



October 22, 2024

1917 E. 3rd Ave Tri-County Head Start Community Meeting

Strategic Plan goals area supported:

Innovative Housing and Economic Development, Safety and Quality of Life(?)



INDIGENOUS LAND ACKNOWLEDGEMENT ADOPTED BY THE CITY OF DURANGO BY RESOLUTION

This is a call to honor and respect Indigenous sovereignty and self-determination. As residents and visitors of Durango, we are called upon to educate ourselves about the history and cultural heritage of the land we inhabit. The City of Durango is situated on the ancestral homelands and territories of the Nuuchiu (Ute), Jicarilla Apache (Apache), Pueblos of New Mexico, Hopi Sinom (Hopi), and Diné (Navajo) Nations. The original stewards of this land were forcibly removed and exposed to countless atrocities by the United States government, including repeatedly broken treaties, forced assimilation, the tragic legacy of Indian boarding schools, and the loss of ancestral homelands. We recognize lasting generational trauma exists within Native communities today. We affirm the continuing importance of ancestral sites to descendant communities as integral to the living cultural landscape.

This acknowledgment only becomes meaningful when combined with accountable relationships and informed actions. May this serve as a step towards inclusion and reconciliation.



Mission (Why we exist)

“We provide outstanding services and experiences for the entire community.”

Vision (What we want to be)

“A multigenerational community which is authentic, diverse, engaged, thriving, and environmentally responsible.”

Values (What we believe)

Teamwork | Dependability | Professionalism | Service | Respect | Innovation | Well-Being



PURPOSE OF MEETING

01

Show updated
exterior site
plan/design

02

Ask for input on
some exterior
design elements

03

Give an update on
the process for the
project

CONCERNS WE'VE HEARD



ALLEY ACCESS –
SPECIFICALLY
INCREASED TRAFFIC,
CONGESTION, AND
EXHAUST



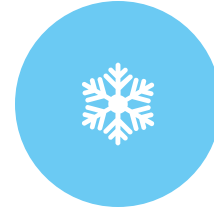
NOISE



PARKING



LIGHTING

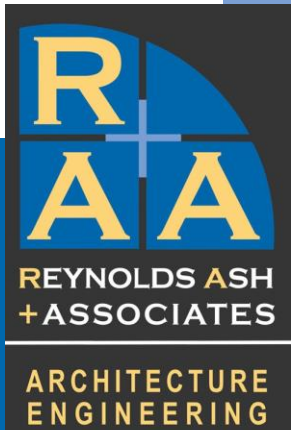


SNOW REMOVAL



LANDSCAPING

CURRENT DESIGN

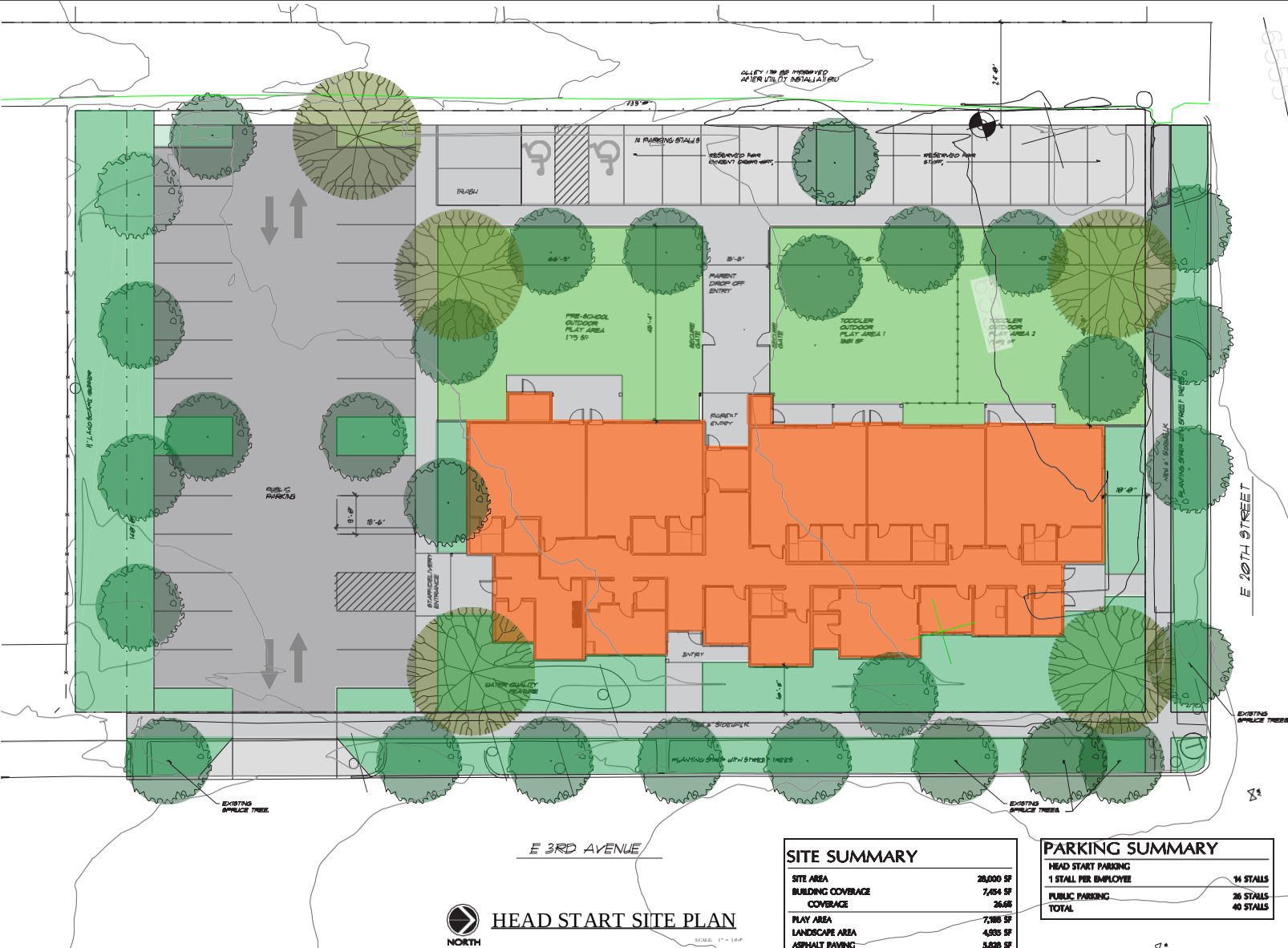


HEAD START FACILITY

1917 E. 3RD AVENUE



SITE PLAN



 **HEAD START SITE PLAN**
SCALE: 1" = 10'-0"

SITE SUMMARY	
SITE AREA	28,000 SF
BUILDING COVERAGE	7,454 SF
LANDSCAPE AREA	26,65
PLAY AREA	7,388 SF
LANDSCAPE AREA	4,935 SF
ASPHALT PAVING	5,838 SF
CONCRETE WALKS	2,395 SF
CITY SIDEWALKS	2,241 SF

PARKING SUMMARY	
HEAD START PARKING	14 STALLS
1 STALL PER EMPLOYEE	
PUBLIC PARKING	26 STALLS
TOTAL	40 STALLS



REYNOLDS ASH + ASSOCIATES
ARCHITECTURE
ENGINEERING

1917 E. 3RD AVENUE
DURANGO, COLORADO 81301

NEW HEAD START
FACILITY DURANGO
NORTH

1917 E. 3RD AVENUE
DURANGO, COLORADO
81301

JOB NO: 24250
DATE: 2024-09-04
DRAWN BY: TLA

ISSUE RECORD

REVISIONS

AS-102

8/15/24
PLAN

SITE CONSIDERATIONS

- Up to 50 drop-offs and pick-ups daily.
- Parents park in alley, bring children in the west entry, check them into their classroom, then leave. Average time 5-8 minutes.
- Pick-up is the same, in reverse.
- The north entry has heated walks.
- The west entry has a secure vestibule that can be remotely locked for security.
- The play areas are secure, with 9' privacy fencing. Access is controlled.
- The parent entry and classrooms entries are all visible from the Director's office.
- The entries all remain locked 24/7. Access is via camera/buzzers. Ballistic film used on windows
- The south parking lot is a public lot, and is not exclusive to Head Start. This parking lot goes toward the obligation to neighboring commercial condos.

CITY CODE DESIGN REQUIREMENTS

- **Generally.** Principal building entrances shall be designed to be clearly identifiable, and shall include a sheltering element such as a canopy, awning, arcade, or portico. If a building includes more than one principal entrance (e.g., a strip shopping center), each individual entrance shall be identified with an architectural treatment.
- **Orientation.** Primary building entrances shall face a street, plaza, or pedestrian way. Double-frontage designs may be used to provide primary entrances that face parking areas.
- The street-level building facade shall be designed to provide visual interest to pedestrians. Display windows and / or architectural details shall be provided on all building elevations that are visible from public streets, or which provide primary building entrances for the public.
- **Setbacks.**
 - ◇ Front (East): 10'
 - ◇ Corner (North): 10'
 - ◇ Side (South): 50' plus
 - ◇ Rear (West): 66'
 - ◇ Height: 23' (excluding cupola). Maximum allowed = 35'



ELEVATIONS



PERSPECTIVE VIEWS



PERSPECTIVE VIEWS



PERSPECTIVE VIEWS



AERIAL VIEWS



AERIAL VIEWS



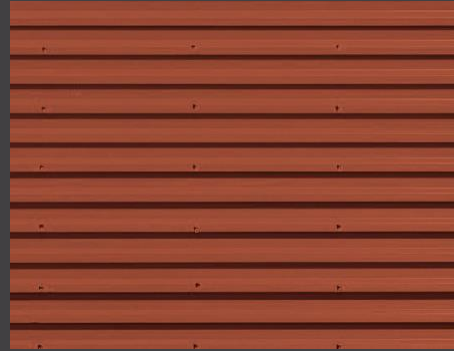
AERIAL VIEWS



MATERIALS



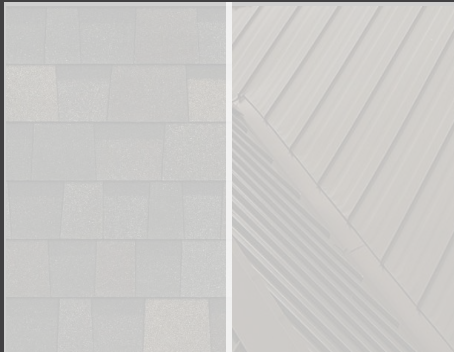
SIDING: THIN BRICK VENEER



HORIZONTAL CORRUGATED
METAL: SW 0008 CAJUN RED



VERTICAL BOARD & BATT:
SW 2805 RENWICK BEIGE



ROOF, SHINGLES:
BLACK SABLE

ROOF, STANDING SEAM:
DARK BRONZE



HORIZONTAL LAP SIDING:
SW 6159 HIGH TEA



POSTS & BEAMS:
STAINED WOOD

The site plan shows a large orange building footprint in the center. To the left is a parking lot with several trees and two double-headed arrows indicating traffic flow. To the right of the building is a play area with a green rectangular feature. The bottom of the plan shows a road with a single-headed arrow pointing left and a row of trees. The plan is surrounded by a green landscape area with various tree symbols.

HEAD START SITE PLAN

SCALE: 1" = 10'

SITE SUMMARY

SITE AREA	26,000 SF
BUILDING COVERAGE	7,654 SF
COVERAGE	26.6%
PLAY AREA	7,700 SF
LANDSCAPE AREA	4,935 SF
ASPHALT PAVING	3,828 SF

PARKING SUMMARY

HEAD START PARKING	1 STALL PER EMPLOYEE	14 STALLS
PUBLIC PARKING		26 STALLS
TOTAL		40 STALLS

100m 7 stalls

PARKING SUMMARY	
HEAD START PARKING	
1 STALL PER EMPLOYEE	14 STALL
PUBLIC PARKING	26 STALL
TOTAL	40 STALL

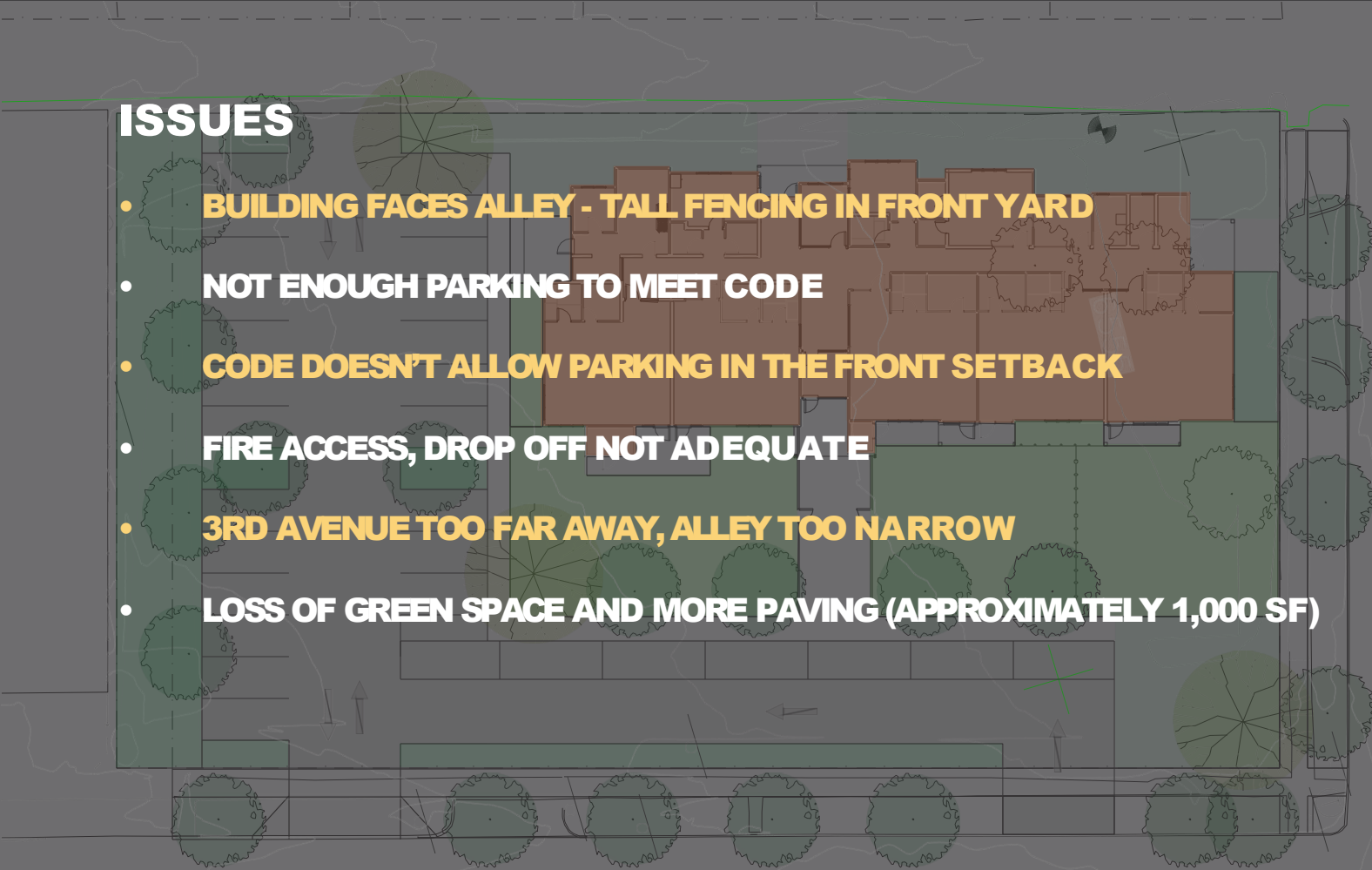
AS-102

STH

SITE PLAN – ALTERNATE I

ISSUES

- BUILDING FACES ALLEY - TALL FENCING IN FRONT YARD
- NOT ENOUGH PARKING TO MEET CODE
- CODE DOESN'T ALLOW PARKING IN THE FRONT SETBACK
- FIRE ACCESS, DROP OFF NOT ADEQUATE
- 3RD AVENUE TOO FAR AWAY, ALLEY TOO NARROW
- LOSS OF GREEN SPACE AND MORE PAVING (APPROXIMATELY 1,000 SF)



HEAD START SITE PLAN

SITE SUMMARY	
SITE AREA	20,000 SF
BUILDING COVERAGE	7,454 SF
LANDSCAPE COVERAGE	26.6%
PLAY AREA	7,380 SF
LANDSCAPE AREA	4,935 SF
ASPHALT PAVING	5,830 SF
CONCRETE WALKS	2,395 SF
CITY SIDEWALKS	2,241 SF

PARKING SUMMARY	
HEAD START PARKING	14 STALLS
1 STALL PER EMPLOYEE	14 STALLS
PUBLIC PARKING	26 STALLS
TOTAL	40 STALLS

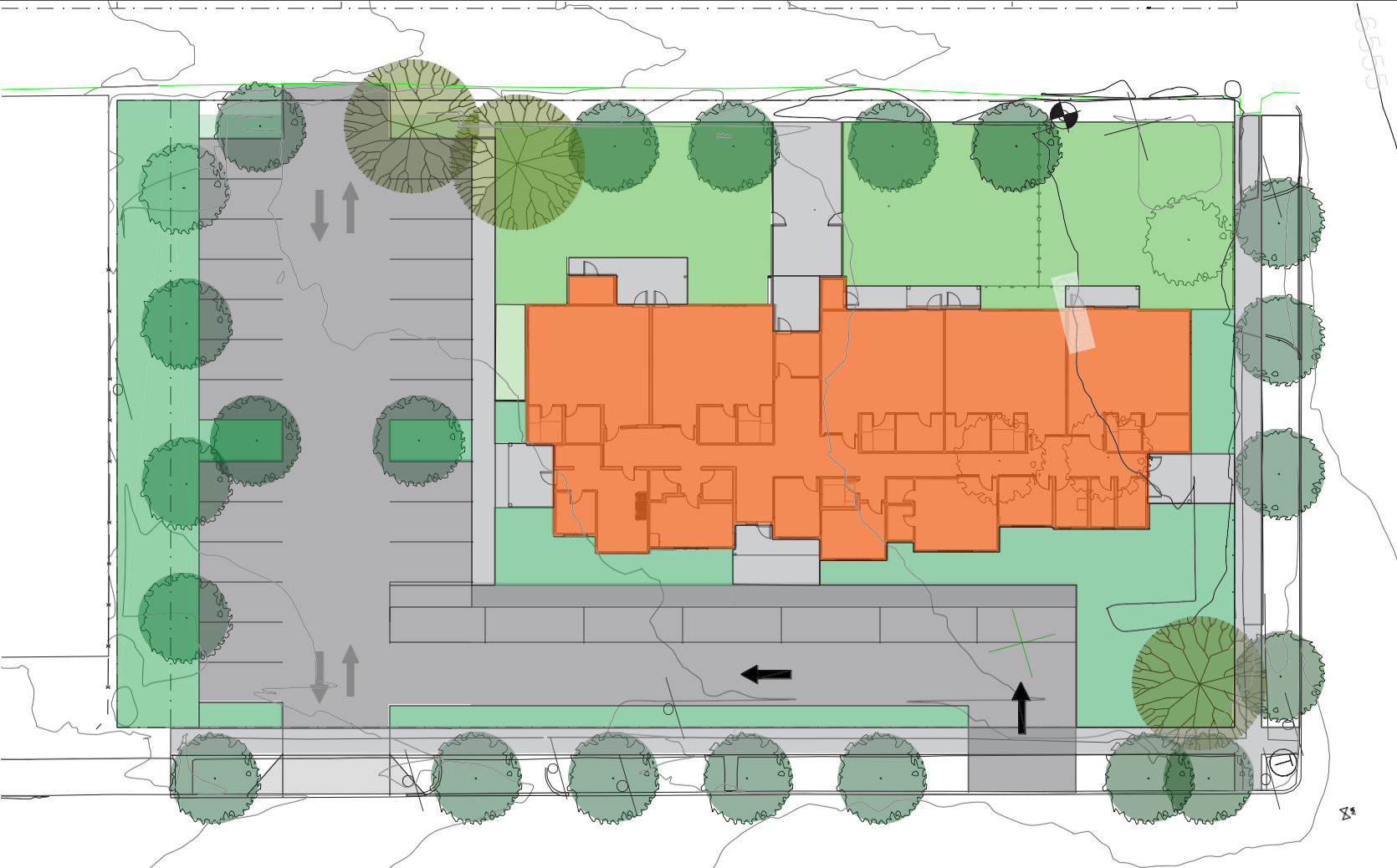


NEW HEAD START FACILITY
DURANGO NORTH
1917 E. 3RD AVENUE
DURANGO, COLORADO 81301

20130
10/16/13-10/16/13
TJL

AS-102

SITE PLAN – ALTERNATE 2



HEAD START SITE PLAN

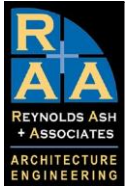
SCALE: 1" = 30'-0"

SITE SUMMARY	
SITE AREA	20,000 SF
BUILDING COVERAGE	7,454 SF
LANDSCAPE COVERAGE	2666 SF
PLAY AREA	7388 SF
LANDSCAPE AREA	4585 SF
ASPHALT PAVING	3,838 SF
CONCRETE WALKS	2,905 SF
CITY SIDEWALKS	2,241 SF

1000 900 SF
add 900 SF

PARKING SUMMARY	
HEAD START PARKING	1 STALL PER EMPLOYEE
PUBLIC PARKING	36 STALLS
TOTAL	40 STALLS

1000 7 stalls



REYNOLDS ASH
+ ASSOCIATES
ARCHITECTURE
ENGINEERING

1017 E 3RD AVENUE
DURANGO, COLORADO 81301

NEW HEAD START
FACILITY DURANGO
NORTH
1017 E 3RD AVENUE
DURANGO, COLORADO 81301

JOB NO: 24180
DATE: 10/16/10
DRAWN BY: TLR

ISSUE RECORD:

REVISIONS	
1	
2	
3	
4	

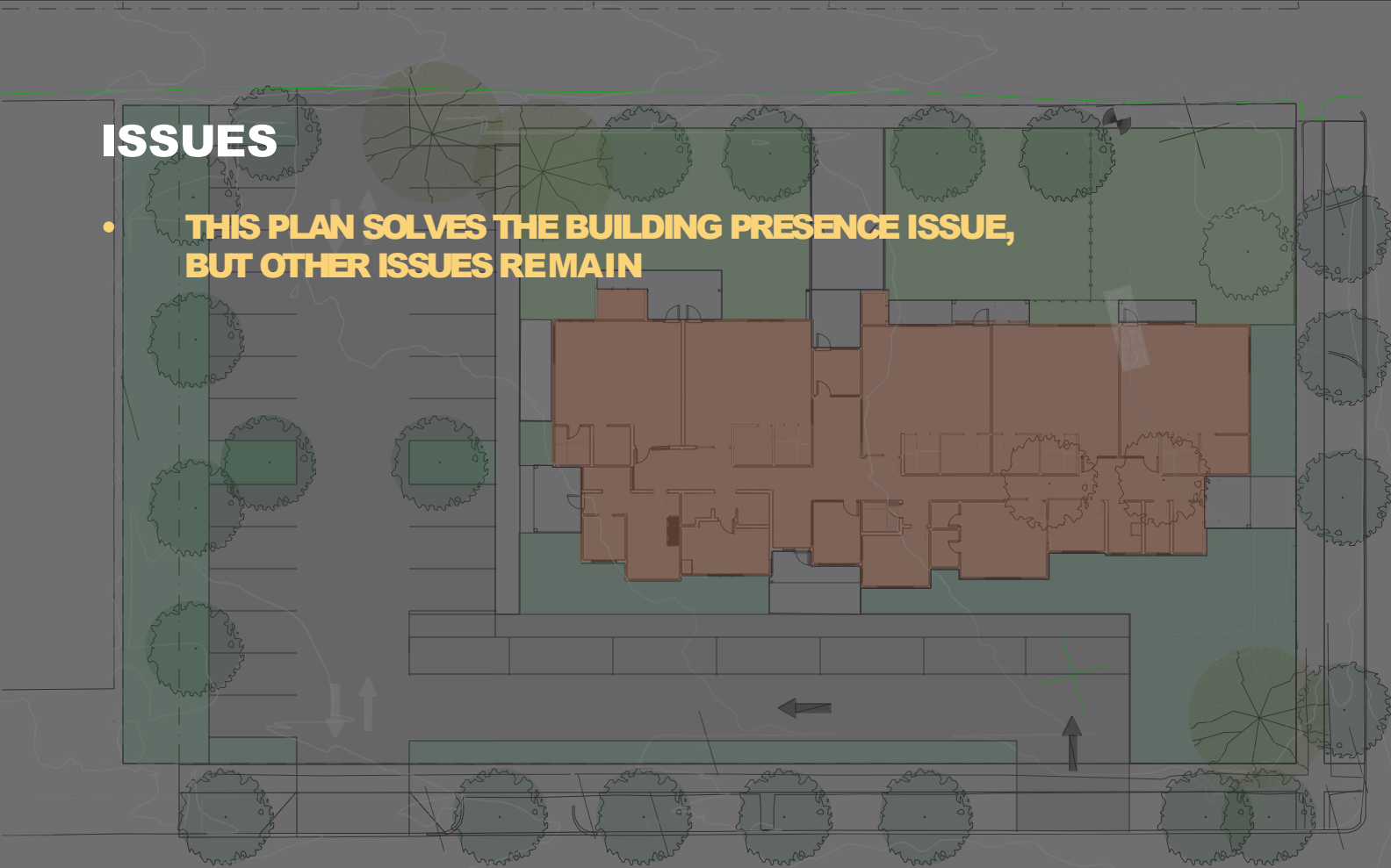
AS-103

REV
PLAN

SITE PLAN – ALTERNATE 2

ISSUES

- THIS PLAN SOLVES THE BUILDING PRESENCE ISSUE, BUT OTHER ISSUES REMAIN



SITE SUMMARY	
SITE AREA	20,000 SF
BUILDING COVERAGE	7,454 SF
COVERAGE	26.6%
PLAY AREA	7,380 SF
LANDSCAPE AREA	4,935 SF
ASPHALT PAVING	5,830 SF
CONCRETE WALKS	2,395 SF
CITY SIDEWALKS	2,241 SF

PARKING SUMMARY	
HEAD START PARKING	14 STALLS
1 STALL PER EMPLOYEE	
PUBLIC PARKING	26 STALLS
TOTAL	40 STALLS



HEAD START SITE PLAN



NEW HEAD START FACILITY
DURANGO NORTH
1917 E. 3RD AVENUE
DURANGO, COLORADO 81301

20180
10/16/18-10/16/18
TJR

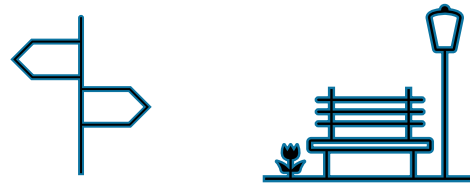
AS-103

FEEDBACK REQUESTED

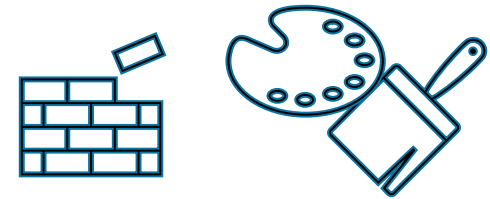
ELEMENTS WE WANT YOUR FEEDBACK ON:



Landscaping / Buffering
from Adjacent Properties



Site Activation Elements

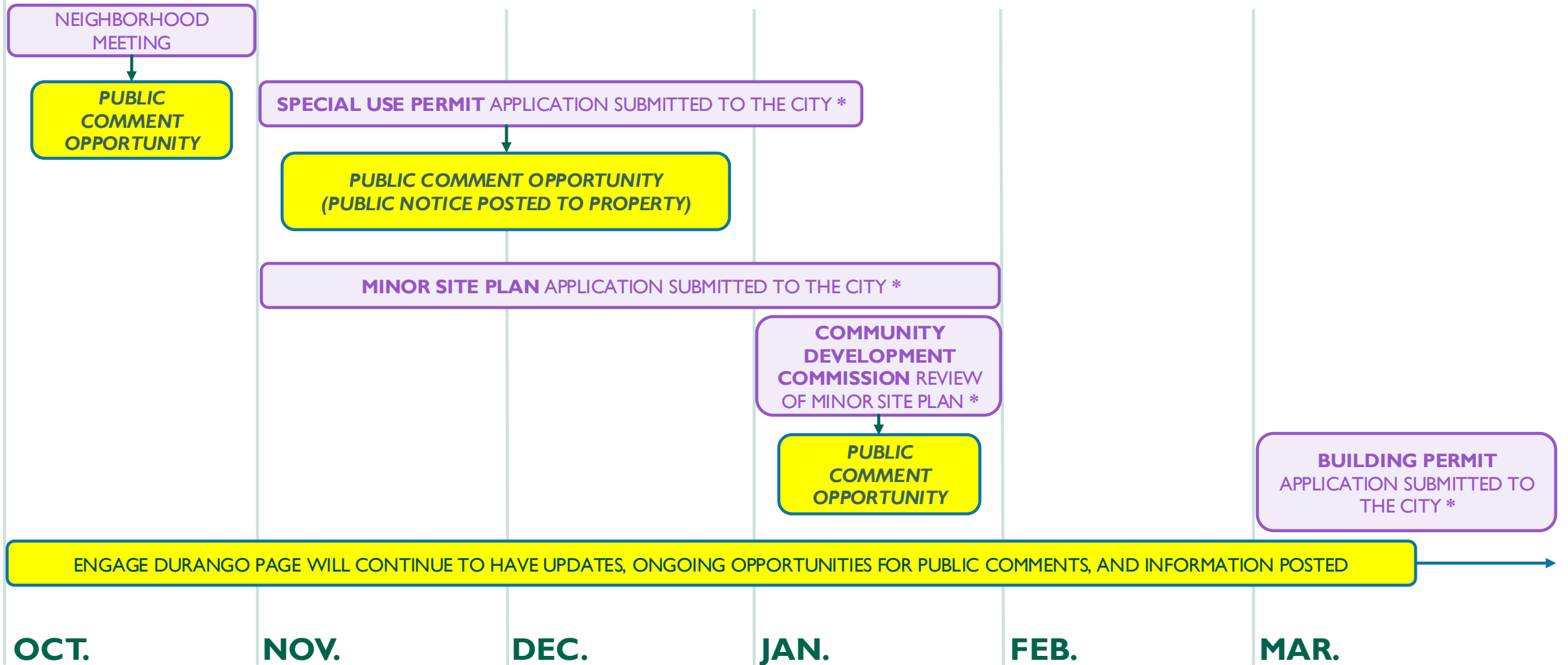


External Materials &
Color Concepts

RESOLVED PROJECT ELEMENTS:

- Interior Design of Building
- Setback and Building Height Maximums/Minimums
- Meeting Shared Parking Commitment (per Mercy Planned Development Agreement)
- Primary Design for Safe Child Drop-Off to Encourage Parking On-Site

PUBLIC COMMENT OPPORTUNITIES



** Some dates are dependent on the Applicant and may shift.*



WANT TO LEARN
MORE AND GIVE
FEEDBACK? VISIT
A TABLE

THANK YOU!

Engage Durango Website



Tell Us How We Did!

