

City of Durango
College Mesa Area Plan

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College Mesa Area Plan

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College Mesa Area Plan

Durango Comprehensive Plan Update

1.0 Introduction

1.1 Purpose of the Plan

This area plan is intended to guide development decisions for one of Durango's few partially developed areas. It provides guidance for decisions affecting land use, visual character, transportation, relationships to adjoining areas, parks and open space, and public utilities, facilities, and services. The Plan makes specific suggestions for developing vacant land on College Mesa in a way that is consistent with the community's larger vision for Durango. It also describes specific strategies to accomplish Plan goals and objectives.

1.2 Area Covered

The recommendations in this plan cover College Mesa, as shown in Exhibit 1. The area includes Fort Lewis College and Hillcrest Golf Course, as well as land from the beginning of Goeglein Gulch Road up to and including the City's reservoir. The steep slopes of the mesa form the northern boundary of the study area as the edge of the mesa descends to Florida Road. The steep slope leading to Raider Ridge defines the area's eastern boundary.

1.3 Relationship to the Comprehensive Plan

The goals and recommendations in this area plan are specific to the study area shown in Exhibit 1. All goals, objectives and policies in the other sections of the Comprehensive Plan also apply to this area (except those contained within other area plans). This area plan is intended to provide more detailed direction for future growth and development of College Mesa.

Exhibit 1: College Mesa Plan Area

1.4 Background

Vacant land on College Mesa, more specifically Jenkins Ranch and land along the mesa rim to the north, provides the unique opportunity to systematically plan and coordinate the development of a large area in close proximity to Durango. The most significant challenges facing the area are community character, environmental constraints (steep slopes, constrained soils, and wildlife habitat) and impacts on infrastructure (the capacity of the Hillcrest water tank, improving Goelein Gulch Road and introducing new roads).

1.5 Plan Process

The ideas, issues, and concerns of the Durango community, property owners, the Comprehensive Plan Steering Committee and City staff were used to prepare the College Mesa Area Plan. The Plan was adopted by the City of Durango Planning Commission, the City Council, and the La Plata County Planning Commission.

The impetus for this plan originally occurred when the first phases of development for the Jenkins Ranch property were presented to the City in 1985. Since decisions relating to Jenkins Ranch have significant implications on the rest of the Mesa's character and infrastructure, a precise plan for the area was adopted. The North College Mesa Precise Neighborhood Plan contained recommended land use allocations based on the 1,000 unit capacity of the Hillcrest water tank. In light of the City's updated Comprehensive Plan, the recommendations that follow update those found in the original 1985 plan.

Public meetings on this area plan, held in August and November of 1995, provided for public participation in the process, as did the Durango Planning Commission's initial public hearing on this area plan on July 18, 1996. Alternative development scenarios were tested against the expectations and desires of the community. The Comprehensive Plan Steering Committee and City Staff refined initially proposed land uses and growth patterns based upon input received at these meetings, the hearing, and at city-wide planning workshops. Draft recommendations for the area were then presented at a public meeting in November. The input received at these meetings has shaped the final recommendations found in this plan.

This document is organized in a way which parallels the development of the Plan itself. First, existing conditions in the study area are described, then relevant issues and concerns are identified. The goals and policies that respond to those concerns are then presented, which are the basis of the plan. Finally the plan itself is described in detail.

2.0 Existing Conditions

An understanding of the existing conditions was essential to developing the area plan. Exhibit 2. illustrates existing conditions graphically, including development patterns, the transportation network, areas of steep slopes, poor soils, viewsheds and a wildlife corridor. The following subsections are a summary assessment of the study area organized into major categories such as land use, design, and transportation. These categories are used throughout the area plan.

2.1 Land Use—Existing Pattern

College Mesa contains three primary land uses: public (Fort Lewis College), park (Hillcrest Golf Course) and residential. Jenkins Ranch and lands to the north of it are primarily vacant, and make up the majority of vacant land suitable for development. Fort Lewis College is the predominant land use on College Mesa, occupying 362 acres. Hillcrest Golf Course, a public 18-hole course, occupies approximately 120 acres just north of the college. The City’s water reservoir and water treatment facility are located adjacent to Jenkins Ranch in the northern portion of the study area. Exhibit 3 summarizes existing land uses.

Residential development on College Mesa includes large lot single-family subdivisions such as Farview Estates; low-to-medium density residential at Hillcrest Estates and on College Drive as it descends to Florida Road; medium-density proposals at “Vista La Plata” and “Columbine Ridge” on Goeglein Gulch Road; and high-density developments such as “The Ferringway”, also on Goeglein Gulch Road.

While nearly 40 percent of the mesa is undeveloped, some of the potentially developable vacant land on College Mesa is constrained by environmental features. The steep slopes of Raider Ridge on the southeast side of Jenkins Ranch and the steep slopes of the mesa are not appropriate for development. Portions of Jenkins Ranch and adjoining parcels are not suitable for development because of poor soils, saturated unstable ground and wetlands near drainage ways.

The lower end of Goeglein/College Drive has a number of older single family houses as well as some industrial/commercial uses at the bottom of the road.

Exhibit 2: Existing Conditions

Exhibit 3. Existing Land Use

| Land Use Category | Acres | % of Area |
|------------------------------------|------------|---------------|
| Single family residential | 112 | 11.2% |
| Multi-family residential | 4 | 0.4% |
| Parks and Recreation (golf course) | 166 | 16.6% |
| Public/Utilities | 327 | 32.7% |
| Undeveloped/Agricultural | 390 | 39.0% |
| Totals | 999 | 100.0% |

2.2 Community Character and Design

The steep edges of College Mesa set it apart from the urbanized valley of Durango. The edges of this relatively flat and unvegetated plateau offer excellent views to the city and surrounding mountain ranges. Fort Lewis College dominates the man-made landscape of the mesa with a compact academic campus and a series of small-scale dormitories that occupy the southeastern portion of the mesa. Rim Drive follows the mesa's south and west edge, allowing public access to views.

The most significant aspect of College Mesa is its relative isolation from the rest of Durango. Separated from the rest of the City by a substantial change in elevation, one feels a real sense of arrival at the top of the mesa. Another definitive feature is the relatively undeveloped character of the area. With the college recreation areas and golf course occupying a large portion of the developed land, College Mesa seems open and vast. Although not intended for recreational use, the City's raw water reservoir contributes to the expansive character of College Mesa as well.

Residential development, except for student housing, on College Mesa is largely characterized by low-density, more expensive suburban homes including Hillcrest Estates, Farview Estates and Hillcrest Greens. Hillcrest Estates is comprised of estate-style homes on quarter-acre lots, many with excellent views.

2.3 Transportation

Three roads provide access to College Mesa. From the south, Goeglein Gulch Road provides the primary means of access. This two-lane arterial is an extension of College Drive in the City and becomes North College Drive beyond Fort Lewis Drive. This road will require improvements to accommodate additional traffic volumes generated by new development on the mesa. This is further described in section 5.3 of the plan.

A second road, Eighth Avenue, also provides access up the mesa, however, the steep and narrow road can be hazardous and is closed in periods of heavy snow. Fort Lewis College plans call for conversion of this road to a pedestrian/bicycle path when Goeglein Gulch Road is upgraded.

The third road, North College Drive, provides access from the northeast. A series of hairpin turns through a residential neighborhood brings North College Drive up to College Mesa from Florida Road. This road currently serves as a collector, despite the road configuration and adjacent land uses that are inconsistent with existing traffic volumes.

The route that provides access to College Mesa is also used to bypass the City between Highway 550/160 south and Florida Road. Neither North College Drive nor the southern end of Goeglein Gulch Road are adequate to accommodate high volumes of through traffic.

2.4 Relationship to Adjoining Areas

While College Mesa is physically isolated from the rest of the community, it is and will continue to be integrally connected. Most students, professors and employees of the college must commute from locations off the mesa. Scenic views from Rim Drive, recreational fields and the golf course will continue to attract community residents and visitors to the Mesa. In addition, the area provides opportunities as habitat for wintering elk.

2.5 Parks and Open Space

Most of Durango's regional and community park needs (golf and organized sports) are satisfied with facilities on the Fort Lewis College campus. However, the area lacks neighborhood parks for residents living east of Goeglein Gulch Road. The City developed the lighted softball complex on the college grounds and the adjacent golf course. The college also maintains open fields for soccer and other community recreational activities. Pocket park land has been included in Hillcrest Greens and Hillcrest Estates. The Hillcrest Estates land consists of an undeveloped vacant lot, and the Hillcrest Greens parcel has been developed as a private "tot lot."

2.6 Public Utilities, Facilities, and Services

Utilities. College Mesa is adequately served by City utilities to accommodate existing and anticipated near-term development. The Hillcrest water tank provides adequate capacity to serve approximately 1,000 dwelling units on the mesa. Exhibits 4 and 5 illustrate the locations and sizes of existing water and wastewater facilities. In addition to these facilities, the City's Capital Improvement Plan (CIP) includes a water line extension along Rim Drive that will ensure that the mesa's water system can meet emergency fire flows, as well as normal demands.

Police. The Durango Police Department currently provides service to residences on the mesa and to Fort Lewis College. Regular patrols and response to calls for service are adequate to meet the current needs of the area unless the College significantly expands its enrollment. Future medium or higher density residential uses along Goeglein Gulch Road may necessitate expanded police patrol.

Fire. Fire response times on the mesa can exceed five minutes due to the distance from the City's station on Camino Del Rio. While planned facilities in the northeast quadrant and south 160/550 corridor will reduce response times, growth at the college and within adjacent developments may create the need for a fire sub-station near the intersection of Goeglein Gulch Road and Raider Road.

Exhibit 4: Existing Water System

Exhibit 5: Existing Wastewater System

3.0 Issues and Concerns

Throughout the planning process, the Durango community, key stakeholders in the area, and City staff contributed to this list of issues and concerns. These issues and concerns were gathered from notes at public meetings, hand-outs returned with comments (from public meetings), and citizen letters. The following is a summary of what was seen and heard. These issues and concerns are the foundation of the Plan.

3.1 Land Use

Most of College Mesa's vacant and potentially developable land is found on Fort Lewis' campus or other nearby land owned by the College, Jenkins Ranch and north of the City's water reservoir. This excludes the vacant land in several subdivisions in which a single dwelling is located on more than 10 acres. Issues concerning land use on College Mesa revolve around the future development of these areas.

- **Developing an appropriate mix of uses / residential densities on Jenkins Ranch.** The property's proximity to Fort Lewis College makes it an ideal location for medium and higher density housing. Nearby residents, however, are concerned about maintaining the single-family character of the area.
- **Developing a neighborhood commercial node on College Mesa.** New residential development and a large student population have created a market for limited commercial development. Servicing this market will reduce the need for students and residents to use the constrained mesa access roads.
- **Future expansion and growth of Fort Lewis College.** Plans for growth of Fort Lewis College and the surrounding College Mesa must take into consideration the impacts of future growth of the college on the area and the City as a whole.
- **Lack of public neighborhood parks to serve new development.** Any new residential development should provide adequate public open space for its residents. Active play areas should be located within comfortable walking distance from any home in the development. Children should not be required to cross Goeglein Gulch Road to get to the nearest play area.

3.2 Community Character and Design

College Mesa is physically separated from other parts of the City, resulting in a distinct geographic area with identifiable boundaries. Controlling the amount and type of development is a primary issue on College Mesa. Additional issues related to the character of College Mesa include:

- **Maintaining aesthetic value of hillsides.** Development should take advantage of the unique backdrop provided by the steep hillsides, and should avoid blocking views to and from these hillsides.
- **Protecting wildlife habitat.** Oakbrush and pinon hillsides provide shelter and habitat for small and big mammals and birds. Development should avoid encroaching upon or damaging this habitat.
- **Reinforcing the entrance to Fort Lewis College.** The Fort Lewis Drive entrance into the college should be enhanced with an improved entrance or gateway “statement.”

3.3 Transportation

The major transportation issues on College Mesa concern the safety, quality and capacity of Goeglein Gulch Road. Since a major factor on traffic on the College Mesa is students and faculty of Fort Lewis College, planning should consider these impacts and appropriate strategies developed to assist the College in providing transit so that the need for new roads and increased parking is limited. Specific transportation issues include:

- **Providing safe and convenient access to College Mesa.** The steep, narrow or winding roads that provide access are difficult to negotiate in wet weather and snow. These access roads, which provide the only vehicular routes to Fort Lewis College and neighboring residential developments, should be upgraded for both safety and capacity reasons.
- **Providing safe access to developments.** Goeglein Gulch Road provides the primary access to developments on the mesa. Access points must be designed to minimize visual obstructions and ensure adequate room for turning and acceleration so this road can continue to safely and efficiently carry the relatively high volumes of traffic generated by the college and residential development.
- **Goeglein Gulch Road capacity.** Major improvements to this two-lane minor arterial road will be needed to serve anticipated traffic demands from uses on the mesa. The City’s existing policies call for new development on the mesa to fund capacity increases through impact fees, though no fee ordinance has been adopted yet.
- **Introducing a new minor arterial road.** The City needs an alternate access to and route through College Mesa from Florida Road. Creation of a minor arterial across the mesa could provide such an access and potentially enhance the access to Horse Gulch and Ewing Mesa. North College drive currently does not function well as a collector street. Given the residential development lining both sides of the street, it is unlikely to ever function well as a collector street, much less a minor arterial.

- **Improving safety for pedestrians and bicyclists.** Goeglein Gulch Road contains no bike lanes and only limited pedestrian paths. Residential developments contain discontinuous pedestrian networks, making it difficult to walk between developments.

3.4 Relationship to Adjoining Areas

- **Maintaining views to the Animas River valley.** The edge of College Mesa provides excellent views of Durango and the surrounding hillsides. Development should take advantage of views, but not dominate the hillside rim. New homes should be set back from the edge as far as sight lines are concerned. When possible, development should be planned to allow public access to good vantage points.
- **Providing buffers between developments.** To the extent it does not compromise the integrity of the community as a whole, act as a visual evidence of economic segregation or act as a cost prohibitive bar to development of higher density, lower cost housing, low density neighborhoods and higher density developments on College Mesa may be buffered from one another to maintain neighborhood integrity. Buffers should be used to improve compatibility between dissimilar land uses.

3.5 Parks and Open Space

Although community park needs are met at this time with facilities at Fort Lewis College, neighborhood parks need to be planned to serve new development. Other issues concerning parks and open space include:

- **Maintaining shared-use recreational agreements with Ft. Lewis College.** Previously forged agreements between the City and Fort Lewis College are due to expire in the short-term future. The City should seek to extend these agreements to allow for continued municipal use of recreational facilities on college grounds.
- **Creating public neighborhood parks.** Parks within residential neighborhoods should be developed for public use, not exclusive to residents of the development in which they are located.
- **Maintaining passive open space.** Natural boundaries such as the hillsides, drainage swale and wetlands running through Jenkins Ranch should be protected as passive open space and reinforced as natural separations between developments.

3.6 Public Utilities, Facilities, and Services

- **Capacity of Hillcrest water tank.** The tank's existing capacity of 1,000 dwelling units limits new development. Expansion of the water supply is possible by building a new tank or adding capacity to the existing tank. Expanding the tank's service capacity would be at moderate cost, but would require significant additional development intensity to be cost-effective—a goal not supported by community input.

3.7 Annexation

- **Annexation.** Most of the remaining undeveloped area lies outside of the City's boundaries, but would legally qualify for annexation. The City intends to annex the entire Plan area to accomplish the goals set forth in this area plan, so long as the annexed properties meet or can meet City development standards.
- **Fire protection.** Roads through Jenkins Ranch must accommodate emergency access for fire trucks and other emergency vehicles. The City should investigate the potential for a fire substation in partnership with Ft. Lewis College.
- **Watershed protection of the City reservoir.** The openness of the reservoir provides an undisturbed watering, nesting, and hunting area for a variety of wildlife species. In addition, water quality protection is important in the reservoir watershed (in terms of seepage from surrounding development and run-off from impervious surfaces). The City should seek the purchase of these watershed lands to protect the Reservoir.

4.0 Overall Comprehensive Plan Goals

The goals and objectives of the City of Durango's Comprehensive Plan apply to growth and development within the College Mesa Area Plan. This corridor has particular significance for the transportation, economic development, environmental and recreation goals and objectives. Specifically, the development of the corridor will have a direct impact on the City's ability to achieve the following Comprehensive Plan goals:

- GOAL 1: To maintain or improve the quality of Durango's natural resources.
- GOAL 2: To maintain Durango's views of natural hillsides and mountains.
- GOAL 3: To protect sensitive floodplains, hillsides, wetlands and wildlife habitat from inappropriate development.
- GOAL 4: To maintain and enhance the diverse, small town character of Durango.
- GOAL 5: To retain or enhance the aesthetic value of Durango's natural and built environments.
- GOAL 6: To encourage public awareness and participation in community activities.
- GOAL 7: To establish land use patterns that are coordinated with and make the most efficient use of community facilities while allowing for equitable funding strategies.
- GOAL 8: To encourage the development of a variety of housing types for community residents.
- GOAL 9: To promote the provision of adequate affordable housing opportunities for community residents.
- GOAL 10: To promote a healthy, sustainable, balanced economy that capitalizes on the community's natural, recreational, cultural and human resources.
- GOAL 11: To preserve and enhance historic and cultural resources that symbolize the community's identity and uniqueness.
- GOAL 12: To maintain a transportation system that safely and efficiently meets the needs of residents, businesses and visitors.

- GOAL 13: To provide employees, residents and visitors with realistic opportunities to use alternative modes of transportation.
- GOAL 14: To balance the demand for expanding urban development with the efficient provision of facilities and services.
- GOAL 15: To maintain a system of open space throughout the planning area that serves as a visual and recreational amenity, as well as providing sufficient habitat to sustain healthy wildlife populations.
- GOAL 16: To develop and maintain an interconnected system of parks, trails and other recreational facilities.
- GOAL 17: To foster cost-effective public services and facilities that enhance the lives of community residents.

5.0 *The Plan*

This section, the Plan for College Mesa, provides a vision in words and graphics for the future and the policies to achieve it. The next section, on implementation, details these policies in more specific terms.

This vision is illustrated in Exhibit 6, the College Mesa Area Plan. Major elements of the Plan are shown, including key land uses, proposed transportation linkages and elements of the proposed open space network.

Exhibit 6. College Mesa Area Plan

Recommended Policies

Policies are the statements of public intent against which individual actions and decisions are evaluated. The following policies apply to College Mesa. They prescribe public and private actions above and beyond those listed in the City-wide sections of the Comprehensive Plan that will help achieve the vision for this area.

5.1 Land Use

Policy 5.1.1: Promote the development of land uses that are consistent with the plan illustration in Exhibit 6 and the plan policies.

Comment: Appendices 1 and 2 summarize the future land use categories and land use mix proposed for this area.

Policy 5.1.2: Establish the existing power line at the toe of Raider Ridge as the eastern boundary of development on Jenkins Ranch.

Policy 5.1.3: Develop a mix of residential densities on Jenkins Ranch, including low-density (1-5 DU/acre) and medium-density (5-12 DU/acre). Higher density residential is most appropriate at the southern end of Jenkins Ranch, while medium and low-density is more appropriate further north into the Ranch.

Comment: Medium and high-density residential is more appropriate near the southern end of Jenkins Ranch for a number of reasons. Multi-family units would be closer to the college (apartments would be attractive to students); multi-family units can buffer lower-density units from the traffic noise of Goeglein Gulch Road; and low-density residential on the east end of Jenkins Ranch is more compatible with the existing wildlife corridor and the nearby Hillcrest neighborhood.

Policy 5.1.4: Promote the development of very low density residential (Rural Estates, 10-25 acres/DU) on land adjacent to the City Reservoir. Low-density residential is the most compatible with existing wildlife habitat and migratory patterns.

Policy 5.1.5: Encourage the development of a neighborhood-scale commercial center near the intersection of Goeglein Gulch Road and Jenkins Ranch Road. This center should be a planned development to ensure compatibility with surrounding neighborhoods

Comment: Design standards for this commercial project should ensure compatibility with College Mesa's residential character. Site design standards should address amenities, building placement, landscaping, sidewalks and pedestrian circulation, parking lot

design, lighting and outdoor storage.

Building scale and architectural detailing are of particular concern on College Mesa. Commercial buildings should match the scale of neighboring residential structures, with pitched roofs and residential building massing being the most appropriate. By contrast, flat roofs and large buildings are not appropriate.

5.2 Community Character and Design

Policy 5.2.1: Promote the development of an integrated residential neighborhood on Jenkins Ranch. Create an attractively landscaped entrance to the development.

Policy 5.2.2: Encourage pedestrian linkages throughout the Plan area. Require sidewalks to City standards, as appropriate, or multiple-use paths (separate from streets) in all new developments and along Goeglein Gulch and the proposed Jenkins Ranch. Work with owners of existing developments to create continuity in the sidewalk and trail system.

Policy 5.2.3: Encourage the development of residential amenities to create a high-quality image for residential development on College Mesa. An option would be to develop a pond near the southwestern edge of Jenkins Ranch by enlarging the natural drainage basin located south of the entrance to Hillcrest Estates.

Policy 5.2.4: Minimize the visual impact of parking areas by requiring architectural or landscape screening along edges. Parking lots should be broken up by building placement and interior landscaping. Locate parking areas to reduce visibility from Goeglein Gulch Road.

Policy 5.2.5: Encourage Fort Lewis College to create an attractive entrance to the college campus, using monument signs (low, unobtrusive signs made of high-quality materials such as stone), native landscaping and additional trees along Fort Lewis Drive.

5.3 Transportation

- Policy 5.3.1:* In conjunction with further development of the College Mesa, develop a roadway plan for a new minor arterial road generally in alignment with the concept as shown in Exhibit 6. The actual feasibility of the road will be the subject of study with due regard to costs, geologic constraints, connections and wildlife impacts. The development of College Mesa shall require the dedication of right-of-way for this road as appropriate. Minimized scarring of the hillside should be a priority when designing the precise location of the roadway.
- Policy 5.3.2:* Redesign the intersection of Goeglein Gulch Road, College Drive and the new Jenkins Ranch Road. The new intersection should establish a through connection from Goeglein Gulch Road to the new Jenkins Ranch Road. Access from Hillcrest to this road should be realigned to intersect roughly perpendicular to the Goeglein Gulch/Jenkins Ranch Road.
- Policy 5.3.3:* The City should employ traffic calming techniques on the North College/Goeglein Gulch Road connection in the event Jenkins Ranch Road is built or traffic load increases on North College Drive so warrant in order to discourage through traffic.
- Policy 5.3.4:* Develop a trail system within College Mesa that connects the College with residential development and adjacent areas such as Horse Gulch. Develop Eighth Street as a pedestrian and bicycle connection between the College and the City.
- Policy 5.3.5:* Work cooperatively with Fort Lewis College to plan and provide improvements needed for future transportation demand generated by the College and projected college growth, and especially to develop joint strategies for alternative and public transportation to reduce the need for new roads and parking facilities.
- Policy 5.3.6* Promote increased on-campus housing, limited on-campus parking and increased student access to transit and other modes of transportation to minimize the long-term impacts of college students and staff on the City's transportation network.
- Policy 5.3.7* Jenkins Ranch Road in the area from the south side of the Reservoir should be planned and designed in such a way as to minimize impacts on the area's wildlife. Design items to address include but should not be limited to street lighting, fencing, underpasses, box culverts, etc.
- Policy 5.3.8* The City will require that new development on College Mesa pay a road improvement fee to help fund improvements to road capacity

occasioned by such new development. This fee may be replaced by a City-wide road improvement fee or other new policy adopted by the City Council. Until such time as the City-wide fee is adopted by the City Council, new development on College Mesa shall be responsible for road improvement fees not to exceed \$2,300 per lot or unit.

5.4 Relationship to Adjoining Areas

Policy 5.4.1: Maintain the hillsides along the eastern boundary of Jenkins Ranch to allow for continued habitat and unobstructed movement of wildlife along Raider Ridge between Horse Gulch, the City's reservoir property and Missionary Ridge.

5.5 Parks and Open Space

Policy 5.5.1: Develop a neighborhood park on Jenkins Ranch. Develop appropriate passive and active recreation uses that are not satisfied on the west side of Goeglein Gulch Road.

Policy 5.5.2: Create an open space buffer between Hillcrest Estates and Jenkins Ranch using the drainage way as a natural boundary. This area should be maintained as passive open space.

Policy 5.5.3: Develop a series of scenic overlooks along Rim Road. Small wooden platforms with handrails could provide safe overlooks and pleasant places to picnic.

Policy 5.5.4: Establish trail connections with trail systems into Old Durango, BLM lands and Horse Gulch, Chapman Hill, and down into the Ball Lane area.

5.6 Public Utilities, Facilities, and Services

Policy 5.6.1: Establish the equivalent of 1,000 total dwelling units as the service capacity limit of total development on College Mesa.

Comment: Additional capacity can be achieved with the addition of a second water tank or an expansion of the existing tank, however, the cost of doing so would require development intensities not supported by the community.

Policy 5.6.2: Coordinate with Fort Lewis College to reserve a tract of land near the intersection of Raider Road and Goeglein Gulch Road for future development of a fire sub-station.

Policy 5.6.3: Loop the existing water system around Rim Road from Raider Road to Hillcrest to increase fire flows available to the College.

6.0 Implementation and Action Agenda

The Plan for the Corridor will take time to implement. Some recommendations will require a minimum investment of time and money, while others will take years and many thousands of dollars to realize. Exhibit 7 lists tasks recommended to implement this area plan and proposes implementation priorities,

Exhibit 7: Implementation Actions

| No. | Description | Priority |
|-----|---|--------------|
| 1 | Obtain right-of-way for the Jenkins Ranch Road connection between East Animas Road and Goeglein Gulch Road | Ongoing |
| 2 | Design and construct Jenkins Ranch Road as a minor arterial street. | Long-term |
| 3 | Close the connection of College Drive and Goeglein Gulch Road to the south of Rim Drive after completion of Jenkins Ranch Road. | Long-term |
| 4 | Improve Goeglein Gulch Road as a minor arterial with expanded lanes and a parallel pedestrian/bike path. | Intermediate |
| 5 | Adopt impact fee legislation to fund the upgrade of Goeglein Gulch Road. | Short-term |
| 6 | Loop the water system from the intersection of Rim Drive and Raider Road to Hillcrest to improve fire flows at the College | Short-term |
| 7 | Obtain land and develop a neighborhood park in the vicinity of Jenkins Ranch. | Intermediate |
| 8 | Annex Jenkins Ranch and the remaining tracts of land between Goeglein Gulch Road and Raider Ridge and zone the land consistently with the College Mesa Area Plan. | Short-term |
| 9 | Secure long term agreements for the use of softball fields at Fort Lewis College. | Intermediate |
| 10 | Reserve site for future fire substation. | Ongoing |
| 11 | Reserve right-of-way for a minor arterial connection between College Mesa and Horse Gulch. | Ongoing |

Appendix 1: Future Land Use Categories

| Land Use | Density / Size Restrictions | Description |
|-------------------------------------|-----------------------------|---|
| Rural | 35 acres, minimum | Private land that will remain in parcels of 35 or more acres. Most of these parcels will receive no urban level services. |
| Rural Estates | 10 acres, minimum | Private land that will remain in parcels of 10 or more acres. Most of these parcels will receive no urban level services. |
| Rural Residential | 3 acres, minimum | Private land that will consist of lots typically served by wells and/or septic systems. |
| Residential - Large Lot | 1 to 3 acres | Single family residential lots which typically are served by a public water and/or wastewater system. |
| Residential - Low density | 1 to 4.99 Dus per acre | Single family residential lots ranging from 6,000 SF to 1 acre that receive full urban services. As policies are refined, this land use may be defined to include other dwelling types. |
| Residential - Medium Density | 5 to 11.99 Dus per acre | Single family residential lots smaller than 6,000 SF. Other dwelling types, including duplexes, triplexes, patio homes, mobile home parks, apartments and town homes permitted. |
| Residential - High Density | 12 -24 DUs per acre | Includes multi-family dwellings and group dwellings. |
| Local Commercial | 5-acre site, maximum | Small scale commercial development providing goods and services to the surrounding neighborhood (e.g., convenience stores, hair salons, shoe repair, dry cleaners and video stores). |
| Institutional /Public | NA | Public and quasi-public uses, such as schools, government facilities, cemeteries, hospitals and churches. |
| Parks & Recreation | NA | Public and private land designated for passive or active recreational uses. |
| Conservation / Open Space | NA | Public or private land which will remain undeveloped as natural open space. Minor improvements such as trails and parking areas may exist to provide access. |

Appendix 2: Future Land Use Mix

| Future Land Use Category | Area in Acres | Percent of Total Area |
|---------------------------------|----------------------|------------------------------|
| Open Space/Conservation | 62 | 6.2 |
| Rural | 50 | 5.0 |
| Rural Residential | 4 | 0.4 |
| Residential Estate | 110 | 11.0 |
| Residential Large Lot | 197 | 20.0 |
| Residential Low Density | 53 | 5.3 |
| Residential Medium Density | 80 | 8.0 |
| Residential High Density | 21 | 2.1 |
| Neighborhood Commercial | 2 | 0.2 |
| Parks and Recreation | 166 | 16.6 |
| Public/Institutional/Utility | 252 | 25.2 |
| Total | 999 | 100.0 |