

TOWN OF MANCOS
PLANNING AND ZONING COMMISSION MEETING
April 19, 2023
7:00 p.m.

Agenda

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Approval of the Agenda
- E. Approval of the minutes of March 15, 2023
- F. Audience Business
- G. Announcements
- H. Discussion and Action Items
 - 1. Public Hearing: Mancos Commons Lot Consolidation
 - 2. Comprehensive Plan Chapter 3 Board Suggestions
 - 3. Comprehensive Plan Chapter 7 Final Review
 - 4. Comprehensive Plan Chapters 8 & 9 Draft Review
- I. *Items for May 17, 2023 Agenda*
 - 1. *Comprehensive Plan Chapter 8 & 9 Final Review*
 - 2. *Comprehensive Plan Goals Chapters 10 Draft Review*
 - 3. *Design Review Guidelines*
- J. Adjournment

Town of Mancos
Planning & Zoning Commission Meeting
March 15, 2023

- A. Call to Order: Chairman Brind'Amour called the meeting to Order via telephone at 7:00 p.m.
- B. Pledge of Allegiance
- C. Roll Call: present-Peter Brind'Amour (via phone), Catherine Seibert, Carol Stout, alternate Ann Coker, Mayor Queenie Barz, Trustee Nick Manning, Town Administrator Heather Alvarez, Community and Economic Development Coordinator Jason Armstrong, Deputy Clerk Georgette Welage
- D. Approval of the Agenda: Carol Stout made the motion to approve the agenda of March 15, 2023. Cathy Seibert seconded the motion. Motion carried.
- E. Approval of the minutes of February 15, 2023 Cathy Seibert made the motion to approve the minutes of February 15, 2023. Carol Stout seconded the motion. Motion carried.
- F. Audience Business: none
- G. Announcements
Staff is working on several Grant Applications.
- The CDOT, TAP Program has been moved to 2025. Working with CDOT to install ADA intersections and sidewalks along Grand Ave.
- Soliciting grant funding to construct a new Marshals Office.
- Updating Source Water Protection Plan in partnership with Mesa Verde National Park and Mancos Rural Water.
- H. Discussion and Action Items
1. Department of Local Affairs Main Street Program Information- All members of the P&Z agreed that Chapter 6 under Community and Economic Development should be included as a goal.

2. Comprehensive Plan Chapters 5 & 6 Final Review

The Commission reviewed the Plan and suggested a few changes. Heather and Jason will finalize Chapters 5 & 6 of the Comprehensive Plan.

3. Comprehensive Plan Chapters 7 & 8 Draft Review

The Commission reviewed Chapter 7 of the Comprehensive Plan. Chapter 8 will be reviewed April 19, 2023.

I. Items for April 19, 2023 Agenda

1. Comprehensive Plan Chapters 7 & 8 Final Review
2. Comprehensive Plan Goals Chapters 9 & 10 Draft Review
3. Design Review Guidelines

Adjournment

9:16 p.m.

Peter Brind'Amour, Chairman

Georgette Welage, Deputy Clerk

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: April 19, 2023
Re: Public Hearing: Mancos Commons Lot Consolidation

Recommendation

After Public Hearing, recommend approval of the Mancos Commons Lot Consolidation to the Board of Trustees

Background/Discussion

The Mancos Commons has submitted an application to the Town of Mancos for a lot consolidation for their property on Grand Ave. in downtown Mancos. They have purchased the vacant lot between the Mancos Common Press and the real estate office from the Ballantine Foundation.

They propose to consolidate these two lots in order to continue the project to construct a multi-use space at this location which includes three affordable housing units. The Town is collaborating on this project as the fiscal pass through agent for grant funding with DOLA.

Per Mancos Municipal Code 16-19-9, notices have been sent to the Public Works Director, Empire Electric, Mancos School District and Mancos Fire Protection District for comment.

Our Town Attorney has reviewed the preliminary plat and title insurance for compliance with our municipal code.

Attached is the preliminary plat for your review and consideration. Once the Planning Commission has voted on a recommendation, this item will be placed before the Board of Trustees for review and final decision.

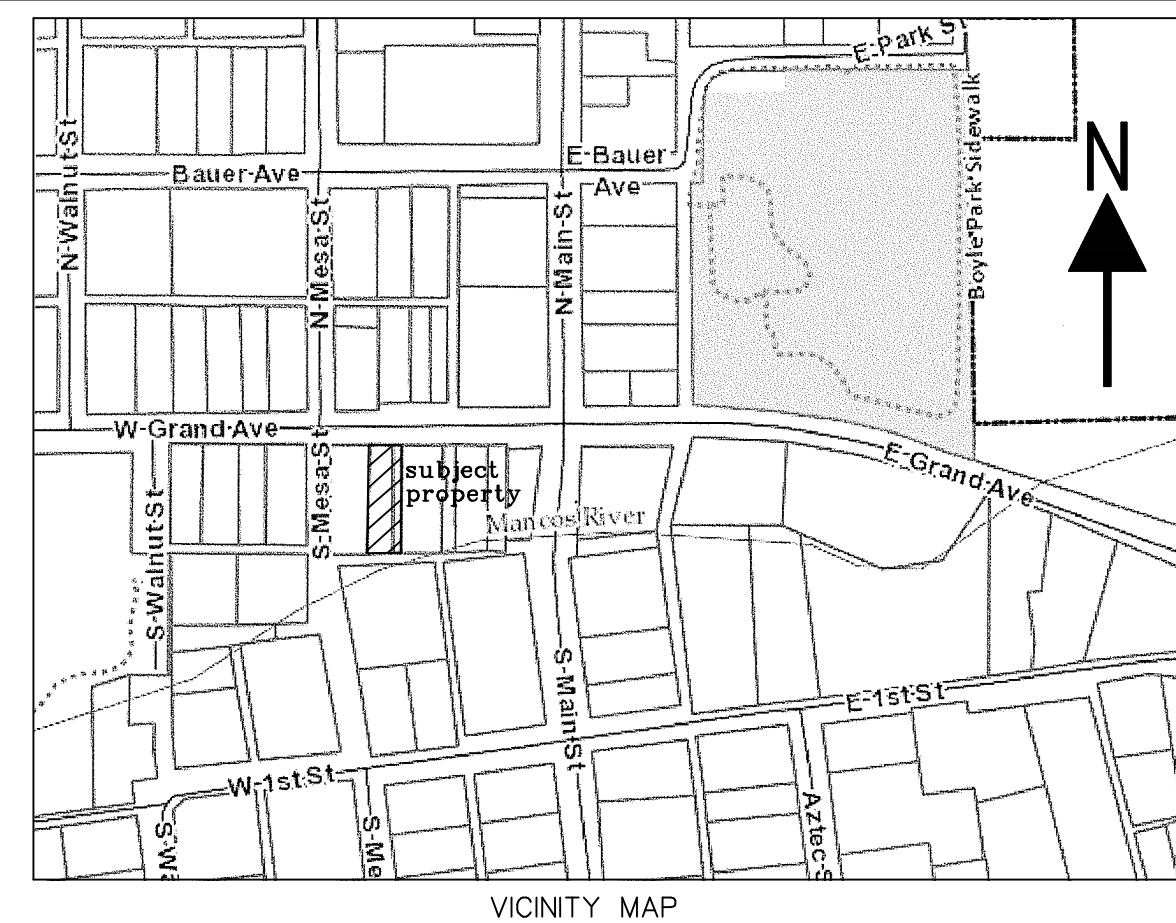
At that time, the Planning Commission chair will be contacted to sign the final plat/mylar.

Attachments

Preliminary Plat
Notice of Public Hearing

1st Amended Plat of Lots 9 & 10 and the West 19 Feet of Lot 8 Block 1, D.H. Lemmons Townsite Creating Lot 10A

SECTION 28, T.36 N., R.13 W., MONTEZUMA COUNTY, COLORADO



CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that Mancos Common Press, Inc. whose address is 135 W. Grand Ave., Mancos, CO 81328 is the sole owner of a portion of property in the Town of Mancos, Montezuma County, Colorado, being more particularly described as follows:
 Lots 9 and 10 (Rec. #649073) and the West 19 feet of Lot 8 (Rec. #606511), Block 1, D.H. Lemmons Townsite, recorded Plat Book 1 Page 26.
 Described as follows: Beginning at the NW lot corner of said Lot 10; thence N 88°43'30" E a distance of 50.02 feet along the North lines of said Lots 9 and 10 to the NE lot corner of said Lot 9; thence, N 88°26'49" E a distance of 18.98 feet along the North line of said Lot 8 to the NE corner of the West 19 feet of said Lot 8; thence, S 01°20'18" E a distance of 140.00 feet along the East line of said West 19 feet of said Lot 8 to a point on the South line of said Lot 8; thence, S 88°26'51" W a distance of 18.90 feet along said South line to the SE corner of said Lot 9; thence, S 88°43'30" W a distance of 50.02 feet along the south lines of said Lots 9 and 10 to the SW corner of said Lot 10; thence, N 01°22'21" W a distance of 140.00 feet along the West line of said Lot 10 back to the point of beginning. Containing 9,654 total square feet/0.22 acres more or less.
 SUBJECT TO all easements of record, prescriptive or dedicated herein.

HAVING BY THESE PRESENTS, laid out, re-platted, and consolidated the same into one lot as shown on this plat, under the name and style of the
1st Amended Plat of Lots 9 and 10 and the West 19 feet of Lot 8, Block 1, D.H. Lemmons Townsite Creating Lot 10A

And do hereby dedicate to the Town of Mancos, Colorado, for the use of the public, those portions shown hereon as streets, access easements and rights of way, and do further dedicate to the public utilities those portions shown hereon as streets, access easements and rights of way, for the purpose of installation of public utilities and drainage facilities, including but not limited to electric lines, telephone lines, water lines, sewer lines, gas lines, drainage structures and other utilities as may be necessary, together with the right of ingress and egress for the maintenance, operation, repair, and replacement of such utilities, including the right to trim interfering trees and shrubs. Landowner shall maintain easement area clear of buildings and structures. Said easements and rights shall be utilized in a reasonable and prudent manner.

Executed by owner: Mancos Common Press, Inc.

Mancos Common Press, Inc. by Tami Graham, President

The foregoing dedication was acknowledged before me this _____ day of _____, 2023, by Tami Graham as President for the Mancos Common Press, Inc.

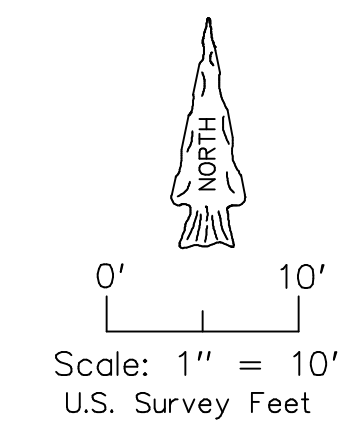
My commission expires _____
 Notary Public

PLAT NOTES:

- 1) Bench mark is a mag nail set in the intersection of the back of walk and a sidewalk seam. From BM in old bank building at the SW corner of Grand Ave. and Main St. by direct level.
- 2) Utility lines shown herein may have prescriptive easements. Contact the respective utility provider for information. Sewer line easement to the Town of Mancos recorded Bk. 111 Pgs. 145 and 150. No width stated.
- 3) Research for recorded easements and rights of way was conducted by Colorado Title & Closing Services, LLC and this property may be subject to the easements, rights and restrictions as listed in Order No. MO2220304, Lots 9 and 10 and Order No. MO22203583, West 19' of Lot 8.
4. *denotes distance proportioned between found survey monuments.

Basis of bearing is S 01°22'21" E between found #4 rebar/plastic cap LS 19612 at the NW Corner of subject property and set #4 rebar/plastic cap LS 17490 at the SW Corner subject property, as shown hereon, bearing assumed from GPS North at initial RTK base location.

contour interval = 1'



Legend

- found #4 rebar/plastic cap LS 19612
- ⊠ found "X" scribed in sidewalk
- found #4 rebar
- found PK nail in sidewalk LS 37060
- ⊕ found #5 rebar/1.5" aluminum cap LS 37060
- ⊠ set #4 rebar/plastic cap LS 17490
- set PK nail/washer witness corner
- (##) record distance from assessor's office block book
- (m) measured distance

REVISED
 PRELIMINARY
 FOR REVIEW ONLY

NOTICE:

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown hereon.

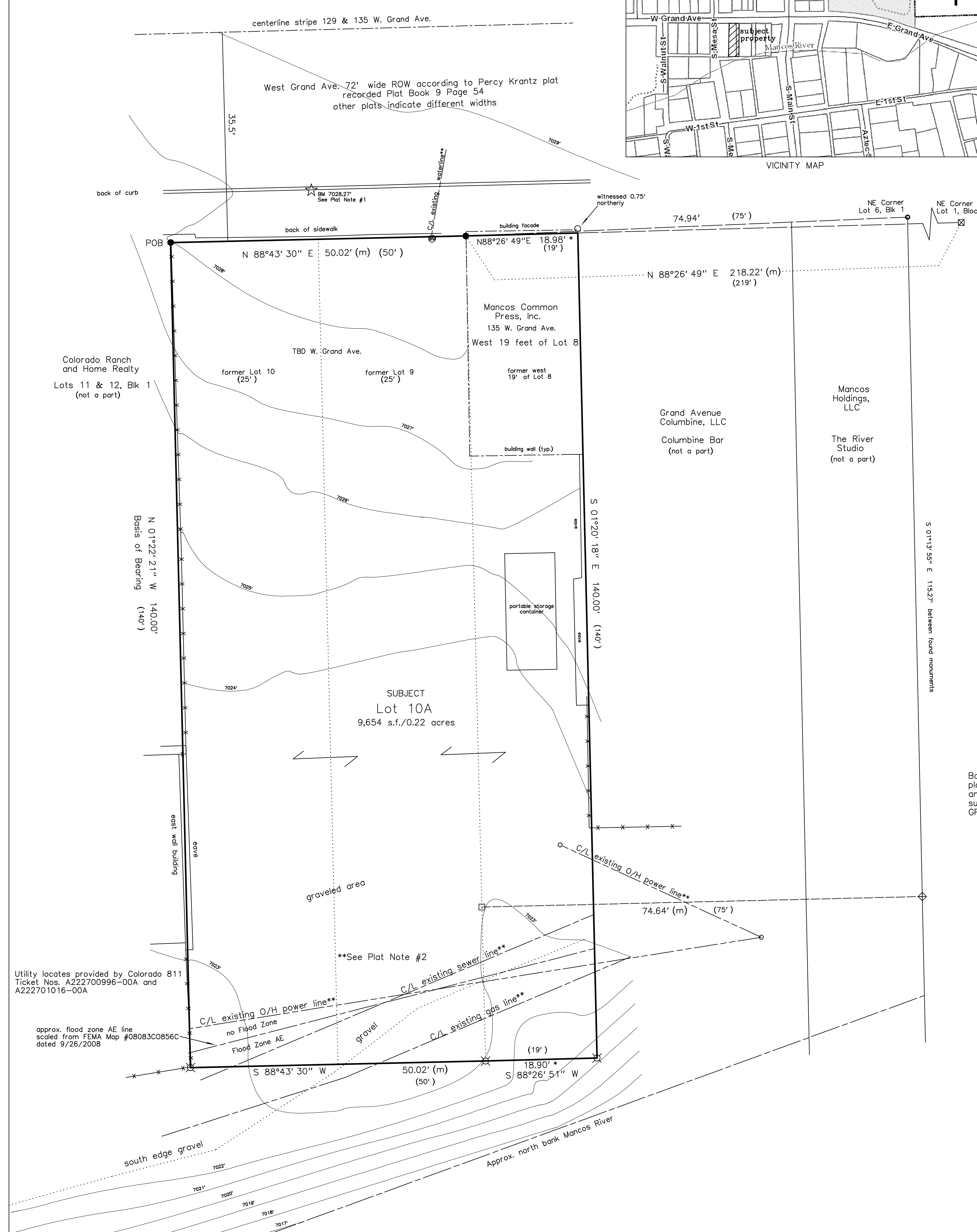
MANCOS COMMON PRESS, INC.

1st Amended Plat of Lots 9 and 10 and the West 19' of Lot 8, Block 1, D.H. Lemmons Townsite Creating Lot 10A
 Town of Mancos
 Section 28, T.36 N., R.13 W.
 Montezuma County, Colorado

8 March 2023

HUDDLESTON LAND SURVEYING
 P.O. Box KK - Cortez, CO 81321 - (970) 565-3330

KNOW ALL MEN BY THESE PRESENTS, that I, GERALD G. HUDDLESTON, Colorado LS 17490, do hereby certify that this plat was prepared from field notes of an actual survey made by me or under my supervision and that the same is true and accurate to the best of my knowledge and belief. This plat is in accordance with applicable standards of practice. This statement is not a guaranty or warranty, either expressed or implied.



Utility locates provided by Colorado 811 Ticket Nos. A222700996-00A and A222701016-00A

approx. flood zone AE line scaled from FEMA Map #08083C0856C dated 9/26/2008

BALLANTINE COMMUNICATIONS

Campaign No. 13398
 Today's Date 21 Mar 2023
 P.O. Number
 Sales Rep Tamara Desrosiers

This is a quote for approval, not an invoice. Advanced payments may be accepted.

bill-to

Town Of Mancos
 P.O. Box 487
 Mancos, CO 81328
 Tel: 970 533-7725
 Account No: 100528

advertiser

Town Of Mancos
 P.O. Box 487
 Mancos, CO 81328
 Tel: 970 533-7725
 Account No: 100528

campaign summary

Description Hearing, Planning Commission, Mancos Commons
 Start Date 3/29/2023
 End Date 4/4/2023
 Currency

cost summary

Base Amount \$68.04
 Adjustments \$0.00
 Gross Amount \$68.04
 Agency Commission \$0.00
 Net Amount \$68.04
 Estimated Tax \$0.00
Total \$68.04

Pre-Payment Details

Pre-Payment Amount	Pre-Payment Date	Pre-Payment Card No.
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No Pre-Payments on this order

print lines

Line No.	Product	Description	Issue / Run Date	Quantity	Rate	Adjusted Rate	Amount
27787	The Journal	TJ Private Legal	3/29/2023	1	68.04	68.04	68.04

13398
Public Notice
NOTICE of PUBLIC HEARING
Before the
Town of Mancos
Planning Commission
 Notice is hereby given that on April 19, 2023 at 7:00 p.m., or as soon as possible thereafter, in Mancos Town Hall, 117 N. Main, Mancos, Colorado, or at such other place and time as

Line No.	Product	Description	Issue / Run Date	Quantity	Rate	Adjusted Rate	Amount
		<p>the hearing may adjourn to, a Public Hearing will be held for:</p> <p>Lot Consolidation Request from Mancos Commons Creating Lot 10A in the D.H. Lemmons Townsite</p> <p>Additional information is available from Mancos Town Hall and available to the public for inspection. For questions or comments, please contact Town Hall, 117 N. Main, Mancos, CO. All interested parties are encouraged to attend or mail in comments to The Town of Mancos, P.O. Box 487, Mancos, CO 81328. The Town will be accepting comments up to the date and time of the public hearing. Published in The Journal March 29, 2023 by order of Heather Alvarez, Town Administrator</p>					

digital lines							
Line No.	Product	Description	Start	End	Quantity	Rate	Amount
-- No Line Items --							

other lines							
Line No.	Product	Description	Start	End	Quantity	Rate	Amount
27789	TJ Adpay/4C Marketplace Online	Class Liner Non-Recruitment	3/29/2023	4/4/2023	7	0.00	0.00

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: April 19, 2023
Re: Comprehensive Plan Chapter 3 Board Feedback

Recommendation

None – requesting input from Planning Commission

Background/Discussion

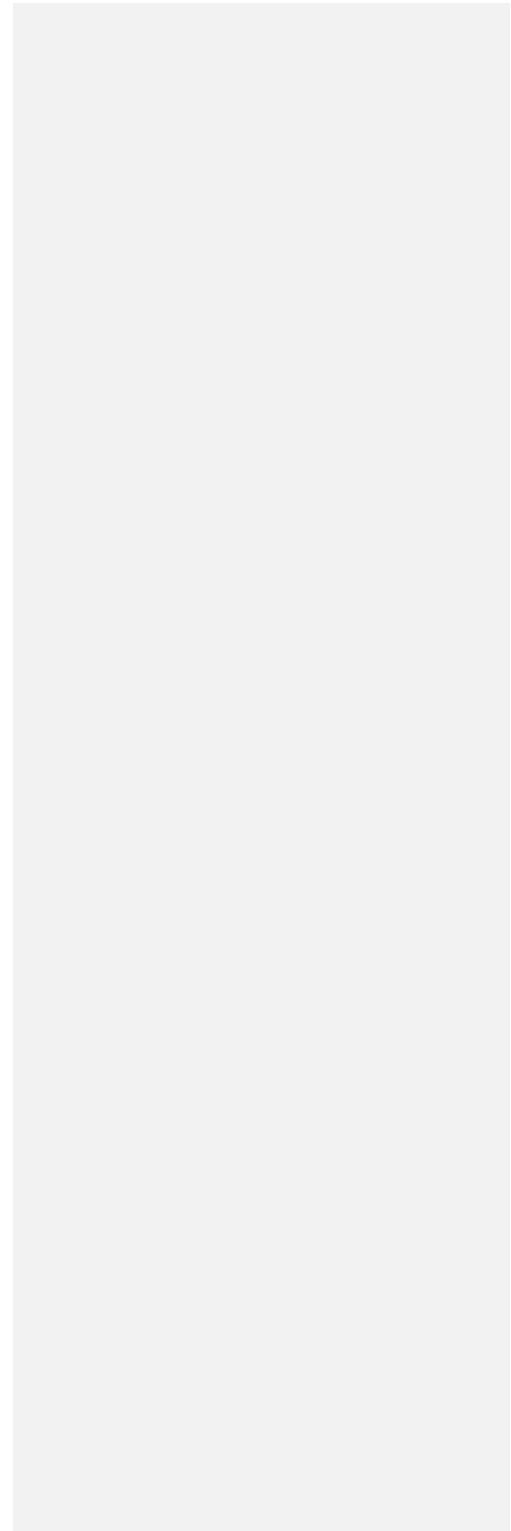
The Board of Trustees is reviewing each chapter once the Planning Commission finalizes them. The Board was presented with Chapters 2 – 4 at their March 22, 2023 Board meeting.

They did have some feedback regarding Chapter 3, which is attached here for your review.

Please let Staff know your thoughts and suggestions for these items.

Attachments

Comprehensive Plan Chapter 3



3.1 Vision

The Town of Mancos has created a vision through community engagement that promotes a resilient, diverse, and healthy community which prioritizes restoration and stewardship of the land, air and water of the Mancos Valley. The Town is defined by its history, all its people and the land where we live, work and play. The Town appreciates that it was built on ancestral tribal lands whose descendants continue to contribute to the rich social, cultural and economic fabric of the community. Mancos will continue to pursue measured growth as a means to a dynamic future in harmony with the natural world.

~ Town of Mancos Vision Statement, 2022

In defining "sense of place," geographer Yi Fu Tuan stated that a sense of place develops when the people who inhabit a geographic place give meaning to the location through their experiences and memories. A recent University of Illinois study adds that locales said to have a strong sense of place have a strong identity and character that is deeply felt by local inhabitants and many visitors. Sense of place is a social phenomenon that exists independent of any one individual's perception yet is dependent on human engagement for its existence. Affinity and affection for a geographic location like Mancos, therefore, is spontaneously created through the response of its residents to the Town's environment and emergent quality of life. This naturally leads to a desire to hold on to traditional values.

Archeological evidence suggests that humans have settled in the Mancos Valley region for at least the past 1,400 years. For approximately 700 years the Ancestral Puebloans lived in the nearby cliff houses of Mesa Verde. During the thirteenth century, the Ancestral Puebloans inhabitants of the Mancos Valley and Mesa Verde left relatively suddenly. As the Ancestral Puebloans moved south, Ute, Paiutes, Shoshones and Navajo populations moved into the area.

The Town of Mancos enjoys both a rich history and a dynamic future as a diverse community in the New West. While on the surface Mancos can be characterized by its structures and its valley setting, the community is really defined by its people and their values. "Where the West still lives" boasts the Town; a reflection of the principles of the ranchers, miners, lumberman, merchants, and their families who established the Town in the 1880s. The uncomplicated and traditional values of these early pioneers continue to be embraced by residents of this community that is at the same time undergoing a quiet evolution.

Mancos is the home of many pioneer ranching families, miners and lumbermen descendants who worked in the nearby mines and forests. Today, ranching is still an important industry a huge part of the character of the area in the Mancos Valley, but in addition to this way of life is a full spectrum of more recently added resident professions, including many artists and craftsmen, construction workers, retirees and commuters who work in nearby Durango or Cortez, and National Park employees who drive daily to Mesa Verde. Many recent arrivals also work remotely from their homes for businesses located elsewhere.

Commented [HA1]: "Gateway to Mesa Verde" instead of "Where The West Still Lives" Town tagline instead of the Chamber of Commerce tagline.

Commented [HA2]: White centric, doesn't speak to Native or LatinX community

A recent community survey has shown this mix of “old-timers” and newer arrivals rate long-established values such as sense of community, ~~western small town character~~, community safety, the appearance of the Town, and environmental protection as high priorities. People also live in Mancos because they value the prevailing atmosphere of acceptance of ethnic and lifestyle differences, individuality, safety, and the quiet pace, in addition to the Town setting. People like to know their neighbors and assist when needed; habits disappearing from larger communities with brisker life tempos.

Throughout the latter half of the 18th Century Spanish expeditions explored the region. During this time the Mancos Valley was part of the Spanish Empire. The Dominguez-Escalante expedition stopped in the Mancos Valley in 1776 while searching for an overland route from Santa Fe to California long enough to give the Valley its name, “Mancos,” meaning “~~crippled one-armed~~” in Spanish. One legend attributes the name to one of the expedition’s members who crippled themselves in an accident while in the vicinity.



Progress, growth, and the evolution of the Mancos community are inevitable, and that makes collaborative planning essential. It is important to most that the Town does not lose its sense of history or its unique personality. A managed growth strategy is necessary to maintain the character of the community without jeopardizing the sense of place of its residents. At the same time there is also recognition of the need to accommodate new residents, and to foster such things as enhanced economic vitality and the development of new infrastructure and services, such as workforce development, attainable housing and expanding access to high-speed internet. It is the purpose of this comprehensive plan to try to anticipate what those needs are likely to be, and to determine how to meet them without forfeiting the values or sense of place of the people that make up the community.

3.2 Regional Context, Data and Trends

From 1821 to 1848 southern Colorado was part of Mexico. Much of the human activity in the area at that time was attributed to the fur trade as the Valley was situated along the Spanish Trail, the major trade route between Santa Fe and the Pacific Ocean. In 1848 when the Mexican-American War ended with the signing of the Treaty of Guadalupe Hidalgo, Mexico ceded its territories in the Southwest to the United States. But much of the area was under control of the Utes. A treaty signed in 1849 between the Utes and the US Government granted Southwestern Colorado to the Utes but permitted prospecting by non-Utes in their territory. Prospecting led to the discovery of silver and gold in the San Juans that brought an onslaught of trespassing prospectors and miners looking to stake claims in search of the motherlode. The sudden in-migration of non-natives

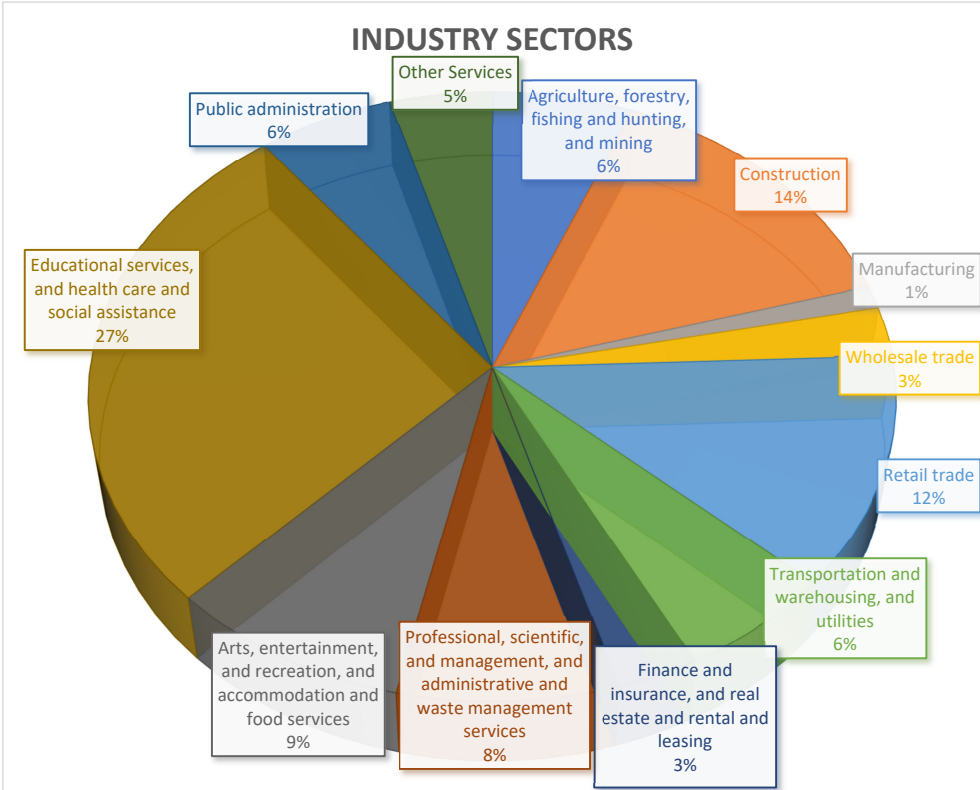
increased the number of conflicts between the miners and the Ute people, until 1874 when the Brunot Agreement forced the Moache and Capote bands of Utes to cede their lands and relocate to the newly designated strip of Ute Reservation in Southwestern Colorado.

The Brunot Agreement opened up the San Juans to settlement by those of mostly European descent, including the founders of Mancos. The first homestead in the Mancos Valley was built in 1875, not long after the Comstock Lode was discovered in the neighboring La Platas. In 1881 the Town was platted and consisted of a log schoolhouse, three log cabins and a general store. The following year Mormon pioneers began settling just south of Town towards Weber Canyon.

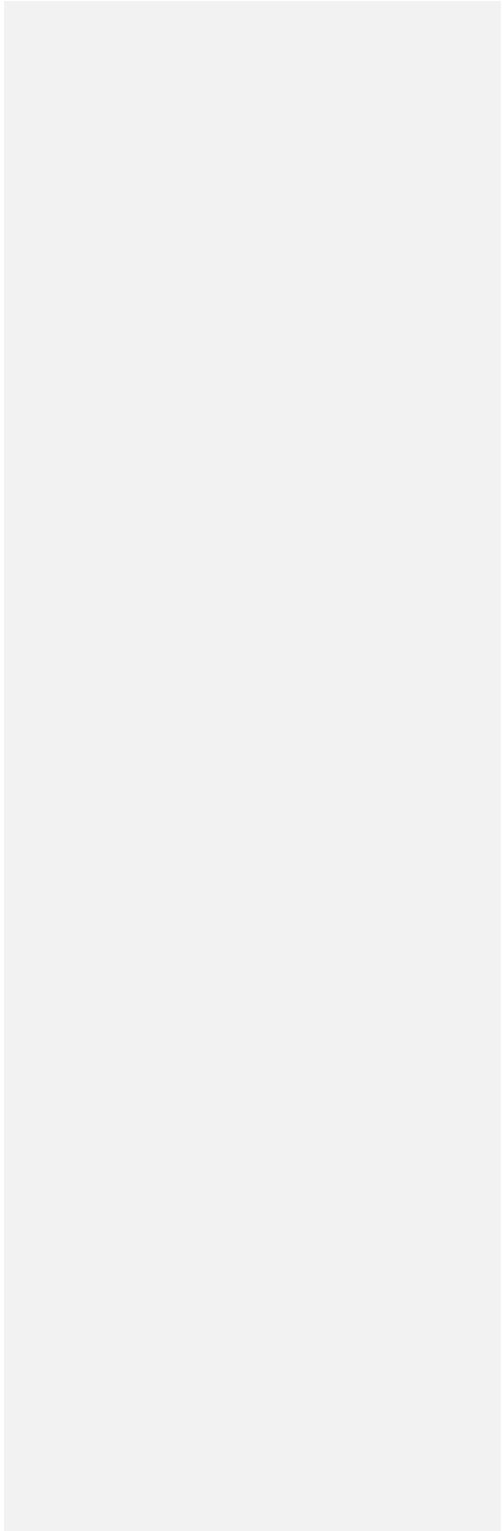
In addition to mining, Mancos' early years witnessed the development of agriculture, timber, and cattle enterprises. With no train route to the Town in the 1880s, Mancos was relatively isolated. Consequently, frequent social activities were central to the community. The first church in Mancos was constructed in 1885, that served not only as a place of worship, but as a theater, social hall, and school room for a brief period. In 1887 a new school was erected, but the following year the growing population demanded a larger facility. In 1888 George Bauer, owner of the first general store, donated five acres for new school facilities. The new school was built on the same grounds where the Mancos School is today.

The collapse of the silver mining industry and the recession of 1893 resulted in a sudden and rapid growth in the Valley, as unfortunate miners came down out of the hills in search of other means of livelihood. To provide law and order for the new population, the Town of Mancos incorporated the following year. While silver was hard hit, coal in Weber Canyon and gold placers in the La Platas were keeping pace. Around the same time construction of the Rio Grande Southern narrow-gauge railroad was completed. The new train route allowed for local ranchers and lumbermen to ship food and timber to the mining camps via the railroad as it passed through the Town, on its way to and from the mines of the southern San Juans and Durango. As a result, Mancos became a center for trade, with banks, hotels, saloons, butchers, blacksmiths, shoemakers, and general stores providing goods and services. In order to keep up with demands for service, the Town developed a central water system. Soon after telephone and electrical utilities were wired throughout Town, and in 1909 another new school building was built (and today is the longest continually operating school building in the State of Colorado).

Unfortunately, the rapid and unplanned growth of the Town's first 25 years resulted in a major depletion of the area's natural resources that the community depended on so heavily for their livelihood. Mancos' once-booming economy faded as businesses based on timber and mining closed. After the 1950s, when iron rails were replaced with tar and asphalt, the Town continued to serve as a hub for loggers and ranchers, as well as tourists visiting Mesa Verde and the majestic San Juans. Today's workforce in the Town includes a variety of professions and industries. This diversity, along with a commitment to community development, will ensure the local economy will remain resilient in the face of future economic downturns.



Source: 2020 US Bureau of Census, American Community Survey



3.3 Goals, Objectives and Actions

3.3.1 GOAL: MAINTAIN A DIVERSE COMMUNITY THAT HONORS ITS HERITAGE WHILE EMBRACING THE FUTURE

Constraints and Issues

- Unmitigated sprawl.
- Deterioration and destruction of structures with historic significance.

Objective #1 Preserve and protect the Town's architectural features that have cultural or historical significance. ~~to the community's western small-town heritage~~

Actions

- Revise the historical standards and guidelines in the Land Use Code for commercial downtown in order to encourage preservation of historic architectural elements, and ensure that new in-fill development is compatible with the historic character of existing commercial structures.
- Revise building standards and guidelines in the Land Use Code for the highway business zone district in order to extend the characteristics of the historic downtown commercial core to the highway.
- Develop historical preservation and design guidelines for historic residential neighborhoods.
- Design and build entry features using elements from local artists that convey the Town's western small-town character.

Objective #2 Promote cultural diversity and celebrate creativity

Actions

- Support events and activities that highlight the Valley's rich and diverse cultural heritage and artisan community.
- Create opportunities for the development and display of art throughout the community.



STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: April 19, 2023
Re: Comprehensive Plan Chapter Final Review

Recommendation

Requesting Commission Feedback

Background/Discussion

Attached is Chapter 7, including goals, for your final review and approval.

This document does include formatting, so please let us know of any changes in formatting, punctuation, grammar, etc.

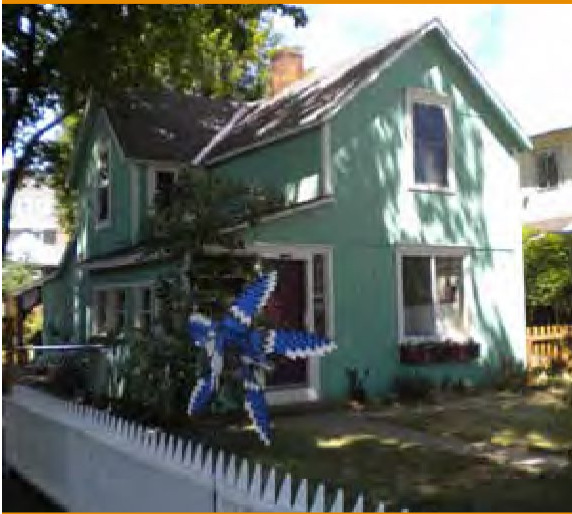
Attachments

Comprehensive Plan Chapters 7

7.0



Housing



A variety of quality housing is crucial to the vibrancy and vitality of a diverse community. The issues with attainable housing impact nearly every facet of our resident's lives including employment opportunities, economic development, health care, education, and transportation. Lack of available housing stock creates higher prices for rentals and ownership, which has come to a critical mass in Colorado, including our region of the state. Mancos is starting to see the impacts of the attainable housing crisis, with low inventories and high prices as people who work in Durango and Cortez are seeking housing they can afford. Residents of Mancos feel a mix of different housing solutions would be appropriate. In the 2022 Community Survey, 74% of respondents strongly agreed or agreed the Town should allow more mixed-use commercial and residential buildings, 64% said the Town should allow for more accessory dwelling units (ADUs) and 56% feel the Town should allow more multi-family buildings (5 or more living units).

In a 2021 Housing Assessment by the Root Policy Center through the Southwest Council of Governments, the predicted housing development need for Montezuma County is 220 new housing units over the next three to five years, with the needs specifically in Mancos being five permanent new units per year for the next five years to meet the workforce demands. With new housing development and population growth there are also concerns with water availability, Town facilities, public safety, health care and schools being sufficient to meet new demands.

There continues to be robust conversation about the Town's role in housing development with roughly 21% saying in the community survey the private market should dictate the rate of growth overall. However, it's become increasingly clear that state and local governments can play a role in encouraging development to meet the future demands, whether it be in changes to land use code to incentivize attainable housing development, accessing grant funding to help bring the costs of new development down or partnering with local non-profits and businesses to develop new units. While the Town has no intention of managing or owning housing directly, actions can be taken to ensure the anticipated growth is well managed in ways which allow people to live, work and thrive in the region. Novel and successful examples from other rural and mountain areas of the state can be used as guides for what might be possible.

7.1 Regional Context, Data and Trends

7.1.1 Housing Stock

According to the 2017 Mancos Housing Needs Assessment by Prior and Associates, Mancos is a predominately single-family residential community initially developed in the 19th century. Ninety-two percent (92%) of the residential units are single-family homes or mobile homes. Seventy-one percent (71%) of the units were built between 1970 and 2010. About one-sixth of the units were constructed before 1940. However, there has been limited construction since 2010. In the last census in 2020, only 3.8% of the total housing units in town have been built since 2010. There are platted subdivisions in town limits that are ready for development with access to municipal and private utilities. According to the Town's Planning Department records, three building permits for new construction were issued for zoned residential single-family housing units in 2021. Five were issued in 2022 with two of those issued for duplexes and one for a tri-plex. Any development of more than four attached living units (quad-plex) is considered multifamily and would need development in the appropriate zone. There were no

multifamily permits issued in either year. The Town’s Planning Department works with residents and developers to help them interpret land use codes and provide basic information on what land may be available for development.

7.1.2 Occupancy Characteristics

According to the 2020 Census, trends in rental occupancy have shifted since 2000. Both the 2000 and 2010 census reported that nearly 34% of the single-family units in Mancos were renter occupied. That number has shifted to 50.5% of the single-family market, reflecting a shift in demographics and real estate values.

Part of the shift in the rental market in recent years has been to vacation rentals, commonly referred to as short-term rentals. These rentals take up units that could otherwise be used for long-term rental housing, which has exacerbated the housing crisis. Many municipalities in rural areas close to tourist destinations are taking steps to curb this trend, and Mancos is no exception. In 2022, the Town instituted changes to its municipal code and capped the total number of short-term rentals allowed within Town limits. All short-term rentals require a business license. The Town also requires local ownership of these units to help cut down on housing speculation, which artificially inflates home prices. Under the current ordinance, if the short-term rental is located in a residential zone the owner must live on the property. If the short-term rental is located in a mixed-use zone, the owner must live in the 81328-zip code.

7.1.3 Housing Costs

Though it has been exacerbated by the COVID-19 pandemic, the housing crises that Mancos and Colorado face are not new. For decades, the lack of affordable housing has impacted Colorado businesses, hindered employment because of a lack of workforce housing, and exacerbated inequities for communities of color, rural and resort communities that experience higher costs to develop land into housing.

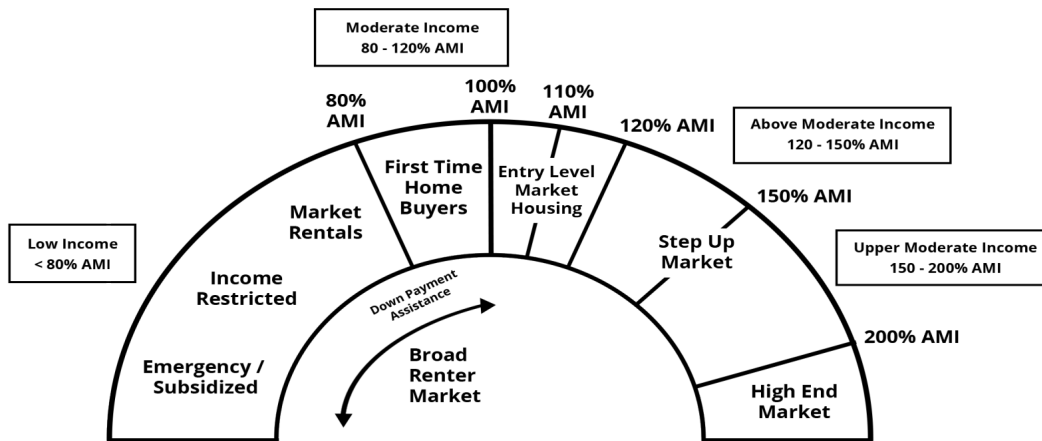
Every year, the Department of Housing and Urban Development releases the Area Median Income for each county in Colorado. In 2021, the Family Area Median Income for Montezuma County was \$68,228.00. The Department of Local Affairs (DOLA) requires that affordable housing be defined at 120% of median income or less. The below graph represents the housing affordability estimates based on census data from 2021. The below takes into account an average interest rate of five percent, a ten percent downpayment, \$1000/mo in living expenses over a 30-year mortgage.

Montezuma County Housing Affordability based on Family Median Income 2021 Adjusted Dollars		
% Median Income	Median Income	Maximum Affordable Home Price
120%	\$81,874.00	\$261,740.00
100%	\$68,228.00	\$194,424.00
80%	\$54,583.00	\$128,154.00
60%	\$40,937.00	\$61,879.00

Sources: American Community Survey/Colorado Housing and Finance Authority

Some communities also go further and establish a lower AMI percentage for rental units, typically in the 60% of AMI range. DOLA uses a Housing Bridge graphic to illustrate the typical range of affordability:

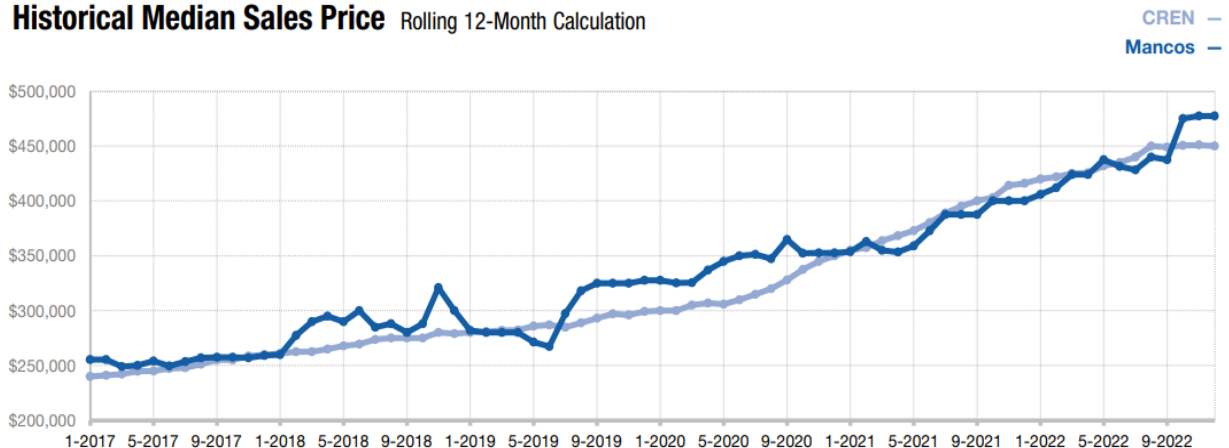
Housing Bridge



Used with permission of McCormick and Associates, Inc.

As reported by the Colorado Association of Realtors, there has been a steep rise in housing prices since 2017 as compared with the surrounding county overall. In calendar year 2022, the median home sales price in Mancos increased 14.8%.

Historical Median Sales Price Rolling 12-Month Calculation



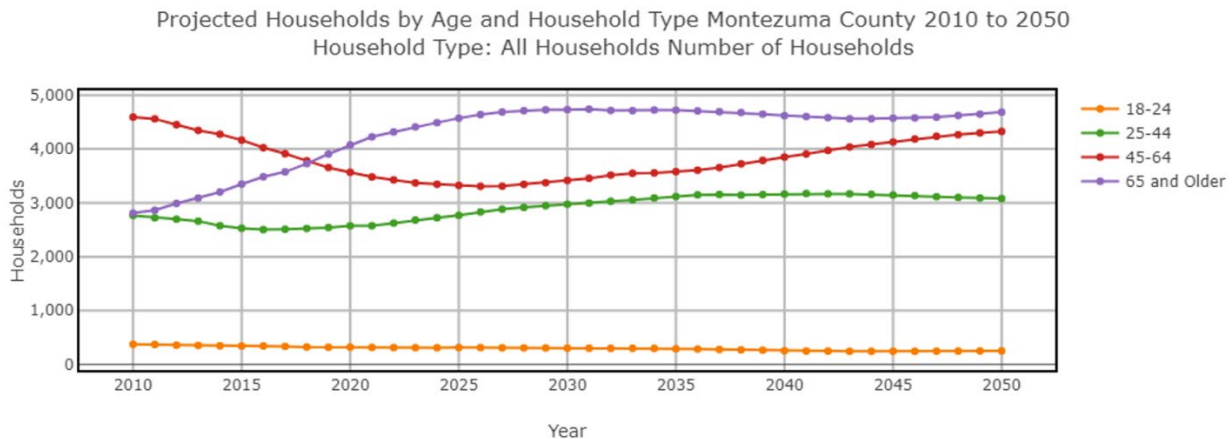
Source: Colorado Association of Realtors

According to the Division of Housing and the Colorado Housing Finance Authority, Colorado has a shortage of nearly 121,000 affordable rental units, and nearly half of all Colorado renters are considered cost burdened, spending more than 30% percent of a household's monthly income on housing, with an additional 24% being severely cost burdened, spending more than 50% of a household's monthly income on housing. Mancos needs more housing that is affordable with over 50% of rentals and nearly 24% of mortgages falling outside of these affordability designations at the time of the last census.

The average home price in the state increased 130% from 2011 to 2021. Statewide, the median price increased an additional 7% from January to February 2022 and the median price is now \$555,540, a 90% increase over March 2021. The townhouse and condominium market also reached a new pricing level in February 2022 and now stands at \$402,390, which is an increase of 17% from February 2021. Six out of ten Colorado households are unable to afford the average priced home. As of December 2022, the median home price in Mancos was \$375,000.00, down 1.8% in a year according to data provided by the Four Corners Realtor Association. Development of new housing will help to bring down these prices, but the readjustment of interest rates after post-pandemic lows will continue to impact negatively home purchases for low- and middle-income residents.

Despite the decrease in affordability, Cortez, Dolores, and Mancos are the most affordable places to live in the 5-county region of Montezuma, Dolores, La Plata, San Juan, and Archuleta Counties according to the most recent Region 9 Living Wage Report published in 2022. Using housing costs specific to each community they found that Pagosa Springs is the most expensive community in the region for a family of four (\$21.97 per hour for each working adult) due to the high cost of housing. Cortez and Mancos are the least expensive communities for a family (\$17.07 per hour for each working adult). Rental rates for housing in Montezuma County are among the lowest in the region, based on Fair Market Rent estimates. However, 8% of the service jobs in Montezuma County support tourism in accommodations (lodging) and food services with an average annual wage of \$19,966.15. Across all industries the average annual wage is \$39,804. This is only 56% of the estimated livable wage (\$71,292) for a family of four (two working adults, a preschooler and one school age child).

7.2 Housing and Sense of Place



Source: Department of Local Affairs, State Demographers Office

As demonstrated by the graph above, the Town’s population is aging, and the number of residents 65 and older will outpace all other age groups. The Town will need to plan for these residents’ housing needs, including housing designed to meet their physical needs and fixed income levels. The number of residents aged 45 – 64 nearing the end of their careers will also increase over time. Both of these populations most likely will not have children in the home, meaning that large single-family dwellings may not be preferred for development. Attached single-family units, along with multi-family units need to be part of the overall housing development plan to ensure there are sufficient options for the aging population.

7.3 Goals, Objectives and Actions

7.3.1 HOUSING GOAL: INCREASE THE DIVERSITY OF HOUSING STOCK

Constraints and Issues

- Shortage of quality affordable dwelling units.
- Lack of housing that meets the needs of a diverse community.
- Rising costs of home energy consumption.
- Limited number of buildable lots in the single-family zone district.

Objective: Provide a variety of housing types, sizes and prices that are attractive and meet the diverse needs of the community

Actions

- Amend the Land Use Code to encourage mixed use and high-density housing in areas that don't adversely impact single family neighborhoods.
- Adopt standards that require new developments to incorporate universal accessibility design features.
- Consider adopting planned unit development regulations that require a percentage of developed housing to be deed restricted in order to guarantee that a portion of the housing development will remain permanently affordable.
- Research green building codes and standards that require new developments to meet energy efficiency standards.
- Consider amending the land use regulations to allow accessory dwelling units and in-law quarters in single family residential zones.
- Participate in programs that provide assistance to homeowners in making efficiency, weatherization and accessibility improvements.

7.3.2 HOUSING GOAL: DEVELOPMENT CONSTRAINTS DUE TO LAND TOPOGRAPHY

Constraints and Issues

- Property elevations on the west side of Town.
- Infrastructure needs for new development.

Objective: Ease development constraints due to lower elevations in Town limits

Actions

- Research options to control costs for needed infrastructure at lower elevation properties within Town limits.
- Research alternatives and options for lift stations dedicated to a single property at a lower elevation than the wastewater treatment plant.

STAFF REPORT

To: Members of the Planning and Zoning Commission
From: Heather Alvarez, Town Administrator
Date: April 19, 2023
Re: Comprehensive Plan Chapters 8 & 9 Draft Review

Recommendation

Requesting Commission Feedback

Background/Discussion

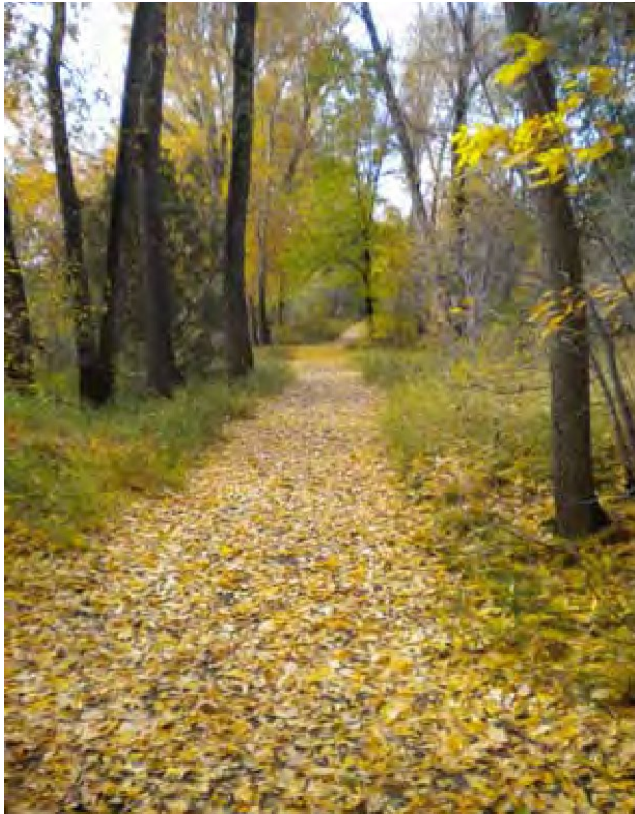
Attached are Chapters 8 & 9, including goals, for your first review and approval.

Please review the content of the document for changes and updates. Formatting will be finalized when all track changes and Commission suggestions have been incorporated.

You will see and review the final drafts at the next Planning Commission meeting.

Attachments

Comprehensive Plan Chapters 8 & 9



Section 8 - Parks, Recreation, Trails and Open Space

The Town of Mancos recognizes and is committed to investing in safe and healthy outdoor recreational amenities. The Town's parks, trails and open space areas are essential elements that enhance the quality of life for the Mancos community and its visitors. Mancos's Parks and Recreation Department strives to provide a range of passive and active recreational opportunities to meet the needs of the entire community throughout the four seasons. There are approximately 23 acres of parks and open space within the Town of Mancos.

In addition to improving the wellbeing of Mancos residents, the Town's recreational amenities attract visitors and residents of the greater Mancos region, including Mesa Verde National Park, Mancos State Park and Chicken Creek Recreation Area. The parks and trails contribute to the community's economic health and present opportunities for tourist and outdoor recreation-based businesses, which can increase property values for adjoining properties, promote business development and enhancement, and assist Mancos in attracting visitors as an overnight destination.

This section is organized into four separate subsections: Parks, Recreation, Trails and Open Space. Using feedback from the 2022 Mancos Community Survey, as well as information gleaned from US Census data, the individual subsections address the goals, objectives and recommended actions to meet the needs of the current and future community. Parks

Boyle Park

The oldest Town Park is Boyle Park, It was donated to the Town by the Boyle family in 1919. Boyle Park sits on the eastern end of Town, adjacent to the downtown commercial core, and provides a venue for multiple community functions and events, including family reunions,



Section 8 - Parks, Recreation, Trails and Open Space

private parties, and Mancos Days. Since then, several improvements have been made to the park including a little league field, playground features, covered picnic shelters, landscaping and restrooms.



Boyle Park playground area

Cottonwood Park

In 1998 the Town purchased 13 acres on the west end of Town and built its first open space park. Cottonwood Park consists of a nature trail loop that runs along the perimeter of the park and adjacent to the Mancos River as it exits Town. Currently, the park is primarily used as an off-leash dog park but is also enjoyed by many members of the community in multiple ways. There is an informal gravel parking lot, off Spruce Street. Within the dog park area, there are picnic tables and bench with large cottonwood trees throughout providing shade in the summer months. The Town installed a looped crusher fines trail that is well used. There is also a section of River Trail that follow the Mancos River and provides informal access to the river. The park is bordered by the Town of Mancos Wastewater Treatment facility to the west, eight individual city lots to the north, and Spruce Street to the east. There is a pedestrian trail connection to the north that connects to Riverside Drive.



Cottonwood Park river trail

Mancos Skate Park

The Town owns and maintains a 7,500 square foot skate park on the southeast corner of Spruce and Railroad Avenues. The Skate Park was built in cooperation with community interest groups to meet the needs of local youths. The Skate Park has a number of ramps as well as a shaded seating area and landscaped gardens.



Mancos skate park

Northside Park

In 2008, a 4-acre parcel in the Creekside Subdivision was dedicated to the Town. The Creekside parcel sits along the southern bank of Chicken Creek and contains wetlands and riparian habitat. The developer of the Creekside subdivision is required to build a pedestrian pathway before the second phase of the subdivision is approved. Northside Park was constructed in 2019 and it consists of a playground, picnic shelter with picnic table, artificial turf surfacing and crusher fines trail.



Northside Park picnic canopy with playground area

Neighborhood Parks

The Town of Mancos owns and maintains several landscaped “pocket parks” or neighborhood parks, including Pioneer Park. Neighborhood parks are typically small, usually occupying no more than one lot, and contain amenities that provide repose. Pioneer Park is a 5,227 square foot park on the northeast corner of Mesa Street and Grand Avenue and is home to the Town’s old jail. Pioneer Park’s bench offers opportunity for solitude and rest on the edge of the historic downtown commercial core.

Future Parks Planning

In early 2023 the Town adopted the Parks and Trails Master Plan through a series of community engagement processes including outreach in the public schools. The resulting plan puts forth a master plan for the Town of Mancos that includes specific feasible park improvements, trail alignments, maintenance, cost estimates and phasing priorities suitable for raising funds and to support future preparation of construction plans. The plan includes a trail alignment connecting the Town’s commercial core and existing River Trail with anchoring town parks. With its ability to provide community amenities, the Town of Mancos Parks and Trails will be a very substantial investment and asset, serving residents of the Mancos area, visitors and tourists and the wider Montezuma County region. Some examples of projects included in the plan are connecting to access points on BLM and National Forest lands using Town trails, the construction of a multi-field sports complex and the development of a recreation center with a pool. Near term projects include several enhancements to Boyle Park and redesign of the skate park based on community feedback.



Boyle Park ADA accessible trail

8.1 Recreation

The Town of Mancos relies on community-based organizations to provide structured recreational activities. The Schools and non-profits offer a variety of activities through-out the year. As the Town moves forward with implementing the newly adopted Parks and Trails Master Plan with available funding, there may become a need to establish a committed Parks and Recreation Department. In the 2022 Mancos Community Survey, 88% of respondents felt that adding recreational opportunities was important over the next 10 years.

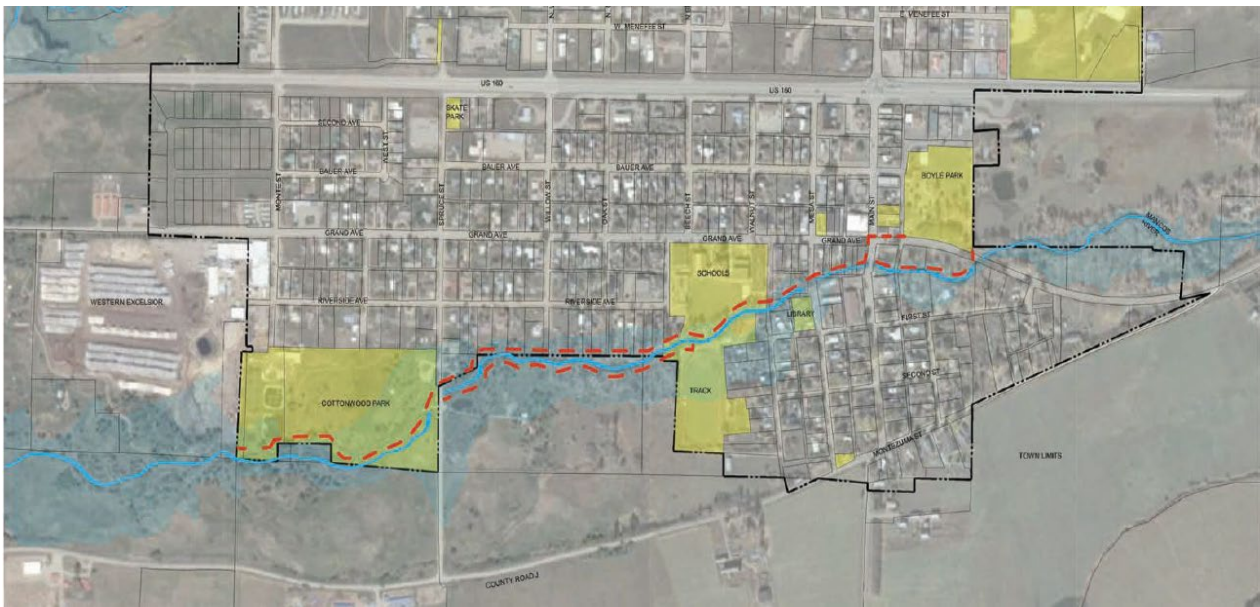
8.2 Trails

8.2.1 Regional Context, Data and Trends

For over three decades the Mancos community has discussed the need for trails. In recent years several efforts have been undertaken to create trail segments on school property and within Town parks. The Town of Mancos has adopted a comprehensive trails plan that will identify opportunities to link existing trail segments via future trails to cultural, recreational and natural assets. The resulting trails will encourage healthy modes of transportation and recreation via safe non-motorized routes, thereby increasing the overall health and safety of the community.

Despite its prime location, the Town of Mancos has no trail links to the nearby cultural, recreational and natural amenities. Regional partnerships are promising. Working with the County, Mancos is planning to be the starting point of the Trails to Mesa Verde project from the east, connecting the town to the national park, and from there connecting to the City of Cortez. This project will provide opportunities for different user groups and will promote tourism and economic development. The Mancos Trails Group, a local non-profit, has been building trails in the region, with plans to connect the Town trails to federal lands. This group has established signage for area trails in the national forest and has build a single-track trail system on BLM lands just outside of town. Friends of Chicken Creek, and local non-profit, provides trail maintenance and Nordic ski grooming on the National Forest land close to town.

The 2022 Mancos Community Survey identified that 60% of residents think focus on trail development is important in tey next 10 years. The Mancos Riverwalk is popular proposal for Town recreation projects. Upon completion, the Riverwalk Trail would follow the Mancos River as it flows through Town, connecting Boyle Park, the downtown historic district, the Man-cos Public Library, the Mancos Elementary, Middle and High Schools, and Cottonwood Park. The Riverwalk will preserve public access to the Mancos River, reduce conflict between users and residents by locating routes and access points in use-compatible areas, increase opportunities for bird watching, enhance opportunities for fishing, and provide opportunities for outdoor education. Linking neighborhoods and parks to downtown businesses will stimulate the local economy by providing recreational amenities that will attract residents and visitors to the historic business district. More work is needed with private landowners to make this a reality. Other trails proposed are to create the “Mancos Incline” trail to the top of the peak north of Chicken Creek, making safety improvements along County Road J for pedestrian and bicycle experience, and connecting the Town to the Old Airport Property once a muti-sports complex is created.



Route of proposed Mancos River Trail. Source: Town of Mancos Parks and Trails Master plan.

8.3 Open Space and Greenway Corridors

One hundred and thirty-five respondents to the 2022 Mancos Community Survey picked "protect wildlife, wetlands and river habitats" as one of their top three priorities, making open space protection the second highest priority for environmental projects. Open spaces are relatively undeveloped areas of land with natural, scenic, cultural, hydrologic, recreational or ecological value. These areas can be used to promote wildlife and vegetation biodiversity, protect rare or unique plant and animal habitats, preserve wildlife migration corridors, and protect and improve water quality. They can also provide cultural, educational and passive recreational opportunities by providing protected public access to natural habitats, waterways and cultural resources such as historic agricultural lands or archaeological sites.

Greenway corridors are open space areas that border waterways. These areas can provide critical buffers which protect wildlife habitat and public access to waterways. Additionally, if managed properly, greenway corridors can provide critical protection of water quality by allowing plants and soils to filter out harmful chemicals and nutrients as water flows from nearby private lands into watercourses. Likewise, shade from trees and shrubs adjacent to waterways lower the temperature of water and the rate of evaporation, thereby improving water quality for aquatic species and habitat downstream.

8.3.1 Regional Context, Data and Trends

The Town of Mancos has one dedicated open space natural area, the 13-acre Cottonwood Park on the southwest end of Town. Cottonwood Park is home to its namesake, the native cottonwood tree, as well as natural grasses, shrubs and a segment of the Mancos River. On Mancos' northern edge are another four acres of natural area known as Creekside that is owned by the Town. Creekside is dominated by wetlands created by the seasonal flows of Chicken Creek and is suitable for open space preservation as a greenway corridor.

Section 8 - Parks, Recreation, Trails and Open Space

The Town itself is surrounded by privately owned agricultural lands. Several properties, including the 120 acre Humiston Farm directly south of Town have conservation easements which preserve them as agricultural or natural lands in perpetuity.

8.5.10 Goals, Objectives and

PARKS

GOAL: PROVIDE CLEAN, SAFE, ACCESSIBLE PARK FACILITIES THAT ENHANCE THE HEALTH, WELL-BEING, AND NATURAL AND CULTURAL HERITAGE OF THE COMMUNITY

Objective: Continue to provide a high level of quality amenities to residents and visitors

Actions

- Continue to maintain and improve playground equipment, ball fields, landscaping and other park amenities in collaboration with Great Outdoors Colorado and other funding agencies.
- Ensure that parks are accessible to all Mancos residents and visitors by incorporating universal accessibility standards within the Town's park system.
- Incorporate a variety of park and playground amenities to meet varying physical abilities and age groups.
- Preserve and restore existing park features such as the performance pavilion, that are iconic park features for multiple Mancos generations.
- Increase the capacity of volunteers and community groups by providing opportunities for ways to increase participation in Town parks, such as landscaping classes, and memorial gardens.

8.5.11 Goals, Objectives and

RECREATION

GOAL: ENCOURAGE A HEALTHY COMMUNITY ENRICHED BY A VARIETY OF PHYSICAL AND CREATIVE ACTIVITIES

Objective: Provide a broad range of recreational activities and programs to meet the needs of Mancos' diverse community

Actions

- Collaborate with senior center, public schools, Mancos Library, community organizations and individuals to plan and implement recreational programs that meet the needs of the entire community.
- Regularly evaluate program fees and other sources of funding to make sure that they are sufficient to cover the costs of programs in order to ensure that recreation programs are available for all residents, and continue well into the future.
- Continue to provide assistance to volunteer-operated programs in order to increase volunteer participation and volunteer capacity.
- .
- Continue to coordinate and collaborate with schools, the senior center, the public library and other organizations to share facilities and increase access to programs.
- .

8.5.3 Goals, Objectives and Actions

TRAILS

GOAL: PLAN FOR A SYSTEM OF INTERCONNECTED TRAILS BETWEEN THE TOWN'S AND THE REGION'S RECREATIONAL AND CULTURAL AMENITIES

Objective: Develop a comprehensive trails plan

Actions

- Identify community and cultural assets and opportunities for trail routes between assets.
- Identify and collaborate with stakeholders in order to minimize potential conflicts between trail users.
- Solicit feedback from residents, citizens and special interests.
- Identify options and cost estimates for attaining permanent public access to route scenarios.
- Develop conceptual design and engineering elements and estimate construction costs for route scenarios.
- Prepare wildlife, environmental and archaeological studies per route scenario.
- Research potential funding resources and partnerships for plan implementation.
- Develop maps of preferred and alternate trail route scenarios and trail heads.
- Plan for phasing for acquisition and construction of preferred trail routes.
- Inventory private and public property, and existing easements and covenants along preferred trail routes.
- Develop preliminary cost estimates for access, construction and maintenance for preferred route scenarios.
- Consider revising the land use code to require trail easements as a condition to any development approval on properties adjacent to water bodies.

8.5.4 Goals, Objectives and Actions

OPEN SPACE

GOAL: PROTECT REGIONAL BIODIVERSITY IN PERPETUITY

Objective: Preserve native vegetation and wildlife habitat

Actions

- Conduct riparian and wetland habitat studies that inventory lands critical to sustaining regional wildlife.
- Promote the conservation of critical wildlife habitat through permanent measures such as conservation easements.
- .
- Revise the Land Use Code to include wetland preservation overlay zones.
- Revise the Land Use Code to include riparian preservation overlay zones.
- Develop an open space plan that identifies open spaces, greenway corridors and agricultural lands with value to the community and recommends strategies for conservation, such as purchasing development rights and fee simple acquisition.



9.1 Regional Context, Data and Trends

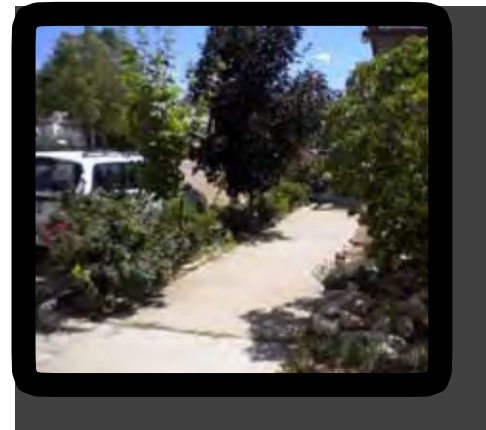
The Town of Mancos is located in Montezuma County in southwest Colorado. The Department of Local Affairs' State Demographer's Office estimates that the population of Montezuma County in 2010 is 25,676, of which 1,336 are Mancos residents. An additional 3,600 residents of the Mancos River Valley are served by Mancos Public Schools and the Mancos Fire Protection District. The Town of Mancos is the service center for approximately 5,000 area residents, in addition to the 700,000 estimated annual visitors to the neighboring Mesa Verde National Park whose entrance is just seven miles away.



Mancos is located on the San Juan Skyway, a national scenic byway and one of only 31 highways designated All-American Roads. The Skyway is a 233 mile loop that connects some of the country's most ancient cultural assets to some of the world's most spectacular views. The Town of Mancos is located at the southern edge of the Skyway, halfway between the Towns of Cortez and Durango.



The major highway access to and from the area is U.S. 160, that runs east-west from Poplar Bluff, Missouri to Tuba City, Arizona. State Highway 184 is the principal north-south arterial beginning in Mancos and extending 18 miles north and west to the Town of Dolores. Mancos is also served by the Cortez Regional Airport, 21 miles to the west, and the La Plata County Airport, located 40 miles to the east. The nearest international airport is in Albuquerque, NM, 250 miles to the south.



The principal east-west collector road is the Mancos Highway 160 Business Loop/Grand Avenue. This alignment was part of the original Highway 160 alignment until CDOT constructed a bypass several blocks to the north, along the old Rio Grande Southern right-of-way. Boyle Park, two blocks of downtown commercial and the Mancos Public Schools line Grand Avenue. The remainder of the street's in-town frontage is residential or lodging.

The US 160 Bypass serves as the principal east-west arterial road. There are four two-way intersections and two four-way intersections between the highway and local north-south oriented Town streets. One stoplight regulates traffic at the intersection of US 160 and Co. 184/Main Street. CDOT 2009 average daily traffic counts on U.S. Highway 160 and the Business Loop intersections are as follows:

- Junction of 160/184 : 3,800
- Junction of State Highway 184 and Jackson Lake Road: 2,300
- Junction of 160 and west Business Loop: 5,400
- Junction of 160 and east business Loop: 6,600
- Business Loop and School: 1,800



Most of Mancos is laid out in a grid pattern. The traditional grid pattern facilitates the safe movement of vehicles and pedestrians. The Town's grid is bisected by US Highway 160. Recent growth trends in the Town indicate that children regularly cross U.S. 160 at Main Street in order to get to school, downtown, the Mancos Public Library and the Town parks. Though the intersection has been signalized, the crossing still poses a safety issue and is pedestrian unfriendly.

As pressure on the Mancos's transportation infrastructure continues to grow, it will be prudent for the Town to pursue transportation studies and create a master transportation plan. Growth outside of Town boundaries will require re-evaluation of land development policies, particularly in the three mile planning area, as provided under Colorado Revised Statutes (C.R.S. 31-12-105(e)). The Town intends to work in collaboration with the County in order to mitigate potential impacts from future developments on transportation infrastructure and existing land uses.

9.2 Transportation and Sense of Place

9.2.1 Alternative Modes of Transportation

The compact nature of the Town adds to the viability of a pedestrian lifestyle for its residents. Homes are no more than a short 15 minute walk from schools, retailers, restaurants and businesses. For goods and services not provided by businesses within the Town residents need to make vehicle trips to larger near-by communities such as Durango, Farmington and Cortez. In order to maintain a diverse community, multiple means of public transit need to be available to meet the needs of those without vehicle access, such as children, the elderly, tourists and commuters.

9.2.2 Entry Features

Entry features at major access points along U.S. Highway 160 and State Highway 184 should convey Mancos' character in order to create a first impression and convey a sense of arrival. Gateways can also reduce traffic speeds by distinguishing dense communities from rural open spaces. Entry features usually contain landscaping, public art, traffic calming devices or signage consistent with the community's sense of place. Currently, there are two signs on either end of Town welcoming Highway 160 travelers to the Mancos Valley.



9.3.68 Goals, Objectives and

DOWNTOWN

GOAL: CREATE A VIBRANT DOWNTOWN THAT IS THE CENTER FOR CULTURAL, ECONOMIC AND CIVIC LIFE IN THE VALLEY

Constraints and Issues

- Lack of visibility from the Highway.
- Lack of safe pedestrian crossings between North Mancos and downtown.

Objective: Provide safe and inviting downtown streetscape

Actions

- Consider constructing pedestrian devices such as refuge islands and curb extensions to ease crossing distances on Main and Highway 160.
- Consider bulb-outs on Grand Avenue to ease crossing and improve pedestrian visibility.
- Plan for special event parking sites.
- Design Main Street and Grand Avenue improvements as a traditional “Main Street” characterized by low speed designs that accommodate both vehicular and pedestrian movement.

9.3.69 Goals, Objectives and

GATEWAYS

GOAL: ESTABLISH WELCOMING ENTRANCES THAT CONVEY THE SENSE OF ARRIVAL AT A UNIQUE COMMUNITY

Constraints and Issues

- Unattractive entry points.

Objective: Create visually interesting entrance features that enhance Mancos' aesthetics and force traffic to slow down

Actions

- Include pedestrian and bicycle refuge islands within the proposed entry features.
- Work with CDOT to design and construct clearly delineated entry features at the three entry points to the Town on US Highway 160 and State Highway 184.
- Collaborate with the local art community to design entry features that convey Mancos' western small-town character.

9.3.70 Goals, Objectives and

MULTIMODAL TRANSPORTATION

GOAL: PROVIDE A SAFE AND HEALTHY TRANSPORTATION SYSTEM FOR ALL RESIDENTS AND VISITORS

Constraints and Issues

- Non-motorized transportation routes are needed and desired by the Town.
- No signalized crossing near schools.
- Heavy traffic on Grand Avenue.
- No streetscaping to identify area as school crossing.
- Pedestrian jay-walking issues.
- No sidewalks or pedestrian designated routes.
- Poor pedestrian connectivity.

Objective: Encourage alternative transportation methods

Actions

- Improve sidewalks and street crossings on Main, Highway 160, Grand and Bauer for accessibility, safety and pedestrian comfort.
- Add bump outs at school crossings and downtown.
- Improve existing sidewalks and build new sidewalks in residential neighborhoods.
- Construct Creekside Nature Trail.
- Develop conceptual plans for Riverwalk Trail.
- Require bicycle lanes on new arterial and collector roads.
- Put bicycle racks near popular destinations.

9.3.71 Goals, Objectives and

HIGHWAY 160 CORRIDOR

**GOAL: A COMMUNITY THAT IS
CONNECTED, RATHER THAN
DIVIDED BY ROADS**

Constraints and Issues

- Dead ends along Railroad Avenue and 160 Frontage are substandard for emergency vehicle access.
- Blight conditions on Railroad Avenue and 160 Frontage due to weeds, inadequate blockades, poor circulation, lack of sidewalks and paths, and lack of stormwater drainage.

**Objective: Collaborate with CDOT to improve safety
and aesthetics along Highway 160**

Actions

- Improve Highway 160 and Main intersection to increase comfort and safety for pedestrians, disabled and cyclists.
- Improve frontage road and highway separation.
- Reduce eastbound turning cue and replace with island refuges designed to accommodate pedestrians and disabled.
- Install traffic calming devices to encourage speed reduction.
- Construct sidewalks that continue from 160 and Main intersection along frontages.
- Construct sidewalks on 184 north of 160.
- Investigate possibilities for planning and financing the construction of pedestrian overpass or underpass across highway.
- Revise building standards and guidelines in Land Use Code for the highway business zone district in order to extend the characteristics of the historic downtown commercial core to the highway.

9.3.72 Goals, Objectives and

FUTURE STREETS

**GOAL: A COMMUNITY
THAT PRESERVES ITS
WESTERN SMALL TOWN
CHARACTER AS IT
GROWS**

Constraints and Issues

- Additional growth in and around the Town will likely impact the traffic circulation, and possibly the economic viability of the community.

Objective: Ensure that future streets connect to the Town's existing streets and are safe, aesthetically pleasing and multi-modal

Actions

- Develop a future streets plan that extends the existing street pattern where feasible.
- Revise street standards to include designated bicycle lanes on future paved streets.
- Revise street standards to include vegetated buffers in-between curbs and sidewalks.
- Revise street design standards to discourage dead end streets in order to promote connectivity between old and new development, and allow for improved emergency vehicle access.
- Revise street design standards to discourage traditional cul-de-sacs, and when necessary, allow alternative turnarounds such as hammer-heads or Ts.
- Revise street design standards to encourage pedestrian safety by requiring devices such as curb extensions, and raised crosswalks.
- Regularly review and update street design standards in the "Standards and Specifications for Design and Construction of Public Improvements" to include best management practices for storm water management and multimodal streets.