

Arena Labs, LLC General Development Narrative

Project Description

Pagosa West is a residential and mixed-use commercial development located in Pagosa Springs, situated on a +/- 100-acre site along the south frontage of US Highway 160, between South Pagosa Blvd and Pinon Causeway (see Context and Vicinity Map exhibit).

General Development Information

(i) Discuss general design rationale and how the development is connected/integrated with surrounding land uses, how it responds to site features/constraints and whether the plan is consistent with development standards and design guidelines per Article 5, Article 6 and Article 7 of the LUDC;

Pagosa West will be developed in phases, with the first phase including workforce housing apartments and a service station. These items are included in the narrative, along with future planned development concepts, to understand how the balance of the neighborhood could be developed. Future development is subject to utility availability timelines.

Pagosa West utilizes the existing zoning categories of Mixed-Use Corridor (MU-C), Mixed-Use Town Center (MU-TC), and Mixed-Use Residential (MU-R) to help meet pressing community workforce housing needs, preserve open space and create recreational amenities, and activate business uses.

The development aligns with and complements nearby commercial centers. An interconnected pedestrian network, including sidewalks, paths, and trails, links homes to public open spaces, as well as the existing and proposed 'Town to Lakes Trail' system.

The interaction between vehicles on the highway and the development has been carefully considered and is in compliance with CDOT guidelines. The development's main spine road, named Pagosa West Blvd, effectively distributes vehicle traffic through controlled points, utilizing shared common ingress/egress easements to minimize conflicting traffic patterns.

The proposed design concept—emphasizing mixed-use and diversity—is consistent with the Town Land Use Plan and the guidelines outlined in the Town's Comprehensive Plan (please refer to the attached Zoning Map Exhibit).

Pagosa West representatives have engaged with neighboring businesses and residential areas to listen to their concerns and desires. Feedback from these discussions has been incorporated into the development strategy while fully complying with existing zoning and land entitlements.

Mixed-Use Residential (MU-R) - (+/- 52 acres net)

The first phase of development at Pagosa West will feature workforce housing apartments. These rental apartments will complement existing residential in the area and be in compliance with the Mixed-Use Residential zoning. These apartments will directly address the critical workforce housing need in the community.

Mixed-Use Town Center (MU-TC) / Mixed-Use Corridor (MU-C) - (+/- 42 acres net)

The commercial-zoned lots are strategically located along the entire highway frontage, functioning in unison with the existing commercial developments to the east, west, and across the highway, creating a larger contextual corridor of commercial activity. The Town Center Zoning District is at the heart of the Pagosa West development, featuring a large open space 'Town Center Plaza' surrounded by hotels, restaurants, retail, office, and other service users. In future phases, Pagosa West will submit for approval of the intended uses for these areas as the demand grows in uptown area.

The Town Center Plaza will serve as a recognizable destination point, with thoughtful design elements establishing the character of the entire development. Features such as appropriate architecture, landscaping, sidewalks, cafes, courtyards, porches, and balconies will create a vibrant space that encourages daily interaction and public life. The plaza is envisioned to host community events, such as music performances, art festivals, and farmers' markets.

The development will include ample parking, exceeding code minimums, and will be sensitively distributed across multiple smaller parking areas to minimize large centralized parking lots. The abundant parking will also provide areas for snow storage in winter and accommodate the larger parking needs during the summer tourism season.

(ii) An analysis of the traffic count that may be generated by the subdivision and the proposed methods of mitigation of any impacts on the existing transportation infrastructure;

An in-depth traffic study was completed of the original, high-density master plan to model out maximum use and appropriate phasing. The recommendations are outlined in Section 11 of the Traffic Impact Study. In the short term (approximately through

2029), there are minimal to no traffic improvements required to support the first phase of development at Pagosa West (as the existing traffic conditions are sufficient). As we approach the mid-term (9-10 years), additional improvements are recommended in the report, subject to road construction segmentation and traffic counts. Future development phases are dependent on the availability of utilities. Road improvements take into consideration in-place access control plans completed in late 2010 (3 total access points into Pagosa West), which are on file with both the Town of Pagosa Springs and CDOT.

(iii) An estimate of the impacts on services and amenities including; fire protection, recreational facilities, schools and police protection;

The surrounding area is already served by the Pagosa Fire Protection District, Pagosa Springs Police Department, Town of Pagosa Springs Parks and Recreation, and Archuleta School District #50JT. Pagosa West will be built out in multiple phases over at least 15 years. Commercial users will generate sales tax revenue and residential development will generate property tax revenue for the community. The proposed development fits into the existing zoning uses of the property.

(iv) Water supply information including the number of water taps and the estimated amount of water needed to serve the development;

We are seeking water service from PAWSD and an application was submitted in 2024. The water model as required by PAWSD shall be completed upon approval of the sketch plan.

(v) Sewage disposal information including the type of collection system and the estimated amount of waste generated; and

We are seeking sewer service from PAWSD and an application was submitted in 2024.

(vi) A description identifying the relationship between the proposal and the Town Land Use Plan and/or the [Comprehensive Plan](#).

The proposed design and development at Pagosa West is consistent with the Town's Land Use Plan and addresses several priorities outlined in the Comprehensive Plan (outlined in detail below).

Environment and Energy -

- *Goal N-1 - Protect and conserve water resources, water quality, the San Juan River corridor, streams, lakes, wetlands, and geothermal resources.*

The project will protect and conserve jurisdictional wetlands on the property. Specific wetland and drainage areas will be preserved and serve as critical wildlife open spaces. Property landscaping will prioritize the use of drought-tolerant, low-water-use plants for landscaping.

- *Goal N-3 - Preserve, restore, and enhance natural habitats, forests, and open spaces.*

The developer completed a tree study of the entire property and revised the master plan to protect as many trees (especially mature trees) as possible. As development progresses, tree preservation will remain a priority, with a proposed requirement to replace any removed tree with at least two new trees in a dedicated tree sanctuary.

- *Goal N-4 - Maintain the scenic beauty of the natural environment.*

The developer has prioritized generous setbacks to existing developments and either meets or exceeds these requirements. The developer is also ensuring that exterior lighting meets or exceeds requirements to prevent light trespass and minimize light pollution to adjacent properties.

- *Goal N-7 - Reduce the community's contribution to climate change and prepare for a future that is adapted to a changing climate.*

The developer is incorporating energy-efficient practices into building design. In the first phase of development, the workforce apartments will feature Energy Star-rated appliances and aim to meet or exceed the National Green Building Standards - Bronze.

Housing

- *Goal H-2 - With Archuleta County, collaborate to create an environment that supports affordable housing development and home buying through resource allocation, LUDC amendments, and policy.*

The proposed workforce housing apartments offer a solution to critical workforce housing challenges faced by local employers in Pagosa Springs and Archuleta

County. The up to 88 apartment units will be constructed for individuals earning between 60-140% of the area median income.

- *Goal H-3 - Apply housing strategies and practices to ensure high quality housing for all Pagosa Springs area families, households and employees with a mix of dwelling and unit types that meet the needs of residents of different income levels.*

The proposed development leverages existing zoning (MU-R, Mixed Use Residential) to bring needed workforce housing apartments to the community. The apartments will be built using energy-efficient and green building techniques to reduce household energy consumption and utility bills, ensuring long-term affordability in new housing units. The Town applied for and was awarded nearly \$2 million in grant funding through the Colorado Department of Local Affairs to support the development of public infrastructure near the proposed workforce housing site. Additionally, the workforce housing proposed location provides an opportunity for families to live and work uptown and avoids isolating workforce housing to certain areas of town. The proposed housing is located in close proximity to existing or planned infrastructure, services, intermodal transit connections, trails and employment and provides appropriate amenities for housing, such as adequate storage area for sports and outdoor equipment, trail connectivity and public transit connectivity.

Transportation and Mobility

- *Goal T-1 - Create high-quality, convenient, and safe connections for pedestrians and bicyclists. The Town aims to provide a variety of opportunities to both residents and visitors for recreation and transportation.*

The developer is including a multi-modal transit stop adjacent to the workforce housing apartments. This will offer connectivity with local transit routes. The transit stop will include bike racks for bicyclists. Additionally, Pagosa West will offer connectivity on the north end of the property to the Town to Pagosa Lakes Trail. The developers supported the Town of Pagosa Springs in the form of a letter of support for their federal grant application in early 2025, seeking funding to complete the connection of the Town to Pagosa Lakes Trail. Additionally, the development will feature sidewalks, recreational areas, and trails for community use. Lastly, traffic calming measures on interior roads will be implemented to improve safety and encourage walking. The Developer is proposing narrow streets and posted speed limits to reduce the volume and speed of vehicles and

make the space more hospitable to all street users, including pedestrians and cyclists. The development will include separate (narrower) sidewalks for walking and wider sidewalks for bikes, ebikes, etc. Pagosa West Boulevard is designed with curves to slow traffic and to take advantage of view corridors that enhance the drivers experience in viewing tree sanctuaries created within the development as well as other natural features within the site.

- *Goal T-3 - Invest in a quality transit system that connects important local and regional destinations for both residents and visitors. In providing viable transit options, Pagosa Springs will address how to move people throughout the Town and to neighboring jurisdictions and amenities. As Pagosa Springs continues to grow as a resort community, creating non-automobile dependent destinations will alleviate transportation issues that arise during peak tourist seasons.*

The developer is incorporating a multi-modal transit stop as part of the workforce housing apartments. The goal is to have local and regional connectivity for area residents and a viable commuting option for workers.

Land Use

- *Goal LU-4 - New development shall complement existing residential, commercial and other development and shall incorporate principles of livable and sustainable design including green spaces, walkable and bikeable environments, sensible connections to existing development and other desired amenities.*

Pagosa West will complement existing development by placing the residential area next to the existing residential neighborhood and the commercial development along Highway 160. The development will include recreational areas and trails, along with pedestrian and bicyclist connectivity via the Town to Pagosa Lakes Trail. The workforce apartments will feature energy-efficient design and seek to meet or exceed the National Green Building Standards - Bronze.

- *Goal LU-8 - Town's existing neighborhoods will continue to thrive.*

Pagosa West will provide significant infrastructure upgrades to uptown Pagosa Springs, specifically water, sewer, electric, and broadband internet. This will benefit not only the Pagosa West development but the surrounding area.

Economic Vitality

Goal E-1 - Help retain and expand existing local businesses.

In meeting with a number of local businesses and community representatives, the developer understands how critical workforce housing is to retaining and expanding local business and public organizations. By offering workforce apartment rentals as part of the first phase of development, the developer is directly contributing to the solution and helping to catalyze economic development in the region. Additionally, the commercial areas will offer opportunities for local businesses to expand, pending future availability of utilities.

Goal E-2 - Support new businesses that complement the distinct character and community values of Pagosa Springs and Archuleta County.

The commercial area will include a combination of essential services for local residents as well as businesses that meet the needs of both locals and tourists (subject to future availability of utilities).

Goal E-4 - Create an economically-resilient community by supporting and attracting economically diverse, year-round businesses and industries that sustain the local economy and level out seasonal and boom and bust fluctuations.

The commercial area will include businesses that are compatible with industries and businesses in Pagosa Springs.

Infrastructure and Government

Goal I-1

Ensure there is adequate infrastructure to support existing, zoned and planned development in the area working with Archuleta County, PAWSD, the FPD, CDOT, the USJHSD and other applicable agencies.

The developer intends to bring broadband internet access to the development, which will activate broadband for the area. By building the necessary infrastructure to support the development, the adjacent neighborhoods and uptown Pagosa Springs will benefit from the upgraded water, sewer, electrical, and internet. Pagosa West will provide safe

non-motorized connection between downtown and uptown via the north end of the property which will connect to the Town to Pagosa Lakes Trail. The development will offer a multi-modal transit stop along with local and regional connectivity.

Beyond helping to meet several stated goals within the Town's Comprehensive Plan, Pagosa West will also bring solutions to recommendations outlined in the Smart Growth America report, which was adopted by the Town Council in 2017. Specifically, Pagosa West will -

- Help to create a sense of place in uptown;*
- Assist in marketing town amenities and lifestyle to bring new businesses, residents, and visitors to town;*
- Invest in broadband internet access to support current residents and businesses and to attract new businesses; and*
- Increase affordable housing connected to downtown (along with complementary services required to meet daily needs).*

We appreciate the Town of Pagosa Springs' consideration of our sketch plan submittal.