

## **Project Description**

*Pagosa West is a residential and mixed-use commercial development located in Pagosa Springs, Colorado, 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 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.*

*Pagosa West will be developed in phases, with the first phase including workforce housing apartments and a convenience store and 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.*

*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. From these discussions, the Applicant made changes to the masterplan, which include moving the apartments further away from the residential neighborhood to the south, reducing the phase I apartments from 88 to 44 units, adding additional open space, reshaping the interior roads to avoid mature Ponderosa Pine outcroppings, and preserving and enhancing natural habitats, particularly along the natural drainage areas.*

***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 the uptown neighborhood.*

*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. Gross project trips were estimated for 2045 assuming full buildout of Pagosa West in the next 20 years -

AM (vph)			PM (vph)			Weekday (vpd)		
In	Out	Total	In	Out	Total	In	Out	Total
880	712	1,592	904	1,034	1,938	10,477	10,478	20,955

In the short term, 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, 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.

It is important to note that the mid-term and long-term possible improvements noted below are based on the maximum potential density.

Intersection	Timing	Recommended Action	Reason
US Highway 160 and Pagosa Blvd	n/a	Maintain the existing intersection configuration and signal operations.	It provides acceptable traffic operations in all analysis conditions.
	Near-term	Extend the SB left turn deceleration lane to Navajo Trail Dr. Also consider converting the existing driveways on the east and west side of Pagosa Blvd to right-in/right-out configuration.	Accommodate longer vehicle queue.
	Mid-term	Extend the SB right turn deceleration lane by 95-ft. This could also be done with the short-term improvements as one overall effort on this leg.	Accommodate longer vehicle queue.
	Mid-term	Extend the NB left turn	Accommodate

		<i>deceleration lane by 105-ft.</i>	<i>longer vehicle queue.</i>
	<i>Long-term</i>	<i>Extend the EB left turn deceleration lane by 55-ft (restriping).</i>	<i>Accommodate longer vehicle queue.</i>

(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 several decades. 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. Phase 1 intends to utilize existing PAWSD water and sewer systems. The Applicant intends to upgrade utilities as required in future phases.*

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

*We previously submitted detailed water demand information to PAWSD for their application process. The expected number of water taps needed based on the conceptual plan is 29 commercial/multi-family taps and 150 single family residential unit taps. For the estimated amount of water needed based on the conceptual plan, we expect approximately 58,420 gallons per day (once the development is fully built out in at least 20 years).*

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

*We anticipate a large majority of the site can be served by gravity sewer consisting of SDR-35 PVC main lines with a minimum size of 8" with manholes spaced per PAWSD standards. Service lines (4" min dia) will be used to connect each building to the sewer mains. A portion of the site on the northeast corner may require grinder pumps or low pressure sewer due to grade constraints. This is the red-dashed area that is shown in the Sanitary Sewer Exhibit. There are multiple sanitary sewer lines located within the property boundary. We intend to utilize and preserve as many of these as is possible and will design around them and provide appropriate easements where none exist.*

*As far as the estimated amount of waste generated based on the conceptual plan, we expect approximately 61,722 gallons per day (once the development is fully built out).*

(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 proposing a multi-modal transit stop near the workforce housing apartments. This will offer connectivity with local transit routes. The transit stop will include bike racks for bicyclists. 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.*

### **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. Additionally, the development intends to deliver new hotel units for short term visitors who frequent the area.*

### **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.*

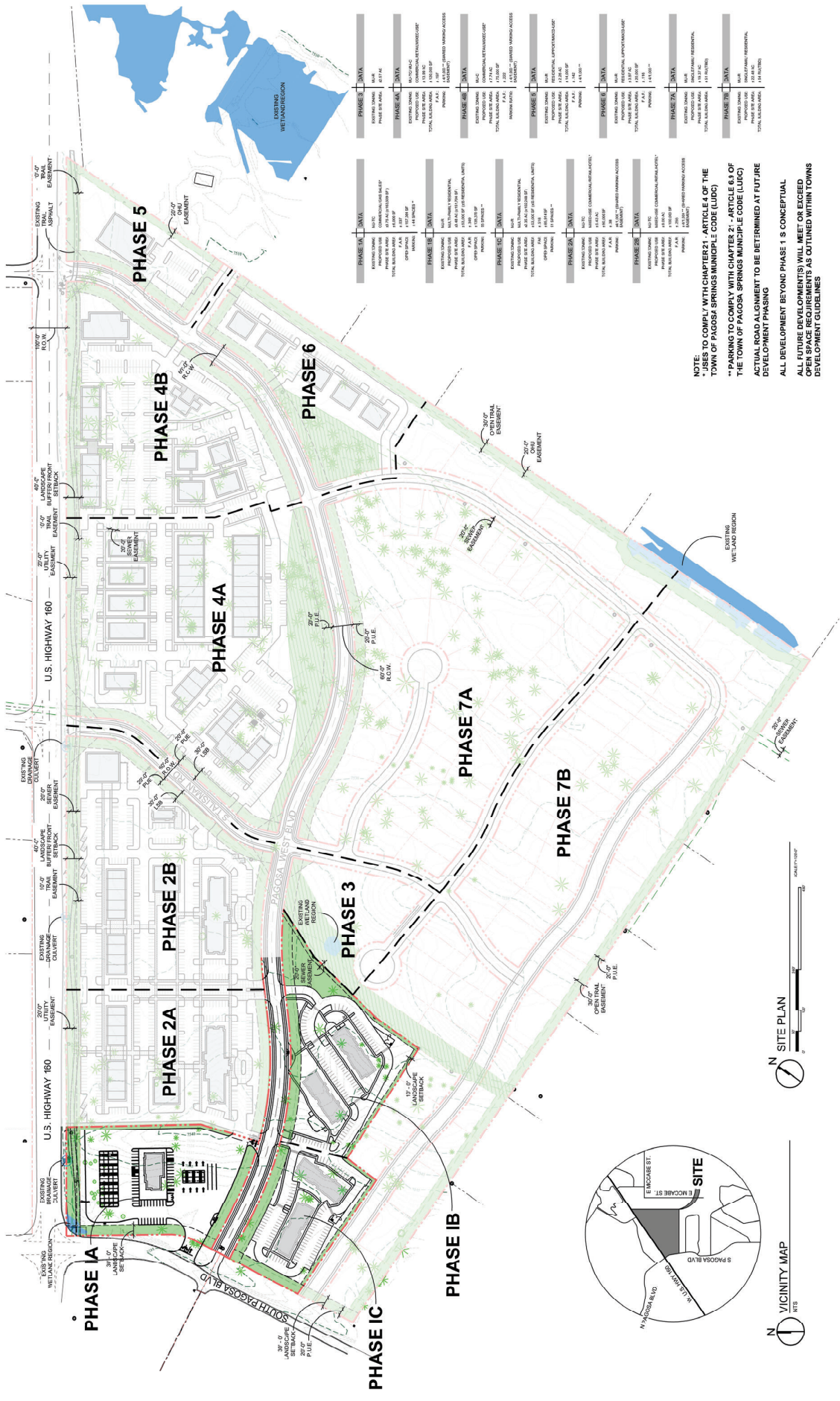
*The developer intends to bring broadband internet access to the development, which will activate broadband for the area. By building the necessary infrastructure to support the development, the adjacent neighborhoods and uptown Pagosa Springs will benefit from the upgraded water, sewer, electrical,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

**Additional Info**

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



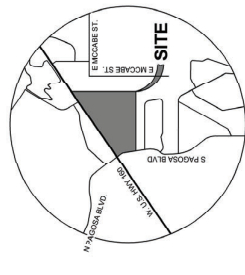
PHASE 1A	PHASE 1B	PHASE 1C	PHASE 2A	PHASE 2B	PHASE 2C	PHASE 3	PHASE 4A	PHASE 4B	PHASE 5	PHASE 6	PHASE 7A	PHASE 7B
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NOTE: \* USES TO COMPLY WITH CHAPTER 21, ARTICLE 4 OF THE TOWN OF PACOGA SPRINGS MUNICIPAL CODE (LUCC)

\*\* PARKING TO COMPLY WITH CHAPTER 21, ARTICLE 6.4 OF THE TOWN OF PACOGA SPRINGS MUNICIPAL CODE (LUCC)

ACTUAL ROAD ALIGNMENT TO BE DETERMINED AT FUTURE DEVELOPMENT PHASING

ALL DEVELOPMENT BEYOND PHASE 1 & CONCEPTUAL ALL FUTURE DEVELOPMENT(S) WILL MEET OR EXCEED OPEN SPACE REQUIREMENTS AS OUTLINED WITHIN TOWNS DEVELOPMENT GUIDELINES





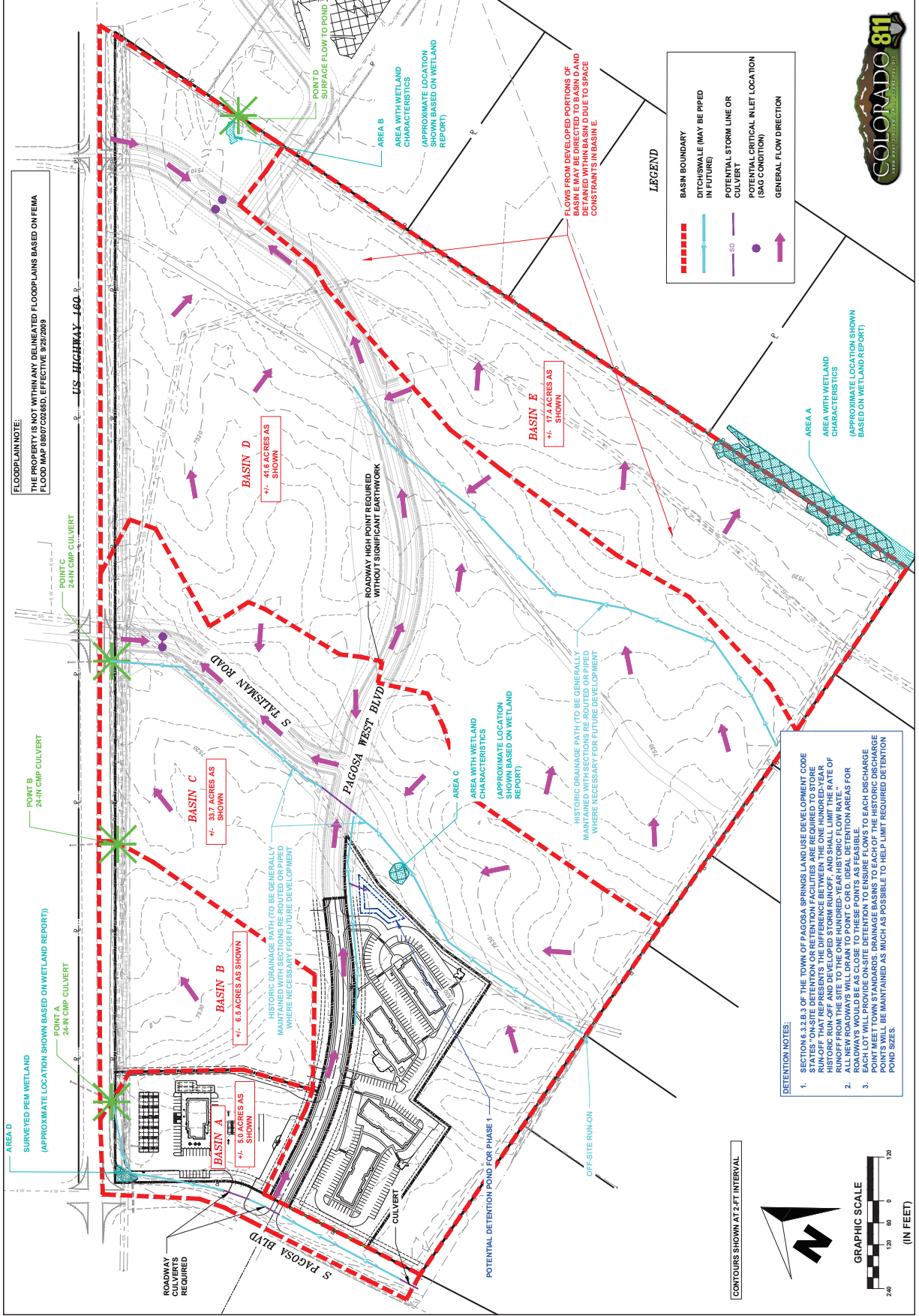


REVISIONS:

#	DATE	DESCRIPTION	SHEET

DATE: 04/06/2025  
 DRAWN BY: HR  
 CHECKED BY: SP

**EXHIBIT**



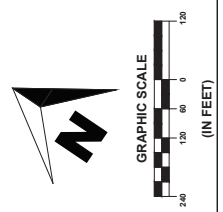
**FLOODPLAIN NOTE:**  
 THE PROPERTY IS NOT WITHIN ANY DELINEATED FLOODPLAINS BASED ON FEMA FLOOD MAP 080702065D, EFFECTIVE 9/25/2009

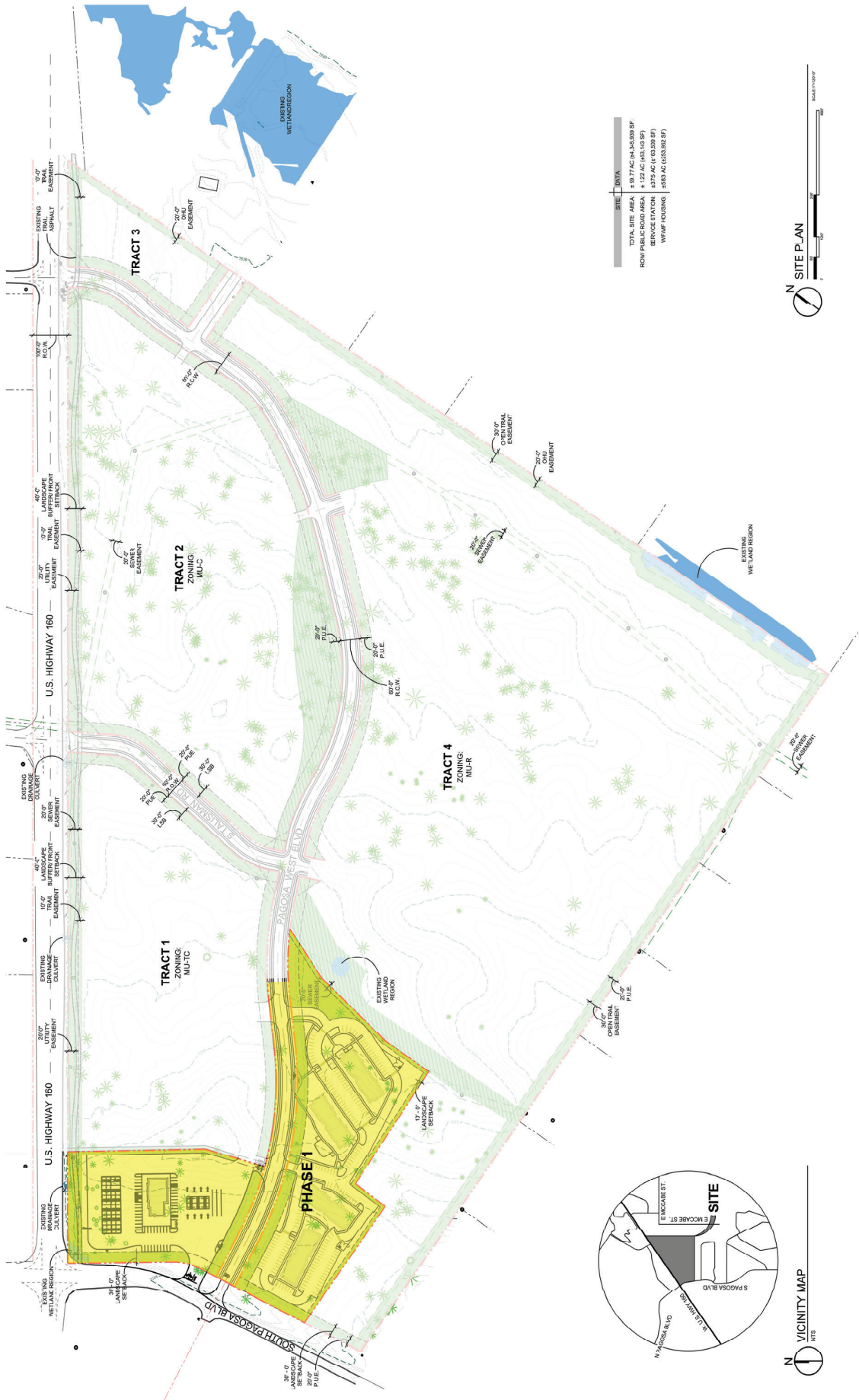
**LEGEND**

- BASIN BOUNDARY (Red dashed line)
- DITCH/CHANNEL (MAY BE PIPED IN FUTURE) (Blue line)
- POTENTIAL STORM LINE OR CULVERT (Purple line)
- POTENTIAL CRITICAL INLET LOCATION (SAG CONDITION) (Purple dot)
- GENERAL FLOW DIRECTION (Purple arrow)

- DETECTION NOTES:**
- SECTION 6.3.2.B.3 OF THE TOWN OF PAGOSA SPRINGS LAND USE DEVELOPMENT CODE STATES "ON-SITE DETENTION OR RETENTION FACILITIES ARE REQUIRED TO STORE RUNOFF FROM THE SITE TO THE ONE HUNDRED-YEAR HISTORIC FLOW RATE. HISTORIC RUN-OFF AND DEVELOPED STORM RUNOFF SHALL LIMIT THE RATE OF RUNOFF FROM THE SITE TO THE ONE HUNDRED-YEAR HISTORIC FLOW RATE."
  - ALL NEW ROADWAYS WILL DRAIN TO POINT C OR D. IDEAL DETENTION AREAS FOR EACH LOT WILL PROVIDE ON-SITE DETENTION TO ENSURE FLOWS TO EACH DISCHARGE POINT MEET TOWN STANDARDS. DRAINAGE BASINS TO EACH OF THE HISTORIC DISCHARGE POINTS WILL BE MAINTAINED AS MUCH AS POSSIBLE TO HELP LIMIT REQUIRED DETENTION POND SIZES.

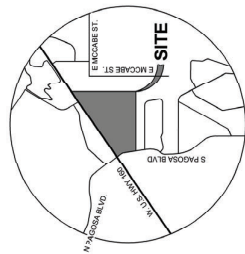
CONTOURS SHOWN AT 2-FT INTERVAL





**SITE DATA**


TOTAL SITE AREA	± 93.77 AC (4,345,898 SF)
ROW PUBLIC ROAD AREA	± 1.22 AC (53,143 SF)
SERVICE STATION	± 3.75 AC (163,500 SF)
WATER FOOTINGS	± 583 AC (25,392 SF)





1 OF 1 SHEET

**PST ENGINEERING, LLC**  
 2615 MAIN AVE. SUITE 209  
 DURANGO, CO 81301  
 970-403-5492



**ENGINEERING**

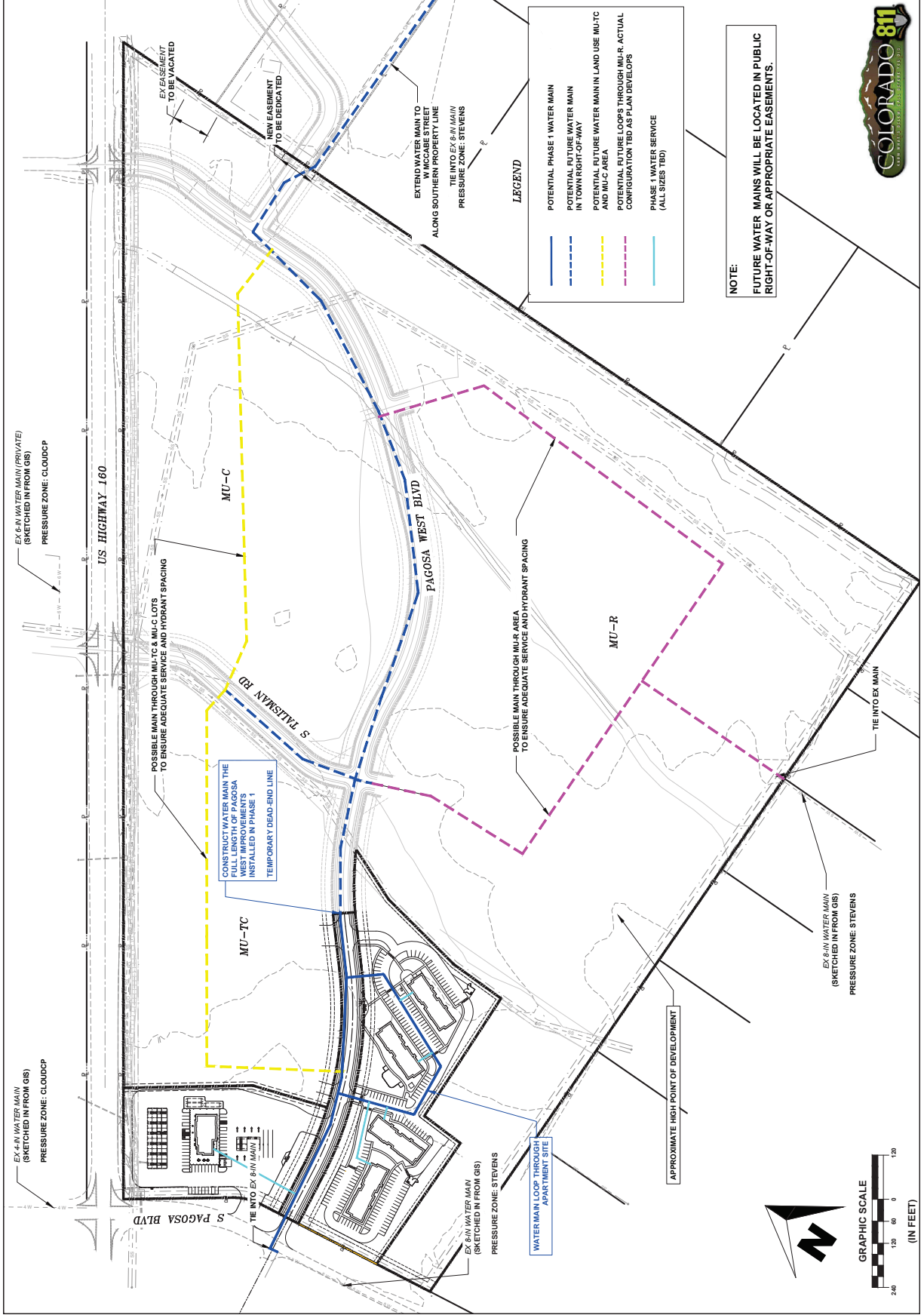
**PAGOSA WEST MASTER PLANNING, CO 81147**  
**CONCEPTUAL WATER ANALYSIS**

REVISIONS:

#	DATE	DESCRIPTION

DATE: 04/09/2026  
 DRAWN BY: HR  
 CHECKED BY: SP

**EXHIBIT**



PST ENGINEERING, LLC  
 2616 MAIN AVE. SUITE 209  
 DURANGO, CO 81301  
 970-403-5492



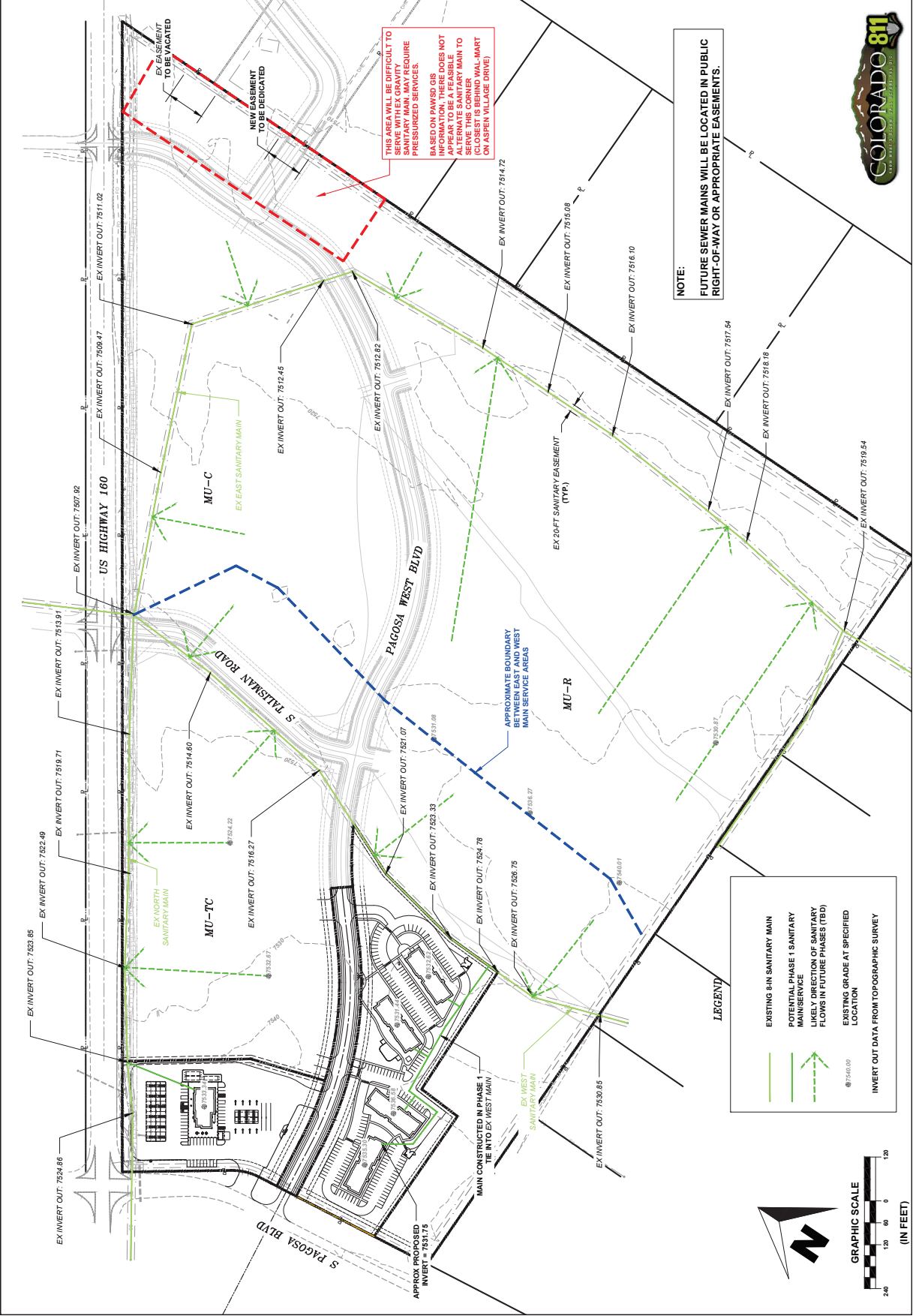
PAGOSA WEST  
 MASTER PLANNING,  
 CO 8147  
 CONCEPTUAL SANITARY  
 SEWER ANALYSIS

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**EXHIBIT**



THIS AREA WILL BE DIFFICULT TO VACATE AS IT IS AN EASEMENT TO AN EXISTING SANITARY MAIN. SANITARY MAIN MAY REQUIRE PRESSURIZED SERVICES. BASED ON PASTS OR INFORMATION, THERE DOES NOT APPEAR TO BE A FEASIBLE ALTERNATE SANITARY MAIN TO (CLOSEST IS BEHIND WAL-MART ON ASPEN VILLAGE DRIVE)

NOTE:  
 FUTURE SEWER MAINS WILL BE LOCATED IN PUBLIC RIGHT-OF-WAY OR APPROPRIATE EASEMENTS.

**LEGEND**

- EXISTING 8-IN SANITARY MAIN
- POTENTIAL PHASE 1 SANITARY MAIN/SERVICE
- LIKELY DIRECTION OF SANITARY FLOWS IN FUTURE PHASES (TB/D)
- EXISTING GRADE AT SPECIFIED LOCATION
- INVERT OUT DATA FROM TOPOGRAPHIC SURVEY

