

Current Residential Projects in Review (June 23, 2022)

ADDRESS	PROJECT NAME	CONSTRUCTION TYPE	STATUS					NOTES ON STATUS	AFFORDABILITY & PRICING INFORMATION*	Pricing Scale*			# OF UNITS	
			Initial Contact	Design in Development	Plans Review/MTgs Scheduled	Approved	Under Construction			Built	Affordable**	Attainable/Workforce***		Market Rate*
TBD Pioneer Ave	Aspen Pointe Townhomes (Three Springs)	Townhomes					X		Under Construction	Market rate townhomes.			X	12
800 N. Camino Del Rio	River Roost Apts (Downtown Durango Inn)	Hotel conversion to apartments					X		Bldg Permits issued for 52 units in Bldg A. Three more buildings will receive permits at later date.	Market rate rentals.		X		141
157 Rosemary Lane	Rosemary Lane	Single-family and ADUs					X		Infrastructure going in.	Market rate ownership, subject to Fair Share.			X	16
Cummins property at the intersection of Florida Road and Colorado Avenue	Florida Road Mixed Housing (Cummins)	SF and Townhome mix					X		Preliminary Plan approved, waiting for Final Plan submittal.	Mixed. Some market rate ownership and discussions active about how to get some units with deed qualifications.		X	X	38
150 E. 33rd Street	Animas City Park Overlook Townhomes	Townhomes					X		Approved by City Council in Dec 2021.	URA working with developer to secure 110- units with deed qualifications.		X	X	22
Unassigned/Three Springs Blvd. and Wilson Gulch Drive	Three Springs Village Apartments	Multi-family					X		Approved by City Council in Feb 2021.	Market rate rentals and townhomes. Townhomes subject to Three Springs Transfer Fee.		X	X	211
Located on Metz Lane	Mountain Trace I & II and Timber Trails	SF and Townhome mix					X		MT I under construction. MT II and TT approved by City Council in May 2021, under review for final approvals.	Mostly market rate. 16% of townhome units will be Fair Share units. TT paying in-lieu fee.		X	X	62
Elevation Park at Hope Springs Lot 41	Elevation Park (in Joint Planning Area)	SF, townhouses & apartments					X		Phase 1 is single-family under construction Phase 2 multi-family under review	Mix of market rate ownership and rentals, subject to Fair Share.		X	X	138
1275 Escalante Drive	The Gauge Apartments	Multi-family					X		Approved by City Council in March 2022	Market rate rentals, with 14 units rent-restricted /80-120% AMI		X	X	89
Lot 178 Pioneer Avenue	Lot 178 Townhomes (Three Springs)/Pioneer Point Townhomes	Townhomes			X				Received site plan review March 2022.	Market rate townhomes.			X	11
3 Springs Lot 61	Lot 61 Townhomes (Three Springs)	Townhomes			X				Approval by Three Springs. City review underway.	Market rate ownership. Subject to Three Springs Transfer Fee.		X	X	17
21382 Hwy 160 W	Best Western Hotel Conversion	Hotel conversion to apartments			X				Contract assigned to developer. Due diligence completed. \$3M in federal grant funding.	Long-term affordable/60% AMI or less	X			120
Mercury Village Lot 4-RA (PARCEL 566905100042) and Mercury Village Lot 4-RB (Parcel 566905100043)	River View Trail Apartments	Mixed Use/Multi-family			X				Conceptual plan approval in Oct 2021, waiting Preliminary Plan will be reviewed by City Council June 20.	Market rate rentals.			X	71
50 Animas View Drive	Animas Mountain Vista	Tiny homes			X				Conceptual Plan approved - Spring 2021, Preliminary Plan approved May 2022, need to apply for Final Plan Review	Market rate rentals.		X		20
1027/1029 and 1037 Main Avenue	Crossroads II	Mixed-Use/Multi-family			X				Major Site Plan review scheduled for August 2022	Market rate ownership, mixed use bldg., subject to Fair Share.			X	23
3801 Main Avenue	Boxcar Landing (N Main Apartments)	Multi-family		X					Conceptual Plan approval - 6-15-21	Market rate rentals.		X		162
1689 Florida Road	Milton Property	Townhomes		X					Conceptual Plan approved - 7-20-21	Market rate ownership, subject to Fair Share.		X	X	24
900 Animas View Drive	Animas View Townhomes	Townhomes		X					Conceptual subdivision approval in process	Market rate townhomes, subject to Fair Share.			X	12

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Initial Contact - *ONLY*

Southfork	Crader/BLD Apartments	Multi-Family	X						Pre-submittal Design and Discussions	Discussions active				
Southfork	Crader Senior Living	Assisted Living	X						Pre-submittal Design and Discussions	Discussions active				

* This is preliminary information and subject to change during the development review process. The rankings are based on staff assumptions given knowledge of the the projects and local market conditions. In some cases, staff has great certainty about the pricing and, in others, staff is making assumptions to predict pricing within a wide range of possibilities.

** 'Affordable' refers to a unit that has a strong, long-term deed restriction or other guarantee that the unit will be occupied by an individual or household earning 80% Area Median Income (AMI) or less.

*** 'Attainable/Workforce' refers to a unit that is not necessarily encumbered by a deed limitation, but by the nature of the type of development would most likely be considered accessible by someone earning between 80% - 120% AMI.

^ 'Market Rate' refers to a unit that has no deed limitation which means that pricing will fluctuate based on market conditions. Given the fact that no controls will be in place, staff is assuming that these units will be purchased/rented by individuals and households earning 120% of AMI or greater.