

**Current Residential Projects in Review (December 22, 2022)**

ADDRESS	PROJECT NAME	CONSTRUCTION TYPE	Design in Development	Plan Review/Mtgs Scheduled	Approved	Under Construction	Units Built	NOTES ON STATUS	AFFORDABILITY & PRICING INFORMATION*	Pricing Scale*			# OF UNITS
										Affordable**	Attainable/Workforce***	Market Rate^	
800 N. Camino Del Rio	River Roost Apts (Downtown Durango Inn)	Hotel conversion to apartments				X	X	Bldg Permits Issued for 52 units in Bldg A. Three more buildings will receive permits at later date.	Market rate rentals.			X	141
Located on Metz Lane	Mountain Trace I & II and Timber Trails	SF and Townhome mix				X	X	MT I construction completed. MT II and TT approved by City Council in May 2021, under review for final approvals.	Mostly market rate. Portion of units are Fair Share units. TT paying in-lieu fee.	X	X	X	62
TBD Pioneer Ave	Aspen Pointe Townhomes (Three Springs)	Townhomes				X	X	Under Construction and close to issuing COs.	Market rate townhomes.			X	12
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
157 Rosemary Lane	Rosemary Lane	Single-family and ADUs				X		Infrastructure going in.	Market rate ownership, subject to Fair Share.			X	16
150 E. 33rd Street	Animas City Park Overlook Townhomes	Townhomes				X		Approved by City Council in Dec 2021 and is Under Construction.	URA working with developer to secure 10- units with deed qualifications.	X	X	X	22
1275 Escalante Drive	The Gauge Apartments	Multi-family				X		Approved by City Council in March 2022 and is Under Construction.	Market rate rentals, with 14 units rent restricted /80-120% AMI	X	X	X	89
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
1689 Florida Road	Milton Property	Townhomes				X		Conceptual Plan approved - 7-20-21 and Preliminary Plan approved.	Market rate ownership, subject to Fair Share.			X	24
1700 CR 203	Animas Cliffs Townhomes	Townhomes				X		Preliminary Plan approval in process	Market rate townhomes, subject to Fair Share.			X	8
1027/1029 and 1037 Main Avenue	Cosmopolitan (Crossroads II)	Mixed-Use/Multi-family				X		Major Site Plan Approved with conditions	Market rate ownership, mixed use bldg., subject to Fair Share.			X	23
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
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
Southfork	Crader/BLD Apartments	Multi-Family				X		Preliminary Plan approved and Final Review (Administrative)	Discussion active. Voluntary contribution of 5% for affordable units rent restricted.		X	X	492
Southfork	Crader Senior Living - Mesa Verde Estates	Assisted Living				X		Preliminary Plan approved and Final Review (Administrative)	Discussions active			X	124
Cummins property at the intersection of Florida Road and Colorado Avenue	Florida Road Mixed Housing (Cummins) - Hazel Ridge	SF and Townhome mix				X		Preliminary Plan approved and Final Review (Administrative)	Mixed. Some market rate ownership and discussions active about how to get some units with deed qualifications.		X	X	38
21382 Hwy 160 W	Best Western Hotel Conversion	Hotel conversion to apartments		X				Developer closed on property 11-8-2022. Due diligence completed. \$3M in federal grant funding awarded.	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 approved in June 2022. Need to apply for Final Plan Review.	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 and Final Review (Administrative)	Market rate rentals.		X		20
3801 Main Avenue	Boxcar Landing - N Main Apartments	Multi-family		X				Conceptual Plan approval - 6-15-21	Market rate rentals.		X		162
Mercury Village Lot 1	Mercury Village Lot 1	Mixed-Use/Multi-family		X				Conceptual Plan PC review 9-23-22, CC review scheduled January 2023.	Market rate ownership, subject to Fair Share and market rate rentals.			X	199
													<b>2000</b>

**Initial Contact - \*ONLY\***

900 Florida Road	900 Florida	Multi-family						Preliminary discussions with applicant	Apartments, subject to 16% affordability due to annexation	X	X	X	180
Southfork	High Llama Lofts	Multi-Family						Preliminary discussions with applicant	Discussion active including affordable/workforce housing Subject to Fair Share.	X	X	X	42
Southfork	Elk Ridge	Multi-Family						Preliminary discussions with applicant	Discussion active including affordable/workforce housing Subject to Fair Share.	X	X	X	50

\* 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.