

Appendix C: Implementation Matrix

APPENDIX C: DOWNTOWN MASTER PLAN IMPLEMENTATION MATRIX	TIMEFRAME	PUBLIC PUBLIC/ PRIVATE JOINT	REVIEW ENTITIES	COMPREHENSIVE PLAN SECTION
Framework Principle Improvements				
FP-1 Revise Land Use and Development Code revise and establish comprehensive design guidelines and development standards create expedited permitting for planning and building entitlement process create an Alternative Compliance option in the land use and development code create a minor modification option in the land use and development code modify permitted use table to allow mixed-use developments by right modify development standards (height, FAR, density, setbacks, consolidations) amend and create new zoning overlay districts adopt minimum and maximum parking requirements amend sign standards	<1 year	Public	PC/DRB/TC	G-5.1, G-2.2, G-6.2, S-1.4
FP-2 Create a downtown agency to monitor and oversee downtown improvements explore the feasibility of creating a DDA or URA	1-2 years	Public	TC/DDA	E-1.3
FP-3 Develop Streetscape and Signage Plan create wayfinding and signage plan install gateway signage at primary and secondary gateways install directional signage install resource locators install pedestrian directories	1-2 years	Public	DRB/TC/DDA	G-7.1, SP-5.3, SP-6.1
FP-4 Develop a Recreational Asset Plan establish a coordinated and connected system for trail and pedestrian routes identify existing and establish trailheads, boat put-in/take-outs, fishing access identify and construct McCabe Creek improvements [P1-3] [WR-3] identify and improve river monitoring station, geothermal bubblers, outflow areas create interpretive locations and appropriate signage (FP-3)	1-2 years	Public/Private	PC/TC/PR	P-1.1
FP-5 Prepare a Geothermal Resource Plan inventory geothermal resources create and install interpretive displays/signage relocate and enhance heat exchange building [DC-1] enhance geothermal sources/outflows expand utilitarian uses of the resource	2-3 years	Public	HPB/TC/CB/PW	H-2.1, H-3.3
FP-6 Develop a Town Park and Centennial Park Master Plan review and update 2003 Pagosa Area Trails Plan	2-3 years	Public	TC/PR/DDA/PW	P-1.1, N-1.4, T-3
FP-7 Develop a Highway 160 Corridor Enhancement Plan [AC-1] coordinate and scope improvement projects with CDOT create traffic calming devices and safe pedestrian crossing opportunities [DC-7] enhance trail and sidewalk connections throughout downtown	1-2 years	Public	TC/PC/PW	G-7.3, T-2.5, SP-6.2, R-1.3
FP-8 Develop a Cultural Plan appoint a Cultural Board to implement plan and review public art proposals identify locations for public art and artistic enhancements	2-3 years	Public	CB/TC	C-1.1, C-1.2, C-4.1, C-4.3
FP-9 Create a Separate Design Review Board provide annual training for design review board members	<1 year	Public	TC/DRB	S-1
West End Improvements				
WE-1 Redevelop northwest corner of Highway 160 and 7th Street	3-5 years	Public/Private	DRB/PC/TC/DDA	G-4

Downtown Core Improvements				
DC-1 Relocate and redesign Town's heat exchange building [FP-5] locate geothermal building in a more prominent position include interpretive displays and exhibits to explain how the system works	3-5 years	Public/Private	PC/TC/PW	H-2.1, H-3.3
DC-2 Adopt Historic Business District and Local Landmark Design Guidelines	<1 year	Public	PC/HPB/TC	G-6.3, G-4.3, H-1.4
DC-3 Generate an Alley Enhancement Plan configure traffic flow, parking layout, underground utilities, landscaping, and paving prioritize commercial and high traveled residential alleys for improvements	1-2 years	Public/Private	PC/TC/DDA/PW	T-1
DC-4 Designate Lewis Street as the Town's Festival Street reconfigure Lewis Street to accommodate festival events and activities widen sidewalks, install specialty paving, and landscaping [FP-8] install pedestrian lighting and street furnishings provide utility access reconfigure parking to accommodate diagonal and parallel spaces	1-2 years	Public	PC/TC/HPB/DDA/PW	G-7.3
DC-5 Reconfigure the Overlook configure the Overlook into a public plaza and promenade improve sidewalks, landscaping, lighting, signage and street furnishings [FP-8] consider constructing commercial buildings on the north and south ends to "frame" overlook	3-5 years	Public/Private	DRB/TC/DDA/TTC/PW	G-4
DC-6 Redevelop Junior High and Intermediate School site coordinate with school district to relocate schools participate in school's master facilities plan create public parking opportunities at Junior High site convert Intermediate School to cultural arts center	5-7 years	Public/Private	PC/TC/DDA/CB	R-3.1
DC-7 Enhance pedestrian connectivity [FP-7] work to minimize vehicular conflicts and increased safety and visibility create mid-block connection to Lewis Street	Ongoing	Public/Private	PC/TC/PW	T-4.1
Town Park and Centennial Park Improvements				
PI-1 Coordinate and Implement Town Park and Centennial Park Master Plan [FP-6] provide improved playing fields provide improved trail and pedestrian access	2-3 years	Public	TC/PR/DDA/PW	P-1.1, N-1.4, T-3
PI-2 Inventory Geothermal Resources [FP-5] [DC-1] incorporate interpretive displays improve geothermal outflow areas	2-3 years	Public	HPB/TC/CB/PW	H-2.1, H-3.3
PI-3 Enhance McCabe Creek [FP-4] daylight creek, where feasible improve confluence with San Juan River coordinate improvements with relocation of 6th Street to 5th Street intersection [AC-3]	3-5 years	Public/Private	PC/TC/PR/PW	N-1.2
East Village Improvements				
EV-1 Develop a Streetscape and Signage Improvements Plan [FP-3] provide improved sidewalks, street trees and street furniture coordinate with CDOT to construct traffic calming devices and decrease traffic speeds provide additional mid block pedestrian crossings	Ongoing	Public	DRB/TC/DDA	T-4.1
EV-2 Adaptively reuse historic water works building explore alternative sites for Pioneer Museum [HR-4] coordinate reuse plans with potential developers ensure significant elements of water works building are integrated into improvements	5-7 years	Public/Private	PC/HBP/TC/CB/DDA	H-2.2, G-3
EV-3 Generate an Alley Enhancement Plan [DC-3] configure traffic flow, parking layout, underground utilities, landscaping, and paving	1-2 years	Public/Private	PC/TC/DDA/PW	T-1

prioritize commercial and high traveled residential alleys for improvements				
East End Improvements				
EE-1 Prepare Streetscape and Signage Improvements Plan [FP-3]	1-2 years	Public	DRB/TC/DDA	G-7.1, SP-5.3, SP-6.1
EE-2 Develop a Town Park and Centennial Park Master Plan [FP-6]	2-3 years	Public	TC/PR/DDA/PW	P-1.1, N-1.4, T-3
EE-3 Expore feasibility of construting a winter sports complex site and develop constraints should be researched for sites located south of Highway 160	3-5 years	Public/Private	PC/DDA/P&R	P-1.1
Pedestrian and Bicycle Circulation Improvements				
PBC-1 Locate sites for new pedestrian connections install new bridge and underpasses at key locations to ensure connectivity confirm pedestrian bridge design and detailing is consistent for new bridges. incorporate wayfinding signage and improve street crossings [FP-3] provide walkway connection from Elementary School to Centennial Park	1-2 years	Public/Private	PC//DDA/TC/ PW	T-3.9, R3.2
PBC-2 Promote bicycle use and alternative modes of transportation stripe appropriate areas for designated bicycle lanes create policy for implementation of racks, lockers and other bicycle amenities coordinate mixed-use centers with multi-modal transportation	Ongoing	Public/Private	PC/PR/TC/DDA/PW	T-3.1, SP-8.2, T-1.6
PBC-3 Expand and improve trail and sidewalk network [FP-7] [FP-4] review and potentially revise sidewalk installation and repair policy establish multi-use east/west trail connection utilizing Old Durango Road	Ongoing	Public/Private	PC/TC/DDA/PW/PR	T-3.9, T-3.2
Automobile Circulation Improvements				
AC-1 Develop a Highway 160 Corridor Enhancement Plan [FP-7] coordinate and scope improvement projects with CDOT create traffic calming devices and safe pedestrian crossing opportunities [DC-7] install traffic calming elements along Highway 160 designate left hand turn lanes from Highway 160 to local roads, as necessary	1-2 years	Public	TC/PC/PW	G-7.3, T-2.5, SP-6.2, R-1.3
AC-2 Develop Streetscape and Signage Improvements Plan [FP-3] develop on-street parking plan and stripe accordingly incorporate wayging and gateway signage	1-2 years	Public	DRB/TC/DDA	G-7.1, SP-5.3, SP-6.1
AC-3 Realign 6th Street work with private sector to realign 6th street to connect with signalized 5th street intersection	3-5 years	Public	PC/TC/PW	T-2.4
AC-4 Reserve Right-of-Way to establish east/west vehicluar connections analysize feasibility of Old Durango Road as east/west connection monitor need for road connection	Ongoing	Public/Private	PC/TC/PW	T-2.1
AC-5 Limit Curb Cuts along Highway 160 require access to frontage properties from designated alleys consolidate curb cuts with shared driveways	Ongoing	Public	PC/TC	T-4
AC-6 Develop internal traffic loop install traffic light at 2nd Street to facilitate traffic flows install traffic light at 8th Street to facilitate traffic flows improve 8th Street right-of-way to connect to Cemetery Road extend Rosita Street to connect to 15th Place install vehicular bridge at 2nd or 3rd Street to facilitate traffic flows	Ongoing	Public/Private	PC/TC/DDA/PW	NH-1.4

Parking Improvements				
P-1 Short Term Parking Solutions	1-2 years	Public	TC/PW	E-1.2, E-3.5, E-4.2
restripe Lewis Street to provide diagonal stalls consistent with Festival Street Plan [DC-4] encourage mixed use projects along northern edge of Town Park and Lewis Street inventory existing parking restriction signage and update as appropriate establish 30 minute and 1 hour parking restriction zones evaluate locations and feasibility of constructing public parking lots/structured lots establish parking in lieu fees [F-4] identify areas for seasonal recreation vehicular parking create on-street parking within the San Juan Street right-of-way enforce parking regulations explore installation of parking meters as a system to generate revenue [financing section] prepare a downtown parking location map for distribution				
P-2 Mid Term Parking Solutions	3-5 years	Public	TC/PC/PW	E-1.2, E-3.5, E-4.2
review anticipated development forecasts and consider parking availability assess adequacy of existing parking area lighting identify and secure funding sources update development forecasts within the downtown study area				
P-3 Long Term Parking Solutions	7-10 years	Public	PC/TC/DDA	E-1.2, E-3.5, E-4.2
update development forecasts within the downtown study area conduct downtown parking survey and quantify available parking supply re-evaluate and address downtown parking needs				
P-4 Construct a public parking structure	7-10 years	Public/Private	DDA/PC/TC/TTC/PW	E-1.2
identify specific locations for structure and evaluate project feasibility encourage redevelopment projects to explore feasibility of structured parking secure funding sources and construct parking structure(s) [F-5]				
P-5 Require Parking Management Agreements	Ongoing	Public/Private	PC/TC	E-4.2, E-4.3
Developments with off-site parking should identify the location of all required parking				
Water Resources				
WR-1 Develop a Town Park and Centennial Park Master Plan [FP-6]	2-3 years	Public	TC/PR/DDA/PW	N-1.2, P-1.1, N-1.4, T-3
WR-2 Prepare a Geothermal Resource Plan [FP-5]	2-3 years	Public	HPB/TC/CB/PW	H-2.1, H-3.3
WR-3 Enhance McCabe Creek [FP-4] [PI-3]	3-5 years	Public/Private	PC/TC/PR/PW	N-1.1
Historic Resources				
HR-1 Create a Preservation Plan	2-3 years	Public	HPB/TC	H-2.1
identify and protect local historic resources inventory structures of merit create and erect historic resource signage				
HR-2 Protect historic neighborhoods	1-2 years	Public	PC/TC/HPB	H-1.1
consider protecting East Village area consider protecting Lewis Street between 1st Street and 3rd Streets consider protecting Hermosa Street				
HR-3 Create a grant program for rehabilitation of historic buildings [F-10]	2-3 years	Public	HPB/TTC/TC	H-1.3
create a public recognition program for rehabilitated and renovated buildings				
HR-4 Consider relocating Pioneer Museum to a large facility within the downtown	2-3 years	Public	HPB/TC	H-2.2
evaluate options for adaptively reusing historic water works building [EV-2]				

Funding Resources				
F-1 Create a Local property or Business Improvement District	3-5 years	Public/Private	TC/DDA	S-3.1
F-2 Create a 5-Year Capital Improvements Plan incorporate public infrastructure improvements in the CIP allocate funds to expand and improve trails and sidewalks provide grants to property owners for sidewalk improvements support infrastructure improvements for downtown explore public/private funding for parking facilities	1-2 years	Public	TC	T-3.9, T-3.10, E-1.2, T-4.4
F-3 Explore creating a Riverfront Improvement Fee	2-3 years	Public	TC/DDA	S-3.2, SP-8.1
F-4 Create a Parking In-Lieu Fee [P-1]	<1 year	Public	TC/PC	S-3.2, T-4.4
F-5 Explore Using Tax Increment Financing and General Obligations bonds	Ongoing	Public	TC	S-3.1
F-6 Actively Seek Grants to help fund projects	Ongoing	Public	TC/HPB/DDA/TTC /PW	S-3.1
F-7 Explore increasing the Town's Lodging Tax	3-5 years	Public	TC/TTC	S-3.1
F-8 Develop and adopt tiered fee and review system favoring infill	1-2 years	Public	PC/TC	G-4.2
F-9 Provide incentives for desired business to fit niches in downtown area	Ongoing	Public	TC	E-5.2
F-10 Create a grant program for rehabilitation of historic buildings [HR-3]	1-2 years	Public	TC/HPB	H-1.3
Oversight and Review Entities				
DRB - Design Review Board PC - Planning Commission TC - Town Council HPB - Historic Preservation Board PR - Parks and Recreation Commission TTC - Town Tourism Committee PW - Public Works Department (Not Established) CB - Cultural Board (Not established) DDA - Downtown Development Authority (Not Established)				