

# Chapter 10: Neighborhoods and Housing

## Vision

**Pagosa Springs will provide a variety of neighborhoods offering a mix of housing. Homes should be attainable by all our citizens, no matter age, income, or ethnicity.**

*Pagosa Springs' residents value the town's neighborhoods and different housing options. As the town develops in the future, it will continue to provide a broad range of housing choices for its residents. Currently, the town contains some stable neighborhoods that will need to be sustained and improved so that they continue to be inviting, livable places.*

*Downtown neighborhoods contain older homes (including some historic structures) on smaller lots within a short distance to services, schools, and recreation. These neighborhoods are experiencing new development, such as condominiums and townhomes, and a traditional mix of housing with a variety of homes styles. Newer neighborhoods around the Lakes area contain a variety of homes generally on larger lots surrounded by open space, trails, and recreational amenities.*

*As new neighborhoods develop in the town, they should mirror traditional patterns of nearby neighborhoods, offer connections to other parts of the community, and provide a variety of compatible housing types as well as amenities.*



*Pagosa Springs will continue to have a range of housing choices for residents—ranging from townhomes and apartments to single family houses.*

*Until recently, housing in the town was affordable or “attainable” by most Colorado mountain town standards. Through 2005, the cost of housing has risen, pricing many long-time residents out of town altogether. This plan aims to address housing attainability to ensure that the people who work in Pagosa Springs (including our teachers, fire fighters, shop owners, waiters and others) can continue to afford living here.*



*The Lakes area provides homes and second homes.*

## Goals and Policies

**Goal NH-1** Our town’s neighborhoods will continue to thrive.

Pagosa Springs contains a variety of neighborhoods, ranging from historic and new downtown neighborhoods and larger lot subdivisions in the town and county around the Lakes area. The town aims to protect and enhance its stable neighborhoods. Where possible, the town will assist the neighborhoods that are less stable.

### Policy NH-1(a) Existing Neighborhoods Protected

New development in existing neighborhoods (including Hermosa, Lewis, Mesa Heights, and South Pagosa) should protect their character through appropriate uses, orientation to street, traditional lot size, block size, densities and building massing, and alley organization.

### Policy NH-1(b) Improvements for Older Neighborhoods

The town will continue to work with the existing neighborhoods noted above to identify infrastructure and other needs.



*This image shows a home in the Lewis Street neighborhood.*

## Actions

- NH-1.1 Amend the LUDC and residential zoning districts to be consistent with the Future Land Use Plan.
- NH-1.2 Amend the LUDC to provide guidelines or standards for infill in existing neighborhoods.
- NH-1.3 Improve code enforcement within neighborhoods.  
Work with the county to enforce new and existing code outside of town limits.
- NH-1.4 Work with neighborhoods to identify and prioritize “infrastructure deficiencies,” such as sidewalks, curbs, and stormwater drainage, landscaping. Identify elements unique to the neighborhoods.

### **Goal NH-2 The town’s new neighborhoods will contain a variety of housing types that fit the traditional pattern and style of older neighborhoods.**

**As new housing is added, the town will promote neighborhood design that fits the traditional pattern of our older neighborhoods. New neighborhoods should contain a mix of housing, lot sizes, open space, parks and amenities and should be connected to services.**

#### **Policy NH-2(a) Future Land Use Plan Consistency**

New neighborhoods and residential development should be consistent with the Future Land Use Plan, which promotes a mix of new neighborhoods. This Plan promotes compatible land uses in and adjacent to existing neighborhoods and residential areas.

#### **Policy NH-2(b) Variety of Compatible Residential Types**

The town will promote new housing and neighborhood developments that contain a variety of housing types, styles, lot sizes, and that contain amenities such as play areas, parks, trails, or open space.

#### **Policy NH-2(c) Well-Planned New Neighborhoods**

The town encourages a mix of commercial and residential development in traditional style neighborhoods. New neighborhoods should be designed according to mixed-use development principles. (See Chapter 4, Land Use.)

### **New Neighborhood Design Principles:**



New neighborhoods should:

- Preserve lot, block, and alley organization of originally platted land within the town;
- Provide a range of housing types that fit the character of existing neighborhoods;
- Connect new neighborhoods to town sewer and public water service;
- Provide convenient access to everyday needs, such as shopping and services, parks, schools, civic areas, and places of work;
- Connect existing and future neighborhood streets and sidewalks when possible to unify our neighborhoods and schools, shopping, and parks; and
- Centralize density near Downtown, the Lakes commercial center, Sawmill Center, and other smaller activity centers.



*New development of townhomes and vacation homes in Lakes area progresses steadily.*



*This image shows a home in one of Pagosa Springs' stable neighborhoods.*

### **Actions**

NH-2.1 Amend the LUDC to include guidelines or standards for new traditional style neighborhoods.

NH-2.2 Develop guidelines for multi-family housing projects.

### **Goal NH-3 The town will work to promote housing that is attainable.**

Pagosa Springs will work to continue to be a town where working people, families, and residents of all generations can continue to afford to live in the community. This will be accomplished through promoting new developments that contain a variety of housing, including affordable units, and through monitoring housing cost affordability. The town recognizes that housing “attainability” is and will be a growing concern and seeks to proactively address this issue.

#### **Policy NH-3(a) Variety of Housing Types Throughout Community**

The Future Land Use Plan supports a variety of neighborhoods and residential building types throughout the community.

#### **Policy NH-3(b) Affordable/Attainable Housing in Development Projects**

The town will support new development projects that contain a variety of housing types, including some affordable/attainable and workforce housing units.

### **Actions**

NH-3.1 Conduct frequent assessments of housing prices and homeownership in the community, as necessary.

NH-3.2 Establish a threshold for when to establish an Affordable/Attainable Housing Program that may include requirements for mandatory affordable housing units.

NH-3.3 Amend the LUDC to allow accessory units/granny flats in some neighborhoods to provide additional attainable housing units.

NH-3.4 Consider incentives for providing affordable/attainable housing.