

CHAMBER OF COMMERCE - WRITTEN Q&A

1. Do you think the city should be pro-active and begin installing water, sewer, fiber etc. for the infrastructure down La Posta Road for future business park mixed use development? Yes/No and Why?

NO. The city of Durango needs to focus its limited resources on its core mission to deliver public health and safety. Though I favor streamlining codes to simplify the development process, development of sewer and water infrastructure for new light manufacturing business park would likely run \$50M. I do not favor taking resources away from critical safety & sanitation services nor dismiss its responsibility for fiscal stewardship. The city should not commit to a single development opportunity, rather honor long established practice whereby developers implement plans wherein they privately fund the infrastructure needs for their project.

2. Do you think the city needs to begin construction on a parking garage at the transit center? Yes/No and Why?

NO. Transportation services are modernizing faster than our infrastructure can keep up. "Uber" like public transportation options are developing rapidly. Self-parking vehicles are on the horizon. Some millennials have no interest in owning or driving a car. Durango should not commit to a \$10M parking garage with future of vehicle ownership and travel so dynamic. Favor taking things slow by maximizing existing public parking lots and offering last mile connectivity via public transportation, eBike rental, etc.

3. What can the city do to encourage development of workforce housing?

Durango has several ways to encourage workforce housing. Short-term opportunities include establishing additional areas where ADUs are authorized throughout the city and concurrently discourage vacation rentals. Mid-term opportunities include modifying the LUDC to encourage higher density housing and adopt public-private partnerships to create affordable housing. Long-term opportunities include altering the fair share ordinance to aggressively encourage new affordable housing, creating a housing trust fund and a land banking program.

4. What is your vision for Durango Mesa Park?

Enjoying, renewing and exercising on our public lands offers our town the biggest "bang for the buck" opportunities available. Recreation on our natural lands is our Golden Goose and DMP is a natural jewel. We need respect the elemental beauty of DMP while doing the "lightest touch" improvements possible to make it available & accessible. We need be careful not to overreach. I worry that we may look back at a future DMP empire and wonder what happened to the beautiful natural place that we once loved.

5. What would be the best use of the current fairgrounds if/when relocated to Durango Mesa Park?

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Thirty-two acres of county property in the heart of Durango. The Community Recreation Center next door, the Public Library less than a mile away, and the Animas River Trail connects it to downtown and soon all the way to Mercy Regional Medical Center. The current fairgrounds is simply the best spot imaginable for a sizeable essential workforce housing project. The city needs to work with a developer to create hundreds of affordable housing units. It lies smack dab in the middle of our town. No other place comes close.

6. What can the city do to help retain businesses and help business start-ups?

Don't take the crutches away before the patient is walking. First assist our small businesses survive through the pandemic by continue programs that provide support to our restaurants and other hard-hit business. Embrace partnership with business rather than acting as inflexible code enforcer. Revise city purchasing policy to give priority to purchase goods and services from local business. Simplify and align the rules to help our small businesses thrive. For instance, extending the timeline to complete required upgrades to correlate with business growth and revenues. Perform infrastructure upgrades over time rather than demanding 100% of upgrades before the doors open.

7. Please include a (home page) link to your candidate webpage.

www.sethforcouncil.com