



---

# REVIEW THE DRAFT MASTER PLAN SURVEY

**TOWN OF RIDGWAY**

**MARCH 2019**

---

## ABOUT THIS SURVEY

In June 2018, the Town of Ridgway launched a year-long effort to update and consolidate the Town's Master Plan. A master plan is a community's primary long-term planning document, defining the community's big picture vision for the future and presenting a road map for achieving that vision. This survey was conducted during March, 2019 to:

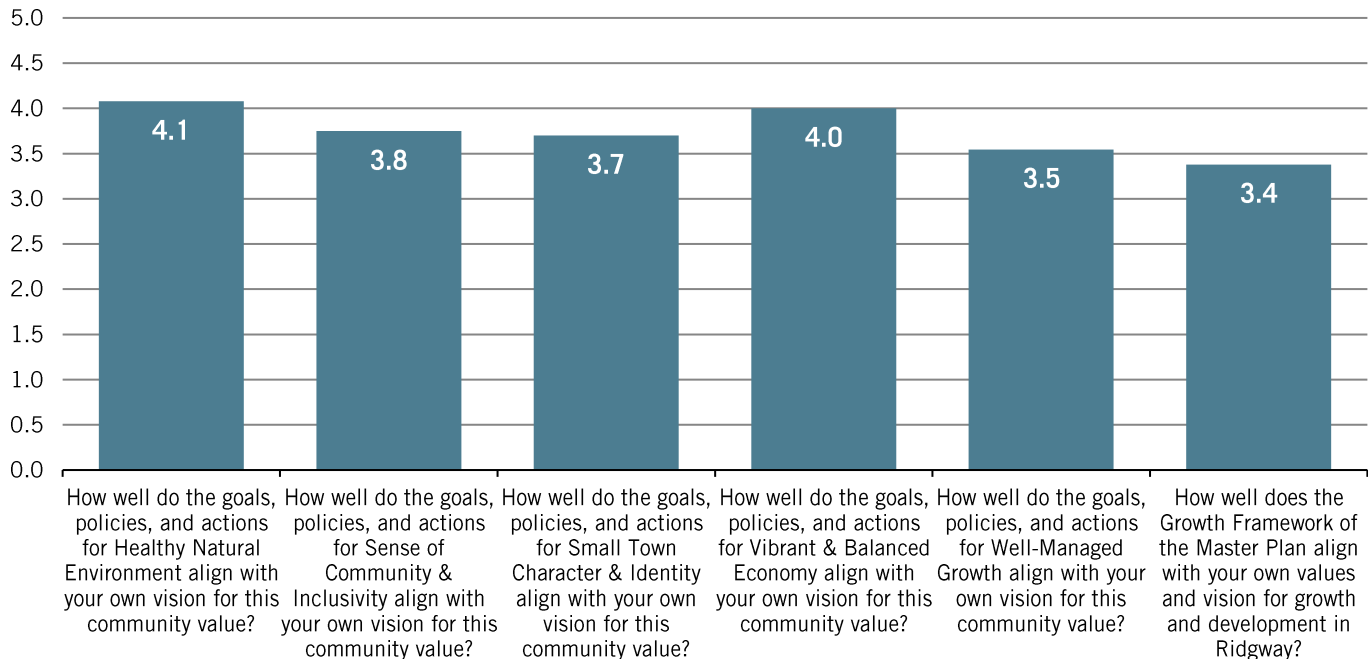
- Provide residents and other stakeholders an opportunity to review the draft Master Plan
- Gather input from the community on the draft Master Plan
- Identify any gaps or areas that need revision prior to presenting the Master Plan to the Planning Commission and Town Council for adoption

## SURVEY SUMMARY

This survey was launched on February 28, 2019, following a series of community events held in Ridgway. It was open until March 22, 2019. During this time, 53 people completed the survey, although respondents did not complete every question. The survey was made up of two types of questions: questions asking respondents to rate different parts of the draft Master Plan based on how well that section aligned with their own vision for the community; and two free response questions. A summary of the responses for each question is provided below.

### RATE THE PLAN

Respondents were asked to rate different parts of the draft Master Plan on a scale of 1 to 5 based on how well they align with respondents' personal vision for the community, with 1 being "not well at all" and 5 being "very well." The average scores for each part of the plan are provided below. In general, most sections of the draft Master Plan received rankings of 4s or high 3s. No section ranked below 3.4.



## FREE-RESPONSES

The survey included two open-ended free response questions. Responses to each question, as received, are provided below:

### **Do you have additional comments you'd like to share about the growth framework, including those related to the annexation policy, the land use categories, and/or the land use map?**

- I would like to see development of small acreage parcels with an emphasis on encouraging small scale agriculture. 2-10 acre lots perhaps with appropriate zoning for small numbers of livestock, gardening, etc
- The plan talks a lot about affordable housing. I believe two important consideration have been missed. 1) ADUs should be available only to those living and working in the immediate area - Ridgway should not be solving Telluride's workforce housing problem and run the risk of becoming a fast growing dormitory town for the benefit of wealthy Telluride which has the resources to provide its own. So define a physical boundary such as job within 8 miles. Also naturally limits commuting and the need for more than one parking space per unit if a couple works locally. 2). Just because they are affordable does not mean they need to look cheap on the outside to the detriment of the town overall. Architecture/design and materials should be consistent with Ridgway character. Boring rectangular buildings with vinyl siding should not start sprouting up in Ridgway.
- Infill - YES! Diverse housing options - YES! Mix of uses - YES! Not sure if I agree with placing all the burden of development on developers (annexation policy) - the town and

residents should contribute in some way if they are to benefit from the developer's work/effort. I would add a mixed use business area immediately to the west of the industrial park. Ideally, there would be plans to build a vehicle/bicycle bridge across the river off of Railroad Street where it runs closest to the river. I would also allow the entire area west of the industrial park and east of Amelia Street to be mixed use (residential/commercial/business) if the only access to that area is the current Railroad and Amelia Streets. Why limit the town so much in that particular area?

- There are no useable parks on the east side of 550. The “open green” space is a pond. Children are not allowed to swim or fish there. That makes sense, but there is NO place for them to run and play. The RAT trails across from the reservoir are rightfully closed for five months of the year to protect wildlife. Since I have heard multiple times the East side of 550 neighborhoods being referred to as “the ghetto”, to plan high density affordable housing without any protected designated open space for children to play seems short sighted. I suggest we prioritize a larger park on the east side of 550, named in honor of the indigenous peoples who lived here for more than 1000 years before us, that honors their culture. (We also have 3 wonderful museums on the West side of 550. This would add culture to the part of Ridgway that is now basically “the other side of the tracks” and perceived as ‘led than’.)
- By all means curtail growth otherwise there goes the small town. Summer traffic is now getting ridiculously congested.
- We still need to figure out how to bring the ranching community into the conversation and engage them actively.
- It's becoming apparent the town planners are not authentically listening to the community members per se and are making decisions in their own vacuum, largely as a self-service to the legacy objectives of the town manager and the mayor.
- I'm concerned about the single-family neighborhood designation for the land in the northwest corner of the UGB located to the south and east of CR 5 (previously the yak farm). This area is an iconic landscape and viewshed not only for Ridgway but for the entire valley. Ideally, future land uses in this area would heavily favor preservation of this viewshed, low density (rural) neighborhood development, and a high percentage of park/natural areas.
- Including more history on the Utes Nation, the first settlers in this valley.
- I'd like to see that annexed land be developed to match the existing street grid so that we don't have a patchwork of disconnected subdivisions, which results in poor connectivity (esp. for pedestrians). Additionally, curvilinear/meandering streets that have been typical of annexed areas are more auto-serving because there aren't as many intersections to slow traffic and there are fewer pedestrian routes. Our subdivision regulations should be updated to require this type of development.
- We do not need more building codes. Good luck purchasing the land surrounding Ridgway. If you do, preparing/developing the water saturated clay soil will be very expensive. The Master Plan is only making it more expensive to live in Ridgway.
- Don't like proposed road links between CTY RD. 5 and River Park Sub. Destroys rural character of CTY RD. 5/ future speeding. Don't like 3 story height limit in residential

neighborhoods. Instead of forcing a 'skyscraper race' with one house after another blocking each other's views, why not promote living space partially subterranean, which is a super cost effective way to add work-force housing.

- SO, so excited to see what creative architectural solutions we can find to balance our goals of managed growth, affordable housing and lack of sprawl.
- you can't have slow growth and prohibitive land use policy's and complain about affordable housing all the time, Ridgway will never be affordable again you should just embrace that and make decisions based on that fact

**Are there any other comments, feedback, or concerns you'd like to share regarding the draft Master Plan? Feel free to comment on any part of the Master Plan.**

- I disagree with: Action env-3 updating town landscaping requirements for xeriscaping. I think ENCOURAGING xeriscaping is a good idea. I think REQUIRING it often ends up looking like beds of rock or other equally unpleasant landscaping. Goal chr-4 really reads like 'add more art' in it's overall tone. Frankly the art scene in Ridgway has gotten to the point where I no actively dislike 'art' and find a lot of it to be visual litter. I'd much prefer a town WITHOUT random poetry on every dog poop bag station, WITHOUT the ugly statues, WITHOUT such a focus on art art art as I move through town. I'd prefer to see trees, flowers, mountains, dirt roads, and people. Quit cluttering up town with 'art' junk please!
- Hello Space To Create! I understand that Ridgway's Space To Create is in the early stage of the predevelopment process, and that the drawings could be revised. They might want to consider that, being that you only have studio and 1 bedroom apartments. There is only two 2-bedroom apts. in these drawings. From my understanding, I thought this project was to blend affordable live/work space for Artists AND their families. These drawings do not help Artists with families. They should reconsider the plans. I hope my comments will be heard. I'm still on board for this wonderful project though.
- On page 22, Policy Env - 4.2, the current language regarding renewable energy is: 'Encourage the use of alternative or renewable energy systems within the Town.' The Ridgway-Ouray Community Council unanimously voted to replace that language with a more inclusive statement: 'Encourage the use of carbon-free and renewable energy systems within the Town and support the goal of carbon neutrality for Colorado. Support the inspiration and innovation of those who live, work, and visit Ridgway to create a low-carbon economy and lifestyle that improves the health, shared prosperity, and long-term security of our unique mountain community.' The word 'alternative' was dropped when vetted by our members as having fallen out of use. Thanks for allowing ROCC to be part of the conversation!
- I am disappointed that no detailed vision - or a short term goal of providing one - for the river overlay zone is included. There is no specific direction - are we creating a wild life corridor along the whole length? Or are we channeling the river and building a river walk with restaurants and galleries along Liddell Street with wild life habitat preserved elsewhere? Given the uproar over overlay zone there should be a whole subsection devoted to the vision/direction this is going in.

- Water supplies should directly correlate to the tap allocations both in the short-term and for projected future growth of the town.
- Community Value #1: I would be careful about limiting development in environmentally sensitive areas when private property is in question. I think there should be some give and take. Riverway trail - awesome! CV #2: I don't agree or feel the need for such strong differentiation between workforce and affordable housing - nationally this differentiation is not recognized, it is just a matter of semantics. I also don't agree with affordable housing in the town of Ridgway limited to just those that live/work in Ridgway. Affordable housing is an issue in the greater area. I don't agree with 1B: as per Heidi Aggeler, inclusionary zoning is not a good fit for Ridgway now. I would also differentiate between PUDs of 1-4 units versus PUDs greater than 4 units - very different "animals". Awesome - local government 101, lifelong learning, and 1C, E, G, H, and K. I would possibly include the Montrose Housing Authority in 1J. CV #3: Awesome: 1.2, 1A, B, and D. Regarding 1B - can we think about building a bridge over the river for Riverpark/Parkside/the high school and future development west of them to mitigate the traffic on CR24? CV #4: Awesome - 1.3, 1.4, 2B, and 2C. CV #5: Awesome - 1.1-1.4, and 4.2, 4.5, 4.9, 5.4, 1B, 1C, 4G, 5C, 5D. Regarding 1C - differentiate between PUDs that are greater than 4 units. Regarding 4.2 - I would include lining the streets with trees and potentially narrowing the streets to slow traffic speed. I do not agree with 2.1 - then and residents should contribute in some way to growth if it benefits them, the burden should not fall completely on the developer as if to "punish" them.
- Thank you for your work.
- I like the new vision statement very much. One grammatical question regarding page 16, Community Value 4, Vibrant and Balance, 5th line down. Should "than the county" be "than the county's"?
- Part IV, Growth Framework: Institutional. As per Max Density/Height restrictions I see this with N/A. Does this mean unrestricted as per height? I hope not. If any building starts exceeding 3 story limit this will restrict morning/evening light and make Ridgway appear more city than town.
- Let's not become a "Bedroom Community" (affordable housing) for Telluride and adopt their "Beige Mentality."
- Under environmental policies and actions suggest the addition of work to enhance protection of dark skies as a short term and ongoing activity. Under Well managed growth suggest adding policies and actions to develop a comprehensive lighting ordinance that compliments the management of growth and development and smartly manages additional growth in light pollution to protect the night sky.
- Great job folks! Your hard work is well worth it!
- I'd like to see the Town set more concrete goals for resiliency: a reduction in government and community-wide emissions, with accompanying policies for community-scale renewable energy, increasing walkability/bikability, and no minimum parking requirements for some uses. I like the transit, LID, and tree goals/policies!

- Affordable housing is not possible with rent rates as they are and telluride next door. Especially if the town plans to build affordable housing for the community. The salaries of Ridgway staff are too high and cost of materials/labor to build are increasing. Also the potential building plans for affordable housing units belong in Vail, Aspen, or Telluride. They are complex and built for appearance instead of being cost effective. An additional concern about the Master plan is its high focus on “space to create for the arts.” Then provides no direct support to the Ridgway Schools. More focus is being put forward the tourists and new comers instead of supporting the families that are already here struggling to stay here.
- I would like to see CHR 1b include wildlife along with pedestrians/bicyclists. This would help tremendously with wildlife being injured by cars on 550. Also would prefer underpass for this, vs. overpass to preserve line of sight views. When you look at much of Canada's wildlife corridors, they are overpasses utilized also by pedestrians and bicyclists. Here's an example of what Banff has done: [https://www.youtube.com/watch?v=dN\\_bxtkRa7Q](https://www.youtube.com/watch?v=dN_bxtkRa7Q)
- Policy ENV 5.2: Tree Diversity - I'd like clarification in the wording that only native tree species will be planted. Policy COM 1.2: I believe there is an issue with including the private sector in this. Private sector are trying to make a profit with any building development they do, as such their idea of affordable housing does not tend to align with what the community sees as affordable. Also, to keep costs low to increase their profit margin private sector construction tends be of lower quality which would not keep in line with Policy ENV 4.1: Green Buildings. Will there be minimum standards for insulation, building envelope, etc to help keep construction in line with Policy ENV 4.1? A way to possibly help align these is to allow tiny homes, though I believe this would require the town to revisit its size restrictions on minimum home footprint, which has a basis in Policy COM 2.2: Housing Options. Goal COM: Encourage Citizen Participation and Dialogue For future to help meet this goal, meetings about housing, town development, etc. should be held after normal business hours to allow for a larger portion of the community to come and attend meetings. Scheduling meeting during normal business hours greatly limits the ability for community members to attend meeting and have their voices heard. Policy COM 4.2: Town Government Sustainability I am glad the town government would like to move towards sustainability and would like to raise composting as a way to help the entire town to move towards a more sustainable practice. There are towns that have municipal composting programs that help to divert material from landfill. I'm sure the town would be able to get in contact with municipalities that have been successful in setting up such programs to see about the viability for our town. Policy CHR 4.3: Creativity in Community I have heard complaints from residents on the money spent for sculptures and art around town. If money is being put towards art installations in town I feel that the community should be able to vote on if they want town funds to go to these installments. Money towards art endeavors might be better received if the community feels they have a voice. Policy GRO 5.1: Diagonal Parking Will a study be done on the width of streets that are to have diagonal parking designation? I feel that most streets in town are too narrow to allow for diagonal parking on one side, plus having two cars drive back each other and also parallel parking on the other side of the street. Not all residents are able to park their vehicles off the street and thus rely on parallel parking on the roads out front of their houses. By allowing diagonal parking on one side of the street will parallel parking not be allowed on the opposite side if the streets are too narrow?

- Housing Authorities and more regulations [ie. ADA, energy codes, sidewalk districts, design/materials restrictions, etc.] will increase taxes and force out existing residence and raise entry threshold for work force residence. Space to Create is great if it is private sector and self-sustaining.
- I love our dirt roads, however the dust mitigation needs better attention. I find that, having asthma, the current conditions are unacceptable for health reasons. Thank you for asking.