



Community Development

December 21, 2015

Kurt D. Prinslow, Planning Manager
GF Real Estate Group
175 Mercado Street, Suite 240
Durango, CO 81301

RE: Three Springs Open Space Transfer

Mr. Prinslow:

We are in receipt of your e-mail of December 8, 2015 regarding the Three Springs proposal to dedicate an open space parcel in the forthcoming Filing Four subdivision as a means of meeting the transfer requirements associated with the City's recent agreement to transfer the 3.1 acre open space parcel south of Wilson Gulch Road back to Three Springs. This letter is the City's formal response to the request.

Staff has reviewed the location and characteristics of the proposed open space parcel and have concluded the parcel does not meet the intent of the recommendation provided by the Natural Lands Preservation Advisory Board (NLPAB) in September 2015. While the parcel will provide effective trail connectivity to the future east-west park from areas to the south, the parcel is primarily sloping hillside with drainage and storm detention facilities for the surrounding home sites. We do not believe it is in the City's interest to accept a parcel with limited public benefit yet potentially significant maintenance responsibilities. Additionally, the parcel is not immediately adjacent to other City open spaces or parkland, a primary condition set forth in the Board recommendation.

We appreciate your interest in a timely resolution of this matter and look forward to working with you in the future to identify a more suitable site for transfer. Please let me know if you have any questions or need additional information at this time.

Sincerely,

Kevin Hall, Assistant Director
City of Durango Community Development

CC: Cathy Metz, Director of Parks and Recreation
Greg Hoch, Community Development Director
Nicol Killian, Planning Manager
Scott Shine, Planner III