

La Plata County Comprehensive Plan

Countywide Visioning Workshop Meeting Summary

July 25, 2009

The La Plata County Comprehensive Plan visioning outreach included 1 full day vision summit, 6 open houses in locations throughout the county, a youth survey, and a community survey. All participants in the vision process answered the same four questions.

- *What do you treasure about La Plata County that you do not want to see change?*
- *What concerns do you have about La Plata County for the future?*
- *What would you like to see different or change in La Plata County in the future?*
- *What do you want La Plata County to be like in 20 years?*

Vision open house participants responded to an additional four questions that survey and vision workshop participants were not asked. Those questions were:

- *What would be the worst possible scenario for La Plata County in the future?*
- *What are the internal factors (possibly in our control) that are going to be affecting La Plata County's future that we need to consider in our vision?*
- *What are the external factors (outside our control) that are going to be affecting La Plata County's future that we need to consider in our vision?*

The comments here are from the July 25th Visioning Workshop.

On July 25, 2009 a full day visioning workshop was held at the Durango Community Recreation Center. The workshop included participants from throughout the County. Participants were broken into six smaller groups with a planning department or consulting team staff at each table providing assistance. The break out groups worked together to answer the first four vision questions. The major themes from each work group were reported back to the entire group at the end of each work session and recorded by a master facilitator. At the end of the day, each group created a Vision Story which was recorded on a Vision Template. Each group's template is included as part of the meeting summary. The summary below captures the day's work of all of the break out groups.

LESSONS: WHAT OUR HISTORY CAN TEACH US ABOUT TOMORROW

Meeting participants were first asked to add important events to a historical timeline of the County. Events could be changes in human settlement patterns (population increases and decreases, people leaving, etc.), changes in the economy (booms/busts, etc.), changes in the political situation (elections, laws, etc.), and finally changes in the environment (fires, floods, droughts, etc.). After adding to these events, participants were asked to reflect on the timeline and to answer the question “What lessons can our past teach us as we look to plan for the future?”. All the groups responses are below.

Shape Change

- Change is constant
- Changes help define the community
- Economic changes critical to character of the region
- We don't learn. (1)
- Repeats itself.
- Growth and change inevitable. (4)

Plan for Resource Constraints

- Recreation is critical to economy
- Environmental changes like drought, bark beetle, etc. happen. Need to learn from these.
- We need to plan for the environmental challenges we face.
- Water is key.
- Prepare for the next superfund.
- Resources finite – monitoring! (2)

Plan for Development

- Lack of planning in the past has led to haphazard land use patterns. High costs and more driving.
- Second homes can bring benefits too
- It 's not real until it becomes code (2)
- Trends current eroding historic use
- Land use policies too late...catastrophe. (3)
- Lots approved no infrastructure.
- Too many lots scattered throughout
- Unsustainable growth. Need planned growth. (#1)
- Control growth, support affordable housing.
- Lessons from Aspen, etc. Don't go there.
- Traffic issues.
- Let's direct growth.
- ½ Farmington, ½ Aspen
- Real town. Keep it! (#5)
- Disconnect where we grow vs. services.
- Strengths: Fort Lewis, Nighthorse Lake, Community College
- More wrong regulations have resulting in higher costs of living

Create More Sustainable Economic Cycles

- Boom/bust on resource extraction
- Sustainability + economic vitality: is it possible? (4)
- Need to shape the next economic driver
- Relying on one or two industries creates boom/bust. (3)
- Downtown – must have diverse economy
- Two year lag in economy – be aware
- Balance between national/local economy (#2)
- Tax structure – decline in gas. Need to plan now.(#3)
- Upturn seems to follow downturn so be prepared.
- Oil and gas brings money to the county

Balance Political Power

- Lack of intergenerational equity
- Cost of living disproportionate to who can live here/housing costs
- Who is in the room – process (2)
- Who is effected by action/inaction (2)
- Demographics change conservative to liberal
- SUIT is an economic powerhouse

Plan for Population Growth

- Retirees are and will be drawn to here, need to plan for that.
- Not an excessive growth community

Our Location Requires Resiliency

- We need to be resilient.
- Isolation –need to be more creative in industry and transportation
- Creative persistent, long lasting to make it here

Drought is a Reality

- Climate change
- Water/drought

Envision the Future

- Lessons from elsewhere:
 - Education
 - Infrastructure
 - Need telecom to control it (LPEA model somehow). Don't leave to market. Capitalize-technology exists. Stimulus?
 - Be proactive. Government cooperation.
 - More affordable housing.
 - Protect beauty and sustainable. Be real. Be who we are.

Unclassified Comment

- Gallagher amendment.

LESSONS: BREAKOUT GROUP REPORT BACK

SHAPE CHANGE

- Change is constant and has shaped our communities. Need to shape that change.
- Change is a constant. How it has shaped us and how it will continue to shape us.
- Prepare for change.

PLAN FOR RESOURCE CONSTRAINTS

- We have serious environmental constraints – we need to plan for these...water...
- Water
- Serious constraints. Need to plan for these. Especially water.
- Limited carrying capacity. Water first, lots of land but some used in agriculture, soil, oil/gas, trees
- Resources important. Mining, beauty, water. Need to monitor.
- Beauty is valuable. It attracts people.
- Public lands important

PLAN FOR DEVELOPMENT

- Lack of planning = haphazard development
- Haphazard developments low quality and poor infrastructure.
- Regulation influence how things develop i.e. housing.
- 2nd and 3rd homes, buy then leave. Increase house costs, there are benefits to economy. But service workers cannot afford to live here.
- Land use policies – how to avoid boom/busts?
- Land use planned.

CREATE MORE SUSTAINABLE ECONOMIC CYCLES

- Sustainability balances environment and economy
- Sustainability and economic vitality – can we do it?
- Disproportionate socioeconomic situation.
- Boom/bust cycle with extractive industries.
- Boom/busts: avoid mono economy
- Tax structure. Oil and gas going away
- 2 issues with economy: balance national versus local and a lot of boom/bust.

BALANCE POLITICAL POWER

- Administration of water control and irrigation.
- Who is in the room and why? Who is advocating? Who benefits? Who is apathetic?
- Tribes as big economic player.
- Demographic shift from conservative to liberal.

PLAN FOR POPULATION GROWTH

- Not excessive growth, long term growth steady

LOCATION REQUIRES RESILIENCY

- Geography – industries able to locate here, road network, who can be here?
- Enduring people to live here.

MAINTAIN AGRICULTURAL HERITAGE

- Maintain agriculture heritage
- Agricultural heritage

DROUGHT IS REALITY

- Long term drought cycles.
- Climate changes shows our changes.

ENVISION THE FUTURE

- Love this place. Learn from other places.
- Telecom, broadband, infrastructure, issues for now, not lesson, but could be.
- Big picture planning. Good information and collaborative.

- Economic, social and financial.

TREASURES: What Do You Love About La Plata County That You Don't Want To See Change?

Meeting participants were asked to brainstorm what it is they love and treasure about La Plata County that they did not want to see change. These could be things, people, and places.

Treasures were first brainstormed individually by writing them down on post it notes. Next the groups worked to group similar treasures together. This list of "Treasures" below represents all the Treasures from all the groups.

Sense of Community

- Family is here
- Family of future
- Great place to raise kids
- Solitude and camaraderie
- My work group
- Strong sense of community and great people
- High level of community engagement
- People who care about issues and get involved
- Sense of community – which is getting lost in all the growth
- Community spirit
- Community
- Sense of community
- Responsive progressive county government
- Non profits to solve most every problem
- Community concern for sustainability
- Willingness to engage in debate
- Independent spirit of the community – “live and let live”
- Friendly stores/people
- Community agitators and collaborators
- Love that 3 of my 4 children live here
- Interesting people
- Commitment and volunteers
- Diversity of opinions
- Level of innovative civic involvement
- People who care about the place
- Easy to get involved in community activities (public govt. meetings)
- Environmental concerns get voices (but are they heard?)
- Concerned citizens (lots of volunteer opportunity)
- Community service

People

- Friendly people
- Friendly people
- Friendly people
- Great people

- Great People
- People
- People
- People
- Friendly people
- Real people
- The friendly people
- Love the diverse demographics – love Durango people
- Great kid – friendly place
- Independent people
- Eclectic people

Access to Culture

- College for lectures, plays, music
- Educated community
- Fort Lewis
- A college town
- Ft. Lewis College
- Ft. Lewis College
- Ft. Lewis
- Ft. Lewis College
- Cultural educational resources
- Ft. Lewis College
- Ft. Lewis College being here
- Fort Lewis College
- Fort Lewis College
- Educated
- Educated community
- Learning environment of colleges, schools, outdoors
- Education institutions
- Cultural diversity and opportunity
- Tri-ethnic community
- The arts, music, culture
- Small town atmosphere – frequent local festivals in Durango
- Cultural access
- Community concert hall
- Film festival
- Cultural arts and concerts
- Art: galleries and public
- Dinner/lunch /shopping/people watching
- Downtown
- Concert hall
- Love cultural and economic diversity
- Family activities
- Good entertainment

- Local events
- Southern Ute
- Southern Ute Indian Tribe
- Southern Ute

Diverse and Real Communities

- Great towns
- Real towns and communities
- Real town
- Real town
- Socioeconomic diversity makes it real
- Diversity of people and houses
- Diverse populations (college and tourism influence, mexico/central American proximity)
- Diversity
- Diversity
- Diverse perspectives
- Cultural diversity
- Cultural diversity
- Diversity of population
- Cultural diversity: tri-ethnic
- Tri-ethnic
- Diverse cultural aspects of community
- We're not fancy
- Diverse businesses
- 3 municipalities each with distinct character
- Size of community (not too small or too large)

Natural Resources and Assets

- Rivers
- water
- Rivers/water
- Enough water
- I love clean air and water
- River corridors and lakes
- Rivers and open space
- All the rivers
- Living with wildlife
- Can see wild animals
- Wildlife and their ability to adapt
- Wildlife
- Wildlife
- Animals outside my window
- Watching wildlife
- Great weather
- Mild climate

- Climate
- Beauty of sun
- Sun
- Smell
- Lightness of air
- Sunshine
- Climate
- Our climate
- Weather
- Weather
- Beautiful weather and seasonal
- Four distinct seasons
- Seasonal differences and changes
- Colors
- Natural beauty
- Beauty
- Beautiful vistas
- Open views
- Blue skies
- Stars
- The night sky
- Dark skies and lots of stars
- Quiet in the vicinity (don't want jet skis on Lake Nighthorse)
- Relative peace and tranquility
- Trees and mountains
- Diversity in land forms
- Paradise: very sustainable environment
- Abundant natural resources
- Preservation of national forest areas
- Healthy clean environment

Quality Local Businesses and Local Foods

- Support for local economy
- Supportive business partners
- Local farmers and ranchers
- Durango main street and train
- Micro-economy-breweries
- Microbreweries
- Great local food community
- Local food resources
- Local food community gardens
- Food variety and restaurants
- Natural food stores
- Farmers market
- Durango Farmers Market

- Farmers Market (local produce)
- Local food

Agricultural and Rural Community

- Ranching
- Agriculture
- Agricultural richness
- 4-H and agricultural community
- Predominance of farms and ranches
- Farms and ranches
- Can see farm and ranch animals – horse, sheep, cows, steers, goats
- My ranch
- Rural nature of county
- Urban/rural combo
- Rural

Geographic Location

- Proximity to mountains and desert
- Proximity to mountains
- Location hub to big cities, forest, desert, lakes
- Rural location
- Great location

History and Heritage

- Heritage
- Agriculture/ranch heritage
- Ranching heritage
- Rural heritage
- Rural heritage
- History
- History
- Local history and historic structures
- Historic downtown Durango
- Historical sites

Privacy

- My dirt “mine”
- My mud
- My land
- The “my” backcountry
- Privacy
- Privacy
- Isolation
- Isolation – no interstates
- Isolation and privacy possible

Recreational, Scenic, and Open Space Assets

Open lands

- Large natural spaces close by (easy access)
- Open lands: natural accessible beauty
- Open spaces (acres)
- Open space
- Open space
- Open space/parks
- Open space
- Open space
- Open space – vistas from western part of the county, wildlife, quiet, solitude
- Open space

Access to Recreation

- Recreational access – rivers, mountains, deserts, trails, etc.
- Access to public lands and recreation open space
- Access to natural areas including Dept. of Wildlife sites
- Access to recreation
- Known access to outdoors

Abundance of Recreation Activities

- Living in paradise
- Recreational opportunities
- Recreational opportunities
- Sports
- Mountains and recreation opportunities
- Outdoor community (cycling, water sports, snow sports)
- Recreational opportunities
- Great activities
- Variety of things to do
- Various outdoor activities year round
- Love hiking, bicycling, skiing x-c, snow shoeing
- Love wildlife: fishing, bird watching, wildlife watching
- Hiking/show shoe trials near town
- River walk
- Trails and recreation road access
- Being able to walk out the door into the wilderness
- Hiking trails
- Trails
- Trails
- Fishing
- Fishing in La Plata, Animas, Mancos Rivers
- Multiple uses of rivers
- My animals and I can enjoy water

- Downhill skiing, but not the resort development

Scenic qualities of open space

- Scenic beauty
- Scenic environment
- Views of natural (unbuilt) hillsides and ridges
- Views of mountains, canyons, rivers
- Scenic viewsheds throughout the county (e.g. Logan's Peak)
- Peace and quiet of rural areas
- Beauty of nature
- Nature and beauty
- Natural beauty
- Wild land

Places

- Ski area
- Recreation center
- Rec center
- Durango River Trail
- Horse Gulch
- Chapman hill
- Places – Haviland Lake, RAPP corral, wilderness accessibility
- hanging valley (elk creek area)
- Raider ridge
- Mountains
- Mountains
- Mountain environment
- San Juan Mountains
- Top of junction creek overlook
- Colorado trail
- Shearer Creek
- Rivers
- Rivers
- Animas River
- Animas river
- Animas river
- Animas river
- Animas river

Healthy Community and Lifestyle

- Health Department with assistance programs
- Healthy place
- Healthy lifestyle
- Bicycle pedestrian friendly community

Safe Small Towns

- Small town feel
- Safe environment, low crime
- Safe community
- I feel safe

Low Taxes

- Low taxes

No Major Highways/Traffic

- Relatively uncongested roads and no big traffic jams
- Roads that are country – hate freeways
- Minimal congestion

Airport

- Airport
- Airport
- Airport that connects to major city
- Air transportation access to the world

Community and Economic Assets

- Regional hospital]
- Extension office
- LPEA
- MRMC
- Mercury Payment
- Oil and gas
- DMR
- River business
- Nonprofits
- Library
- Purgatory
- Casino
- Downtown
- Rodeo
- Durango Coffee Company

The Train

- Train
- The Trolley and life and Roadrunner
- Train
- Train

Treasures : Breakout Group Report Back**Sense of Community**

- Civic involvement
- Social and political community
- Community

People**Real Communities**

- Real towns and communities
- Downtowns

Access to Culture

- Cultural access
- Education/Ft. Lewis
- Cultural community

Natural Resources and Assets

- Natural resource and assets
- Qualities of nature
 - Weather and climate
 - Natural beauty
- Rivers
- Wildlife

Our Geographic Location

- Geographic location
- History

Quality Local Businesses and Food

- Local economy/economy
- Local food

Community Character

- Character
- Rural community character

Agriculture**Recreational Assets and Open Space**

- Open space
- Recreation/recreation opportunities

Places**Quality of life**

CONCERNS: What Concerns Do You Have For The Future?

Meeting participants were asked. "What are your issues and concerns for the future of La Plata County. Groups brainstormed individual concerns first, then worked together to group similar concerns for their report back. Each group was also asked to rank their top three concerns. The results of their group votes are listed below. Note: the large group did not do a consensus ranking, only reported by individual group.

Titles of Each Group's Report Back Themes and Dot Vote Counts Ranking Importance

Land Use (10)

Land Use (5)

Lack of Planning (6.5)

Planning Process (5)

Land use/Growth/Sprawl (nimbyism, preserving rural heritage, property rights, and transportation/traffic)

Economic Sustainability (9)

Economy (7)

Economy (2)

Housing (7)

Housing (5)

Affordable Housing (4.5)

Environmental – Water and Air Quality (6)

Transportation (3)

Education (2)

Youth Inclusion (2)

Education/jobs (3)

Health (1)

Health (2)

All the grouped concerns are listed below.

Growth/Lack of Planning

Unplanned Growth and Consequences

- Loss of natural resources to subdivisions
- Too much growth in river areas –little fishes, housing and business construction
- Congestion (roads, trails, rivers)
- Inadequate: lack of growth planning residential
- Unplanned growth (poor planning)and urban sprawl
- Unplanned unincorporated growth
- Regulation by city and county (gatekeepers) continues same pattern of housing (*unreadable*)
- unplanned growth resulting in loss of open space and sprawl
- unintended consequences: planning with regulation creates equal and possibly opposite actions potentially
- lack of transparency in projects ie LPWWA Westside clinic planning
- Massive development threats: perin’s peak, animas valley
- Current comp plan encourages sprawl and destruction of farm land and open space
- Construction (housing) show me the “need” data
- Planning that seems tied to construction and oil and gas industry
- Conversion of farm and ranchland to residential commercial use
- Sprawl
- Sprawl
- Growth/rural sprawl
- Sprawl
- Sprawl
- Land use/zoning/sprawl
- Land use planning- long term
- Land use
- Land use patterns in county (sprawl)
- Need designated growth areas
- Need designated growth areas
- 35 acre zoning
- 35 acre subdivision-loss of agricultural lands, unregulators impact to roads
- Strip development
- Densities – room for more retiring boomers and others seeking bliss
- Development
 - natural resource
 - population growth
 - affordable housing
 - land use/open space
 - infrastructure/community
- McMansions
- Subdividing
- Zoning

Infrastructure Development, Management, and Costs

- CDOT policies as related to growth
- Transportation: CDOT determining our growth corridor without our input
- Current lack of county services (recreation, trails, transit, fire protection, central water & sewer) to serve unincorporated county build out projections
- Bad infrastructure decisions (roads) and expensive fixes
- The bridge to nowhere and that whole overbuilt mess in that area
- Bridge to nowhere
- Infrastructure
- Funding of needed infrastructure
- Present use of planning resources are dysfunctional for the public good?
- Lack of planning for future financial government resources
- Current growth not economically viable, infrastructure costs too great

Loss of Views

- Views being negatively impacted by development
- Development on vistas
- Cluttered viewsheds

Population Growth

- Population growth
- Sustainability and stable population
- Sustainability
- Where are 37,000 people going to sleep, drink, flush the toilet, make mortgage payments?
- Increase in population (influx)

Natural Resource Stewardship and Degradation

Water Supply and Quality

- Water –uses, waste, decline
- Water
- Water
- Fair water
- Water distribution
- Water
- Water
- Water for river compact
- Running out of water: how many people can the county support? Formula?
- Water: ground, river, lakes
- Available water and water quality

- Reliable sources of quality water
- Water quality Water: Protect bodies of water and drinking water
- Aquifer depletion and contamination
- How do we protect water and keep river flows adequate?
- Will upstream development deplete domestic water wells for single household use
- Under present regulations, how many wells and septic tanks will be added
- Over allocation of water
- Lack of water for all: people, wildlife, manufacturing, agri business
- Common theme is water is scare, but there is the proof or support? How much water?

Natural Resource Protection

- Natural resource protection
- Use of water, land, and natural resources
- Natural resources
- Environment
- Decline of natural environment
- Environmental/natural resources protection
 - Natural resources for power
 - Natural resources
- Conserving and preserving natural resources

Oil and Gas development

- Oil companies, private property intrusion, fracking
- Uncontrolled gas well development, fracking

Air Pollution

- Degraded air quality
- Air and noise pollution
- Air pollution (health, views, mountains, starts)
- Air quality
- Air quality
- Air and water quality

Light Pollution

- Decline of dark skies
- Light pollution (health, views, mountains, starts)
- Light pollution

Loss of Wildlife

- Loss of animal habitat
- Wildlife migration routes impacted
- Wildlife safety

- Residential commercial impacts on wildlife
- Going forward planning for wildlife safety and preservation

Sustainability

- Energy sustainability
- Sustainability
- Sustainability

Economic and Fiscal Health

Need for Economic Diversification

- Economy
- Sustainable economy (no boom/busts and soft on the environment)
- Economic sustainability
- Continue to expand economic diversity
- Local economy need for future diversity and income
- Less tourism due to the national and state economy
- Cultural economic diversity of the population is narrowing

Need to Plan for Economic Development

- Lack of/inadequate business growth planning
- Not enough designated light industrial/commercial areas to build
- Economic drivers/development

Need to Plan for Transition from LPC Dependency on Oil and Gas Revenue

- Dependency on oil and gas industry (tax base)
- Declining revenues, sales tax, and property tax
- Prepare for the day when the natural gas runs out
- Concern on the tax revenue from the depletion of oil and gas. Economic vitality. Tax revenue is one item/component of economic development. Infrastructure is part too – electronics, physical, etc.
- County tax revenue crisis looming with any downturn in oil and gas revenue
- Economic viability in declining economy and oil and gas revenues
 - Realize the importance of oil and gas in the county and to tax base
 - Loss of oil and gas
 - Tax base
- Replacing oil and gas property tax revenue and maintaining infrastructure

Need to Develop Better Technological Infrastructure

- Electronic infrastructure: internet access, fast, capacity, reliability
- Economic Development (tax base, affordable living, energy/renewable, education)

- Technological preparedness, Research and Development, the next regional economic driver
- Technological preparedness, micro power, power production
- Technological preparedness, computing virtualization
- Technology, bring to good use
- Technology and infrastructure
- Technology
- High speed internet access throughout county and local control of information pipe to our homes
- Technology connectivity

LPC Leakages

- Tax money staying in LPC
- Keeping income profits in the County
- Lack of systems thinking (leakages and multipliers)
- Big box stores vs local small business healthy vitality

Lack of Types of Jobs and Income We Want

- How to attract/keep sustainable jobs – what are they?
- Economic vitality/jobs for all, not just service jobs
- Need higher paying jobs, second stage companies, export goods/services
- Ability of young people to make a living here
- More reliable higher paying jobs
- Service industry with low paying jobs – a non-livable wage
- Not enough “information worker” jobs

Affordable Living and Housing

- Housing
- Lack of affordable housing
- Affordable housing
- Affordable/attainable housing within county (3)
- Not enough affordable housing
- True affordable housing
- Need more creative affordable housing solutions
- Lack of affordable housing
- Affordable housing
- affordable housing
- Affordable housing
- The collision of the two fastest growing age groups housing needs
- Young being able to afford to stay
- Affordability for young families
- Affordable housing for young people/families

- Second homes
- Increase in second homes
- Senior homes
- Lack of adequate rental, especially special needs housing
- Impact to affordable housing of taxes and inclusionary zoning (1)
- Need affordable housing for workers
- Work force priced out of county/creeping exclusivity (1)
- Affordable housing/staying a real town so can work and live here
- Lack of affordable living, housing, workforce
- Lack of affordable living, housing, workforce
- Affordable living
- High cost of living/food/energy/water
- Real estate and land prices decrease affordability and food production (1)
- Making a place for working class to stay here

Public Health: Pollution and Health Accessibility/Affordability

- Single payer health program
- Health care affordability sustainability
- Health care
- Health care
- Health care costs
- Availability of access to primary care doctors (1)
- Senior citizens needs health
- Not enough health care facilities (medicare)
- An unhealthy built environment

Lack of Long Term View/Thinking

- Issues of water, economic vitality and quality of life all interconnected

Providing for Healthy Families and Youth

Workforce Development and Education

- Educational excellence: science, technology, English, math
- Life education/preparedness
- Education responding to workforce needs (1)
- Eye to future – jobs and educational
- Education for future jobs

Youth Development

- Counseling for kids – keep off drugs, self esteem

Losing Youth and Young Families

- Loss of young adults
- Getting and keeping youth involved and here (3)
- Attracting young families

Lack of Broad Community Engagement

- Youth civic engagement
- Including and empowering marginal community members – not just the usual elites

Childcare

- Childcare before and after school (1)

Agricultural Viability and Agricultural Land Conservation

- Loss of agricultural land and farm vitality
- Destruction of agricultural land – mostly with gas well development and housing construction
- Disappearing family ranches
- Depletion of agricultural land (1)
- Protection and enhancement of agriculture needed to maintain viability (3)
- Prevention of productive agricultural lands
- Ag base economic viability
- community gardens will not maintain enough agricultural land to support our people and animals and scenery and wildlife
- land coming out of CRP – planning stalled

Loss of Community Vitality, Quality of Life and Heritage

- Loss of real town and real people/culture
- Cultural preservation/diversity (1)
- Preservation – not for its own sake, but to maintain our treasures maps
- Preserving rural heritage (1)
- Loss of open space
- Open space are disappearing
- Loss of accessible trails for hiking, biking, horses, x-c skiing, etc.
- Not enough public parkland
- Lack of parks within city limits

Maintaining Public Safety

- Hazards/safety
 - Planning for hazards
- Fire mitigation
- Community response

Lack of Adequate Transportation Alternatives and Too Much Traffic

- Congestion/traffic generated by growing county population
- Congestion
- Traffic
- Traffic
- Transportation and traffic
- Transportation
- Transportation – public and roadways
- Too many cars
- Traffic congestion
- Public transportation congestion: light rail from purgatory to Ignacio
- Multimodal transportation
- road/highway development that does not include multi-modal (bike/ped) and transit
- Transportation choices viability
- Roads/bike lands
- Not enough bicycle and walking corridors
- Transportation of commuters coming into county
- Big city driving habits finding their way into the county (excessive speed)
- Air transportation (loss of frontier)

Lack of Collaboration and Regionalism

Lack of City/County Collaboration

- Need for collaborative leadership and intergovernmental cooperation
- County/municipality land use policy coordination
- Collaborative leadership
- Communication for the future
- County/municipality land use and policy coordination.

Distrust of Government

- Why trust city and county to solve problems?
- Continued fragmentation of government and units and development of more
- BoCC ability to implement a plan

Lack of Faith in Reaching Agreement

- Ability of various interest groups to reach consensus

Conflicting Ways We Think About Growth

- Old way is better than new way
- Antigrowth sentiment
- I've got mine, so lock the doors attitude
- NIBMYism
- Philosophy of not in my backyard
- Those who want to close the door now that they are here

- Private property rights
- Disregard for property rights
- How some people view property rights
- Community involvement and lack of diversity

CONCERNS: Breakout Group Report Back

GROWTH/LACK OF PLANNING

- Lack of overall planning, needs to be everyone
- Issues related to code and building code
- Growth

ENVIRONMENTAL DEGREDEATION

- Carrying capacity
- Environmental quality – air, wildlife, water
- Water! Supports all aspects of life. All is based on water.
- Water

AFFORDABLE LIVING AND HOUSING

- Affordable housing

ECONOMIC AND FISCAL HEALTH

- Economy: personal economy of low wages, disparity, no real jobs and local community self reliance.
- Alternative energy, not just oil and gas. What do we do next?

AGRICULTURAL VIABILITY

- Land use and open space. Agriculture and open lands decline. As CRP lands come out, what happens?
- Diversity support of agriculture: incentives for ag community, local food systems, value added and grants or seed money for incubating.
- Plan process –transparency in the planning process

PUBLIC HEALTH: pollution and health accessibility

- Public health: includes pollution and affordable health care.
- Weed is land health issues.

COMMUNITY VITALITY

- Culture
- Civic engagement

FAMILIES AND YOUTH

- Education and families: increase poverty, health care, kid transportation, child care affordability
- Integration of Children, Youth, Families Master Plan

PUBLIC SAFETY

- Safety – transportation, personal, violence, drugs

LONG TERM THINKING/VIEW

- Cumulative impacts/long term consequences down the road are lacking. Need to prioritize resource allocation.
- Lack of 7 generation awareness, even for 2nd generation

CHANGES: What Would You Like To See Different In the Future?

Meeting participants were asked “What do you want to see different or change in the future in La Plata County?” Each break out group first worked individually to write responses then as a group to thematically group similar responses. All group responses are below.

Recognize economic drivers/tensions:

- Sprawl vs planning vs property rights
- Money for preserving open space
- Second home impacts
- Regardless of planning process, SUIT lands a wildcard
- We do not know what will happen to the SUIT lands
- People who think that economic growth & development (housing, etc.) is sustainable
- Promote or incentivize solar, wind, geothermal and energy conservation.

Gather Additional Information to Inform Decisions

- Define growth and sustainability
- Long term planning view - actual projections
- Create realistic projection of how much growth is sustainable
- Quality data on how much water and how allocated
- Research and document: how much water does each user need/use and will each user need/use. Includes: people, manufacturing, mining, commercial, agriculture.
- Refine limits or boundaries for growth capacity.
- We have a limited carrying capacity: water, land, natural resources, soils, oil and gas, trees.
- Carry out leakage and multiplier study to guide economic planning.

Develop Land Use Policies that Accomplish:

- Forbid covenants that ban: clotheslines, solar panels, wind power, community gardens, vegetable gardens
- Rebuild before building new with subsidies, tax breaks, easy
- Rebuild before building new.
- Ridgeline protection ordinance.
- County junk ordinances.
- Ordinance against junk cars/dumping on private lands.
- Historic preservation.

Energy and Energy Efficiency

- Planning regulations for smaller greener buildings
- Plan for higher energy costs
- Incentive for green/energy efficient buildings.

Encourages Development of Real Communities

- Change the code to encourage the concentration of growth in the county to development nodes (define nodes)
- Growth node requirements

- Focused areas of development.
- Need to build “complete communities”, including parks, mass transit, pedestrian, and bicycle trails, etc. By changing the way development is approved in the county.
- Bike pedestrian friendly subdivisions
- Mixed land uses, balance jobs and housing
- Redevelopment/infill/closer to downtown/city limits.
- Smart growth nodal development. Mixed uses.
- Residential development focused on nodes served by public transportation.
- Higher density around urban areas.
- Stop sub-dividing of land and require the “total development” of land with proper resources and design.
- Plan for growth centers (to include affordable housing).

Create More Multi-modal Transportation

- Create transit and multimodal corridors countywide
- Pedestrian friendly, multimodal (walk, cars, bike, bus) downtown
- Transit
- Land use decisions support transportation options
- Improved public transportation would happen if people would use the buses
- Improve transportation through a multi model interconnected system.
- Stop accommodating more and faster traffic, shift modes of travel instead.
- Frequent transit service in LPC outside Durango.
- Bike lanes in the county – CR 250/CR 203 Ignacio Loop
- County sharing in costs to extend the T loop – Durango West, Edgemont, Elmore’s Corner, etc.
- Long term vision for transportation – public, bike, trails
- Public transportation into county via clean energy as possible
- Good mass transit in county
- Traditional town development that is pedestrian and bike friendly
- Complete streets
- Continue river trail
- River trail connected to downtown “smart 160”
- Public transportation in county
- Community transportation systems (multimodal /public/bike).
- Multimodal transportation everywhere in county.
- Plan today for future public transportation.

Preserved Agricultural Lands and Agricultural Viability

- Incentives for agricultural lands.
- Transfer of Development Rights (TDR)
- Encourage preservation of agricultural lands through TDR program and receiving zone-nodes

A New Comprehensive Plan and Development Code

- County policies that support sustainable practices both in the organization and county wide
- County land use codes, building codes, and long term development plan.
- Complete and adopt the comprehensive plan.

- Plan adopted.
- Zoning for the county
- Zoning in La Plata County
- Zone the county with reasonable densities
- Zoning with sustainable focus
- Better planning for land use. What goes where. Zoning.
- Update within the next year new county codes that represent and protect the wants and needs of the community.
- Plan for a 21st century conditions and beyond/sustainability/energy requirements.
- Planning for the big picture. Institute a plan that can weather political whims.
Plan for 21st century conditions (7 generations)
- Planning – long term for local sustainability
- Quality of life – health care, transportation, pollution
- Planning local based on actual water and diversity of uses.
- Decisions made based on long view for sustainability of the local area.
- Plumb the county in appropriate areas.
- Infrastructure planning. Master plan for entire county including towns.

Create More County Open Space and Recreation Opportunities

- County parks/open space
- County has parks and open space and bike trails on 203 and 205.
- Establish County Parks and Recreation
- Have scenic and recreational assets that are valuable to our community.

Link Water and Land Use

Promote awareness of water as limited resource

- An awareness of the finite water supply and a concrete understanding of how many people that will support (including growing food)
- Water resource is finite and could dwindle with climate change
- Supports all aspects of economy, planning, and development
- Recognize water is a ultimate requirement for life
- What do we do if the drought persists and the population grows exponentially?
- Agriculture water is economy
- Coordination

Determine carrying capacity for water and different water uses

- Change the land use code so development is based on water carrying capacity
- Calculate carrying capacity based on water – all users taken into account using accurate data and modeling – use results in decisions
- Calculate carrying capacity of county based on water
- Calculate carrying capacity of county based on water using different food security scenarios
- Sewer, infrastructure, etc.
- Domestic water
- Recreational water (skiing and rafting)
- Recreational water

- Rural water district to establish areas for development

Promotes Water Conservation

- Water planning – conservation for the future
- Water harvesting
- Water – capture rain water
- Water conservation – new codes and education of the public
- A conservation/recycling/collection
- Promote water awareness: recycling, collection, xeriscaping

Advocate for Changes in State Water Policy

- Change grey water laws/recycling/local control
- State policy ends 35 acre well exemption
- County should rely on local statute not state
- Reevaluate water law state and region wide to be more equitable
- Water laws to support our area to sustain agriculture and urban

Protects Water Quality

- Water
- Protect all water from pollution
- Pollution of air quality and water quality
- Water pollutants mitigation
- Work to end contamination by fracking and chemicals
- Protect all water from pollution, from being used for sprawl, from being overused and not left for wildlife and river health
- Build out numbers based on water for domestic and agriculture use
- Change CO gray water law to favor collection by local owner
- Charge gray water laws to allow everyone to collect gray water
- Work to change CO gray water laws

Civic engagement and Community Capacity

- Civic engagement needs to include diverse perspectives in planning
- Difficulty in bringing people together on a vision/plan
- Involve people in land use planning, not just special interest groups
- Collective awareness that there may be a greater good
- Education/forums to teach people systems thinking, 7 generation decision making
- Non-duplication of efforts. Collaboration among organizations.
- A collective awareness that there is a greater good, no matter what that may do to personal property rights/values.
- Convene forums for community to discuss the common good.
- Educate people about 7th generation decision making
- Educate public officials, county staff and communicate members in systems thinking.
- Make decisions based upon multiple benefits (win/win) systems approach.
- Whole systems thinking regarding growth (economy, environmental, health, wildlife).

City/County Integration/Integrated Plan/Better Government

- County government to get involved.
- Consolidate local and state planning resources and programs. And develop a private-public partnership for development of the whole county.
- City of Durango either committed for development outside the city (existing) limits or constrained to existing boundary.
- County commission lead public participation in special improvement districts for infrastructure on mesa and Grandview.
- County planning becomes infrastructure planning engineer.
- Needs big picture planning long term perspective and accurate data and more interagency collaboration.
- Reorganize and re-manage county government for fiscal responsibility, transparency, community responsiveness, accountability.
- Cooperation between county and city/towns.
- Integrated plan with integrated enforcement.
- Appoint a czar with power to assure comp implemented.
- See community values and rights placed above individual private economic development rights (BoCC needs to recognize this)
- Hold County accountable no matter who gets elected.
- Less talk, more action.
- Updated La Plata-Durango IGA that avoids passing cost of development to the taxpayer.

Plan for Economic Development

- Long term solutions/vision/planning
- Integrated creative solutions
- Economic development proactive
- Adaptable and flexible
- Develop our own expertise
- Regional coordination/cooperation
- Personal/self reliance/community/sustainability
- wage disparity, low wages, high cost of living
- lack of real jobs and affordable housing
- Economic viability
- Local economic self reliance

Support Agricultural Operations and Develop Incentives

- Viable and sustainable farm and ranch operations.
- economic agricultural viability
- Find out how to protect and preserve agricultural business in the county
- decline of agriculture – county needs to support all ag endeavors value added
- (re?)developing local food systems
- Incentive for beginner farmers and agricultural land preservation
- support by government for local business and agriculture
- Financial incentives for agriculture – local development and support
- Educate and possibly subsidize local agricultural interest and uphold a cash/food economy.
- Long agricultural heritage that needs to be preserved – in past had higher productivity.

Diversify the Economy

- Need a diversified economy.
- diversity
- Support diversity
 - Agriculture
 - Energy production
 - Local agricultural economy
 - Zero waste stream
- Identify and support sustainable businesses (no boom/bust and minimal uses of natural resources).

Support Local Business

- Support local jobs/economy (ag, tourism, new local businesses, ranching)
- County support local/sustainable types of business
- Business incubator
- County needs to focus on providing business incubators help with grant assistance.
- Support local businesses
 - Lower taxes
 - Incubators, grants, incentives
- Investment of local financial assets locally

Promote Workforce Development Education

- Review FLC curricula w.r.t. local job preparedness.

Promote New Economic Development Ideas

- An idea hub
- Community identify a strong sense of place
- Personal responsibility
- How we make decisions:
 - Long term solutions
 - Respect
 - Integrated solutions
- Establishing a strong community, what we want to be:
 - Identity: a model of sustainability
 - Idea hub/attract people/jobs
- How we want to grow
- Establish a zero waste initiative to divert waste and create local jobs
- County participation in regional recycling center, county contributes land and financial dollars
- New economic industry.
- Create viable sustainable economy (includes leakages and multiplier study and food economy)

Improve Technological Infrastructure

- High speed internet access for all county residents.
- Get better electronic infrastructure – internet
- Broadband access/incubator business development/growth

Recruit New Businesses

- Attract businesses that need educated and informed workers
- Education: attract jobs/people/expertise

Plan for Alternative County Revenues

- Plan to replace gas and oil with local sustainable industries.
- Plan for decreasing gas revenues.
- Mill levy.
- Tax structure is sustainable. County leads new structure.
- County business license to fund economic development
- Raise property taxes on 2nd homes, part time residents
- Laws/government support for solar and wind energy
- Generate all electricity needed here from solar and wind – eventually export
- Huge government support for locals producing food for local people and animals
- Huge government support for personal and public production and use of solar and wind energy
- Promote economic diversity (and living wage ordinance)
- Lower taxes for locally owned businesses with higher taxes for big box stores and chains
- Investment of local financial assets in local economy
- Raise property tax on second homes/part time residents
- Create trust fund for schools and economic development.

Protect Public Health

- Lack of affordable, accessible, quality health care
- Health care
- County participation in affordable, accessible, quality health care system
- National health care
- Attract more primary care physicians
- Community growth development and health care
- Health care

Reduce Pollution and Improve Air Quality

- Pollution
- Pollution/sustainable environment
- Cumulative effect of non-energy efficient and toxic- buildings
- Regulate oil and gas to preserve environmental and public health
- Unregulated use of chemicals by oil and gas industry hurts environmental and public health
- Oil and gas and mining regulations and pollution laws. Need property owner rights.
- Protect LPC air quality from internal and external sources (coal plants)
- Less train smoke. Technology is there?
- Cleaner air- less ozone and mercury.
- Address air pollution, water sources outside the county.

Protect Ecosystem Health

- Continued activities that conserve resources.
- Ecosystem services valued higher.

- Land health and weeds
- Weeds
- Public health implications of development on both public and private land.
- Wildlife protection/conservation

Maintain Resources that Contribute to Quality of Life

- Keep quality of life e.g. dark skies, clean air, clean water, public health, community infrastructure.
- Land Noise and light pollution

Plan for energy supply

- Long term energy supplies
- Impacts of peak oil/higher fuel prices
- Solar based energy for entire community.
- More solar/alternative energy.

Plan for Impacts of Changes in Climate

- Climate change
- Water resources
- Fire hazard
- Habitat loss
- Peak water, oil, and soil

Provide More Affordable Housing

- Increased stock of smaller homes on market.
- Increase affordable housing choices.
- Lack of affordable housing
- More affordable housing
- Inclusionary zoning for affordable housing
- Homebuilders and development interest rule the county's land use decisions. Need to change so that all community interest are taken into account.
- Infill housing/MIL legal
- Better organized partnerships. FLC, city, county, district, SCCC, businesses, etc.
- Tax structure for 2nd homes fund affordable housing.
- County takes active role/leadership in affordable housing.
- Achieve balance of live/work here.
- Change from "smart growth" aka unaffordable housing to "dumb growth" f/k/a reasonably priced housing products.

Support and Maintain Families and Youth

- Attention given to increasing numbers of families living in poverty.
- Greater effort to attract young families.
- Childcare is widely available/affordable.
- Collectively promote developmental assets, character attributes CYFMP
- Education includes community involvement.
- Collaborative innovative integrative educational practices.

- Youth to become the county torchbearers
- Youth involvement (e.g. in visioning)
- Increased involvement of American and Latino voices in civic life.
- Diversity community.
- Implement recommendations from the Children, Youth, and Families Master Plan.
- Youth 12-18 yrs activities and increased diversity.
- Job development so local youth are able to find jobs with livable wage.

CHANGES: Breakout Group Report Back

Local Government More Collaborative/Integrated

- Jason is planning czar
- Planning engineer becomes infrastructure engineer.
- City of Durango supports joint growth
- Reorganize county government to be transparent and fiscally responsible

We Work Together for a Better Future

- Less talk more action
- Accountability to the future
- Identity/all buy into "community"
- Respectful
- Need to work together, integrated and coordinated solutions
- Long term/look towards the future
- Make decisions based on multiple not just single interest
- Get idea of greater good. Use education forums to educate.
- Plan for 21st Century and beyond.
Plan for the future that maintains quality of life.
- Find ways to involve people/zoning

Plan for Limited Water Resources

- Pay attention to water and plan for changes in water supply.
- Change CO water laws
- Calculate based on water for all users
- Model water then use in planning

Youth Become Torchbearers

- Youth
- Integrate the youth, educate to take responsibility
- Children, Youth, and Families Master Plan implemented

Develop a Diverse and Healthy Economy

- Identify sustainable economic business and how to make ranches viable
- Economy local agriculture
- Maintain agriculture viability
- Invest local money locally
- Zero waste
- Learn from us! We are an idea hub with jobs and vitality
- Economic development with great broad band

Develop Alternative Revenue Sources

- Decrease in taxes from oil and gas
- School trust funds
- Second homes

Create Transportation Choices

- Transportation is multimodal and friendly
- Want multiple modes of transportation, let congestion happen and force into alternative modes of transit.

Better Manage Growth and Development

- How we want to grow – land use, equitable and creates value
- Focused area development, grow in areas.
- TDR's
- Affordable housing codified to code
- Responsible use and provision of utilities
- Increase cultural heritage and move in positive direction

Protect Natural Resources

- Protect from pollution

VISION: What Do You Want La Plata County To Be Like In 20 Years?

Meeting participants were asked “what do you want La Plata County to be like in 20 years?” In this workshop, participants did a slightly different exercise than in all other vision outreach events. They were instructed to write a cover story for a publication and record their “story” on a template. The instructions were::

The Sonoran Institute is going to feature La Plata County in its Hallmarks of Successful Communities success story publication. The story takes place 20 years from now. It will tell the story of the La Plata County community’s hopes and aspirations as well as feature its major accomplishments. As a group, work together to write the story of what La Plata County will look like twenty years from now.

- What does the **cover** look like?
- What are the **major headlines**? What do they say?
- What are the **sidebar stories**?
- What are the **images** that accompany the story?
- What do the **quotes** say?
- What’s **the backstory**? How was this success accomplished?

Cover

- Sustainable Lifestyles: healthy land, healthy economy thriving (image of mountains)
- Image of mountains
- A sense of place – the new neighborhood – La Plata County
- 2010 comp plan proves visionary
- La Plata County: model community for sustainable living!

Big Headlines

- La Plata produces 50% of residents nutritional needs “healthiest county in USA
- Sub-surface greenhouse provides greens 365 days per year to schools
- La Plata net renewable energy exporter – hub of solar business
- La Plata County wins most sustainable community award
- Farmers Market purchases downtown city market
- La Plata County most socio-economic and culturally diverse community in Colorado
- Experts from around the world come to study good planning principles
- Road kill declines for 10th year in a row
- Kids choose to stay and can
- Education endowment program a success
- Downtown parking lots eliminated due to lack of use
- La Plata County voted most livable – sustainability achieved
- Road map becomes trail map
- La Plata County achieves sustainable food supply!
- No loss of open space since 2010 – 1 thousand acres added in past decade!
- La Plata County healthiest county in nation!

- Local water supply best quality and quantity in state.
- Well pad solar power exceeds electric needs for the county
- Development steered to transit linked nodes
- La Plata County talks trash – regional recycling center generates products used globally!
- \$30/gallon gasoline not a problem in La Plata County
- Biking and walking trail completed from Hermosa to Bayfield

Sidebar Stories

- New mindset and naturalistic perspective for design and planning
- How local and state governments work with private interests to create win-win economy
- Last connector complete Bayfield to Purgatory
- GHGs reduced to 1950's level
- Carbon neutral program spurs job growth
- LPEA utilizes 100% alternative energy
- Ska world headquarters taps millioneth keg
- Jason retires as czar after 20 years of success
- Regional housing approach huge success – 90% of families commute to work on bikes
- Lite rail plus covers entire county
- Tourist sprinkle money from Ignacio to DMR
- Business incubator creates jobs for youth
- Mixed use hubs transit connections key to success
- Innovation, science, technology education key to economic growth
- Alternative energy no longer “alternative”
- County's identity of natural resources leader still strong after 20 years
- 7th generation tree hugging cowboy caps final gas well last month
- SUIT creates center for sustainability
- Popular planning czar retires
- Successful mass transit and smart 160 trail decreases automobile use
- Thr dry side gets another solar powered schoolbus
- Past changes to water law prove effective
- La Plata County receives USDA rural development initiative grant
- Third generation learns form the first to imagine the seventh
- Buy local movement booms; wal mart is out of business in La Plata County
- Movement supports local agriculture tradition
- La Plata County receives LEED platinum award for sustainable development
- Meeting meltdown gives way to rural/urban dealmaking

Images

- Youth sit on community boards
- Triethnic collaboration: 3 towns and SUIT
- Family ranches sustainable stewards of the land
- Ridgelines, still empty after all these years
- Enjoy the privacy, enjoy the activities
- New trash burning flux capacity powered train
- La Plata County NOT seen from space (darkness)

- Lynx crossing wildlife crossing under US 160
- Front of steaming bean, Durango voted worst dressed and proud of it!
- Last house in county equipped with solar panels
- Aerial photo of reclaimed San Juan Basin Gas Fields
- Street car picking up school kids in Bayfield
- Sun rising over mountains
- Train
- Houses and trees
- Hydrogen car
- Advisory board from neidham elementary
- Tree hugger
- Trail map
- Map of hubs
- Farm
- River trail at rush hour – people on bikes and walking
- Solar panels on gas pad
- School bus/kids
- Multigeneration classroom photo
- Constructed wetlands
- River
- Jason retiring
- Sustainability center
- Funnies: mixed use/affordable housing development on Bridge to Nowhere – a major tourist attraction to rival Venice!
- Recycling products in another country
- Bus rapid transit
- Animas Valley picture view is still the same!
- Alternative energy farm
- Jason running visioning session in 2009
- Breen Grocery store (locals can shop without driving)
- Farmers market shoppers

Quotes

- It is all here for me – having a healthy family and a good job (Brad, 22 years old)
- It means a lot to me that I can pursue my career in my hometown after college. (Jane 21 years)
- I am a 4th generation La Plata County rancher and have put 4 children through college and they are returning to work the land. (Bud, 56 years)
- There is better internet here than in Philly
- Dude, the snow is GREAT!
- I never understood why cheese was orange anyways!
- Cherry Miloe, area coordinator states “I won’t leave until you pry my garden hoe from my cold dead hands”
- A BTU saved is a BTU earned.
- The effort in 2010 was worth it.
- Peter Treguillis III says “thank you!”

- Jason Meininger, Planning Czar, retires: my job is done!
- Commuter traffic down 75% since 2009

Backstory

- Visioning process breakthrough initiates momentum
- 2030 census shows upswing in young families moving to La Plata county
- Community gardens are thriving
- Ag land is preserved
- Plan adopted and implemented
- Dark skies ordinance a success
- Air quality improves – power plant in NM converted to clean energy
- County invests in public transit not roads
- Everyone in community came together to create a plan and execute it!
- Community education and engagement succeeds
- Past decade La Plata County population stable
- Community fully supports agriculture
- Local algae biofuels and solar power creates energy independence (wind/geothermal help)
- All La Plata County buildings constructed since 2015 energy neutral

VISION: Breakout Group Report Back

| Vision common themes | Vision story headlines |
|--|---|
| <ul style="list-style-type: none"> • Healthy county • Healthiest county in nation • Road kill declines • Water laws allow constructed wetlands • Clean air and water • New Mexico’s air quality increases • Dry side solar schoolbus • Local energy independence • All growth energy and carbon neutral • Best water quality in the state • Well pads are converted to solar • Renewables • Energy Exporter • Land is reclaimed for oil and gas • Last houses in county get solar panels • The train goes clean • 2010 comp plan is visionary • The county vision captures momentum • Meeting break down leads to rural-urban • Collaboration • Stewardship • Innovation | <ul style="list-style-type: none"> • Economy • There is a sense of place in new and old neighborhoods • The County wins a most sustainable award • Group principle model • There are no parking lots downtown • Ska Brewing taps 10 millionth keg • Farmers market buys city market • Carbon neutral jobs program • Good jobs and economy • Local food systems • There are more young families • Kids are able to stay and can • Third generation learns from the first to imagine the seventh • Youth engaged • Multigenerational • Community education succeeds • Educated • Development is distributed to nodes • Nodes have trails • Hubs/nodes • Road map becomes trail map |

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- Connectivity
 - 90% of families commute to work via bikes
 - Locals shop without driving
 - There is money for transit, not just roads.
Light rail plus!
 - Transit system multimodal
-