

August 18, 2005

Southern Ute Indian Tribe
Ignacio, Colorado

2005
Comprehensive Master Plan
&
Campus Master Plan

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Southern Ute Indian Tribe

Comprehensive Master Land Use Plan Campus Master Plan

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August 18, 2005

SOUTHERN UTE INDIAN TRIBE

THE COMPREHENSIVE MASTER LAND USE PLAN THE CAMPUS MASTER PLAN

EXECUTIVE SUMMARY

The Comprehensive Master Land Use Plan & The Campus Master Plan update plans were first completed in 1999. The Comprehensive Master Land Use Plan describes areas for future growth and locates where different types of future development should occur in order to maximize positive interactions and minimize undesirable effects. The Campus Master Plan outlines in detail a strategy for growth within the government campus.

Collaborative Process

A series of meetings were held during the first half of 2005 by the study team to better understand important issues surrounding tribal development in the area. The team met with the tribal council, department heads and interested tribal members. A survey was also distributed to tribal members who were unable to attend the meetings. This information was compiled and became the basis for both the Comprehensive Master Land Use Plan and the Campus Master Plan.

Comprehensive Master Land Use Plan

Important issues addressed by the Comprehensive Master Land Use Plan include the relocation of the Sky Ute Casino and Hotel to the northern end of the study area to provide improved visibility, access to additional parking and expansion possibilities. The present casino and hotel location will provide area for the expansion of the government campus and additional commercial activity.

Campus Master Plan

In addition to providing specific areas for projected growth the Campus Master Plan addresses issues that are important to tribal members and department leaders. Traffic management, pedestrian safety, parking location, campus beautification, increased green space and the elimination of temporary buildings and storage facilities are all described.

Tribal Council Action

Development pressure is increasing in the Ignacio area. The study found that several major tribal functions anticipate the need for increased space in the next several years. After discussion and review the Tribal Council adopted the Comprehensive Master Land Use Plan and the Campus Master Plan at a meeting

on August 9, 2005. These plans were based on the Tribal Council's review of the "Alternative Land Use Strategies" and their approval of Option Three with specific refinements as indicated at their June 1, 2005 work session.

In order to coordinate and implement these plans, we strongly recommend that a review process be developed, and then approved by Tribal Council for use by the Tribal Planning Department to promote development that is compatible with nearby properties, natural features and the Tribal Council approved Master Land Use Plan and Campus Master Plan. The review process recommended to be developed is intended to establish a method to standardize and streamline the review and approval (by Tribal Council) of projects proposed to be built within boundaries of the Southern Ute Indian Tribe Master Land Use Plan and which are consistent with the Tribal Council approved Land Use Plan and Campus Master Plan.

Finally, the master plans are flexible tools and as conditions change they should continue to be reviewed and updated at least every five years.

NOTE:

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**“COMPERHENSIVE MASTER LAND
USE PLAN”**

PDF File “11x17MasterLandUsePlan8-9-05”

NOTE:

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“CAMPUS MASTER PLAN”

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Process

Tribal Participation
Community Meeting & Survey Summary
Parking Demand
Existing Land Use

Tribal Participation

Community Meeting

Tribal participation is crucial if a Master Plan is to become a useful tool to guide tribal development. A community dinner meeting was scheduled for a convenient evening and was extensively publicized including a radio interview with the planning team. The entire project team conducted a meeting with tribal members to update them on the status of the project and identify important issues. A dinner meeting was attended by more than eighty tribal members. The project team made a visual presentation of the area and its development potential.



They also outlined several issues described by department heads in meetings held earlier. All tribal members attending were then asked to “brainstorm” issues that they believed should be addressed in the master plan. These issues were written on posters at the front of the room and at the conclusion of the meeting tribal members ranked the issues in order of importance.

Tribal Survey

In addition to the community meeting more than 900 surveys were prepared and mailed to tribal members to allow all tribal members to have their voice heard on the development issues that they find important. More than sixty surveys were returned and have been combined with the results of the community meeting to provide decision makers with an understanding of the community's thoughts on future development.



Tribal Participation

Community Meeting & Survey Results

Tribal members were asked to prioritize the development issues and points were assigned to the priorities:

Priority One – Three Points

Priority Two – Two Points

Priority Three – One Point

The results were tabulated and combined to give a composite view of tribal opinion.

NOTE: Survey response rate was 7%.

| ISSUES | Combined TOTAL | |
|--|-------------------|--|
| New and/or bigger casino and hotel | 124 | |
| Develop commercial area (restaurants, good grocery store, etc.) | 112 | |
| Expand Health Center | 112 | |
| New tribal bank/credit union | 109 | |
| Provide vocational opportunities and training | 107 | |
| Emphasize tribal culture more | 106 | |
| More elders activities and facilities | 106 | |
| Local youth drug treatment facility | 105 | |
| More youth activities and facilities | 104 | |
| New assisted living housing for the elderly | 103 | |
| Local place for tribal funerals | 91 | |
| Develop a place to assist the startup of small tribal businesses | 82 | |
| New childcare center for tribal members and employees | 81 | |
| Increase parking in the north campus | 80 | |
| Beautify the north campus area | 80 | |
| Increase tribal land area close to Ignacio | 78 | |
| Additional housing for tribal members and employees near Ignacio | 77 | |
| Expand Academy to include grades 4-6 | 76 | |
| Develop Lake Capote site as a tourist destination | 75 | |
| Upgrade paths and open space including cultural interpretation | 74 | |
| New library (maybe at museum or cultural center) | 72 | |
| New headstart center | 71 | |
| Reserve Lake Capote site for tribal use only | 70 | |
| Increase safety for pedestrians in north campus area | 65 | |
| Establish tribal design committee | 58 | |
| Increase recreation opportunities near tribal housing | 57 | |
| Create a gateway on highway 172 north of the campus | 51 | |
| Less paving and congestion, more green space in north campus | 50 | |
| | 2376 | |

Combined Community Meeting and Survey Results

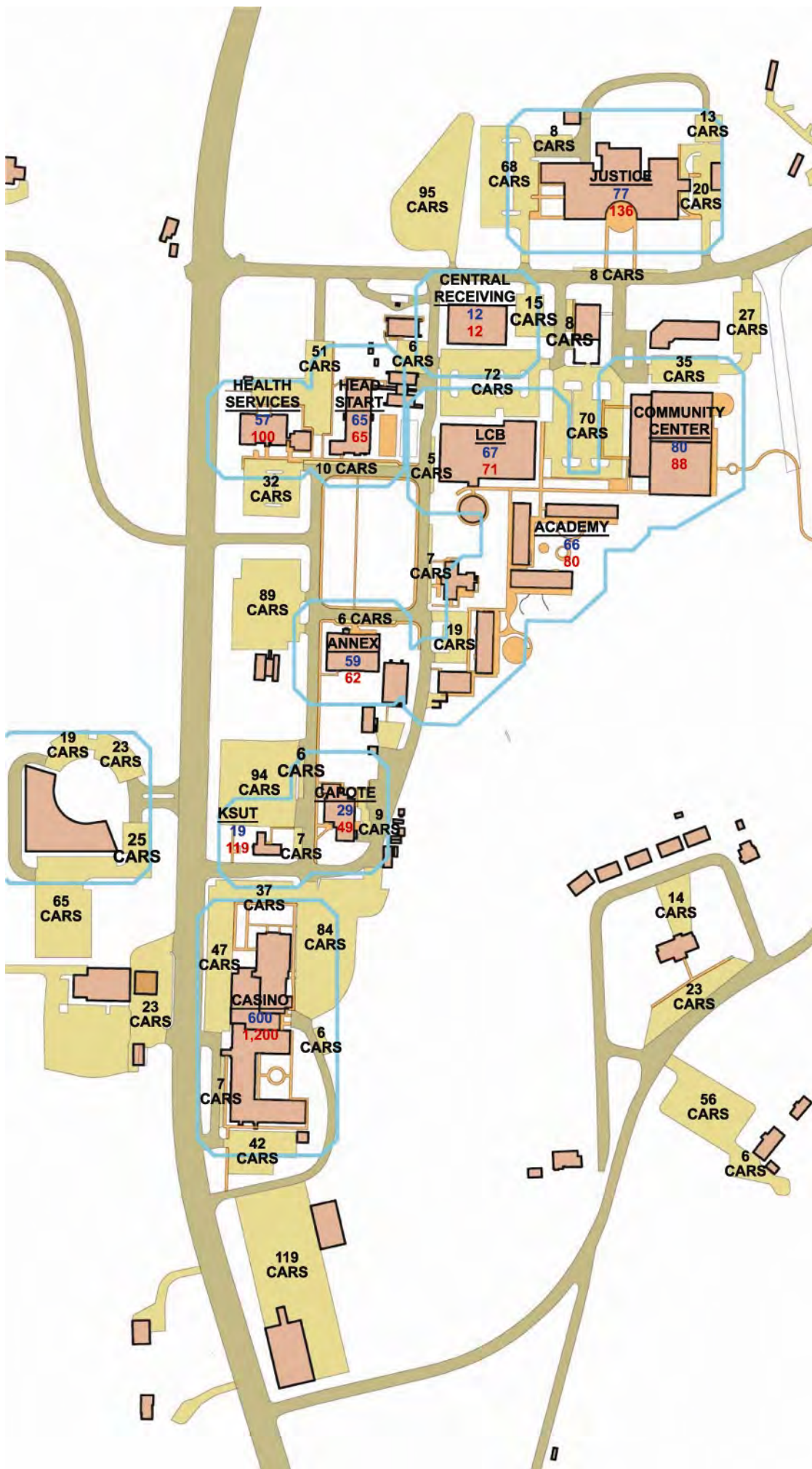
Parking Demand

Parking issues were discussed in many of the interviews with department heads. Except in extraordinary circumstances there appears to be adequate parking when the entire government campus is included. However many people feel that parking located conveniently to their workspace is in short supply. This was especially acute in the area of Health Services and Head Start.

The drawing on the following page describes for each building the combined number of staff and visitors and the number of parking spaces available in parking lots and on streets.

KEY
BUILDING
NAME
CURRENT PARKING NEED
FUTURE PARKING NEED

 **PARKING WITHIN 75 FEET OF BUILDING FOOTPRINT**



0 60 120 240 480

Existing Land Use

The planning team documented the existing land uses within the study area and only property within the study area has been assigned a use. The use designations are based on how the land is currently being used not on any official or approved classification. This baseline allows the comparison of development options with current use.

NOTE: Land with primarily agricultural use is uncolored.

PRELIMINARY SOUTHERN UTE MASTER PLAN



LAND USE EXISTING

MAY 18, 2005

- TRIBAL GOVERNMENT
- CULTURAL
- LIGHT INDUSTRIAL
- COMMERCIAL
- OFFICE
- HOUSING
- UTILITIES
- ENTERTAINMENT
- CASINO
- RECREATION



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0 700 1400 2100

Alternative Land Use Strategies

Option One: Expand in Place

Option Two: Expand South

Option Three: Expand North & South

Land Use

Option ONE

Expand in Place

Option One describes the effect of an expansion of tribal facilities if new development occurs only within areas already established.

Option One Highlights

1. Sky Ute Casino expands in place including a parking ramp with intermittent disruption due to construction and the casino has minimal expansion capacity.
2. Annex remodeled and expanded.
3. Health Service remodeled and expanded.
4. Academy expands to the southwest (little room for middle-school gym).
5. Museum located at northeast corner of 172 and 517.
6. New multi-purpose building located in Ute Park.
7. No major change to Sky Ute Event Center
8. Difficult to expand parking near parking need.
9. Difficult to increase campus green space.
10. Little disruption to existing adjacent land uses.

NOTE: Many individual components of each option can be added, removed or altered to create a new consensus option

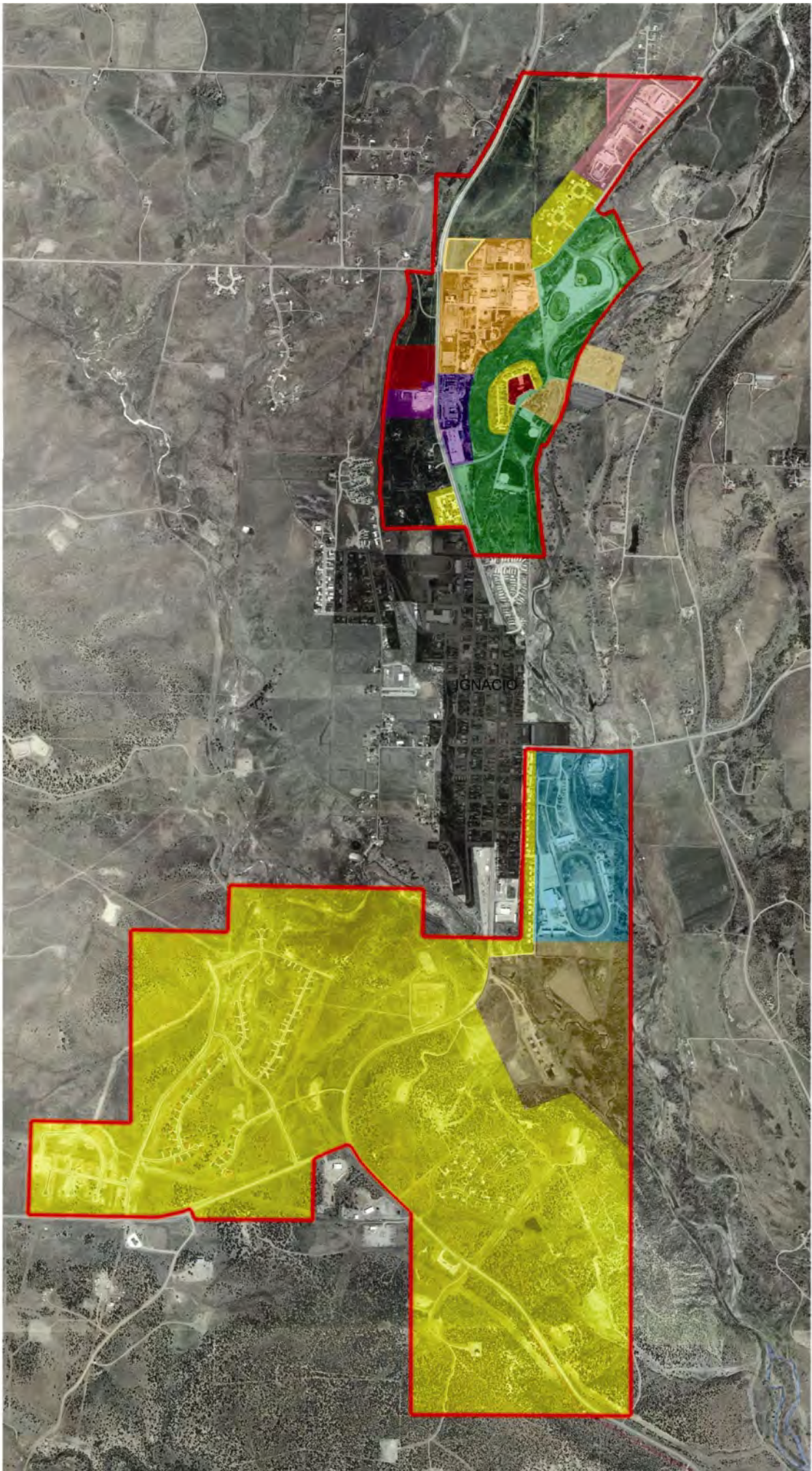
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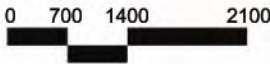
LAND USE OPTION ONE EXPAND IN PLACE

MAY 18, 2005

| EXISTING | PROPOSED | |
|----------|----------|-------------------|
| | | TRIBAL GOVERNMENT |
| | | CULTURAL |
| | | LIGHT INDUSTRIAL |
| | | COMMERCIAL |
| | | OFFICE |
| | | HOUSING |
| | | UTILITIES |
| | | ENTERTAINMENT |
| | | CASINO |
| | | RECREATION |



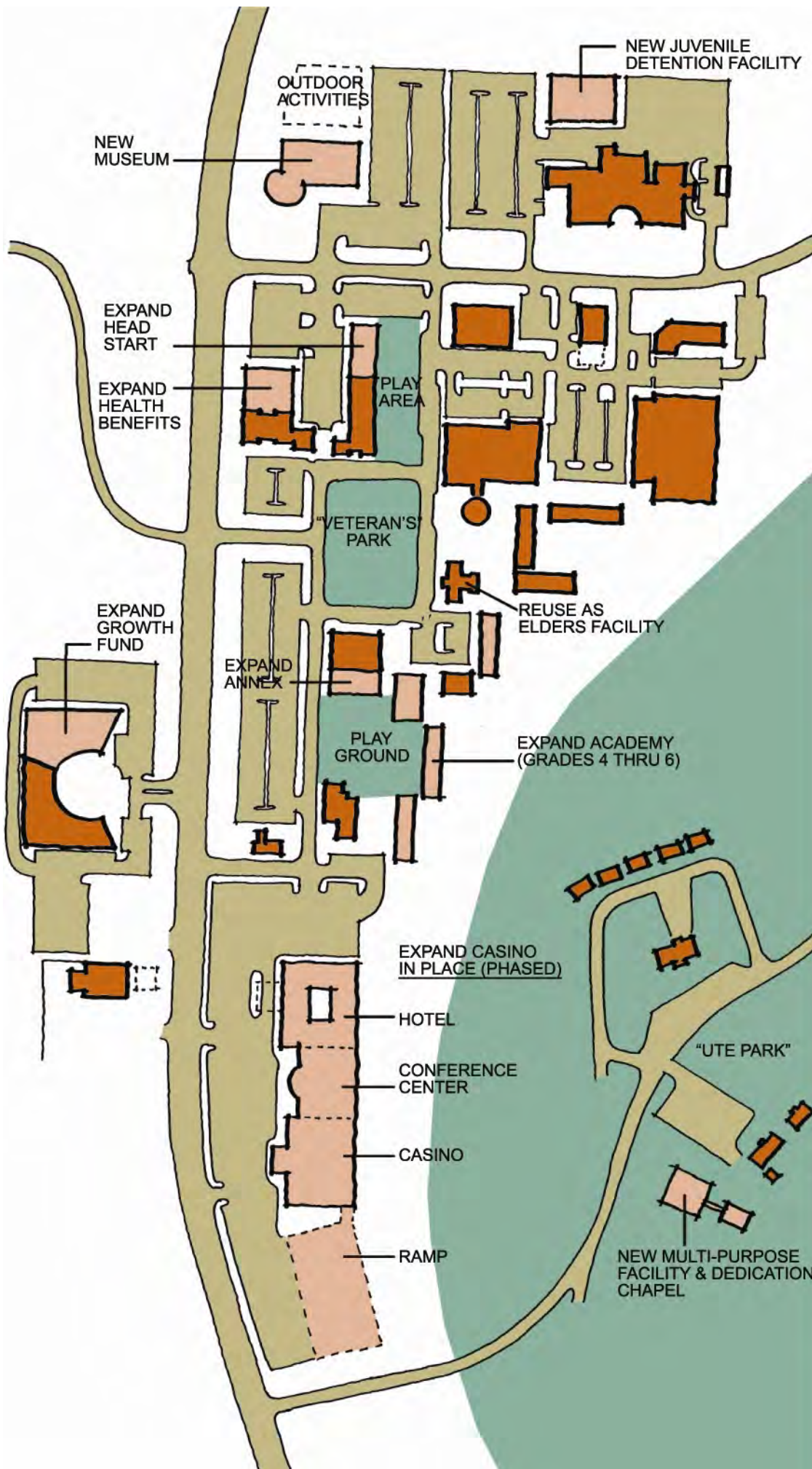
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PRELIMINARY SOUTHERN UTE MASTER PLAN



**GOVERNMENT CENTER
DETAIL OPTION ONE
EXPAND IN PLACE
MAY 18, 2005**



- EXISTING STRUCTURE
- NEW STRUCTURE
- GREEN SPACE



0 60 120 240 480

Land Use

Option TWO

Expand to South

Option Two describes the effect of expansion of tribal facilities if new development occurs within the area already established and in addition expands to both the area currently occupied by the Sky Ute Casino and the assignment south of the Thriftway.

Option Two Highlights

1. Sky Ute Casino moves across 172 to the area south of the Thriftway. Parking ramp necessary and the casino has minimal expansion capacity.
2. Head Start moves to expansion area on old casino parcel.
3. Land also available for Cultural Center/Museum, Elders Center and Higher Education Buildings in the area vacated by the casino.
4. New tribal office building convenient to existing tribal offices replaces the Annex.
5. New, larger Health Service building.
6. Academy expands to the southwest with room for middle-school gym and common school entry.
7. New multi-purpose building located in Ute Park.
8. Sky Ute Event Center renovated.
9. Parking easier to expand adjacent to parking need.
10. Some increase in campus green space.

NOTE: Many individual components of each option can be added, removed or altered to create a new consensus option.

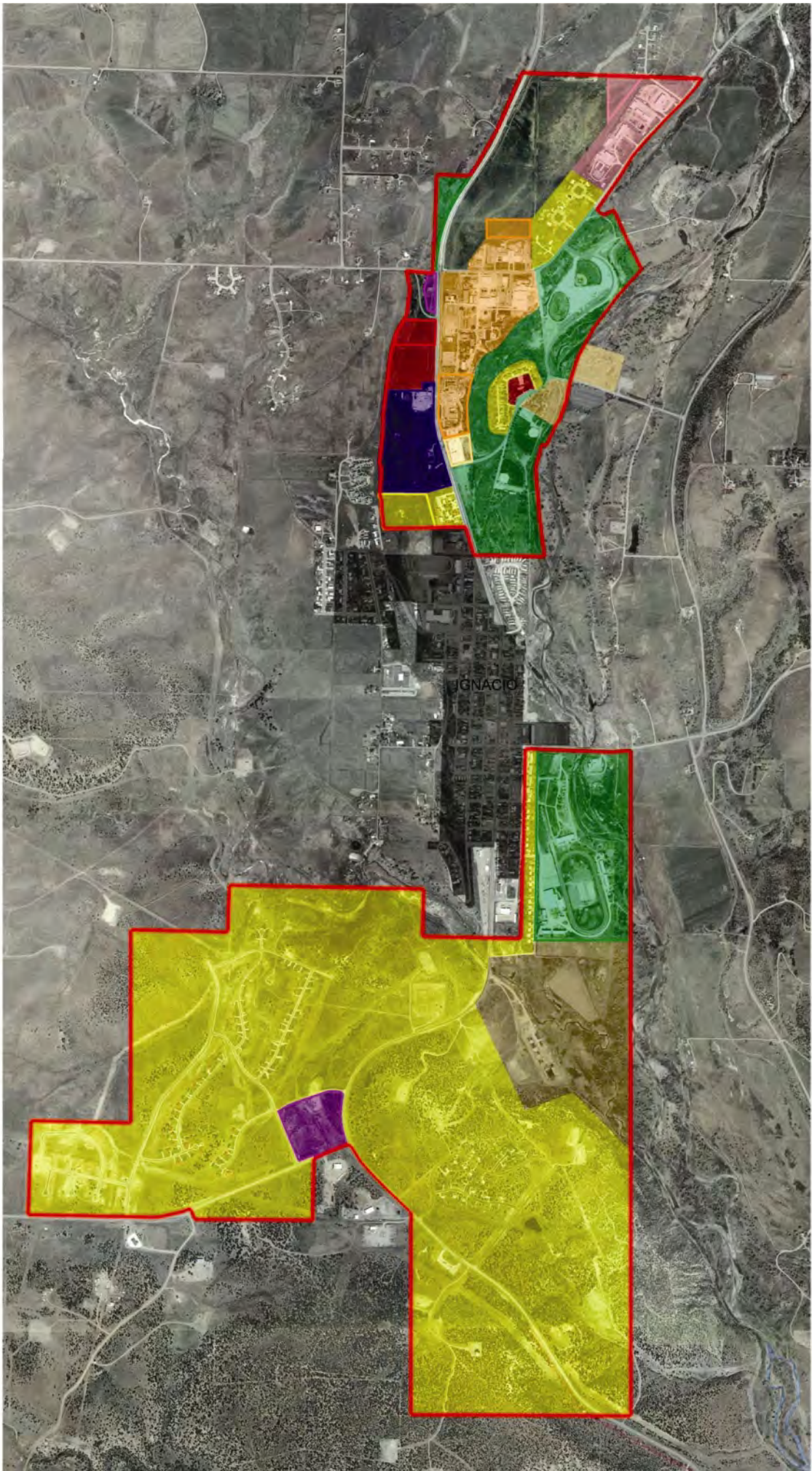
PRELIMINARY SOUTHERN UTE MASTER PLAN



LAND USE OPTION TWO EXPAND SOUTH

MAY 18, 2005

| EXISTING | PROPOSED |
|----------|-------------------|
| | TRIBAL GOVERNMENT |
| | CULTURAL |
| | LIGHT INDUSTRIAL |
| | COMMERCIAL |
| | OFFICE |
| | HOUSING |
| | UTILITIES |
| | ENTERTAINMENT |
| | CASINO |
| | RECREATION |



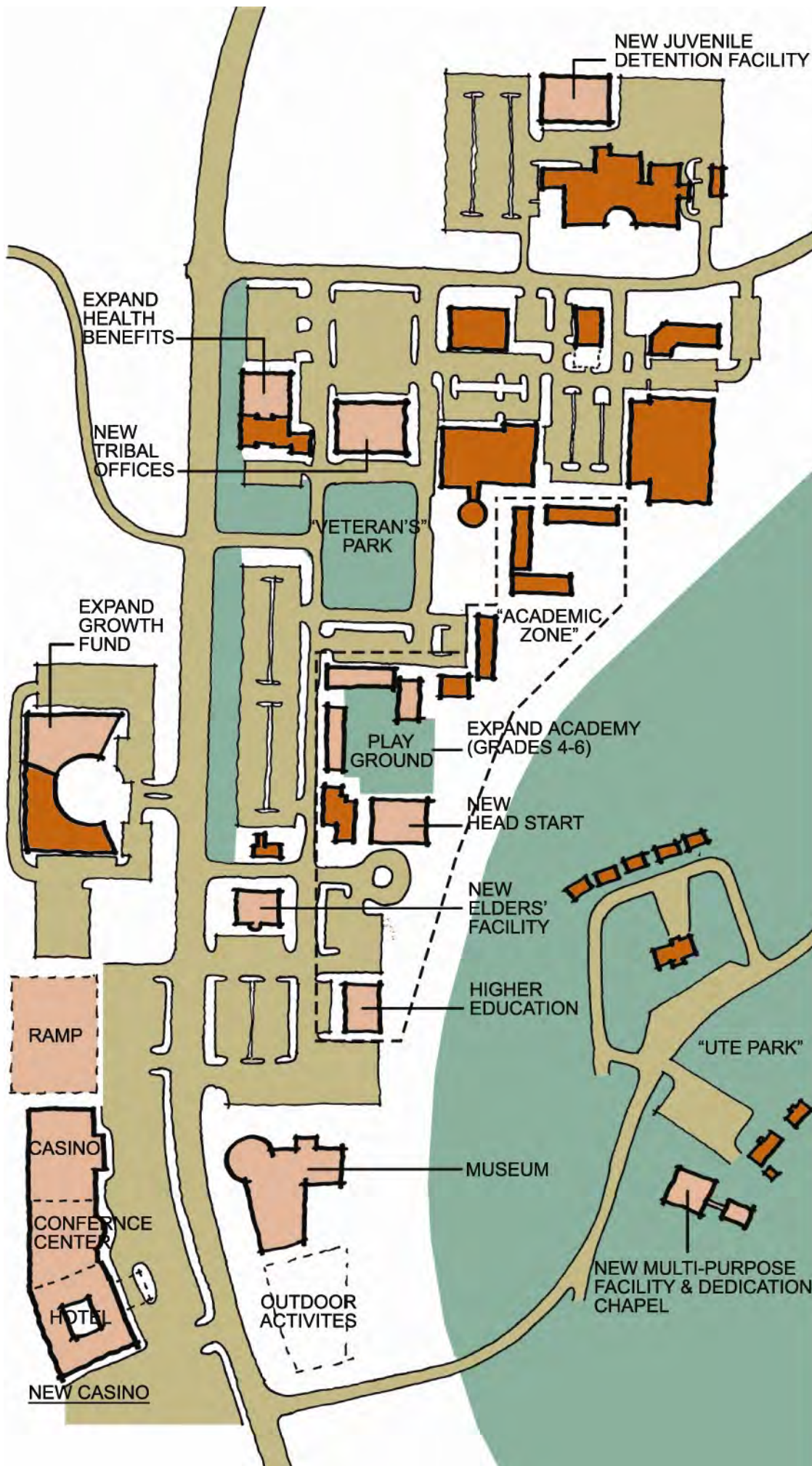
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PRELIMINARY SOUTHERN UTE MASTER PLAN



**GOVERNMENT CENTER
DETAIL OPTION TWO
EXPAND SOUTH
MAY 18, 2005**



- EXISTING STRUCTURE
- NEW STRUCTURE
- GREEN SPACE



0 60 120 240 480

Land Use

Option THREE

Expand North and South

Option Three describes the effect of expansion of tribal facilities if new development occurs within area already established and in addition expands to both the area currently occupied by the Sky Ute Casino, the assignment south of the Thriftway and the assignment north of CR 517.

Option Three Highlights

1. Sky Ute Casino moves to the north end of the Duran assignment. Surface parking and expansion potential adequate.
2. Museum and additional retail join casino on the Duran assignment with a green buffer between new and existing development.
3. Head Start and other SUCAP activities move to vacant parcels in Ignacio.
4. Land available for either campus expansion or new retail in the area vacated by the casino.
5. Additional retail potential on the assignment south of the Thriftway
6. New tribal office building convenient to existing tribal offices replaces the Annex and new, larger Health Service building.
7. New multi-purpose building located in Ute Park.
8. Academy expands to the southwest with room for middle-school gym and separate school entry for lower and middle schools.
9. Sky Ute Event Center removed and land used for tribal and youth recreation.
10. Parking easier to expand adjacent to parking need with major increase in campus green space including upgraded Veterans Park.

NOTE: Many individual components of each option can be added, removed or altered to create a new consensus option.

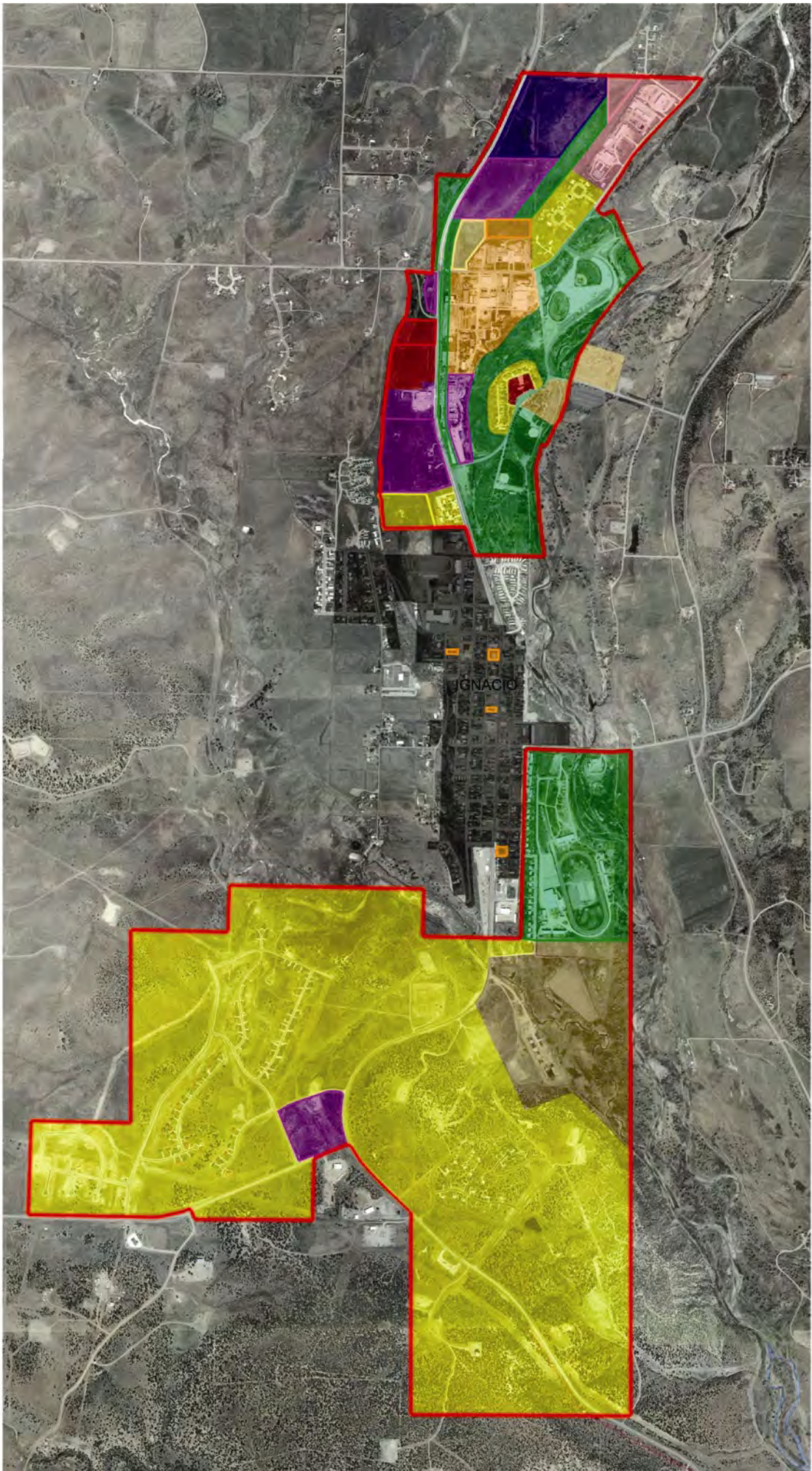
PRELIMINARY SOUTHERN UTE MASTER PLAN



LAND USE OPTION THREE EXPAND NORTH & SOUTH

MAY 18, 2005

| EXISTING | PROPOSED |
|----------|-------------------|
| | TRIBAL GOVERNMENT |
| | CULTURAL |
| | LIGHT INDUSTRIAL |
| | COMMERCIAL |
| | OFFICE |
| | HOUSING |
| | UTILITIES |
| | ENTERTAINMENT |
| | CASINO |
| | RECREATION |



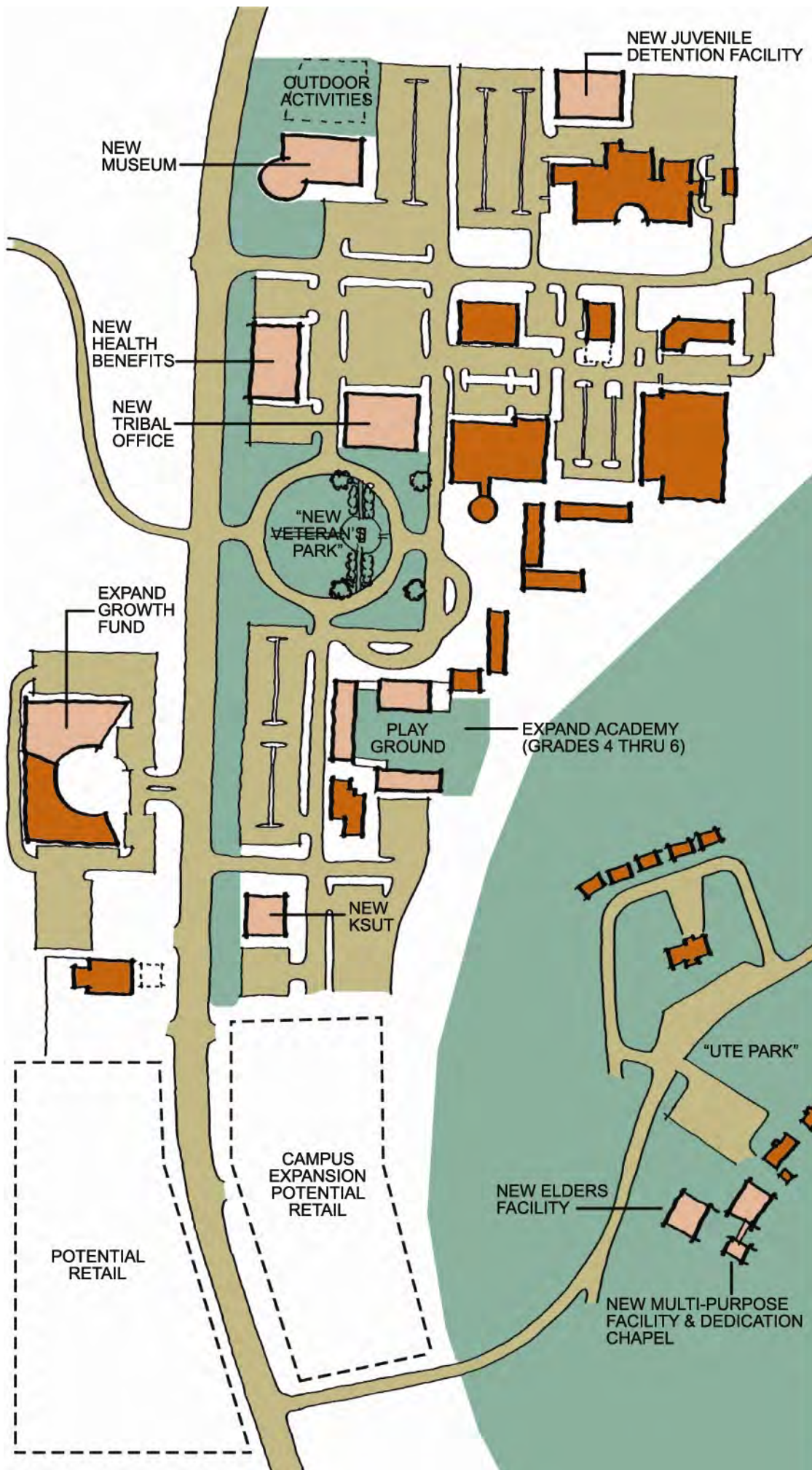
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PRELIMINARY SOUTHERN UTE MASTER PLAN



**GOVERNMENT CENTER
DETAIL OPTION THREE
EXPAND NORTH & SOUTH
MAY 18, 2005**



- EXISTING STRUCTURE
- NEW STRUCTURE
- GREEN SPACE



0 60 120 240 480