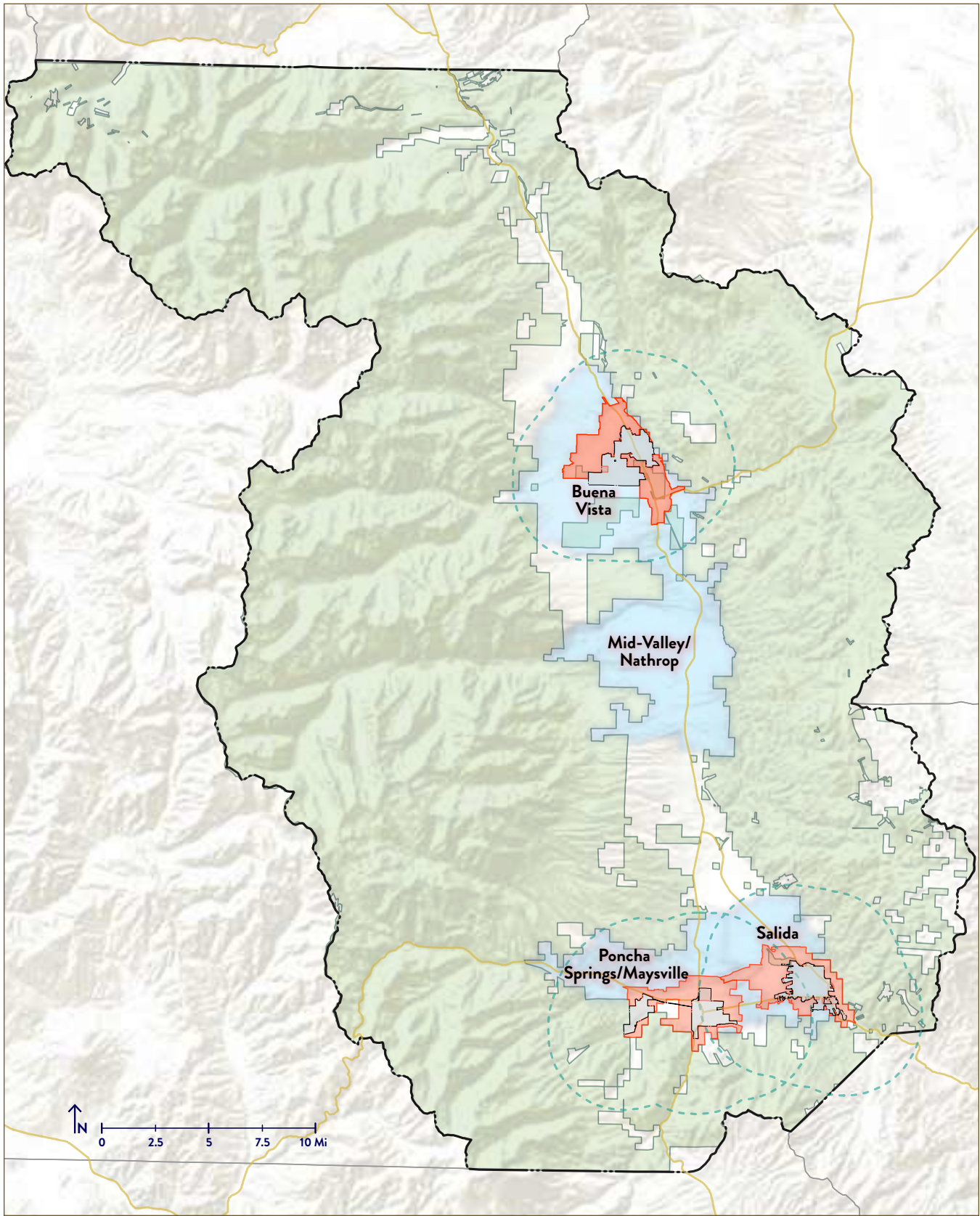


# Sub Area Plans



## 3.4 | Buena Vista Sub Area Plan



### VISION & CHARACTER

- The Buena Vista Sub Area has experienced and embraced an **evolving identity**, ranging from mining to music.
- This **historical charm and instant access** to the Arkansas River will continue to attract curious and active travelers coming for a weekend or staying for a lifetime. Continued support of the area's significant rafting community and culture will pave the way for a vibrant economic future.
- Leveraging the Town's diverse and growing economy, new businesses reflect the community's values of **sustainability and healthy lifestyles**, businesspeople are attracted to the Buena Vista area's recreational economy and ease of access.
- As the **main gateway to Chaffee County** from the Front Range, this Sub Area benefits from steady vehicle traffic that supports highway-oriented businesses, balanced by alternative mobility options including an **extensive trail system** connecting rural areas to the town center.
- The Buena Vista SubArea—through logical growth in places like Johnson Village—can promote community goals of supplying affordable housing by envisioning a mix of unit types at the right size and in the right places.
- The IGA between the Town and County supports coordination on growth management with agreement on allocation of new development and extension of services and infrastructure.



SUB AREA FUTURE LAND USE

Elements of the FLUM include:

- **Mixed Use Corridor:** Along the community gateways and corridors of Highways 24 and 285 to promote economic development. Intended to support existing commercial uses (e.g. rafting companies and auto shops) that are located along the highways as well as provide opportunity for a mix of new commercial businesses that are limited in size and scope. Major commercial activities should be directed to the municipalities.
- **Rural Mixed-Use:** Extends along the Highways 285 and 24 corridors north and south of Town where surrounding land uses are more rural in character.
- **Mixed Residential:** Aligns with lands within the Town of Buena Vista’s planning areas where future development is likely.
- No change is proposed for existing residential subdivisions with lots under 20 acres in the **Rural Residential** and **Rural/Agriculture** designations.
- No change is proposed for **Public Lands** except for a parcel identified for a land exchange in the Town’s Three Mile Plan.

SUMMARY OF KEY ISSUES

- The subdivisions around Buena Vista still have some limited capacity for infill with 310 vacant lots.
- The Sub Area’s Plan is congruent with the Buena Vista Three Mile Plan which identifies 10 Areas of Desired Growth and Municipal Service Areas.

- The average in-town residential lot is 2,500 square feet.
- Cottonwood Creek, the Town’s water supply for portions of the Town, is over appropriated and places limits on development potential within that zone.
- The northern edge of Buena Vista has limitations for water infrastructure due to challenges with elevation.
- The Buena Vista Sanitation District reaches 75% capacity during the summer.
- Highway 285 is seeing increasing traffic issues and congestion.

SUB AREA SPECIFIC POLICIES

- While these may also be policies that are relevant throughout the County, these were identified as regional priorities or have greater relevance.
- Use with the Buena Vista Water Resource Master Plan and recent County Infrastructure Study to estimate the feasibility of water service expansion.
  - Explore funding models (taxes, in lieu of fees, etc.) for the development and maintenance of regional open space and trails.
  - Require new development to include inclusive open space and/or parks.
  - Plan for development of public spaces and facilities for youth.
  - Promote the production of local food and resources for small scale agriculture.

JOHNSON VILLAGE  
FOCUS AREA, NODE, AND  
OPPORTUNITY SITE

Johnson Village, with high traffic and visibility, offers opportunities for future growth building on existing commercial development catering to the recreation and tourism economy. Highway 285 is envisioned as a future economic activity node intended to promote uses such as:

- Food and beverage
- Recreation businesses
- Retail commercial
- Affordable and workforce housing
- Travel centers and convenience stores
- Renewable energy
- Designated campgrounds

However, development in this area is not without challenges. A master plan for Johnson Village should be developed to address the following issues:

- Water and sewer infrastructure capacity will limit future commercial and residential growth. An assessment is needed of the availability of water rights, infrastructure capacity, and costs of service extensions.
- A study should be conducted to assess financial implications of incorporation, annexation, or a special district and how to finance infrastructure system expansion.

- Economic development in Johnson Village should not compete with the Town of Buena Vista. However, this area should be assessed for potential as a State Opportunity Zone.
- The creation of a true “village” that balances highway orientation with the needs of residential quality of life including pedestrian and bike connectivity and infrastructure including sidewalks and safe crossings, signage, commercial design standards, and as a County gateway.



