

DEVELOPING COMMUNITY

Residents Praise Multi-Faceted Neighborhood

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Photos provided by **Twin Buttes of Durango**

It's Saturday morning. As the sun filters through the trees, the cool, crisp air begins to fracture. You wrap your hands around that first, hot cup of coffee. Neighbors stroll by and wave, or better still, stop for a friendly chat before continuing on their way. A mountain biker zips by, heading to the 12 miles of picturesque trails woven through and above your neighborhood. You take a walk, passing the park where carefree children are at play. The creek, flowing toward the Animas, glistens in the day's light. The neighborhood farm—where you picked up vegetables for last night's dinner—is bustling. You pause to observe the progress of a new home's construction.

This feeling of community, combined with the encompassing presence of nature, is precisely what the first residents of Twin Buttes of Durango—Karen and Pete Vogt—hoped for when they decided to move from Boulder.

“We weren't necessarily looking to move to Durango until we happened to read about [this] coming development,” Karen shared. Their son, daughter-in-law, and two grandchildren live here in Durango. Once the Vogts learned about Twin Buttes, its location, and philosophy, it seemed a natural choice.

While there are many housing developments with lovely locations, Twin Buttes offers so much more.

Its vision began in 1995 when Ed and Flo Pauls purchased the property as an investment. After devoting more time there, they realized that if they merged the location's natural beauty with the convenience of city utilities, it would make a wonderful neighborhood. Eventually, the pair partnered with Boulder architect, David Barrett, who helped the couple envision a grander dream.



Glenn Pauls—who, along with his sister Terri Pauls, acquired the project from his parents in 2007—described Barret’s original vision.

“He suggested a walkable community with mixed uses: residential, small-scale commercial, and agricultural, with variable density, tucked into the topography with hundreds of acres of open space and a farm, based on the principles of sustainable design.”

Since taking over, Glenn, President and CEO, and Terri, Vice President and Director of Marketing, have strived to make the original vision a reality. Their every move has been deliberate and thoughtful. One example lay in their dedication to preserving plenty of open space for residents to enjoy while creating a sense of environmental safety.

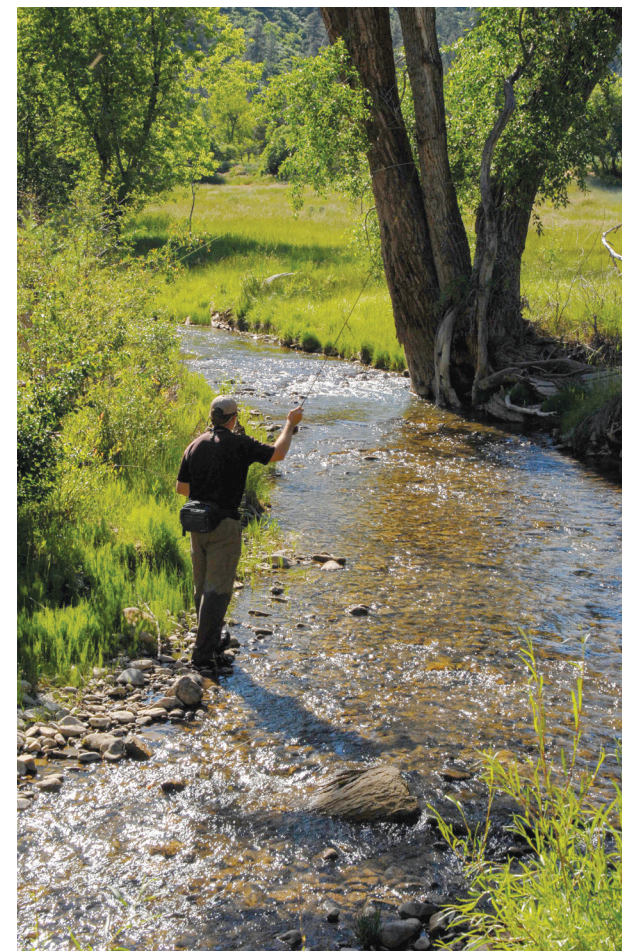
“Our family decided early on to thin the forest to decrease fire risks, including the land most of the trails are on,” Glen emphasized. “Sprinklers are a requirement in every home, and we have fire hydrants below our 1,250,000-gallon water tank.”

Two amenities that draw residents are the hard-to-find 1GB fiber optic internet—affording ease and convenience when working from home—and the incredible Twin Buttes Farm.

“Having a neighborhood farm is important to our goal of living more sustainably,” Terri explained. “Our farm employs local workers with living wages. It provides food that’s fresher and more nutritious than that from distant lands and doesn’t use toxic chemicals. And since Table to Farm



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-Kimi Hanson



Compost relocated to Twin Buttes in December, we’ve been amending our soil with their compost, made with food scraps from local residents and businesses.”

Glenn and Terri enjoy seeing the neighborhood grow. Terri described how incredibly fulfilling it’s been to have watched, over the years, so many people appreciating the trails, the farmed food, the park and playground, and the events that make Twin Buttes an even more fun place to live.

Having witnessed Twin Buttes’ growth first-hand, the Vogts’ share Terri’s enthusiasm, and anticipate future progress.

Imagining the potential, Karen beamed. “We are definitely excited about the thought that there are sup-

posed to be schools, maybe a community center, maybe a coffee shop over by the park and places where people can congregate. We are looking forward to those things that were part of Twin Buttes’ original philosophy.”

While the Vogts represent only one perspective, many residents who’ve chosen to live there share their sentiment.

The third home constructed at Twin Buttes belongs to long-time Durangoan Luke Hanson. The co-owner of Skywalker Construction designed and built this home for his family. With his wife Kimi and their children Annabeth and Alex, it’s been the Hanson residence for the past two years.

Desiring the proximity to town while still feeling like they were in the



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mountains, Twin Buttes struck the perfect balance for the Hansons.

“We frequent the farm stand weekly, especially for the carrots and gorgeous floral bouquets.” Kimi illustrated their cultivated lifestyle since their move. “We ride bikes and hike the trails almost daily. Getting to work takes no extra time whatsoever, and getting back home is the best part of the day.” Twelve-year-old Annabeth and six-year-old Alex echoed their mom’s praise.

“We love the trails out here,” Annabeth said excitedly. “The playground is a lot of fun. We also love seeing the mountains.” Adding his likes, Alex shared, “There are so many adventures that we go on in the woods. I ride my bike pretty much everywhere out here. It’s really cool.”

As a builder, Luke understands developmental procedures. “The Twin Buttes design-review committee was great to work with, making the process of designing our dream home enjoyable.”

As the first residents of Twin Buttes, Pete and Karen have enjoyed watching the growth over the past few years and happily welcomed others like the Hanson family.

“People are concerned about the construction that’s going to go on here for the next 20 years,” Pete pointed out. “We think it’s really fun. There are two houses that we see from our front porch that are under construction now, and it’s not inconvenient at all. They start at a reason-

able hour. They are done at a reasonable hour. You get to see things going on.”

Karen agreed and shared her appreciation for the design board’s philosophy on maintaining a real sense of community. Every home is required to have a front porch, but the board respects and supports differences of style. “Our house is a little more rustic-style on the outside. Some of the houses here are a little more modern. It’s really nice to see the variety.”

This enthusiasm from the residents is exactly what Terri and Glenn Pauls hoped for and what their parents before them first envisioned.

When visiting Durango from her home in Alaska, Terri described her personal experience. “I’ve spent up to seven months at a time living at Twin Buttes when I visit. What I most enjoy is spontaneously running into our friendly residents as I walk around the neighborhood on our paths and sidewalks.”

As with so many things in life, it’s the people that make it special. The growing community at Twin Buttes is one that residents are proud of and excited to share with others who want to be a part of this truly extraordinary neighborhood. [ED](#)

For more information, visit: TwinButtesofDurango.com

