

COMPREHENSIVE PLAN

Town of Green Mountain Falls

ADOPTED JUNE 25, 2019



PlanGME
Looking Forward

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Acknowledgments

Thanks to the community members, residents, and business owners who helped shape the vision for the future of Green Mountain Falls and the groups and organizations listed below.

STEERING COMMITTEE

Jesse Stroope, *Historic Green Mountain Falls foundation*
Clay Brown, *State Department of Local Affairs (DOLA)*
Anne Miller, *State Department of Local Affairs (DOLA)*
Jane Newberry, *Town of Green Mountain Falls*

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Don Walker

THIS PLAN WAS MADE POSSIBLE BY GENEROUS GRANTS FROM:



COLORADO
Department of Local Affairs



Forward

19 June 2019

The last GMF Comprehensive Plan was adopted in 2007 but, after 12 years, it needed updating. So, longtime summer resident Christian Keesee, President of the Kirkpatrick Fund, stepped up and provided a generous grant to stimulate an update. Then, Clay Brown of the Colorado Department of Local Affairs (DOLA) arranged an additional generous grant. These grants provided the funds to enable the Town to hire a professional planning firm, Logan Simpson Inc., to create a new plan. Anne Miller, DOLA Senior Planner, also provided valuable technical assistance.

Logan Simpson's work produced a creative new plan. They designed and conducted an outstanding public engagement program to involve many residents in the planning process by conducting three town meetings, briefings at Planning Commission meetings, numerous interviews, and three citizen questionnaires. They kept everyone informed with progress reports and information on two websites and social media.

Logan Simpson added new sections on Hazard Mitigation, Housing, and Recreation/Tourism. They also produced greatly improved maps for the plan using state-of-the-art GIS techniques.

It was a great pleasure to coordinate the efforts of wonderful and dedicated professional planners, town staff and citizen volunteers in this very successful year-long creative endeavor. Thank you all!

Dick Bratton, Architect
GMF Planning Commission
Project Manager

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PART 1:

Background

1.1 Plan Overview

HOW TO USE THE COMPREHENSIVE PLAN

Town leaders, staff, and the community of the Town of Green Mountain Falls (Town) may use this Comprehensive Plan (plan) as a guide for important decisions, policies, and goals. This plan reflects the voice of the community and will serve as a guiding document for shaping the future of the Town. It provides a structure to implement the overall vision and common goals for all Town policies and plans, and will be used to evaluate and measure implementation progress against an established baseline. Any proposed land use change will be reviewed for compliance with the future land use map and policies in the plan. Colorado law identifies land use plans as advisory only. Zoning provides the legal language used to enforce land use. As properties transition, zoning changes are required to be made in accordance with the comprehensive plan (C.R.S. 31-23-303).

DEVELOPMENT OF THE PLAN

The comprehensive planning process emphasized the importance of both celebrating Green Mountain Falls' character and roots while identifying changes in trends and regional systems and listening to community needs and values. This process involved talking with citizens and elected officials about elements from the current plan that

are effective and those that need updating. The public outreach was paired with updated existing conditions analysis to target updates and align the plan with community values. The planning process honed in on the resulting visions, goals, policies, and strategic actions by listening to the community, gathering data, and reviewing results with Planning Commission at each stage of the process.

THE COMPREHENSIVE PLAN IS ORGANIZED INTO FOUR PARTS:

PART 1: BACKGROUND

Provides an overview of the current state of the Town and includes descriptions of the natural environment and existing resources as well as an overview of the Town's unique architecture and historical background. This portion of the plan also describes the public outreach schedule and attendance as well as the results of outreach and what we heard. This section serves as a baseline or starting point of implementing the plan.

PART 2: VISIONS

Describes the Town's possible future based on themed visions that pull from the Town's strengths and assets. The visions celebrate moving forward while maintaining the unique character and charm that creates its character.

PART 3: GOALS AND POLICIES

Goals and policies are written from a broad perspective and were developed based on the community's collective input throughout the planning process. The Town's goals and policies are the core of this plan and will provide connectivity between the established long-term goals and the actions of the Town's various departments and programs.

PART 4: IMPLEMENTATION PLAN

Describes how this comprehensive plan will be strategically implemented over time. It includes information regarding funding, timing, and responsibilities to put the visions, goals, and policies of the Town into action.



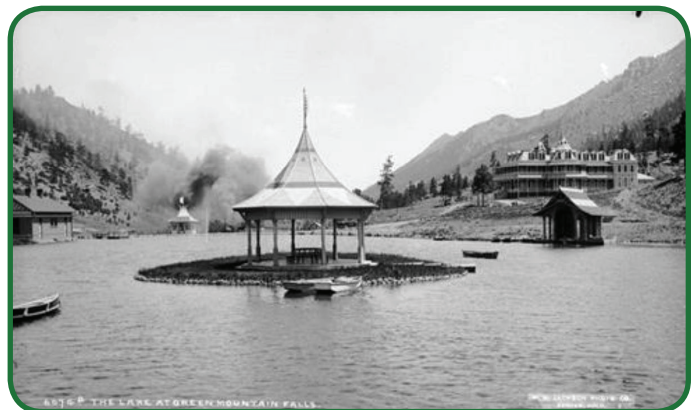
TOWN BACKGROUND

TOWN HISTORY

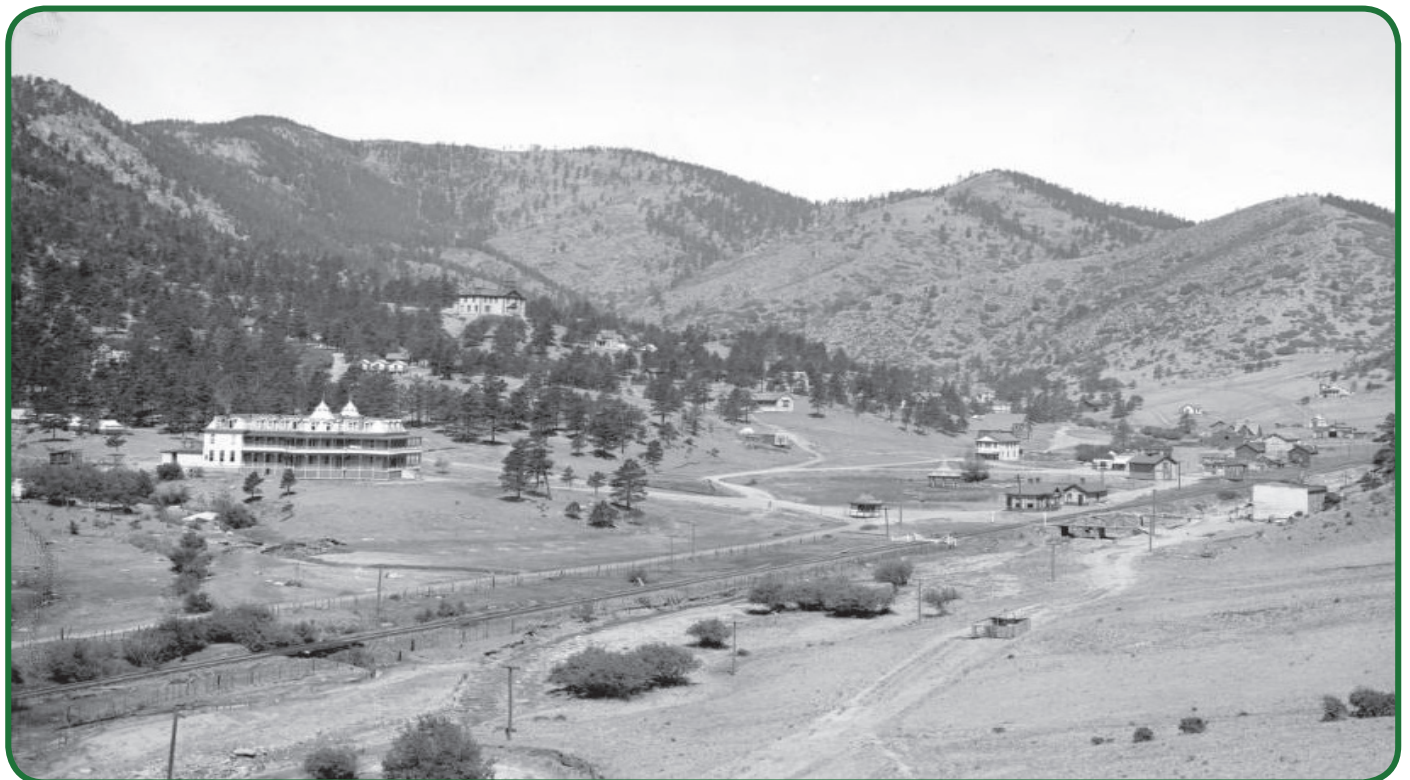
Prior to the arrival of explorers and settlers, the nomadic Ute Indians established a trail along Fountain Creek past the site of present day Green Mountain Falls. Their established trail later became a major transportation route that connected the City of Colorado Springs to the mountains. In 1881, the Town was ranched by George Howard who, along with his friend Ogden Whitlock, built the first house in the area.

In 1887, W.J. Foster bought the valley to build a summer resort and named the area Green Mountain Falls. During this time, the Colorado Midland Railroad was built through the valley which brought visitors to the resort from all over the country. The Town was built for tourists and, in 1888, the Lake was excavated; streets laid out; island and gazebo built; two hotels opened; and approximately 100 tent cabins constructed on the hillsides. Tourists rented these cabins during the summer months and were able to engage in a variety of activities such as boating, fishing, and hiking. In 1890, Green Mountain Falls was incorporated as a town.

The railroad ended passenger service in 1923 and ceased all operations in 1949. The Town began a steady transition from predominantly summer residents to primarily year-round residents. In the 1970s, Colorado Springs began experiencing significant growth and, correspondingly, the Green Mountain Falls population jumped from 179 in 1960 to 607 in 1980 (U.S. Census figures). From then on, people began moving to Green Mountain Falls to escape the noise and frenzy of the big city. This trend has continued to present day.



Source: *History Colorado*



Source: *Denver Public Library*

GREEN MOUNTAIN FALLS TODAY

Green Mountain Falls is a quiet and peaceful mountain town that is located north of Pikes Peak and 11 miles west of the City of Colorado Springs. The Town is set in a picturesque narrow mountain valley and is surrounded on three sides by the steep mountain slopes of Pike National Forest. Elevations range from 7,670 feet at the east entrance to Town on Ute Pass Avenue to 9,400 feet on Mount Rebecca in the southwest corner of Town. The elongated Red Devil Mountain located north of Gazebo Lake rises to 8,000 feet and shields the Town from traffic and noise along U.S. Highway 24.

The El Paso/Teller County line traverses the Town and as a result, approximately 62% of the Town is located in El Paso County and the remaining 38% is located in Teller County. According to the State Demographer, the Town maintains a year-round population of approximately 892 people. The Town conducted their own population count in 2010 and found a year-round population number closer to 1,000 people. Figure 2 shows that, over time, historic communities closer to Colorado Springs have slowed in growth, and Ute Pass communities have continued to grow.

This total population increases significantly in summer months when families from out of state, “summer people,” return to use their family cabins. These summer residents

bring a sense of tradition to the community as they are welcomed back each year.

The Town’s character is reflected in the natural resources, unique architecture, and preservation of historic structures. Natural resources include three creeks, waterfalls, rugged cliffs, forests, wildflowers, abundant wildlife, and a lake. The Town’s unique architecture includes rustic summer log cabins as well as both modern and Victorian-style homes. Additionally, the Town has preserved historic structures which include the original land office building, hotels, Church in the Wildwood, and the iconic gazebo. The Victorian-style gazebo was refurbished in 1890 and is the Town’s focal point in the business district.

FIGURE 2. COMMUNITY POPULATION CHANGE COMPARISON

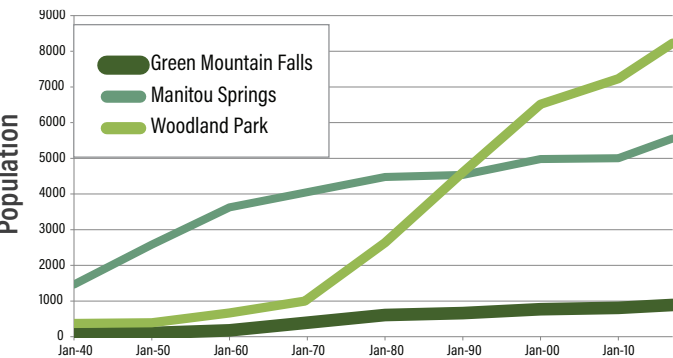


FIGURE 1. POPULATION CHANGE SOURCE COMPARISON

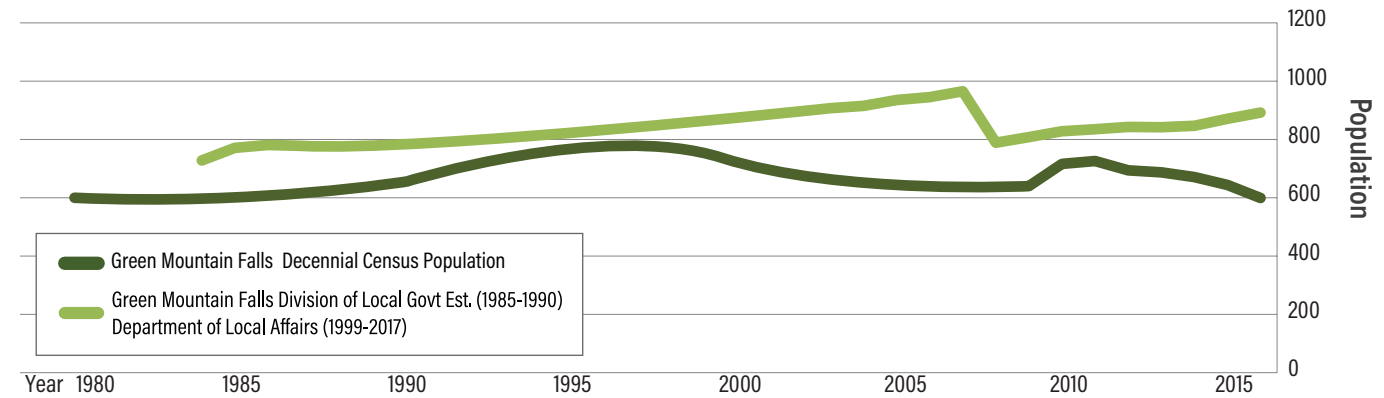


TABLE 1. POPULATION CHANGE IN GREEN MOUNTAIN FALLS AND SURROUNDING COMMUNITIES

Location	1940	1950	1960	1970	1980	1990	2000	2010	2017
Green Mountain Falls	87	106	179	359	607	663	773	808	892
Manitou Springs	1,462	2,580	3,626	4,278	4,475	4,535	4,980	5,001	5,554
Woodland Park	372	391	666	1,022	2,634	4,610	6,515	7,229	8,228

Source: U.S. Census (1940-2000) and the Colorado State Demographer (2010-2017)

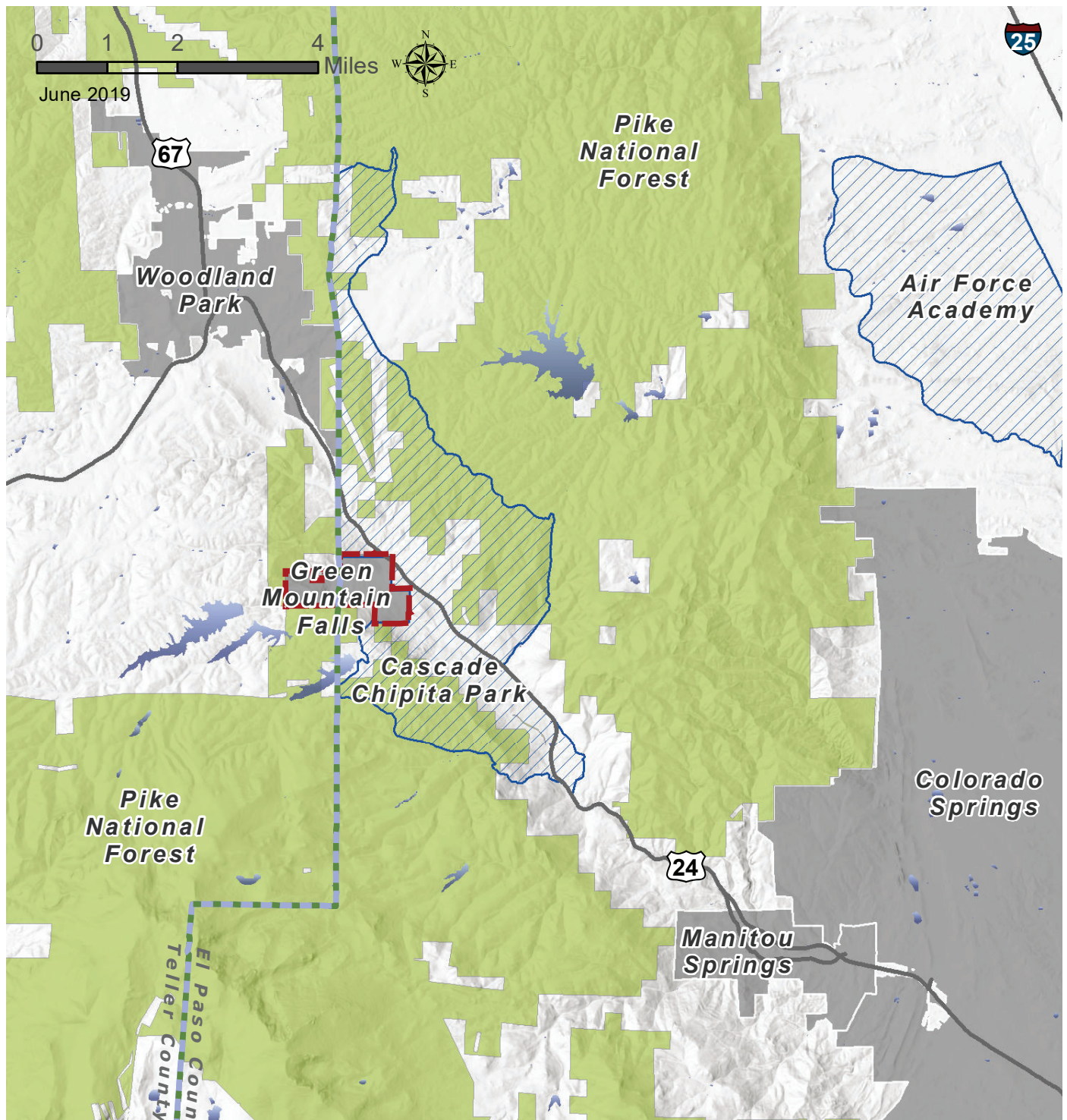


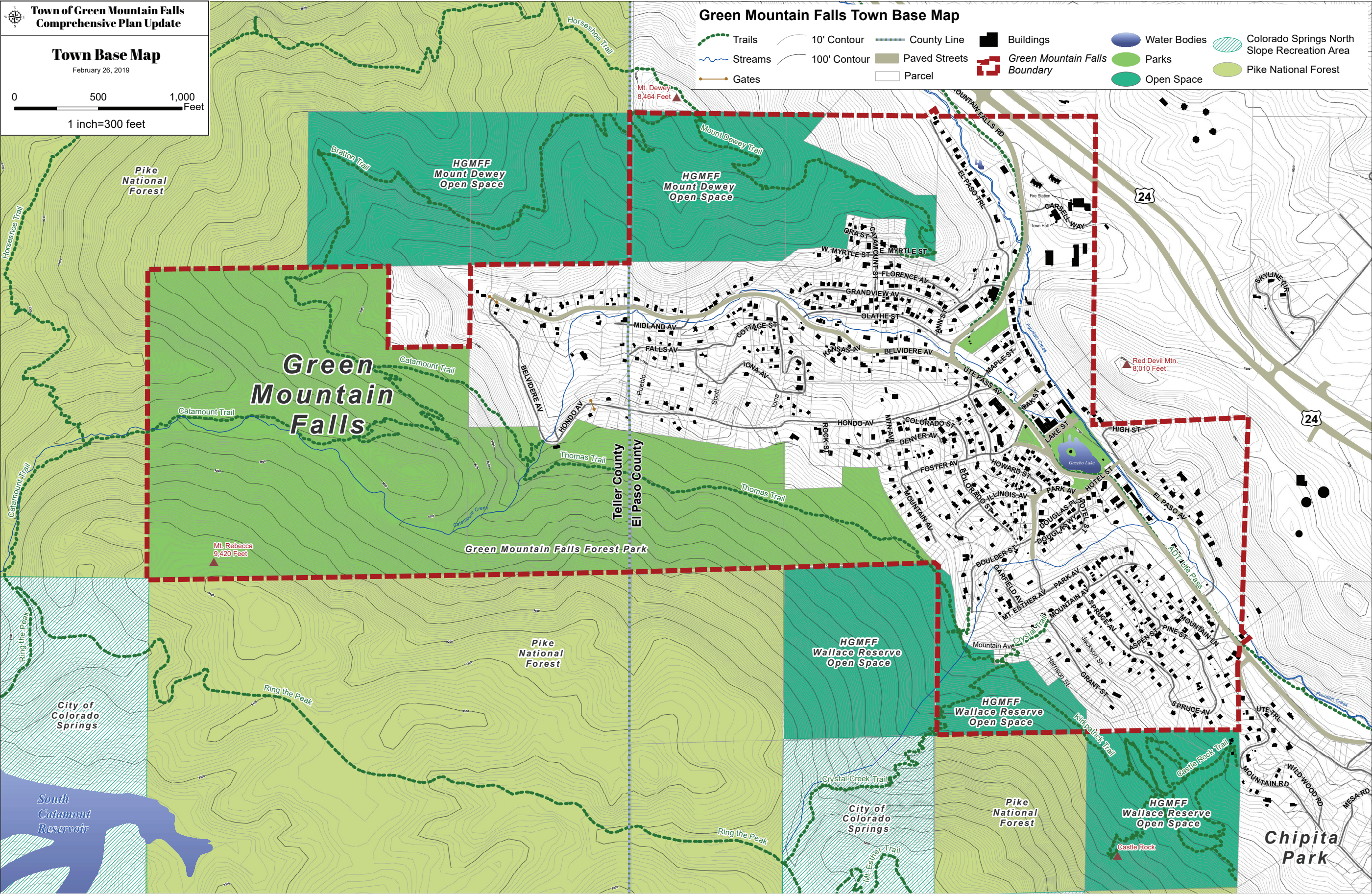
FIGURE 3. REGIONAL MAP

Figure 3 illustrates the regional context of Green Mountain Falls. The south end of Woodland Park is only two miles north of Green Mountain Falls and Manitou Springs is seven miles down the pass. The Census Designated Places of Cascade and Chipita Park cover most of Ute Pass. While Green Mountain Falls feels very remote, Colorado Springs (population over 472,000 as of 2018) is only 25 minutes away.

Source: American Community Survey 2017

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FIGURE 4. GREEN MOUNTAIN FALLS TOWN BASE MAP
Source: Green Mountain Falls February 2019



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PUBLIC ENGAGEMENT SCHEDULE

<i>Date</i>	<i>Name</i>	<i>Event Location</i>	<i>Attendees/ Respondents</i>
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Phase 1 Events

13 June 2018	Questionnaire #1	Online	72
27 & 28 June 2018	One-On-One Interviews	Town Hall	8
27 June 2018	Town Meeting #1	Sallie Bush Community Center	70
23 July 2018	One-On-One Interviews	Town Hall	3
28 July 2018	Bronc Days	Gazebo Lake Park	250+
4 & 6 September 2018	One-On-One Interviews	Conference call/ website sign-up	2

Phase 2 Events

11 September 2018	Town Tour	Green Mountain Falls Tour	8
5 October 2018	Questionnaire #2	Online	69
11 December 2018	Town Meeting #2	Town Hall	45
17 December 2018	Questionnaire #3	Online	70

Phase 3 Events

28 May 2019	Draft Plan Review	Town Hall	25
29 May 2019	Questionnaire #4	Online	28
25 June 2019	Adoption Hearing	Town Hall	11

May - August 2018

Task 1: Foundation

Community Engagement Plan
Plan Branding
One-On-One Interviews
Town Tour
Plan Audit
Town Meeting #1
Community Assessment
On-Site Validation of Existing Data

September 2018 - March 2019

Task 2: Vision and Opportunities

Town Meeting #2
Vision Document
Opportunities Analysis
Illustrative Land Use Plan
Framework Document

March - June 2019

Task 3: Plan Development and Approval

Preliminary Plan
Strategic Action Plan
Adaptive Management and Monitoring Program
Town Meeting #3
Public Review of Draft Plan
Final Plan and Formal Adoption

WHAT WE HEARD

The outreach for this plan was conducted through three phases, beginning in May 2018 and completed in June 2019. Phase 1, held between May and August, was designed to get the word out about the project, engage stakeholders early in the process, and to identify preliminary community values, issues, and opportunities. Phase 2 involved updating the Town's vision based on community input, developing realistic opportunities that meet the Town's vision, and identifying the goals and priorities for the future. Phase 3 built upon the prior phases by incorporating community input from residents, Town staff, and Planning Commission into guiding goals and policies that celebrate Green Mountain Falls and provide the Town with an applicable, implementable plan to guide its future. Notification for these community events and engagement opportunities was conducted through many different outlets, such as advertisements in the Mountain Jackpot News, the Town's website, posters throughout the Town, and general word-of-mouth.

TOWN MEETING #1

Over 70 people attended the first town meeting that included small group exercises designed to identify the top features that residents love about Green Mountain Falls, what they would improve, and key opportunities for the Town's future.

TOWN MEETING #2

Town Meeting #2 was led by students from Ute Pass Elementary. The students presented a set of opportunities that they felt would benefit the Town's future. Opportunities that the children mentioned included:



Town Meeting #1

TOWN MEETING #2 @ TOWN HALL
TUESDAY, DECEMBER 11TH
6 - 8 PM

OUR ROOTS: "A rustic town that is celebrated for our rich generational history, small community charm, and immediate access to an unmatched trail system."

How do you feel about this statement? Tell us what you think about this and others at **Town Meeting #2 at Town Hall on December 11th** as we move forward with the Comprehensive Plan update process.

We want your input!

- Provide feedback on the six vision statements that will guide the policies of the Comprehensive Plan.
- Listen to a presentation by Ute Elementary 5th and 6th grade students on what opportunities they see for the Town.
- Discuss and locate key opportunities to fulfill the Town vision.

retaining the small town feel and sense of community; increasing the amount of businesses and health services; and making the Town more walkable and bikeable. Other opportunities included improving water quality and adding animal and human shelters and community gardening areas.

Following the student's presentation, participants were then asked to engage in a small group exercise by choosing the three vision statements that most interested them. They then prioritized opportunities under each vision by indicating the level of importance, timeline, and possible resources to achieve each opportunity. Groups were encouraged to draw on the maps to show locations for opportunities. The exercise ended with a brief report back from each group.

TOWN MEETING #3

The third Town Meeting was held as an open house during the day, followed by a Planning Commission meeting that evening. Overall, there were 25 participants. Residents were invited to review the draft plan, and to prioritize the strategic actions identified in Part 4 of this document. For participants not able to attend, the strategic actions were put into a questionnaire that was made available online through the website and on Facebook. The results of the community prioritization are shown in tables of 4.4 Strategic Plan. The results show a strong preference for prioritizing wildfire mitigation, identifying funding sources, environmental health, and parking for visitors.

QUESTIONNAIRE 1 & 2:

The first two online questionnaires received responses from 93 people. Nearly 75% of respondents lived in Green Mountain Falls and of those individuals, 80% were full-time residents. Over 30% of participants had lived in Town for more than 30 years.

The natural/scenic beauty of Green Mountain Falls was the top reason why respondents chose to live in Town, followed by the peacefulness/quiet, and access to outdoor recreation. When asked about resident concerns, the three most common answers were fire danger, economic sustainability, and flood/mudslide danger.

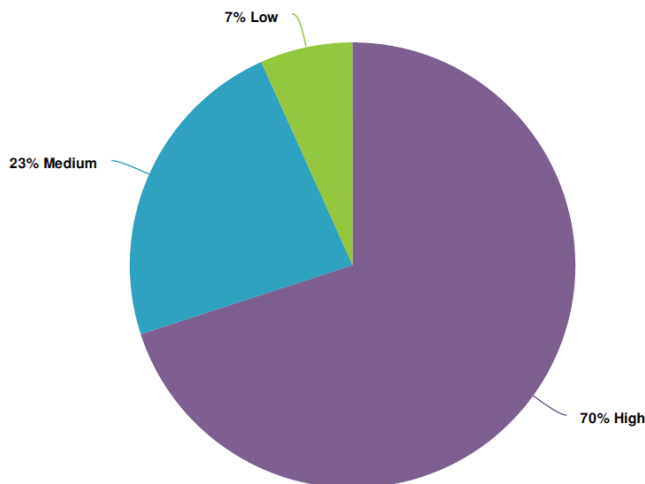
Ideas to enhance the Town's overall sustainability and resiliency included: investigating annexation; implementing live/work zoning; taxing short-term rentals and hotels; increasing property tax; addressing hazard mitigation; investigating a wastewater management system; and improving communication with residents.

QUESTIONNAIRE 3:

The third online questionnaire received responses from 70 people. This questionnaire was designed to identify the vision and opportunities the community feels most strongly about.

The vision themes, Our Roots and Our Infrastructure, were selected the most often at over 70%, while Our Economy

Level of Importance: Improve the water quality and restore the edge of the Lake.



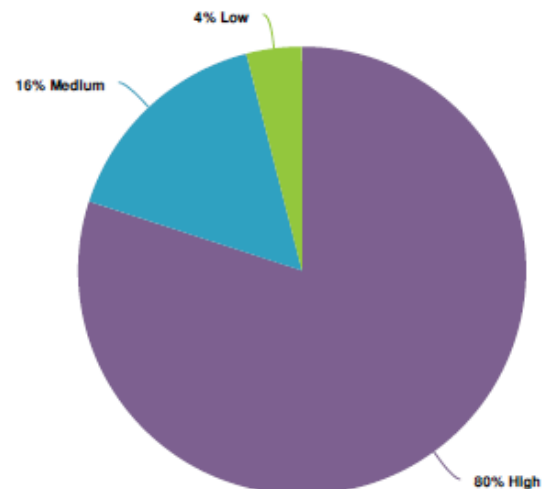
was chosen 44% of the time. Questionnaire responses showed that opportunities relating to hazard mitigation, water/lake quality, Downtown enhancement, and supporting compatible development were rated as highly important.

The respondents indicated that the following opportunities were of highest importance: improving the Lake's water quality and restoring its edge; preserving the Downtown Core's appearance and vitality; identifying and implementing hazard mitigation strategies; maintaining safe streets; and supporting compatible development within the community.

QUESTIONNAIRE 4:

The final online questionnaire provided an online platform for citizens to respond to the questions presented at the Town Hall #3 meeting. The questionnaire asked respondents to evaluate the importance of strategic actions presented in the plan from low to high. Online responses were similar to the results of Town Hall #3 open house results showing a desire to prioritize economic stability and mitigation efforts to improve safety. Write in comments included that citizens are most excited about road improvements, cell reception opportunities, and wildfire and flood mitigation.

Level of Importance: Identify and implement wildfire mitigation strategies and tactics. Establish community engagement to identify and prioritize mitigation strategies and tactics reduce hazardous fuels surrounding and within the Town.



Outreach efforts started with simply asking what do the citizens of Green Mountain Falls love and where are there opportunities. The top answers for each question are shown as larger words in the corresponding graphics.

[illegible]

“

1. LAKE
2. TRAILS
3. SMALL TOWN FEEL
4. THE MUSICAL SWINGS
5. GREEN BOX ARTS FESTIVAL
6. HIKING
7. RESTAURANTS
8. COMMUNITY
9. GREAT PEOPLE
10. SCENIC

“

13

What are our *Opportunities*?



top
11

response
themes:

“

1. IMPROVE ROADS
2. IMPROVE CELL SERVICE
3. ATTRACT COMMERCIAL GROWTH
4. ESTABLISH CONSISTENT LEADERSHIP DIRECTION
5. ADD A SMALL CORNER STORE
6. ADD WELCOMING/ WAYFINDING SIGNAGE
7. ADDRESS PARKING IN TOWN
8. IMPROVE LAKE WATER QUALITY
9. IMPROVE POOL FACILITY
10. INCENTIVIZE TOURISTS TO STAY IN TOWN
11. INVESTIGATE SEWER SYSTEM FEASIBILITY

”

Responses have been compiled from Online Questionnaire #1; and feedback from stakeholder interviews, Bronc Days, and Town Meeting #1

1.3 Community Assessment

INTRODUCTION

The community assessment is a report that includes a comprehensive overview of existing conditions used to provide context for current conditions and to lay the groundwork for opportunities. The topics covered in this assessment are aligned with the values and issues identified in conversations at town meetings and public events with residents, business owners, and elected officials. Major information sources include the US Census, Pikes Peak Area Council of Governments (PPACG), United States Geological Survey (USGS), El Paso and Teller Counties, Pike National Forest, Colorado Department of Transportation (CDOT), Federal Emergency Management Act (FEMA), and the Town of Green Mountain Falls.

ROADS

While gathering feedback from the community during both one-on-one discussions and public events, road conditions were one of the primary concerns. Both access and road conditions pose issues at different times of year. While several residents would like to see more paving, others would like the steeper streets to remain unpaved to ensure safer winter driving conditions. Table 2 presents the percentages of paved and unpaved roads at various grades within the Town.

Constituents also mentioned that traffic from tourists and trail users has significantly increased within the Town. However, CDOT traffic data shows that there is a traffic decrease of roughly 4,000 vehicles along U.S. Highway 24 (Hwy 24) between the exits of Green Mountain Falls and Cascade-Chipita Park. The map below presents CDOT average annual daily trip data for the east-and west-bound traffic per highway segment per day and illustrates that regional travelers are exiting into the Green Mountain Falls area. Community members feel that the CDOT estimates may be low, however the CDOT projected AADT for 2035 increases traffic on Hwy 24 by an additional 5,000 daily trips.

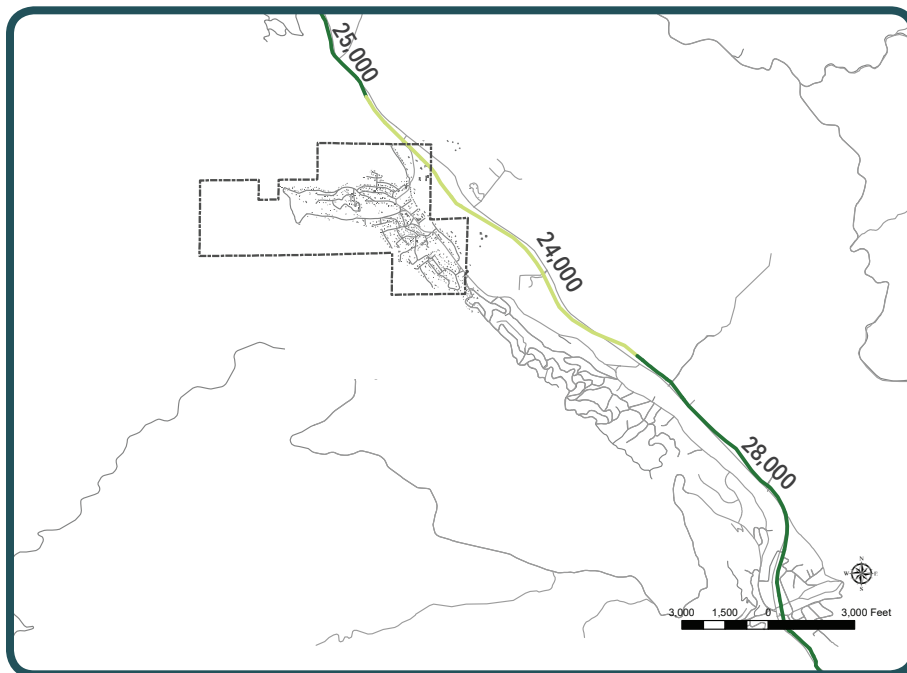


FIGURE 5. ANNUAL DAILY TRIPS ALONG HWY 24

Source: CDOT Average Annual Daily Trip Data, 2017

TABLE 2. GRADE AND PAVEMENT STATUS OF TOWN ROADS

<i>Grade (%)</i>	<i>Paved</i>	<i>Unpaved</i>
0-5%	37%	8%
6-10%	45%	33%
11-15%	14%	34%
16-20%	4%	20%
21%+	0%	6%
Total	28%	72%

Source: Green Mountain Falls & USGS

HAZARDS

The hazards of living in a small mountain town with steep slopes include wildfires, such as the 2012 Waldo Canyon Fire, as well as floods. According to some community members, development upstream and more frequent microburst storm events have caused a significant increase in flooding in recent years. Increases in flooding directly correlate to a greater chance of landslides, especially on south-facing slopes with sparse vegetation.

Approximately 18% of structures in the Town are located within the 100-year flood zone (FEMA 2018). **Figure 6** presents FEMA flood zones data for the 100- and 500-year flood zones.

Additionally, fire suppression over time has created a very dense forest canopy within the Town and adjacent areas. Under current conditions, there are several more trees per acre than in previously recorded historic measurements. **Figure 7** illustrates current canopy density within the Town and surrounding areas.

To further illustrate how the forest has become denser over time, images from the 1900s are compared with current photography on the following page.

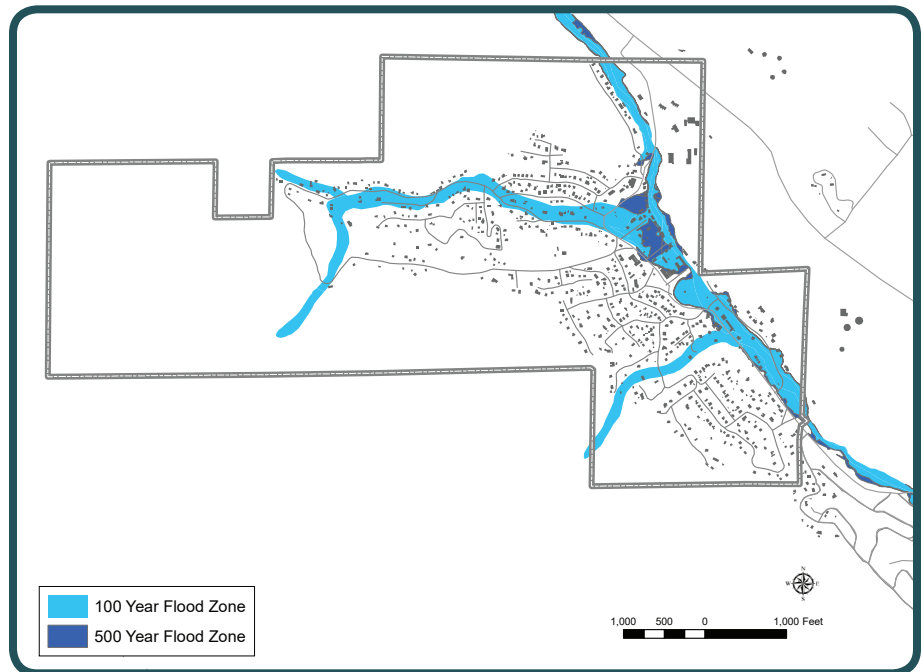


FIGURE 6. FLOOD ZONE

Source: FEMA Floodplain Data, December 2018

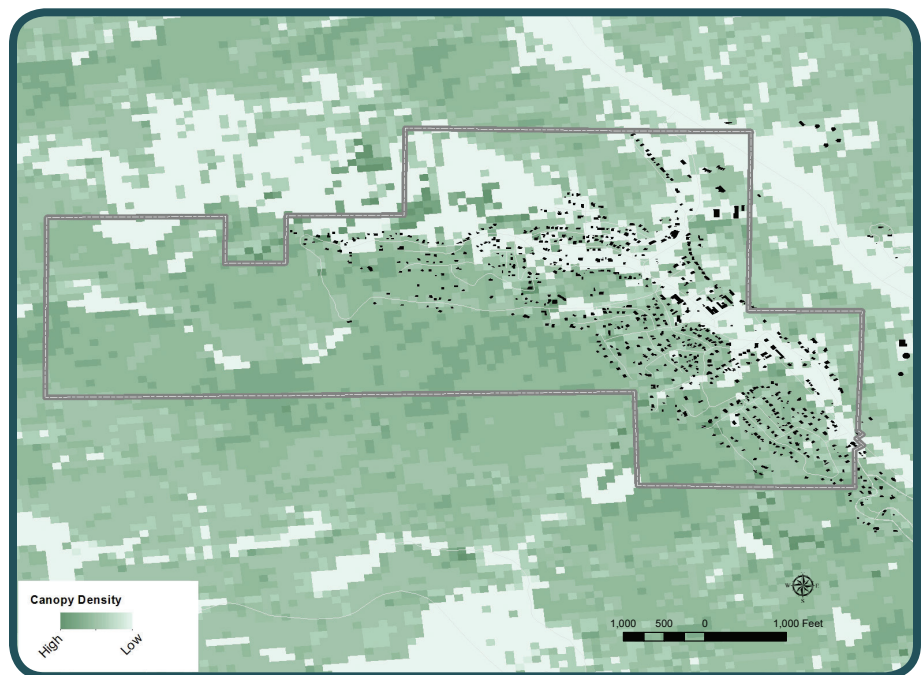


FIGURE 7. TREE CANOPY DENSITY

Source: USGS Canopy Data and Tree Canopy Data

COMPARISON PHOTOS

Local citizens frequently mentioned during one-on-one conversations and at public events that the Town has not changed very much and still maintains its quaint charm and beautiful architecture from the 1900s. In these comparative images, the town layout is recognizable, but the vegetation density is currently much higher than it was when established.

1900s



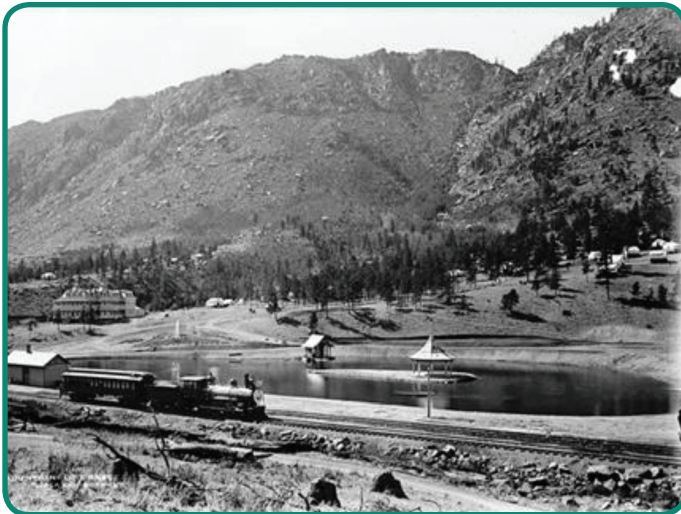
1900 The Lake At Green Mountain Falls

Source: History Colorado

2018



September 2018 The Lake at Green Mountain Falls



1893 Colorado Midland Train

Source: History Colorado



June 10, 2012 Green Mountain Falls

Source: John Morgan

WILDLAND URBAN INTERFACE

The Wildland Urban Interface (WUI) is defined as an area where man-made development and undeveloped wildland intertwine. These areas are at a high risk in the event of a fire. The WUI map in Figure 8 illustrates housing density within the WUI.

In this map, the red shows higher structure density and blue shows lower housing density. Table 3 corresponds with Figure 8 and details the Town's housing density within each risk area.

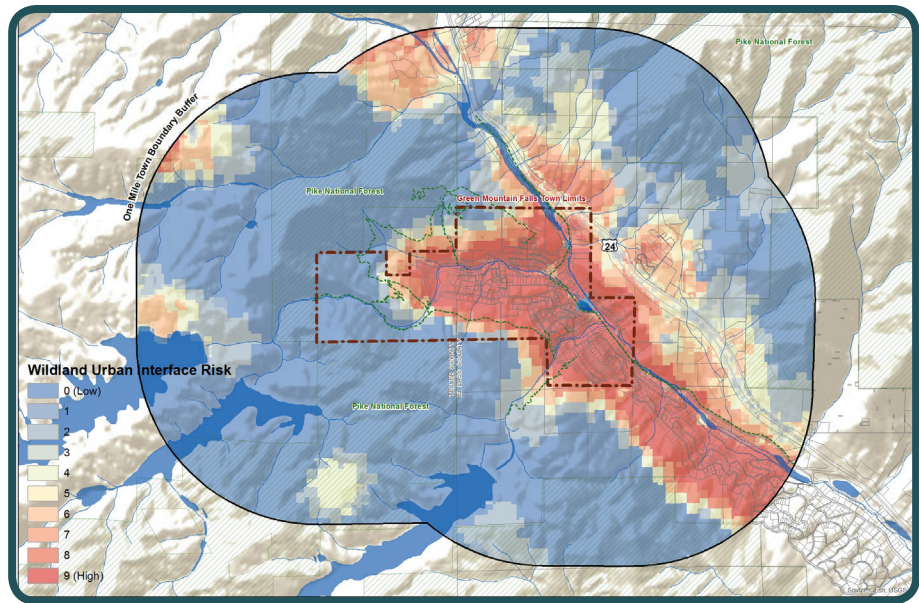


FIGURE 8. WILDLAND URBAN INTERFACE RISK

Source: CO-WRAP Colorado Wildfire Risk Assessment Portal

TABLE 3. HOUSING DENSITY WITHIN THE WILDLAND URBAN INTERFACE

<i>Housing Density</i>	<i>WUI Population</i>	<i>Percent of WUI Population</i>	<i>WUI Acres</i>	<i>Percent of WUI Acres</i>
Less than 1 house/40 acres	15	1.2 %	715	26.8 %
1 house/40 acres to 1 house/20 acres	17	1.4 %	402	15.1 %
1 house/20 acres to 1 house/10 acres	41	3.3 %	359	13.5 %
1 house/10 acres to 1 house/5 acres	58	4.6 %	330	12.4 %
1 house/5 acres to 1 house/2 acres	300	23.8 %	462	17.3 %
1 house/2 acres to 3 houses/1 acre	828	65.8 %	400	15.0 %
More than 3 houses/1 acre	0	0.0 %	0	0.0 %
Total	1,259	100.0 %	2,668	100.0 %

Source: CO-WRAP Colorado Wildfire Risk Assessment Portal

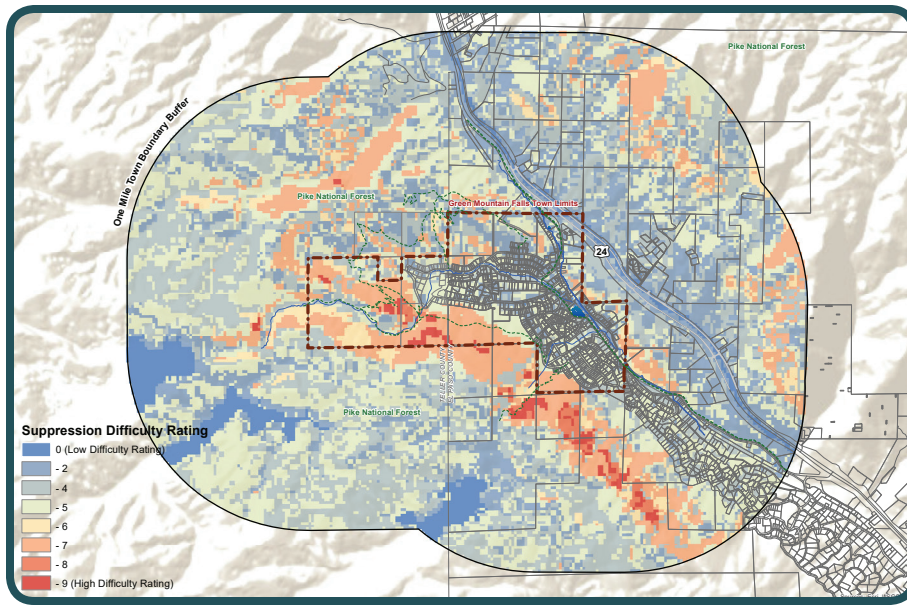


FIGURE 9. SUPPRESSION DIFFICULTY RATING

Source: CO-WRAP Colorado Wildfire Risk Assessment Portal

FIRE SUPPRESSION DIFFICULTY

Fire suppression difficulty is based on slope, terrain, density of structures, and vegetation. **Figure 9** illustrates locations that would have the highest difficulty in accessing and/ or higher costs associated with management and suppression in the event of a fire.

Figure 9 and **Table 4** show steep slopes south of Town represent areas with the highest difficulties to suppress a wildland fire.

TABLE 4. FIRE SUPPRESSION DIFFICULTY

Color Scale	Suppression Difficulty Rating	Acres	Percent of area with rating
NA	-1 (Least Difficult)	0	0.0 %
	-2	1,190	20.7%
NA	-3	0	0.0 %
	-4	1,783	31.0 %
	-5	1,795	31.2 %
	-6	224	3.9 %
	-7	678	11.8 %
	-8	33	0.6 %
	-9 (Most Difficult)	50	0.9 %

Source: CO-WRAP Colorado Wildfire Risk Assessment Portal

COMMERCIAL GROWTH

A primary topic of concern for Town residents is commercial growth. Current sales tax revenues do not support Town public works as well as they would like, and most residents would like to see an increase in tourist spending Downtown. Suggested options for encouraging commercial growth include wayfinding signs from Hwy 24, and encouraging more use of lodging, fishing, and trails. Existing events are currently a great driver for tourism and include the Green Box Arts Festival, Thin Air Car Show, and Bronc Day.

Currently, 70% of the jobs in Town are related to food and accommodations (U.S. Census, 2015). The table below highlights the sales tax breakdown for the Town as well as neighboring and similar communities. It should be noted that the special rate in the table below is for the Pikes Peak Rural Transportation Authority for El Paso County communities. Additionally, Colorado Springs and Manitou currently have a two-percent lodging tax not listed in Table 5 (visitcos.com and manitouspringsgov.com).

While the total sales tax rate is in line with other Colorado communities, the Town/City rate is lowest.

TABLE 5. SALES TAX RATES

<i>Location</i>	<i>State Rate</i>	<i>County Rate</i>	<i>Town / City Rate</i>	<i>Special Rate</i>	<i>Total Sales Tax Rate</i>
Green Mountain Falls	2.9%	1.23%	3.00%	1.00%	8.13%
Estes Park	2.9%	0.55%	5.00%	0.00%	8.45%
Manitou Springs	2.9%	1.23%	3.90%	1.00%	9.03%
Woodland Park	2.9%	1.00%	4.09%	0.00%	7.99%
Colorado Springs	2.9%	1.23%	3.12%	1.00%	8.25%

Source: Avalara Sales Tax

Occupations for residents in the community vary greatly. Non-retired residents commute up the pass to Woodland Park, down the pass to the Colorado Springs metro area, telecommute, or live only part-time in Town and work elsewhere in the off season. The top four job types for residents are:

1. Healthcare and social assistance: 16.4%;
2. Retail: 10.9%;
3. Professional, scientific, and technical services: 10.5%; and
4. Accommodation and food services: 9.4%

In the Downtown area there are three hotels, two restaurants, one bar, and several shops. There are currently plans for future hotel, restaurant, art galleries and studios, and an event space.

RECREATION AND TOURISM

Discussions with local residents revealed that the biggest draws for tourists are the trails and the historic, scenic Downtown. Historic structures still in existence include the gazebo, summer cabins, Sallie Bush Community Center, original Town land office, and several residences. Trails within the Town are listed in Table 6.

The trail system in and around Town is roughly 17 miles in total.

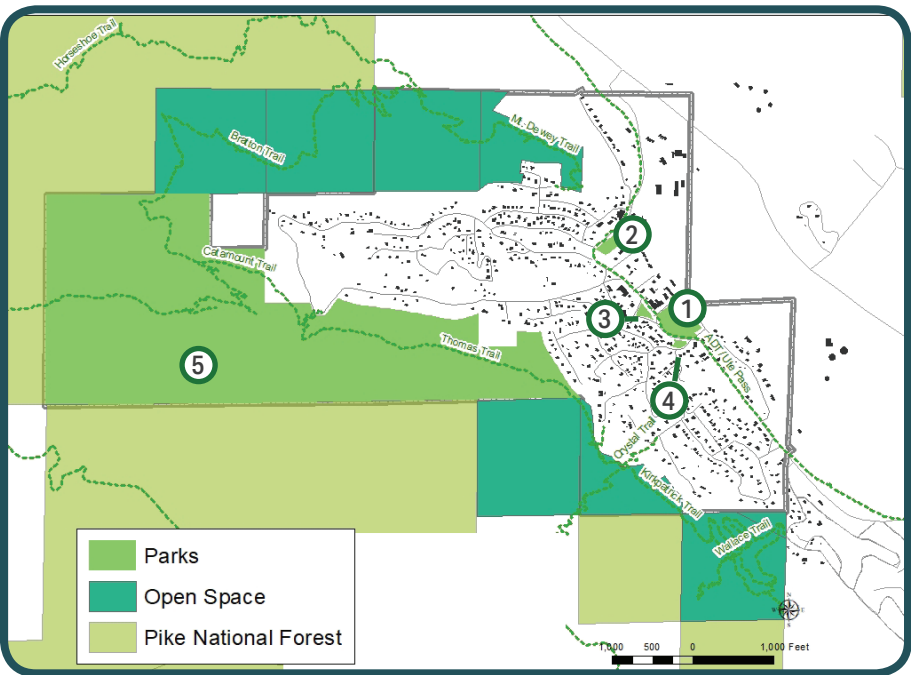


FIGURE 10. TRAILS AND OPEN SPACE *Source: Green Mountain Falls, Pike National Forest*

As shown in Figure 10, there are six acres of community parks: 1) Gazebo Park, 2) Pool Park, 3) Squires Park, and 4) Hotel Street Park, and 5) Green Mountain Falls Forest Park, which is 247 acres of public land and makes up much of the western portion of the Town. Within the Town limits, approximately 35% of the area is public open space and parks.

The Town currently provides for the recreation and tourism needs of the residents and visitors through areas dedicated to hiking, cross country skiing and fishing, and the adjacent Pike National Forest provides for mountain biking, rock climbing, boating, hunting, shooting and other forms of sports or recreational activity as required by C.R.S. 31-23-206 (5).

The Town maintains a public trails system consisting of over 17 miles of magnificent trails. These trails provide access to thousands of acres of national forest land and three large fishing reservoirs on the nearby North Slope of Pikes Peak. Three more trails are shown on the Future Land Use Map in this plan. The Town also has a popular lake in the center of town that is stocked for fishing along with a heated swimming pool and tennis court.

TABLE 6.GREEN MOUNTAIN FALLS TRAILS

Name	Total Miles
ADT/ Ute Pass	1
Bratton Trail	2
Catamount Trail	3
Crystal Trail	2
Mt. Dewey Trail	1
Kirkpatrick Trail	1
Thomas Trail	1
Total	11

Source: Green Mountain Falls

TRAILS

Trails are important to both the economy and culture of Green Mountain Falls. Green Mountain Falls hosts the American Discovery Trail/Ute Pass Trail which crosses the entire US, as well as access to regional and day hiking.

The Green Mountain Trail Committee, consisting of over 70 volunteers, was founded 35 years ago, and has built 12 miles of trails and maintains 17 miles of trails. For detailed information on trails including hiking maps, visit www.gmftrails.org.

LAND USE AND GROWTH MANAGEMENT

As shown in Figures 12 and 13, the Town and larger surrounding region are anticipating growth into the future. For the Town specifically, Pikes Peak Area Council of Governments (PPACG) estimates a population growth of 206 residents and no change to jobs by 2040 in their dispersed model. However, growth impacts in neighboring communities will impact employment opportunities and housing costs inside town limits.

PPACG also created models based on transportation analysis zones (TAZs) to project the future populations and employment within the region. Figures 12 and 13 illustrate the dispersed model results. Furthermore, regional dwelling unit projections show an increase in population for all areas not already built out in El Paso and Teller Counties by 2045.

The employment projections below illustrate no change in areas adjacent to Town, however, there is an increase in and around Colorado Springs. Zoning is primarily Residential and Public Lands.

PPACG estimates that in 2045 the Town population will increase by 20 homes, and the job base will not increase.

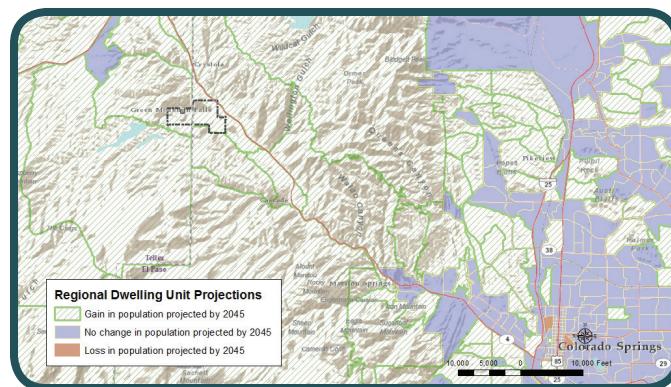


FIGURE 12. REGIONAL DWELLING UNIT PROJECTIONS

Source: Pikes Peak Regional Council of Governments

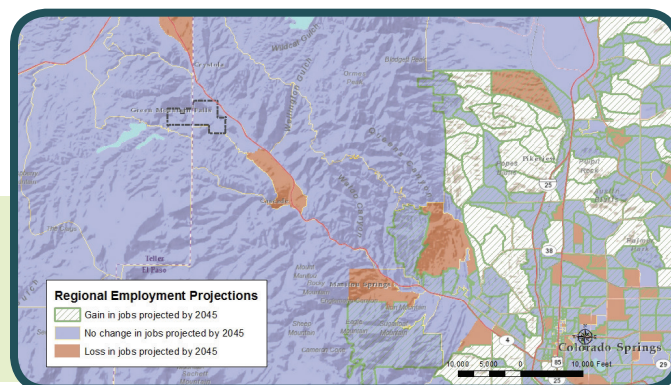


FIGURE 13. REGIONAL EMPLOYMENT PROJECTIONS

Source: Pikes Peak Regional Council of Governments

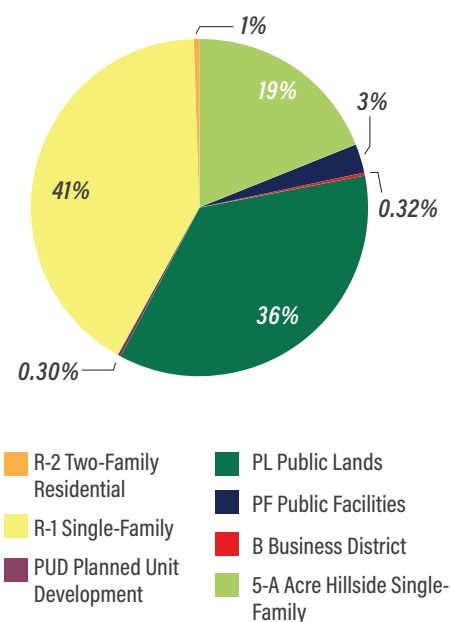


FIGURE 11. ACREAGE DISTRIBUTION BY ZONE DISTRICT

Source: Green Mountain Falls

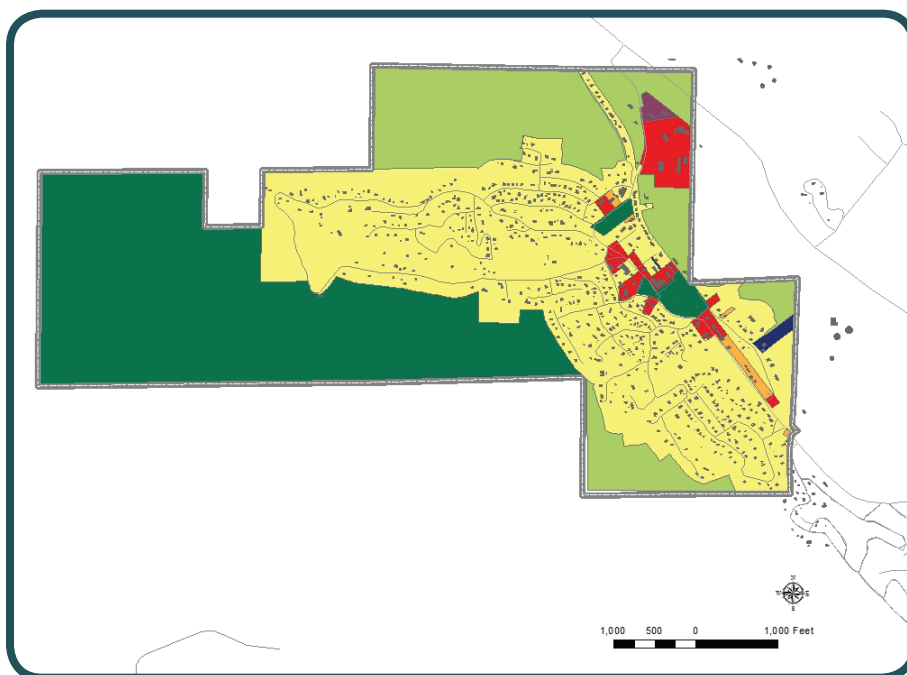


FIGURE 14. TOWN ZONING

Source: Green Mountain Falls

HOUSING

With the first development in 1888, there is an amazing diversity of housing styles in Town, the majority of which are single-family homes. According to the Department of Local Affairs the estimated 2017 population is 892 people. These residents appreciate and enjoy the diversity of architecture and mix of housing types. Of the 511 built residential parcels, six are duplexes and four are multifamily (of up to eight units). The 85 vacant parcels that still exist within the Town boundaries range from 0.1 acre to 2.5 acres in size. **Figure 15** illustrates vacant parcels within the Town as of 2019.

Table 7 describes the median home values compared with the median household incomes for the Town as well as adjacent communities in the 2016 American Community Survey. Local residents expressed concern regarding the rising home values and the ability to continue to support community members of different income levels. This table shows that home values are slightly lower than adjacent communities and incomes are somewhat higher.

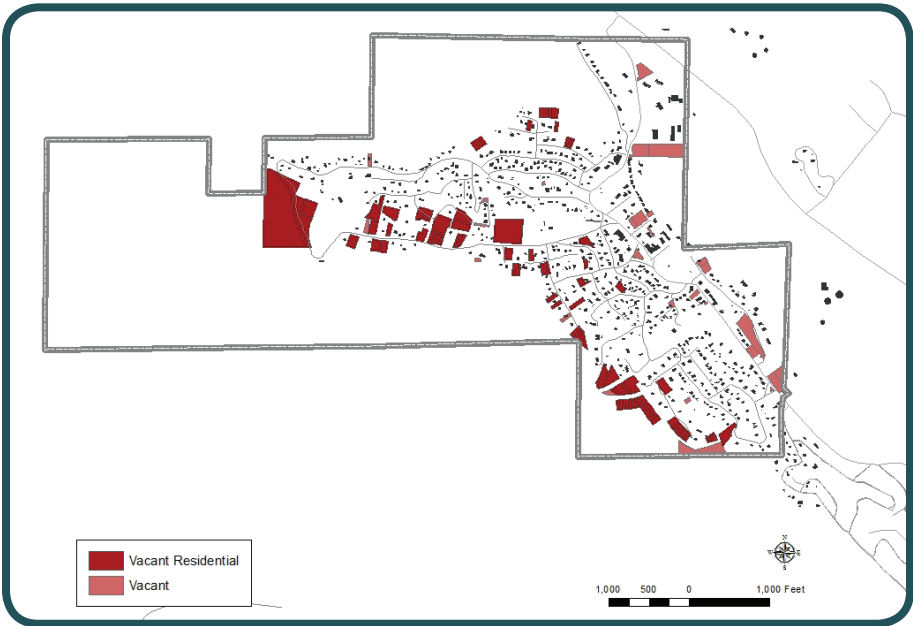


FIGURE 15. VACANT PARCELS
Source: El Paso County/ Green Mountain Falls

TABLE 7. HOUSEHOLD VALUE AND INCOME		
Name	Median Home Value	Median Household Income
Cascade-Chipita Census Designated Place	\$241,200	\$66,429
Green Mountain Falls	\$233,800	\$91,875
Manitou Springs	\$293,900	\$72,111
Woodland Park	\$280,900	\$102,065

Source: El Paso County

AFFORDABILITY

The United States Department of Housing and Urban Development (HUD) defines being cost-burdened as those “who pay more than 30 percent of their income for housing” and “may have difficulty affording necessities such as food, clothing, transportation, and medical care.” The most recent Census estimates for affordability show that 22% of homeowners in Town are cost-burdened and 42% of renters are cost-burdened. In comparison, 32% of Teller County homeowners and 54% of renters are considered to be cost-burdened.

Locally, housing affordability faces barriers such as land development availability, supply of units, access to public transportation to place of employment, and access to grocery stores and medical services.

TINY HOMES

One type of housing that has not yet become established in Town are tiny homes. Tiny homes typically range in size from 150 to 700 square feet and can be built on a chassis for mobility, or a solid foundation. The Town requires homes to be placed on a solid foundation and to tap into the municipal water service. Tiny homes can benefit a community through providing much-needed affordability and efficient use of land in communities that have minimal amounts of developable land.

Challenges to tiny home development come in the form of building code specifications, zoning regulations, and utility fees. To address these challenges, some communities will waive minimum size requirements, allow for reduced requirements elsewhere, and require that the homes be built on permanent foundations. There

are currently no tiny homes in Green Mountain Falls, but their development is permitted if certain requirements are met. Because many of the vacant residential lots in Green Mountain Falls are on narrow, steep parcels, tiny homes could be a good option as long as they provide adequate off-street parking and septic systems.

VACATION RENTALS

Many of the homes in Town are seasonal and not built and/or updated for winter habitation. The graph in **Figure 16** shows how the number of summer rentals has changed between 2010 and 2016 in Green Mountain Falls and adjacent communities.

As of October 2018, there were approximately 37 short term rentals available on AirBnB and VRBO that are located within the Town. **Figure 17** illustrates the general locations of each short term rental.

FIGURE 16. NEW SUMMER VACATION RENTALS

Source: American Community Survey 2016 (Census)

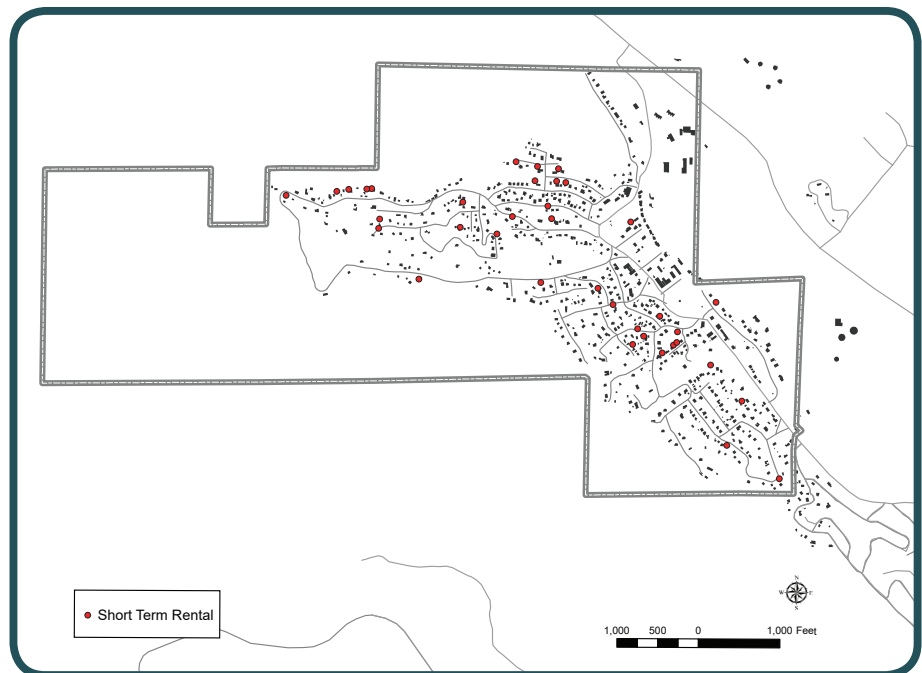
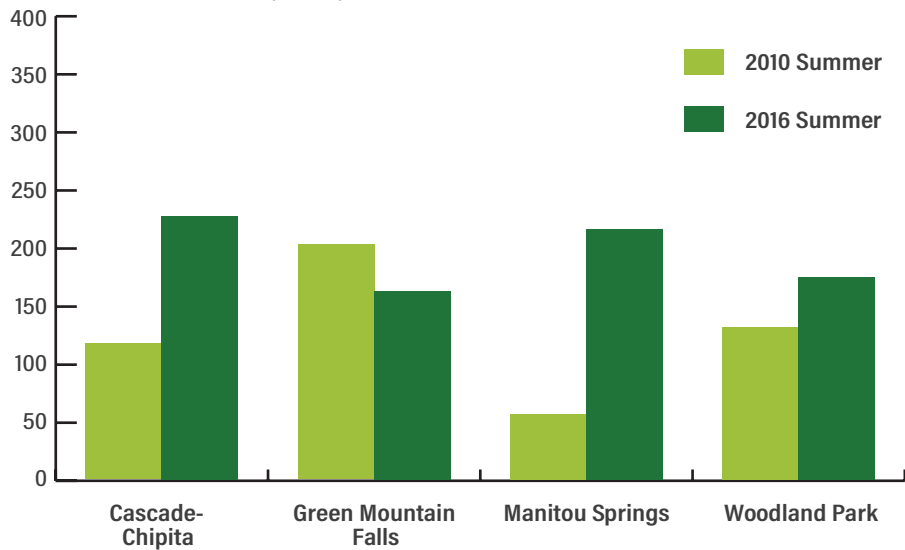


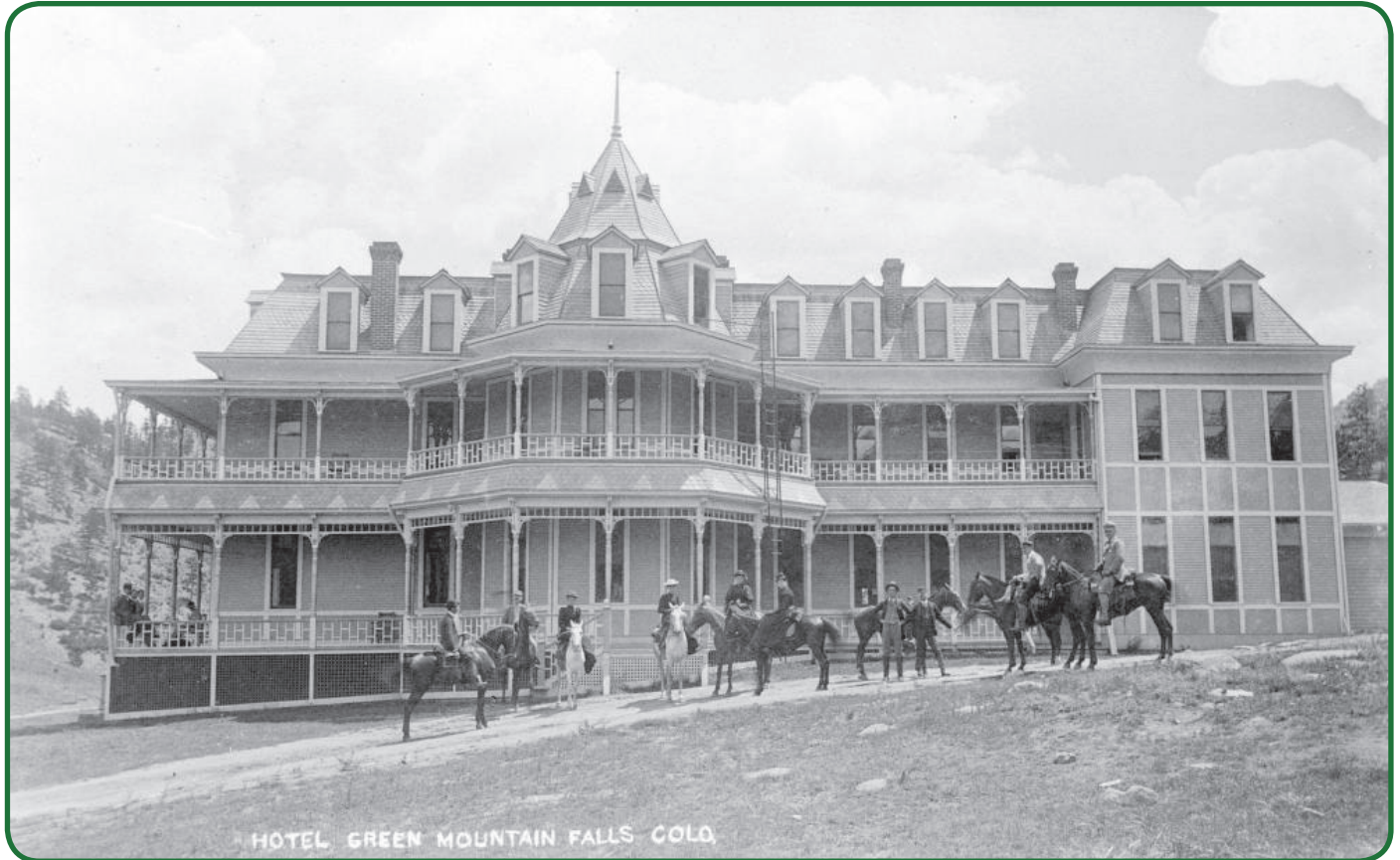
FIGURE 17. SHORT TERM RENTALS

Source: Green Mountain Falls October 2018

GRANTS AND PARTNERSHIPS

The Colorado Grants Guide-Community Resource Center lists possible grants applicable. Other grant possibilities include:

- Coalition for the Upper South Platte: forest restoration
- Polis Foundation: non-profit assistance
- Greater Woodland Park Healthy Forest Initiative: fire hazard mitigation assistance
- GOCO (Great Outdoors Colorado): parks, public spaces planning, design and construction
- DOLA (Department of Local Affairs): research on local government issues
- Colorado Center for Community Development: University of Colorado Students projects assisting in preliminary design concepts and securing funding
- REI Co-Op: funding recreational opportunities and eliminating barriers to the outdoors



Source: Denver Public Library



Source: John Morgan



PART 2:

Vision

2.1 Vision Statements

Based on the feedback collected at community events, town halls, one-on-one interviews, at Planning Commission, through questionnaires, and on a Town tour with residents and emergency personnel, the most important values were developed into themed visions. Common themes throughout the outreach identify a strong connection to the quaint charm of the Town while allowing access to Colorado Springs' urban amenities; the prioritization of environmental health and hazards such as fire, flooding, and water quality; the desire to promote economic sustainability for the local businesses; and a focus on infrastructure and utilities. These visions encompass the community's values and aspirations for the future and set the course for the plan goals, policies, and strategic actions.

Each vision is paired with an image that represents the character and possible example of implementation for the vision. Future possibilities illustrated in this chapter expand on the Town's strengths as a world-class hiking haven, a popular tourist destination, and an important link in the Ute Pass regional community. The artistic renderings in this chapter are visionary and should not be used to plan without further study.

While these visions have been broken out into themes, their subsequent goals and policies support each other to build a combined vision that creates a sustainable economy, healthy living, and a resilient built environment while maintaining the unique small town feel that sets Green Mountain Falls apart.



Visions

Our History

A rustic town that is celebrated for our rich, multi-generational history, small community charm, and immediate access to an unmatched trail system.

VISION ELEMENTS:

- Expand commercial opportunities Downtown
- Identify event parking
- Improve lake water quality
- Connect the ADT along Fountain Creek
- Investigate a small-scale sewer system to support Downtown development
- Add signage and wayfinding for tourists
- Add sidewalk connections to Town Hall



Expanded Downtown Area

Use Land office as a tourism information kiosk

New Trail on Red Devil Mountain

Developing the ADT along Fountain Creek

Sediment Traps

Improved bridge

Trailhead Parking

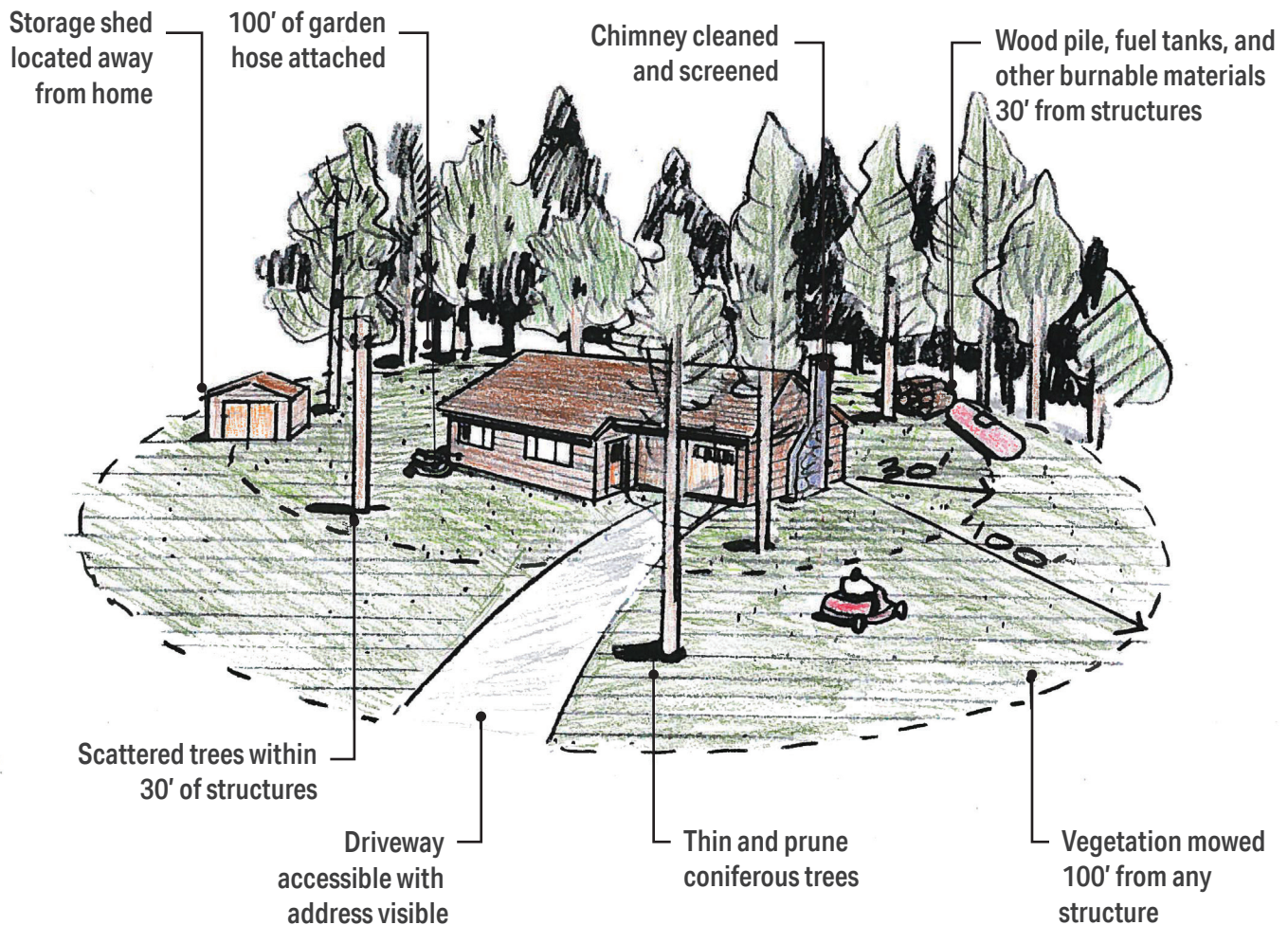
Re-use of old fire station

Our Health

A town that proactively preserves and enhances the aspects of our narrow mountain valley environment, providing residents with a scenic, low-stress lifestyle.

VISION ELEMENTS:

- Include education and outreach about defensible space
- Implement mitigation programs and collaboration
- Improve access to Fountain Creek
- Identify access and evacuation routes in the event of an emergency
- Ensure tourists understand wildfire prevention
- Establish regular regional coordination on flood and fire mitigation
- Continue to provide ample open space and trail access



Wildfire Mitigation Techniques

Community features that support flood mitigation

Access and education at Fountain Creek



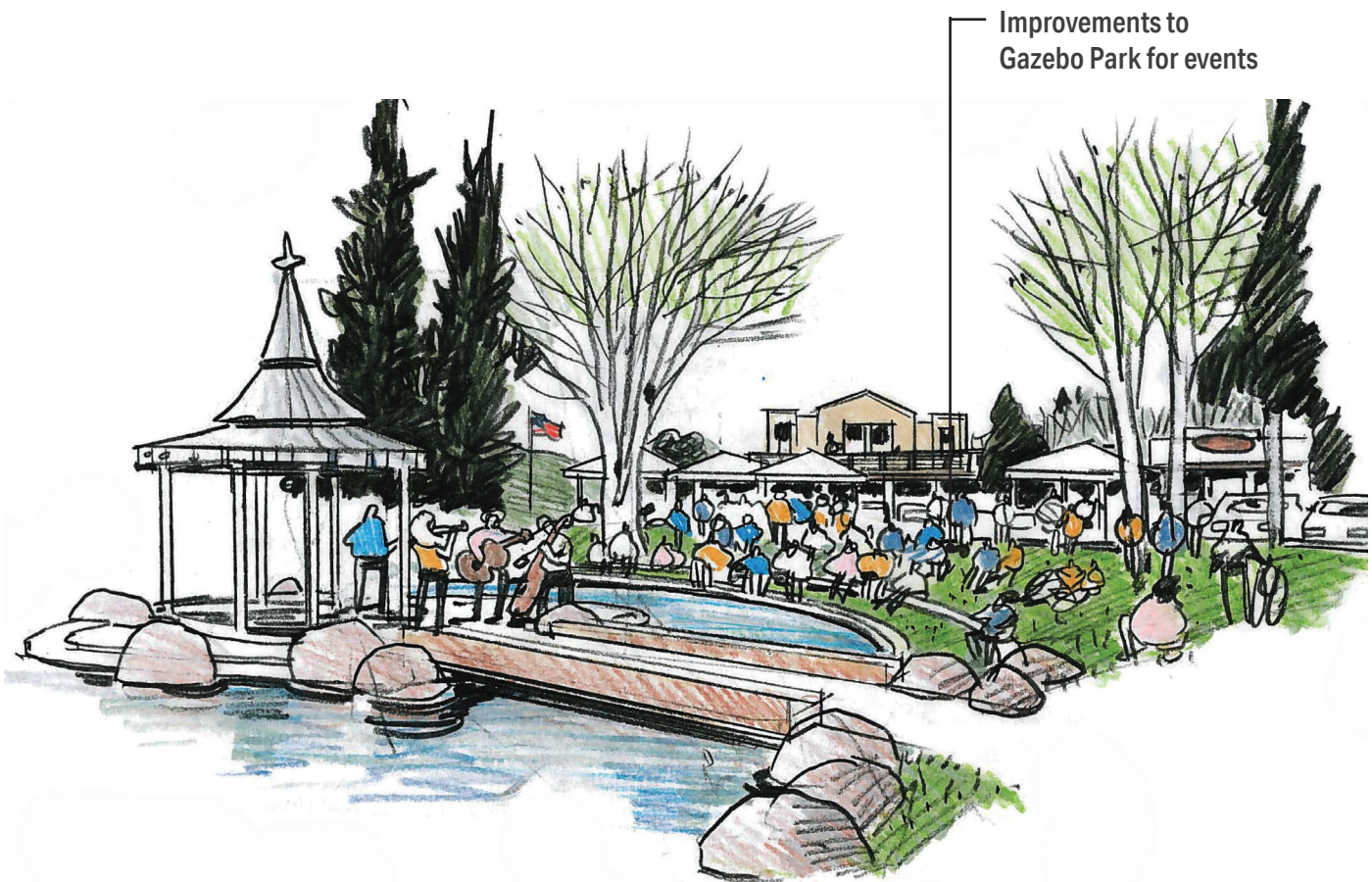
Fountain Creek Enhancements

Our Economy

A town that promotes economic sustainability through continued support of our home-grown businesses, with expansion of strategic, small-scale, daily services that contributes to our character and resilience.

VISION ELEMENTS:

- Continue to attract business through tourism
- Improve facades in Downtown
- Add official, branded signage and wayfinding to direct tourist to parking, events, and businesses
- Identify new business opportunities
- Support more year-round events
- Add Downtown infrastructure to support more businesses and events



Community Events at the Lake

Facade improvements



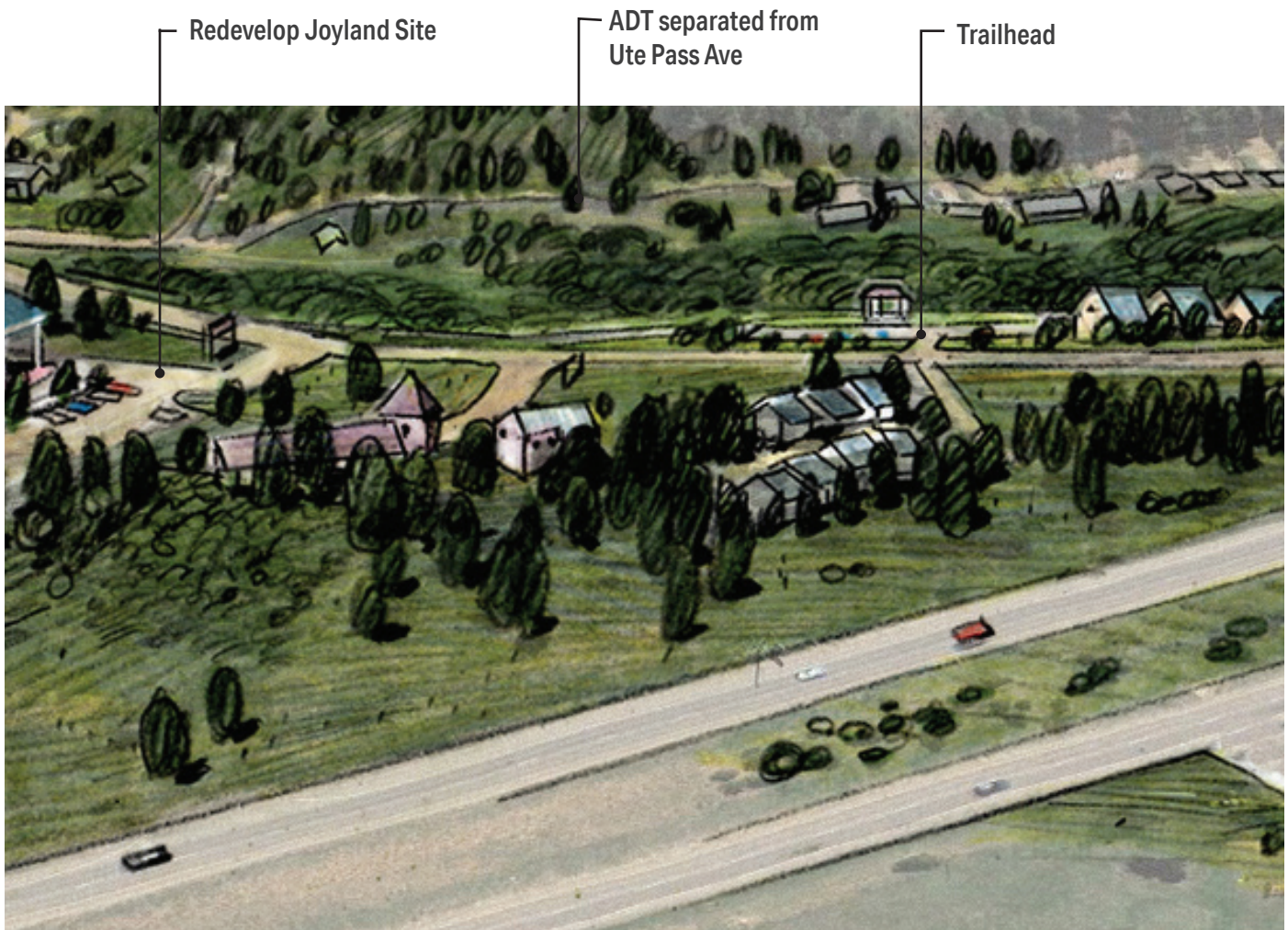
Main Street and Downtown Enhancements

Outdoor seating, lighting,
and landscaping along
Ute Pass Avenue

Improved landscaping

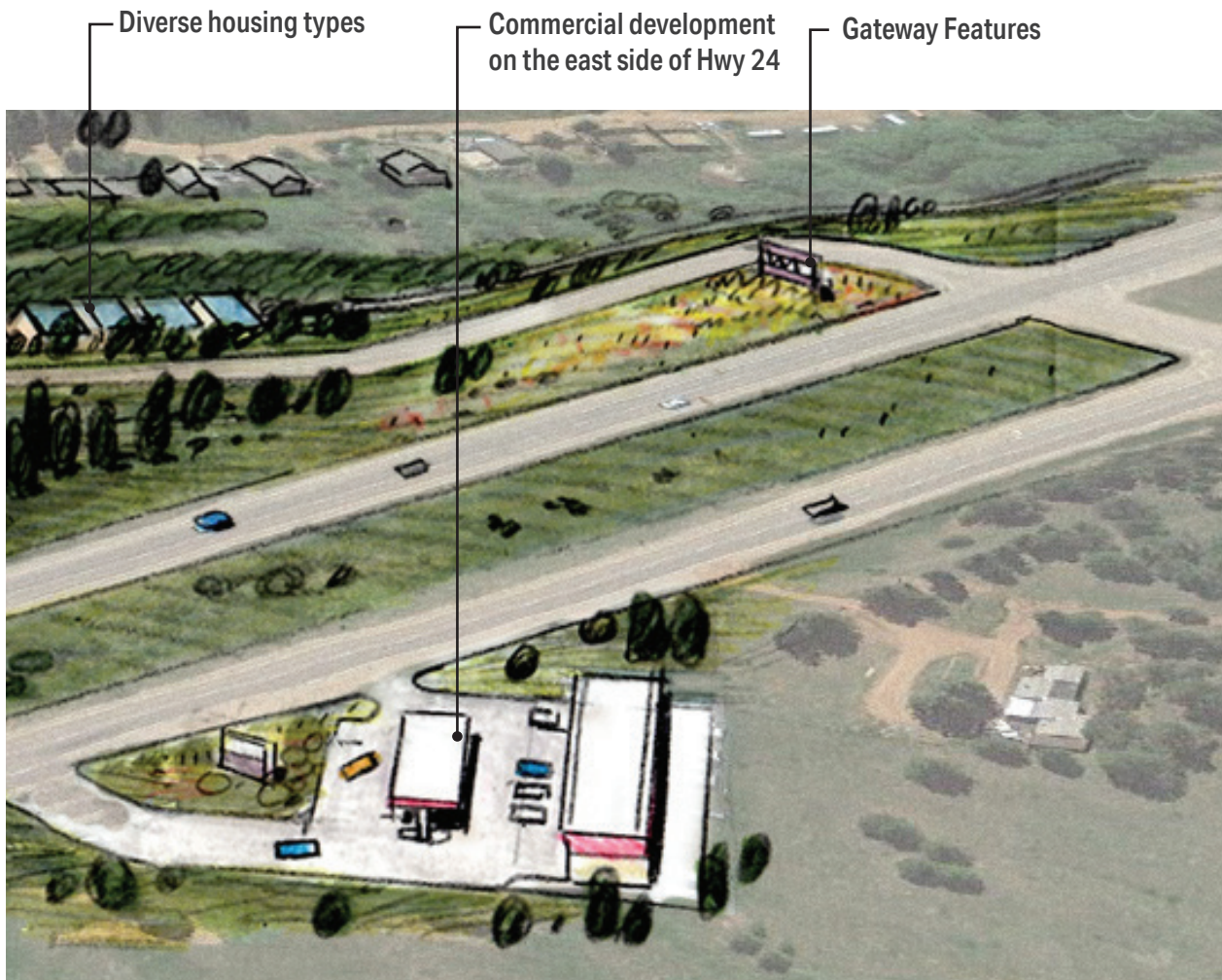
Our Development

An appropriately-sized, safe community, home to a mix of residential, commercial, recreational, and cultural uses that together, generate a high quality of life.



VISION ELEMENTS:

- Support tourism
- Expand trail system
- Add trailheads and parking
- Add housing
- Add commercial business on the east side of Hwy24
- Add gateway features and signs to clearly mark Town entrance
- Expand recreation opportunities for youth

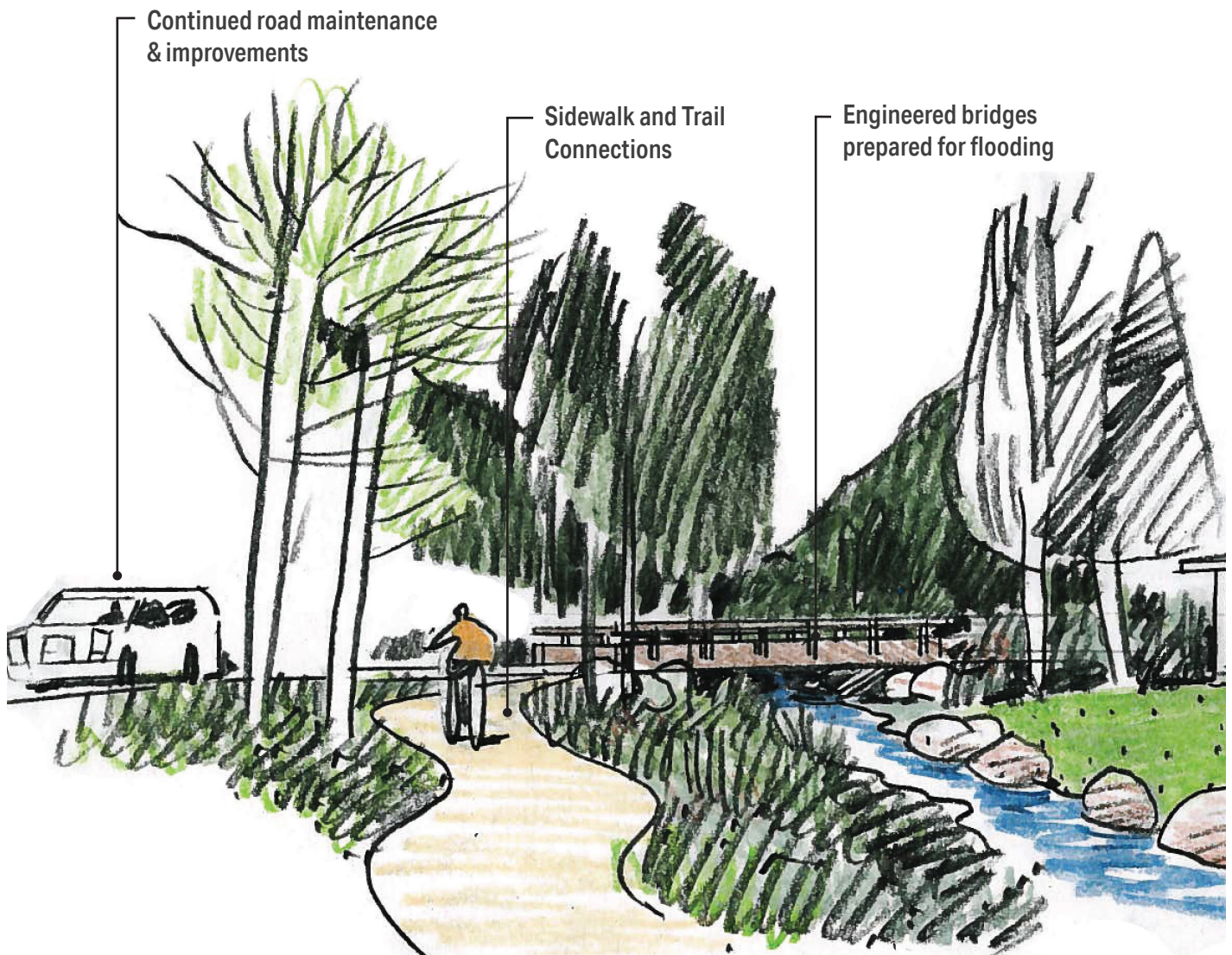


Our Infrastructure

A town with an efficient, consistent level of public services, with a focus on neighbor helping neighbor.

VISION SUPPORTED ELEMENTS:

- Cell tower to improve cell service
- Continue ADT through town
- Maintain and improve roads
- Identify new official parking areas for tourists
- Add sediment traps to improve lake clarity
- Add sidewalks and pedestrian connections between hotels, town hall, and Downtown businesses
- Develop a local sewer treatment plan for Downtown
- Develop housing on vacant lots



Trail and Greenway Enhancements



Source: Denver Public Library



Source: John Morgan



PART 3:

Goals and Policies

3.1 Our History

INTRODUCTION

Historic towns where everyone knows each other develop a quality of life for residents and have a unique charm. Preserving welcoming and familiar establishments, traditions, defining features, and character while moving forward as a community is extremely important in Green Mountain Falls.

“A rustic town that is celebrated for rich, multi-generational history, small community charm, and immediate access to an unmatched trail system.”

GOAL 3.1.1: COMMUNITY HOUSING

Ensure a diverse set of housing types are allowable to meet changing community needs.

Policies:

- A. Support efforts to retain housing affordability within the Town.
- B. Continue to support a variety of housing types available within the Town and in future annexation areas.
- C. Revise the Town Code to address “Tiny Home” development in appropriate locations as a possible method to provide a more diverse affordable housing selection.

GOAL 3.1.2: RESIDENTIAL QUALITY

Encourage and maintain safe and comfortable residential environments.

Policies:

- A. Enforce and strengthen housing and nuisance codes and ordinances that are intended to protect the quality of residential environments.
- B. Preserve and maintain areas that have historic significance, environmental sensitivity, natural beauty, and cultural value.
- C. Utilize screening and buffering techniques between incompatible uses.
- D. Work with homeowners to ensure that RV's, campers, boats, and related recreational equipment are properly stored off the street, and screened from view.

GOAL 3.1.3: EFFICIENT USE OF TOWN RESOURCES

Utilize existing buildings for visitors' office, seasonal retail, and arts programs.

Policies:

- A. Promote the seasonal use of structures to enhance the community experience for residents and visitors alike.
- B. Investigate the viability of creating a full or part-time Parks and Recreation position.
- C. Fund public restroom enhancements.

GOAL 3.1.4: COMMUNITY EVENTS

Continue to build on community events year-round and utilize community facilities.

Policies:

- A. Investigate a public-private partnership to manage the Sallie Bush event space.
- B. Develop a year-round events program welcoming to all ages.
- C. Support a valley-wide arts district to attract more entertainment to the region.

GOAL 3.1.5: APPEARANCE AND VITALITY OF DOWNTOWN

Improve the appearance and vitality of Downtown.

Policies:

- A. Work with residents and business owners to create year-round vitality of the Lake and the Downtown core through beautification efforts and volunteer programs.
- B. Investigate opportunities to add short- and long-term parking spaces for tourists. Ensure that parking stalls are designed to facilitate safe backing movement.
- C. Provide Wi-Fi access in Downtown and around the Lake.
- D. Ensure ADA accessibility throughout Downtown.
- E. Pursue grant funding for Downtown aesthetic improvements such as tree plantings, benches, planters, and pedestrian-scale lighting.
- F. Encourage façade improvements of buildings.
- G. Encourage new commercial development and redevelopment.

GOAL 3.1.6: PARKS, RECREATION, AND OPEN SPACE

Ensure that park and recreational services are improved and expanded in relation to population growth, types of users, and user demand.

Policies:

- A. Require annexed lands to ensure appropriate parks, recreation, and open space remain undeveloped. This can be existing adjacent open lands, planned parks, or fees in lieu of land.
- B. Continue to support the park maintenance efforts of local volunteers and annual Park Beautification Day.
- C. Look to Great Outdoors Colorado and other funding sources (grant funding, private donations) to support public recreation enhancements.
- D. Work with El Paso County and adjacent landowners to continue to develop pedestrian and bicycle trails that access the creeks, streams, and lakes throughout Town.
- E. Research funding opportunities to assist with the preservation and enhancements to natural features in Green Mountain Falls Town Governance.

GOAL 3.1.7: TOWN GOVERNANCE

Improve communications between the Board of Trustees and the citizens of Green Mountain Falls.

Policies:

- A. Develop "Rules of Conduct" to be adhered to at all public meetings.
- B. Ensure that adequate notice is given for all public hearings.
- C. Strive for consistency and equality in the enforcement of Town regulations by providing training for new members of boards and commissions.
- D. Utilize public meetings, newsletters, and surveys to monitor and respond to citizen concerns.

3.2 Our Health

INTRODUCTION

Whether sitting on a porch watching the sunset or going for a hike, residents understand that environmental health of the valley is very closely linked to community health. While the valley offers a lot of opportunity for healthy living, there are also natural hazards that need to be monitored for safety. Emergency services identified in these policies continue to not only to address typical public safety but also to collaborate with other agencies in the valley on natural hazard emergencies.

“A town that proactively preserves and enhances the aspects of our narrow mountain valley environment, providing residents with a scenic, low-stress lifestyle.”

GOAL 3.2.1: PUBLIC SAFETY / EMERGENCY SERVICES

Provide adequate police and fire protection throughout the Town.

Policies:

- A. Coordinate with Teller and El Paso Counties, as well as the State to ensure high quality law enforcement is provided to all residents and businesses when the Town Marshal is not on duty.
- B. Ensure that all areas of Town are provided adequate fire prevention, mitigation, protection, services and that any resiliency efforts have been made.
- C. Work with the Fire District to identify those areas that are most difficult to serve.

GOAL 3.2.2: ENVIRONMENTAL QUALITY

Protect the environmental quality of the Town.

Policies:

- A. Continue to ensure that the water quality of the creeks and Gazebo Lake are monitored by appropriate agencies and take any corrective actions as necessary.
- B. Ensure that all building permit requests that include ISDS are forwarded to County Health Departments for review and permitting.
- C. Promptly report ISDS failures to the County Health Departments.
- D. Treat Town gravel roads to control dust by paving or other dust control measures.

GOAL 3.2.3: LAKES AND STREAMS

Continue to enhance, protect, and maintain Green Mountain Falls' lakes and streams—Fountain Creek, Catamount Creek, Crystal Creek, and Gazebo Lake.

Policies:

- A. Work with El Paso County and adjacent landowners to continue to develop pedestrian/bicycle trails that access these natural features.
- B. Look to agencies such as Great Outdoors Colorado to assist with the funding necessary to improve and preserve the creeks, streams, and Gazebo Lake.
- C. Implement sediment traps to deter sediment deposits in the Lake.

GOAL 3.2.4: WILDFIRE MITIGATION

Identify and implement wildfire mitigation strategies.

Policies:

- A. Pursue grant funding for residential hazard mitigation.
- B. Enforce the reduction of hazardous fuel storage within the Town.
- C. Engage Ute Pass communities in an effort to update the 2007 Ute Pass Community Wildfire Protection Plan.
- D. Consider implementing defensible space requirements.
- E. Encourage the removal of fallen and dead trees.

GOAL 3.2.5: FLOOD HAZARDS

Identify and implement flood mitigation strategies.

Policies:

- A. Collaborate with neighboring communities to identify regional solutions to flood hazards.
- B. Research cost-efficient, sustainable mitigation strategies.
- C. Coordinate with state and federal agencies for additional mitigation funding opportunities.

GOAL 3.2.6: SEWER, SEPTIC, AND WATER

Ensure new development can be supported by Town sewer and septic capacity.

Policies:

- A. Ensure that an appropriately sized septic system will fit on a parcel before allowing a home or business to be developed.
- B. Provide adequate storm drainage throughout the Town by upgrading existing facilities and requiring new development to provide appropriate detention and drainage of stormwater runoff.
- C. Approve new development only if the adequate capacity levels for water delivery and sewage treatment can be confirmed.
- D. Continue to annually review the Town's Capital Improvements Plan.

GOAL 3.2.7 GROUNDWATER

Take appropriate measures to prevent the contamination of groundwater.

Policies:

- A. Educate the community about groundwater contamination. Organic chemicals and groundwater contamination is an area where much research is needed. In the meantime, the prudent use and disposal of all chemicals (agricultural, industrial, home and garden) can go a long way to protect the environment and groundwater from contamination.
- B. Monitor and improve water quality; identify and prioritize measures to prevent the contamination of groundwater.
- C. Work with the Colorado Department of Public Health and Environment and adjacent communities to implement the EPA's Phase II stormwater regulations as a Ute Pass community. While these standards only apply to Colorado municipalities that are over 10,000 people, the Town's topography, coupled with the location of Fountain Creek, Catamount Creek, Crystal Creek, and Gazebo Lake suggest that stormwater retention techniques can assist in preventing the contamination of groundwater as well as the water quality of these natural assets.

3.3 Our Economy

INTRODUCTION

Community vitality is reliant on a stable and resilient economy. Continuing to bolster small business and develop opportunities for economic stability impacts infrastructure and operations. Opportunities to continue developing the Green Mountain Falls overall economic vitality are identified in the goals and policies below.

“A town that promotes economic sustainability through continued support of our home-grown businesses, with expansion of strategic, small-scale, daily services that contributes to our character and resilience.”

GOAL 3.3.1: ECONOMIC VITALITY

Improve the Town's economy through the enhancement of signage and wayfinding, strategic development promotion, and marketing efforts while also supporting new low intensity commercial uses.

Policies:

- A. Develop clear signage and wayfinding standards to improve safety and recreation access.
- B. Ensure signage and wayfinding is consistent with the Town's rustic identity.
- C. Study the feasibility of shuttle usage for tourists and hikers on high use days.
- D. Increase support of the Chamber of Commerce to market Green Mountain Falls.
- E. Identify and pursue opportunities to bring new businesses into the community that offer a wider range of basic goods and services.
- F. Investigate the potential for a coordinated advertising program to attract travelers from Highway 24 and Colorado Springs to local businesses in Green Mountain Falls.
- G. Promote the development of small specialty retail shops that can capitalize on the Town's close proximity to trails and natural resources.

GOAL 3.3.2: ECONOMIC SUSTAINABILITY

Identify and implement practices to promote economic sustainability for the Town.

Policies:

- A. Investigate property and sales tax rate increases that are commensurate with similar communities.
- B. Implement a parking strategy with easy access and clear directions.
- C. Develop a gateway at Highway 24 to promote awareness of Green Mountain Falls.
- D. Monitor, with the assistance of the Colorado State Department of Local Affairs, any additional revenue generating possibilities.
- E. Create a Town web-based marketing program.
- F. Communicate with officials from similar communities to understand what makes them successful.
- G. Support local businesses by encouraging community events, or through a Chamber of Commerce or similar organizations and advertising.
- H. Create a favorable impression as visitors enter the community. Consider installing landscaping as part of the gateway feature.
- I. Re-activate the Economic Sustainability Committee.

3.4 Our Development

INTRODUCTION

As a historic mountain community with a diversity of lot sizes and slopes, Green Mountain Falls hosts a variety of architectural styles that compliment the character of the Town. Future development should continue to support protected viewsheds, sensitivity to natural resources, architectural styles, and scales appropriate for their zone district.

“An appropriately-sized, safe community, home to a mix of residential, commercial, recreational, and cultural uses that together, generate a high quality of life.”

GOAL 3.4.1: RESPONSIBLE DEVELOPMENT

Ensure responsible, appropriate, and compatible growth in Town.

Policies:

- A. Support development that enhances a sense of community and is compatible with surrounding land uses, the natural environment, and the community's expectations.
- B. Address and plan for any additional hazards that may come with additional growth.
- C. Encourage development along Highway 24 that is appropriately scaled and is in keeping with the uses desired by Green Mountain Falls' residents.
- D. Support methods to expand commercial development Downtown that are resilient to flooding such as raising the base elevation.

GOAL 3.4.2: SENSE OF COMMUNITY

Support economic development that enhances a sense of community, is compatible with surrounding land uses, is sensitive to the natural landscape, and is consistent with community needs.

Policies:

- A. Encourage clustered commercial development that incorporates unified site design and traffic circulation planning particularly along land parcels that are visible from Highway 24.
- B. Plan sufficient and well-defined on- and off-street parking to support local retail and commercial uses.

GOAL 3.4.3: LOCATION OF COMMERCIAL DEVELOPMENT

Encourage desirable commercial development in accordance with the Future Land Use Plan.

Policies:

- A. Encourage mixed-use development in commercial districts.
- B. Promote innovative and high quality planning and design to minimize visual and traffic impacts.
- C. In areas that can be developed as highway commercial, develop commercial activity nodes at designated intersections.
- D. Improve traffic and pedestrian circulation wherever possible.
- E. Identify strategic locations for new key commercial development and attract locally-grown business.
- F. Promote the successful development of convenience retail and service establishments that will meet the needs the Town residents.

GOAL 3.4.4 STRATEGIC GROWTH

Consider strategic community expansion and redevelopment efforts as the Town continues to grow.

Policies:

- A. Investigate strategic annexation options that support the Town's vision.
- B. Identify appropriate locations for infill and redevelopment that support a healthy community.
- C. Update the Town's zoning ordinance and the Town's annexation plan to ensure that future development does not negatively impact the qualities of Green Mountain Falls that residents cherish.
- D. Work with surrounding counties to ensure the principles and policies contained within this Plan are respected.

GOAL 3.4.5 FULL TIME TOWN STAFF

Hire full time Town staff including a community planner to coordinate with residents, elected officials, and Town Board to work towards community goals.

Policies:

- A. Secure funding for full time staff.
- B. Identify roles and responsibilities for staff.

GOAL 3.4.7 CONSERVATION EASEMENT

Place a conservation easement on the HGMFF properties to ensure that they remain as open space in perpetuity.

Policies:

- A. Work with the HGMFF to identify specific land designations that establish permanent conservation of open space lands.

3.5 Our Infrastructure

INTRODUCTION

Infrastructure such as roads, water, and electricity can be difficult to attain and maintain in a historic valley small town. The policies below identify ways to develop partnerships to share responsibility and ensures that any additional development will be able to pay for any infrastructure extensions or improvements.

“A town with an efficient, consistent level of public services, with a focus on neighbor helping neighbor.”

GOAL 3.5.1: INTERGOVERNMENTAL AGREEMENTS

Collaborate with neighboring communities to promote safety and efficiency of services.

Policies:

- A. Investigate an Intergovernmental Agreement (IGA) with adjacent communities to share responsibility and increase service efficiency.

GOAL 3.5.2: COMMUNICATIONS

Enhance communications capabilities throughout the Town.

Policies:

- A. Investigate a possible cellular tower to improve phone service.
- B. Strengthen Town-wide access to broadband, Wi-Fi, radio, and cellular service.

GOAL 3.5.3: INFRASTRUCTURE COST

All new development should pay for the cost of required improvements and not create a burden on existing property owners.

Policies:

- A. Establish a basis for determining the incremental costs associated with new development for each of Green Mountain Falls' infrastructure services.
- B. Ensure that new development bears the cost for the construction of all infrastructure.
- C. Balance Town values and goals with development needs.
- D. Ensure that park and recreational services are improved and expanded in relation to growth and user demand.

GOAL 3.5.4: TRANSPORTATION

Maintain a system of streets that will ensure safe and efficient movement of people and goods throughout the Town.

Policies:

- A. Create a street plan that identifies existing and proposed street extensions and sets standards for maintenance and construction in existing and future developments.
- B. Require new development to provide adequate ingress and egress.
- C. Encourage safe pedestrian and bicycle connections throughout the Town.
- D. Identify locations that would be dangerous in the event of an emergency evacuation, and make plans for exit strategies.



Source: History Colorado



Source: Green Box



PART 4:

Implementation Plan

4.1 Zoning Map

Zone districts identify land use regulations. Below is a description of the zone districts from the zoning code.

5-A: The 5-Acre Single-Family Residential District is the largest-lot residential zoning category for residential land which may exhibit one (1) or more of the following conditions: (1) has severe topographic or geological conditions; (2) is subject to special requirements imposed by the HO Hillside Overlay Zone; and (3) is not suitable for typical subdivision design development, but which must be subdivided with special care to avoid physical damage to public or private property or both.

R-1: The Single-Family Residential District is the basic residential zoning category for the existing platted lots in the Town where the principal use of land is for single-family dwellings. The R-1 Single-Family Residential District is the intermediate residential zoning category for residential land which has low to moderate topographic or geological conditions which may subject the property to requirements imposed by the HO Hillside Overlay Zone of this Land Use Code and preclude smaller-lot development of single-family dwellings.

R-2: The Two-Family Residential District is the basic residential zoning category for development of residential land at slightly higher densities than typical single-family development.

B: The Business District is established, in which the principal use of land is for retailing and personal services to the general public. The uses permitted within this District are those that will provide the maximum amount of service to the general public without creating an adverse impact.

PF: The Public Facilities District is intended to provide land which is used by or reserved for use by the Town, the City of Colorado Springs, El Paso County, Teller County, the federal government or a public utility. In general, the existing or proposed use is a unique governmental or utility service or function. The term public facility may be used to describe the existing or future use of the land or the character of the ownership of the land.

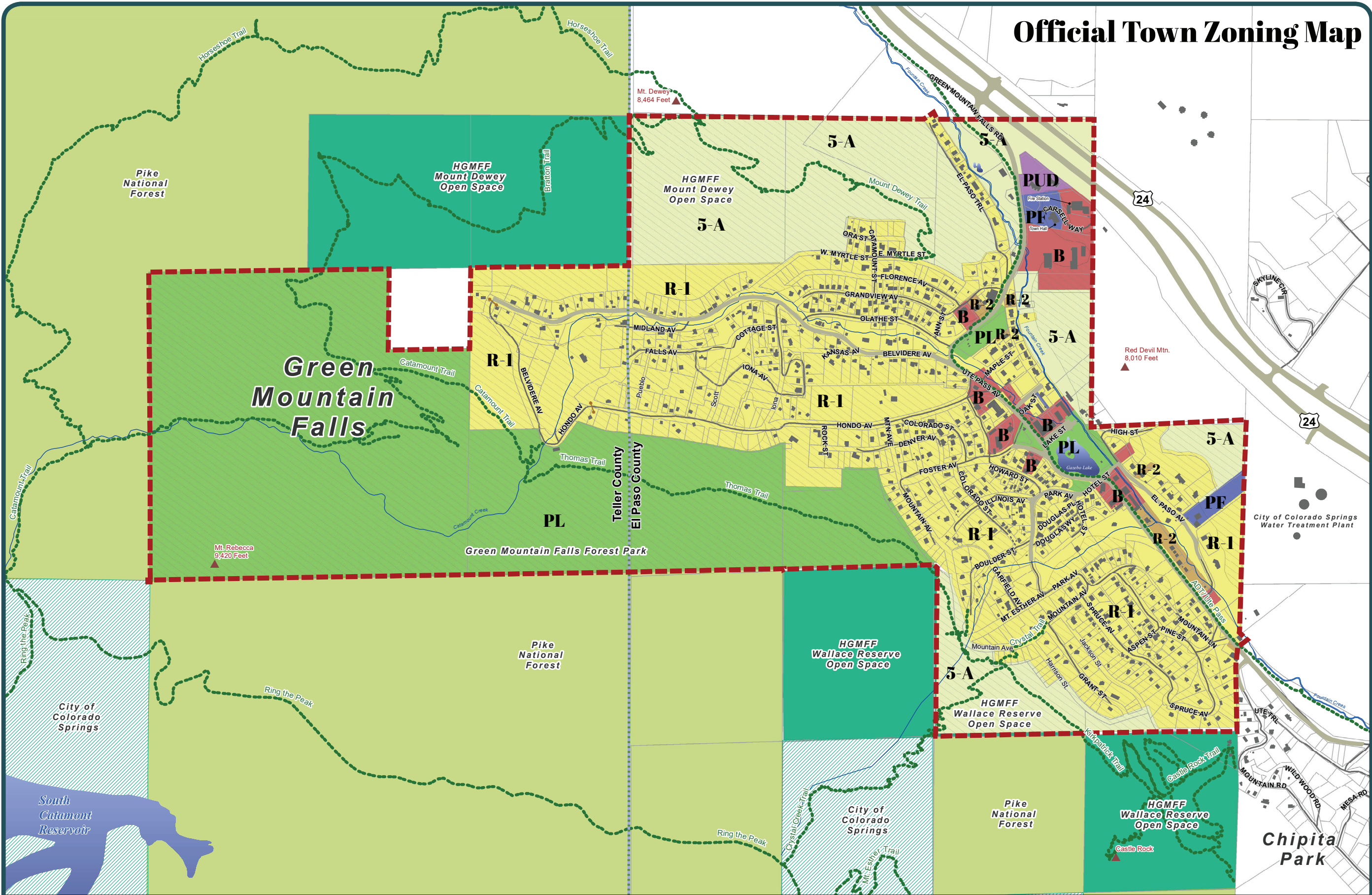
PL: The Public Lands District is intended to provide appropriate land for the continuation and expansion of public, active, recreational pursuits and passive open space use and preservation. Generally, the active parks include playground equipment, athletic fields, tennis courts, swimming pools and other facilities and programs normally associated with public parks. Passive open space may be reserved for natural or environmental reasons, such as preservation of backdrop views, wildlife habitat, vegetation or significant natural or historic resources. The Public Lands District is also suitable for use and designation of trails and associated activities. The term public lands may be used to describe the existing or future use of the land or the character of the ownership of the land.

PUD: The Planned Unit Development District is intended to provide the means through which land may be developed through an overall unified approach rather than the traditional lot-by-lot approach. The district encourages clustering of units by means of flexibility in design in order to create a better living environment, preserve the unique features of the site and provide services in a more economic manner. The PUD allows for a variety of types of residential development and encourages appropriate mixed-use developments.

HO (Hillside Overlay): Certain areas of the Town are characterized by significant natural features that include ridgelines, bluffs, slope, vegetation, drainage, rock outcroppings, geologic conditions and other physical factors and which, if disturbed for purposes of development, can cause physical damage to public or private property or both. Therefore, the development of such areas and adjacent land requires special care on the part of the public and private sectors. The purpose of these regulations is to specify conditions for any type of development in areas where, due to topography, disturbance of the natural environment or for other reasons, problems are created which are detrimental to the public health, safety and welfare. It is the intent of these regulations to prevent physical damage to public and private property and to aid in the preservation of the natural heritage of the Town. It is furthermore the purpose of this Section to allow an appreciable degree of development flexibility in order to protect the environment of hillside areas.

FIGURE 18. OFFICIAL TOWN ZONING MAP
Source: Green Mountain Falls June 2019

Official Town Zoning Map



Green Mountain Falls Official Zoning Map

- Trails
- Streams
- Gates
- County Line
- Buildings
- Paved Streets
- Parcel
- Green Mountain Falls Boundary
- Water Bodies
- Open Space
- Colorado Springs North Slope Recreation Area
- Pike National Forest

Official Zoning Districts

- 5-A 5 Acre Hillside
- R-1 Single Family Residential
- R-2 Two-Family Residential
- B Business District
- PF Public Facilities
- PL Public Lands
- PUD Planned Unit Development
- Hillside Overlay



Map Sources: US Forest Service digital geographic data and the Teller County Geographic Information System as modified by the Town of Green Mountain Falls.

All data and information contained herein are for planning purposes only. The information does not replace legal description information in the chain of title and other information contained in official governmental records such as in County Clerk and Recorder's office or in the courts. Also the representations of location in this map data cannot be substituted for actual legal surveys.

The information contained herein is believed accurate and suitable for limited use and subject to the limitation set forth above. The Town of Green Mountain Falls makes no warranty as to the accuracy or suitability of any information contained herein. Users assume all risk and responsibility for any and all damages including consequential damages, which may flow from the user's use of information.

Town of Green Mountain Falls
Comprehensive Plan Update

Official Town Zoning Map
June 10, 2019

0 500 1,000 Feet

1 inch=300 feet

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Source: History Colorado

4.2 Future Land Use Plan

Future land uses guide the vision for development types and direct future zoning changes.

Single and Two-Family Residential: This land use category encompasses most of the existing residential areas within Green Mountain Falls. Residential uses in this area should continue to be limited to single-family, detached homes in order to maintain the existing character of Green Mountain Falls. These areas support a diversity of housing styles from historic to newer development.

Multi-Family Residential: The areas within this designation are intended to provide a range of housing choices. These homes have a higher density than single-family.

Downtown Village: The core of Green Mountain Falls contains a mix of lodging, churches, businesses, residential, and public facilities. This area reflects the richness of the Our Roots vision by supporting a mix of uses, architectural styles, small businesses, and community assets.

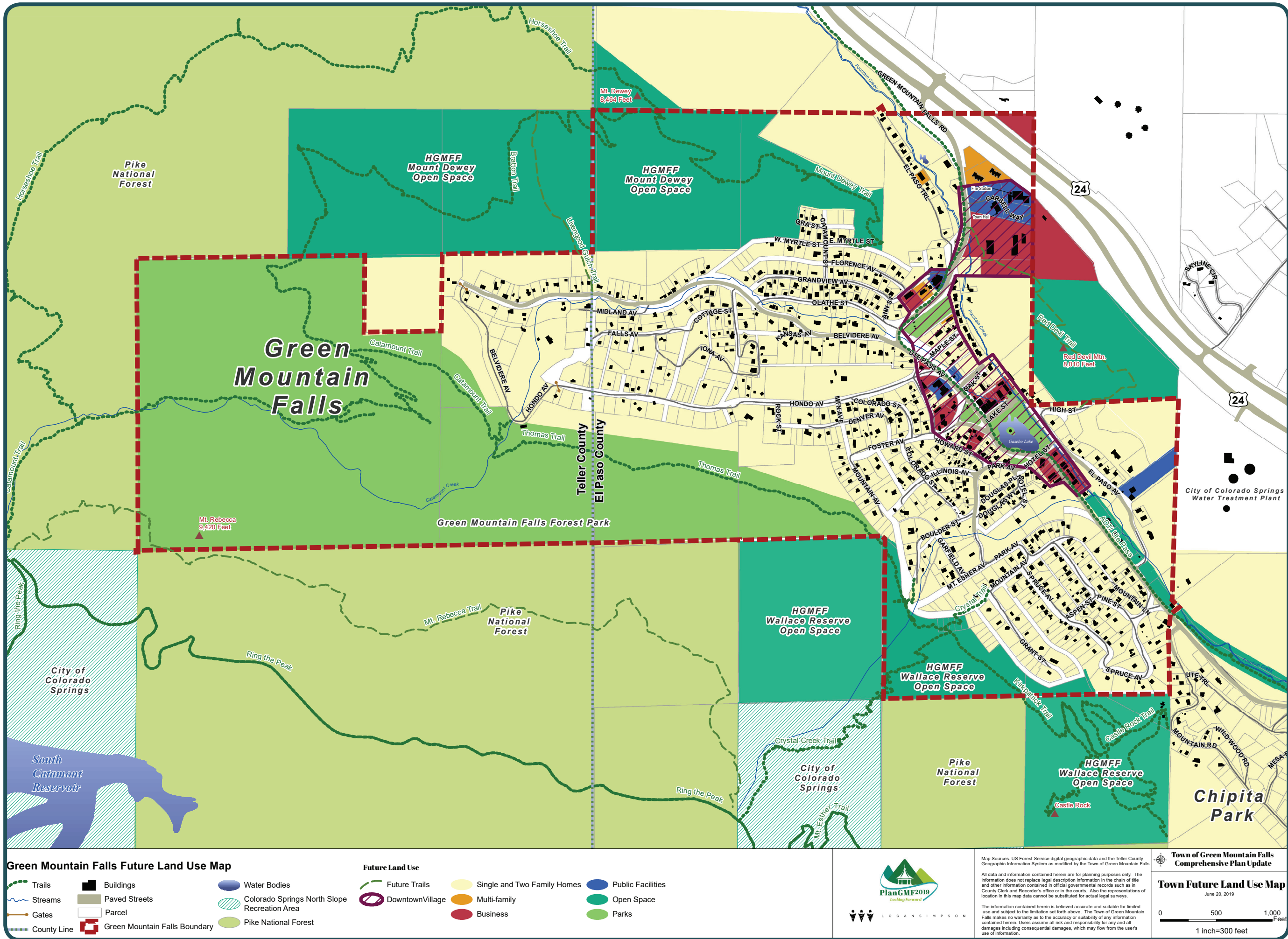
Business: The intent of this designation is to provide a place for commercial, businesses, and offices. Residential uses are allowed in this area; but should not be the predominant use. Core commercial areas that provide services and goods should be placed in this designation.

Public and Semi-Public: Public facilities and services serve life-sustaining and safety needs of the Town's residents and are located throughout the Town.

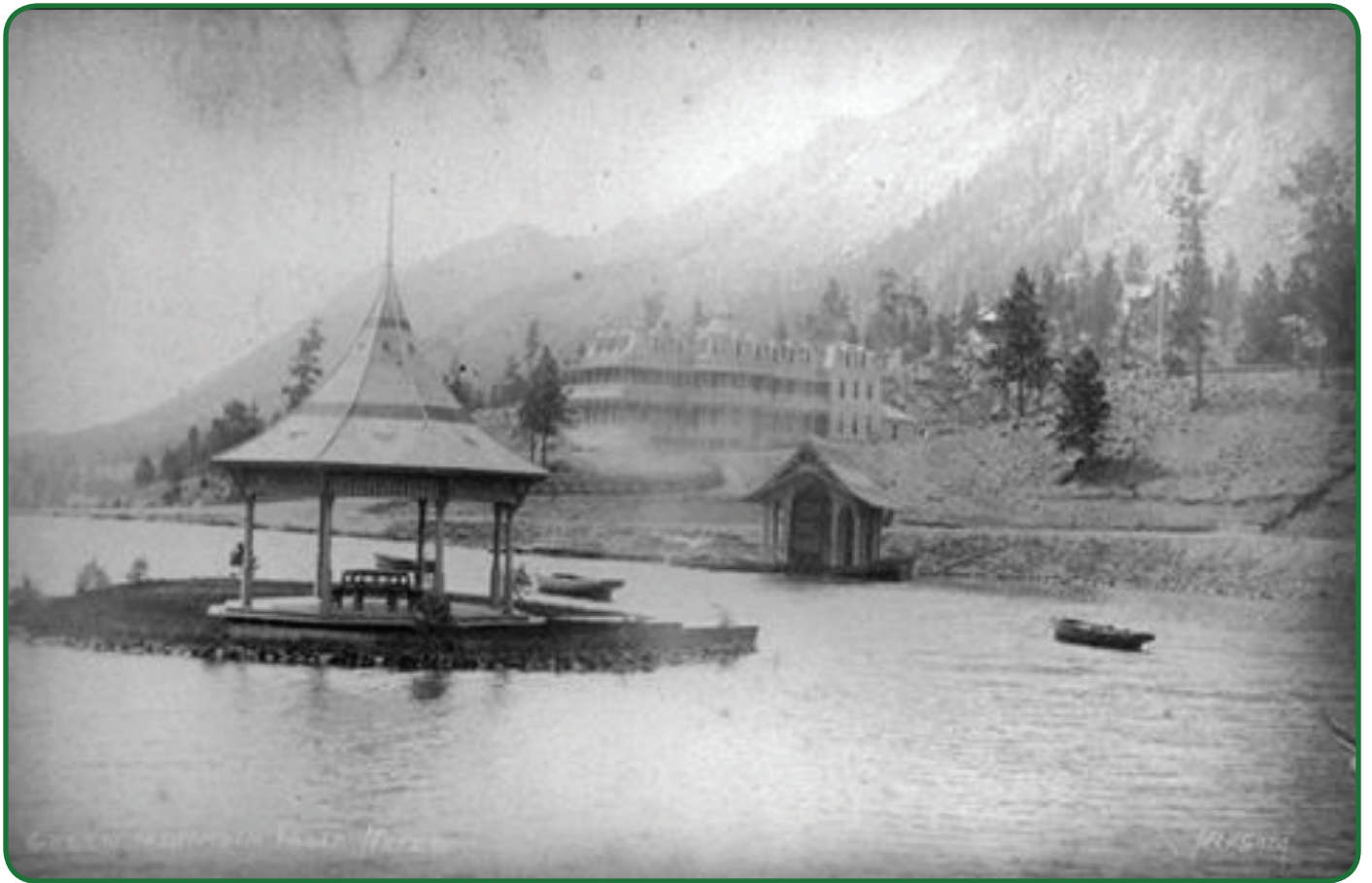
Parks: The publicly owned areas designated as either maintained parks or mountain parks are intended to preserve, enhance, and reinforce the quality of life and to provide areas for trails, pivotal to the culture and character of Green Mountain Falls.

Open Space: The privately owned areas designated as open space intended to preserve, enhance, and reinforce the quality of life and to provide areas for trails, pivotal to the culture and character of Green Mountain Falls.

FIGURE 19. FUTURE LAND USE MAP
Source: Green Mountain Falls, June 2019



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Source: History Colorado

4.3 Three Mile Plan

Annexation by towns is limited by C.R.S. 31-12-105(e) to land lying within three miles of the existing town boundaries. **Figure 20** shows that applicable area and overlap for Green Mountain Falls, Woodland Park, and Manitou Springs.

The map also shows, in yellow, a Green Mountain Falls Growth Study Area to show land with a potential for annexation (excluding Pike National Forest lands). The Town should study the feasibility of pursuing annexation for portions of this area and where it is in the Town's best interest.

Green Mountain Falls' determination of its Growth Area does not indicate its ability to provide services outside of its municipal boundaries. The Green Mountain Falls Growth Area allows its citizens to comment on new development in the areas just outside the municipal boundary.

Growth area plans aim to promote a regional approach to planning. Especially within three miles of Town limits in the unincorporated area of El Paso and Teller Counties.

**The Town cannot unilaterally annex land. Annexation requires land owner consent through a negotiated and detailed Annexation Agreement signed by the landowners.*

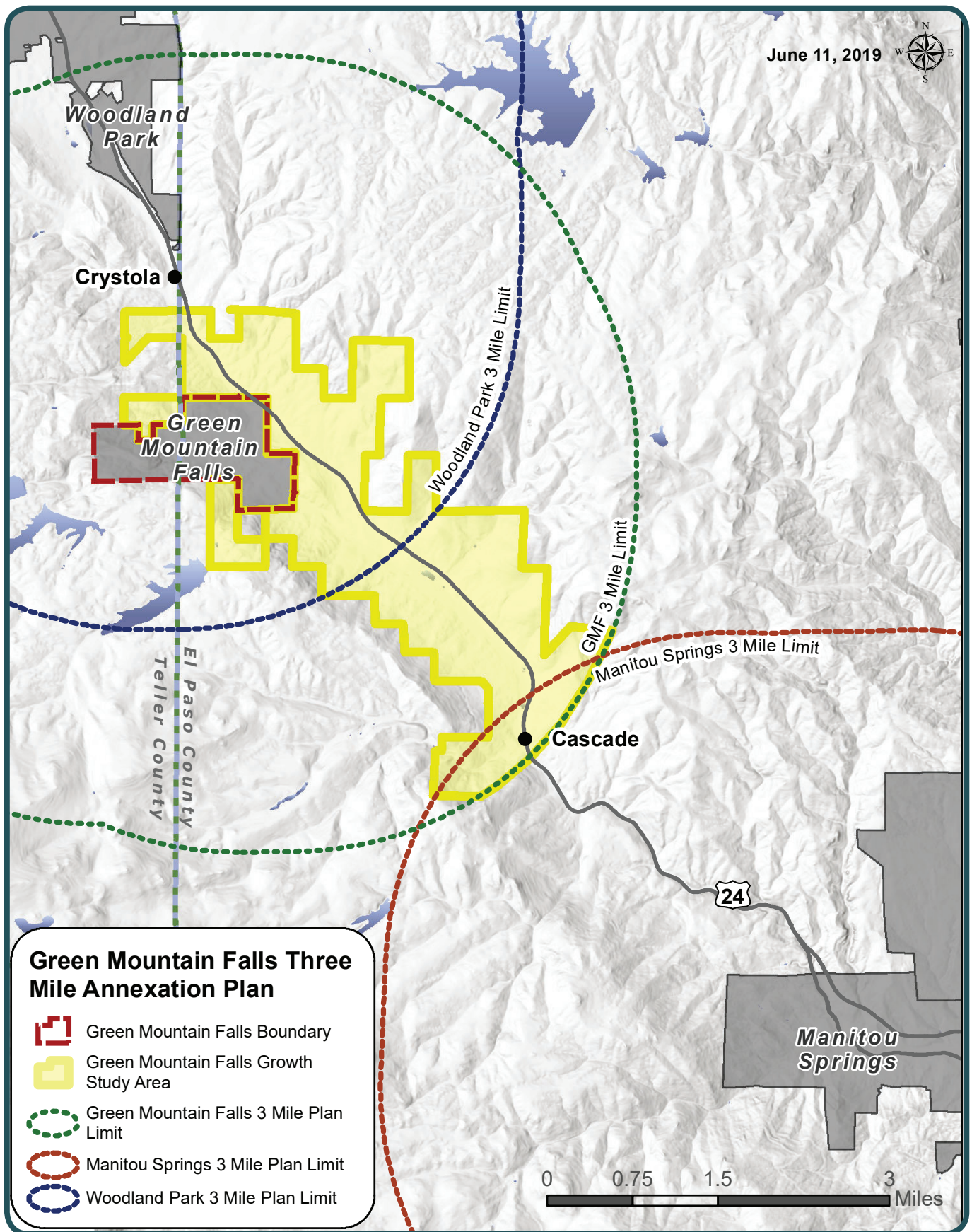


FIGURE 20. GREEN MOUNTAIN FALLS 3 MILE PLAN

Source: Green Mountain Falls May 2019

2.2 Illustrative Land Use Plan

The illustrative land use plan shows how the future land use supports the strategic actions identified in the next section. In a community as rugged as Green Mountain Falls, it can be helpful to see how the topography impacts the character and distribution of land uses and how the visions and policies can be realized.

Some of the strategic actions are identified in the illustrative plan. The numbered circles correspond to the strategic actions described in Section 3.4 Strategic Plan. Labels A and B are linked to several strategies under the “Our Health” Vision.

- 1.1 Create a permanent outdoor activity area for older children.
- 1.4 Continue the American Discovery Trail along Fountain Creek through Downtown.
- 1.5 Distribute tourism information throughout Downtown.
- 2.9 Install a break-away gate at the end of Hondo Avenue and Belvidere Avenue for emergency evacuation.
- 2.11 Install sediment traps to improve lake water quality.
- 2.12 As properties within the floodplain become available for sale, use FEMA buy back program to eliminate endangered improvements along the creek and in the floodplain to create a public greenway at the southern entry.
- 3.2 Convert the fire station building to medical offices or commercial use.
- 4.3 Identify areas for visitor and community event parking.
- 5.1 Continue sidewalks to Town Hall and the Joyland site.
- 5.6 Investigate the feasibility of a localized sewer system within the Downtown area.
- A Reduce fuels to improve forest health.

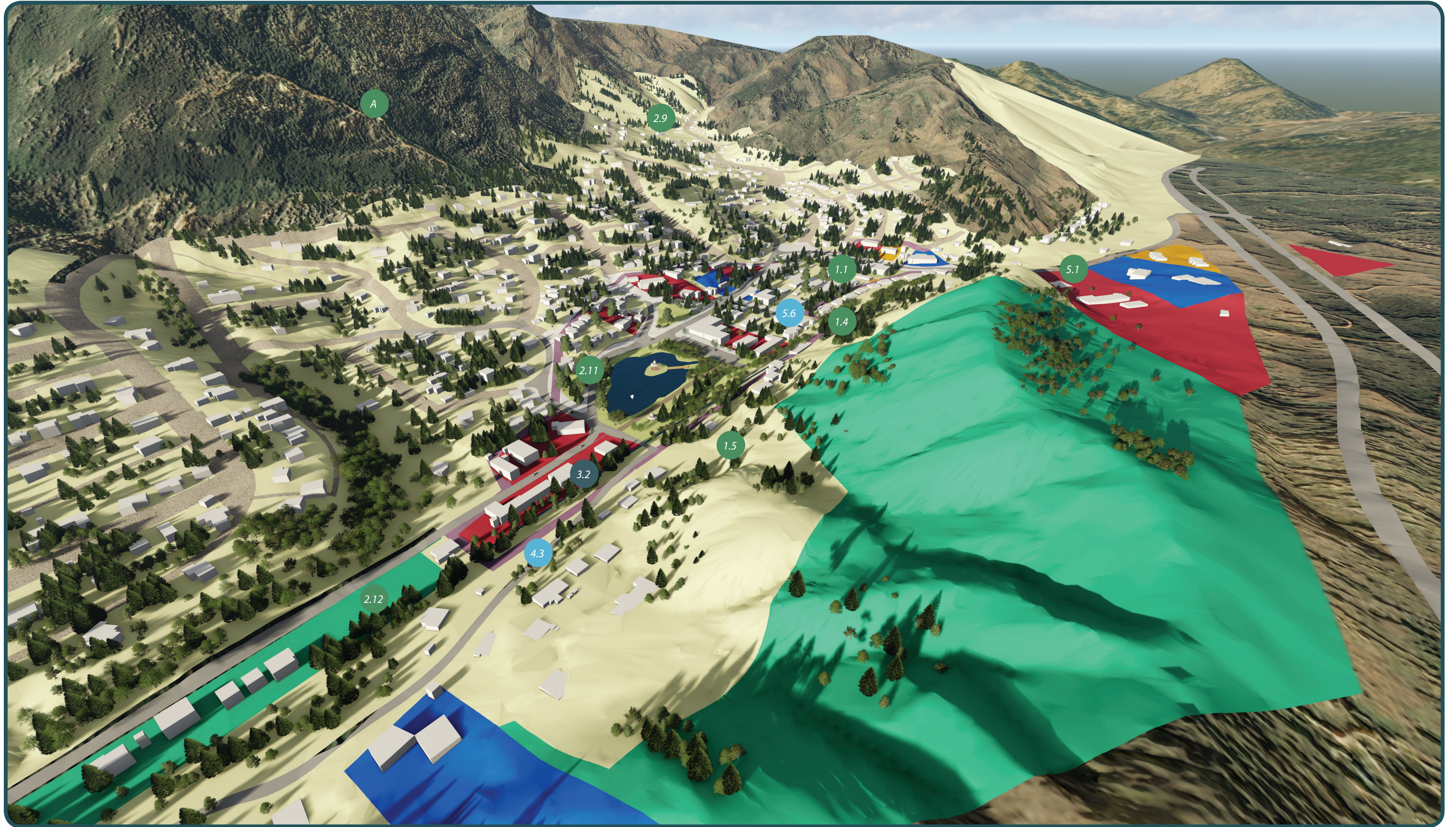


FIGURE 21. ILLUSTRATIVE LAND USE PLAN

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4.4 Strategic Plan

INTRODUCTION

Implementation strategies must be relevant, adaptive, and decisive in order to realize the vision, goals, and policies of the comprehensive plan. Key strategies included in the tables on the following pages, are intended to influence future zoning and regulation changes, suggest potential financing tools, leverage partnerships, prioritize capital investments, and establish new programs and services. The resources and partnerships required for each strategy should be considered in conjunction with annual budgeting and capital planning. Each strategy is outlined by the following elements:

TYPE:

- **Capital Projects:** These major infrastructure investments and funding partnerships are specifically relevant to the implementation of the Comprehensive Plan goals and policies, but should be considered in conjunction with other capital improvements to determine priorities, project efficiencies, and timing of capital improvement expenditures.
- **Regulatory Reform:** Some development regulations and standards will need to be updated to ensure consistency with the goals and policies of the Comprehensive Plan.
- **Supporting Plans and Studies:** Specific locations or initiatives that may require additional support and direction at a more detailed level than what is established in this Comprehensive Plan. These include site-specific development guidelines, feasibility studies, master plans, subarea plans, or additional funding mechanisms.
- **Program/Resource:** Many of the Comprehensive Plan policies may be implemented through continuation, expansion or addition of programs and services offered by the Town.

RESPONSIBILITY/PARTNERS

Town of Green Mountain Falls (GMF) and associated department, and/or board, commission, and/or committee; El Paso County (EPC); outside agency or district (i.e. CDOT).

IMPLEMENTATION TIMELINE:

- Short-term: 0-5 years;
- Mid-term: 5-10 years; or
- Long-term: 10-20 years or more.

ANTICIPATED COST:

- Low: an anticipated cost less than \$20,000;
- Mid: an anticipated cost of \$20,000 - \$100,000; or
- High: an anticipated cost over \$100,000.

EFFECTIVENESS:

How effective a strategy/action is in generating tangible results:

- Low: somewhat effective, or slow to go into effect but still important;
- Medium: more effective with some visible results shortly after implementation; or
- High: once completed, immediate results.

POTENTIAL FUNDING SOURCES:

Possible funding sources including Colorado Department of Transportation (CDOT), Department of Local Affairs (DOLA), Great Outdoors Colorado (GOCO), etc.

COMMUNITY PRIORITY:

On May 28th 2019 the final plan and strategies were presented to the public for comment. The importance rating given by citizens if any is listed as:

- Low Priority;
- Medium Priority; or
- High Priority.

1. OUR HISTORY

“A rustic town that is celebrated for rich, multi-generational history, small community charm, and immediate access to an unmatched trail system.”

Strategy/Action	Type	Responsibility /Partners	Implementation Timeline	Anticipated Cost	Effectiveness	Funding Source(s)	Community Priority
1.1. Develop a permanent ADA activity area for children and youth such as an art installation for hide and seek or a skate park.	Capital Project	GMF	Mid-term	Mid	High	Grant funding (GOCO)	Medium
1.2. Establish a façade improvement and Downtown revitalization program.	Program	GMF	Short-term	High	Medium	Downtown Revitalization Grant Program (DOLA)	Med/High
1.3. Create and maintain a list of funding sources and grant application opportunities for recreational and cultural enhancements, detailing deadlines, requirements, and available funding.	Program	GMF	Short-term	Low	Low	Town General Fund	High
1.4. Connect the American Discovery Trail through Downtown and identify other locations for future connections.	Capital Project	GMF Trails Committee	Mid-term	High	Medium	Grant funding (GOCO)	Medium
1.5. Distribute tourism information and event posters and brochures at the Marshal's office and land office.	Program	GMF	Short-term	Low	High	Green Mountain Falls/ Chamber of Commerce	Med/High
1.6. Establish a recycling program with sustainability outreach, education, and materials collection	Program	GMF	Mid-term	Low	Medium	GMF/ Grant Funding	Medium

2. OUR HEALTH

“A town that proactively preserves and enhances the aspects of our narrow mountain valley environment, providing residents with a scenic, low-stress lifestyle.”

Strategy/Action	Type	Responsibility /Partners	Implementation Timeline	Anticipated Cost	Effectiveness	Funding Source(s)	Community Priority
Identify strategic locations within and adjacent to GMF for temporary supplemental water storage during fire season to support existing or non-hydranted areas.	Capital Project	GMF Hazard Mitigation Committee and USFS	Mid-term	Medium	High	Wildfire Mitigation Committee; Grant funding (USFS, GMFCFPD)	Med/High

<i>Strategy/Action</i>	<i>Type</i>	<i>Responsibility /Partners</i>	<i>Implementation Timeline</i>	<i>Anticipated Cost</i>	<i>Effectiveness</i>	<i>Funding Source(s)</i>	<i>Community Priority</i>
2.1. Develop wildfire public education brochures that build off existing documents (e.g., "Living with Wildfire" booklet).	Program	GMF Hazard Mitigation Committee	Short-term	Low	Low	GMF Hazard Mitigation Committee	High
2.2. Work with land-management agencies for the acquisition, operation, and maintenance of a green-waste disposal site within reasonable proximity Green Mountain Falls.	Capital Project and Program	GMF Hazard Mitigation Committee	Short-term	Mid/ High	Medium	Forest Service, Colorado Springs Utilities, El Paso County	Med/High
2.3. Build on existing documents to create fire-safety and fire-awareness posters for public places.	Program	GMF Hazard Mitigation Committee	Short-term	Low	Low	GMF Hazard Mitigation Committee	Med/High
2.4. Conduct hazard assessments for homeowners; use Firewise or similar door tags.2.12	Program	GMF Hazard Mitigation Committee	Mid-term	Low/Mid	Medium	GMF Hazard Mitigation Committee	Med/High
2.5. Install and maintain roadside fire-danger warning signs and other informational and directional road signs along major roads.	Capital Project	GMF Hazard Mitigation Committee	Mid-term	Mid	Low	GMF Hazard Mitigation Committee and grant funding (USFS, GMFCPPD)	Med/High
2.6. Work with El Paso County Emergency Management and Colorado State Patrol to develop a notification and evacuation plan for the community.	Program	El Paso County, GMF	Short/Mid-term	Low	Low	El Paso County Emergency Management; Colorado State Patrol	Med/High
2.7. Work with utility and transportation agencies on vegetative management treatments within and adjacent to utility corridors where opportunities exist on private lands.	Program	Forest Service, GMF, El Paso County	Mid-term	Mid	Medium	Colorado Springs Utilities, El Paso County, USFS	Med/High
2.8. Install break-away gates at the end of Hondo and Belvedere that can be used for evacuation in the event of an emergency. Investigate bridge stability between gates.	Capital Project	GMF GMFCPPD	Short-term	Mid	Low	GMF Hazard Mitigation Committee grant funding (DOLA)	Med/High
2.9. Require that information on preferred evacuation routes be provided in all short-term rental units.	Regulatory Reform	GMF	Short-term	Low	Medium	GMF Wildfire Mitigation Committee	High
2.10. Install sediment traps to improve water quality in the Lake.	Capital Project	GMF	Mid-term	High	Medium	Grant funding	High
2.11. Use FEMA Buy-Out program to establish greenway entrance in the floodplain.	Program	GMF Hazard Mitigation Committee	Long-term	Low	High	Grant funding	Medium

3. OUR ECONOMY

“A town that promotes economic sustainability through continued support of our home-grown businesses, with expansion of strategic, small-scale, daily services that contributes to our character and resilience.”

<i>Strategy/Action</i>	<i>Type</i>	<i>Responsibility</i>	<i>Implementation Timeline</i>	<i>Anticipated Cost</i>	<i>Effectiveness</i>	<i>Funding Source(s)</i>	<i>Community Priority</i>
3.1. Install electrical outlets at the Lake to facilitate concerts and community events.	Capital Project	GMF/ Green Box	Mid/Long-term	Mid	Low	Grant Funding (GOCO)	Low
3.2. Market the old fire station to developers and business owners to attract part time medical uses, outdoor supply shop, or convenience/ grocery uses.	Program	Fire district	Short-term	Low	Medium	Fire district	Medium
3.3. Prioritize and implement sidewalk and patio improvements in the commercial area.	Study	GMF/ Downtown Business owners/ Chamber of Commerce	Mid-term	Mid	Low	GMF/ Downtown Business owners	Medium
3.4. Develop a parking and trail finder smartphone application.	Capital Project	GMF/ Chamber of Commerce	Short/Mid-term	Mid	Medium	Chamber of Commerce/ GMF	Med/Low
3.5. Update wayfinding signs to direct residents and visitors to community destinations.	Capital Project	GMF/ Chamber of Commerce	Mid-term	High	High	GMF/ Grant funding (GOCO/ DOLA)	Med/Low
3.6. Update the Town's web presence, social media campaign, and branding to promote the Town and notable events.	Program	GMF/ Chamber of Commerce	Short-term	Low	Low	Chamber of Commerce/ GMF/ DOLA	Medium
3.7. Initiate a utilization and efficiency study of structures in the Downtown area and propose greater uses for underutilized structures.	Study	GMF	Mid-term	Low	Low	GMF	Med/Low
3.8. Conduct a commercial/ retail needs assessment and targeted industry analysis for the Ute Pass region with neighboring communities.	Study	Chamber of Commerce	Mid-term	Low	Low	Chamber of Commerce/ Grant Funding (DOLA)	Med/Low
3.9. Investigate the feasibility of funding a shuttle for tourists and hikers.	Study	GMF	Mid/Long-term	Low	Low	El Paso County/ Grant funding (GOCO)	Low
3.10. Construct gateway features such as landscaping, welcome signs, or lighting.	Capital Project	GMF/ Chamber of Commerce	Short-term	Low	High	GMF/ DOLA	Medium

4. OUR DEVELOPMENT

“An appropriately-sized, safe community, home to a mix of residential, commercial, recreational, and cultural uses that together, generate a high quality of life.”

<i>Strategy/Action</i>	<i>Type</i>	<i>Responsibility /Partners</i>	<i>Implementation Timeline</i>	<i>Anticipated Cost</i>	<i>Effectiveness</i>	<i>Funding Source(s)</i>	<i>Community Priority</i>
4.1. Incentivize Downtown densification to promote more Downtown business.	Program	GMF	Mid/Long-term	Mid	High	GMF, Chamber of Commerce	Med/Low
4.2. Update the Land Use Code to allow higher Downtown density, higher lot coverage, and apartments above commercial spaces.	Regulatory Reform	GMF	Short-term	Low	Medium	GMF/ Grant Funding (DOLA)	Med/Low
4.3. Identify appropriate location for temporary and spillover parking from peak hiking days and community events.	Study	Trails committee/ GMF/ Green Box	Short/ Mid-term	Mid	High	GMF/ Grant Funding (GOCO, DOLA)	High
4.4. Consider the use of conservation easements on key undeveloped properties surrounding the Town.	Study	Wallace Open Space/ GMF	Mid-term	Low	High	GMF	Medium

5. OUR INFRASTRUCTURE

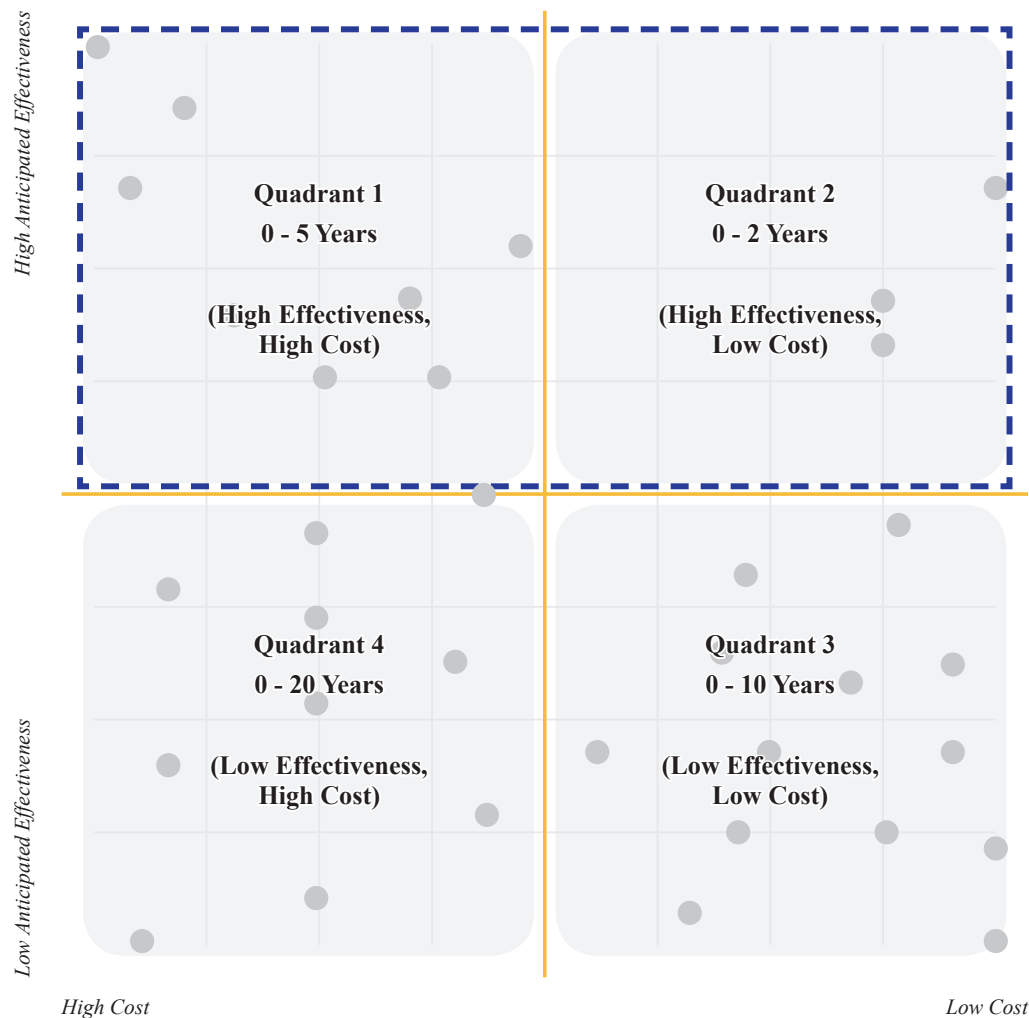
“A town with an efficient, consistent level of public services, with a focus on neighbor helping neighbor.”

<i>Strategy/Action</i>	<i>Type</i>	<i>Responsibility</i>	<i>Implementation Timeline</i>	<i>Anticipated Cost</i>	<i>Effectiveness</i>	<i>Funding Source(s)</i>	<i>Community Priority</i>
5.1. Install a wide sidewalk or multiuse path to connect Town Hall to Downtown.	Capital Project	GMF	Mid-term	High	High	GOCO	Med/Low
5.2. Prioritize and complete missing sidewalk connections throughout Town.	Capital Project	GMF	Mid-term	Mid-High	Medium	Grant funding	Medium
5.3. Study the feasibility of providing free access to Wi-Fi around Downtown and the Lake.	Study	GMF/ Green Box	Long-term	Low-Mid	Low	GMF/ Grant Funding (DOLA)	Med/High
5.4. Apply for grant funding to supplement Town infrastructure projects.	Program	GMF	Short/ Mid-term	Low	Medium	Grant Funding (see list in part 1 of this document)	Med/High
5.5. Identify the most feasible and appropriate locations for additional bicycle infrastructure in Town.	Study	GMF	Mid-term	Low-Mid	Low	GMF/ Grant Funding (GOCO)	Med/High
5.6. Study feasibility of small Downtown sewer system to support businesses and hotels.	Study	GMF, El Paso County, Colorado Springs Utilities	Long-term	Mid	Medium	El Paso County Public Health/ Colorado Springs Utilities	Med/High
5.7. Investigate methods of improving cellular service.	Study	GMF	Short-term	Low	High	GMF/ Grant Funding (GOCO)	High

STRATEGIC PLAN MATRIX

The focus of the initial work plan should be on strategies that further the vision of the Comprehensive Plan, generally those included within Quadrant 2—that are more programmatic in nature, set the stage for subsequent improvements and strategies, and that will have incremental positive change over time. They also have those “low-hanging fruit” strategies required for subsequent improvements.

Quadrant 1 includes strategies with a similar level of effectiveness, but higher price tag. Quadrants 3 and 4 include strategies that are important but less effective in achieving the vision. Quadrant 4 includes strategies that may take longer to implement as many of them also require additional funding sources.



STRATEGIC ACTION WORK PLAN



Action Item Type:

- Regulatory Reform (R)
- Capital Project (PR)

- Supporting Plans and Studies (P/S)
- Programs/Resources

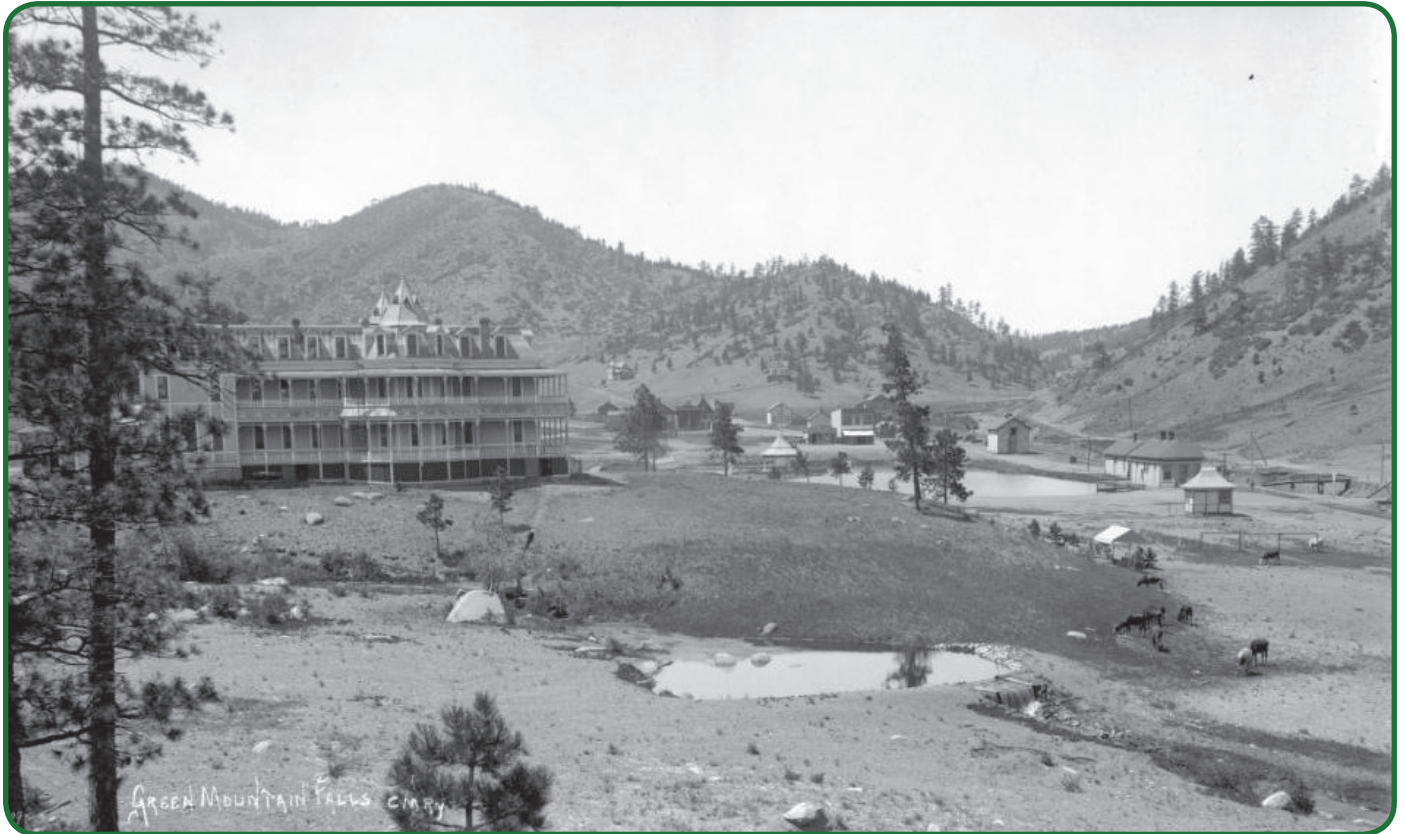
4.5 Adaptive Management and Monitoring Program

MONITORING INDICATORS

It is important to track progress towards community goals over time. Highlighting progress illustrates how the public involvement and community evaluation feed into actions. Indicators are measurable trends that gauge progress towards a larger goal. It can be easy to lose track of how many improvements are made or to complete strategic actions that don't line up with community priorities. Therefore, it is recommended that indicators are tracked in the manner listed below. Each indicator listed below identifies what it is tracking, how to track it, the desired trend, and the related strategic actions in section 3.4.

<i>Metric Type</i>	<i>Indicator</i>	<i>What It Tells Us</i>	<i>How To Track It</i>	<i>Desired Trend</i>	<i>Related Strategic Actions</i>
Funding	Sales Tax	How much money is being spent at GMF businesses either by visitors or residents and allows tracking of seasonality and other trends.	Sales tax by month	Increase	3.1-3.9, 4.1, 3.2
Funding	Property Tax	How much individuals are spending on property tax compared with surrounding communities.	Yearly comparison on property tax for GMF and surrounding communities	Slight increase to match similar communities	
Funding	Lodging Tax	How many people are vacationing in GMF and seasonal trends.	Lodging tax income by month	Increase	
Funding	Number of businesses	The number of people seeking goods and services in GMF and the strength of the economy. Compare number of businesses to sales tax to track how well local businesses are doing.	Number of GMF business licenses	Increase	3.2, 3.8, 4.1
Funding	Grants funded	How many projects can be implemented and which grant techniques work well.	Track available grants and number funded	Increase	1.1, 1.2, 1.3, 1.4, 1.5, 5.4
Housing	Number of homes with full-time residents	How many structures are unoccupied or occupied with short-term residents. This is important to know for funding purposes, emergency scenarios, and sales tax.	Head count in the winter	Increase	4.2
Housing	Housing affordability	The percentage of income going towards housing as compared with adjacent communities.	Census data	Maintain affordability compared with adjacent communities.	4.2
Hazard Mitigation	Acres of forest thinning on public lands	How many acres have been maintained to improve forest health and reduce the probability of wildfire.	Hazard Mitigation Committee inventory	Increase	2.2, 2.4, 2.5, 2.8

<i>Metric Type</i>	<i>Indicator</i>	<i>What It Tells Us</i>	<i>How To Track It</i>	<i>Desired Trend</i>	<i>Related Strategic Actions</i>
Hazard Mitigation	Number of private properties that conduct mitigation projects	How many individuals are proactively protecting the community by creating defensible space on their property.	Hazard Mitigation Committee inventory	Increase	2.2, 2.4, 2.5
Hazard Mitigation	Number of properties bought out through the FEMA Buy-out program at the southern entrance	Progress towards reducing the number of homes in the floodplain.	Number of properties converted	Increase	2.12
Hazard Mitigation	Number of strategies from the Hazard Mitigation Appendix completed	Identifies progress towards the goal of being a better prepared community.	Number of projects completed	Increase	2.1 - 2.12
Environmental Health	Lake clarity	Residents identified the Lake as their most important asset. Clarity would improve appearance.	Visibility distance or Total Dissolved Solids (TDS) test	Increase visible distance or decrease total dissolved solids.	2.11
Environmental Health	Fountain Creek water quality	Amount of GMF contaminants from sewage and trash impacting water quality.	Work with the Fountain Creek Watershed Citizen Advisory Committee to monitor quality upstream and downstream from GMF	Improve	2.3, 2.11, 2.12
Environmental Health	Cesspools converted to septic systems	Properties that convert open untreated wastewater detention areas to permitted septic systems.	Inventory number of properties with septic permits	Increase	5.6
Community Health	Trail connections	GMF has several miles of trails, increasing connections to other trail systems will increase connectivity and draw more tourism.	Inventory trail connections to other trails	Increase	1.4, 3.3, 5.1
Community Health	Number of sidewalk connections added	Accessibility for kids, bikes, and people with disabilities throughout town.	Inventory feet of ADA or pedestrian-only connections in Town	Increase	3.3, 5.1, 5.2, 5.5
Community Events	Number of events	Events improve quality of life and the opportunity to participate as a community.	County, Sallie Bush, Chamber of Commerce, and Greenbox events	Increase the number of Ute Pass-wide events especially in the off-season	3.1, 3.6
Community Events	Event parking	Overflow parking helps indicate the number of event participants from outside GMF.	Inventory number of full lots during events	Increase and identify areas for additional overflow parking	3.4, 3.9, 4.3



Source: Denver Public Library



Source: John Morgan



APPENDIX A:

Hazard Resiliency

Introduction

Natural hazards everywhere are increasing in severity and frequency. Resilience is defined as bouncing back quickly after a disaster strikes. Resilience includes reducing the severity of damage where possible, and planning for ways to re-establish daily life once conditions are safe. Resilience planning starts with understanding the potential threats. The process then identifies desired future conditions and options as well as plans and programs that can help reach the desired conditions. Next, prioritize and take action to move towards a more resilient community. Finally, monitor your results to make sure you are making progress towards the desired outcomes. This appendix identifies threats and risks of fire and flood; desired future conditions; mitigation strategies and recommendations; and reviews existing plans and future plans and strategies that could be implemented to reach desired future conditions.

A1. Wildfire

EXISTING CONDITIONS OF THE WILDLAND URBAN INTERFACE

WILDLAND FIRE THREAT – THE PROBABILITY AND INTENSITY OF AN AREA BURNING

The arrangement of vegetative fuel, relative flammability, and potential of vegetation to support wildland fire varies throughout the Green Mountain Falls Wildland Urban Interface (WUI). Wildland fuel hazards depend on a specific composition, type, arrangement, or condition of vegetation such that if the fuel were ignited, an at-risk community or its infrastructure would be threatened. Historically, fire has played an important role in keeping woody species in check and ground fuels low in fire-adapted vegetative communities. However, with the suppression of natural wildfires within the last century, fire return intervals have increased and have altered natural vegetated landscapes.

The Green Mountain Falls WUI includes six major vegetative types (**Figure 1**). Each vegetative community is assigned to specific wildland fuel models which are used to predict the rate of spread, flame length, and fire intensity levels possible for each vegetation association during an average fire season under normal weather conditions.

Wildfire behavior, as predicted by fuel models, are influenced by topographic features such as slope and aspect. Slope affects both the rate of spread and flame length, becoming greater as slope increases because the flame is tilted over the unburned fuel allowing it to ignite more quickly. Aspect affects fire behavior by the amount of solar radiation creating the driest fuel moistures on slopes that face the afternoon sun, which would be the south and southwest aspects in the Green Mountain Falls (GMF) area. Additionally, during the summer months wind direction is primarily from the south/southeast during pre-monsoonal months. A southerly aspect will increase fire behavior by producing a greater effective wind speed if it is blowing up a slope rather than down it because the wind and slope are in alignment. **Figure 2** identifies the Wildland Fire Threat, or the probability and intensity of an area burning, within or adjacent to the GMF community.

WILDFIRE EFFECTS – THE COMMUNITY VALUES AT RISK FROM WILDFIRE

Valued at-risk community resources can often include private and community structures, communication facilities, local recreation areas, cultural and historic areas, sensitive wildlife habitat, watersheds, natural resources, and air quality. These facilities are shown in **Figure 3**.

1. Housing, Businesses, Essential Infrastructure, and Evacuation Routes

Residential community development occurring throughout the WUI is dominated by closely spaced single-family parcels along with commercial and public spaces along Ute Pass Avenue. There are approximately 700 residences and numerous outbuildings, many historic, with little to no clearance of natural fuels both on the ground and within the tree canopy (2002 CIMT). Most of the homes are primary residences with scattered summer homes and cabins, the majority of these homes and sheds are constructed of wood with composite roofs. Examples of typical construction are shown on page 87.

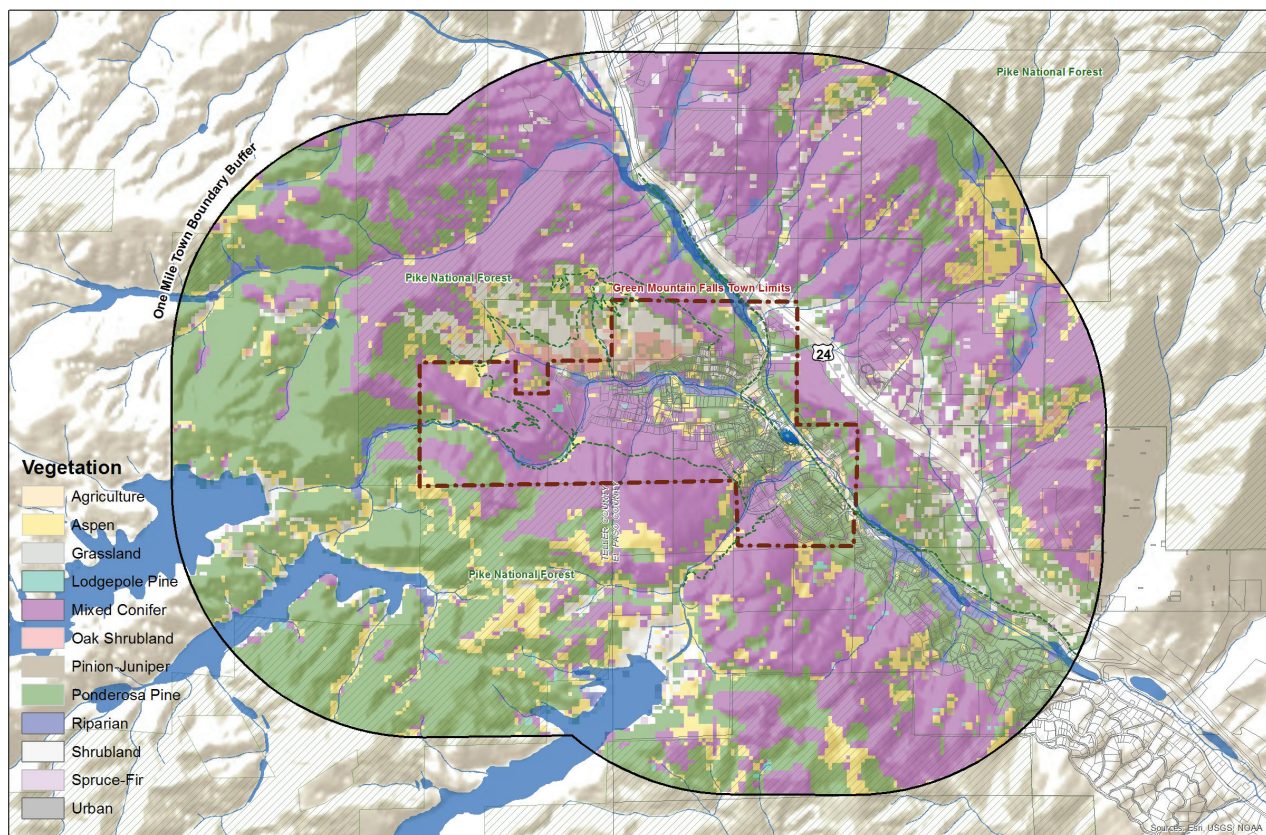


FIGURE 1. VEGETATION TYPES WITHIN AND ADJACENT TO GREEN MOUNTAIN FALLS

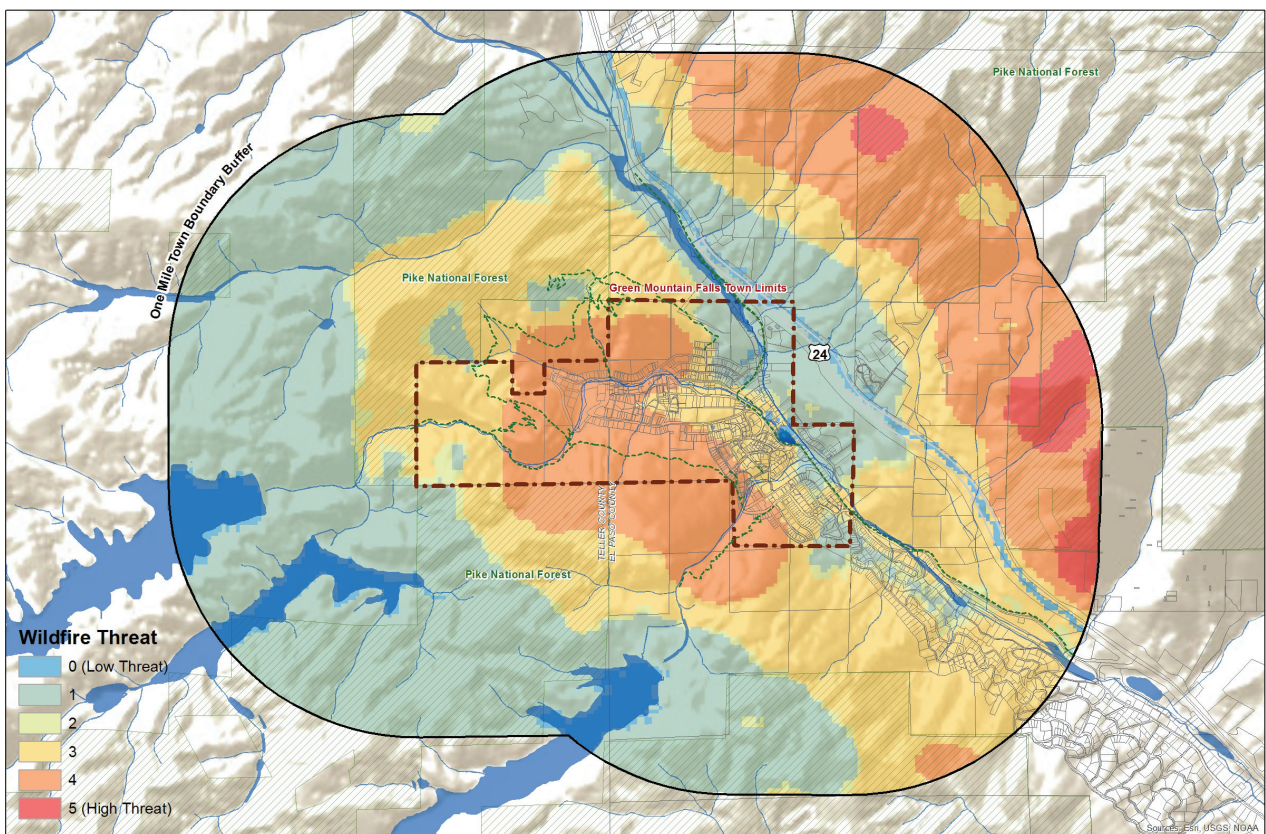


FIGURE 2. WILDLAND FIRE THREAT WITHIN AND ADJACENT TO GREEN MOUNTAIN FALLS

There are two well marked main ingress and egress access points to GMF. One at the southeast end of town at Highway 24 near Chipita Park Elementary School and one at the northwest end of town at Highway 24. These corridors can be considered vital transportation corridors that will serve as evacuation routes and resource distribution corridors during a wildland fire. Fuel modifications and treatments as appropriate along evacuation corridors will provide for safe evacuation, as well as emergency vehicle response during a wildland fire within or in the vicinity of GMF. Access within neighborhoods is limited by narrow roads with few turnouts; most are of single-lane width and dirt construction.

2. Recreation Areas

Recreational areas within and adjacent to the WUI include Lake Park, and numerous hiking trails that surround and interconnect through the Town. These recreation opportunities are a focal point of the GMF community and provide for economic benefit from users that visit GMF.

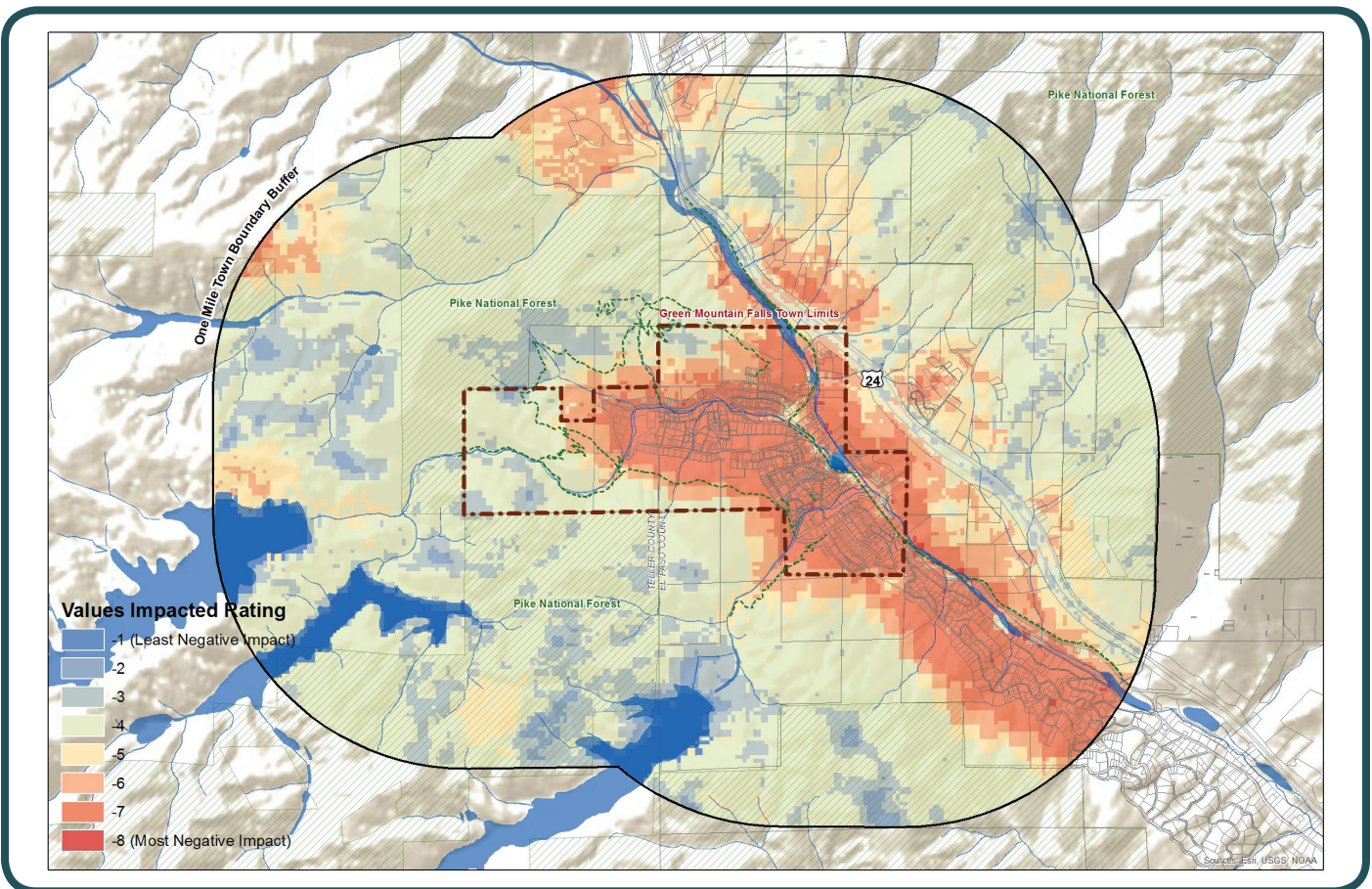


FIGURE 3. VALUE IMPACTED RATING WITHIN AND ADJACENT TO GREEN MOUNTAIN FALLS



3. Local Preparedness and Protection Capability

Initial response for wildland and structural fires within and adjacent to Green Mountain Falls is provided by the Green Mountain Falls/Chipita Park Fire Department. Support is provided by Pike National Forest, Colorado Division of Fire Prevention and Control and local fire departments and districts for initial wildland fire attack and structural protection for areas within and adjacent to Green Mountain Falls. Initial-attack response from departments and districts can occur under the authority of mutual-aid agreements between individual departments. A memorandum of understanding with the El Paso County Sheriff is in place to support individual fire departments and districts in times of emergency.



WILDFIRE RISK – THE ANALYSIS OF WHERE THE POTENTIAL FOR WILDLAND FIRE MAY OCCUR IN RELATION TO COMMUNITY VALUES

Risk is derived by combining the Wildfire Threat and the Fire Effects assessment outputs. The output identifies areas with the greatest potential impacts from a wildfire – i.e. those areas most at risk - considering all values and assets combined together. The wildfire risk analysis synthesizes the risk associated with fuel hazards, wildfire ignitions, wildfire occurrence, and community values. Overall risk is determined by a wildfire-threat analyses and by a wildfire-effects analyses. These components are analyzed spatially and combined to determine the cumulative wildfire risk for GMF. **Figure 4** displays the results of the wildfire risk analysis, identifying the areas and relative percentages of WUI areas of high, moderate, and low wildfire risk.

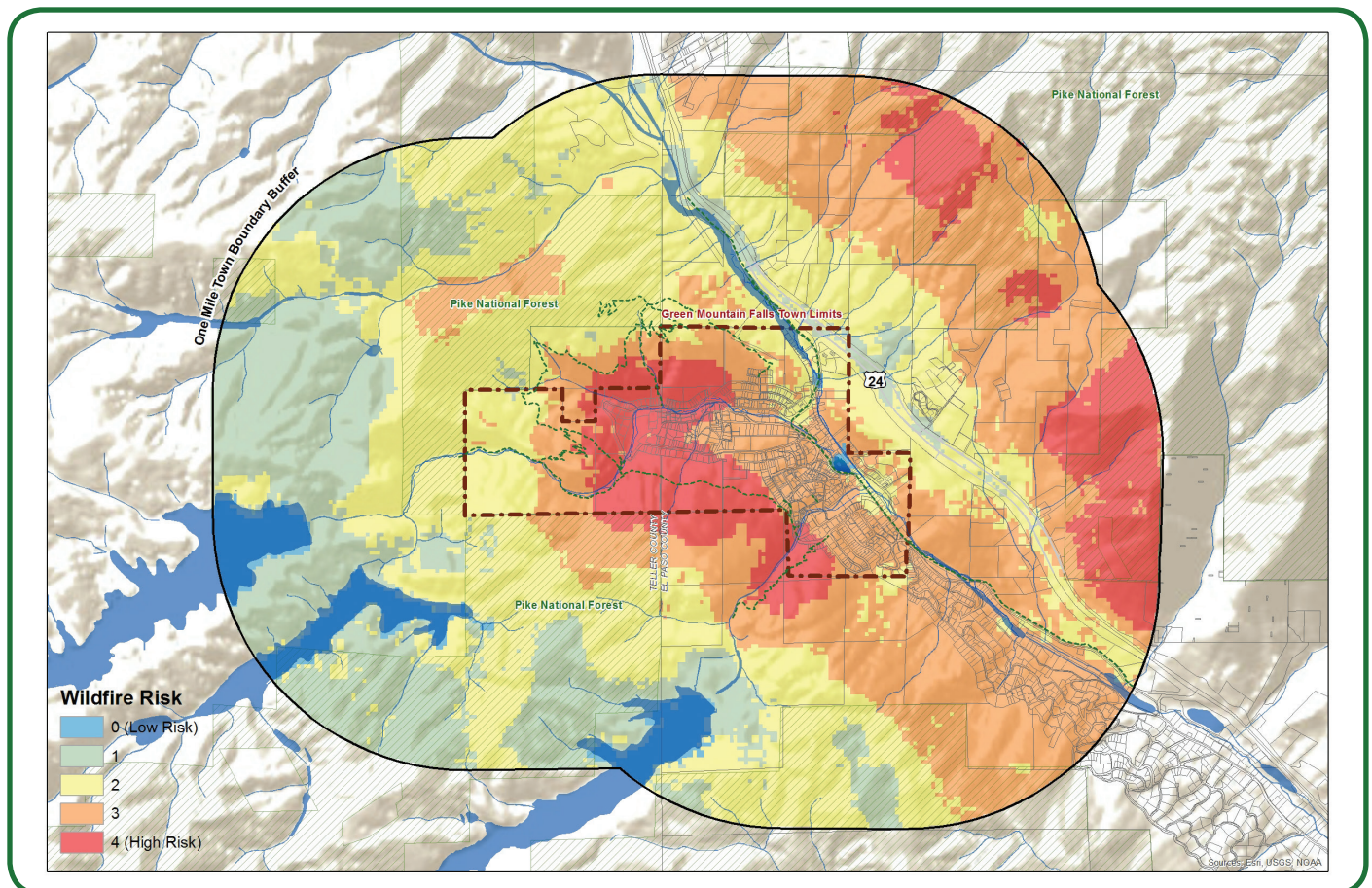


FIGURE 4. WILDFIRE RISK WITHIN OR ADJACENT TO GREEN MOUNTAIN FALLS

DESIRED FUTURE CONDITIONS

FUEL REDUCTION PRIORITIES, WILDLAND FIRE PREVENTION, AND LOSS MITIGATION OPPORTUNITIES

Priorities should be considered for wildland fuels treatments, as well as the recommended methods of treatment and management strategies for mitigating the potential spread of wildland fire within GMF. Green Mountain Falls, along with non-profit organizations, has conducted some wildland fuels mitigation projects within and adjacent to the community.

Hazardous fuels reduction recommendations on federal and private lands vary by implementing single fuel breaks to broader land treatment applications for wildland fuel reduction and forest restoration within or adjacent to GMF. Current recommendations for fuel mitigation and restoration treatments are considered complementary to previous efforts such as the Wallace Reserve project. There is an inherent responsibility of communities to work together to mitigate fire within adapted communities to increase the protection of structures and community assets. **Table 1** identifies wildland fuel reduction recommendations designed to restore wildland fire to its natural role appropriate for the landscape and to provide for community preparedness. The recommendations for fuel reduction treatments should enhance public and firefighter safety, enhance community value protection, promote restoration of native vegetation, and support wildlife habitat needs.

These recommended treatments are intended to increase safety, reduce hazardous wildland fuels on public and private lands, improve fire prevention and suppression, involve the community, and expedite project implementation. Fire threat and fire effects were combined to produce the wildland fire risk assessment that is compiled in a single community basemap depicting areas of varied wildland fire risk. Specific treatment management units (TMUs) were identified (**Figure 5**) based on similar risk values and fuel reduction treatments.

TABLE 1. RECOMMENDED TREATMENT PLAN

<i>Treatment No.</i>	¹ <i>Developed Parcels <2 Acres</i>			² <i>Undeveloped parcels or single-structure parcels >2 acres¹</i>
<i>Treatment Category</i>	<i>Zone 1 (0-10 feet from structures)</i>	<i>Zone 2 (10-30 feet from structures)</i>	<i>Zone 3 (30-100 feet from structures)</i>	<i>Slopes <20%</i>
Vegetation	<p>Remove ladder fuels by pruning the lower third of trees or shrubs up to a maximum of 10 feet to reduce flammable vegetation.</p> <p>Remove and destroy insect-infested, diseased, and dead trees and shrubs.</p> <p>Grasses and forbs may be cut with a mower to a 4-inch stubble.</p> <p>Remove dead plant material from ground; prune tree limbs overhanging roofs; remove branches within 10 feet of chimneys; remove flammable debris from gutters and roof surfaces.</p>	<p>Remove ladder fuels by pruning the lower third of trees or shrubs up to a maximum of 10 feet; remove and destroy insect-infested, diseased, and dead trees.</p> <p>Create separation between trees, tree crowns, and other plants according to fuel type, density, slope, and other topographical features.</p> <p>Reduce continuity of fuels by creating a clear space around brush or planting groups.</p> <p>Grasses and forbs may be cut with a mower to a 4-inch stubble.</p> <p>All snags and vegetation that may grow into overhead electrical lines, other ground fuels, ladder fuels, dead trees, and thinning from live trees must be removed.</p> <p>Control soil erosion from small waterflow channels by using rock or noncombustible velocity-reducing structures.</p>	<p>Remove ladder fuels by pruning the lower third of trees or shrubs up to a maximum of 10 feet; remove and destroy insect-infested, diseased, and dead trees.</p> <p>Grasses and forbs may be cut with a mower to a 4-inch stubble.</p>	<p>Remove ladder fuels by pruning the lower third of trees or shrubs up to a maximum of 8 feet; remove and destroy insect-infested, diseased, and dead trees.</p> <p>Maximum density of trees should reflect fire resiliency status appropriate for the fire-adapted vegetation community.</p> <p>Single structure or structures on parcels exceeding 2 acres should include Treatment 1 in proximity to structures and Treatment 2 for remaining acres.</p>
Slash	<p>Remove or reduce natural flammable material 2-4 feet above the ground around improvements.</p> <p>Remove vegetation that may grow into overhead electrical lines, ladder fuels, and dead trees; thinning from live trees must be removed (chipped, etc.).</p> <p>Remove all leaf litter to a depth of 1 inch.</p>	Remove all leaf litter to a depth of 1 inch.	Same as Zones 1 and 2.	<p>All slash, snags, and vegetation that may grow into overhead electrical lines; other ground fuels; ladder fuels; dead trees; and thinning from live trees must be removed, mechanically treated (chipped, etc.), or piled and burned along with existing fuels.</p>

Note: ¹ It is recommended that these treatments be coordinated and facilitated by a certified forester.

	3 Scrub Oak and Shrublands Within and Adjacent to Community ¹	4 Forest Types ¹		
Streambeds, Channels, and Slopes ≥20%	Landscape Treatment outside Fuelbreaks	Fuelbreaks	Thinning	Shaded Fuelbreaks
<p>Remove dead, diseased, and dying trees. Fell dead trees away from stream channels with defined bed and banks.</p> <p>Areas should be hand-thinned and hand-piled; inaccessible areas may be treated with periodic prescribed fire.</p> <p>Develop a fuel modification plan (this section) for treatments.</p>	<p>Spacing may be variable to promote (1) wildlife habitat while breaking horizontal fuel loading, which allows for patches of closely spaced trees for adequate cover, and (2) other habitat components while incorporating openings to increase herbaceous forage production, to maximize edge effect, and to promote fire-resilient stands.</p> <p>Mechanical thinning can be used to reduce fuels by removing dead standing oaks to move stands toward potential natural vegetation groups. All trees >10 inches diameter should be targeted as "leave trees" unless treatment is necessary to reflect fire resiliency status appropriate for the fire-adapted vegetation community.</p>	<p>Woodland and shrub trees should be thinned to reflect fire resiliency status appropriate for the fire-adapted vegetation community. Shrub and tree trunks should be severed <6 inches from the ground.</p> <p>Mechanical treatments, such as crushing, chipping, mastication may be used to create open stands to minimize crown-fire potential and to produce fuel conditions conducive to suppression action.</p> <p>Remove ladder fuels by pruning the lower third of trees or shrubs up to a maximum of 10 feet.</p> <p>Herbaceous and subshrub understory may be mechanically treated, including mowing, chopping, and masticating.</p>	<p>Lands may be thinned from below to reduce understory vegetation. Areas of predominantly Ponderosa pine, or mixed conifer overstory would be reduced to reflect fire resiliency status appropriate for the fire-adapted vegetation community.</p> <p>All trees larger than predetermined diameter limits would not be cut. In those cases, all trees smaller may be cut, but with some vegetation retained to provide a mosaic pattern.</p>	<p>Shaded fuelbreaks would only be planned around residential areas.</p> <p>A shaded fuelbreak is a type of fuelbreak within forested lands in which a band of larger mature trees (that are more fire resistant) are left in place with a relatively open understory. Enough mature trees are left to provide shade to keep the understory from redeveloping.</p> <p>The fuelbreak is designed to significantly slow the speed of a wildfire. All dead standing trees, of any size, would be removed.</p> <p>A shaded fuelbreak width of approximately 330 feet is necessary to reduce fire crowning.</p>
<p>Clean dead and down debris in channels where debris may be mobilized in floods and thus create downstream jams.</p> <p>Some slash and debris can be scattered and retained in small, ephemeral streambeds in which slash can help retain runoff and sediment and provide headcut stabilization.</p>	<p>Slash may be burned, piled and burned, or chipped and removed. Slash from grassland treatments may be burned, removed, masticated, or turned.</p>	<p>Slash may be burned, piled and burned, or chipped and removed. Slash from grassland treatments may be burned, removed, masticated, or turned.</p>	<p>Slash may be lopped and scattered to a thickness of no more than 2 feet deep, then treated later as part of a broadcast burn. Slash may also be piled by hand or machine, and later burned.</p>	<p>Slash would be piled and burned.</p>

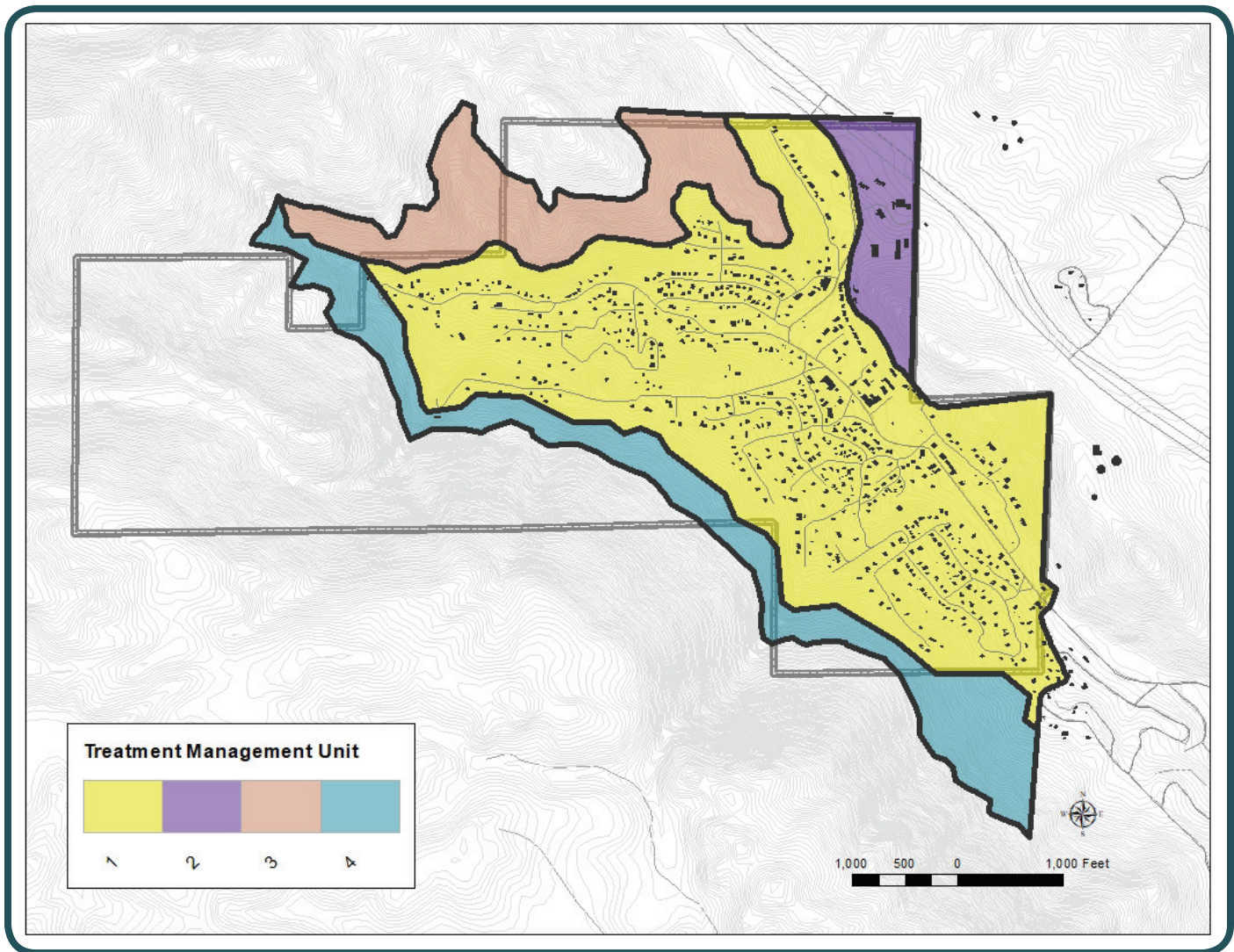


FIGURE 5. TREATMENT MANAGEMENT UNITS WITHIN AND ADJACENT TO GREEN MOUNTAIN FALLS

ACTION RECOMMENDATIONS

Action recommendations to reduce structural ignitability, improve fire prevention and suppression, and enhance public outreach.

This section recommends action items to enhance community wildfire preparation and response capabilities, and equipment necessary to meet fire adapted community goals. **Table 2** lists the identified action items recommended for consideration by GMF for reduced structural ignitability and enhanced public outreach. After the adoption of the 2019 GMF Comprehensive Plan, the Board will meet to review projects for the upcoming year and, thereafter, will meet annually or as necessary to reevaluate projects and revise priorities as needed.

Green Mountain Falls, along with partnering agencies, is encouraged to collaborate on the implementation of public outreach and education programs for residents to heighten awareness and understanding of the threat that wildland fire poses to the community and to further fire adapted community and survivable space goals that are to the benefit of the community. Additional programs that could be used or developed to enhance community outreach and education may be implemented in the future.

TABLE 2. ACTION RECOMMENDATIONS FOR STRUCTURAL IGNITABILITY AND PUBLIC OUTREACH

<i>Project Partner</i>	<i>Project ^a</i>	<i>Specific Recommendation</i>	<i>Estimated Cost</i>	<i>Timeline</i>
GMF, GMFCPFD, CSFS, PNF	E1—Wildland Fire Protection and Reduced Ignitability	Identify strategic locations within and adjacent to the community of GMF for temporary supplemental water storage during fire season to support existing or non-hydranted areas.	Install water-storage facilities/year: Est. \$6,500.00/facility.	Locate and install one water-storage facility in FY 2020.
GMF, GMFCPFD, CSFS	A2—Enhanced Public Education, Information, and Outreach	Develop wildfire public education brochures (e.g., "Living with Wildfire" booklet).	Produce and publish community-specific wildfire informational brochures.	Begin grant applications in 2020; continue on an ongoing basis.
GMF, CSFS, PNF	A2—Enhanced Public Education, Information, and Outreach	Work with land-management agencies for the acquisition, operation, and maintenance of a green-waste disposal site within reasonable proximity to community.	Locate and coordinate with land-management agency; excavate pit and fence: Est. \$20,000.00.	Begin planning with agencies in FY 2021; implement in FY 2022/2023.
GMF, GMFCPFD	A3—Enhanced Public Education, Information, and Outreach	Create fire-safety and fire-awareness posters for public places.	Development, printing, and distribution costs: Est. \$2,000.00.	Solicit funds for production and printing in FY 2021; publish and post in FY 2021.
GMF, GMFCPFD, CSFS, PNF	A6—Enhanced Public Education, Information, and Outreach; Structural Ignitability	Conduct hazard assessments for homeowners. Use Firewise or similar door tags.	Solicit funds for acquisition of door tags and for volunteer staff time for distribution.	Acquire door tags in 2020; distribute in 2020/2021.
GMF, GMFCPFD, CSFS	A7—Enhanced Public Education, Information, and Outreach	Establish and maintain roadside fire-danger warning signs and other informational and directional road signs along major roads.	Construction and placement: Est. \$5,000.00.	Install in FY 2022; at GMF entry ways.
GMF, GMFCPFD, CSP, EPCOEM	A8—Enhanced Public Education, Information, and Outreach/ Safety	Work with El Paso County Emergency Management and Colorado State Patrol to develop a notification and evacuation plan for the community.	Staff time, coordination efforts, research, and meetings: Est. \$5,000.00.	Begin planning in FY 2022; implement in FY 2023.
GMF, CSU, CDOT	A9—Wildland Fire Protection and Reduced Ignitability	Work with utility and transportation agencies on vegetative management treatments within and adjacent to utility corridors where opportunities exist on private lands.	Staff time, coordination efforts, research, and meetings: Est. \$5,000.00.	Begin planning in FY 2023/14; implement in FY 2025.

Note: GMF = Green Mountain Falls; GMFCPFD = Green Mountain Falls Chipita Park Fire Department; CSFS = Colorado State Forest Service; PNF = Pike National Forest, CSP = Colorado State Patrol; EPCOEM = El Paso County Office of Emergency Management; FY = fiscal year.

^a Projects are designated by project type (E = equipment; A = administrative) but not ranked in order of importance.

SUMMARY OF EXISTING PLANS

2015 EL PASO COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

The 2015 El Paso County Multi-Jurisdictional Hazard Mitigation Plan (HMP) identifies six initiatives that correspond with goals and policies of this Comprehensive Plan and are related to communication, reducing wildfire risks to properties, emergency information distribution, updating current disaster plan, early warning system at Town Hall and mitigating flood debris. Implementation of objectives identified as part of the HMP should be a strategic goal of GMF to further strengthen resiliency capabilities.

Since the HMP is a county-wide document, the scope and scale of the hazard mitigation plan does not provide detailed information related to fuels management or mitigation methods, though the plan does identify GMF as a high risk community for wildfire resulting from information associated with the Colorado Wildfire Risk Assessment Portal (CO WRAP), similar to information provided previously.

2011 EL PASO COUNTY COMMUNITY WILDFIRE PROTECTION PLAN

The 2011 El Paso County Community Wildfire Protection Plan (CWPP) is broad overview of El Paso County's vulnerability to and preparedness for wildfire and is not at a level of detail for specific project planning. This CWPP defers to local CWPPs such as the 2007 Ute Pass CWPP which are tailored to the needs and priorities of the local community and are intended to provide more specific details necessary to plan and execute local mitigation projects.

The highest implementation priority identified as part of the CWPP is to encourage County land managers and planners to take steps to reduce wildfire risk while achieving other land management goals. Review for considerations for wildfire risk, mitigation and response when codes are revised for areas in the WUI.

2007 UTE PASS COMMUNITY WILDFIRE PROTECTION PLAN

The 2007 Ute Pass Community Wildfire Protection Plan (CWPP) provides a framework and a source of information at a scale more relevant to GMF than current larger county-wide plans. The composition of the CWPP identifies five core areas; historical, goals, WUI descriptions, risk and associated implementation and monitoring. The readable quality of the current format of graphics contained within the document as available online is distorted and difficult to reference.

Project specific action items for GMF are not identified, only general treatments based on vegetation type have been recommended. Due to the age of the document it is recommended that a revision of the Ute Pass Communities CWPP be conducted to reflect current conditions and trends within the area.

COORDINATION

PARTNERING AGENCIES, SURROUNDING LOCAL GOVERNMENTS, AND COMMUNITY GROUPS

The following are a list of agencies, local government entries and community groups for outreach, information exchange related to wildfire mitigation.

- **Colorado State Forest Service Wildfire Mitigation** - <https://csfs.colostate.edu/wildfire-mitigation/>
- **Colorado State Forest Service Publications** - <https://csfs.colostate.edu/csfspublications/#1554914023500-1b64378d-3639>
- **Colorado Fire Adapted Communities** - <https://csfs.colostate.edu/wildfire-mitigation/colorado-fire-adapted-communities/>
- **Colorado Firewise USA** - <https://csfs.colostate.edu/wildfire-mitigation/colorado-firewise-communities/>
- **El Paso County Public Works Fire Mitigation** - <https://publicworks.elpasoco.com/office-emergency-management/fire-mitigation/>

GRANT FUNDING OPPORTUNITIES

Colorado State Forest Service (CSFS)

<https://csfs.colostate.edu/media/sites/22/2016/05/Landowner-CommunityFinancialAssistancePrograms-rev042114web.pdf>

- **Forest Restoration and Wildfire Risk Mitigation (FRWRM) Grant Program**

Established in 2018 by House Bill 18-1338. Accepts grant applications for:

1. Fuels and forest health projects - https://csfs.colostate.edu/media/sites/22/2018/09/2018_FRWRM_Grant_Instructions_Fuels_and_Forest_Health_Projects.pdf
2. Capacity building projects on non-federal lands in Colorado - https://csfs.colostate.edu/media/sites/22/2018/09/2018_FRWRM_Grant_Instructions_Capacity_Building.pdf

- **Front Range Fuels Treatment Partnership (FRFTP)**

Forest stand improvement for hazardous fuels reduction, including defensible space, thinning, slash disposal, fuel breaks, assessments, planning, and monitoring.

- **Stevens Hazardous Fuels Grant (CAFA)**

Treatments on adjacent non-federal lands to protect communities when hazard reduction activities are planned on National Forest lands.

- **Forest Stewardship Program (FSP)**

Provides technical and planning assistance for forest management activities.

Eligible – Non industrial private forest land.

- **State and Private Forestry Competitive**

Forest management and fuels reduction.

- **Restoring Colorado's Forests Fund**

Restoration of areas impacted by natural disasters.

- **Xcel Energy Vegetation Management**

Utility line tree removal and replacement demonstration projects.

- **Colorado Tree Coalition**

Tree planting, tree maintenance and management, and media projects with education and community involvement.

- **SFA Wildland - Urban Interface Competitive Grants** http://www.treefarmer.com/images/2017/SFA%20WUI%20grant%20info/SFA-WUIPre-ProposalInstructionsTemplateFINAL_040717.pdf

Forest stand improvement for hazardous fuels reduction, including defensible space, thinning, slash disposal, fuelbreaks, assessments, planning, and monitoring.

- **Colorado Forest Restoration Grant**

Watershed protection, forest management, ecological restoration, and fuels mitigation.

- **Mitigation Tax Credit** - https://coloradosprings.gov/sites/default/files/inline-images/mitigation_tax_credit_income65.pdf

- **Wildfire Mitigation Measures Subtraction**

Tax credit up to \$2,500.

El Pomar Foundation <https://www.elpomar.org/grant-making/>

- Wildland Fire Fund

FEMA

- Pre-Disaster Mitigation Grant Program (PDM) <https://www.fema.gov/pre-disaster-mitigation-grant-program>
- Fire Management Assistance Grant Program (FMAG) <https://www.fema.gov/fire-management-assistance-grant-program>
- Hazard Mitigation Grant Program (HMGP) <https://www.fema.gov/hazard-mitigation-grant-program>
- Assistance to Firefighters Grant Program (AFG) <https://www.fema.gov/welcome-assistance-firefighters-grant-program#>
- Staffing for Adequate Fire and Emergency Response Grants Program (SAFER) <https://www.fema.gov/staffing-adequate-fire-emergency-response-grants>
- Emergency Management Performance Grant Program (EMPG) <https://www.fema.gov/emergency-management-performance-grant-program>

HUD

- Community Development Block Grant – Disaster Recovery (CDBG – DR) <https://www.colorado.gov/pacific/mars/cdbg-dr-grant>

VOC – Volunteers for Outdoor Colorado <https://www.voc.org/voc-stewardship-project-application>

- VOC Stewardship Project

A2. Flood Hazards

EXISTING CONDITIONS

Flooding results when the flow of water is greater than the normal carrying capacity of the stream channel. According to the El Paso County Hazard Mitigation Plan (EPCHMP) rate of rise, magnitude (or peak discharge), duration, and frequency of floods are a function of specific physiographic characteristics. Generally, the rise in water surface elevation is quite rapid on small (and steep gradient) streams and slow in large (and flat sloped) streams (2015 EPCHMP).

Fountain Creek is one of the greatest flood hazard risks within southern Colorado and bisects the Green Mountain Falls community. Approximately 56 acres of the Green Mountain Falls community is located within the 100-Year and 500-Year floodplain of Fountain Creek, which includes 67 residential structures and 13 commercial structures with an estimated cost of \$31,345,783 (2015 EPCHMP). The channel is composed of a sediment, making it very unstable and subject to debris flow. The Fountain Creek drainage experiences its greatest threat of flooding during prolonged periods of moist, easterly flow when the atmosphere is unstable, precipitation values are high, and steering winds are light (2015 EPCHMP). The 2015 El Paso County Hazard Mitigation plan identifies three documented flood events for Green Mountain Falls from 1979-2014 with recorded property damage totaling \$50,000.00. The most recent flood event within the community that resulted in a State of Emergency due to infrastructure damage occurred in June 2018 resulting in approximately \$186,000 in damages.



FIGURE 6. CATAMOUNT CREEK, JULY 2018

DESIRED FUTURE CONDITIONS

The greatest threat to the Green Mountain Falls community is a result of up-stream flows and surface runoff that impact existing infrastructure within the community. Drainage is a regional issue that does not acknowledge the boundaries between municipalities therefore it is necessary to formulate programs that include public, private, and multi-jurisdictional involvement to identify opportunities and constraints for planning and evaluating future stormwater management projects. Local examples include the Colorado Springs City, Colorado Springs Utilities, and Pueblo County IGA signed in April of 2016 to commit spending for stormwater infrastructure, maintenance, and education programs to improve Colorado Springs stormwater system (Colorado Springs Stormwater Program Implementation Plan July 2016). Municipalities both upstream and downstream of Green Mountain Falls should initiate and facilitate open dialogue and coordination related to planning and design for land uses, open space and infrastructure to evaluate impacts associated with flooding and runoff regionally.

SUMMARY OF EXISTING PLANS

EL PASO COUNTY

2015 El Paso County Multi-Jurisdictional Hazard Mitigation Plan

The 2015 El Paso County Multi-Jurisdictional Hazard Mitigation Plan (HMP) identifies one initiative associated with flooding that corresponds with goals and policies of this Comprehensive Plan and are related to mitigating flood debris on Green Mountain Falls property. Implementing objectives identified as part of the HMP should be a strategic goal of GMF to further strengthen resiliency capabilities. Since the HMP is a county-wide document, the scope and scale of the hazard mitigation plan does not provide detailed information related to flood mitigation methods.

REGIONAL

Fountain Creek Watershed Flood Control and Green Way District

2009 Fountain Creek Watershed Strategic Plan (FCWS) identifies flooding and stormwater management as a key component in reducing impacts within the watershed and acknowledges that significant flood events have caused damage to public infrastructure, utilities, adjacent farmlands, and residential communities. Flooding also compounds problems associated with increased sedimentation and erosion. As development continues within the watershed, with the associated increase in impervious area, runoff and flood events are expected to increase (2009 FCWS). The strategic plan includes information associated with runoff reduction through source controls such as the implementation of low-impact development (LID) principles. These principles which influence the reduction of runoff volumes through the utilization of source controls provide a reduction in erosion, sedimentation, and flooding, as well as improvements in stormwater quality. Since the strategic plan is a watershed scale document, the scope and scale of the information contained within the plan does not provide detailed information related to flood mitigation methods within the Green Mountain Falls community.

LOCAL

Green Mountain Falls Stormwater Management Bulletin

The Town has developed a summary document though the Town website that provides information related to stormwater issues associated with construction, permitting, drainage tips provided through the USDA, as well as a FAQ for local residents who need guidance on key topics associated with drainage in and around the Town.

COORDINATION

The following are a list of agencies, local government entries and community groups for outreach and information exchange related to wildfire mitigation.

- FEMA - <https://www.floodsmart.gov/>
- Planning For Hazards – Land Use Solutions for Colorado - <https://planningforhazards.org/flood>
- Colorado Mitigation and Recovery - <https://www.colorado.gov/mars>
- Colorado Department of Natural Resources – Colorado Flood Threat Bulletin - <http://www.coloradofloodthreat.com/>
- Colorado Water Conservation Board – Floodplain Management Program - <http://cwc.state.co.us/water-management/flood/Pages/FloodplainManagement.aspx>
- El Paso County Public Health - <https://www.elpasocountyhealth.org/services/floods>

GRANT FUNDING

- FEMA – Flood Mitigation Assistance Grant Program - <https://www.fema.gov/flood-mitigation-assistance-grant-program>
- FEMA – Emergency Management Performance Grant Program - <https://www.fema.gov/emergency-management-performance-grant-program>
- FEMA –Pre-Disaster Mitigation Grant Program - <https://www.fema.gov/pre-disaster-mitigation-grant-program>
- FEMA - Mitigating Flood and Drought Conditions Under Hazard Mitigation Assistance - <https://www.fema.gov/media-library/assets/documents/110202>
- Colorado Division of Homeland Security and Emergency Management - <https://www.colorado.gov/pacific/mars/grants-1>



Source: Green Box



APPENDIX B:

2020-2029 Capital Improvements Program

B.1 2020- 2029 Capital Improvements Program

Year	Project	Estimated Cost (\$1,000)	Possible Funding Sources
2020	Public Restroom Upgrade	\$19	GF
	Repair Maple Street Bridge	\$35	Funded DOLA/GF
	Lake Improve Water Quality (clear up muddy water)	--	GF
	Lake Divert SW from Hotel Street to Fountain Creek	\$13	GF
	Lake Divert SW from Ute Pass Avenue to Creek	\$8	GF
	Lake Divert SW from Foster Avenue to Fountain Creek	\$5	GF
	Lake Sediment Dredging (after SW diversions)	\$23	Funded by Fishing is Fun/GF
	Lake Inlet Valves Automated Controls	\$12	GF
	Town Hall Monumental Sign	\$8	GF
	Town Hall Increase Parking and Pave	\$9	GF
	Lake ADA Fishing Pier	\$10	GF
	El Paso Trail Road Drainage Improvements	\$41	Funded by CDBG GF match
	Iona Avenue Drainage/Road Repairs	\$32	DOLA/GF
	Stilling Basins (roadway drainage improvements)	\$66	GF
	Replace Altitude Sign at Hotel Street	\$3	Funded-PPRTA "A" List
	Construct Trail Red Devil Mountain	\$7	Funded by private donation
	Increase Parking Capacity Along Pool Park Fence	\$5	TC
	Replace Steel Culverts Town-wide (Phase 1)	\$10	PD (For pool & Sallie Bush)
			GF

Year	Project	Estimated Cost (\$1,000)	Possible Funding Sources
2021	Flood Control North end of Oak Street	\$425	FCWFCD Project #24
	Flood Control Armor Creek at GMF Road Bridge	\$100	FCWFCD Project #23
	Flood Control Bank Stabilization in Gazebo Park	\$150	FCWFCD
	Flood Control Replace El Paso Avenue East Crossing	\$60	FCWFCD Project #24
	Lake Reconfigure Outlet and Overflow	\$50	GOCO
	Lake Replace Walls at East and South ends	\$40	
	Lake Armor West Shore New Path Installation	\$5	TC Volunteers
	Gazebo Park Ground Cover West and South Banks	\$10	
	Gazebo Park Island Landscaping	\$10	
	Pool Park Irrigation System	\$20	GOCO
	Pool Park Restrooms	\$60	COGO/PD
	Community Events Information Board	\$9	Chamber and Donations
	Replace Bridge Oak Street	\$30	
	Plant Trees Arbor Day	\$5	PD
	Replace Steel Culverts Town-wide (Phase 2)	\$10	
	Renovate Old Marshal's Office	\$30	GF/PD

<i>Year</i>	<i>Project</i>	<i>Estimated Cost (\$1,000)</i>	<i>Possible Funding Sources</i>
2022	Flood Control Detention Pond on Crystal Creek	\$350	FCWFCD Project #25 Flood
	Flood Control Replace Bridge at Hotel Street	\$506	FCWFCD Project #26 Flood
	Flood Control Bank Stabilization Behind Motel	\$100	FCWFCD Project #27 Flood
	Upgrade Park Playground	\$15	GOCO Grant/PD
	Streetscaping Ute Pass Avenue with Traffic Calming	\$250	SAFET
	Historic Interpretive Panels	\$25	UPHS/PD
	Plant Trees on Arbor Day	\$5	PD
	Construct Trail at Livengood Gulch	\$8	TC
	Construct Spur Trail to Empire Power Plant site	\$5	TC

<i>Year</i>	<i>Project</i>	<i>Estimated Cost (\$1,000)</i>	<i>Possible Funding Sources</i>
2023	Renovate Swim Pool	\$80	GOCO
	Ute Pass Avenue Overlay	\$300	PPRTA-Priority "B" List
	Construct Trail at Mt. Rebecca	\$15	FOTP/TC/MHYC

<i>Year</i>	<i>Project</i>	<i>Estimated Cost (\$1,000)</i>	<i>Possible Funding Sources</i>
2024	Bridge Rehabilitation/Replacement (several)	\$123	PPRTA-Priority "B" List
	Replace Bridge Ute Pass Avenue at Crystal Creek	\$300	PPRTA/CDOT

<i>Year</i>	<i>Project</i>	<i>Estimated Cost (\$1,000)</i>	<i>Possible Funding Sources</i>
2025	Gazebo Park-Island Bridge Replacement	\$8	GF

<i>Year</i>	<i>Project</i>	<i>Estimated cost (\$1,000)</i>	<i>Possible Funding Sources</i>
2026	Construct Trail Kirkpatrick to Mt. Esther	\$12	TC

<i>Year</i>	<i>Project</i>	<i>Estimated cost (\$1,000)</i>	<i>Possible Funding Sources</i>
2027	Construct Trail- Crystal Trail to Crystal Reservoir	\$10	TC/FOTP

<i>Year</i>	<i>Project</i>	<i>Estimated cost (\$1,000)</i>	<i>Possible Funding Sources</i>
2028	Restore Crystal Falls at Hydro Plant (flume)	\$30	UPHS/PD

<i>Year</i>	<i>Project</i>	<i>Estimated cost (\$1,000)</i>	<i>Possible Funding Sources</i>
2029	Gazebo Park-Pavilion/ Stage	\$70	GOCO/PD

* KEY TO FUNDING SOURCES

CSU Colorado Springs Utilities

CDBG HUD Community Development Block Grants

DOW State Dept of Wildlife

DOLA State Dept of Local Affairs

FIF Fishing is Fun (DOW)

GF GMF General Fund

TF GMF Trails Funds

GOCO Great Outdoors Colorado Trust Fund

HGMFF Historic GMF Foundation

PD Private Donations

PPCF Pikes Peak Community Foundation

PPRTA Pikes Peak Rural Transportation Authority

FCWFCD Fountain Creek Watershed Flood Control District

ST State Trails Fund

SAFET Transportation Enhancement Funds

UPHS Ute Pass Historical Society



Source: Denver Public Library



PlanGMF

Looking Forward