



GREEN MOUNTAIN FALLS COMPREHENSIVE PLAN



2007



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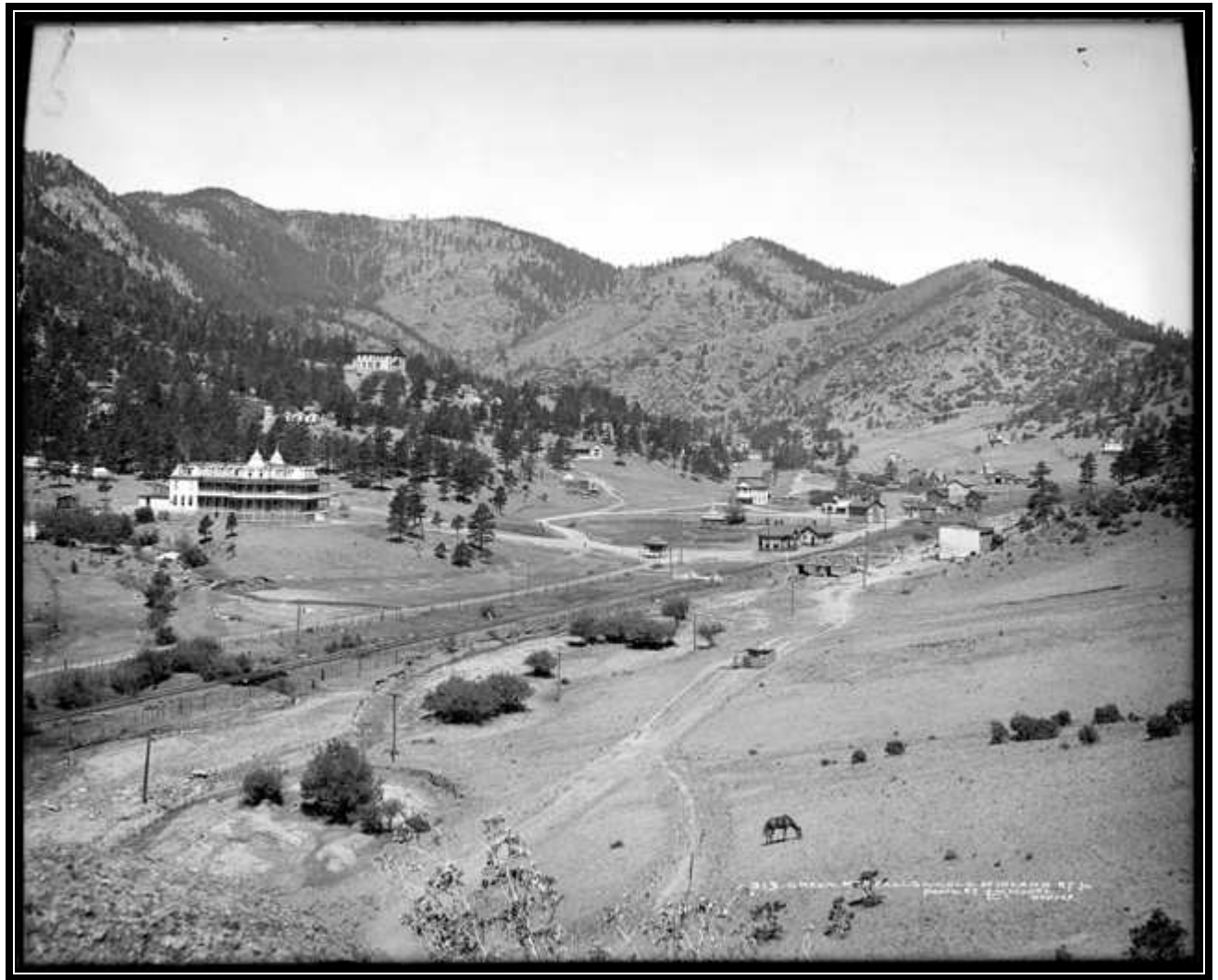
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CHAPTER I.

PLAN OVERVIEW



1900 PHOTO of Green Mountain Falls with hotel, RR depot, ice house.
UPHS-Wellington Collection



1.1 Development of the Plan

Early in 2006, Green Mountain Falls' Board of Trustees determined that the 1996 Comprehensive Plan should be updated to ensure that Green Mountain Falls is adequately prepared to handle potential growth and economic sustainability. The Town recognized that citizen involvement was critical to the success of the Plan. On July 20, 2006, a well-advertised town-wide kick-off meeting was held in order to get a sense of which issues were most important to the citizens of Green Mountain Falls. Approximately 100 members of the community attended the meeting. In addition, 76 people responded to a written citizen survey. Results of that survey are appended to this plan. Subsequently, a citizen's advisory group was formed to oversee the development of the plan.

1.2 How to Use This Comprehensive Plan

The idea behind planning is a simple one. It is the idea that people in a community can guide decisions, development, and growth in the place where they live. A comprehensive plan is only one tool to be used by a community to guide decision-making.

1.2.1 Plan Distribution and Use

The Plan should be used by the Green Mountain Falls Board of Trustees, Planning Commission, and Town Staff to determine annual work programs and budgets. The Plan should be used to guide decision-making with regard to community character, infrastructure improvements, land use, and environmental quality.

The Plan should be reviewed on an annual basis by the Board of Trustees, Planning Commission, and Town Staff. The intent of the review is to check if the action items identified have been met, completed on schedule, are no longer valid or if new ones need to be added. Amendments can be added to the Plan, as a supplemental section in the beginning of the document. The Town should notify community service groups and local agencies or businesses that the Plan is available to aid in their short and long-term principle setting and investment decisions. The Plan should prove useful to Green Mountain Falls' residents, the real estate community, private property owners, or developers' representatives. The Plan provides information, policies, and guidance on several community topics, including land use, community character, public services and facilities, and environmental quality. The Plan should be made available to all prospective businesses, employers, and residents. It will help them understand community desires.

1.2.2 Using the Plan to Review New Development

Any land use application should be reviewed for compliance with the Future Land Use Plan [Map 5] and all other respective principles and policies outlined in the Plan.

If the development proposal or request does not conform to the Comprehensive Plan, the request should be denied or modified to be generally consistent with the plan. Changing conditions or unique circumstances, where approving the request will definitely benefit the community, may require an amendment to the Comprehensive Plan. This should occur only if



community benefits are clearly identified and do not compromise other community principles and policies.

1.2.3 Legal Status of the Comprehensive Plan

This Comprehensive Plan is for use by the Green Mountain Falls Planning Commission and Board of Trustees as a guide to determine if land use changes are in keeping with the overall pattern of development desired by the Town and its citizens. As specified by Colorado law, the comprehensive plan sets forth the Planning Commissions' recommendation as to the most desirable use of land from the community's perspective.

Colorado case law further provides that adopted land use plans are advisory only. Zoning provides the detailed means for giving legal effect to the plan's principles and policies. C.R.S. § 31-23-303 provides that, in statutory municipalities, zoning regulations "shall be made in accordance with a comprehensive plan."

Those submitting a development application to the Town of Green Mountain Falls shall be advised that the entire plan is referred to in assessing the merits of an application.



2006 Photo. Gazebo, built in 1888 , decorated for Christmas. Morgan Photography



1.2.4 What Do the Citizens of Green Mountain Falls Want for the Town?

Overall Community Goals

Green Mountain Falls is in many ways the definition of a perfect small Colorado mountain town. It is a safe, involved community; there are no big box stores, no strip malls, and no stoplights. It is a town where people can stop in the middle of the street and visit with a friend and is within walking distance to unique recreational and natural amenities. There are no ‘cookie cutter’ subdivision developments. The Town has respected and embraced the historic past. Businesses are locally owned and operated and many homeowners walk to the downtown area. The overall goals that the Town has adopted are as follows:

- **Retain the peaceful, small town atmosphere of Green Mountain Falls.**
- **Preserve and protect the natural environment.**
- **Celebrate and preserve Green Mountain Falls heritage.**
- **Continue to improve the appearance and function of Green Mountain Falls public facilities and amenities (e.g. trails, pool, parks, Gazebo and Lake.)**
- **Attract businesses that meet the everyday convenience needs of Green Mountain Falls residents and visitors.**
- **Improve and upgrade the Town’s infrastructure (e.g.drainage, and roads).**
- **Enhance communication between the Town and its citizens, and continue to promote community involvement.**
- **Encourage better property maintenance to enhance the overall appearance of the community.**

1.3 How does the Comprehensive Plan Address the Stated Overall goals?

1.3.1 Community Services and Facilities

The Community Services and Facilities component deals with strategies to develop a collaborative approach to providing desired community services and a facility, ensuring that infrastructure is upgraded in a fiscally responsible and logical manner. This component also addresses the community’s desire to continue to improve safety and security. The following themes will be addressed by this Plan:

- **Logical and fiscally responsible extension and maintenance of infrastructure (including the potential of centralized sanitary sewer for specific areas of town).**
- **Street maintenance**



- **Drainage**
- **Public safety**
- **Improved communication between the Board of Trustees and Citizens.**

1.3.2 Community Character

The Community Character component deals with strategies to maintain and enhance the qualities of place cherished by citizens and visitors to Green Mountain Falls.

- **Overall Community Image and Identity**
- **Creation of a strong “downtown” core**
- **Beautification of common areas**
- **Property maintenance**

1.3.3 Environmental Quality

This component provides strategies to protect and enhance Green Mountain Falls environment, to preserve resources, and to ensure that the health and safety of Green Mountain Falls residents are protected

- **Upgrade and replace if necessary Individual Septic Disposal Systems**

1.3.4 Economic Sustainability

The economic sustainability of small Colorado towns is dependent in large part to the continued expansion of sales tax revenue producing businesses and non-residential land uses that are assessed at 29% rather than the current residential assessment rate which is under 8%. These tax revenues are vital to smaller towns as it allows the municipality to continue to invest in public services and facilities. This component outlines measures that the Town can undertake to strengthen the local economic sustainability.

1.3.5 Land Use / Growth

This component provides strategies to manage growth to ensure that development occurs in accordance with community desires and needs and provides the general framework for all future development in the community. The key elements to the Growth Management & Land Use component are:

- **Type and Location of Growth and Use**
- **Compatibility**
- **Appropriate Mix of Future Land Uses within the Town**



1.4 Making this Vision a Reality in Green Mountain Falls

GOALS AND PRINCIPLES

Comprehensive Plans, under Colorado statute, provide guidance on what is placed on the land, how land is used and served. To assist the communities to achieve their preferred future as described in the overall goals, principles, and policies were developed. For ease of reference, the goals and principles correspond to the each of the following Chapters:

- **Chapter 3- Community Services and Facilities**
- **Chapter 6- Environmental Quality**
- **Chapter 7-Economic Sustainability**
- **Chapter 8- Land Use**

The Principles outlined in these chapters are the essential concepts that shall guide decision-making. They address and summarize the concerns and desires of Green Mountain Falls residents, businesses, and property owners.

Policies provide general direction for the Board of Trustees, Planning Commission, and Town Staff regarding public investments, issues regarding community form and function and land use matters. Policies should guide both Board of Trustees and Planning Commission actions. The policies should be reviewed annually by both the Board of Trustees and Planning Commission to ensure these policies adequately and clearly articulate the desires of the citizens of Green Mountain Falls.

1.5 Critical Actions to Implement the Plan

Three critical areas have been identified that require immediate action in order to implement this Plan.

1.5.1 Update Land Use and Nuisance Regulations

In order to implement the goals and principles contained within this Comprehensive Plan the Town's land use regulations should be revised. Critical to the success of this plan is revising the current zoning ordinance and subdivision regulations. Nuisance related regulations also need to be updated and enforced to deal with noise, dogs, property upkeep, junk, RV's and boats in the public right-of way.

As Comprehensive Plans are advisory only, the Town's zoning ordinance ensures the implementation of this Comprehensive Plan. Colorado State law suggests that zoning regulations should conform to the Comprehensive Plan.

"Code Enforcement is lacking" according to results from the Citizen Survey and Town-wide Community meeting. The Town should improve enforcement of the existing code.

Subdivision regulations will become an increasingly important tool if new lands are annexed into town. Update the Town's subdivision regulations found in the Land Use Code. Subdivision regulations establish the process and requirements for creating building lots and



the construction of public improvements. Similar to zoning, the subdivision regulations implement the Comprehensive Plan by establishing the requirements for improvements, land dedications, and engineering. Proper street alignment and grades, proper drainage, and land dedications are some of the items addressed by subdivision regulations.

1.5.2 Update the Town's Capital Improvements Program

Continue to revise and adopt a Capital Improvements Program annually to ensure that major public capital improvements are adequately planned and funded. Adjust priorities to reflect citizen desires. Further refinement and annual adoption of the Town's existing Capital Improvements Program will aid in the procurement of grants as well as the development of sound financing mechanisms to pay for needed infrastructure improvements.

1.5.3 Enter into Intergovernmental Agreements

The Town of Green Mountain Falls should begin to work more closely with El Paso, Teller Counties, Woodland Park and Manitou Springs to ensure that the interests of its citizens are taken into consideration when these two counties and nearby municipalities make policy decisions that affect Green Mountain Falls. Specifically, develop an Intergovernmental Agreement with both counties stating that all development applications within the identified Planning Influence Area Boundary shall be forwarded to the Town of Green Mountain Falls for review and comment.



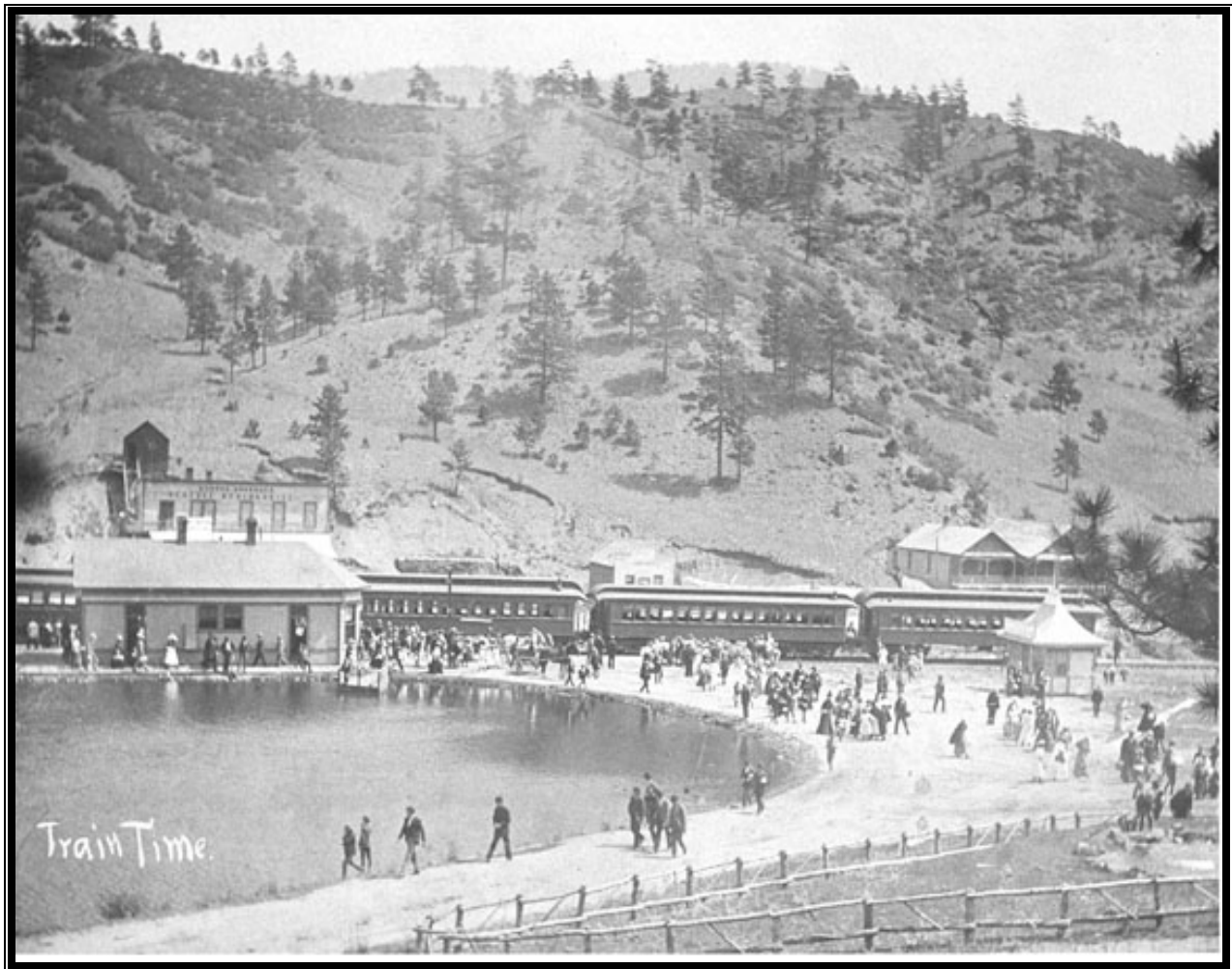
2006 Photo. Residents honor Postmaster Simon Garcia on his retirement.

Morgan Photography



CHAPTER II.

THE TOWN OF GREEN MOUNTAIN FALLS



c.1890 Photo. Train Time. Colorado Midland Railway train arrival.

UPHS-Wellington Collection



2.1 TOWN PERSPECTIVE

The Town of Green Mountain Falls is north of Pikes Peak and is 11 miles west of Colorado Springs just off U.S. Highway 24. At an altitude of 7,800 feet, the Town is set in a picturesque narrow mountain valley surrounded on three sides by Pike National Forest. The El Paso County/Teller County line goes North - South through Green Mountain Falls. Sixty two percent (62%) of the town is in El Paso County. Thirty eight percent (38%) is in Teller County. Natural assets include three creeks, waterfalls, a lake, rugged cliffs, forests, wildflowers, and abundant wildlife.

Green Mountain Falls is a quiet and peaceful mountain town with a year-round population of 915 (2006 estimate). The number of people in Town increases significantly in the summer as people from other states arrives to use their family cabins. These people are commonly called “summer residents” and they bring a sense of tradition and a love for the community.

Architecturally, the Town has a variety of rustic summer log cabins and Victorian houses mixed with newer homes. The Town’s character is reflected in the preservation of historic structures including the original land office building, hotels, and the Church in the Wildwood. The Town’s focal point is an 1890 Victorian gazebo on an island in a small lake.

The Town location supports a unique life style by providing a beautiful natural setting for a mountain home close to the employment opportunities, services, and culture of a nearby large city.

2.2 HISTORICAL BACKGROUND

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 path would later become a major transportation route from Colorado Springs into the mountains. The construction of the Colorado Midland Railway up Ute Pass opened up a new era of resort life. In 1887, W.J. Foster bought a ranch from George Howard in order to build a new resort and town site. He named the place Green Mountain Falls. In the summer of 1888, the Town Company started developing streets, dug a lake, built a gazebo, and a put up a three-story hotel. By July, an estimated 500 people were living in furnished hardback tents rented at \$4 to \$7 a week.

The Town was incorporated in 1890. People visited the resort from Kansas, Oklahoma, and Texas to escape fierce summer heat. They returned later to build family cabins and Victorian style homes. Many of these early homes have been passed down from generation to generation.

In the early 1900’s, the Ute Pass hotels were losing their fashionable image and most burned down. The railroad ended passenger service in 1923 and ceased all operations in 1949. The Town began a steady transition from predominantly summer only residents to primarily year round residents.

In the 1970’s Colorado Springs began experiencing explosive growth and, correspondingly, the Green Mountain Falls population jumped from 179 in 1960 to 607 in 1980 (U.S. Census figures). More and more people moved to Green Mountain Falls to escape the noise and frenzy of the big city. The trend continues.



MAP 1: REGIONAL CONTEXT



2.3 NATURAL ENVIRONMENT

Green Mountain Falls greatest asset is the natural environment. The Town and its citizens must strive to protect it and be fully aware of the complex relationship between human activity and the surrounding land, water, and air.

2.4 TOPOGRAPHY

Green Mountain Falls lies in a narrow valley with very steep mountain slopes. 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 Gazebo Lake, in the middle of the business district, is at 7,800 feet. The high ends of Hondo Ave, Catamount Street, and Boulder Street are at about 8,000 feet. The elongated Red Devil Mountain north of the Gazebo Lake rises to 8,000 feet and shields the Town from busy US Highway 24.

2.5 CLIMATE

Mainly because of the altitude, Green Mountain Falls features relatively cool summers that have historically attracted people from the hot flatlands of Kansas, Nebraska, Oklahoma, and Texas. For the past ten years, the highest recorded temperature was 87° F with an average summer high of 72° F. Winters are generally mild with only one or two weeks of very cold weather. The lowest recorded temperature over the past 10 years was -18° F. The average winter high is about 35° F. Homes on the steep north facing slopes may see snow accumulations of 12-24 inches of snow during parts of the winter. Average annual precipitation is 20 inches, and average snowfall is about 70 inches. There are about 175 days a year when skies are clear and the sun shines at least part of the day over 300 days.

2.6 GEOLOGY AND SOILS

The geology and soils found in Town vary and are important to land use and development. Steep slopes with unstable soil conditions require special engineering design of building foundations, roads, and drainage. All designs are reviewed for adequacy by the Pikes Peak Regional Building Department and Teller County Building Department. Soil conditions also dictate the engineering design of septic systems.

Geologic hazards include rockfalls, debris fans, unstable slopes, and faults. Potential rockfall areas are on the steep slopes along the southern portions of the Town and on the face of Red Devil Mountain. Debris fans are located along Crystal Creek near Boulder Street and Garfield Avenue and along Catamount Creek from Hondo Avenue to Belvidere by the end of Midland Avenue. Debris fan hazards include flooding, deposition of debris carried by water, and rapidly changing of stream channels. Unstable slopes are subject to displacement during periods of high precipitation and runoff. The Ute Pass Fault runs generally from the northwest to southeast corner of Town.



Map 2: Town Base Map



2.7 SURFACE WATER

The major surface water features in Green Mountain Falls are Catamount Creek, Crystal Creek, Fountain Creek, and Gazebo Lake. Catamount Creek and Crystal Creek are outflows from Colorado Springs Utilities reservoirs located south of Town and 1400 feet higher than the Town. The dams for these reservoirs prevent flooding. The Colorado Springs Utilities controls the daily rate of flow down the steep slopes to the Town. A minimum flow provides enough water for scenic waterfalls and a maximum flow limit prevents excessive erosion and scouring of the streambeds. During the early days, of Green Mountain Falls, Crystal Creek had a spectacular 40-foot high falls visible from Town and US Highway 24. However, in the late 1960's, the City reduced the flow of Crystal Creek so the falls disappeared. There is sentiment to restore the falls.

Fountain Creek originates in Woodland Park and flows eastward through the heart of town. It has no flood control. On rare occasions, minor flooding has occurred during heavy rainstorms. The most recent testing has not revealed degradation of water quality from the septic systems in Town.

The Gazebo Lake is filled by diverting some of the water flowing in Catamount Creek. It is designated a minor reservoir by the Colorado Springs Utilities which owns the water rights. The surface area is about 1.8 acres and it is about 10 feet deep at its deepest point. The average depth of the lake is shallow making it too warm for a fish habitat. Some aeration is provided by a fountain. Fish supplied by the Colorado Fish & Game Department are in the Lake only a short time before they are caught by fishermen. The water is occasionally muddy from surface runoff mostly from the Town's gravel streets and some from bank erosion. At the inlet, silt deposits form a "delta" that requires periodic dredging.

2.8 TREES

Residents of Green Mountain Falls literally live in a forest. Not only is most of the Town heavily wooded, it is also bordered on three sides by Pike National Forest. Trees are an essential part of the beauty of Green Mountain but they also pose the threat of a forest fire that could quickly destroy the Town.

The suppression of forest fires and the lack of resources for good forest management in Pike National Forest have resulted in the Town being surrounded by an "old growth" forest with heavy fuel loading with no fire break. Compounding the situation was a long drought that dried out the forest floor and weakened the trees resistance to disease, beetles, parasites, and fire.

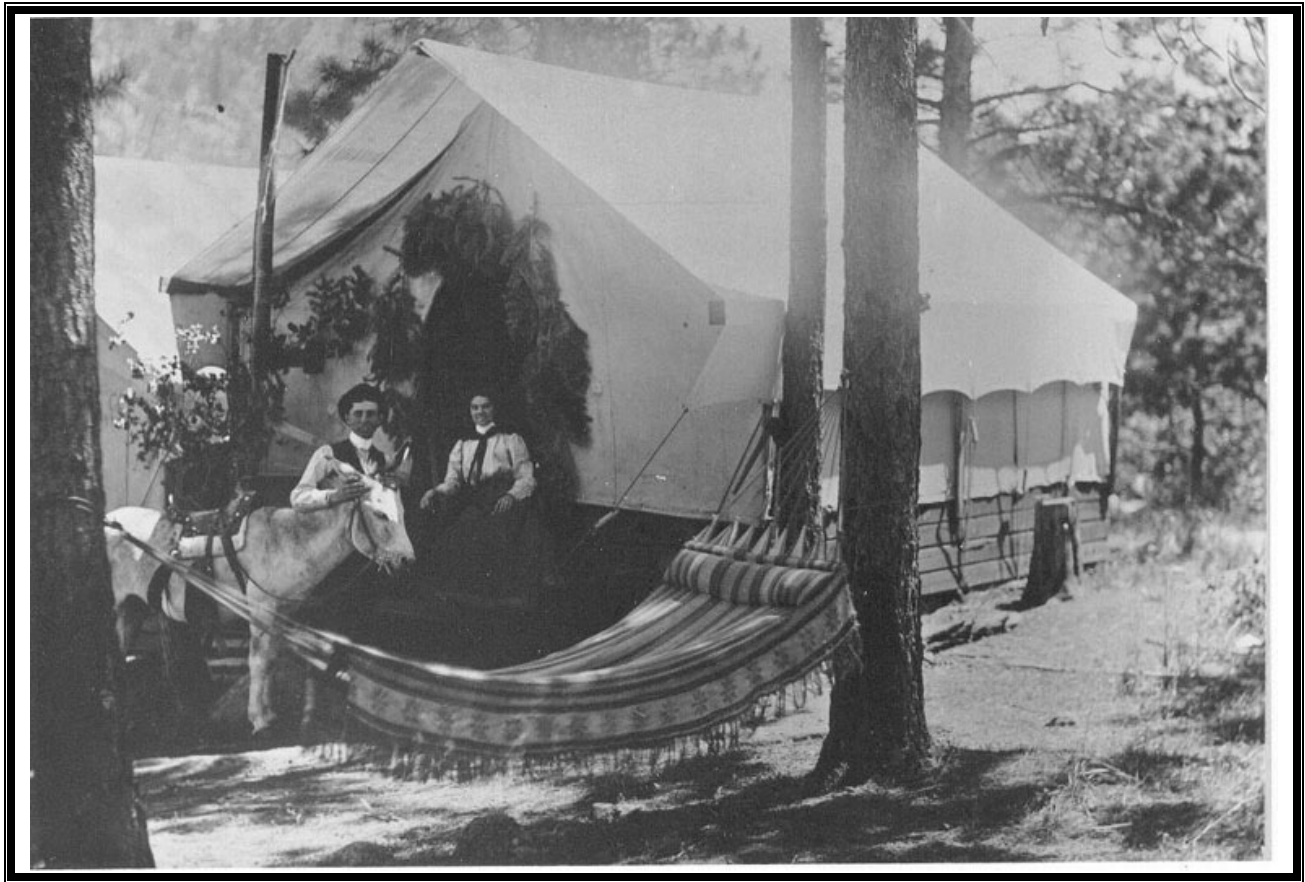
The huge Haymen Forest Fire of 2002 created a new awareness and concern and the Town began an aggressive program of public education on how to mitigate the hazards of wild land fires. Residents are reacting by creating defensible zones around their homes and reducing fuel loading. The Town set an example with mitigation on street rights of way and other public property.

In 2006, the Town initiated a strong program to address the spread of bark beetles by encouraging the cutting and removal of infested trees. A new Town ordinance has been met with voluntary compliance. The Ute Pass Community Wild land Protection Plan is currently under development.



CHAPTER III

COMMUNITY SERVICES AND FACILITIES



1888 Photo. First lodging- 100 tents with board floors, stoves, furniture. UPHS-Wellington Collection



3.1 GREEN MOUNTAIN FALLS COMMUNITY SERVICES AND FACILITIES

As an incorporated municipality, the Town of Green Mountain Falls provides basic services to the public, as its financial capabilities allow. Utilities and fire protection are provided by outside entities. Sewage disposal is by individual sewage disposal systems (ISDS).

3.1.1 COMMUNITY SERVICES

Town Board of Trustees: The Board of Trustees consists of an elected Mayor and six elected trustees. These unpaid volunteers provide the citizens with a representative town government

Town Planning Commission: The Planning Commission consists of five volunteers appointed by the Board of Trustees. They review development plans and requests for building permits and make recommendations to the Board on planning and land use matters.

Administration: The Town Administration Department consists of a Town Clerk/Treasurer and one assistant. There is no town manager or planner. The Department provides clerical services, accounting and financial management, public information, issues licenses and permits, manages the swimming pool operations, coordinates community events, and conducts Town elections.

Municipal Court: The Municipal Court provides judicial service.

Public Works: The Public Works Department consists of one Supervisor and several seasonal part time personnel. The Department provides maintenance of all Town owned facilities including buildings, parks, and roads.

Marshal: The Marshal Department consists of two full time employees augmented by Reserve Officers and the Colorado Mounted Rangers. The Marshal also serves as the Town Code Enforcement Officer.

Fire Protection: Fire protection is provided by the Green Mountain Falls/Chipita Park Fire Protection District.

Schools: Green Mountain Falls is located within Manitou Springs District 14, which operates the Ute Pass Elementary School located in Chipita Park approximately 1.5 miles east of Town and a middle school and high school located in Manitou Springs.

3.1.2 COMMUNITY FACILITIES

Town Hall: The Town Hall at 7035 Oak Street is a 690 SF building built in 1890. The facility provides space for the Town Administration Department and meeting space for the Board of Trustees and Planning Commission.

Public Works: The Town maintenance facility at 10290 El Paso Avenue consists of a 2,080 SF vehicle maintenance building with an office for the Public Works Supervisor and a small fenced yard for vehicles, heavy equipment, and maintenance materials.



Marshal's Building: The Marshal's facility at 10545 Ute Pass Avenue is a 445 SF building with one office.

Swimming Pool: A swimming facility at 10740 Ute Pass Avenue is owned and operated by the Town during the summer.

Parks: Green Mountain Falls has five parks with a total area of 240 Acres.

- The 1.5-acre **Pool Park** is located around the Town swimming pool on Ute Pass Avenue and has a tennis court, playground, picnic tables, and a small recreation pad with basketball nets.
- The 4.0-acre **Gazebo Lake Park** is on Lake Street and has a playground, picnic tables, benches, and a gazebo on an island.
- The 0.2-acre **Squires Park** is on Ute Pass Ave next to the Marshal's office and has a Town flagpole.
- Another **0.1-acre park** is on the corner of Hotel Street and Ute Pass Avenue and has benches.
- The 234-acre **Forest Park** is in the south and southwest part of the Town. It consists of 39.8 acres south of the water storage tank at the end of Hondo Avenue that was in the original Town plat, 44.6 acres west of Mountain Avenue and south of Hondo Avenue deeded to the Town by Dr. C.Y. Thomas in 1958 and 1962, and 150 acres west of the water tank and Belvidere Avenue annexed by the Town in 1998. This primitive parkland is in a dense forest with very steep slopes except for a nearly flat high alpine meadow along Catamount Creek called "Garden of Eden". It features the Catamount Trail and Thomas Trail, both single track hiking trails with spectacular overlooks of the Town and valley below.
- **Trails:** There are over three miles of public trails in Town. Trails are a valuable asset. They provide recreation and healthy exercise for town residents and they also help the economy of Green Mountain Falls by attracting hikers from all over the Pikes Peak Region.

The following trails are shown on the Town Base Map:

Town Trails: Town trails are open to the public and maintained by the Town.

Ute Pass Trail/ American Discovery Trail (ADT)

Conn Memorial Trail

Hondo Loop Trail

Catamount Reservoir Trail

Catamount Falls Trail ("Orange Dot" trail)

Thomas Trail

Colorado Street Trail

Social Trails: Social trails are old paths worn in over the years by hikers crossing private land. They are currently closed to public use. Trails easements are now needed before they can be reopened.



Dewey Mountain Trail
Horseshoe Mountain Trail
Howard Gulch Trail
Belvidere Canyon Trail
Crystal Creek Trail

- **Fire Station:** The Fire Station, at 10380 Ute Pass Avenue is not a Town facility. It is owned and operated by The Green Mountain Falls/Chipita Park Fire Protection District.
- **Churches:** There are two churches in Town- The Rocky Mountain Christian Center at 10605 Green Mountain Falls Road, and The Church in the Wildwood at 10585 Ute Pass Avenue.

3.1.3 UTILITIES

Green Mountain Falls does not have a Utilities Department.

- **Water and Electric:** Colorado Springs Utilities provides.
- **Gas:** Natural gas and propane gas are provided by private companies.
- **Sewage:** Sewage disposal is by individual sewage disposal systems.
- **Solid Waste Disposal:** Services are provided by private trash companies.

3.1.4 HIGHWAY AND STREET SYSTEM

Understanding the functional classification of highways and streets is crucial to transportation planning. Classifications are based on the function of the road and its level of demand. Based on this hierarchical classification system, appropriate design standards can be applied. The following roadway classifications apply to Green Mountain Falls:

Arterial Roadways: Arterial Roadways serve activity centers within the region and contain the highest traffic volumes and the longest trip destinations. Service to abutting land is subordinate to the continuous flow of traffic. U.S. Highway 24 provides access to Green Mountain Falls.

Collector Streets: The Federal Highway Administration definition of collector streets is: “Collector streets, which may have a relatively important land access function, serve primarily to funnel traffic between local streets, where the land access function is dominant, and the arterial system, where service to through traffic is of primary importance. In order to bridge this gap between locals and arterials, collectors must, and do, penetrate identifiable neighborhoods.”

Collector Streets in Green Mountain Falls include:

Green Mountain Falls Road/Ute Pass Avenue



Grandview Avenue
Belvidere Avenue
Hondo Avenue
Foster Avenue
Park Avenue/Hotel Street
Spruce Avenue

Local Streets: The remaining streets in Green Mountain Falls are considered local streets.

The Green Mountain Falls' street system is eight miles long. Two miles are paved and six are gravel. Most of the residences are served by narrow graded gravel "mountain" roads cut into steep hillsides. Some roads are often less than the width of two cars which requires drivers to find the few places wide enough to pass.

3.2 Community Services and Facilities: Principles and Policies

3.2.1 INFRASTRUCTURE COSTS

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

POLICIES

- Establish a basis for determining the incremental costs associated with new development for each of Green Mountain Fall's infrastructure services to ensure that new development bears cost of utility expansion.
- Ensure that new development bears the cost for the construction of all infrastructure.

3.2.2 WATER, SEPTIC AND SEWER

PRINCIPLE: Provide an adequate level of public services and utilities to the residents of Green Mountain Falls.

POLICIES

- Continue to review, on an annual basis, the Town's Capital Improvements Plan.
- Approve new development only if adequate capacity levels for water delivery and sewage treatment can be confirmed.
- Confirm with Colorado Springs Utilities the capacity, cost and delivery service for water over the next twenty [20] years.
- Investigate the cost and viability of a sanitary sewer system to service commercially zoned areas, locations for new development as well as areas that are considered a potential for annexation.



- Provide adequate storm drainage throughout the Town by upgrading existing facilities and requiring new development to provide appropriate detention and drainage of storm water runoff.

3.2.3 PUBLIC SAFETY/ EMERGENCY SERVICES

PRINCIPLE: Provide adequate police and fire protection throughout the Town.

POLICIES

- Improve public safety by ensuring adequate police and fire protection throughout the Town.
- Coordinate with the El Paso County Sheriff's Department to ensure high quality law enforcement is provided to all residents and businesses when the Town Marshal is not on duty.
- Ensure that adequate fire protection services are provided to all areas of Town. Work with the Fire District to identify those areas that are most difficult to serve.
- Require all new development to provide evidence of adequate water flow and pressure.

3.2.4 TRANSPORTATION

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

POLICIES

- Create a street plan that identifies existing and proposed street extensions and sets standards for maintenance and construction.
- Require new development to provide adequate ingress and egress.
- Encourage safe pedestrian and bicycle connections throughout the Town.
- Control dust and erosion.

3.2.5 PARKS, RECREATION, AND OPEN SPACE

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

POLICIES

- Require annexed lands to set aside land, or fees in lieu of land, for the development of parks, recreation, and open space.
- Continue to support the park maintenance efforts of local volunteers and annual park beautification day.
- Look to Great Outdoors Colorado for financial assistance for the purchase of playground equipment and other park amenities.





3.2.6 TOWN GOVERNANCE

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

POLICIES

- Develop “Rules of Conduct” to be adhered to during all public meetings.
- Continue to ensure that adequate notice is given for all public hearings.
- Strive for consistency and equity in the enforcement of Town regulations by providing training for new members of boards and commissions.
- Utilize public meetings, newsletters, and surveys to monitor and respond to citizen concerns.



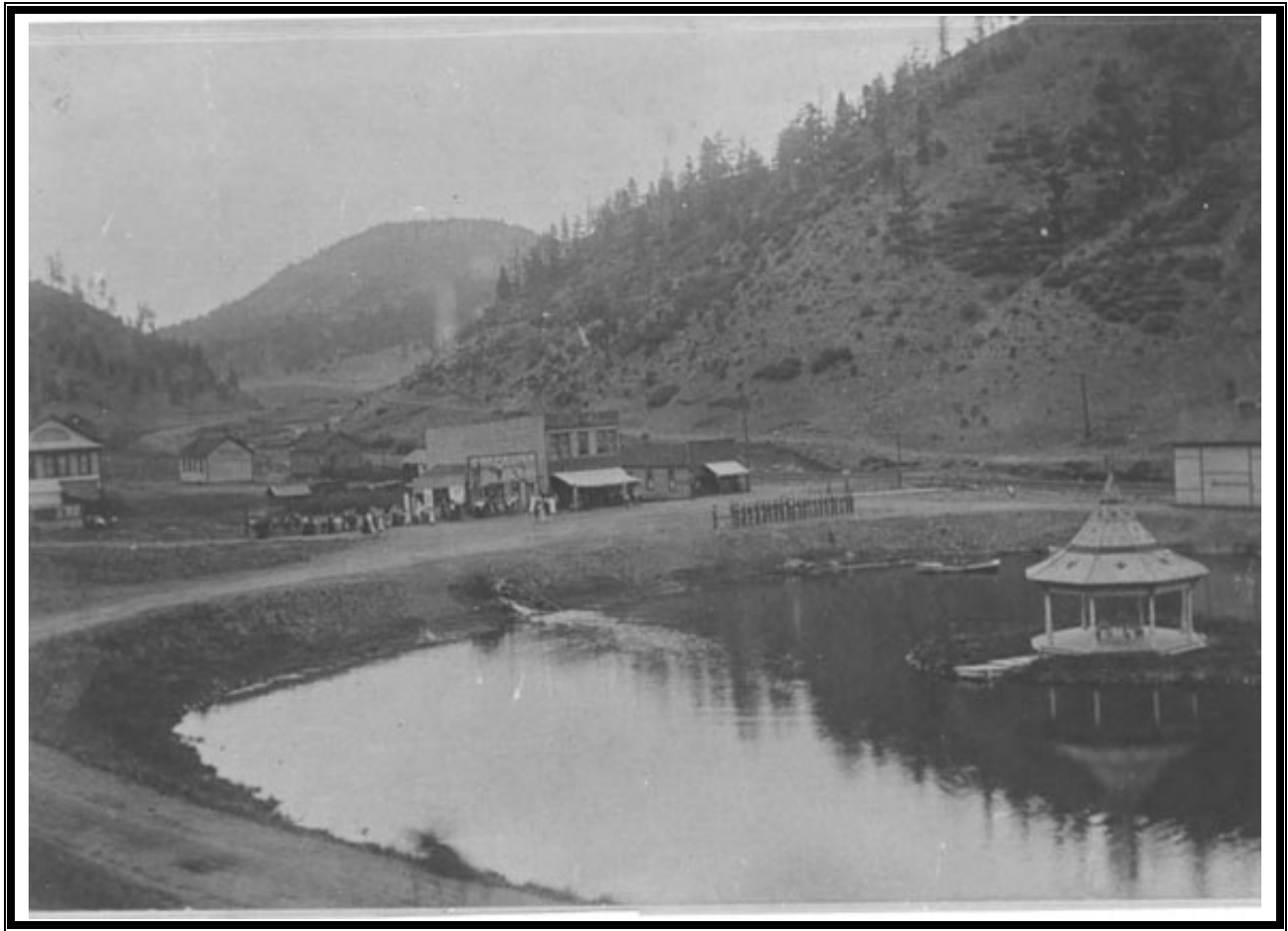
2005 Photo. Citizen volunteers help build a new playground.

Dick Bratton



CHAPTER IV

FACTS & FIGURES



1900 Photo. Business district with boarding house, dining hall, 2 grocery stores. UPHS-Wellington



4.1 The People of Green Mountain Falls

The population of Green Mountain Falls is comprised of full time residents and summer residents and visitors. The majority of Green Mountain Falls' residents commute. Continued growth in the Colorado Springs area and along US 24 impacts the Town.

While characterizing the demographic characteristics of the Town's population is difficult due to the influx of summer residents, there are a number of ways to estimate the presence of the summer residents and the sense of tradition these families bring to the community.

4.2 Population Characteristics

Census figures only account for full time residents and are often disputed by smaller Colorado towns. In the case of Green Mountain Falls, the Town Clerk and residents assisted with the census by providing office space, administrative support, access to Town records, recruitment of field workers and provided needed data such as building permit reports.

TABLE 4.1							
POPULATION 1990-2005 FOR SELECTED LOCAL AREAS							
	CENSUS Apr-80	CENSUS Apr-90	Annual % Increase	CENSUS Apr-00	Annual % Increase	DOLA Estimate Jul-05	Annual % Increase
Green Mountain Falls							
El Paso County		634				866	
Teller County		29				49	
Total	607	663	0.92%	773	1.66%	915	3.67%
Manitou Springs	4,475	4,535	0.13%	4,980	0.98%	5,225	0.98%
Woodland Park	2,634	4,610	7.50%	6,515	4.13%	7,081	1.74%
Teller County	8,155	12,468	5.29%	21,145	6.96%	22,119	0.92%
El Paso County	311,995	397,014	2.73%	520,572	3.11%	554,585	1.31%
State of Colorado	2,889,733	3,294,394	1.40%	4,301,261	3.06%	4,722,460	1.96%
Source: Colorado Demographic and Information Service, U.S. Bureau of Census							
1990 U.S. Census of Population, Colorado Dept of Local Affairs – Populations Est., July 2005.							

The above population table demonstrates that the Town of Green Mountain Falls has doubled its annual population percent increase during the last 5 years, since 2000. The population percentage also has increased more than neighboring communities, El Paso and Teller counties, and the State of Colorado.



TABLE 4.2 SEX, AGE COMPOSITIONS, FOR SELECTED AREAS							
	1990			2000			
	GREEN MOUNTAIN FALLS	MANITOU SPRINGS	WOODLAND PARK	GREEN MOUNTAIN FALLS	MANITOU SPRINGS	WOODLAND PARK	EL PASO COUNTY
SEX							
Male	325	2,207	2,527	394	2,425	3,264	259,598
Female	338	2,328	2,352	379	2,555	3,251	257,331
Percent Female	50.98%	51.33%	48.21%	49.03%	51.31%	49.90%	49.78%
AGE COMPOSITION							
Median Age	36.5	37	32.6	40.9	41.2	37.5	33
AGE GROUP							
17 years and under	154	934	1,424	148	927	1,857	142,480
% of total	23%	21%	31%	19%	21%	31%	28%
18-64	455	3,042	2,930	564	3,538	4,236	329,662
% of total	69%	67%	64%	73%	67%	64%	64%
65 years or over	54	559	256	61	515	422	44,787
% of total	8%	12%	6%	8%	12%	6%	9%
Source: 1990 U.S. Census of Population 2000 U.S. Census of Population							

In 1990, Green Mountain Falls, along with Manitou Springs had a population that was slightly more female than male. In the year 2000, Green Mountain Falls had more males than females. There is insufficient data to determine why.

From April, 1990 to the April, 2000, the median age of Green Mountain Falls residents increased by 4.4 years to 40.9 years of age. A large portion of this increase is reflected in the smaller percentage of people under the age of 17 years and a corresponding increase in the adults between the ages of 18-64. Manitou Springs and Woodland Park remained the same. El Paso County had a median age almost 8 years younger than Green Mountain Falls and a 5% greater percentage of residents under the age of 17. El Paso County did have a 1 % greater number of people over the age of 65 as well. These numbers indicate that Green Mountain Falls has a smaller percentage of families than the rest of El Paso County.



TABLE 4.3												
EDUCATIONAL ATTAINMENT OF PERSONS 25 YEARS AND OVER												
	GREEN MOUNTAIN FALLS			EL PASO COUNTY			WOODLAND PARK			MANITOU SPRINGS		
	1990	2000	Annual percent change		2000			2000			2000	
High School Graduate or Higher	93.9%	97.10%	0.32%		91.3%			97.0%			96.6%	
Bachelors Degree or Higher	31.7%	42.0%	1.03%		31.8%			36.3%			44.2%	
SOURCE: 1990 U.S. Census of Population ; 2000 U.S. Census of Population, Colorado Demographers Office												

SOURCE: 1990 U.S. Census of Population ; 2000 U.S. Census of Population, Colorado Demographers Office

The population of Green Mountain Falls has become much more educated between 1990 and 2000. Over 97% of the population, over 25 years of age, has a high school diploma. This is similar to Woodland Park and Manitou Springs, but is 6% greater than El Paso County as a whole. There has also been a significant increase in the number of the population with bachelor degrees or higher.

4.3 Assessed Valuation & Town Revenue

Assessed value's percent of actual value of all residential property is determined by the state Legislature. For 2002, it was set at 9.15%. For 2003, 2004 and 2005, the percent was set at 7.96%. Commercial, Industrial, and Personal Property are valued at 29% of the actual value of the property. Agricultural land is valued at 29% of the lands' productivity value. Therefore, because there has been a change in the residential percent, but no change in the commercial, it is impossible to compare the valuation. Trends are all that can be determined. Mill Levy has been consistently at 14.5880 mills.

Affecting the value of the real property is building construction. Town and county records do not provide easily available construction value. Since 1996, there have been 14 new residences built, 27 additions to existing houses, and 9 interior remodels.

TABLE 4.4				
Property Valuation				
	Green Mountain Falls Assessed Valuation		El Paso County Assessed Valuation	Teller County Assessed Valuation
1996	4,833,980			
2000	6,385,240			
2001	6,373,370			
2002	7,408,430		5,064,749,140	339,296,270
2003	7,406,998		4,905,766,170	368,093,830
Annual percent change	-2%		-3%	8.48%
2004	7,007,042		5,015,973,940	388,894,420
Annual percent change	-5%		2%	5.65%
2005	6,972,860		5,523,826,270	422,685,250
Annual percent change	7%		10%	
2006	7,905,674			

Source: Green Mountain Falls Financial Statements, 1995, 2000, 2001, 2002, 2003, 2004, 2005, 2006



4.4 Labor Force, Employment Base and Commuting Characteristics

Approximately 80% of the residents of Green Mountain Falls are in the labor force. The 2000 Census indicates that the number of females in the labor force has increased by 5% since the 1990 Census. The percentage of unemployed in the civilian labor force has decreased to 4.52%. This unemployment rate is slightly greater than El Paso County's 3.1% unemployment rate. In addition, a significant statistic is the increase in the number of both males and females in the labor force by approximately 5%.

TABLE 4.5

LABOR FORCE CHARACTERISTICS,

	1990			2000	
	PERSONS	PERCENT		PERSONS	PERCENT
Persons 16 years and over	530			641	
Persons 16 + in labor force	394	74.34%		511	79.72%
Employed in civilian labor force	366	69.06%		480	74.90%
Unemployed in civilian labor force	28	5.28%		29	4.52%
Not in labor force	136	25.66%		130	20.28%
Males 16 years and over	273	51.51%		311	48.52%
Males 16 + in labor force	222	81.32%		270	86.82%
Employed	205	75.09%		243	78.14%
Unemployed	17	6.23%		27	8.68%
Not in labor force	51	18.68%		41	13.18%
Females 16 years and over	257	48.49%		330	51.48%
Females 16 + in labor force	172	66.93%		241	73.03%
*Employed	161	62.65%		239	72.42%
Unemployed	11	4.28%		2	0.61%
With own children under 6 years	40	15.56%		25	7.58%
Not in labor force	85	33.07%		89	26.97%

Source: 1990 U.S. Census of Population, 2000 U.S. Census of Population



Most of the residents in Green Mountain Falls work outside of Town, as evidence by the percentage of residents that commute. Most residents drive alone to work.

TABLE 4.6				
COMMUTING CHARACTERISTICS				
	1990		2000	
	PERSONS	PERCENT	PERSONS	PERCENT
Drove Alone	260	73.00%	373	77.9%
Carpooled	74	20.80%	54	11.3%
Walked	10	2.80%	16	3.3%
Worked at Home	12	3.40%	34	7.1%
Mean travel time to work in minutes			29	
Source: 1990 U.S. Census of Population, 2000 U.S. Census of Population				

According to the 2000 Census, there has been a significant decrease in the number of carpooling from 20% to 11%. The mean travel time to work for Green Mountain Falls residents is in excess of the El Paso County mean travel time of 22.3 minutes.

4.5 Employment and Income Characteristics

Green Mountain Falls residents are primarily in the management, professional and related occupations. This has increased by 62.4% from 1990 to 2000.

TABLE 4.7				
OCCUPATION OF EMPLOYED PERSONS, 1990 AND 2000				
	1990		2000	
	NUMBER	PERCENT	NUMBER	PERCENT
Management, Professional & Related Occupations	125	34.1%	203	42.3%
Service Occupations	56	15.3%	99	20.6%
Sales and Office occupations	101	27.6%	113	23.5%
Farming, Fishing and Forestry Occupations	4	1.1%		
Construction, Extractions and Maintenance	23	6.3%	41	8.5%
Production, Transportation and Material Moving	57	15.6%	25	5.0%
Source: 1990 U.S. Census of Population, 2000 U.S. Census of Population				

Income, especially in relation to the cost of housing, indicates the economic health of the residents. Green Mountain Falls residents' per capita income for 1999 was \$24,892, up from the 1989 amount of \$13,477. The Household income, which includes families and non-families, rose from the 1989 amount of \$28,854 to the 1999 amount of \$43,866. This is slightly less than El Paso County's median income for 1999 of \$46,844. Manitou Springs' median income was \$40,514 while Woodland Parks' was \$54,279. The increase in income is



also related to the increase in educational attainment and the willingness to travel to employment.

The percent of households with 1999 income less than \$14,999 is 12.3% while the percent of households in excess of \$100,000 was 7.8%. There were 9 families, which included 57 individuals, under the poverty level in 1999.

Table 4.8				
Household Income				
	1990		2000	
	NUMBER	PERCENT	NUMBER	PERCENT
Total number of households	288	100.00%	358	100.0%
Less than \$10,000	38	13.10%	16	4.50%
\$10,000 to \$14,999	16	5.50%	28	7.80%
\$15,000 to \$24,999	63	21.90%	51	14.20%
\$25,000 to \$34,999	70	24.30%	53	14.80%
\$35,000 to \$49,999	47	16.30%	68	19.00%
\$50,000 to \$74,999	44	15.30%	74	20.70%
\$75,000 to \$99,999	10	3.50%	38	10.60%
\$100,000 TO \$149,999	0		21	5.30%
\$150,000 TO \$199,999	0		5	1.40%
\$200, 000 or more	0		4	1.10%
Median household income	\$28,854		\$43,816	
Number of family households	190		207	
Median family income	\$32,083		\$55,268	
Number of nonfamily households	98		151	
Source: 1990 U.S. Census of Population, 2000 U.S. Census of Population				



CHAPTER V. COMMUNITY CHARACTER



1888 Photo. Musical ladies from Wichita. Tents rented for \$4 to \$7 a week.

UPHS-Wellington



5.1 What is Community Character?

Community character is defined by its citizens and visitors. The citizens of Green Mountain Falls expressed the fact that they cherish the Town's natural environment, particularly access to hiking and biking trails, the Town's uniqueness, and slow pace. In addition, residents and visitors stated their appreciation for the Town's historic buildings.

Residents of Green Mountain Falls boast that in their Town "people really look out for each other." In Green Mountain Falls, citizens and summer residents value the fact that they are familiar with nearly everyone in their community and they trust the townspeople. Citizens also cherish their privacy, and for the most part, believe the Town is safe. Most stated they feel a sense of belonging.

The principles and policies contained in this chapter concentrate on ways to maintain and improve the qualities of place that residents of Green Mountain Falls value most.

5.2 Community Character

5.2.1 Small Town Look and Feel

PRINCIPLE: Maintain the small town look and feel of Green Mountain Falls.

POLICIES

- Reinforce Green Mountain Falls historic development pattern by ensuring that new development and redevelopment projects respect historic character.
- Preserve open lands located outside of Green Mountain Falls Town boundary by working with other entities to ensure they are developed at a low density or preserved as parkland or open space.

5.2.2 Quality of Residential Neighborhoods

PRINCIPLE: Improve the quality of residential neighborhoods in the Town by protecting, preserving, and enhancing their character.

POLICIES

- Enforce existing nuisance and junk ordinances to ensure that properties are maintained and that junk is promptly removed from yards.
- Prohibit the intrusion of incompatible uses in residential neighborhoods.
- Utilize screening and buffering techniques between incompatible uses.
- Work with homeowners to ensure that RV's, campers, boats, and related recreational equipment are properly stored off the street, and screened from view.



5.2.3 Appearance and Vitality of Downtown Core

PRINCIPLE: Improve the appearance and vitality of Green Mountain Falls' Downtown Core.

POLICIES

- Encourage new commercial development and/or redevelopment.
- Encourage facade improvements.
- Continue to enhance the image of downtown Green Mountain Falls by planting trees along streets and through the installation of pedestrian amenities such as benches, trash receptacles, planters, and human scale lighting.
- Continue to improve the appearance and design of off-street parking areas in the downtown area. Parking stalls should be designed to facilitate safe backing movement.
- Investigate the possibility of providing short-term parking spaces for recreational vehicles in close proximity to Town amenities as suggested by citizens of Green Mountain Falls.

5.2.4 Preserve Historic and Cultural Resources

PRINCIPLE: Identify and preserve Green Mountain Falls' historic and cultural resources.

POLICIES

- Work with local volunteers and the Office of Archaeology and Historic Preservation to inventory local resources that explain and teach us about Green Mountain Falls' history.
- Using the 1990 "Green Mountain Falls- the Gem of the Rockies Self Guided Historic Sites Tour" as a guide, work with local volunteers to install historic site markers throughout the community.
- Investigate the creation of a national, state, or local historic district that will serve to preserve and enhance special areas of Town and further the Town's ability to secure grant funds from the Colorado Historical Society as well as tax incentives for preservation.

5.2.5 Gateways

PRINCIPLE: Develop a gateway into Green Mountain Falls along both entrances to Town.

POLICIES

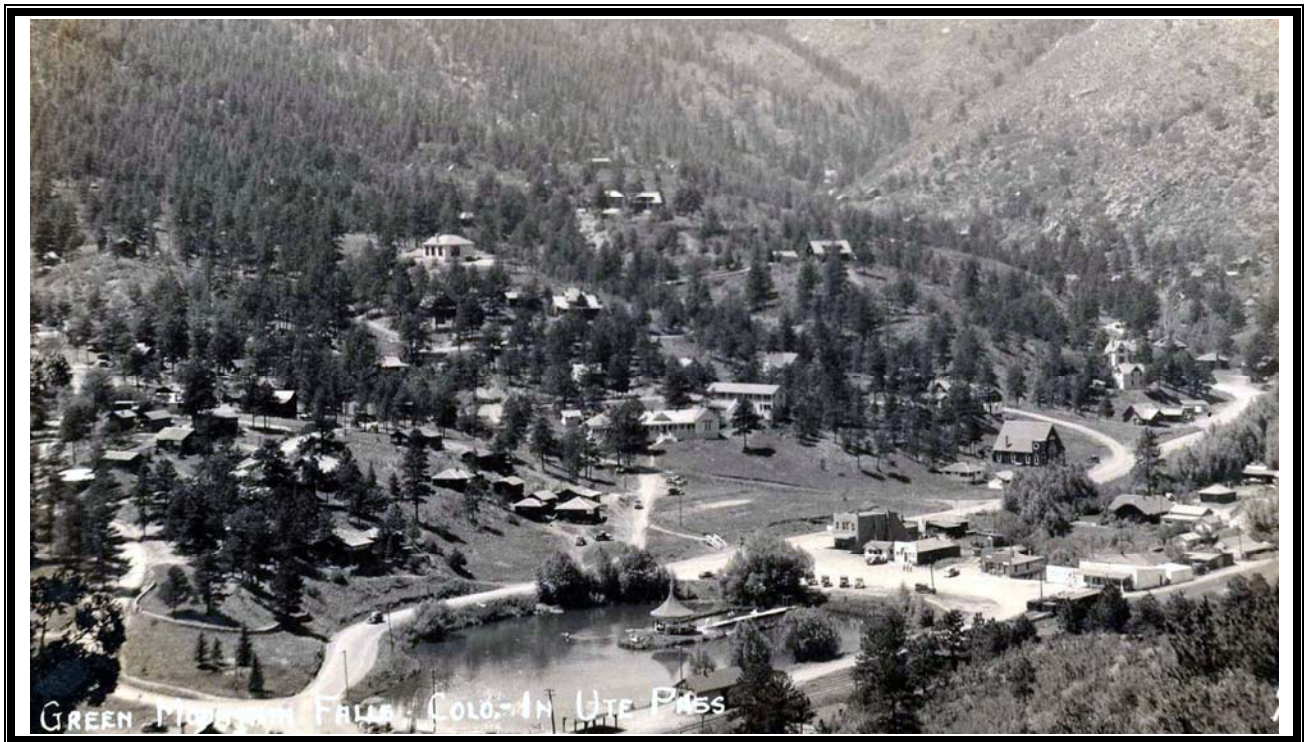
- Create a favorable impression as visitors enter the community. Consider installing landscaping as part of the gateway feature.



CHAPTER VI

ENVIRONMENTAL

QUALITY



c.1950 Photo. Automobiles and more trees. Ice House, RR depot and tracks are gone.

UPHS



6.1 What are the Primary Environmental Concerns in Green Mountain Falls?

The primary environmental concerns are water quality and air quality.

6.1.1 Water Quality

There is no central sewage system in the lower Ute Pass area. Green Mountain Falls sewage disposal is by individual sewage disposal systems (ISDS) such as septic systems as is the case for neighboring Crystola, Chipita Park, and Cascade. Tests of water quality in Fountain Creek near Green Mountain Falls have shown no significant levels of pollution.

All sewage disposal system designs for new construction, repair and upgrading are reviewed and permits issued by the El Paso County Health Department and Teller County Health Department. Many lot sizes in Green Mountain Falls are small making it difficult and expensive to install ISDS. However, engineers have been able to find ways to design acceptable systems.

Although a few existing ISDS may fail each year, the County Health Departments respond immediately, specify corrective actions, and make follow up inspections for compliance.

6.1.2 Air Quality

The overall air quality in Green Mountain Falls is considered very good. However, in the summer, dust particles are suspended in the air from unpaved roads. In the winter, a low level of air pollution may result from smoke from wood burning stoves and fireplaces. Although many of the old summer cabins featured inefficient stoves and fireplaces, most of these cabins are closed in the winter. Many residents have converted to gas and stopped burning wood. Others have installed modern stoves and fireplace equipment that reduce emissions.

6.2 Environmental Quality: Principles and Policies

6.2.1 Environmental Quality

PRINCIPLE: Protect the environmental quality of the Town.

POLICIES

- 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.
- Insure that all that all development plans and building permit requests that include ISDS are forwarded to County Health Departments for review and permitting
- Promptly report ISDS failures to the County Health Department.
- Treat Town gravel roads to control dust.



6.2.2 Groundwater

PRINCIPLE: Take all necessary measures to prevent the contamination of groundwater.

POLICIES

- Require storm drainage plans and waste disposal plans that minimize the contamination of groundwater as required by Colorado laws.
- 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.
- Work with the Colorado Department of Public Health and Environment to understand what the Town of Green Mountain Falls can do to implement the EPA's new Phase II stormwater regulations. While these new 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.

6.2.3 Lakes and Streams

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

POLICIES

- Work with El Paso County and adjacent landowners to continue to develop pedestrian/bicycle trails that access these natural features.
- Look to agencies such as Great Outdoors Colorado to assist with the funding necessary to improve, preserve, and the creeks and particularly Gazebo Lake.

6.2.4 Sewer

PRINCIPLE: Plan ahead

POLICIES

- Before any significant development occurs, the ability to provide sewer to the development must be determined. The historic lot size is inadequate for individual septic systems without extensively engineered systems. State Health requirements provide two options for those who own historic cabins on small lots-buy additional land to improve the property or be prepared to spend a lot of money on a properly engineered individual septic system. Town officials are quick to point out that it can be accomplished, but the cost is significantly greater than a typical septic placed on a flat piece of land.



- Individual sewage disposal system provides wastewater treatment and disposal, primarily for individual homes (as well as some commercial and business facilities) in areas not served by central sewer systems and wastewater treatment plants. These systems are prevalent throughout Colorado, but most particularly in rural and suburban areas where densities are not adequate to support central collection and treatment systems.



2006 Photo. Lake Street businesses

Dick Bratton



CHAPTER VII

ECONOMIC

SUSTAINABILITY



1895 Photo. "House of Fortune" on Park Ave. built in 1889 for the Stewart Family. UPHS-Smith



7.1 Economic Sustainability

Residents like the character of the core area of Green Mountain Falls. They wish to maintain the small-scale, pedestrian-friendly feel of what many refer to as downtown, and unify its appearance. There are a handful of locally owned businesses that cater to residents and tourists alike.

Downtown Green Mountain Falls is the heart of the community and serves as the symbolic center for the Town. Civic buildings and spaces are located here, as are cultural attractions and their associated activities. Downtown is the center for conducting public and private business, socializing and gathering. Green Mountain Falls residents find that the Post Office, Town Hall, church and eating establishments and local ownership in the downtown area serve to make Green Mountain Falls a unique community.

Further development and reinvestment in the downtown area is possible and will continue to be encouraged. The Future Land Use Plan also provides a new area along US 24 that might be developed to support sales tax revenue producing businesses without impacting the quaint, historic nature of the old downtown core.

The economic sustainability of small Colorado towns is dependent in large part to the continued expansion of sales tax revenue producing businesses and non-residential land uses that are assessed at 29% rather than the current residential assessment rate, which is less than 8%. These tax revenues are vital to smaller towns as it allows the municipality to continue to invest in public services and facilities. As a result of the Gallagher Amendment the amount of property tax result revenue has continued to decline.

7.1.1 Sense of Community

PRINCIPLE: 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 expectations concerning preservation of the area's quality of life.

POLICIES

- Encourage clustered commercial development that incorporates unified site design and traffic circulation planning particularly along land parcels that are visible from US 24.
- New development located along the US 24 corridor specified in the Land Use Concept plan for commercial uses should be community-based economic development which is adaptable to the unique conditions of the community.
- Concentrate commercial land uses to reduce the demand and resulting space requirements for off-street parking.
- Plan sufficient, and well-defined, on and off-street parking to support local retail and commercial uses.



7.1.2 Economic Vitality

PRINCIPLE: Increase the economic vitality by promoting and supporting the expansion of low intensity commercial uses such as service, retail, entertainment, and cultural opportunities.

POLICIES

- Investigate the potential for a coordinated advertising program to attract travelers from US 24 and Colorado Springs to local businesses in Green Mountain Falls.
- Improve public and private signage and landscaping.
- Develop services and facilities specifically geared to the pedestrian.
- Promote the development of small specialty retail shops that can capitalize on the Town's close proximity to trails and natural resources. Hikers and bicyclists have proven to be an economic asset to smaller communities. They like to eat and have higher than average incomes and tend to spend more money on discretionary goods and services.

7.1.3 Quality of Life

PRINCIPLE: Quality of Life is a key component of economic sustainability.

POLICIES:

The following community amenities can serve to attract new residents and business ventures to locate in Green Mountain Falls.

- Arts and Cultural Assets
- Clean Air and Water
- Recreational Resources
- Natural Resources
- Community Heritage
- Climate
- Cost of Living
- Community Safety
- Access to Medical Services, Employment Opportunities and Retail Establishments
- Highly Rated Schools

7.1.4 Economic Sustainability

PRINCIPLE: Consider the economic sustainability of Green Mountain Falls, when making decisions.



POLICIES:

- Consider tax revenue increasing options
- Monitor, with the assistance of the Colorado State Department of Local Affairs, any additional revenue generating possibilities
- Support local businesses, by encouraging community events, a Chamber of Commerce or like organization and advertising.
- Improve signage on US 24 for businesses, fishing and trails, thereby increasing use of the Town.
- Improve internet visibility.
- Ensure that Town officials contact other small mountain towns to find out what is successful for them.



2006 Photo. Outdoor dining at the Pantry Restaurant on Lake Street.

Dick Bratton



CHAPTER VIII

GROWTH AND LAND USE



c.1900 Photo. 70 room hotel opened 1889, burned to the ground 1908.

Denver Public Library



8.1 Existing Land Use

A survey of existing land use in the Town of Green Mountain Falls was conducted in order to better understand the extent and character of development in the community. Map 3- Existing Land Use and the statistical table below illustrate the distribution and types of land use within the community.

Table 8.1				
Existing Land Use in the Town of Green Mountain Falls				
	El Paso*	Teller**	TOTAL	Percent of
Land Use Category	Acres	Acres	Acres	TOTAL
Single Family Detached Homes	166.92	16.18	183.1	25.8%
Multi-family Attached Homes	5.37		5.37	0.8%
Lodging	2.94		2.94	0.4%
Commercial	3.58		3.58	0.5%
Churches	7.18		7.18	1.0%
Public and Semi Public***	4.75		4.75	0.7%
Park and Open Space	56.58	189.76	246.34	34.7%
Vacant	145.17	20.47	165.64	23.3%
Road Right-of-Way	87.51	3.59	91.1	12.8%
Grand Total	480.00	230.00	710.00	
* Portion of Town within El Paso County				
** Portion of Town within Teller County				
*** Includes lands and facilities owned by the Town, Counties, State, Federal Government and Utility Providers.				
Source: Community Matters, Inc. and Town of Green Mountain Falls Planning Committee				
Date of Inventory: August, 2006				



Map 3: Generalized Existing Land Use



8.2 Existing Zoning

The following table provides a breakdown of uses by zoning designation. This table corresponds to Map 4: Official Zoning Map.

Table 8.2			
EXISTING ZONING IN THE TOWN OF GREEN MOUNTAIN FALLS			
Zoning District		Acres	Percent of Total
5A	5 Acre Hillside Residential	134.1	18.9%
R-1	Single Family Residential	293.9	41.4%
R-2	Two-Family Residential	3.6	0.5%
B	Business District	20.7	2.9%
PF	Public Facilities District	2.2	0.3%
PL	Public Lands District	253.2	35.7%
PUD	Planned Unit Development	2.2	0.3%
	TOTAL	710.0	
	Hillside Overlay District	590.7	
Source: Town of Green Mountain Falls			

Green Mountain Fall is unique among small Colorado communities. Over 68 % of the land within Town is zoned for single family or two family residential uses. Approximately 34% of the land within the Town is zoned as ‘public lands’ and is utilized for recreational activities and serves to preserve the pristine mountain backdrops. Unlike most Colorado communities and smaller towns, in general about 3% of the total land area is zoned for commercial uses. This is far different from other El Paso County or Teller County municipalities. By way of example, the Town of Monument is about 50% non-residential and 50% residential with only 46 acres dedicated open space. The City of Woodland Park with a population of 7,600 residents has just over 100 acres dedicated for parks, sport fields and open space, natural areas and greenways. Of the 100 acres, only 38.24 acres are considered open space, natural areas, and greenways.

8.3 Growth Analysis

Green Mountain Falls has very little potential for growth unless additional land is annexed. The Town annexed 150 acres of land since the last Comprehensive Plan was completed in 1996. This land is designated and zoned as parks and open space.

Future growth of the Town is dependent upon three factors:

- Development of lands currently classified as ‘vacant’ based on the Land Use Survey conducted in August, 2006 by CMI and verified by the Town’s Comprehensive Plan Advisory Committee
- Annexation of additional land, particularly along the US 24 corridor;
- The Town’s ability to provide services to new development.



Map 4: Official Zoning Map



8.3.1 Vacant Land in Town Build Out Analysis

Vacant Land within the current Town limits accounts for 23.3% of all land within the Town's boundaries. Vacant land means unoccupied or no visible use. This represents 165.6 acres of land. Of the total vacant land, about 151 acres, or 91.2% of all vacant land is situated on steep areas but not un-buildable according to the Town's Zoning Ordinance. This steep land is regulated by the Town's Hillside Overlay District that requires a 5-acre minimum to develop. By analyzing the current ownership of parcels within the Hillside Overlay Zone, as well as potential development of the remaining vacant parcels, we can estimate potential build-out.

Table 8.3			
Vacant Land Build out Analysis			
Characteristics of Vacant Land	Acres	Development Regulation	Possible # of Dwelling Units
Steep Slopes	151	5 acre minimum	33-39 dwelling units
Constrained- less severely sloped or located along Fountain Creek	7.8	Assume 10,000 sq. ft lots w/ ½ or all of land area developable; allow for 20% ROW/utility use	13-26 dwelling units
Total	165.6	Assume 2.53 average household size	46- 65 new units within Existing Town Limits
Source: Community Matters, Inc. and Town of Green Mountain Falls Planning Committee			

The number of larger parcels (5 acres or more) within the Hillside Overlay zone yields an estimated 33 homes. There are 3-5 more opportunities for home sites if smaller lots are consolidated. This results in a total of additional 36-39 homes. There are 7.8 acres of vacant land in less severely sloped areas, however, many of the lots are located along Fountain Creek are in the floodplain. To arrive at a potential build-out for these lands, CMI assumed that 20% of the land area would be dedicated to roads or utilities, and then assumed a minimum lot size of 10,000 sq. ft. If only one-half (1/2) of the land could be developed due to land constraints, this would yield an additional 13 dwelling units. Assuming an average household size of 2.53 persons per household, the population of Green Mountain Falls could potentially grow by between 116 residents to 164 persons.

The estimated additional development and corresponding population represents what could occur under zoning that has already been approved in Green Mountain Falls. It should be emphasized that these totals correspond to land that *is vacant*. Not all of this acreage can actually be built upon however. Some will be dedicated to public streets, utility rights-of-way, open space, etc. These acreage numbers are intended as gross estimates meant to indicate the general magnitude of new development that could occur under existing zoning. What actually is built will depend on many factors including: specific site conditions, further Town review of subdivision plats, requirements for public dedication, landowner or developer intent, and market conditions.



8.3.2 Build-out Analysis if Town Decides to Annex Land along US 24

The areas are outside of the current Town limits shown as highway mixed use on Map 6: Concept Plan-Green Mountain Falls/Chipita Park Area. The following build-out analysis provides the Town with a better understanding of the potential magnitude of development that might take place along the US 24 corridor. The benefit to the Town of annexing these areas is a tax revenue benefit. With new development proposed in the Ute Pass area, the area covered by the Concept Plan Map will face increasing development pressure. The Town will need to make a policy determination as to whether they would rather have this area develop within the Town, thereby controlling the siting, density, use, and design, as well as benefiting from the revenue generation, or simply continue to comment on development as it occurs within the County.

Table 8.4			
PROJECTED BUILD OUT OF LANDS IN CONCEPT PLAN AREA			
Land Use		Residential	Commercial Square Footage
	Acres	Units	(Range)
1. Residential	353.9		
a. Existing Development*	225.2	354	
b. New @ 5.0 acres/unit**	81.2	13	
c. New @ .25 acres/unit**	47.5	152	
2. Commercial	3.7		32,235 - 40,300
3. Highway Mixed Use***	68.6		
a. Commercial Development	34.3		298,000 – 373,500
b. Residential (@ 5.00 s.f.)**	34.3	239	
4. Public and Semi-Public	15.9		
5. School	10.9		
6. Open Space	164.9		
TOTALS	617.9	758	330,235 – 413,800
Notes:* Includes homes in Chipita Park/Ute Pass Road Area			
** Unit estimates incorporate a 20% factor for roads and other land dedications			
*** Highway Mix is 50% Commercial 50% Residential			
Source: Community Matters, Inc. and Town of Green Mountain Falls Planning Committee			

8.3.3 Method by which new development is served

Further development within the existing Town boundaries is hampered by infrastructure, especially the lack of a centralized sanitary sewer system. Individual Septic Disposal Systems have been allowed on smaller in-town lots if properly engineered. Three factors are likely to result in less residential density within the existing Town limits.

- **Factor # 1: Consolidation of Small Lots**

As older cabins are converted to year round residences or new homes are built, the size of the home requires either more land or more expensive and engineered ISDS systems, sometimes both. Certain types of non-residential development are difficult to serve on individual septic systems. For example, restaurants and dry-cleaners place a heavy load on ISDS systems.



New residential development or the conversion of summer cabins to year round use is likely to result in a home being placed on more than 1 lot. Recently, a new home was built on five lots in order to develop the size of home desired and ensure a properly engineered ISDS. As more and more owners decide to increase the parcel size by consolidating adjacent lots, the number of buildable lots within Town will decrease.

- **Factor # 2: Some home owners are buying up adjacent vacant lots to prevent new homes from being built near them.** This reduces the number lots available to build on in the Town.
- **Factor # 3: Competing Residential Development Opportunities along the US 24 Corridor**

Proposed residential development adjacent to US 24 and in close proximity to the Town of Green Mountain Falls will provide those that wish to live in the Ute Pass area with a competing market opportunity. Those wishing to relocate to the Ute Pass area may view the new residential development north of US 24 as an opportunity to buy an enhanced mountain life style with on-site amenities.

8.4 Future Land Use Plan

The intent of the Future Land Use Plan (see Map 5) is to identify the appropriate location for uses as well as the general character of each designated land use. A Future Land Use Map is not a zoning designation. Rather it provides guidance for how lands should be used in the future. Suggested land use designations for areas within the Town simply reinforce the historic character of the Town and for the most part reflect existing land use and zoning.

The following are the descriptions of each land use designation contained on the Future Land Use Plan:

Single/Two-family residential: This land use category encompasses most of the existing residential areas within Green Mountain Falls. Residential use should be the predominant use in this area. Residential uses in this area should continue to be limited to single-family detached homes in order to maintain and enhance the existing character of Green Mountain Falls. Higher density residential uses and non-residential uses are not appropriate.

Multi-family Residential: The areas with this designation are intended to provide a range of housing choices.

Highway Mixed-Use: This land use category is intended to provide for areas that may be annexed along Highway 24 in order to generate sales taxes, such as small auto-oriented uses. The intent of this designation is threefold: to provide a sensible place for businesses that serve the traveling public; to increase sales tax revenues; and, to protect the Town from significant adverse impact commercial development.

Commercial and Office: This category encompasses the Town's "historic downtown area" as well as lands that are currently designated for this type of use. The intent of this designation is



to provide a place for commercial, businesses and offices. Residential uses are allowed in this area; but it should not be the predominant use. Projects that include retail on the first floor and residential or offices uses on the floor(s) above would be ideal in these areas.

Lodging: This land use designation encompasses lands within Town that have historically been used for lodging and reflect the Town's desire to support and promote this use in these areas.

Churches: This land use designation also reflects historic ownership and use for religious facilities.

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

Parks and Open Space: The areas designated as either Parks or Open Space is intended to preserve, enhance, and reinforce the quality of life.



2005 Photo. A summer cabin remodeled and converted to year round use. Morgan Photography



Map 5: Future Land Use Map



Map 6: Concept Plan



Map 7: Planning Areas



8.5 Green Mountain Falls Planning Influence Area

The Town prefers growth within the next ten years to occur within Green Mountain Falls designated growth area as shown on Map 7. The Town of Green Mountain Falls has defined a Planning Influence Area to ensure that its citizens have input on what goes on in the area outside of its boundary. In addition, the Town would like to preserve its right to annex land if it is deemed to be in the best interest of the community. Colorado law requires a plan to be in place for all land a municipality seeks to annex. Annexation plans can be drawn up for all areas within three miles of Green Mountain Falls' existing municipal boundaries.

Green Mountain Falls determination of its Planning Influence Area does not indicate its ability to provide services to the areas outside of its municipal boundaries. Green Mountain Falls Planning Influence Area simply allows its citizens to comment on new development on its periphery that might undermine Green Mountain Falls' comprehensive planning principles.

Green Mountain Falls Planning Influence Area is also intended to promote a regional approach to planning particularly with regard to the unincorporated area of El Paso and Teller Counties surrounding Green Mountain Falls town limits.

Map 7 depicts two boundaries: the Growth Area Boundary and the Planning Influence Area Boundary.

8.5.1 Annexation Plan

The Growth Area Boundary shown on Map 7 is the same as the Town of Green Mountain Falls Three Mile Annexation Plan. The area reflects a strong belief by the Green Mountain Fall's citizens, appointed, and elected officials that future development in this designated area has the potential to significantly impact the character and small town quality of Green Mountain Falls. The designation of this growth area boundary allows the Town more influence over the destiny of the area. If land within this area is proposed for development, the Town has the choice to pursue annexations of the property since it is within the three-mile area; or alternatively request that certain site planning or design standards be followed.

POLICY

The Town should study areas that it would potentially be willing to annex and subsequently serve at an urban level of service. This does not mean that the Town must annex these areas, but that it would entertain the possibility if it were in the best interest of the Town.

8.5.2 Planning Influence Area

State Statute requires counties to refer preliminary plats of any subdivision to any municipality within two (2) miles of said subdivision. The Planning Influence Area (Map 7) always includes the Growth Area Boundary



8.6 Land Use / Growth: Principles & Policies

8.6.1 Manage Growth

Principle: Manage how, when, and where growth occurs.

POLICIES

- Encourage that development along US 24 is appropriately scaled and is in keeping with the uses desired by Green Mountain Fall's residents.
- Update the Town's zoning ordinance and the Town's annexation plan to future development does not negatively impact the qualities of place that residents cherish.
- Work with the surrounding counties to ensure the principles and policies contained within this Plan are adhered to.

8.6.2 Residential Quality

PRINCIPLE: Encourage and maintain safe and comfortable residential environments.

POLICIES

- Preserve and maintain areas that have historic significance, environmental sensitivity, natural beauty, and cultural value.
- Enforce and strengthen housing and nuisance codes and ordinances that are intended to protect the quality of residential environments.
- Ensure existing housing is well maintained by establishing reasonable standards for "good repair."
- Ensure that all new housing development and remodeling projects comply with or exceed the adopted building code.

8.6.3 Housing Mix

PRINCIPLE: Provide a mix of housing opportunities.

POLICIES

- Encourage that a variety of housing is available within the Town.
- Allow for higher density housing only in newly annexed areas that can be easily accessed and served.
- Revise the Town's existing zoning ordinance that establishes minimum requirements for residential development including lot size, setbacks, open space requirements, and public land dedication. Revisions to the zoning ordinance will prove critical if the Town decides to annex lands.



- Encourage a mix of densities within areas that may be annexed and encourage buffer zones between different densities and types of housing.

8.6.4 Convenience

PRINCIPLE: Promote the successful development of convenience retail and service establishments that will meet the needs of Green Mountain Falls residents.

POLICIES

- Work with businesses and residents to identify and pursue opportunities to bring new businesses into the community that offer a wider range of basic goods and services.
- Encourage “mixed-use” development (residential and commercial) in commercial districts.

8.6.5 Location of Commercial Development

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

POLICIES

- In areas along US 24, promote commercial centers to avoid unattractive strip development.
- Promote innovative and high quality planning and design to minimize visual and traffic impacts.
- In areas that can be developed as highway commercial, develop commercial activity nodes at designated intersections.
- Improve traffic and pedestrian circulation wherever possible.



APPENDICES



2007-2016 CAPITAL IMPROVEMENTS PROGRAM (CIP)

Year	Project	Survey	Est. Cost (\$1,000)	Some Possible Funding Sources *	Cit Ranking
2007					
	Widen Ute Pass Ave-Bike/Ped Lane		284.0	RTA Capital Project	
	Resurface Basketball Court		1.0	GF	
	Repair Electrical Power to Gazebo		3.2	GF	
	Improve Roads/Storm Drainage		90.0	RTA Maint 41.2/GF 48.8	1
	Lake Fountain-Control System		0.5	GF	3
	Improve Gazebo Island- turf		1.0	GF	3
	Plant Trees-Lake Park (Arbor Day)		3.0	Tree Grants, PD	3
	Convert Gas Lights to Electric		3.0	CSU Community Grant	
	Improve Thomas Trail-E End		1.0	GF	8
2008					
	Improve Roads/Storm Drainage		90.0	RTA Main 42.0/GF 48.0	1
	Drop Inlets/Culverts-Ute Pass Ave/Hotel St		20.0	RTA Capital Program	1
	Restore Sallie Bush Community Ctr		175.0	GF/Hist/GOCO/PD	2
	Replace Retaining Wall-SE corner of Lake		10.0	GF	3
	Repr Wall at Lake Outlet		2.0	GF	3
	Lake shore stabilization-W shore 105 LF		7.0	GF	3
	Plant Trees-Lake Park (Arbor Day)		5.0	TG, PD	3
	Repr Gazebo-Structural/roof/floor		25.0	Hist/PD	4A
	Pave Bridal Path from Lake St to Gazebo		6.0	GF	
	Dredge Lake-Delta & Deepen Whole Lake		30.0	GF/DOW Fishing is Fun	5
	Repair Loftland Fountain		2.0	GF/PD	
	Resurface Tennis Court and upgrade		20.0	GOCO Mini Grant/PD	7
	Construct Dewey Mountain Trailhead		10.0	ST, PD	8
	Bus Stop Shelter (Phase 1)-Columbine Inn		5.0	PD/School District/CSU	9
2009					
	Improve Roads/Storm Drainage		90.0	RTA Maint 42/GF 48	1
	Overlay Ute Pass Avenue Pavement		400.0		1
	Restore Land Office Bldg		11.0	Hist/PD	4B
	Erosion Ctl/Landscaping-S shore of Lake		10.0	GF	3
	Improve Dewey Mtn/Horseshoe Mtn Trail		20.0	VOC, ST, PD	8
	Bus Stop Shelter (Phase 2)-Spruce St		5.0	PD/School District/CSU	9
	Upgrade Equip-Pool Playground		25.0	GOCO Mini Grant/PD	10
	Construct Rest Rooms at Pool Park		15.0	GF/PD	
2010					
	Improve Roads/Storm Drainage		90.0	RTA Maint 42/GF 48	1
	Overlay Belvidere Ave Pavement		350.0		1
	Erosion Ctl/Groundcover-W end of Lake		16.0	GF	3
	Landscaping E end Lake Park		10.0	GF	3



Install Crusher Fines-Lake Street Path	3.0	GF	3
Restore Town Hall	30.0	Hist,PD	4C
Cons New Trail to Red Devil Mtn Summit	3.0	VOC, ST, PD	13
2011			
Improve Roads/Storm Drainage	90.0	RTA Maint 42/GF 48	1
Overlay Other paved Streets	200.0		1
Repr Marshal's Roof	12.0	GF	
Const new trails in undeveloped Street ROWs	10.0	GF, PD	13
2012			
Improve Roads/ Storm Drainage	90.0	RTA Maint 42/GF 48	1
Repair Bridge-Ute Pass Ave near pool	20.0	State Bridge Funds/GF	
Thomas Trail Improvements/Cat Bridge	10.0	GF, ST	8
Renovate Swim Pool	25.0	GF, GOCO	
Picnic Pavilion- Lake Park	80.0	GOCO, PD, GF	11
Split Rail Fence along UP Ave-Pool Park	4.0	GF	12
Historical Interpretive Markers-Homes, RR	15.0	HIST, PD	14
2013			
Improve Roads/Storm Drainage	90.0	RTA Maint 42/GF 48	1
Repr Bridge UP Ave near El Paso Trail	50.0	State Bridge Funds,GF	
Additional Street Lights	15.0	CSU, SID, PD	
Pave Streets/storm drainage	20.0	RTA Maint Funds, GF	
Sprinklers System-Pool Park	15.0	GF	
Crystal Creek Trail Improvements	10.0	GF,State trails	8
2014			
Improve Roads/Storm Drainage	90.0	RTA Maint 42/GF 48	1
Sprinkler System- Flagpole Park	8.0	GF	
Horseshoe Mtn Trail Improvements	5.0	GF,ST	8
2015			
Improve Roads/Storm Drainage	90.0	RTA Maint 42/GF 48	1
Sprinkler System- Hotel St. Park	5.0	GF	
2016			
Improve Roads/Storm Drainage	41.2	RTA Maint Funds	1

* Key to Funding Sources

CSU	Colorado Springs Utilities
GF	Town General Fund
GOCO	Great Outdoors Colorado Trust Fund
Hist	State Historical Funds
SID	Special Improvement District
TEA	SAFETLU- Federal Transportation Enhancement Funds
PD	Private Donations
PF	Town Park Fund
ST	State Trails Funds
TG	Tree Grants (SST, CRC, SPRA, NTT)
VOC	Volunteers for Outdoor Colorado
RTA	Rural Transportation Authority



CITIZEN SURVEY

July 31, 2006

CONSOLIDATED RESULTS

1. Why did you choose to reside in Green Mountain Falls? Natural beauty. Mountain environment. Falls. Lake. Gazebo. Woods. Trails. Quiet mountain living. Live in a forest close to a city with its services & cultural amenities. Small town atmosphere. Non-commercial. Escape the noise and frenzy of the city. The people. Good neighbors. Climate. Cool in the summer. Mild winters. Fresh, clean air. Good schools. A great, safe place to raise children. Wanted my kids to be around nature. Close to advantages of Colorado Springs, but still has feel of small town life. Easy commute. Own a summer cabin. Family tradition since 1900's. Family cabin-fifth generation. Grandparents brought me here. Fond memories of summers in cabin-so moved here. Retired here after visiting for 28 years. Used to come here as a child.

2. What do you like about Green Mountain Falls? (not mentioned above) Whispering pines. Listening to the birds and waterfalls. Smells. Living in the trees Love the wildlife-foxes, deer. Excellent Trails. Close hiking. New bike trails. Peaceful. A safe place. Special unique place. Unspoiled. Slow pace. Low traffic. Size (small town). Welcome cozy feel to it. Old town feel. A sense of ease. The Architecture: Rustic cabins, Victorian structures. Not a "cookie cutter" development. The people. Friendliness. Recognizing people on a walk. Knowing everybody. A sense of belonging. I can make a real difference as a volunteer. Friendly Post Office. Good eating places. Fishing in Lake. Pond & Playground have improved dramatically. Tennis courts, Swimming pool for children. Church in the Wildwood. Codes, but reasonable codes. Just the right amount of governing. Town Council/ Police. Planning Commission is excellent. Town employees. Activities-Bronc Day, square dancing, bingo, pancake breakfasts

3. What do you dislike and how can we change it? Town appearance: Increasing disregard for keeping town clean and neat by many residents and the laxness of code enforcement (dogs, property upkeep, junk, old cars etc. on private property). Trashy neighbors. Home & businesses "eyesores"- enforce codes. Force cleanups. Junk & rundown areas in center of town. Too many vehicles never move. Rental houses unkempt (ie Jeep on blocks). Too many RV's close to and on streets. RV's & boats on streets-because people don't limit to parking just their own. Effect on neighborhood property values Power poles & lines- put all power and cable lines underground. Hire a code enforcement officer.

Speeding on main road- Install more speed limit and/or stop signs. Speeding-consider speed bumps. Speeding by ARC employees on Hondo. Need stoplights on US 24 for safety.

Illegal parking-consider Denver boot. Noise: Barking Dogs -Enforce Town ordinance. Loud music from the bar. Motorcycles. Lack of control of bears-personal safety & damage they create. Danger of predatory animals when walking. Garbage and bears-Increase awareness with clever (not basic) signage. Dogs chasing wildlife, defecating, breaking flowers, etc. - Enforce leash laws. Roads: Pave the roads. Don't pave the



Roads. Pave some roads. Dust is a health hazard. Build up roads. Improve drainage. Gravel Pile is unsightly- remove. Sally Bush closed. Fix up or replace. Lack of “togetherness”. Need more/new community events. Business area needs creative improvement-need businesses that will attract tourists. No general store. The Market-need necessities, fresh produce, ice cream. I’d rather not have a bar be the most prominent business in town-but I don’t think it can be changed. We are beginning to be overrun by tourists and day visitors- need to be less dependent on sales tax revenues. Pursue other revenue sources. Too many regulations (bird feeder rules, tree ordinance-people have common sense and don’t need it legislated). Too many rules & ordinances. Everything you do-improvements-you have to get Town approval. Possibility of over regulating private property. Town is unfriendly to tourists and campers. Nowhere for them to park or camp overnight. Can’t drive to the falls or park there-this is sad. Town is not very horse friendly-Try to incorporate more horse interests. Anything that brings groups of strangers into town. The presence of the Ark amidst our homes. Building on tops of hills or in obtrusive places. Overgrown/unhealthy forest- Thinning starting with beetle kills. Nothing ! Don’t change a thing.

4. Please rank the following Capital Improvements 1 thru 15 with 1 for your top priority

	Avg	()	Priority 1 votes
1	3.5	Improve storm drainage	(16)
2	4.7	Restore Sallie Bush Community Center	(18)
3	4.8	Improve the Gazebo Lake Park (landscaping/erosion control, etc).	(5)
4	6.2	Restore Gazebo, Land Office, Town Hall (State Historical Funds+local match)	(5)
5	6.7	Dredge the Lake to remove silt and deepen the entire lake	(3)
6	7.5	Pave gravel streets	(17)
7	7.7	Resurface basketball court and tennis court at Pool Park	
8	7.7	Improve existing trails	(3)
9	8.7	Install shelters at school bus stops	(4)
10	8.8	Improve the playground near the swim pool	
11	9.1	Construct a picnic pavilion at Gazebo Lake Park	(2)
12	9.1	Improve the swim pool park (landscaping)	
13	9.2	Construct additional trails	
14	10.0	Install street side markers in front of historic homes (to support walking tours)	
15	13.4	Construct a skateboard facility	(1)

5. Do you have any Capital Improvements you would like see added to the above list ?

Build retail spaces, old town style, along road- and rent space, collect sales taxes. Clear area behind park for a mini “river walk” built and leased to vendors and attract new businesses. Restore “downtown” storefronts. Bury overhead utility/cable lines. Install old fashioned street light fixtures. More lights for people who walk at night (bears). Parking for hikers at trailheads. Parking for special events. Demolish Sallie Bush Building and construct a Sallie Bush picnic pavilion at same site. A more protected place for weddings due to uncertain weather. Arches over Town entrances.



6. What do you feel are the three most important issues facing the community?

Fire Danger- Preventing/mitigating wild and/forest fires. Security. Adequate police force. Ordinance enforcement. Road stabilization. Paving streets. Maintain Town infrastructure. Preserving trees. Fighting beetle infestation Town revenues vs increasing costs of services. Increasing employee salaries without additional taxes. Funding maintenance equipment without additional taxes. Depleted Town budget. Economic sustainability. Too many businesses fail. Enough new businesses to improve tax base. Attracting high sales volume businesses. Attracting more tourists. Preserving the town's character. Unattractive/unregulated growth. Growth management—in and surrounding town. Smart growth. Will the town be a 2nd class, cheap, bedroom community, or a healthy, safe and attractive historical town attractive to residents and visitors alike? Setting new architectural standards. No new multi million dollar condos/houses. Appearance of town. Property maintenance (private & public). Parking of RV's, boats. Reopen Sallie Bush. Need for community gathering place-especially youth. Lack of community spirit and activities. Lack of volunteers for activities/initiatives.

7. As a result of this Comprehensive Planning effort, what programs, plans, or actions would you like to see initiated ?

Revise codes: building height limits, architectural standards, architectural styles. Make it mandatory to bury utilities for all new buildings (residential & commercial). Stricter parking codes for residential streets. Reduce number of healthy trees removed during construction of new homes. Update the Capital Improvements Program-add new projects, prioritize. Smart growth. More Town Meetings. Volunteer committees. Town Beautification Program. Start an environmental education program. Park & Rec programs for adults & kids. Reopen Sallie Bush. Write more grant requests.

8. Name 4 things, in priority order, that are the most important to your quality of life in Green Mountain Falls?

Peace and quiet. Tranquility. Privacy. Safety & security. Town Police. Good Fire and emergency response teams. Natural Beauty. Forest. Healthy. Fresh clean air. Proximity to Pike National Forest. Small town character/ atmosphere. Being part of a community. Knowing and trusting Townspeople. Quality neighbors. A unique place. Keeping roads graded and snow plowed. Good schools. Animal control-fewer barking dogs, loose dogs. Trails. Good trails maintenance. Pool and Parks. Tennis court, playgrounds. Good and reliable Town administration. Keep current admin in place (doing well). Good leadership, which we have.

9. For each of those things (above), what do you perceive might threaten them ?

More dogs in town (barking). Lack of enforcement of animal control ordinances. Fire. Failure to thin, remove dead trees, create defensive zones. Lack of Marshal patrols. Tree diseases/ beetles. Too much growth. Poorly planned growth. Commercialization. Improper zoning. Reduced Town revenues. Not enough funds to keep good employees. Lack of a strong Board of Trustees/Planning Commission/Town Clerk. Lack of town oversight. Lack of code enforcement. Inadequate town insurance to cover litigation. Loss of community events- Bronc Day, Yule Fest. Apathy. Lack of town pride. Failure to keep properties neat and clean.



10. For each of those things, what could potentially improve them? Organized Neighborhood Watch Program. Better code enforcement. Increased town revenue. More \$ + manpower. Raise taxes ? Proper zoning. Control growth. An Architectural Control Committee. Let residents help. Have families adopt parts of trails.

11. Should we pave town streets or leave them gravel and why? There was no consensus. Yes-33, No- 28. Most summer residents want paving to control dust & erosion while many year round residents want gravel streets for better traction in the winter. (Dust vs Ice). Comments on survey forms- PAVE: Winters relatively mild while summer storms take their toll. Less erosion. Lower maint. cost (in the long run). Less dust in homes. Fewer car washes. Gravel damages cars. "We don't live in the 1800's any more." DON'T PAVE: Better traction, safer speeds, too expensive to pave. Pavement doesn't stand up to extreme temperatures well.
COMPROMISE: Pave only the more level streets and leave steep ones gravel.

12. What new commercial development do you think might be successful in Town?
Services: Improved Market-better stocked, upscale grocery or food mart, general store, Laundromat, gas station, Starbucks, hotel, bakery, doctor or nurse practitioner, music store, mountain gear shop, trail shop, fishing concession, horseback riding, summer farmers market, ice cream shop, fitness center, deli, game arcade, book store.
Old fashioned country store, paddleboat concession, small specialty shops, antique store, craft store, gift shops, bike rentals, Internet café, and small hardware. Arts co-op (like Common Wheel Artists). Small library with Internet services. Campground.
Offices, professional. Light manufacturing or assembly (clean industry).

13. What can be done to increase local retail sales ? Increased sales tax revenues are needed to meet increased costs of providing essential Town services.
Advertise. Improve the existing commercial web sites. Create a new Interactive Town web site. Better signage on US24 listing restaurants, shops, fishing, trails. Billboard US 24. Rejuvenate the Triangle Chamber of commerce. Form a GMF only Chamber.
Improve town appearance. Improve Lake area. Place Art in the Park (like sculptures). Hold more community events, concerts, running & bike races, etc. and advertise them. Publish and distribute an events schedule. Hire an events planner/coordinator.
Increase number of fish in Lake. Add more trails. Renovate/reopen Sallie Bush to support groups, conferences, weddings, etc, to stimulate retail sales around town.
Sell GMF logo items to residents, tourists, and day visitors.

14. For the following statements about GMF growth please indicate, "yes" for the statements you agree with and "no" for those you disagree with:

- Y 28, N 40 Try to prevent or reduce any new growth (keep the Town just as it is).
Y 63, N 4 Growth is inevitable, so try to mitigate any adverse impact of new growth.
Y 15, N 43 In-filling (building on vacant lots) would be desirable.
Y 50, N 14 We should try to reduce density, not increase it.
Y 34, N 21 We should study the pros and cons of annexations of surrounding land.
Y 32, N 25 We should not even consider annexations (the Town is big enough).



Your comments on growth: Several comments showed a fear of growth and some were adamantly against any growth at all. Some comments supported some controlled growth. “Growth is good. Growth = taxes. Taxes=improvements.” Some were concerned with preserving the backscape (Red Mountain). Other comments: Annexation across the highway would not take away from the beauty of town and would add tax base-motels, bus stations, and restaurants. Annexation would allow growth outside the present town and make infilling unnecessary. Concern for “septic saturation”.

15. Additional general comments. You may attach a sheet if you wish. Need a town newsletter. Many thanked the Town for inviting them to participate.





Community Matters, Inc.
Located in Historic Downtown Littleton
303.730.0397

