

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 years 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 10 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 backscapes (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.





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