



AGENDA
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
JANUARY 5, 2023
101 W. 8TH STREET
[4:00 p.m.]

The agenda is subject to *change, including the addition of items 24 hours in advance or the deletion of items at any time.*

The order and times of agenda items listed are approximate and intended as a guideline for the City Council.

ATTENTION: To ensure your written comments are included in the City Council packet, public comments must be received by 4 p.m. on the day before City Council meetings. Comments may be submitted to ryan.muse@cogs.us.

Written comments may be submitted after this deadline and will be shared via email to City Council but are not guaranteed to make it into the meeting packet. Submit comments at any time directly to City Council via email at citycouncil@cogs.us.

WORK SESSION

3:00 1. Comprehensive Plan Steering Committee Worksession Information/Discussion

ZOOM INSTRUCTIONS

You are invited to a Zoom webinar. When: Jan 5, 2023 06:15 PM Mountain Time (US and Canada)

Topic: 2023/1/5 Regular City Council Meeting. Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81006365976?pwd=aWhTQUdXbk56a3Z6NEZFUkY5VjN5Sz09> Passcode: 351637

Or One tap mobile: US: +17193594580,,81006365976# or +16699006833,,81006365976#

Or Telephone: Dial(for higher quality, dial a number based on your current location):

US: +1 719 359 4580 or +1 669 900 6833 or +1 253 205 0468 or +1 253 215 8782 or +1 346 248 7799 or +1 669 444 9171 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 931 3860 or +1 689 278 1000 or +1 929 205 6099 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325

Webinar ID: 810 0636 5976 International numbers available: <https://us02web.zoom.us/j/81006365976?pwd=aWhTQUdXbk56a3Z6NEZFUkY5VjN5Sz09>

REGULAR SESSION

4:00 2. Roll Call

3. Executive Session on Personnel Matters Regarding Employee Policies Discussion and/or Action
Executive Session pursuant to CRS 24-6-402(4)(f)(I) regarding personnel matters which no employee has requested be in an open meeting more specifically regarding employee policies

4:10 4. Council Announcements

4:15 5. Agenda Changes & Conflicts

6. Citizens Appearing Before Council (for items not on the Agenda-comments limited to 3 minutes)

4:20 7. Consent Agenda Discussion and/or Action

- A. December 15, 2022 Council Minutes
- B. Resolution 2023-01; Designating a Public Posting Place
- C. Seven Party MOU for Senior Programs
- D. Ride Glenwood Springs 2023 Contract and Paratransit Contract
- E. Thompson Divide Administrative Withdrawal Support Letter

ACTIONS AND/OR PRESENTATIONS

4:20 8. YouthZone Presentation Discussion and/or Action

4:30 9. Detoxification Center Discussion and/or Action

4:40 10. Ordinance 2022-31; Code Amendments to Section 070.040.050 Landscaping, Screening and Fencing and Section 070.070.030 All Other Terms Defined as related to landscaping standards; Second Reading Discussion and/or Action

5:10 11. 27th Street Underpass Funding Update Discussion and/or Action

- | | | | |
|------|-----|---|--------------------------|
| 5:40 | 12. | Ordinance 2023-01; Code Amendment to Municipal Code Section 070.045 Community Housing Standards and Guidelines including but not limited to Inclusionary Zoning standards | Discussion and/or Action |
| 6:10 | 13. | Council Comments | |
| | 14. | Report from City Administration | |
| | | A. City Manager | |
| | | B. City Attorney | |
| | | C. Correspondence Incoming/Outgoing | |
| 6:20 | 15. | Adjournment | |



City Council
STAFF REPORT
City of Glenwood Springs
January 5, 2023

Agenda Item:	Comprehensive Plan Steering Committee Worksession
Action Requested:	Review of draft Comprehensive Plan
Department:	Economic and Community Development
Presented By:	Hannah Klausman, Danielle Campbell, Jim Hardcastle
Strategic Goals:	Protect and Preserve our Quality of Life Preserve and Improve Infrastructure Generate Sustainable Economic Development Ensure Public Safety
Background Info:	This is a work session with the Planning and Zoning Commission and the Comprehensive Plan Steering Committee to update City Council on the progress to date and the efforts made in the last year to update the City's Comprehensive Plan.
Issues:	Discussion to include the process and accomplishments of the steering committee and support staff, extent of the update, basic elements that have changed from the 2011 plan, and schedule for remaining meetings. Staff has included a presentation that explains changes made to the document from the November steering committee meeting to present draft plan as attached to this report. At the previous work session on December 1, 2022, Council requested information on the growth strategies. Staff has included the growth strategies white paper completed by the Consultants that was first presented in a February 8, 2022 work session.
Fiscal Impact:	None
Legal Review:	None at this time
Staff Recommendation:	No recommendation. Item is for discussion only.

2023

GLENWOOD SPRINGS COMPREHENSIVE PLAN UPDATE

DRAFT

REVISED

11.21.2022



Acknowledgments

City Council

Jonathan Godes (Mayor)
Charlie Willman (Mayor Pro Tem)
Marco Dehm
Tony Hershey
Shelley Kaup
Paula Stepp
Ingrid Wussow

Planning & Zoning Commission

George Shaver, Chair
Carolyn Cipperly
Amy Connerton
April Davey
Peter Waller
Joy White
Mitchell Weimer
Amber Wissing

City of Glenwood Springs Staff

Emery Ellingson, Planner II
Watkins Fulk-Gray, Senior Planner
James Woodrow Hardcastle Jr., Long Range Principal Planner
Trent Hyatt, Long Range Planner
Hannah Klausman, Assistant Director

Danielle Campbell, Economic Development Specialist
Jennifer Ooton, Assistant City Manager
Bryana Starbuck, Public Information Officer
Terri Partch, City Engineer

Project Steering Committee

Planning & Zoning Commission
Members
James Fosnaught
David Hauter
Trish Kramer
Sandy Lowell
Andy Mueller
Sumner Schachter

2023 Glenwood Springs Comprehensive Plan Update
prepared by:

Cushing Terrell.

Cushing Terrell cushingterrell.com
303 E 17th Ave, Suite 105 | Denver, CO 80203

Consultant Team:

- Fehr & Peers
- Leland Consulting
- Connect One Design



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EXECUTIVE SUMMARY

An Update to the 2011 Plan

This 2023 Comprehensive Plan represents a technical update of the 2011 Plan and is not a complete rewrite of the 2011 Plan.

Instead, it draws from more recent data and community input and addresses high priority updates to key Plan Elements including Land Use & Growth Management; Community Character & Vitality; Economic Development & Tourism; Transportation & Mobility; Housing; Public Utilities & Services; Parks, Recreation, Open Space & Trails; Natural Resources; Cultural Resources & the Arts; and Climate & Hazards. These Elements are all framed around three overarching guiding principles: Community Character, Resiliency, and Equity.

Document Organization

The following describes how this document is organized and defines terms that are used throughout.

- PLAN ELEMENTS: Organizational tools of planning areas by focus/discipline
- VISION: Our shared picture of what we want our community to be in the future
- GOALS: Markers that indicate where we are in relation to where we would like to be. Results that we want to achieve
- STRATEGIES: Methods for how we can achieve our goals and advance priorities
- ACTIONS: Specific tasks under related strategies



Vision

The City of Glenwood Springs desires to maintain its character and preserve its cultural and natural resources by implementing a proactive plan to achieve directed and balanced development, social and economic diversity, address its transportation needs, and continue advancing its climate goals.

- ### Goals
- Promote long-term, sustainable, and diverse economic development
 - Maintain Glenwood Springs as the regional tourism, retail, commercial, and governmental center of Garfield County
 - Preserve Glenwood’s character while maintaining livability and increasing the vibrancy and commercial success of the downtown area
 - Address transportation needs and provide multiple convenient travel choices
 - Direct development to locations and building forms that are cost effective to serve
 - Provide equitable and diverse housing for the entire community
 - Support social diversity
 - Preserve cultural resources
 - Preserve natural resources and protect against hazards
 - Advance climate and resiliency goals as a core community value

Figure 9: Plan Framework



Future Land Use

Throughout the technical planning and community engagement process, new ideas for the way land is used in Glenwood Springs have emerged. This Plan’s updated Future Land Use Map on page 41 represents the community’s vision for the use of land within the City’s Urban Growth Boundary, and its designations indicate the general character of desired uses.

Areas of Change

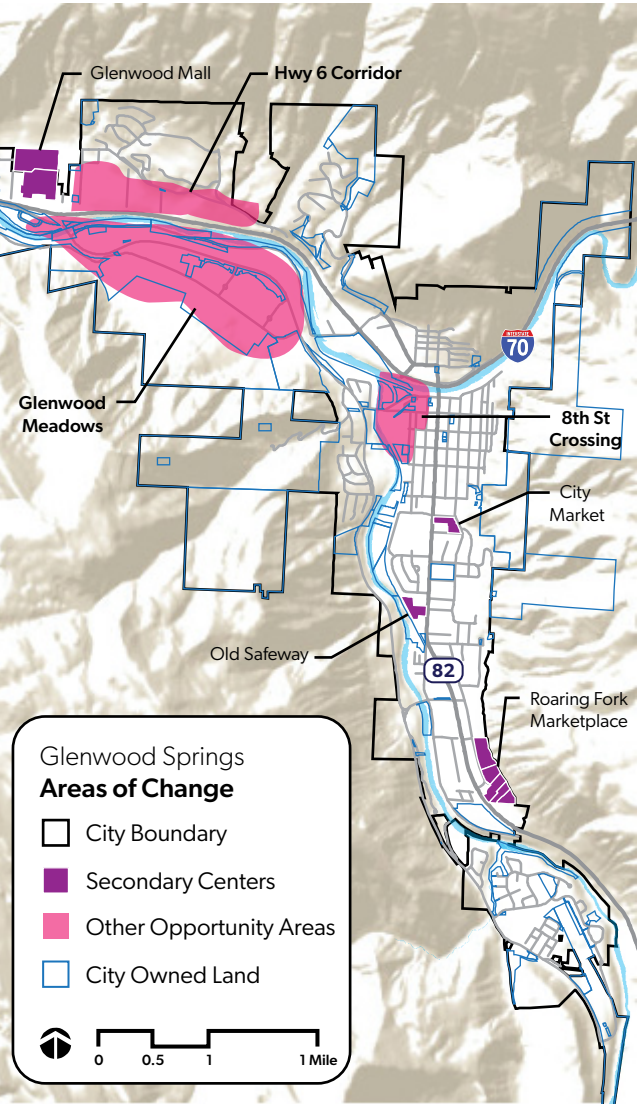
Identified Areas of Change are intended to accommodate future growth through infill and redevelopment, and are targeted for growth to address housing demand and provide a mix of uses that are compatible with existing character.

Secondary Centers

Secondary Centers, where mixed-use development is envisioned, have the potential to accommodate a significant amount of future growth. In several cases anchored by grocery stores, these areas offer surrounding neighborhoods convenient access to a variety of services, shops, and restaurants. Secondary Centers in Glenwood Springs include:

- Safeway Site (20th Street & Grand Avenue)
- City Market Site (14th Street and Grand Avenue)
- Roaring Fork Marketplace (3200 block of South Grand Avenue)
- West Glenwood Mall (51000 block of Highway 6)

Figure 11: Areas of Change



Other Opportunity Areas

Several other larger parcels dispersed throughout the community could accommodate more intensive development, and should include streetscape improvements and other amenities such as parks and civic spaces. These areas include:

- Glenwood Meadows
- Highway 6 Corridor
- 8th Street Crossing & Confluence Area
- City-owned land
- 1331 Blake Avenue

A Robust Engagement Process

The 2023 Glenwood Springs Comprehensive Plan Update is rooted in community input; the feedback received from people living, working, visiting, and leading this community is critical to the validity and success of the Plan. An important objective in this planning process was to hear the voices of community members that don’t typically engage in City-led initiatives. This includes residents who work in the evenings when open house meetings are typically held, families with young children who have after school activities, and our Spanish-speaking community members, among others. In addition to the more typical “open house” style meetings, the following strategies were employed to reach voices that are often less engaged in planning processes.

Pop-up Events and Displays

Rather than asking community members to go out of their way to come to a public meeting, City staff organized pop-up events and displays to meet people where they are, or meet them where they were already going. Events at the Rio Grande River Trail (behind the high school), Glenwood Springs Mall foyer, Walmart, and the Recreation Center’s Bazaar and Earth Day Celebration were hosted by City staff. Static displays were placed in the City Hall foyer, the High School foyer, the Community Center lobby, and the library. All pop-ups featured a take-home Workshop-in-a-box to solicit additional comments and drive traffic to the VisionGlenwood website. Additionally, branded flyers with QR codes were placed in windows of several Hispanic/Latino/a¹ serving businesses.

1. Local advocates have demonstrated a preference for the usage of Latino/a over Latinx/e; however, we understand that discourse related to these terms is ongoing. Language is complicated and we recognize that identities are not a monolith and are intersectional and complex. We commit to honoring however individuals identify and re-evaluating our approach as language continues to evolve.



Community Picnic at Sayre Park

Spanish Outreach

Thirty-five percent of the population of Glenwood Springs identifies as Hispanic and/or Latino/a. Throughout the planning process, all outreach and engagement materials were provided in English and in Spanish. All engagement events featured Spanish interpretation, and the project website could be viewed in Spanish. There were two events that were specifically tailored for Spanish-speaking community members. In April, a focus group was held to understand the issues, concerns, and desires of Hispanic/Latino/a residents. In August, a community picnic was held at Sayre Park, after the Spanish mass service at Saint Stephen Catholic Church. The event provided an opportunity for mono-lingual Spanish speakers to provide feedback in their native language.

Plan Implementation

This Plan’s Implementation Matrix is a tool to organize action steps that will help implement the strategies outlined in the Plan Elements chapter. This tool will be used by City staff and leadership as a guide to monitor how the plan program and decisions will occur over the life of the plan. Each action is assigned responsible parties to take leading roles, and an anticipated length of time for completion.



1.0: INTRODUCTION

1.1 | Document Organization

The following describes how this document is organized and defines terms that are used throughout.

- **PLAN ELEMENTS:** Organizational tool of planning areas by focus/discipline
- **VISION:** Our shared picture of what we want our community to be in the future.
- **GOALS:** Markers that indicate where we are in relation to where we would like to be. Results that we want to achieve.
- **STRATEGIES:** Methods for how we can achieve our goals and advance priorities
- **ACTIONS:** Specific tasks under related strategies

1.2 | The Planning Process

Comprehensive plans are established by state law for the general purpose of “guiding and accomplishing coordinated and harmonious development which, in accordance with present and future needs and resources, will best promote the general welfare of the inhabitants.”¹ Comprehensive plans apply to municipal boundaries as well as up to three miles in the surrounding area.

It is understood that when a comprehensive plan is followed by decision-makers to help guide growth, community goals will be more fully achieved. If future development is allowed to ignore the comprehensive plan, it is likely that the vision, as well as many goals and plan strategies, will not be achieved. The success of the comprehensive plan depends upon the commitment and the will of elected and appointed public officials, the development community, City staff, and residents to implement this Plan’s goals, strategies, and actions.

1. CO Rev Stat § 31-23-206 (2016)

1.3 | Purpose of a Comprehensive Plan

A Comprehensive Plan is an advisory document that guides the future evolution and changes in a community over the next 10-15 years. The Plan is a “road map” for fostering a desirable and sustainable place to live, work, and visit. It establishes goals and strategies for advancing key community priorities, including Land Use & Development; Community Character; Economic Development; Multimodal Transportation; Housing; Public Utilities & Services; Parks & Open Space; Natural Resources; Cultural Resources & the Arts; and Climate & Hazards. The Comprehensive Plan sets the stage for more detailed planning through master plans, capital planning, small area plans, and development regulations.

The Glenwood Springs Comprehensive Plan is a long-term Plan for the City’s future. The future land use designations and plan strategies are advisory in nature. The Plan does not grant property rights, nor restrict them. While the Comprehensive Plan is not legally binding, it provides guidance for zoning, budgeting, capital improvement decisions, and policymaking, and serves as a general guide for other long-range and subarea plans.

The Comprehensive Plan acts as a roadmap for Glenwood Springs’ future



1.4 | Relationship to Other Plans

The Comprehensive Plan establishes the vision for the community for the next 10-15 years and serves as the foundation for several documents that provide more detailed guidance for how Glenwood Springs will evolve in the future. The plans outlined in this section also provide guidance to other City departments and functions including transportation, parks and recreation, and utilities and services (water, police, fire), and various city facilities.

This 2023 Comprehensive Plan represents a technical update of the 2011 Plan and is not a complete rewrite of the 2011 Plan.

Instead, it draws from more recent data and community input and addresses high priority updates to key Plan Elements such as Land Use & Growth Management, Community Character, Economic Development & Tourism, Housing, and Transportation.

The current Comprehensive Plan is supported by several functional plans that guide Glenwood Springs:

- Public Art Plan (2021)
- MOVE Study (2021)
- 2020 Recreation for Rural Communities (2020)
- Area Wide Master Plan (2019)
- Regional Housing Study (2019)
- Economic Development Strategy (2018)
- Confluence Area Plan (2017)
- 6th Street Master Plan (2017)
- Parks and Recreation Master Plan (2016)
- Long Range Transportation Plan 2015-2035
- Citywide Historic Preservation Plan (2008)

Plans and studies are commonly updated, and the City should update existing plans where possible, before embarking on new planning efforts.

6th Street Master Plan (2017)



1.5 | Plan Amendment Process

The City will review the Comprehensive Plan every three to five years, but more frequent revisions may be necessary to reflect changes in community goals and needs. The Plan may be revised either through an administrative amendment process or through a formal plan amendment.

For administrative amendments, the Community Development Director has the authority to:

- Make minor additions or clarifications to the policy section
- Correct errors or grammar
- Allow the processing of a rezoning application request without a plan amendment when the existing zoning is inconsistent with the Comprehensive Plan, but the property is adjacent to a land use designation that would support the requested zone district.

A formal plan amendment is required when a requested change significantly alters land use or the Comprehensive Plan document. Amendments to the Comprehensive Plan will be approved by City Council with a recommendation by the Planning and Zoning Commission. An amendment may be submitted concurrently with a rezoning, subdivision, development permit, or other land use application. An amendment may be requested by a resident, property owner, City or County official, or City staff.

The City may amend the Comprehensive Plan if the proposed change is consistent with the vision, goals, and strategies of the Plan and one or more of the following:

- Subsequent events have invalidated the original premise and findings; and/or
- The character and/or condition of the area has changed such that the amendment is consistent with the plan; and/or
- Public and community facilities are adequate to serve the type and scope of land use proposed; and/or
- An inadequate supply of suitably designated land is available in the community to accommodate the proposed land use; and/or
- The community or area will derive benefits from the proposed amendment.

1.6 | Plan Interdependencies

The Plan represents a combination of public and technical inputs and professional judgment, that together define the goals and strategies needed to advance the community’s vision. The Plan provides guidance on many issues that confront the community and presents a strategy for the City to take shape in a sustainable manner.

Many of the issues identified in this Plan are interrelated, and therefore overlap with other important topics, usually in multiple ways. For example, a strategic decision to guide new growth inward and upward, rather than outward, beyond the city limits, may encourage activation and vitality but may also change the character of the community and neighborhoods where the new growth is located.

Regional context is also a factor that contributes to the complexity of issues in Glenwood Springs. Glenwood Springs is in a strategic position and serves many people who live and work in the region. Transportation, traffic congestion, commuting patterns, affordable housing, the location of jobs, and even the quality of air, water, and native habitat, are all impacted by land use decisions. What happens in one area affects another, despite local efforts to address any or all these issues.



1.7 | Community Engagement Process

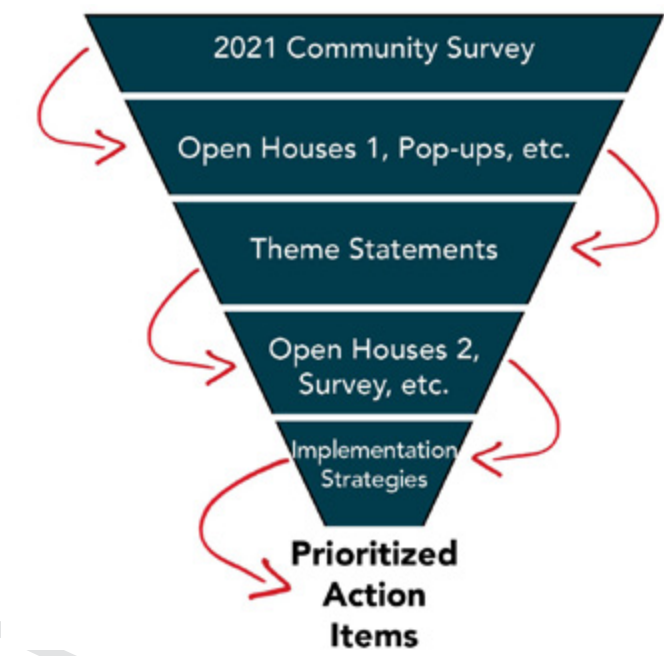
Overview

The 2023 Glenwood Springs Comprehensive Plan Update is rooted in community input; the feedback received from people living, working, visiting, and leading this community is critical to the validity and success of the Plan. Preceding the 2023 Update effort, the City of Glenwood Springs hired Magellan Strategies to conduct a community survey. The survey received 861 responses and the data was analyzed to understand resident feelings around quality of life, growth, economic vitality, transportation and mobility, housing, city services, and budget priorities. Out of these key issues, the consultant team identified themes requiring further refinement from the public. The 2023 Comprehensive Plan Update utilized these results as the starting place for the public outreach process. Building upon the 2021 Community Survey, the following summarizes the engagement and outreach process and the results of the 2023 Plan efforts (see Figure 1).

Project Steering Committee

The City of Glenwood Springs Planning Commissioners and individuals who represented various organizations and stakeholder groups were selected to serve on a Project Steering Committee (PSC). The primary roles of the PSC were to provide guidance throughout the planning process and bring a broad range of viewpoints and subject matter expertise into the process.

Figure 1: Community Engagement Process



Ten PSC meetings were held monthly, at which the project team presented findings on the following topics:

- Vision / Community Engagement Plan
- Population and Growth Trends
- Growth Strategies, Character Areas
- Mobility & Emergency Access
- Public Utilities, Services, Climate, Hazards, Natural Resources
- Recreation, Parks, Tourism, Future Land Use Map
- Draft Recommendations
- Implementation Actions Part 1
- Implementation Actions Part 2



Figure 2: Outreach Methods

Public Outreach Process & Summary

The Plan outreach process began in December of 2021. Outreach efforts were focused on the following strategies:

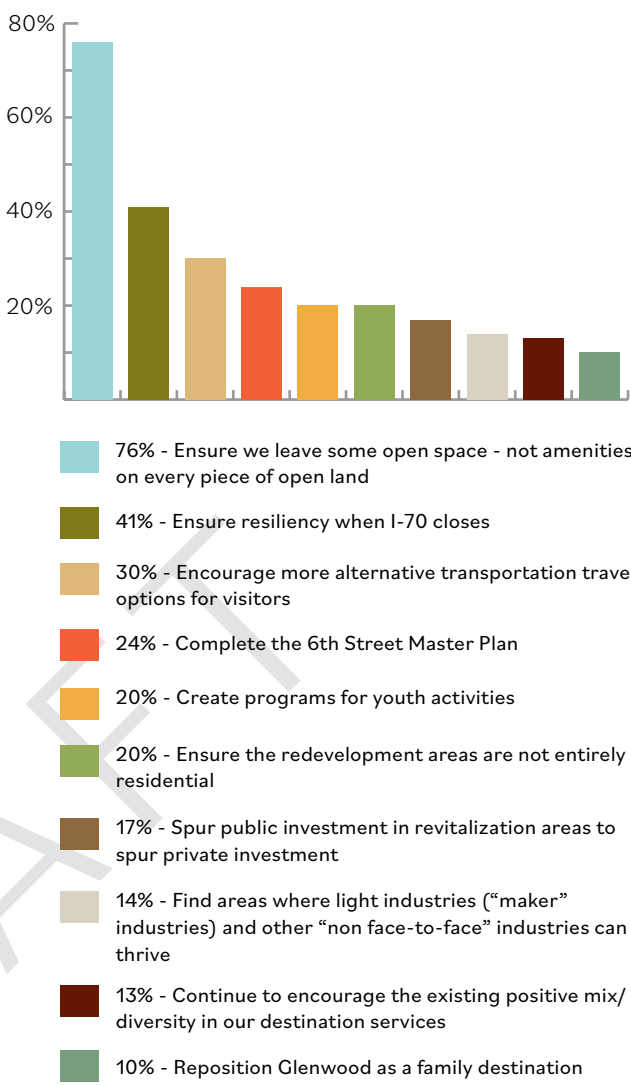
- Build upon the previous survey results
- Leverage the experts and resources of the City to bring valuable input to the plan
- Create a process that was both inclusive and understandable
- Focus on engaging a broad and diverse group of community members.

Based on the themes that emerged from the 2021 Community Survey, consideration of the Update was initially broken into the following categories:

- Growth
- Housing
- Tourism + Economic Development
- Climate + Hazards
- Mobility

Over the course of the eleven month outreach process, thousands of data points were recorded and analyzed for the Plan Update. These data points included online ‘jamboard’ comments; voting packets; post-it note comments at open houses, pop-ups and other events; comments from focus groups; dot-voting; survey responses; and website map and forum comments.

Figure 3: Top Themes from Community Engagement



Input channels included three rounds of open houses (one virtual and two in-person - each with two sessions), a Spanish-language focused community picnic, an online forum, an online survey, subject matter expert focus groups, Steering Committee meetings, target-area pop-ups, displays, and municipal presentations. In addition, the Comprehensive Plan has had a constant presence at the project website, www.VisionGlenwood.com, where events were advertised, and news and information were continually posted. Each public meeting and input opportunity was advertised in Spanish with interpretation available at meetings and events.

Figure 4: Community Engagement Plan

DATE(S)	#	EVENT / TASK	TOPIC(S)	TARGET AUDIENCES
Jul 7, 2021 - Jul 21, 2021	1	2021 Community Survey (completed prior to the Comprehensive Plan Update)	Quality of life, Growth, Economic Vitality, Mobility, Housing, City Services, and Budget Priorities	Glenwood Springs Residents
Dec 13, 2021	1	Steering Committee Meeting #1	Visioning Workshop/Community Engagement Plan	Project Steering Committee, Residents
Feb 8, 2022	1	Steering Committee Meeting #2	Population & Growth Trends	Project Steering Committee, Residents
Feb 9, 2022	2	Open House #1 (Virtual)	Expanding on theme statements prioritized in the Community Survey	Glenwood Springs Residents
Mar 8, 2022	1	Steering Committee Meeting #3	Growth Strategies, Character Areas	Project Steering Committee, Residents
Mar 11 - Apr 16, 2022	9	Outreach Pop-up Events/Displays	Glenwood High School, Community Center, City Market, City Hall, River Trail, Walmart, Ross, Bazaar Event, Earth Day Celebration	Glenwood Springs Residents who normally do not attend public meetings
Mar 14 - Apr 1, 2022	8	Focus Group Meetings	Climate Action/Resiliency, Recreation/Tourism, Mobility, Land Use/Growth, Housing/Economy, Sustainable Infrastructure, Historic Preservation	Subject matter experts, community organizations
Apr 12, 2022	1	Steering Committee Meeting #4	Mobility, Emergency Access	Project Steering Committee, Residents
Apr 20, 2022	1	Hispanic/Latino/a Focus Group	Challenges faced by Hispanic/Latino/a community members	Hispanic/Latino/a community members/organizers
Apr 20, 2022	2	Open House #2 (in-person)	Prioritizing theme statements from Open House 1, voting on potential development typologies in Areas of Change	Glenwood Springs Residents
May 20, 2022	1	Steering Committee Meeting #5	Public Utilities, Services, Climate, Hazards, Natural Resources	Project Steering Committee, Residents
Jun 14, 2022	1	Steering Committee Meeting #6	Recreation, Parks, Tourism, Future Land Use Map	Project Steering Committee, Residents
Aug 9, 2022	1	Steering Committee Meeting #7	Draft Recommendations	Project Steering Committee, Residents
Aug 21, 2022	1	Community Picnic	Prioritization of Implementation Actions	Hispanic/Latino/a community members
Aug 25, 2022	2	Open House #3 (in-person)	Prioritization of Implementation Actions	Glenwood Springs Residents
Aug 30 - Sept 6	1	Focused Online Survey	Extended the Open House 3 Prioritization activity	Residents who couldn't attend Open House 3
Sept 13, 2022	1	Steering Committee Meeting #8	Implementation Actions Part 1	Project Steering Committee, Residents
Oct 11, 2022	1	Steering Committee Meeting #9	Implementation Actions Part 2	Project Steering Committee, Residents
Nov 15, 2022	1	Steering Committee Meeting #10	Draft Plan Review	Project Steering Committee

Open Houses

Three open houses were conducted over the course of the engagement process. The objective of the open houses was to ensure broad community involvement and support for the ultimate adoption of the Comprehensive Plan by understanding the concerns and subsequent priorities of stakeholders of Glenwood Springs. The desired outcomes of the open houses were to:

- Inform the attendees about the Comprehensive Plan so they know what it is, why it is important to them, and how they can expect it to affect them
- Gather input regarding their assessment of the 2011 Comprehensive Plan - what worked and what did not
- Collect feedback on the City’s updated vision statement
- Prioritize theme statements related to specific topic areas and then further prioritize implementation strategies arising from these themes

The first open house in February 2022 was conducted virtually due to the evolving COVID-19 pandemic. Two sessions were organized, one at lunch time and one in the evening, to maximize participation. Each session was divided into small groups of roughly 10 participants and asked to discuss five topics: Growth, Housing, Tourism & Economic Development, Climate & Hazards, and Mobility. Utilizing the online interactive software Google Jamboards, guests were able to post virtual sticky-notes with comments on the boards under each topic, and on a map of Glenwood Springs. Additionally, a facilitated virtual forum was hosted on the VisionGlenwood website corresponding with the two virtual sessions.

Open House #2 was held in person at the Glenwood Springs Community Center in April 2022. It also featured two sessions to accommodate participants. This event featured boards with charts (see Figure 3 on page 17) featuring the most commonly heard



Open House #2, April 2022

themes that had arisen from previous input, and expanded the previously mentioned five categories to include a sixth category, Recreation & Open Space. Participants engaged in the series of stations at their own pace and were given the opportunity to provide feedback in the form of post-it note comments on boards and prioritize theme statements in voting packets.

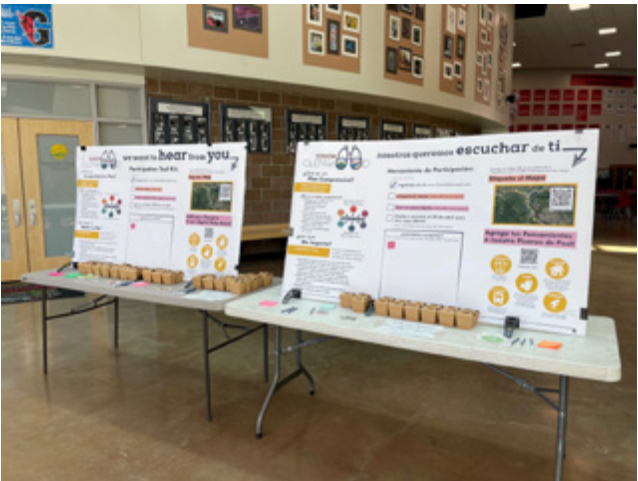
The third and final open house was held in person at Glenwood Springs’ City Hall in August 2022. Again, two session times were offered, and a number of large boards provided visual content for consideration. At these events, the draft Future Land Use Map (FLUM) was introduced, and participants were asked to prioritize implementation strategies derived from the previously identified themes. Participants were also invited to comment on the draft vision statement and goals. Planning Elements continued to evolve and included the original five: Land Use & Growth Management, Housing, Economic Development & Tourism, Climate & Resiliency, Mobility, the previously added Recreation & Open Space, plus the additional considerations of Community Character as an extension of growth, Cultural Resources and the Arts, Natural Resources, and Public Utilities & Services.

Pop-Up Events and Displays

In the months between the first and second open houses, a series of “pop-up” events took place. Events at the Rio Grande River Trail (behind the High School), Glenwood Springs Mall foyer, Walmart, and the Recreation Center’s Bazaar and Earth Day Celebration were hosted by City staff, while static displays were placed in the City Hall foyer, high school foyer, the Community Center lobby, and the library. All pop-ups featured a take-home “workshop-in-a-box” to solicit additional comments on the five primary Planning Elements and drive traffic to the VisionGlenwood website. Additionally, branded flyers with QR codes were placed in windows of several Hispanic/Latino/a serving businesses.

Subject Matter Expert Focus Groups

Ten focus group meetings were conducted with groups of local subject matter experts ranging from 6-12 attendees. These meetings centered on the key Planning Elements of land use/development code/ growth, historic preservation, mobility/transportation, housing/jobs/economics, tourism, climate action/ resiliency/hazard mitigation, sustainable infrastructure, community amenities/parks/open space, and health/ wellness/food equity. Attendees were asked about the goals of their organization, their vision for Glenwood Springs, their biggest challenges, and what current solutions or programs they were working on to address these challenges. Participants were also asked about measures of success and what a successful Comprehensive Plan would look like for them. The takeaways from the focus groups informed the Comprehensive Plan’s strategies implementation actions, which were further prioritized by the public at the third open house.



Pop-up Display



“Workshop in a box”

Community Picnic

Thirty-five percent of the population of Glenwood Springs identifies as Hispanic and/or Latino/a, according to the 2020 redistricting data from the decennial Census. A community picnic was held in Sayre Park, after Saint Stephen Catholic Church’s Spanish-language mass service. The event was designed to reach Hispanic and Latino/a community members and to specifically provide an engagement opportunity for monolingual Spanish speakers to provide feedback in their native language. Spanish-language boards corresponded directly to the materials presented at the third open house in English and solicited similar feedback. The event was catered by a locally-owned business, and an announcement was made at mass service inviting churchgoers to enjoy lunch at the park and give their input.

Community Picnic, August 2022



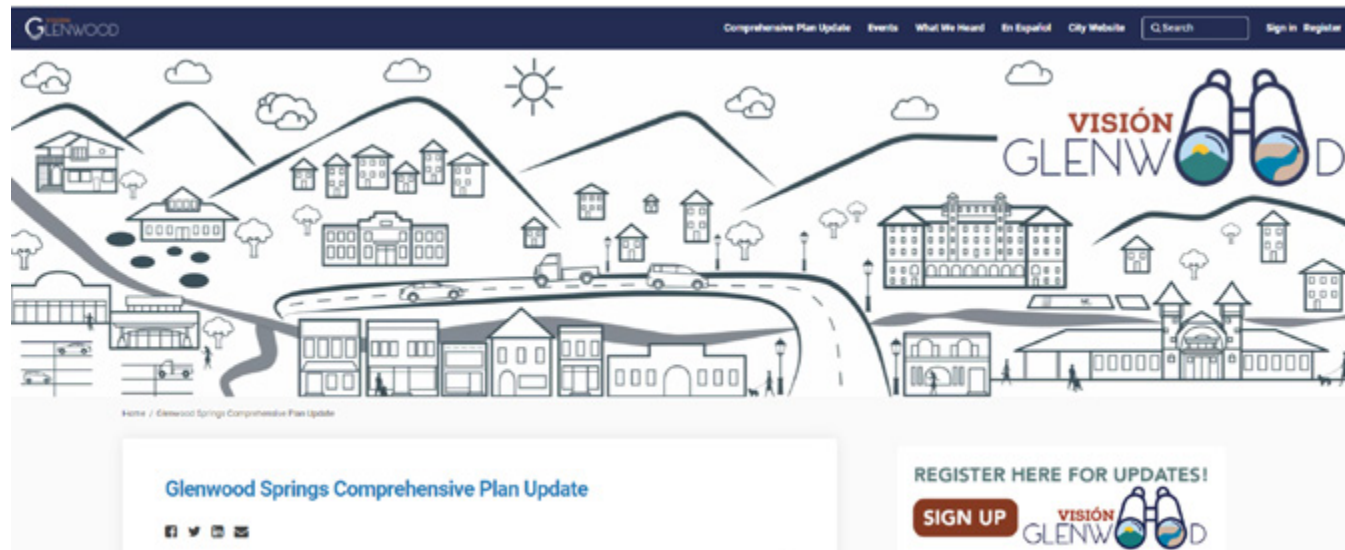


Figure 5: Vision Glenwood Website

Focused Online Survey

As an extension of the prioritization exercise at the third open house, an online survey was offered in English and Spanish. This survey followed the basic format of the third open house and Latino/a community picnic, allowing contributors that could not attend the in-person events to participate in the prioritization of implementation strategies.

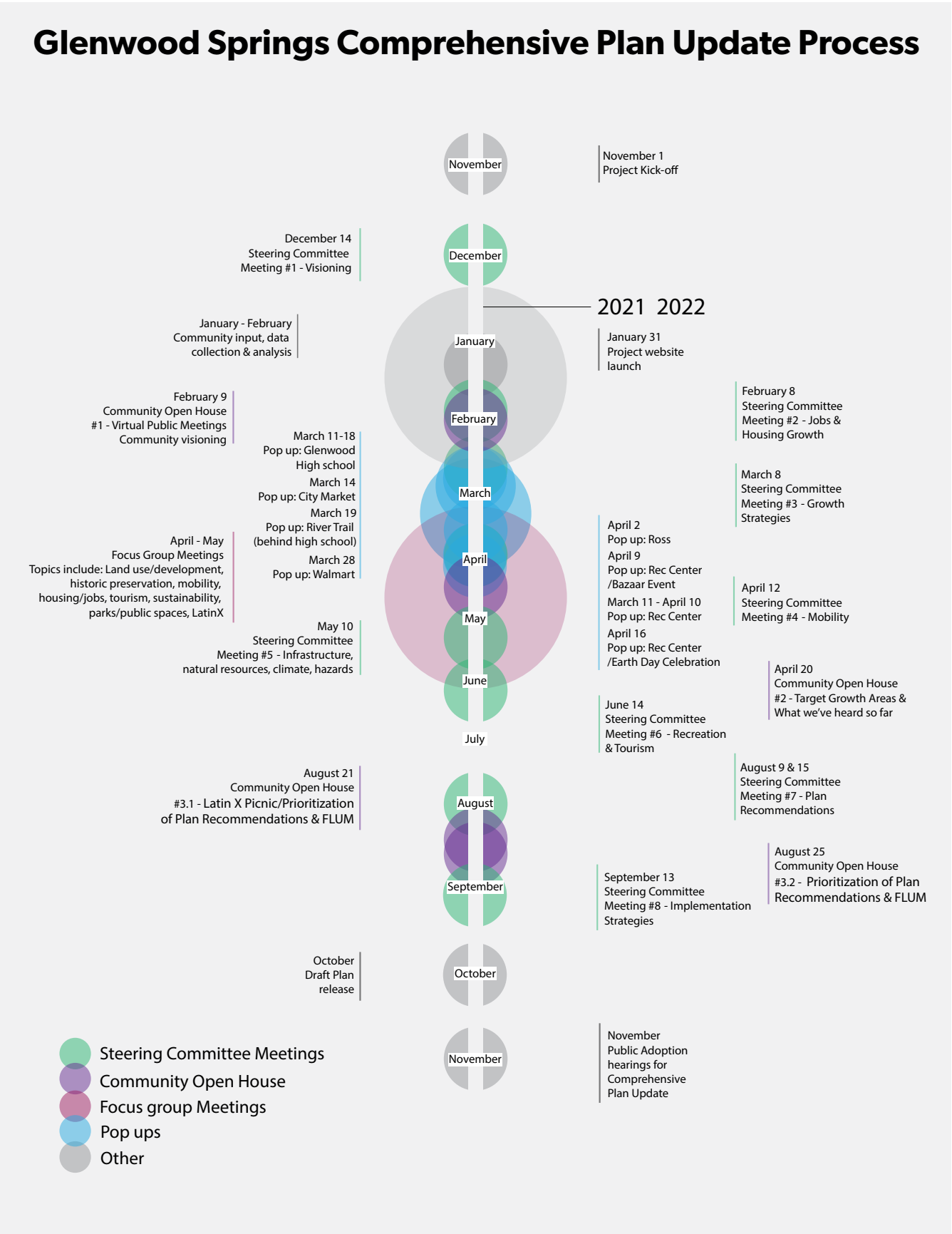
Throughout the engagement process, the community's desire to take care of current Glenwood residents was pronounced. Topics that rose to the top included:

- develop additional sub-area plans for key redevelopment sites,
- balance future growth with available water resources,
- provide incentives and subsidies to attract new workforce and affordable housing for local employees,
- improve public transit access and infrastructure citywide with an emphasis on West and South Glenwood,
- maintain the level of service for emergency personnel and hazard event services,
- ensure funding for community amenities such as parks, urban trails, and open space acquisitions, and educate the public on the importance of protecting the natural setting and wildland-urban interface areas, and
- implement a citywide historic preservation plan.

Conclusions

The Glenwood Springs Comprehensive Plan Update received an outpouring of input and support from an active, engaged, and diverse community. Because of the quality and amount of input received, this Plan is able to capture and represent the identity and future vision of Glenwood Springs in the goals, strategies, and actions herein. Special thanks to all those who participated in the engagement process. Please refer to the Appendix to see a detailed summary of data gathered during this process. For additional information, visit the VisionGlenwood.com website.

Figure 6: Comprehensive Plan Engagement Schedule





2.0: COMMUNITY CONTEXT

2.1 | Overview

Glenwood Springs, Colorado is a beautiful small city nestled between the Roaring Fork and Colorado Rivers on the western slope of the Rocky Mountains. While the population is small, at just 9,962 residents, it is quite diverse, with more than 30% identifying as Hispanic or Latino/a. Glenwood Springs is situated in an attractive geographic position, as it has potential for future growth, but is physically curtailed by the steep terrain of the surrounding mountains and rivers. Glenwood Springs continues to work to balance its need for growth, maintaining affordable home prices, and protecting the natural environment of the area. Currently, the average median value of a home is \$454,158¹, while the median household income is \$81,460². In 2020, Glenwood Springs had a poverty rate of 8% with 12.3% of residents of Hispanic or Latino/a origin living below poverty level.

As of 2022, about 73% of Glenwood Springs' total employment was concentrated in five sectors consisting of retail trade, healthcare and social assistance, accommodation and food services, public administration, and food and beverage services. The top industry in Glenwood Springs is retail trade at 18.8%, not unlike many mountain communities. The local workforce is concentrated in service and retail, healthcare, and government. This paints the picture of a tourist and regional commercial hub for Garfield County and the Roaring Fork Valley.

Glenwood Springs has a strong base of locally owned, small businesses. Approximately 85% of the businesses in Glenwood Springs employ fewer than 10 workers and nearly 98% employ fewer than 100 workers. This highlights a natural economic propensity towards small businesses and small-scale economic development. During the height of the COVID-19 pandemic, Garfield County reached a 12% unemployment rate in Spring of 2020. As of August 2022, the unemployment rate has dropped to 2.8%, which is close to pre-pandemic levels.

1. Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

2. Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

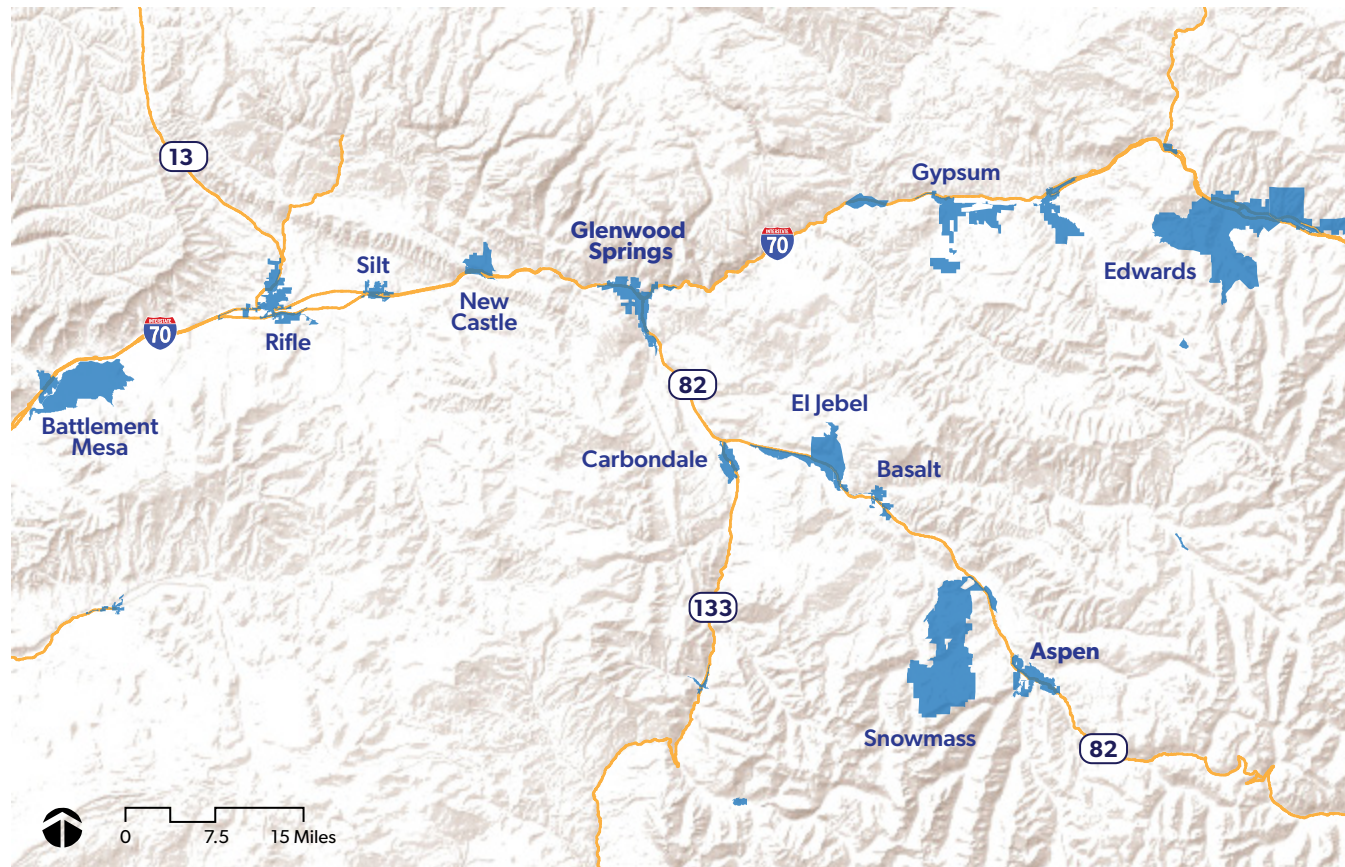


Figure 7: Glenwood Springs Regional Context

Glenwood Springs is different today than it was 20 years ago. Since the early 2000's, growth has delivered new jobs, housing, community facilities, amenities, and services. Critical infrastructure such as roads and water delivery systems have improved. Growth has also brought traffic congestion, higher taxes, and increased use/overuse of community amenities such as parks, trails, and open spaces. The challenge for Glenwood Springs is to ensure that positive changes that result from growth outweigh negative impacts.

Surveys conducted and public input received with this Plan Update indicate that most people, overall, feel that Glenwood Springs has moved in a positive direction, and community members are proud to call Glenwood Springs their home. Plan participants also acknowledged that strong leadership is needed to fulfill the Plan's vision and goals as the community continues to evolve.

2.2 | Current Challenges

Like most mountain communities, Glenwood Springs is experiencing significant growth pressures, traffic congestion, a deficit of attainable and affordable housing, and climate impacts such as wildfires and mudslides. The following section identifies how decision makers, City staff and residents should address and consider these challenges when implementing future policies.

Growth Management

Discussions among community members on how Glenwood Springs should grow and what future growth looks like will continue to be a high priority. Consistent with regional growth policies, Glenwood Springs has provided infrastructure and services to developments, and entered into pre-annexation agreements that are still in place today. The Urban Growth Boundary and Three-Mile Area are jointly recognized by the City and Garfield County, and both entities continue to work together as part of the regional planning process. However, not all community members' views align when it comes to the type and location of development in Glenwood Springs. Decision makers and City staff will need to balance the preservation of community character with growth pressures moving forward. In responding to growth pressures, the City will strive for sustainable development including environmental, fiscal and social sustainability.

Community Character & Vitality

As population growth continues and new infill commercial and residential development pressures increase, Glenwood Springs will need to develop more comprehensive and inclusive methods to evaluate development proposals. This can be done through design review and other means to protect the essential community character and qualities that make Glenwood Springs such a desirable place to live. Planning for an urban form that reflects the community's values, and protecting existing historic and cultural resources and established residential neighborhoods, are high priorities.

As growth continues, there will be an increasing need to maintain and enhance community vitality and seek opportunities to balance infill and redevelopment - growing inward and upward rather than outward - with the creation of active and vibrant places in the community.

Historic Home





Sustainable Development

Sustainable development refers to how built and non-built environments are designed within the context of human and natural ecological systems, fiscal actions, and social responsibility. All new development should strongly consider environmental, cultural, social and equitable sustainability as core guiding principles.

Environmental sustainability acknowledges the inter-relationship of natural ecosystems and resources. It is understood that humans have an impact on natural systems, and are therefore obligated to reduce unnecessary waste, address pollution, and reduce energy usage to protect the quality of water, air, and soils. Environmental sustainability also refers to the need to protect sensitive river corridors and mountain landscapes, and preserve important ecosystems and habitats.

Fiscal sustainability is living within one's means—as an individual or a community. This means avoiding growth patterns that cost more to serve than the tax revenues they produce. Outward, “greenfield” growth requires the expansion of infrastructure and services, whereas inward growth (infill and redevelopment) takes advantage of existing services and infrastructure, usually in a more fiscally efficient manner.

Sustainability

A recognized definition of ‘sustainability’ is the ability to meet present needs without compromising the ability of future generations to meet their needs. This means utilizing resources in a way that ensures they are available for future generations.

Social sustainability is taking care of the community in a way that ensures that all people have access to proper shelter, food, education, and a healthy lifestyle. It also means that the benefits that result from growth and development are equitably distributed, and diverse cultures and traditions are celebrated. The physical design of the community can impact its ability to be socially sustainable.

Equitable sustainability centers on ensuring equity among all communities, including disenfranchised and underrepresented communities. Equity is elevated as a core value to ensure a community's vibrancy, as well as individual health and well-being.

Traffic & Congestion on Grand Avenue

State Highway 82 (CO 82) is the Roaring Fork Valley's sole regional commuter corridor. It is also Glenwood Springs' historic Downtown main street (Grand Avenue), and accommodates an average of 25,000 to 29,000 cars and trucks daily.

Traffic on Grand Avenue in Glenwood Springs continues to be a core transportation issue for the community, impacting multimodal mobility around town, growth strategies, quality of life, and emergency evacuation preparedness. Between 2010 and 2021, traffic on CO 82 in South Glenwood Springs grew by 23% (an average of 1.9% annually)¹. Analysis of mobile device origin-destination data in vehicles traveling on the Grand Avenue Bridge in the peak periods show that about 45% - 60% of traffic in the morning peak southbound and 40% in the afternoon peak northbound is pass-through traffic, mostly from trips between western Garfield County and Carbondale², Basalt, Snowmass, and Aspen.³

Glenwood is also a commuting destination. There are almost twice as many jobs as workers⁴, and more than 75% of workers commute into Glenwood, mostly from Rifle and New Castle⁵, and the majority by driving.⁶

1. CDOT continuous counter on CO 82 at MM 2.194 (s/o Blake Avenue)

2. Carbondale region from Carbondale Town limits to Buffalo Valley

3. Based on cell phone data analyzed by Fehr & Peers and collected from January to December 2021 by from StreetLight Data on CO 82. An origin-destination with middle filter analysis to analyze origins and destinations of traffic on CO 82 at both the Grand Avenue Bridge and just north of the Red Canyon Road intersection.

4. U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program.

5. U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, Job Counts by Home Places, 2019

6. U.S. Census Bureau, American Community Survey 5-year Average, 2015-2019, Means of Transportation to Work by Work Place Geography, Glenwood Springs.



Traffic on Grand Avenue

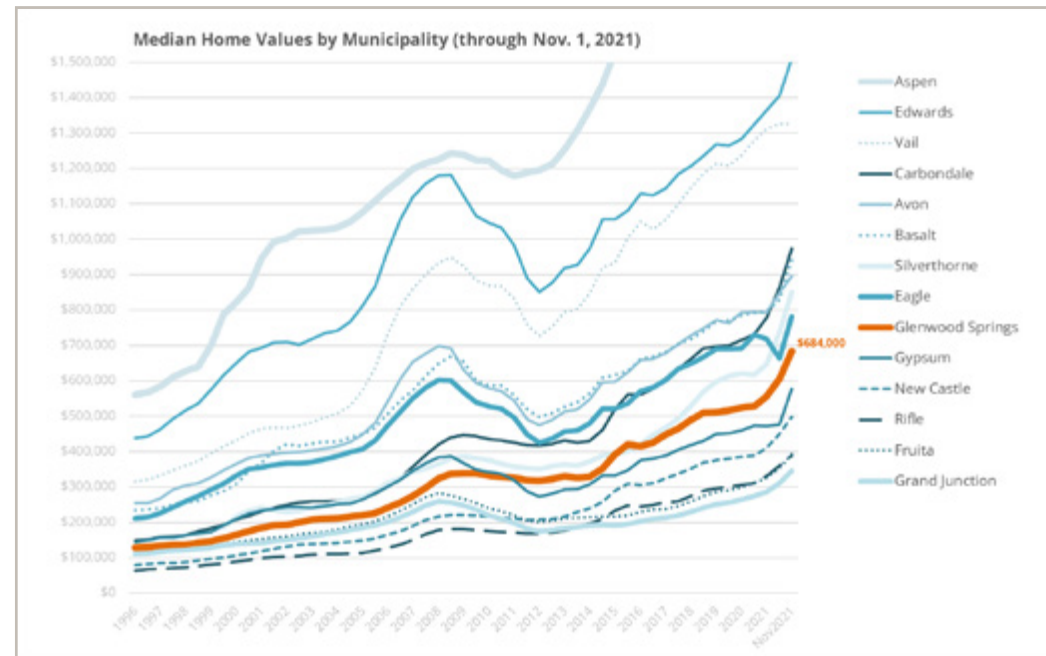
Additionally, nearly 60% of employed residents who live in Glenwood commute out of the City, mostly up-valley.⁷ This dynamic creates a condition of heavy southbound traffic congestion on CO 82 in the morning (from people commuting into, out of, and through Glenwood Springs), and heavy northbound congestion in the afternoon for the same reason.

Due to geographic constraints, there is little room to provide alternative relief valves for traffic on CO 82. The Long Range Transportation Plan includes six bridge projects to increase network connectivity that are still planned, but more recent efforts have focused on ways to move more people by other modes. The MOVE Grand Avenue project (completed in 2021) explored ways to extend the VelociRFTA Bus Rapid Transit (BRT) service to downtown and West Glenwood to intercept more inbound, outbound, and through commuters by bus. The city is also investing in a Transportation Demand Management (TDM) program to facilitate more of its nearly 10,000 employees⁸ to use more sustainable commuting options, and most projects in the Long Range Transportation Plan are aimed at improving the City's pedestrian and bicycle network.

7. U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, Job Counts by Places, Where Workers (living in Glenwood Springs) are Employed 2019.

8. U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, Inflow/Outflow Job Counts, 2019

Figure 8: Median Home Values by Municipality



Housing Affordability

Identified as the most critical issue facing the Glenwood Springs region, housing affordability has become an even more urgent crisis in recent years. From April 2020 to June 2022 alone, the average (mean) list price for a home in Garfield County has nearly doubled, from \$777,000 to just over \$1.3 million. One of the most challenging impacts of this rapid housing inflation for Glenwood Springs has been an increasing difficulty in hiring and retaining workers who can afford to live within commuting range of town. In addition, between 2009 and 2019, the number of people needing to commute into Glenwood Springs from outside the city limits to fill healthcare and education jobs (a staple of local middle-income employment), has increased by 47 percent.

It has been widely accepted for at least the past decade that housing affordability is a regional problem in need of regional solutions. To date, the City has joined the newly formed West West Mountain Regional Housing Coalition, which aims to address housing regionally. Working together across jurisdictions towards a common goal of increasing affordable housing supply (including workforce housing affordable to households earning near the median income), is more important now than ever, and the City should continue fostering these partnerships.

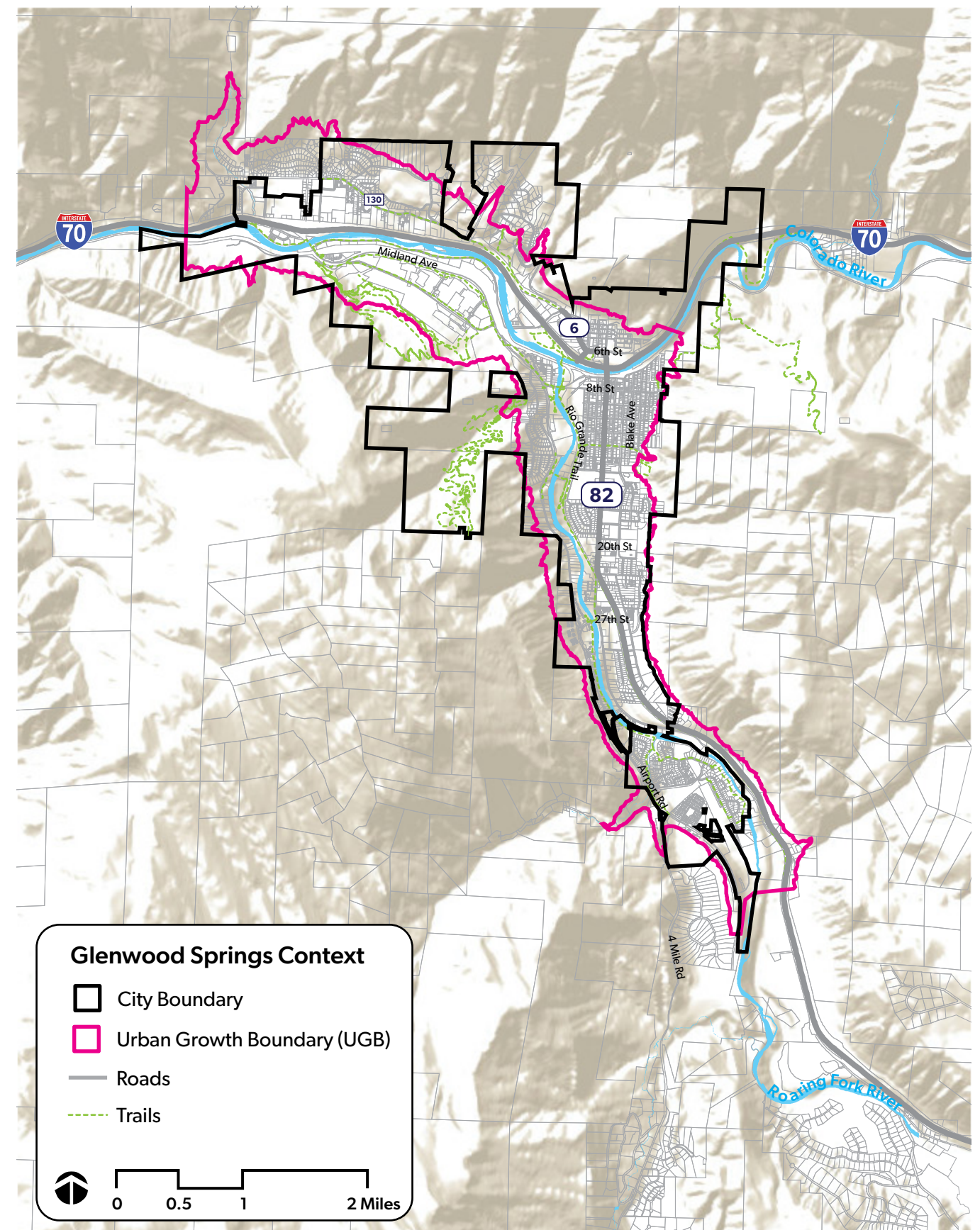
Regional Commercial Center

Over the previous decades, communities such as Rifle have increased in population and have attracted major retailers as well as other businesses. The potential new growth in other communities down river from Glenwood Springs suggests that the western portion of Garfield County will continue to attract both retail and residential development. As growth trends continue to shift in the region, Glenwood Springs will remain a significant regional commercial hub and economic asset in the Roaring Fork Valley. Decision makers and the community should acknowledge and support this important role.

Climate, Resiliency, Hazards, & Emergency Evacuation Response Systems

Climate and resiliency planning is of critical importance. Climate impacts on Glenwood Springs and communities in the Roaring Fork Valley will continue to have a direct impact on the environment, economy, infrastructure and water supply, urban wildlife, forest health, and hazards such as wildfire, soil erosion, and flooding. The City of Glenwood Springs is at the forefront of climate change with 10 wildfires in the past 20 years. Wildfires, debris flows and flash flooding are specific examples of natural disasters with profound impacts to community. Such events present a threat to public safety, quality of life and the economy.

Figure 9: 2011 Glenwood Springs Context Map





3.0: VISION & GOALS

The Plan recognizes the community's desire to direct growth and development to key growth areas, and to maintain its character and vitality. Due to physical constraints, Glenwood Springs' ability to grow is limited, which places a higher emphasis on infill and redevelopment (growing in and up, instead of out). This type of development can be accomplished by creating compact, mixed-use urban centers within the community, developing vacant parcels, and growing outward only where services and infrastructure already exist or where they can be provided in a cost-effective manner.

The community indicated through the engagement process that the Vision Statement from the 2011 Plan still resonated in 2022. The only update that was made was to include advancing the City's climate goals. Similarly, all of the goals from the 2011 Plan were carried forward into this Update, with the addition of one goal focused on climate and resiliency, which was elevated by community members in 2022.

3.1 | Vision

The following Vision Statement represents our shared picture of what we want our community to be in the future.

Vision

The City of Glenwood Springs desires to maintain its character and preserve its cultural and natural resources by implementing a proactive plan to achieve directed and balanced development, social and economic diversity, address its transportation needs, and continue advancing its climate goals.



3.2 | Goals

The following statements represent the goals that push forward the aspirational elements of the Plan.

- Promote long-term, sustainable, and diverse economic development
- Maintain Glenwood Springs as the regional tourism, retail, commercial, and governmental center of Garfield County
- Preserve Glenwood’s character while maintaining livability and increasing the vibrancy and commercial success of the Downtown
- Address transportation needs and provide multiple convenient travel choices
- Direct development to locations and building forms that are cost-effective to serve
- Provide equitable and diverse housing for the entire community
- Support social diversity
- Preserve cultural resources
- Preserve natural resources and protect against hazards
- Advance climate and resiliency goals as a core community value

These goals will be achieved through a variety of strategies and actionable measures summarized in Chapter 5.0.



Photo Credit: Kristina Blokhin

4.0: PLAN FRAMEWORK

The Comprehensive Plan is framed around three overarching themes: Community Character, Resiliency, and Equity. There are then 11 Planning Elements that further describe the overarching themes (see Figure 10 on page 38). Each Element includes a background discussion of critical issues that Glenwood Springs faces. These issues were developed based on a review of existing conditions and input from the community. They are intended to inform the strategies and actions for each Plan Element. Strategies are described within each Plan Element Chapter. The actions to achieve each strategy are listed in the Plan Implementation Chapter (5.0).



Figure 10: Plan Framework

Community Character

Intent – Community character includes a diverse range of architecture and building styles that create a unique sense of place in Glenwood Springs.

The community’s character provides attractive environments for pedestrians and bicyclists, and celebrates the abundant open spaces and parks around Glenwood Springs. A key goal of this Plan is to maintain and enhance this character and vitality to reflect the diverse and inclusive nature of the community.



Equity, Health and Well-being

Intent – The City of Glenwood Springs is committed to promoting an equitable community, which is healthy, and considers the well-being of both residents and visitors.

Glenwood Springs is becoming increasingly more diverse. As the population shifts, the diversity of a community is more than just its ethnic or racial makeup. Glenwood Springs’ diversity is grounded in its breadth of residents’ ages, range of housing types and building styles, and rich history of the community. Glenwood Springs celebrates its diversity and encourages the participation of individuals of varying backgrounds in civic groups and leadership roles.

The City also recognizes our storied history. In each Planning Element, Glenwood Springs aims to thoughtfully consider, navigate, and work to overcome the continuing impacts of the systematic disenfranchisement of traditionally excluded populations. These populations include economically disadvantaged peoples, individuals with disabilities, people of color, indigenous peoples, members of the LGBTQIA+ community, and other marginalized communities.

The Comprehensive Plan provides the foundation for the community’s ongoing efforts to promote diversity, and draw from this diversity to further strengthen Glenwood Springs.

Resiliency

Intent – The City of Glenwood Springs is committed to pursuing strategies to ensure the community is resilient in response to social, economic, and environmental events and impacts.

Communities nationwide recognize that future planning must be viewed through the lens of resiliency, to strengthen their ability to adapt to economic, social, and environmental adversity. Resiliency is a fundamental priority to address environmental sustainability, hazard mitigation, and awareness. While resiliency strategies in Glenwood Springs address environmental hazards such as flooding or wildfires, resiliency is also a holistic view of planning, preparedness, and capacity building for long-term stability. A high priority for the City of Glenwood Springs is to update the 2008 Climate Action Plan to provide detailed recommendations and strategies tied to resiliency and equity, and to build upon the goals and strategies articulated in this Plan. The Climate Action Plan should also focus on energy efficiency and renewable energy, waste reduction and diversion, mobility, green and healthy buildings, and respond to the impacts of climate change on human habits and development patterns. This will require additional policy changes and investment in water conservation best practices and resource management.



4.1 | Land Use & Growth Management

Background

Residents of Glenwood Springs desire the development of compact, walkable, sustainable neighborhoods and districts that feature unique character traits that distinguish Glenwood Springs from other communities in the region. This Plan actively promotes infill development to create thoughtful designs and redesigns of existing and new public and private structures around the community. This infill development is directed to Downtown and identified “Secondary Centers”, which are located near existing neighborhoods and commercial areas. These growth areas are intended to enhance the experience of people living, working, and visiting Glenwood Springs, while preserving the diverse nature of the community. This Plan is promotes developments and redevelopments that honor the shared cultural influences that make Glenwood Springs to stand apart from other communities in the region and beyond.

Land Use & Growth Management are further described in the Future Land Use Map (FLUM).

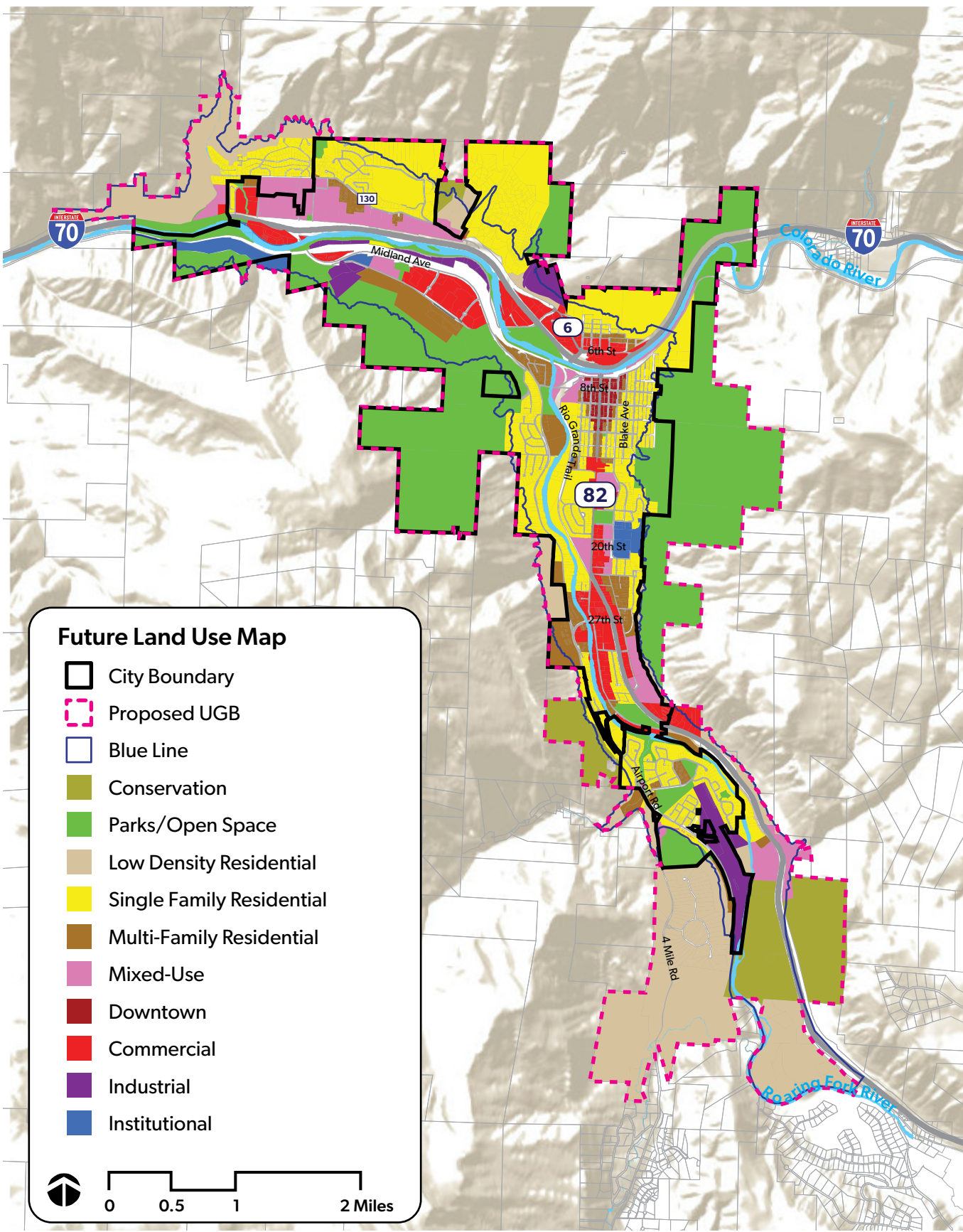
Future Land Use Map

The Future Land Use Map (FLUM) is an expression of how the goals, strategies, and actions outlined in the Comprehensive Plan manifest in land use. The 2023 Comprehensive Plan planning area includes the city boundaries and portions of unincorporated Garfield County which lies within the city’s Urban Growth Boundary (see Figure 11).

The FLUM also focuses on the Areas of Change, with emphasis on select areas where the city anticipates future growth.

The FLUM designations indicate the general character of desired land uses and are therefore somewhat flexible. These uses can often be achieved through more than one zoning designation, giving a rezoning applicant several choices. The FLUM land use designations often follow topography, floodplains, and other physical conditions, and they do not necessarily follow property lines. When there are multiple land uses designated on a property, those designations can be used to encourage certain development patterns within a parcel.

Figure 11: Glenwood Springs Future Land Use Map



FLUM Designations

Conservation

The Conservation land use designation is applied to properties with an established conservation easement restricting the property to a very limited amount of development.

Parks / Open Space

This land use designation identifies approximate locations for parks as well as for public open space. This designation is intended to include permanent open space, but also allows for limited development such as golf courses and recreation / public facilities.

Low Density Residential

Low Density Residential is a designation for land that is outside of the city limits but within the urban growth area. This designation consists of single-family residential development that is intended to maintain a rural character. Appropriate development densities will be determined by, among other things, current land uses, topographic constraints, existing and future utility connections, and existing road networks.

Single-family Residential

The Single-family Residential land use consists primarily of single-family detached homes and duplexes on a variety of lot sizes. Home occupations may be permitted with additional review. Institutional uses such as churches, schools, parks, and trails are also allowed.

Multi-family Residential

The Multi-family Residential land use designation accommodates multi-family structures of 3 units or greater, and may include home occupation and assisted living facilities as per the City’s Zoning code.

Mixed-Use

The Mixed-Use land use designation allows for a variety of uses including commercial, retail, office, restaurant, entertainment, and multi-family housing co-existing through design either in a horizontal or vertical fashion.

Downtown

This designation is intended to reflect the character of the historic Downtown while allowing additional uses that will strengthen and expand the core of the community including retail, offices, restaurants, residences, lodging, and civic uses. Pedestrian friendly design and a mix of uses are envisioned.

Commercial

This land use designation provides a wide range of general retail goods and services for both regional and local markets, in both attached and freestanding structures. Retail uses outside of Downtown that would compete directly with Downtown retail are discouraged.

Industrial

This designation accommodates heavy commercial, light industrial, and industrial uses such as manufacturing, warehousing, distributing, and indoor and outdoor storage.

Institutional

This designation permits uses such as churches, medical facilities, and public buildings and facilities.



Urban Growth Boundary

The Urban Growth Boundary (UGB) represents an area outside of the City limits that can support future urban-level development (see Figure 11 on page 41). Urban development is characterized by densities typical of urbanized areas, and by the type of infrastructure and services required to support that development such as water, wastewater, roads, police, and emergency services. It also represents areas of future annexation. Although this area lies outside of the City and is subject to Garfield County land use requirements, according to the Garfield County Comprehensive Plan, development and land use within the Urban Growth Boundary should be consistent with the future land use objectives of Glenwood Springs. Both the Garfield County and Glenwood Springs Comprehensive Plans recommend entering into Intergovernmental Agreements to assure mutually acceptable land use and development within the Urban Growth Boundary, and to determine a process by which land use proposals will be evaluated by both jurisdictions.

The Urban Growth Boundary has been determined using the following criteria:

- Ability of the City to provide adequate infrastructure, particularly water service, to new development without placing undue burdens on the City’s ability to meet current municipal demands while maintaining adequate levels of service.
- Areas where there would be a public benefit for the City to manage growth, giving consideration to visual impacts, economic impacts and benefits, open space and environmental benefits, and impacts on schools and other public facilities.
- Areas which, if annexed into the City, would simplify the city limits and provide unity of services.
- Location of existing topographical features which serve as opportunities or constraints to development.

Strategies

Future Development

Promote Transit Oriented Development (TOD).

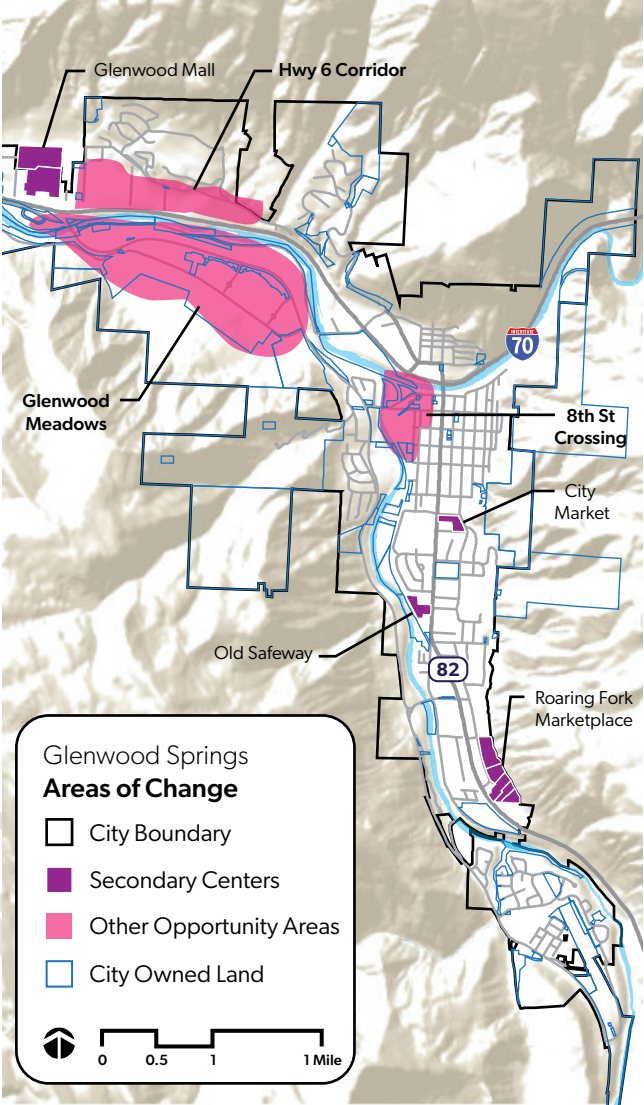
The location of land uses is itself can be used as a strategy to address transportation issues. The location, density/intensity, mix/variety, and character/design of land uses dictate travel choices and patterns. Homes that are within walking distance of employment, shopping and services can reduce vehicle trips. Given the regional nature of travel in Glenwood Springs, locating new development near high frequency regional transit will help mitigate vehicle travel. Land use is a powerful tool to reduce vehicle trips, or shift mobility to other modes, ultimately reducing traffic congestion. The City supports and encourages compact, mixed-use development patterns near regional transit.

Redeveloped areas of the city provide the opportunity to create compact forms of development that are transit-supportive. These development types are located along transit corridors and are intended to support walking, biking, and public transit. The City and the Roaring Fork Transportation Authority (RFTA) should continue to promote redevelopment and the expansion of transit infrastructure to enhance the regional bus service, including Bus Rapid Transit (BRT) between Aspen and Glenwood Springs, and station improvements in Glenwood Springs. BRT service may also help to leverage redevelopment that includes a mix of residential with commercial uses and provides direct access to employment, recreation, and other active mobility facilities.

Encourage a compact urban form.

Direct growth to where infrastructure already exists through infill and redevelopment to allow the efficient delivery of services while preserving community character and protecting cultural and natural resources.

Figure 12: Areas of Change



Areas of Change

Focus growth in Areas of Change.

The following Areas of Change within the existing city limits are intended to accommodate future growth through infill and redevelopment. Areas of Change are therefore targeted for growth to address housing demand and provide a mix of uses that are compatible with existing character. A key strategy to encourage growth in these areas is to create incentives such as flexibility in design, increased density and height bonuses, and reduction of regulatory hurdles, while also considering character and urban form.



Figure 13: Safeway Site Secondary Center



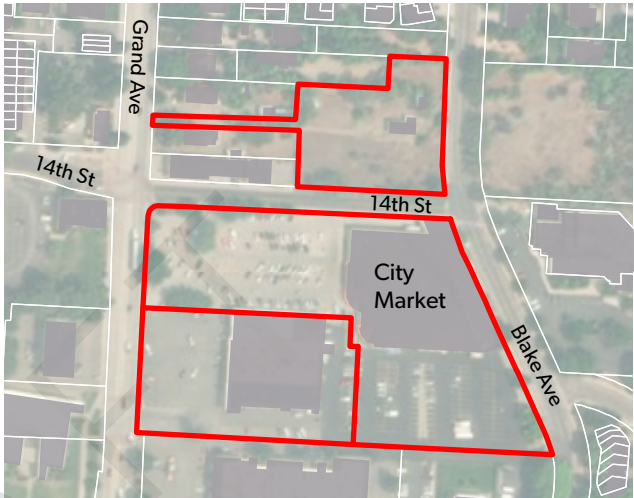
Encourage redevelopment of Secondary Centers.

Secondary Centers have the potential to accommodate a significant amount of future growth consistent with the Comprehensive Plan goals. Mixed-use development should be targeted for Secondary Centers to help address the housing demand over the next 15 years.

In several cases anchored by grocery stores, these Secondary Centers offer surrounding neighborhoods convenient access to a variety of services, shops, and restaurants. Many of these centers were developed years ago in a “strip mall” style of development with large parking lots between the building and the street. As property values and retailing trends have changed, these Secondary Centers are now seen as opportunity locations for new, mixed-use neighborhoods that include a range of supporting uses.



Figure 14: City Market Secondary Center



Potential Secondary Center locations are represented in Figures 13 - 16 and include:

- Safeway Site (20th Street and Grand Avenue)
- City Market Site (14th Street and Grand Avenue)
- The grocery store is an important anchor for Glenwood Springs. The center including the Walgreens and Schmueser building may someday be redeveloped to include housing and higher density commercial
- Roaring Fork Marketplace / Wal-Mart (3200 block of South Glen Avenue)
- West Glenwood Mall (51000 block of Highway 6)
- Glenwood Mall and the properties immediately north may be developed into a mixed-use community including a range of medium to high density residential uses with an internal system of sidewalks and community spaces thus creating a center focal point for the west end of town.



Figure 15: Roaring Fork Marketplace Secondary Center



Figure 16: Glenwood Mall Secondary Center

Roaring Fork Marketplace



Secondary Centers are represented by several physical characteristics:

- These areas are prime locations for Glenwood Springs to accommodate significant additional housing and employment with minimal visual impact on the city's older, more established, traditional neighborhoods.
- Secondary Centers can allow Glenwood Springs to offer a wide range of housing types from rental and ownership townhomes, to rental apartments that are integrated into a mix of uses with neighborhood services, retail, and limited office spaces.
- Secondary Centers can be redeveloped with buildings up to 4-5 stories with the upper stories dedicated for residential uses. Development massing and scale should be compatible with the surrounding neighborhoods, be walkable, and include buffering elements that both protect the surrounding neighborhood, and integrate new development into adjacent neighborhoods.

Other Opportunity Areas:

There are several larger parcels of land dispersed throughout the community and other potential areas that could accommodate more intensive development and that should include streetscape improvements and other amenities such as parks and civic places (See Figure 17 on page 48).

Glenwood Meadows

The Glenwood Meadows development serves as a regional commercial hub, including several apartment complexes located along a transit corridor. This area serves as a logical and ideal place for additional mixed-use development that is within walking distance of commercial areas, recreation, and open space. Live / work units, where the unit is designed to have a living space as well as a workspace for non-nuisance producing businesses, are seen as appropriate here.

Highway 6 Corridor

The Highway 6 Corridor is comprised of auto-oriented commercial/service uses, with residential uses tucked behind. Despite the presence of an elementary school, much of the area lacks walkability and public gathering spaces. This area has potential for significant redevelopment in the future that should include pedestrian interconnectivity, bicycle access, landscaping, and thoughtful building placement so that it transforms into an attractive, accessible, community-oriented corridor. Multi-family housing is will likely continue to be developed north of the corridor.

6th Street

Sixth Street stretching from the base of the Glenwood Adventure Park Gondola to the Hot Springs Resort and Vapor Caves is an opportunity for infill redevelopment. It is connected by the new pedestrian bridge to downtown and offers an opportunity for a public-private partnership. The 6th Street Master Plan was adopted in 2017 and provides guidance on redevelopment for this corridor.



8th Street Crossing

Glenwood Meadows



8th Street Crossing & Confluence Area

The 8th Street Crossing and Confluence Area are currently zoned for industrial and commercial uses. Much of the site is the former location of the City's wastewater treatment plant. Redevelopment of the site into a mixed-use area is outlined in both the 2019 Moving Forward Together Area-Wide Plan and the 2017 Confluence Redevelopment Plan. Efforts to redevelop the area should include a public park space that naturally connects to the Rio Grande Trail and Two Rivers Park, community amenities near the river confluence, uses that address specific needs of the community, and the extension of Downtown. Previous plans for the Confluence Area included reference to a performing arts center as one potential land use within a redeveloped, mixed-use neighborhood.

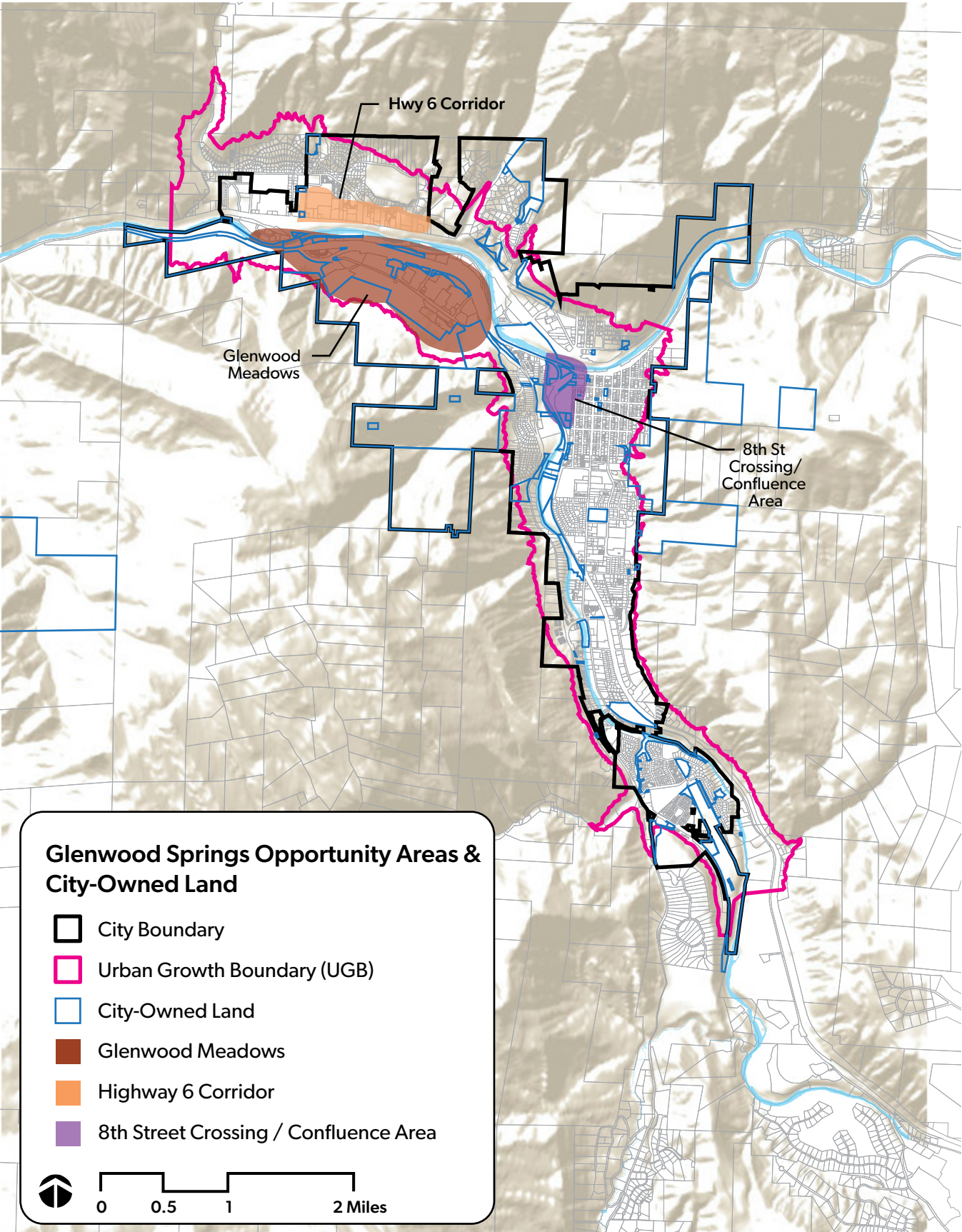
City-owned Land

The City of Glenwood Springs retains ownership of several parcels along the east bank of the Roaring Fork River (see Figure 17 on page 48). In addition to right-of-way uses, there are several vacant City-owned parcels that can be developed into affordable housing or reserved for parks/open space. Additional considerations related to park amenities or passive open space should be considered.

1331 Blake Avenue

1331 Blake Avenue and the adjacent vacant parcel on the east side of Blake and 14th Streets are an opportunity for infill development.

Figure 17: Opportunity Areas & City-Owned Land



Existing Neighborhood Areas and Uses

Foster and protect vibrant, diverse, safe, and well-connected neighborhoods.

Individual neighborhoods in Glenwood Springs are uniquely different and are generally walkable, with smaller lots, slower traffic, shaded sidewalks, front porches, and small neighborhood parks. Infill and redevelopment is expected through the addition of accessory dwelling units and where sensitively designed duplexes, townhouses or small apartment buildings may replace bungalows on larger lots. Mobile home parks and other missing middle housing options should be maintained and protected.

Among other things, consider policy changes or development code updates to ensure that new development reflects the scale and character of existing neighborhoods.

The neighborhoods immediately surrounding Downtown have long been zoned for more intensive development. As a result, over time there may be some infill of a variety of housing unit types - such as condominiums, townhouses, and apartments.

Maintain the Municipal Airport.

The Glenwood Springs Municipal Airport has been an area of discussion in the past as a potential future Area of Change. The Plan acknowledges past sub-area planning efforts of the estimated 64-acre Municipal Airport. Future planning of the area should continue to recognize the long-term economic viability of the airport and promote the aviation uses of the airport. When improvements to the road systems and infrastructure are planned and funded, the City will continue to evaluate the configuration of the airport uses on the site.

Areas Targeted for Protection

Preserve the hillsides.

Glenwood Springs is defined by prominent ridge lines, steep slopes, varied unstable geologic conditions, rock outcroppings, and extensive vegetation. Development of hillside areas requires special care. Hillside preservation areas, those with slopes more than twenty percent, should be left undeveloped unless at very low densities, in limited areas, and done with little impact (physically and visually) to the hillsides.

Protect the riversides.

Land and habitat areas along the Colorado and Roaring Fork Rivers should be protected. Attractive, accessible, and healthy riparian areas are highly visible assets that are cherished by the residents of Glenwood Springs. Development that reduces the continuity of the habitat, the hydrologic function, or the visual quality of the river corridor should be discouraged. The expansion of trail corridors, parks and river access points are encouraged. Any development adjacent to the river corridor should also preserve public access to and along the river edge, and assist in the restoration of damaged riparian areas.

Light Pollution

Reduce light pollution.

Residents of Glenwood Springs value the ability to view the stars against a dark sky. The City should continue to enforce its adopted Exterior Lighting Standards to decrease light pollution, which in turn would increase energy efficiency, and should consider expanding on these to include the adoption of all Dark Sky principles.



4.2 | Community Character & Vitality

Background & Context

For years, a primary goal in Glenwood Springs has been to maintain its “small town” character. Recognizing that as the community continues to grow and evolve, retaining the character and vitality of Glenwood Springs is critically important to the future and well-being of the community. Community character is described in a variety of ways. There are physical attributes such as compact, walkable neighborhoods, tree-lined streets, natural features and cultural resources. The character of a place also considers people and how they interact with one another. Community character may have less to do with actual population, and is likely influenced by the physical characteristics of the community and its quality of life.

A key objective of the Plan is to define what makes Glenwood Springs so unique, while managing future growth in a way that retains the essential qualities and characteristics of the community. The goal is to maximize positive impacts and minimize any perceived or real negative impacts that may detract from the

character of the community today. To achieve this, growth and development should not only be directed to appropriate areas and discouraged in others, but the City should require good urban form, quality development, and a variety of architectural types that complement and reinforce the character of the community.

Social Diversity

The demographic makeup of the City of Glenwood Springs has changed over the past 10 years, and more emphasis has been placed on serving members of our community who have traditionally been underserved. The diversity of our community contributes to its vibrancy and the rich quality of community. Our City’s character should include physical and social structures that consider all members of our community and their diverse needs.

Livability and Community Vibrancy

While often elusive to define, community character is less about the actual size of the town, and more about its scale and character: the pedestrian scale of Grand Avenue; the diverse neighborhoods with narrow, tree-lined streets; walkable, talkable neighborhoods; safe public spaces; and its active, engaged residents. Glenwood Springs’ community character also includes its compactness, with essential services and many amenities within walking distance.

The City of Glenwood Springs celebrates the surrounding landscape, natural resources including the Colorado and Roaring Fork Rivers, and wildlife. Proximity to outdoor amenities such as trails, parks, and rivers is a distinct value to the community. Moving forward, the city should consider open space preservation, planning for growth at a regional scale, maintaining a compact urban form, and directing development to where it makes sense and in a manner that minimizes the consumption of resources and reflects the realities of utility and service delivery systems.

Character Areas

Downtown

The main commercial core in Glenwood Springs, including the area north of the Colorado River, is the heart of the community and the place where the community comes together to live, interact, conduct business, entertain, and relax. This area includes the historic hot springs, Hotel Colorado, and many commercial structures that date from the early 1900s. This area is the ‘living room’ of the community, the center of the city’s hospitality industry, and an entertainment and retail district, with a variety of restaurants, retail shops, civic uses and living opportunities. Downtown Glenwood Springs attracts people and businesses who celebrate the culture and vibrancy of downtown environments, thereby adding to the area’s overall vitality.



Downtown Glenwood Springs

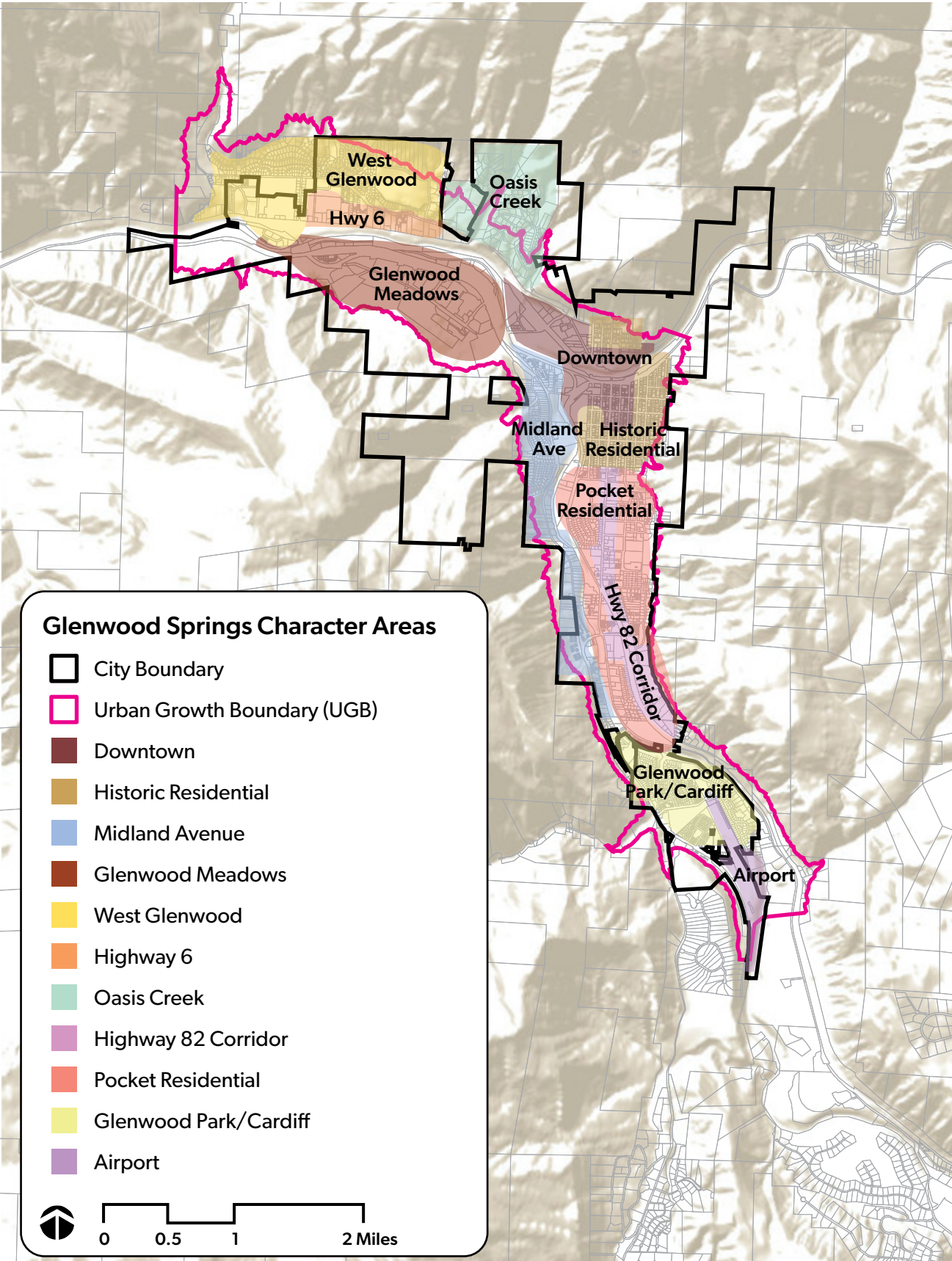
Historic Residential

The neighborhoods surrounding Downtown feature tree-lined streets, small residential lots, historic Victorian homes, shaded sidewalks, and front porches instead of garages. These neighborhoods contribute a significant amount of character to the community and should be preserved while allowing gentle density in the form of infill development to increase housing options near jobs.



Historic Residential Neighborhoods

Figure 18: Glenwood Springs Character Areas



Midland Avenue

Midland Avenue, between the Colorado River and 33rd Street, is characterized by higher density residential development, with many multi-family buildings. There are few commercial uses concentrated on the northern end of Midland Avenue. This area includes central access to recreation opportunities and open space. With easy access to Downtown and schools, Midland Avenue is home to a diversity of households and families.

Glenwood Meadows

Glenwood Meadows has seen recent residential and commercial development, with multi-family housing and both small and large-scale retail and restaurants. Glenwood Meadows is also anchored by the Glenwood Springs Community Center. With easy access to Downtown and commercial uses, the vision for the remainder of buildable land in Glenwood Meadows is mixed-use development to increase housing options in this transit-served area.

West Glenwood

West Glenwood is characterized by quiet, residential neighborhoods that are more suburban in form. While the Glenwood Mall is located in West Glenwood, the area lacks key commercial uses like grocery and restaurants that could reduce vehicle trips for residents. A portion of the West Glenwood community sits outside of the City limits.

Highway 6

The Highway 6 corridor is comprised of largely auto-oriented land uses and commercial pad site properties along the highway, with residential uses tucked behind. Despite the presence of an elementary school, much of the area lacks walkability and public gathering spaces. This area has opportunity for significant redevelopment in the future.



Midland Avenue



Glenwood Meadows



West Glenwood



Highway 6 Corridor

Oasis Creek

Similar in character to West Glenwood, Oasis Creek is a suburban residential neighborhood traversed by curvilinear streets that lack pedestrian infrastructure. Homes and lots are generally larger than in the more historic parts of the City. This neighborhood is envisioned to remain substantially unchanged with the exception of minor infill and redevelopment.



Oasis Creek

Highway 82 Corridor

The Highway 82 Corridor (outside of Downtown) is characterized by predominantly auto-oriented commercial land uses and services. Large retailers are located along the corridor as well as smaller-scale commercial uses. The corridor is home to many of the destinations that make Glenwood Springs a regional hub. Mixed-use, infill development is envisioned along the corridor in the form of transit-oriented development.



Highway 82 Corridor

Pocket Residential

Pockets of residential neighborhoods surround the Highway 82 corridor. These pockets have varying densities and diverse housing types, from single family to multi-family development and everything in between. Although these neighborhoods are experiencing growth pressures, they are envisioned to remain substantially unchanged with the exception of minor infill and redevelopment.



Pocket Residential

Glenwood Park/Cardiff

Glenwood Park/Cardiff is home to one of the City’s elementary schools and a mixture of mid-century/ Victorian-style single family residences and newer townhomes and apartments. Poor access for both public transportation and emergency evacuation are concerns voiced often by residents (which will change with the development of South Bridge). Originally planned commercial uses were never built, but should be considered in the future as infill development occurs to reduce vehicle trips.



Glenwood Park/Cardiff

Airport

On approximately 64-acres sits the Glenwood Springs Municipal Airport which serves as a general aviation facility owned and operated by the City of Glenwood Springs via the Airport Enterprise Fund. While the Airport was previously looked at for potential redevelopment, community members voiced their desire to maintain the facility, particularly for use in emergency operations. Community discourse for the Airport area has included discussion of providing more commercial uses to support the facility’s use.



Airport

Historic Context

The City’s collection of historic buildings, sites and objects represent tangible links with its past and give Glenwood Springs its unique character. In 1999, the City Council adopted a historic preservation ordinance establishing a historic preservation commission for the purpose of protecting and preserving the city’s historic and cultural resources. In 2001, the City Council adopted Downtown Design Standards to ensure that new development respects the historic development pattern and special character of Downtown buildings. Then, in 2008, the City Council adopted the Citywide Historic Preservation Plan that outlined the role that historic preservation should play in the network of community planning, economic development, culture, and tourism. It also established goals and actions to protect the buildings, sites and objects that collectively make up the City’s unique historical character.

Although the City has numerous historical assets, currently there are only nine buildings or structures that are officially listed in the Colorado State and/or National Registers of Historic Places, and thirteen buildings and sites that are recognized as Local Landmarks.

The South Canyon Bridge is on the National Register of Historic Places



Hotel Colorado is on the National Register of Historic Places

Strategies

Urban Form

Support appropriate mass, scale and density of new development.

The City of Glenwood Springs should support appropriate mass, scale and density of new development in relation to existing neighborhoods. Mixed-use development in the Downtown should allow for taller buildings that may not be permitted in other areas of the community. Building height limitations (up to 5 stories) should meet the development massing and scale of existing, sometimes historic buildings (such as the Hotel Colorado and the Manor senior apartments). Increased density in the core should be contingent upon public benefits, such as the provision of additional civic space, or the improvement of pedestrian amenities at the ground level.

Along Grand Avenue, between 7th and 11th Streets, upper-level stories should be stepped back to preserve the historic 2 to 3 story character of the street. Increased building heights up to 5 stories are encouraged on side and cross streets (Cooper, Colorado, 7th, 8th, 9th), and in acceptable areas north of the Colorado River.

Implement and enforce design standards.

The intent of the existing Design Standards is to ensure that the quality of infill and redevelopment meets community standards, especially within the historic Downtown. New buildings, as well as additions to existing buildings, should be designed to reflect the unique local character of Glenwood Springs and constructed to last for generations.

Simple, feature-less, box-like structures do not have a place among the 19th and early 20th century buildings in the Downtown. Commercial buildings such as 209 8th Street, 701 Grand Avenue, and 909 Colorado Avenue are good examples of ways in which new construction can be designed with an eye to the past, reflecting historic architectural styles.

Support neighborhood commercial mixed-use development.

Future retail development opportunities in Glenwood Springs should be smaller in scale, filling opportunistic gaps in neighborhood-level goods and services. Providing mixed-use spaces enhances neighborhood function, adds vibrancy, promotes walkability, promotes sense of place, and co-locates multiple destinations, which can reduce traffic congestion.

This Plan also promotes the development of housing above the existing buildings along Grand Avenue. To further protect the two-story architectural character of buildings along Grand Avenue, while also addressing the need for more housing, the Design Standards should be amended to allow additional stories but require that the new construction be stepped-back from the existing building facade.

Neighborhood-scale commercial mixed-use



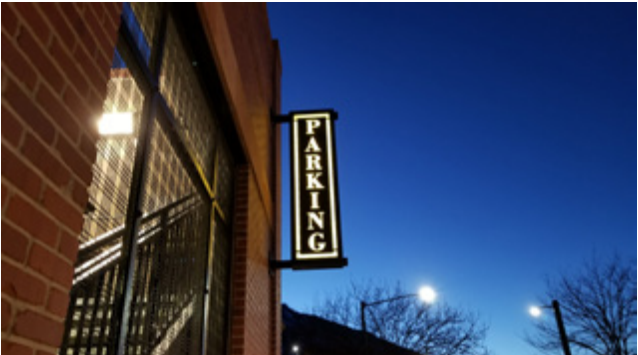
Social Diversity

Support social diversity.

Supporting a diverse society will maintain community character and vitality while also making the community more resilient to changes in the regional economy. A broad plan enacted locally and implemented at the neighborhood level that addresses affordable housing, employment, transportation, and community quality of life issues will aid in achieving social diversity. The City should expand communication networks to be more culturally competent to build trust in traditionally excluded communities. Continue to evaluate programming to improve inclusivity for all community members. Create public spaces where everyone feels welcome and support a built environment that is accessible to Glenwood Springs’ diverse community.

Create a community for all.

Glenwood Springs prides itself on its inclusivity of all individuals. The City proactively encourages and enables individuals of varying backgrounds to participate in civic groups, leadership roles, and the everyday life of the community. Diversity is celebrated here and equity is at the forefront of decision making. The City should promote aging in place, dual language wayfinding, and accessible recreation opportunities to create a community for all. Continue to reduce or eliminate barriers to participation in civic, social, and public processes and spaces.



Mobility

Provide a multi-modal mobility network.

Glenwood Springs must be a safe and friendly environment for all modes of travel by providing public transit, parking facilities, interconnected pathways, and green spaces to entice people out of their cars. Downtown should serve as a multi-modal transit hub, with connections between rail, bus, bike, auto and pedestrian travel. Efforts must be made to reduce traffic congestion, provide equal access to community facilities, and assure the safe and efficient movement of people and goods across barriers such as rivers, railroads, and highly congested roadways.

Develop parking strategies and partnerships.

Urban form and character are often dictated by parking. With infill development comes the need to provide additional parking, which is often on-site in the form of surface parking lots, or in some cases, parking structures above or below ground. Encouraging infill development in the Downtown will require more parking. The City should pursue broader strategies that consider shared parking opportunities for a mix of uses, allowing parking spaces to be used during the day and at night, which serve residents, visitors, and employees in a more efficient way. The City should consider the right partnerships to build public/private structures to reduce building footprints and surface parking lots.

Historic Preservation

Protect historic resources and buildings.

Historic buildings and resources are a key ingredient to the character of a place. The City should continue to preserve historic structures while encouraging compatible and sensitive redevelopment that contributes to the character of Glenwood Springs. Contributing historic resources should be mapped, and the City’s existing Design Standards should be modified as needed to address additions and modifications in a manner that preserves the integrity of the original building.

City staff should identify structures of merit and approach property owners about preservation of these structures, in coordination with the Historic Preservation Commission.

The City should create an incentive program to discourage the demolition of structures that are historic or have architectural significance. Incentives can include property tax relief or funding assistance for rehabilitation.

Preserve the Cardiff Coke Ovens

Located at the south end of the city limits, the Cardiff Coke Ovens are significant for their association with the railroading and mining history of the lower Roaring Fork Valley. A portion of the ovens that are located on land owned by the Frontier Historical Society were listed in the National Register of Historic Places in 1996.

Currently, there are plans to construct a South Bridge over the Roaring Fork River in the general vicinity of the Cardiff Coke Ovens. Plans for new roads in the area should take into consideration and mitigate any impacts that the bridge or connecting roadways have on this historically significant resource. Further, any roadway improvements should include access to the ovens so that residents and visitors can learn about their historical significance. The Historical Society owns the properties home to the Coke Ovens. The City should consider acquiring adjacent land in order to protect and preserve the ovens for future generations.

Cardiff Coke Ovens





Photo Credit: Kent Kanouse

4.3 | Economic Development & Tourism Management

Background

Glenwood Springs is a regional hub that threads together three major economic zones: the Colorado River Valley, the Roaring Fork Valley, and the Eagle River Valley. In addition to a robust visitor-based tourism and recreation industry, Glenwood Springs plays an important role as a crossroads for local and regional services. This role enables Glenwood Springs to maintain greater economic diversity and resilience than its surrounding communities.

Healthcare Services

Healthcare services, including hospital and clinic-type medical facilities along with long-term rehabilitation and care centers, make up a healthy sector of Glenwood Springs' economy that serves both the surrounding resident community and attracts spending from outside the region. Glenwood Springs' location is well-suited

for these services due to its central location between up-valley Roaring Fork development areas and I-70/ Western Slope residentially-oriented areas extending to Grand Junction.

Professional Service Employers

Glenwood Springs is in a naturally advantageous location for engineering and construction-related professional and technical service employers. Ranging from sole proprietorships to mid-sized firms, these employers serve the Roaring Fork and I-70 corridor areas, both in the realm of private sector development and in support of transportation and infrastructure projects. Higher salaries in these professions have helped make hiring and retention less of an issue than in some industries, but rapidly rising housing costs are presenting new challenges even among this well-paid sector.

Retail

Retail activity is critical to the fiscal health of Glenwood Springs, and retailers have historically benefitted from its role as regional center - drawing retail spending in from visitors and households outside its borders. Market support for new larger-scale retail development in Glenwood Springs is more limited now than during previous planning efforts. This is due to gradually tapering population growth rates, strong competitive supply activity along I-70 across Garfield and Eagle Counties, and the continued rise in e-commerce retail activity.

The visitor-based recreation industry, historically centered around the Hot Springs attraction, is now complemented by several cultural and recreational offerings. Best known as a historic destination for vacationers with diverse natural amenities, most particularly hot springs, Glenwood Springs has transitioned to become a destination with access to world-class ski areas, mountain biking, spectacular fly fishing, and kayaking that attracts 1.3 million visitors a year. Not to mention Glenwood Springs' downtown commercial district which offers a mix of entertainment and cultural venues, retail, higher education, and professional offices that serve residents and visitors alike.

The Glenwood Springs area continues to serve as a hub for active recreation in the Western Slope and as a gateway to the Roaring Fork Valley.

Because residents of Glenwood Springs and the surrounding area have a natural inclination towards an outdoor-oriented lifestyle and active recreation interests, opportunities for many local-serving shops and services should also appeal to visitors.



Retail shops on Grand Avenue

Industrial

In today's global economy, there are many smaller footprint and advanced manufacturing light industrial uses that could certainly add jobs and increased wealth to the community, while respecting architectural rules and clean industry. Small-scale, quiet, clean manufacturing or fabrication businesses could locate Downtown or the in 6th Street Corridor. Imagine a store front where visitors and residents would watch a production scale 3D printer producing commodities. Determined on a case-by-case basis, these uses could be integrated into mixed-use development.

Other small manufacturing businesses could locate in the River Industrial zoning districts. There is opportunity to annex additional I-2 zoned land at the south end of Old Highway 82. Limited lot depths could accommodate production in injection molding technologies and other linear assembly processes. Some lots, or assembled lots, may be used for medium-scale operations such as pre-fabricated or modular building structures.

Role as a Regional Center

To increase resiliency to historic boom and bust economic cycles of western Colorado, efforts must be undertaken to continue to diversify the local economy. The City should acknowledge both historical economic drivers and cyclical patterns such as the oil and gas periods, the regional economy, and new, emerging economic influences such as technology and remote work that may influence Glenwood Springs’ position in the region. Many centralized support and management activities serving various industries are drawn to Glenwood Springs as a secondary location to Grand Junction. The City should continue to build on existing assets and community strengths while determining the appropriate mix and type of businesses and industries that would be attracted to Glenwood Springs. Quality of life, quality infrastructure and an educated and qualified workforce are keys to attracting quality businesses and employment opportunities.



Glenwood Springs is a regional hub for auto commerce



Garfield County Government Center

Public Sector

Public sector activity remains strong in Glenwood Springs, in part due to its position as the county seat for Garfield County. The city’s accessibility and crossroads location have also attracted some federal and state field offices. While governmental facilities do not directly generate tax revenues, their employees spend a portion of their wages locally and may also reside within the city. Colorado Mountain College also plays an important part in the public sector sphere, providing higher education opportunities as a community college with a range of training and degree options.

Strategies

Regional Hub

Retain Glenwood Springs’ role as a regional commercial hub.

It is important that Glenwood Springs retain its role as a regional employment and commercial center. When comparing the City’s annual operations expenditures with several Colorado municipalities, Glenwood Springs provides a relatively high level of service to its residents that is more than double what is offered by similarly sized municipalities in Colorado. This level of service is directly related to the sales tax revenues that the City receives from its commercial businesses.

In considering expansion of municipal boundaries or infill projects, maintaining the current balance of residential and nonresidential land uses could help sustain the levels of service currently enjoyed by Glenwood Springs residents, businesses, workers, and visitors. For every housing unit in Glenwood Springs, there are 629 square feet of non-residential floor area. Most of the demand for services (68%) originates from housing units within the municipal boundaries, while the remaining 32% originates from visitors and from individuals working in Glenwood Springs but residing elsewhere.

Ensure adequate food access.

Retain and expand food access for local residents. Although Glenwood Springs is not a food desert, it does lack grocery amenities to support the local community. The loss of Safeway has changed the landscape for the availability of and access to fresh foods. To meet the local demand, the City should consider attracting or supporting a local food co-op; continue to seek additional grocers; support the farmers market, community supported agriculture programs, and other food markets.

Focus on local-serving economic development.

The City should consider focusing on smaller-scale, local-serving economic development opportunities that play to Glenwood Springs’ locational advantages and outdoor/lifestyle strengths.

The City should approach commercial development regulations, incentives, and approvals with a “locals first” philosophy, prioritizing meeting the needs of residents and local employees. Happy residents and workers will in turn make Glenwood Springs a more enjoyable place for visitors to spend time and money. A key strategy is to support small-scale businesses like those that can serve as natural placemaking enhancements in addition to being a source of employment and fiscal revenue flows.



City Market is one of few grocery options in Glenwood Springs

Business and Industries

Attract and retain diverse businesses and industries.

Although Glenwood Springs has a strong tourism market, the City has positioned itself as a regional commercial hub with an expansive shopping center. The City is a job center in the region for large employers in the government and medical fields. Lessons from the COVID-19 Pandemic highlighted the importance of a resilient economy by diversification. The City should continue to preserve and enhance the diversification of business and industries in Glenwood Springs.

The region attracts a perennial influx of high energy people with a love of outdoor recreation and gear, including some with entrepreneurial ideas capable of supporting successful local industry. Explore the possibility of incubator ‘maker’s’ spaces tailored to fostering such entrepreneurship.

Make space for new employers and the expansion of existing employment centers.

Glenwood Springs benefits from its economic diversity in terms of added resilience against boom-bust business cycles and a wider range of possible wages for local workers than would be available under a strictly hospitality-based economy. Maintaining adequate housing supply is a critical factor in the city’s economic sustainability. The city’s planning efforts should also prioritize potential attraction or expansion of desirable higher-wage employers.

Revitalize Underutilized Properties

Target public investment to spur private investment. Use best practices to encourage redevelopment of underutilized properties, including partnering with the Downtown Development Authority.



Food Truck Friday



Visitors ride the gondola to the Adventure Park

Attracting and Retaining a Workforce

Encourage workforce training and development.

Work to ensure a well-trained workforce. Partner with Colorado Mountain College to continually cultivate relevant two- and four-year degree programs and curricula that remain in tune with the needs of the local and regional workforce.

Ensure adequate development of workforce housing.

Continually evaluating and updating incentive programs and other public subsidies (such as city-funded road, sewer, and transportation infrastructure) can help attract new housing supply within reach of local employees. This is increasingly vital to maintaining a functioning local economy.



The Hot Springs are a popular destination for visitors

Tourism

Support the management of sustainable tourism in Glenwood Springs.

Tourism has long been an important player in the Glenwood Springs economy. Thoughtful management of tourism ensures positive visitor experiences while maintaining a high quality of life for residents. Glenwood should continue its “sustainable tourism” strategy, which aims to meet the needs of visitors, industries, the environment, and the community, while considering the environmental, socio-cultural, and economic impacts of the present and future.

The City should continue efforts to support the tourism market, its agencies and its amenities / facilities such as the Vapor Caves, Doc Holliday grave site, Glenwood Caverns, Glenwood Hot Springs Pool, Iron Mountain Hot Springs and other outdoor recreation amenities. The City should preserve and enhance recreational opportunities (river access, kayak park, parks, and trails) and City-owned assets to attract visitors who are stewards of what attracts them to Glenwood Springs. The City should address a lack of lodging diversity with options that integrate with Downtown and 6th Street attractions.

The Sunlight Ski area provides a special and valued amenity for the residents of Glenwood Springs. It also attracts many visitors to the area. There may be an opportunity for the City to assist in supporting the ski resort so that it remains a tourist attraction as well as a community amenity.



4.4 | Transportation & Mobility

Background

The vision for transportation in Glenwood Springs is an integrated, balanced, and more resilient multi-modal transportation system –one that supports regional travel needs but not to the extent that it compromises a healthy, dynamic Downtown, economic viability, community and neighborhood character, pedestrian-orientation, and access to the city core. The community supports strategies to mitigate future traffic growth, particularly on CO 82, and improve multimodal mobility options for people to walk, roll, bicycle, and use transit for more trips by fostering regional partnerships and transportation demand management techniques. The community desires to improve the safety and connectivity of the bicycle and pedestrian network to provide a comfortable environment for people to walk and bicycle to most destinations within the community. Investment in transit to improve options to travel within, to and through Glenwood Springs is also a priority. The community desires a more resilient transportation network that supports safe and efficient emergency access and adequate evacuation routes in case of emergency.

The relationship between Glenwood’s transportation networks, regional housing and economic systems are intertwined and have interrelated impacts. Given the constraints on transportation corridors and the regional relationships of job centers and housing, Glenwood should support economic development that incentivizes competitive and diverse commerce, industries and services that balances in-town travel and regional travel patterns.

Traffic

Traffic on Grand Avenue in Glenwood Springs continues to be a core transportation issue for the community, impacting multimodal mobility around town, growth strategies, quality of life, and emergency evacuation preparedness. Between 2010 and 2021, traffic on CO 82 in South Glenwood Springs grew by 23% (an average of 1.9% annually)¹. Analysis of mobile device origin-destination data in vehicles traveling on the Grand Avenue Bridge in the peak periods show that about 45% - 60% of traffic in the morning peak southbound and

1. CDOT continuous counter on CO 82 at MM 2.194 (s/o Blake Avenue)

40% in the afternoon peak northbound is pass-through traffic, mostly from trips between western Garfield County and Carbondale, Basalt, Snowmass, and Aspen.² Glenwood is also a commuting destination. There are almost twice as many jobs as workers³, and more than 75% of workers commute into Glenwood, mostly from Rifle and New Castle⁴, and the majority by driving.⁵ Additionally, nearly 60% of employed residents who live in Glenwood commute out of the city, mostly up-valley.⁶ This dynamic creates a condition of heavy southbound traffic congestion on CO 82 in the morning (from people commuting into, out of, and through Glenwood Springs) and heavy northbound congestion in the afternoon for the same reason.

Due to geographic constraints there is little room to provide alternative relief valves for traffic on CO 82. The Long Range Transportation Plan includes six bridge projects to increase network connectivity that are still planned, but more recent efforts have focused on ways to move more people by other modes. The MOVE Grand Avenue project (completed in 2021) explored ways to extend the VelociRFTA BRT to downtown and West Glenwood to intercept more inbound, outbound, and through commuters by bus. The city is also investing in

2. Based on cell phone data analyzed by Fehr & Peers and collected from January to December 2021 by from StreetLight Data on CO 82. An origin-destination with middle filter analysis to analyze origins and destinations of traffic on CO 82 at both the Grand Avenue Bridge and just north of the Red Canyon Road intersection.
3. U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program.
4. U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, Job Counts by Home Places, 2019
5. U.S. Census Bureau, American Community Survey 5-year Average, 2015-2019, Means of Transportation to Work by Work Place Geography, Glenwood Springs.
6. U.S. Census Bureau, Longitudinal-Employer Household Dynamics Program, Job Counts by Places, Where Workers (living in Glenwood Springs) are Employed 2019.



Traffic on Grand Avenue

a Transportation Demand Management (TDM) program to facilitate more of its nearly 10,000 employees to use more sustainable commuting options, and most projects in the Long Range Transportation Plan are aimed at improving the city’s pedestrian and bicycle network.

Active Transportation

Glenwood Springs has been gradually building out a network of on-street and off-street pedestrian and bicycle facilities, but numerous gaps remain that create barriers for people trying to walk or bike around the City. The City does not have a comprehensive bicycle and pedestrian network plan, but the Long Range Transportation Plan (LRTP) provides guidance on active transportation network improvements. As of October 2022, the City had completed or was in the process of completing 15 of 44 active transportation projects identified in the LRTP. Additionally, the Roaring Fork Transportation Authority (RFTA) is currently conducting a study to expand the WE-cycle bike share program (that currently operates in Aspen and Basalt) to additional communities in the Roaring Fork Valley, including Glenwood Springs, in order to improve access to transit and first and last mile connections.

Transit

Glenwood Springs is served by the Roaring Fork Transportation Authority, which provides a mix of local and regional transit, including the VelociRFTA Bus Rapid Transit (BRT) line, which provides frequent express service from South Glenwood to Aspen (and communities in between), as well as the Hogback Route to Rifle, and which was recently expanded to provide more frequent service to New Castle. A major barrier that has been identified by RFTA and the City is that the BRT does not regularly serve downtown or West Glenwood (other than a handful of daily runs in mixed traffic to and from the maintenance facility). This has restricted the ability of transit to effectively serve commuters traveling through Glenwood, residents from most of the neighborhoods in Glenwood who commute up-valley, or relieve traffic congestion on CO 82 through town.

The recently completed Multimodal Options for a Vibrant Economy (MOVE) study identifies options for addressing that issue, by identifying options to expand VelociRFTA BRT service to downtown Glenwood and West Glenwood. That plan also includes recommendations for local and regional transit improvements that the City is working toward implementing and a downtown transit center once BRT is expanded downtown. RFTA is also in the process of expanding parking at the South Glenwood Station to address capacity constraints and will be adding a new grade separated bicycle and pedestrian crossing across CO 82 at 27th Street.



RFTA Bus

Traffic Safety

Between 2010 and 2019, Glenwood Springs has had an average of about 300 crashes per year, including an average of about 2.5 severe or fatal crashes per year.⁷ There is fluctuation year to year, but overall the crash frequency has remained about the same during that time. Of the fatal and severe crashes 38% involved a pedestrian or bicyclist, the highest of any crash type. Additionally, nearly all of the fatal and severe crashes (96%) occurred on just two roadways in Glenwood Springs, CO 82 and Midland Avenue. This includes 72% on CO 82 and 24% on Midland Avenue. Thus, prioritizing safety improvements along these two major thoroughfares in Glenwood Springs, particularly for people walking and biking across these streets, would likely have the greatest impact on improving traffic safety in Glenwood Springs.

Glenwood Springs also recently completed a Local Road Safety Plan (LSRP) that establishes a goal of eliminating fatal crashes in the City by 2030, reducing severe crashes by 50% by 2030, and eliminating severe crashes involving pedestrians and bicyclists. The LSRP provides a crash profile for the City and high level guidance and strategies to mitigate future crashes.

7. CDOT Crash Data 2010 - 2019 within Glenwood Springs excluding I-70 (<https://www.codot.gov/safety/traffic-safety/data-analysis/crash-data>)



South Bridge Aerial Alignment Illustration

Evacuation Planning

Evacuation planning is a high priority for the City given the growing population, increasing traffic, more frequent and devastating wildfires nearby, and the vulnerability of Glenwood Springs given its constrained roadway network. The City is currently in the middle of planning and implementing a series of projects using a three-pronged process to better prepare itself in case of a need to evacuate. This includes:

- Completing new network connections to add resiliency (access line breaks to I-70 and South Bridge)
- Collaborating with CDOT to develop a Regional Traffic Emergency Management Plan to be able to stop the inflow of traffic on major highways prior to the City, and
- Developing an Internal Emergency Traffic Management Plan so City staff and emergency workers can effectively control traffic.

South Bridge

The South Bridge project would provide a critical second access between State Highway 82 and the western side of the Roaring Fork River in the south Glenwood Springs area. This new route would improve emergency evacuation, emergency service access, and affect local land use access. As of this comprehensive plan update, the South Bridge project is at a 90% design level. This design includes a tunnel underneath the runway of the Glenwood Springs Municipal Airport.

Cost benefit analysis modeling using fire rates of spread from fires that occurred in the state during 2020 has shown that having the bridge in place substantially reduces loss of life in the southern corridor of the city. The South Bridge project will reduce out of direction travel and associated greenhouse gas release for approximately 1,700 residents that commute daily from the southern corridor to 27th Street Bridge and then south on SH 82.

South Bridge will create another north south route through Glenwood Springs for travelers moving through Glenwood to western Garfield County. Traffic calming has been added to the project to reduce speeds across the project area. However, due to current congestion on SH 82 it is anticipated that the South Bridge project will relieve some of the congestion that occurs on SH 82.

The completion of South Bridge would be a game changer for Glenwood Springs. Given the far reaching effects that the project could have on Glenwood Springs and beyond, completing a sub area plan contemporaneously with the construction of South Bridge that acknowledges impacts to transportation, economy, land use and housing would be important to appropriately respond and/or prepare for its substantial changes to conditions in Glenwood Springs.

Strategies

State Highway 82

Continue to evaluate and monitor State Highway 82.

Past studies have evaluated the feasibility of redirecting SH 82 within the Roaring Fork River corridor. Potential alignment studies have determined that due to environmental, technical, socio-economic, financial, political, and other reasons, the realignment of SH 82 is financially and politically challenging and unrealistic. However, the City should continue to monitor and evaluate the SH 82 corridor to ensure the following principles are adhered to:

- Minimize impacts to adjacent properties and neighborhoods
- Support the success and expansion of the Downtown
- Expand transit operations and facilities
- Promote transportation demand management (TDM) solutions
- Encourage land use patterns and public and private projects that support vehicle and pedestrian safety and walkable urban forms
- Permit an extensive trail system
- Allow safe public access along the corridor

Transportation Demand Management

Focus on Transportation Demand Management (TDM).

To mitigate traffic growth, particularly on CO 82, the City will develop a Transportation Demand Management (TDM) Program aimed at making improvements and providing incentives and disincentives to support increasing the non-driving mode share for both local and regional trips within and to Glenwood Springs. TDM strategies are typically aimed at employees and employers and may include free transit, carsharing, bicycle amenities, paid parking and other incentives and disincentives. The city should identify key partners such as large employers and the school district. For example, to better mitigate the impact that schools can have on traffic and congestion, the City should work with the Roaring Fork School District to locate future schools in or near the city limits and on sites that promote walkability and the use of transit (to reduce traffic congestion on Grand Avenue/SH 82).

The City should also work with local employers (hospital, Downtown and Meadows businesses, City Market, CMC and the Glenwood Springs High School, and the County), and regional employers, and other stakeholders to reduce congestion on Grand Avenue by shifting regional employee and tourist traffic to non-single occupant automobiles or transit, and by constructing employee housing closer to employment destinations.

Regional Traffic Model

Develop a regional traffic model & Regional Transportation Master Plan.

The City of Glenwood should take a proactive leadership role in regional transportation planning and problem solving to benefit goals of Glenwood such as safety and quality of life. The City should work with RFTA, Garfield County, Pitkin County, Eagle County, regional municipalities, and CDOT to develop a Transportation Management Association and Regional Transportation Master Plan to answer key questions about travel patterns/demand and commercial and residential project implications on congestion, mode shift, and trip reduction. The City should also consider recent data indicating a large number (50%) of south bound SH 82 commuters commuting from Glenwood Springs to Carbondale and El Jebel and methods to reduce single occupancy vehicles for those trips.

Active Mobility

Ensure Downtown is pedestrian-friendly and safe.

The City and CDOT have worked collaboratively over the last decade to make incremental improvements to maximize traffic flow on Grand Avenue, such as adjusting signal timing to the extent feasible. The City will continue to evaluate and consider opportunities to improve flow, such as converting 8th Street and 9th Street to one way as studied in the MOVE Grand Avenue project. Future improvements should not degrade pedestrian comfort or delay and should prioritize bus movement through downtown.

Enhance the pedestrian and bicycle network.

Other ideas to improve vehicle flow and pedestrian safety on Grand Avenue include potentially removing signals on Grand so that pedestrian timing and length could be added to the remaining signals. Also, adding landscaped medians to Grand Avenue to slow vehicles on the corridor and create pedestrian refuges. Traffic calming elements should be added to all local and collector roadway projects to improve walkability, lower vehicle speed and improve community character.

City plans envision providing both urban and recreation trails that efficiently connect to major points of interest such as shops, parks, schools, and employment centers. The 2015 LRTP identified 44 bicycle and/or pedestrian improvement projects throughout the City, plus an additional five bridge projects that would also improve the active transportation network. Of these 44, 15 have been completed or are in process of completion. The city will work toward completing the remaining active transportation projects in that plan.

Additionally, it is recommended that the city develop a city-wide pedestrian & bicycle plan that integrates recommendations contained in the River trails Plan, LRTP, and other documents in order to elevate pedestrian and bicycle mobility in Glenwood. The plan should identify a bicycle and pedestrian network vision, the specific active transportation facilities on each segment of the network to achieve the desired comfort level (such as protected bicycle lanes, trails, or crossing treatments), and a prioritized list of projects.



Midland Trail

Road Network

Develop an efficient and interconnected road network to reduce gridlock, delays, and trips per day.

To reduce the reliance on Grand Avenue, support more multimodal travel, and improve emergency evacuation preparedness the City should continue to identify and connect “missing links” to form an efficient network of streets and bridges. The 2015 LRTP identified six bridge projects, two of which were completed (Grand Avenue and 27th Street), and one is in design (South Bridge), and planned for construction in 2024. The City will continue to implement these connections identified in the LRTP. Additionally, the city should update the LRTP to reevaluate priorities, and potentially identify additional future opportunities for street and trail connections.

In general, network connectivity of streets and trails should be required for all new land development and redevelopment, and applied within a subdivision or neighborhood, and between land uses and neighborhoods.

Any new roadway corridors should be multi-modal - with networks designed for driving, transit, walking, and biking, and should generally take the form of narrow local and collector/connector streets of no more than two lanes with speed limits of 35 miles per hour or slower. Offset connections are encouraged to calm and slow traffic and to create shorter block lengths and intersection densities. Continue to implement and improve the neighborhood traffic calming program, paying particular attention to mitigating the impacts of local street cut through and speeding.

Public Transit

Enhance Regional Transit To, From, and Through Glenwood Springs.

A core strategy to mitigate future traffic growth on CO 82 in Glenwood Springs will be to improve regional transit to and through Glenwood Springs. For transit to be attractive it should be frequent, reliable, and both cost competitive and time competitive with driving. It is recommended to work with RFTA to improve the VelociRFTA bus rapid transit (BRT) through Glenwood Springs, including prioritizing bus movement, and increasing frequency to Downtown and West Glenwood as studied in the MOVE Grand Avenue project. This would improve options for two of the three dominant regional travel markets during peak times on CO 82, including commuters from Western Garfield County traveling through Glenwood Springs to the Roaring Fork Valley, and commuters from Glenwood Springs commuting up-valley. Eventually extending the BRT west of Glenwood Springs could further meet demand for the inbound and pass-through travel market originating in Western Garfield County. Additionally, improving the frequency, reliability and speed of transit service along the Hogback route west of Glenwood Springs both to and within Glenwood Springs would also improve options for the inbound commuter travel market from western Garfield County. This would build off the upgrade to 30-minute headways to New Castle that RFTA recently made. The City should also work with RFTA to plan and implement key recommendations in RFTA’s destination 2040 Plan within Glenwood Springs that will support more regional trips by transit, including extending the BRT to downtown and west Glenwood, improving transit station in Downtown, and implementing a pedestrian crossing at 27th Street.

Expand local transit.

The City should analyze opportunities and make investments to improve and expand the local transit network to serve more trips within Glenwood Springs. The core goals would be to reduce reliance on driving, improve economic access for employers, employees, residents, and visitors, as well improve transportation equity for the most vulnerable population that does not have reliable access to a car, including seniors, youth, people with disabilities, and low-income households.

Safety

Plan for emergency evacuation.

The city should continue the progress already made to plan and prepare for emergency evacuation and emergency vehicle response in case of a natural disaster.

Green Transportation

Support the expansion of green transportation options.

Continue to plan and provide infrastructure for electric vehicles and e-bikes to reduce greenhouse gas emissions. As the City’s fleet of vehicles reach their lifespan, replace them with electric vehicles. Work with RFTA and regional partners to understand the feasibility of electric buses.



Electric Vehicle Charging Station



4.5 | Housing

Background

Glenwood Springs has historically been a place where people of all income levels have the opportunity to live, work, play, and raise a family, within the same community. That vision has been increasingly challenging to maintain, however, in an environment of rapidly climbing home prices. For workers in Glenwood Springs to continue to have the ability to live here, both the amount of housing and the variety of housing types need to be increased.

By providing housing opportunities for people of all income groups, the community may realize several benefits including reduced traffic congestion, increased social diversity, increased vitality in areas with new housing, and increased economic vitality as workers can shop in the same community where they live. The City reconfirms its commitment to include some percentage of affordable residential units in all new development projects.

Housing Cost Dynamics

Housing prices have been rising faster than wages nationally - a dynamic even more out of balance in desirable mountain locales where residential land supply is limited by topography and demand is partly driven by purchasers outside the local labor market (retirees, second-home owners, corporate/private equity buyers).

The resulting decline in housing affordability hurts the ability of employers to hire and retain employees across all wage levels and adds to traffic congestion as Glenwood Springs workers must increasingly find housing outside of Glenwood Springs (typically further from the Roaring Fork Valley, towards New Castle and Rifle). The reliance on in-commuting has been growing fastest among the Town’s large health care and education services sectors.

Housing Supply

Adding new housing supply across a variety of price and rent points will be critical to stem imbalances in affordability and reduce the need for in-commuting.

While the City has seen a surge in multifamily rental development, there has been little added supply of affordable ownership housing (either “naturally affordable” market-rate or subsidized). A healthy balance of rental and ownership housing is important to maintaining opportunities for residents to remain in (or locate to) Glenwood Springs, regardless of life-stage.

Although some residential development sites remain within Glenwood Springs, the long-term capacity of housing land will be increasingly constrained by terrain and infrastructure, so adaptability and creativity in development patterns will be key to maintaining housing supply growth.

Some factors affecting housing affordability, such as land values and construction costs, are outside the City’s ability to control. Many other inputs, however--such as land use mix, allowable density, parking requirements, and regulations as to minimum unit size, design, and building materials-- can affect the supply and pricing of housing and are directly influenced by City policies and regulations.

Any housing supply added to the City at any price point can help to put downward pressure on overall market pricing. However, units added at the higher end of the price/rent spectrum are more likely to attract part-time residents or vacation rental owners (as opposed to local employees), gradually shifting the community demographic mix and resulting in more housing that is at least occasionally vacant.



Mobile Homes

Mobile Homes

Mobile homes account for 5% of all housing units in Glenwood Springs, and represent one of the key areas of affordable housing in the community. In Colorado, mobile homes are the State’s largest source of unsubsidized affordable housing, or “naturally-occurring affordable housing.” Economic, political, and social forces threaten the legal and financial stability of this type of housing, and owners of mobile homes who rent lots in mobile home parks are perhaps in the most vulnerable position. As tenants in mobile home parks, these owners have fewer and weaker rights than their landlords do, and park owners often experience financial difficulties that can best be cured by selling their property to new owners. Many new owners in recent years are private equity firms and corporate buyers who recognize the stable revenues generated by parks and see the profit potential of the rentable lots, which are in high demand because of the shrinking supply of mobile home parks.

Strategies

Increase Density

Increase housing density.

Identify opportunities to increase allowable unit density in areas where supporting infrastructure (transportation, sewer, public safety) is adequate and impacts on aesthetic and safety for surrounding residents can be mitigated. Individual housing design and quality should be compatible with adjacent uses and quality should be sufficient for long-term livability and energy efficiency. Identify opportunities to build a mix of housing typologies of affordable and workforce through land banking, public private partnerships, and non profit organizations.

Encourage Accessory Dwelling Units (ADUs).

Consider further reduction to limits on the creation of accessory dwelling units (ADUs) where such activity can incrementally add unit density and provide additional owner/renter financial flexibility.

Continue to utilize inclusionary zoning as a tool to produce more affordable housing.

Continue to pursue and refine regulations related to inclusionary zoning (requirements that a certain percentage of any new residential construction be set aside for certain affordability levels). Maintain regular feedback with developers and property owners to ensure inclusionary targets encourage, rather than deter new housing development (both affordable and overall). Maintain requirements that affordable buyers/renters be employed locally, but revisit and refine definitions of “local” as appropriate.



Medium density housing in Glenwood Springs

Pursue the Community Land Trust model.

Consider establishing or participating in an existing community land trust, possibly in conjunction with philanthropic private-sector or employer-driven funding. In this model, land within the City and surrounding impact areas is acquired and held to be developed as permanently affordable housing, with structures sold to individuals (with built-in limits to appreciation upon resale) and land remaining under trust ownership. Such programs have been tried in the past with limited success, but as other communities around the West experiment with creative arrangements, there may be fruitful emerging best-practices worth adapting here.

Locate housing near jobs and transit.

Consider adding an overlay to the City’s land use plan, identifying areas where efforts to encourage new affordable housing may be especially needed and/or promising. Criteria should include proximity to employment areas, access to new or planned public transportation options, and compatibility with well-designed higher-density development. Utilize the housing/transportation index to evaluate true affordability of development proposals.

Promote mixed-use development.

Identify opportunities for vertical mixed-use (residential over commercial) and live-work housing, especially for redevelopment in historic areas where density and land use mix is already established.

Provide diversity in housing types.

By providing affordable and workforce housing opportunities for people of all incomes, seniors, and students, the community may realize several benefits including increases in social diversity and vitality as community members shop in the same community where they live.

Preserve existing, naturally-occurring affordable housing.

Support efforts to maintain the “naturally-occurring affordable housing” stock in Glenwood Springs, including the supporting of existing mobile home communities. Strategies for enhancing existing mobile home communities should be explored to promote a high quality of life.

Regional Approach

Address housing regionally.

Because a portion of affordable housing demand is created in large part by regional conditions (employment and the spread of high housing costs from “up-valley” locations), the responsibility for community housing should also be addressed regionally. Thus, the City should work with Garfield, Pitkin and Eagle counties to combine resources, share strategies, and jointly seek funding and land for community housing projects. Currently, regional efforts are organized at the county scale, with agencies such as Garfield County Housing Authority, the Aspen/Pitkin County Housing Authority

Mobile homes serve as naturally-occurring affordable housing in Glenwood Springs



(APCHA), and the Eagle County Housing Department all pursuing similar housing-related objectives. The City of Glenwood Springs is a founding member of the West Mountain Regional Housing Coalition nonprofit, formed in 2022, that will focus short-term on development neutral strategies including a regional buy-down program, rental assistance, and Accessory Dwelling Unit assistance. The Coalition is dedicated to increasing the availability and accessibility of affordable community housing within Pitkin, Eagle, and Garfield Counties, including but not limited to workforce, senior, supportive, and other housing needs that arise.

Glenwood Springs should continue to support and advocate for multi-county, multi-municipality approaches that can broaden the regional approach to better match the emerging housing market and commuting realities across the Roaring Fork and I-70 west region.

Accommodate seasonal workers.

Explore alternative housing types for accommodating seasonal workers who are often young, single, and seeking very low-cost places to stay. These could include dormitories, hostels, camps, or other accommodations that employers could offer or provide subsidy for. Motels or other lodging could be converted for such extended stay temporary housing uses, as made possible in recent ordinance changes.



4.6 | Public Utilities & Services

Background

Providing efficient public utilities and services is essential to quality of life, livability and to cost-effective growth. Although some City service costs are not closely tied to the urban form of growth (e.g., administration), there are many services (utility extension, street maintenance, public safety, etc.) that are sensitive to the type and location of growth. If new development occurs in areas that are difficult to serve, growth can challenge a city’s ability to keep up with an increased demand for utilities and services. For example, when growth occurs at lower densities, cities generally incur disproportionate additional costs such as repairing and resurfacing longer roadways; cleaning and inspecting longer sewer lines; longer roads to plow snow; and longer trips for police, fire, building inspectors, school buses and parks maintenance crews, when compared to more compact urban land use patterns. The City of Glenwood Springs needs to be efficient and cost-effective to be fiscally sustainable in its provision of services and utilities. The Glenwood Springs Comprehensive Plan provides a general direction for maintaining and improving these functional aspects of the community - often taken for granted- but essential to “livability.”

Water

Perhaps no other resource issue in Colorado is more critical than the need for water conservation. It is a growing problem throughout the entire Western United States. As communities like Glenwood Springs continue to be desirable places to live, competing pressure for access to water grows, along with the need to find creative solutions to meet the needs of existing and future residents.

There is a finite amount of water available to allocate to numerous demands. In an arid climate as seen in Colorado, the water supply can be greatly affected by drought and weather patterns.

Strategies

Infrastructure Expansion

Direct growth to areas where utilities and services can be provided efficiently.

Directing growth inward through infill and redevelopment allows new development to avoid unnecessary and expensive utility extensions and service area expansions. Additionally, promoting greater residential density and mixed-use projects allows a savings in private development costs through land and capital investment efficiencies that have the potential to reduce the overall cost of constructing housing.

The existing wastewater treatment plant was built in 2012. This new facility can support redevelopment that intensifies land uses especially in the Downtown, the Confluence Area, and other Secondary Centers.

Allocate for utility expansion.

The City is responsible for providing public utilities including, water, wastewater, broadband, landfill, recycling and electricity. This is accomplished by setting aside sufficient land for future necessary public facilities. As the city evolves, grows, and redevelops over time, land for utility facilities will need to be included in development plans.

Consider fiscal impacts prior to expanding City water and sewer services.

Annexation resulting in the extension of the water and sewer distribution system should be evaluated carefully. The distribution and collection systems require substantial amounts of revenue to build and maintain. Annexations are required to make improvements to serve the developments, including extensions of water/sewer distribution and collection improvements. Similarly, developments within the corporate boundaries of the City are responsible for the installation of all required public improvement and needed water distribution, wastewater collection and underground utility improvements.



Landfill in South Canyon

Plan for increased landfill capacity.

The City is actively taking steps to significantly expand the capacity of its landfill that is in South Canyon. The South Canyon Landfill has approximately 5 years’ worth of space remaining as of August 2022. In October 2021, the City applied to the CDPHE for an expansion of the permit, which would add another 20-30 years’ worth of space depending on recycling and composting participation in the future and waste reduction efforts. The City should continue to implement waste mitigation programs to help reduce landfill waste to extend the current life of the landfill.

To help extend its life, the city has several programs in place to reduce the number of recyclable materials that are sent to the landfill. The City also owns and operates a commercial composting facility on the South Canyon site which will remain in operation after the landfill closes.

Continue to support the expansion of broadband infrastructure.

Periodically review advances in small town broadband and internet connectivity. The City is currently well served with high-speed fiber optic internet and ample bandwidth capacity. The City – through the Community Broadband Network – offers fiber to homes throughout the community. CBN offers next-generation technology providing broadband services to Glenwood customers including homes and businesses of all scales. Staff and City leadership should continue to stay abreast of any innovative best practices that could be invested in to keep the city competitive in competing for organizations and workers requiring state of the art connectivity.

Infrastructure Improvements

Complete domestic water infrastructure improvements.

The Urban Growth Boundary may require improvements to the City’s water delivery system, particularly its water storage capacity. Currently, the City has waterlines on all the existing bridges including a new waterline that was installed in 2010 on the Old Cardiff Bridge/County Road 156. When South Bridge is constructed, the City will include a waterline with the construction of the project. An alternative to this approach if the South Bridge is never constructed would be the creation of a pedestrian connection to the RFTA trail system that could convey utilities.

Plan and budget for electrical system improvements.

Though there is adequate electric service capacity, improvements to the City’s electric facilities will be needed as parcels are redeveloped and infill occurs. This will be especially true if the intensity of the development increases over current conditions. The City’s electric distribution service territory is currently served by three substations, Mitchell Creek, North Glenwood, and



Roaring Fork. These substations serve different sections of town and each have their own issues regarding future expansion, development and electrical load impacts. A new electrical substation - the Cardnell Substation - will come online in April of 2023 on land adjacent to the new wastewater treatment facility. The City completes 5-year system review and capital improvement planning efforts every 4 years to ensure long-term capital construction improvements are funded.

Water Conservation

Promote water conservation.

The City continues to actively implement water conservation programs and to actively promote water conservation through use of efficient fixtures, xeriscaping, etc. Domestic water demand has decreased over the last 10 years due to these water conservation efforts. The Public Works Department is currently working on a Water Efficiency Program for 2023 that will include a lawn buy-back program with help from the State of Colorado, assistance for fixture replacement, and an irrigation controller and rain sensor programming.

The US Environmental Protection Agency (EPA) has extensive lists of programs and water conservation measures for communities like Glenwood Springs, as climate change and the need for establishing a water resilient community increases each year. Action-oriented solutions that are realistic and community-driven are critical to pursue and adopt as Glenwood Springs continues to grow and put additional pressure on water resources while those same resources are naturally diminishing.

In addition to the demand for domestic use, recreation and tourism also compete for water. The City recently secured in-stream flow water rights on the Colorado River through Glenwood Canyon to maintain water levels for rafting and whitewater recreation. This achievement is the result of more than nine years of work by the City and showcases the level of effort necessary to maintain even current levels of this resource against ever-growing demands.

The City should consider establishing a water working group, or River Commission Subcommittee on water resiliency whose role is to champion resiliency, open the discussion of conservation, and be the commanding voice that keeps the need for water resource preservation at the forefront of topics in Glenwood Springs. Continual discussion of the issue and giving a voice to the threat of loss as well as celebrating the successes of water conservation efforts in the community are critical in bringing about successful solutions for water conservation.



Electricity Consumption

Increase electrical efficiency.

The City has, and continues to, develop programs to increase electrical efficiency and decrease parasitic electrical drain. The City should continue to increase electrical efficiencies and help reduce the City’s carbon footprint. The City has also developed energy savings programs for its commercial and residential customers including energy audits, appliance rebates, and insulation upgrades. This Plan encourages the City to continue to develop energy savings programs to reduce energy consumption citywide.



Renewable Energy

Public Services

Maintain levels of service for emergency services.

The City should maintain the current Level of Service (LOS) for police protection. The City is expected to continue to grow in population. If the population reaches 15,000 residents, the city would need to employ 35 to 36 officers to maintain the current service levels expected by Glenwood Springs residents. The City should be able to fund the additional staff with the increase in sales and property tax received from the anticipated growth in population.

Amend codes for fire prevention.

With increased density and building heights, the focus of fire protection turns to fire prevention. To ensure proper fire prevention, the City should continue to amend fire and building codes as needed. To support acceptable response times over the next 2 decades, the City may want to consider adding a fire substation in the southern portion of the city if traffic congestion / issues continue as growth occurs.



Glenwood Police

Regional Wildfire Protection

Apply intergovernmental efforts toward regional wildfire protection.

The City of Glenwood Springs is surrounded by coal seams and forests. Though mitigation to reduce associated hazards is being done by the State of Colorado, this situation of large amounts of fuel adjacent to a community still presents the potential for a catastrophic event. Wildfire could also occur from natural or man-made causes. The City and Rural District are currently working with the newly formed Roaring Fork Valley Wildfire Collaborative to plan, fund and complete landscape scale wildland hazard fuels management projects on public and private lands.

For its part, the City applies Firewise standards to development in forested areas. The Firewise program offers solutions for wildfire safety through subdivision planning, site planning and, in the case of development in forested areas, the provision of creating defensible space between structures and surrounding trees or other fuel sources. The City should continue to educate the community on wildfire awareness and should continue to apply Firewise concepts to existing and new development. This consideration should include adding building code requirements for “ignition resistant” exterior building, deck and fence construction in addition to the Firewise recommendations.

Glenwood Fire

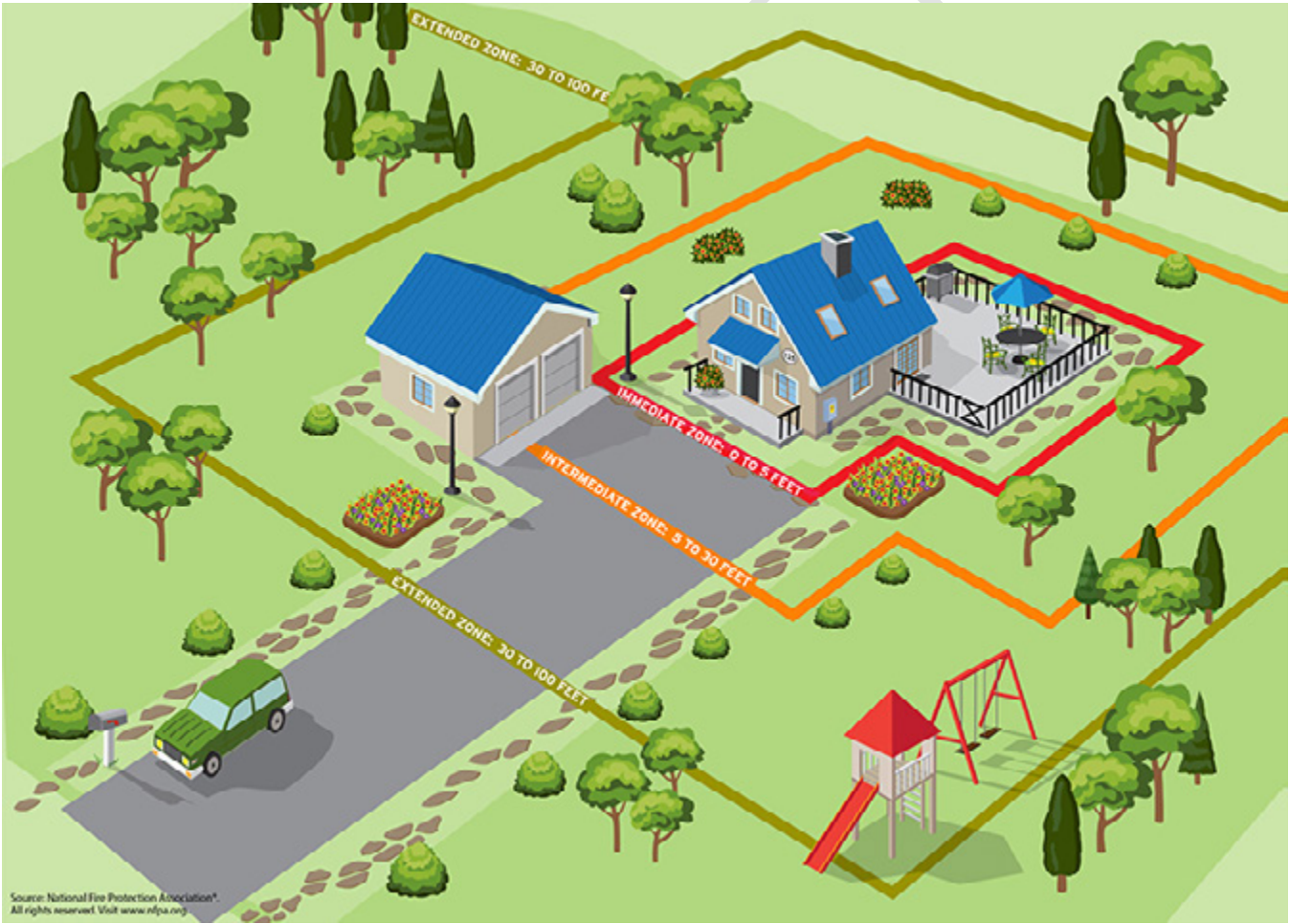


Figure 19: Firewise Diagram

Source: National Fire Protection Association



4.7 | Parks, Recreation, Open Space & Trails

Background

Parks and recreation facilities are essential to a truly livable community. They provide opportunities for relaxation, stress relief, socializing, exercise, and participation. These are community spaces that provide a location for the community to interact and bond.

Glenwood Springs has a multitude of recreation and leisure possibilities both within town and in the immediate surrounding area. The City continues to provide quality parks and recreation opportunities to the community. Community surveys continue to show high satisfaction levels from the community for the quality of parks and selected programs. With its location at the confluence of the Roaring Fork and Colorado Rivers, Glenwood Springs’ residents and visitors consider these natural resources as crucial elements to the overall quality of life in the community. They not only provide critical wildlife habitat and add to the visual beauty of the city, but they also afford a wide range of recreational opportunities.

Two documents guide the strategic planning and implementation for the Parks, Recreation, and Open Space within the City. The 2016 Parks and Recreation Master Plan was a technical update and included a strategic plan for a five-year period. The Parks and Recreation Department would like to update this master plan based on Commission for Accreditation of Park and Recreation Agencies (CAPRA) standards and pursue CAPRA accreditation. The accompanying master plan will be a valuable measure of the agency’s overall quality of operation, management, and service to the community. In 2020, the City completed the Recreation Economy for Rural Communities (RERC) which elaborated on the recreation industry as the economic driver for the City and provided key implementation strategies to bolster that industry.

Strategies

Parks/Open Space

Focus on securing/maintaining sufficient parkland, green space, and open space.

Since land is at a premium in Glenwood, the City should focus on evaluating future needs for the community and dispersing the same amount of parkland fairly to all areas of the City of Glenwood Springs. Potential opportunities to improve land for future park needs should consider Lone Pine, Chatfield, West Glenwood, Silver Sage, Sopris View, Red Mountain, Wulfsohn, Community Center Playground, and South Glenwood/4 Mile. Ensure funding is allocated for the development and maintenance of parks, trails, and the preservation of open space in the City of Glenwood Springs. This work should also consider the maintenance of the city’s tree canopy, including within existing tree lawn areas. The City should continue to modify landscaping and irrigation to maximize water conservation and irrigation efficiency.

Plan for the City-owned land adjacent to the River Trail.

The City owns a significant amount of land along the Roaring Fork River and at the Confluence downtown. Community input indicated that the City should focus on reconnecting the community to the rivers. Some of this land may be considered for community housing. In advance of, or concurrent with, any consideration of uses of the riverfront, the City should conduct an evaluation of the river corridor to identify important or potential public access points, views, wildlife/fishery habitats, and bank/bed conditions to preserve the health of the river.

Sayre Park



Facilities

Improve and expand facilities.

The Parks and Recreation Department maintains parks, trails, civic plazas, and landscaping areas in public rights of way including roundabouts. The need for continued maintenance for park facilities was identified as a theme in the public process and the city should continue to focus on these needs.

Previous planning efforts recommended conducting a feasibility study for a performing arts complex and another study to enclose the existing ice rink. This feasibility study should move forward in part to determine whether there would be cost savings to join all of these uses into one “events center”. Consider opportunities for additional accessible facilities that accommodate youth activities, sports-related green spaces, and separate spaces for different types of recreation.

Trails

Coordinate trail planning, implementation, ongoing maintenance, and expansion.

The community views the parks, trails, and open space network as both key to the health of the community and as a critical tool to reduce car dependency for residents and visitors. Gaps in the trail network should be identified and the City should continue working with volunteer groups and nonprofits to create new trails, as well as work with the Public Works Department to improve existing sidewalk bike routes.

Water

Protect and preserve recreational City water rights.

Recreational In-Channel Diversion (RICD) water rights on the Colorado River protect a suite of river flows throughout the summer, including higher flows for an event around the Fourth of July. The water rights are a significant step in the right direction for protecting the river and will contribute to Glenwood Springs’ thriving outdoor economy. This is the second-ever recreational water right for the mainstem Colorado River. The agreement also allows the city to create whitewater parks at three potential locations along the Colorado River.



Whitewater park

Sopris View Trail



Recreational Economy

Ensure safe and sustainable business operations for recreation-based businesses.

Ensure that businesses that support the outdoor recreation economy can operate safely and sustainably, meeting visitors’ needs and residents’ livelihoods. This includes continuing to monitor existing facilities such as boat ramps, fishing easements, open space easements, etc., and work with partner organizations such the Colorado Division of Wildlife (DOW) to ensure that current and future needs are met.

Promote economic diversification in the outdoor recreation sector.

Support opportunities for outdoor recreation business development in downtown Glenwood Springs, building on and expanding beyond the tourism economy and supporting entrepreneurship opportunities for residents in partnership with Colorado Outdoor Recreation Industry Office.

Ensure underrepresented groups are included in the recreation economy.

Recognizing that we have a diversity of visitors and residents in our community, ensure that underrepresented groups are involved in, able to access, and benefiting from the outdoor recreation economy.

Softball



Strategic Partnerships

Continue to partner with the Roaring Fork RE-1 School District.

The City and the Roaring Fork RE-1 School District currently have a mutually beneficial partnership that should be continued into the future. The School District provides recreation fields and sports facilities that are used by the community. In return, the City of Glenwood Springs provides access to the Community Center pool for the Glenwood Springs High School Men’s Swim Team and Women’s Swimming and Diving Team for both practice time and swim meets. As budgets get tighter in the future, there are opportunities to reduce duplication of services between the City and School District, such as maintenance of fields and turf areas. The Parks and Recreation Department should continue to work with, and formalize, facility sharing agreements with the School District -on existing as well as new facilities.

Climbing wall at the Community Center



Coordinate with other recreation providers and develop partnerships.

The Glenwood Springs Parks and Recreation Department currently partners with several agencies and businesses to provide programs and activities to the community. The Department should explore additional opportunities as well as build on its existing partnerships. Where not already in place, the Department should ensure that all existing and future partnerships are accurately portrayed in a detailed and signed partnership agreement.



4.8 | Natural Resources

Background

People continue to be attracted to this region and to Glenwood Springs because of its natural setting and resources. The local economy continues to be directly and indirectly dependent on the region’s abundant natural amenities, the City’s surrounding pristine hillsides, its river corridors, and undeveloped ridgelines continue to be distinctive and important community-defining assets which must be preserved.

Regional planning efforts, maintaining a compact urban form, open space preservation, implementation of the River Management Plan, and directing development to where it makes sense and in a manner which minimizes the consumption of resources and reflects the realities of utility and service delivery systems will aid in preserving the valued assets and achieving the vision.

Issues that continue to be addressed through this planning effort:

- The surrounding rural setting is fast disappearing, especially in the Roaring Fork Valley.
- Light pollution remains an issue among many residents.
- The trail and open space along the Roaring Fork River may be impacted in the future by development of a transportation corridor

Mayor Godes signs the Renewable Energy Contract



Strategies

Leaders in Environmental Stewardship

Continue leadership in protecting the natural setting through a variety of programs, committees, and multi-jurisdictional agreements.

The City is proud of its achievements in protecting its natural resources and is dedicated to continuing existing programs that enforce and improve adopted regulations including those addressing light pollution, hillside preservation, landscaping requirements, and river stewardship. Additional considerations should include water conservation, increased recycling to reduce contributions to the landfill, and increased efforts to maintain high water quality in rivers and streams.

River Corridors

Preserve and enhance the river corridors.

Attractive, accessible, and healthy riparian areas are highly visible assets and prized by the residents of Glenwood Springs. A key concept of the Comprehensive Plan is to expand and improve the greenways along the rivers through town. Development that reduces the continuity of the habitat, the hydrologic function, or the visual quality of the river corridors should be discouraged. Any development adjacent to the river corridor should also preserve public access to and along the river edge, and assist in the restoration of damaged riparian areas.

Land use planning and development should include a “watershed perspective” whenever possible. Include the Roaring Fork Conservancy and the Middle Colorado Watershed Council as referral agents for land use and zoning changes proposed on property adjacent to the rivers. With a “watershed perspective,” the land use approval may consider potential and cumulative impacts on stream flows from the point of withdrawal upstream to the point of release downstream. Development that is within the City’s watersheds and that is on soils that are “poor” for septic systems should be discouraged.

Regional Planning

Participate in regional planning efforts and work regionally to protect natural resources.

The City should participate with other regional entities, such as the Bureau of Land Management (BLM), the US Forest Service, Garfield County, and other municipalities, regarding natural resource issues that reach beyond the city limits. Activities occurring on federal lands, such as limestone quarry, strip mining, timber operations and livestock grazing, can have a direct impact on the City’s water, quality of life, and safety. It is imperative that the City continue to work with the BLM and US Forest Service to ensure that operations do not negatively impact the City’s water service, air quality, or transportation network, and ensure that permitted uses, allowed operations, and lands identified for disposal do not negatively impact valued resources around the City. The City opposes any threats to the livability and environment of our community.



Bighorn Sheep

Wildlife

Minimize human/wildlife conflicts.

The City should partner with the Colorado Division of Wildlife, Forest Service, BLM and other regional agencies to educate the community on how to minimize human / wildlife conflicts. One issue is the attraction of wildlife, particularly bears, to trash and waste. The City should continue to enforce its trash ordinance that requires that dumpsters, including grease dumpsters, be wildlife resistant.





4.9 | Cultural Resources & the Arts

Background

Glenwood Springs offers varied arts and cultural programs that connect community members to their heritage and provide opportunities for celebration of the city’s diverse population. Often intangible, these are elements that help to enhance the quality of life enjoyed by Glenwood Springs’ residents and visitors. Over the past five years, the City has developed additional community events; continued to expand its classroom arts and culture/performance offerings through the Parks and Recreation Division; sought to promote awareness and appreciation of fine, musical and performance arts; and enhanced the use of civic spaces. It has also started work to better maintain existing public art sculptures and murals, and has adopted a new Public Art Master Plan to guide the management and expansion of that program.

The 2021 Public Art Master Plan notes that “targeted interventions of public art can be used to help enliven areas that are in need.” The City should continue its efforts to create place-based economic development in civic spaces that can be enjoyed by residents and people who visit the community.

The following represents a list of a number of community assets that contribute to the rich cultural and artistic offerings throughout the community:

- Glenwood Springs Community Arts Center
- Community Center
- Glenwood Springs Arts and Culture Board
- Frontier Historical Society and Museum
- Glenwood Springs Arts Council
- Colorado Mountain College Foundation’s ArtShare
- Garfield County Library - Glenwood Springs Branch
- Symphony in the Valley
- Sopris Theatre Company
- Summer of Music

Strategies

Public Spaces

Provide civic spaces like plazas, promenades and parks.

The City should continue to provide attractive public spaces that can be used for public gatherings including visual and performing art events. New development is encouraged to provide public spaces as well. Public spaces provide a location for community members to interact, socialize and build bonds - a valued tradition and part of the culture of Glenwood Springs.

Cultural Assets

Work regionally to protect cultural assets.

This region has a rich history. The City of Glenwood Springs should consider partnering with Garfield County, the Historical Society, other municipalities, and state and federal agencies to protect and promote the region’s rich architectural, archaeological, and cultural assets, thereby adding to the region’s visitor attractions.

Grow Glenwood Springs as a regional multicultural hub.

The City should continue to host and support a scale of seasonal, multicultural and holiday-focused festivals/ special events that add vitality and enhance the character of the community. The City should continue to partner with the Downtown Development Authority, the State of Colorado and others to develop the community as a regional multicultural hub and support burgeoning artistic galleries/makers spaces/studios.

The city operates the Community Art Center from the historic hydroelectric plant to provide a vibrant, people-centric space for access to the visual and performing arts and recreational activities. A need to complete accessibility improvements at the Community Art Center has also been identified.



Latino/a Conservation Week



Public Art



4.10 | Climate & Hazards

Background

Residents and visitors of Glenwood Springs must begin to associate human behavior with climate and natural hazards that result from changing climate conditions in the region. Glenwood Springs will address climate, resiliency and hazard mitigation as part of a long-term, sustainable infrastructure systems approach considering low impact environmental design, building toward adaptive and changing social and climate needs, hazard mitigation, and emergency response.

Understanding the regional and local ecosystem and how we humans interact with the natural world is the beginning point. Understanding how the infrastructure systems work, including many of the physical elements of the City’s essential services such as water, stormwater, sewer systems, broadband, fiber optic technology, and related technologies that serve homes and businesses is paramount to building a resilient Glenwood Springs. Creating flexible policy and strategies to anticipate adaptations to changing conditions is critical.

The City of Glenwood Springs must prioritize an update to the 2008 Climate Action Plan and pursue environmentally sustainable strategies to ensure infrastructure, including a focus on renewable energy and carbon sequestration, waste reduction and recycling, as well as water conservation, efficiency, and quality is in place over the next 20 years. The Plan should develop specific strategies to efficiently use existing infrastructure, as well as extend infrastructure as needed to support strategic community growth and redevelopment, while protecting properties and community members from future natural and man-made disasters.

Strategies

Sustainable Development Practices

Prioritize sustainable development practices.

The City must prioritize sustainable development practices as a means to reduce human impacts on the environment. Research clearly defines land use development and transportation sectors as the leading contributors to greenhouse gas emissions in cities throughout the United States. With growing transit and growth pressure, the City should follow Transit Oriented Development principles to best lead sustainable development practices.

Balance future growth and development with water resources and other resource capabilities.

Growth should be planned with a set carrying capacity for infrastructure based on future population projections. Water conservation and efficiency should be priorities for development and redevelopment projects.

Address resiliency planning, reduce and mitigate hazards, and develop emergency response system policies.

Natural hazards can be unexpected and it’s important to have plans in place to mitigate and respond to them. The City is working with Colorado Department of Transportation (CDOT) and Federal Highway Administration (FHWA) on two I-70 access line breaks to facilitate evacuations, and working to develop a local traffic management plan for large-scale fires and other emergency events that require evacuations.

Reduce greenhouse gas emissions.

Collect data and track the City’s progress in achieving climate goals. Continue to promote and provide infrastructure for active mobility and alternative transportation.

Increase energy efficiency.

Demands on the electrical grid are anticipated to increase and increasing energy efficiency is a priority.

Address climate change regionally.

Work with the County and other communities in the Roaring Fork Valley to formulate strategies to combat the negative effects of climate change, identified in the 2022 Garfield County Hazard Mitigation Plan Update.



Mudslide on I-70 (Glenwood Canyon) in 2021



5.0: PLAN IMPLEMENTATION

5.1| Overview

The following Implementation Matrix is a tool to organize action steps that help implement the strategies outlined in the previous chapter. This tool will be used by City staff and leadership as a guide to monitor how the plan program and decisions will occur over the life of the plan. Each action, which represents a step required to implement the goals and strategies, is assigned a responsible party to take the lead role as well as the length of time that will likely take for completion.

Some actions were elevated through the community engagement process as high priorities that the City should focus on first to implement the vision of this plan.

5.2 | Action Plan

Land Use & Future Growth				
#	Policy/Action	Champion	Timeline	High Priority
1.1	Promote Transit Oriented Development (TOD).			
1.1.A	Plan for transit stations located in all mixed-use neighborhoods by incorporating principles of smart growth, new urbanism and green building.	Engineering/RFTA	Near Term	
1.1.B	Concentrate growth in Glenwood Springs in locations that can be served by high-frequency transit.	Engineering and Community Development	Near Term	
1.2	Encourage a compact urban form.			
1.2.A	Increase allowable unit densities in areas where supporting infrastructure is available.	Community Development	Near Term	x
1.2.B	Consider density or zoning bonuses to provide affordable and workforce housing.	Community Development	Ongoing	x
1.2.C	Identify opportunities for vertical mixed-use (residential over commercial) and live-work housing.	Community Development	Near Term	
1.3	Focus growth in areas of change.			
1.3.A	Implement existing and prepare future Sub-area plans for: Confluence Riverfront Park and 8th St Crossing, 6th Street, W. Hwy 6 Corridor, S. Midland Ave, former Safeway redevelopment site, Walmart/Roaring Fork Market, River Corridor Overlay, West Glenwood Mall.	Community Development	Ongoing/ Near Term	x
1.3.B	Implement the annexation plan.	Community Development	Ongoing	x
1.3.C	Establish key metrics associated with growth scenarios and timelines to ensure ongoing, sustained infrastructure needs are met.	City	Near Term	x
1.4	Encourage redevelopment and prioritize public investment in identified revitalized areas to spur private investment.			
1.4.A	Strategically plan for future Sub-area plans Confluence Riverfront Park and 8th St Crossing, 6th Street, W. Hwy 6 Corridor, S. Midland Ave, former Safeway redevelopment site, Walmart/Roaring Fork Market, River Corridor Overlay, West Glenwood Mall that encourage private investment.	Community Development	Ongoing	x
1.4.B	Implement 6th Street Master Plan.	Community Development	Ongoing	

Land Use & Future Growth				
#	Policy/Action	Champion	Timeline	High Priority
1.5	Foster and protect vibrant, diverse, safe, and well-connected neighborhoods.			
1.5.A	Ensure current development standards are consistent and promote high-quality design outcomes and climate resiliency.	Community Development	Ongoing	x
1.5.B	Update infill design standards to maintain and protect established neighborhood character, form, and resilience.	Community Development	Near Term	x
1.5.C	Integrate emergency management into the review process for large new developments.	Community Development	Long Term	
1.5.D	Consider to amend the land use code to include evacuation planning for new development in vulnerable areas.	Community Development	Long Term	
1.6	Maintain the municipal airport.			
1.6.A	Promote safe operations at the municipal airport.	Community Development		
1.7	Preserve areas targeted for protection.			
1.7.A	Ensure growth includes green buildings, open space, trees and native vegetation to protect our natural resources.	Community Development	Near Term	x
1.7.B	Maximize new open space/city parks on the edge of city boundaries.	Parks & Recreation	Near Term	
1.8	Reduce light pollution.			
1.8.A	Establish and enforce a citywide Dark Sky Ordinance to reduce light pollution.	Community Development	Near Term	x

Community Character & Vitality				
#	Policy/Action	Champion	Timeline	High Priority
2.1	Support appropriate mass, scale and density in Downtown.			
2.1.A	Update the Downtown Plan (1998). Prioritize downtown development that includes retail space at the street level, commercial office space at a second level and residential development above.	Community Development	Near Term	x
2.2	Support neighborhood commercial mixed-use development.			
2.2.A	Identify opportunity sites that can support neighborhood-level commercial goods and services, focusing first on increasing food access.	Community Development	Long Term	
2.3	Support social diversity.			
2.3.A	Create a free or low cost clinic for people without health insurance.	City	Long Term	
2.3.B	Build community trust in council and governance. Provide more engagement opportunities with the community within City and other planning processes.	City and PIO	Near Term	
2.3.C	Identify opportunity sites that can support neighborhood-level commercial goods and services, focusing first on increasing food access.	Community Development	Long Term	
2.4	Create a community for all.			
2.4.A	Support a livable community by providing safety, water, sanitation, mental health facilities, and housing options for those experiencing homelessness.	Housing Continuum Partners	Near Term	x
2.4.B	Increase communication about all city programs offered with the community in Spanish and English.	PIO	Ongoing	x
2.4.C	Hire multilingual staff or provide education for existing staff.	City	Near Term	
2.4.D	Develop a community hub for a meeting space and an entertainment venue.	City	Long Term	
2.5	Promote a multimodal network.			
2.5.A	Improve the Glenwood Springs multimodal system and urban trail network, including bike and pedestrian connectivity throughout town, and filling sidewalk gaps between neighborhoods.	City and RFTA	Ongoing	x

Community Character & Vitality				
#	Policy/Action	Champion	Timeline	High Priority
2.6	Develop parking strategies and partnerships.			
2.6.A	Create parking access along Devereux road for river access and/or parks.	Parks	Long Term	
2.6.B	Continue to support the efforts of the Downtown Development Authority (DDA) in finding parking solutions in the Downtown core.	Community Development	Long Term	
2.6.C	As new development opportunities arise, reevaluate the potential to create new joint use parking structures at key locations for public and private use.	City Administration & Community Development	Long Term	
2.6.D	Foster the formation of public/private partnerships to provide structured parking in mixed-use developments in all Areas of Change.	City Administration & Community Development	Long Term	
2.7	Protect historic resources and buildings.			
2.7.A	Implement the Citywide Historic Preservation Plan.	Community Development	Ongoing	x
2.7.B	Establish a dedicated funding and incentive program for cultural and historic preservation programs in Glenwood Springs to deter the demolition of structures that are historically or architecturally significant.	Community Development	Near Term	x
2.7.C	Map contributing historic buildings, and modify the City's existing Design Standards as needed to address additions and modifications in a manner that preserves the integrity of the original building.	Community Development/GIS	Long Term	
2.7.D	Identify properties eligible for local landmark & pursue outreach with property owners for formal landmarking.	Community Development	Near Term	
2.7.E	Continue to support the Historical Society for preservation and upkeep of the Cardiff Coke Ovens.	Engineering & Historical Society	Ongoing	

Economic Development & Tourism Management				
#	Policy/Action	Champion	Timeline	High Priority
3.1	Retain Glenwood Springs' role as a regional commercial hub.			
3.1.A	Identify gaps or missing opportunities that may exist in recreation/light manufacturing sectors.	City	Ongoing	x
3.1.B	Encourage businesses to expand operational hours in the downtown core area.	Economic Development	Long Term	
3.1.C	Encourage spending to support commercial development and businesses by improving and identify new wayfinding throughout town.	Economic Development/Chamber/DDA	Near Term	
3.2	Ensure adequate food access.			
3.2.A	Actively attract new grocery large and neighborhood scale to increase food access in Glenwood Springs.	Economic Development	Ongoing	
3.3	Attract and retain diverse businesses and industries.			
3.3.A	Increase and provide consistent communication with businesses for Community Events to collaborate with City-hosted events. This will better position businesses to market and attract new clients.	Economic Development/PIO	Ongoing	x
3.3.B	Explore the feasibility of an incubator 'makers' space tailored to fostering entrepreneurship.	Economic Development	Long Term	
3.3.C	Facilitate the expansion of regional facilities. Work to protect and expand Glenwood Springs' role as a regional hub for medical and educational activity by facilitating expansion of existing facilities where compatible and appropriate. Consider suitable incentives for attracting new educational and healthcare facilities as those opportunities arise.	Economic Development	Long Term	
3.4	Revitalize underutilized properties.			
3.4.A	Strategically plan for future Sub-area plans Confluence Riverfront Park and 8th St Crossing, 6th Street, W. Hwy 6 Corridor, S. Midland Ave, former Safeway redevelopment site, Walmart/Roaring Fork Market, River Corridor Overlay, West Glenwood Mall that encourage private investment.	Community Development	Ongoing	
3.4.B	Implement the 6th Street Master Plan.	Community Development	Ongoing	
3.5	Ensure the provision of housing for the workforce.			
3.5.A	Evaluate and update incentive programs and other public subsidies (such as city-funded road, sewer, and transportation infrastructure), that help attract new affordable housing supply for local employees to support and attract business development and growth.	Community Development	Ongoing	x

Economic Development & Tourism & Management				
#	Policy/Action	Champion	Timeline	High Priority
3.6	Support the management of sustainable tourism in Glenwood Springs.			
3.6.A	Find, develop, and promote RV Parking locations and amenities for those who would otherwise pass through. Visitors in RVs often pass through Glenwood Springs, because of the inability to find parking for large vehicles, which is a missed opportunity for the City.	Community Development	Near Term	x
3.6.B	Increase promotion that supports historical tourism and sustainable recreation industries.	Parks and Rec/Economic Development/Visit Glenwood/Frontier Museum	Ongoing	x
3.6.C	Support and increase engagement with diverse visitors through multilingual marketing.	Visit Glenwood	Ongoing	x
3.6.D	Provide educational information on the pros and cons of the impacts of tourism including local businesses and the tax base contribution as an economic driver.	Economic Development	Near Term	
3.6.E	Increase environmental stewardship promotion to minimize visitor impact	Visit Glenwood	Near Term	
3.6.F	Retain, enhance, and expand the long-standing diverse and sustainable tourist market	Visit Glenwood	Near Term	
3.6.G	Continue to implement recommendations from the Destination Recovery Workshop including attracting responsible visitors and educating them on responsible tourism.	Visit Glenwood	Ongoing	

Transportation & Mobility				
#	Policy/Action	Champion	Timeline	High Priority
4.1	Continue to evaluate and monitor State Highway 82.			
4.1.A	Develop and implement mitigation strategies to reduce the impact of regional growth on traffic congestion on major roads, highways, and residential streets.	Engineering, Community Development, GARCO, and RFTA	Ongoing	x
4.2	Focus on Transportation Demand Management (TDM).			
4.2.A	Implement a Transportation Demand Management Plan to reduce vehicle miles traveled.	Engineering	Near Term	
4.2.B	Allocate adequate funding to maintain existing multimodal infrastructure.	City Administration	Near Term	
4.3	Develop a regional traffic model & manage transportation plan.			
4.3.A	Serve as a leader in regional transportation and strengthen partnerships to pursue federal funding and to “regionalize” non-federal funding commitments. Begin to budget transportation and capital improvement work programs and work with RFTA and others to leverage multi-modal opportunities (such as road/Bus Rapid Transit or road/rail) to fund and implement corridor routes for SH82, Railroad Corridor and South Bridge.	City, RFTA	Ongoing	x
4.4	Ensure Downtown is pedestrian and bicycle friendly.			
4.4.A	Consider converting to paid parking Downtown and other Downtown parking management strategies identified in the MOVE study to encourage use by other modes of Downtown.	Engineering, Community Development, RFTA	Near Term	
4.5	Enhance the pedestrian and bicycle network.			
4.5.A	To better improve and identify multi-modal connection points in town, conduct an assessment of existing multi-modal infrastructure and define priorities to improve bicycle and pedestrian networks.	Engineering	Near Term	x
4.5.B	Improve the Glenwood Springs multimodal system and urban trail network, including bike and pedestrian connectivity throughout town, and filling sidewalk gaps between neighborhoods.	City and RFTA	Ongoing	x
4.5.C	Establish a Vision Zero or Local Road Safety Plan policy to address pedestrian safety issues.	Engineering	Ongoing	x
4.5.D	Create a Complete Streets Policy to encourage alternative modes of travel. All transportation infrastructure projects need to include elements to provide safe, efficient use by pedestrians, especially children, and non-motor users, bikes, e-bikes wheelchairs, etc.	Community Development and Engineering	Near Term	
4.5.E	Create a bike share system and last mile system in Glenwood Springs.	City and RFTA	Long Term	

Transportation & Mobility				
#	Policy/Action	Champion	Timeline	High Priority
4.6	Develop an efficient and interconnected road network to reduce gridlock, delays and trips per day.			
4.6.A	Provide a resilient transportation network that supports safe and efficient emergency access and adequate evacuation routes.	City and CDOT	Ongoing	x
4.6.B	Complete critical street network connections to include the I-70 A-line breaks and South Bridge transportation projects.	Engineering and Public Works	Near Term	
4.7	Expand local transit and enhance regional transit to, from and through Glenwood Springs.			
4.7.A	Improve public transit access, infrastructure, frequency of local and regional service, and expand park and rides. Includes improving multi-modal transit to West and South Glenwood.	City, RFTA, CDOT, and GARCO	Near Term	x
4.7.B	Continue and strengthen partnerships between Federal, State, and Municipalities to build a more robust transportation system to serve the region such as Bustang, Pegasus, and RFTA.	Regional Partners (CDOT, RFTA)	Ongoing	x
4.7.C	Investigate opportunities and feasibility of train, tram, or city street car for residents and visitors and buy electric vans that circulate the city on a regular route.	City and RFTA	Near Term	
4.8	Support green transportation.			
4.8.A	Plan and incentivize EV and E-bike growth and operations.	Community Development	Long Term	
4.8.B	As the City’s fleet of vehicles reach the end of their lifespan, replace them with electric vehicles.	Glenwood PD, Public Works	Long Term	
4.8.C	Work with RFTA and regional partners to understand the feasibility of electric buses.	City and RFTA	Long Term	
4.9	Plan for emergency evacuation.			
4.9.A	Develop a regional emergency management evacuation plan and integrate planning into growth management.	Engineering, CDOT and FHWA	Ongoing	x
4.9.B	Complete cost updates for major projects including South Bridge and disseminate to public. Increase communication and engagement around plans for South Bridge including operations and cost.	Engineering, Finance, PIO	Near Term	

Housing				
#	Policy/Action	Champion	Timeline	High Priority
5.1	Increase housing density.			
5.1.A	Provide incentives for developers to build condos or townhouse units, including identifying and supporting condominiumization opportunities to increase homeownership .	Community Development	Near Term	
5.1.B	Support the ad hoc housing coalition to come up with affordable housing options.	Community Development and Committee	Near Term	
5.2	Encourage ADUs.			
5.2.A	Consider policy changes to increase accessory dwelling units.	Community Development	Near Term	x
5.2.B	Address barriers to ADUs such as parking and consider policy changes to increase ADUs in a housing strategy.	Community Development	Near Term	
5.3	Continue inclusionary zoning.			
5.3.A	Refine policy and regulations related to inclusionary housing to increase workforce and affordable housing opportunities. Evaluate for 10-25% dedicated affordable units.	Community Development	Ongoing	x
5.3.B	Re-evaluate current deed restriction policies to determine effectiveness for homeownership and adjust City policy accordingly.	Community Development	Ongoing	x
5.3.C	Require qualified workforce and affordable housing buyers and renters under subsidized housing programs to be employed locally within city limits or in close proximity as determined by deed restriction regulations.	Community Development	Near Term	
5.3.D	Review the short term rental policy to determine impact in local housing market.	Community Development and Consultants	Near Term	
5.4	Pursue a community land trust model.			
5.4.A	Establish, or participate with an existing community land trust to expand homeownership opportunities.	Community Development	Near Term	
5.5	Promote mixed-use development.			
5.5.C	Require high-quality, energy efficient design for mixed-use and higher density housing projects.	Community Development	Near Term	x

Housing				
#	Policy/Action	Champion	Timeline	High Priority
5.6	Provide diversity in housing.			
5.6.A	Develop a local Housing Strategy with robust public engagement. The Community Development Department is currently working on a 2023 Housing Strategy Plan. Housing Strategy should address mitigating the cost of housing and rental costs, evaluating the need for subsidies for affordable/attainable housing.	Community Development	Ongoing	x
5.6.B	Establish baseline annual goals for housing production that promotes a mix of housing types.	Community Development	Long Term	
5.6.C	Identify potential parcels for the development of senior housing and identify partners to develop.	Community Development	Long Term	
5.6.D	Create a policy or program to preserve existing missing middle housing and explore ways to develop new missing middle housing.	Community Development	Near Term	
5.7	Preserve existing, naturally-occurring affordable housing.			
5.7.A	Create a policy or program to preserve existing, naturally occurring affordable housing such as mobile homes.	Community Development	Near Term	

Public Utilities & Services				
#	Policy/Action	Champion	Timeline	High Priority
6.1	Direct growth to areas where utilities and services can be provided efficiently.			
6.1.A	Connect the 4th electrical substation.	Public Works	Ongoing	x
6.1.B	Update the City Capital Improvement Program (CIP) to compare maximum future growth projections and infrastructure needs (domestic water infrastructure, wastewater improvements) without degrading the environment.	Public Works	Near Term	
6.2	Allocate land for utility expansion.			
6.2.A	Determine where land acquisitions for utility expansion are needed and develop a plan accordingly.	Public Works	Near Term	
6.3	Consider fiscal impacts prior to expanding City water and sewer services.			
6.3.A	Continue to set utilities and other fees adequately to cover cost impacts of development.	Community Development	Ongoing	x
6.4	Plan for increased landfill capacity.			
6.4.A	Incentivize and require recycling and composting in public places and large-scale development projects.	Public Works	Near Term	x
6.4.B	Revise and reinstate policies related to Spring Cleanup and Hazardous Waste Day to promote separate waste streams.	Public Works	Long Term	
6.4.C	Require all-compostable or reusable materials for events that sell food/beverages.	City/Parks and Recreation	Near Term	
6.4.D	Improve residential recycling by expanding the Recycling Center's operational hours.	Public Works and PIO	Long Term	
6.5	Complete domestic water infrastructure improvements.			
6.5.A	Address waterline improvements within annexations road networks.	Public Works	Ongoing	
6.6	Plan and budget for electrical system improvements.			
6.6.A	Plan and budget for electrical system improvements, including preparation for vehicle and building electrification (process to replace technologies that rely on fossil fuels).	Public Works	Ongoing	x

Public Utilities & Services				
#	Policy/Action	Champion	Timeline	High Priority
6.7	Promote water conservation.			
6.7.A	Promote an ongoing citywide water conservation program, especially non-potable/irrigation water.	Public Works	Ongoing	x
6.7.B	Implement a Water Efficiency program to include a lawn buy-back program, fixture replacement funding help, irrigation control, and rain sensor programming.	Public Works	Near Term	
6.7.C	Conduct a comprehensive energy and environmental audit of the entire municipal water system to determine the carbon emissions and energy consumption associated with water delivery, water treatment, and wastewater treatment.	Public Works	Near Term	
6.8	Increase electrical efficiency.			
6.8.A	Plan and budget for electrical system improvements, including preparation for vehicle and building electrification (process to replace technologies that rely on fossil fuels).	Public Works	Ongoing	x
6.8.B	Continue to purchase renewable/green energy. Consider the development and production of renewable energy when appropriate.	Public Works	Ongoing	x
6.8.C	Replace tall street lights in neighborhoods with a more aesthetic and energy efficient light.	Public Works	Long Term	
6.8.D	Establish and monitor energy conservation programs and reduce electrical consumption.	City Administration and Public Works	Near Term	
6.9	Maintain levels of service for emergency services.			
6.9.A	Maintain level of service for emergency services such as police, fire protection, and hazard events services in response to growth.	City Administration	Ongoing	x
6.10	Amend codes for fire prevention / possible substation.			
6.10.A	Update development codes and Capital Improvement Plan to address fire prevention and possible new fire substation needs.	Community Development and Fire	Ongoing	x
6.11	Apply intergovernmental efforts toward regional wildfire fire protection.			
6.11.A	Review current intergovernmental agreements to address regional wildfire protection needs.	Fire	Near Term	
6.11.B	Develop ongoing public information service announcements to communicate to community members on public services and programs. Increase bilingual communication and planning for emergency services and hazards.	PIO	Near Term	

Parks, Recreation, Open Space & Trails				
#	Policy/Action	Champion	Timeline	High Priority
7.1	Focus on securing/maintaining sufficient parkland, greenspace and open space.			
7.1.A	Review and update park land dedication requirements.	Community Development/ Parks	Near Term	x
7.1.B	Update and implement a Parks and Recreation Master Plan. CAPRA department accreditation and accompanying master plan will be a valuable measure of the agency's overall quality of operation, management, and service to the community.	Parks and Recreation	Near Term	x
7.1.C	Prepare a South Canyon Management Plan.	Parks and Recreation	Ongoing	x
7.1.D	Increase tree canopy for Downtown to maintain the City of Glenwood Springs as a Green City to create a healthy urban environment.	City/Parks and Recreation	Ongoing	x
7.1.E	Develop a funding program to support the maintenance of street trees.	Parks and Recreation	Ongoing	x
7.1.F	Update and monitor tree canopy coverage for climate/pest related infestations and develop educational and tree replacement programs.	Parks and Recreation	Long Term	
7.1.G	Develop an open space preservation strategy for open lands within and around the perimeter of the Urban Growth Boundary.	Parks and Recreation	Long Term	
7.1.H	Address the Wulfsohn Mountain Park's continuing maintenance and development.	Parks and Recreation	Long Term	
7.1.I	Disperse the same amount of parkland fairly to all areas of the City of Glenwood Springs.	Parks and Recreation	Near Term	
7.1.J	Evaluate existing landscaping requirements to address water conservation practices.	Parks and Recreation		
7.2	Plan for the City-owned land adjacent to the River Trail.			
7.2.A	Conduct a comprehensive river corridor study to assess land use, land ownership, natural resources (including wildlife fishery habitats), bank/bed conditions, and river access needs to preserve the health of the River.	Parks and Recreation, Engineering	Near Term	x

Parks, Recreation, Open Space & Trails				
#	Policy/Action	Champion	Timeline	High Priority
7.3	Improve and expand facilities.			
7.3.A	Provide sufficient public restrooms in all future public spaces.	City/Parks and Recreation	Ongoing	x
7.3.B	Consider expanding the community center to include a performing art space.	Parks and Recreation	Long Term	
7.3.C	Upgrade maintenance and operation for parks facilities e.g., public restrooms, trails and bike paths.	Parks and Recreation	Near Term	
7.3.D	Improve and upgrade city parks to be ADA compliant.	Parks and Recreation	Long Term	
7.4	Coordinate trail planning, implementation, ongoing maintenance, and expansion.			
7.4.A	Update the 1991 River Trails Master Plan in coordination with transportation plan	Engineering and Parks and Recreation	Near Term	x
7.4.B	Increase new recreational trail development for mountain biking and hiking to continue to be a recreational destination.	Parks and Recreation/RFMBA	Near Term	
7.4.C	Link Two Rivers Park to the proposed Confluence Riverfront Park as a contiguous park connecting Downtown to our two rivers.	Community Development/ Engineering	Long Term	
7.5	Protect and preserve recreational City water rights.			
7.5.A	Utilize the Recreational In-Channel Diversion (RICD) recreational water rights on the Colorado River for additional outdoor recreation opportunities.	Parks and Recreation	Near Term	
7.5.B	Ensure safe and sustainable business operations for recreation based businesses.			
7.5.C	Create a business resiliency plan to help businesses prepare for and deal with crises (pandemic, wildfires, etc.)	Economic Development, Chamber	Ongoing	
7.6	Ensure underrepresented groups are included in the recreation economy.			
7.6.A	Increase programs for all.	Parks and Recreation	Near Term	
7.6.B	Provide more inclusive program offering at the community center to reduce barriers to participation for community for all.	Parks and Recreation	Near Term	
7.6.C	Increase cultural and historic identity in existing parks and trails.	Parks and Recreation	Near Term	

Natural Resources				
#	Policy/Action	Champion	Timeline	High Priority
8.1	Continue leadership in protecting the natural setting through a variety of programs, committee, and multi-jurisdictional agreements.			
8.1.A	Develop ongoing public information campaigns and social media communications to educate the community on the importance of protecting the natural setting and urban wildland interface areas.	PIO	Ongoing	x
8.1.B	Assist in Public Outreach and Education of Laws, Regulations and Policies Influencing Water Use by regularly sharing educational information on water policies/programs, river clean up, riparian restoration, sustainable living and the environment.	PIO/Public Works/Parks and Recreation	Long Term	x
8.1.C	Participate in the Colorado Basin Roundtable and other Regional Watershed Programs to improve communication about water availability/ sustainability as well as addressing options for meeting future water needs	Parks and Recreation	Near Term	
8.2	Preserve and enhance the river corridors.			
8.2.A	Support efforts to protect and manage usage of the Roaring Fork River, Colorado River Systems, and River Clean up.	City	Ongoing	x
8.2.B	Maintain and continue to evaluate commercial regulations to manage river access to monitor the health and safety of the Roaring Fork and Colorado Rivers.	Parks and Recreation	Ongoing	x
8.2.C	Continue to obtain access easements as opportunities arise along the Roaring Fork and Colorado Rivers for fishing access.	Parks and Recreation	Ongoing	x
8.2.D	Study the feasibility of a River Overlay District. Continue to assess land use and natural resources, and access to the Roaring Fork and Colorado Rivers through completion of the river trail and through City-owned property adjacent to the river.	Parks and Recreation	Long Term	
8.2.E	Determine how the riparian habitat near the confluence could be impacted should it be developed in the future .	Community Development	Near Term	
8.3	Participate in regional planning efforts and work regionally to protect natural resources.			
8.3.A	Partner with Garfield County to address water quality issues, such as impacts from leach fields, in those areas that may attract growth (e.g. No Name, Four Mile Creek drainage, the area south of the city limits along SH 82).	City	Long Term	
8.4	Minimize human/wildlife conflicts.			
8.4.A	Require wildlife protection and mitigation standards as part of future development reviews and approvals including riparian habitat restrictions for public and private entities.	Community Development	Near Term	x
8.4.B	Require bear proof trash cans.	City Administration	Ongoing	x

Cultural Resources & the Arts				
#	Policy/Action	Champion	Timeline	High Priority
9.1	Provide civic spaces: parks, promenades, and plazas.			
9.1.A	Develop a master plan for civic spaces: parks, promenades, and plazas in the Downtown.	Parks and Recreation/DDA	Near Term	x
9.2	Work regionally to protect cultural assets.			
9.2.A	Work regionally with Garfield County and other organizations to promote arts and cultural assets.	Parks and Recreation	Long Term	
9.2.B	Support and increase funding for the Historical Society and Museum.	City	Long Term	
9.3	Grow Glenwood Springs as a regional multicultural hub.			
9.3.A	Promote Glenwood Springs as a cultural arts destination, implement the City Public Art Master Plan, and develop indoor and outdoor performance space, and festivals.	Parks and Recreation	Ongoing	x
9.3.B	Advance a feasibility study for a Performing Arts Center. Continue to plan for and encourage the development of a performing arts center - especially where there is adequate parking and pedestrian connections. It should be sited within the Downtown so that it can be near other complementary and synergistic businesses and in turn help bring more vitality to the Downtown.	DDA and City	Near Term	x
9.3.C	Develop 6th Street as an Arts corridor connection from the North Landing to the historic Downtown.	Community Development	Ongoing	x
9.3.D	Implement all-season events.	Parks and Recreation, DDA, Tourism Management Board, Chamber of Commerce	Ongoing	
9.3.E	Increase cultural events for the Latino/a community, for example, Cinco de Mayo, Independence days, and Hispanic Heritage Month.	Parks and Recreation	Near Term	

Climate & Hazards				
#	Policy/Action	Champion	Timeline	High Priority
10.1	Prioritize sustainable development practices.			
10.1.A	Implement and update 2008 Climate Action Plan with equity goals.	Community Development	Near Term	x
10.2	Balance future growth and development with water resources and other resource capabilities.			
10.3	Address resiliency planning, reduce and mitigate hazards, and develop emergency response system policies.			
10.3.A	Develop an evacuation plan for the community by conducting a traffic evacuation analysis to identify remaining bottleneck locations and potential connections to address those bottlenecks, and perform a limited parcel analysis to identify particularly vulnerable neighborhoods in town and solutions.	Engineering	Near Term	x
10.3.B	Improve emergency access communications.	PIO	Ongoing	x
10.3.C	Develop wildfire and natural hazard defense plans.	Fire	Near Term	
10.4	Reduce greenhouse gas emissions.			
10.4.A	Establish accountability measures and procedures to monitor Climate and Resiliency progress.	City	Near Term	x
10.4.B	Reconvene a permanent City Energy and Climate Commission.	Engineering	Near Term	x
10.4.C	Replace city fleet of vehicles with electric and hybrid as feasible when existing vehicles need replacement.	Public Works	Ongoing	x
10.5	Increase energy efficiency.			
10.5.A	Continue Glenwood Spring's Electric Department program to provide rebates to offset capital cost for residents or businesses.	Public Works/CLEER	Ongoing	x
10.5.B	Update the investment-grade energy audit and greenhouse gas inventory for all City government operations.	Public Works/CLEER	Near Term	
10.6	Address climate change regionally.			
10.6.A	Work with the Mount Sopris and Roaring Fork Conservation Districts to address noxious weed mitigation programs and promoting tree planting programs in the community.	Parks and Recreation	Long Term	
10.6.B	Facilitate private landowners entering into conservation easements on private property.	City	Long Term	
10.6.C	Work with federal agencies and/or private land owners to thin wildfire vegetation on the surrounding hillsides.	Fire	Long Term	

6.0: APPENDIX



6.2 | Annexation Policy

1. The City will consider annexation only within the Urban Growth Boundary unless there is a compelling public benefit to consider annexation of a parcel outside the boundary.
2. Annexation will occur through petition of the landowner(s). While it is not the intent of the City to compel annexation, the City reserves the prerogative to initiate annexation if found to be in the best interest of the community.
3. Within the Urban Growth Boundary annexation is preferred over development through county jurisdiction, unless there are extenuating circumstances and significant public benefit to do otherwise.
4. Any annexation shall transfer water rights appurtenant or decreed for use on the property proposed for annexation to the City. If there are no water right associated with the property proposed for annexation, the City will determine a water rights dedication fee-in lieu taking into account the proposed and potential future uses of the property. In determining the in-lieu fee the City may also consider any recent transfers of water rights associated with the property proposed for annexation.
5. The City is required to provide annexed parcels with infrastructure (electricity, water, wastewater) and services (police, emergency and other urban services) in a manner that is cost-effective and that does not unduly burden or impair natural resources for Glenwood Springs residents.
6. The City encourages and supports proposed annexations that incorporate walkable, mixed-use development patterns that are compatible with adjacent land uses. [1]
7. The City and Garfield County shall work to jointly review proposed annexations within the Urban Growth Boundary.
8. The City will negotiate with the petitioner for annexation to require the maximum benefit for the City of Glenwood Springs.
9. The City encourages and supports the annexation of properties if they meet the following criteria:
 - Mixed-Use, Walkable Developments
 - Presence of Community Amenities (community gathering spaces, social services)
 - Diversified mix of affordable and market rate housing that includes for-sale housing for homeownership
 - Access to Public Transit
 - Access to recreation amenities (trailheads, parks, open space)
 - Developer contributions for required site infrastructure needs (in lieu fees, upgrades, extension of utilities, roads, etc.)
 - Compatible with adjacent land uses.

6.1 | Glossary of Terms

Accessory Dwelling Unit (ADU)

An attached or detached dwelling unit integrated within a single family dwelling or located in a detached accessory building located on the same lot as the single family dwelling.

Affordable/Workforce Housing

Housing units with or without public subsidy that can be rented at a below market rate and considered “affordable” if an individual or family spends no more than 30% of their income to live there. Workforce housing refers to housing that is attainable to the local workforce.

Bus Rapid Transit

Bus Rapid Transit (BRT) is a term applied to a variety of bus service designs that provide for faster, more efficient and more reliable service than an ordinary bus line. Often this is achieved by making improvements to existing street and traffic signal infrastructure. In Glenwood Springs, the VelociRFTA BRT line provides frequent express service from South Glenwood to Aspen (and communities in between), as well as the Hogback Route to Rifle.

Complete Streets

A way of designing and building streets that focuses on creating a welcoming and safe experience for all people walking, rolling, biking, or taking public transit; they ensure streets balance the needs of people as they get around in different ways.

Contributing Properties

A “contributing” property adds to the historic architectural qualities, historic associations, or archaeological values for which the district is significant because: a) it was present during a period of significance and possesses historic integrity reflected in its character at that time or it is capable of yielding important information about the period; b) it independently meets the National Register criteria; c) it meets the Glenwood Springs Historic Preservation criteria.

Density Bonus

An incentive that permits developers to increase the maximum allowable development on a property in exchange for helping achieve community goals. When related to housing, density bonuses grant additional residential density above the maximum allowed by existing zoning, in return for the housing (or a portion thereof) being deed restricted to occupancy by the local workforce.

Downtown

Generally described as the commercial areas from Laurel Street east to the Glenwood Canyon Trail, and 7th Street south to 11th Street.

Future Land Use Map (FLUM)

The Future Land Use Map is a geographical and thematic representation to guide land use planning in specific areas of the City, consistent with the goals and strategies of the Comprehensive Plan.

Inclusionary Zoning

The mandatory inclusion of a percentage of affordable or local housing units, or fees in lieu, as a requirement of development approval for residential development.

Level of Service

A level of service (LOS) is a ratio of some measurement of public service or facility (such as water pressure for fire protection) related to population.

Median Home Value

The “middle” value of all individual home values. Compared to Average List Price, which is calculated by adding all the sale prices for homes sold in a specific area and dividing that total by the number of properties sold, it is less skewed by homes listed or sold at an extremely low or high price.

Mixed-Use

Urban development that combines different types of uses - commercial, residential, retail, office, cultural, institutional or entertainment - within a building or a group of buildings.

Multi-modal

Multi-modal transportation includes public transportation, bicycle and pedestrian infrastructure, as well as vehicular roads. Multi-modal access supports the needs of all users whether they choose to walk, bike, roll, use transit, or drive.

New Urbanism

A planning and development approach based on the principles of how cities had been built before cars: walkable blocks and streets, housing and shopping in close proximity, and accessible public spaces. New Urbanism focuses on human-scaled urban design.

Public Information Officer (PIO)

A City employee responsible for interfacing with the public, the media, and with other organizations with incident-related information needs.

Recreational In-Channel Diversion (RICD)

Limit water rights to the minimum stream flow necessary for a reasonable recreational experience in and on the water.

Resiliency

The sustained ability of a community to use available resources to respond to, withstand, and recover from adverse situations (e.g. natural hazards, economic crises, or public health crises). This allows for the adaptation of a community after disaster strikes.

Sustainability

A community and its development that meets the needs of the present without compromising the ability of future generations to meet their own needs. Sustainability means that a system can be maintained indefinitely with no (or very little) outside subsidy (financial, energy, etc.). Environmental sustainability means conserving natural resources so that they maintain themselves naturally while still accommodating growth.

Transit Oriented Development (TOD)

Development designed to support and take advantage of transit opportunities and reduce personal vehicle trips by including a combination of several land uses such as commercial, retail, services and higher density residential uses, while incorporating facilities for transit into the design of the development.

Urban Growth Boundary

The boundary outside the city limits that distinguishes where urban development will no longer be encouraged and rural development or the preservation of open space should occur.

Vision Zero

A strategy to eliminate all traffic fatalities and severe injuries, while increasing safe, healthy, and equitable mobility for all. This strategy views all traffic deaths as being preventable.

6.3 | Detailed Community Input





Public Engagement Summary

Introduction

The 2022 Glenwood Springs Comprehensive Plan Update is rooted in community input; the feedback received from people living, working, visiting and leading this community is critical to the validity and success of the Comprehensive Plan Update. Preceding the 2022 Update effort, the City of Glenwood Springs hired Magellan Strategies to conduct a community survey. 861 responses were received and analyzed to understand citizen feelings around quality of life, growth, economic vitality, transportation and mobility, housing, and city services and budget priorities. Out of these key issues, the consultant team identified themes requiring further refinement by the public through a community engagement process specific to the Comprehensive Plan. The following summarizes this process, the ensuing results, and how this input, along with other information and data, have been integrated to create the Update and its corresponding implementation strategies.

Outreach Events Summary

The Comprehensive Plan Update outreach process began in December of 2021 with the creation of a dedicated Steering Committee to bring both a broad range of viewpoints and subject matter expertise to the process. Based on the themes that emerged from the 2021 Community Survey, consideration of the Update was initially broken into the following categories:

- Growth
- Housing
- Tourism + Economic Development
- Climate + Resiliency
- Mobility

Outreach efforts were focused on the following strategies:

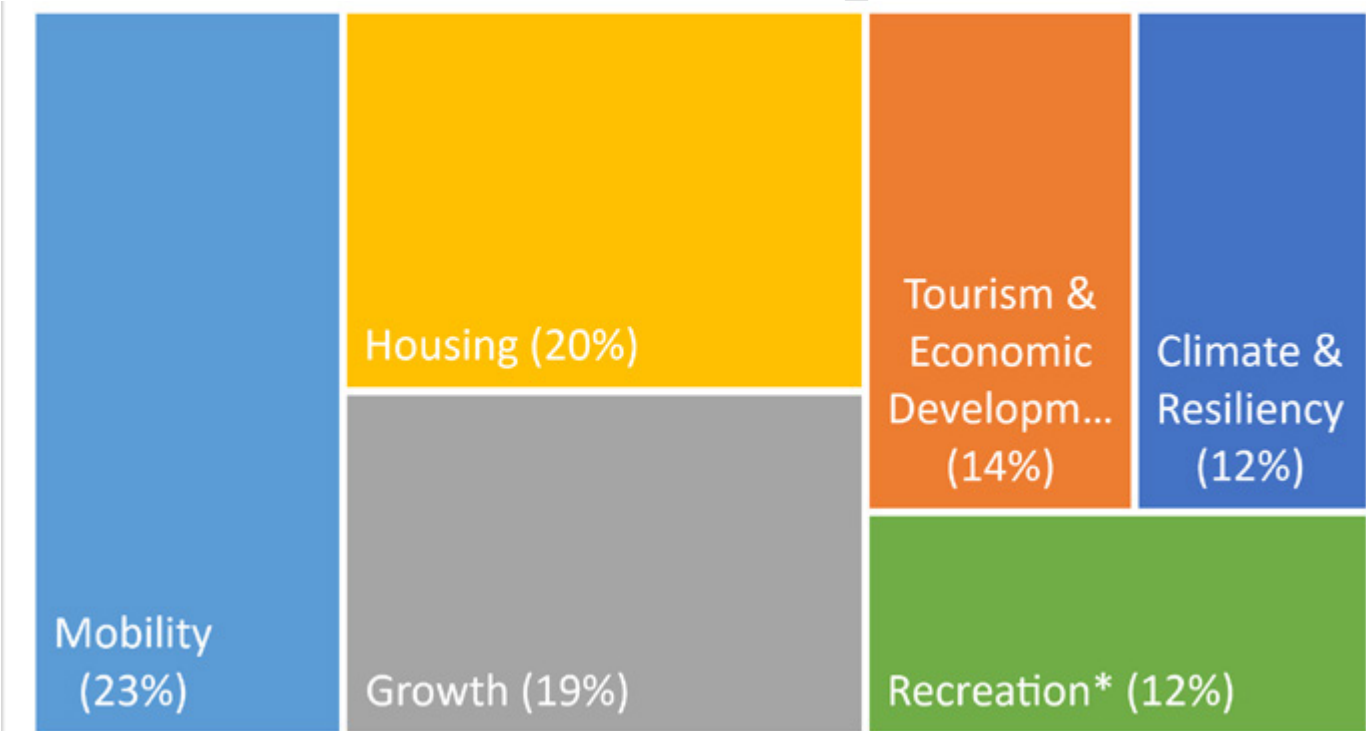
1. Build upon the previous survey results.
2. Leverage the experts and resources of the City to bring educated input to the plan.
3. Create a process that was both inclusive and understandable.
4. Focus on engaging a broad and diverse group of community members.

The consultant team conducted three open houses, a Latinx community picnic, two months of pop-up stations, 9 subject matter expert focus groups, and maintained the visionglenwood.com website throughout. Efforts utilized a variety of input methods to gather input from the community.

Over the course of the ten-month outreach process, thousands of data points were recorded and analyzed for the Comprehensive Plan Update. These data points included online ‘jamboard’ comments, voting packets, post-it note comments at open houses, pop-ups and other events, comments from focus groups, dot-voting, survey responses, and website map and forum comments. Channels included three rounds of open houses (one virtual, two in-person – each with two sessions), a LatinX community picnic, an online forum, an online survey, subject matter expert focus groups, steering committee meetings, target-area pop-ups, and municipal presentations. In addition, the Comprehensive Plan has had a constant presence at the project website: <https://www.visionglenwood.com> where events were advertised, and news and information were continually posted.

Public Comment by Category

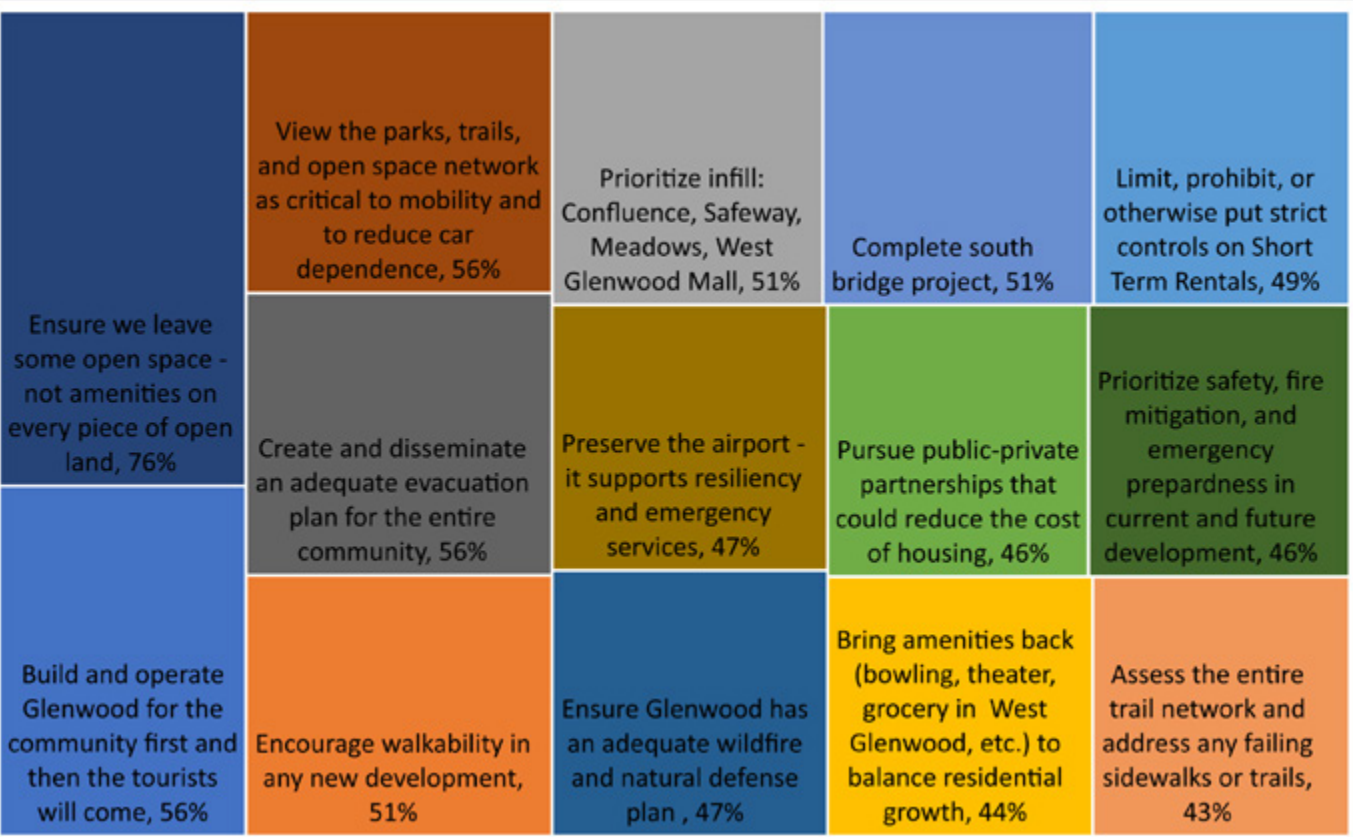
Over the course of the ten months and 4 events and additional recurring efforts, nearly 1,500 comments were received from the public. Comments were spread out over a broad range of topics. Comments were generally sorted into plan elements that mirrored the content of the Update Plan. Comments fell into the following broad categories.



Overall Comment Themes

The following themes garnered the most votes from the public as their highest priority issues:

- Encourage walkability in any new development
- Prioritize infill: Confluence, Safeway, Meadows, West Glenwood Mall
- Bring amenities back (bowling, theater, grocery in West Glenwood, etc.) to balance residential growth
- Limit, prohibit, or otherwise put strict controls on Short Term Rentals
- Pursue public-private partnerships that could reduce the cost of housing
- Create and disseminate an adequate evacuation plan for the entire community
- Preserve the airport - it supports resiliency and emergency services
- Ensure Glenwood has an adequate wildfire and natural defense plan
- Prioritize safety, fire mitigation, and emergency preparedness in current and future development
- Complete south bridge project
- Assess the entire trail network and address any failing sidewalks or trails
- Ensure we leave some open space - not amenities on every piece of open land
- Build and operate Glenwood for the community first and then the tourists will come
- View the parks, trails, and open space network as critical to mobility and to reduce car dependence



Advertising

Advertising for all Comprehensive Plan Update events was conducted across multiple channels. Newspaper and radio ads were run prior to each event. The City pushed social media ads and sent direct emails to its vast collection of interested

citizens. Partner organizations also helped get the word out. All advertising was conducted in English and Spanish.

WHAT IS YOUR VISION?

GLENWOOD SPRINGS COMPREHENSIVE PLAN UPDATE IN PERSON OPEN HOUSE

Wednesday, April 20th 11:30a.m. - 1:30p.m. or 5:30 - 7:30p.m.

Glenwood Springs Community Center | More Info at www.VisionGlenwood.com

¡GLENWOOD ES INCREÍBLE!

¿DÍGANOS LO QUE PIENSA!

¿CUÁL ES TU VISIÓN?

CASA ABIERTA VIRTUAL

ACTUALIZACIÓN DEL PLAN COMPRENSIVO DE GLENWOOD

Únete a nosotros.

Miércoles, 9 de Febrero

12:00-1:30pm

o

6-7:30pm

Regístrate para recibir actualizaciones y obtener mas información en www.VisionGlenwood.com

GETTING THE WORD OUT

door hangers

radio

email

newspaper

posters

social media

psa

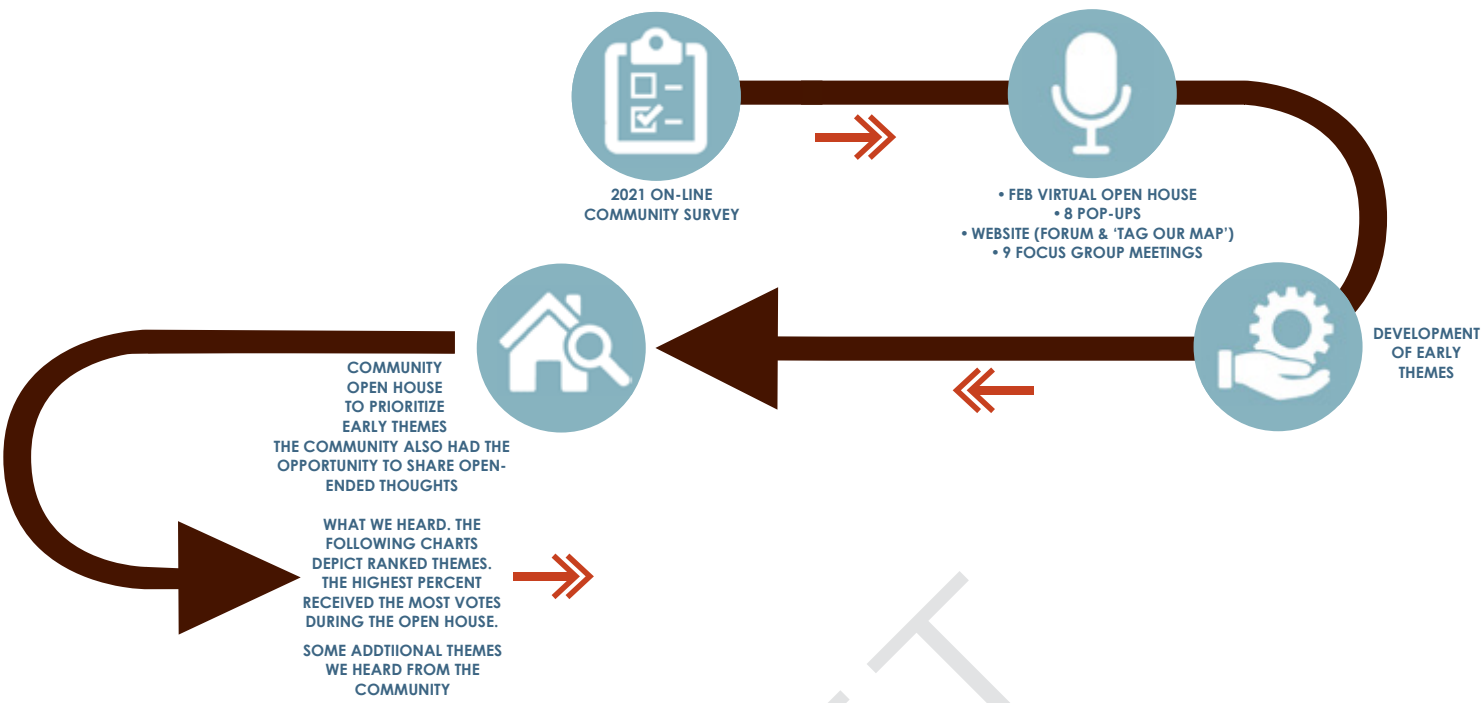
Open Houses

Overview

Open Houses. Three open houses were conducted over the course of the 10-month engagement process. The objective of the open houses was to ensure broad community support for the ultimate adoption of the Comprehensive Plan by understanding the concerns and subsequent priorities of the citizens and stakeholders of Glenwood Springs. The desired outcomes of the open houses were to:

- Inform the attendees about the Comprehensive Plan so they know what it is, why it is important to them, and how they can expect it to affect them
- Gather input regarding their assessment of the 2011 Comprehensive Plan – what worked and what didn't
- Collect feedback on the City's updated vision statement

- Prioritize theme statements related to specific topic areas and then further prioritize implementation strategies arising from these themes
- The first open house in February 2022 was conducted virtually. Two sessions were organized, one at lunch time and one in the evening, to maximize participation. Each session was then further divided into small groups of roughly 10 participants and asked to discuss the above five topics: Growth, Housing, Tourism + Economic Development, Climate + Resiliency, and Mobility. An online software, called Jamboard, allowed guests to post virtual sticky-notes with comments on the board under each topic, as well as on a map of Glenwood Springs.



Additionally, a facilitated virtual forum was hosted on the VisionGlenwood website corresponding to the two sessions above.

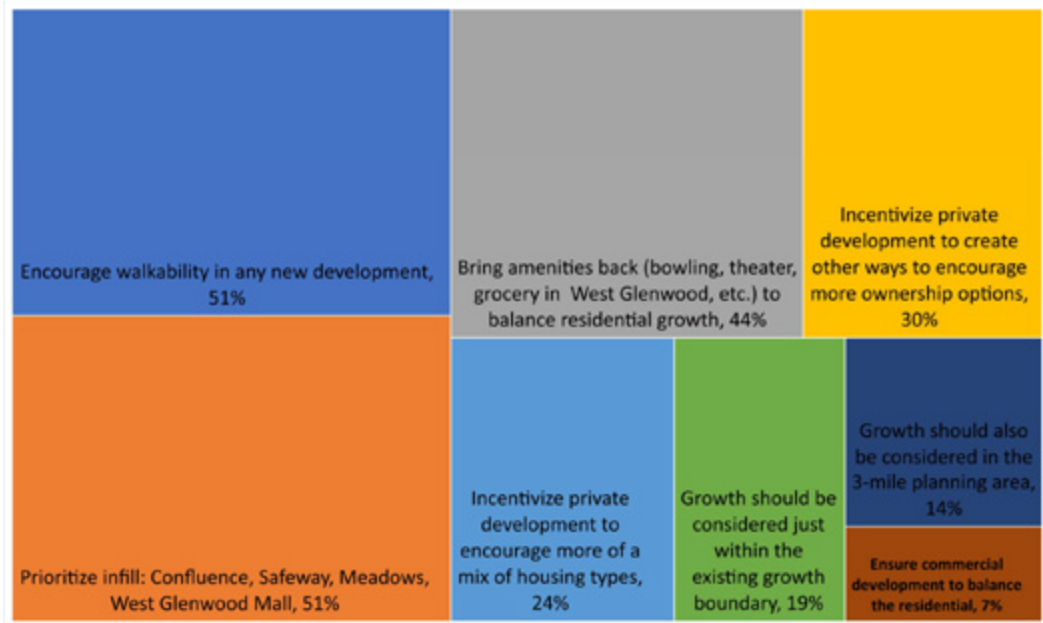
Open House #2 was held in person at the Glenwood Community Center in April. It again featured two sessions to accommodate participants. This event featured large-scale boards with “tree graphs” (see image: tree graph example) featuring the most commonly heard themes that had arisen from the previous input and expanded from the above five categories to include a sixth category, Recreation & Open Space. An example of a tree graph for the Economic Development category can be found below. The largest box in the graph represents the statement that received the most support, the second largest box equals the second most common statement, and so on. Tree graphs for all categories can be found in the Appendix. Participants engaged in the series of stations at their own pace and were given the opportunity to provide feedback and express their opinion in the form

of post-it note comments on boards and prioritize theme statements via voting packets.

The third and final open house of the series was held in person at Glenwood Springs’ City Hall in August. Again, two session times were offered, and a number of large-scale boards provided visual content for consideration. At this third and final open house, the draft Future Land Use Map (FLUM) was introduced, participants were asked to prioritize implementation strategies derived from the previously identified themes, and invited to comment on the draft vision statement. Categories continued to evolve and included the original five: Growth as represented by the FLUM, Housing, Tourism + Economic Development, Climate + Resiliency, and Mobility, the previously added Recreation & Open Space, plus the additional considerations of Community Character as an extension of growth, Cultural Resources and the Arts, Natural Resources, and Utilities.

Data Summary & Major Themes

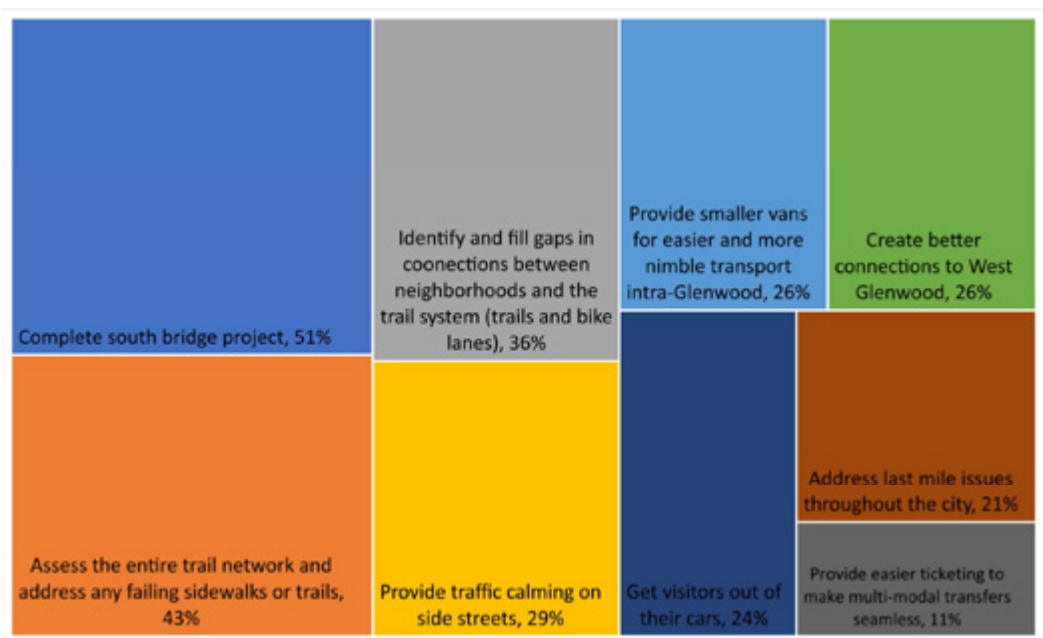
GROWTH



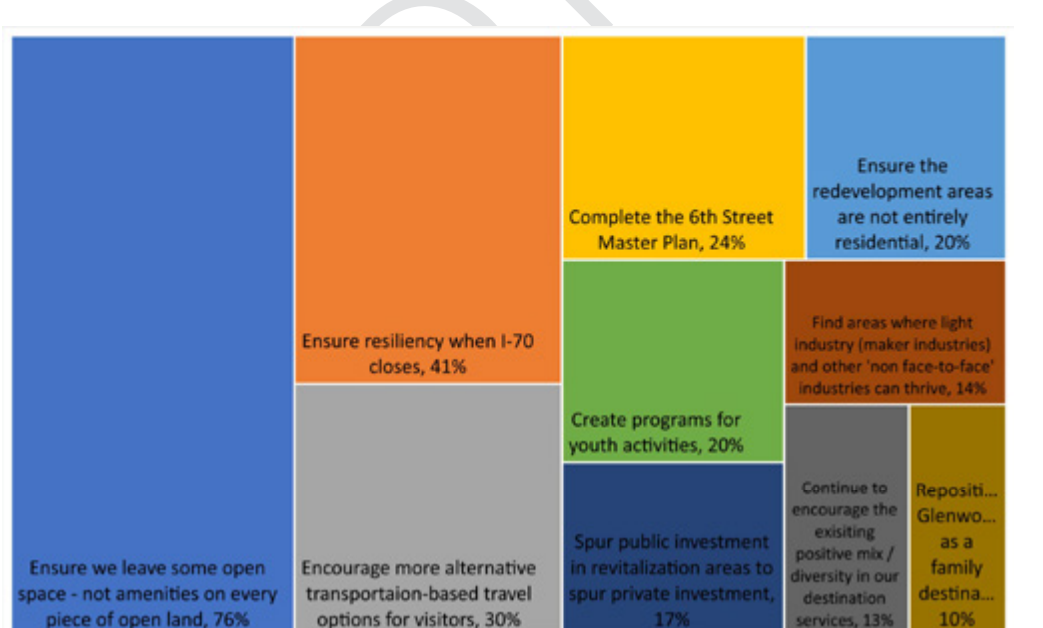
HOUSING



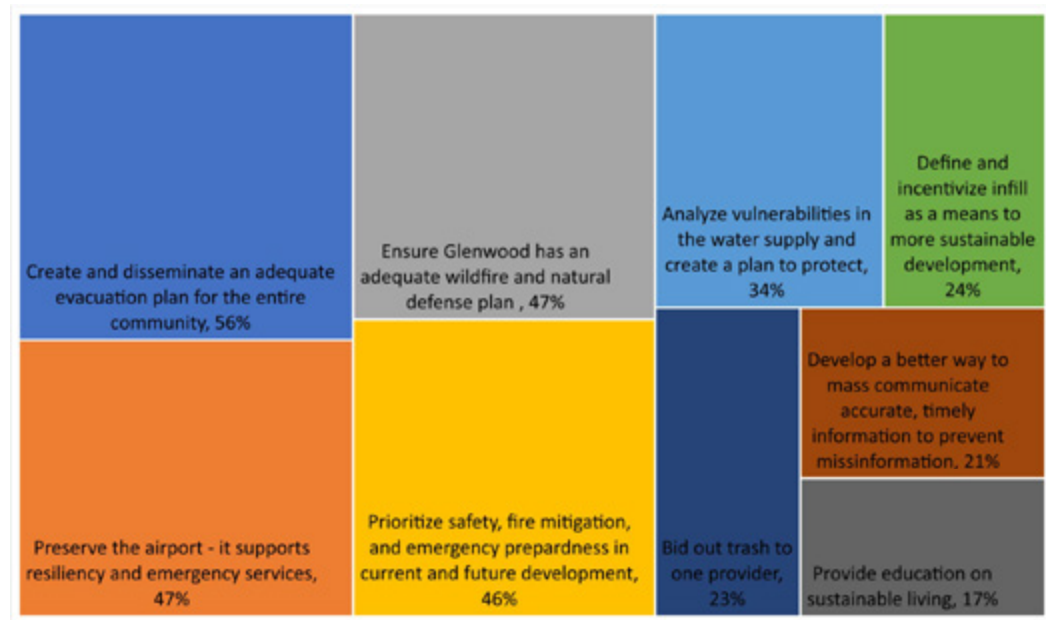
MOBILITY



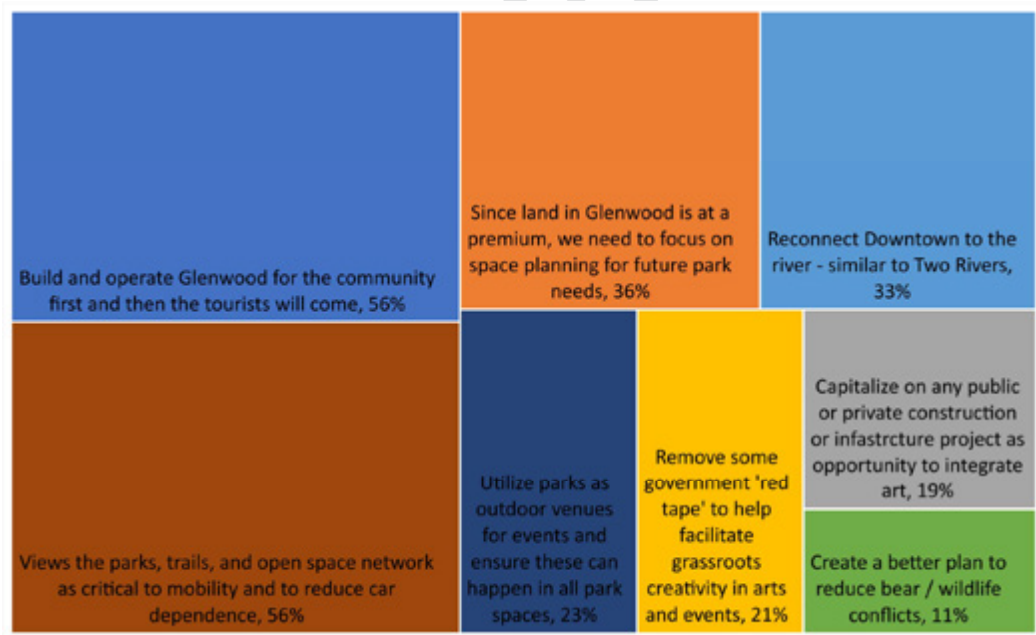
ECONOMIC DEVELOPMENT



CLIMATE & HAZARDS



RECREATION



Online Survey

Focused Online Survey. As an extension of the prioritization exercise of the third open house, an online survey was offered in English and Spanish. This survey followed the basic format of the third open house and LatinX community picnic, allowing contributors that could not attend the in-person events to participate in the prioritization of implementation strategies.

Throughout the engagement process, the desire to take care of current Glenwood citizens was pronounced. Topics that rose to the top included a desire for additional sub-area plans for key redevelopment sites, to balance future growth with water resources, incentives and subsidies

to attract new workforce and affordable housing supply for local employees, improving public transit access and infrastructure citywide with an emphasis on West and South Glenwood, to maintain the level of service for emergency personnel and hazard event services, to ensure funding for community amenities such as parks, urban trails, and open space acquisitions, and educate the public on the importance of protecting the natural setting and urban-wildlife interface areas, and the implementation of a citywide historic preservation plan.

Focus Group Meetings

Overview

Nine focus group meetings were conducted with groups of local subject matter experts ranging from 6-12 attendees. These focus groups centered on the key planning elements of land use/development code/growth, historic preservation, mobility/transportation, housing/jobs/economics, tourism, climate action/resiliency/hazard mitigation, sustainable infrastructure, community amenities/parks/open space, and health/

wellness/food equity. Attendees were asked about the goals of their organization, their vision for Glenwood Springs, their biggest challenges and what current solutions or programs they were working on to address these challenges, and what a successful Comprehensive Plan would look like. The key takeaways from the focus groups were critical in establishing the Comprehensive Plan’s implementation strategies, further prioritized by the public at the third open house, and policies.



Thank you to the following participants for their time and commitment to participating in our focus groups:

Climate Action/Resiliency/Hazard Mitigation Focus

Group Attendees:

- Ashley Moffatt
- Greg Bak
- Stephen Jaouen
- Autumn Rivera

Tourism Focus Group Attendees:

- Lisa Langer
- Patrick Drake
- Christian Henry
- Jillian Sutherland
- Zach Neal

Mobility/Transportation Focus Group Attendees:

- Steve Smith
- John Stephens
- David Johnson
- Terri Partch
- Maribel Obereque
- Linda DuPriest

Land Use/Development Code/Growth Focus Group

Attendees:

- Mark Gould
- Laurie Raymond
- Steve Beckley
- Norman Bachelord
- Sheryl Bower
- Ted Kamp

Housing/Jobs/Economics Focus Group Attendees:

- Angie Anderson
- Carolyn Tucker
- Heather Exby
- Stacey Gavrell
- Kathryn Grosscup
- Katie Langenhuizen
- Danielle Campbell
- Hannah Klausman
- Ted Kamp

Sustainable Infrastructure Focus Group Attendees:

- Heidi McCullough
- Matthew Langhorst

Historic Preservation Focus Group Attendee

- Carolyn Cipperly

Community Amenity/Parks/Open Space Focus Group

Attendees:

- Laura Speck
- Dan Cacho
- Ethan Merritt
- Solomon Liston
- Daniel Roper

Latino/a Focus Group Attendees

- Marjorie Jerez
- Jessica Peterson
- Jorge Rojas
- Marlon Funez
- Brianda Cervantes
- Susana Salamun
- Corina Jones
- Maribel Obreque
- Kelly Medina
- Susie Meraz
- Baneza Andrades
- Kenia Pinela
- Deya Gonzalez - Interpreter

Focus Group Summary Notes

Climate, Hazards, Resiliency, Hazard Mitigation Focus Group

Introductions/Vision

- Finding new and resourceful ways to balance needed development with water resources
- Working towards a variety of conservation projects to protect and improve the area
- Ensuring the Glenwood’s growth is in step with the capabilities of the Fire Department and other emergency response teams
- Addressing the increasing danger of wildfires in the area
- Attainable housing to allow teachers to live and work in Glenwood
- Connecting the local community with the Middle School
- Often hindered by the expensive pricing of a tourist town
- Preserving the small town environment of Glenwood Springs
- Prioritizing the local water and river systems

Biggest Challenges

- The need for a coordinated strategy to share recommended mitigation efforts with the community as a whole
- A few areas of frequent concern are outside of the municipal limits
 - No Name creek area, Canyon Creek area, Mountain Springs Ranch
- Staffing issues due to high turnover rates and lack of affordable housing stock
- The magnitude of the counties covered makes their conservation efforts difficult
- The main issues to be focused on in Glenwood Springs include water conservation and vegetation management

- Although funding overall is less of an issue due to partnerships with private landowners it can be difficult to find availability and funding for high-demand Conservation Easements
- The need for a better way to mass communicate correct information with landowners and residents to prevent dissemination of false information and unfounded opposition
- Evident from the roadblocks during the successful process of passing the Riparian Code through the Development Code
- Especially important as growth and development projects increase in and around Glenwood
- Subpar bike paths causing safety concerns for students coming from West Glenwood

What’s Working Well

- Successful but ongoing process of receiving grant allocations to assist community members with mitigation work
- The annual Spring Cleanup event is mildly successful but could be split into two days - one for landfill items and the other for mitigation efforts
- River Commission has hosted riparian plantings days and river cleanups to try and get the community more involved in caring for the local water systems
 - Believes this is a good way to preserve “small town feel” in the face of the growth of development and tourism
- A strong relationship with Trent, Glenwood’s Planning Director, allows the River Commission to stay updated on developments that may affect the river corridor and advice City Council accordingly
- The Mount Sopris Conservation District is the local Conservation District that covers Glenwood springs
 - Have done a good job of removing weeds and planting seedling trees in the community

- Lead bike tours through local farms to promote their successful conservation efforts
- Partnerships with local volunteer organizations (i.e. Roaring Forks conservancy, etc.) to enhance students’ learning with real-world connections
- Students worked on assisting the River Commission with passing the Riparian Code into the Development Code
- Students were involved in helping preserve Colorado’s newest State Park, Sweetwater Lake

Potential Big Moves

- Protecting and maintaining the health and small town feel of the water systems area
- Keeping Glenwood Springs as Glenwood Springs
- Protecting the limited water supply
- Gathering local land management agencies and owners (BLM, NFS, private landowners) together to strategize and put into action the defense of Glenwood Springs from wildfire and other natural disasters
- Solving the issue of affordable housing supply would have a trickle-down effect on many other issues
 - More people are needed to support a growing Glenwood
 - There would be more time and space for current residents to participate as community members and improve small town character
- Addressing the unique danger that homelessness and homeless encampments pose to wildfire mitigation and management
- Continued community participation and better dissemination of information
 - Keeping the public aware of issues such as affordable housing, homelessness, water concerns, and fire danger

Tourism Focus Group

Introductions/Vision

- Lasting vitality in Downtown Glenwood Springs for both residents and tourists
- Recently transitioned from the Tourism Promotion Board to the Tourism Management Board
 - Their mission subsequently transitioned from a focus on promoting Glenwood Springs, tourism, and moneymaking to “Manage marketing and responsible promotion of GWS area to benefit the local economy, enhance residents quality of life and protect natural resources”
- A thriving community with a strong local workforce and available affordable workforce housing

Biggest Challenges

- Anecdotally - previous employer was unable to keep graduate level employees because there were no local opportunities for home ownership or ability the to build wealth
- Remote workers are not bringing their money or talents into Glenwood Springs
- Anecdotally - similar issue with trying to fill solid salaried management positions
 - Candidates rescinded verbal commitments after looking into housing opportunities
- Not enough local childcare opportunities to support young families
- Anecdotally - similar issues with many seasonal employees only working one season because there is a lack of housing options and opportunities for home ownership
 - Strong employee retention as a company, but becoming an increasing issue unless individuals grew up locally
- Anecdotally - Her 1 employee is remote because even with her 2-source-of-income family, they are unable to find attainable housing in the area

- Most recent housing developments are lease-only
- As a tourist town, the hospitality sector cannot function with remote employees, requires a more local workforce
- The lack of housing Up Valley is causing a trickle-down effect throughout the area
- There is a lack of space for tourist-focused companies that are not face-to-face, i.e. ski making
 - Recent example with a ski company, Meyer Ski, that was based in Glenwood but had to move because they became too popular
 - Is there a land-use based solution for Glenwood Springs?
- West Glenwood Mall area and the airport could be reimaged to ease this issue and the issue of workforce housing

Potential Solutions/Recent Successes

- Glenwood residents would need to see certain types of developments/land uses to react and help direct future decisions to aid in housing needs
- Rocky Mountaineer Luxury Train was very beneficial to Glenwood Springs
 - Brought revenue with the influx of visitors' vehicles
- The previous moratorium drastically reduced the amount of Short Term Rentals from 130/140 down to 88
- 2 opportunities for development and growth
 - Revitalization of the West Glenwood Mall
- Could become an entire mixed-use community
- Seems to be the largest single piece of land to be redeveloped
 - More development at Glenwood Meadows
- A circulator bus that would allow tourists to leave their personal vehicles at their hotels and move around locally on public transportation

Your Organization's Future Plans

- There are a few parts of Downtown that are ripe for revitalization to meet Glenwood's needs and goals
 - The Confluence Area
- There are no new ideas for this space but the solution needs to strike a balance between public space, open space, and addressing the community's needs
 - North Downtown/Hwy 6 area
- Old hotels could be redeveloped
 - Cooper Street between 7th and 8th
- Spurring investment in the public side would encourage investment from the private sector as well

What does a successful comprehensive plan update look like?

- A collective community vision for how and where to grow
- Creating actionable steps based on the collective vision and following through on completion
- Creation of an implementation matrix
 - Helps City Council weigh future development decision
 - Allows the public to see how their input is applied in real life projects
- Meeting community demands while mitigating the impact on the community

Destination Management

- The Roaring Fork Destination Alliance is working on sustainability issues Valley-wide for both locals and visitors
 - Encouraging more public transportation-based travel for visitors
- Because Downtown is very walkable, it is more a questions of desire
- Lodging along 6th street does not provide shade and it is less inviting to walk to South Downtown

- Concentrate Short Terms Rentals near walkable tourist centers
 - Reduce vehicle travel and promote local neighborhoods staying residential
- Infrastructure improvements Downtown that would promote parking cars and walking/biking around town

Potential Big Moves

- Improve pedestrian/cyclist safety throughout Downtown
 - Especially 8th and Grant Ave
 - Anecdotal - sees daily near-misses between vehicles and pedestrians/cyclists
- Build 1 parking garage in North Glenwood and 1 parking garage in Downtown
 - Reduce street parking conflicts, reduce vehicle traffic, promote walkability
- Finish the 6th Street Master Plan (need funding for the rest of the phases)
- Redevelop the Confluence area
- Complete South Bridge in the event of emergency access needs due to wildfire
- Completing the 6th Street Master Plan has the potential to attract more tourists and improve the overall experience in Glenwood Springs

Transportation/Mobility Focus Group

Introduction/Vision

- Looking at a variety of options to manage traffic growth and encourage transportation options other than personal vehicles
- Need to focus on reducing traffic volumes by encouraging other modes of mobility to improve quality of life
- Bicycle use for local transportation rather than just recreation
- Promoting all mobility modes other than single occupancy vehicles

- Prioritizing making transportation more accessible for those with developmental and intellectual disabilities
- Equity in transportation, especially the large Spanish-speaking population in Glenwood Springs

Biggest Challenges

- Focus of recent past capital improvement projects has been personal automobiles
- Need to build off of strong bike infrastructure to create a holistic bike network
 - Identify the projects needed to fill the current gaps
- Need to address serious safety gaps in the bike network
 - Aware of what and where the gaps exist but City has several long-standing priority transportation projects that take finances and focus away from bike infrastructure
- Difficulty for her community to access their basic needs and be active community members without adequate transportation
- Addressing emergency evacuation for Glenwood residents with developmental and intellectual disabilities
- The increasing traffic volume with Glenwood Springs, especially on Grand Ave) with the location of affordable housing and the local job base
 - How to encourage use of public transportation or create workforce housing closer to jobs
- Emergency evacuation preparedness is a large priority
 - At a 6 (1=worst, 10=best) in terms of emergency evacuation preparedness
- Need funding to expand and improve BRT services to Glenwood Springs to meet latent need

- Recent Successes
 - Glenwood Springs has invested extensively in bike infrastructure and has many excellent bicycle facilities
 - Bike/pred path connecting Downtown with West Glenwood along the fringe of the Meadows
 - Current investment at 27th and Glen Ave to create safe crossings
- There is a strong inventory of the gaps in the bike infrastructure identified by the County Health Department, Transportation Commission city staff, individual neighborhoods and advocacy groups
- Much of the traffic problem stems from the statistic that there are more jobs in Glenwood Springs than there are people working in Glenwood Springs
- Glenwood is proving people out, aging people out, and becoming dominated by second home ownership
- The electrification of transportation
 - Need for auto chargers at parking lots and businesses
 - Biker/scooter chargers with secure parking

Is Glenwood Meadows working?

- Many businesses are still in need of more employees
- Although it is relatively full, the units are not as affordable as locals would want and need to support a local workforce
- Worried surrounding emergency evacuation for this area

Bike Network

- Glenwood recently adopted a joint mobility study by the City and RFTA that highlighted the connective corridors that need improvement
- Will need a new bike and pedestrian plan soon
- Aware of the gaps where improvements are needed but could use prioritization with action steps and capital planning
- The gap analysis exists for the bike network, just needs to be more holistically organized for action

Evacuation Planning

- Working towards both operational steps for emergencies and physical improvements (i.e. access line breaks for I-70)
 - Also need a traffic emergency management plan
- It is a balancing act between growth and evacuation concerns as well as a balance between emergency evacuation and providing housing and/or jobs for residents
- Need to involve the community more holistically in emergency planning
- Glenwood Springs is lacking a language access plan and language access coordinator (per required by title 6) for emergency planning

Trigger Point in Growth Capacity

- Dedicated municipal funding source for bicycle and pedestrian network gaps and maintenance
- Comprehensive outline of bicycle and pedestrian network gaps and maintenance needs, from existing sources
- Active city partnerships with Valley View Hospital and Roaring Fork School District to expand deed-restricted and otherwise affordable homes for local health care workers and teachers
- Increase deed-restricted affordable units percentage requirement on all residential developments, specified for local employees

- Campaign to shift local perspective to view bicycling and walking as valuable and essential modes of travel for practical local trips
- One key element in Traffic Demand Management for Glenwood is a fast, efficient, easily accessible BRT system from Rifle to West Glenwood Park and Ride station

Case Studies

- Basalt is just beginning an on-demand first/last mile transit service. Could be model for Glenwood, partial funding potentially available from RFTA.
- Ride-share apps – Transportation becoming social. One example starting on front range shown here: Casual Carpool: RTD, CDOT launches Colorado’s first carpool matching app - Bing video
- Aspen parking regs which reward carpoolers with free parking.

Transportation/Mobility Focus Group

Introduction/Vision

- Glenwood needs to get creative and efficient by making symbiotic connections to solve current problems
- Striking a balance between regulated growth and maintaining vibrancy
- Addressing the issue of missing employee housing and getting visitors/residents out of cars and onto public transportation
- Need housing variety to allow the next generation of Glenwood Springs to be able to live and work there
- Need housing and opportunities for home ownership
-

Biggest Challenges, Potential Solutions, Recent Successes

- Interested in the development of a dense housing development with a shared fleet of vehicles to reduce personal vehicle usage
 - Could be a groundbreaking model for other cities
- The traffic counts for the major roads in and around Glenwood would be helpful data to analyze
- Opportunity to collaborate with companies South of Glenwood Springs to put an employee carpool system in place to reduce rush hour traffic
- Anecdotaly - the traffic on Grand Avenue is worsening and drivers are being much more reckless
- County has pursued a hands-off approach to making housing affordable, although the County is a major employer
- There are many unincorporated areas along I-70 that could become attainable salary for all levels of employees
- Possibility of public/private partnerships that could reduce the cost of housing
- It is crucial to supply housing for school district employees to maintain the area’s schools
- Businesses are understaffed town wide, employees frequently move amongst businesses for the best opportunities
- Partnered with the City to build an extremely successful mixed-use housing unit specifically for their employees (15, 2 bedroom units with 1st floor commercial)
- Employers need to take on some of the responsibility of housing their employees to sustain Glenwood Springs
- Glenwood needs to follow Aspen and Pitkin county’s lead and tackle the issue of affordable housing

- City code requires a parking space for every hotel room and every attraction visitor
 - Interested in the tourist-focused public transit model in Durango to offset this
- Need to set remaining land aside for meeting City needs, i.e. affordable housing
- Need to prioritize safety and emergency preparedness in current and future development
- No growth will not provide effective solutions, there needs to be an integration between traditional development ideas and new ideas such as ride sharing or autonomous ride hailing
- The Development Code should reflect this flexibility towards new ideas

Housing, Jobs, Economics Focus Group

Introduction/Vision

- Variety of stepped housing opportunities for Glenwood residents towards home ownership
- Colorado Mountain College would love to be a trailblazing part of solving the housing issue in Glenwood Springs
- Housing options close to job centers to promote public transportation and reduce negative impacts on the environment, quality of life, and job availability
- Utilizing other opportunities in the Glenwood Springs area to diversify the economy to keep people and employment in the area
- Valley View hospital wants to continue to expand to better serve the Western slope
 - To continue hiring and expanding...need stepped housing options for home ownership and housing diversity as well as childcare
- Supporting Glenwood Springs and it's businesses as a thriving mountain town
- Facing issues with traffic and congestion which are only compounded by emergency closures

- Need to find a way to publicly address the housing issue as a community rather than burdening each employer with privately housing their own employees
 - Providing opportunities for locals to access quality early education opportunities and quality childcare options for the local workforce

Glenwood Meadows/Recent Successes

- Located close to commercial and transit which is a positive but the units are market rate which does not aid with needed employee housing
- Steve Beckley's new employee housing was successful for their organization and their employees
- Some individuals are living in tiny homes and camping out in RV parks, campgrounds, and BLM land
- The Meadows are well located but market rate which excludes many community members
- Much less opportunity currently for residents to own homes and build equity
 - There has been an influx of out-of-state individuals moving into Glenwood Springs and buying property with large amounts of cash
- Need to have a collective conversation about solving the issue of employee housing and creating a mix of housing
- Idea to encourage existing multi-family rentals to transition to for sale condos to create more opportunities for purchasing attainable housing and building equity
- Idea for the City to approve and incentivize mother-in-law units to provide additional rental units

Ways to build equity and wealth (outside of real estate)

- Seeing people making good money elsewhere and then moving to Glenwood Springs to buy the lifestyle they desire
- Remote workers, increased through the pandemic, moving to the area are using housing supply in Glenwood but practicing their skills elsewhere
- Want to find a balance between encouraging capitalism and balancing community-supported housing initiatives because affordable housing is being outbid for market rate every time
- There are Glenwood residents who currently own a home, purchase a second home, and retain their first home as a source of income - decreasing available housing stock
- Need to challenge current vision of small town character and reimagine it to balance the town's character with the town's needs
- Need to showcase how denser living would look community-wide to reduce community fear and opposition
- City has the opportunity to influence developers to create growth that the Town needs
- Would like to see Glenwood Springs follow the example of other countries' living models
 - Offering more safe, affordable, and attractive communal living opportunities to build community and house more workers within the community
- Discussed the 2000s building boom in Castle Valley that was orchestrated by a single developer, built out in phases, and greatly eased the building stock for entry and mid-level housing

Opportunities to create residential from adaptive reuse

- Smaller units are usually more palatable to Glenwood Springs although they are not as economically viable
- Need to create a community-wide plan for where and what type of housing is needed and base these on retaining the feeling of Glenwood's small town character

- There is widespread fear of change in Glenwood Springs

Admirable Housing Development Case Studies

- The Farm at Buena Vista offers Single Family-esque small units available for home ownership near open space and providing a sense of community
- Similar project in Salida that boasts that important sense of community
- Tiny home communities outside of Silt and Willits
- The Roaring Fork School District's housing project

Roadblocks to success of these housing projects

- Idea of land banking to resale for local home ownership
- Idea of copying the Land Trust model to create a similar model for affordable housing

Making density more palatable

- Already noticing issues with lack of service services, i.e. plumbing, heating
- Taxpayers need to be willing to spend money to fix Glenwood's problems
 - Need to re-envision this effort as building communities rather than just building denser housing
- Future possibility that housing will expand into the local business realm if they are priced out by their rents

Potential big moves

- Tough choice because all of the issues and solutions are so intertwined
- Explore options for residential infill, possibly buying them down to encourage affordability
- The City government becomes a real estate developer to create the exact type of development the City needs
- Need to address these issues with a communally shared vision and look regionally for partnerships and solutions

- Creating PUD communities that offer a wide variety of housing options that are affordable because they are underwritten by the City
- Educate our electorate and engage all community members to better understand the issues

Wrap-up

- Need a business demand study to understand the needed economic diversification for Glenwood and what Glenwood can support
- Idea for incentivizing business ownership into property ownership to retain local small businesses as owners age and price out
- Partnership with City, Chamber, and Colorado Workforce Center to create business training to support resiliency and workforce development that is not focused on wage increases, but more related to flexibility, organization structure, HR support, etc.
- Finding a solution for those using their first-owned homes as income sources while living in their second home
- Partnerships with CMC to educate the community on wealth building opportunities that are not tied to real estate
- Encouraging condos in mixed-use property and residential property to ease impact on businesses purchasing space and increasing home ownership opportunities
- Idea of waiving ADUs fees if they are put towards affordable housing stock

Sustainable Infrastructure Focus Group

Biggest Gaps to achieving sustainable infrastructure

- Lack of time and manpower for the amount of applications the city receives but has improved since the City simplified the first step of review to only require a 30% set of plans

City's capacity to handle growth

- Goal is to continue to make Glenwood Springs as self-sustaining and resilient as possible in terms of infrastructure
 - The City currently administers their own infrastructure including broadband, electric, water, sewer, landfill
 - In terms of infrastructure and utilities, Glenwood is outbuilding what would be expected for its physical location, climate, and constraints
- City is already doing many recommendations of the 2008 Energy and Climate Action Plan
 - Already 100% sustainable energy (wind power, soon to be diversifying to other green energy sources) for the City and building a fourth substation in advance of electric cars
- Water Sustainability
 - Even if water flows were down 25%, Glenwood still has more water capacity than plant capacity
 - The plant can process 8.65 million gal/day, if recertified it could process 10 mil gal/day, and actual usage is about 4.5 mil gal/day and 1.23 mil gal/day during Winter
- Sewer Plant
 - Sewer plant is running at 50% of its capacity (currently process 1.2 mil gallons, but able to process 2.47 mil gallons)
 - If Glenwood managed to reach 75% of the sewer plant's capacity, the existing facility could be double on its existing footprint to process 5 mil gallons

Infrastructure as a barrier to growth

- Always striving to diversify water and electric portfolios to make Glenwood as sustainable as possible
 - In the process of building a backup water system in case of repeat fire events
 - Confident that the many City-owned water sources will sustain the City despite expected dips in precipitation

- Currently building infrastructure to be able to parcel water from different City-owned sources to ensure infallible water availability
- Currently finishing a successful fiber to home infrastructure project to give Glenwood control of their own broadband access
- Have been trending down in electricity usage as a whole since peak in 2009 due to increasing efficiencies
- Currently working on raw water systems throughout town to reduce water usage in the domestic water system
 - Aiming to keep necessary water supply as reliable as possible in the face of climate-adverse effects, and use raw water to supply all other needs

Positive outcomes of the comprehensive plan

- For Glenwood residents to be aware of the sustainability work of Public Works and to set expectations for future building and remodels
- In the last 40 years, Glenwood Springs has used half the water it used to due to ever increasing efficiency on the part of the City, manufacturers, builders, etc.
 - Peak in 1981 was 9.1 million gal/day, recent peak was around 4.7 million gal/day
- Although the energy code makes construction less cost effective in an already-expensive Valley, it successfully makes buildings more efficient
- Looking at the new all-electric Triumph-Bell Rippy apartment development as a case study

Hang-ups for infill in town

- Depends on the net change in water needs based on what is removed and what replaces it
 - Infill projects typically contain less green area which translates to less water usage
- In terms of water capacity, the City has considerable capacity for growth left throughout
 - Very unlikely to reach this water capacity unless Glenwood infilled at an incredibly denser vertical scale

- The SF home lawns use more water/are less efficient than the condos/townhomes (usually without lawns or with xeriscaping) that are replacing them

Growth and Sustainability in Glenwood

- Glenwood seemed to be flourishing without the tourist economy in the mid-1990s
- Experiencing increasing negative impacts in ability to recreate locally due to prioritization of tourists
- Glenwood Meadows seems like a perfect place to put Glenwood's new type of growth
- Recognizes the importance of income sources from new developments like Glenwood Meadows and street taxes to keep Glenwood running well
- Understand the need to build but appreciates the small town character of Glenwood
- Can be too touristy from a residential perspective but understanding that the City benefits and functions from its tourist economy

Historic Preservation Focus Group

- 2 major goals for the Historical Society include
 - Preserving the Cardiff and Coke Ovens
 - Creating a plan to manage the South Canyon Mine area
- Complicated balancing act because of the threat of underground fires, recreation pressures, wildlife concerns, historical preservation
- The 2008 Historic Preservation Plan is a strong plan but has no realized enforcement power
 - HPC should be able to review development applications within the Historic District but the HPC only has power specifically over properties designated as state or national landmarks
 - HPC does have the authority to designate historic districts although the designation of a "Historic District" needs to be flushed out

- A historical preservation case study in San Antonio, TX requires that builds built before 1945 are to be deconstructed rather than demolished to encourage the local reuse of materials
- It is more sustainable to preserve old buildings rather than demolishing them and building new buildings
 - Historic structures use local materials and already house their embodied carbon and leaving them standing keeps these materials from the landfill
 - New construction involves high energy usage and toxic materials
- Infill and historic preservation could work well together
 - Unused spaces in historic buildings (old garages, attics, basements) could be used for ADUs, etc.
- The loss of historic character through redevelopment is occurring sporadically throughout Glenwood
- Referencing the community input from the last workshop for the 2008 Historic Preservation Plan
 - Things people loved
 - Mature landscaping, walkability, Queen Anne cottages, front porches on the old Victorian homes because they are a reminder they were built before automobiles, all historic homes, residential neighborhoods on both side of Grand Ave (Cooper and Blake, Colorado and Pitkin)
 - Threats
 - Rising property values, remodels take away from historic nature, deteriorating older properties which helps to justify tearing them down
- Desire to see the recommendations in the 2008 Historic Preservation Plan realized
- Providing education on preservation aid available for historic home owners, incentives, fee waivers, tax incentives
- Helping the museum and art center find a new facility
- Museum is poorly located for both tourism visibility and the safety (lack of fire sprinklers, humidity control, ADA access) and enormity of its collections (needing to let items go for new replacements due to lack of space)
- Seeing the monopolization of residential and commercial properties by out-of-state individuals
- Need to find a balance between personal property rights and preserving the historical character of Glenwood
- Policy items that would directly aid Historic Preservation
- Want the Historic Preservation Commission to review buildings permits within the Historic District
- City to mandate buildings before 1945 to be deconstructed rather than demolished and then the materials are used to rebuild around them
- Big Moves, Roadblocks Aside
 - HPC's ability to designate structures of historical value, possibly designate them as local landmarks, and provide more protections than are currently offered
 - Allowing the HPC to review applications for alterations, additions, and demolitions for these properties
 - In the case of demolition, chose to deconstruct and reuse rather than demolish
- Looking at Aspen's strict Historic Preservation program as a strong case study

Community Amenities/Parks/Open Spaces Focus Group

Organizational Goals

- Want to make Glenwood Springs as beautiful, colorful, and inclusive as possible
- Recent success getting the Arts Planning Commission adopted by City Council, allowing for a small amount of funding for art in Glenwood
- Predominantly focused on physical art in the built environment and creating mutually beneficial partnerships with local artists
- If we build Glenwood for the community, the tourism industry will naturally benefit from the authenticity
- Focusing on creating a more holistic multi-modal mobility network to encourage walking and biking for locals and tourists
- Glenwood's art community is generally on an upswing
- Need to focus on planning for future parks' needs because of Glenwood's lack of expandable space
- The Parks Department is in charge of more than just parks, they are in charge of the community's outdoor gathering places and connection points
- Looking to update the Parks and Recreation Master Plan within the next few years
- CPW is focused on perpetuating the wildlife resources of the State of Colorado
- Any land use, recreation development, etc. within town that has possible wildlife impacts is the focus for CPW
- Strong interest in the power of large format art pieces to bring beauty and interest around Glenwood
- Need to address issues created by the tourism industry such as excessive garbage Downtown during the summer, or a lack of public restroom facilities
- Presenting the idea of a botanical garden in the Confluence area

- Idea of working with CPW to create wildlife-focused art pieces that are educational for locals and tourists

Opportunities & Challenges

- Planning a few new big murals
- Focusing on highlighting the entire 6th St Corridor to promote the connection from the new North Landing to the Art Center at the end of 6th Ave
- Biggest challenge is the amount of restrictive "red tape" due to lack of coordination and communication between various City councils
- The most recent Art Plan includes public policy for Glenwood's art programs (decommission, replacement) as well as a CIP program for arts and culture that is comparable to other programs in the State in terms of funding
- Trying to think outside of the box and resist the urge to become stuck in the "lack of funding" rut and not complete necessary projects
 - For example, when Public Works puts in the Red Mountain Line, the Parks Dept. will take the opportunity to plant an education xeriscaping garden in the highly trafficked, high visibility area

Opportunities outside of Glenwood's Core

- Discussion of how to activate the vacant open space downstream of Gregory Park along Michel Creek in West Glenwood to address the lack of green space in West Glenwood
- Reducing the City's red tape blocking grassroots creativity from community members, such as movies in the park
- Creating a diverse portfolio and revenues for the Parks Dept. would be a strong asset to Glenwood's citizens
- Desire to bring Colorado River access to Downtown and remedy the disconnect, similar to Two Rivers Park

Best river access opportunities

- The most popular options for the white water park, as Glenwood develops their RICID water rights, was Downtown - would necessitate an arrangement with Union Pacific
- Salida is a strong case study for river access near the Downtown core, working around a railroad easement
- A crosswalk at Bennet or Palmer would allow pedestrians to access the river without needing to illegally cross the train tracks

Recreation & open space deserts

- The South end of town has recreation access with ball fields
- 3 Mile is an incredible amenity but needs funding for bank securement
- The Silver Stage Conservation easement is an incredible 50 acre parcel bequeathed to the City which provides more open space access for South Glenwood

Wildlife challenges

- Major recent increase in black bear conflict
 - Tried educational programs but residents don't listen
- Success with the Police Departments code enforcement for better trash securement
- There is a state grant available for creative solutions/educate for bear/person conflict
 - Supports the idea of an educational art campaign
- Also increasing conflicts with mountain lions and big horn sheep

Potential big moves

- There needs to be more mixed-use development in Glenwood to address housing issues
 - The old Safeway area could house approx. 1,000 units
- There are many places where density could be added and increased

- Glenwood Springs is a long city
 - Need to focus on creative transportation solutions that encourage walking, biking, public transit, and reduce car dependence
 - Need to think regionally
- Rethinking how to increase Glenwood's vibrancy
 - Revamping the old, integrating with local business, offering better local music
- Utilizing parks as passive outdoor venues, such as in West Glenwood
 - Reduces traffic because there is less need to leave West Glenwood
- Preserve Glenwood's current footprint and focus on mixed-use and infill
- A good CPU will acknowledge the value that wildlife adds to living in a place like Glenwood and will encourage thoughtful planning around wildlife impacts of future development

Latino/a Focus Group

Vision for Glenwood & biggest challenges

- Families are needing to move farther and farther out of Glenwood to afford housing which is disruptive to students education and mental health
- There has been great improvements in bilingual communications, but can always be improving
- Increasing number of Latino/a individuals working in the government and large organizations, which is a strong role model for Latino/a kids in the Valley
- The lack of affordable housing is affecting her organization (USFS) in finding and retaining quality employees
- Need for a bilingual PIO rather than constant interpretation to build more trust and confidence with the Latino/a community
- Echo the need for affordable housing to reduce the disruption of families needing to leave Glenwood and change their students' school
- Much of the current affordable housing stock is too low quality of living

- Students need access to affordable extracurricular activities
- Would like to see all members of the Latino/a community taken into account, rather than just the leaders
- There is not enough access to mental health help for students that need it
- There are many gaps to be improved in multilingual communications, although Glenwood has made a great start
- Increasing cost of living is a major issue, especially in the way it affects lower income Latino/a families
- When families with children with educational difficulties are forced to move to find affordable housing, their struggle can be very isolating and difficult
- The high cost of living for housing in the area
- Vision that one day Glenwood will be able to provide affordable housing for the community that lives there, so that community members are not forced to leave
- Venues that are more inclusive for the entire community
- Including the Latino/a community on a regular basis rather than needing to extend extra effort
- Echo the issues of affordable housing and bilingual communications
- Not enough help for non-food focused restaurants during/after the pandemic
- Not enough daycare in the area
- Need for affordable health care

Potential Solutions

- Need to approach the issue of health care with a comprehensive community effort rather than disjointed attempts
- Bilingual, bicultural mental health practitioners would be supportive for Latino/a patients
- Wages need to increase to retain important community members in Glenwood
- Need to protect those who rent lots from unaffordable rent increases
- Going out into the Latino/a community and hearing the Latino/a community's input rather than inviting people to public forums
- Developing more affordable housing communities
- Giving housing preference to locals
- Detached home communities would be important criteria to satisfy the Latino/a community's needs
- Luxury apartments near the Meadows were a lost opportunity for affordable housing
- There is a unique threat to the Latino/a community during wildfire season because of the lag of translating emergency materials
- Rather than develop more housing, focus on existing structures to house those in need while being mindful of Glenwood's natural resources
- How can community members call GWS home without the opportunity for home ownership?
- Allowing lower income residents the opportunity for home ownership rather than community members moving farther and farther away
- Need to find the money to create the power to solve the issues facing Glenwood's Latino/a community

Pop-ups

Overview

In the months between the first and second open houses, a series of “pop-up” events took place. Events at the Rio Grande River Trail (behind the high school), Glenwood Springs Mall foyer, Walmart, and the Recreation Center’s Bazaar and Earth Day Celebration were manned by City staff, while unmanned pop-ups took place in the city hall foyer, high school foyer, the recreation center lobby, and the library. (See image: photo of pop-up) All pop-ups featured a take-home “workshop-in-a-box” to solicit additional comments on the five primary categories bulleted above and drive traffic to the VisionGlenwood website. Additionally, branded flyers with a linked QR code were placed in windows of several Hispanic/Latino/a serving businesses.



Data Summary

GROWTH (& Character)	LOCATION
We are losing small town feel. What is our plan? Just grow, grow, grow?	Rec Center
Too damn many people!	City Hall
Preserve Victorian houses	City Hall
We're going to grow, let's grow responsibly and w/ restraint: think of traffic, widen 4-Mile, improve road by Walmart, dev. growth should be limited in #	Event
So much development in 4-mile	Spanish (translated)
Concerns about infrastructure post new development, warrantee period isnt long enough;	Spanish (translated)
Better safeguard for contracts	
"Infill" does not ONLY include LARGE parcecs. Many smaller projects should be considered such as size and space of the manors and smaller multi-units in oco town Glenwood	4/20 Open House
Controlled growth - We only have limited space.	
Budiversity lose - Loss of _____ due to growth and incusion by new _____ building - esp. mountain bikes.	
Enough tourism - Quality of life consideration for residents	4/20 Open House
Annex more properties into city that help accomplish housing goals	4/20 Open House
Pass of development too fast recently. Dont incentivize any of it.	4/20 Open House
By reducing parking to impractical levels like Cadiff Glen? NO	4/20 Open House
Infill better than annotation but slow it down	4/20 Open House
Another grocery - very important	4/20 Open House
Good luck - You're fighting Amazon and internet working	4/20 Open House
NO more apartments!	4/20 Open House
Partner with new apartments that have been built	4/20 Open House
Sustainable Growth	4/20 Open House
Stay away from Confluence	4/20 Open House
Bring amenities - Nothing donw for years here, stay away	4/20 Open House
Worker housing periods at the Meadows	4/20 Open House
We desperately need a 6 month moratorium. We need to see what	4/20 Open House
Prioritize Infill - We have done, its insane	4/20 Open House
Building 100's and 100's of units	4/20 Open House
Growth should be considered in the 3 mile radius - People with money, ridiculous!	4/20 Open House
Bring amenities - Drive In	4/20 Open House
We need to take a break from housing. Helping working residents. We need some major CALM!	4/20 Open House
Important to have more activities for students	4/20 Open House

CLIMATE & RESILIENCY

LOCATION

Mandate lower emissions for industries and cars	Rec Center
^ America already does; China, India, & Africa will never	Rec Center
Group to maintain healthy ecosystem - fish, deer, elk	Rec Center
Come up with a legit evacuation plan instead of hot air	City Hall
It is important to recycle (Sp)	City Hall
More recycling (Sp)	City Hall
Effective recycling system (Sp)	City Hall
Aware of the fires - integrate the community for help	Spanish (translated)
So much junk food, U.S. is supposed to be a healthy country, used to work in a feedlot. More healthy food. Organic costs more money.	Spanish (translated)
Recycling - esp. plastics	
Also some limit to plastics in purchasing at point of sale.	
No more simple disposable plastic bags or water bottles.	4/20 Open House
Evacuation plan before any more development	4/20 Open House
Geeting rid of the airport so we can have a south bridge	4/20 Open House
Airport does MORE than listed. Needs to be kept in some less developed, less dense development than MORE housing	4/20 Open House
Bid out trash to one provider - No, have 2 providers so there is still choice	4/20 Open House
Create and disseminate an adequate evacuation plan - Wont work in a panic anyway	4/20 Open House
Define and incentivize infill - Don't incentivize any development	4/20 Open House
Develop a better way to mass communicate - work with KMTS	4/20 Open House
Complete south bridge project - Not worth the price	4/20 Open House
Currently, we don not have an adequate eveacuation plan in West Glenwood. We need open space!	4/20 Open House
Resources are NOT unlimited. This drought has not been seen in 1,200	4/20 Open House
We don't owe everyone who wants to try the "Colorado lifestyle" a place to live or its nothing but traffic and no service	4/20 Open House

HOUSING

LOCATION

Less dense housing places + 1	Rec Center
Actually affordable "affordable housing" + 1	Rec Center
More housing	Rec Center
^ But cap the rise in housing costs & be sure when the tenant/owner no longer works or makes too much they must leave housing provided.	Rec Center
Plan for & support owner-occupied single family housing instead of warehousing people until they move down valley; apts are wrong!	Rec Center
No more interest groups buying up all the property; let people live here	Rec Center
REAL affordable housing - small units for employers	Rec Center
Build more single family homes. Quit turning Glenwood into a wall of unaffordable condos.	Rec Center
Need housing options \$1,000 or less per month for employees/residents to stay-work-live	City Hall
More housing, both free market and affordable	City Hall
More housing	City Hall
More housing!	City Hall
More affordable housing! Please	City Hall
No condos in West Glenwood pasture	Event
Help with homeless	Event
Do better with housing	Event
More reasonably priced housing	Event
Housing: expensive rent; we need more apartments	Spanish (translated)
More apartments, lower rents	Spanish (translated)
I think we need more townhomes that are affordable	Spanish (translated)
Looking for housing for 2 years, cannot find an apartment	Spanish (translated)
Rents are very expensive; more houses	Spanish (translated)
There are few housing options for single mothers	Spanish (translated)
More suitable housing	Spanish (translated)
Vacation rentals pushing people out of the community. Vacation rentals should be in commercial areas.	Spanish (translated)
Concerns about cost of houses that haven't been updated since 1950s; might move away	Spanish (translated)
Difficulty finding housing and accessibility to rent for Latinos	Spanish (translated)
Expensive rent, improve the state of housing	Spanish (translated)
Relax zonning reconstruction. To allow more affordable housing options - Tiny homes, mobile homes (quality parks)	4/20 Open House
Less apartments, single family am what little are house	4/20 Open House
Start a program like APCHA - No, Apen's is a train wreck	4/20 Open House
Create upward mobility - Stop approving apartments	4/20 Open House
City should start developing their own projects - No, we'll do it worse and more expensive	4/20 Open House
Put strict controls on Short term rentals - No, its not the problem	4/20 Open House
Land banking to meet city needs - Just another subsidy	4/20 Open House
Approve and incentivize accessory dwelling units - Already done	4/20 Open House
Look at second home ownership and impacts - Still need to respect private property rights	4/20 Open House
Don't spend anything on affordable housing unless you can. Find a program with a 10 year track record that everyone agrees works well. Then copy it!	4/20 Open House

Housing only for employees work in GWS!	4/20 Open House
Do not build on every vacant lot. Provide Open space	4/20 Open House
Leave confluence area alone! Need more parks/recreation	4/20 Open House
The city admin is so incompetent - stay away	4/20 Open House
Decide on a population limit	4/20 Open House
People that are comfortable with fitting into out town. We feel we are past that number already.	4/20 Open House
Landbanking - we have home ownership	4/20 Open House
City should start developing their own projects -Public/Private partnerships	4/20 Open House
Aspen Hosuing is a disaster long term	4/20 Open House
Aspen employee housing is a great idea for _____ some people in housing, BUT people get old and retire and the house is off the market. We should support our retirees- they made their life here, but it inventing available to new people and cant keep building more. Think this through.	
The idea that people not walk in Glenwood is wrong in some way. Glenwood doesnt pay wages to allow anyone to afford to live here. VVIT pays badly - AVH pays more.	
Why does Glenwood not have a Crown MT park? They didnt plan for it. Preserve open space to maintain quality of life.	4/20 Open House

MOBILITY	LOCATION
Remove speed bumps	High School
Pot holes :(	High School
lower gas prices!	High School
Fix the g-d potholes	High School
Fix pot holes):(	High School
Fix pot holes :)	High School
Pls pretty pls w/ cherry on top fix the pot holes	High School
Fix the pot holes dawgy	High School
Annoying cyclists on roads holding up traffic	High School
Cyclists have a legal right to the road CRS Title 42 <- read it	High School
Free bus service Rifle to Aspen; hard enough to afford rent & gas	Rec Center
^ edit: Parachute to Aspen	Rec Center
Transportation Coordinator needs to ride public transportation	Rec Center
More pedestrian friendly crossings on Grand. Light times need to be longer and more	City Hall
Slow traffic in the heart of our city! Critical	City Hall
Slow TRAFFIC	City Hall
A bypass from near C-dale to I-70 near S. Canyon, GWS would be peaceful & workers could get home early	City Hall
Pedestrian access through South Canyon to New Castle	City Hall
River crossing at South Glenwood	City Hall
Please bring Cardiff Glen-Midland shuttle back. Sunlight too.	City Hall
Bus transportation	City Hall
Parking on 6th Street	City Hall
More bus transport to 6th Street	City Hall
More free transportation to Aspen; in Summit County offered free service beyond just Glenwood Springs	Event

Speeding cars do not provide a welcome environment, calm traffic	Event
More bus stops	Spanish (translated)
Another road to get to New Castle	Spanish (translated)
Ride Glenwood: more hours to West Glenwood	Spanish (translated)
Sopris: there is no transportation	Spanish (translated)
We need more transporation; more on West Glenwood	Spanish (translated)
More signage for 82, HOV is confusing	Spanish (translated)
Secondary road New Castle to GWS	Spanish (translated)
Great handicap parking	Spanish (translated)
The bus to West Glenwood at night	Spanish (translated)
Ride Glenwood: more rotation, more tourist places	Spanish (translated)
More continuity that goes to West Glenwood	Spanish (translated)
Bus route, if it could go past the hospital, that would be good	Spanish (translated)
Came down early to beat the traffic from Carbondale; timing of the lights - if you hit one, you hit them all. Execution plans.	Spanish (translated)
South Bridge	Spanish (translated)
There are no buses in South Glenwood	Spanish (translated)
Need for late night transportation to be able to get home	Spanish (translated)
Ride Glenwood every 15 minutes. Don't go to Walmart	4/20 Open House
Make multi-modal transfers seamless - and cheaper deals with _____ businesses	4/20 Open House
NO more apartments until transportation issue is solved.	4/20 Open House
Put dirt paths when possible	4/20 Open House
Get creative on where it will be - South bridge	4/20 Open House
All sidewalks and streets are _____, they cant find parking	4/20 Open House
Maybe ENFORCE the speed limit	4/20 Open House
We need rideshare options!	4/20 Open House
The city needs to stay out of West Glenwood until they come to their senses	4/20 Open House
Create better connections to West Glenwood - Provide BPT station	4/20 Open House

TOURISM & ECONOMIC DEVELOPMENT	LOCATION
Mall needs to be something better - grocery	Event
Fiber to mid Glenwood; it is dope - have it at work	Event
Need a better balance tourism & resident serving amenities	Event
Pay more per hour	Spanish (translated)
Daycare centers	Spanish (translated)
Boost tourism	Spanish (translated)
Daycare needed. Moved to part-time.	Spanish (translated)
Amenities are great (shopping/food)	Spanish (translated)
More development/information about tourism	Spanish (translated)
Tourism: know more places	Spanish (translated)
Child care - land for, support of	Rec Center
Space for child care	Rec Center
Currently the building department creates too many barriers to new and old businesses and discourages contribution	4/20 Open House
Balnce Tourism - and marketing - with quality of life issues for exisitng residents (traffic is crazy)	4/20 Open House
Very limited options.....I don't think all views on tourism are represented	4/20 Open House
Ensure resilicency when I-70 closes - What are you trying to ask?	4/20 Open House
Encourage more alternative transportation-based travel options for visitors - What does this even mean?	4/20 Open House
Ensure resilicency when I-70 closes - Does not mean develop Cottonwood	4/20 Open House
Ensure the redevelopment areas are not entirely residential - So you don't have to drive for milk. Maybe walk to office	4/20 Open House
Childcare, Camps for when school is on holiday	4/20 Open House
Support Seniors	4/20 Open House
_____ Glenwood residents - Not visitors	4/20 Open House
We are full on tourism	4/20 Open House
Public/Private partnership with structural parking	4/20 Open House
American Furniture warehouse residential?	4/20 Open House
Quality of life	4/20 Open House
Complete the 6th St. Master Plan - Its an expense	4/20 Open House
You cant make more land appear	4/20 Open House
Reconnect downtown to the river - No because it will be all tourists	4/20 Open House
Dog walking park like Crown Mt. , well planned, happy people and dogs, and lots of watse stations	4/20 Open House

RECREATION	LOCATION
Indoor tennis courts!!!	Rec Center
Indoor ice rink to ice skate and for hockey players!	Rec Center
Racquet ball!!	Rec Center
More tennis courts (indoors)	Rec Center
More bike & hike trails	Rec Center
Kids sports, daycare	Rec Center
Ballroom dancing, dance classes - salsa, tango	Rec Center
Indoor tennis courts	Rec Center
Free up a few handicap parking slots; they're not being used!	Rec Center
Make sure we keep open space open for outdoor recreation	Rec Center
More parking by the Community Art Center; a bus from town over to 6th Street	Rec Center
Park improvements other than just Sayre; baseball field, soccer field	City Hall
Fix the Two Rivers Park so non-boaters can get to the water!!	City Hall
Need more trails	Spanish (translated)
Healthy recreation bars (??)	Spanish (translated)
Healthy recreation	Spanish (translated)
More sports	Spanish (translated)
World on the homeless problem	4/20 Open House
You're missing pickleball. It's a destination sport in some towns.	4/20 Open House
I can't believe we've got excess water when we have water restictions every summer enlarging water plant to serve more people, just encourages faster growth and the growth won't pay for it. Existing residents will get the bill for what? More traffic, more crowding? Aspen sewage in roaring fork in water instead of clean no name water? Growth is already affecting quality	4/20 Open House
Promote Dark Sky Community	4/20 Open House
No more apartments!	
More parks/open space / trails like land behind Walmart or above Doc's	4/20 Open House
Tourists will come no matter what	4/20 Open House
Preserve existing open space!	4/20 Open House
Consider the wildlife and their homes	4/20 Open House
Make the dog area a real park	4/20 Open House
Build the theatre	4/20 Open House
We feel growth is out of control. We are killing Glenwood rapidly. We have way more than enough expensive rental units. No more units on the x-Meadow that are for WORKERS.	4/20 Open House

OTHER	LOCATION
City Council that will listen to residents	Rec Center
Please get street sweepers to clean our streets!! And allow them to do so by enacting parking restrictions during cleaning times!	Rec Center
Listen to the people and don't just pretend to listen	Rec Center
Get needs and wants! Please	Rec Center
City Council that listens to the people	Rec Center
City Council members that supports & listens to residents	Rec Center
Bring back GWS Spring Clean + 1	City Hall
Need more street sweeping Grand Ave.	Event
Parking rules for street sweeping	Event
Mid Glenwood easier to build community, self-contained	Event
But (despite housing/homeless comments) the community is better than most	Event
Community safety	Spanish (translated)
Remove marijuana	Spanish (translated)
Learn from other towns about employee housing and truly affordable housing for our own workforce	4/20 Open House
Fire safety is a MAJOR concern for me. I live in S. Glenwood. Wildfire during school hours would be catastrophic.	4/20 Open House
Important to remember that "affordable" housing relates to employees paying living wages, not government subsidized housing.	4/20 Open House
Encourage ADUS Build employee housing	4/20 Open House

Hispanic/Latino/a Community Picnic

Overview

Over a quarter of the population of Glenwood Springs is made up of Hispanic and/or Latino/a peoples. In an effort to provide a comfortable environment for this segment of the population to provide feedback on the Comprehensive Plan Update themes and strategies, a Latino/a community picnic was held in Sayre Park. Spanish language boards corresponded directly to the materials presented at the third open house and solicited similar feedback.

The data from the picnic was combined with data from the final August Open House, providing a cohesive data set regarding the implementation strategies and action plan.



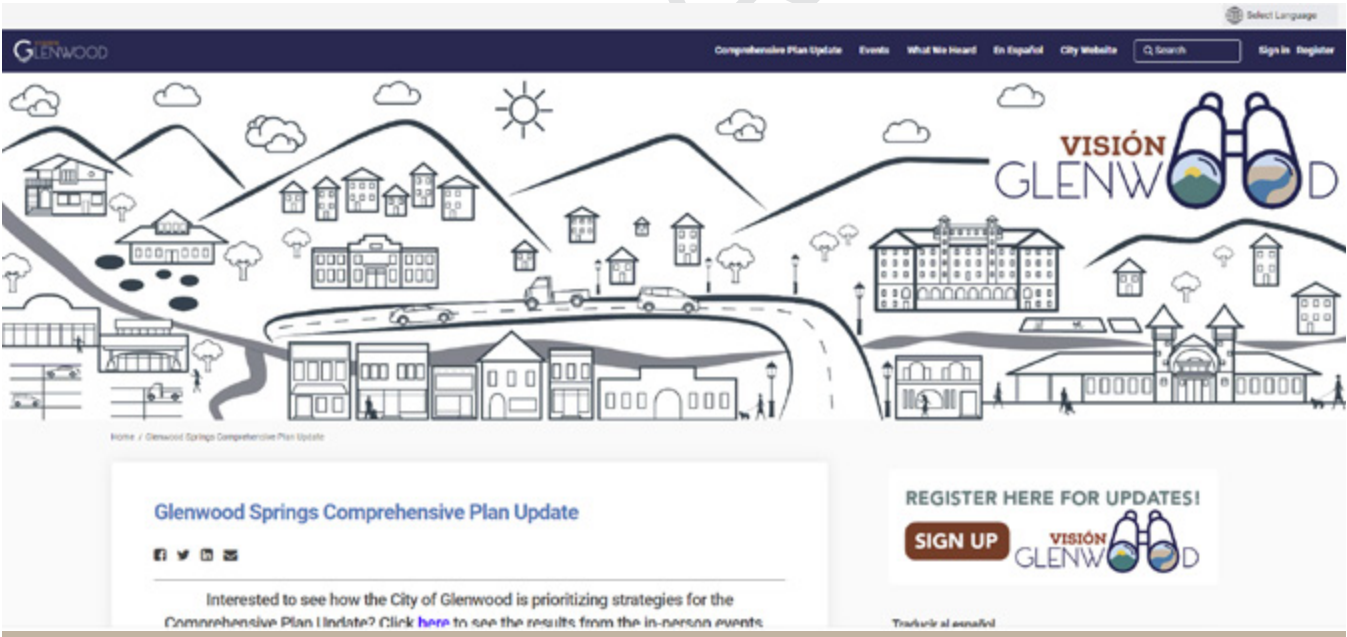
Vision Glenwood Website

Overview

The Vision Glenwood website was built at the onset of the Comprehensive Plan effort to communicate in an accessible and user-friendly way. Using the Bang The Table platform the site is intended to serve as the City’s outreach tool well after completion of the Comp Plan effort. The website assisted the team in disseminating accurate and timely information. Since its launch the website has accumulated 1,450 total visitors and 88 new registrants during the outreach. The site provided critical information as represented by 152 document downloads.

Direct referrals from advertising and direct emails were the highest of all referral channels indicating a successful effort.

The most heavily used tool on the website is the ‘Tag Our Map’ tool. The following raw data encapsulates this input which was used to develop and refine the theme statements throughout the drafting of the Update.



Data Summary

Tag our Map!	
Date of contribution	Your Comment
	SOCIO-ECONOMICSThe Roaring Fork Valley is a great example of an entangled socio-economic systems from the local to the regional level. Each of the communities in the corridor influences the systems of the others in the valley and beyond in many positive and negative ways that cannot be ignored in the comprehensive planning process for Glenwood Springs. Glenwood is an umbilical cord connecting the upper R.F. Valley to a work force that by in large commutes many miles from their homes each day to supply labor and services to support a burgeoning upper class socio-economic system that exists in the Aspen/Snowmass communities. This creates a flow of cars, buses, trucks, goods, and services streaming into and out of the upper end of the valley through Glenwood Springs. The effect is obvious as Glenwood continues to become more congested and encumbered by the socio-economic problems related to and caused by an economic core outside its city limits. Like it or not, a major portion of Glenwood’s population serve as a satellite workforce to the upper valley economy which has its own independent governments and economies, but their policies and programs have enormous influences and impact on Glenwood Springs. Transit systems are how we access our homes, employment, healthcare, childcare, restaurants, shopping, recreational opportunities, and they are essential to our quality of life. When you think about it that way, transit systems are a clear and compelling shared responsibility every community in the Roaring Fork Valley. It is the responsibility CDOT, RFTA, Aspen, Snowmass, Basalt, El Jebel, Carbondale, Glenwood Springs, Garfield, and Eagle County to work together to meet the challenges we are facing. Collaboration is a key that will allow us to have more sustainable communities by reducing congestion and traffic and in other ways to address the consequences of climate change that has no boundaries. The discussions around imagining the future of Glenwood Springs must include the consideration and feasibility of a high quality Transit Oriented Developments (TOD’s) with Light Rail Transit service linking communities throughout the roaring fork valley corridor to accessible and convenient housing and mixed use development around stations and along the corridor. Glenwood’s Updated Comprehensive Plan needs to show a potential route through Glenwood and encourage the further analysis of the potential locations along the route for mixed use development to support ridership. Glenwood Springs needs guidelines towards the selection of a specific transit corridor through Glenwood Springs. This needs to plan for land use and the location of transit stations built to a pedestrian scale with parking facilities close to the stations and to the higher denser mixed-uses. Transit-Oriented Development(TOD) that will support the underlying most important values of sustainability and for building livable communities in the future.
Jan 16 22 08:36:20 am	
Jan 18 22 10:18:25 am	This area would be a good site for Senior 55+ Single story TOWNHOUSES. It would provide much needed downsizing for the increasing Baby Boomer population in Glenwood Springs, and free up larger homes so families could have places to live close to the Riverview School.
Jan 26 22 11:07:07 am	WEST GLENWOOD STATION Transform the Glenwood Mall and the Diemoz property into a transit hub on the north side of the Colorado River close to the I70/Exit 114. The transit station facing a large town square and as a prominent feature integrated into a mixed-use development. •A High-density mixed-use district within a 10-minute walk circle surrounding a transit station and public square with accessible walking, car, bus, and transit systems. •Trees, greenery, and shade along all pedestrian corridors. •Collector support for all transit systems; (future) light rail, buses, park-n-ride, etc. •Designed to include the easy use of bicycles and scooters and support for a bikeshare rental system integrated into the community wide bikeway network. •A development designed to encourage I-70 commuters with an upper valley destination to get out of their cars and use the transit system. •A town center including restaurants, coffee shop, grocery store, drug store, dry cleaners, fire station, etc. that will provide a new revitalized sense of place for the Glenwood Springs community.

Jan 27 22 09:16:34 am	8TH ST. STATION Divert development pressure and restore the natural systems and the ecosystem of the Confluence Area as top priority! This area of the confluence includes Veltus Park, Two Rivers Park, the Glenwood Elementary School and City Hall, connected by trails, bridges, and greenways to the historic downtown on both sides of the river. It is a natural outdoor environment for play and learning and activities such as planting a tree or caring for a plant and helps support an environmental ethic. •The focus needs be the preservation, protection and restoration of the ecosystems that are under pressure from climate change and over development. •The Confluence is centrally located and well suited to provide a contiguous park and pathway system providing carbon-free transportation options and links people to popular destinations. •The Confluence is great opportunity connecting people to the river, for playing, biking, learning and elements that can reduce ambient air temperatures, filter pollutants from stormwater runoff and the air and is the heart and lung of the city. •Designed to include the easy use of bicycles, scooters, and support for a bikeshare rental system integrated into the community wide bikeway network. •A large central public park maximizing benefits to the community as a sustainable site that will play an important role in supporting human health and create opportunities to improve physical, mental, and social well-being. •A Transit station serving Historic Downtown Core and existing neighborhood and collector support for transit systems; (future) light rail, buses, park-n-ride, etc. located adjacent the government buildings and Confluence Park
Jan 28 22 07:51:13 am	6TH ST. STATION A Transit station needs to be a prominent feature serving a mixture of uses, high-density housing and a walkable district guided by the vision of the 6th Street Master Plan adopted in 2017. This historic area needs new development and revitalization as an extension of downtown. A downtown district financed by public/private partnerships for mixed-uses, enhanced landscaping, and public parking structures that preserve the historic character of North Glenwood Springs. •Transit station within 10-minute walk to the Glenwood Caverns Adventure Park, Hotel Colorado, and Glenwood Hot Springs Resort. •Collector support for transit systems; (future) light rail, buses, park-n-ride, etc. •Designed to include the easy use of bicycles, scooters, and support for a bikeshare rental system and integrated into the community wide bikeway network. •A station serving, I-70 commuters and tourists with an upper valley destination. •The DDA needs to focus its efforts and reach out to property owners towards forming the public/private partnerships required to revitalize this area.
Jan 31 22 01:18:41 pm	SHELTON-HOLLOWAY HOUSE The Shelton-Holloway House is a historically landmarked home and the only structure on an entire city block in North Glenwood. This property owned by a family trust presents the opportunity for it to become the home of the Glenwood Historical Society and a city park. The historic home a museum with a garden park achieving the intentions of the family trust. The city needs to consider and investigate the property's value to the community. It is a perfect location for a park and for historical preservation. The value to the area as a park transitioning from the single family neighborhood homes into the future higher density mixed use development on sixth street. This is a tremendous opportunity to preserve and protect a historic building and at the same time become a vital part of the future redevelopment of 6 Street.

Jan 31 22 01:24:26 pm	DONEGAN RD. STATION High-density, walkable district within 10-12 minute walk to a transit station •Collector support for transit systems; buses, park-n-ride, etc. •Designed to include the easy use of bicycles and scooters and support transport Bikeshare rental system and bikeway network integrated into station. •A station designed to serve local neighborhood commuters
Jan 31 22 01:25:49 pm	19TH ST. STATION A Transit station for a mixture of uses, high-density housing and walkable to Valley View Hospital including development and revitalization of the old Safeway site. •Collector support for transit systems; (future) light rail, buses, park-n-ride, etc. •Designed to include the easy use of bicycles, scooters, and support for a bikeshare rental system and integrated into the community wide bikeway network.
Jan 31 22 01:27:50 pm	SOUTH GLENWOOD STATION A redevelopment and revitalization of the existing transit station site for a mixture of uses, high-density housing and walkable to the Roaring Fork Market Place. •Collector support for transit systems; (future) light rail, buses, park-n-ride, etc. •Continue this location as a transfer station to rapid transit serving the upper valley. •Designed to include the easy use of bicycles, scooters, and support for a bikeshare rental system and integrated into the community wide bikeway network.
Feb 05 22 05:21:59 am	Grocery Store so West Glenwood people could walk to get their groceries.
Feb 05 22 05:24:38 am	Build a pedestrian overpass for biking and walking so you can access Lova Trail from Highway 6. Note that no sidewalks or bike paths exists for over a mile on Highway 6. Complete connectivity to these neighborhoods.
Feb 05 22 05:28:28 am	Add small overpass to get past this portion of exit 114 roundabout as this is very dangerous for pedestrians or bikers to cross.
Feb 05 22 05:29:31 am	Add small overpass to get this part of exit 114 roundabout as this is very dangerous for pedestrians and bikes to cross.
Feb 05 22 05:34:37 am	Soft surface trail for mountain bikers and hikers that connect Exit 114 to Community center.

Feb 05 22 05:35:50 am	Soft surface trail for mountain bikers and hikers that connect Exit 114 to Community Center.
Feb 05 22 05:45:18 am	Emergency access lane on the North side of I70 that goes from West Glenwood to South Canyon. This trail can be used for biking and walking commuters all year and also provide emergency access and assist with evacuation.
Feb 05 22 05:48:27 am	Emergency access lane on the North side of I70 that goes from South Canyon to West Glenwood. This trail can be used for biking and walking commuters all year and also provide emergency access and assist with evacuation.
Feb 05 22 05:54:23 am	Extensive soft surface trails system for hiking, mountain biking, and dog walking that connects the Palmer neighborhood to the other South neighborhoods behind Walmart.
Feb 05 22 09:28:38 am	GLENWOOD MEADOWS STATION Build Transit station and public square to serve this high-density residential and mixed use existing development. •This area can help relieve pressure to develop in more vulnerable places. •Collector support for transit systems; (future) light rail, buses, park-n-ride, etc. •Designed to include the easy use of bicycles and scooters support for Bikeshare rental system and bikeway network integrated into station
Feb 06 22 12:35:55 pm	Work with City Market to relocate to the old Safeway building so we can have a cleaner and more updated grocery store that can stock more products. The old City Market building can then be used for smaller business that do not require as much space or be torn down and turned into apartments to include affordable housing.
Feb 06 22 12:37:35 pm	Relocate City Market to the old Safeway location to allow for more room for products. Tear down this building and build residential living to include affordable housing.
Feb 06 22 12:40:23 pm	Increase enforcement to address homeless in this area, off leash dogs and pet owners not picking up after their pets. If Glenwood City Police doesn't have the resources to enforce their own rules then rescind the rules. Just by putting rules and regulations in place doesn't mean they'll be followed.
Feb 06 22 12:43:44 pm	Enforce speed limits and noise ordinances. If Glenwood City Police don't have the resources to enforce the speed limits and noise ordinances then what's the point in having speed limits or for that matter the local law enforcement?
Feb 06 22 12:52:44 pm	Consider an entertainment area to include movies, bowling and similar activities for the community. If REI were to relocate to Glenwood as mentioned in the newspaper they should locate down by the old mall.
Feb 06 22 12:55:02 pm	Consider adding outdoor Pickleball and basketball courts given that the recreation center caters more towards tennis.

Feb 06 22 12:57:55 pm	Consider other recreational uses for this field such as adding pickleball courts. The pet owners that use this area and an off leash area can use the dog parks. Isn't that what the dog parks are there for?
Feb 06 22 12:59:58 pm	Redevelop the old mall into an open air mall and mixed use area. This could include outlet stores that cater to local needs plus affordable housing.
Feb 06 22 01:03:12 pm	Grow this area into the central transportation hub area so that more of the commuters from Newcastle, Silt, Rifle, etc that work up the Roaring Fork Valley can exit at West Glenwood to catch a bus.
Feb 06 22 01:04:49 pm	Agree, a grocery store would be ideal for West Glenwood and would reduce Grand Avenue traffic.
Feb 06 22 01:05:53 pm	Look for trail and recreational opportunities along this mountain area that would connect to town.
Feb 06 22 01:09:51 pm	Consider locating a homeless shelter in this area to include assistance from local, State and Federal resources to work with homeless in the area.
Feb 06 22 01:13:34 pm	Get rid of what really is more of a private small plane airport that the tax payers of Glenwood pay for. Leave room for emergency helicopters and a refueling station for the hospital helicopter but otherwise redevelop the property to include mixed use such as office space and affordable housing.
Feb 08 22 09:39:24 am	Transportation is the region's biggest challenge. The entire mall and Deimos property needs to be envisioned together with this in mind. I believe with the right partners from Aspen the community of Glenwood could support light rail from the mall to Aspen for the daily work crews. It is the natural leave off place for cars and local buses in town along with the rail to Aspen. West Glenwood has also needed a grocery store. This seems the logical place. The mall should be retrofitted instead of torn down and filling up the landfill. If some of this can't be accomplished directly it should be preserved into long range planning. It would be a disservice to piece meal this property.
Feb 08 22 11:56:48 am	This area needs to be considered with the greatest of care. The hazards are so great in this canyon that growth past the first mile would be flat out asking for trouble. The new Watershed Biodiversity Initiative would be beneficially included in any plan that South Canyon is considered for. This area will eventually affect 3 mile residence with the threat of underground fire hazard. There is also the landfill. It has not been taken seriously in so many years. Now it has two excellent managers but they need councilors who care about climate change and the reality of what we are creating as humans. I wish the landfill had its own board.

Feb 08 22 12:20:26 pm	In the post Independent on March 5 2012 the city council, approved a park for West Glenwood. It never happened and was forgotten by the greater public. It is a great disservice to continue to put people in housing where there is no access to green space. Not one city councilor or any person involved in the decision that went into the ideas of these massive complexes for people would ever consider having lived there, or their kids or grandkids for that matter. For the mothers living among car dealerships and concrete I have little doubt have anxiety the children will have difficulties. West Glenwood was promised a park, needs a park, deserves a park. It does not have to be a hi maintenance project. Get some creative minds and put together a nature mimic. I don't know where but I'm sure it could be figured out with political will.
Feb 08 22 12:31:02 pm	This is the access point for a fire escape? I'm not sure how this can get people going East. The fires all get blown from the West. The only access point points right into the fire?
Feb 08 22 12:33:03 pm	Make a turn onto centennial that exits onto Interstate 70 going west used only in emergencies. Make sure everyone knows about it.
Feb 08 22 07:46:09 pm	I'd like to see more of a physical connection to our rivers, and a greater historical interpretation of the Colorado Midland Railroad
Feb 08 22 07:48:52 pm	South Midland is about to become a major route. Let's be sure to keep intact what we have left of Cardiff townsite and Ovens
Feb 08 22 07:56:33 pm	Not too many escape routes from here- consider a connection over to South Canyon?
Feb 08 22 07:58:34 pm	The airport is not only Historic, but provides training facilities, refueling, the only small-plane repair shop and provides multiple economic benefits, besides being self-funding
Feb 09 22 07:08:17 am	Keep this as open space with recreational and educational activities. Think NYC's Central Park! If we continue this rate of economic development rather than community development we need open/green spaces.
Feb 09 22 08:46:59 am	ALLOW FOR 1+4 Construction to maximize use of space. 1st floor concrete structure for retail base and subgrade parking. Upper floors shall be housing.
Feb 09 22 08:49:05 am	Extend zoning for continuous grand street core. Improve walkability through allowing for higher density zoning. Promote Livability with Strong downtown core extension.
Feb 09 22 08:52:10 am	Consider up zoning to allow 1+4 housing. Retail base, subgrade parking, residential on top 4 floors.

Feb 09 22 08:53:49 am	add a bus stop. Closest one is 2+ miles away!
Feb 09 22 08:57:37 am	Better Train service to Denver and Grand Junction. Become a transit hub for commuters who service the roaring fork valley; + connect light rail. Become a train away destination for health and wellness for city people.
Feb 09 22 08:59:46 am	Consider upzoning and allow a 1+4 construction model. 1st store concrete retail base, with upper story stick built residences, subgrade parking below.
Feb 09 22 09:01:09 am	Zoning to promote historic vernacular based on existing precedent for new Grand Street Construction? Create a charming Strong town aesthetic
Feb 09 22 09:03:38 am	Upzone to allow Retail base and Housing above, subgrade parking below. Open green and public square in the center.
Feb 09 22 10:59:17 am	I am disappointed the city has been dragging their feet in completing the 6th Street upgrades i.e., the pocket park next to the red bridge and the Art Council, completing the landscaping along the street, etc. Why isn't the DDA involved in this Vision Glenwood? Perhaps they are and I'm not tuned in. They had some great ideas for this area
Feb 09 22 11:01:46 am	Additionally, I am totally against the city using 6th Street as a test site for paid parking - that is like adding insult to I would say David Hauter's comments are spot-on, thank you David. His vision mirrors mine so I won't repeat. Please read his and consider ...
Feb 09 22 12:48:42 pm	Why are we building stupid mini-storage units on what could be a prime parcel, overlooking the river? We need a master plan!
Feb 09 22 12:50:26 pm	I don't want to pay millions to build (and then maintain) a tunnel for a landing strip that's used by only a handful of people, many of whom aren't paying taxes in the City.
Feb 09 22 12:51:53 pm	Remove this runway that's occupying prime residential development area for single family homes.
Feb 09 22 12:52:33 pm	Relocate these storage yards and make way for single family homes.
Feb 09 22 01:05:53 pm	Relocate the impound lot and make way for single family homes.

Feb 09 22 01:28:28 pm	So that drivers can see pedestrians in the road, this crosswalk needs lighting - perhaps motion-sensored?
Feb 09 22 01:30:16 pm	So that drivers can see pedestrians in the road, this crosswalk needs lighting - perhaps motion-sensored? - on both sides of 8th Street.
Feb 09 22 01:37:04 pm	I agree 100% with David Hauter's ideas here. Throw in some additional community amenities - like a movie theater and bowling alley - and you have a lively, sustainable center for neighbors, citywide residents, and visitors. https://www.city-journal.org/housing-creation-from-empty-retail-spaces
Feb 09 22 01:58:04 pm	Place a couple of 6" pipes to drain the trail (to the existing culvert across hwy 6) and raise the trail with 3"- or similar material. This is a temporary fix but certainly no more temporary than the 8th St extension. We don't need to spend \$1M+ of City funds on this right now but it needs to be fixed.
Feb 09 22 02:01:13 pm	Install a crusher fines trail where someday there should be a permanent sidewalk. There is a social path now.
Feb 09 22 02:04:14 pm	Pave over the tracks and modify the sidewalk approach/move the landing point to improve the safety of the crossing.
Feb 09 22 02:06:01 pm	Maintain this path with snow clearing and ice melt.
Feb 09 22 02:08:26 pm	Manage competing effort of snow clearing by Parks and Streets departments. The sidewalk is cleared, then Streets clears snow from the road and Parks must redo their work. This happens in several other parts of town.
Feb 09 22 02:13:13 pm	A particular housing challenged person has trashed this bridge landing with cigarette burns, stains, etc. We have also witnessed this person smoking marijuana and drinking from a whiskey bottle in this public location. This is a popular tourist location.
Feb 09 22 02:14:31 pm	Remove snow from stairs on the same day of snow clearing from the parking surface.
Feb 09 22 04:06:51 pm	This section of pedestrian/bike path needs some attention. Make it a welcoming, safe, and beautiful so people want to use it.
Feb 09 22 04:09:29 pm	This pocket park could be a bandshell / playground with a fountain to engage the pedestrian nature of the 6th street redevelopment.

Feb 09 22 04:17:42 pm	Where's my BYPASS dude? jump from Village Inn to rail corridor all the way to McDonalds with one exit at city market/high school. Downtown will forever change, but for the better. Also, light rail should be envisioned here for the roaring fork valley. A riverwalk from train station to two rivers. and a theater district on the old sewer plant, with retail/restaurants/ housing all in a mostly pedestrian mall/village behind the JAIL house.
Feb 09 22 04:24:29 pm	A DISC GOLF course. Accessible, and engaging for a large demographic to get active. As it stands, travel required for CMC, Sunlight, and New Castle.
Feb 09 22 04:31:09 pm	How about a Convention Center somewhere near Glenwood? Many towns reap the revenue from not only the events facility, but the attendees that stay, play, and spend while they are here. Also, it puts us on the vacation itinerary of future vacation visits by those same group(s).
Feb 09 22 04:49:24 pm	a RIVERWALK FROM TRAIN STATION TO TWO RIVERS PARK /CONFLUENCE
Feb 09 22 06:51:19 pm	Could we divert some water to flow through this area and then back into the river to create a recreational river park? Like the park at the base of Steamboat Ski area. If not at this location maybe somewhere else in town. Parents of young kids would absolutely love these types of things in town.
Feb 09 22 06:55:23 pm	Rollerskating rink/ Jump Street/ Bowling Alley
Feb 09 22 07:26:21 pm	There needs to be a sidewalk on the north side of 8th Street between Defiance Ave and 7th Street.
Feb 09 22 07:35:01 pm	Is the golf course a responsible use of land? Water resources? I'm not so sure.
Feb 09 22 07:38:33 pm	Wouldn't it be nice to have a ped/bike connection here connecting the Meadows/Community Center to Two Rivers?
Feb 09 22 07:40:26 pm	Annex the county portion of west Glenwood into the City.
Feb 09 22 07:46:10 pm	This courtyard is underutilized. How could this be more activated as a civic space? If we're paying to keep the lawn green, let's do something with it.
Feb 09 22 07:49:10 pm	Pretty sure this lot is being used as park and ride. Good to see people riding the bus, but need official options to get people to/from bus stops.

Feb 09 22 07:55:34 pm	Bathrooms needed
	The Rio Grande trail is designated as a "transportation corridor" in the current comprehensive plan. Change this designation to "non-motorized transportation corridor" and manage the corridor as parkland.
Feb 15 22 08:33:02 pm	The Rio Grande alignment may have once been a transportation corridor, but it now functions as a park and is used as a park by hundreds of Glenwood residents each day. Many communities would love to have such a priceless amenity right in the center of town. Using this parkland corridor as a route for yet more transportation infrastructure would be a real loss for our town.
Feb 16 22 05:00:33 pm	https://www.vaildaily.com/news/eagle-valley/avon-makes-a-shift-toward-values-based-marketing-messaging/?fbclid=IwAR18zCXj4UYmobtHvBPM1A0tUzeQxSyyUiORfey3f4Y8pw60vIEE5mOHTPA value based planning?
Feb 23 22 08:53:12 pm	Revise zoning on drive through business to not allow them. It is unsightly, not walkable, not accessible, and as they do not reflect our mountain town charm. We need to encourage street entry business and pedestrian first business and buildings.
Feb 23 22 08:56:40 pm	Revise zoning code to disclude Drive-through business. All of Grand ave to be strong core of street life, pedestrians, shops and stores, restaurants and bars, all the way to the south end of town. Enhancing the image of Glenwood, it's attractiveness, and small-town charm and walkability
Feb 24 22 09:45:23 am	There are essentially no parks in West Glenwood. Find a way to dedicate some green / play space.
Feb 24 22 09:55:07 am	Mel Ray hosts foot, car, truck, semi-truck, bicycle and more, it has no sidewalk or even width for 2 cars and a pedestrian. The street often comes to a stop due to large truck traffic. It unloads into the roundabout where 3 or 4 businesses also thrive. Add a north-south corridor (path or street) between the mall and the businesses; connect it to Donnegan to Hwy 6.
Mar 03 22 08:42:42 am	I live at the very busy intersection of So. Midland and Mt. Sopris Dr.
Mar 03 22 08:44:53 am	I work at the Glenwood Springs Chamber Resort Association. We operate the Glenwood Springs Visitor Center in the CMC building that was US Bank.

Mar 03 22 08:50:26 am	This area is most heavily used by pet owners and provides a great place for dogs and their owners to enjoy the river and do mini hikes that the small closed in dog park does not provide. Being relatively new to the area the only activity that has really provided a great opportunity to meet new people is this open area. I have met most of my GWS friends there. I have also met numerous folks visiting town with their pets that have exclaimed that this is the best dog park they have ever been to. It also provides landing area for paragliders and anglers. I would suggest an additional dog bag station and garbage can in the area. Hopefully through this process this actively used area will not be changed to some other use that inhibits access for users to the river. If you absolutely must do something in the name of progress, This area might be a good place to put a small concession. It is ridiculous that GWS really has no location that someone can sit back enjoy the river while having a sandwich and a beer.
Mar 03 22 08:53:48 am	While Glenwood has added some new (and wonderful) bike trails in the past couple of years (thank you RFMBA) there are more and more people taking up the sport. It would be great if the city would continue to support this activity and plans for Look Out Mountain trail expansion.
Mar 03 22 09:00:31 am	The trails that the City has developed in South Canyon are some of the best around. And I encourage the City to continue with the approved and proposed South Canyon trail plan. I am not in favor of more intense development South Canyon (like camping and RV parks , major improvements to the hot springs.) There is only one way in and out of this canyon and intensifying uses (above the additional trails) and the aridification of the western slope greatly increases the safety issue from a wildfire standpoint.
Mar 03 22 09:07:31 am	An expansion of mining activities will degrade the scenic quality of the area, be a huge negative impact on wildlife, add a ridiculous amount of traffic to our roads, detract from the quality of the City as a tourist attraction, and negatively impact recreation access in the area.
Mar 03 22 09:11:57 am	Instead of yet another multifamily market rate rental project the City should consider providing more opportunity for home ownership (small lot, small house starter homes). This product is not available anywhere in the area and there is a big need for it. Apartments do not provide renters with the ability to grow equity and they certainly don't promote the growth of community and neighborhoods.
Mar 03 22 09:16:11 am	It would be nice if whoever is responsible for maintaining the trail system here would maintain it (the Meadows developer?) These trails are some of the only "beginner" mountain bike trails in the region and the asset is being neglected. It would also be nice if the City/developer would maintain these in the winter for fat biking.
Mar 03 22 09:18:24 am	The LOVA trail will be a great recreational, transportation and economic addition to the City. Please continue efforts to make this a reality.
Mar 03 22 09:21:09 am	Emergency access to I-70 for evacuation purposes.
Mar 03 22 09:25:32 am	General comment. There needs to be more opportunity in the City for home ownership. Instead of relying solely on market rate apts to address the workforce housing issue, let's figure out ways (through grants, subsidies, P3) to incentivize developers to build small lot/small homes for purchase. Downtown GWS is mostly small lot, small homes and continuing this legacy would be one of the best things this City can do to grow community and get people into real long term housing.

Mar 03 22 09:32:46 am	The Rio Grande trail is one of the greatest assets this City has to offer. Yes it was preserved as a rail corridor but trying to squeeze BRT into this narrow corridor no longer makes sense as the use has changed to a very high use recreation and bike/ped transportation. Further, running buses so close to people's homes will negatively impact the quality of life for those adjacent.
Mar 03 22 09:36:41 am	The 12th street ped underpass is a great asset but very poorly maintained.
Mar 03 22 09:38:37 am	I have seen proposals for an additional tax on residents to help fund affordable housing. That will be a burden. How about a tax on second homes and diverting some of the tourist tax dollars to providing work force housing?
Mar 03 22 09:40:15 am	Great and underutilized asset. Maybe cleaning it up and moving homeless from the area?
Mar 06 22 04:43:28 pm	Encourage bicycle, pedestrian use of Pitkin Avenue and keep the big box trucks off. It is a school zone from the high school to the elementary school. Add more stop signs to slow down traffic please.
Mar 06 22 04:49:03 pm	Change to single provider trash companies to eliminate the beehive of trash trucks roaming our streets. They are loud, dirty and disruptive to our neighborhoods.
Mar 06 22 04:52:07 pm	Add more recycle centers in neighborhoods around town. This one downtown has been really successful.
Mar 07 22 12:57:44 pm	The Glenwood Bike/Walk trail needs to be extended to connect to the South Canyon Trail and beyond.
Mar 07 22 12:59:11 pm	Needs to be a separate Bike/Walk bridge to stay away from the busy road.
Mar 07 22 01:01:25 pm	it would be nice if the rules/laws would be followed on the Rio Grande trail, i.e. dogs on a leash!!! Can't count how many times I've crashed due to unleashed dogs.
Mar 07 22 01:09:49 pm	Would be nice to extend this trail both north and south. Connect up with the other trails in the area.
Mar 07 22 01:10:42 pm	Would like to see this trail extended south and eventually merge with RGT.

Mar 07 22 01:13:20 pm	Needs better marking due to this increase use of this bridge and trail. I would add links to both north and south RGT.
Mar 07 22 01:15:37 pm	Glenwood is no longer a small town. We are nothing but a tourist stop with Air BNBs on every street. The drive through business will only increase due to our city council allowing for Air BNBs to happen in our community.
Mar 07 22 01:26:40 pm	Please maintain and develop the 13th street trail both next to the homes and over/under the road ways.
Mar 07 22 01:28:01 pm	We need to stop the Air BNBs from taking over the city. This is preventing us locals from owning homes in the area. The Air BNBs are pushing us out. Take action or leave your city comfy position.
Mar 07 22 01:28:55 pm	Instead of a bank, the city should have bought the land and built another parking garage.
Mar 07 22 01:30:00 pm	Add more parking for the tourists closer to downtown. They are encroaching into the neighbor hoods. Add the Air BNBs in and our parking situation is a nightmare.
Mar 07 22 01:30:59 pm	Need to add some type of metering parking for the trail head. Some days Bennett is tough to navigate due to people walking in the street.
Mar 07 22 02:52:43 pm	STOP ALLOWING AIR BNBS IN THE CITY LIMITS!!! THIS IS PUSHING OUT THE LOCALS OR ANYBODY WH REALLY WANTS TO LIVE HERE LONG TERM!
Mar 07 22 02:53:59 pm	I second the bathroom comment here.
Mar 07 22 02:55:40 pm	Increase parking and pave the area, add curbs, lines etc. Also stop allowing the paragliders from doing their business right there. Crowds in the summer prevent access to the trail, or they hang out on the trail and prevent trail users to properly use the trail.
Mar 07 22 02:56:40 pm	Increase the size of the dog park, to decrease the amount of unleashed dogs on the trail.
Mar 07 22 02:59:33 pm	Agree with David's comments about the use of the area and a transit station.

Mar 08 22 03:19:16 pm	Affordable housing with underground parking for housing and city hall
Mar 08 22 03:22:00 pm	affordable housing with underground parking across the street
Mar 08 22 03:22:54 pm	three story parking structure
Mar 08 22 03:27:18 pm	land trade between GWS and the Forest Service. Move FS to GWS sewer treatment plant spare land and develop affordable housing at the airport site after the south bridge is constructed
Mar 08 22 03:28:57 pm	.75 Acre commercial development after the south bridge is constructed.
Mar 08 22 03:30:16 pm	Affordable housing on Rodeo grounds after the south bridge is constructed
Mar 15 22 04:25:04 pm	37 years at the North end of the runway. One of the most densely populated areas in GWS, and Glenwood Park, planned as PUD, has some of the highest diversity of housing types in the city. Has parks, walkable school. Addition of Park West, Park East and Cardiff created a real magnet.
Mar 15 22 04:26:24 pm	good place to work
Mar 17 22 12:13:45 pm	Please keep this open area for the many of us who use it literally day and some nights all year long. Over 100 people use it every day for their running, walking, sitting, picnic and dog socializing. It is one area that is still green, undeveloped, no concrete and does not interfere with those on the bike path. If this is developed, there will be many more dogs and walkers on the walking/ bike trail. As a hiker, biker, dog owner and river runner, this is THE one place where my dog can safely socialize with others. Those of us who use it every day do our best to clean up after visitors and the high schoolers who leave trash, and those who camp here illegally in the summer. What would help? One port o potty and a dog bag at the area so those who forget a bag can grab one easily. For those who think dogs should go into the fenced-in park go take one look at it. It is super small, no shade and not well cared for. There are days when we have as many as 20 dogs safely playing with each other in the big field. Should we all cram into that super small space, it would be a disaster.
Mar 19 22 12:11:03 pm	I would like the Cardiff community garden to be a city park with grass

Mar 19 22 01:45:42 pm	The dog parks are large enough. Enforce the leash ordinance for all the other areas being used as off-leash areas and enforce picking up after your pet.
Mar 19 22 01:49:57 pm	This is not officially an off-leash dog park and yet that's what it's constantly being used for. The off-leash dog park is just to the south and yet people can't seem to walk that far. Enforce leash laws and the use of the dog park for off-leash use because as I witness every day those using this area to let their dogs run off-leash are not picking up after their dogs which impacts all other users.
Mar 19 22 01:53:00 pm	Add a picnic shelter.
Mar 19 22 01:59:01 pm	Using this as a transit station doesn't decrease the amount of traffic running along Grand Avenue through Glenwood and given there is a transit station only a couple of blocks further south it doesn't make sense to create another one. It's currently being used for camping, car and mobile home storage. Get a viable business or businesses in here that create jobs and redevelop to include not only business but residential areas as well.
Mar 29 22 03:13:26 pm	a test note
Mar 30 22 05:09:30 pm	Enter your comments about what is working in Glenwood Springs and what we need to rethink.
Mar 30 22 05:14:22 pm	Type your comment here!
Mar 30 22 05:38:40 pm	Enter your comment(s) here!
Mar 30 22 05:43:21 pm	Enter your comment(s) here!
Mar 30 22 06:50:54 pm	Enter your comment(s) here!
Apr 11 22 09:21:50 pm	rv day parking with wayfinding from I70 and 82. many rv's are passing through and would dine and shop downtown if there was parking. day only, no overnight, enforced...
Apr 11 22 09:29:11 pm	ideal walkable location for denser, smaller employee and senior owner occupied housing...city should try to find ways to acquire or partner

Apr 12 22 09:44:11 pm	Control noise levels on Grand Ave and side streets- Jake brakes and speed racers
Apr 12 22 09:45:34 pm	Minimize development in areas with few means of evacuation
Apr 12 22 09:50:50 pm	Preserve the remains of old Cardiff town and Coke Ovens
Apr 12 22 09:56:03 pm	As South Bridge is built, keep a decent "entrance" to town. The city's temp structures are strictly utilitarian (ugly). could be fun to have lofts and a couple shops in the area, as long as the Airport functions stay as-is
Apr 12 22 09:58:22 pm	Work toward solutions for our un-housed neighbors.
Apr 18 22 07:09:25 pm	Create an Enclosed area for a dog park instead of using the school ball fields. The land is just overgrown weeds and has trash dumped. Level it out and put up a fence along the road, there is already a fence along the airport land.
Apr 19 22 06:50:04 am	The City should acquire the for sale lots and old town site lots on the lower Boy Scout trail area and north to the river as managed and protected Open Space. This area is not conducive for sensible development as the slopes are too steep, road extensions and utility infrastructure are not practical, and wildfire hazards are too high here. A opportunity for another trail connection or habitat protection could also be within the possibilities of this newly created open space.
Apr 19 22 07:21:19 am	The river banks that are the face of town along I-70 are degraded. This area from “the hot pots” to the Roaring Fo confluence is trashed, eroded, and primarily sparsely vegetated with non-native invasive species. An opportunity exists here to restore the riparian edge, stabilize the banks, re introduce native vegetation, and a incorporate a so surface trail with contemplative areas and river access points. This would be beautification, ecologically beneficial and provide recreational amenities.
Apr 19 22 08:07:30 am	This is a prime location for multiple-unit residential housing - could be mixed use with retail on ground floor, residential apartments above. Lots of parking, great views of and access to the riverwalk on the west side.
Apr 19 22 08:15:49 am	This is a prime location to rezone for multiple unit housing. could be mixed use with retail on ground floor, residential units above.
Apr 19 22 09:03:30 am	Please add stop sign. This is a school zone with 20 mph speed limit!

Apr 19 22 09:05:10 am	Add stop sign. This is a school zone with 20 mph speed limit.
Apr 19 22 09:07:37 am	Keep large commercial trucks, semi's and oil tanker trucks off of 11th Street.
Apr 19 22 09:09:50 am	Route the Post Office large box trucks, MTC Logistics, to Grand Avenue.
Apr 19 22 09:11:19 am	Keep Pitkin Avenue pedestrian friendly.
Apr 19 22 09:33:24 am	Traffic moving too fast and crossing lights for pedestrians take too long to change.
Apr 19 22 09:39:14 am	Add another playground for children on this side of the park so they do not have to go across the parking lot to ge to the playground.
Apr 19 22 12:33:53 pm	Route the semi-tractor trash haulers from recycle center toward high school and over to Grand Avenue, not Pitkin and 11th.
Apr 19 22 12:37:44 pm	No semi-tractor 18 wheelers on Pitkin Ave. There was an extra long Target store 18 wheeler that came down 11t Street and could barely make the turn onto Pitkin Avenue. If there had been cars parked as there usually are, he would have been stuck.
Apr 20 22 09:25:20 am	This would be a great location for a concert venue and other uses that may need lots of parking and some separation from residential areas.
Apr 20 22 09:27:17 am	A pedestrian underpass here, as has been discussed, would be fantastic. It's a long light with lots of different turning movements. Safer and easier access to the BRT station will encourage people to get out of their cars.
Apr 20 22 09:28:31 am	A sidewalk on the N side of 27th would be helpful for folks in the existing and soon-to-be-occupied multifamily nearby.
Apr 20 22 09:32:56 am	Any opportunities for new trails on the mountainside, connecting to Lookout Mtn and Doc Holliday area trails woul be a fantastic amenity.

Apr 20 22 09:33:54 am	Two-way traffic without a gate would benefit nearby residents more than it would inconvenience us.
Apr 20 22 12:26:45 pm	comment
Apr 21 22 01:35:42 pm	This property is identified as an opportunity zone and one of the last areas to develop housing in Glenwood Springs. Also, this are is designated for mixed-use planning area with opportunities for diverse housing.
Apr 21 22 01:37:09 pm	The annexation of 480 Donegan is critical to the success of a mall redevelopment and these two parcels should b planned together as part of the annexation going forward.
Apr 21 22 01:38:42 pm	This is a great area for live-work units. I could see small offices and new business opportunities with the the annexation moving forward.
Apr 21 22 01:40:18 pm	This area is close to transportation, trails, and commercial. This is a good area for growth. I love the idea of 40 ne townhomes on Donegan.
Apr 21 22 01:40:53 pm	Yay, can't wait for improvements to this road for bike and pedestrians.
Apr 21 22 01:42:01 pm	Four stories would be a game-changer here! Build up not out.
Apr 21 22 01:43:07 pm	Great work on the new access to I-70.
Apr 21 22 01:44:03 pm	The best chance of a grocery store is the annexation of 480 Donegan.
Apr 21 22 01:45:03 pm	With the annexation, there will be new open space here that is public.
Apr 21 22 01:47:21 pm	What is happening here? I could see a four-story housing building here.

Apr 21 22 01:48:17 pm	A real treasure.
Apr 21 22 01:49:59 pm	Four-story housing with a meeting center on the first floor that is flexible warehouse space for large events or art shows.
Apr 23 22 07:34:41 am	The crossing lights highly favor motorized traffic. I realize cars/trucks need to get to the other side of town. Cou crossing lights be more readily adapted to pedestrians and cyclists? Sometimes I wait up to 5 minutes to get across, all the while trucks whizzing by at high speeds. It is very discouraging. Would this get overall traffic to slow?
Apr 23 22 07:38:08 am	Could we revisit the 7th/Grand pedestrian area again? If that section were closed to traffic, it would be so much safer in this highly active foot traffic area. Kids and other pedestrians are often surprised and confused that cars are crossing. I know this has been addressed in the past. I am willing to show studies that represent increased tourist business use in areas where traffic is disallowed. My grandchild ran across the street from the elevator, thinking 7th street is part of the play park under the bridge.
Apr 26 22 12:21:27 pm	Now, there is a new toy store on this corner - children will be coming and going - what is it going to take to slow traffic down and lengthen the pedestrian crossing times?
May 03 22 11:59:55 am	South Canyon: make it a historic park (it needs to be cleaned up) - hot springs is ecoli central
May 03 22 12:02:36 pm	All of West Glenwood everyone has to drive everywhere so new development needs to be mixed use so people c walk/bike/take transit
May 03 22 12:03:50 pm	Need a bowling alley and movie theater (mall would be a good location)
May 03 22 12:03:59 pm	Need a bowling alley and movie theater (mall would be a good location)
May 03 22 12:05:22 pm	Mall redevelopment (so that it's an actual mall) with housing above (mixed use)
May 03 22 12:05:55 pm	Enterprise zones or URAs at the mall and safeway sites
May 03 22 12:06:30 pm	Grocery store near the mall (to serve West Glenwood)

May 03 22 12:07:29 pm	Enterprise zones or URAs at the mall and safeway sites
May 03 22 12:12:23 pm	Single family on property north of the mall with a park
May 03 22 12:14:33 pm	Single family on vacant land north of the middle school
May 03 22 12:15:18 pm	More apartments along Highway 6 in West Glenwood
May 03 22 12:16:48 pm	Affordable housing at Glenwood Meadows
May 03 22 12:17:44 pm	Single family in Taver Trail neighborhood
May 03 22 12:18:13 pm	Duplexes northeast of the city limits up in the hills (where there are roads)
May 03 22 12:20:05 pm	Do not like the design of the apartments/mixed use in Glenwood Meadows/near community center. It's not neighborhood-friendly, feels like a wall of buildings. It's not connected.
May 03 22 12:21:13 pm	Townhomes north of 2nd St
May 03 22 12:22:36 pm	No change in North Glenwood
May 03 22 12:23:10 pm	There's not enough pedestrian traffic downtown north of the river
May 03 22 12:23:49 pm	If you could create 6th (north downtown) into a street when there's a relationship between the street and the adjacent land uses that would make the area more walkable.

May 03 22 12:25:21 pm	Confluence - people don't distinguish between what is west of the old railroad and what is east of it. Everything west of the railroad could be more community/public space but west of it (old WWT plant) that could be more developed
May 03 22 12:26:34 pm	Confluence should be partially open space and some neighborhood commercial - there are plenty of areas to put housing in town but neighborhood commercial could serve the neighborhoods surrounding it and they can walk or bike instead of driving in a car
May 03 22 12:27:02 pm	Confluence - open space to the north and townhomes to the south
May 03 22 12:28:02 pm	4 -plexes west of Confluence (8th and Midland)
May 03 22 12:28:44 pm	We need a museum downtown that highlights the history of GWS (potentially on Cooper)
May 03 22 12:29:10 pm	Youth Zone is a possible space for childcare
May 03 22 12:29:41 pm	Don't change downtown
May 03 22 12:30:28 pm	Single family east downtown hillside
May 03 22 12:30:50 pm	Can't build on lots east downtown hillside (grade issues)
May 03 22 12:31:44 pm	Don't change River Manor (mobile home park)
May 03 22 12:34:26 pm	Townhomes west downtown hillside
May 03 22 12:35:50 pm	Open space on the river (city owned) needs to remain open space - green corridor (where hanggliders land)

May 03 22 12:37:07 pm	Smith parcel (north of City Market) - prioritize senior housing (owner is leaving it to her children) - duplexes
May 03 22 12:37:44 pm	Duplexes on the Duffy property (north of City Market)
May 03 22 12:38:17 pm	We need a real grocery store downtown (City Market is too small and there's no competition)
May 03 22 12:38:45 pm	City Market should have housing above it (mixed use)
May 03 22 12:41:02 pm	Mixed use on Safeway site should include child/family services
May 03 22 12:41:41 pm	Safeway site is perfect for a transit center with mixed use and parking
May 03 22 12:42:21 pm	Enterprise zones or URAs at the mall and safeway sites
May 03 22 12:43:07 pm	Blake Ave near 23rd vacant parcels - tiny homes
May 03 22 12:43:40 pm	Redevelop the trailer on Rio Grande trail by 27th st park downtown with affordable housing (100% replacement)
May 03 22 12:44:36 pm	4-plexes to 6-plexes at 27th St Rio Grande Trail
May 03 22 12:45:14 pm	27th and Midland parcel for childcare next to senior housing and have intergenerational opportunities
May 03 22 12:45:48 pm	Prioritize development on sites on the south side of town before the north side because of commuter traffic (invest infrastructure there first)

May 03 22 12:46:27 pm	Like the idea of housing in the walmart area for workforce to the north and to the south (Aspen and airport)
May 03 22 12:46:59 pm	3-story townhomes (affordable) in old Office Max near American Furniture Warehouse
May 03 22 12:47:26 pm	Solar farm off 82 south of American Furniture Warehouse should be developed and put the solar on top
May 03 22 12:47:56 pm	South Glenwood needs to have a neighborhood fire drill (Midland is the only egress)
May 03 22 12:48:25 pm	Storage centers by airport should be redeveloped with townhomes
May 03 22 12:49:07 pm	Airport -ONLY if the south bridge happens - yes to commercial, but it'd be office + restaurants. Riverside restaurant Mix of residential should be in scale
May 03 22 12:49:46 pm	Improve the airport for shopping and eating opportunities
May 03 22 12:50:08 pm	Preserve the airport because it was a gift to the city and it would be disrespectful to remove it.
May 03 22 12:50:28 pm	Affordable housing at the airport
May 03 22 12:51:52 pm	Keep part of the airport for emergencies (heli pad)
May 03 22 12:52:16 pm	With environmental remediation, part of the airport could become a nature park
May 03 22 12:52:35 pm	Airport bridge underpass

May 03 22 12:52:55 pm	Keep coke ovens by the airport (no change)
May 03 22 12:52:59 pm	Keep coke ovens by the airport (no change)
May 03 22 12:53:38 pm	Tiny homes on Martinez property (4 Mile) - but there may be an issue getting water there
May 03 22 12:54:45 pm	When i70 closes at No Name tunnel, the roundabouts get so busy they're not functional
May 04 22 07:54:15 am	I would like to see the formation of local landlords who would negotiate reduced rental rates in exchange for extended leases with teachers, public servants, maybe with large employers like VVH, RE-1, CMC, etc. As a form landlord with multiples rentals (which were always priced less than the going rate) I know that broken leases and turn-around repairs were terribly costly and time consuming. This arrangement would be a big WIN for all concerned!
Jun 13 22 12:25:57 pm	I'd like to second the suggestion that we have a ped/bike bridge to allow people to easily walk/bike from Two Rive Park and North Glenwood over to the Rec Center, nearby trails and shops. It would also allow all the residents from the Wulfsohn Rd area to easily access Two Rivers park, Iron Mtn, the big hot springs, and increase their mobility by allowing them to catch at bus on Hwy 6 going either direction.
Jun 14 22 08:46:29 am	This site is privately owned but has long established bandit trails that are connected to City lands and heavily utilized. Although approved for some 38 duplex units, the land owner has offered to donate the site to the City. Th City should act on making this public land.
Jul 07 22 05:10:18 pm	This land is currently for sale and includes development of up to 14 units. The City could purchase this land and create housing, retail, outdoor recreation, etc. as part of the confluence project.
Jul 07 22 05:20:13 pm	Redevelop this site as a transit center (bikes, cars, parking, etc.) as one of the other comments suggested. Also develop a new food market similar to the European markets with several vendors/food restaurants, food trucks, common seating, outside seating oriented towards the river. Acquire as much land on the river and include it in t comprehensive plan to utilize this beautiful resource. Bike trails, restaurants, housing, transit, places to gather. Glenwood does not have enough of this type of infrastructure to support its current population.
Jul 07 22 05:24:34 pm	Leave this as green space. It is a wonderful park for dogs, people to walk, kids to ride bikes, paragliders to land. Consider a community bonfire or festival? Homeless population needs to be addressed
Jul 07 22 05:27:12 pm	Please do anything and everything you can to mitigate traffic noise on Midland Avenue. It was originally intended that trucks would not be allowed to use Midland Avenue. Make more road crossings, plant more trees, create mo green spaces, more speed bumps, whatever you can do to slow down traffic and/or mitigate the sound of traffic

Jul 09 22 03:18:14 pm	Townhomes/condominiums - new housing
Jul 09 22 03:20:01 pm	Patio homes/duplexes for families or seniors, incorporate garden area or small park
Jul 09 22 03:22:50 pm	Work with Hospital on TDM, transit to serve front door - consolidate parking into garage - reduce surface parking and build a daycare
Jul 09 22 03:26:06 pm	Add trails for hiking/running. Connect to Doc Holliday Trail along old ditch easement.
Jul 09 22 03:29:14 pm	Improve Parking at trailhead. Add bike parking - ebike rentals parking at trail. Need a Porta-potty during busy summer months
Jul 09 22 03:32:02 pm	Clean and maintain trail under Grand at 12th Street ditch as a busy crossing. Lighting is good. Is an important connection and crossing for the community.
Jul 09 22 03:35:48 pm	Utilize the RFTA Corridor for Electric busses to get them out of traffic congestion during high volume - improve tra closer to river
Jul 09 22 03:38:14 pm	Mixed use - housing and commercial on this site.
Jul 09 22 03:39:56 pm	Improve safety and walkability along So. Glen Ave. - reduce access points. Add pedestrian safety.
Jul 09 22 03:44:20 pm	Add art and interactive art along River Trail
Jul 09 22 03:53:54 pm	Redevelop Mall into modern mixed use - 3 to 4 stories with mix of apartments and condos or townhomes. Retail and services and Transit center to complement the RFTA transit Hub.
Jul 09 22 03:57:12 pm	2-3 acre park needed for West Glenwood.

Jul 09 22 03:59:33 pm	Medium/high dense housing, mix of apartments and for sale units. Daycare Center.
Aug 20 22 06:17:55 am	Public bathroom is in desperate need of basic updates to be used (stalls don't have doors or close at all)
Aug 20 22 06:20:31 am	Public bathroom is in desperate need of basic updates to be usable (stalls don't have doors or close at all, not maintained with toilet paper or cleaned). Picnic tables are so dirty they are sticky and in many cases not usable. We rented the space and it was disgusting
Aug 20 22 06:22:36 am	Park west neighborhood sign is old, falling over, unreadable at night, and in need of replacement
Aug 25 22 08:11:45 am	I placed this pin in the middle of town because I just want to make some general comments. While I am generally not a fan of growth moratoria, I feel as if we have had so much new development in the last few years that we need a moratorium to catch our breath. And assess the negative implications on all of our infrastructure from the growth we have already approved. Traffic through town is horrendous now, the city market is always too crowded and under stocked, and in general our infrastructure as it currently exists cannot support the level of population growth we are seeing. We need to recognize the boundaries of unlimited growth based on our geography, lack of ability to expand much of our infrastructure, and dwindling water supplies. The thought that we can build our way out of the affordable housing crisis is a mistake.

Conclusion

The Glenwood Springs Comprehensive Plan Update received an outpouring of input and support from an active, engaged, and diverse community. Because of the quality and amount of input received, this Plan is able to capture and represent the identity and future vision of Glenwood Springs in the goals, strategies, and assumptions herein. Special thanks goes out to all those who participated in the engagement process. Please refer to Appendix X to see a detailed summary of data gathered during this process. For additional information, visit the VisionGlenwood.com website.



2023

GLENWOOD SPRINGS COMPREHENSIVE PLAN UPDATE



2022

Glenwood Springs Growth Strategies White Paper Report

DRAFT

REVISED

02.23.22



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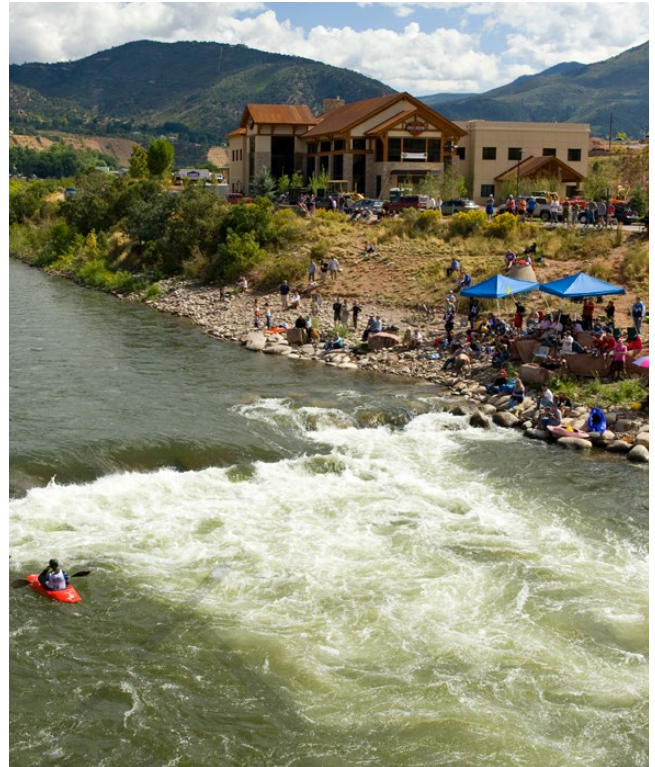
Summary Matrix

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1: INTRODUCTION

PURPOSE

This report offers a comprehensive review of growth management strategies using real-world case studies and applications specific to the City of Glenwood Springs.

As part of the 2022 Glenwood Springs Comprehensive Plan Update, the following report compiles information and offers key takeaways to provide guidance for the City to consider growth management strategies.

A growth strategy may be any tool, mechanism or policy that provides a means for the municipality to review and manage growth using the best available data, which are not limited to regulatory or code policies. Examples found in this report range from less-formal approaches using maps and land use planning tools (i.e. future land use plans) to initiatives that could be adopted into a zoning code or other part of the regulatory framework.

Intended to provide interim guidance for city staff, Planning & Zoning Commission or leadership, this report is a working document to be reviewed as input is received and as ideas are introduced to the community. It is an initial step in the comprehensive planning update process which will be completed in the coming months of 2022.

GROWTH STRATEGIES AND THE COMPREHENSIVE PLANNING UPDATE PROCESS

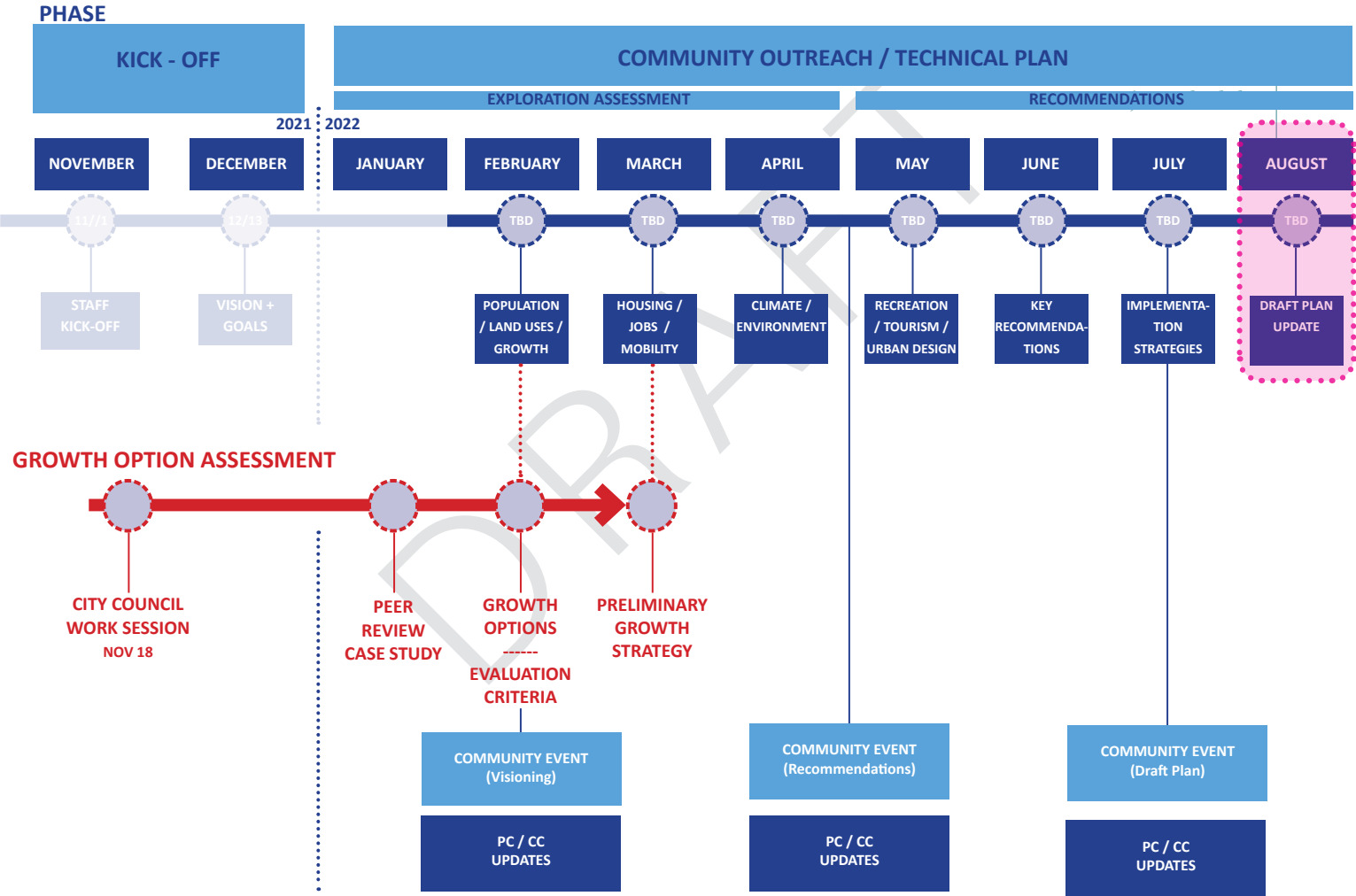
Assessing Growth Management Options and Long-Range Planning

The Growth Strategies Report is an initial step in the Comprehensive Plan Update process to assess and understand potential direction as the plan update is developed.

The diagram opposite illustrates how this study fits into the overall project schedule (see red timeline bar). With ongoing information-gathering as part of the community outreach and engagement phase, findings from the report will be built upon with community input from online and in-person engagement and will be presented along with monthly updates to the Project Steering Committee as well as other boards and commissions.

The findings from this report will be coupled with ongoing input received to build towards plan update recommendations and ultimately the plan document. Findings will also be confirmed with the public at series of community events and online surveys to ensure the community has the opportunity to provide feedback needed to form policy recommendations.

Comprehensive Plan Outreach and Technical Planning Timeline



2: GROWTH MANAGEMENT CASE STUDIES

What kind of outcomes are communities in Colorado experiencing based on their strategies for managing growth?

A selected group of communities were studied to further understand the history, impacts, and outcomes of growth management practices in Colorado. The communities outlined in the table below were analyzed:

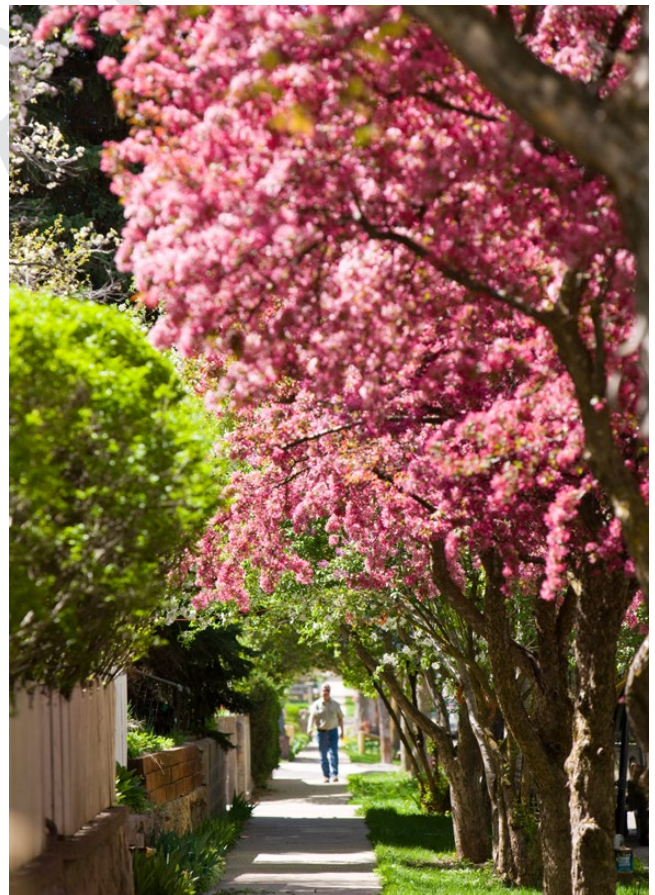
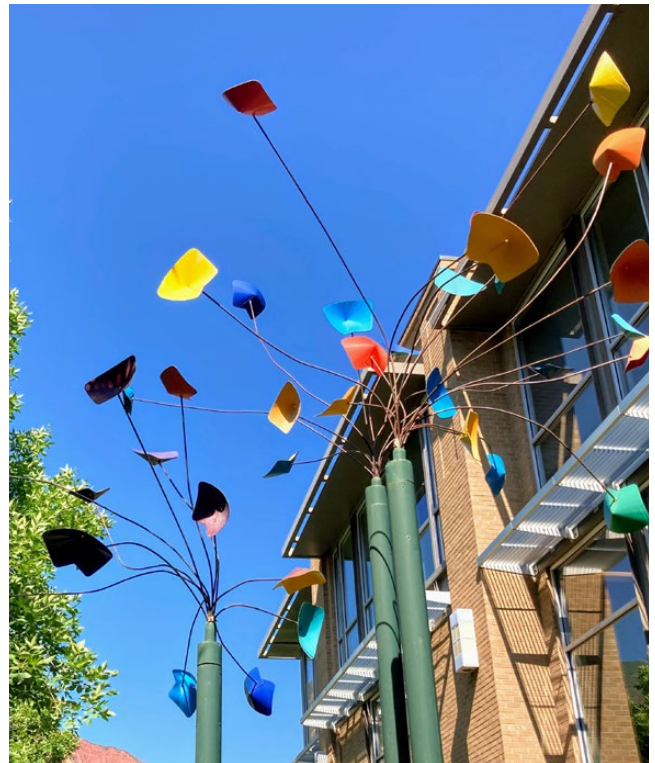
Available information was reviewed and follow-up phone interviews with department heads and staff from each of the case study Community Development Departments were interviewed. The review focuses on obtaining background information to clarify when and why the community growth policy was initiated and what caused the specific initiative to be considered.

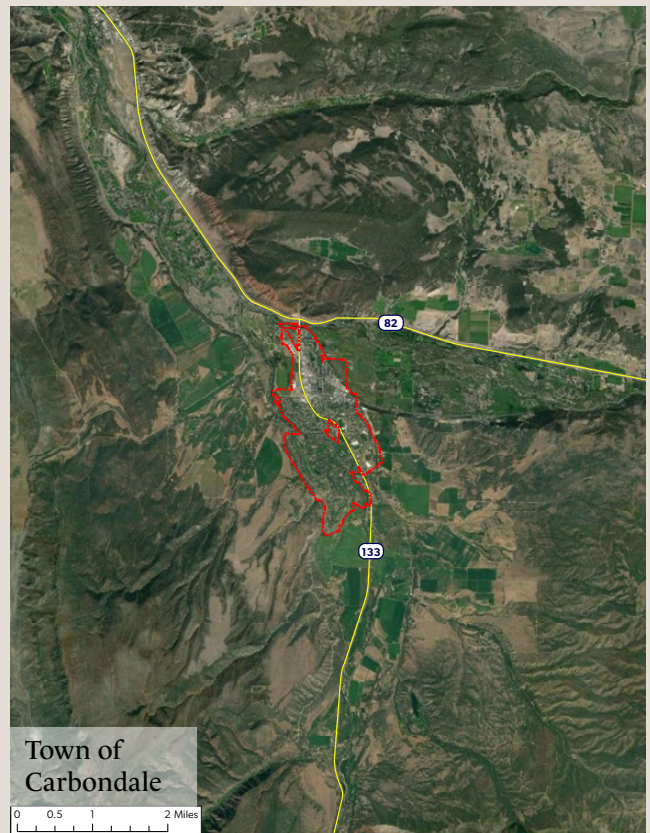
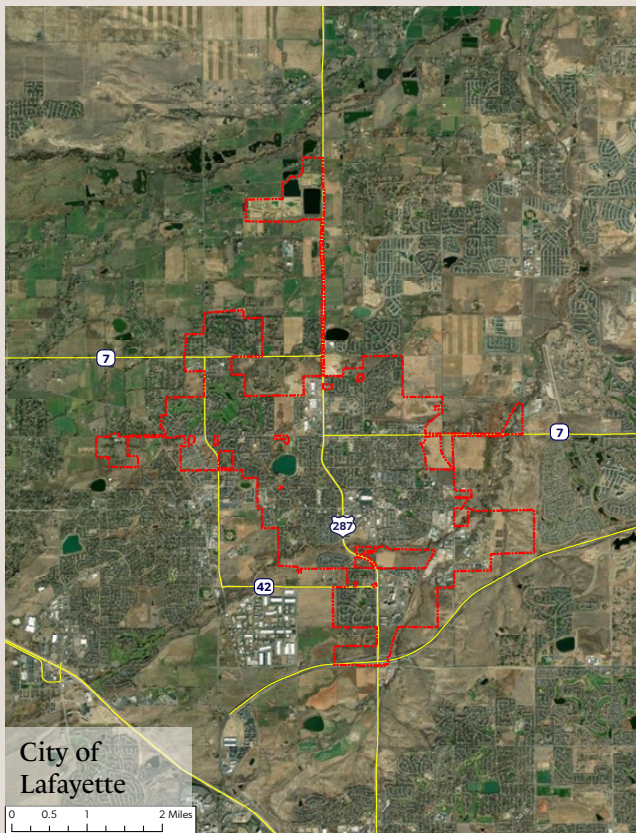
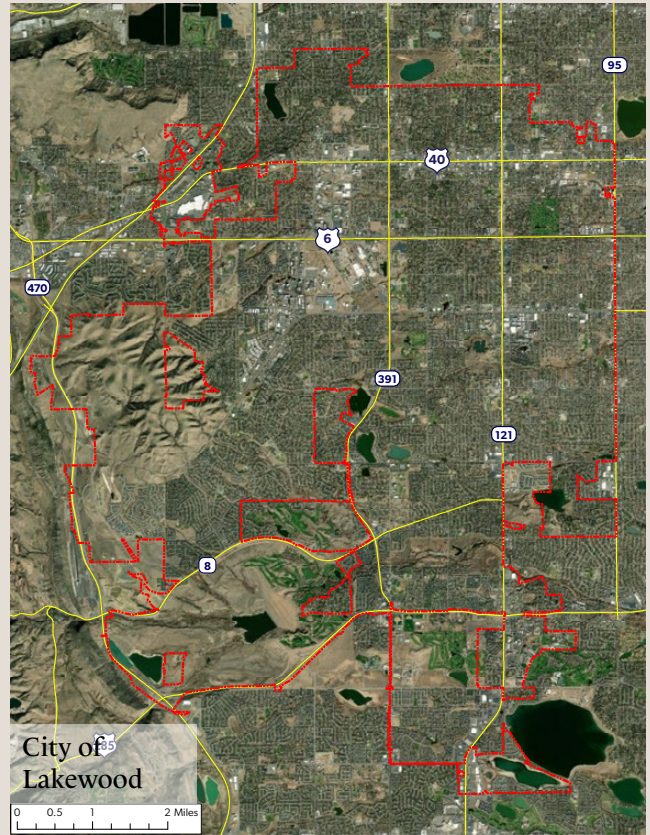
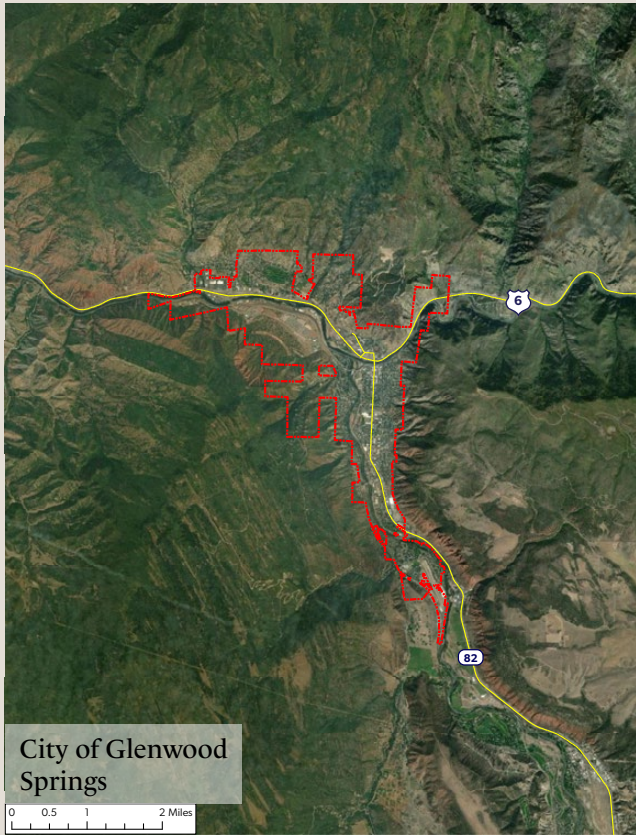
Place	2020 Population (US Census)	Sq. Miles	Pop. Density (Ppl/ Sq. Mile)	Strategy Type
Glenwood Springs	9,963	5.9	1,689	—
Carbondale	6,434	2.0	3,217	(No formal regulatory policy) Future Growth Mapping
Durango	19,071	13.8	1,382	(No formal regulatory policy) Design Guidelines, Future Growth Mapping
Golden	20,399	9.7	2,103	1% Cap
Lakewood	155,984	44.2	3,529	1% Cap
Lafayette	30,411	9.4	3,235	1% Cap

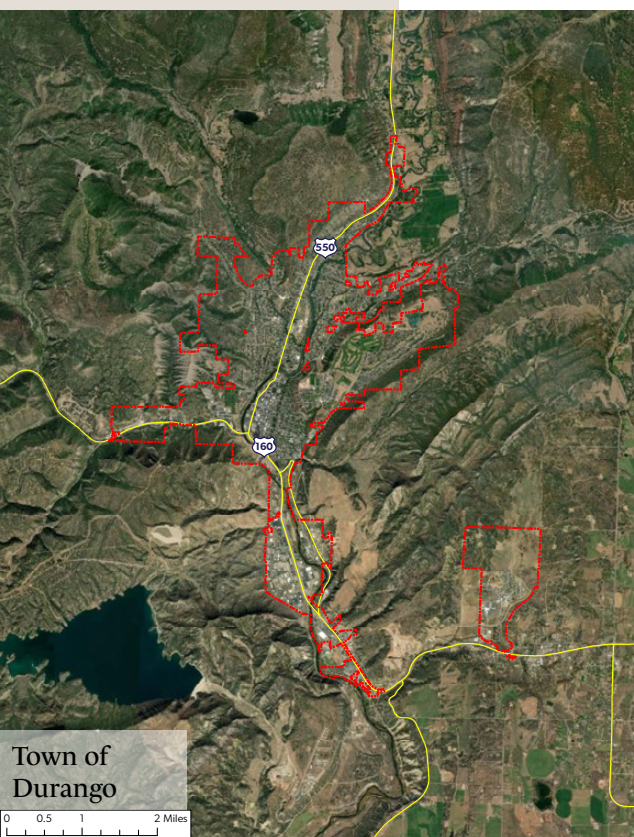
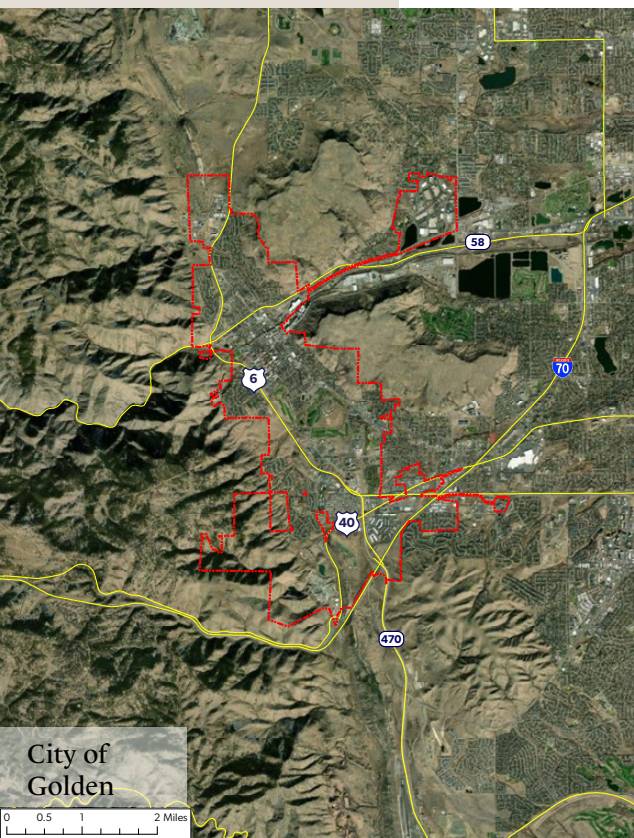
Outcomes to be addressed as part of the research process included:

- Key community concerns
- Policy / regulatory outcomes resulting from the process
- Lessons learned from each case study
- Anticipated and unforeseen consequences
- Effectiveness of the policy
- Key challenges and observations

City of Glenwood Springs staff informed the process to establish the key priorities and assumptions, to identify up to five peer cities/towns, and to confirm the findings. The team conducted a review of the community case studies to assess their growth management strategy policies based on staff direction. With many data formats available, qualitative or anecdotal, it was important to combine a scan of the growth/land use policies with interviews and a review of media sources to paint a clear picture of the outcomes and experience of each community.







CASE STUDY SUMMARIES

All maps are at the same scale

The following exhibits the geographic characteristics of each community reviewed.

Differences in the incorporated boundaries, mobility networks, and local geography are evident when examining the maps at left. State of Colorado statute regarding annexation and urban growth management helps in understanding how each community's growth strategy has resulted in the patterns illustrated in these maps.

County islands, protected open spaces, and "flagpole" annexations — where lengths of right-of-way or other property boundaries are used to incorporate lands — are all signs of different eras of growth.

Key geographic takeaways include:

- Land availability along with topographic restraints can pressurize the need for infill development.
- Limited accessibility for ingress/egress in case of an emergency or hazard event will be highly influential in growth/annexation patterns in Glenwood Springs.
- Open space and its preservation or control outside city boundaries influences a community's outcomes for directing inward and outward growth, and the coordination for joint planning in the three-mile area surrounding Glenwood Springs will be an important consideration.
- A municipality's ability to annex or control sprawl or any growth pattern is affected by the neighboring municipality's or jurisdiction's land use pattern and policies. The examples of Carbondale and Durango share the similarity that they are almost wholly surrounded by county jurisdictional authority while Golden, Lakewood, and Lafayette abut other municipalities and have different capacities to control lands outside their jurisdiction.



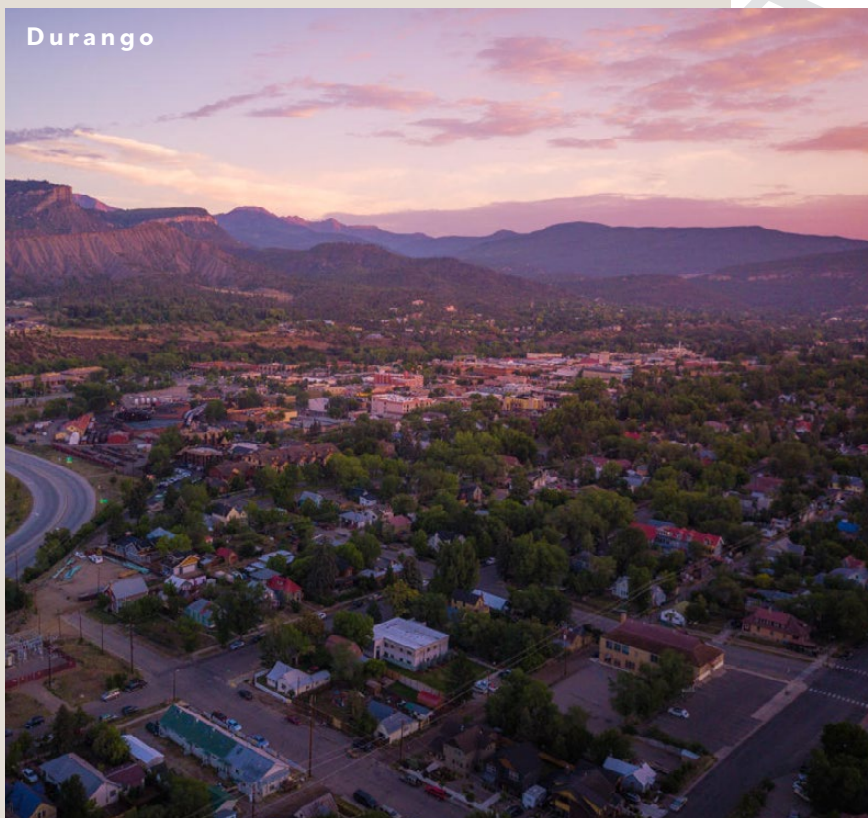
CASE STUDY SUMMARIES

Carbondale, CO

Carbondale employs a traditional case-by-case project evaluation to determine conformance with existing plans and their overall community cost and benefit.

Initial movements toward growth management began during a period of development in Garfield County decades ago. Increasing demand for new housing stock raised concerns from both the Carbondale and Glenwood Springs communities of eventually merging into one continuous town with open space and agricultural areas taken up by low density sprawl.

As a community Carbondale decided to accept a certain level and type of growth. Developers had plans for mixed use however the Town's plans or codes at the time were not compatible with this vision. Planners and the community opted to embrace the kind of growth they desired by adopting land use plans and updating the code to reestablish the vision of a compact, vibrant small town.



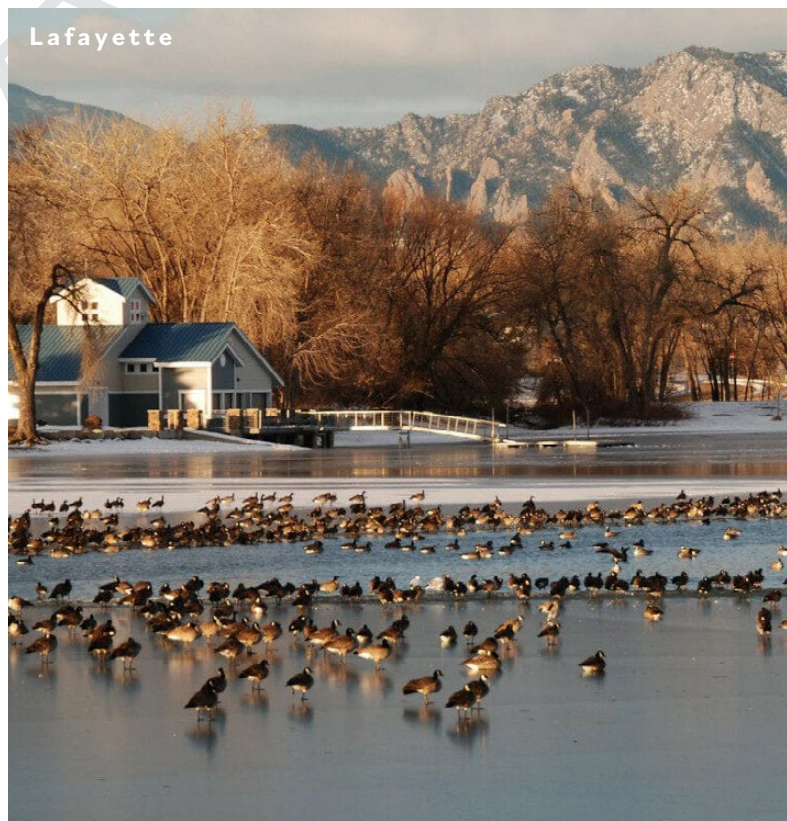
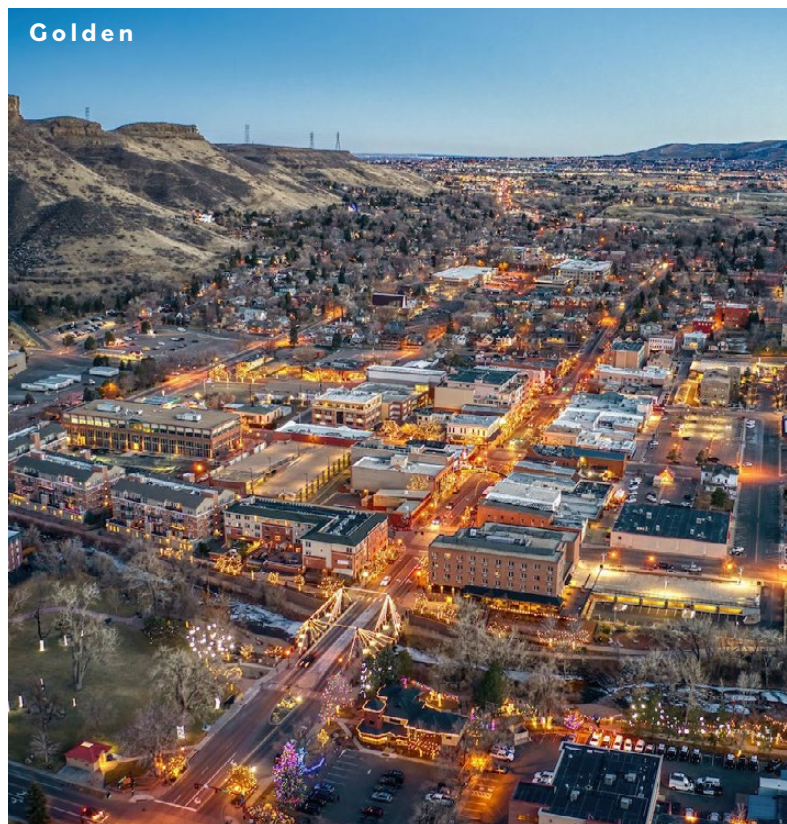
Carbondale employs conventional land use planning management tools including a future land use map that guides compatibility through zone amendments in the unified development code. A 2022 comprehensive plan update (in approval process as of 02/2022) revisited growth issues as a recent uptick in development resurfaced community concerns. Growth caps have been explored however a good working relationship between Garfield County and the Town has allowed a more ad hoc approach to be adequate, making the need for stronger regulations unnecessary at this time.

Durango, CO

Trusted relationships between the citizens, leadership, and the development community — along with open space management and strong design guidance — makes the case for a simpler form of managing growth.

Like Carbondale, Durango relies on a traditional approach using long-range plans and strong relationships. Historically the community has been highly desirable place to live and play and while it has seen growth, its pure remoteness and rugged surroundings removes some of the development pressure seen in other mountain communities. This also increases development costs which makes it more palatable for local developers with community knowledge to build relationships with town citizens and leaders to deliver projects.

Similar to Glenwood Springs, growth through annexation is limited by terrain and public lands. Surrounding open space preservation policy supported by La Plata County promotes infill growth rather than sprawl, and the community has moved toward using design guidelines for new infill development to ensure new growth is compatible with existing conditions. Because of these external conditions, the City has not seen significant growth like its peers. The vision established in a 2017 comprehensive plan update aims to encourage smart infill growth rather than create new policy that would restrict development. By installing new urban renewal areas and incentives, Durango aims to promote denser projects in town to boost housing supply and affordability, particularly for families.





Golden, CO

Utilizing a growth cap has allowed Golden to promote smart growth principles by promoting density in the core, but not without unintended results.

In response to local concerns over the loss of open space and hillside areas from rapid suburban development, the Golden community enacted a 1% annual residential unit cap beginning in 1996. Over the years the policy has been adjusted to reflect changing conditions. The city employs an allocation system for distributing permits every year which in turn creates challenges for the development community in project financing. A lack of smaller-scale projects, and a growth rate even lower than the 1% allowed is an outcome of the policy. Affordable housing project applications are infrequent, and single family units are very rare.

Challenges to administer the allocation system due to staff time and resources needed were notable. Many projects will save up allocations and distribute them throughout forthcoming years making project tracking rigorous. In Golden land availability is the main factor affecting the pace of growth and in communities like Glenwood Springs where land availability is already limited, such a policy would even further challenge the feasibility of projects without other policies that promote denser, infill development. Exceptions for allowing density, affordable housing, or housing for older adults are all valuable assets in Golden that have been affected by cap allocations. Such a policy should consider exempting these development types to ensure the future housing mix matches the community values and vision.

Lafayette, CO

Lafayette uses a growth cap with unit allocations that can be adjusted and revisited over time.

Initiated by regional planning initiatives that determined there was a collective need to provide matching affordable housing growth figures between city and county, the City of Lafayette enacted its first growth policy in 1995 as the voters responded to rapid growth. The management program rotates in six year cycles at which point the allocation formulas or other standards may be adjusted.

Increasing affordable housing supply was a key motivation for Lafayette's policy, which it appears to accomplish. One unintended consequence is affordable projects have become segregated into pockets throughout the community. Additionally the allocation motivates developers to purchase several years worth of allocations and not use them immediately. This causes difficulties with project planning and can require staff resources to be used all at once as projects come online.

Lafayette is nearly landlocked and the policy has served a purpose of ensuring they have more control over their available land. If an economic recession does occur, the permits already secured may never get built, creating a disruption in the market — another unintended consequence.

The City employs considerable exemptions to the allocations, with their two urban renewal areas largely the benefactors of infill development and multifamily/affordable projects.

Lakewood being “landlocked” has an effect on slowing growth but the City notes the policy may be an effective way to control the pace of development during any given year. Whether due to the complicated nature of the allocation system or external factors at play, the time and cost of development has increased, which planners say may be having a detrimental effect on project design and quality.

Lakewood, CO

Another community utilizing a cap system, Lakewood allows their City Council to determine the allocation.

Not without some controversy, Lakewood voters narrowly passed a residential growth restriction in 2019 in response to post-recession growth. The community is just starting to recognize the effects. Planning staff noted tracking is a challenge as they have a complicated pooling and banking systems for allocated permits.

One unintended outcome of their policy is that very large developments — topping several hundred units — will remain in the pipeline for an extended time.

Around the same year the policy was enacted several large multifamily infill projects were submitted, which is likely due to the light rail extension rather than policy. Effects on affordability are still being studied, but the policy may have a notable outcome of decreasing the number of permits received annually, with unit counts generally getting halved every year. Single family homes have particularly been seen in fewer numbers.



CASE STUDY TAKEAWAYS

Case Study Takeaways

- A direct regulation on the amount of permitted growth is not always necessary to achieve community goals — Carbondale and Durango manage growth based on working relationships with the development community while relying on sound growth policy. This comes in the form of future land use maps and overall goals and strategies administered by planning staff and employed in recommendations to the planning boards or commissions.
- Rapidly shifting conditions or increases in the pace of growth lead to a perception that usually results in establishing new policy. Backing up any perceptions with data becomes a meaningful communication tool between the community, developers, leadership, and staff.
- Availability of land and infrastructure capacity are often the most common motivators for growth policies.

- Growth regulations are generally favorable to most leadership and the community.
- Landowners, developers, and the real estate professional community are mixed with most parties adjusting easier to the municipalities that had clear and established policies clearly spelling out the process and requirements.
- Municipal planning staff and administration noted growing challenges with administering a capped allocation regulation, as already scarce resources were stretched thin. This is particularly evident in larger communities where there was an allocation window that resulted in a very resource-intensive review season as applications were delivered all at once.
- Municipalities that installed capped regulations have not shown the cap is being met, resulting in gaps between what is enabled with allocations and what is actually built.
- The affect on affordable housing supply is dependent on the community however exemptions for affordable projects improve feasibility.
- An affect where home values increase is correlated, but difficult to pinpoint in terms of the cause being directly policy-related.
- Creating exempt areas (i.e. urban renewal areas) or unit types are critical to ensure valuable assets are maintained.

3: GROWTH STRATEGIES SUMMARY

Five techniques communities may employ to manage growth

This section offers theoretical scenarios that are applied to Glenwood Springs to illustrate their potential effects on future growth.

The five general approaches to growth strategies are as follows:

- No Growth: Considers no future expansion of development.
- Carrying Capacity Threshold Growth Limitations: Imposing a limit or cap on units or other permits. Similar to policies found in Golden, Lakewood or Lafayette.
- Inward Facing (infill) Development Only: Policy that would promote development or redevelopment on areas within the urban growth boundary on existing parcels.
- Annexation: Considers areas up to or beyond the urban growth boundary for annexation and development.
- Balanced Inward and Outward: A policy that would provide both annexation and infill as outlets for new growth.

Summary Matrix

The summary matrix below compares the effects each policy may have based on the impact to the Glenwood Springs community's ability to create the services and meet the needs for its citizens. A Positive score generally means a policy will have an improving impact on quality of life or services, while Negative implies a detrimental effect.

Growth Scenarios	No Growth Option	Carrying Capacity, Growth Limitations	Inward Facing (Infill) Development	Annexation	Balanced Inward and Outward
Mobility					
Walkability/Proximity to Destinations	Low	Low	High	Low	Low
VMT	High	High	Low	High	Moderate
Traffic Safety (Region)	Less safe	Moderate	Most safe	Less safe	Moderate
Transit Ridership	Low	Low	High	Low	Moderate
Economics					
Cost of Housing	Negative	Negative	Neutral/mixed	Neutral/mixed	Positive
Mix/Diversity of Housing	Negative	Negative	Neutral/mixed	Neutral/mixed	Positive
Sales Tax Revenue	Negative	Neutral/mixed	Neutral/mixed	Positive	Positive
Jobs (Hiring, retention)	Negative	Negative	Neutral/mixed	Neutral/mixed	Positive
Jobs (Opportunity, wages)	Negative	Neutral/mixed	Neutral/mixed	Neutral/mixed	Positive
Land Use + Character					
Land Availability	Neutral/mixed	Negative	Negative	Positive	Positive
Design Quality and Character	Negative	Neutral/mixed	Positive	Negative	Positive
Infrastructure	Positive	Positive	Positive	Negative	Positive
Administration	Positive	Negative	Neutral/mixed	Negative	Negative
Sustainability/Resiliency	Positive	Positive	Positive	Negative	Neutral/mixed
Social Equity/Displacement	Negative	Negative	Positive	Neutral/mixed	Positive

* For preliminary discussion purposes

** Other variables (e.g. affordable housing policy, hazard plans) may apply

GROWTH STRATEGY IMPACTS AND TAKEAWAYS

Any scenarios to ultimately consider will fall along a spectrum that has growth limitations on one end and an infill focus on the other. The following offers a comparison of the outcomes and their potential impacts.

With Any Growth Limitations...

- Puts upward pressure on pricing and reduces housing affordability
- Drives negative consequences (unless you already happen to own residential property)
- Increases in-commuting to fill jobs which leads to more difficulty hiring/retaining workers
- Increasing traffic, increasing income inequality and lowering quality of life
- Opportunity to catch up (codes, policies, green infrastructure)

With an Infill Focus...

- Walkability: destinations are closer together
- Vehicle miles traveled (VMT): fewer people will need to drive long distances mitigating VMT growth
- Transit: ridership will increase more as denser development is easier to serve by transit
- Traffic Safety: more people will travel shorter distances at slower speeds decreasing the likelihood of severe crashes
- Shifts focus to infill design and character
- Emphasis on historic areas

Growth Strategies Key Takeaways

- Ultimately a combination will be required.
- Consider Glenwood Spring’s unique conditions, particularly the geographic constraints, hazards and resulting access challenges.
- Most strategies are intended to offer a higher level of control over the pace of growth.
- For Glenwood Springs and much of the Mountain West, 2021 was an ‘outlier’ year and is not likely to be repeated.

Growth Scenarios

Infill Only
Infill + Annexation
Growth Limitation (cap)
Annexation Only
No Growth

More walkable
Less vehicle miles traveled growth
Higher transit ridership
Less opportunity for severe crashes



Less walkable
More vehicle miles traveled growth
Lower transit ridership
More opportunity for severe crashes

Where Growth Occurs

Within neighborhoods
Some within neighborhoods
Mostly outside Glenwood
On edge of Glenwood
Outside Glenwood

Regional Mobility Impacts of
Growth Scenarios

4: POPULATION AND GROWTH TRENDS

Predicting Growth for Glenwood Springs

Any policies for managing growth should start with a solid understanding of historical population dynamics and a reasonable prediction of what future growth might look like without policy changes.

Colorado's State Demographer, part of the Division of Local Affairs (DOLA) produces long term population forecasts at the county level, but not for municipalities.

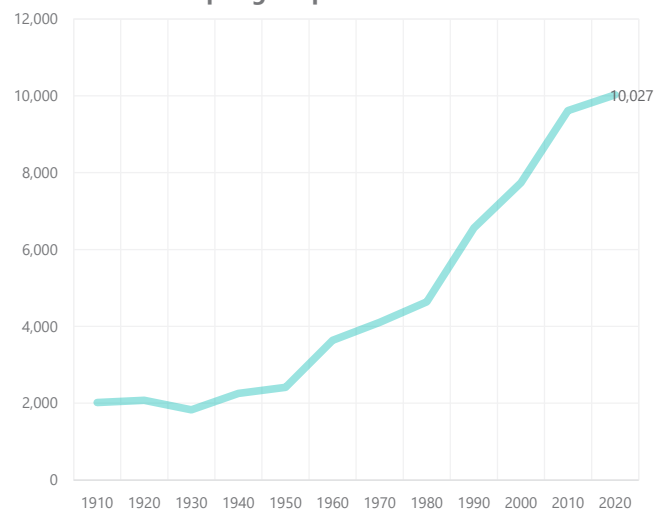
Because Garfield County is large, oddly shaped, and diverse in terms of its economic drivers, using a county-level forecast may not be the most accurate way to arrive at a good prediction for any one town.

The following slides explore available evidence about Glenwood Springs' growth trajectory and provide alternative approach to a DOLA-based forecast for the town.

Long View of Glenwood Springs Growth

Understanding the shape of your population trajectory helps inform the math behind an accurate forecast for future growth.

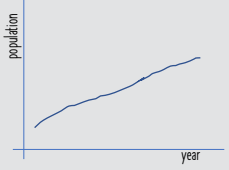
Glenwood Springs Population



Understanding the Shape of Growth

After weeding out the volatility year-to-year random events and major business cycles, population growth tends to take one a few basic shapes.

These are the most commonly used model shapes:

Shape	Also Called	Looks Like	Why
1. straight line	linear		"We build about 20 housing units each year"
2. upward swooping	exponential		"Our population grows by about 1.5% each year"

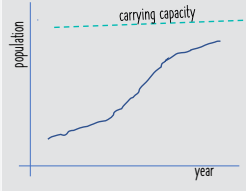
A Third Possible Growth Trajectory

The third type, a vaguely S-shaped curve, is often called "logistic" with a growth curve that seems to be flattening towards the top.

The math gets a little trickier, but the shape makes intuitive sense:

Populations (people, wildlife, bacteria, etc.) grow relatively freely until their resources (land, habitat, food, water, etc.) start to become more scarce.

Growth is then exponential for a while (x% per year), but starts to flatten out as population reaches some upper limit.

Shape	A.K.A.	Looks like	Why
3. slightly S-shaped	logistic (or constrained exponential)		"We used to grow around 2% per year, but we're running out of land & infrastructure"

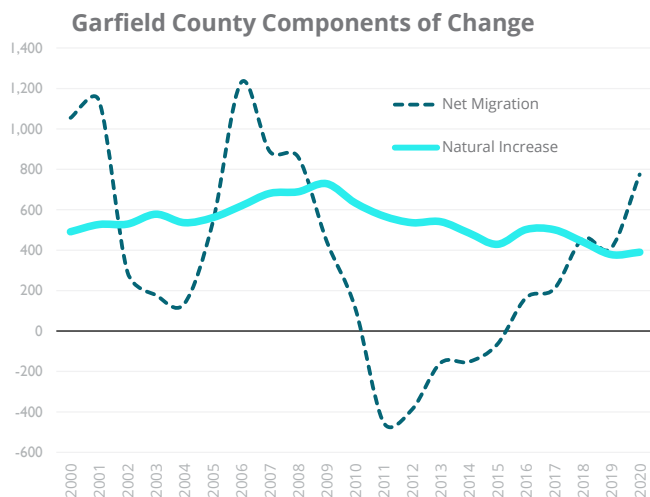
Components of Change

Towns grow for two basic reasons:

- Natural Increase (more births than deaths)
- Net migration (more people moving in than moving out)

Fertility rates and death rates (along with age structure of the population) are drivers of natural increase and tend to follow broad societal patterns that are slow to change.

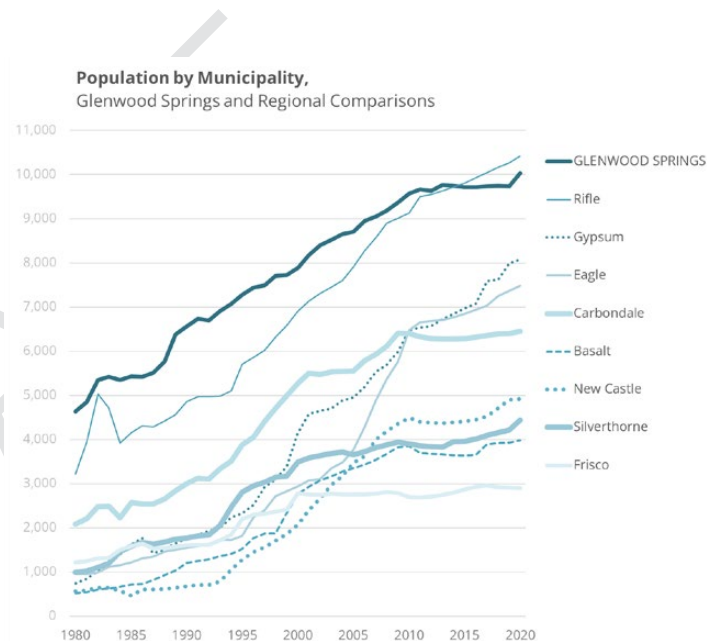
Migration is driven by lifestyle preferences and shifting employment opportunities (which are very sensitive to local economic conditions).



Glenwood Springs and Nearby Towns

Glenwood Springs has long been a regional hub among other municipalities along I-70 and the Roaring Fork Valley

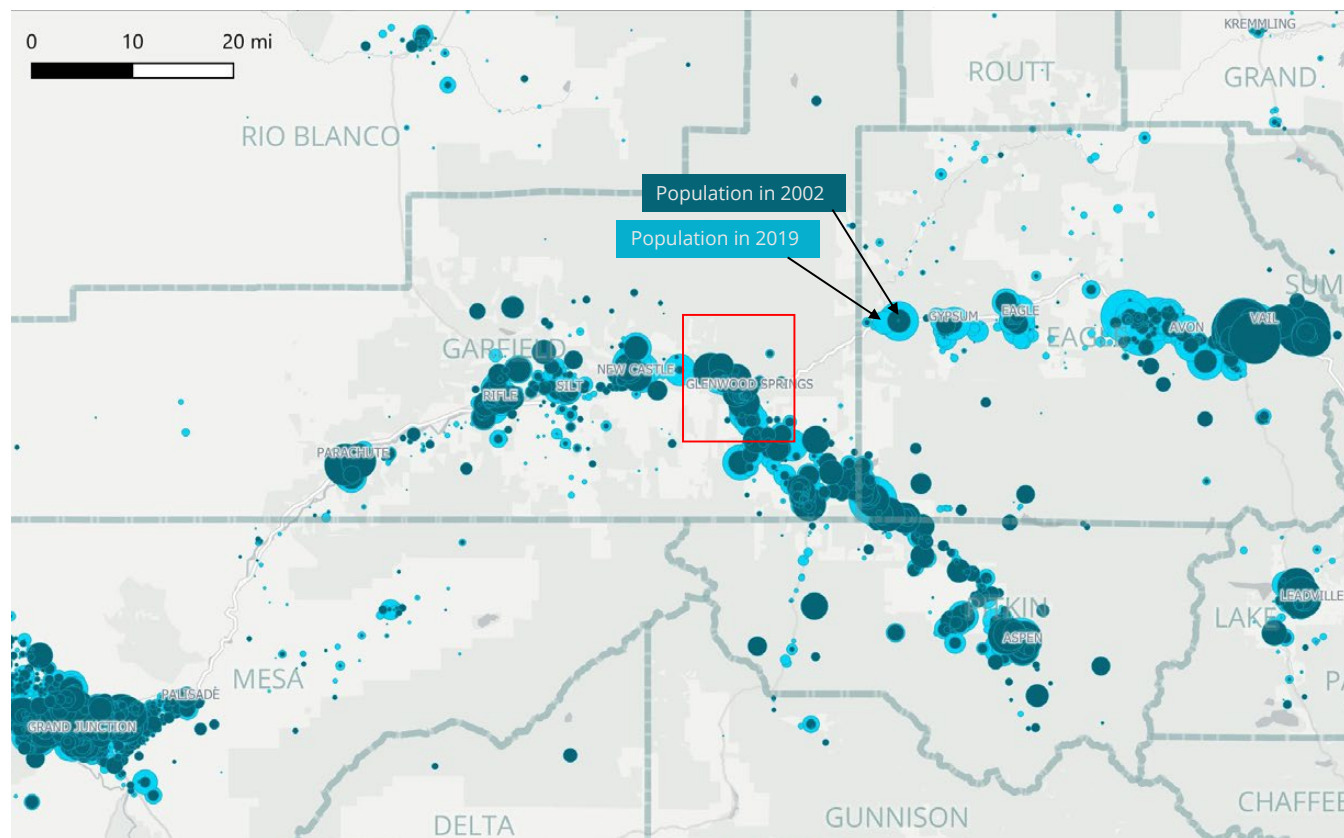
- Only recently matched by Rifle in terms of population.
- All growing steadily until the 2008-09 recession, with many surging over the past year or two.



Geography of Growth

This map shows where workers live across a swath of the western slope between 2002 and 2019.

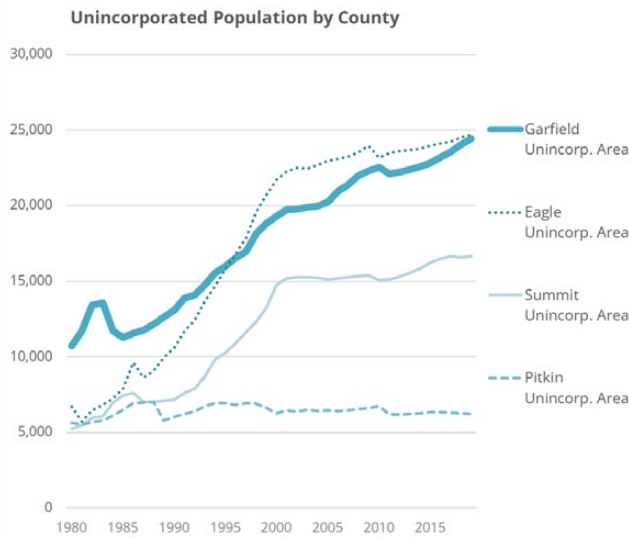
The northern Roaring Fork Valley and western Eagle County have historically served as bedroom communities serving visitor hubs to the south and east.



Unincorporated Growth

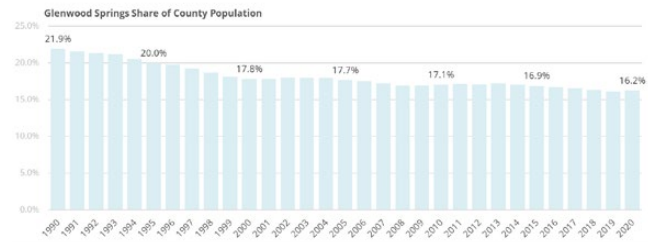
Population and growth is not limited to incorporated towns in the region.

In fact, unincorporated portions Garfield and other nearby counties have very substantial populations and are accounting for much of recent growth.



Glenwood's Share of County Population

Over the past 30 years, Glenwood Springs has declined from 22% of Garfield County population to around 16%

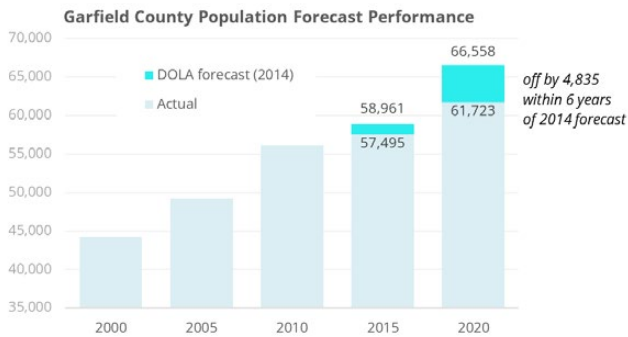


Current DOLA Forecasts for Garfield

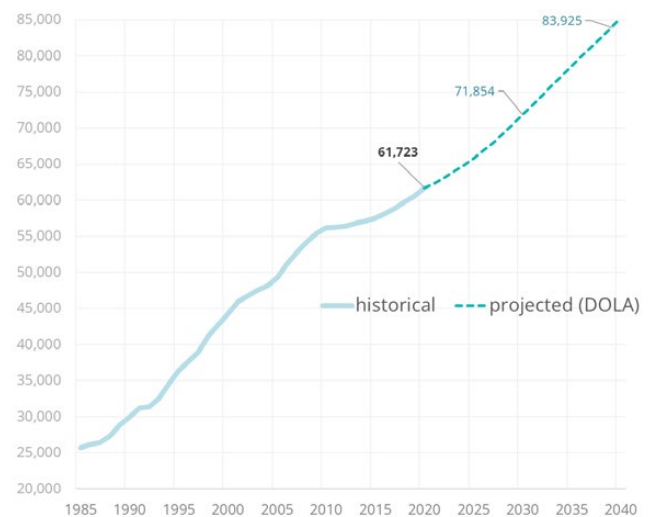
DOLA is still projecting a fairly aggressive growth curve for Garfield, using a linear/exponential hybrid shape.

Past DOLA Forecasts for Garfield

Recent DOLA/State Demographer forecasts for Garfield have erred on the high side – in part because they tend to not consider carrying capacity factors.

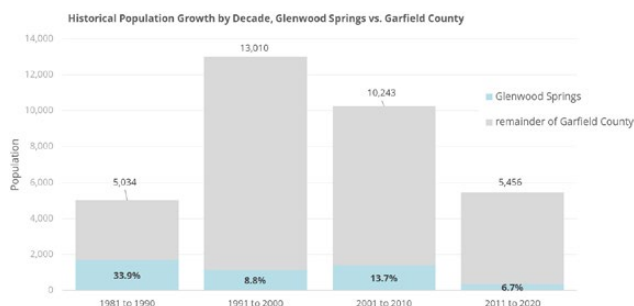


Garfield Co. Population, Historical and DOLA Forecast



Glenwood's Share of County Population

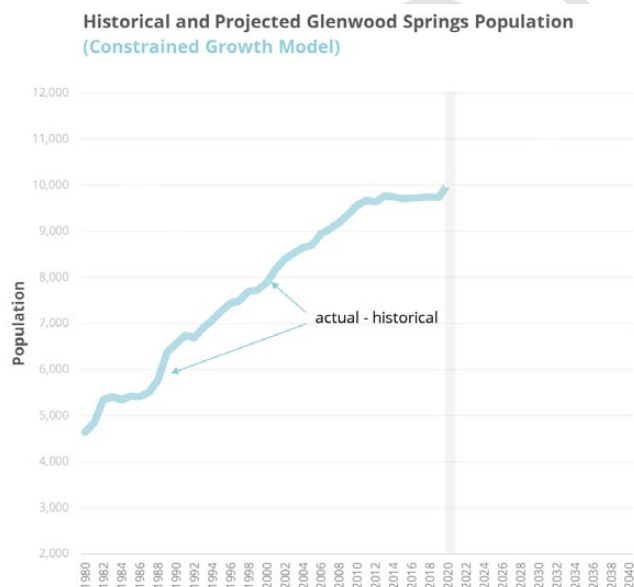
In the 1980s, Glenwood Springs accounted for more than 1/3 of county growth, but the share in recent decades has been substantially lower.



Predicting Growth for Glenwood Springs

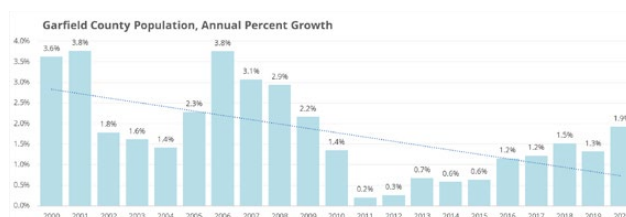
With a DOLA-based model, Glenwood Springs population would follow along with the county forecast, maintaining its recent share of growth.

Let's look at an alternative model, assuming the existing of some sort of carrying capacity.



Trends in Garfield County's Growth Rate

Although annual rates have been slowly rising since the 2008-09 recession, the longer-term trend has been towards slower growth in Garfield County.

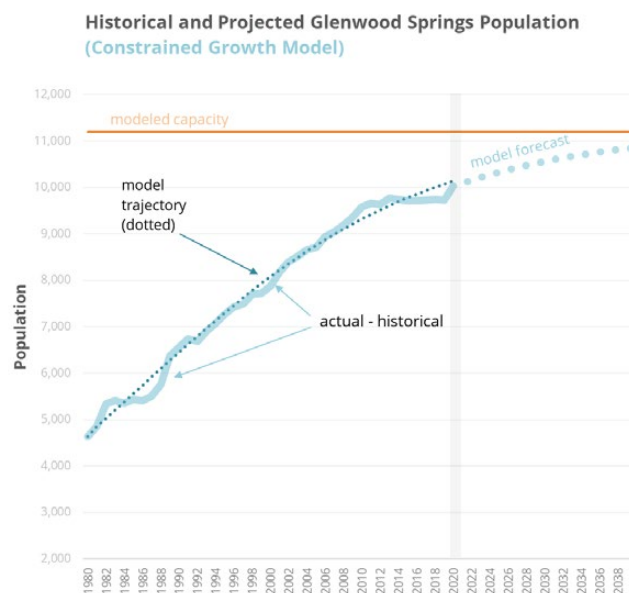


Capacity-Based Model for Glenwood Springs

Using just the past data that represents economic and market cycles seen in the ups and downs of the line through time, the future trend line that best fits the data is shown below.

Although this may illustrate an upper limit (orange horizontal line) this does not establish any future maximum -- it is simply a mathematical representation using past growth trends. The community should use this to understand if this theoretical path is appropriate and if not

That model results in a future growth curve that gradually



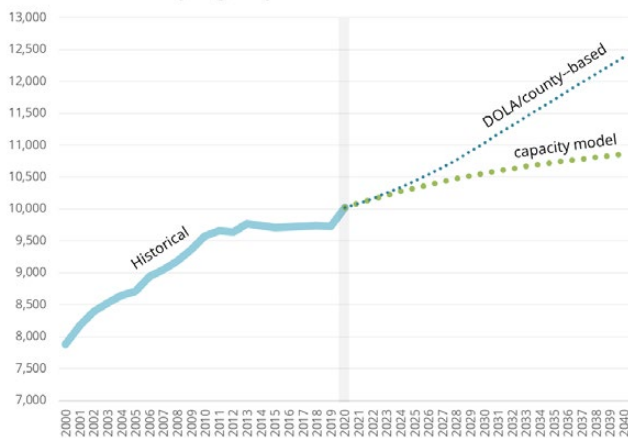
Low (DOLA-Based) vs. High (Capacity-Based)

This chart compares a low and high scenario based on the two approaches discussed.

The DOLA-based forecast assumes Glenwood Springs will continue to capture approximately 10% of projected county growth (slightly upward-curving)

The capacity-based model still grows, but tapers towards some future population limit.

Glenwood Springs Population Forecast Scenarios



Housing Unit Implications

This chart compares a low and high scenario based on the two approaches discussed.

The DOLA-based forecast assumes Glenwood Springs will continue to capture approximately 10% of projected county growth (slightly upward-curving).

The capacity-based model still grows, but tapers towards some future population limit. What affects this trend line and upper limit? The future is modeled after the past, which shows ups and downs resulting from economic cycles as people come and go based on housing and job opportunities. On one hand, the real estate and job markets of those cycles affect the future trend line, but on the other it does not account for approved/proposed development projects, Physical conditions in the past also affected that line in the past, including that land may have been more readily available develop projects where it is now more scarce.

Most importantly, changing growth policy can alter this trend's course. The five growth management strategies mentioned in sections 2 and 3 are all examples. Putting more resources toward supplying affordable housing, or incentivizing urban redevelopment areas are other examples.

This model is provided to simply forecast how many people and housing units may be added based on past cycles, while also priming the community to understand what policy or course change might be appropriate. It is a matter of asking the community:

- Does this model look like the right course? or if not,
- What strategy, if any, might help Glenwood Springs chart a course that's more in line with the community vision that comes out of this comprehensive plan update process?

	Population		New Housing Units Required*	
	projected (low)	projected (high)	projected (low)	projected (high)
Growth to 2030	533	1,013	202	384
2030 to 2040 growth	300	1,337	114	507
Total	832	2,350	316	892

*Based on average of 1 new unit for every 2.63 added residents since 2000. This accounts for second-home growth as well as household size.

Pros and Cons of Capacity-Based Forecasting

Should we assume a capacity-based growth curve for Glenwood Springs?

Pros:

- **Makes intuitive sense.** The town has far less land capacity than it used to and does not have major annexation plans.
- **Fits the data.** Approximately, at least, a subtle S-shaped curve passes the eye test better than a straight line or a continuous upward-swooping curve.
- **Acknowledges finite resources.** Glenwood Springs could annex more surrounding farms, but then there won't be surrounding farmland. Water in the West is spread thin; Town infrastructure has its limits; etc.

Cons:

- **Acknowledges finite resources.** This can be an unpopular sentiment for developers and land-owners.
- **Adds complications.** Inconsistent with DOLA methods and previous forecasts. The math is trickier. Ideally, you should quantify land capacity, which takes work.
- **Carrying capacity can be increased.** The model assumes a flat upper limit, but towns can actually add capacity, even without annexing (through new technology, creative density, infill, etc.).

Keep in mind, a capacity-based forecast **is again a simple model that helps us predict** what growth may occur based on past trends resulting from the likelihood someone moves to town (or leaves) which is affected by their ability to find a place to live or work, as examples.

Other Growth Metrics

So far we've been discussing population, but for comprehensive planning, there are other important growth metrics:

Housing Units

Knowing the resident population is good, but land use planners need to know residential acreage needs, which means also predicting household sizes, rent vs. ownership demand, density preferences, and non-resident buyer/renters.

Employment

Some population growth is natural (births minus deaths), and some is due to net migration – people moving into an area, usually in pursuit of jobs. Population and employment are definitely linked, but there are chickens and eggs involved.

Job growth requires adequate commercial acreage

Visitors

This is important, but notoriously hard to accurately quantify and track. Event attendance, intercept surveys, lodging revenue, license plate counting, etc. are all helpful but it's still easy to undercount when your visitor base is largely day-trippers in cars.

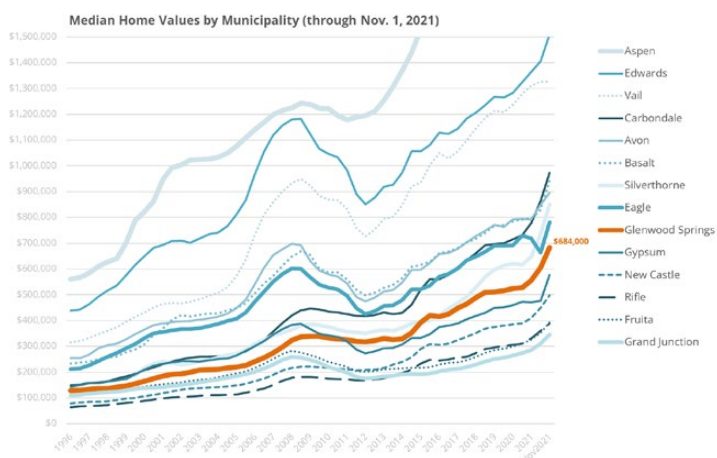
Next Steps in Understanding the City's Growth

Modeling offers an indirect yet simple way to predict growth, as changing housing and job markets inform future patterns. But in an uncertain future, the next step is to pose alternative growth scenarios by creating land use models that paint a more realistic picture of what will happen on the ground. This will help answer specific questions like "If the city focuses on job growth and housing ownership opportunities, what are a few options of where these homes and workplaces may go to achieve those goals?" This analysis is forthcoming in the Technical Planning phase of this update which will begin once additional input is received.

Limiting Growth Comes with Challenges

Limited supply in desirable locations inevitably leads to upwards pressure on prices and rents.

Affordability has reached crisis levels over much of the Mountain West, with potentially serious impacts on employee attraction and retention (and commuting traffic).



Glenwood Spring's Role in the Region

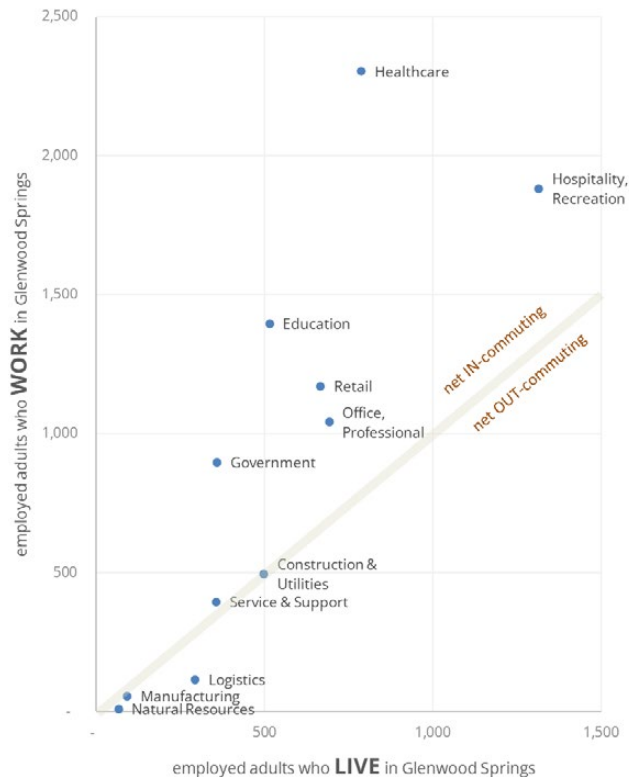
Glenwood Springs serves as a hub for the regional economy with many centrally-located resident and business services.

There are more people working in Glenwood Springs than there are employees living in Glenwood Springs.

This results in substantial in-commuting across all industry categories, especially in core sectors.

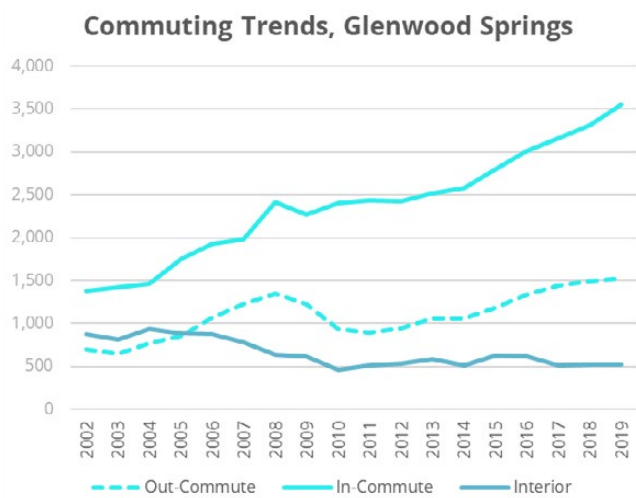
Glenwood Springs has a large visitor/hospitality sector but is more focused on resident-serving industries than more up-valley towns.

Industry Grouping by Workplace and Residence

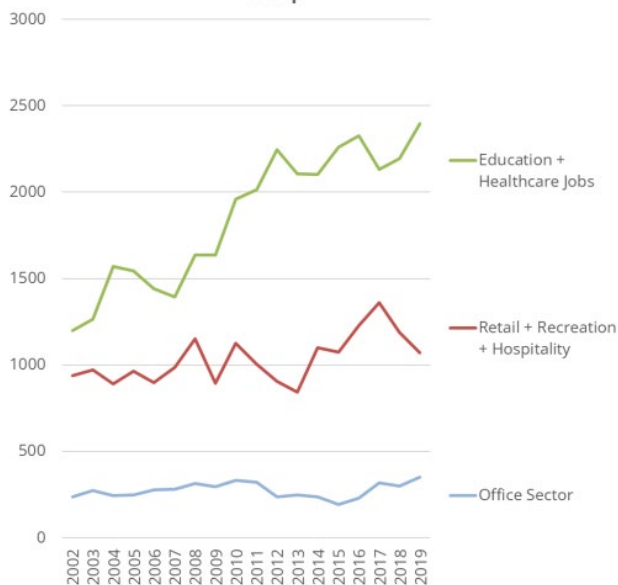


Increasing Need for In-Commuting

In-commuting levels are either stable or rising over recent years with more and more school employees and healthcare workers needing to live outside the town.

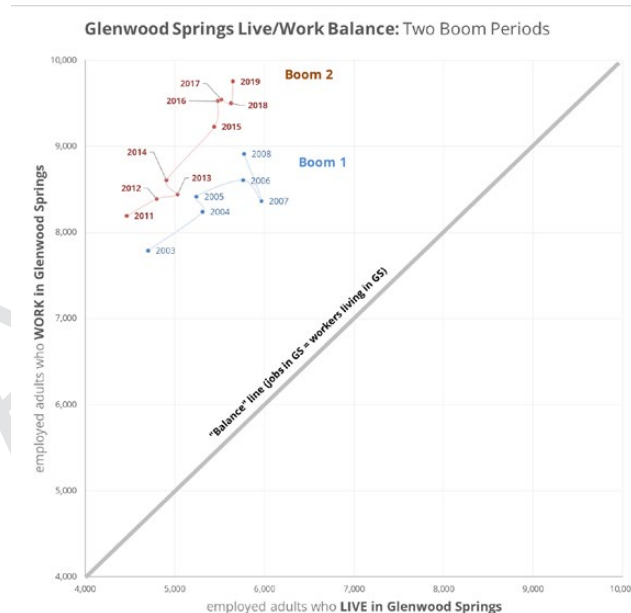


Glenwood Springs Net In-Commutes by Industry Group



Another Look at Live/Work Balance Over Time

During the two most recent boom periods, both local jobs and local employed residents have risen in tandem— leaving the relative balance unchanged (i.e. not moving any closer to the “balance” line).



5: GROWTH AND CAPACITY

Land Availability and Capacity

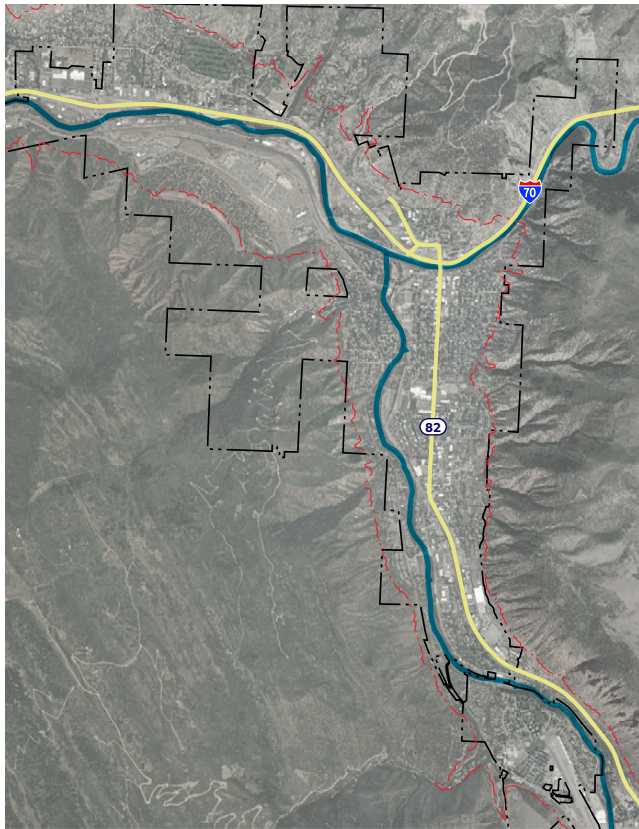
- **Based on projection models and projects in progress, how much can be accommodated with INFILL development?**
- Glenwood Springs can likely accommodate 10- and 20-year projected growth with current projects and on vacant/underutilized properties.

The following provides a baseline analysis of what land is available considering a number of factors to determine growth and capacity potential. This analysis focuses primarily on infill within the UGB.

Potential Infill Areas

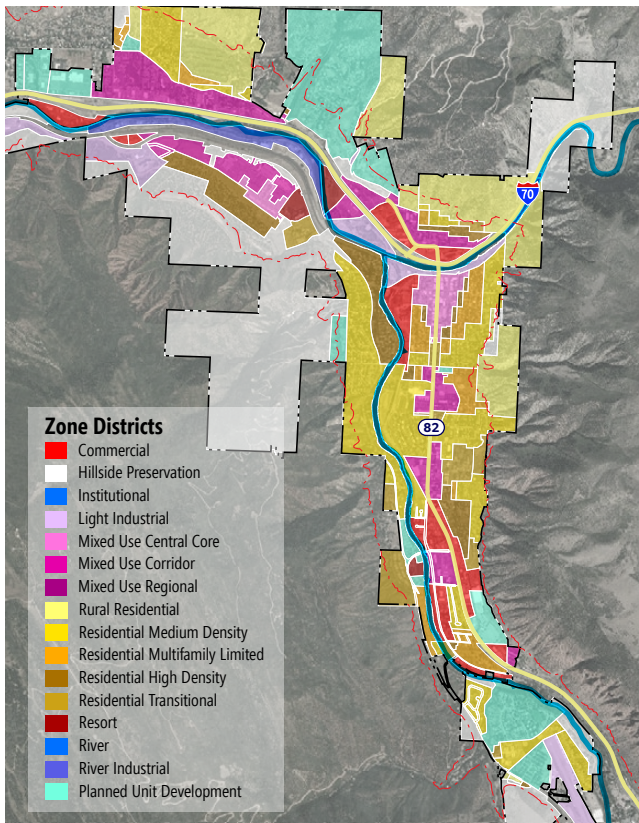
Factors to Consider When Analyzing Potential Infill

- Where are vacant/underutilized parcels located and what is their ownership?
- How does the existing zoning map affect growth potential and are there adjustments needed to meet community vision?
- Is there adequate infrastructure and which systems are the most impacted?
- How does Glenwood Springs natural ruggedness create physical limitations, including hazard areas, that change available land capacity?
- What areas of the existing planning framework need to be revisited (e.g. design guidelines)?
- How might the urban growth boundary (UGB) and three-mile planning area affect growth patterns and land use? Are there any opportunity locations beyond the UGB?



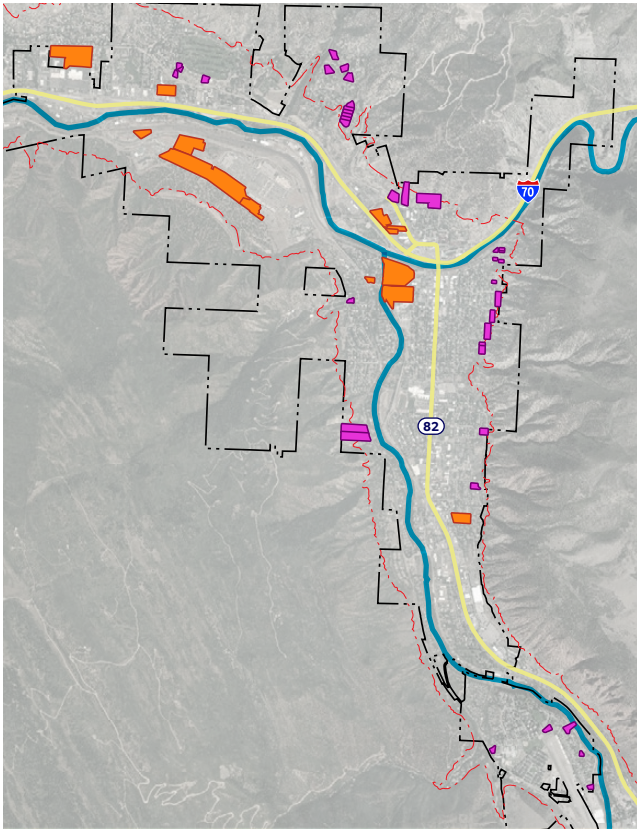
Municipal Boundary, Urban Growth Boundary and Three-Mile Planning Area

- Abundant opportunities exist within the urban growth boundary for future infill, however physical challenges and access means some would require property assembly, redevelopment or significant investment.
- Annexation opportunities within the three-mile planning area are limited, yet in 10 to 20 years, new opportunities may exist. Establishing growth plans for these areas could create opportunities to promote nodes of transit-oriented development based around RFTA stops or other amenities where services, jobs and housing can be concentrated.



Zoning Effects on Growth

- When analyzed, existing zone districts within the UGB (illustrated at left) provide opportunities for continued infill development. Potential for revised infill design guidelines similar to those employed in Durango can help the community identify and best achieve its vision of appropriate community character and scale.
- The location and standards in the Residential High Density and Residential Transitional districts offer particularly strong opportunities to increase housing supply and meet the diversity in ownership needs noted in initial community input.

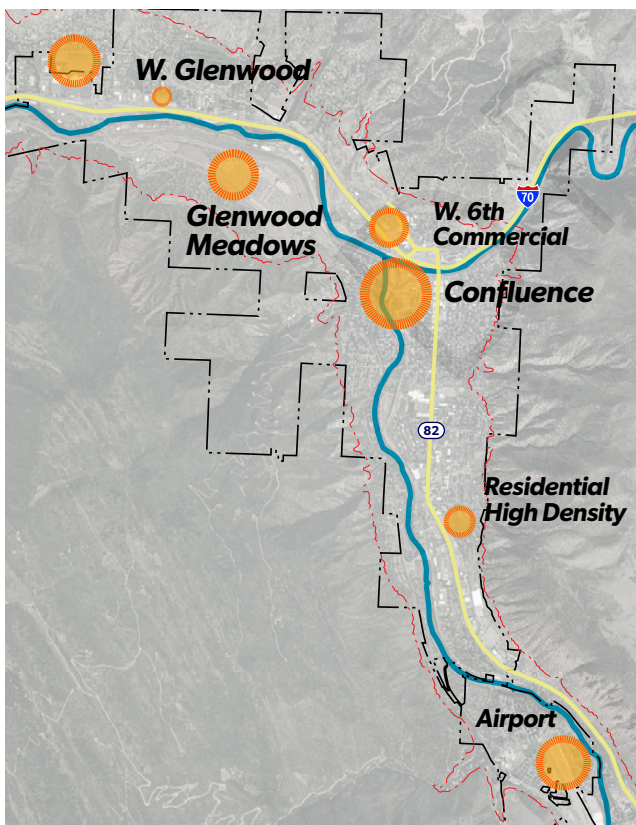


Residential and Commercial Opportunity Areas

- The maps at left illustrate infill opportunity areas based on the stated factors. These are public or private parcels that meet the physical criteria listed above and are theoretical in nature.
- Unit count potentials were derived by applying gross densities to opportunity areas.
- Potential for overall housing unit growth in the long term is quantified as follows:

Low Estimate (3 to 5 dwelling units per acre): 610 Units

High Estimate (6 to 24+ dwelling units per acre): 980 Units



*With Airport Land Use Scenarios

Low Estimate: 640 Units

High Estimate: 1,400 Units

	Low	High
• Projection model 10-Yr unit growth:	202	384
• Projection model 20-Yr unit growth:	316	892
• (These are reference figures from Section 5)		

*Considers land use scenario estimates provided in the Glenwood Springs Airport Scenario Planning Study. All estimates are for discussion purposes only and are subject to further analysis and change.

6: KEY TAKEAWAYS AND ISSUES

- A balance of strategies will be necessary to achieve diversity in residential and commercial projects. Infill in the short term with thought toward annexations in the long term should be presented and discussed with the community.
- Accommodating 10- or 20-year growth is possible within the urban growth boundary without annexation.
- Although Glenwood Springs may have capacity to accommodate several years of projected housing growth on vacant or underutilized parcels within the urban growth boundary, the long-range vision would likely need to promote denser infill to meet needs for affordable housing and amenities.
- Impacts to infrastructure (notably access/mobility networks and water resources) will play an influential role on capacity, and in particular the effect natural hazards may have on these systems.
- Phasing measures will be critical to any growth management policy — the timing of when projected growth may occur should be considered by any policy as much as the location.
- The number of infill opportunity sites should be considered and leveraged when establishing policy which should also consider urban design standards.
- Case study findings note that land availability may have an even more significant impact on the pace of growth than policies that implement unit limitations. Where land is running out, a cap may have a strong limiting factor on any new development.
- Potential for annexation should be carefully envisioned with the community in the comprehensive plan update to ensure consensus on where such opportunities may exist outside the UGB.

Comprehensive Plan Update

Worksession 01.05.2023



Agenda

⌘ 15 Minutes | Staff Update of Comprehensive Plan

⌘ 45 Minutes | Discussion



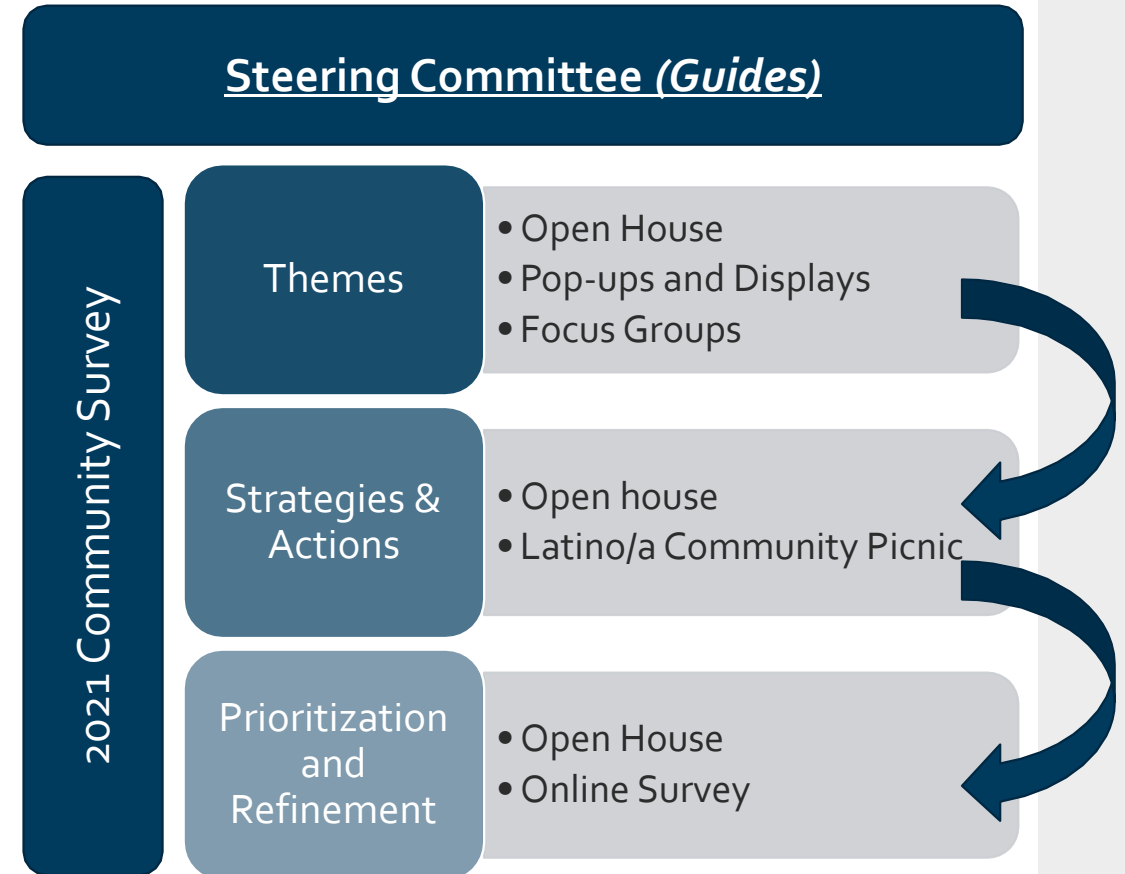


Who has been engaged?

☞ Process started in December 2021

- ☞ 6 Open Houses
- ☞ 2 Hispanic/Latino Focus Groups/Picnic
- ☞ 9 Steering Committee Meetings
- ☞ 2 Online Survey
- ☞ 9 Pop-up Events/Displays
- ☞ 8 Focus Group Meetings
- ☞ 1 Board & Commission Liaison+ Steering Committee Meeting

***Page 18 of Comprehensive Plan for detailed engagement summary*



What is the Update?

- Reorganized and simplified

- 3 Overarching Themes:

 - Equity, Health, and Wellbeing

 - Resiliency

 - Community Character

- Community Goal Addition

 - Advance climate and resiliency goals as a core community value

- Planning Framework/Chapters

 - Land Use and Growth Management

 - Climate and Hazards

- Action Plan

 - Translate the strategies into tactics that agencies/organizations should perform to implement the Plan

 - Champion, Community Priorities, and General Timeline

2023 Planning Frameworks	New Content within Planning Frameworks	2011 to 2023 Content Shifts
Land Use and Growth Management (What and where)	Transit Oriented Development,6 th Street, 1331 Blake Ave, light pollution	★
Community Character and Vitality (Look and Feel)	Social Diversity, Character areas, & Historic Preservation	+
Economic Development and Tourism	Food Access and Sustainable Tourism	+
Transportation & Mobility	Regionalism, South Bridge, Safety/Evacuation Planning, & Green Transportation	+
Housing	Community Land Trust, Preserve Naturally Occurring Affordable Housing, Locate housing near Jobs and Transit	+
Public Utilities & Services	Water conservation	▬
Parks and Recreation	Recreational Economy & Water Rights	+
Natural resources	Environmental Leaders	▬
Cultural Resources & the Arts	Multi-cultural hub	▬
Climate & Hazards	Sustainable Development Practices	★



New Sections



Additions/Significant Shifts



Minor Shifts

What has changed in the plan since the last Steering Committee meeting?

☞ Mobile Homes – Lack of specificity on Mobile Homes as naturally affordable housing

☞ Updated 5.7.B Action to include Mobile Homes (page 107)

☞ Transportation, Jobs, Housing – Lack of connection on how transportation impacts and related to jobs and housing

☞ Updated Transportation background (page 66)

☞ Transportation – Strengthen GWS as Leaders in Regionalism

☞ Updated Develop a regional traffic model and regional transportation master plan (page 71)

☞ Areas of Change – Missing areas of change

☞ Added 6th Street, 1331 Blake Avenue as “Other Opportunities” (page 47)

☞ Expanded City Market Secondary Center (page 45)

☞ South Bridge – Missing entirely

☞ Created South Bridge Strategy (page 69)

☞ Move Study – Concern to focus actions on implementation without full adoption

☞ Deleted action 4.1.B. related to Move Study (page 104)

☞ Natural Resources - Partnering to protect federal lands against mining and limestone quarry

☞ Updated the Participate In Regional Planning Efforts And Work Regionally To Protect Natural Resources strategy (page 90)



Growth Strategies White Paper

☞ Intent: Add-on service to research growth management strategies

☞ Presented to Council in a work session in March 2022. Also, discussed in the Steering Committee meetings. No action taken.

☞ Key Takeaway:

☞ Glenwood Springs can accommodate 10 to 20 year projected growth with a focus on infill within the Urban Growth Boundary.

☞ ****Consideration of current projects coming online as part of the projected growth.****



Where are we going?

Date	Meeting	Objective
December 1 st	Council Work Session	Update of Comprehensive Plan and Discussion
January 5th	Joint Council and Steering Committee	Discussion of Comprehensive Plan
January 24	Planning and Zoning Commission Public Meeting	Formal Public Meeting to initiate adoption process
March (Date to be determined)	Public Council Meeting	Adoption Process



City Council
STAFF REPORT
City of Glenwood Springs
January 5, 2023

Agenda Item: December 15, 2022 Council Minutes

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: December 15, 2022 City Council Minutes

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation:



MINUTES
CITY OF GLENWOOD SPRINGS
REGULAR CITY COUNCIL MEETING
DECEMBER 15, 2022
6:15 PM

Note: Official meeting minutes are located on the City website via YouTube video at the following link: <https://www.youtube.com/user/GlenwoodSprings1885/videos>. The times in agenda items indicate approximately where the item can be found on the YouTube video timeline.

REGULAR SESSION

Item 1. :00 Roll Call

Present: Mayor Pro-Tem Willman, Councilor Dehm, Councilor Stepp, Councilor Wussow, and Councilor Hershey. Also present were; Steve Boyd, Acting City Manager; Matt Langhorst, Director of Public Works; and Karl Hanlon, City Attorney.

Comments were made by Mayor Pro-Tem Willman.

Item 2. :01 Agenda Changes or Conflicts

None

Item 3. :01 Council Announcements

Comments were made by Mayor Pro-Tem Willman.

Item 4. :04 Citizens Appearing Before Council

Citizen comments were made.

Item 5. :05 Consent Agenda

:05 Councilor Hershey moved, seconded by Councilor Dehm, to approve the Consent Agenda.

Ayes: Wussow, Dehm, Stepp, Willman

Nays: Hershey

Motion passed 4-1

Item 6. :06 Downtown Development Authority Board Appointment

Councilor Dehm presented.

:06 Councilor Dehm moved, seconded by Councilor Wussow, to appoint Kevin Flohr to the DDA immediately replacing Greg Keller.

Comments were made by Mayor Pro- Tem William.

Motion passed unanimously.

Item 7. :08 Ordinance 2022-30; An Ordinance of the City Council of the City of Glenwood Springs to Amend the 2022 Budget Appropriation (ONE READING)

Acting City Manager, Steve Boyd presented.

:08 Mayor Pro-Tem Willman opened the item for public comment.

No public comment was made.

:08 Mayor Pro-Tem Willman closed the item for public comment.

:08 Councilor Wussow moved, seconded by Councilor Hershey, to approve Ordinance 2022-30; An Ordinance of the City Council of the City of Glenwood Springs to Amend the 2022 Budget Appropriation

Comments were made by City Attorney Karl Hanlon.

Motion passed unanimously.

Item 8. :09 Ordinance 2022-31; Code Amendments to Section 070.040.050 Landscaping, Screening and Fencing and Section 070.070.030 All Other Terms Defined as related to landscaping standards

Hannah Klausman, Acting Director of Economic and Community Development presented.

Comments were made by Councilor Wussow, Acting Director of Economic and Community Development Klausman, Councilor Stepp, and Mayor Pro-Tem Willman.

:40 Mayor Pro-Tem Willman opened the item for public comment.

No public comment was made.

:40 Mayor Pro-Tem Willman closed the item for public comment.

:41 Councilor Wussow moved, seconded by Councilor Hershey, to approve Ordinance 2022-31; Code Amendments to Section 070.040.050 Landscaping, Screening and Fencing and Section

070.070.030 All Other Terms Defined as related to landscaping standards with the findings in the staff report.

Comments were made by Councilor Hershey, Councilor Stepp, Councilor Wussow, Mayor Pro-Tem Willman, and Acting Director of Economic and Community Development Klausman.

Motion passed unanimously.

Item 9. :43 Ordinance 2022-32; Yard Waste Diversion Regulation

Comments were made by Councilor Hershey and Mayor Pro-Tem Willman.

Matt Langhorst, Public Works Director and Elizabeth Mauro, Landfill Manager presented.

Comments were made by City Attorney Karl Hanlon, Mayor Pro-Tem Willman, Public Works Director Langhorst, Councilor Hershey, Councilor Stepp, Councilor Wussow, Landfill Manager Mauro, Councilor Dehm and City Clerk Ryan Muse.

1:06 Councilor Dehm moved, seconded by Councilor Wussow, to continue Ordinance 2022-32 to the first meeting in March 2023.

Comments were made by Councilor Dehm, Public Works Director Matt Langhorst, and Mayor Pro-Tem Willman.

Motion passed unanimously.

Item 10. 1:08 Council Comments

Comments were made by Councilor Stepp.

1:10 Council directed staff to compare council compensation with like communities and bring back the results to the second meeting in January 2023.

Comments were made by Mayor Pro-Tem Willman and City Attorney Karl Hanlon

Comments were made by Councilor Wussow.

Comments were made by Councilor Hershey, Mayor Pro-Tem Willman, Assistant City Engineer Jessica Bowser, and Public Works Director Matt Langhorst.

Comments were made by Councilor Wussow.

Comments were made by Councilor Dehm.

Comments were made by Mayor Pro-Tem Willman, Acting Director of Economic and Community Development Hannah Klausman, and City Attorney Karl Hanlon.

Item 11. 1:20 Report from City Administration

City Manager

Comments were made by Acting City Manager Steve Boyd.

City Attorney

Comments were made by City Attorney Karl Hanlon and Public Works Director Matt Langhorst.

1:22 Councilor Dehm moved, seconded by Councilor Hershey, to authorize the Mayor to sign a letter of support for an RREO grant.

Motion passed unanimously.

Correspondence Incoming/Outgoing

Comments were made by Mayor Pro-Tem Willman and City Attorney Karl Hanlon.

1:24 Councilor Hershey moved, seconded by Councilor Dehm, to authorize the Mayor to sign a letter of support for Mountain Family.

Motion passed unanimously.

Comments were made Councilor Hershey and Mayor Pro-Tem Willman.

Item 12. 1:24 Adjournment

1:24 Councilor Dehm moved, seconded by Mayor Pro-Tem Willman, to adjourn.

Motion passed unanimously.



City Council
STAFF REPORT
City of Glenwood Springs
January 5, 2023

Agenda Item: Resolution 2023-01; Designating a Public Posting Place

Action Requested:

Department: City Administration

Presented By: Steve Boyd

Strategic Goals: Provide Efficient and Responsive City Government

Background Info: Each year the City is required to formally designate a place for the official notice of City meetings and events. The designated location is City Hall.

Issues: None

Fiscal Impact: None

Legal Review:

Staff Recommendation: Staff supports approval

RESOLUTION 2023 – 01

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY
OF GLENWOOD SPRINGS, COLORADO, DESIGNATING A
PUBLIC PLACE FOR POSTING MEETING NOTICES
DURING CALENDAR YEAR 2023.**

WHEREAS, the Colorado Open Meetings Law requires that all meetings at which the adoption of any proposed City policy or other formal action be held only after full and timely notice to the public; and

WHEREAS, Section 24-6-402(2)(c) C.R.S., as amended, requires City Council to designate a public place for posting notices of any such meetings; and

WHEREAS, this designation must occur each calendar year; and

WHEREAS, the bulletin board entitled “Official Public Notices” located in the lobby of City Hall has previously been and is hereby again designated as the place for such postings.

**NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY
OF GLENWOOD SPRINGS, COLORADO, THAT:**

Section 1. Pursuant to Section 24-6-402(2)(c) of the Colorado Revised Statutes, as amended, and unless otherwise designated, the bulletin board entitled “Official Public Notices” and located in the lobby of the Glenwood Springs City Hall, located at 101 W. 8th Street, Glenwood Springs, Colorado 81601, is hereby designated as the appropriate place for posting public notices of all regular and special meetings of the City Council and its designated boards and commissions for the 2023 calendar year.

Section 2. All such notices, except those of emergency meetings, shall be posted at this designated place at least twenty-four (24) hours prior to the holding of the respective meeting.

INTRODUCED, READ, AND PASSED THIS 5TH DAY OF JANUARY 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk



City Council
STAFF REPORT
City of Glenwood Springs
January 5, 2023

Agenda Item:	Seven Party MOU for Senior Programs
Action Requested:	Approve the Mayor's signature on the seven party MOU agreement for senior services
Department:	Engineering
Presented By:	Terri Partch
Strategic Goals:	Protect and Preserve our Quality of Life
Background Info:	Since 2009, the city has participated in a memorandum of understanding (MOU) to provide transit and meal services to seniors from Rifle to Carbondale.
Issues:	None.
Fiscal Impact:	The County covers 40% of all expenses for the senior transit and meal program. Each jurisdiction pays a proportionate share of the remaining cost based on usage in the jurisdiction. Under this agreement the city's total contribution is \$82,687. During the pandemic the program was suspended so we did not have contribution. The cost of our participation comes from the Bus Tax Fund and will be included in the first budget amendment. The Bus Tax available fund balance is \$2.5 million. It is projected to have a net increase to its fund balance of roughly \$250,000 in 2023 and has sufficient resources to absorb the additional appropriation.
Legal Review:	Legal has reviewed the agreement.
Staff Recommendation:	Authorize the Mayor's signature on the seven party Memorandum of Understanding and the associated supplemental appropriation from the Bus Tax Fund.

**7-PARTY MEMORANDUM OF UNDERSTANDING
REGARDING GARFIELD COUNTY SENIOR PROGRAMS
FOR 2023**

This Memorandum of Understanding is entered into between:

The Garfield County Board of County Commissioners, ("BOCC")

The City of Rifle, Colorado,

The City of Glenwood Springs, Colorado,

The Town of Carbondale, Colorado,

The Town of New Castle, Colorado,

The Town of Silt, Colorado,

Roaring Fork Transportation Authority, ("RFTA")

(collectively, the "7-Parties") in order to set forth the terms and conditions of their cooperative provision, administration, and funding of a county-wide meal and transportation services for the Garfield County Senior Programs for calendar year 2023 (the "MOU"). This MOU is effective as of January 1, 2023, regardless of the dates on which it is signed.

BACKGROUND

- A. Each of the 7-Parties is authorized to make the most efficient and effective use of their governmental powers, responsibilities, and monies by cooperating and contracting with other governments. Colo. Const. art. XIV §§ 18(2)(a) and (2)(b); Colorado Revised Statutes § 29-1-201.
- B. In 2009, 9-Parties entered into an Intergovernmental Agreement to set forth the terms and conditions of their cooperative provision, administration, and funding of meal and transportation services to senior and disabled citizens of Garfield County ("the 9-Party MOU"). This 9-Party MOU is recorded in records of the Garfield County Clerk and Recorder at Reception No. 776142.
- C. In accordance with the 9-Party MOU, in 2009 and each consecutive year thereafter, the now 7 parties have also entered into a Memorandum of Understanding that sets forth each party's annual commitment to share the administrative and operational costs of the Senior Programs meal and transportation services and determines the methodology by which those costs will be allocated among them (the "MOU").
- D. In 2016, The Town of Parachute withdrew from membership and opted not to participate in the services provided by Garfield County Senior Programs in 2017. In 2017, it was determined that Colorado Mountain College no longer needs to be part of the MOU beginning 2019.

- E. Each of the remaining Parties desires to continue to provide meal and transportation services to eligible Garfield County senior citizens in 2023 in accordance with the original 9-Party MOU.

NOW, THEREFORE, for and in consideration of mutual covenants and agreements set forth below, the 7-Parties agree as follows:

AGREEMENT

1. Incorporation of Recitals. The foregoing Recitals are incorporated as if set forth in full.
2. Purpose of this Agreement. The purpose of this MOU is to define the terms and conditions by which the 7-Parties will collectively provide, administer and fund county-wide meal and transportation services for the Garfield County Senior Programs for calendar year 2023.
3. Term of Agreement. This Agreement shall have an Effective Date of January 1, 2023, regardless of the dates signed and shall terminate on December 31, 2023.
4. Senior Services to be Provided. The BOCC, through its Department of Human Services Senior Programs, will organize and administer the congregate meal and transportation services described in this MOU for eligible senior and disabled citizens of Garfield County on behalf of Rifle, Glenwood Springs, Carbondale, New Castle, Silt (collectively, the "Municipalities"). In exchange, the Municipalities will reimburse the BOCC for their proportionate shares of the cost of such services as calculated in accordance with the Cost Methodologies defined in this Agreement.
5. Congregate Meal Services. The BOCC and Municipalities agree that Senior Program meals will be provided at seven (7) locations throughout Garfield County on the days and times, and further agree that the costs to provide such services will be allocated among them as follows:
 - a. Cost Methodology - Nutrition: The BOCC agrees to pay forty percent (40%) of total budgeted cost to provide Congregate Meal Services in 2023.
 - b. The Municipalities each agree to pay a proportionate share of the remaining balance, less all anticipated grant and program funding income, based upon the percentage of total meals served between July 2021 and June 2022 to the residents of each Municipality. The BOCC agrees to be responsible for all meals served to residents of unaffiliated Garfield County and Battlement Mesa as well as any shortfall in grant and program funding income.

- c. Application of Cost Methodology to the 2023 Budget: As illustrated in **Attachment A**, which is incorporated here for all purposes, the total budgeted cost to provide Congregate Meal Services in 2023 is **\$591,679.00**. The BOCC's 40% share of that amount equals **\$236,671.60**. Anticipated grant and program funding income for 2022 is **\$220,131.00**. The remaining balance is **\$134,876.40**.

Municipality	Number of Meals	Percent of Total	Amount Due
Carbondale	1,284	8.10%	\$10,920.06
Glenwood Springs	3,195	36.06%	\$52,686.76
New Castle	695	4.38%	\$5,910.78
Silt	1,761	11.10%	\$14,976.82
Rifle	5,924	37.35%	\$50,381.98
TOTAL	15,859	100.00%	\$134,876.40

6. Transportation Services. The BOCC, RFTA and Municipalities agree that Senior and Disabled transportation services funded by this Agreement are wheelchair accessible, curb to curb, driver assisted transportation services to assessed Garfield County residents who have difficulty utilizing public transportation and have an assessed functional disability affecting the ability to use public transportation. The Traveler provides transportation to destinations throughout Garfield County. In order to achieve the stated purpose, the BOCC specifically grants RFTA the authority to operate outside RFTA's boundaries and within the unincorporated boundaries of Garfield County, consistent with the provisions of C.R.S. § 43-4-605(1)(f) as required to comply with this IGA. Riders must make reservations 48 hours in advance. The cost to provide these transportation services will be shared by the BOCC, RFTA, and the Municipalities in accordance with the following Cost Methodology.

7. Definitions:

- a. Initial Pickup Location: The initial pickup location for cost allocation purposes is the Municipality in which the first leg of a passenger's trip occurs, whether it is a round trip, a one-way trip, or a multi-legged trip. For example, if a passenger is picked up in municipality A to be transported to Municipality B and is later picked up in Municipality B for a return ride to Municipality A, the initial pickup location for cost allocation purposes is Municipality A for both trip legs.
- b. One-Way Passenger Trips: This represents vehicles transporting passengers one way from their origins to their destinations on any leg of their trips. This does not mean round trips or vehicle trips, since more than one passenger can be riding on a vehicle at the same time resulting in "X" number of one-way passenger trips.
- c. Loaded Miles: Loaded miles are the total distance driven while a passenger is in the vehicle.

- d. Loaded Minutes: Loaded minutes are the total duration of time while a passenger is in the vehicle.

8. Cost Methodology – Transportation

- a. The BOCC agrees to be responsible for fifty percent (50%) of the total budgeted net County and RFTA expenses to provide Traveler Services in 2023. The remaining fifty percent is paid for by grant and program funding, a refund of 2021 excess revenue and allocated payments from the Municipalities based upon the fully allocated cost of providing services. Costs will be allocated to the Parties based on the total number of trips provided in each Jurisdiction, and total estimated Loaded Miles, and total estimated Loaded Minutes consumed by each Jurisdiction/Municipality. Costs will be considered allocable to a Jurisdiction/Municipality based upon the Initial Pickup Location as defined in Paragraph 7.a. herein, regardless of the number of trip legs or Jurisdictions/Municipalities visited by the passenger.
- b. RFTA agrees to be responsible for the fully allocated net cost of the Traveler transportation services provided to the three Municipalities that are current RFTA members: the Town of Carbondale, the City of Glenwood Springs, and the Town of New Castle.
- c. The remaining non-RFTA member Municipalities, the City of Rifle and the Town of Silt agree to pay the fully allocated net cost of Traveler transportation services allocable to their municipalities.
- d. The BOCC agrees to be responsible for any remaining Traveler transportation service costs, including any shortfalls in anticipated grant and program funding income.

9. 2023 Budgeted Contributions: As illustrated in Attachment B, the total budgeted cost to provide Senior and Disabled Transportation Services in 2023 is **\$776,380.00**. This cost represents the costs to the BOCC and to RFTA to provide such services in the amounts of **\$35,357.00** and **\$771,023.00**, respectively. This cost less the amount of **\$30,000.00** received by RFTA from other sources who utilize the Traveler bus system pursuant to a contractual agreement that is unrelated to this MOU, equals the net total County and RFTA expense for the Traveler transportation services in 2023 of **\$776,380**.

The BOCC's 50% share of this amount equals **\$331,757.00** plus the 2021 applied RFTA refund of **\$76,433.00** totals **\$388,190.00**. Anticipated grant and program funding income for 2023 is **\$78,494.00**. The total amount of the contribution from the County, including grants, program income and the 2021 refund is **\$466,684.00**. Subject to the recommendation of the Senior Advisory Board and the approval of the BOCC, any year-end excess budget funds in 2021 may also be applied to the County's contribution in 2023 for the Senior and Disabled Transportation Services budget. However, pursuant to the provisions of paragraph 13. Annual Reconciliation and True-Up, below, after 2023 there should not be any significant excess budget revenue to apply as a refund to a subsequent year's County contribution.

10. Allocation of County Contribution and Grant and Program Income: The County's contribution, inclusive of its 50% commitment and anticipated grant and program income, and the 2021 excess revenue refund, shall be allocated first to the cost of rides originating in unincorporated Garfield County. Any remaining balance shall be allocated on a pro rata basis relative to each other party's fully allocated cost.

11. Estimated Contributions: On the Chart below, the following estimates are offered to aid the Municipalities in planning and budgeting for their portion of the 2023 Traveler transportation services costs. The amounts shown are based on the 2023 budgeted amounts identified above and a forecast of ridership and services levels for 2023.

Jurisdiction	Est. One-Way Passenger Trips	Est. Loaded Miles	Est. Loaded Minutes	Est. Fully Allocated Cost	Est. Allocation of County Contribution, Grants & Program Income	Est. Net Responsibility for Each Municipality
Carbondale*	59	456	1,375	\$5,762	\$2,813	\$2,949
Glenwood Springs*	3,328	9,745	54,103	\$242,992	\$119,614	\$124,377
New Castle*	716	9,376	22,051	\$89,017	\$43,453	\$45,564
Silt	68	243	977	\$4,750	\$2,319	\$2,431
Rifle	4,079	8,137	53,816	\$262,522	\$128,148	134,374
Garfield County	1,391	18,389	42,003	\$171,338	\$171,338	-
Total	9,641	46,346	174,325	\$776,380	\$466,684	\$309,696

12. Monthly Billing: RFTA will pay directly for the fully allocated net costs attributable to its member jurisdictions and each of the remaining Parties will pay the County the amount shown on their respective lines in the Chart above.

13. Annual Reconciliation & True-up: No later than February 15, 2024 RFTA will publish a reconciliation statement. Actual expenditures for the year will be allocated based on the actual trips, and estimated loaded miles and loaded minutes provided to the Parties in 2023. If the total fully allocated net costs calculated for any Party during the preceding year exceeds the amount paid by the Party during the preceding year, a reconciliation credit or debit in the amount of the difference will be made for each such Party by the County. If a credit is due, RFTA will pay back to the County the amount it has been overpaid by the County for any Party or Parties within 30-days of the reconciliation statement. If a debit is owed, the Party or Parties owing the debit will pay the County the amount owed within 30 days of the reconciliation statement, and the County will remit any additional payments received and owed to RFTA within 30 days of receipt of the Party or Party's debit payment(s) to the County.

14. County Payments to RFTA for the Traveler Program. The amount to be paid by the BOCC to RFTA in 2023 for the provision of the Traveler Transportation Services contemplated by this Agreement is **Five Hundred Sixty-Eight Thousand, One Hundred Thirty-Three Dollars (\$568,133.00)**. This amount is based upon RFTA's estimated cost to provide the services in 2023

(\$771,023.00) less amounts received by RFTA from other sources who utilize the Traveler bus system (\$30,000.00) and less the cost to provide such services to the Town of Carbondale (\$2,949.00), the City of Glenwood Springs (\$124,377.00), and the Town of New Castle (\$45,564.00), each of which is a member of RFTA. Amounts are projected and should the actual cost exceed the budgeted costs, those funds will be paid through the Restricted Fund Balance/The Traveler, and reimbursed at year end by following the Annual Reconciliation and True-Up procedures described in Paragraph 13., above.

- a. RFTA's Estimated Cost: The Parties recognize that RFTA's estimate of its costs to provide Traveler services is solely RFTA's responsibility; the BOCC is not responsible in any way for verifying or assuring the accuracy of RFTA's calculation. For 2023, RFTA estimates that it's cost to provide these services is **\$771,023.00**.
- b. Other Traveler Services: The Parties recognize that RFTA's operation of the Traveler by means of this MOU does not include funding for ADA complementary paratransit services in the City of Glenwood Springs. Funding for this complementary paratransit service is provided by a separate contract between the City of Glenwood Springs and RFTA, which RFTA represents to be **\$30,000.00** for 2023.
- c. Payment: The BOCC and RFTA have entered into a separate intergovernmental agreement pursuant to which the BOCC agrees to pay RFTA the total amount of \$568,133.00 in eleven (11) monthly payments of \$47,344.42 and one monthly payment of \$47,344.38 for Senior and Disabled Transportation Services (the "Traveler IGA"). This amount represents RFTA's estimated cost to provide such services in 2023 less amounts received by RFTA from other sources and less the cost to provide such services to the RFTA Member Municipalities identified with an asterisk above. The non-RFTA member Municipalities agree to pay the respective amounts set forth above upon receipt of an invoice from the BOCC.
- d. Appropriation: This MOU is expressly contingent upon appropriation and budgeting for the costs required herein. If any Municipality, including RFTA on behalf of its member jurisdiction Municipalities, fails to appropriate or have available sufficient funds to pay for the costs of the obligations set forth in this MOU, services to residents of the failing Municipality shall end. The attached budget was adopted by the RFTA Board on December 8, 2022 and is considered final. If the actual cost of the Traveler program exceeds the amount set forth in this MOU, the additional cost will be covered through the Restricted Fund Balance/The Traveler, which would then be reimbursed at year end by following the Annual Reconciliation and True-Up Procedures described in Paragraph 13., above.
- e. COVID 19 Accommodations. Traveler services will be adjusted because of Governor orders or Public Health recommendations.

15. Combined Costs: The combined cost for 2023 Congregate Meal, Well and Wise, and Traveler Transportation Service are set forth on Attachment C.

16. Whole Agreement: This MOU sets forth the whole agreement of the Parties. No representation, either verbal or written, shall be considered binding to the extent it is not set forth herein.

17. Amendment and Assignment. This MOU may be amended, altered, or modified solely through a written agreement executed with equal formality. This MOU may not be assigned by any Party without the written agreement of all.

18. Facsimiles and Counterparts. This MOU and all documents required for performance may be signed in counterparts. Facsimile signatures may be substituted for originals on such documents.

19. Authority. Each person signing this MOU represents and warrants that said person is fully authorized to enter into and execute this document and bind the Party represented.

20. Governing Law. The laws of the State of Colorado shall govern the validity, performance, and enforcement of this MOU. Venue for any action instituted pursuant to this MOU shall lie in Garfield County.

21. Notice. Notices to be provided under this MOU shall be given in writing either by hand delivery or by certified return receipt requested United States mail, to the following:

Carbondale: Lauren Glister, Town Manager
Town of Carbondale
511 Colorado Avenue
Carbondale, CO 81623
970-510-1207
lgister@Carbondaleco.net

Garfield County: Sharon Longhurst-Pritt, Director
Garfield County Department of Human Services
195 West 14th Street, Building B
Rifle, CO 81650
(970) 625-8282 ext. 3265
spritt@garfield-county.com

Glenwood Springs: Steve Boyd, Acting City Manager
City of Glenwood Springs
101 W. 8th Street
Glenwood Springs, CO 81601
(970) 384-6522
steve.boyd@cogs.us

New Castle:

Dave Reynolds, Town Administrator
New Castle Town Hall
450 West Main Street,
PO Box 90
New Castle, CO 81647
(970) 984-2311
dreynolds@newcastlecolorado.org

RFTA:

Dan Blankenship, Chief Executive Officer
Roaring Fork Transportation Authority
2307 Wulfsohn Road
Glenwood Springs, CO 81601
(970) 384-4981
dblankenship@rfta.com

Rifle:

Tommy Klein, City Manager
City of Rifle
202 Railroad Ave
P. O. Box 1980
Rifle, CO 81650
(970) 625-6266
tklein@rifleco.org

Silt:

Jeff Layman, Town Administrator
Town of Silt
231 N. 7th Street, PO BOX 70
Silt, CO 81652
(970) 876-2353, ext. 813
jlayman@townofsilt.org

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IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed effective January 1, 2023.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS OF
GARFIELD COUNTY, COLORADO, and
BOARD OF SOCIAL SERVICES**

Clerk to the Board

By: _____
John Martin, Chairman

DATED: _____

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed effective January 1, 2023.

ATTEST:

CITY OF GLENWOOD SPRINGS, COLORADO

City Clerk

By: _____
Jonathan Godes , Mayor

DATED: _____

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed effective January 1, 2023.

ATTEST:

**ROARING FORK TRANSPORTATION
AUTHORITY**

Clerk to the Bd. Of Directors

By: _____
Dan Blankenship , Chair

DATED: _____

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed effective January 1, 2023.

ATTEST: **TOWN OF CARBONDALE, COLORADO**

Town Clerk

By: _____
Ben Bohmfalk, Mayor

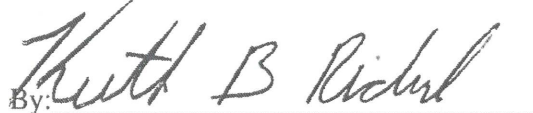
DATED: _____

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed effective January 1, 2023.

ATTEST:

TOWN OF SILT, COLORADO


Town Clerk

By: 
Keith Richel, Mayor

DATED: Nov 21, '22



IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed effective January 1, 2023.

ATTEST:

TOWN OF NEW CASTLE, COLORADO

Town Clerk

By: _____
Art Riddile, Mayor

DATED: _____

IN WITNESS WHEREOF, the parties have caused this Memorandum of Understanding to be executed effective January 1, 2023.

ATTEST:

CITY OF RIFLE , COLORADO

City Clerk

By: _____
Ed Green, Mayor

DATED: _____

ATTACHMENTS TO MEMORANDUM OF UNDERSTANDING
RE: SENIOR PROGRAMS

ATTACHMENT A: 2023 CONGREGATE MEAL BUDGET AND COST METHODOLOGY

ATTACHMENT B: 2023 TRANSPORTATION BUDGET AND COST METHODOLOGY

ATTACHMENT C: 2023 CONGREGATE MEAL, WELL AND WISE, AND TRAVELER
TRANSPORTATION SERVICE

ATTACHMENT A

2023 CONGREGATE MEAL BUDGET AND COST METHODOLOGY

Nutrition Budget	
Wages	\$ 153,757.00
Employee Benefits	\$ 58,149.00
Professional - Other	\$ 341,723.00
Repair and maintenance	\$ 200.00
Rental of Land & Buildings	\$ 1,000.00
Communications	\$ 550.00
Printing and Binding	\$ 150.00
DHS - Destruction of Records	\$ 250.00
Travel	\$ 300.00
Motor Pool Charges	\$ 13,000.00
Professional Affiliations	\$ 100.00
Training	\$ 600.00
Office Supplies	\$ 1,000.00
Operating Supplies	\$ 11,000.00
Computer Supplies	\$ 400.00
Freight, postage, Delivery	\$ 2,700.00
Copy Machine Usage	\$ 1,300.00
Food - non travel related	\$ 3,500.00
Computers & computer equipment	\$ 2,000.00

Total 12 Month Budget **\$591,679.00**

Less AAA funding	\$ 190,631.00
Less NSIP Incentives	\$ 12,500.00
Less Program Income	\$ 17,000.00
Grant & Program Income Total	\$ 220,131.00
40% County Share of Total Expenses	\$ 236,671.60
Garfield County Share	\$ 236,671.60
Projected Income/County Share	\$ 456,802.60
Income less expenses	\$ 134,876.40
Municipal Budget Share for Distribution	\$134,876.40

NUTRITION BREAKDOWN SUMMARY FOR MUNICIPALITIES			
2023		2022	
Jurisdiction	# of Meals Served	Percent of Total	Municipal Nutrition Contribution
Carbondale	1,284	8.10%	\$10,920.06
Glenwood Springs	6,195	39.06%	\$52,686.76
New Castle	695	4.38%	\$5,910.78
Silt	1,761	11.10%	\$14,976.82
Rifle	5,924	37.35%	\$50,381.98
Municipal Total Garfield County	15,859	100.00%	\$134,876.40
Parachute Grand Total	20,932		
Based on July 2021 - June 2022 Usage			
2022		2021	
# Meals	Contributions	# Meals	Contributions
1,157	\$ 8,555.53	1,306	\$ -
6,812	\$ 50,371.89	4,875	\$ -
996	\$ 7,365.00	723	\$ -
1,778	\$ 13,147.57	2,074	\$ -
7,529	\$ 55,673.81	6,420	\$ -
18,272	\$ 135,113.80	15,398	\$ -
3,325		3,265	
21,597		18,663	
Based on July 2020 - June 2021			
Based on July 2019 - June 2020			

ATTACHMENT B

2023 TRANSPORTATION BUDGET AND COST METHODOLOGY

Transportation Budget	Annual
Wages	\$ 21,116
Employee Benefits	\$ 11,440
Communication	\$ 200
Motor Pool Charges	\$ 50
Training	\$ 200
Office Supplies	\$ 200
Computer Supplies	\$ 200
Freight, Postage, Delivery	\$ 200
Total County Expenses	\$ 35,357
RFTA	\$ 771,023
MINUS GWS Paratransit	\$ 30,000
Total Net RFTA Expenses	\$ 741,023
Total Expenses	\$ 776,380
Less Program Income	\$ 5,500
Less CSBG	\$ 61,494
Less Mt. Valley Development	\$ 11,500
Total G/P Income	\$ 78,494
County Net 50% Share	\$ 311,757
2021 Refund Applied	\$ 76,433
Total County 50% Share	\$ 388,190
Total Revenue	\$ 466,684
Total Expenses	\$ 776,380
Revenue less expenses	\$ 309,696
Municipal Budget Share for Distribution	\$ 309,696

2022 Traveler Forecast Service And Cost Data

Jurisdiction	Est. One-Way Passenger Trips	Est. Loaded Miles	Est. Loaded Minutes	Est. Fully Allocated Cost	Est. Allocation of County Contribution, Grants & Program Income	Est. Net Responsibility for Each Municipality
Carbondale	59	456	1,375	\$ 5,762	\$ 2,813	\$ 2,949
Glenwood Springs	3,328	9,745	54,103	\$ 242,992	\$ 118,614	\$ 124,377
New Castle	716	9,376	22,051	\$ 89,017	\$ 43,453	\$ 45,564
Silt	68	243	977	\$ 4,750	\$ 2,319	\$ 2,431
Rifle	4,079	8,137	53,816	\$ 262,522	\$ 128,148	\$ 134,374
Garfield County	1,391	18,389	42,003	\$ 171,338	\$ 171,338	\$ -
Total	9,641	46,346	174,325	\$ 776,380	\$ 466,684	\$ 309,696
Check Total	9,641	46,346	174,325	\$ 776,380	\$ 466,684	\$ 309,696
Difference +/-						

ATTACHMENT C:
**2023 CONGREGATE MEAL, WELL AND WISE, AND TRAVELLER
TRANSPORTATION SERVICE**

COMBINED CONTRIBUTION BREAKDOWN

	2023	2023	2023	2023	RF1A	2023	2023	2023	2023
Jurisdiction	Nutrition Contribution	Transportation Contribution	Well & Wise Contribution	Total Contributions	Transportation Contribution	Nutrition Contribution	Transportation Contribution	Well & Wise Contribution	Net Adjusted Total
Carbondale	\$10,920.06	\$2,949.00	-	\$13,869.06	\$2,949.00	\$10,920.06	-	-	\$10,920.06
Glenwood Springs	\$52,686.76	\$124,377.00	-	\$177,063.76	\$124,377.00	\$52,686.76	-	-	\$52,686.76
New Castle	\$5,910.78	\$45,564.00	-	\$51,474.78	\$45,564.00	\$5,910.78	-	-	\$5,910.78
Silt	\$14,976.82	\$2,431.00	-	\$17,407.82	-	\$14,976.82	\$2,431.00	-	\$17,407.82
Rifle	\$50,381.98	\$134,374.00	-	\$184,755.98	-	\$50,381.98	\$134,374.00	-	\$184,755.98
Garfield County	\$ 236,671.60	\$388,190.00	7,688.00	\$632,549.60	-	\$236,671.60	\$388,190.00	7,688.00	\$632,549.60
Totals	\$371,548.00	\$697,885.00	7,688.00	\$1,077,121.00	\$172,890.00	\$371,548.00	\$524,995.00	7,688.00	\$904,231.00



City Council
STAFF REPORT
City of Glenwood Springs
January 5, 2023

Agenda Item:	Ride Glenwood Springs 2023 Contract and Paratransit Contract
Action Requested:	Approval of the Mayor's signature on the 2023 Ride Glenwood Springs and Paratransit contracts
Department:	Engineering
Presented By:	Terri Partch
Strategic Goals:	Protect and Preserve our Quality of Life
Background Info:	RFTA has provided transit service for the City of Glenwood Springs since 2004. The current bus route serves SH82 from the Roaring Fork Market Place north to the SH 6&24 corridor. Ride Glenwood Springs also serves a once per day stop in front of the Middle School, taking students and other passengers to the Community Center and the Meadows Mall area before returning to the SH 6 corridor. All stops, except for the middle school, are served on a half an hour headway between the hours of approximately 7:00 am-8:00 pm. The service is currently fare free, as are all RFTA services within the city limits. RFTA also maintains the city's three busses, and hires and trains all drivers for the service. Ridership is currently between 500-700 riders per day across the system. This ridership represents a 38.5% increase in the year-to-date ridership. The city's 2022 contract for service with RFTA is \$1,376,583. RFTA is projecting a cost of service increase in 2023 to \$1,495,339, a 8.6 percent increase to cover increased labor and fuel costs for 2023. This cost is included in the 2023 Bus Tax Fund budget. The city's annual paratransit costs of \$30,000 will remain the same for 2023. Federal law requires that paratransit be offered when an able-bodied transit service is available. This cost is included in the 2023 Bus Tax Fund budget.
Issues:	Recognizing the likelihood of increased costs for labor and fuel, City staff estimated a cost increase in the bus tax fund for 2023. City staff's estimated cost of service for RFTA was \$1,450,000. RFTA's cost of service exceeds city staff's estimate by \$45,339
Fiscal Impact:	The 2023 bus tax budget anticipated an increase in costs. The impact to the fund overall is low.
Legal Review:	Legal has reviewed the agreements.
Staff Recommendation:	Staff recommends that the Mayor be allowed to sign RFTA's 2023 transit agreements for Ride Glenwood Springs and Paratransit. These services support the city's goal of reducing the number of single occupancy vehicles and congestion in the city. The services also support many transit dependent community members.



December 20, 2022

Steve Boyd, Acting City Manager
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, Colorado 81601

RE: 2023 Renewal of City of Glenwood Springs Transit Service Agreement

Dear Steve:

Section "X" of the City of Glenwood Springs Transit Service Agreement allows for the Agreement to automatically renew for successive one-year terms on January 1st each year, provided that such sums as RFTA deems necessary to provide the Glenwood Springs Transit Services are agreed to by RFTA and Glenwood Springs in writing prior to the commencement of each successive one-year term. In such event, the Budgeted Base Transit Fee provided for in Article III, A., and reflected on Exhibit "C-1," shall be modified to reflect the estimated costs for the Glenwood Springs Transit Service for the applicable renewal term.

The attached Excel workbook, Exhibit "C-1," Line "31," Column "P," reflects RFTA's budgeted cost for Glenwood Springs Municipal Transit Services in 2023. For 2023, this cost is **\$1,495,339** net of an estimated \$0 in fare revenue. Exhibit's "C-2a & C-2b," reflect the detailed RFTA Operating budget from which RFTA's 2023 Budgeted Cost Factors have been derived. Exhibit "C-3," reflects RFTA's asset list from which RFTA's allocated capital costs have been derived.

To the best of my knowledge and belief, no other terms of this agreement or exhibits have been affected as a result of renewing the agreement for 2023. If you find the terms of this renewal acceptable please ask the Mayor to sign below, where indicated, and return a copy of this letter to me.

Please let me know if you have questions.

Sincerely,


Dan Blankenship
Chief Executive Officer

Jonathan Godes, Mayor, City of Glenwood Springs

Date: _____



December 20, 2022

Steve Boyd, Acting City Manager
City of Glenwood Springs
101 West 8th Street
Glenwood Springs, Colorado 81601

RE: Renewal of 2022 Glenwood Springs American With Disabilities Act Complementary Paratransit Service Agreement With Garfield County/RFTA (The Traveler)

Dear Steve:

Section VIII, TERM, of the above referenced agreement states, "The term shall be from the effective date of this agreement until December 31, 2022. This agreement shall be automatically renewed for successive one year terms on January 1st of each year, provided that funds for financial support and such sums as agreed to by the Traveler and Glenwood, as necessary to provide complementary ADA paratransit service under this agreement, are appropriated by Glenwood for the year in which the services are to be provided. Any of the parties hereto may terminate this agreement upon ninety (90) days prior written notice to the other party."

Please acknowledge, by having the Mayor sign where indicated below, that the City of Glenwood Springs desires to keep all of the terms of this Agreement in force in 2023, and that it has appropriated \$30,000 for this purpose, which will be paid to RFTA during the first quarter of each year that this Agreement remains in effect, upon submission of an invoice by RFTA (see Section III, Cost for Service, of the attached 2022 Agreement).

Please scan a copy of this renewal agreement and e-mail it back to me at you earliest convenience.

If you have any questions, please let me know.

Sincerely,

Dan Blankenship
Chief Executive Officer

Jonathan Godes, Mayor, City of Glenwood Springs

Date: _____

City of Glenwood Springs Service Contract
As of 12/20/2022

	a	b	c	d	e	f	g	h	i	j	k	l	m
Year	Miles	Hours	Marginal Cost/Mile	Marginal Cost/Hour	Total Marginal Cost	Fixed Cost/Hour	Subtotal Operating Cost	Allocated Training & Other Costs	Total Operating Cost	Revenues	Net Operating Costs	Allocated Capital Cost	Total Net Operating & Capital Cost
2022 Budget	118,391	9,844	\$ 248,615	\$ 491,193	\$ 739,808	\$ 451,586	\$ 1,191,394	\$ 124,035	\$ 1,315,430	\$ -	\$ 1,315,430	\$ 61,153	\$ 1,376,583
2023 Budget	117,822	9,921	\$ 289,223	\$ 566,033	\$ 855,256	\$ 465,976	\$ 1,321,232	\$ 106,691	\$ 1,427,923	\$ -	\$ 1,427,923	\$ 67,417	\$ 1,495,339
Change	(569)	77	\$ 40,607	\$ 74,840	\$ 115,447	\$ 14,390	\$ 129,837	\$ (17,344)	\$ 112,493	\$ -	\$ 112,493	\$ 6,264	\$ 118,757
% Change	-0.5%	0.8%	16.3%	15.2%	15.6%	3.2%	10.9%	-14.0%	8.6%	0.0%	8.6%	10.2%	8.6%
			c + d		e + f		g + i		i + j		k + l		

Notes:

- a** The Roaring Fork Marketplace has been changed to an on demand drop off only stop on the inbound portion of the Ride Glenwood route, this means that if a bus is empty on its inbound leg at 27th street station it will not continue to the Roaring Fork Marketplace stop until the beginning of their next outbound trip. This would eliminate a deadhead back from Roaring Fork Marketplace and a revenue trip to that stop.
- b** Across all service types, RFTA has adopted new business practices for report times for Operators to allow operators enough time to adequately inspect their equipment and safely prepare for their work day. There are several new systems coming online, alert-meter and Zonar. These changes are relatively small but do add up over the course of a year.
- c** Marginal Cost/Mile increase primarily due to increase in vehicle maintenance labor, fuel, and moved Housing Revenue to Fixed in 2023
- d** Marginal Cost/Hour increase primarily due to increase in Operations labor (drivers, dispatch, supervisors), 2 additional road supervisors, included Overtime pay, Shift Pay, & Bonus Wage Cap from Fixed in 2023
- e** Total Marginal Cost = Marginal Cost/Mile (c) + Marginal Cost/Hour (d)
- f** Fixed Cost/Hour increase primarily due to increase in labor, employee housing, new positions; 22/23 winter service reductions on regional service reallocated more costs to service contract
- g** Subtotal: Operating Cost = Total Marginal Cost (e) + Fixed Cost per hour (f)
- h** Assumed 31,393 hours (compared to 41,200 hours for 2022) and 37,950 miles (compared to 33,000 miles for 2022) based on latest estimates
- i** Total Operating Cost = Subtotal: Operating Cost (g) + Allocated Training & Other Costs (h)
- j** Assumed no fare continues.
- k** Net Operating Costs = Total Operating Cost (i) - Revenues (j)
- l** Calculated increase based on assets placed into service in 2021, excludes CIP, trails and rolling stock/buses.
- m** Total Operating & Capital Cost = Net Operating Cost + Allocated Capital Costs

Additional Items:

Overall Labor:

- 1) Original 2022 Budget did not include 5% COLA (2022 budget was adjusted mid-year)
- 2) 2023 Budget includes 4% merit adjustment, which was based on COLA adjusted wages (i.e. 5% COLA + 4% Merit increase = 9% increase)
- 3) 7% increase in Health Insurance Premiums

Vehicle Maintenance:

- 1) 2 New Buyer Positions housed at the Glenwood Maintenance Facility (GMF)
- 2) Assumed 10% Inflation rate for bus parts

Operations Labor:

- 1) 9% increase in labor costs
- 2) 2 New Transportation Road Supervisors

Ridership:

2021 Ridership = 139,305
Estimated 2022 Ridership = 190,000



City Council
STAFF REPORT
City of Glenwood Springs
January 5, 2023

Agenda Item: Thompson Divide Administrative Withdrawal Support Letter

Action Requested: Authorization of Mayor to sign Letter of Support.

Department: Attorney

Presented By: Karl Hanlon

Strategic Goals: Protect and Preserve our Quality of Life
Generate Sustainable Economic Development

Background Info: The City has supported the conservation of public lands through the Thompson Divide Coalition since 2009. We continue that support today and are joining with other communities in a legislative solution that implements a 20-year mineral withdrawal for the Thompson Divide.

Issues: None

Fiscal Impact: None

Legal Review: Legal drafted the letter of support.

Staff Recommendation: Staff recommends signing our letter of support.

Glenwood Springs – Main Office

201 14th Street, Suite 200
P. O. Drawer 2030
Glenwood Springs, CO 81602

Aspen

0133 Prospector Rd.
Suite 4102J
Aspen, CO 81611

Montrose

1544 Oxbow Drive
Suite 224
Montrose, CO 81402

Office: 970.945.2261

Fax: 970.945.7336

**Direct Mail to Glenwood Springs*

DATE: December 28, 2022

TO: Glenwood Springs Mayor and Council

FROM: Karp Neu Hanlon, P.C.

RE: Thompson Divide Administrative Withdrawal Support Letter

In October, President Biden directed the Department of Interior, Bureau of Land Management (BLM) and Department of Agriculture, United States Forest Service (USFS) to initiate a mineral segregation and withdrawal for the Thompson Divide and nearby landscapes such as Mt. Emmons near Crested Butte. The Thompson Divide is generally located in the foothills and mountains west of Glenwood Springs and Carbondale, running up towards and around McClure Pass. The area was at one time under significant pressure by the oil and gas industry and subject to 70 mineral leases in 2009. In 2015 the USFS closed the area to leasing and added protective stipulations to existing leases. In 2016 BLM canceled many leases that were improperly issued. The City has a long history of support for protection of the Thompson Divide, as is recited in the attached proposed joint letter from the City of Glenwood Springs and Town of Carbondale to be submitted to the record for the administrative withdrawal process. This support culminated in Sen. Bennet's and Rep. Neguse's inclusion of mineral withdrawal language in the CORE Act this past Congress and efforts to urge the president to initiate the current withdrawal process.

The current comment period is a kick-off of sorts to a two-year long process to finalize the administrative withdrawal, which will be effective for 20 years. There will be a National Environmental Protection Act (NEPA) process commencing 2023 that will provide additional opportunities for comment. We anticipate at that time that the City may wish to submit more substantive comments for the NEPA proceeding record.

City of Glenwood Springs and Town of Carbondale

January 5, 2022

Doug Vilsack, State Director
Bureau of Land Management
Colorado State Office
2850 Youngfield Street
Lakewood, Colorado 80215

Via email: blm_co_statedirector@blm.gov & BLM_CO_Thompson_Divide@blm.gov

Dear Mr. Vilsack,

For over a decade and with broad-based support from local citizens, the Town of Carbondale and the City of Glenwood Springs have consistently supported conservation of public lands in the Thompson Divide. The Divide is a landscape that is critical to our local economy, home to valuable wildlife habitat and incredible recreational opportunities, and sustains some of the oldest ranching operations in the region. We continue that support today and urge you to implement the recently proposed administrative withdrawal of public lands and minerals within the Thompson Divide.^[1]

Our work to protect Thompson Divide began many years ago. In 2009, the Town of Carbondale and the City of Glenwood Springs resolved that community, environmental, and economic values in the Divide “deserve preservation and protection,” and supported “efforts of the Thompson Divide Coalition to explore legislative initiatives and other opportunities to protect these special areas from energy development.” See Exhibits 1 and 2.

In 2010, Trustees of the Town of Carbondale adopted Resolution No. 9 Series of 2010 reciting the unique existing values in the Thompson Divide, indicating that “[e]nergy development in the area would have a deleterious impact on the rural character, ranching heritage and agricultural heritage... and would forever ruin the wild character and exceptional wildlife habitat it now offers.” The resolution endorsed the Thompson Divide Withdrawal and Protection Act and supported “immediate introduction of the Thompson Withdrawal and Protection Act legislation to secure permanent protection of the Thompson Divide...” See Exhibit 3.

Also in 2010, the Mayors of Carbondale and Glenwood Springs sent letters to Rep. John Salazar reciting support of the Thompson Divide Coalition and for the aims of the

Thompson Divide Withdrawal and Protection Act, and requesting introduction of the Act “during this session in order to move this effort forward.” See Exhibits 4 and 5.

In 2012, Glenwood Springs City Council passed Resolution 2012-21 supporting a bill drafted by Senator Bennett to provide a middle ground for the conflict; the draft bill presented an option that would have withdrawn unleased public minerals in the area from future oil and gas development while also preserving existing private property rights for current leaseholders. See Exhibit 6. Unfortunately, after being referred to the Committee on Energy and Natural Resources, no further action was taken.

Carbondale also passed Resolution No. 15 Series of 2012, once again supporting withdrawal and protection of federal lands including the Thompson Divide. See Exhibit 7.

In 2015, the Mayors of Carbondale and Glenwood Springs joined leaders from other local communities in signing a letter to BLM reiterating “the need to conserve certain public lands in the Thompson Divide” and stating that: “our communities have long supported a legislative solution to address conflicts that exist in the Thompson Divide area.” See Exhibit 8.

In 2019, the Town of Carbondale and the City of Glenwood Springs sent letters to Sen. Michael Bennet, Sen. Cory Gardner, Rep. Scott Tipton, and Rep. Joe Neguse declaring support for “provisions of the CORE Act that will protect public lands in the Thompson Divide with a permanent withdrawal from availability for future leasing...” See Exhibit 9 and 10.

In 2022, the Glenwood Spring City Council and the Town of Carbondale Trustees sent letters to President Biden urging executive action to help protect this special place, and specifically encouraging the President to implement a 20-year mineral withdrawal for the Thompson Divide under the Federal Lands Policy and Management Act. The letter underscored continued support for passage of the Colorado Outdoor Recreation and Economy (CORE) Act, but noted the need for more immediate action. See Exhibits 11 and 12.

In October, we were pleased when the White House, in partnership with officials from the Departments of Interior and Agriculture, announced that it would begin consideration of an administrative withdrawal for Thompson Divide and other nearby treasured landscapes such as Mt. Emmons, and initiated a two-year segregation that will prohibit new mining claims and the issuance of new Federal mineral leases in the area. We support the administrative withdrawal and the meaningful interim protection that it will

provide while a permanent legislative solution works its way through Congress. We hope that the administrative withdrawal remains a priority for the Departments of Interior and Agriculture and proceeds quickly. We look forward to fully engaging in the process early and throughout as cooperating agencies.

Thank you for your attention to this issue.

Sincerely,

Jonathan Godes, Mayor
City of Glenwood Springs

Ben Bohmfalk, Mayor
Town of Carbondale

CC: Secretary of Agriculture Tom Vilsack
Secretary of the Interior Deb Haaland
Senator Michael Bennet
Senator John Hickenlooper
Congressman Joe Neguse
Governor Jared Polis

^[1] See Notice of Proposed Withdrawal and Public Meeting, Thompson Divide Area, Colorado, 87 Fed. Reg. 62,878 (Oct. 17, 2022), available [here](#)

**RESOLUTION OF THE TOWN OF CARBONDALE
IN SUPPORT OF THE THOMPSON DIVIDE COALITION**

**RESOLUTION NO. 3
SERIES OF 2009**

RECITALS

A. WHEREAS, the Thompson Divide Coalition is a broad-based coalition of local ranchers, farmers, hunters, anglers, recreationalists, conservationists and local governments, formed to address mutual concerns regarding the existing oil and gas leases on federal lands in the Thompson Creek and Fourmile Creek watersheds, Muddy Basin and the headwaters of East Divide Creek and the potential negative impacts on this rural area associated with their development.

B. WHEREAS, ranching and farming in the Roaring Fork Valley not only make important contributions to the economy of the area, both define the rural character of the valley. These watersheds provide clean water to farms and ranches, as well as water for domestic use. In addition, these federal lands host grazing allotments for summer range for the majority of the areas' ranchers.

C. WHEREAS, this area is part of a 122,000 acre roadless landscape, which is the largest contiguous roadless area in the state. These federal lands provide important habitat for wildlife, and excellent hunting and angling opportunities. The area has been recognized by the Colorado Division of Wildlife (CDOW) as high priority habitat for a variety of species. It is part of a critical big game migration corridor and provides key wildlife security for species such as deer, elk, bear, and lynx. The entire area is important elk calving habitat and summer range for big game. In addition, the Colorado River cutthroat trout (recognized as a Species of Special Concern by the CDOW) is found in two forks of Thompson Creek. The streams also feature rare wetland shrub communities, and the old-growth forest is habitat for the boreal owl and northern goshawk.

D. WHEREAS, the area offers exceptional recreational opportunities and are used regularly by local bikers, climbers, hikers, snowmobilers and cross country and back country skiers. The recreational opportunities these special areas provide local residents are an essential part of the high quality of life offered by the valley.

E. WHEREAS, energy development in this area would have a deleterious impact on the rural character, ranching heritage and agricultural heritage of the valley and the town, and would forever ruin the wild character of this area. Furthermore, energy development in this rural and largely roadless area would create serious public environmental health and emergency management

concerns, and potentially cause a marked increase in the need for social services that our jurisdiction is already struggling to provide.

F. WHEREAS, the Thompson Divide Coalition recognizes the need for energy development, it believes it is imperative that energy development occur only in appropriate places and that it proceed in a responsible manner. The Bureau of Land Management (BLM) has approved 80 leases on this special landscape, half of which were let in roadless areas without surface stipulations after the 2001 Roadless Area Conservation Rule was in effect.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Carbondale that:

1. The Thompson Creek and Fourmile Creek Watersheds, headwaters of East Divide Creek, Muddy Basin, as well as the local community and environmental values and economy they support deserve preservation and protection; and
2. Energy development on federal lands in the Thompson Creek, Fourmile Creek watershed, headwaters of East Divide Creek and Muddy Basin is inconsistent with such preservation and protection, and is indicative of a flawed and irresponsible approach to energy development; and
3. **The Town of Carbondale** supports the efforts of the Thompson Divide Coalition over the next two years to explore legislative initiatives and other opportunities to protect these special areas from energy development.

INTRODUCED, READ AND ADOPTED ON April 21, 2009.

Town of Carbondale

By: _____

Michael Hassig, Mayor



RESOLUTION 2009-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, IN SUPPORT OF THE THOMPSON DIVIDE COALITION.

WHEREAS, the Thompson Divide Coalition is a broad-based coalition of local ranchers, farmers, hunters, anglers, recreationalists, water users, land owners, conservationists, and local governments formed to address mutual concerns regarding the existing oil and gas leases on federal lands in the Thompson, Fourmile, Muddy, and Clear Fork Creek watersheds, the headwaters of East Divide Creek, and the potential negative impacts on this rural area associated with their development; and

WHEREAS, ranching and farming in the Roaring Fork Valley not only makes important contributions to the economy of the area, but defines the rural character of the valley. These watersheds provide clean water to farms and ranches, as well as water for domestic use. In addition, these federal lands host grazing allotments for summer range for the majority of the areas' ranchers; and

WHEREAS, the Thompson Divide area is part of a 122,000 acre roadless landscape, which is the largest contiguous roadless area in the state. These federal lands provide important habitat for wildlife, and excellent hunting and angling opportunities. The area has been recognized by the Colorado Division of Wildlife (CDOW) as high priority habitat for a variety of species. It is part of a critical big game migration corridor and provides key wildlife security for species such as deer, elk, bear, and lynx. The entire area is important elk calving habitat and summer range for big game. In addition, the Colorado River cutthroat trout (recognized as a Species of Special Concern by the CDOW) is found in two forks of Thompson Creek; and

WHEREAS, the area offers exceptional recreational opportunities for locals and visitors. It is regularly used by bikers, climbers, hikers, snowmobilers, and cross country and back country skiers. The recreational opportunities these special areas provide are an essential part of the high quality of life offered by the valley; and

WHEREAS, energy development in this area would have a deleterious effect on Glenwood Springs through increased heavy truck traffic, creating air quality, safety, and road and bridge impacts; all damaging our small town character. The areas' ranching/agricultural heritage and the exceptional wildlife habitat would be forever damaged. Furthermore, energy development in this rural and largely roadless area would create serious public environmental health and emergency management concerns; and

WHEREAS, although the Thompson Divide Coalition recognizes the need for energy development, it believes it is imperative that energy development occur only in appropriate places and that it proceed in a responsible manner. The Bureau of Land Management has approved 80 leases on this special landscape, half of which were let in roadless areas without surface stipulations after the 2001 Roadless Area Conservation Rule was in effect.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

Section 1. The Thompson, Fourmile, Muddy, and Clear Fork Creek watersheds, the headwaters of East Divide Creek, as well as the local community, environmental, and economic values they support, deserve preservation and protection.

Section 2. Energy development on federal lands in these areas is inconsistent with such preservation and protection, and is indicative of a flawed and irresponsible approach to energy development.

Section 3. The City of Glenwood Springs supports the efforts of the Thompson Divide Coalition to explore legislative initiatives and other opportunities to protect these special areas from energy development.

INTRODUCED, READ AND PASSED THIS 16th DAY OF July,
2009.

CITY OF GLENWOOD SPRINGS, COLORADO


Bruce Christensen, Mayor

ATTEST:


Robln S. Unsworth, City Clerk

**RESOLUTION NO. 9
SERIES OF 2010**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF
CARBONDALE, COLORADO IN SUPPORT OF INTRODUCING
LEGISLATION IN THIS CURRENT LEGISLATIVE SESSION TO SECURE
PERMANENT PROTECTION FROM OIL AND GAS DEVELOPMENT ON THE
FEDERAL LANDS IN THE THOMPSON DIVIDE AREA, INCLUDING
THOMPSON CREEK WATERSHED, FOUR MILE WATERSHED,
CLEAR FORK WATERSHED, MUDDY BASIN AND THE
HEADWATERS OF EAST DIVIDE CREEK.**

WHEREAS, The Thompson, Four Mile, Muddy and Clear Fork Creek watersheds and the headwaters of East Divide Creek as well as the local community, environmental and economic values these areas support deserve preservation and protection; and

WHEREAS, Energy development of federal lands in these areas is inconsistent with such preservation and protection; and

WHEREAS, Ranching and farming in this area not only make important contributions to the economy, but define our rural character with summer grazing range and clean watersheds for farms and ranches as well as domestic water use; and

WHEREAS, This area contains the largest contiguous roadless area in the state, promoting important wildlife habitat, critical big game migration corridors, important elk calving habitat, big game summer range and excellent hunting and angling opportunities; and

WHEREAS, This area offers exceptional recreational opportunities and is regularly used by local bikers, climbers, hikers, snowmobilers, cross country and back country skiers; and

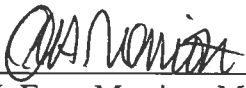
WHEREAS, Energy development in this area would have a deleterious impact on the rural character, ranching heritage and agricultural heritage of our region and would forever ruin the wild character and exceptional wildlife habitat it now offers; and

WHEREAS, The Carbondale Board of Trustees supports introduction in this current legislative session of the Thompson Divide Withdrawal and Protection Act legislation to preserve and protect the back country of Thompson Divide for ranching, beef production, hunting, hiking, biking, logging, watershed protection and a diverse range of recreational activities.

NOW, THEREFORE, be it resolved that the Town of Carbondale hereby supports immediate introduction of the Thompson Divide Withdrawal and Protection Act legislation to secure permanent protection of the Thompson Divide 221,500-acre area.

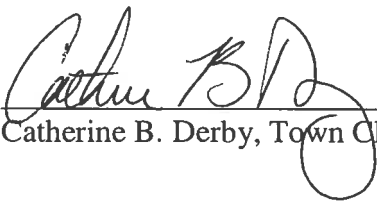
INTRODUCED, READ AND PASSED this 17th day of August, 2010.

TOWN OF CARBONDALE



J. Frost Merriott, Mayor Pro Tem

ATTEST:



Catherine B. Derby, Town Clerk





TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

August 17, 2010

Honorable John Salazar
1531 Longworth HOB
Washington, D.C. 20515
202 226 9696

Congressman Salazar,

As you know, we support the efforts of the Thompson Divide Coalition. The Coalition has now drafted a bill called the Thompson Divide Withdrawal and Protection Act. We support the aims of that bill and request that you introduce the bill during this session in order to move this effort forward.

Thank you for your ongoing commitment to the residents of Garfield County and the protection of public lands. We look forward to working with you and your staff to ensure that the Thompson Divide gets the permanent protection it deserves.

Attached please find our Resolution in support of the legislation to protect Thompson Divide.

Respectfully,

A handwritten signature in black ink, appearing to read "J Frost Merriott".

J Frost Merriott
Mayor Pro Tem

Cc:

TDC

Edward Stern, Staff Assistant, Edward.Stern@mail.house.gov
John Whitney, Regional Director, John.Whitney@mail.house.gov
Richard Baca, Regional Director, Richard.Baca@mail.house.gov
Ronnie Carleton, Chief of Staff, Ron.Carleton@mail.house.gov

Attachments:

Town of Carbondale Resolution No. 9, Series of 2010

(970) 963-2733

Fax: (970) 963-9140



City of Glenwood Springs
Office of the Mayor

August 6, 2010

The Honorable John Salazar
1531 Longworth HOB
Washington, D.C. 20515

Congressman Salazar:

We support the efforts of the Thompson Divide Coalition. The Coalition has now drafted a bill called the Thompson Divide Withdrawal and Protection Act. We support the aims of that bill and request that you introduce the bill during this session in order to move this effort forward.

Thank you for your ongoing commitment to the residents of Colorado and for the protection of public lands. We look forward to working with you and your staff to ensure that the Thompson Divide gets the permanent protection it deserves.

Respectfully,
Glenwood Springs City Council

Bruce Christensen, Mayor

xc: TDC
Edward Stern, Staff Assistant
John Whitney, Regional Director
Richard Baca, Regional Director
Ronnie Carleton, Chief of Staff

RESOLUTION 2012-21

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, SUPPORTING SENATOR BENNET'S DRAFT BILL TO PROVIDE FOR THE WITHDRAWAL AND PROTECTION OF CERTAIN FEDERAL LANDS IN THE STATE OF COLORADO, INCLUDING THE THOMPSON DIVIDE AREA.

WHEREAS, the Thompson, Four Mile, Muddy, and Clear Fork Creek watersheds and the headwaters of East Divide Creek, as well as the local community, environmental, and economic values these areas support deserve preservation and protection; and

WHEREAS, energy development of federal lands in these areas is inconsistent with such preservation and protection; and

WHEREAS, ranching and farming in these areas not only make important contributions to the economy, but define our rural character with summer grazing range and clean watersheds for farms and ranches as well as domestic water use; and

WHEREAS, Senator Bennet has drafted a bill that offers a middle ground solution on the future of Thompson Divide; and

WHEREAS, the draft bill presents an option that would withdraw unleased public minerals in the area from future oil and gas development while also preserving existing private property rights for current leaseholders; and

WHEREAS, the draft bill also creates an opportunity for existing leases to be retired should they be donated or sold by willing owners; and

WHEREAS, the City Council of the City of Glenwood Springs supports the efforts of Senator Bennett in drafting this bill.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Glenwood Springs that it supports the draft bill to provide for the withdrawal and protection of certain federal lands in the State of Colorado, as drafted by Senator Bennet.

INTRODUCED, READ, AND PASSED THIS 4th DAY OF OCTOBER, 2012.

CITY OF GLENWOOD SPRINGS, COLORADO

ATTEST:


Robin S. Unsworth, City Clerk


Matthew A. Steckler, Mayor

**RESOLUTION NO. 15
SERIES OF 2012**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF
CARBONDALE, COLORADO SUPPORTING SENATOR BENNET'S DRAFT BILL TO
PROVIDE FOR THE WITHDRAWAL AND PROTECTION OF CERTAIN FEDERAL
LAND IN THE STATE OF COLROADO INCLUDING THE THOMPSON DIVIDE
AREA.**

WHEREAS, The Thompson, Four Mile, Muddy and Clear Fork Creek watersheds and the headwaters of East Divide Creek as well as the local community, environmental and economic values these areas support deserve preservation and protection; and

WHEREAS, Energy development of federal lands in these areas is inconsistent with such preservation and protection; and

WHEREAS, Ranching and farming in this area not only make important contributions to the economy, but define our rural character with summer grazing range and clean watersheds for farms and ranches as well as domestic water use; and

WHEREAS, Senator Bennet has drafted a bill that offers a middle ground solution on the future of Thompson Divide; and

WHEREAS, The draft bill presents an option that would withdraw unleased public minerals in the area from future oil and gas development while also preserving existing private property rights for current leaseholders; and

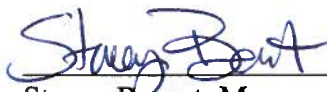
WHEREAS, The draft bill also creates an opportunity for existing leases to be retired should they be donated or sold by willing owners; and

WHEREAS, The Carbondale Board of Trustees supports the efforts of Senator Bennet in drafting this bill.

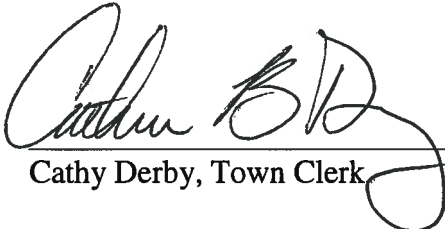
NOW, THEREFORE, be it resolved that the Town of Carbondale hereby supports the draft bill to provide for the withdrawal and protection of certain federal land in the State of Colorado as drafted by Senator Bennet.

INTRODUCED, READ AND PASSED this 14th day of August, 2012.

TOWN OF CARBONDALE


Stacey Bernot, Mayor

ATTEST:


Cathy Derby, Town Clerk



December 17, 2015

Ms. Ruth Welch
Colorado State Director
U.S. Bureau of Land Management
2850 Youngfield Street
Lakewood, Colorado 80215

Re: Support for Proposed Action Within Draft EIS for Previously Issued Oil and Gas Leases in the White River National Forest

Dear Director Welch,

On behalf of our constituents, and in advance of more detailed comments from our respective jurisdictions, we write to provide input regarding the Bureau of Land Management's (BLM) ongoing environmental impact statement (EIS) process to examine 65 federal oil and gas leases in the White River National Forest.

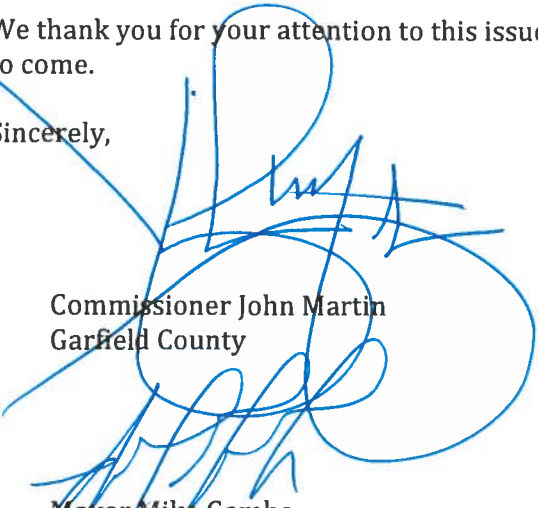
As you know, the outcome of this process will affect the long-term interests of a diverse group of communities, industries, and other stakeholders on the Western Slope. With this in mind we were pleased to see that BLM's Draft EIS contained a "proposed action" to specifically address the many differences that exist between 25 undeveloped leases in the Thompson Divide area and 40 other leases – some of which have already been developed – on the western end of the National Forest.

We appreciate that BLM's proposed action aims to balance the need for future development of public minerals in the Piceance Basin with the need to conserve certain public lands in the Thompson Divide area. We support this balanced approach and urge BLM to move forward without delay.

Finally, you should know that our communities have long supported a legislative solution to address the conflicts that exist in the Thompson Divide area. We remain hopeful that Congress will work together to address our communities' concerns. In lieu of congressional action, however, please know that we see BLM's ongoing EIS process as an important path toward resolving the longstanding issues presented by improperly issued leases in the Thompson Divide.

We thank you for your attention to this issue and look forward to working with you in the months to come.

Sincerely,



Commissioner John Martin
Garfield County



Mayor Mike Gamba
City of Glenwood Springs



Commissioner Steve Child
Pitkin County

Commissioner Steve Child
Pitkin County



Mayor Stacey Bernot
Town of Carbondale

Mayor Stacey Bernot
Town of Carbondale



TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

February 26, 2019

The Honorable Michael Bennet
261 Russell Senate Office Building
Washington, D.C. 20510

The Honorable Cory Gardner
354 Russell Senate Office Building
Washington, D.C. 20510

The Honorable Scott Tipton
218 Cannon House Office Building
Washington, D.C. 20515

The Honorable Joe Neguse
1419 Longworth House Office Building
Washington, D.C. 20515

Re: Support for Legislation Withdrawing Thompson Divide from Future Oil and Gas Leasing

Dear Senator Bennet, Senator Gardner, Representative Tipton, and Representative Neguse:

For a decade, the Town of Carbondale Trustees and the citizens of Carbondale have consistently supported conservation of public lands in the Thompson Divide. That support continues today.

In 2009, the Town of Carbondale resolved that community, environmental, and economic values in the Divide "deserve preservation and protection," and supported "efforts of the Thompson Divide Coalition to explore legislative initiatives and other opportunities to protect these special areas from energy development." See Exhibit 1.

In 2010, Trustees of the Town of Carbondale adopted Resolution No. 9 Series of 2010 reciting the unique existing values in the Thompson Divide, indicating that "[e]nergy development in this area would have a deleterious impact on the rural character, ranching heritage and agricultural heritage ... and would forever ruin the wild character and exceptional wildlife habitat it now offers." The resolution endorsed the Thompson Divide Withdrawal and Protection Act and

supported "immediate introduction of the Thompson Divide Withdrawal and Protection Act legislation to secure permanent protection of the Thompson Divide..." See Exhibit 2.

Also in 2010, the Mayor of Carbondale sent a letter to Rep. John Salazar reciting the Town's support of the Thompson Divide Coalition, reciting support for the aims of the Thompson Divide Withdrawal and Protection Act, and requesting introduction of the Act "during this session in order to move this effort forward." See Exhibit 3.

In 2015, the Mayor of Carbondale joined leaders from other local communities in signing a letter to BLM reiterating "the need to conserve certain public lands in the Thompson Divide" and stating that: "our communities have long supported a legislative solution to address conflicts that exist in the Thompson Divide area." See Exhibit 4.

Senator Michael Bennet and Representative Joe Neguse recently introduced bills in both houses of Congress that respond to requests to permanently protect public lands in the Thompson Divide. The bills, commonly referred to as the Colorado Outdoor Recreation & Economy (CORE) Act, include provisions that would permanently withdraw the Thompson Divide from availability for future oil and gas leasing.

We support provisions of the CORE Act that will protect public lands in the Thompson Divide with a permanent withdrawal from availability for future leasing, and we thank our legislators for listening to our communities, local citizens, and people from across the country who have consistently requested legislation offering this protection.

We request that Colorado's congressional delegation work together to pass this common-sense legislation that protects public lands critical to our local economy, respects valid existing rights of leaseholders in the Thompson Divide Area, and includes language offering credits to any leaseholder that wants to get rid of leases within the withdrawal boundary.

Thank you for your continued efforts on this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Richardson", with a stylized flourish at the end.

Dan Richardson
Mayor



City of Glenwood Springs
101 West 8th Street
Glenwood Springs, CO 81601

Tuesday, February 26, 2019

The Honorable Michael Bennet
261 Russell Senate Office Building
Washington, D.C. 20510

The Honorable Cory Gardner
354 Russell Senate Office Building
Washington, D.C. 20510

The Honorable Scott Tipton
218 Cannon House Office Building
Washington, D.C. 20515

The Honorable Joe Neguse
1419 Longworth House Office Building
Washington, D.C. 20515

Re: Support for Legislation Withdrawing Thompson Divide from Future Oil and Gas Leasing

Dear Senator Bennet, Senator Gardner, Representative Tipton, and Representative Neguse:

For a decade, the Glenwood Springs City Council and the citizens of Glenwood Springs have consistently supported conservation of public lands in the Thompson Divide. That support continues today.

In 2009, the Council resolved that community, environmental, and economic values in the Divide “deserve preservation and protection,” and supported “efforts of the Thompson Divide Coalition to explore legislative initiatives and other opportunities to protect these special areas from energy development.” See Exhibit 1.

In 2010, the City Council endorsed the Thompson Divide Withdrawal and Protection Act as drafted by the Thompson Divide Coalition and requested that the bill be introduced to Congress “to ensure that the Thompson Divide gets the permanent protection it deserves.” See Exhibit 2.

In 2015, the Mayor of Glenwood Springs joined leaders from other local communities in signing a letter to BLM reiterating “the need to conserve certain public lands in the Thompson Divide” and stating

that: "our communities have long supported a legislative solution to address conflicts that exist in the Thompson Divide area." See Exhibit 3.

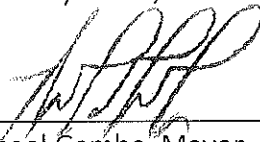
Senator Michael Bennet and Representative Joe Neguse recently introduced bills in both houses of Congress that respond to requests to permanently protect public lands in the Thompson Divide. The bills, commonly referred to as the Colorado Outdoor Recreation & Economy (CORE) Act, include provisions that would permanently withdraw the Thompson Divide from availability for future oil and gas leasing.

We support provisions of the CORE Act that will protect public lands in the Thompson Divide with a permanent withdrawal from availability for future leasing, and we thank our legislators for listening to our communities, local citizens, and people from across the country who have consistently requested legislation offering this protection.

We request that Colorado's congressional delegation work together to pass this common-sense legislation that protects public lands critical to our local economy, respects valid existing rights of leaseholders in the Thompson Divide Area, and includes language offering credits to any leaseholder that wants to get rid of leases within the withdrawal boundary.

Thank you for your continued efforts on this issue.

Very Truly Yours,

A handwritten signature in dark ink, appearing to read "M. Gamba", written over a horizontal line.

Michael Gamba, Mayor
Glenwood Springs

Exhibit - 1

RESOLUTION 2009-15

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, IN SUPPORT OF THE THOMPSON DIVIDE COALITION.

WHEREAS, the Thompson Divide Coalition is a broad-based coalition of local ranchers, farmers, hunters, anglers, recreationalists, water users, land owners, conservationists, and local governments formed to address mutual concerns regarding the existing oil and gas leases on federal lands in the Thompson, Fourmile, Muddy, and Clear Fork Creek watersheds, the headwaters of East Divide Creek, and the potential negative impacts on this rural area associated with their development; and

WHEREAS, ranching and farming in the Roaring Fork Valley not only makes important contributions to the economy of the area, but defines the rural character of the valley. These watersheds provide clean water to farms and ranches, as well as water for domestic use. In addition, these federal lands host grazing allotments for summer range for the majority of the areas' ranchers; and

WHEREAS, the Thompson Divide area is part of a 122,000 acre roadless landscape, which is the largest contiguous roadless area in the state. These federal lands provide important habitat for wildlife, and excellent hunting and angling opportunities. The area has been recognized by the Colorado Division of Wildlife (CDOW) as high priority habitat for a variety of species. It is part of a critical big game migration corridor and provides key wildlife security for species such as deer, elk, bear, and lynx. The entire area is important elk calving habitat and summer range for big game. In addition, the Colorado River cutthroat trout (recognized as a Species of Special Concern by the CDOW) is found in two forks of Thompson Creek; and

WHEREAS, the area offers exceptional recreational opportunities for locals and visitors. It is regularly used by bikers, climbers, hikers, snowmobilers, and cross country and back country skiers. The recreational opportunities these special areas provide are an essential part of the high quality of life offered by the valley; and

WHEREAS, energy development in this area would have a deleterious effect on Glenwood Springs through increased heavy truck traffic, creating air quality, safety, and road and bridge impacts; all damaging our small town character. The areas' ranching/agricultural heritage and the exceptional wildlife habitat would be forever damaged. Furthermore, energy development in this rural and largely roadless area would create serious public environmental health and emergency management concerns; and

WHEREAS, although the Thompson Divide Coalition recognizes the need for energy development, it believes it is imperative that energy development occur only in appropriate places and that it proceed in a responsible manner. The Bureau of Land Management has approved 80 leases on this special landscape, half of which were let in roadless areas without surface stipulations after the 2001 Roadless Area Conservation Rule was in effect.

Exhibit - 1

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, THAT:

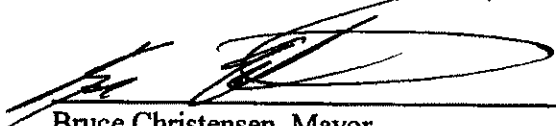
Section 1. The Thompson, Fourmile, Muddy, and Clear Fork Creek watersheds, the headwaters of East Divide Creek, as well as the local community, environmental, and economic values they support, deserve preservation and protection.

Section 2. Energy development on federal lands in these areas is inconsistent with such preservation and protection, and is indicative of a flawed and irresponsible approach to energy development.

Section 3. The City of Glenwood Springs supports the efforts of the Thompson Divide Coalition to explore legislative initiatives and other opportunities to protect these special areas from energy development.

INTRODUCED, READ AND PASSED THIS 16th DAY OF July,
2009.

CITY OF GLENWOOD SPRINGS, COLORADO



Bruce Christensen, Mayor

ATTEST:



Robln S. Unsworth, City Clerk



City of Glenwood Springs
Office of the Mayor

August 6, 2010

The Honorable John Salazar
1531 Longworth HOB
Washington, D.C. 20515

Congressman Salazar:

We support the efforts of the Thompson Divide Coalition. The Coalition has now drafted a bill called the Thompson Divide Withdrawal and Protection Act. We support the aims of that bill and request that you introduce the bill during this session in order to move this effort forward.

Thank you for your ongoing commitment to the residents of Colorado and for the protection of public lands. We look forward to working with you and your staff to ensure that the Thompson Divide gets the permanent protection it deserves.

Respectfully,
Glenwood Springs City Council

Bruce Christensen, Mayor

xc: TDC
Edward Stern, Staff Assistant
John Whitney, Regional Director
Richard Baca, Regional Director
Ronnie Carleton, Chief of Staff

Exhibit - 3

December 17, 2015

Ms. Ruth Welch
Colorado State Director
U.S. Bureau of Land Management
2850 Youngfield Street
Lakewood, Colorado 80215

Re: Support for Proposed Action Within Draft EIS for Previously Issued Oil and Gas Leases in the White River National Forest

Dear Director Welch,

On behalf of our constituents, and in advance of more detailed comments from our respective jurisdictions, we write to provide input regarding the Bureau of Land Management's (BLM) ongoing environmental impact statement (EIS) process to examine 65 federal oil and gas leases in the White River National Forest.

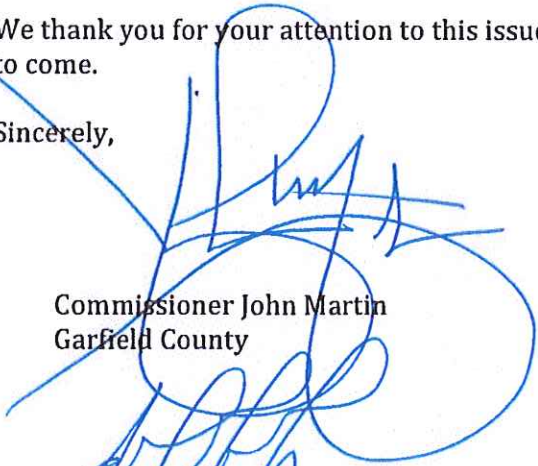
As you know, the outcome of this process will affect the long-term interests of a diverse group of communities, industries, and other stakeholders on the Western Slope. With this in mind we were pleased to see that BLM's Draft EIS contained a "proposed action" to specifically address the many differences that exist between 25 undeveloped leases in the Thompson Divide area and 40 other leases – some of which have already been developed – on the western end of the National Forest.

We appreciate that BLM's proposed action aims to balance the need for future development of public minerals in the Piceance Basin with the need to conserve certain public lands in the Thompson Divide area. We support this balanced approach and urge BLM to move forward without delay.

Finally, you should know that our communities have long supported a legislative solution to address the conflicts that exist in the Thompson Divide area. We remain hopeful that Congress will work together to address our communities' concerns. In lieu of congressional action, however, please know that we see BLM's ongoing EIS process as an important path toward resolving the longstanding issues presented by improperly issued leases in the Thompson Divide.

We thank you for your attention to this issue and look forward to working with you in the months to come.

Sincerely,



Commissioner John Martin
Garfield County



Mayor Mike Gamba
City of Glenwood Springs



Commissioner Steve Child
Pitkin County



Mayor Stacey Bernot
Town of Carbondale



TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

September 20, 2022

The Honorable Joseph R. Biden
President
The White House
1600 Pennsylvania Avenue, NW
Washington, DC 20500

Dear Mr. President,

For over a decade, the Town of Carbondale Trustees and citizens of Carbondale have consistently supported conservation of public lands in the Thompson Divide, a landscape that is critical to our local economy, home to valuable wildlife habitat and incredible recreational opportunities, and supports some of the oldest ranching operations in the region. We continue that support today and urge executive action to help protect this special place, and we specifically encourage you to implement a 20-year mineral withdrawal for the Thompson Divide under the Federal Lands Policy and Management Act. We additionally remain supportive of passage of the Colorado Outdoor Recreation and Economy (CORE) Act.

In 2009, the Town of Carbondale resolved that community, environmental, and economic values in the Divide “deserve preservation and protection,” and supported “efforts of the Thompson Divide Coalition to explore legislative initiatives and other opportunities to protect these special areas from energy development.” See Exhibit 1.

In 2010, Trustees of the Town of Carbondale adopted Resolution No. 9 Series of 2010 reciting the unique existing values in the Thompson Divide, indicating that “energy development in the area would have a deleterious impact on the rural character, ranching heritage and agricultural heritage... and would forever ruin the wild character and exceptional wildlife habitat it now offers.” The resolution endorsed the Thompson Divide Withdrawal and Protection Act and supported “immediate introduction of the Thompson Withdrawal and Protection Act legislation to secure permanent protection of the Thompson Divide...” See Exhibit 2.

Also in 2010, the Mayor of Carbondale sent a letter to Rep. John Salazar reciting the Town’s support of the Thompson Divide Coalition, reciting support for the aims of the Thompson Divide Withdrawal and Protection Act, and requesting introduction of the Act “during this session in order to move this effort forward.” See Exhibit 3.

In 2015, the Mayor of Carbondale joined leaders from other local communities in signing a letter to BLM reiterating “the need to conserve certain public lands in the Thompson Divide” and stating that: “our communities have long supported a legislative solution to address conflicts that exist in the Thompson Divide area.” See Exhibit 4.

In 2019, the Town of Carbondale sent a letter to Sen. Michael Bennet, Sen. Cory Gardner, Rep. Scott Tipton, and Rep. Joe Neguse declaring the town's support for "provisions of the CORE Act that will protect public lands in the Thompson Divide with a permanent withdrawal from availability for future leasing..." See Exhibit 5.

The Town of Carbondale remains a strong supporter of the CORE Act, and we hope that Congress can work together to ultimately pass this common-sense legislation. We join with members of Colorado's Congressional Delegation in requesting the use of the Federal Lands Policy and Management Act to implement a 20-year administrative withdrawal for the Thompson Divide. This administrative action will give our community certainty while we await the passage of the CORE Act in Congress.

Thank you for your attention to this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Bohmfalk". The signature is fluid and cursive, with a long horizontal stroke at the end.

Ben Bohmfalk,
Mayor

CC: Secretary of Agriculture Tom Vilsack
Secretary of the Interior Deb Haaland
Senator Michael Bennet
Senator John Hickenlooper
Congressman Joe Neguse
Governor Jared Polis

**RESOLUTION OF THE TOWN OF CARBONDALE
IN SUPPORT OF THE THOMPSON DIVIDE COALITION**

**RESOLUTION NO. 3
SERIES OF 2009**

RECITALS

A. WHEREAS, the Thompson Divide Coalition is a broad-based coalition of local ranchers, farmers, hunters, anglers, recreationalists, conservationists and local governments, formed to address mutual concerns regarding the existing oil and gas leases on federal lands in the Thompson Creek and Fourmile Creek watersheds, Muddy Basin and the headwaters of East Divide Creek and the potential negative impacts on this rural area associated with their development.

B. WHEREAS, ranching and farming in the Roaring Fork Valley not only make important contributions to the economy of the area, both define the rural character of the valley. These watersheds provide clean water to farms and ranches, as well as water for domestic use. In addition, these federal lands host grazing allotments for summer range for the majority of the areas' ranchers.

C. WHEREAS, this area is part of a 122,000 acre roadless landscape, which is the largest contiguous roadless area in the state. These federal lands provide important habitat for wildlife, and excellent hunting and angling opportunities. The area has been recognized by the Colorado Division of Wildlife (CDOW) as high priority habitat for a variety of species. It is part of a critical big game migration corridor and provides key wildlife security for species such as deer, elk, bear, and lynx. The entire area is important elk calving habitat and summer range for big game. In addition, the Colorado River cutthroat trout (recognized as a Species of Special Concern by the CDOW) is found in two forks of Thompson Creek. The streams also feature rare wetland shrub communities, and the old-growth forest is habitat for the boreal owl and northern goshawk.

D. WHEREAS, the area offers exceptional recreational opportunities and are used regularly by local bikers, climbers, hikers, snowmobilers and cross country and back country skiers. The recreational opportunities these special areas provide local residents are an essential part of the high quality of life offered by the valley.

E. WHEREAS, energy development in this area would have a deleterious impact on the rural character, ranching heritage and agricultural heritage of the valley and the town, and would forever ruin the wild character of this area. Furthermore, energy development in this rural and largely roadless area would create serious public environmental health and emergency management

concerns, and potentially cause a marked increase in the need for social services that our jurisdiction is already struggling to provide.

F. WHEREAS, the Thompson Divide Coalition recognizes the need for energy development, it believes it is imperative that energy development occur only in appropriate places and that it proceed in a responsible manner. The Bureau of Land Management (BLM) has approved 80 leases on this special landscape, half of which were let in roadless areas without surface stipulations after the 2001 Roadless Area Conservation Rule was in effect.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Town of Carbondale that:

1. The Thompson Creek and Fourmile Creek Watersheds, headwaters of East Divide Creek, Muddy Basin, as well as the local community and environmental values and economy they support deserve preservation and protection; and
2. Energy development on federal lands in the Thompson Creek, Fourmile Creek watershed, headwaters of East Divide Creek and Muddy Basin is inconsistent with such preservation and protection, and is indicative of a flawed and irresponsible approach to energy development; and
3. **The Town of Carbondale** supports the efforts of the Thompson Divide Coalition over the next two years to explore legislative initiatives and other opportunities to protect these special areas from energy development.

INTRODUCED, READ AND ADOPTED ON April 21, 2009.

Town of Carbondale

By: 
Michael Hassig, Mayor



**RESOLUTION NO. 9
SERIES OF 2010**

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF
CARBONDALE, COLORADO IN SUPPORT OF INTRODUCING
LEGISLATION IN THIS CURRENT LEGISLATIVE SESSION TO SECURE
PERMANENT PROTECTION FROM OIL AND GAS DEVELOPMENT ON THE
FEDERAL LANDS IN THE THOMPSON DIVIDE AREA, INCLUDING
THOMPSON CREEK WATERSHED, FOUR MILE WATERSHED,
CLEAR FORK WATERSHED, MUDDY BASIN AND THE
HEADWATERS OF EAST DIVIDE CREEK.**

WHEREAS, The Thompson, Four Mile, Muddy and Clear Fork Creek watersheds and the headwaters of East Divide Creek as well as the local community, environmental and economic values these areas support deserve preservation and protection; and

WHEREAS, Energy development of federal lands in these areas is inconsistent with such preservation and protection; and

WHEREAS, Ranching and farming in this area not only make important contributions to the economy, but define our rural character with summer grazing range and clean watersheds for farms and ranches as well as domestic water use; and

WHEREAS, This area contains the largest contiguous roadless area in the state, promoting important wildlife habitat, critical big game migration corridors, important elk calving habitat, big game summer range and excellent hunting and angling opportunities; and

WHEREAS, This area offers exceptional recreational opportunities and is regularly used by local bikers, climbers, hikers, snowmobilers, cross country and back country skiers; and

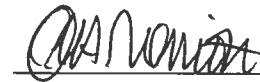
WHEREAS, Energy development in this area would have a deleterious impact on the rural character, ranching heritage and agricultural heritage of our region and would forever ruin the wild character and exceptional wildlife habitat it now offers; and

WHEREAS, The Carbondale Board of Trustees supports introduction in this current legislative session of the Thompson Divide Withdrawal and Protection Act legislation to preserve and protect the back country of Thompson Divide for ranching, beef production, hunting, hiking, biking, logging, watershed protection and a diverse range of recreational activities.

NOW, THEREFORE, be it resolved that the Town of Carbondale hereby supports immediate introduction of the Thompson Divide Withdrawal and Protection Act legislation to secure permanent protection of the Thompson Divide 221,500-acre area.

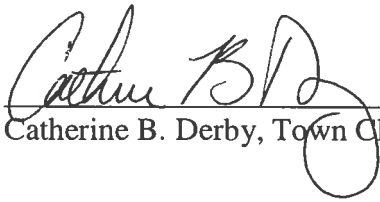
INTRODUCED, READ AND PASSED this 17th day of August, 2010.

TOWN OF CARBONDALE



J. Frost Merriott, Mayor Pro Tem

ATTEST:



Catherine B. Derby, Town Clerk





TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

August 17, 2010

Honorable John Salazar
1531 Longworth HOB
Washington, D.C. 20515
202 226 9696

Congressman Salazar,

As you know, we support the efforts of the Thompson Divide Coalition. The Coalition has now drafted a bill called the Thompson Divide Withdrawal and Protection Act. We support the aims of that bill and request that you introduce the bill during this session in order to move this effort forward.

Thank you for your ongoing commitment to the residents of Garfield County and the protection of public lands. We look forward to working with you and your staff to ensure that the Thompson Divide gets the permanent protection it deserves.

Attached please find our Resolution in support of the legislation to protect Thompson Divide.

Respectfully,

A handwritten signature in black ink, appearing to read "J Frost Merriott".

J Frost Merriott
Mayor Pro Tem

Cc:

TDC

Edward Stern, Staff Assistant, Edward.Stern@mail.house.gov
John Whitney, Regional Director, John.Whitney@mail.house.gov
Richard Baca, Regional Director, Richard.Baca@mail.house.gov
Ronnie Carleton, Chief of Staff, Ron.Carleton@mail.house.gov

Attachments:

Town of Carbondale Resolution No. 9, Series of 2010

(970) 963-2733

Fax: (970) 963-9140

December 17, 2015

Ms. Ruth Welch
Colorado State Director
U.S. Bureau of Land Management
2850 Youngfield Street
Lakewood, Colorado 80215

Re: Support for Proposed Action Within Draft EIS for Previously Issued Oil and Gas Leases in the White River National Forest

Dear Director Welch,

On behalf of our constituents, and in advance of more detailed comments from our respective jurisdictions, we write to provide input regarding the Bureau of Land Management's (BLM) ongoing environmental impact statement (EIS) process to examine 65 federal oil and gas leases in the White River National Forest.

As you know, the outcome of this process will affect the long-term interests of a diverse group of communities, industries, and other stakeholders on the Western Slope. With this in mind we were pleased to see that BLM's Draft EIS contained a "proposed action" to specifically address the many differences that exist between 25 undeveloped leases in the Thompson Divide area and 40 other leases – some of which have already been developed – on the western end of the National Forest.

We appreciate that BLM's proposed action aims to balance the need for future development of public minerals in the Piceance Basin with the need to conserve certain public lands in the Thompson Divide area. We support this balanced approach and urge BLM to move forward without delay.

Finally, you should know that our communities have long supported a legislative solution to address the conflicts that exist in the Thompson Divide area. We remain hopeful that Congress will work together to address our communities' concerns. In lieu of congressional action, however, please know that we see BLM's ongoing EIS process as an important path toward resolving the longstanding issues presented by improperly issued leases in the Thompson Divide.

We thank you for your attention to this issue and look forward to working with you in the months to come.

Sincerely,



Commissioner John Martin
Garfield County



Mayor Mike Gamba
City of Glenwood Springs



Commissioner Steve Child
Pitkin County



Mayor Stacey Bernot
Town of Carbondale



TOWN OF CARBONDALE
511 COLORADO AVENUE
CARBONDALE, CO 81623

February 26, 2019

The Honorable Michael Bennet
261 Russell Senate Office Building
Washington, D.C. 20510

The Honorable Cory Gardner
354 Russell Senate Office Building
Washington, D.C. 20510

The Honorable Scott Tipton
218 Cannon House Office Building
Washington, D.C. 20515

The Honorable Joe Neguse
1419 Longworth House Office Building
Washington, D.C. 20515

Re: Support for Legislation Withdrawing Thompson Divide from Future Oil and Gas Leasing

Dear Senator Bennet, Senator Gardner, Representative Tipton, and Representative Neguse:

For a decade, the Town of Carbondale Trustees and the citizens of Carbondale have consistently supported conservation of public lands in the Thompson Divide. That support continues today.

In 2009, the Town of Carbondale resolved that community, environmental, and economic values in the Divide "deserve preservation and protection," and supported "efforts of the Thompson Divide Coalition to explore legislative initiatives and other opportunities to protect these special areas from energy development." See Exhibit 1.

In 2010, Trustees of the Town of Carbondale adopted Resolution No. 9 Series of 2010 reciting the unique existing values in the Thompson Divide, indicating that "[e]nergy development in this area would have a deleterious impact on the rural character, ranching heritage and agricultural heritage ... and would forever ruin the wild character and exceptional wildlife habitat it now offers." The resolution endorsed the Thompson Divide Withdrawal and Protection Act and

supported "immediate introduction of the Thompson Divide Withdrawal and Protection Act legislation to secure permanent protection of the Thompson Divide..." See Exhibit 2.

Also in 2010, the Mayor of Carbondale sent a letter to Rep. John Salazar reciting the Town's support of the Thompson Divide Coalition, reciting support for the aims of the Thompson Divide Withdrawal and Protection Act, and requesting introduction of the Act "during this session in order to move this effort forward." See Exhibit 3.

In 2015, the Mayor of Carbondale joined leaders from other local communities in signing a letter to BLM reiterating "the need to conserve certain public lands in the Thompson Divide" and stating that: "our communities have long supported a legislative solution to address conflicts that exist in the Thompson Divide area." See Exhibit 4.

Senator Michael Bennet and Representative Joe Neguse recently introduced bills in both houses of Congress that respond to requests to permanently protect public lands in the Thompson Divide. The bills, commonly referred to as the Colorado Outdoor Recreation & Economy (CORE) Act, include provisions that would permanently withdraw the Thompson Divide from availability for future oil and gas leasing.

We support provisions of the CORE Act that will protect public lands in the Thompson Divide with a permanent withdrawal from availability for future leasing, and we thank our legislators for listening to our communities, local citizens, and people from across the country who have consistently requested legislation offering this protection.

We request that Colorado's congressional delegation work together to pass this common-sense legislation that protects public lands critical to our local economy, respects valid existing rights of leaseholders in the Thompson Divide Area, and includes language offering credits to any leaseholder that wants to get rid of leases within the withdrawal boundary.

Thank you for your continued efforts on this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Dan Richardson", with a stylized, flowing script.

Dan Richardson
Mayor

September 29, 2022

The Honorable Joseph R. Biden
President
The White House
1600 Pennsylvania Avenue, NW
Washington, DC 20500



RE: Request for Administrative Withdraw

Dear Mr. President,

The City of Glenwood Springs, a highly desired tourist destination, thus giving us vast influence throughout the Roaring Fork Valley and the Colorado River Valley, have been a proud supporter of the Thompson Divide Coalition since the passage of Resolution 2009-15. The Thompson Divide is a sublime area made up of 122,000 acres of natural public land that stretches from just South of the City of Glenwood Springs to well South of the Town of Carbondale, inhabited by diverse wildlife and ranchers.

This abundant amount of diverse wildlife in this public land brings in hikers, anglers, campers, and hunters. In hunting season, our communities are transformed to accommodate to their needs. These avid outdoorsmen and women are an important supplement to our economy and a vital part of our neighbor's economic welfare.

The ranchers who reside on the Thompson Divide are in a nostalgic condition that is dwindling throughout the Great American West. They have the ability to have their cattle roam on acres with very little disturbance. These ranches are generationally passed down and their work has changed very little throughout the years. It is important for our City, which is generally so focused on fast paced sales and lodging tax, to have this connection to our past. Our communities do not take it for granted; you will often find restaurants advertising that their beef is from one of these ranches.

In 2012, Glenwood Springs City Council passed Resolution 2012-21 supporting a bill drafted by Senator Bennett to provide a middle ground for the conflict; the draft bill presented an option that would have withdrawn unleased public minerals in the area from future oil and gas development while also preserving existing private property rights for current leaseholders. Unfortunately, after being referred to the Committee on Energy and Natural Resources, no further action was taken.

In 2015, the Mayor of Glenwood Springs, on behalf of the City Council, joined leaders from other local communities in signing a letter to BLM reiterating "the need to conserve certain public lands in the Thompson Divide" and stating that: "our communities have long supported a legislative solution to address conflicts that exist in the Thompson Divide area."

We continue that support today and urge executive action to help protect this special place, and we specifically encourage you to implement a 20-year mineral withdrawal for the Thompson Divide under the Federal Lands Policy and Management Act. We additionally remain supportive of passage of the Colorado Outdoor Recreation and Economy (CORE) Act.

The City of Glenwood Springs is a strong supporter of the CORE Act, and we hope that Congress can work together to ultimately pass this common-sense legislation. We join with members of Colorado's Congressional Delegation in requesting the use of the Federal Lands Policy and Management Act to implement a 20-year administrative withdrawal for the Thompson Divide. This administrative action will give our community certainty while we await the passage of the CORE Act in Congress.

Thank you again for your consideration.

Sincerely,

Jonathan Godes
Mayor



City Council
STAFF REPORT
City of Glenwood Springs
January 5, 2023

Agenda Item: YouthZone Presentation

Action Requested: NA

Department: City Administration

Presented By: Steve Boyd

Strategic Goals: Protect and Preserve our Quality of Life

Background Info: A representative of Youth Zone will present a 5 minute update to Council.

Issues: NA

Fiscal Impact: Unknown

Legal Review: NA

Staff Recommendation: NA



YOUTHZONE

GLENWOOD SPRINGS, CO

**Hopeful Youth
Strong Families
Safe Communities**

Quick Facts

115

Average number of
Youth Served
Annually

394

Individuals
Impacted Every
Year

\$2,000

Average Cost to
Serve One
Youth

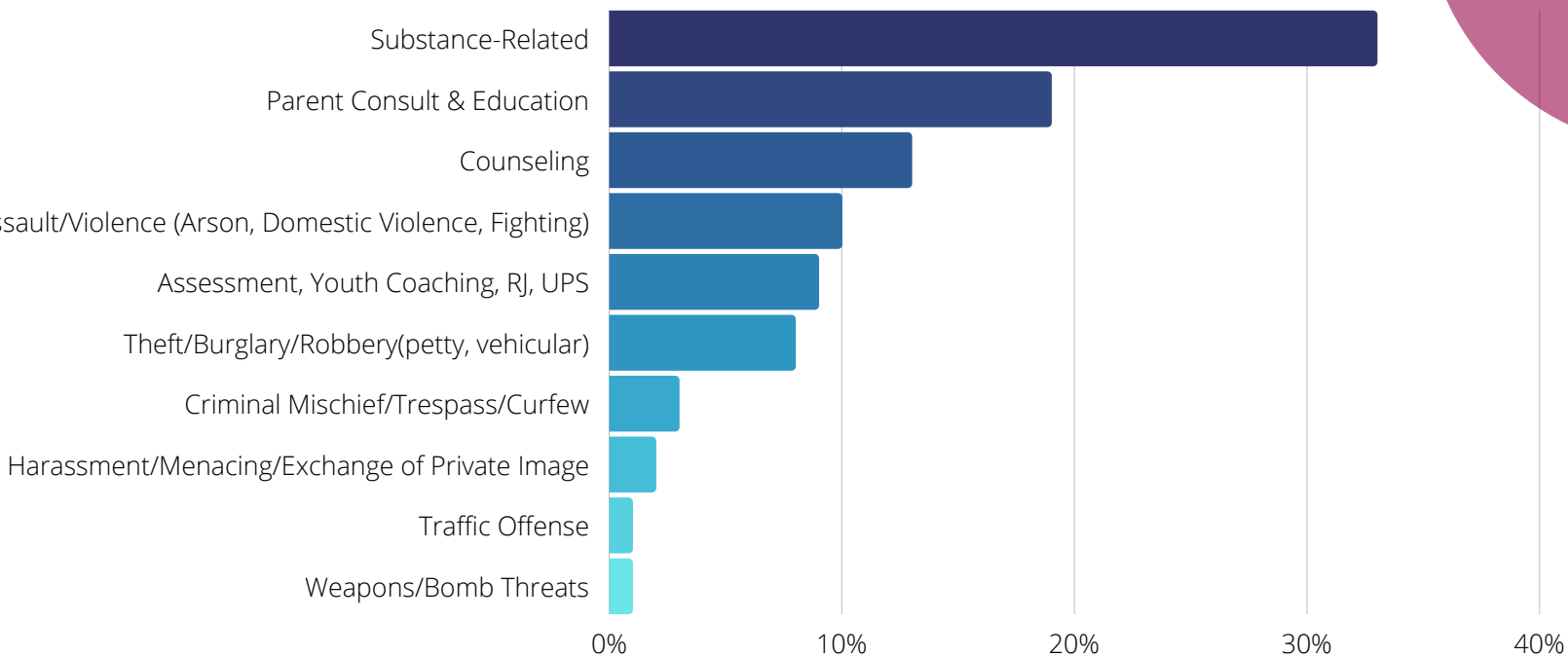
SERVICES

**Case Management
Counseling
Restorative Justice**

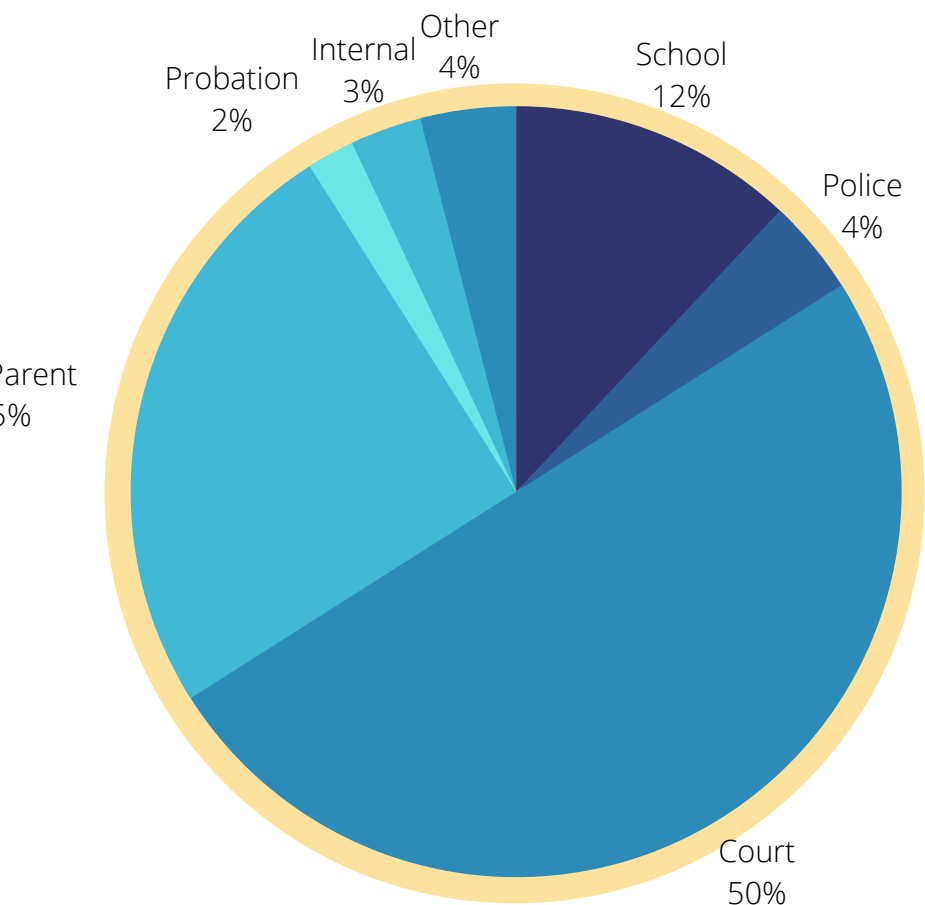
**Youth Coaching
Substance Use Education
Substance Use
Intervention**

**Life Skills Groups
LGBTQ+ Support
Parent Consultation**

REASONS FOR REFERRAL



REFERRAL SOURCES



YouthZone helps **young people, parents, and families** working through **trauma, struggling with substance use, and experiencing emotional stress.**

Each *YouthZone* client is provided with a **comprehensive, evidence-based assessment and program** developed to meet **individual** needs and provide the tools necessary for life-long **success.**

Glenwood



MISSION

YouthZone provides comprehensive assessment and advocacy to inspire healthy relationships between youth, families, and communities.

VISION

Hopeful Youth, Strong Families, & Safe Communities

CORE VALUES

Inspire with Integrity, No judgements, Stewardship and believe in Possibilities, Inclusiveness, Restoration and Encouragement



GOALS AND OUTCOMES



- To Intervene with youth who exhibit risky, disruptive or criminal juvenile behaviors YouthZone:
 - Provide youth tools and resources to **reduce risk** and elevate success
 - Support entire family unit and promote **healthier family** relationships
 - Support **mental health** through coaching, counseling and education
 - Intervene with **substance** use through intervention, education and counseling
 - Heal communities through **restorative processes**

**Evidence Based: Statistically to be sensitive to program effectiveness, completion, and client recidivism. 60 questions, of which seven are identifying and demographic, quality of their Screening answers, assets and risks. 7th-grade reading level and takes about 15 minutes to complete.*

The YouthZone Survey Measures the following five domains

- Substance Use
- Optimism and Problem Solving
- School and Community Involvement
- Delinquency and Aggression
- Self-Deprecation



PROGRAMS & SERVICES



Youth Services

Assessments – Youth and Family
Youth Advocacy - Case Management
Counseling – Individual
Substance Use Counseling & Education
Restorative Justice
Victim/Offender Mediation
Teen Groups
Useful Public Service
Deferred Sentencing Programs through Courts
Diversion
Life Skills Classes
Youth Coaching
CYDC Detention Screening 9th District

Parent Support

Parent Consultation
Parent Education
Family Mediation

[Online Referral Form](#)

www.youthzone.com

COST OF SERVICES

- \$150 fee per family to initiate services
- Average overall cost per youth is \$2,000
- In 2021, YouthZone provided Diversion services to 43 youth
- App. 600 youth + 2000 family members per year
- Anticipated numbers stable in 2022



FOCUS ON BARRIERS



- YouthZone utilizes grants in order to subsidize or **eliminate the cost** for families if payment is a barrier
- YouthZone has satellite offices from Parachute to Aspen for our staff to travel into our communities and provide services to **eliminate the challenge of transportation**
- YouthZone has bilingual staff and **24/7 interpretation services** to provide services in the preferred language of the family
- **Cost of Living** increase, **housing challenges** and **childcare** require significant attention in all fundraising efforts in order to attract and retain staff

- In 2021, Parachute to Aspen:
 - 67% male clients
 - 50% Caucasian/ 48% Latino
 - 100% of clients completed contracts and did not reoffend
 - Currently serving approximately 35 direct referrals from schools and law enforcement preticket to provide prevention services prior to formal engagement with judicial system
- Charges from
 - Majority possession of marijuana
 - Harassment/Menacing
 - Trespassing
 - Distribution of drugs



282

Average number
of Youth Served
Annually

1385

Individuals
Impacted Every
Year

\$2,000

Average Cost to
Serve One
Youth



115

Average number
of Youth Served
Annually

394

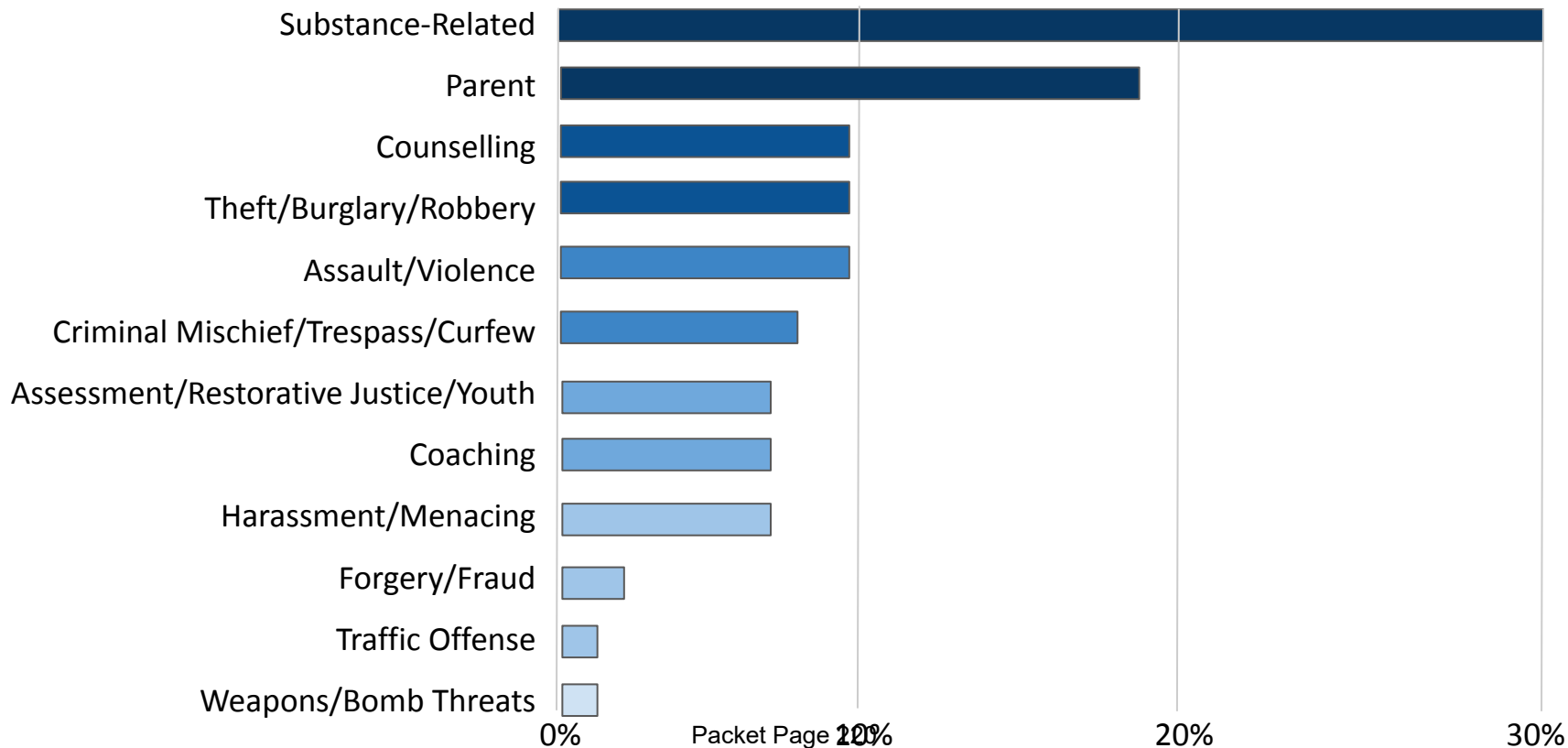
Individuals
Impacted Every
Year

\$2,000

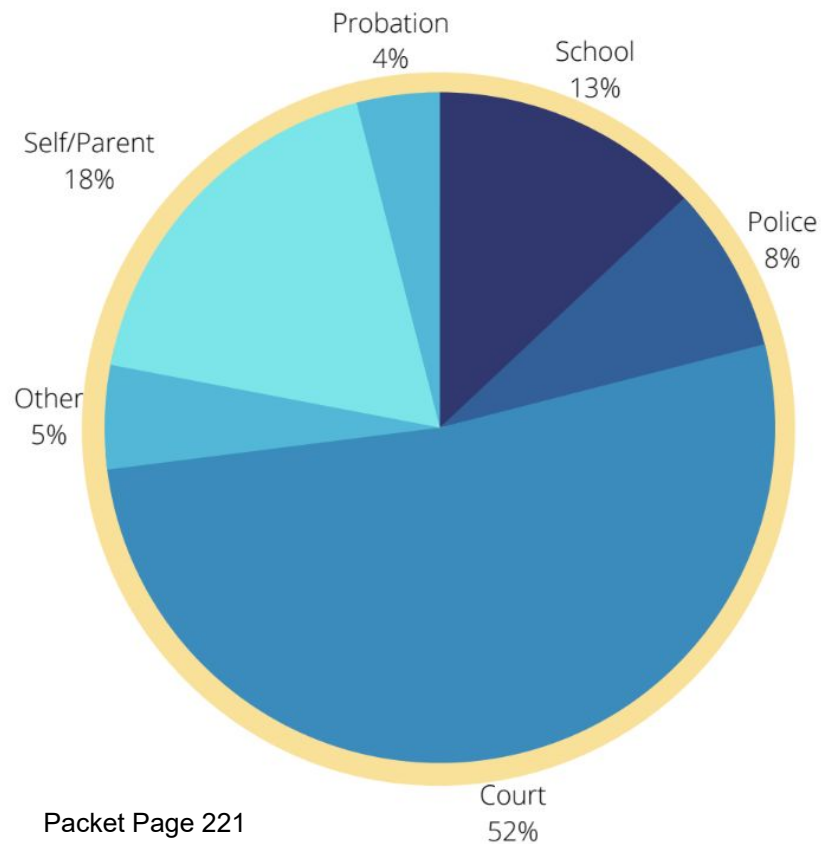
Average Cost to
Serve One
Youth



REASONS FOR REFERRAL



REFERRAL SOURCES



IMPACT...HOW DO WE KNOW IT'S WORKING?

Diversion clients had a 100% completion success rate.

97% of clients did not reoffend after working with YZ.

Pre to Post screening Score Changes

- Clients felt more optimistic about their futures
- Involvement/investment in school rose significantly
- Older teens showed greater progress in substance use (females higher than males)
- Younger clients showed significant progress in their delinquency attitudes and behavior

Evaluation of program efficacy

- Substance use intervention and restorative justice showed “very highly significant” changes on the pre-post screening tool.
- Substance use improved in all program interventions
- Program benefits were equal in measure for Caucasian, Latino/a and other ethnicities.
- Youth enrolled in groups not only reduced substance use, they became more optimistic, more involved at school and in the community and their delinquent and aggressive behaviors declined.

YouthZone over time

- YouthZone's efficacy of outcomes for youth has improved with reducing substance use, encouraging optimism and health, problem solving and school engagement. The gains were statistically significant over 3 previous evaluation years.

IMPACT....Consider the cost!!!

The cost of detaining and imprisoning a child in Colorado:

- \$132,000/year
- \$66,000 for 6 months

The cost of YouthZone programming and Diversion

- \$150.00 assessment fee
- Cost to YouthZone is \$2,000 for 3-6 months (funded through grants, foundations and donors)

Serving 600+ children per year, plus their families:

- Saves taxpayers over \$40 Million/year in the 9th Judicial District



City Council
STAFF REPORT
City of Glenwood Springs
January 5, 2023

Agenda Item: Detoxification Center

Action Requested: Appointment of a Representative to the

Department: City Administration

Presented By: Steve Boyd

Strategic Goals: Ensure Public Safety
Protect and Preserve our Quality of Life

Background Info: Glenwood Springs is a participant and funding member of the committee responsible for bring a detox facility to town. Now we need to appoint a Council representative to the Governance Committee. Councilor Wussow has volunteered to serve in this capacity.

Issues: NA

Fiscal Impact: NA

Legal Review: NA

Staff Recommendation: Staff defers to Council.

Steve Boyd

From: Paula Stepp
Sent: Friday, December 16, 2022 8:42 AM
To: Karl Hanlon; Steve Boyd; Jonathan Godes
Cc: debbielwilde
Subject: FW: SSWM final - recorded agreement and Governance Council Contacts
Attachments: Agreement To Fund Withdrawal Management Services In Garfield County - Reception #980764 10.28.2022.pdf; SSWM Governance Committee.xlsx

Hello Steve,
Please forward this email to the rest of council.

I was appointed to the Governing Board for the new detox facility. Since I am not running for re-election, this is a good time for another council person to take this position. Ingrid and Charlie have both expressed an interest. I believe council has to vote on this.

The first meeting of this governing board is Jan 18 at 3 pm at the GS library.

Can we add a short agenda item on the first meeting of Jan to official appoint another council member?

I would be happy to attend the meeting but it would be valuable to have the long-term appointee there at the beginning.

Paula

From: Debbie Wilde <debbielwilde@debbielwilde.com>
Sent: Thursday, November 3, 2022 11:22 AM
To: tjankovsky@garfield-county.com; Paula Stepp <paula.stepp@cogs.us>; sgavrell@vvh.org; chostettler@rifleco.org; Cmariscal@newcastlecolorado.org; lkitching@carbondaleco.net; akopich@grhd.org; cflorescruz@garfield16.org; dhanrahan@townofsilt.org; etice@mindspringshealth.org; Roger Sheffield <RSheffield@MindSpringsFoundation.org>; Vmercerc@garfield-county.com; Karl Hanlon <kjh@mountainlawfirm.com>; Dave Reynolds (dreynolds@newcastlecolorado.org) <dreynolds@newcastlecolorado.org>; Fred Jarman <fjarman@garfield-county.com>; Jeff Layman <jlayman@townofsilt.org>; Jennifer Ooton <jennifer.ooton@cogs.us>; Lauren Gister (lgister@carbondaleco.net) <lgister@carbondaleco.net>; Steve Boyd <steve.boyd@cogs.us>; Telliott@parachutecolorado.com; tklein@rifleco.org
Subject: SSWM final - recorded agreement and Governance Council Contacts

Caution! This message was sent from outside your organization.

[Block sender](#)

Attached is the final, recorded Social Setting Withdrawal Agreement. This includes signatures from each of the funding stakeholders. Also attached is the governance committee names and contact information.

The commitment to this joint project is driven by the critical need for this service that I found universally stated as I visited with each group. The cooperation and participation is a testament to the power of working together. It is clear that SSWM services would not be available to the citizens of our communities without every stakeholder participating. This will also be our strength in applying for grant dollars that may fit for this project.

Please hold onto that tenacity and collective purpose as we move forward.

I have worked with tough community issues for these many years. I find the foundation for making positive progress is in moving in the same direction together. The managers and representatives from each of your organizations have modeled that. Now, the governance committee will work to carry the SSWM project forward.

Next steps:

- Now that we have a signed agreement, Mind Springs Health can move forward with the next phase which is the build-out and plans for start-up.
- By Thanksgiving, Mind Springs Health will open sealed bids on the build-out.
- Mind Springs will keep us posted on timelines for build-out completion.
- Mind Springs will explore infrastructure dollars that have just been opened up from opioid settlement dollars. A “detox” facility would qualify. This may be a place where we can find help with any gap between the state dollars that have already been secured for the build-out and rising costs of building and materials.
- In January, I will call governance committee members together for an orientation, update on the project and setting procedures for the work of the committee.

Governance Committee –

I will keep you updated via email between now and January. I anticipate polling you all to find a time we can meet. Most meetings will likely be online because of geography and schedules. We will definitely find at least one time to be in person....probably with a tour of the facility as part of that meeting. The goal is to get what we need done in an efficient way. I have every expectation that this will not take a lot of time and your time will be well used.

Managers and Representatives – I will keep you in the information loop.

Together we’re better – as demonstrated!!!!

Debbie

“In a world where you can be anything, be kind.”



debbiewilde@debbiewilde.com

(970) 618-0949

debbiewilde.com

Imbuing Confidence, Resiliency, and Enthusiasm

Organization	Name	Position	Email	Cell	Other
Garfield County	Tom Jankovsky	Commissioner	tjankovsky@garfield-county.com	(970) 618-2762	
City of Glenwood Springs	Paula Stepp	Council	paula.stepp@cogs.us	970-404-0162	
Valley View Hospital	Stacey Gavrell	Comm Relations Off	sgavrell@vvh.org	970-366-9192	
City of Rifle	Clint Hostettler	Council	chostettler@rifleco.org	(970) 319-0756	
Town of New Castle	Crystal Mariscal	Council	Cmariscal@newcastlecolorado.org	(970) 319-6276	
Town of Carbondale	Loni Kitching	Council	lkitching@carbondaleco.net	970-618-4276	
Grand River Hopsital Dist.	Stacy Kopich	Chief Nursing Officer	akopich@grhd.org	970-355-9414	
Town of Parachute	Claudia Flores-Cruz	Maylor Pro Tem	cflorescruz@garfield16.org	970-985-9307	
Town of Silt	Derek Hanrahan	Council	dhanrahan@townofsilt.org	970-234-4969	
Mind Springs Health	Elizabeth Tice	Chief Operating Officer	etice@mindspringshealth.org	970-683-7159	

**AGREEMENT TO FUND WITHDRAWAL
MANAGEMENT SERVICES IN GARFIELD COUNTY**

This Agreement to fund Withdrawal Management Services in Garfield County (“Agreement”) is made by and between:

**Valley View Hospital (“VVH”)
Grand River Hospital District (“GRHD”)
The City of Glenwood Springs
The City of Rifle
The Town of Carbondale
The Town of New Castle
The Town of Silt
The Town of Parachute
Garfield County (the “County”)**

(collectively, the “Contributing Entities”) and **Mind Springs Health (“VENDOR”)** (the “Parties”) to set forth the terms and conditions of their cooperative provision, administration, and funding of withdrawal management services in Garfield County beginning in calendar year 2023. This Agreement is effective as of November 1, 2022, regardless of the dates on which it is signed (the “Effective Date”).

RECITALS

A. WHEREAS county and municipal governments are authorized to make the most efficient and effective use of their governmental powers, responsibilities, and monies by cooperating and contracting with other governments pursuant to, *inter alia*, C.R.S. §§ 29-1-201, *et seq.*, and Article XIV, Section 18 of the Colorado Constitution.

B. WHEREAS applicable data confirm that substance use and abuse in Colorado, and in each municipality and unincorporated area within Garfield County, has increased to crisis levels.

C. WHEREAS for several years the Recovery Continuum Task Force has held meetings and engaged stakeholders to address substance abuse issues in Garfield County. The Task Force has identified the priority project most likely to make an immediate and positive impact to be the establishment of a social setting withdrawal management (“SSWM”) facility that, in addition to medically safe detoxification from drugs and alcohol, includes case management support for individually identified needs.

D. WHEREAS traditional impediments to withdrawal management services in Garfield County include the absence of a suitable location and facility and the lack of sustained and reliable funding for such services.

E. WHEREAS VENDOR has recently purchased a facility within Glenwood Springs city limits that, with modifications, can house withdrawal services and, with funding assistance, can retain the staff necessary to provide and manage withdrawal services in Garfield County.

F. WHEREAS the Contributing Entities want withdrawal management services to be available to the citizens of Garfield County now and in the future and want to enter into this Agreement for the purpose of contracting with VENDOR for the provision of withdrawal management services.

G. WHEREAS each Contributing Entity is entering into this Agreement to participate in the collective provision and funding of withdrawal management services pursuant to the terms and conditions set forth below.

H. WHEREAS VENDOR desires to provide withdrawal management services for the Contributing Entities on an independent contractor basis in accordance with the terms of this Agreement and all applicable laws and regulations.

I. WHEREAS the Parties do hereby individually and collectively determine and declare that this Agreement is necessary, proper, and convenient for the continued fostering and preservation of the public peace, health, and safety.

NOW, THEREFORE, for and in consideration of the mutual promises and agreements of the Parties and other good and valuable consideration, the adequacy and sufficiency of which is hereby acknowledged, the Parties agree as follows:

AGREEMENT

1. Incorporation of Recitals. The foregoing recitals are incorporated herein as if fully set forth.

2. Purpose of this Agreement. The purpose of this Agreement is to define the terms and conditions by which the Parties will individually and collectively support, and or fund withdrawal management services in Garfield County.

3. Initial Term, Renewals, and Extensions. The Initial Term of this Agreement shall begin on the Effective Date defined above and continue through December 31, 2023. Thereafter, the Agreement shall automatically renew for four successive one-year terms, unless sooner terminated in accordance with paragraph 6 below, and shall finally terminate on December 31, 2027.

4. Obligations of Contributing Entities.

A. 2023 Financial Obligation. In consideration for the Services defined in paragraph 5 to be provided by VENDOR during the Initial Term of this Agreement, each Contributing Entity agrees to pay to VENDOR the amount designated in **Attachment A**, which is attached and incorporated here for all purposes. Together, these amounts represent the 2023 Collective Contribution. Each governmental entity that is a Party to this Agreement acknowledges that funds sufficient to meet its portion of the Collective Contribution reflected in Attachment A will be appropriated by the applicable statutory deadline and made available through December 31, 2023.



B. Financial Obligations after 2023. In consideration for the Services to be provided by VENDOR during each renewal term after 2023, unless a Contributing Entity withdraws from this Agreement or this Agreement is terminated in accordance with paragraph 6, each Contributing Entity agrees to budget for and pay, subject to paragraph 15 its allocated share of the Collective Contribution determined annually by the Governance Committee in accordance with paragraph 4(E).

C. Payment Obligation. Each Contributing Entity is individually responsible for payment of its respective share of the Collective Contribution to VENDOR. Payment shall be made directly to VENDOR within thirty (30) days of receipt of an invoice from VENDOR in the amount determined by the Governance Committee, unless the Contributing Entities, or any of them, claim that VENDOR's performance is unsatisfactory, in which case the Parties shall promptly cooperate to resolve the dispute, or in the alternative exercise their rights of termination under paragraph 6. Payments under this Agreement shall be made to the trade or business name indicated by VENDOR in its invoice. No payment will be made to an individual or in the name of an individual under this Agreement.

D. Indemnification. To the extent authorized by law and within the limitations imposed by the Colorado Constitution and statutes, each Contributing Entity shall indemnify and hold harmless the other individual Contributing Entities and their respective officers, employees, and agents from any and all claims for personal injury or property loss or damage, to the extent such claims arise from or result from the acts and/or omissions of such Contributing Entity.

E. Contributing Entities Oversight and Governance Commitment. Each Contributing Entity acknowledges that initiating withdrawal management services in the County is a significant undertaking that requires a sustained commitment to fully define, establish, and evaluate the success of such services. Accordingly, each Contributing Entities agrees to:

i. Appointment of a Representative. Appoint an elected official or manager level representative to serve on a Governance Committee created by this Agreement for each year of the term of this Agreement.

ii. Quality Assurance. Work together to ensure that all relevant performance measures are defined, received, reviewed, and utilized for the purpose of ongoing evaluation of services.

iii. Governance Committee. A Governance Committee is hereby established to conduct oversight of the withdrawal management services to be provided by VENDOR. The Governance Committee shall be composed of one representative from each Contributing Entity, and each Contributing Entity will have one vote on the Governance Committee to be cast by the Contributing Entity Governance Committee representative. The Governance Committee shall meet at least quarterly to review and discuss the following, but not limited to:

a. At least one meeting per year will be the annual budget meeting to review annual utilization, proposed budget and cost allocation methodology, financial expenditures, and budget compliance.

b. Identify appropriate metrics to be provided by VENDOR to help assess the use and success of the withdrawal services, including but not limited to the number of first time and repeat clients; residency of clients; insurance and other coverage; private pay; budget revenues and expenditures; participation levels in case management follow-up; number of contacts by response team; and other metrics provided by VENDOR.

c. Identify deadlines by which metrics must be provided and program budget submitted to Governance Committee for discussion and planning

d. Create a methodology by which financial needs of the withdrawal program will be identified and costs will be allocated among the Contributing Entities, including appropriate deadlines to allow time to meet governmental budget appropriation deadlines. The projected gap between cost of services and revenues collected ("Operating Funding Gap") will be identified in a line-item budget for the coming fiscal year.

e. The Governance Committee will communicate funding needs and suggested allocations to each Contributing Entity and propose each Contributing Entity's pro rata share of the Collective Contribution for the approaching calendar year by August 1 of each year.

f. The Governance Committee will work to build a Contributing Entities Reserve Fund for use by the Contributing Entities to assure consistent and adequate contribution to the Operating Funding Gap. The Governance Committee will oversee the Contributing Entities Reserve Fund.

g. New members may join this Agreement at full participation levels by majority vote of the Governance Committee.

5. Obligations of VENDOR.

A. Program Manager. VENDOR will serve as the Program Manager and be responsible for coordinating meetings of the Governance Committee and producing metrics required for program oversight; meeting deadlines for provision of all metrics required; meeting deadlines for submitting annual proposed budget to Governance Committee and the organization of required quarterly meetings.

B. Services. VENDOR agrees to perform the following services (the "Services") in a professional and efficient manner in accordance with all applicable laws, regulations, and standards of the profession: Withdrawal management services for persons arriving at the facility with medical screening as outlined in the MOU between VENDOR and medical authorities including but not limited to hospitals and Emergency Medical Services operating within Garfield County. The Contributing Entities shall rely upon VENDOR's expertise, and VENDOR is free from control and direction by Contributing Entities in performance of said Services except for the oversight of the withdrawal management services by the Governance Committee as provided in Section 4.E.iii above. VENDOR represents and acknowledges that VENDOR is engaged in providing these types of services for persons or entities other than the Contributing

Parties, and VENDOR is not required to provide services exclusively to the Contributing Parties during the term of this Agreement.

C. Invoicing Contributing Entities. VENDOR will send annual invoices to each Contributing Entity for its respective share of the Collective Contribution as determined by the Governance Committee. VENDOR shall use the Collective Contribution funds for the provision of those Services defined above only.

D. Billing Non-Contributing Partner Opportunities. VENDOR will bill services to Medicaid, private pay, private insurance, or other referring organizations at every applicable opportunity.

E. Operation of Facility. The withdrawal management facility shall be operated under the exclusive control, direction, and supervision of VENDOR. All clinical decisions, including admissions, denials, appropriate treatment course and discharge planning will be at the professional discretion of VENDOR. VENDOR is encouraged to work with community partners in creating the most effective plan and follow-up services for SSWM clients.

F. Responsibility for Patients. VENDOR accepts responsibility for persons admitted to their facility while in their facility. As participation in SSWM is voluntary, VENDOR is not responsible for persons who leave the facility prior to discharge except to notify local authorities of any concerns for the client's or community's health or safety.

G. Licenses and Certifications. VENDOR certifies that, at the time of entering into this Agreement, it has currently in effect all necessary licenses, certifications, approvals, insurance, permits, etc. required to properly perform the Services and/or deliver the supplies covered by this Agreement. VENDOR warrants that it will maintain all necessary licenses, certificates, approvals, insurance permits, etc. required to properly perform this Agreement. Additionally, all employees of VENDOR performing Services under this Agreement shall hold the required licenses or certifications, if any, to perform their responsibilities hereunder. Any revocation withdrawal or non-renewal of necessary licenses, certifications, approvals, insurance, permits, etc. required for VENDOR to properly perform this Agreement, shall be grounds for termination of this Agreement by the Contributing Entities for default. At the time of Agreement execution, VENDOR shall provide evidence of the following licenses: non-hospital detoxification facility license from the Office of Behavioral Health. VENDOR shall notify the Contributing Entities immediately upon receipt of notice from applicable licensing or regulatory authority of any action brought by such authority affecting any license, certification or approvals required hereunder.

H. Indemnification of Contributing Entities. VENDOR agrees to defend, indemnify, and hold harmless each Contributing Entity including their elected and appointed officials, employees, contractors, and agents, from and against any cost (including reasonable attorneys' fee), claim, damage, or liabilities of any kind, including but not limited to, personal injury or property loss, incurred because of any act or omissions by VENDOR, or its employees, agents, subcontractors, or assignees arising out of VENDOR's provision of Services hereunder and the operation of the facility.



I. Insurance Requirements. VENDOR shall obtain and maintain during the term of this Agreement, professional liability insurance in the following amounts:

i. Professional liability insurance with limits or liability in an amount not less than one million dollars (\$1,000,000) per occurrence and three million dollars (\$3,000,000) aggregate. The policies shall include a "tail" covering acts of occurrences during the term of this Agreement as to which a claim may be asserted after termination of this Agreement.

ii. Each of the Contributing Entities shall be named as additional insured on all liability policies, except for any professional liability insurance policy.

iii. The insurance shall include provisions preventing cancellation without 60 days prior to notice to the Contributing Entities.

iv. VENDOR shall provide certificates showing adequate insurance coverage to the Governing Committee within 7 working days of contract execution, unless otherwise provided.

J. Independent Contractor. VENDOR is an Independent Contractor, not an employee of the Contributing Entities. VENDOR is responsible for complying with all employment laws and insurance laws relating to its own employees. VENDOR is and shall remain a separate and distinct entity from the Contributing Entities; the business operations of the Contributing Entities shall in no way combine with the business operations of VENDOR. This Agreement does not create and is not intended to create a joint venture or tother such relationship between or among one or more to the Contributing Entities or among the Contributing Entities and VENDOR

K. Use of Funds. Any funds contributed by a Contributing Entity shall only be used for the startup and ongoing operation of the Services and shall not be used for any other purpose.

6. Termination.

A. Withdrawal by a Contributing Entity. Any Contributing Entity may withdraw from participation in the Agreement for any reason by providing written notice to each of the other Parties not later than ninety (90) days prior to the end of the current calendar year. If one Contributing Entity terminates its participation via withdrawal, each of the other Contributing Entities has until the later of ninety (90) days before the end of the then-current calendar year or ten (10) days after receipt of the notice of termination from the first Contributing Entity to terminate its own participation in the Agreement. Notwithstanding such termination of participation, any Contributing Entity electing to terminate its participation in the Agreement shall remain obligated for its share of the Collective Contribution through the end of the then-current calendar year. Termination shall be deemed to be effective at the end of the then-current calendar year.

B. Termination by VENDOR. VENDOR may terminate its provision of the Services, with or without cause, by providing written notice to the Contributing Entities not less



than one hundred twenty (120) days prior to the end of the current calendar year. In the event of termination by VENDOR, the Collective Contribution shall be paid to VENDOR by the Contributing Entities or refunded by VENDOR to the Contributing Entities, as applicable and necessary, so that VENDOR is paid for its Services to the actual termination date, not more or less.

C. Termination by the Contributing Entities.

i. Without Cause. The Contributing Entities may terminate the Agreement without cause upon majority vote of the then current Contributing Entities and the provision of written notice to each of the other Parties not later than ninety (90) days prior to the end of the current calendar year. Notwithstanding such termination, the Contributing Entities shall individually and collectively remain obligated for payment of the Collective Contribution through the end of the then-current calendar year. Termination shall be deemed effective at the end of the then-current calendar year.

ii. For Cause. The Contributing Entities may terminate the Agreement for cause if VENDOR has defaulted or violated the terms of this Agreement. The Contributing Entities shall provide VENDOR written notice of default/violation and allow VENDOR thirty (30) days within which to cure the default/violation to the satisfaction of the then current majority of the Contributing Entities. Failure to timely cure the default/violation will result in the termination of the Agreement for cause, which shall be effective ninety (90) days after the date of the written notice of default/violation.

7. Incorporation of Terms. Except as expressly provided herein, this IGA shall replace and supersede all prior agreements of any kind between all or any of the Contributing Entities and any or all other Contributing Entities hereto, to the extent and for the limited purpose as such other agreements may be related to the provision of funding collaborative and detoxification and withdrawal management facility services.

8. Third Parties. It is expressly understood and agreed that the enforcement of the terms and conditions of this contract and all rights of action relating to such enforcement, shall be strictly reserved to the Contributing Entities and VENDOR. Nothing contained in this Agreement shall give or allow any claim or right of action whatsoever by any other third person. It is the express intention of the Contributing Entities and VENDOR that any such person or entity, other than the Contributing Entities or VENDOR, receiving services or benefits under this Agreement shall be deemed an incidental beneficiary only.

9. Assignability. This agreement is not assignable by any Party hereto.

10. Modification. This Agreement may be changed or modified only in writing by an agreement approved by the respective Boards or Councils of the Governments and signed by authorized officers of each party.

11. Entire Agreement. This Agreement constitutes the entire Agreement between the Parties and all other promises and agreements regarding this Agreement, whether oral or written, are merged herein.

12. Severability. Should any one or more sections or provisions of this Agreement be judicially adjudged invalid or unenforceable, such judgment shall not affect, impair, or invalidate the remaining provisions of this Agreement, the intention being that the various sections and provisions hereof are severable.

13. Notice. Any notice required or permitted under this Agreement shall be in writing and shall be provided by electronic delivery to the e-mail addresses set forth below and by one of the following methods: (1) hand-delivery or (2) registered or certified mail, postage pre-paid to the mailing addresses set forth below. Each Party, by notice sent under this paragraph, may change the address to which future notices should be sent. Electronic delivery of notices shall be considered delivered upon receipt of confirmation of delivery on the part of the sender. Nothing contained herein shall be construed to preclude personal service of any notice in the manner prescribed for personal service of a summons or other legal process.

Mind Springs Health:	<i>Elizabeth Tice, Chief Operating Officer</i> 515 28 3/4 Road, Grand Junction, CO 81501 Phone: 970-683-7159 Email: etice@mindspringshealth.org;
Valley View Hospital Association:	<i>Brian Murphy, MD, Chief Executive Officer</i> PO Box 1970, Glenwood Springs, CO 81602 Phone: 970-384-6600 Email: Brian.murphy@vvh.org
Grand River Hospital District:	<i>Teresa Wagenman, Controller</i> 501 Airport Road, Rifle, CO 81650 Phone: 970-440-4131 Email: twagenman@grhd.org
Town of Carbondale:	<i>Lauren Gister, Town Manager</i> 511 Colorado Avenue, Carbondale, CO 81623 Phone: 970-510-1207 Email: lgister@carbondaleco.net
City of Glenwood Springs:	<i>Jenn Ooton, Assistant City Manager</i> 101 W. 8 th Street, Glenwood Springs, CO 81601 Phone: 970-384-6404 Email: jenn.ooton@cogs.us
Town of New Castle:	<i>David Reynolds, Town Administrator</i> PO Box 90, New Castle, CO 81647 Phone: 970-984-2311 Email: dreynolds@newcastlecolorado.org
Town of Silt:	<i>Jeff Layman, Town Administrator</i> 231 N. 7 th Street, Silt, 81652

Phone: 970-876-2353 ext. 103
Email: jlayman@silt.org

City of Rifle:

Tommy Klein, City Manager
202, Railroad Ave, Rifle, CO 81650
Phone: 970-665-6409
Email: tklein@rifleco.org

Town of Parachute:

Travis Elliot, Town Manager
222 Grand Valley Way, Parachute, CO 81635
Phone: 970-665-1147
Email: telliott@parachutecolorado.com

Garfield County:

John Martin, Chair of BOCC
108 8th Street, Suite 101
Glenwood Springs, CO 81601
Phone: 970-945-1377
Email: jmartin@garfield-county.com

County Attorney
108 8th Street, Suite 219
Glenwood Springs, CO 81601
Phone: 970-945-9150
Email:

14. Government Immunity. The Parties agree and understand that all governmental entities that are parties to this Agreement are relying on and do not waive the monetary limitations or terms or any other rights, immunities, and protections provided by the Colorado Governmental Immunity Act, C.R.S. 24-10-101, *et seq.*, as from time to time amended, or otherwise available to the Parties or any of their officers, agents, or employees.

15. Current Year Obligations. The Parties acknowledge and agree that any payments provided for hereunder or requirements for future appropriations shall constitute only currently budgeted expenditures of the Parties. The Parties' obligations under this Agreement are subject to each individual party's annual right to budget and appropriate the sums necessary to provide the services set forth herein. No provision of this Agreement shall be construed or interpreted as creating a multiple fiscal year direct or indirect debt or other financial obligation of any of the Parties within the meaning of any constitutional or statutory debt limitation. This Agreement shall not be construed to pledge or create a lien on any class or source of any of the Parties' bonds or any obligations payable from any class or source of each individual party's money.

16. Binding Rights and Obligations. The rights and obligations of the Parties under this Agreement shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns.



17. Agreement Made in Colorado. This Agreement shall be construed according to the laws of the State of Colorado, and venue for any action shall be in the District Court, 9th Judicial District, in and for Garfield County, Colorado.

18. No Waiver. The waiver by any party to this Agreement of any term or condition of this Agreement shall not operate or be construed as a waiver of any subsequent breach by any party.

19. Authority. Each person signing this Agreement represents and warrants that said person is fully authorized to enter and execute this Agreement and to bind the party it represents to the terms and conditions hereof.

20. Counterparts. This Agreement may be executed in counterparts, each of which, upon execution of a counterpart by all Parties, shall be considered an original.

In Witness Whereof, the Parties hereto have caused this agreement to be executed as of the day and year first above written.

MIND SPRINGS HEALTH:

Elizabeth Tice, Chief Operating Officer

VALLEY VIEW HOSPITAL ASSOCIATION:

Brian Murphy, MD, Chief Executive Officer

GRAND RIVER HOSPITAL DISTRICT:

Terry Collins, Chief Financial Officer

TOWN OF CARBONDALE:

Ben Bohmfalk, Mayor

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Brian Murphy, MD, Chief Executive Officer

GRAND RIVER HOSPITAL DISTRICT:

Terry Collins, Chief Financial Officer

TOWN OF CARBONDALE:

Ben Bohmfalk, Mayor



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12 of 21 Rec Fee:\$0.00 Doc Fee:0.00 GARFIELD COUNTY CO

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VALLEY VIEW HOSPITAL ASSOCIATION:

DocuSigned by:

Brian Murphy

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Brian Murphy, MD, Chief Executive Officer

GRAND RIVER HOSPITAL DISTRICT:

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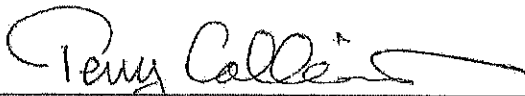
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15 of 21 Rec Fee:\$0.00 Doc Fee:0.00 GARFIELD COUNTY CO

CITY OF GLENWOOD SPRINGS:

Jon Godes

Jonathan Godes, Mayor

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Art Riddile, Mayor

TOWN OF SILT:

Jeff Layman, Town Administrator

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TOWN OF PARACHUTE:

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GARFIELD COUNTY:

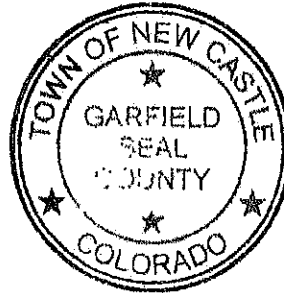
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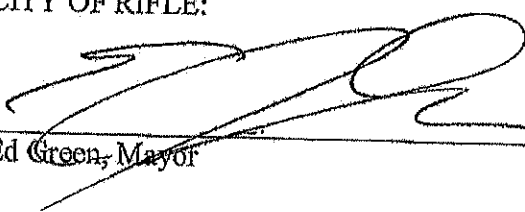
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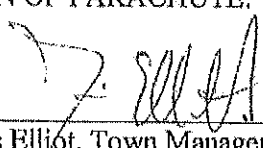
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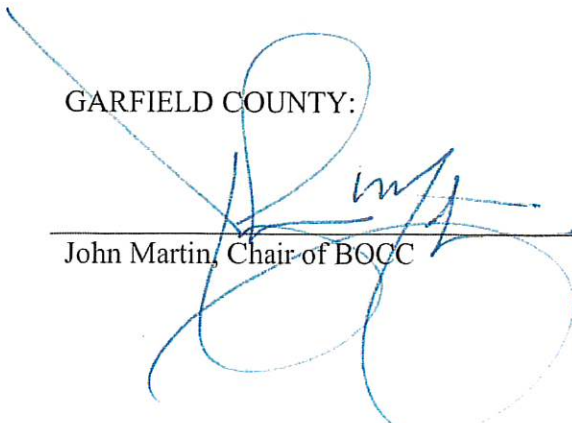
CITY OF RIFLE:

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TOWN OF PARACHUTE:

Travis Elliot, Town Manager

GARFIELD COUNTY:



John Martin, Chair of BOCC

Attachment A

October 19, 2022

Cash Funding for 2023. The respective Contributing Partner councils and trustees represent that they have lawfully appropriated an amount sufficient to pay Mind Springs Health the following:

1. The Town of Carbondale agrees to pay agrees to pay \$10,000 towards the cost for the provision of detoxification and withdrawal management services.
2. The City of Glenwood Springs agrees to pay up to \$100,000 towards the cost for the provision of detoxification and withdrawal management services.
3. The Town of New Castle agrees to pay \$10,000 towards the cost for the provision of detoxification and withdrawal management services.
4. The Town of Silt agrees to pay \$2,000 towards the cost for the provision of detoxification and withdrawal management services.
5. The City of Rifle agrees to pay \$40,000 towards the cost for the provision of detoxification and withdrawal management services.
6. The Town of Parachute agrees to pay \$2,000 towards the cost for the provision of detoxification and withdrawal management services.
7. Valley View Hospital agrees to pay up to \$100,000 towards the cost for the provision of detoxification and withdrawal management services.
8. Grand River Hospital District agrees to pay \$12,500 towards the cost for the provision of detoxification and withdrawal management services.
9. Garfield County agrees to pay up to \$100,000 towards the cost for the provision of detoxification and withdrawal management services.



City Council
STAFF REPORT
City of Glenwood Springs
January 5, 2023

Agenda Item:	Ordinance 2022-31; Code Amendments to Section 070.040.050 Landscaping, Screening and Fencing and Section 070.070.030 All Other Terms Defined as related to landscaping standards; Second Reading
Action Requested:	Consideration of code changes to Title 070 development standards in regard to landscaping including but not limited to sections 070.040.050 and 070.070.030.
Department:	Economic and Community Development
Presented By:	Hannah Klausman
Strategic Goals:	Protect and Preserve our Quality of Life Preserve and Improve Infrastructure
Background Info:	The Planning and Zoning Commission held a work session in July 2021 to discuss drought resiliency as it relates to the landscaping requirements in the development code. Staff incorporated the recommendations from that discussion into the proposed code amendments in Planning File 07-22 for further consideration. At the March 22, 2022 meeting, Planning and Zoning Commission voted to recommend approval of the code changes incorporating xeric landscape principles into the development code. Staff compiled examples of other municipalities that have adopted water efficient landscaping standards as well as model codes provided by various Colorado agencies. Those included Aspen, CO, Boulder, CO, and Westminster, CO and model code provisions from the Water Savings Resource Guide and Model Provisions for the Colorado Headwaters Region, produced by Northwest Colorado Council of Government Water Quality and Quantity Committee. Staff incorporated most of Planning and Zoning Commission's requested changes which included: -Overwatering/inefficient watering enforcement language. - Exemptions for vegetable/edible gardening areas. - Applicability for Single Family and Duplex developments. One requested item that needs further review is including components of Firewise landscaping further into the landscaping regulations. Staff was unable to fully integrate Firewise components in the given time and should review this component for addition within six months of implementation. Staff has included the Planning and Zoning Commission Staff Report and meeting minutes as attachments to this report. In addition, staff worked closely with our Parks and Recreation Department for review of proposed code amendments. Recommendations from Parks Department's Parks and Public Spaces Supervisor Heather Listerman (Qualified Water Efficient Landscaper Certified) and Parks Superintendent Dan Roper that were incorporated into the proposed code changes included the following: - Recommendation to use the term "climate adaptive species" in addition to native species to provide for beneficial plant diversity while maintaining the benefits of native plant species. - Removal of burlap cage from trees prior to planting due to issues that have arisen with tree survival from this practice. Staff made the following changes after Council's first reading discussion: - Added a definition for Hyrdozones with corresponding watering requirements to the definitions section. -Updated the penalty enforcement mechanism to a tiered penalty that matches other

water restriction enforcement in code.

- Added a maximum size of street trees in the downtown core and within planting strips to 35' to avoid structural complications with sidewalks and large tree safety removal. Staff reviewed other jurisdictions and found many examples of a street tree limitation to medium height trees defined as 40 feet or less. Staff has included a diagram from the Arbor Day Foundation illustrating a "Right Tree Right Place" approach which illustrates this system.

- Added the Glenwood Springs Landscaping Plant list guide to be adopted by resolution of City Council.

For actions involving amendments to the Land Use Code the Planning and Zoning Commission is a recommending body to City Council. All Municipal Code amendments are completed by ordinance, which requires two hearings before City Council.

Issues:

The new landscape standards apply to Single Family and Duplex developments which were previously exempted. Planning and Zoning Commission had an extensive discussion on this topic and chose to include these types of developments in the applicability section but allow for flexibility in the requirements of a licensed landscape architect. Staff supports that decision and has incorporated that into the code language.

Enforcement of the landscaping standards may initially require more staff time to determine implementation and provide the development community education. Several municipalities include extensive inspection requirements that are not reflected in the proposed language for Glenwood. Staff will review and inspect landscape plans as currently conducted. This is an item that may warrant review during possible future updates for Firewise principals and possible State landscape programs.

Fiscal Impact:

The Public Works Department recently added a Neighborhood Services position that was hired in part to enforce water regulations. This position would incorporate enforcement aspects of the new landscaping code. No new staff would be necessary.

Legal Review:

New requirements identify leaks, excessive runoff, pooling, and overspray as violations of this code and subject to a tiered penalty. Penalty assessment fines shall be determined within a one-year period measured from the date of any prior violation of this section;

1. First offense: Fifty dollar (\$50.00) fine.
2. Second offense: One hundred dollar (\$100.00) fine.
3. Third offense: Two hundred fifty dollar (\$250.00) fine.
4. Subsequent offense: The Municipal Court may impose such fines and penalties as it is authorized pursuant to Municipal Code Section 010.020.080.

Staff Recommendation:

Staff and Planning and Zoning Commission recommend approval of the Code Amendments with the following recommended findings:

1. Is consistent with the Comprehensive Plan and other City policies;
2. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
3. Is necessary to address a demonstrated community need;
4. Is necessary to respond to substantial changes in conditions and/or policy; and
5. Is consistent with the general purpose and intent of this Code.

ORDINANCE NO. 31

Series of 2022

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING TITLE 070 SECTIONS 070.040.050, AND 070.070.030 OF THE GLENWOOD SPRINGS MUNICIPAL CODE.

WHEREAS, the City of Glenwood Springs (“Glenwood Springs” or the “City”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, on August 2, 2018, City Council approved a revised development code as set forth in Title 070 of the Municipal Code; and

WHEREAS, City staff identified the need for additional Code provisions to address issues that were not contemplated in the originally approved 2018 Code update, including water-efficient landscaping design requirements; and

WHEREAS, outdoor water use accounts for nearly 50% of municipal water usage during summer months in the City of Glenwood Springs; and

WHEREAS the City of Glenwood Springs Municipal Water Efficiency Plan and Drought Management Plan identify and recommend encouraging a reduction in or restricting outdoor water use as a technique for water conservation and addressing drought; and

WHEREAS, water efficient landscape requirements extend water supply and water infrastructure by enhancing efficiency, protect natural landscapes and habitats through incorporation of native plants and natural landscapes, reduce peak season water demand and per capita usage through site design standards and the application of efficient irrigation design, eliminate outdoor water waste, promote energy efficiency within landscape design, and enhance the quality of the urban environment through promotion of well-designed landscapes; and

WHEREAS, recommended amendments to the development code to address the foregoing issues are set forth on **Exhibit A** attached hereto; and

WHEREAS, on March 22, 2022, the Planning and Zoning Commission found that the recommended amendments on **Exhibit A** satisfy the Code Amendment Approval Criteria set forth in Section 070.060.040(c)d.3. and recommended adopting the amendments on Exhibit A; and

WHEREAS, the City Council finds and declares that the amendments to the development code on **Exhibit A** are consistent with the Comprehensive Plan and other City policies, do not conflict with other provisions of the Code, are necessary to address a demonstrated community need, are necessary to respond to substantial changes in conditions and/or policy, and are consistent with the general purpose and intent of the Code; and

WHEREAS, City Council finds it is necessary and proper to amend Section 070.040.050 and 070.070.030 of the Glenwood Springs Municipal Code as provided in this ordinance to advance the public health, safety and welfare of the City’s residents.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Title 070 of the Glenwood Springs Municipal Code is hereby amended as set forth in **Exhibit A** attached hereto.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY THIS 15TH DAY OF December 2022.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED BY
TITLE ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF SECOND
PUBLICATION THIS _____ DAY OF _____ 2021.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk

EXHIBIT A

The following sections of the Municipal Code are amended as follows with double underlined text added and ~~strike through text~~ deleted.

070.040.050 Landscaping, Screening, and Fencing.

- (a) *Purpose.* The purpose of this Section is to ensure that landscaping, screening, and fencing is provided to:
- (1) Protect and enhance the visual appeal of Glenwood Springs;
 - (2) Contribute to high-quality development;
 - (3) Improve air quality;
 - (4) Buffer potentially incompatible neighboring land uses;
 - (5) Mitigate the environmental and visual impacts of surface parking areas; and
 - (6) *Protect residential and commercial property values.*
 - (7) Extend water supply and water infrastructure by enhancing efficiency and eliminating outdoor water waste.
- (b) *Applicability.*
- (1) *New Development and Redevelopment.* These standards shall apply to all new development or redevelopment unless otherwise exempted by Paragraph (2).
 - (2) *Exemptions.*
 - a. Single- and two-family residential uses except Subsection 070.040.050(c)(3) Water Efficient Landscape Standards, 070.040.050(d), Streetscape Requirements, Subsection 070.040.050(f)(2), Fence Standards, and Subsection 070.040.050(f)(3), Retaining Wall Standards.
 - b. Mixed-use or nonresidential uses on a lot that is less than five thousand (5,000) square feet shall be exempt from this Section.
 - c. Expansion of existing structures or uses by less than twenty-five (25) percent gross floor area provided that any existing compliant landscaping remains unaltered.
- (c) *General Landscaping Standards.*
- (1) *Minimum Landscaped Site Area.*
 - a. The minimum percentage of site area required to be landscaped is established for each zoning district in Section 070.020.020, Summary of Dimensional Standards.
 - b. Except for areas with native vegetation cover, any part of a site not used for building coverage, parking areas, driveways, sidewalks, or other site improvements shall be landscaped.
 - (2) *Type and Amount of Plant Material.*
 - a. Trees and other plant material shall be provided according to Table 040.5: Minimum Plant Material and Standards.

- b. Existing landscaping may be used to satisfy the landscaping requirements, except that preservation of existing trees shall comply with Subsection 070.040.050(c)(4).
- c. Artificial trees, shrubs, turf, or plants shall not be used to satisfy any of the requirements of this Section.
- d. Where fractional number results, the number of trees, shrubs, or perennials shall be rounded to the next highest whole number.

Table 040.5: Minimum Plant Material and Standards		
Plant Material	Minimum Amount	Species and Size Standards
Trees	One tree per 400 square feet of site area required to be landscaped in addition to those required for parking areas	Deciduous: minimum caliper 2.5 inches (understory ornamental trees may be two-inch caliper) <u>Ball and burlap trees must have burlap and cage removed prior to planting.</u>
		Evergreen: (a) minimum height of six feet; (b) shall not exceed 50 percent of total required trees; (c) if provided, ten percent of evergreen trees shall have a minimum height of ten feet. <u>(d) Ball and burlap trees must have burlap and cage removed prior to planting.</u>
		Shrub substitution: Up to 50 percent of required trees may be substituted with shrubs (above required amount) at a rate of ten shrubs = one tree. All such shrubs shall comply with the standards in this table.
Perennials	One perennial per 50 square feet of site area required to be landscaped	(a) shall be a minimum of one gallon in size; (b) shrubs (above required amount) may be substituted for perennials at a rate of one shrub = five perennials.

(3) *Water Efficient Landscape Standards:* The following standards shall apply to all required landscape areas:

a. Soil Amendment.

- i. Soil amendments for turf, shrubs, perennials and annuals shall be sandy loam to a depth of 6" containing at least five (5) percent organic matter by volume.
- ii. Soil amendments for trees shall be sandy loam to a depth of thirty-six (36) inches containing one to three (1-3) percent organic matter by volume. In locations with existing good soils, soil shall be turned three times the dimension of the root ball.

b. Mulch. Mulch shall be applied at a minimum depth of 4 inches with modifications as appropriate for installed plant material. Mulch shall be renewed as needed. Mulch material may be organic material including, but not limited to: wood, bark nuggets, nut shells, grass clippings, straw, compost and chopped leaves; or inorganic material including gravel, stone, pea gravel, pebbles.

c. Plant Selection and Grouping. Plant materials shall be selected for water efficiency, drought tolerance, use of native or climate adaptive species and their relationship to the Glenwood Springs regional ecology as well geologic and topographical conditions.

- i. Plants shall be selected from the water efficient Plant List as shown in **Parks and Recreation Department's Glenwood Springs Landscaping Species Guide.**
- ii. Hydrozones required. Plants shall be grouped together by soil suitability and by water use in distinct hydrozones (very low, low, moderate and high) to increase irrigation efficiency. Plants from the same water use zone shall be grouped together on the same irrigation zones. Water use zones shall be consistent with the water smart Plant List as shown in **Parks and Recreation Department's Glenwood Springs Landscaping Species Guide as adopted by City Council and amended from time to time. Other Colorado water smart plant lists may be approved for use and reference by the Director.**
- iii. The landscape design shall promote and preserve native and climate adaptive species and natural areas . Native species shall account for seventy-five (75) percent of provided plants and these must be drought tolerant species.

c. The total amount of high-water use zones on a property shall not exceed fifty percent of the total landscaped area. Turf grass areas designated and approved as functional turf, landscape areas dedicated to gardens and food production, and trees in tree grates, shall be excluded from the total landscaped area under this requirement.

d. The use of high irrigation plantings shall be limited to high use areas with high visibility or functional needs;

e. Plants from a high-water use zone shall not be planted on slopes or berms at a 4:1 slope or greater.

f. Turf.

- i. Very high- and high-water use turf grass is prohibited.

g. The developer of a property may submit an application to the Director requesting consideration for a waiver for functional turf that is very-high or high-water use turf grass that provides a recreational benefit to the community and meets the functional turf definition. Waiver applications must demonstrate that the turf substantially complies with the functional turf definition as indicated by:

- i. Activity type
- ii. Activity-appropriate dimensions
- iii. Number of persons served and frequency of use
- iv. Location in proximity to similar turf areas
- v. Public access and proximity to roadways
- vi. Presence of facilities and/or other recreational amenities Irrigation efficiency

~~(3)~~(4) Location of Required Plant Material.

- a. Required trees, shrubs, and perennials shall be planted in required setbacks, parking areas, and along building foundations.

-
- b. When planted in required setback areas or along building foundations, trees may be either uniformly spaced or placed in irregular groupings.
 - c. Landscaping or other obstructions within a sight distance triangle shall comply with the height restrictions in Subsection 070.020.190(c)(5), Sight Distance Triangle Requirement.
 - d. Trees shall be planted at least four (4) feet away from overhanging vehicles. (Figure 040-3)

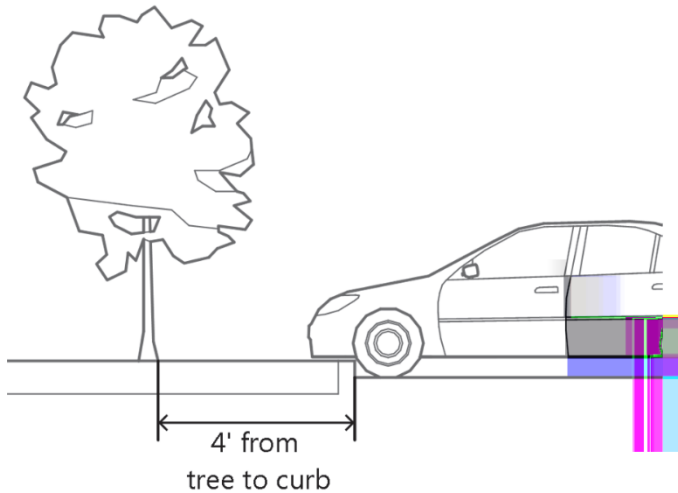


Figure 040-3: Vehicle Overhang

(4)(5) Credits for Tree Preservation.

a. Amount of Tree Preservation Credit.

- 1. The number of trees preserved can be credited toward the total number of trees required for the development to meet the landscaping requirements of this Section. Credit shall be applied on a one-for-one basis, unless the Director approves an alternate ratio to encourage tree preservation.
- 2. The Director shall determine whether or not credit shall be granted for existing trees.
- 3. Tree species that are not acceptable to receive credit under this standard include, but are not exclusive of Siberian and Chinese Elm, Russian Olive, Tamarisk, and other species that are listed on the Garfield County Vegetation Management Department's most current noxious weed list.

b. Procedure for Evaluating Existing Trees.

- 1. Existing trees intended for preservation shall be evaluated by a licensed arborist prior to submitting an application for development, or prior to issuance of a grading or building permit. The arborist's written evaluation shall include an assessment of the likelihood of the survivability of the trees based on proximity to any grading activity on the site and recommendations for tree preservation during grading and construction activities.

2. Based on the licensed arborist's evaluation, the development may receive credit for existing trees provided that all of the following criteria are met:
 - i. The trees are each a minimum of four-inch caliper in size;
 - ii. Any grading, digging, and/or site preparation activities shall not be permitted within the drip line (Figure 040-4) of the trees intended for preservation; and

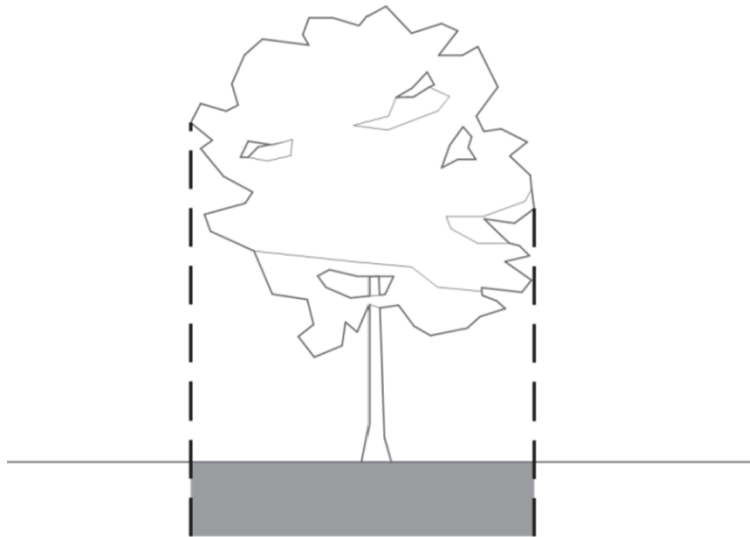


Figure 040-4: Drip Line

- iii. Trees intended for preservation shall be shown on the landscape plan with caliper size and drip line noted.

(d) *Streetscape Requirements.*

- (1) *Minimum Streetscape Elements.* Streetscape elements shall be provided according to Table 040.6: Minimum Streetscape Requirements.

Table 040.6: Minimum Streetscape Requirements				
	Minimum Amount (Residential)	Minimum Amount (In the Downtown Core)	Minimum Amount (Other Mixed-Use and Nonresidential)	Other Standards
Street Trees	One tree per 75 feet street frontage	Residential: one tree per 35 feet street frontage; Mixed-Use: one tree per 50 feet street frontage	One tree per 50 feet street frontage	(a) trees shall meet City specifications pursuant to Article 090.040, Streets and Sidewalks; (b) evergreen trees are prohibited as street trees in the

				planting strip; (c) where overhead utility lines are present, select a variety of tree that, at maturity, grows no higher than the lowest utility line; (d) trees shall be spaced 30 feet apart on center unless alternative spacing is approved by the Director. <u>(e) Street trees in the downtown core shall have a maximum mature height of 40 feet unless alternative height is approved by the Director.</u> <u>(f) Ball and burlap trees must have burlap and cage removed prior to planting.</u>
Planting Strip	Minimum five feet in width (from back edge of curb)	Minimum five feet in width (from back edge of curb); however, the Director may waive this requirement based on existing conditions along the block face provided landscape elements are used to define the edge of the property in the absence of a planting strip.	Minimum five feet in width (from back edge of curb)	(a) shall include a combination (at least two) of the following: trees <u>with max 40 foot maturity height</u>, shrubs, native <u>or</u> climate adaptive grasses, native plants, drought-tolerant or low-water plants, perennials, <u>or</u> annuals, or turf; (b) in the Downtown Core, grasses <u>or</u> low-water use turf may only be used for

				residential or mixed-use development; (c) up to 40 percent of the planting strip may be hard surfaced with concrete, brick, composite pavers, stone, or rock-type mulch.
Amenities	None	Per Director discretion based on the needs for a particular block	None	Amenities shall be designed and installed pursuant to the streetscape manual.

(2) *Location of Street Trees.*

- a. Unless otherwise permitted in this Section, street trees shall be located within the designated planting strip.
- b. Where no planting strip is present or where utilities prevent trees from being planted in the designated planting strip, trees may be planted on the development parcel, in an area ranging from three (3) to seven (7) feet behind the property line nearest to the public right-of-way.

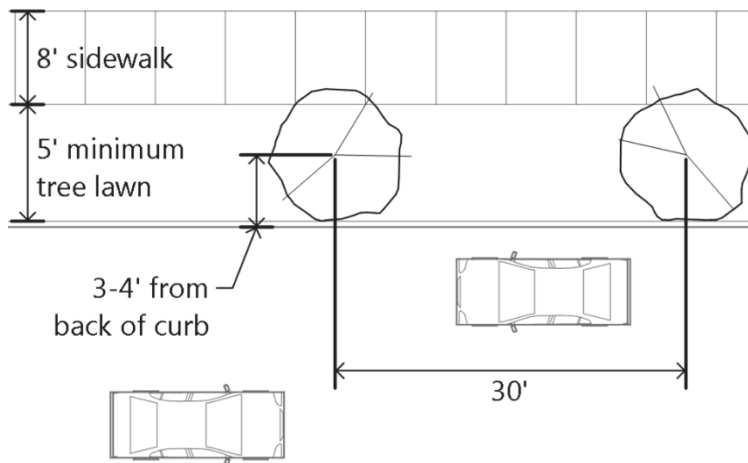


Figure 040-5: Location of Street Trees

- (e) *Parking Area Landscaping.* See Subsection 070.040.060(h)(6), Parking Area Landscaping.
- (f) *Screening, Fences, and Walls.*
 - (1) *Screening Standards.*

-
- a. *Credits Toward Required Landscaping.* Any landscaping provided to meet screening standards will be credited towards the overall landscaping requirements enumerated in this Section.
 - b. *Screening Loading and Outdoor Storage Areas.* Loading and outdoor storage areas shall be screened from view of public rights-of-way and from adjacent residential land uses or districts using any one (1) or a combination of fences, walls, berms, or landscaping that is at least six (6) feet in height and provides a permanent, opaque, year-round screen.
 - c. *Screening Refuse Containers.*
 1. *Enclosures Required.* Refuse containers shall be located within an enclosure.
 2. *Location.* Refuse container enclosures shall be located at the rear of the property to the extent practicable and shall be sited to allow for easy vehicular access such that access does not require backing movements onto public rights-of-way, with the exception of alleys.
 3. *Design and Materials.* Refuse container enclosures shall be of sufficient height to screen containers, but shall not exceed six (6) feet in height unless screening a refuse container taller than six (6) feet. Such enclosures shall be visually compatible with materials used on the primary building. In no case shall enclosures consist of chain link or corrugated metal. Refuse containers shall comply with the provisions set forth in Article 100.010.060 of the Municipal Code. (Figure 040-6)

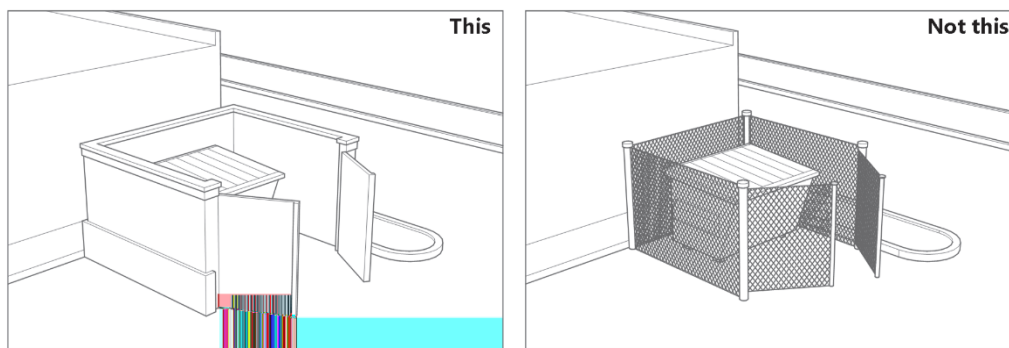


Figure 040-6: Refuse Container Enclosures

4. *Landscaping.* Landscaping shall be used to soften the appearance of the enclosure where such enclosure is located within a side yard or can be viewed from public rights-of-way.
- d. *Screening Mechanical and Utility Equipment.* All mechanical and utility equipment including but not limited to air-conditioning, heating and soft water tanks, television antennas, satellite dishes, security apparatus, transformers, and electric and gas meters shall be integrated into the building design, screened from public view or enclosed in a suitable accessory structure, pursuant to the following standards:
 1. *Location.*
 - i. Ground-mounted mechanical and utility equipment shall be located outside of sight distance triangles in order to avoid obscuring vision at intersections.

-
- ii. To the extent practicable, ground mounted mechanical and utility equipment shall be located out of view of public rights-of-way, customer entrances, and other public areas.

2. *Design.*

- i. **Materials.** Materials used for screening purposes shall be wood or masonry. The use of split face concrete block is prohibited unless otherwise approved by the Director through the alternative compliance procedure.
- ii. **Ground-Mounted Equipment.** Ground-mounted mechanical and utility equipment located within view of customer entrances or public rights-of-way shall be integrated into the overall site design, the architectural design of the building, and screened from public view using one (1) or a combination of the following: (Figure 040-7)
 - a. Decorative wall, fence, or enclosure that is constructed of materials that are compatible with the overall architectural design of the development and of a height that is not less than the height of the equipment to be screened; or
 - b. Landscaping that is of sufficient height at maturity and of opacity to effectively soften and screen the equipment, and that is integrated into the overall landscaping plan.

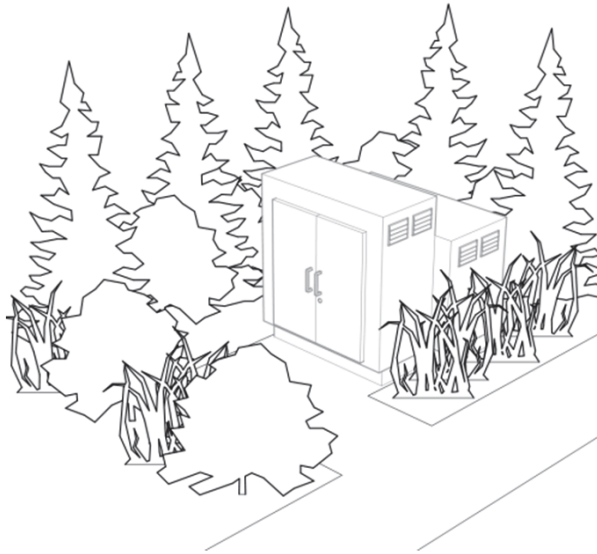


Figure 040-7: Screening Ground-Mounted Equipment

- iii. **Fire Hydrants.**
 - a. Ensure that plants and other screening mechanisms do not block access to a fire hydrant.
 - b. Setbacks shall be maintained to each side of all fire hydrants as required in the Engineering Standards.

iv. Roof-Mounted Equipment.

- a. Roof-mounted equipment shall be an integral part of the building's overall architectural design and shall be screened from view to the extent practicable from public rights-of-way, residential land uses, public parking areas, and/or adjacent properties using parapet walls or other means of screening. When reviewing the type and amount of screening, the Director shall consider the following:
 1. The proximity of the development to surrounding residential land uses and the visual impact that roof-mounted equipment may have upon those surrounding residential land uses.
 2. The number and size of roof-mounted equipment. The greater the number and/or size, the more screening may be warranted.
- b. Roof-mounted equipment shall be neutral earth toned colors that have a matte finish and that are compatible with the primary building façade. In no case shall rooftop mechanical equipment be galvanized, shiny, white, off-white, or other light colors that can be observed from a distance.

(2) *Fence Standards.*

a. *Location and Design.*

1. Fences other than those used for screening pursuant to Subsection 070.040.050(f)(1), and that are constructed within the front yard setback, along corner side lot lines, or are adjacent to a public right-of-way, shall be at least sixty (60) percent transparent.
2. Fences located in a required front yard setback shall be no more than four (4) feet in height.
3. Fences located in a required side or rear yard setback shall be no more than six (6) feet in height.
4. Fences shall conform to maximum height requirements when located within a sight distance triangle, as defined in Subsection 070.020.190(c)(5), Sight Distance Triangle Requirement.

b. *Fencing Materials.*

1. Fencing material shall be compatible with the overall site design, the primary building, and landscaping. Acceptable materials include but are not exclusive of the following:
 - i. Natural stone;
 - ii. Brick;
 - iii. Stucco;
 - iv. Wood;
 - v. Decorative concrete block;
 - vi. Metal, as in wrought iron;

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- vii. Wooden picket fences for residential applications provided the pickets or vertical slats are not more than four (4) inches apart on center; and
 - viii. Chain link provided that the chain link is vinyl coated green, brown, or black, used in conjunction with tightly spaced plant material that provides a dense screen between the fence and the adjacent public right-of-way, and is not otherwise prohibited below.
 - 2. The following fencing materials are prohibited:
 - i. Except in the I1 and I2 zoning districts, chain link fencing when located in the front yard or in a side yard that is adjacent to and visible from a public right-of-way;
 - ii. Corrugated or ribbed metal;
 - iii. Corrugated plastic;
 - iv. Plastic and vinyl; and
 - v. Barbed wire.
 - c. *Fencing Color.*
 - 1. Fencing shall be low reflective, and earth-toned in color.
 - 2. Fences constructed of metal, wrought iron, or similar material may be black.
 - 3. Galvanized, shiny, white, off-white, or other light colors that can be observed from a distance are prohibited except that white or off-white wooden picket fences shall be permitted for residential applications.
 - (3) *Retaining Wall Standards.*
 - a. *Location and Design.*
 - 1. Retaining walls shall be designed in accordance with applicable building codes, Engineering Standards, and applicable standards in Section 070.040.020, Sensitive Area Protection.
 - 2. Retaining walls shall not exceed six (6) feet in height, as measured from natural grade to the top of the wall, except for the exceptions to accommodate varying slopes as provided in Subsection 070.040.020(b)(4)g., Retaining Walls and Fencing, or when terracing is provided pursuant to Subsection 070.040.050(f)(3)b., Terracing Required.
 - 3. Retaining walls that are over four (4) feet in height shall be designed by a State of Colorado licensed structural engineer.
 - 4. Retaining walls that are over thirty (30) feet in length shall incorporate the following elements to minimize the overall mass of the wall:
 - i. Recessions and/or projections that have a minimum wall plane change of twenty-four (24) inches and have the effect of casting shadows. (Figure 040-8)

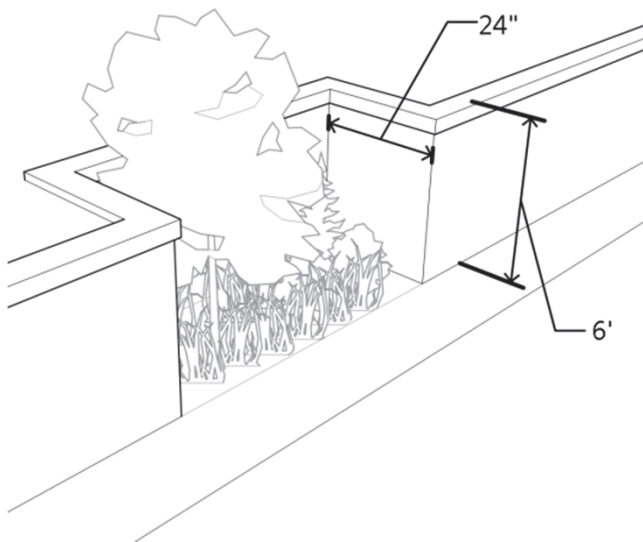


Figure 040-8: Retaining Wall Design

- ii. Landscaping at a minimum shall include trees, shrubs, ornamental grasses and/or and perennials and be of sufficient quantity to add visual interest and to minimize the impact of the structure as viewed from neighboring properties or the public right-of-way. The Director may approve alternative designs to soften retaining walls to reduce the amount of water behind such walls provided the intent of this Section is met. Alternative designs shall be processed according to Subsection 070.040.050(g)(2).
5. Retaining walls shall be designed such that the structure conforms to the existing natural terrain.
6. Retaining walls shall conform to maximum height requirements when located within a sight distance triangle.
- b. *Terracing Required.* The Director may allow retaining walls that exceed six (6) feet in height if they are terraced to minimize visual impacts on residents, neighboring properties, and the public realm by: (Figure 040-9)
 1. Limiting terracing to three (3) tiers;
 2. Providing a minimum terrace width of four (4) feet between any two (2) six-foot retaining walls with a maximum slope of 3:1 to create pockets for landscaping. The Director may approve reduced terrace depths where site constraints limit the amount of space available to accommodate the minimum required width;
 3. Access points, such as stairs, shall be incorporated into the retaining wall for the purposes of maintaining landscaping; and
 4. Permanently landscaping or re-vegetating terraces created between retaining walls to screen walls and provide visual interest unless soil conditions are determined by a licensed engineer to be unsuitable due to geologic hazards.

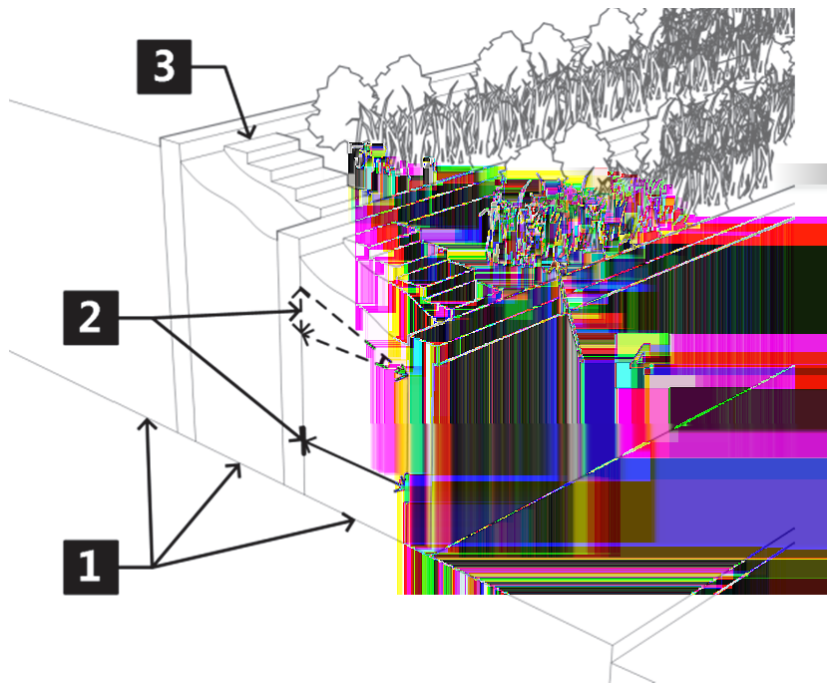


Figure 040-9: Retaining Wall Terracing

Annotations correspond with paragraph numbers in the preceding text.

c. Materials and Color.

1. Retaining walls shall be compatible with the overall site design, the primary building, and landscaping and shall coordinate with rock formations or exposed soil from surrounding hillsides.
2. Retaining walls shall be constructed of the following materials:
 - i. Natural stone;
 - ii. Concrete keystone blocks with integral earth-toned color; or
 - iii. Another material that meets the intent of this standard as determined by the Director.
3. When located adjacent to a public right-of-way or when visible from adjacent commercial or residential land uses, the use of railroad ties and timber is prohibited.

d. Landscape Buffer as an Alternative.

1. Where terracing or other mitigation measures are not feasible due to site size or other constraints, a densely landscaped buffer shall be provided as an alternative on the downhill side of the wall.
2. Appropriate spacing of vegetation and landscaping shall be determined by the Director, dependent upon the species selected; however, spacing shall be such that trees will form a dense screen within five (5) years of planting.

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3. The Director may approve alternative landscape buffer configurations and plantings where insufficient space exists to meet the above landscape buffer standards.
 4. The Director may waive the above standards for alternative landscape buffers if retaining walls will not be visible from neighboring sites, the interior of the proposed structure, and the primary street frontage; and the applicant can demonstrate that views of the retaining wall will be fully screened by the primary structure or a free-standing parking garage structure.

(g) *Landscaping Evaluation Procedure.*

(1) *Landscape Plan.*

- a. All development ~~except for single family detached houses and duplexes~~ shall provide a landscape plan generated from a qualified landscape architect, demonstrating compliance with the standards in this Section ~~shall be provided in a form established by the Director.~~ Single Family and Duplex landscape plans do not require a certified landscape architect.
- b. Review and evaluation of the landscape plan shall be pursuant to the specific application procedure pursuant to Article 070.060: Administration and Procedures.

(2) *Alternative Compliance.*

- a. For developments with severely hydrocompactive soils, especially those present around building foundations, the Director may approve landscaping and related irrigation design alternatives that meet the overall intent of this Section but that address the special characteristics of these soil types. The Director may require a statement from a licensed geotechnical engineer that specifically addresses the hydrocompactive soil issue as it relates to compliance with the requirements in this Subsection for the City to consider an alternative landscaping design.
- b. For developments where other exceptional physical limitations of either existing building location or site dimensions result in impractical or impossible application of this Section, then the Director may approve landscaping, screening, fencing, and wall alternatives that meet the intent of this Section.

(h) *Installation and Maintenance.*

- (1) *Timing of Installation.* The developer shall install all landscape improvements including operable irrigation systems prior to receiving a Certificate of Occupancy. This requirement may be modified by the Director if security is provided and the developer identifies an alternative timeframe for landscaping and/or irrigation system installation. The amount of security shall be based on itemized cost estimates of all landscaping and irrigation system improvements, as well as related labor costs. Itemizations shall be generated from a qualified landscape architect, irrigation system specialist, and/or a local or regional landscaping nursery or garden center.

(2) *Irrigation System Design.*

- a. Irrigation systems shall be professionally designed by a landscape architect or irrigation specialist.
- b. When available, raw water shall be utilized for irrigation. Irrigation systems shall be designed to prevent water from spraying on impervious surfaces adjacent to landscape areas, shall utilize drip irrigation where appropriate to minimize run-off from sprinklers, ~~and shall incorporate moisture sensors to reduce water consumption.~~
- c. A soil moisture sensing device or other irrigation management system shall be required for irrigation systems in turf areas.
- d. The landscape plan shall indicate the nature, location, and specifications of the irrigation system which shall be used. Separate irrigation circuits should be specified for different zones on the landscape plan. The landscape plan shall have sufficient detail to show that adequate irrigation will be provided to all required landscape areas and plant materials.
- e. The irrigation system shall be designed to correlate to the organization of plants into zones with similar watering requirements.
- f. Low-volume, drip, or subsurface irrigation systems shall be used in the following conditions:
 - i. In landscaped areas where any one dimension is less than six feet in width and surrounded by impervious surfaces;
 - ii. In all non-turf grass areas.
- g. Leaks, runoff, overspray prohibited. Irrigation systems shall be designed to prevent water waste, overwatering and overspray, and drainage of water onto any paved or unplanted surface.
- h. Penalty assessment fines. A person who violates any rule, regulation or order issued pursuant to this section shall be subject to the penalty assessment fines outlined below. Penalty assessment fines shall be determined within a one-year period measured from the date of any prior violation of this section:
 - i. First offense: Fifty dollar (\$50.00) fine.
 - ii. Second offense: One hundred dollar (\$100.00) fine.
 - iii. Third offense: Two hundred fifty dollar (\$250.00) fine.
 - iv. Subsequent offense: The Municipal Court may impose such fines and penalties as it is authorized pursuant to Municipal Code Section 010.020.080.

- (3) *Maintenance.* The owner of the property and his/her successors, heirs, and assigns, are responsible for the proper maintenance of the landscaped area, screening, fencing, and parking lot subject to the approved landscape plan. All landscape and parking areas shall be maintained free of trash. Landscaping shall be continuously maintained, including all necessary watering, weeding, pruning, and pest control.

(4) *Protection of Existing Vegetation.*

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- a. No existing live trees with a caliper size of fourteen (14) inches or greater may be removed without approval of the Director and Parks and Recreation Director.
 - b. Planting strips or areas, walkways, fences, hedges, or walls shall be protected from vehicles and maintenance equipment by curbs, bollards, wheel stops, or other means.
- (5) *Replacement of Dead or Diseased Plant Material.* Replacement of dead or diseased plant material shall be of equivalent species or material, as specified in the approved Landscape Plan. Replacement shall occur at the time of removal or, if necessary, the next planting season. In any event, replacement shall occur within one (1) year from the time of removal.
- (6) *Maintenance of Trees in Public Right-of-Way.* Trees located within the public right-of-way or on public property shall be maintained in accordance with Section 090.050.030 of the Municipal Code.

(Ord. No. 19-2018 , § 2(Exh. A), 8-2-2018; Ord. No. 3-2019 , § 2(Exh. A), 1-31-2019; Ord. No. 15-2020 , § 2(Exh. A), 7-2-2020; Ord. No. 3-2021 , § 2(Exh. A), 5-20-2021)

The following definitions will be added to 070.070.030 – All Other Terms Defined

For the purposes of this Title, the following terms shall have the meanings set forth below unless the context clearly indicates otherwise:

070.070.030 All Other Terms Defined.

Active Programmed Recreation Turf. Grass used for recreation that is 1,500 contiguous square feet or greater; co-located with facilities; and located at least 10 feet from a street or interior-facing parking lot unless the turf area is at least 30 feet in all dimensions or immediately adjacent to an athletic field.

Athletic Field Turf. Grass used for sports or physical education that is 1,500 contiguous square feet or greater; not less than 30 feet in any dimension; and located at a school, daycare, religious institution, recreation center, senior center, park or water park. Athletic field turf may be located less than 10 feet from a street or interior-facing parking lot if the contiguous turf area is at least 30 feet in all dimensions

Designated Use Area (Landscaping). Grass designated for special use at cemeteries and mortuaries.

Functional Turf. An irrigated grass area that provides a recreational benefit to the community and is:

- a) Located at least 10 feet from a street, installed on slopes less than 25 percent and not installed within street medians, along streetscapes or at the front of entryways to parks, commercial sites, neighborhoods, or subdivisions.
- b) Active/programmed recreation turf, athletic fields, designated-use-area turf, golf course play areas, some pet relief turf, playground turf or resident area turf.

Golf Course play area. Grass in driving ranges, chipping and putting greens, tee boxes, greens, fairways and rough.

Hydrozone. Landscape zones of different water requirements that group plants together with similar water needs in the following four categories:

- a) High Hydrozone: 18 gallons/s.f./season
- b) Moderate Hydrozone: 10 gallons/s.f./season
- c) Low Hydrozone: 3 gallons/s.f./season
- d) Very Low Hydrozone: 0 gallons/s.f./season

Pet Relief Area. Grass at a property providing commercial and retail services for pets, such as veterinarian and boarding facilities. The area must not exceed 200 square feet.

Playground turf. Grass in designated play areas with playground amenities, including but not limited to slides, swings and climbing structures on homeowner association owned/managed property or at a public park, water park, school, daycare, recreation center, senior center or religious institution. Playground turf may be located less than 10 feet from a street if fenced.

Resident Area Turf. Grass up to 150 square feet per dwelling unit at multi-family residential properties, multi-family mixed use properties, or assisted living and rehabilitation centers used by tenants for recreation or leisure. May not be located in parking lots, streetscapes or other non-accessible areas

...

(Ord. No. 19-2018 , § 2(Exh. A), 8-2-2018; Ord. No. 8-2020 , § 2(Exh. A), 5-7-2020; Ord. No. 15-2020 , § 2(Exh. A), 7-2-2020; Ord. No. 1-2021 , § 2(Exh. A), 2-18-2021; Ord. No. 3-2021 , § 2(Exh. A), 5-20-2021)

Functional turf

An irrigated grass area that provides a recreational benefit to the community and is:

- Located at least 10 feet from a street, installed on slopes less than 25 percent and not installed within street medians, along streetscapes or at the front of entryways to parks, commercial sites, neighborhoods, or subdivisions.
- Active/programmed recreation turf, athletic fields, designated-use-area turf, golf course play areas, some pet relief turf, playground turf or resident area turf.

Active/programmed recreation turf

Grass used for recreation that is 1,500 contiguous square feet or greater; co-located with facilities; and located at least 10 feet from a street or interior-facing parking lot unless the turf area is at least 30 feet in all dimensions or immediately adjacent to an athletic field.

Athletic field turf

Grass used for sports or physical education that is 1,500 contiguous square feet or greater; not less than 30 feet in any dimension; and located at a school, daycare, religious institution, recreation center, senior center, park or water park. Athletic field turf may be located less than 10 feet from a street or interior-facing parking lot if the contiguous turf area is at least 30 feet in all dimensions.

Designated use area

Grass designated for special use at cemeteries and mortuaries.

Golf course play area

Grass in driving ranges, chipping and putting greens, tee boxes, greens, fairways and rough.

Pet relief area

Grass at a property providing commercial and retail services for pets, such as veterinarian and boarding facilities. The area must not exceed 200 square feet.

Playground turf

Grass in designated play areas with playground amenities, including but not limited to slides, swings and climbing structures on homeowner association owned/managed property or at a public park, water park, school, daycare, recreation center, senior center or religious institution. Playground turf may be located less than 10 feet from a street if fenced.

Resident area turf

Grass up to 150 square feet per dwelling unit at multi-family residential properties, multi-family mixed use properties, or assisted living and rehabilitation centers used by tenants for recreation or leisure. May not be located in parking lots, streetscapes or other non-accessible areas.

Nonfunctional turf

An irrigated grass area not providing functional use. Areas of nonfunctional turf include, but are not limited to:

Streetscape turf

Grass located along public or private streets, streetscape sidewalks, driveways and parking lots, including turf within a community, park and business streetscape frontage areas, medians, and roundabouts.

Frontage, courtyard, interior and building-adjacent turf

Grass in front of, between, behind or otherwise adjacent to a building or buildings located on a property not zoned exclusively for single-family residence, including maintenance and common areas.

Certain HOA-managed landscape areas

Turf managed by a homeowner association that does not provide a recreational benefit to the community or that otherwise does not qualify as functional turf, regardless of property zoning.

Waiver requests

Any establishment may apply for a waiver for functional turf that provides a recreational benefit to the community and meets the functional turf definition.

Waiver applications must demonstrate that the turf substantially complies with the functional turf definition as indicated by:

- Activity type
- Activity-appropriate dimensions
- Number of persons served and frequency of use
- Location in proximity to similar turf areas
- Public access and proximity to roadways
- Presence of facilities and/or other recreational amenities Irrigation efficiency

Xeric Species for Water Smart Landscaping

Suggested for Streets Sidewalk Areas Drought Tolerant (Xeric Species) ***	Native Species*	Evergreen	Groundcover	Hydrozone	Group	Botanic Name	Common Name	Mature Height	Mature Spread	Shade Tolerance	Salt Tolerance	Growth Rate	Bloom Season	Inflorescence Color (conspicuous)	Conspicuous Fruit/Seed	Wildlife	Notes	
☒	☒	☒	☐	☐	1	Cacti	<i>Escobaria</i> spp.	Pincushion cactus	4"	4"	Intolerant			Summer	Pink, white, Yellow, orange	Yes	Nectar & pollen for bees	Many of these cacti are native to our region and vary depending on species. All great for xeriscaping.
☒	☒	☒	☐	☐	1	Cacti	<i>Opuntia macrorhiza</i>	Prickly Pear	5"	18"	Intolerant			Summer	Yellow	Yes, red	nectar & pollen for bees	
☒	☒	☒	☒	☐	1	Cacti	<i>Yucca glauca</i>	Plains Yucca	2'x		Intolerant	Moderately Tolerant	Moderate	Late Spring, Summer	cream	yes	host plant for pronuba moth	
☐	☒	☒	☐	☐	1	Grass	<i>Achnatherum hymenoides</i>	Indian Rice Grass	24"	12"	Intolerant	Low Tolerance		Summer	lacy tan inflr.	Unimportant, brown	Seed for birds; host plant for larval skipper	Native habitat is juniper/ponderosa pine zones. Was used in the past as a principal grain, and is now commonly used for erosion control.
☒	☒	☒	☐	☐	1	Grass	<i>Bouteloua gracilis</i>	Blue Grama	18"	12"	Intolerant	Moderately Tolerant	Rapid	Summer	green/yellow	No	Important forage for mule deer, elk, pronghorn, and bighorn sheep.	Bunch grass, great partner to many native Colorado species. Tolerant of alkaline soils. Deep roots.
☐	☒	☒	☐	☐	1	Grass	<i>Schizachyrium scoparium</i>	Little Bluestem	24"	18"	Intolerant	Intolerant	Rapid	Summer	bluish foliage		seed for birds; host plant for /skipper	Bunch grass.
☐	☒	☒	☐	☐	2	Grass	<i>Bouteloua curtipendula</i>	SideOats Grama	24"	12"	Intolerant	Low Tolerance		Summer	green/yellow	No	seed for birds	Dakota Pinnacle selection is most winter hardy.
☒	☒	☐	☐	☐	2	Grass	<i>Calamagrostis brachytricha</i>	Korean Feather Reed Grass	60"	24"	Intermediate	Moderately Tolerant		Spring	Lavender/Pink	No	attracts birds, deer resistant	Feathery plumes, Requires very little maintenance. Cut back every early spring.
☒	☒	☐	☐	☐	2	Grass	<i>Calmagrostis acutifolia 'Karl Foerster'</i>	Foerster's Feather Reed Grass	60"	24"	Intermediate	Tolerant		Spring	tan wheat colored	No	attracts birds, deer resistant	Feathery plumes, Requires very little maintenance (cut back in spring before new growth appears) Seeds are sterile.
☒	☒	☐	☐	☐	2	Grass	<i>Pennisetum alopecuroides</i>	Chinese Fountain Grass	3'	3'	Intolerant	Tolerant		SummerFall	red/purple/tan		deer resistant	Prefers dry soils, but can also tolerate moist soils if well drained. Cut back foliage to ground in the winter.
☐	☒	☐	☐	☒	1	Perennial	<i>Aegopodium podagraria</i>	Bishop's Weed, Goutweed, Ground Elder	12"	1 - 3'	Tolerant		Rapid	June	White			Spreads very rapidly and must be closely controlled. Can be all gren or variegates yellow and green.
☒	☒	☐	☐	☐	1	Perennial	<i>Agastache 'Coronado Red'</i>	Coronado Red Hyssop	2'	2'	Intolerant	Moderately Tolerant	Moderate	Summer Fall	Pink	No	Scent deters deer. Very attractive to hummingbirds and pollinators.	Blooms all summer. Deadhead for a fall repeat bloom. Native to NM and AZ, so will be good for years with drought stress. Highly fragrant and beautiful blooms.
☒	☒	☐	☐	☐	1	Perennial	<i>Agastache (spp. cana, pallida, aurantiaca & var.,)</i>	Hyssop	1-4'	1.5-3'	Intolerant	Moderately Tolerant	Moderate	Summer Fall	Pink, Gold, Orange, Red, Violet, and may come in other colors.	No	Scent deters deer. Very attractive to hummingbirds and pollinators.	Blooms all summer. Deadhead for a fall repeat bloom. Native to NM and AZ, so will be good for years with drought stress. Highly fragrant and beautiful blooms.
☒	☒	☐	☐	☐	1	Perennial	<i>Agastache cana 'Sonoran Sunset'</i>	Sonoran Sunset Hyssop	1'	1.5'	Intolerant	Moderately Tolerant	Moderate	Summer Fall	Red	No	Scent deters deer. Very attractive to hummingbirds and pollinators.	Blooms all summer. Deadhead for a fall repeat bloom. Native to NM and AZ, so will be good for years with drought stress. Highly fragrant and beautiful blooms.
☒	☒	☐	☐	☐	1	Perennial	<i>Agastache rupestris</i>	Sunset Hyssop	3'	3'	Intolerant	Moderately Tolerant	Moderate	Summer Fall	Orange Pink	No	Scent deters deer. Very attractive to hummingbirds and pollinators.	Blooms all summer. Deadhead for a fall repeat bloom. Native to NM and AZ, so will be good for years with drought stress. Highly fragrant and beautiful blooms.

Xeric Species for Water Smart Landscaping

Suggested for Streets & Sidewalk Areas Drought Tolerant (Xeric Species) ***	Native Species*	Evergreen	Groundcover	Hydrozone	Group	Botanic Name	Common Name	Mature Height	Mature Spread	Shade Tolerance	Salt Tolerance	Growth Rate	Bloom Season	Inflorescence Color (conspicuous)	Conspicuous Fruit/Seed	Wildlife	Notes
☒	☒	☒	☒	1	Perennial	<i>Arenia "Wallow Tolerance Mountain"</i>	Desert Moss	1"	14"	Intermediate			Spring	white	No	deer resistant	Walkable groundcover for pathways, but needs good drainage.
☐	☒	☒	☐	1	Perennial	<i>Asclepias tuberosa</i>	Butterfly Milkweed	18"	18"	Intolerant	Intolerant		Summer	orange	Yes, Brown	Nectar & pollen for hummingbird, bee, butterfly; host plant for monarch larva	Attracts aphids; you can leave them for ladybugs, spray the insects and foliage with soapy water, or remove them by blasting the plant with a Tolerant pressure stream of water.
☐	☒	☒	☐	1	Perennial	<i>Campanula rotundifolia</i>	Harebell, bluebell	12"	6"	Intermediate			Summer	Lavender/blue	No	nectar & pollen for bee, butterfly	The characteristics of this perennial vary depending on habitat conditions.
☐	☒	☒	☐	1	Perennial	<i>Dalea purpurea</i>	Purple Prairie Clover	24"	18"	Intolerant			Summer	purple	No	nectar & pollen for bee, butterfly	
☒	☒	☒	☒	1	Perennial	<i>Erigeron divergens</i>	Spreading Daisy, Spreading Fleabane	2"	16"	Intolerant			SpringSummer	white	No	nectar & pollen for bee, butterfly	
☒	☒	☒	☒	1	Perennial	<i>Eriogonum umbellatum</i>	Sulfer Flower Buckwheat	14"	24"	Intolerant	Tolerant	Slow	Summer	Yellow	No	bee, butterfly, deer resistant	
☒	☒	☒	☒	1	Perennial	<i>Eriogonum umbellatum</i>	Sulphur Flow Toleranceer Buckwheat	10"	12"	Intolerant	Tolerant		Summer	Yellow	No	nectar & pollen for butterfly	Check variety. It may be a flowering Plant herb forming a small clump with flowers to 10 centimeters tall, or a sprawling shrub approaching two meters Tolerant and wide.
☒	☒	☒	☐	1	Perennial	<i>Helianthus pumilus</i>	Bush Flower	20"	18"	Intolerant	Moderately Tolerant		SummerFall	Yellow		nectar & pollen for bee, butterfly; seed for birds	
☐	☒	☒	☐	1	Perennial	<i>Liatris punctata</i>	Blazing Star	24"	12"	Intolerant	Intolerant		SummerFall	pink/purple	No	nectar & pollen for bee, butterfly	
☐	☒	☒	☐	1	Perennial	<i>Mentzelia decapetala</i>	Ten Petal Blazing Star	28"	18"	Intolerant	Low Tolerance		Summer	white	No	nectar & pollen for moths	
☐	☒	☒	☐	1	Perennial	<i>Mirabilis multiflora</i>	Colorado Four O'Clock	18"	48"	Intolerant	Low Tolerance		Summer	magenta	No	nectar for hawk moth; nectar for hummingbird	
☒	☒	☒	☐	1	Perennial	<i>Oenothera caespitosa</i>	White-tufted Evening Primrose	6"	12"	Intolerant	Moderately Tolerant		Summer	white	No	Nectar and host plant for hawk moth	Great for urban landscaping.
☒	☒	☒	☒	1	Perennial	<i>Paxistima canbyi</i>	Mountain Lover	12"	20"	Intolerant			SP	purple		deer resistant	
☒	☒	☒	☐	1	Perennial	<i>Penstemon secundiflorus</i>	Sidebells Penstemon	20"	12"	Intolerant			SpringSummer	lav/pink		nectar & pollen for bee, butterfly; nectar for hummingbird	
☒	☒	☐	☒	1	Perennial	<i>Pterocephalus depressus</i>	Moroccan Pincushion Flower	3"	15"	Intermediate			SpringSummer	Pink		Attracts butterflies, bees, and birds; deer resistant	Great for rock gardens, raised beds, or xeric spaces. Requires little to no maintenance.
☒	☒	☒	☐	1	Perennial	<i>Sphaeralcea coccinea</i>	Scarlet Globemallow	10"	10"	Intolerant	Moderately Tolerant	Rapid	Summer	red/orange		nectar & pollen for bee	
☒	☒	☐	☒	1	Perennial	<i>Tanacetum densum</i> spp. <i>Amani</i>	Partridge feather	6"	24"	Intolerant			Summer	Yellow		deer resistant	silver foliage
☒	☒	☐	☒	1	Perennial	<i>Veronica x "P018S"</i>	Snowmass Blue Eyed Veronica	2"	18"	Intolerant			SpringSummer	blue/white		bee, butterfly, deer resistant	
☒	☒	☐	☐	2	Perennial	<i>Achillea 'Moonshine'</i>	Moonshine Yarrow	18"	24"	Intolerant	Tolerant		Summer	Yellow		Attracts pollinators, deer and rabbit resistant	Extended bloom time, good for dried and cut flowers. Silver-gren leaves and stems.

Xeric Species for Water Smart Landscaping

Suggested for Streets Sidewalk Areas Drought Tolerant (Xeric Species) ***	Native Species*	Evergreen	Groundcover	Hydrozone	Group	Botanic Name	Common Name	Mature Height	Mature Spread	Shade Tolerance	Salt Tolerance	Growth Rate	Bloom Season	Inflorescence Color (conspicuous)	Conspicuous Fruit/Seed	Wildlife	Notes	
☐	☒	☒	☐	☐	2	Perennial	<i>Achillea millefolium</i>	Common Yarrow	18"	18"	Intermediate	Low Tolerance	Moderate	Spring	white	Unimportant	Nectar & pollen for bee, butterfly	Considered a desirable member of natural communities, but its creeping habit and ability to establish seedling can make it difficult to manage in landscaped areas.
☒	☒	☒	☐	☒	2	Perennial	<i>Antennaria parvifolia</i>	Smalleaf Pussytoes	2"	6"	Intolerant	Low Tolerance		Spring Summer	cream/pink	No	nectar & pollen for bee, painted lady butterfly	
☒	☒	☐	☐	☐	2	Perennial	<i>Aquilegia coerulea</i>	Rocky Mountain Columbine	18"	15"	Intermediate	Moderately Tolerant		Spring	blue/white	No	Attracts humming birds, deer & rabbit resistant	Many other flowering plants in this family are great for our region too (<i>Aquilegia</i>). Good For Cut flowers, Multiplies / Naturalizes.
☒	☒	☒	☐	☐	2	Perennial	<i>Artemisia frigida</i>	Fringed Sagebrush	12"		Intermediate	Moderately Tolerant		Summer	White	No	Deer, elk, pronghorn, bighorn sheep, and sagegrouse browse the foliage. Voles feed on roots and rhizomes. Pollen for bee; seed for birds.	One the most widely distributed of all the species of Artemisia. It is found throughout the northern hemisphere from boreal regions near the Arctic Circle to the cool season grasslands of Asia and North America.
☒	☒	☒	☐	☐	2	Perennial	<i>Artemisia ludoviciana</i>	White Sagebrush	18"	18"	Intolerant	Moderately Tolerant		Early Spring	Yellow	No	Deer, elk, pronghorn, bighorn sheep, and sagegrouse browse the foliage. Voles feed on roots and rhizomes. Pollen for bee; seed for birds.	Prefers dry areas with sandy or rocky soils, and is frequently found near oaks and conifers.
☒	☒	☐	☐	☐	2	Perennial	<i>Berlandiera lyrata</i>	Chocolate Flower	18"	18"	Intolerant	Moderately Tolerant		Summer	Yellow	No	nectar & pollen for bee, butterfly	Its mounded, coarse, graygreen foliage has a chocolate aroma. flowers open in the morning and droop in the heat of day.
☒	☒	☒	☐	☒	2	Perennial	<i>Callirhoe involucrata</i>	Wine Cups	4"x10"		Intolerant	Low Tolerance		SpringSum mer	magenta	No	nectar & pollen for bee, butterfly	
☒	☒	☒	☐	☐	2	Perennial	<i>Gaillardia aristata</i>	Blanket Flower	12"	12"	Intolerant	Tolerant		SummerFall	Yellow/red	No	nectar & pollen for bee, butterfly	Reseeds readily and is easy to grow; good drainage is the only requirement. Rich soils will produce large, floppy plants with few flowers. Commonly used in roadside & meadow plantings.
☐	☒	☒	☐	☐	2	Perennial	<i>Linum lewisii</i>	Lewis Flax	18"	12"	Intolerant	Low Tolerance		SpringSum mer	blue	No	nectar & pollen for bee, butterfly, o	
☒	☒	☐	☐	☐	2	Perennial	<i>Nepeta mussinii</i>	Catmint	12"	18"	Intolerant	Moderately Tolerant		Spring Summer	purple	No	pollen for bee	Spreads fast! Can become difficult to manage.
☒	☒	☒	☐	☐	2	Perennial	<i>Penstemon strictus</i>	Rocky Mountain Penstemon	30"	24"	Intermediate			Summer	blue/purple		nectar & pollen for bee, butterfly; nectar for hummingbird	
☒	☒	☒	☐	☐	2	Perennial	<i>Penstemon virens</i>	Blue Mist Penstemon	12"	12"	Intermediate			SpringSum mer	blue/purple		nectar & pollen for bee, butterfly; nectar for hummingbird	
☐	☒	☒	☐	☐	2	Perennial	<i>Ratibida columnifera</i>	Prairie Coneflower	18"	12"	Intolerant	Low Tolerance	Moderate	SummerFall	Yellow		nectar & pollen for bee, butterfly; seed for birds	
☐	☒	☒	☐	☐	2	Perennial	<i>Rudbeckia hirta</i>	Blackeyed Susan	24"	7"	Intolerant	Intolerant	Rapid	Summer	Yellow		nectar & pollen for bee, butterfly; seed for birds	

Xeric Species for Water Smart Landscaping

Suggested for Streets & Sidewalk Areas Drought Tolerant (Xeric Species) ***	Native Species*	Evergreen	Groundcover	Hydrozone	Group	Botanic Name	Common Name	Mature Height	Mature Spread	Shade Tolerance	Salt Tolerance	Growth Rate	Bloom Season	Inflorescence Color (conspicuous)	Conspicuous Fruit/Seed	Wildlife	Notes
☐	☐	☒	☐	☐	3	Perennial	<i>Asclepias speciosa</i>	30"	12"	Intolerant	Intolerant		Summer	pink, white	Yes, Black	Nectar & pollen for hummingbird, bee, butterfly; host plant for monarch larva	Root cuttings can be taken in fall or early spring. Seeds may be sown outside in late fall or the follow Tolerancing spring.
☐	☐	☒	☐	☐	3	Perennial	<i>Salvia azurea</i>	36"	36"	Intolerant	Intolerant	Rapid	Summer	blue/purple		nectar for hummingbird, butterfly	
☐	☐	☒	☐	☐	3	Perennial	<i>Solidago canadensis</i>	30"	18"	Intermediate	Intolerant	Rapid	Summer	Yellow		nectar & pollen for bee, butterfly	
☒	☒	☒	☐	☐	2	Perennial	<i>Monarda fistulosa</i>	24"	24"	Intermediate	Intolerant	Moderate	Summer	pink, fushia, red	No	nectar & pollen for bee, butterfly; nectar for hummingbird	Hardy pollinator plant, brilliant blooms and pleasantly fragrant. Prone to mildew in soils that aren't well aerated
☐	☒	☒	☐	☐	1	Shrub	<i>Amorpha canescens</i>	3	4	Tolerant	Low Tolerance		Jul – Aug	Purple	Yes	nectar & pollen for bee	Silvergray foliage, fine texture
☐	☒	☒	☐	☐	1	Shrub	<i>Artemisia cana</i>	5	3	Intolerant	Low Tolerance		AugSept	Yellow	No, brown	Deer, elk, pronghorn, bighorn sheep, and sagegrouse browse the foliage. Voles feed on roots and rhizomes. Pollen for bee; seed for birds.	Stiff, upright branches, slender gray leaves, native of Colorado mountain meadows
☒	☒	☒	☐	☐	1	Shrub	<i>Artemisia tridentata</i>	10	6	Intolerant	Moderately Tolerant		AugSept	Yellow	Yes, brown	Deer, elk, pronghorn, bighorn sheep, and sagegrouse browse the foliage. Voles feed on roots and rhizomes. Pollen for bee; seed for birds.	Silver, aromatic foliage; bark shreds with age, native
☒	☒	☒	☐	☐	1	Shrub	<i>Atriplex canescens</i>	5x		Intolerant	Tolerant		Late Spring	Yellow	Yes, four winged fruit on female plants,	Important as wildlife cover and food plants. Fruitmammals, Fruitbirds, Nectarbees, Nectarinsects.	Gray green leaves, upright spreading form, tolerates alkaline, salty, and dry soil. Can be difficult to eradicate, but is excellent for erosion control. Survives well on dry, rocky limestone soils
☐	☒	☒	☐	☐	1	Shrub	<i>Berberis repens</i>	12"		Tolerant	Low Tolerance		Summer	Yellow	No	nectar & pollen for bee, butterfly	Spreading, can be used as groundcover
☒	☒	☐	☐	☐	1	Shrub	<i>Caragana arborescens</i>	12	10	Intermediate	Moderately Tolerant		MayJun	Yellow	Yes, Brown	Provides cover for wildlife.	Upright, olivegreen branches, bears small spines, produces pea-like pods, tolerant of poor soil, Tolerant wind, and extreme cold. Can be invasive if not controlled in landscape setting.
☒	☒	☒	☐	☐	1	Shrub	<i>Caryopteris x clandonensis</i>	4	4	Intermediate			JulSep	Blueviolet to purple	Yes, Tan	Deer resistant. Attracts birds, bees, and hummingbirds.	Mounded shrub with dark glossy foliage, upright branches. Needs Good drainage. Great for windy areas and dry sites.
☐	☒	☒	☐	☐	1	Shrub	<i>Cercocarpus ledifolius</i>	20	12	Intermediate	Intolerant		Apr – May	Creamy Yellow	No	Forage and cover for deer, pronghorn, small wildlife and birds.	Large shrub or small upright tree, evergreen foliage, seeds with twisted, feathery tails; foothills native
☐	☒	☒	☐	☐	1	Shrub	<i>Cercocarpus montanus</i>	5'	4'	Intermediate	Intolerant		Apr – May	White	No	Forage and cover for deer, pronghorn, small wildlife and birds.	Large shrub or small upright tree, evergreen foliage, seeds
☒	☒	☐	☐	☐	1	Shrub	<i>Chamaebatiaria millefolium</i>	5	6	Intolerant	Intolerant		Jun – Jul	White	No	Forage and cover for deer, small wildlife and birds.	Fernlike gray green leaves, finetextured and aromatic, rounded form

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✓	✓	✓	□	□	1 Shrub	<i>Chrysothamnus spp.</i>	Rabbitbrush	6	6	Intolerant	Moderately Tolerant		Aug Sep	Yellow	No	Forage and cover for deer, small wildlife and birds.	Open, rounded form, green to white stems, silvery green leaves, reseeds. Size greatly depends on variety.
✓	✓	□	□	□	1 Shrub	<i>Cowania mexicana</i>	Cliff rose	6'	6'	Intolerant			Apr – May	Creamy white or Yellow	No	Cover for birds and small mammals.	Upright semievergreen woody shrub, graygreen leaves, feathery seed tails. Likes calcerous soil.
✓	✓	□	□	□	1 Shrub	<i>Elaeagnus umbellata</i>	Autumn olive	15	15	Intolerant	Intolerant		Apr – May	Silvery	Yes, Red	Forage for mammals and birds, cover for small mammals and birds.	Large spreading shrub, green leaves with silvery undersides, May may sucker and spread
✓	✓	□	□	□	1 Shrub	<i>Ephedra equisetina</i>	Bluestem joint fir	4'	5'	Intermediate							Upright leafless stems are bluegreen year round, red berries midsummer on female plants
✓	✓	✓	□	□	1 Shrub	<i>Ericameria nauseosa</i>	Rubber Rabbitbrush	4'	3'	Intolerant			Fall	Yellow	No	seed for birds; nectar & pollen for bee, butterfly	
✓	✓	✓	□	□	1 Shrub	<i>Fallugia paradoxa</i>	Apache Plume	5'	5'	Intolerant	Moderately Tolerant		Summer	white, pink, purple	No	nectar & pollen for bee	Small leaves, finetextured, whitish stems, rosecolored featherytailed seeds, some suckering
□	✓	✓	□	□	1 Shrub	<i>Fendlera rupicola</i>	Cliff fendlerbush	5	5	Intolerant	Intolerant		Jun	White	No		Glossy foliage, new reddish bark turns gray with age, upright irregular growth, fragrant flowers
□	✓	✓	□	□	1 Shrub	<i>Holodiscus dumosus</i>	Rock spirea	4	4	Intolerant	Intolerant		MayJun	White	No		Upright spreading habit, finetextured foliage turns red in fall, rust colored seedheads in fall
✓	✓	□	□	□	1 Shrub	<i>Perovskia atriplicifolia</i>	Russian Sage	20"	20"	Intolerant	Moderately Tolerant		S/F	purple/blue		bees	Good drainage and aeration is important. Leave the old stems on through winter and cut them down to about a foot in the spring.
□	✓	□	✓	□	1 Shrub	<i>Pinus mugo</i>	Mugo pine	Many		Intermediate	Moderately Tolerant	Slow			Pine cones	Cover for mammals and birds	Many forms and growth habits. Check Variety.
✓	✓	□	□	□	1 Shrub	<i>Rhus trilobata</i>	Skunkbush Sumac	4'	3'	Intolerant			SP	Yellow		seed for birds	
✓	✓	□	□	□	1 Shrub	<i>Rhus trilobata</i> <i>Threelaf sumac</i>	Smooth sumac	6	6				May	Yellow	Yes Red		Dense rounded shrub, three lobed leaves turn orange to red in fall
✓	✓	□	□	□	1 Shrub	<i>Rhus trilobata</i> 'GroLow'	Fragrant Sumac, GrowLow	4'	3'	Intolerant			SP	Yellow		seed for birds	Spreading, can be used as groundcover
✓	✓	□	□	□	1 Shrub	<i>Ribes cereum</i>	Wax Currant	4'	3'	Intolerant			SP	pink/cream	yes	attracts wildlife	
✓	✓	□	□	□	1 Shrub	<i>Rubus deliciosus</i>	Boulder raspberry	6	6				MayJun	White	Small purple fruit in late summer		Slender arching branches form vaseshaped habit
✓	✓	□	□	□	1 Shrub	<i>Shepherdia argentea</i>	Silver buffaloberry	15	12				AprMay	Yellow	Yes Red berries on female plants		Dense spreading branches with spines, silverygreen leaves, yellow Tolerance ToleranceToleranceto orange
✓	✓	□	□	□	1 Shrub	<i>Symphoricarpos albus</i>	Snowberry	4	4				Jun	White	Yes White berries		Arching, spreading habit with bluegreen foliage, white bluegreen foliage
✓	✓	✓	□	□	1 Shrub	<i>Symphoricarpos occidentalis</i>	Snowberry	4'	4'	Intermediate	Low Tolerance	Moderate	Summer	pink	White berries	nectar & pollen for bee, butterfly; fruit for birds	

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☒	☒	☐	☐	☐	1	Shrub	<i>Symphoricarpos x chenaultii</i> 'Hancock'	3	6				Jun	Pink	Yes Red berries		Spreading growth habit with bluegreen fine textured foliage
☒	☒	☐	☐	☐	1	Shrub	<i>Syringa vulgaris</i>	15	12				Apr – May	Purple			Upright vaseshaped form, heartshaped bluegreen leaves
☒	☒	☐	☐	☐	1	Shrub	<i>Viburnum lantana</i>	12	10				May	White	Yes Red fruit turns black in fall		Broad rounded form, dark green, leathery foliage with deep set veins, burgundy red fall color
☐	☒	☒	☐	☐	2	Shrub	<i>Acer glabrum</i>	20'	15'	Intermediate	Intolerant	Rapid	Late Spring	green	Winged Samaras	Regular source of cover for wildlife.	Multistemmed, fragrant flowers, orangered fall foliage. Longlived and shade tolerant.
☒	☒	☒	☐	☐	2	Shrub	<i>Buddleia alternifolia</i>	10	8	Intermediate			MayJun	Violet	No	Pollinator friendly, good wildlife forage.	Arching form, silvergray foliage, fine texture, flowers on old wood, attracts butterflies, extremely hardy. Great for hedging.
☒	☒	☐	☐	☐	2	Shrub	<i>Hippophae rhamnoides</i>	18	12	Intolerant	Moderately Tolerant		Mar Apr	Yellow	Yes, Orange	Forage and cover for a variety of mammals and birds.	Upright, spreading shrub with slender thorns, narrow silvery leaves, orange fruit on females persists into winter
☒	☒	☒	☐	☐	2	Shrub	<i>Rhus glabra</i>	6'	4'	Intermediate	Moderately Tolerant	Moderate	Summer	green/Yellow	Brown berries	seed for birds	Rounded, suckering shrub, red fall color
☒	☒	☐	☐	☐	2	Shrub	<i>Ribes aureum</i>	5'	4'	Intolerant			SP	Yellow	yes	nectar for hummingbird; fruit for birds	
☐	☒	☒	☐	☐	2	Shrub	<i>Rosa woodsii</i>	3'	4'	Intermediate	Low Tolerance	Rapid	SpringSummer	pink/red	Red berries	nectar & pollen for bee; fruit for birds	Thorns
☒	☐	☒	☐	☐	3	Shrub	<i>Amelanchier alnifolia</i>	12'	6'	Intermediate	Low Tolerance		Spring	white	yes, red	Food and cover for birds	
☐	☐	☒	☐	☐	3	Shrub	<i>Betula occidentalis</i>	30'	25'	Intermediate	Intolerant	Moderate	Mid Spring	Yellow	No	Forage for mule deer, moose; cover for various wildlife, important habitat for birds.	Cinnamonbrown bark, multistemmed, yellow fall foliage. Good for use in rain garden, or planted along a waterway.
☒	☒	☒	☐	☐	3	Shrub	<i>Potentilla fruticosa</i>	3	3	Intermediate	Tolerant		Jun First Frost	Yellow/White/Pink		Deer resistant	Compact, spreading and upright forms, varied foliage color, full sun for best flowering. Can flow Toleranceer all spring, summer and fall.
☒	☐	☒	☐	☐	3	Shrub	<i>Prunus besseyi</i>	4'	4'	Intolerant	Low Tolerance	Moderate	Apr – May	White	Yes purplish black fruit	nectar & pollen for bee; fruit for birds	Upright rounded form, gray green leaves, red fall color
☐	☒	☐	☒	☒	1	Succulants	<i>Delosperma spp.</i>	2"	14"	Intermediate			SPSF	pink/fushia/orange	No	bee, butterfly	Comes in many varieties. Most are great for xeriscaping and all are quite lovely.
☐	☒	☒	☒	☒	1	Succulants	<i>Rhodiola integrifolia</i>	6"	12"	Intolerant	Moderately Tolerant		SpringSummer	Orange/red		bee, butterfly, deer resistant	Bright green foliage
☐	☒	☒	☒	☒	1	Succulants	<i>Rhodiola rhodantha</i>	6"	12"	Intolerant	Moderately Tolerant		SpringSummer	Orange/red		bee, butterfly, deer resistant	Bright green foliage
☒	☒	☐	☒	☒	1	Succulants	<i>Sedum sediforme</i>	6"	12"	Intolerant	Moderately Tolerant		SpringSummer	Yellow		bee, butterfly, deer resistant	blue/green foliage

Xeric Species for Water Smart Landscaping

Suggested for Streets & Sidewalk Areas Drought Tolerant (Xeric Species) ***	Native Species*	Evergreen	Groundcover	Hydrozone	Group	Botanic Name	Common Name	Mature Height	Mature Spread	Shade Tolerance	Salt Tolerance	Growth Rate	Bloom Season	Inflorescence Color (conspicuous)	Conspicuous Fruit/Seed	Wildlife	Notes
☐	☒	☒	☒	☐	1 Tree	<i>Abies concolor</i>	White Fir	50'	30'	Intermediate	Intolerant	Slow	Late Spring	Red	Unimportant, brown	Deer, elk, bear, and mountain beaver habitat. Many bird species, including bald eagle, northern spotted owl, brown creeper, and redbreasted nuthatches are associated with white fir habitat types.	Specimen tree, exceptional foliage. Underutilized.
☒	☒	☒	☐	☐	1 Tree	<i>Acer negundo</i> 'sensation'	Sensation Box Elder	30'	25'	Tolerant	Moderately Tolerant	Rapid	Summer	Yellow/Green	Winged Samaras	Seeds are winter forage for birds and small mammals, deer browse young plants.	Red expanding leaves in spring, brilliant red in fall. useful for quick growth in naturalized riparian plantings, but they are shortlived and diseaseprone.
☐	☒	☐	☐	☐	1 Tree	<i>Acer tataricum</i>	Tatarian Maple 'Hot Wings'	18'	18'	Intermediate	Low Tolerance		Early Spring	white	Winged Samaras	Food and cover for birds	Showy flowers, yellow and orange red fall foliage, scarlet red samaras
☐	☒	☒	☐	☐	1 Tree	<i>Celtis occidentalis</i>	Northern Hackberry	50'	50'	Tolerant	Low Tolerance		Mid Spring	Green	Yes, Brown	Forage and cover for deer, small wildlife and birds.	Yellow fall foliage, fruit a purplyred, slow grower, long lived.
☐	☒	☐	☐	☐	1 Tree	<i>Crataegus ambigua</i>	Russian Hawthorn	15'	20'	Intermediate	Low Tolerance		Apr – May	White	Yes Red	Forage and cover.	yellow foliage, peeling bark. Occasional thinning required in spring and every summer trim back any suckers that may occur at base.
☐	☒	☐	☐	☐	1 Tree	<i>Crataegus crusgalli</i> 'inermis'	Thornless Cockspur	20'	20'	Intolerant	Low Tolerance		Apr – May	White	Yes Red	Forage and cover.	Fragrant white flowers in spring, dark red fruits, golden foliage
☒	☒	☒	☐	☐	1 Tree	<i>Gleditsia triacanthos inermis</i> 'Imperial'	Imperial Honeylocust	30'	40'	Intolerant	Moderately Tolerant		Late spring	Yellow	Yes, Green	Forage and cover for a variety of mammals and birds.	Fine textured foliage , fall color: soft yellow Tolerance, seedless
☒	☒	☒	☐	☐	1 Tree	<i>Gleditsia triacanthos inermis</i> 'Shademaster'	Shademaster Honeylocust	40'	40'	Intolerant	Moderately Tolerant		Late spring	Yellow	Yes, Green	Forage for larger mammals.	Fine textured foliage , yellow fall color, seedless
☒	☒	☒	☐	☐	1 Tree	<i>Gleditsia triacanthos inermis</i> 'Skyline'	Skyline Honeylocust	40'	40'	Intolerant	Moderately Tolerant		Late spring	Yellow	Yes, Green	Forage for larger mammals.	Fine textured foliage , yellow fall color, seedless
☐	☒	☐	☐	☐	1 Tree	<i>Gymnocladus dioicus</i>	Kentucky Coffeetree	50'	40'	Intolerant	Moderately Tolerant		Early Summer	White	Yes, Brown Pods		Drought, pollution, fragrant female flowers, yellow foliage
☐	☒	☐	☐	☐	1 Tree	<i>Gymnocladus dioicus</i> 'Espresso'	Seedless Kentucky Coffeetree	50'	50"	Intolerant	Moderately Tolerant		Early Summer	White	Yes, Brown Pods		Large, bipinnate leaves, yellow color, seedless
☐	☒	☒	☒	☐	1 Tree	<i>Juniperus monosperma</i>	One Seed Juniper	30'	12'	Intolerant	Intolerant				Yes, Purple		Upright, rounded habit, scalelike leaves, Tolerant habitat value
☐	☒	☒	☒	☐	1 Tree	<i>Juniperus osteosperma</i>	Utah Juniper	20'	15'	Intolerant	Low Tolerance				Yes, Blue		Small tree, foliage & fruit important wildlife forage
☐	☒	☒	☒	☐	1 Tree	<i>Juniperus scopulorum</i>	Rocky Mountain Juniper	20'	15'	Intolerant	Moderately Tolerant				Yes, Blue		Pyramidal to upright, exfoliating bark, Tolerant habitat value
☐	☒	☒	☒	☐	1 Tree	<i>Pinus aristata</i>	Bristlecone Pine	30'	20'	Intolerant	Intolerant						Rounded to pyramidal, needles dotted w/ white resin
☐	☒	☒	☒	☐	1 Tree	<i>Pinus edulis</i>	Pinyon Pine	20'	20'	Intolerant	Moderately Tolerant						Broadly rounded, edible fruit/ nut
☐	☒	☒	☒	☐	1 Tree	<i>Pinus flexilis</i>	Limber Pine	40'x		Intolerant	Intolerant						Pyramidal form with smooth greenishgrey bark
☐	☒	☒	☒	☐	1 Tree	<i>Pinus ponderosa</i>	Ponderosa Pine	80'	30'	Intolerant	Moderately Tolerant	Moderate	Mid Spring	No	No		Open form, pyramidal, red to brown plated bark
☐	☒	☐	☐	☐	1 Tree	<i>Quercus macrocarpa</i>	Bur Oak	50'	40'	Intermediate	Low Tolerance	Slow			Acorns		Stately tree, golden fall color, acorn important wildlife forage

Xeric Species for Water Smart Landscaping

Suggested for Streets & Sidewalk Areas Drought Tolerant (Xeric Species) ***	Native Species*	Evergreen	Groundcover	Hydrozone	Group	Botanic Name	Common Name	Mature Height	Mature Spread	Shade Tolerance	Salt Tolerance	Growth Rate	Bloom Season	Inflorescence Color (conspicuous)	Conspicuous Fruit/Seed	Wildlife	Notes
☐	☒	☐	☐	1	Tree	<i>Quercus muehlenbergii</i>	Chinkapin Oak	45'	45'	Intolerant	Intolerant	Moderate			Acorns		Sharply toothed leaves. Fall foliage a deep yellow. Tolerance orange, acorn important wildlife forage
☐	☒	☒	☐	2	Tree	<i>Acer grandidentatum</i>	Bigtooth Maple	30'	25'	Intermediate	Low Tolerance		Mar-Apr	white	Winged Samaras	Food and cover for birds	Shade tolerant, blazing autumn foliage, adaptable
☐	☒	☐	☐	2	Tree	<i>Aesculus glabra</i>	Ohio Buckeye	30'	30'	Tolerant	Intolerant	Moderate	Mid Spring	Green	Yes, brown	Squirrels love the fruits (nuts)	Falling fruit would also be a problem along streets. It is suited for naturalized or park plantings.
☒	☒	☐	☐	2	Tree	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	25'	20'	Intermediate	Moderately Tolerant	Slow	Spring	white	yes, red	Food and cover for birds, berries provide forage for multiple species.	Clusters of white flowers in spring, nice orange fall color. Needs very little pruning, has strong structure.
☐	☒	☒	☐	2	Tree	<i>Catalpa speciosa</i>	Northern Catalpa	50'	40'	Intolerant	Low Tolerance		Early Summer	White	Yes; Long, Narrow, Brown Pods	Special value to honeybees.	Fragrant white flowers, large heart shape leaves. Catalpas are major litter producers, shedding flowers, small branches, large leaves and seedpods. Brittle branches break easily in wind storms. Best for naturalized and park areas.
☐	☒	☐	☐	2	Tree	<i>Corylus columa</i>	Turkish Filbert, Turkish Hazelnut	45'	40'	Intermediate			March	Yellow	Yes	Forage and cover for deer, small wildlife and birds.	Pyramidal form, thrives in poor soil, Moderately Tolerant drought tolerant. Litter from nuts make it better suited for naturalized or park areas.
☐	☒	☒	☐	2	Tree	<i>Crataegus douglassii</i>	Douglas Hawthorn	25'	25'	Intolerant	Low Tolerance		Apr – May	White	Yes, Black	Important forage for grouse, ungulates, and waterfowl.	Showy white flowers, orangered fall foliage
☐	☒	☐	☒	2	Tree	<i>Juniperus chinensis</i>	Chinese Juniper	15'	6'	Intolerant	Moderately Tolerant		Spring	White	No		Ornamental upright juniper, topiary, fast grower
☐	☒	☐	☐	2	Tree	<i>Koeleruteria paniculata</i>	Goldenrain Tree	30'	30'	Intolerant	Low Tolerance		Late Spring	Yellow	Yes, Brown		Striking yellow flowers, ornamental fruit, orange yellow foliage
☒	☐	☐	☐	2	Tree	<i>Malus spp.</i>	Crabapple	20'	20'				Spring	Pink, White	Yes	Forage for all wildlife.	Notable flowers, edible fruit and desirable fall color. This is not the most recommended tree to plant due to bear attraction , but is approved for planting due to Tolerant demand.
☐	☒	☒	☒	2	Tree	<i>Picea pungens</i>	Colorado Blue Spruce	60'	30'	Intermediate	Low Tolerance						Green to silvery blue, pyramidal, overused in the landscape
☐	☐	☐	☒	2	Tree	<i>Pinus bungeana</i>	Lacebark Pine	40'	25'								Specimen tree w/ glossy needles and showy exfoliating bark
☐	☒	☐	☒	2	Tree	<i>Pinus nigra</i>	Austrian Pine	40'	40'	Intolerant	Moderately Tolerant	Moderate	Late Spring	No	No	Provides forage for mule deer and cover for birds.	Fast growing, adaptable. Tolerant of harsh urban conditions
☐	☒	☒	☒	2	Tree	<i>Pinus strobiformis</i>	Southwestern White Pine	50'	30'	Intolerant	Low Tolerance	Rapid	Mid Spring	No	No		Fine textured tree with ornamental bluegreen needles
☒	☒	☒	☐	2	Tree	<i>Prunus virginiana</i>	Chokecherry	25'	20'	Intolerant	Moderately Tolerant	Rapid	Spring	White	Yes, black	Tolerant value for forage and habitat.	Good for watershed protection, improving species diversity, and rehabilitation of disturbed sites.
☐	☒	☐	☐	2	Tree	<i>Pyrus ussuriensis</i>	Ussurian Pear	25'	25'	Intolerant	Low Tolerance	Slow	Mid Spring	White	Green		Profuse white flowers, fall foliage ranges from brilliant yellow. Tolerances and oranges to a deep burgundy.

Xeric Species for Water Smart Landscaping

Suggested for Streets & Sidewalk Areas Drought Tolerant (Xeric Species) ***	Native Species*	Evergreen	Groundcover	Hydrozone	Group	Botanic Name	Common Name	Mature Height	Mature Spread	Shade Tolerance	Salt Tolerance	Growth Rate	Bloom Season	Inflorescence Color (conspicuous)	Conspicuous Fruit/Seed	Wildlife	Notes
☒	☒	☐	☐	2	Tree	<i>Sorbus intermedia</i>	Swedish Whitebeam	35'	25'	Intermediate	Low Tolerance			White	Orange/Red		White blossoms late spring, fall foliage apricot orange
☒	☒	☐	☐	2	Tree	<i>Syringa reticulata</i>	Peking Tree Lilac	20'	15'	Low Tolerance	Moderately Tolerant						Fine textured tree, fragrant large white flowers, exfoliating bark
☒	☒	☐	☐	2	Tree	<i>Tilia cordata</i>	Littleleaf Linden	30'	30'	Intermediate	Intolerant	Moderate					Fragrant flowers, dangling, rounded fruits, yellow foliage
☐	☒	☐	☐	2	Tree	<i>Ulmus americana</i>	Washington Elm	60'	45'	Intermediate	Low Tolerance	Rapid					Vase shape, yellow foliage. Resistant to Dutch Elm Disease
☐	☒	☐	☐	2	Tree	<i>Ulmus japonica x U. wilsoniana</i>	Accolade Elm	50'	35'	Intermediate	Moderately Tolerant					Safehaven for migrant birds	Dark green foliage, yellow color. Resistant to Dutch Elm Disease
☐	☒	☐	☐	2	Tree	<i>Ulmus pumila x U. japonica x U. wilsoniana</i>	Triumph Elm 'Morton Glossy'	55'	45'	Intermediate	Tolerant					Safehaven for migrant birds	Glossy green foliage. Resistant to Dutch Elm Disease
☐	☒	☒	☒	2	Tree	<i>Pinus contorta var. latifolia</i>	Rocky Mountain Lodgepole Pine	45' - 150'	40' - 50'	Intolerant	Moderately Tolerant	Rapid	Mid Spring		Cone	Provides food, cover & habitat for big game animals and smaller mammals.	Suceptible to bark beetles. Average lifespan is 150 - 200, but they can sometimes live up to 400 years old.
☐	☒	☐	☒	2	Tree	<i>Pinus sylvestris</i>	Scots Pine, Scotch Pine	40'	30'	Intolerant	Moderately Tolerant	Rapid	Mid Spring		Cone	Provides food and cover for many forms of wildlife.	Bright orange exfoliating bark, bluegreen needles
☒	☐	☐	☐	3	Tree	<i>Acer ginnalla</i>	Amur Maple	15'	20'	Intermediate	Moderately Tolerant	Rapid	Early Spring	white	Winged Samaras	Food and cover for birds	Fragrant flowers, fiery red fall color, red winged seeds, drought. Shrubby form, multistemmed, good for hedging.
☐	☐	☐	☐	3	Tree	<i>Acer platanoides</i> 'Emerald Queen'	Emerald Queen Norway Maple	40'	40'	Intermediate	Moderately Tolerant	Rapid	Early Spring	green	Winged Samaras	Food and cover for birds	Yellow showy flowers in spring
☒	☐	☐	☐	3	Tree	<i>Acer platanoides</i> 'Royal Red'	Royal Red Norway Maple	30'	30'	Intermediate	Moderately Tolerant	Rapid	Early Spring	green	Winged Samaras	Food and cover for birds	Leaves are a glossy deep maroon, nice ornamental tree
☐	☒	☐	☐	3	Tree	<i>Acer saccharinum</i>	Silver Maple	15'	20'	Intermediate	Low Tolerance	Rapid	Early Spring	Yellow	Brown	Buds are forage for squirrels, provides nesting for ducks and other birds. Attracts beavers.	Silver bark when young, leaves are green on top and silver/white on the underside. Very rapid growth. Not recommended for streets due to structural insecurity.
☐	☐	☒	☐	3	Tree	<i>Betula papyrifera</i>	Paper Birch	50'	25'	Intolerant	Moderately Tolerant	Moderate	Mid Spring	Yellow	No	Young stands provide cover for deer and moose and cavitynesting birds including woodpeckers, chickadees, nuthatches, and swallow Tolerances.	Specimen tree w/ gleaming white peeling bark, golden fall foliage. Paper birch is useful for longterm revegetation and soil stabilization of severely disturbed sites. Good for use in rain garden, or planted along a waterway.
☒	☐	☐	☐	3	Tree	<i>Cornus mas</i>	Cornelian Cherry	15'	15'	Intermediate	Low Tolerance		Mid Spring	Yellow	Yes Red	Forage and cover for deer, small wildlife and birds.	Early spring yellow flowers, fall foliage is purplered. Winter hardy and good for hedges.
☐	☐	☒	☐	3	Tree	<i>Populus angustifolia</i>	Narrowleaf Cottonwood	50'	30'	Intolerant	Moderately Tolerant	Rapid	Spring	Green	White	Narrowleaf cottonwood and other Populus species in Colorado provide habitat for over 200 wildlife species, including but not limited to the greater peewee, sharpshinned hawk, bald eagle, pronghorn, elk, deer and beaver.	Best growing along the river with optimal growing conditions. Well adapted to disturbed sites.

Xeric Species for Water Smart Landscaping

Suggested for Streets & Sidewalk Areas	Drought Tolerant (Xeric Species) ***	Native Species*	Evergreen	Groundcover	Hydrozone	Group	Botanic Name	Common Name	Mature Height	Mature Spread	Shade Tolerance	Salt Tolerance	Growth Rate	Bloom Season	Inflorescence Color (conspicuous)	Conspicuous Fruit/Seed	Wildlife	Notes
☐	☐	☒	☐	☐	3	Tree	<i>Populus tremuloides</i>	Quaking Aspen	40'	50'	Intolerant	Moderately Tolerant	Rapid	Mid Spring			Provides important breeding, foraging, and resting habitat for a variety of birds and mammals. The browse value is Toleranter than many other winter browsing options.	Does not have longevity below 6,500'. Pests love this tree. New trees are frequently produced from root system, so it can be difficult to manage.
☒	☐	☐	☐	☐	3	Tree	<i>Prunus armeniaca</i> 'Pioneer'	Chinese Apricot 'Pioneer'	15'	15'	Intermediate	Low Tolerance		Mid Spring		Yes Gold	Toxic to dogs, cats, and horses.	Late bloomer, fragrant pink flowers, good fall foliage. Cold hardy and frost resistant.
☒	☒	☐	☐	☐	3	Tree	<i>Prunus maacki</i>	Amur Chokecherry	30'	25'	Intolerant	Moderately Tolerant	Moderate	Spring	White	Yes, black		Fragrant white flowers, yellow foliage, black fruit, peeling bark
☐	☐	☒	☒	☐	3	Tree	<i>Pseudotsuga menziesii</i>	Douglas Fir	60'	25'	Intermediate	Low Tolerance	Moderate				Important source of forage for small mammals	Shade tolerant, needles and seeds valuable forage for wildlife.
☐	☐	☒	☐	☐	3	Tree	<i>Quercus gambelii</i>	Gambel Oak	20'	12'	Intolerant	Intolerant	Slow			Acorns	Ecologically important for providing forage and cover for many animal and bird species.	Usually multistemmed tree, good wildlife forage
☐	☒	☐	☐	☐	3	Tree	<i>Quercus rubra</i>	Northern Red Oak	50'	50'	Low Tolerance	Moderately Tolerant	Moderate			Acorns	Forage for squirrels, blue jays, turkeys, deer, raccoons, and black bears.	Sharply lobed leaves with intensely bright red fall color. Tolerates pollution and compacted soil very well. Grows more than 2 ft per year for first ten years. Hardy to 6,000ft.
☒	☐	☒	☐	☐	3	Tree	<i>Quercus undulata</i>	Wavyleaf oak	10'	10'	Tolerant	Tolerant	Slow			Acorns	Small tree/shrub, bluishgreen leaves with wavy margins	
☐	☐	☒	☐	☐	3	Tree	<i>Salix amygdaloides</i>	Peach Leaf Willow Tolerance	50'	35'	Intolerant	Intolerant	Rapid				Particularly important for moose, elk, and other ungulates.	Upright & irregular, needs adequate space. Can be small and shrubby or very large depending on space and water availability.
☒	☐	☐	☐	☐	3	Tree	<i>Sorbus aucuparia</i>	European Mountain Ash	35'	15'	Intermediate	Low Tolerance	Rapid					Symmetrical & tidy habit, bright red fruit. Susceptible to fireblight
☒	☐	☐	☐	☐	3	Tree	<i>Tilia americana</i>	American Linden or American Basswood	40'	30'	Tolerant	Low Tolerance	Moderate					Fragrant flowers, dangling, rounded fruits, yellow foliage
☒	☐	☒	☐	☐	3	Tree	<i>Ulmus davidiana</i> var. <i>japonica</i>	Prospector Elm	50'	30'	Intermediate	Moderately Tolerant	Rapid				Safehaven for migrant birds	Dark green foliage, yellow color. Resistant to Dutch Elm Disease
☐	☐	☐	☐	☐	3	Tree	<i>Platanus × acerifolia</i>	London Planetree	75' - 100'	60' - 70'	Intermediate	Moderately Tolerant	Moderate			Fuzzy, bristly, and spherical		
☒	☐	☐	☐	☐	4	Tree	<i>Prunus nigra</i> 'Princess Kay'	Princess Kay Plum	20'	20'	Intolerant	Intolerant	Moderate	Mid Spring	Red			Fast growing, double white blossoms, red fall foliage
☒	☐	☐	☐	☐	4	Tree	<i>Prunus padus</i>	Mayday Tree/Bird Cherry	30'	25'	Intolerant	Moderately Tolerant	Moderate	Spring	White	Yes, black		Fragrant white flowers, bitter black fruit, yellow foliage
☐	☒	☐	☐	☐	3	Trees	<i>Cotinus coggygria</i>	Smoketree	10'-15'	12'	Low Tolerance		Moderate	Jun - Sept	Pink	Yes kidney-shaped fruit clusters	The leaves of the smoketree are browsed by deer and other big game.	Good choice for a shrub border or other grouping, adaptable to many soils.

* Regarding "native" plants and trees: This indicates that the species is native to Colorado. Planting native species anywhere and everywhere in a given region can be problematic. Example 1: An aspen planted on a dry site where little supplemental moisture is available will die. Example 2: Planting of pinyon on naturally wet sites or sites where we water heavily will also lead to plant death. The focus in using native trees should be on trees that are native to the region and that are welladapted to the specific site where they will be planted.

Xeric Species for Water Smart Landscaping



Suggested for Streets & Sidewalk Areas Drought Tolerant (Xeric Species) ***	Native Species*	Evergreen	Groundcover	Hydrozone	Group	Botanic Name	Common Name	Mature Height	Mature Spread	Shade Tolerance	Salt Tolerance	Growth Rate	Bloom Season	Inflorescence Color (conspicuous)	Conspicuous Fruit/Seed	Wildlife	Notes
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****Regarding "fire tolerance":** There is no such thing as a fire proof tree. Trees with this box checked indicate that the tree can adapt or recover more easily from surrounding fire and smoke damage.

*****Regarding Xeric Species:** Even species with Low Tolerance water needs will establish better and grow more quickly when given regular irrigation during the first 2 years of growth. As they begin to reach maturity, watering frequency can be reduced to a good deep soaking every 10 to 14 days during the heat of summer.

Hydrozones:

- 1... **(Drought Tolerant)**... Requires very little water
- 2... **(Moderately Drought Tolerant)**... Requires little water
- 3... **(Low Drought Tolerance)**... Requires moderate water
- 4... **(No Drought Tolerance)**... Requires regular water



Planning and Zoning Commission Report

Date: March 22, 2022
To: Planning and Zoning Commission
From: Hannah Klausman, Assistant Director Community Development
Subject: Planning Item 07-22

REQUEST	Consideration of code changes to Title 070 development standards in regard to landscaping including but not limited to sections 070.040.050 and 070.070.030.
APPLICANT	City of Glenwood Springs
OWNER	
ZONE	
LOCATION:	
SURROUNDING LAND USES	
LOT SIZE	

Action Item:

Consideration of code text amendments to Municipal Code Section 070.040.050 Landscaping Screening and Fencing and Section 070.070.030 – All other terms defined.

Staff recommends approval with suggested findings on page 5.

Background & Project Summary

The Planning and Zoning Commission held a work session in July 2021 to discuss drought resiliency as it relates to the landscaping requirements in the development code. Staff incorporated the recommendations from that discussion into the proposed code amendments in Planning File 07-22 for further consideration.

For actions involving amendments to the Land Use, Code, the Planning and Zoning Commission is a recommending body to City Council. All Municipal Code amendments are completed by ordinance, which requires two hearings before City Council.

There are numerous examples of municipalities that have adopted water efficient landscaping standards as well as model codes provided by various Colorado agencies. Staff has included Aspen, CO, Boulder, CO, and Westminster, CO municipal landscape codes as attachments to this report, as well as a model code provisions from the Water Savings Resource Guide and Model Provisions for the Colorado Headwaters Region, produced by Northwest Colorado Council of Government Water Quality and Quantity Committee.

The code examples closely follow Xeric principles. The xeriscape concept promotes water-wise/water conservation in landscape design, to result in landscapes within a semi-arid climate that can have seasonal interest, flowers, and greenery. The seven principles of Xeriscape are:

1. Water Conservation
2. Soil Improvement
3. Limited Turf Area

4. Use of Native Plants
5. Mulch
6. Irrigation
7. Maintenance

Staff has incorporated these principles and best practices into the proposed code language in the following categories:

Soil Amendment

Soil preparation is very important to the success of the landscape. Adding organic material (compost) results in soils that will hold moisture longer.

Staff has included a requirement for a minimum 6 inches depth amendment for turf, shrubs, perennials and annuals, and 36 inches for trees.

Mulch

Mulch covers bare soil, reducing evaporation, soil temperature and erosion. This improves plant growth and assists in reducing weeds and their competition for water and nutrients.

Staff has included a requirement for a minimum of 4 inches of mulch.

Hydro zoning

The design is one that identifies and develops zones of different water requirements. Designing with different area of water demands is called “hydrozoning.”

Staff has included a requirement to hydrozones for plant type and irrigation systems.

Turf Limitations

Careful consideration of where turf is desired and type of grass used is a major component of xeriscaping. Determine the function of turf in the proposed landscape, and then consider the various grasses, suitability for active use, their growth habits, and maintenance requirements.

Staff has noted a comment on the allowance of turf in the planting strip area. Currently the required planting strip of five feet between the street and sidewalk requires a combination of at least two categories include trees, shrubs, perennials, grasses, native plants, drought-tolerant plants or turf. This section may need additional amendment with the best practices around water efficient turf.

Staff has included a prohibition on Very-High and High-water use turf grass into the amendments. In addition to this, a Functional Turf waiver application has been added for developers to be able to utilize these types of high water use turf in specific circumstances that meet the functional and recreational definition. This would also allow community amenities such as ball fields and parks to use for example, Kentucky Blue Grass seed mix in areas of high use and recreational value to the community. The definition for Functional Turf as borrowed from Southern Nevada Water Authority.

Functional turf

An irrigated grass area that provides a recreational benefit to the community and is:

- Located at least 10 feet from a street, installed on slopes less than 25 percent and not installed within street medians, along streetscapes or at the front of entryways to parks, commercial sites, neighborhoods, or subdivisions.
- Active/programmed recreation turf, athletic fields, designated-use-area turf, golf course play areas, some pet relief turf, playground turf or resident area turf.

Areas of functional turf include, but are not limited to:

- Active/programmed recreation turf
- Athletic field turf
- Designated use area for cemeteries and mortuaries
- Golf course play area
- Pet relief area for veterinarian and boarding facilities
- Playground turf
- Resident area turf up to 150 square feet

Nonfunctional turf

An irrigated grass area not providing functional use. Areas of nonfunctional turf include, but are not limited to:

- Streetscape turf
- Frontage, courtyard, interior and building adjacent turf
- Certain HOA- managed landscape areas.

A full description of Functional and Non Functional turf and a description of the waiver application is attached to this report.

Staff has noted a comment on the proposed amendment indicating that alternative turf limitations exist within the code templates. This includes limiting the amount of high-water use turf by percentage of lot and use and with size limitations. This could include:

- Limiting high-water turf grass to 25% of landscaped area
- Prohibiting high-water turf in areas less than ten (10) feet
- Specific square footage limitations by use (Single Family, Multi Family, Commercial, Parks)

At previous discussions, Planning and Zoning Commission indicated a recommendation for prohibiting Kentucky Blue Grass, or similar high-water use turf however these alternative considerations may warrant further discussion.

Native Species Focus

The model code languages and best practice management guides indicate that setting a percentage threshold for native species is desirable. Staff has included a 75% native species requirement into the proposed amendments.

Use of Low Water Plants and Approved Plant Lists

Promoting the use of low water plants reduces the overall water budget for landscapes.

Approved plant lists can provide clarity to developers and community members on what species meet water saving goals and code requirements. Staff is reviewing the following plant lists with the Parks and Recreation and Public Works Department to for optimal selection that coordinates with existing lists already being utilized.

The following plant Lists are specific to the Mountain Regions of Colorado.

- Colorado State University (CSU) Low-water Native Plants for Colorado Gardens: Mountains 7,500' and Above.
- CSU Colorado Native Plant website.
- GreenCo Crop Coefficient Plant List. This list includes plants for the mountain region above 8,500 feet and the West Slope region between 6,500 and 8,500 feet, rated by very low, low, medium and

- high-water use. (Aspen Colorado uses this plant list).
- CSU Extension list of low water plants

Irrigation System Efficiencies

Proper irrigation practices can lead to a 30 to 80 percent water savings.

Staff has added language to the Irrigation System Design requirements that already exist within the landscape code to include soil moisture sensing devices, hydrozone irrigation system components, and specific low-flow or subsurface irrigation in areas of non-turf grass and small size.

Planning and Zoning Commission may want to further discuss additional irrigation components such as wind sensors and weather based controllers. These items could add cost to landscape development and may be more appropriate for larger users as opposed to Single Family or low-density residential or commercial. Public Works discussed a possible landscape square footage threshold for requiring these devices. Another discussion point is the requirement for a certified landscape architect to approve the plans, something that is not currently required by code.

Staff has incorporated these elements into the City's current landscape code for review and discussion. The draft code is attached to this report.

One area that staff seeks additional input and discussion is the applicability of the proposed amendments. Currently the landscape code exempts Single Family and duplex uses from having to abide by most of the landscape requirements. Planning and Zoning Commission may wish to review this policy and determine if there are areas that these uses should be required to be in compliance with. Staff has provided language that would require single family and duplex to abide by the Water Efficient Landscape Standards.

Review Criteria and Staff Analysis

A Code amendment is a legislative decision by the City Council. Prior to recommending approval or approving a proposed Code amendment, the Planning Commission and City Council shall consider whether and to what extent the proposed amendment:

- i. Is consistent with the Comprehensive Plan and other City policies;
- ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
- iii. necessary to address a demonstrated community need;
- iv. Is necessary to respond to substantial changes in conditions and/or policy; and
- v. Is consistent with the general purpose and intent of this Code.

Staff believes that the proposed code amendments are consistent with the Comprehensive Plan and other City policies. Specifically, the Comprehensive Plan goals of Promoting long-term, sustainable, diverse economic development, and Preserving Natural Resources are supported by the amendment. The proposed amendments are necessary to address the community need for water conservation and drought resiliency in light of substantial changes in climate and City water infrastructure needs. Finally, staff believes the amendment is consistent with the general purpose and intent of the municipal code.

Reviewing Agency Comments

Planning staff met with Parks and Recreation and Public Works staff to review the proposed amendments. Parks and Recreation comments included needing consideration for allowances for recreational areas including ball parks and other outdoor City amenity areas. Public works gave feedback on irrigation timing

limits, consideration for raw water usage, and applicability of irrigation management devices.

Staff incorporated all comments into the proposed amendments as attached.

Staff Recommendation and Suggested Findings

Staff recommends approval of the code text amendments to Municipal Code Section 070.040.050 Landscaping Screening and Fencing and Section 070.070.030 – All Other Terms Defined, with the following suggested findings:

1. Pursuant to the authority in the Glenwood Springs Municipal Charter and Colorado Revised Statutes §29-20-101 et seq., and §31-23-301 et seq., as amended the City of Glenwood Springs has the authority to plan for and regulate the use of land within the municipality and to regulate and restrict the height, number of stories, and size of buildings and other structures, the percentage of lot that may be occupied, the size of yards, courts, and other open spaces, the density of population, the height and location of trees and other vegetation, and the location and use of buildings, structures, and land for trade, industry, residence, or other purposes.
2. The proposed code amendments are:
 - i. Is consistent with the Comprehensive Plan and other City policies;
 - ii. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
 - iii. necessary to address a demonstrated community need;
 - iv. Is necessary to respond to substantial changes in conditions and/or policy; and
 - v. Is consistent with the general purpose and intent of this code.



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
MARCH 22, 2022
Council Chambers, First Floor
101 W. 8TH STREET
6:00 PM

1 Roll Call

Present: Commissioners Wissing, Connerton, Shaver, Waller, White, and Cipperly.

Staff Present: Asst. City Manager Jenn Ooton, Asst. Director Hannah Klausman, Senior Long Range Planner Trent Hyatt, Asst City Attorney Richard Petersen Kremer. Parks Superintendent Dan Roper.

2 Receipt of the Minutes

A. February 22, 2022 Planning and Zoning Commission Meeting Draft Minutes

Commissioner Waller motioned to approve the minutes. Commissioner White seconded. Unanimously approved.

3 Comments from citizens appearing for items not on the agenda

No public comments.

4 New Items

A. Planning File 07-22 Code Amendments to 070.040 Development Standards in regard to Landscaping

Asst. Director of Community Development Hannah Klausman presented the proposed code amendments to Title 070 as they relate to drought resiliency and water efficient landscaping. Ms. Klausman gave a comparison with 3 other municipalities as well as a model code from Northwest Colorado Council of Governments report. The code amendments include:

- Soil Amendment and Mulch Requirement.
- Hydro zoning for plants and corresponding irrigation zones.
- Turf Grass limitations and a prohibition of high water use turf grass unless exempted via a waiver for high-use recreation areas that meet the definition of "Functional Turf."
- Irrigation system requirements including the requirement for soil moisture sensing device, drip or sub-surface system used in all non-turf grass areas, and any area less than six feet in width that is also surrounded by impervious surfaces.

Commissioners comments included:

- Questions on applicability and when the regulations are applicable in regards to thresholds of remodels.
- Desire to have exceptions for growing food and medicinal plants and adopting language similar to Westminster Colorado that states : areas dedicated to edible plants, orchards, or vegetable garden are not included in landscape areas calculated towards water wise restrictions.

- Concern regarding the enforceability of including Single Family and Duplex homes in the applicable developments subject to the regulations.
- Concern over who is inspecting the soil amendment and mulching requirements and how that will be enforced.
- Questions on the waiver for recreation/athletic/high use areas and pet relief areas and what it can apply to.
- Suggestion of incentivizing water wise landscaping for single family and duplex properties as opposed to including them in the regulatory applicability.
- Suggestion of limiting cobble and rock size adjacent to sidewalks and pedestrian areas.
- Desire to include Firewise landscaping language similar to Aspen's code.
- Mention of golf courses and how we could improve those with these regulations.
- Concern over requiring a licensed landscape architect to develop all landscape plans as it might be cost prohibitive to smaller projects and certainly to the Single Family and Duplex developments.
- Curiosity on examples or data from other municipalities on effectiveness of water reduction and fire reduction.
- Idea of implementing a progressive water fee structure where the more water you use the higher your charge per gallon is.

Staff explained that the current landscaping code section has stipulations for applicability and remodeling thresholds that would govern the new proposed regulations as well. In addition, code amendments are written to incorporate flexibility to allow for such things as gardens with an allowance for 50% of landscape areas being allowed to be high water usage areas. Staff also explained that the irrigation standards stipulate low volume and drip service in any area not turf grass, which makes the high-water zone allowance more efficient.

Commissioner Cipperly motioned to recommend approval of Planning file 07-22 Code Amendments to 070.040 Development Standards in regard to Landscaping. Commissioner Connerton seconded the motion.

Discussion:

Commissioners discussed single family applicability, turf limitations, planting strip requirements, and progressive watering bills in determining additional amendments to the proposed code amendment.

Commissioner Cipperly motioned to amend the motion to include the direction given to staff which includes:

1. Single Family and Duplex landscaping site plans are not required to be stamped by a Licensed Landscape Architect.
2. Adding that (b) in the planting strip regulations for the downtown core include the verbiage "low water."
3. Landscape areas dedicated to edible plants, orchards, or vegetable gardens are not be included in high water percent limitations for landscape calculations.
4. Including Firewise landscape regulations.
5. Adding overwatering, "fugitive water" enforcement mechanism listed in the NorthWest Colorado Council of Governments model code for water waste.

Commissioner Connerton seconded the motion. Unanimously approved with a vote of 6-0.

5 Commissioner Comments

All commissioners praise staff on their excellent presentations.

6 Director Comments

Director Jenn Ooton mentions the comprehensive plan various meetings.

Assistant Director of Economic Development Hannah Klausman explains that the packets for the P&Z meetings

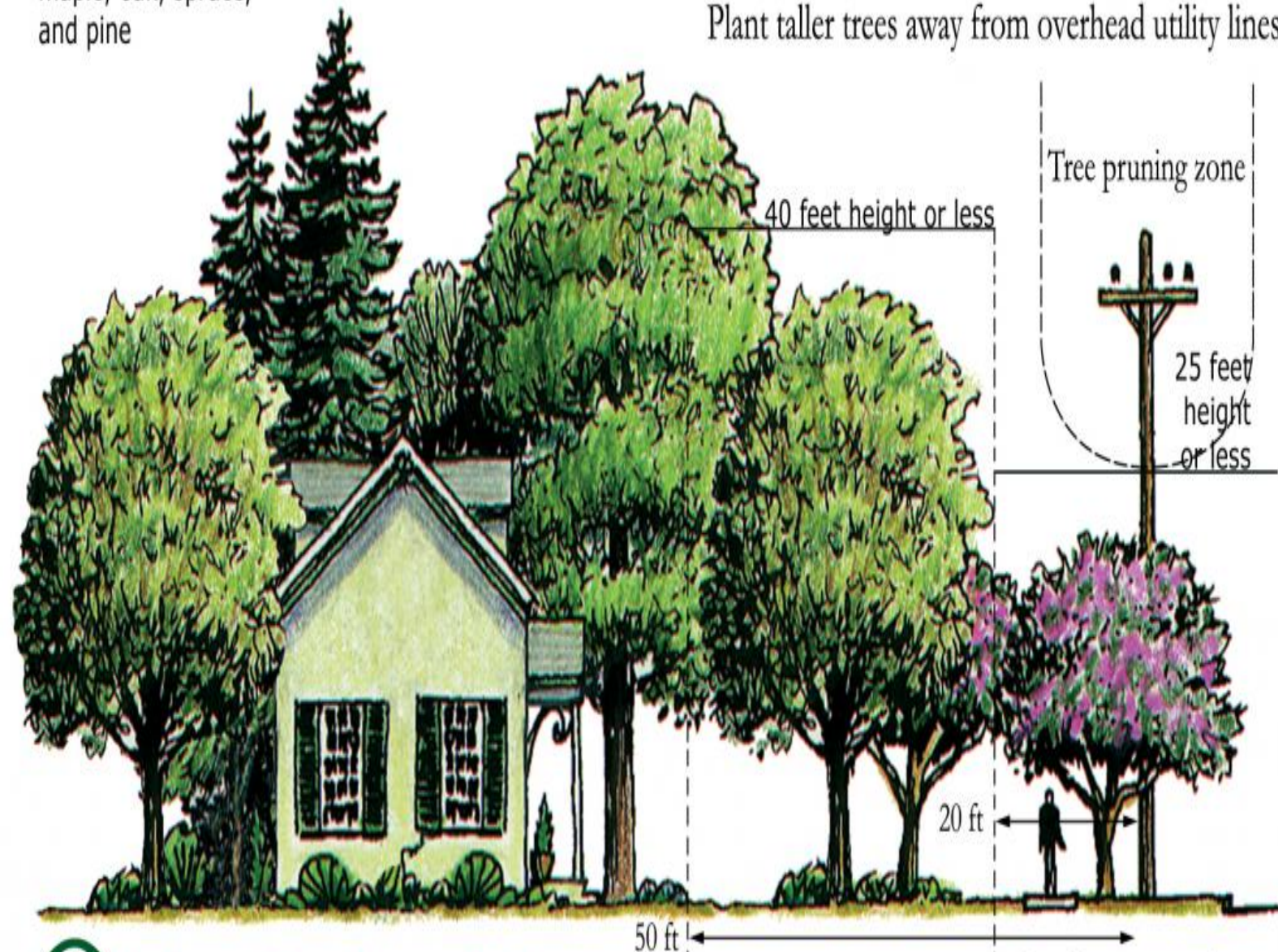
are typically emailed. If they do not get a staff email with the packet for the meeting, Ms. Klausman asks commissioners to please check online, where the packet is available to everyone.

- 7 Adjournment
Meetings adjourns at 9:38 pm

Tall trees, such as:
maple, oak, spruce,
and pine

Plant the right tree in the right place

Plant taller trees away from overhead utility lines



Medium trees, such as:
washington hawthorn
and goldenraintree

Small trees, such as:
redbud, dogwood,
and crabapple

Steve Boyd

From: Ryan M. Muse
Sent: Thursday, December 15, 2022 3:34 PM
To: Steve Boyd; Karl Hanlon
Cc: Ryan M. Muse
Subject: Ordinance 2011-31

Good afternoon Mayor and Council,

Upon Mayor Pro-Tem Willman's request, the below email is for distribution for Council.

Thank you,

Ryan Muse
City Clerk
970-384-6406
City of Glenwood Springs

From: John L. Taufer <jlt@sopris.net>
Sent: Thursday, December 15, 2022 1:55 PM
To: Charlie Willman <charlie.willman@cogs.us>
Subject: Ordinance 2011-31

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Charlie,

Yesterday, I was reviewing the Agenda for tonight's City Council meeting and noticed that there was an Agenda Item regarding Code Amendments to Sections 070.040.050 (Landscaping, Screening and Fencing) and 070.070.030 (All Other Terms Defined as related to landscape standards. In addition, I did notice your posting on NextDoor announcing consideration of the proposed Code Amendments during tonight's City Council meeting. You did inform me that the proposed Amendments were discussed in July 2021 and finally approved by P & Z on March 22, 2022. I was not aware that these revisions were even being discussed last year. I applaud the City for recognizing the importance of incorporating water efficient landscaping standards into the Code but I think some further massaging of these regulations is warranted.

In my quick review of the proposed amendments, I did have some concerns and a number of questions as they related to these amendments. These include the following:

I was curious if these proposed amendments have been circulated amongst the local landscape design professionals, landscape contractors or others associated with the landscape industry for review and comment?

I believe the proposed Amendments are lacking some critical definitions ie, High water use zone; High water turfgrass; High irrigation plantings

Is Kentucky Bluegrass prohibited on single family and duplex residential properties? If so, list some acceptable substitute turf grasses? (I believe that a limited amount of Kentucky Bluegrass should be allowed on single family and duplex residential properties. There is a limitation on Multi-Family residential properties).

I had a some concern about a minimum mulch depth of 4". 4" of mulch should be the maximum depth. 3" is standard.

I had some concern about the limitation of planting on slopes 4:1 or greater. I believe it should be slopes 3:1 or greater.

The term "Qualified Landscape Architect" should read " Licensed Landscape Architect".

Overall, I believe that the wording, in some of these Code Amendments, is confusing and should be more clear and concise. I would suggest that this item be tabled until further review of this agenda item.

I didn't have a lot of time to review these items but some of the aforementioned items jumped out at me. It might be beneficial for staff to prepare examples, in graphic form, what these Code Amendments would look like.

Thanks for your attention to this matter.

John L. Taufer, Licensed Landscape Architect



City Council
STAFF REPORT
City of Glenwood Springs
January 5, 2023

Agenda Item: 27th Street Underpass Funding Update

Action Requested: Increase the City's contribution from \$750,000 to \$850,000 to the city's contribution to the 27th Street Underpass project

Department: Engineering

Presented By: Terri Partch

Strategic Goals: Preserve and Improve Infrastructure

Background Info: In cooperation with the city, Roaring Fork Transit Authority (RFTA) has been working to design, bid and fund a pedestrian and bicycle underpass at the intersection of 27th Street and State Highway (SH 82). The project will resolve a serious safety concern for the Rio Grande Trail at the intersection, and will improve the safety of a large number of pedestrians crossing SH 82 to access the RFTA Bus Rapid Transit (BRT) facility. The project remains the Transportation Commission's second highest priority behind South Bridge.

The project has received \$4 million dollars from multiple grants from the Colorado Department of Transportation. The project also recently received six million dollars in Federal RAISE grant funding. The project initially bid in February of 2022, with a total cost of approximately \$15.2 million. After the award of the Federal RAISE grant, the project was rebid on December 12, 2022. The rebid for the project came in with one bid from the same contractor for \$17.9 million. Due to the need for construction management and a contingency fund for the project, the project is still underfunded. RFTA intends to request that it's Board award the project out of it's own funding reserves.

City staff requests that the Council add \$100,000 to the overall project funding to help offset the contingency and construction management needs.

City of Glenwood Springs, Transportation Commission Recommendation regarding 27th Street bicycle-pedestrian underpasses project Unanimously approved, January 3, 2023. The Transportation Commission supports prompt construction of the 27th Street bicycle-pedestrian underpasses project, and the commission strongly encourages approval of most recent construction bid for that project, in order to avoid further project cost increases. (Commission members attending: Dean Kinkel, Steven Smith, Betsy Suerth, Ralph Trapani).

Issues: None at this time.

Fiscal Impact: Funding for this project is in the A&I Fund. Currently the 2023 budget has \$750,000 for the project, any additional contribution would need to be included in a budget amendment.

Reserves in the A&I Fund are summarized here:

	2022 Revised	
	Budget	2023 Budget
Revenue	\$10,110,927	\$13,125,131
Expenditures	<u>(\$12,290,455)</u>	<u>(\$14,901,666)</u>
Change in Fund Balance	(\$2,179,528)	(\$1,776,535)
Beginning Fund Balance	\$12,589,628	\$10,410,100

Ending Fund Balance	\$10,410,100	\$8,633,565
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Reserves:

Bond Reserve (Restricted)	(\$1,980,388)	(\$1,980,388)
South Bridge	(\$250,000)	(\$500,000)
27th Street Underpass	(\$750,000)	\$0
6th Street Reserve	(\$1,750,000)	\$0
Theatre Reserve	(\$704,112)	(\$704,112)
Contingency	(\$3,000,000)	(\$3,000,000)
FAB Grant Reserve	<u>(\$70,815)</u>	<u>(\$70,814)</u>
Available Fund Balance	\$1,904,785	\$2,378,251

Legal Review: NA

Staff Recommendation: Staff defers to Council.



City Council
STAFF REPORT
City of Glenwood Springs
January 5, 2023

Agenda Item:	Ordinance 2023-01; Code Amendment to Municipal Code Section 070.045 Community Housing Standards and Guidelines including but not limited to Inclusionary Zoning standards
Action Requested:	Consideration of code revisions to 070.045 Affordable and Workforce Housing
Department:	Economic and Community Development
Presented By:	Watkins Fulk-Gray, Hannah Klausman
Strategic Goals:	Provide Efficient and Responsive City Government Protect and Preserve our Quality of Life
Background Info:	In October, City Council gave Staff direction to review the inclusionary zoning percentages and discuss a recommendation from the Housing Commission. Housing Commission researched inclusionary zoning standards in other communities and came up with a recommendation for changes to the percentage of units required and threshold for applicability. The Planning and Zoning Commission (P&Z) reviewed all of the material at their December 13, 2022 meeting. P&Z voted unanimously to revise the inclusionary zoning standards to increase the required percentage of deed restricted for cost affordability for rental projects. The P&Z's motion did not recommend changing the percentage of cost restriction deed restrictions for for-sale projects or recommend changing the threshold at which the inclusionary zoning standards take effect. The change recommended by the P&Z is to increase the required percentage of deed restricted for cost affordability in rental projects from 10% to 20%. The P&Z also recommended researching what requirements downvalley jurisdictions have regarding inclusionary zoning and to come up with more incentives for developers. They also expressed concern that while the City's Housing Guidelines require sale or rental price affordability, they do not currently contain income qualification standards.
Issues:	The housing market in Glenwood Springs has seen significant price increases over the past two years which have made it more difficult for residents to find housing, whether rental or ownership opportunities, and made it more difficult for employers to attract and retain workers. Inclusionary zoning requirements are one tool for creating affordable housing opportunities. The proposed changes discussed in the P&Z Staff Report seek to provide more affordable housing opportunities. The P&Z Staff Report is attached to this report.
Fiscal Impact:	If the code changes have the desired impact, more community housing units will be created, which will require more work for the body undertaking the administration of the program. In 2021 the City appropriated \$10,000 for the Garfield County Housing Authority to administer the program.
Legal Review:	Legal has created the attached draft ordinance.
Staff Recommendation:	Staff recommends changing the inclusionary zoning standards in Title 070.045 of the Municipal Code from 10% of units required to be made affordable to 20%, and changing the applicability from 10 units to five (5) units. The P&Z recommends changing the percentage of required affordable units to 20% only for rental projects, and not changing the applicability threshold. Staff is amenable to the P&Z's recommendation to create a different requirement for rental projects, but defers to Council for which recommendation to adopt. If Council chooses either the Staff recommendation or P&Z recommendation, Staff suggests the following findings for the motion:

1. The proposed code amendment is consistent with the Comprehensive Plan and other City policies, including the following goals, policies, and strategies:

- Provide housing for the entire community
- Promote sustainable economic diversity
- Support social diversity
- Encourage a variety of housing types, sizes, and costs throughout the community and in each neighborhood
- Use both regulations and incentives to encourage the development of housing at lower, more attainable price points
- Assure the effectiveness of community housing regulations and incentives
- Prioritize community housing for local workforce and families
- Ensure rental and ownership opportunities

2. The proposed code amendment does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code.

3. The proposed code amendment is necessary to address a demonstrated community need.

4. The proposed code amendment is necessary to respond to substantial changes in conditions and/or policy.

5. The proposed code amendment is consistent with the general purpose and intent of this code.



Planning Commission Report

Date: December 13, 2022
To: Planning and Zoning Commission
From: Watkins Fulk-Gray, Senior Planner
Subject: Consideration of code revisions to Code Section 070.045.070
Inclusionary Zoning Requirements

REQUEST	Consideration of code revisions to 070.045.070 Affordable and Workforce Housing regarding Inclusionary Zoning requirements.
APPLICANT	City of Glenwood Springs
LOCATION	City-wide
ZONE	All

REQUIRED ACTION

Consideration of code revisions to 070.045.070 Affordable and Workforce Housing to revise Inclusionary Housing requirements.

Background

Inclusionary zoning requirements are zoning requirements that make developers include affordable homes, lots, or condominiums in development projects, rather than market-rate products alone. They are instituted when market forces fail to produce residential development that is affordable to most residents, as is the case in Glenwood Springs and many other mountain communities. While inclusionary requirements vary considerably from place to place, it is commonplace for cities and towns in Colorado to have inclusionary zoning requirements on the books, often in addition to other programs or incentives encouraging housing affordability. This report will provide some history of Glenwood Springs's inclusionary zoning requirements and to provide context and data on the current housing outlook, which generally supports what most residents anecdotally understand: housing costs are increasing and becoming less affordable.

In 2021 City Council adopted a new inclusionary zoning program. The new program was incorporated into the development code in March of 2021. In November of 2022, City Council directed Staff to revisit the program and consider increasing the required amount of deed restricted affordable units in residential developments.

This direction from City Council comes amid a time of rapidly rising housing costs. The year 2021 saw an increase of 23% in median sale prices of single-family homes compared to 2020, and a 21.7% increase in

condominium sale prices. So far in 2022, median single-family home sales are up 11.2% over 2021 sale prices and condominiums 34.8%. As of October 2022, the median sale price for a single-family home in Glenwood Springs was about \$850,000, and the median sale price for condominiums was about \$532,000.

These sale prices are in stark contrast to what is considered affordable to a family earning the area median income (AMI). Staff has calculated that for a family of four earning the area median income, which was about \$88,300 in 2021, and not spending more than 30% of the family's income on housing costs, an affordable home price would be about \$377,000. Single-family homes, therefore, are at current average sale prices about 225% more expensive than what a family of four could reasonably afford, and condominiums are currently about 141% more expensive than the affordability mark.

Rental price data is often not as readily available, but Staff believes that both older rentals and many of the new large apartment buildings rent at prices considerably higher than what would be affordable for a family earning the area median income. When a household spends more than 30 percent of its income on mortgage or rent, it is characterized as being "cost-burdened." The regional housing study from 2018 estimated that cost burdened household overspending amounted to approximately \$54 million in 2017, averaging \$320 per month for each of the region's 14,100 cost-burdened households. At that time, the report estimated that roughly 40% of Glenwood Springs households were cost burdened. That number is likely to have increased.

Project Summary

The proposed changes include increasing the percentage of affordable units in new residential developments from 10% to 20% and lowering the threshold at which the affordability requirements take effect from 10-unit projects to five-unit projects. As resident occupancy is also a requirement of the affordable deed restricted units that provision of the code would be unchanged. Below is a direct comparison of code with double underlined text added and ~~strike through~~ text deleted:

(a) Twenty (20) percent of the total residential units in any new residential or mixed-use development proposing to create five (5) ~~ten (10)~~ or more residential dwelling units shall be deed restricted for resident occupied community housing with an

~~(b) Ten (10) percent of the total residential units in any new residential or mixed-use development proposing to create ten (10) or more residential dwelling units shall be deed restricted to limit the average initial sales price to no greater than that which is affordable to households earning no more than one hundred (100) percent AMI; or to limit the community housing rental unit rental prices in accordance with guidelines established by the City and generally set at rates that are affordable to households with incomes no higher than one hundred (100) percent AMI, averaged over the total required deed restricted units~~

The City's Housing Commission recommended these changes and also recommended exploring a commercial linkage requirement. Commercial linkage programs are not addressed in this memo because City Council's initial direction did not ask Staff to investigate commercial linkages, but the Housing Commission briefly discusses commercial linkage requirements. Housing Commission's recommendation is included as an attachment to this report.

Jurisdictional Comparison

With the proposed code changes, Glenwood Springs requirements would be comparable to other mountain communities. In the Roaring Fork Valley, Carbondale also requires 20% of residential units in a new development of at least five units to be deed restricted for cost affordability. Aspen and Vail's zoning requirements are based on floor area, with Aspen requiring 30% of floor area in residential development be affordable, and Vail requiring 10%. The code amendments proposed in this action would only apply to new development and would be an attempt to create a higher proportion of affordable housing alongside market-rate development.

The average purchase price in the City has been increasing due at least in part to a significant shortfall in housing inventory compared to demand for housing. The City's last housing study, which was completed in 2019, found a 2,000-unit shortfall, which included shortfalls in many AMI ranges. The most significant shortfall was for housing affordable to households earning less than 60% AMI, where there was a 1,126-unit shortfall. Families earning between 60% to 80% AMI and 100% to 160% AMI also were found to have a gap between demand and supply for housing.

Current Program Outcomes

Since the creation of the inclusionary zoning requirements in March of 2021, a total of 18 resident occupied units and 23 units deed restricted to 100% AMI affordability have been approved through the inclusionary zoning requirements. Of these 23, none have been constructed yet.

The City contracts with Garfield County Housing Authority for the implementation of the housing guidelines including tenant qualification, initial sales price determination, and program reporting.

There has been relatively little push back from the Development community regarding the current inclusionary housing requirements. Staff does expect additional feedback when units come online, however, to date the requirement of said units has not been seen to deter projects. There has been evidence that some projects are choosing to stay just below the threshold of ten units to avoid the regulation. It is unclear whether lowering the threshold to five (5) unit projects will deter smaller housing projects from being created but is a possibility. The profit margin on smaller projects is less likely to be able to support the affordable unit component.

For comparison, current unit number requirements with the current and proposed options are presented on the next page. For fractional unit outcomes the development's mitigation responsibility will be rounded to the nearest whole number: Below seventy-five hundredths (0.75) round down (= zero (0) unit) and round up from seventy-five hundredths (0.75) and higher (= one (1) unit) per section 070.045.070.

Current Regulations

Number of Units	Resident Occupied 20%	Deed Restricted to 100 % AMI, 10%
10	2	1
15	3	1
18	3	2
20	4	2

	Proposed Regulations	Deed Restricted to 100% AMI, 20%
5		1
6		1
7		1
8		2
9		2
10		2
15		3
18		3
20		4

More stringent regulations may have the effect of chilling interest in development or redevelopment for some projects. These effects are difficult to predict, and another reasonable course of action could be to wait longer to assess the inclusionary zoning requirements until the requirements have been applied to more projects. However, by waiting longer it is possible that the City will lose the opportunity to shape the affordability makeup of other developments that receive entitlements in the meantime. While acknowledging the difficulty of predicting the effectiveness of the new requirements as proposed, Staff believes that the data for housing inventory shortfall, sharp increases in home purchase prices, and the established presence of similar regulations in other jurisdictions warrant the change in inclusionary zoning requirements.

Review Criteria and Analysis

A code amendment is a legislative decision by the City Council. Prior to recommending approval or approving a proposed Code amendment, the Planning and Zoning Commission and City Council shall consider whether and to what extent the proposed amendment meets the following criteria. Staff analysis is in bold.

- I. Is consistent with the Comprehensive Plan and other City policies;
The proposed changes are consistent with the Comprehensive Plan.
- II. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;

The proposed changes to the Code's mitigation requirements do not conflict with the Municipal code.

- III. Is necessary to address a demonstrated community need;
Housing is an important community need that City Council has placed as one of its top strategic planning priorities. The proposal would require a larger proportion of affordable homes with new development.
- IV. Is necessary to respond to substantial changes in conditions and/or policy; and
The most recent Regional Housing Study found an overall shortfall of 2,000 dwelling units, and average purchase prices for homes have been changing and growing more expensive rapidly.
- V. Is consistent with the general purpose and intent of this Code.
The proposed amendment is in line with the purpose and intent of the Code.

Reviewing Agency Comments

The Housing Commission has submitted a memo for the P&Z's consideration.

Action Item and Staff Recommendation

Action Item:

Consideration of code revisions to 070.045.070 Affordable and Workforce Housing, to revise inclusionary housing requirements.

Staff recommends approval of the code amendment.

Suggested Findings

The proposed code amendment:

- I. Is consistent with the Comprehensive Plan and other City policies;
- II. Does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;
- III. Is necessary to address a demonstrated community need;
- IV. Is necessary to respond to substantial changes in conditions and/or policy; and
- V. Is consistent with the general purpose and intent of this Code.

Ordinance 2023-1

Code Text Amendments Regarding Community Housing Standards and Guidelines

City Council

January 5, 2023



Ordinance 2023-1 (Planning File #41-22): Code Text Amendment

REQUEST	Consideration of code revisions to 070.045, Affordable and Workforce Housing regarding the inclusionary zoning requirements.
APPLICANT	City of Glenwood Springs
LOCATION	Citywide
ZONE	All Zoning Districts



Background

- Inclusionary zoning (IZ) requirements = “baked in” affordability
- IZ requirements in Glenwood Springs: 2001-2017, 2021-present
- IZ requirements common in many jurisdictions



Data on housing outlook

- Current median condo purchase price: \$532,000
- Current median house purchase price: \$850,000
- Affordable home for family of four at 100% AMI (based on 2021 data): \$377,000
- Rental prices likely price out many



Data on housing outlook, continued



Cost Burden, 2017	Eagle to Gypsum	New Castle to Parachute	Glenwood Springs	Carbondale	Basalt	Aspen to Snowmass	Regional
Cost-Burdened Households							
Less than 60% AMI	1,399	2,762	1,470	1,366	575	1,595	9,167
61% to 80% AMI	311	487	326	305	95	252	1,775
81% to 100% AMI	30	346	247	239	22	48	932
101% to 120% AMI	30	16	25	22	22	48	162
121% to 140% AMI	30	16	25	22	22	48	162
141% to 160% AMI	30	16	25	22	22	48	162
Greater than 160% AMI	289	239	357	312	181	390	1,769
Subtotal Households	2,117	3,883	2,475	2,286	939	2,429	14,129
All Households							
Less than 60% AMI	1,807	3,799	1,922	1,652	849	2,861	12,889
61% to 80% AMI	793	1,333	703	604	439	1,048	4,919
81% to 100% AMI	524	1,269	635	650	404	703	4,185
101% to 120% AMI	503	1,096	597	528	186	496	3,406
121% to 140% AMI	563	1,012	579	469	161	473	3,256
141% to 160% AMI	563	547	252	338	126	371	2,197
Greater than 160% AMI	1,111	2,392	1,319	1,579	425	1,248	8,074
Total Households	5,865	11,448	6,007	5,818	2,588	7,201	38,927
Cost-Burdened as % of Total							
Less than 60% AMI	77%	73%	76%	83%	68%	56%	71%
61% to 80% AMI	39%	37%	46%	50%	22%	24%	36%
81% to 100% AMI	6%	27%	39%	37%	5%	7%	22%
101% to 120% AMI	6%	2%	4%	4%	12%	10%	5%
121% to 140% AMI	5%	2%	4%	5%	14%	10%	5%
141% to 160% AMI	5%	3%	10%	6%	18%	13%	7%
Greater than 160% AMI	26%	10%	27%	20%	43%	31%	22%
Subtotal Households	36%	34%	41%	39%	36%	34%	36%

Source: Economic & Planning Systems

Y:\Project\2010.03.02 Housing Public Valley Regional Housing Needs Data\ TO ED Housing Costs as Percent Income by Tract Version 2.xls\Sheet2

Chart for Area Median Income (AMI), 2022



CITY OF
GLENWOOD
SPRINGS
COLORADO

County	HERA	AMI	2022 Maximum Rents					2022 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Garfield		120%	1,980	2,121	2,544	2,940	3,279	79,200	90,480	101,760	113,040	122,160	131,160	140,280	149,280
Garfield		100%	1,650	1,767	2,120	2,450	2,732	66,000	75,400	84,800	94,200	101,800	109,300	116,900	124,400
Garfield		80%	1,320	1,414	1,696	1,960	2,186	52,800	60,320	67,840	75,360	81,440	87,440	93,520	99,520
Garfield		70%	1,155	1,237	1,484	1,715	1,912	46,200	52,780	59,360	65,940	71,260	76,510	81,830	87,080
Garfield		60%	990	1,060	1,272	1,470	1,639	39,600	45,240	50,880	56,520	61,080	65,580	70,140	74,640
Garfield		55%	907	972	1,166	1,347	1,502	36,300	41,470	46,640	51,810	55,990	60,115	64,295	68,420
Garfield		50%	825	883	1,060	1,225	1,366	33,000	37,700	42,400	47,100	50,900	54,650	58,450	62,200
Garfield		45%	742	795	954	1,102	1,229	29,700	33,930	38,160	42,390	45,810	49,185	52,605	55,980
Garfield		40%	660	707	848	980	1,093	26,400	30,160	33,920	37,680	40,720	43,720	46,760	49,760
Garfield		30%	495	530	636	735	819	19,800	22,620	25,440	28,260	30,540	32,790	35,070	37,320
Garfield		20%	330	353	424	490	546	13,200	15,080	16,960	18,840	20,360	21,860	23,380	24,880



Regulations in other jurisdictions

- Carbondale – 5-unit threshold, 20% of units cost-restricted
- Aspen – 30% of floor area cost-restricted
- Vail – 10% of floor area cost-restricted
- Other incentive and affordability programs present in many jurisdictions

Section 070.045.030 Code Language Amendments (Proposed)

The following code language, with additions show by underline and deletions shown by ~~strikethrough~~, are proposed with this code text change.

070.045.030 Applicability

These requirements for Community Housing shall apply to all residential and mixed-use developments proposing the construction of ~~10~~ five (5) or more new dwelling units, or the creation of ~~ten~~ five (5) or more residential lots, within the corporate limits of the City of Glenwood Springs after the effective date of these regulations. Incentives for Community Housing shall also apply to all residential developments over one dwelling unit.



Section 070.045.070 Code Language Amendments

The following code language, with additions show by underline and deletions shown by ~~strikethrough~~, are proposed tonight. Bullets (a) and (b) are proposed to be combined.

070.045.070 Mitigation for Residential Developments.

All new residential subdivisions and all new multi-family residential developments shall set aside lots or units for community housing as set forth in this section.

(a) Twenty (20) percent of the total residential units in any new residential or mixed-use development proposing to create five (5) ~~ten (10)~~ or more residential dwelling units shall be deed restricted for resident occupied community housing with an

~~(b) Ten (10) percent of the total residential units in any new residential or mixed-use development proposing to create ten (10) or more residential dwelling units shall be deed restricted to limit the average initial sales price to no greater than that which is affordable to households earning no more than one hundred (100) percent AMI; or to limit the community housing rental unit rental prices in accordance with guidelines established by the City and generally set at rates that are affordable to households with incomes no higher than one hundred (100) percent AMI, averaged over the total required deed restricted units.~~



Example application of proposed regulations

Current requirements:

Number of Units	Resident Occupied 20%	Deed Restricted to 100 % AMI, 10% of project
10	2	1
15	3	1
18	3	2
20	4	2

Proposed requirements:

Number of Units	Resident Occupied 20%	Deed Restricted to 100 % AMI, 20% of project
5	1	1
6	1	1
7	1	1
8	1	1
9	2	2
10	2	2
15	3	3
18	3	3
20	4	4



Public Comment

No public comments were received



Action Item Summary

Action 1:

Consideration of code revisions to 070.045 Affordable and Workforce Housing, to revise inclusionary housing requirements.

Staff Recommendation:

Staff recommends approval of the proposed code amendments with findings on page 5 of the P&Z staff report.

City Council Actions:

1. Approve changes to Municipal Code section 070.045
2. Approve modifications of changes to Municipal Code section 070.045
3. Deny changes to Municipal Code section 070.045
4. Continue item to next regularly scheduled meeting



Criteria for Approval

1. The proposed amendment is consistent with the Comprehensive Plan and other City policies;

Staff believes the proposed changes are consistent with the Comprehensive Plan, and specifically with these goals, policies, or strategies:

- Provide housing for the entire community;
- Promote sustainable economic diversity;
- Support social diversity;
- The City will use both regulations and incentives to encourage the development of housing at lower, more attainable price points;
- The City encourages a variety of housing types, sizes and costs;
- Prioritize community housing for local workforce and families;
- Ensure rental and ownership opportunities;
- Encourage housing variety and affordability throughout the community.



Criteria for Approval, continued

2. The proposed amendment does not conflict with other provisions of this Code or other provisions in the Glenwood Springs Municipal Code;

The proposed changes do not conflict with the Municipal Code.



Criteria for Approval, continued

3. The proposed amendment is necessary to address a demonstrated community need;
 - **Housing is an important community need**
 - **Housing unit shortfalls from most recent housing study**



Criteria for Approval, continued

4. The proposed amendment is necessary to respond to substantial changes in conditions and/or policy;

- **Average purchase prices have been rapidly becoming more expensive**



Criteria for Approval, continued

5. The proposed amendment is consistent with the general purpose and intent of this Code.
 - **The proposed amendment is in line with the purpose and intent of the Code.**



Sources

- Aspen Board of Realtors statistical reports:
<https://www.aspenrealtors.com/wp-content/uploads/2022/11/Glenwood-Springs.pdf>
- Area median income (AMI) data from Colorado Housing and Finance Authority:
<http://www.chfainfo.com/rental-housing/asset-management/rent-income-limits>
- Housing unit shortfall and cost-burdened household data: Greater Roaring Fork Regional Housing Study. EPS and RRC, 2019.
- Estimates for affordable home prices based on AMI: calculated by City Staff.



AGENDA
CITY OF GLENWOOD SPRINGS
Planning and Zoning Commission
Regular Meeting
DECEMBER 13, 2022
Council Chambers, First Floor
101 W. 8TH STREET 6:00 PM P&Z

- 1) Roll Call
Present: Commissioners Cipperly, Connerton, Waller, Shaver, White, Weimer. Also present Acting Community Development Director Hannah Klausman, Senior Planner Watkins Fulk-Gray
- 2) Receipt of the October 25, 2022 Planning and Zoning Meeting Minutes
Motion Waller, Second Cipperly. Motion passes 5-0 with Connerton abstaining.
Shaver Comment: Female applicant speaking during questions to applicant, not during public comment period.
- 3) Comments from citizens appearing for items not on the agenda
- 4) New Items
 - (1) Planning File 41-22, Code Amendment to Municipal Code Section 070.045 Community Housing Standards and Guidelines including but not limited to Inclusionary Zoning standards.

Senior Planner Watkins Fulk-Gray presented the proposed code amendments for Section 070.045, the Community Housing Standards and Guidelines. He noted that the request to consider this text amendment came from City Council, and that it would involve a change to the applicability section of 070.045 as well as the standards that are discussed in the staff report. He presented housing cost data from this year and recent years.

Staff recommended approval with findings and conditions on page 4 of the staff report.

Questions:

White: Could there be a tiered ramp-up system where the larger projects are required to provide a higher percentage, whereas the smaller unit projects are required to provide less percentage. If a tenant's income begins to exceed the income capacity, do they get kicked out?

Waller: Wondering if for sale projects could stay at 10% requirement, and rental projects be required to provide the higher percentage. It would be interesting to see what New Castle and down valley municipalities have for affordable housing standards.

Connerton: It seems like what Glenwood has room for is smaller projects, so it makes sense to have it at a lower threshold.

Weimer: Who manages the tracking of all the units? He would like renters to be provided information so that they know about renter laws and protections. Proponent of carrots over sticks. Do we have any history of carrots to provide developers with incentives? Can we explore additional incentives?

Cipperly: Was concerned with burden to staff but happy to hear that there is a consultant taking that on. Would like to see incentives for for-sale products. Asked whether utilities are considered in the AMI limitations. Concerned that this could discourage infill development.

She is also concerned about not reviewing income annually. Worried about assisting people who don't need it any longer. This takes opportunities away from lower income people who have a higher need.

White: Perhaps consider making the number threshold to 7 units and not 5.

Weimer: Not support this proposal. We are not there yet. It is onerous to manage and counterproductive to what we are trying to accomplish. Perhaps we amend the housing guidelines first. Ideas for incentives: tax breaks, priority planning in the entitlement process.

White: Seems more beneficial to increase the percentage on larger projects. That would create more units than the few and far between smaller projects. Wondering if the square footage approach that Aspen or Vail has would work better.

Shaver: Concern over waiving fees as that creates a burden on the systems that the City is providing.

Waller: For-sale projects should stay at the 10-unit threshold and 10% requirement. Rental projects remain at 10 unit threshold but require 20%.

Cipperly: Is this too soon without any units that are online?

No members of the public were present in person or online. Fulk-Gray stated that no public comment had been received.

Commissioner Waller motioned to recommend maintaining current requirements for for-sale projects and increasing the required percentage of affordable units in rental projects from 10% to 20%, while keeping the threshold at which the requirements take effect the same.

Commissioner White seconds. Motion passes 6-0.

Work session requested with Housing Commission.

5) Commissioner Comments

6) Director Comments

7) Adjournment



CITY OF GLENWOOD SPRINGS

Housing Commission

FROM: HOUSING COMMISSION
TO: CITY COUNCIL
DATE: December 13, 2022
RE: Recommended Inclusionary Zoning Changes

Planning and Zoning Commission:

At its November 10th meeting, the Housing Commission, discussed the City's current inclusionary zoning requirements and possible changes to them. Currently, new developments creating 10 or more new dwelling units are required to deed restrict at least 10% of the units to be affordable at the average level of 100% AMI, with rounding up occurring at the 0.75 unit increments. Unlike some other municipalities, the City has no commercial linkage requirements, which require new commercial developments to provide housing or fees-in-lieu for housing the employees that will work at the commercial development.

Glenwood Springs's City Council first adopted inclusionary housing requirements in 2001, which were suspended in 2011 and repealed in 2017. In 2021, inclusionary housing regulations were once again adopted by City Council, a process that Housing Commission and the Planning and Zoning Commission were involved in. Because of the significant cost increases in for-sale and for-rent housing in Glenwood over the past few years, Housing Commission believes it appropriate to adjust the inclusionary zoning regulations. If these recommendations are approved, it would be the first adjustment to the inclusionary zoning requirements since they were adopted in 2021.

The Housing Commission recommends to the Planning and Zoning Commission that the percentage of required affordable units be increased along with the threshold at which the inclusionary zoning requirements kick in. Specifically, the Housing Commission recommends that 20% of all residential units in a new development with at least five units be required to be deed restricted to affordability at 100% AMI. The Housing Commission would also like to explore instituting a commercial linkage requirement, which the Housing Commission understands would likely require the completion of a nexus study on which to base any new commercial linkage requirements. The proposed inclusionary zoning requirement changes are shown below.

Current code language:

(a) Twenty (20) percent of the total residential units in any new residential or mixed-use development proposing to create ten (10) or more residential dwelling units shall be deed restricted for resident occupied community housing.

(b) Ten (10) percent of the total residential units in any new residential or mixed-use development proposing to create ten (10) or more residential dwelling units shall be deed restricted to limit the average initial sales price to no greater than that which is affordable to households earning no more than one hundred (100) percent AMI; or to limit the community housing rental unit rental prices in accordance with guidelines established by the City and generally set at rates that are affordable to households with incomes no higher than one hundred (100) percent AMI, averaged over the total required deed restricted units.

Proposed code language:

(a) Twenty (20) percent of the total residential units in any new residential or mixed-use development proposing to create ~~ten (10)~~ five (5) or more residential dwelling units shall be deed restricted for resident occupied community housing.

(b) ~~Ten (10)~~ Twenty (20) percent of the total residential units in any new residential or mixed-use development proposing to create ~~ten (10)~~ five (5) or more residential dwelling units shall be deed restricted to limit the average initial sales price to no greater than that which is affordable to households earning no more than one hundred (100) percent AMI; or to limit the community housing rental unit rental prices in accordance with guidelines established by the City and generally set at rates that are affordable to households with incomes no higher than one hundred (100) percent AMI, averaged over the total required deed restricted units.

Over this year the Housing Commission has researched inclusionary zoning and associated requirements in comparable communities. While some jurisdictions structure their affordability requirements in a way that makes apples-to-apples comparisons difficult, Housing Commission has found that the City's current requirements may be on the low end. Carbondale, for example, requires 20% of developments with five or more units to be affordable. Aspen sets its affordability requirements by floor area, and requires 30% of all residential floor area to be affordable. Because of the recent significant rent and home purchase prices in the City and the fact that some neighboring jurisdictions seem to have more stringent requirements, the Housing Commission believes it is the right time to adjust its inclusionary requirements. By adjusting the inclusionary zoning requirements to require more affordable units in more residential developments, and potentially require the creation of new housing with new commercial developments, the Housing Commission believes that the inventory of affordable housing for local workforce within city limits could greatly be impacted, helping both local employers and the City's civic life, among other goals.

Thank you for your consideration.

Sincerely,

Glenwood Springs Housing Commission

ORDINANCE NO. 01

Series of 2023

AN ORDINANCE OF THE CITY OF GLENWOOD SPRINGS, COLORADO, AMENDING TITLE 070 OF THE GLENWOOD SPRINGS MUNICIPAL CODE, TO PROVIDE FOR ADDITIONAL COMMUNITY HOUSING UNITS.

WHEREAS, the City of Glenwood Springs (“Glenwood Springs” or the “City”) is a home-rule municipality organized under Article XX of the Colorado Constitution and with the authority of the Glenwood Springs Home Rule Charter; and

WHEREAS, City Council finds that there exists a housing crisis in the City and the surrounding region that is being addressed in part through the City’s Community Housing code in Title 070 Article 045 of the Glenwood Springs Municipal Code; and

WHEREAS, on December 13, 2022, the City’s Planning and Zoning Commission conducted a public hearing to consider these proposed text amendments and recommended approval with amendments that are included herein; and

WHEREAS, City Council finds that these amendments are consistent with the Comprehensive Plan and other City policies, do not conflict with other provisions of the Code, are necessary to address a demonstrated community need, are necessary to respond to substantial changes in conditions and/or policy, and are consistent with the general purpose and intent of the Code; and

WHEREAS, City Council finds it is necessary and proper to amend Section 070.045.070 of the Glenwood Springs Municipal Code as provided in this ordinance to provide for the additional community housing units.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GLENWOOD SPRINGS, COLORADO, ORDAINS:

Section 1. The foregoing recitals are incorporated herein as if set forth in full.

Section 2. Section 070.045.070 of the Glenwood Springs Municipal Code is hereby amended as set forth below with double underline text added and ~~striketrough text~~ deleted.

070.045.070 Mitigation for Residential Developments.

All new residential subdivisions and all new multi-family residential developments shall set aside lots or units for community housing as set forth in this section.

- (b) Ten (10) percent of the total for-sale residential units and twenty (20) percent of the total rental residential units in any new residential or mixed-use development proposing to create ten (10) or more residential dwelling units shall be deed restricted to limit the

average initial sales price to no greater than that which is affordable to households earning no more than one hundred (100) percent AMI; or to limit the community housing rental unit rental prices in accordance with guidelines established by the City and generally set at rates that are affordable to households with incomes no higher than one hundred (100) percent AMI, averaged over the total required deed restricted units

- (c) Fractional Remainders. The development's mitigation responsibility will be rounded to the nearest whole number: Below seventy-five hundredths (0.75) round down (= zero (0) unit) and round up from seventy-five hundredths (0.75) and higher (= one (1) unit).
- (d) In lieu of the requirements of subsections (a) and (b) of this section, the development may meet mitigation requirements through a donation of land in an amount determined by the City Council meeting the following requirements:
 - (1) Land shall be free of all liens and encumbrances and shall be conveyed by general warranty deed.
 - (2) Land shall be properly entitled and capable of supporting the applicable number of community housing units.
 - (3) Land shall be buildable, have suitable soils and drainage and available utilities, and should not be within an area that has potential geologic hazards associated with development.
- (e) The development may provide up to fifty (50) percent of the required mitigation through the restriction of existing units.

INTRODUCED, READ ON FIRST READING, PASSED AND ORDERED
PUBLISHED BY TITLE ONLY THIS 5th DAY OF JANUARY 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk

INTRODUCED, READ ON SECOND READING, AND ORDERED PUBLISHED BY
TITLE ONLY TO BE EFFECTIVE TEN DAYS FOLLOWING THE DATE OF SECOND
READING THIS __ DAY OF _____ 2023.

CITY OF GLENWOOD SPRINGS, COLORADO

Jonathan Godes, Mayor

ATTEST:

Ryan Muse, City Clerk

Glenwood Springs inclusionary housing zoning code might be changing in the new year

News [FOLLOW NEWS](#) | Dec 16, 2022

Cassandra Ballard [FOLLOW](#)
cballard@postindependent.com



Construction crews continue work at The Lofts apartments in the Meadows shopping center in 2021
Chelsea Self/Post Independent

Glenwood Springs has been working on changing its inclusionary zoning to create more affordable housing for residents, including a proposed change in the percentage of deed-restricted units that are required of developers, a city official said Wednesday.

“Inclusionary zoning are requirements that are placed on developers that are ‘baked in’ affordability,” Watkins Fulk-Gray, Glenwood Springs senior planner, said.

The Glenwood Planning and Zoning Committee discussed these changes and is making its own edits before approving and sending them to city council.

City staff originally proposed to change the current code to increase the number of affordable units that would have to be built when new residential development occurs, looking to neighboring communities as an example.

“Neighboring jurisdictions around us also have inclusionary zoning that fairly closely mirrors what we’re proposing here,” Fulk-Gray said. “Carbondale is very similar.”

The current code for inclusionary zoning in Glenwood requires that 10% of the total residential units in any new residential and mixed-use development proposed to create 10 or more residential units shall be deed restricted. This helps limit the average initi



However, commissioners decided that changing to the five-unit minimum was more likely to affect more locally-owned development proposals, which they were not in favor of. The existing 10-unit minimum was more desired because it would be more likely to impact larger development companies that are not located in the region.

The commission also amended the proposal to maintain the current code for a 10% deed restriction on projects with for-sale unit, and to amend the code to a 20% deed restriction on rentals units for new developments of 10 or more units.

Commissioner Peter Waller motioned to amend these changes and Commissioner Joy White seconded. The vote passed unanimously.

Since Colorado has a law against rent control, this is one way municipalities are able to create affordable and workforce housing for their residents, Fulk-Gray said.

Glenwood Springs acting Community Developer Hannah Klausman explained that Glenwood Springs has a process to hold rental companies accountable to make sure they are following rental deed restrictions, but it would be interesting to get more direct communication with renters.

“When any renter signs a lease, (the landlords) have to report to Garfield County Housing Authority for approval,” Klausman said. “And Garfield County Housing Authority has been doing this a very, very long time and is a trusted consultant.”

She added that they work closely with city staff and “staff has the lovely task of making sure that they’re updated with all the units that are coming online ... so that Garfield County Housing Authority can interface with the developer would be that main point of contact,” she said.

Many communities in the state have inclusionary zoning, including Aspen and Carbondale. Glenwood has had inclusionary zoning since 2001. The requirements were suspended in 2011 to help spur development after the recession and housing crisis that led to a glut of foreclosed homes on the market. The inclusionary zoning was repealed in 2017 and, in 2021, the city adopted a new set of rules.

These are the first proposed amendments to the 2021 adoption, Fulk-Gray said.

In Glenwood Springs, the current median condo purchase price is \$532,000 and the current median house price is \$850,000, numbers presented by Fulk-Gray show. An affordable home for a family of four at 100% AMI in Glenwood is \$377,000.

He said that rental prices are a lot harder to track, but renters are being priced out as well.

From the housing study in 2019, the amount of cost-burdened households in Glenwood is 41%, Fulk-Gray said. This means more than 30% of a household’s income is going to housing expenses.

These changes will now go to city council to be voted on sometime in the new year.

Post Independent reporter Cassandra Ballard can be reached at cballard@postindependent.com or 970-384-9131.

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City Council
STAFF REPORT
City of Glenwood Springs
January 5, 2023

Agenda Item: Adjournment

Action Requested:

Department: City Clerk

Presented By:

Strategic Goals:

Background Info:

Issues:

Fiscal Impact:

Legal Review:

Staff Recommendation: