



# Downtown Survey 2015

Community Response Data

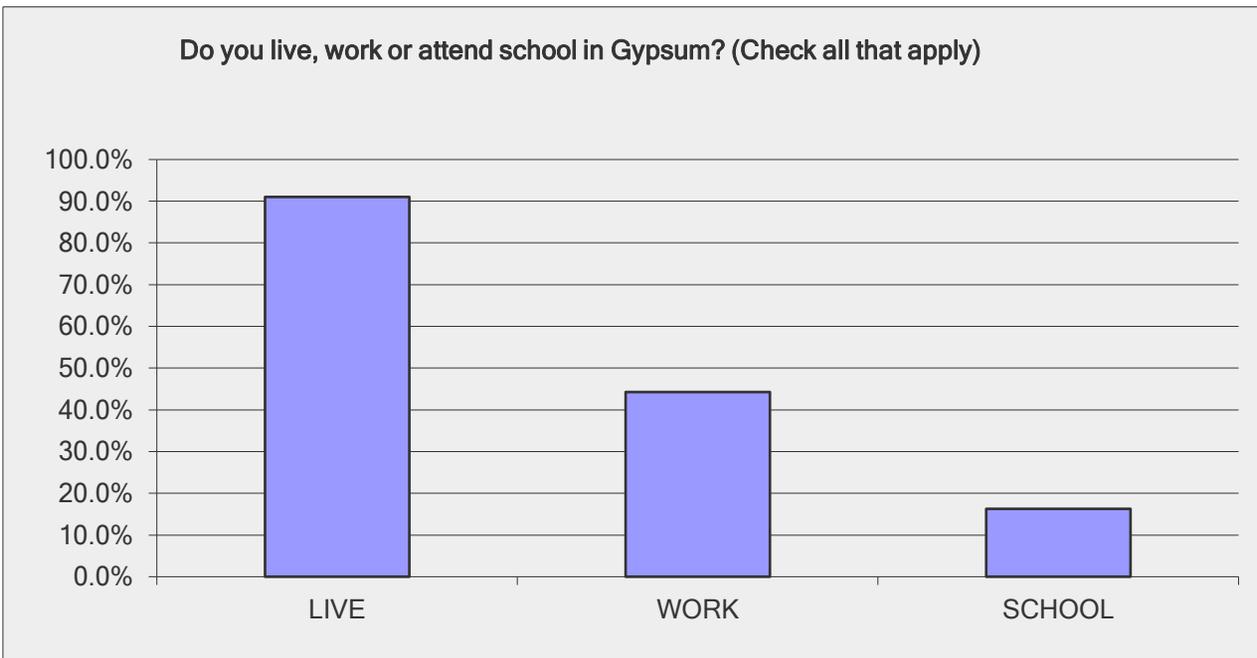
A survey conducted by participants of the  
Regional Institute of Health and Environmental Leadership  
program, in partnership with the Town of Gypsum.





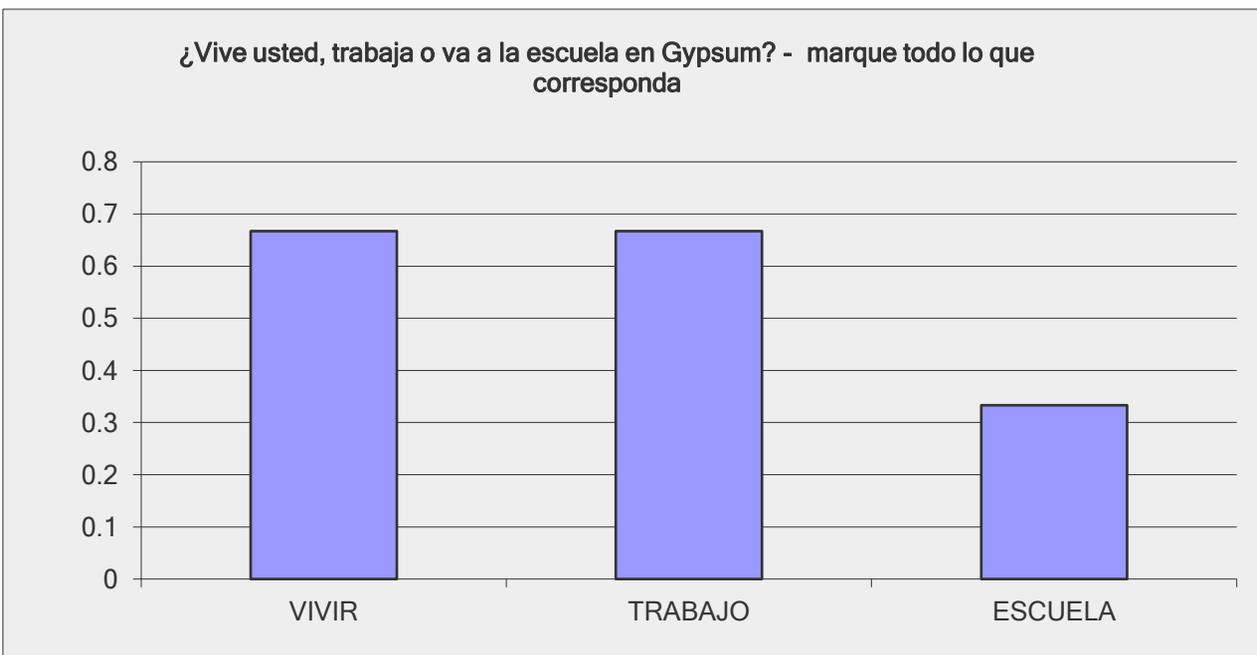
**Do you live, work or attend school in Gypsum? (Check all that apply)**

Answer Options	Response Percent	Response Count
LIVE	91.0%	312
WORK	44.3%	152
SCHOOL	16.3%	56
<b>answered question</b>		<b>343</b>
<b>skipped question</b>		<b>0</b>



**¿Vive usted, trabaja o va a la escuela en Gypsum? - marque todo lo que corresponda**

Answer Options	Response Percent	Response Count
VIVIR	66.7%	4
TRABAJO	66.7%	4
ESCUELA	33.3%	2
<b>answered question</b>		<b>6</b>
<b>skipped question</b>		<b>1</b>



## Community Survey



What is the one primary reason you live here? (Example: Job, etc...)

Answer Options	Response Count
	343
<b>answered question</b>	<b>343</b>
<b>skipped question</b>	<b>0</b>

Number	Response Text
1	its a quiet town
2	job
3	We moved to Gypsum from Eagle about a year ago and currently live in Buckhorn valley. we enjoy the laid back lifestyle with access to up valley and affordability in eagle county.
4	the library is very nice
5	everything is walking distance
6	All my friends live here
7	The community togetherness
8	The school is great, it is beautiful
9	I got a habitat house
10	Close to work
11	Family and Affordable
12	Affordable
13	family - I grew up here
14	Affordability and opens spaces, access to trails.
15	We moved to Gypsum for the great sense of community
16	Cost of living
17	Mountains Family Costco
18	Family oriented, inexpensive
19	I am doing a summer paid internship at Landscape Technology Group
20	Love this valley! Great place to live and raise a family.
21	Moved here for my job
22	Work and the mountains :)
23	I like how the town staff run the town
24	Close to work
25	small community
26	The proximity to my work place, rent prices in comparison to elsewhere, and less crowds
27	Family is here Outdoor lifestyle Community
28	Cheaper then up valley - better real estate prices
29	Spouses family lives in the area
30	work
31	Affordability and ability to have horses on property

32	Work / Small town
33	Job
34	Costco
35	Closest place to job
36	Job
37	I saw great potential and options for the future of Gypsum.
38	Affordability
39	The unique weather compared to the other close mountain communities
40	Great place to live
41	Small town feel - Community
42	Small town, easier to buy more land due to prices, raise my son
43	Raised child
44	bought home 30 years ago
45	Because I like it here
46	Love the rec center & the benefits for my family to use the GRC.
47	Away from the city (Vail, Avon, Edwards) farming / ranching community
48	Bought in back in 84 when up valley was too rich for us.
49	Schools and small # of people, recreation opportunities
50	This is where my husband wants to live. He had a home here first then we bought a home together after we married.
51	Affordable housing
52	Nice people, spectacular views.
53	Born & raised here. Calm & quiet. Beautiful weather & views.
54	I love it here! I've been here since 1977
55	I was raised in Eagle, I love the mountains and feel that it's a safe place to raise our family.
56	N/A
57	Found a house here
58	Job
59	Affordable, moved to the area in March. Husband works at Vail Valley Med. Center
60	.
61	Location / Recreation / Cost
62	Job and family
63	Wife has house, activities & weather
64	Access to open space, lower cost of living.
65	Housing and great school
66	Cost
67	Love the small town atmosphere
68	We like the area & the people
69	Weather
70	Beautiful views, great neighborhood and community, longer summers. Not as densely populated as other areas.
71	Child, grandchild, weather, beauty and safety
72	Affordability.
73	My husbands job and the cost of real estate
74	Close to my work and great place to live!
75	Affordability

76	Affordable real estate
77	Only place in Eagle County where we could afford a decent-sized house
78	Quiet with a lot of recreation opportunities
79	Mountain lifestyle
80	Love the community.
81	remote, unaffected by I-70 traffic
82	Gypsum Creek valley is beautiful and has great weather compared with the rest of the valley.
83	Own home with property.
84	good water and manager with good, clean values
85	small town , water quality
86	(don't)
87	Altitude.
88	it was work and the mountains originally now going to retire and move away
89	Born and Raised, My family is here
90	affordability
91	We like living in Gypsum
92	To raise our kids in the Eagle/Gypsum area.
93	school
94	small town , weather, access to vail, cost of housing
95	I don't live here, but I am very active in the community and spend 40-60 hours per week in Gypsum.
96	Came here for a job, stay here because we like the small community
97	It's the most affordable (whatever that means) in Eagle County
98	Love eagle county
99	Life style
100	I work here because at one time I saw this area full of opportunity but there needs to be a lot more cooperation with the town
101	I moved here for the High School
102	job in Eagle Vail.
103	Home owner
104	lifestyle, affordability
105	Job, Weather
106	Like many longtime residents, we moved down valley for affordability and small town feeling
107	I don't live there, but I would love to see changes made.
108	close to regional winter and summer recreation and ease of transportation
109	We love the area
110	Cost when I moved here. Stay because of the closeness to recreation and the weather.
111	No reason
112	Location to all amenities (hunting, fishing, hiking)
113	Small town feel...no crowds...
114	Family
115	Affordable housing
116	been here all my life roots run deep

117	born here
118	Property
119	small communities
120	Close to work.
121	work and lifestyle
122	Love the area. Community of friendly people. Beautiful small town/mountain living
123	I was born here
124	Why I live here in the valley: outdoors/active lifestyle. Why I live in Gypsum: affordability.
125	Down to earth community without a bunch of wanabee yuppies (i.e. eagle ranch)
126	Love my house
127	Weather, local neighborhoods, Valley Road is pretty
128	Ability to have 4 acres and a horse for an "affordable" price
129	Affordable homes
130	Affordability
131	Mountain living, safe place for raising kids and make them participants of all the cool things our valley has to offer. We moved here to snowboard in the winters but like the locals say, you move here for the winters but stay for the summers!
132	Quality of life.
133	Rural atmosphere and attitude with easy access to forest, wilderness and outdoors. My work is centrally located from Gypsum and allows us to work and play in the same circle
134	Community, small town, homes more moderately priced.
135	The community vibe and friendliness. I originally was unsure about moving to Gypsum, until I spent time down here with friends and discovered the rec center and beautiful spaces the town has built.
136	Affordability
137	Job
138	Job, but the town is very pretty and quiet, too.
139	Primary reason why I live in Gypsum is the new development of a small town. Things seem to be very safe here too.
140	Job
141	Quality/affordable housing, outdoor amenities, quiet neighborhood
142	Single Family Home
143	Lived here my whole life.
144	Only place we could afford a single family home at the time we purchased.
145	My daughter and her family live here. It is beautiful and peaceful.
146	.
147	Easy access to the mountains, shooting and backpacking
148	Cheaper
149	Work and it is beautiful with lots of open space to enjoy.
150	I work here because I like the area. Slow pace, compared to the upper valley.
151	The mountains & jobs. the park and library

152	I was born here.
153	Work, housing market was cheaper when we were looking to buy. Now it has a number of amenities, golf, library and rec center
154	RV Park available
155	Climate, lifestyle, small town, affordable housing, community, recreation, river
156	Friends, family and a love for the town of Gypsum.
157	Affordable family environment
158	moved here with the intention of an investment; more for our money, and river front property with mountain views
159	Ability to own a single family home.
160	Moved here a long time ago when we felt the town had a lot of potential
161	relocated in 2013 for a job - affordable housing
162	Cost to purchase land & build a house for my family in 1997.
163	Good real estate value so it's worth the commute
164	to live on the river and have more space
165	This feels like home. There is a sense of community and that people watch out for one another.
166	1. Reasonable home price 2. lots of amenities (Golf, Rec Center, theater, Costco)
167	Family is close by and we are helping with child care.
168	Rural location
169	Job
170	Proximity to workplace.
171	Job, I volunteer with Gypsum fire and work at Creekside grill
172	?
173	because parents moved here for a job
174	I don't live here
175	Job and love of small communities and the mountains.
176	I go to Eagle Valley High School
177	School
178	Good school systems
179	Because my parents live here
180	Job and School
181	I was born here and school
182	Its a small town with a great community
183	Mom has job here
184	Affordable Housing
185	Job, husband's job
186	The high school
187	School
188	Land for business
189	The golf community
190	Where my place of employment is. But also have really come to living here and raising a family.
191	Job & affordable housing
192	Affordability
193	We love it!

194	location is cheaper than up valley and we like the warmer/ desert atmosphere
195	Cost of housing, golf course
196	Job
197	quality of life
198	My husband and I started our family up valley and moved to Gypsum for housing affordability. We wouldn't change this side of the Valley for anything now. We love the worker family community, our beautiful trails, Rec center, Lundgren amphitheater It's been fun to see our town growth
199	Affordability compared to up valley - can own a single family home for the costing a condo up valley
200	Job
201	Work
202	Affordable housing Near where I work Access to public lands
203	Small town, I have my own business and more.
204	Love the community
205	More affordable homes.
206	location
207	I bought a home here in 2007 because it was more affordable than living up valley
208	Husband's job
209	Atmosphere and climate
210	My grandparents homesteaded here in the early 1900's & our family has been here ever since. Gypsum is my home, the home also of most of my children and grandchildren.
211	Peacefulness, Community and access to recreation and public lands
212	Primary - Proximity to work. <input type="checkbox"/> Secondary - Town management, weather, amenities, proximity to recreation, schools, neighbors, should I go on?
213	Friendly community, reasonably affordable, safe
214	do not live in Gypsum
215	Quiet place to live, cheapest place in valley.
216	I was born, and raised in this town. What keeps me here are the mountains and use of the forest service BLM land that I get to use.
217	Affordability
218	I grew up in Gypsum, and have recently moved back to be closer to my family and have always loved the relaxed outdoor environment
219	It was the only jurisdiction in Eagle County where I could afford to purchase a residence.
220	More affordable housing than other areas in close proximity.
221	Family
222	It's beautiful, skiing, mountains, rivers, etc.
223	Cost of housing
224	Small town feel & the mountain/river beauty
225	Lifestyle

226	I love the area, it's close to work, good schools for my son.
227	Better prices for single family homes with yards
228	job, price quality of life
229	Job
230	Work
231	affordable, small, outdoor sports
232	work
233	Affordability
234	Affordable
235	Job
236	Access to off road 4x4 trails
237	Cost of living
238	the weather, the people
239	Love the area close to work and family
240	Small town
241	Family
242	I was raised here.
243	Because I always have.
244	The small town feel...
245	Community
246	small town but close to Vail
247	Affordability
248	Single family home ownership
249	Found just the right house; moved from CA to live closer to my daughter
250	Smaller community & well ran town government
251	My husband and I grew up here. After living on the front range we returned to raise our family. Gypsum is a great place to do that!
252	Location (low, warmer, more summer) & local year round residents
253	Towns climate, vision, governmental successes
254	close to work
255	Close to work, affordable, good community, activities for my kids.
256	The outdoors
257	Affordable and beautiful
258	affordable housing
259	The opportunity the valley offers for work and play. Safe to raise family
260	Job
261	Job
262	Affordable housing market
263	Not crowded, great views
264	Affordability
265	Nice people growing community
266	Job and access to outdoor activities
267	housing most affordable in the valley
268	Close to my work and cheaper housing
269	Great community
270	I grew up here, and all of my family still lives here. After college I decided to move back and raise my family,
271	I have a job here

272	My great view of the Eagle River.
273	Quality of life, bang for my buck
274	Recreation proximity
275	Beauty of area, amenities
276	Small town life
277	Husband's job
278	surrounded by everything that makes Colorado great!
279	Feels like a community not the mish mash of up valley
280	Affordability in the county
281	Home costs are more affordable than Eagle
282	Affordable home buying in the Vail Valley for our income. Jobs are in Avon/Vail.
283	Great location and great weather
284	Affordability
285	The atmosphere and the proximity to the resort towns without living in a resort town.
286	Peaceful, Beautiful, Friendly and Affordable
287	affordable housing
288	Housing
289	It's a beautiful small town
290	right house at the right price
291	Retired and wanted to be close to my Daughter and her family so moved here from Atlanta 3-years ago.
292	Large single family housing that is affordable
293	Housing
294	Affordable cost of housing
295	Gypsum is a great place to raise kids
296	Lifestyle, great place to raise children, low crime rate.
297	More space than up valley
298	Affordable homes
299	Affordable single family home
300	Housing prices
301	Lower cost of housing, family oriented community
302	Affordability
303	Quality of life is this valley!
304	Recreation
305	Work. We live & play in eagle, or Edwards, or Avon.
306	affordable housing, close commute to work, close to airport, close to interstate, non-resort, non-pretentious
307	Cheaper housing
308	Affordable and I think Gypsum creek is beautiful.
309	Cost of living.
310	Beautiful views, access to trails
311	Close to work.
312	Cost of living
313	Single family home prices versus condo prices up valley
314	We drove 'til we qualified.
315	Space per \$
316	Job

317	Husband's job
318	SAFE TOWN TO RAISE KIDS
319	Affordable housing, proximity to rivers
320	Land, freedom, space
321	We moved to Gypsum to work at the airport.
322	Job
323	Job
324	It's really the only place where there is open land and still somewhat a value from land. We live on a ranch but would love to see more houses with acreage (2-10 acres). It's a high need around here.
325	own a home
326	Job and community
327	Job and community
328	The cost of living is cheaper than the vail valley.
329	Enjoy the valley/work
330	Life time resident... 52 years ...
331	Small town atmosphere
332	Job
333	I grew up here so all of my family is here.
334	Less expensive more of a community atmosphere
335	Family
336	Cost of living
337	Affordable housing and quiet
338	I grew up here and love it.
339	Cost of living compared to other Eagle County towns.
340	Cost of living, compared to the other towns in the county
341	Job
342	Family
343	Housing was more affordable than Eagle.

¿Qué es la razón primaria que vive aquí en Gypsum? (por ejemplo, trabajo, etc.)	
Answer Options	Response Count
	9
answered question	9
skipped question	0

Number	Response Text
1	the library is very nice
2	Es mut tranquilo It is quiet
3	por el trabajo Because of work
4	Me gusta la tranquilidad y seguridad del pueblo I like the tranquility and security of the Town.
5	Gypsum Elementary School
6	Aqui es donde trabajo y aqui he vivido siemorell Here it is where I work and have lived here always.

7	Porque es un pueblo muy tranquilo Because it is a very quiet village
8	Es mas economico para vivir, nos gusta el area More affordable to live and we like the area.
9	xxxx

# Community Survey



## What makes Gypsum unique compared to other communities in the Eagle River Valley?

Answer Options	Response Count
	343
<b>answered question</b>	<b>343</b>
<b>skipped question</b>	<b>0</b>

Number	Response Text
1	as of right now, i don't think it has anything that makes it unique
2	ligle people
3	we have a state of art community center with top notch equipment for the size of our community
4	it has potential
5	its small, we have the best HS in the county
6	there is a rec center and you can go jeeping
7	we have CostCo and tend to have more hardworking people
8	no much (it really has less to do)
9	no answer
10	great town
11	small town feel & it's growing
12	Has a small town feel - great place to raise a family
13	the family - the sense of belonging
14	Affordable. Proximity to Glenwood Springs & Vail
15	We love all the family friendly events and actives
16	.
17	Small town Love the Rec Center Love the Library
18	Not much tourism
19	Awesome small town for families! A wider range of people in one area with different backgrounds.
20	Great spot to live.
21	Great place to raise a family
22	Wholesome and healthy, all I can say.
23	Family community - Healthy Community efforts
24	small town ranch community
25	Small town feel with modern conveniences
26	Its a hidden gem! Lots of beautiful places without a large population and traffic.
27	Wonderful community
28	great weather, far enough away from tourist areas
29	smaller, quiet community. Less expensive
30	The quiet and rural atmosphere

31	We have a blank slate with lots of opportunity for recreation. It can lean from other towns already built out, on their successes & failures
32	kept some culture
33	We have an airport
34	Cheaper homes Airport Costco
35	Small town atmosphere, minimal drama
36	It has a Costco Wholesale
37	The proximity of the airport has the ability to help Gypsum.
38	Diverse, strong and supportive community.
39	How quiet and peaceful it is.
40	More country and big skis. Smaller feel.
41	Community activities, Rec Center, Library
42	Small town feel. Clean except for a few people who seem to think Gypsum is a great place to collect old run down cars and then park in your driveway to fill with trash. (Across from cemetery)
43	Small town - Cleaner than Red Cliff or Minturn, well excepted for guy with the broken down vehicles by the cemetery & the junk yard out on cottonwood pass!
44	nothing
45	Close community, less snow
46	Sense of community
47	farming / ranching community
48	More family oriented
49	unique atmosphere
50	It's not so "snooty". More down to earth but still close to "snooty" stuff when you want it.
51	Great free & family friendly events
52	Smaller town = less congestion / traffic
53	Smaller, quiet. Calm. Good, honest people.
54	Not so "commercialized". Pancake breakfast! The things they offer for kids - gypsum days - Halloween party, etc... Affordable golf
55	More affordable housing options.
56	Gypsum offers a lot of amenities - Rec center, library, parks, golf course, high school as well as middle and elementary schools, great bike path system. Costco!!
57	Run fiscally responsible. NO pot shops! Business friendly.
58	It used to be a small town. Sometimes the winters aren't as bad as up valley.
59	Quiet, sunny, welcoming
60	More community minded / oriented Less tourist More locals
61	Not much "Downtown" commerce
62	The people
63	Mix of real people, rec center and weather
64	More affordable place to live
65	Local residents
66	cost
67	The housing was cheaper
68	More blue collar & less tourist
69	Affordable

70	More diversity in people that live in gypsum which i love, less transient than some communities which creates great neighborhoods and sense of community.
71	A little less snow
72	Commitment to ongoing capital investments to enhance town amenities.
73	the lack of a downtown area
74	Lower cost of living, though it is still high.
75	Annexation of outlying areas to grow tax base
76	affordable real estate
77	Lower cost of living, not much else to do
78	More recreation than other towns (shooting park, fishing/ hunting ponds, golf, rec center, entertainment, etc. )
79	Lack of an actual town
80	The Town of Gypsum is ran very well, not all the scandal and drama of other communities. Great service from great people with excellent values.
81	rural
82	Only town where the town manager has a clue. Jeff Schroll is brilliant. We do a great job in attracting business to the area.
83	Well managed and always looking to improve and promote the town.
84	Very family oriented. No marijuana! Big concert. Good and wholesome activities. I'm always impressed, even if we don't always participate.
85	weather is mild
86	Primarily Owner Occupants, beautiful neighborhoods
87	Recreation.
88	lower prices, gypsum days
89	Still smaller
90	nice homes at a great price point
91	Very friendly people; lots of activities for such a small town.
92	It's small, close-knit and relatively safe.
93	Not touristy
94	Cost of housing is lower but still easy to upper valley
95	Gypsum is unique because it has such a high percentage of community members who live in Gypsum year round and a high percentage of families with school aged children and retirees living on fixed income.
96	Less tourism
97	It has all 3 schools. Elementary, Middle, and High School.
98	Cost of living
99	Less expensive but still have nice services
100	It has potential for growth if run well and if it becomes business friendly
101	Small town feel, strong economy, tight working community
102	it's funky
103	Nice people
104	affordability
105	Not crowded
106	A healthy tax base
107	It has no downtown.
108	nothing
109	Gypsum Creek views

110	The town cares about its residents. I've lived in other areas where the town doesn't care what the residents do. Gypsum seems to always thrive to be the best.
111	Nothing except all the numerous trailer parks around the town
112	Feels like "down" home. Good solid community
113	Dirt bike accessability
114	Cost of living is much lower.
115	mild weather
116	don't know, haven't experienced other communities
117	More small town
118	able to own some acreage
119	small, not full of business trafic, clean
120	Still small town feel. Affordable to compared to other communities in the valley.
121	warmer, friendlier, flatter, more easy access to outdoor recreation, cost of housing more reasonable
122	Small town feel with modern amenities. Town management is thoughtful in the way the town is run.
123	Not many businesses can stay in business here
124	1) The history of the town - not just new development, but also interesting old buildings, neighborhoods, ranches, train, etc.[] 2) Affordability.[] 3) Community - people in Gypsum put down roots, not as transient as the other communities in the valley.[] 4) Family/community activities!! 5) Awesome rec center!!!
125	home affordability, low taxes, feeling of community pride, sense of belonging
126	airport and costco
127	All of the above.
128	cost of living, stability in the government
129	The oppotunity to shape the community in an image conceived by the residents of Gypsum.
130	Quiet, more of a community feel,
131	I think there is a lot of potential. The valley is wider than in Vail our Edwards, the weather starts getting nicer here earlier in the spring. We have the airport which is a main gate for tourists to come into our valley.
132	A sense of community and a regular community feel.
133	More affordability and friendliness
134	The sense of community and small-town mentality but yet with a sensibility and hope for smart, future growth.
135	It is more genuine. We have year round residents who really care about the town itself, which is very different from Edwards to East Vail.
136	Affordability
137	Quaint
138	The atmosphere here is less hoity toity. I love the family atmosphere, not so much trying to impress, but living well.
139	How small a friendly the town is. Everyone seems to know each other.
140	Seems to be progressive, whereas Eagle wants to remain stuck in time.
141	Warm climate and access to outdoor recreation.

142	Lots of year round long time locals.
143	Gypsum looks at taking care of its people above anything else.
144	Not overcrowded with tourism.
145	It is more rural
146	Recreation center is an excellent facility
147	The people compared to "Up Valley People".
148	.
149	small town feel. Rural
150	I like the small town and less traffic. Also I'm on aviation enthusiast, and it a great airport here in Gypsum. Not sure why they call it the Vail Valley Jet Center.
151	its a calm place with many things to do
152	The weather, true small town atmosphere, and its sense of fun!
153	Small town feel - lack of congestion, except in the AM and PM @ Valley Rd intersection
154	growing
155	Our airport, Costco, industrial plants, high school
156	The trails right out your back door to hike and go four wheeling on. Small community feel. Gypsum creek is beautiful.
157	Forward thinking town council
158	less tourists than up valley
159	Lots of locals.
160	The unfortunate amount of industrial business located in the city limits
161	Small town feel. Easy access to library, rec center, post office and schools.
162	Golf course & small town feel.
163	Not as many tourists
164	not a lot of tourists
165	Easy access to outdoor activities. It's the one place in the valley that people stick around year after year. When I lived up valley, I never knew my neighbors because they changed every ski season.
166	Small population with big city amenities
167	Diversity of residents, affordable housing, progressive and forward-looking leadership.
168	Progressive but family/home orientation. Keeps rural feel.
169	Cheaper
170	Golf Course, Rec Center, and affordable housing.
171	Own Golf course, Rec Center, Housing as affordable as it gets in the valley.
172	It is low key , everyone looks out for each other
173	The amount of open space and undeveloped land that exists
174	We are really close as a community , know everyone
175	It is smaller but lacks a reason for people to come here
176	Warmer weather and more families.
177	It is small and hospitable
178	Its a small town and peaceful
179	More diverse in the type of people that live here
180	It is unique because even though it is small it has a lot of schools and a couple grocery stores
181	The recreation Center
182	Outdoor activities
183	Its smaller

184	The best part is all the open space/BLM land
185	It is primarily a residential community and we have the Costco.
186	It's tiny, bedroom community - quaint Safe (sorta!)
187	it has older buildings, not a lot to do
188	Active
189	Warmer and not as much snow
190	The warmer weather
191	Very nice pace of life. Has the best amenities of any town in the county/
192	Small town, farms & Gypsum plant
193	Low key, rec center amenity, golf course open to public, schools, airport, but lack of restaurants and quality choices in retail.
194	.
195	family atmosphere...more suburban
196	Affordable but "longtime" residents are less than friendly do not sure it's where we'll stay
197	potential
198	close to skiing, biking, less traffic
199	In Gypsum we keep it real: The glamorous ski resort atmosphere wears out as you approach our town. Here you can be the busy working mom, the construction worker reaching home at the end of a long day. And the sense of community: I don't have a lot of time to cultivate the relationships with my neighbors, but I know the keep an eye on my kids, they are there for me if I need them
200	Gypsum is the most family oriented community
201	Beautiful, small, more affordable, great community!
202	Strengths: Less expensive housing, warmer climate, shorter winter, family/community feel, our rec center, Costco, airport, high school in town
203	On the plus side: 1.Gypsum's character is not based on the ski industry 2. Access to public lands 3.Lack of tourists 4.Quiet 5. Ranching and Ag history On the negative side:1.There is little sense of place 2.Not all development is good development- I am afraid- esp. along highway 6- turning into an Eagle-Vail- or another anywhere town, USA (the same low-budget stores found in any strip mall) let's be thoughtful in the businesses which are brought to the community 3. I have concern about businesses which are potentially harmful to both the environment and people's health
204	Simple people
205	Great people and families
206	Ranching, hunting people
207	low key weather
208	It's quieter
209	It does not feel like a town at all, but rather a gas stop.
210	Not dependent on tourism
211	Some of things that make it unique are not all that desirable. It does have an extremely popular recreation center & Family Dollar appeal.
212	More long time locals and community
213	It's the best managed town in the valley.
214	Very blue collar, everyone knows everyone
215	it has more run down areas, not as nice as other towns

216	I think it has potential, unfortunately needs built out to be more profitable and economical
217	We are not unique or a destination, we are a bedroom community trying to compete with Vail and Aspen.
218	Basic down-to-earth fiscal accountability
219	Gypsum is conveniently located centrally between aspen and Vail and still offers a somewhat more affordable living for middle class.
220	It is relatively affordable. It is quiet and retains the county's agricultural heritage. A diverse population dwells in Gypsum.
221	It is more diverse, in my humble opinion.
222	It used to be that there were lower rentals in this area, however lately
223	Diverse, blue collar
224	That some laws are lax. For instance we can drive our off road vehicles respectfully to get to the BLM/National Forest trails.
225	Bold leadership on the town council.
226	Family Oriented
227	It's more diverse, a nice blue collar community.
228	Everything is so close and accessible
229	small, residential low density, a rural feel
230	It's not
231	Small town feel.
232	Slower pace, less attitude
233	tight community
234	Golf course is affordable
235	Home town feeling
236	community atmosphere
237	opportunity to grow and develop strategically. ¶
238	Sense of community
239	the people
240	Were a close community, family friendly, Rec Center
241	A little less expensive close to airport and work.
242	It still maintains the small town feel and isnt trying to compete with up valley communities.
243	The pride that is taken in the community
244	Not as touristy.
245	This community feels comfortable!
246	Real town with real working people
247	temperate climate (hole in the sky)
248	Recreation amenities (Rec Center)
249	Affordable
250	Lots of open space (even without a plan so far...but we need one), ranching nearby helps that; friendly people; the Rec Ctr & Library; regard for history while enjoying the present
251	Rich historic background and good future vision
252	Community events (Gypsum Daze, etc...) Gypsum has a great library and rec center. The town golf course is nice as well. It's such a wonderful / beautiful area. I wish it has more to offer it's residents.
253	A well run Town Government (Manager & Council) that has vision & support growth

254	Diversity, further use of acquired water rights. Rec Center, Muni Golf Club, Industrial & commercial park
255	activities for residents
256	Affordable, not touristy.
257	It's small, and not filled with big chain stores.
258	Feels like home
259	there is still a little of the old ways here
260	Warmer weather. Family fell. Adorable houseing ggcc
261	No town center.
262	Lower cost of living, though it is still very high compared to the national average.
263	small town community feel
264	Their ability to think long-range as in letting Costco build in our city.
265	Recreation amenities
266	nice town
267	Center to activities east or west. Small
268	It does not feel cohesive like other communities in the valley.
269	Small town, more laidback, working community not devoted to second homeowners
270	Gypsum is unassuming and people-oriented. We pull together when we need each other, yet are not in everyone's business. We are not in the paper as much, and when we are, it's usually for positive things like paying off debt early.
271	Concerts, and movie nights through out the summer. The constant time and effort put into family and community events.
272	small & quiet, affordable housing
273	It's small size and casual atmosphere.
274	A more diverse population, lower cost of living
275	Some of the amenities
276	Amenities, community, outdoor recreation
277	Small-town atmosphere but still close to all activities
278	Very family-friendly. People are down to earth here.
279	Affordable
280	Its borderline affordable. Town Government that is smart and run by honest folks like Carver and Schroll
281	not geared to tourists
282	n/a
283	Entertainment relies solely outdoors activities.
284	Climate is fantastic
285	Affordability
286	It is more of a community that isn't trying to cater to out of town visitors.
287	Less traffic, great amenities close by (Rec Center, Library, Costco, Airport
288	nothing
289	Great schools
290	It's very family friendly
291	has a "factory"!! Better financial position than some
292	Small nature of the town. Having lived in a very large metro area for most of my life, I'm really enjoying the small town atmosphere, especially without traffic like a big city.

293	Housing is affordable
294	The growth of the town
295	The lack of tourists
296	The town is managed well. Decisions are made with the greater good of the community in mind.
297	Small town, non resort, stable politics
298	quiet, open space, community, access to trails and wilderness
299	Doesn't feel overbuilt like Avon or Vail
300	It's where the working locals live
301	Permanent residents and a town feeling
302	Family oriented community (evident in the different events that are offered, parks, etc.), friendly and down to earth residents, a fiscally responsible local government, and a great rec center
303	More down to earth folks and is the most affordable for families. But there still needs to be more housing options in the 250-400 thousand range.
304	Small and quaint town. Friendly locals who care about each other.
305	Potential if done right. Gyp is somewhat of a blank canvas.
306	A lack of desire to be anything except the same sleepy little town it's always been.
307	laid back, fiscally realistic town during economic downturn, council was not irrational w/ spending, gyp rec center is my highlight thank you
308	nothing
309	Conservative values/Government
310	The development opportunities.
311	Small town feel
312	No true business district.
313	Affordable and good working class people
314	Homes are built directly on top of one another. Feels open
315	Gypsum seems more relaxed in its attitudes than other communities, while still being a professionally run organization. The town seems to work well with businesses, and seems able to move quickly as needed.
316	Rec center. Friday night concerts gypsum daze
317	well run town
318	Less congestion, no pot shops, great people, rec ctr and schools
319	CLOSE TO BIG TOWN AMENITIES
320	Gypsum is missing a "downtown" or town center and doesn't have any bars. Every town should have both of those things.
321	Personal space, real family value
322	We have a great recreational center and Costco!
323	Older industrial feel
324	The sun, the conservative folks, and costco.
325	We still have some working ranches. Its where a lot of people go to access open spaces. The town does a great job organizing free events for families.
326	outside the direct resort owned areas, community feeling, affordable,
327	Recreation opportunities, family orientation, development
328	The rec center
329	The airport, the cost of living, the mild weather
330	Quieter

331	The town seems to "planed Smarter"... Gypsum is looking ahead.. Unlike Eagle..... ☐ A lot of different actives...
332	The way the town takes care of its citizens
333	We like the relaxed atmosphere and the lower cost of living then other places in the valley.
334	Gypsum is a very family friendly community.
335	More people and children oriented
336	Very few amenities
337	More peaceful!
338	Still very family oriented and small.
339	Family based community vs. second home owners
340	Community and affordability
341	Yes the best place
342	Calm atmosphere
343	Space and opportunity for growth and development.

**¿Qué hace la comunidad de Gypsum única comparado a otras comunidades en la valle del rio águila?**

Answer Options	Response Count
	7
<b>answered question</b>	<b>7</b>
<b>skipped question</b>	<b>0</b>

Number	Response Text
1	it has potential
2	En Gypsum no ahi nada In Gypsum there is nothing
3	Que es una vida muy calmada y paca delincuencia It is a very calm lifestyle and not much crime.
4	Se belleza natural y que en un pueblo chico Its natural beauty and it is a smail Town.
5	Nos gusta mucho las movies night y la libreria las personas son muy amables. ☐ We really like the movie nights and the library and people are very friendly.
6	>
7	.
8	Hay un buen ambiente en la comunidad, es mas económico para vivir. There is a good atmosphere within the community, it is affordable to live.
9	xxxx

# Community Survey



**If you were going to make one change to the Town of Gypsum, what would it be?**

Answer Options	Response Count
	343
<b>answered question</b>	<b>343</b>
<b>skipped question</b>	<b>0</b>

Number	Response Text
1	to add more restaurants and a bigger family park and a good convenience store
2	more restaurants
3	bring more restaurants and night life to gypsum with family focus in mind. Keep and retain revenue dollars in gypsum
4	coffee shop, places to hang out, more stores
5	add more hangout spots, more restaurants
6	more hang out areas
7	Add some businesses/places to go
8	downtown area, activities, food
9	no answer
10	downtown, dog park
11	dog park, something to replace Bella's Market & a downtown
12	A downtown - More activates for the kids
13	We need more restaurants, hotels and a place where we can have events i.e. wedding receptions, parties. Rec Center isn't big enough. People need to have everything they need in town and hotels by the airport would be great! :)
14	I like the idea of a downtown area with shops, a Laundromat would be nice.
15	More stores and restaurants would be great
16	Actual Town Center
17	Another Coffee Shop, another grocery store
18	More shops, restaurants
19	Add somewhere new to hang out.
20	add a fast food restaurant w/ playland / Sorry :)
21	A downtown but don't make one that looks a mess a few years because of cheap construction. Also plan for growth in the downtown. Riverwalk is a mess. Parking is terrible. Building look worn out.
22	Have a hang out spot for people our age to go after work...(22)
23	Plan new businesses better. Too much of the same retail type.
24	Close off railroad avenue

25	Get rid of Bella's and make them clean it up and stock their shelves. I want my money to stay in Gypsum. They aren't working to allow that to happen. I would really prefer a Whole Foods or Sprouts store.
26	A better marketplace and a few "hang out" locations. I typically ravel to Eagle for both (park, brewery, restaurants).
27	more retail, less of the same stores. More restaurants. Good ones to gather at. Ekahi's is really good but not all the time. We need restaurants, not fast food.
28	Get people to clean up their property. They are ruining our beautiful community. If no HOA, at least have some kind of living standards. Too many cars, and just plain junk. Make people clean it up or enclose the mess with standardized storage.
29	More walking paths to promote exercise at all levels
30	Environmental priorities need to be put in place. No more air polluting
31	To have a central downtown area with shops & restaurants. Please don't let Gypsum fall into mistakes that Avon and Edwards. And to be able to use some riverfront for recreation, footpaths, riverside dining.
32	A GOOD affordable place to eat[] More affordable living
33	Have a downtown area with shops, coffee shops, places to gather.
34	More retail [] Dog park behind Timberwolf - Not townhomes
35	Less tool stores, more cool places, organic food store
36	more restaurnts
37	I would increase the financial accessibility of the airport. In doing so, more travelers means more productive income to the community.
38	Creating a stronger commercial core.
39	Designating a "downtown" area, right now most businesses are scattered around everywhere.
40	Change the flight path to take off over the I70 and not the Gypsum Valley.
41	Review business plan - too many of the same businesses in town or failing businesses. That is the perception.
42	Revitalize the "old downtown" create a shopping, cool restaurants place for beer & pizza, artist fairs across the street by railroad tracks. Direct some activities there.
43	Instead of allowing new businesses when more then 1 already exists (Liquor Store (3) Gas Station (3) & now Auto Parts Store (3) including Carquest by Costco) Promote something new and be fair to those business owners trying to make a living in Gypsum already!
44	light pollution, lower wattage bulbs in the street lights, enforce lower wattage lights at residences. example 2nd &[] spring circle north side
45	have more restaurants!!!
46	1. mosquitoes in the summer - big problem [] 2. more clean up at events & trash removal before it blows all over the (wherever the event is)

47	1. Speed limit Valley Rd. from water tank to cotton wood pass to 45mph. □ 2. Add another cell tower up Gypsum Creek Rd.
48	Lower sales taxes
49	more retail opportunity but not businesses that put locals out of business.
50	Make the Rec Center more affordable to Gypsum Residents and develop the areas around Stop & Save and Kum&Go. Sonic!!
51	More retail businesses/restaurants
52	Need a hardware store in the Costco area.
53	Make the area "downtown" (where pastimes) up & running w/ businesses. Clean it up!
54	Sonic Restaurant or Olive Garden
55	It needs a downtown area - some where to go eat, drink, shop, we used to live on Eagle St. and it looked junky down our street always.
56	.
57	Dog park needed.
58	Add more retail. Buy out the current owner of Columbine Mkt before it goes belly up.
59	maybe grocery options to fit the healthy community style. (Eagle isn't far but would like money to stay in community.
60	.
61	More restaurants
62	Have more things to do for adults, teens and children
63	More rec center classes for spin
64	Increase communications between the town and the community. Encourage more services and community gathering spaces to take place in the community.
65	More organics..Such as a great coffee store with organic coffee and homemade pastries, an organic grocery store
66	More walking paths, more trees, more restaurants.
67	I would love to see more restaurants and maybe a shopping center
68	Develop a better "town" footprint so we could have a better identity.
69	Downtown area
70	More community events. Development of a downtown area would be fantastic. More restaurants, shopping options.
71	Fixing the cement falling off walls coming into Gypsum. Making the initial appearance more appealing like Eagle and more downtown area.
72	Create downtown area.
73	more commerce. Restaurants, shops, downtown area, a common area for people to gather. A splash pad would be AWESOME!
74	A dedicated downtown. Gypsum would benefit from a downtown area like Eagle Ranch. A dedicated area would encourage commerce and provided the people of Gypsum more opportunities for shopping, fun, and leisure.
75	Grow business both small and national franchises
76	tighter town budget
77	Need a real main street/downtown core

78	Fix the downtown area to be more of a community gathering place (village)... also the roads/ lights to get around easier
79	Create more of a town feel by eliminating the eye sore when you get off of the main exit and creating a trendy retail district in its place.
80	I like everything you already have planned with cleaning up the I-70 interchange, cleaning up the those old houses along the creek along Hwy6 and making more parks and recreational opportunities.
81	Enhance the nesting and roosting possibilities for Eagles along the River and by the Gypsum Ponds. I feel that it would be a great draw for a city in Eagle County.
82	Need to define our areas and boundaries. Industrial exposures should be seperated from retail / residential areas. The community needs a downtown.
83	Create main street for business.
84	It would be nice if we had one central business area and not so spread out between highways. Hard for kids. And make the town officials more reachable and friendly to town people.
85	the right to ride atv and dirt bikes to a trail
86	An extant downtown area and improved entrance to town.
87	Better dining options.
88	bring in more businesses, offer an incentive for them to come here. . the commercial are around Costco is a joke, we need a decent chain restaraunt, why did we allow another auto parts store, Gypsum needs 3 like a hole in the head. we dont have a down town area stop thinking we do
89	good grocery store
90	add some stores and keep shopping local
91	We would like a town center
92	Create a town center or downtown area, because the way the town is designed now, hwy 6 is just a pathway to the interstate with a few things randomly built to the side of it. Lundgren theater is where we usually congregate when we have town events, but it's not the town center and everyone is always confused about what to call it. There's not an area where you would just go. It's always a specific building (like the library, rec center or grocery store).
93	not sure
94	Downtown, more restaurants
95	The purpose of this survey is the very thing Gypsum needs. A downtown area and an overall "facelift" of the surrounding areas will really make Gypsum feel more welcoming to visitors and businesses.
96	a few more businesses to utilize, retail and restaurants
97	Term limits on Council Members and get rid of that freak of a Town Manager. Stop the corruption! Hire qualified people.
98	Downtown hub with restaurants, storefronts etc
99	The look of the train overpass on highway 6.¶ More services- hotel, target, combined pizza hut/taco bell like at the Youngsfield exit in Denver.

100	Create more retail and restaurants
101	more businesses for family services - daycare, restaurants, shops
102	clean up Hwy 6 from I-70 exit all the way to Costco. Everything along Hwy 6 looks terrible from the Shell station, Wylaco, the horrendous railroad bridge, the shacks on the east side of the bridge all look terrible. There is nothing attractive about the town when viewed from Hwy 6.
103	Town residents get a discount at the Town owned golf course that was paid for by taxpayers like me.
104	none!
105	Have more restaurants -businesses that stay open
106	Whole Foods or Sprouts
107	Add a downtown!
108	a coherent and more compact business community a strong town core.
109	Don't know
110	Be able to have a building with a room open to the public for use for parties, retirements, funerals, weddings, etc... I don't always think we should go to neighboring towns when we can build here. A pavilion or hotel w/ conference rooms.
111	Make the entry off I-70 better looking. Buy and remove all the small shabby looking homes on HWY 6. Make it like a long green park like area.
112	Clean up the Entrance, INCLUDING the road slop from the Gypsum Mine..
113	There's no downtown..it's like Avon, something here,something there.[] capitol street in eagle ranch is coming together nicely.
114	Have more of a downtown. Encourage shops and restaurants to open up.
115	more quality and diverse restaurants - family, sports bars, fine-dining, etc.
116	no more housing out valley road
117	a fast food place
118	a cohesive downtown area
119	?
120	Create a downtown area and encourage more restaurants to open here.
121	a good commercial center with grocery and casual dining restaurant
122	Don't allow too many of the same businesses in town. Do we really need 3 auto part stores? Chances are one will end up going out of business leaving an empty building.
123	Less wasting money
124	Revitalize what used to be the downtown area! There is no centralized, pedestrian-friendly shop/restaurant/small business area. It is the main thing that Gypsum is lacking in comparison to other communities (e.g. Eagle, Edwards, Glenwood). We used to live in Eagle, and chose Eagle over Gypsum all of those years ago because Eagle has the historic downtown that is in use by businesses and for community events. It is the only thing that I miss about Eagle, now that we live in Gypsum.
125	a dog park would be nice, at a new location, not taking over any existing parks
126	When you get off the interstate needs to be presented better! Rundown gas station and liquor store not very appealing!

127	Build an actual street that appears to be the center of a town. Where is the town of Gypsum. Secondly, I truly hate all of the steam/smoke from wall board plant and the new plant. It does not make getting off the interstate at Gypsum in any way appealing.
128	Improve the look of HWY 6, we look like a 3rd world country especially east end. No more chain stores!
129	Change the street lights to protect the night sky. That's an easy fix, by adding an adapter above the street lights the light can be deflected downward where it's needed.
130	More shopping and restaurants
131	We need a downtown road, Main Street Gypsum if you will. Like Broadway st in Eagle. It would be great if we could have that and cafe's or restaurants to enjoy the weather outside. Expand or connect the biking path through out the town. Sometimes I go to Eagle Ranch to bike with the kids, I would love if I could come to Gypsum and experience something similar.
132	It needs a town center.
133	Alleviate traffic/congestion problems before they become problems. I.E. build infrastructure before new subdivisions are approved.
134	Continued growth in a smart, community-based way in order to expand the economy, families and jobs.
135	Setting a zero waste goal! We are small, flourishing town and it would be easy now to set goals similar to San Francisco, Portland and Seattle before our population grows further. If these large towns can cut down on waste and create composting laws, we can too.
136	Real downtown with restaurants and shops
137	Shopping
138	It would be nice to have at least one fast food restaurant here. It irks me to have to drive all the way to Eagle for a burger or a taco.
139	First off, I would like for the town to build an indoor field house much like the one in Edwards. There is a very big lot of land near Costco. Not only would this open up a new place for sports, but will also bring our community even closer. This could potentially open up new soccer leagues for our town. Possibly open up a semi- pro league VS the town of Edwards. This can also open up new summer camps for kids in our town. Our town seems to be more family oriented so might as well keep it that way and enhance with sport camps. Second, it would be awesome if we can open up a community garden. It seems like people these days seem to be going more green, AS we should! Might as well begin making our town more Green friendly. Ideas would be, solar power and wind power. (SOLAR POWERED ROAD WAYS?) I think we should take a giant leap into the future and stop following a trend of the stone age. We can be a great start to the future having many wealthy families in our town of Eagle and Gypsum.
140	An actual downtown area. Not sure where it would be located though.
141	Needs a few more amenities. Public river access (Gyp Creek, not just the Eagle), and more shopping/dining options. Columbine (or is it Bellas? Who knows....) is very, very tired and simply cannot compete with City Market.
142	More restaurants and stores.

143	Seems like the town has lost the small town feel. Plus, the area that used to be known as "downtown" has been neglected. Something also needs to be done with the entrance to the town off of I70.
144	As more long time locals move down valley to Gypsum, there needs to be a better understanding that we are not ranchers and country interests, music and such do not reflect the likes of the whole community. I would like to see a fall Renaissance festival like the one in Colorado Springs. It would attract people from all over Eagle county & Garfield county and become a huge attraction for artists and those more cultured outside the rancher mentality.
145	Upgrade homes in the old area across from the Rec Center. Try to offer some newer homes without HOA's
146	.
147	More housing, more growth, less auto parts stores
148	Bigger, better parks and playgrounds
149	Newer homes without HOA's
150	Would like to see a Lowes Store, so I don't have to go all the way to Home Depot in Avon. Olive Garden and Red Lobster would be nice.
151	none
152	NO more factories!
153	Round-about @ Valley Rd & HWY 6 or widen Valley Rd.
154	.
155	Develop the HWY 6 corridor to make it more attractive and functional. Work with CDOT like Eagle did. Find developers, offer incentives to develop and attract businesses. Do not develop on the river corridor!
156	Keep the trails open for everyone to play on and have access to. That is a huge part of why we live here.
157	Clean up the main entrance, more shopping choices and restaurants
158	create a thriving downtown center; move teh Gypsum plant and bio-mass plant away from river front which is some of the most beautiful land in the valley
159	Get more centralized development.
160	New leadership, one with the ability to see things with an aesthetic eye and the ability to think outside the box
161	A central downtown area - revitalize the old downtown area.
162	Lower taxes
163	Real grocery store
164	have a real town center and higher quality shops and restaurants!
165	I'd like to see more retail and restaurants.
166	Create a town center.
167	Entry from I-70, especially the railroad bridge and that area in general.
168	More website info
169	Restraunts
170	Too many of the same stores; Gas stations, auto parts stores...
171	More places for families to rent
172	create a downtown
173	Have more places to fourwheel
174	I would add a fun place for kids of all ages to go.
175	A downtown!

176	I would make places more accessible
177	I don't know
178	more retail stores
179	More places for kids to hang out, like a big park with lots of green grass
180	I want to add a sonic
181	More teen hangouts, movie theatre, bowling alley etc
182	Add more activities
183	I think it is a nice town and I am happy with it.
184	More businesses, especially restaurants.
185	make it more sidewalk friendly. Fix up Rittenhouse! Do something, anything on the river.
186	I would have more restaurants and better landscaping and continue the bike path all the way to the high school
187	Speed Limits
188	Create a downtown area
189	A better or existence of a downtown area
190	Still needs an identity besides a "bedroom community". We like the Town Center where rec center is but it needs a core focused commercial identity as well.
191	Clean up the junky looking mess properties
192	Condemn Railroad Ave. and do something there already. Everyone is waiting for a decent area to have a "downtown", that's it.
193	Get a Super Target
194	ability to ride ATVs on the town roads to get to trails
195	A real downtown core/Main St with restaurants and shops
196	Growth!! A town! Vitality
197	Have a "Town Center" with shops and restaurants that you can walk to
198	I'd love to have a downtown to dress up and go get a cup of coffee. Little and keeping the mining town spirit, but still cute
199	For it to have a decent grocery store perhaps a whole foods or something organic oriented and more of an actual town center with the restaurants and shops
200	Better shopping/restaurant options
201	The initial impression of Gypsum as you exit from I-70 and travel to the high school is not impressive.
202	Thoughtful, innovative smart growth retaining the character of the community and creating a sense of place.
203	Have a little more to offer for the community. For example - I have to drive 7 miles or 14 minutes to get a hamburger or have a supermarket that does not run out of eggs or milk...
204	Improve the downtown area
205	Require those who live on main streets to clean up
206	more restaurant options
207	More restaurants, businesses, retail, etc. Better grocery store. Bellas is absolutely awful
208	Spruce up the town/business look, have nicer grocery offering, restaurants and services
209	A bit more commerce

210	Right now it would be a lift of restrictions concerning the "historical sections" of town so homeowners can improve their property without inordinate expense.
211	Need more commerce and a business district
212	A central business district to draw residents and visitors to with mixed amenities. Easy to get to, pedestrian friendly, etc.
213	Less corporate...example...O'Reilly Auto Parts...very bad location...NAPA is mom/pop store
214	fix up town, make it look better[] [] create trail systems, more outdoor recreation access
215	Having a central business district like Glenwood has grand avenue, we could do that to Valley road. Or we could revitalize Rail Road and Rebuild new buildings that looked like the old ones of the 1900's, Columbine seems like the most logical, cheapest spot now.
216	I would like to change more than one thing:[] [] Term Limits for Town Council reinstated.[] [] Realistic, measurable planning codes. (Why does the Town of Parker Costco look so good and ours look like junk, Same with Family dollar, Wylaco, etc.)[] [] Why didn't we mandate screening of biomass and Wallboard plant with trees. (It's like we are living in Denver industrial area.[] [] We have a ton of parks with crappy play ground equipment. (Vail Battleship park, Eagle Pavilion Park blow us out of the water) There are no bike parks, dog parks, or OHV area parks. We don't need any more fields.[] [] Lastly, enforce the codes equally and follow them as a town. I have a piece of property I want to put four sheds on them and rent them out as houses, Wait I can't do that but the town can?[] [] Better cooperation with other governments - CDOT -telcom building screened, more oversight on rogue HOA's, better funding for fire and police. [] [] Why
217	Upscale the 1st impressions a bit
218	More of a downtown business/social district where small business may stand a chance to flourish.
219	More diverse retail and service commercial including: more good restaurants, other than Gypsum Creek; a movie theater.
220	Make it a place that people can live and also "play" in. We sleep here, but work and play elsewhere. Restaurant options are few, activities are limited to a few times a year i.e. Gypsum Daze, Easter event, etc.
221	Have a grocery store that keeps their shelves stocked. I feel that this is the most

222	nothing
223	A centralized down town to attract small service type business that would also offer affordable rents. This could be accomplished by a special tax district.
224	Sell the golf course and do a better job on the roads.
225	Improve building fronts along the river, as you come in from I70.
226	I wouldn't change anything, DON" T TRY AND BE EAGLE!!!
227	More businesses - a small strip mall type area with a larger store as the anchor
228	no change
229	Encourage more businesses
230	Downtown area
231	Younger council members
232	downtown
233	Get rid of the shacks under the railroad trestle
234	More Restaurants and lodging and more small businesses
235	?
236	Allow atv / off road vehicles (rock crawlers) to travel roads for trail access, fuel up and home.
237	More family friendly restaurant
238	larger parks and change the Holiday decorations make the town like you see in the movies all colorful for Christmas.
239	More places to eat and have a safe place for kids to hang out other then the Rec Center just to change it up
240	A few more bus stops closer to home to go to work on.[] I know you asked for one but the other item would be great to have more commercial shops so I didn't need to run up valley or to Glenwood.
241	adding roundabouts in areas of high traffic intersections
242	Unsure
243	I'd like it to be like it used to be (population 350) but that's not happening.
244	As this survey seeks, a downtown area where folks can come together in order to feel connected to one another - a gathering place.
245	Improved entrance and establish a downtown area
246	Having a downtown
247	Allow for more flexibility re: on street parking.
248	Hwy 6 between the roundabout and Valley Road
249	OK, two: create an integrated Open Space plan (with other jurisdictions) and have more of an identifiable town center (with more commercial variety)
250	Offer a variety of businesses. Too many auto-part stores and liquor stores
251	A downtown centralized area like Eagle has. Capital & Broadway are wonderful. I can shop, eat, pick up a prescription and see the dentist all on the same street. There is a nice mix of business, restaurants & entertainment while remaining quaint with a small town feel.
252	Rezone Valley Rd. (HWY 6 to Cooley Mesa Rd.) & Lost Lane to commercial & high density housing so when the home owners sold they could get a good price & we could work on doing the Town center there
253	Remove or relocate the Bio-mass plant
254	mcdonalds

255	Make it more walkable- less sprawl, so that you aren't forced to drive from home to schools and restaurants, etc.
256	Stop building places that become abandoned soon.
257	Have an area to have dogs off-leash at
258	a teen center is needed
259	More stores and restaurants
260	don't know
261	A developed downtown to equal other Eagle River Valley communities.
262	more businesses and restaurants
263	A nice downtown area and some good restaurants.
264	More flexibility re: on street parking, on site hazardous waste collection
265	Down town area 1 location
266	Need a main street/down town
267	improve infrastructure, particularly sidewalks/bike paths to encourage more walking and biking.
268	Create a more attractive entrance to town and establish more of a center with more of a defined town look
269	Better identity branding.
270	More affordable food and shopping options.
271	i wish we had a downtown area with retail and more cultural events
272	Get the Copy Copy store back
273	A prominent downtown / main street area, more restaurants, bars, retail
274	Improve the gun range
275	Additional river, creek access.
276	More restaurants or movie theaters
277	A nicer "fast-food" restaurant.
278	Create more outdoor areas for families and dogs.
279	Have a downtown area with shops and restaurants. [] [] Or[] [] Burn down rail road ave
280	better grocery store and more walkable
281	More of a "downtown" area with shopping and restaurants
282	Doesn't draw people who live up valley because there isn't as much convenient shopping. There also isn't any childcare options for infants. We need a more defined "downtown" or "Main Street" with shopping/restaurants/bars/indoor entertainment.
283	More restaurants and retail business
284	More shops, restaurants, etc
285	Adding more commerce and diversity for shopping. Costco is about the only place I shop in Gypsum and that's because of the prices, especially compared with Columbine Market.
286	Renew the "entrance" area of the town from the Gypsum plant past Valley Road
287	to have a downtown area
288	Bus from schools to Rec Center

289	Have the rec pool and cotton ranch pool open all summer at the same times. Some people like the indoor pool better, like me!!
290	try for a town center - though it might be difficult!
291	I would love to see a major rework to the road leading from I-70 into the town. The businesses are okay but some of the homes are in need of major repairs.
292	More social & businesses
293	To have more restaurants
294	I would like to see dogs being allowed in parks or the creation of a dog park. Also the parks need to be revitalized for our children.
295	Fees related to new construction seem to be limiting growth.
296	Better shopping, no more auto part, convince stores, no more liquor stores.
297	A GROCERY STORE. Columbine market is horrible. HORRIBLE. A Main Street with something... Anything...
298	More restaurants
299	I would like to support Gypsum businesses but there really isn't much; and what is here is pretty spread out. Something like the Riverwalk in Edwards (i.e. park once and walk around) I would fully support.
300	A downtown area
301	Improve US 6 between the I-70 exit and Family dollar. The town does not attract folks off of I-70 and could be cleaned up and beautified to show off our great little town.
302	To many long time locals trying to make all of the decisions.[] Work closer with the town of eagle.[] Make it more attractive as you come off on the highway and drive into gypsum.
303	We need a few more auto parts stores! Kidding aside, some support or initiatives for new restaurants. Tired of driving up valley.
304	Needs a community feeling so residents develop pride for gyp. Clean it up. RR bridge needs work. Need a downtown. Need water park. Get rid of junk houses by RR ave Develop rec. Need a large improved town camp space. Compete with EGE on the bike money and crowd. Red hill needs trash cleanup. Etc.
305	A downtown of course - but where are the hotels, restaurants, & amenities that would keep visitors who fly (or drive) in staying abit longer & spending money here instead of there?
306	feel sorry for the restaurants that try and make a go, they need help with marketing to get the word out, like the TOG grants to help them spruce up their businesses
307	have a downtown area with restrautns and shops
308	Ugly town-we are in dire need of a makeover! No sense of down town, industrial feel, "feels poor" when you drive through.
309	More family restaurants.
310	It would be nice to have a downtown area like eagle has.
311	Promote growth in the rental market. Get the rent down to an affordable level. \$1000.00 a month for a one bedroom?!

312	Establish more of a community downtown area
313	Adding a yard waste recycling facility
314	This is something of a pipe dream, but a more cohesive community center would be valuable. As it is, the town seems somewhat divided into distinct neighborhoods. Again, though, that's an issue more easily talked about than solved.
315	A down town area
316	better restaurants
317	Beautification of the town! Clean up the railroad underpass, make people clean up front yards, rebuild a bigger and better park and add a bathroom, start right away on project of open space by the schools on valley. There's not just one thing! We should take pride in the way our town looks!
318	BUILD A BIG DOG PARK
319	Develop a "downtown" or town center
320	More of a Main Street with local businesses
321	I would add a shopping plaza with a pizzeria, boutique clothing store, and ice cream shop (to start).
322	Accommodate the working class
323	restaurants...we need more of them
324	I would love to see gypsum value land with more neighborhoods with 2-10 acres. Would love it if there were more with what people like this way like: big 4H facility, trails for horses, equestrian center, dirt biking, dog park. I would love to see the old parts of gypsum cleaned up and would love to have a town center area. It seems like it's become the rec center which is great and beautiful but it'd be neat if there was more right there- walking paths, stores and such.
325	Have a downtown area to socialize, go out to coffee or dinner, unique locally owned shopping
326	more dog friendly parks
327	Do not add business just for the tax revenue. We now will have 3 auto parts stores and 4 liquor stores and everyone wonders why they can't stay in business.
328	Zoning issues
329	Create a Main Street
330	??
331	Take over control of all facilities that wecmrd operates for the town
332	It would be great if it had shops and restaurants within walking distance. The only "community" happens at the rec. center.
333	clean up old Gypsum and put some new businesses there to make it more like a down town.
334	Get a decent grocery store here
335	Common community area, unique shops, restaurants, a quaint downtown.
336	More small businesses with personal services
337	Fix up the original downtown area
338	More speeding enforcement on valley road!

339	More social downtown area, encourage coffee shops and stores vs. more industrial development - right now social activities and "downtown" remains tied to Eagle
340	More amenities like lasting reaturants, and a better grocery store other than Bella's Costco is great for bulk but everyday items can only be found in eagle
341	Sonic
342	Better restaurants.
343	Just one? That's tough. Beautify it. There is a huge difference in appearance when you drive into Gypsum than when you drive into Eagle.[] Also, get City Market to build between Gypsum & Eagle.

**¿Si usted podría cambiar una cosa en la ciudad de Gypsum, que sería?**

Answer Options	Response Count
	7
<b>answered question</b>	<b>7</b>
<b>skipped question</b>	<b>0</b>

Number	Response Text
1	coffee shop, places to hang out, more of everything agregar mas parques, tiendas y mas centros para ninos
2	add more parks, shopping and more centers for children Que las escuelas sean bilingues
3	Schools were bilingual Mas oportunidades de trabajo y vivienda para gente de bajos recursos More
4	work opportunities and housing for low income families. Luces en el Amphitheater y agua en los parks no hoy bigva. []
5	Lights in the Amphitheater and water in the parks bigva not today. tendria mas cenros de entretenimiento y tiendas[]
6	Would have more entertainment and shopping centers Que hubiera mas cermiones y mas tiendas como un moll[]
7	There was more and more shops as a mall La entrada del I' 70, junto con las casas junto a las vías del tren, no son buen aspecto para la ciudad. The I-70 entrance along the houses, next to the railroad do not give good aspect
8	to the City.
9	xxxx

# Community Survey



Based upon the above description, do you consider there to currently be a "downtown" in Gypsum?

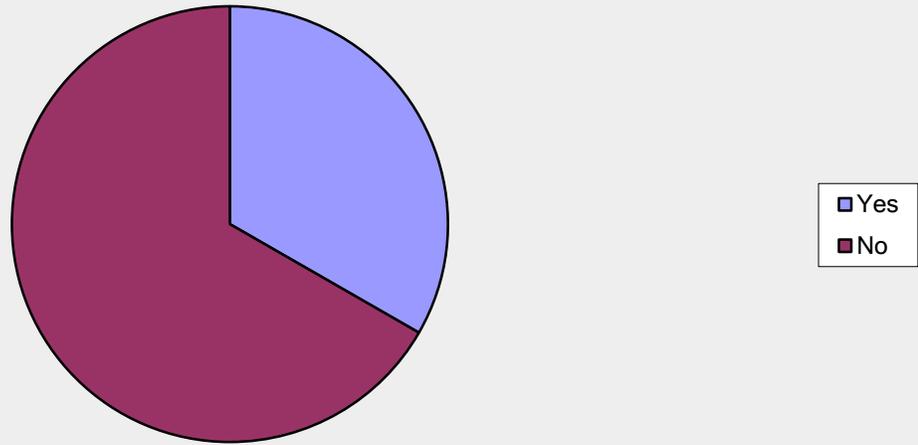
Answer Options	Response Percent	Response Count
Yes	12.0%	41
No	88.0%	302
<i>answered question</i>		<b>343</b>
<i>skipped question</i>		<b>0</b>



**Dado la definición del “centro,” ¿cree que existe “el centro” en Gypsum?**

Answer Options	Response Percent	Response Count
Yes	33.3%	3
No	66.7%	6
<b>answered question</b>		<b>9</b>
<b>skipped question</b>		<b>0</b>

Dado la definición del “centro,” ¿cree que existe “el centro” en Gypsum?

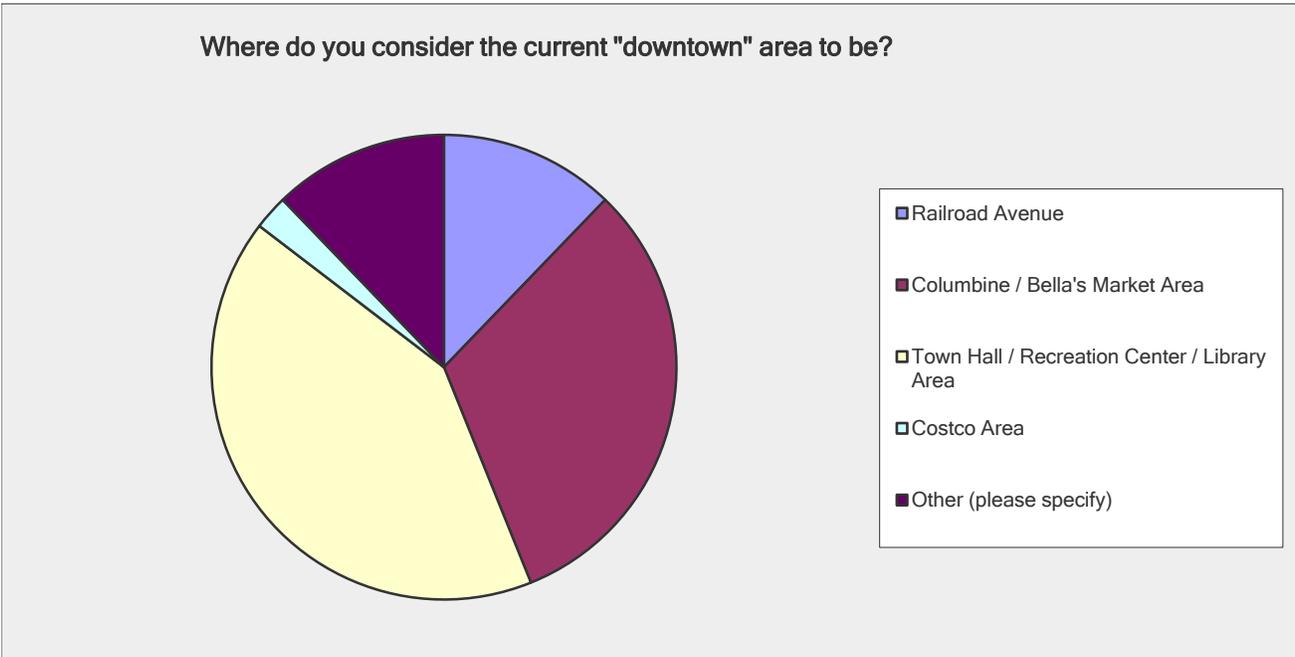


# Community Survey



## Where do you consider the current "downtown" area to be?

Answer Options	Response Percent	Response Count
Railroad Avenue	12.2%	5
Columbine / Bella's Market Area	31.7%	13
Town Hall / Recreation Center / Library Area	41.5%	17
Costco Area	2.4%	1
Other (please specify)	12.2%	5
<b>answered question</b>		<b>41</b>
<b>skipped question</b>		<b>302</b>

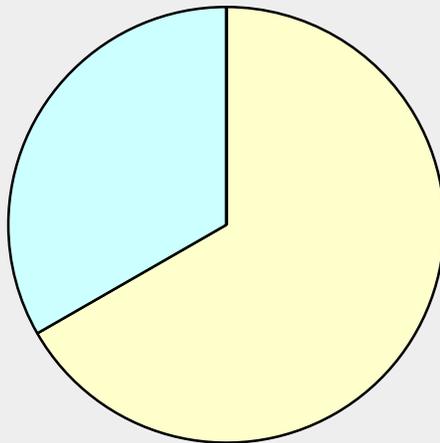


Number	Other (please specify)
1	Family Dollar
2	by the family dollar store
3	McGregor?
4	Bella's/EVHS to the Dollar Store and maybe to the Tower Center someday
5	There really isn't one

¿En Gypsum, dónde piensa está área es? (Seleccione solamente uno)

Answer Options	Response Percent	Response Count
Railroad Avenue	0.0%	0
Columbine / Bella's Market área	0.0%	0
Town Hall/Recreation Center/ área de la Biblioteca	66.7%	2
Costco área	33.3%	1
Otro área	0.0%	0
<b>answered question</b>		<b>3</b>
<b>skipped question</b>		<b>6</b>

¿En Gypsum, dónde piensa está área es? (Seleccione solamente uno)



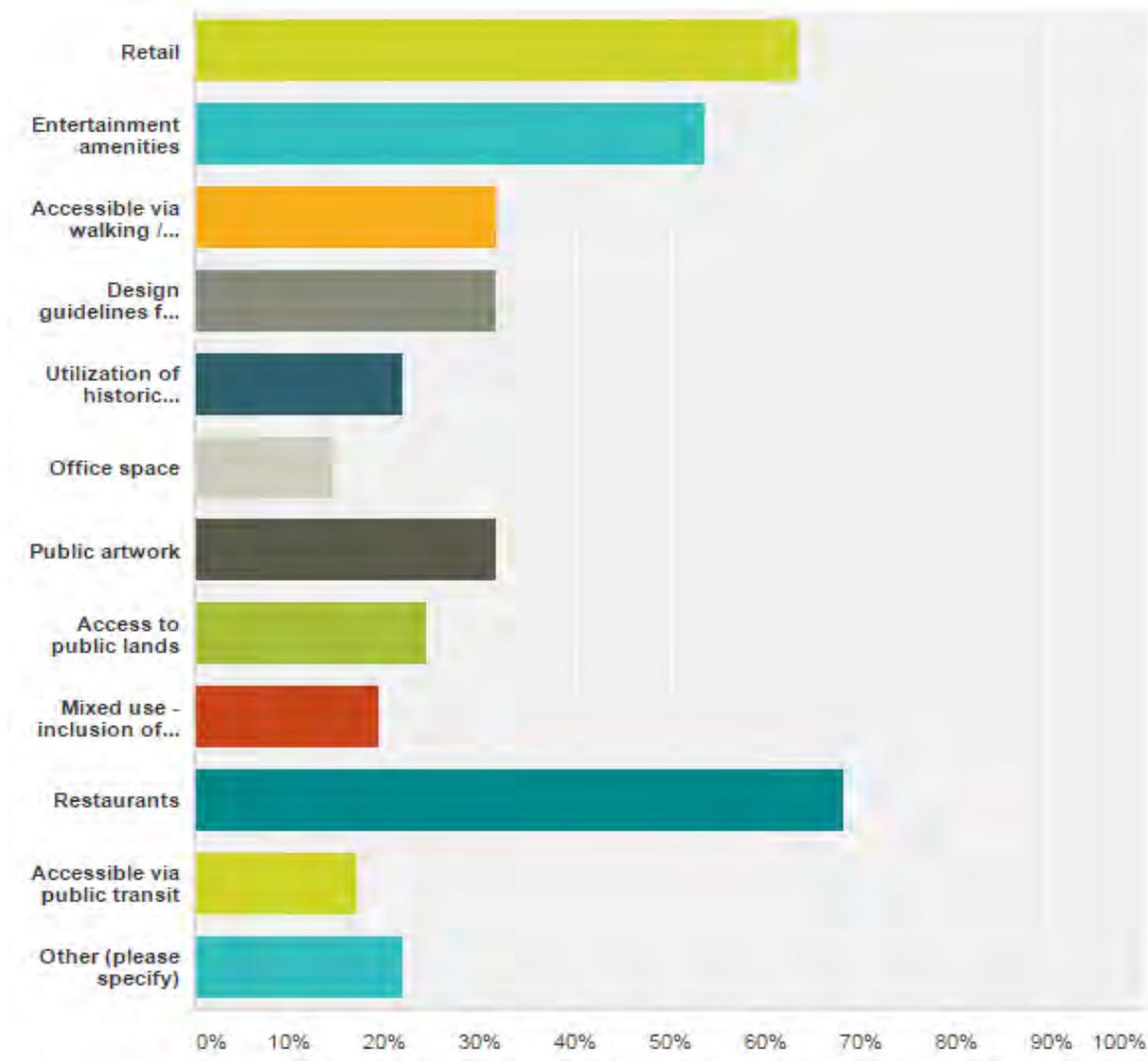
- Railroad Avenue
- Columbine / Bella's Market área
- Town Hall/Recreation Center/ área de la Biblioteca
- Costco área
- Otro área

# Community Survey



Would you like to see any additional improvements to this area? (Select all that apply)

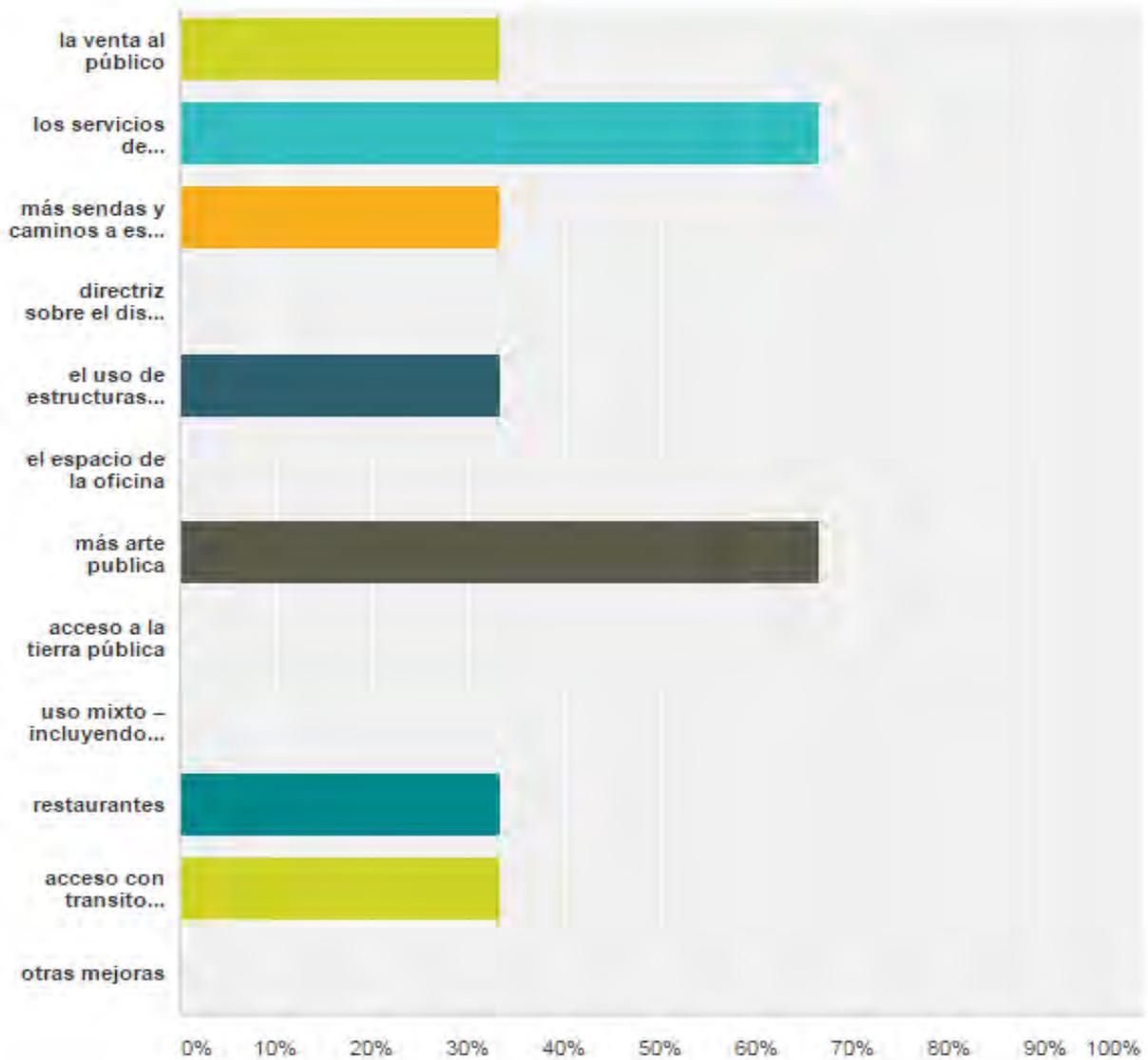
Answer Options	Response Percent	Response Count
Retail	63.4%	26
Entertainment amenities	53.7%	22
Accessible via walking / biking trails	31.7%	13
Design guidelines for new structures	31.7%	13
Utilization of historic structures	22.0%	9
Office space	14.6%	6
Public artwork	31.7%	13
Access to public lands	24.4%	10
Mixed use - inclusion of housing	19.5%	8
Restaurants	68.3%	28
Accessible via public transit	17.1%	7
Other (please specify)	22.0%	9
<b>answered question</b>		<b>41</b>
<b>skipped question</b>		<b>302</b>



Number	Other (please specify)
1	public playgrounds
2	dog park
3	Improve building structure / parking
4	More natural food market
5	Railroad Ave may not be the best location for downtown but it is what I think the downtown area is now.
6	Exit 140 entrance to Gypsum need to be upgraded to 4 lanes. Bus stop on Linbery should be consolidated into a mini-transit center
7	More developer input
8	The traffic still gets jammed up there at the lights. I don't know how your going to fix that at this point. The high school needs more than one entrance for something other than buses. Also if we are building more down town in there we need more than one street in and out of there.
9	Crosswalks to park and library and at rec center.

**¿Le gustaría ver algunas mejoras a esta área de Gypsum? (Seleccione todas las que correspondan)**

Answer Options	Response Percent	Response Count
la venta al público	33.3%	1
los servicios de entretenimiento	66.7%	2
más sendas y caminos a esta área	33.3%	1
directriz sobre el diseño de nuevas estructuras	0.0%	0
el uso de estructuras históricas	33.3%	1
el espacio de la oficina	0.0%	0
más arte publica	66.7%	2
acceso a la tierra pública	0.0%	0
uso mixto – incluyendo casas privadas	0.0%	0
restaurantes	33.3%	1
acceso con transito público	33.3%	1
otras mejoras	0.0%	0
<b>answered question</b>		<b>3</b>
<b>skipped question</b>		<b>6</b>



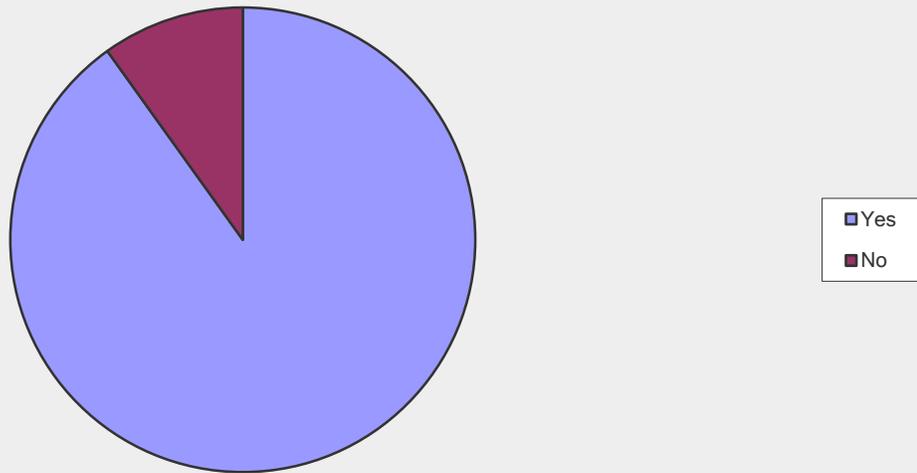
# Community Survey



## Would you like to see Gypsum create a downtown area?

Answer Options	Response Percent	Response Count
Yes	90.1%	272
No	9.9%	30
<b>answered question</b>		<b>302</b>
<b>skipped question</b>		<b>41</b>

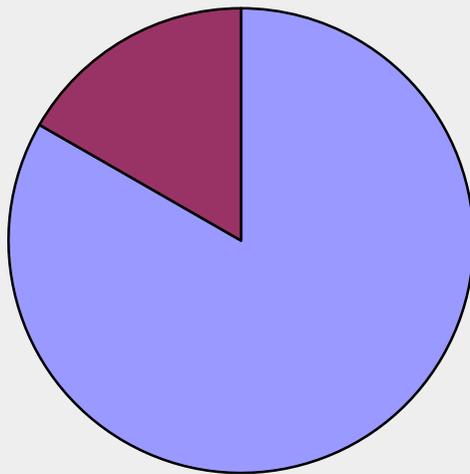
Would you like to see Gypsum create a downtown area?



**¿Le gustaría ver la creación de un área del centro en Gypsum?**

Answer Options	Response Percent	Response Count
Sí	83.3%	5
No (Continue a la pregunta diez)	16.7%	1
<b>answered question</b>		<b>6</b>
<b>skipped question</b>		<b>3</b>

**¿Le gustaría ver la creación de un área del centro en Gypsum?**



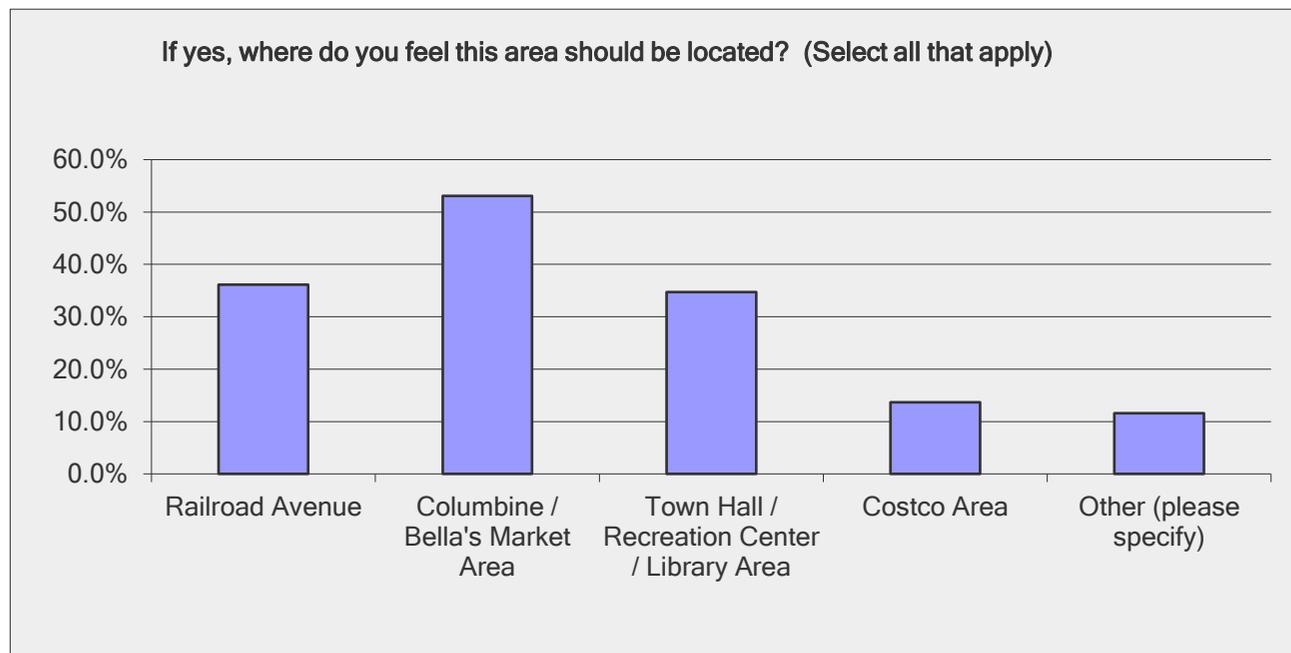
- Sí
- No (Continue a la pregunta diez)

# Community Survey



**If yes, where do you feel this area should be located? (Select all that apply)**

Answer Options	Response Percent	Response Count
Railroad Avenue	36.1%	100
Columbine / Bella's Market Area	53.1%	147
Town Hall / Recreation Center / Library Area	34.7%	96
Costco Area	13.7%	38
Other (please specify)	11.6%	32
<b>answered question</b>		<b>277</b>
<b>skipped question</b>		<b>66</b>

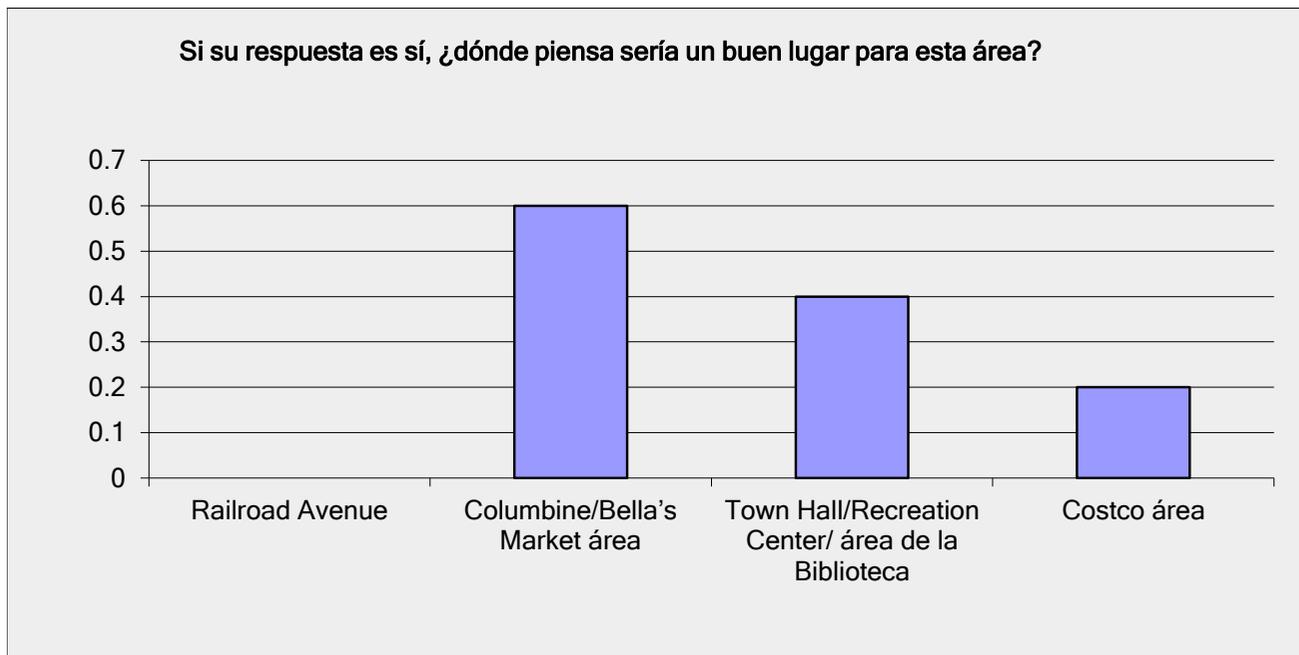


Number	Response Text
1	Stratton Flats Across from United
2	From Railroad to Town Hall to Bella's
3	Update the existng downtown and spread to area above if possible
4	let developers put it where it makes the most sense to them.
5	Hwy 6 corridor
6	Market Area to the Tower Center
7	Poor town planning continues, we don't need any more bulling guide lines
8	beginne the river front developpment spreading out from bellas let realroad ave rot
9	Tower Center could also work
10	definitely not costco...something more quaint. I think Railroad is difficult to find. Town Hall may not have enough spae but seems to be best with Bella's back up for more space but there is nothing quaint about that area.
11	Hwy 6
12	Hwy 6/River access
13	None of the above feel right
14	obviusly HWY 6 is the Best Choice
15	From colubine to costco
16	Red Table Road

17	n/a
18	Riverfront
19	Points inbetween the two checked including the airport
20	Stratton Flats area
21	Keep the town small
22	Hwy 6 from the round-about to the high school
23	I have head railroad is historic district but I don't know if the space would allow so maybe the town hall area with the stage already there would be more ideal
24	Red Table Drive
25	North across from costco and HWY 6
26	Valley Rd. West side & Lost Lane
27	Near the dollar store in between cosco and bellas market. That way it draws traffic into gypsum when shoping cosco and using the airport section of town.
28	East of Stratton Flats
29	Where the old downtown was, rr ave?
30	rR ave wrapping around to tiver in current horse pasture. Trails and park on opposite by rittenhouse to water park
31	between costco and bella's
32	Old Down town was Railroad,, But im not sure their needs to be a specific area..Diverse is good

**Si su respuesta es sí, ¿dónde piensa sería un buen lugar para esta área?**

Answer Options	Response Percent	Response Count
Railroad Avenue	0.0%	0
Columbine/Bella's Market área	60.0%	3
Town Hall/Recreation Center/ área de la Biblioteca	40.0%	2
Costco área	20.0%	1
Otro área		0
<b>answered question</b>		<b>5</b>
<b>skipped question</b>		<b>4</b>

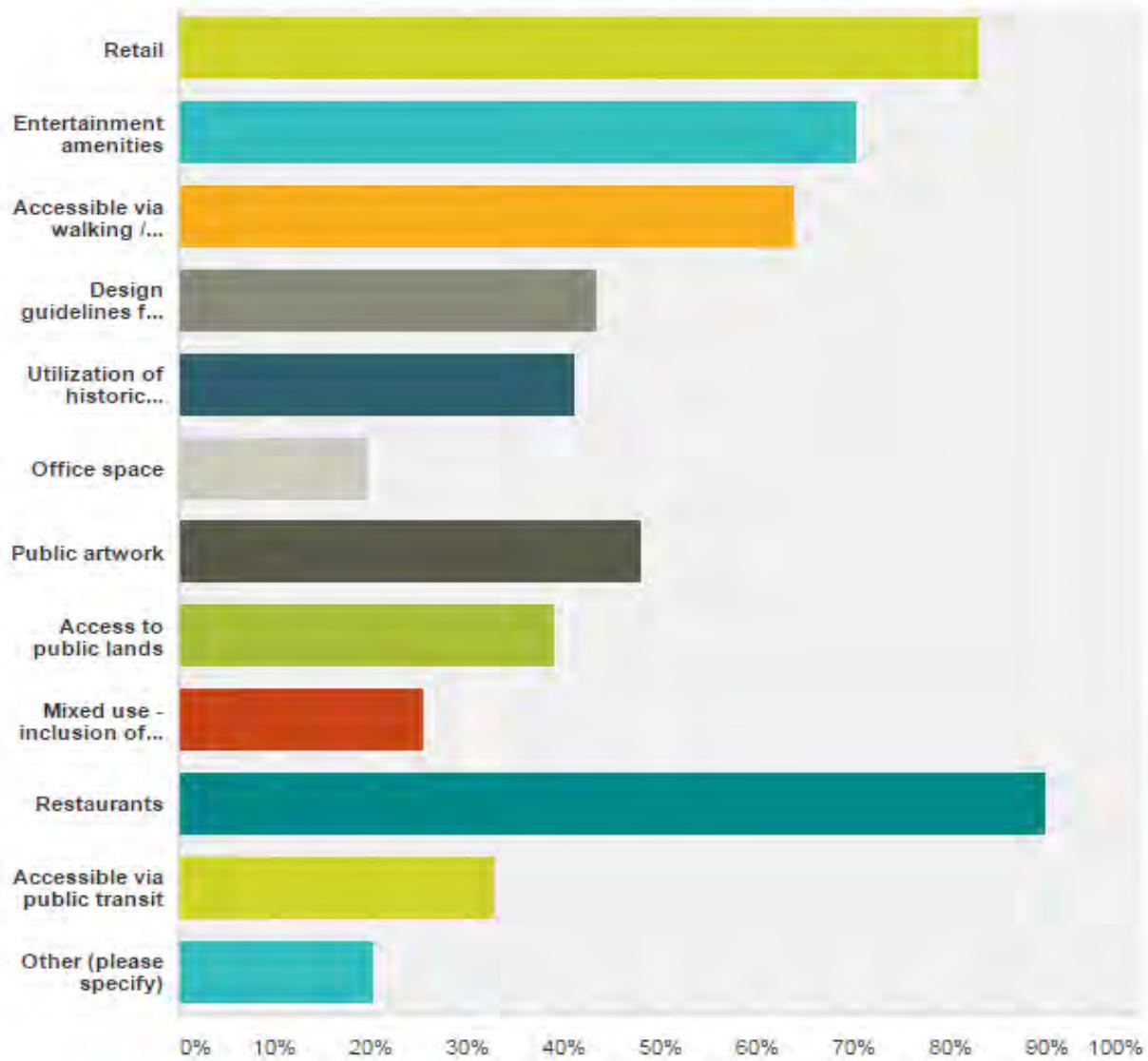


# Community Survey



Would you like to see any additional improvements to this area? (Select all that apply)

Answer Options	Response Percent	Response Count
Retail	83.1%	241
Entertainment amenities	70.3%	204
Accessible via walking / biking trails	63.8%	185
Design guidelines for new structures	43.4%	126
Utilization of historic structures	41.0%	119
Office space	19.7%	57
Public artwork	47.9%	139
Access to public lands	39.0%	113
Mixed use - inclusion of housing	25.5%	74
Restaurants	90.0%	261
Accessible via public transit	32.8%	95
Other (please specify)	20.3%	59
<b>answered question</b>		<b>290</b>
<b>skipped question</b>		<b>53</b>

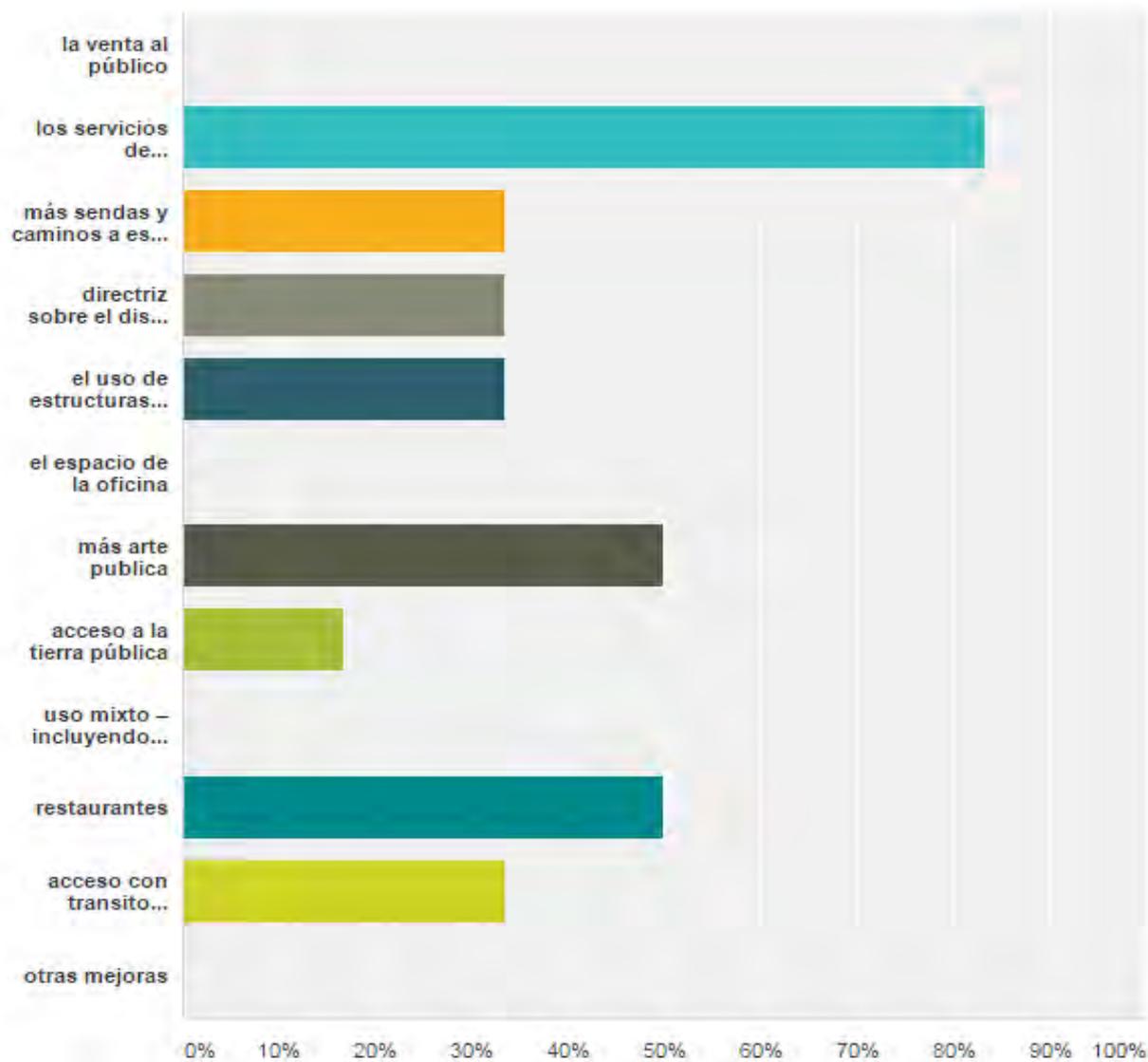


Number	Other (please specify)
1	dog park
2	Post office needs to be fixed and more appealing, i.e. replace doors that don't work, parking lot repair. That is the first place people go when they move to town.
3	Brewery
4	Brewery, outdoor dining, no fast food. Show our healthy! Once we can keep airport traffic more, we need a Bed & Breakfast in some of the historic properties. No commercial hotel to ruin our beautiful town.
5	Movies, music, outdoor themed recreation
6	Healthier restaurant options or a better organic options grocer
7	Open air shopping area. A place to gather and shop.
8	Don't allow cheaply made homes, they look terrible after a few years. Keep homes in the style of our community. We don't need 100 townhomes that all look cheap boxes.
9	Traffic planning
10	Improvements at Gypsum Ponds (ponds, parking, bathrooms)
11	use riverfront, use historic properties, it is Gypsum's history.
12	Hotel is needed to maintain airport visitors
13	Disc Golf & Local arts works for Public Art
14	Need to beautify the area like the attractiveness of library and rec center
15	let developers make those decisions.
16	More mountain biking trails and general mountain activities.
17	not quite sure but
18	stop we cant afford all this crap
19	Nice landscaping and park benches so you can sit and enjoy being "downtown". I would also like to see the history of Gypsum incorporated in the downtown area.
20	dog park
21	Any development should include bike paths
22	For now, at the railroad trestle, a sign could be painted, by a muralist, or whatever which says, "Welcome to Gypsum."
23	to be viable it has to have great access and visibility which indicates Hwy 6
24	4 way stop or round about on Valley Road and Cooley Mesa
25	small park or shady sitting area - for example, for families to sit with an ice cream cone, or friends to sit with a cup of coffee.
26	why are these suggestions called improvements? what's wrong with what we have now?
27	Xeriscaping
28	Reduction in noise from Gypsum plant, I-70 and new power plant when running. Town 'hums' 24/7
29	I think a community garden and sustainability initiatives should be a priority. We all live in this area to enjoy the amazing natural surroundings we are blessed with. We should be stewards and continue to set examples for the valley! Our recreation center earned national attention for a small town government doing what they promised.. let's make a better promise, one to be a pioneer in the reduction of waste!
30	Major upgrades to the gun range
31	Better outdoor family pool
32	Mall like / pedestrian friendly - not a shopping mall
33	distilleries, artisan shops, unique retail, antiques
34	more dog friendly
35	There is nothing HERE! Keep Kim Hefty out of the business district
36	something to attract outside businesses, so we can raise more revenue from outside.
37	More affordable condos
38	We love it here just like it is
39	Design Guidelines for new commercial/industrial only.
40	clean up railroad bridge area/entrance into town
41	Bigger parks
42	anything to make the gypsum plant less visible from the new downtown
43	Parks / open space
44	Movie Theater w/ condo's above commercial spaces
45	Rezone Valley Rd. Hwy 6 to Cooley Mesa Rd. & Valley Rd. West to 2nd St. (Primarily Lost Lane) Rezone to CBD
46	Improve the gun range and its management
47	Yard waste drop off
48	Yard waste facility

49	A cool bar
50	river corridor dev
51	Hotels with a conference center near the airport
52	Bar
53	Trader Joes! Keep the pot shops outs! More American cuisine!
54	DOG PARK
55	better fire dept. station location, maybe next to Bella's and cot.
56	Eagle's taking on bike trails, we should take on a love for wildlife approach.
57	It would be nice to have a fast food .....
58	New post office
59	Farmer's Market

**¿Le gustaría ver algunas mejoras a esta área de Gypsum?(Seleccione todas las que correspondan)**

Answer Options	Response Percent	Response Count
la venta al público	0.0%	0
los servicios de entretenimiento	83.3%	5
más sendas y caminos a esta área	33.3%	2
directriz sobre el diseño de nuevas estructuras	33.3%	2
el uso de estructuras históricas	33.3%	2
el espacio de la oficina	0.0%	0
más arte publica	50.0%	3
acceso a la tierra pública	16.7%	1
uso mixto – incluyendo casas privadas	0.0%	0
restaurantes	50.0%	3
acceso con transito público	33.3%	2
otras mejoras	0.0%	0
<b>answered question</b>		<b>6</b>
<b>skipped question</b>		<b>3</b>



# Community Survey



## Which street intersection is closest to your house?

Answer Options	Response Count
	318
answered question	318
skipped question	25

Response Text
2nd
2nd
2nd Avenue
2nd Street
2nd & Rangeview Dr.
2nd & spring circle
2nd / Eagle
2nd / Eagle
2nd and Eagle
2nd and Eagle Streets
2ND ST AND VICKSBURG LN
6 & Eagle St.
6 & Jules Dr
6 & riverview
6th
Amherst rd and Valley rd
Apache and Indian Heights
Black Bear & Vicksburg
Black Bear & Vicksburg
Black Bear and Cotton Ranch Dr
Black Bear Drive/ Vicksburg Lane
Blackhawk & Spring Buck
Buck Horn Valley Blvd
Buckhorn and Bridger
Buckhorn Valley
Buckhorn valley - maverick ct
Buckhorn Valley and Cooley Mesa
Buckhorn Valley and Cooley Mesa Road
Buckhorn Valley Blvd and Indian Heights Way
Buckhorn Valley Blvd. & Cooley Mesa
Buckhorn Valley/Indian Heights
Buckhorn Vally Blvd
Buckhorn Vally Blvd
Cedar & Strohm
Cedar Dr. & Strohm Cir.
chatfield
chatfield
Chatfield & Valley Rd.
Chatfield & Tenderfoot Lanes

Chatfield and Tenderfoot Lanes
Chatfield Lane & Stoney Creek Street
Chatfield Lane and Grundel Way
Chatfield Lane and Grundel Way
chatfield In & McBrayer St
Chatfiled Ln and Grundel Way
Cooley & Navijo
Cooley mass and buckhorn
Cooley Mesa
Cooley Mesa
Cooley Mesa & Grand Ave
Cooley Mesa & Hwy 6
Cooley Mesa & Valley Rd.
Cooley Mesa / Valley Rd.
Cooley Mesa / Valley Rd.
cooley mesa and buckhorn valley
Cooley Mesa and BV Blvd
Cooley Mesa and Grand Ave.
Cooley Mesa and Valley Rd
Cooley Mesa and Valley Road
Cooley Mesa close to work
cooley mesa road
Cooley mesa, buckhorn valley
Cooley Mesa/Buckhorn Valley Boulevard
Cotton Ranch & Valley Road
Cotton Ranch & Whitetail
Cotton Ranch & Whitetail
Cotton Ranch Dr & Valley Rd
Cotton Ranch Dr & Valley Rd
Cotton Ranch Dr. & Black Bear
Cotton Ranch Drive
Cotton Ranch Drive
Cotton Ranch Drive and S Legend
Cotton Ranch drive and S. Legend drive
Cotton Ranch Drive and Valley Road
Cotton Ranch Drive and Valley Road
Cotton ranch drive, valley road
cottonranch and valley
Cottonwood pass and Valley road
cottonwood pass road
Crazy Horse Cir and US Highway 6, Edwards
Dagget & cotton wood
Dagget and valley
Dagot Lane & Gyposum Ck Rd.
Eagle and 2nd
Eagle Ranch Roundabout
Eagle River Estates / Willowstone
Eagle St & Hwy 6
Eagle St & Hwy 6

Eagle St & Hwy 6
Eagle St & Hwy 6
Eagle St & Lost Ln
Eagle St & Second St.
Eagle St. & Red Hill
Eagle Street & Red Hill
Eagle Street and Railroad ave or Eagle St & Hwy 6
Evergreen Place and Sunny Ave
Far away which is as we like it
First St & Eagle St
First St & Eagle St
Green and Hwy 6
Green Way and Highway 6
Greenway & HWY 6
Greenway & HWY 6
Greenway/Ponderosa
Grundel and Chatfield
Grundel Cottonwood pass
Grundel Way and Valley Road
Gypsum
Gypsum
Gypsum Creek and Timberwolf
Gypsum Creek Rd & Amherst St.
Gypsum Creek.... Dagget
Highway 6
Highway 6 & Jules Way
Highway 6 & Railroad Ave.
Highway 6 & Riverview rd
highway 6 & schoolside
Highway 6 and Greenway
Highway 6 and greenway
highway 6 and river view road
highway 6 and Valley
Highway 6 by Tuesday Casa
highway 6, shell gas station
highway 6th and school side
Hwy 6
Hwy 6 & Bertroch Lane
HWY 6 & Cooley Mesa
Hwy 6 & River View Road
hwy 6 & Riverview
HWY 6 & Riverview
Hwy 6 & Riverview
Hwy 6 & Schoolside
HWY 6 & Schoolside (Gypsum Estates)
Hwy 6 and Cooley Mesa
Hwy 6 and Eagle St
Hwy 6 and Eagle St.
Hwy 6 and Greenway

Hwy 6 and Jule Dr.
Hwy 6 and river view road
Hwy 6 and Riverview
Hwy 6 and Riverview
Hwy 6 and Schoolside
Hwy 6 roundabout
I live near Buckhorn
I-70
I-70
I-70 & HWY 6
Jules & Sunny
Jules and highway 6
Jules Drive/HWY 6
Jules/Highway 6
Jules/Sunny
Lara Place and Cottage Drive
Legend Dr
Legend Dr. & Open Sky Circle
Legend Drive
Legend Drive/Talus
Legend/S. Legend Drive
Lindbergh Drive
Mayne Street
Mayne Street
Meadow Ct
Navajo & Cooley Mesa
Navajo & Cooley Mesa
Navajo and Cooley Mesa
Navajo/Cooley Mesa
Not telling
Park and Cedar
Park St & Second St.
Park view and porphyry rd
Pine Place and Green Way
Popoure/ Price Ln
Porphyry and Price
Porphyry & Price Ln
Porphyry & Riverview
Porphyry and Price Place
Porphyry Road
Prarie Wind Street and McBryer Street
Price Lane
Price Ln & Willowstone Place
Price Ln and Willowstone
Price Ln. / Prophyry
Price Place & Price Lane - HWY6 & Riveriew
Price Place & Willowstone Place
Price Place and Willowstone Place
Railroad & 1st Street
Railroad and second
Red Hill & Eagle St
Red Hill and Bridwell
Red Hill and Strohm Circle
red hill drive and greenway
Redhill

Redhill Dr. & Eagle St.
River View and Highway 6
Riverview and Hwy 6
Riverview and Phorphry
Riverview highway 6
route 6
School Side & HWY 6
Schoolside, Highway 6
Second & Vista
Second St.
Second St. and Eagle St.
second street
Sky Legend & Cotton Ranch Rd.
Sky Legend and Wildhorse
sky mtn and wildhorse
Spring creek rd and Cooley mesa
Stoney creek street
Stratton Flats
Stratton Flats & Hwy 6
Stratton flatts
Strohm and Knob lane
Strohm Circle and Sunset Ln
Strom Circle & Highlands Road
sunny and pinion
Sunny Ave / Nighthawk Cir
Sunny Ave @ Stratton Circle
Sunny Ave and Evergreen Pl
Sunny Avenue & Stratton Circle
Timberwolf & Valley
Too personal - Buckhorn Valley-ish
Valley Rd
Valley Rd
Valley Rd
Valley Rd
Valley Rd.
Valley Road
Valley Rd. & Amherst St.
Valley Road / Amherst Rd
Valley Road, Black Bear Drive
Valley Rd and Chatfield Lane

Valley Rd and Chatfield Lane
Valley Rd and Chatfield Lane
Valley Rd and Chatfield Lane
Valley road and Chatfield St
Valley Rd / Cooley Mesa
Valley Road and Cooley Mesa
Valley Road and Cotton Ranch Drive
Valley Road & Cotton Ranch Rd.
Valley Road & Cotton Ranch Rd.
Valley Road and Cottonwood Dr
Valley Road and Cottonwood Pass
Valley Rd & Dagget Ln
Valley Rd & Dagget Ln
Valley Rd & HWY 6
Valley Rd/Grundel
Valley Rd/Grundel
Valley Road, Mayne St
Valley Road & Timberwolf
Valley Rd & Timberwolf
Valley Rd & Timberwolf
Valley Rd & Timberwolf
Valley Road / Vicksburge
Valley Road / Vicksburge
Valley Road / Vicksburge
Valley Road and Vicksberg
Vicksberg & Valley
Vicksberg & Valley
Vicksburg
Vicksburg & Black Bear
Willowstone
Willowstone Place

Willowstone Place
Willowstone Place
York View and Highway 6
York View and Highway 6

¿Qué intersección de la calle se encuentra su casa?	
Answer Options	Response Count
	8
answered question	8
skipped question	1

Response Text
Estes Lane
First St & Rail Road Ave.
Hwy 6
I-70
Valley Rd
Valley Rd.
Valley Road
York View y Hwy. 6.

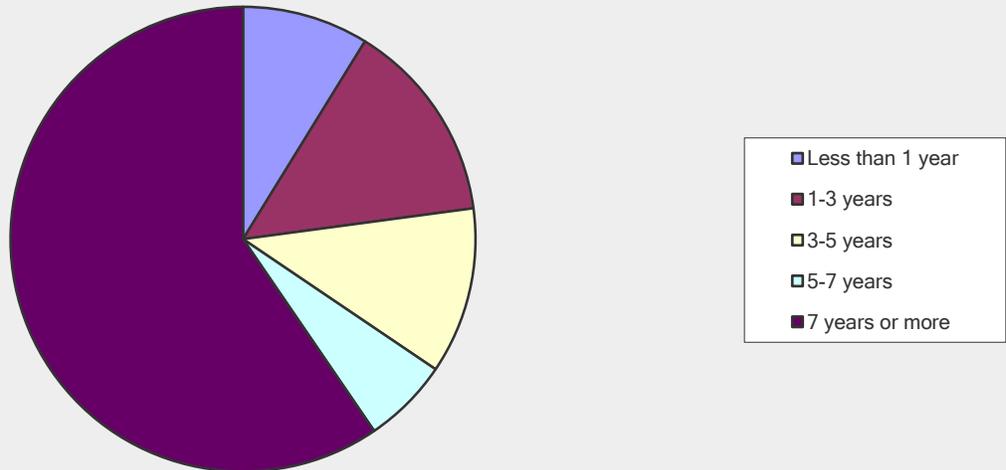
# Community Survey



## How long have you lived in Gypsum?

Answer Options	Response Percent	Response Count
Less than 1 year	8.8%	28
1-3 years	14.1%	45
3-5 years	11.6%	37
5-7 years	6.0%	19
7 years or more	59.6%	190
<b>answered question</b>		<b>319</b>
<b>skipped question</b>		<b>24</b>

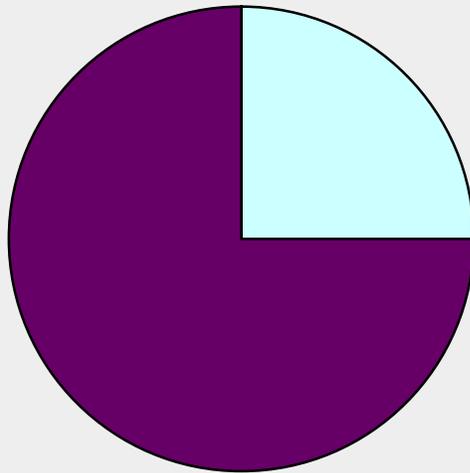
How long have you lived in Gypsum?



### ¿Cuánto tiempo ha vivido en Gypsum?

Answer Options	Response Percent	Response Count
Menos de un año	0.0%	0
1-3 años	0.0%	0
3-5 años	0.0%	0
5-7 años	25.0%	2
7 años o más	75.0%	6
<b>answered question</b>		<b>8</b>
<b>skipped question</b>		<b>1</b>

### ¿Cuánto tiempo ha vivido en Gypsum?



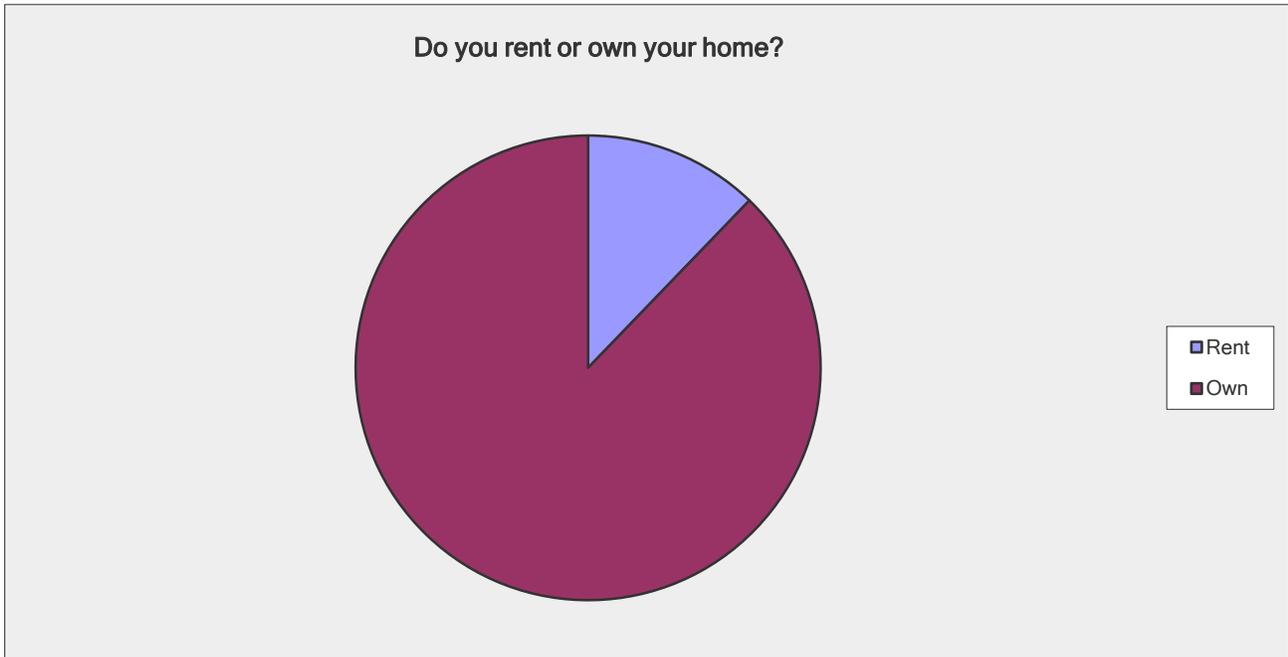
- Menos de un año
- 1-3 años
- 3-5 años
- 5-7 años
- 7 años o más

# Community Survey



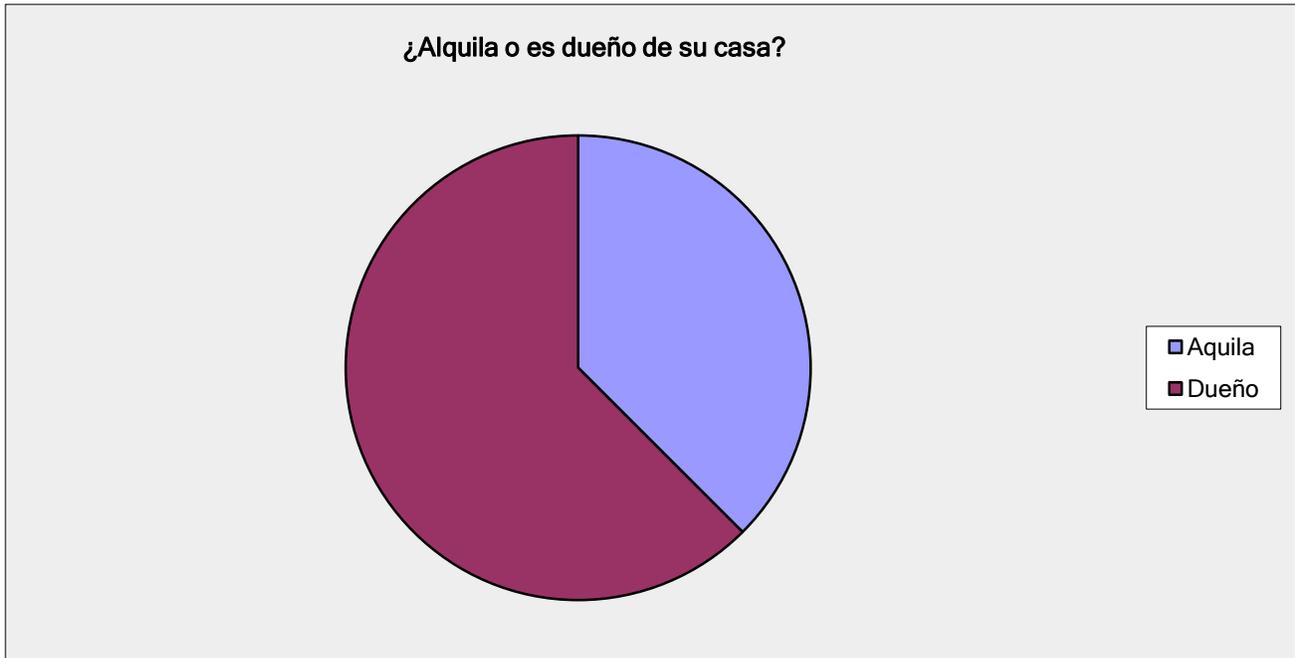
## Do you rent or own your home?

Answer Options	Response Percent	Response Count
Rent	12.2%	39
Own	87.8%	280
<b>answered question</b>		<b>319</b>
<b>skipped question</b>		<b>24</b>



**¿Alquila o es dueño de su casa?**

Answer Options	Response Percent	Response Count
Aquila	37.5%	3
Dueño	62.5%	5
<b>answered question</b>		<b>8</b>
<b>skipped question</b>		<b>1</b>



Community Survey



How many are employed in your household?	
Answer Options	Response Count
	315
answered question	315
skipped question	28

**Total Number Employed: 617**

No.	Emp.												
1	2	51	1	101	2	151	2	201	2	251	2	301	2
2	3	52	1	102	2	152	2	202	2	252	2	302	1
3	1	53	1	103	2	153	2	203	2	253	2	303	1
4	2	54	2	104	2	154	2	204	2	254	2	304	2
5	2	55	0	105	2	155	0	205	2	255	1	305	3
6	2	56	3	106	2	156	1	206	0	256	2	306	2
7	1	57	0	107	2	157	2	207	2	257	2	307	2
8	2	58	2	108	4	158	2	208	2	258	1	308	2
9	2	59	2	109	2	159	3	209	2	259	2	309	0
10	2	60	2	110	2	160	0	210	1	260	2	310	1
11	2	61	2	111	2	161	0	211	2	261	2	311	2
12	2	62	1	112	3	162	1	212	3	262	2	312	2
13	2	63	2	113	2	163	0	213	2	263	1	313	2
14	2	64	2	114	2	164	2	214	3	264	2	314	2
15	2	65	2	115	2	165	2	215	2	265	2	315	2
16	2	66	2	116	1	166	2	216	1	266	0		
17	2	67	4	117	2	167	3	217	2	267	2		
18	2	68	2	118	2	168	3	218	1	268	2		
19	2	69	2	119	2	169	4	219	2	269	0		
20	2	70	2	120	2	170	2	220	2	270	0		
21	2	71	2	121	2	171	2	221	2	271	1		
22	2	72	2	122	1	172	2	222	2	272	1		
23	3	73	2	123	2	173	2	223	2	273	2		
24	2	74	2	124	2	174	2	224	2	274	3		
25	1	75	2	125	1	175	4	225	2	275	2		
26	2	76	2	126	1	176	0	226	3	276	2		
27	2	77	2	127	5	177	2	227	2	277	2		
28	2	78	3	128	2	178	2	228	1	278	2		
29	4	79	2	129	2	179	1	229	1	279	1		
30	2	80	2	130	3	180	1	230	2	280	2		
31	2	81	2	131	3	181	2	231	1	281	4		
32	2	82	2	132	1	182	2	232	2	282	2		
33	1	83	3	133	2	183	2	233	2	283	2		
34	2	84	2	134	0	184	2	234	2	284	1		
35	2	85	4	135	2	185	2	235	2	285	1		
36	3	86	2	136	2	186	1	236	2	286	2		
37	3	87	2	137	2	187	2	237	1	287	2		
38	1	88	2	138	3	188	2	238	2	288	2		
39	3	89	2	139	2	189	4	239	2	289	1		
40	0	90	2	140	2	190	2	240	4	290	4		
41	2	91	2	141	2	191	1	241	2	291	2		
42	2	92	2	142	1	192	4	242	1	292	3		
43	4	93	2	143	3	193	2	243	2	293	2		
44	3	94	2	144	2	194	2	244	2	294	2		
45	2	95	2	145	2	195	1	245	2	295	1		
46	0	96	2	146	2	196	2	246	2	296	4		
47	1	97	1	147	3	197	1	247	3	297	1		
48	2	98	2	148	2	198	2	248	2	298	1		
49	1	99	1	149	2	199	0	249	2	299	2		
50	0	100	0	150	2	200	2	250	1	300	2		

**En su casa familiar, ¿Cuántas personas son empleadas?**

Answer Options	Response Count
	8
answered question	8
skipped question	1

No.	Emp.
1	2
2	3
3	2
4	3
5	2
6	4
7	2
8	2

Community Survey



How many of these workers are employed in Gypsum?

Answer Options	Response Count
	315
<i>answered question</i>	<b>315</b>
<i>skipped question</i>	28

**Total Survey Participants**  
**Employed in Gypsum area: 240**

No.	Emp. In GYP																						
1	0	32	0	63	0	94	0	125	1	156	1	187	0	218	1	249	0	280	1	311	0		
2	0	33	0	64	0	95	1	126	0	157	1	188	0	219	2	250	1	281	2	312	0		
3	0	34	0	65	1	96	0	127	4	158	1	189	0	220	2	251	1	282	2	313	0		
4	1	35	0	66	2	97	0	128	1	159	0	190	0	221	0	252	2	283	0	314	0		
5	1	36	1	67	0	98	1	129	0	160	0	191	2	222	0	253	1	284	0	315	0		
6	0	37	1	68	1	99	1	130	1	161	1	192	2	223	1	254	1	285	0				
7	0	38	1	69	0	100	0	131	1	162	0	193	2	224	2	255	0	286	0				
8	0	39	3	70	0	101	0	132	0	163	1	194	0	225	0	256	2	287	0				
9	1	40	0	71	0	102	0	133	2	164	1	195	0	226	1	257	0	288	1				
10	0	41	0	72	0	103	2	134	.	165	0	196	1	227	1	258	1	289	0				
11	0	42	2	73	0	104	1	135	1	166	1	197	1	228	0	259	0	290	0				
12	1	43	0	74	2	105	2	136	2	167	0	198	0	229	1	260	0	291	0				
13	2	44	1	75	2	106	1	137	2	168	2	199	1	230	1	261	1	292	0				
14	1	45	0	76	2	107	0	138	3	169	0	200	2	231	1	262	0	293	1				
15	0	46	0	77	2	108	1	139	1	170	0	201	2	232	1	263	1	294	0				
16	2	47	0	78	1	109	2	140	1	171	2	202	1	233	0	264	2	295	1				
17	1	48	1	79	0	110	1	141	2	172	1	203	2	234	1	265	0	296	0				
18	2	49	0	80	0	111	2	142	0	173	2	204	1	235	0	266	1	297	1				
19	0	50	.	81	0	112	2	143	1	174	4	205	0	236	1	267	1	298	1				
20	1	51	0	82	2	113	0	144	2	175	0	206	0	237	2	268	0	299	1				
21	1	52	1	83	3	114	0	145	1	176	1	207	0	238	0	269	0	300	0				
22	0	53	0	84	1.2	115	1	146	1	177	0	208	0	239	2	270	0	301	1				
23	2	54	1	85	3	116	0	147	0	178	1	209	1	240	0	271	0	302	0				
24	0	55	0	86	1	117	0	148	1	179	1	210	1	241	1	272	0	303	0				
25	0	56	0	87	1	118	2	149	2	180	0	211	0	242	0	273	3	304	3				
26	1	57	0	88	2	119	0	150	1	181	1	212	0	243	1	274	0	305	1				
27	2	58	1	89	1	120	1	151	0	182	0	213	1	244	2	275	0	306	2				
28	2	59	0	90	0	121	2	152	1	183	0	214	1	245	1	276	0	307	0				
29	1	60	0	91	0	122	0	153	1	184	0	215	0	246	3	277	0	308	1				
30	1	61	1	92	1	123	0	154	0	185	0	216	1	247	2	278	0	309	0				
31	0	62	0	93	0	124	0	155	0	186	0	217	1	248	0	279	0	310	1				

De estos trabajadores, ¿cuántas son empleadas en la ciudad de Gypsum?

Answer Options	Response Count
	8
<i>answered question</i>	<b>8</b>
<i>skipped question</i>	1

No.	Emp. in GYP
1	0
2	1
3	1
4	1
5	1
6	1
7	0
8	1

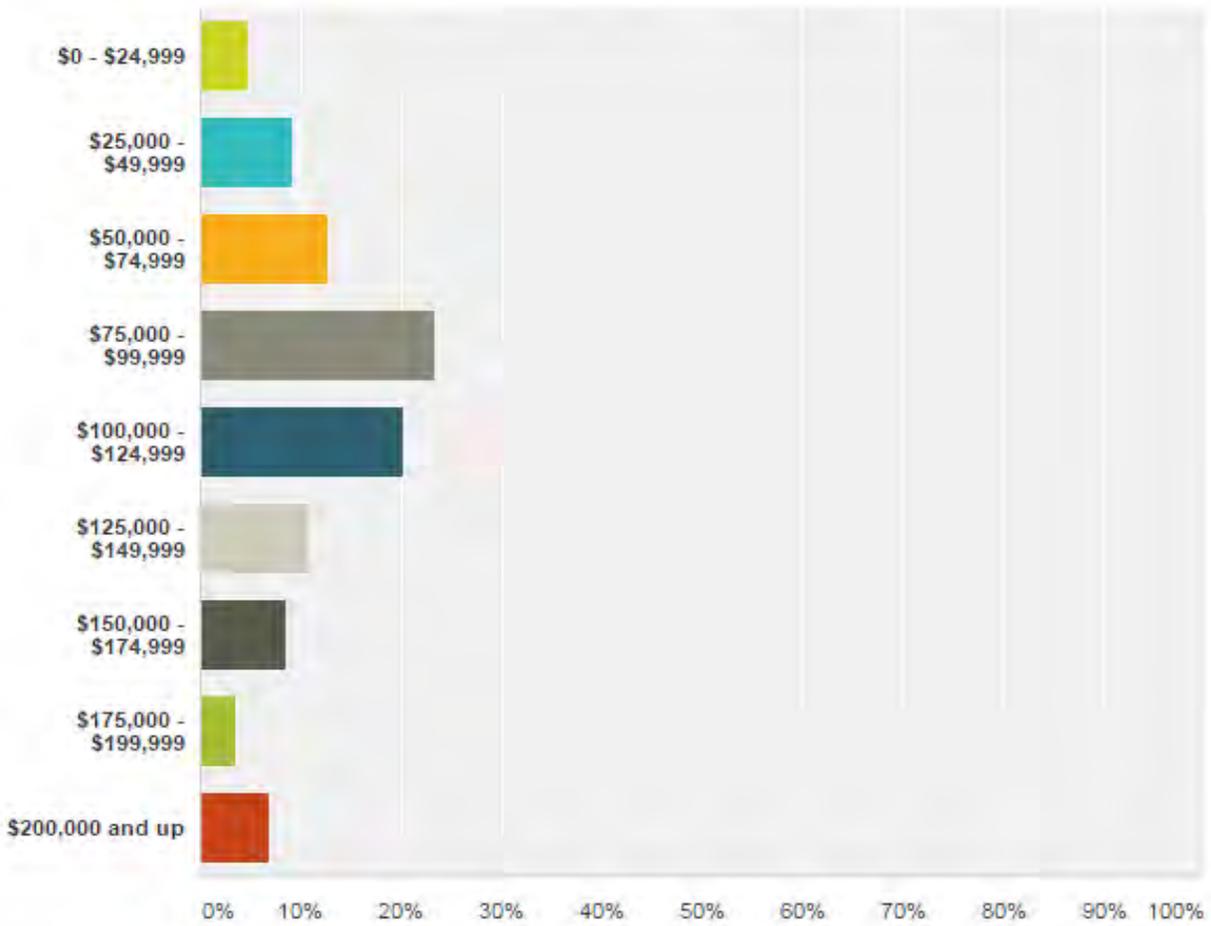
# Community Survey



## What is your annual household income?

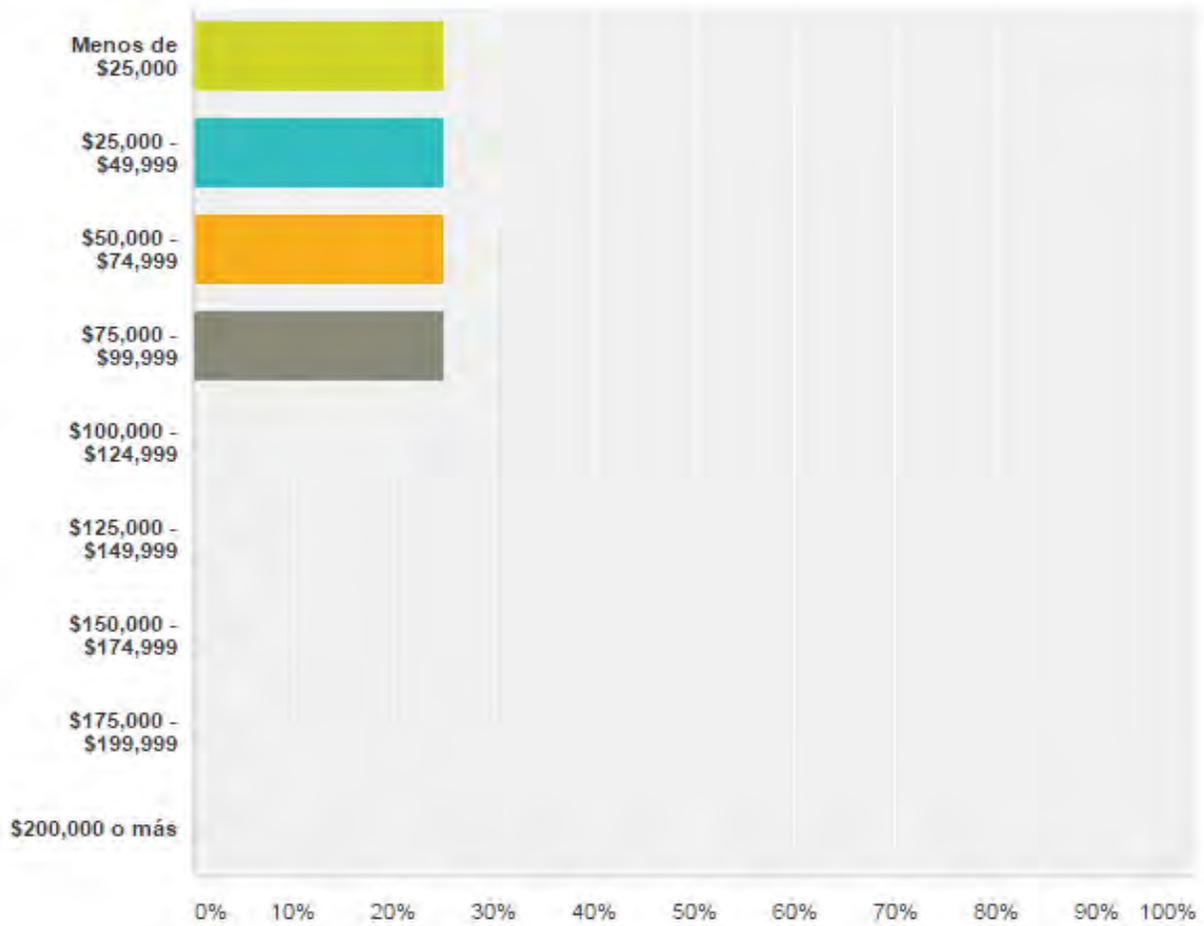
Answer Options	Response Percent	Response Count
\$0 - \$24,999	4.7%	15
\$25,000 - \$49,999	9.2%	29
\$50,000 - \$74,999	12.7%	40
\$75,000 - \$99,999	23.4%	74
\$100,000 - \$124,999	20.3%	64
\$125,000 - \$149,999	10.8%	34
\$150,000 - \$174,999	8.5%	27
\$175,000 - \$199,999	3.5%	11
\$200,000 and up	7.0%	22

answered question **316**



**¿Que es su ingreso anual de su casa familiar?**

Answer Options	Response Percent	Response Count
Menos de \$25,000	25.0%	2
\$25,000 - \$49,999	25.0%	2
\$50,000 - \$74,999	25.0%	2
\$75,000 - \$99,999	25.0%	2
\$100,000 - \$124,999	0.0%	0
\$125,000 - \$149,999	0.0%	0
\$150,000 - \$174,999	0.0%	0
\$175,000 - \$199,999	0.0%	0
\$200,000 o más	0.0%	0
<b>answered question</b>		<b>8</b>
<b>skipped question</b>		<b>1</b>

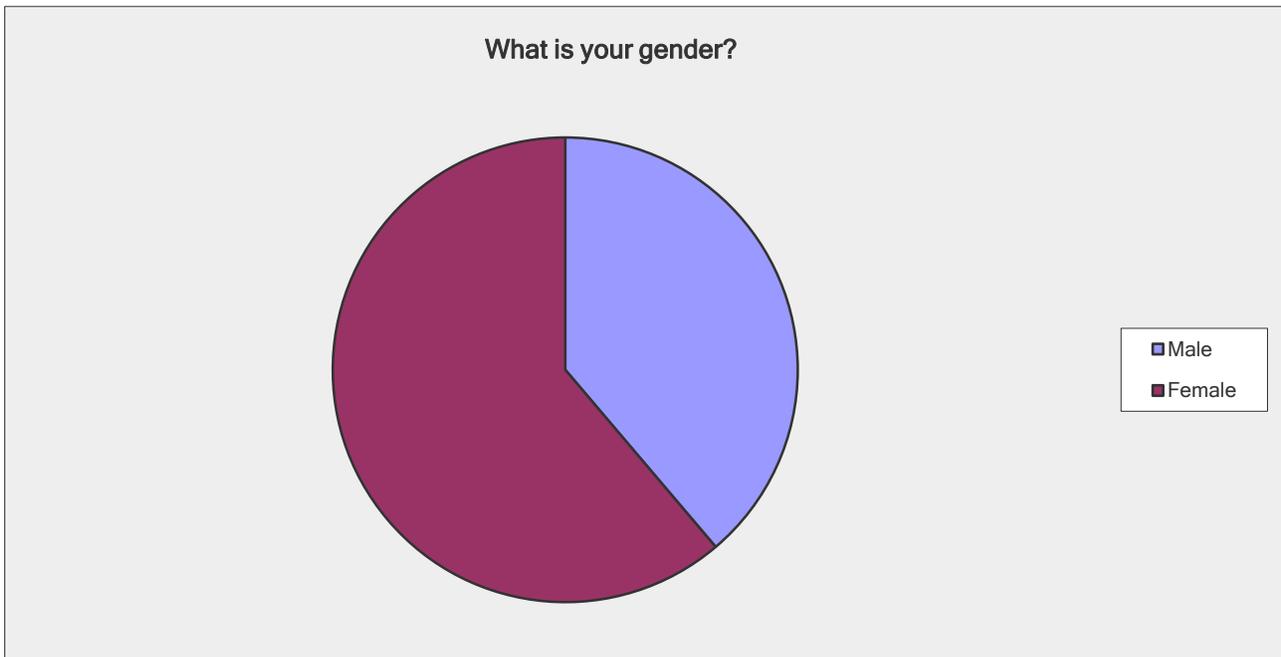


# Community Survey



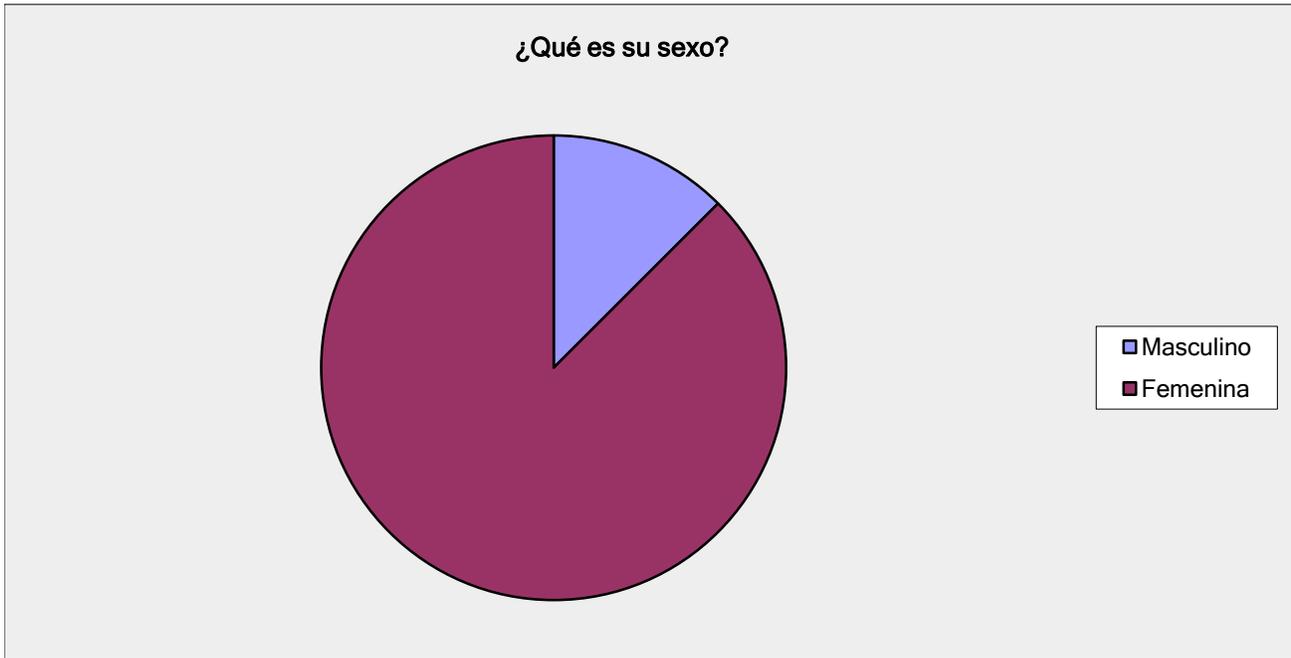
## What is your gender?

Answer Options	Response Percent	Response Count
Male	38.8%	123
Female	61.2%	194
<b>answered question</b>		<b>317</b>
<b>skipped question</b>		<b>26</b>



### ¿Qué es su sexo?

Answer Options	Response Percent	Response Count
Masculino	12.5%	1
Femenina	87.5%	7
<b>answered question</b>		<b>8</b>
<b>skipped question</b>		<b>1</b>

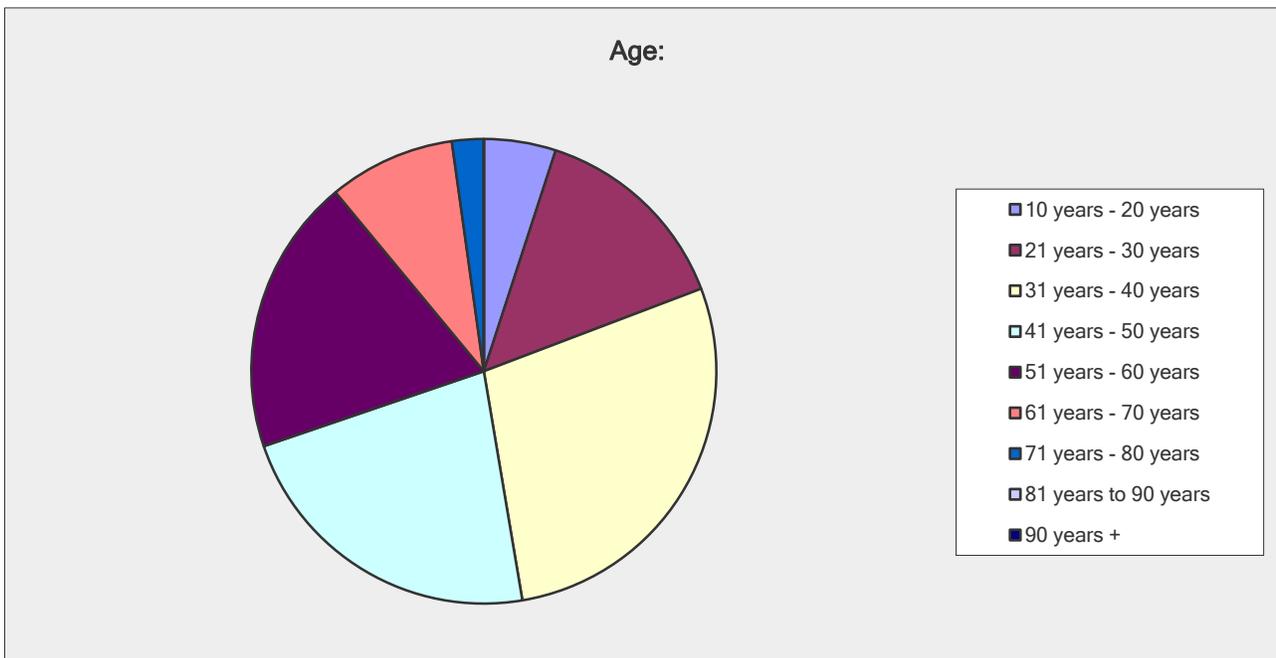


# Community Survey



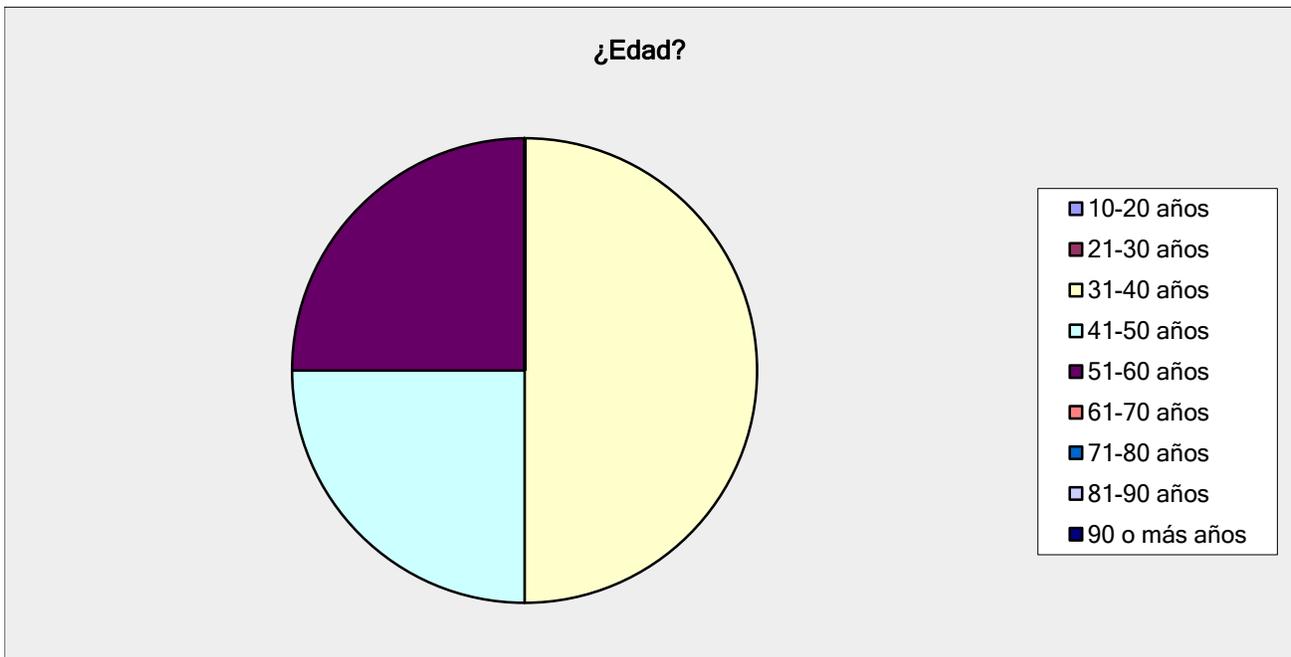
## Age:

Answer Options	Response Percent	Response Count
10 years - 20 years	5.0%	16
21 years - 30 years	14.2%	45
31 years - 40 years	28.1%	89
41 years - 50 years	22.4%	71
51 years - 60 years	19.2%	61
61 years - 70 years	8.8%	28
71 years - 80 years	2.2%	7
81 years to 90 years	0.0%	0
90 years +	0.0%	0
<b>answered question</b>		<b>317</b>
<b>skipped question</b>		<b>26</b>



## ¿Edad?

Answer Options	Response Percent	Response Count
10-20 años	0.0%	0
21-30 años	0.0%	0
31-40 años	50.0%	4
41-50 años	25.0%	2
51-60 años	25.0%	2
61-70 años	0.0%	0
71-80 años	0.0%	0
81-90 años	0.0%	0
90 o más años	0.0%	0
<b>answered question</b>		<b>8</b>
<b>skipped question</b>		<b>1</b>



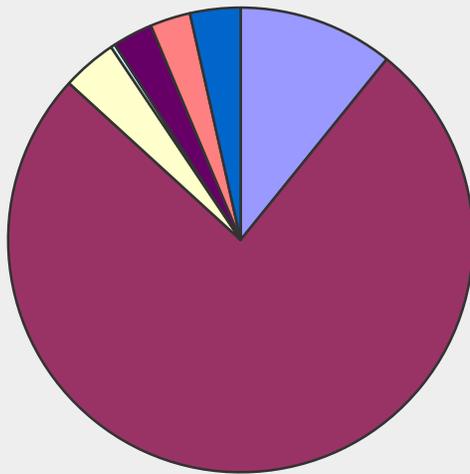
# Community Survey



## Please check which best describes your marital status?

Answer Options	Response Percent	Response Count
Single	10.8%	34
Married	75.9%	240
Divorced	3.8%	12
Separated	0.3%	1
In a domestic partnership or civil union	2.8%	9
Single, never been married	2.8%	9
Single, but cohabiting with significant other	3.5%	11
<b>answered question</b>		<b>316</b>
<b>skipped question</b>		<b>27</b>

## Please check which best describes your marital status?

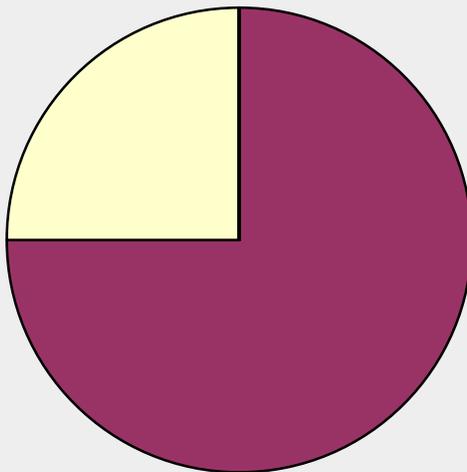


- Single
- Married
- Divorced
- Separated
- In a domestic partnership or civil union
- Single, never been married
- Single, but cohabiting with significant other

### ¿Qué es su estado matrimonial?

Answer Options	Response Percent	Response Count
Soltero/a	0.0%	0
Casado/a	75.0%	6
Divorciado	25.0%	2
Separado/a	0.0%	0
En un entorno doméstico asociación o unión civil	0.0%	0
Sola, nunca se ha casado	0.0%	0
Sencillo, pero significativo cohabitan con otros	0.0%	0
<b>answered question</b>		<b>8</b>
<b>skipped question</b>		<b>1</b>

### ¿Qué es su estado matrimonial?



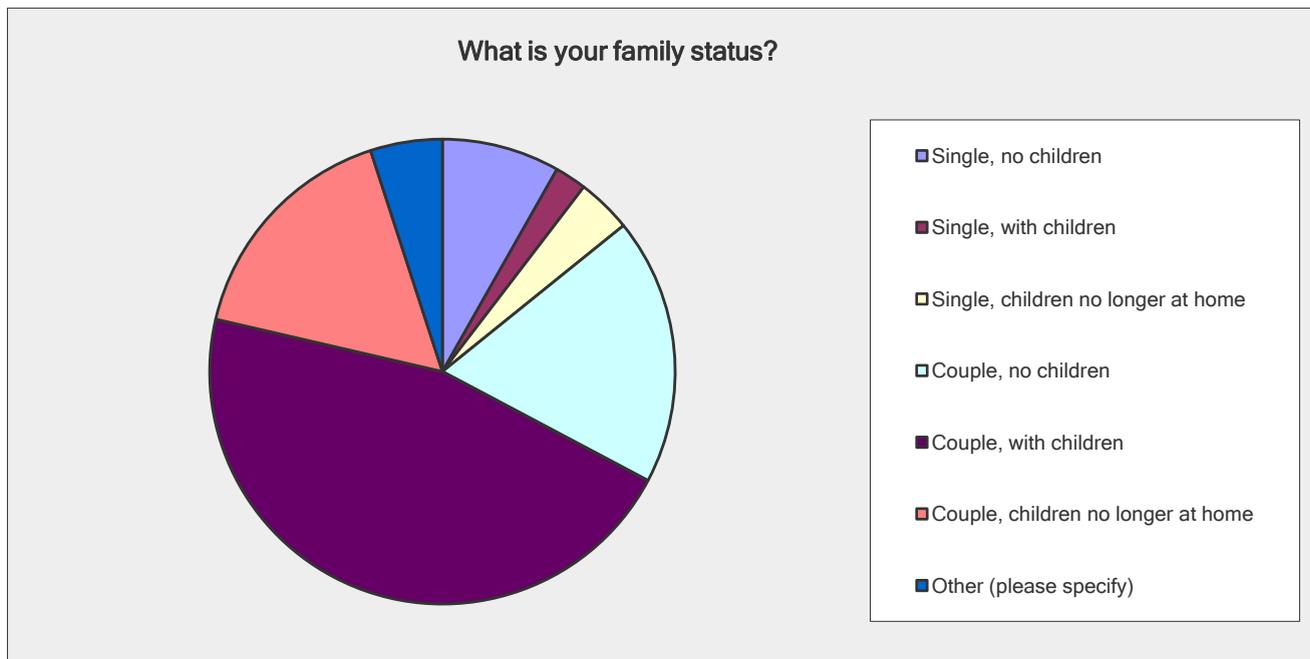
- Soltero/a
- Casado/a
- Divorciado
- Separado/a
- En un entorno doméstico asociación o unión civil
- Sola, nunca se ha casado
- Sencillo, pero significativo cohabitan con otros

# Community Survey



## What is your family status?

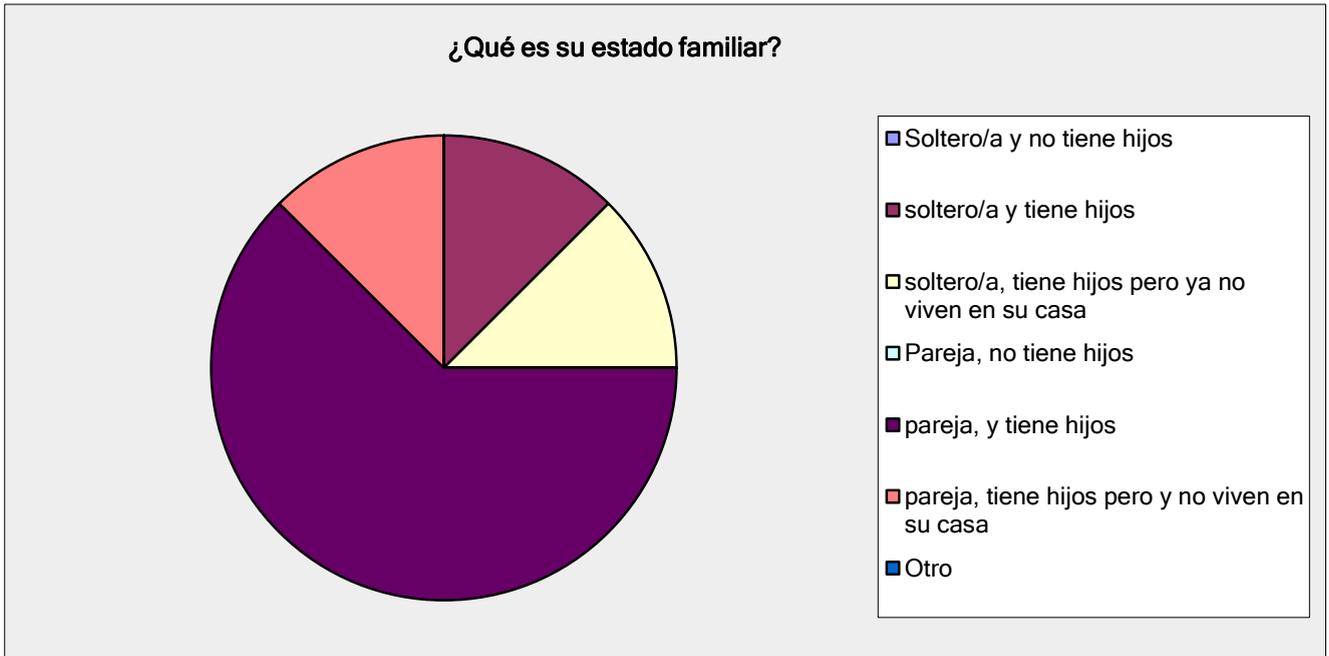
Answer Options	Response Percent	Response Count
Single, no children	8.2%	26
Single, with children	2.2%	7
Single, children no longer at home	3.8%	12
Couple, no children	18.6%	59
Couple, with children	45.9%	146
Couple, children no longer at home	16.4%	52
Other (please specify)	5.0%	16
<b>answered question</b>		<b>318</b>
<b>skipped question</b>		<b>25</b>



Number	Other (please specify)
1	child w/2 parents and 4 other siblings
2	in love with 5 kids
3	Grandparents, 1 teenager
4	couple children not longer at home and adult child at home
5	1 child in massage therapy school in Eagle, probably will leave home next spring
6	Couple raising grandchildren n
7	retiring with grown child
8	Couple with adult male STILL AT HOME
9	Live w/ family with a child (daughter & family)
10	Couple with adult male STILL AT HOME
11	I am a kid
12	I'm a kid
13	couple with kids that are home seasonally
14	Single with adult child
15	Parents, siblings
16	single w/grown children

### ¿Qué es su estado familiar?

Answer Options	Response Percent	Response Count
Soltero/a y no tiene hijos	0.0%	0
soltero/a y tiene hijos	12.5%	1
soltero/a, tiene hijos pero ya no viven en su casa	12.5%	1
Pareja, no tiene hijos	0.0%	0
pareja, y tiene hijos	62.5%	5
pareja, tiene hijos pero y no viven en su casa	12.5%	1
Otro	0.0%	0
<b>answered question</b>		<b>8</b>
<b>skipped question</b>		<b>1</b>

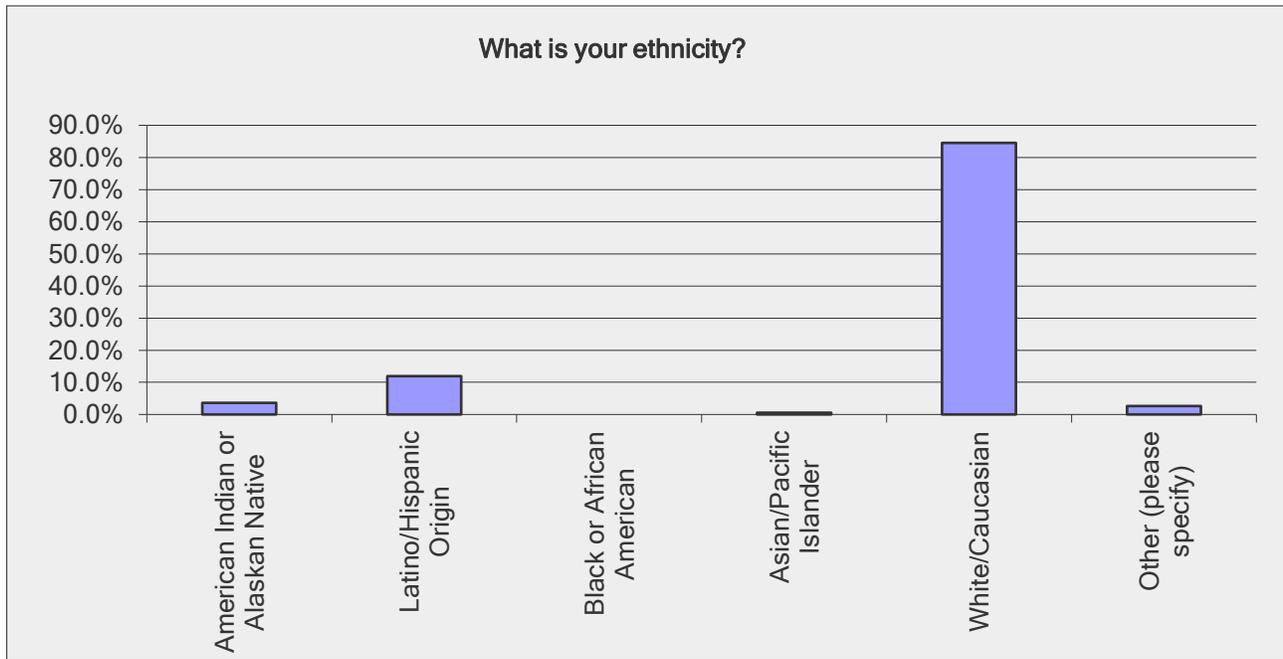


# Community Survey



## What is your ethnicity?

Answer Options	Response Percent	Response Count
American Indian or Alaskan Native	3.6%	7
Latino/Hispanic Origin	11.9%	23
Black or African American	0.0%	0
Asian/Pacific Islander	0.5%	1
White/Caucasian	84.5%	163
Other (please specify)	2.6%	5
<b>answered question</b>		<b>193</b>
<b>skipped question</b>		<b>150</b>



Number	Other (please specify)
1	Other
2	Undeclared
3	Hispanic & White roots

### ¿Qué es su etnicidad?

Answer Options	Response Percent	Response Count
americano nativo	0.0%	0
latino/hispano	100.0%	8
Afroamericano/ negro	0.0%	0
asiático / de las islas pacificas	0.0%	0
caucásico/ blanco	0.0%	0
Otro		0
<b>answered question</b>		<b>8</b>
<b>skipped question</b>		<b>1</b>

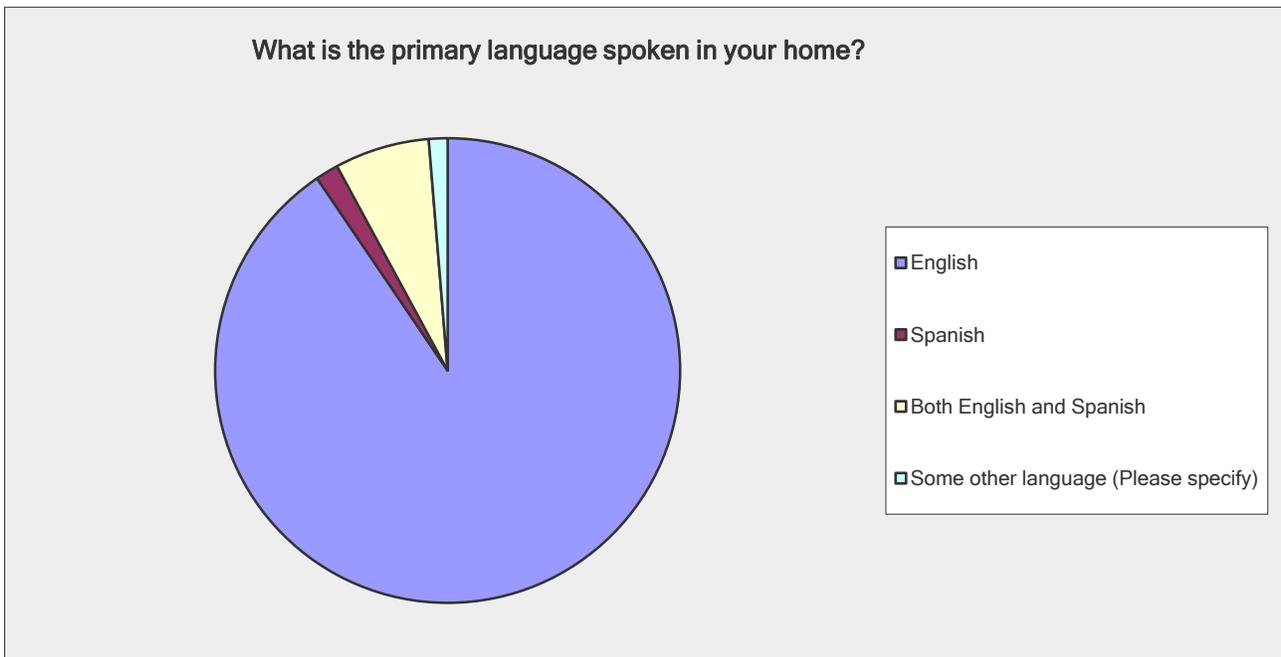


# Community Survey



## What is the primary language spoken in your home?

Answer Options	Response Percent	Response Count
English	90.6%	289
Spanish	1.6%	5
Both English and Spanish	6.6%	21
Some other language (Please specify)	1.3%	4
<b>answered question</b>		<b>319</b>
<b>skipped question</b>		<b>24</b>

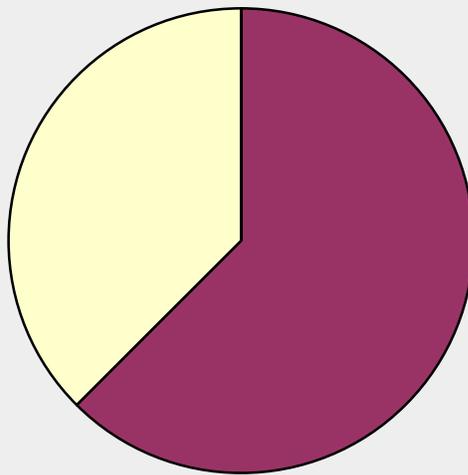


Number	Some other language (Please specify)
1	English & Russian, Ukrainian, German
2	English & Czech
3	Undeclared.
4	Portuguese

¿Qué es el idioma más usado en su casa?

Answer Options	Response Percent	Response Count
inglés	0.0%	0
español	62.5%	5
inglés y español	37.5%	3
Otro	0.0%	0
answered question		8
skipped question		1

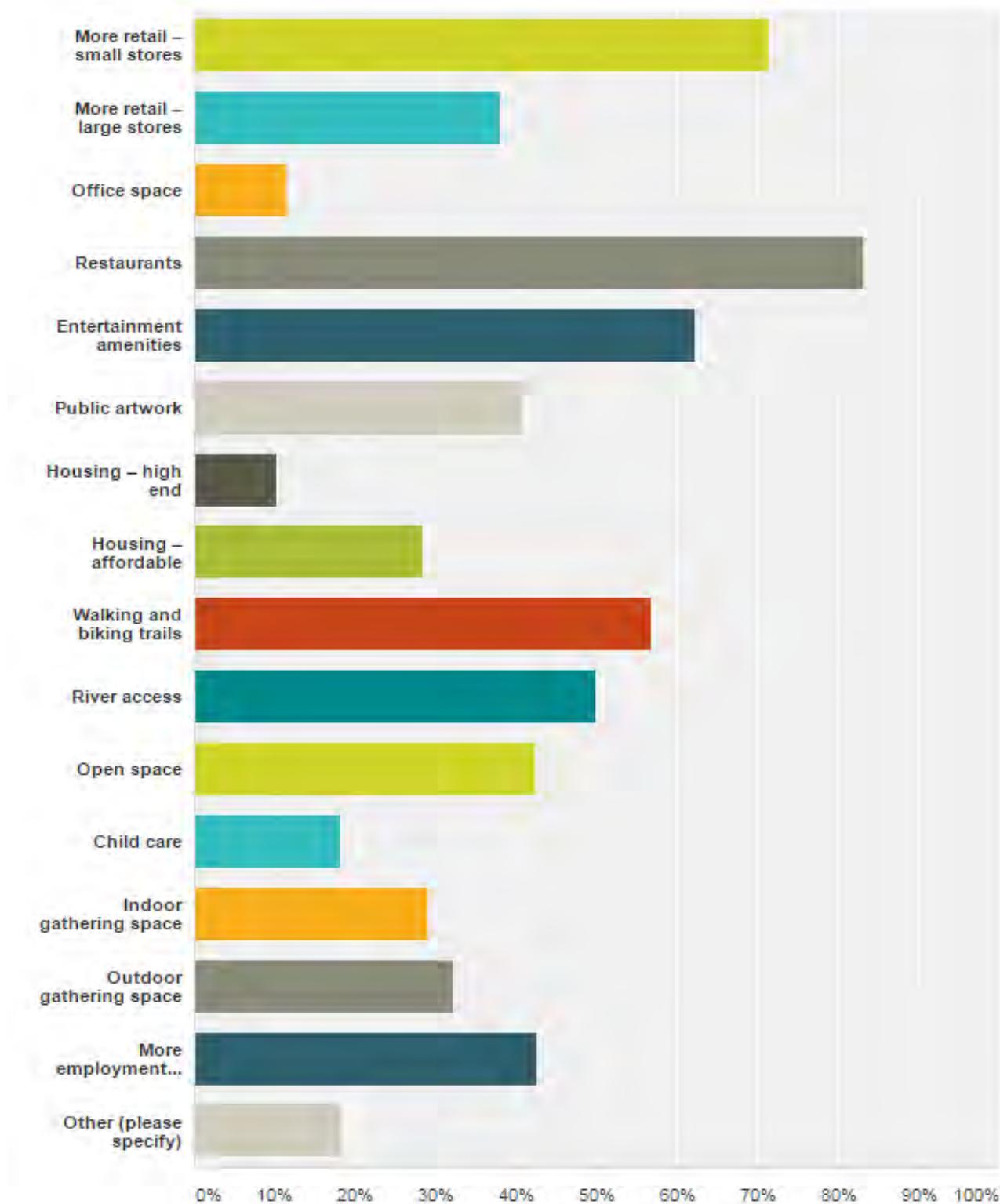
¿Qué es el idioma más usado en su casa?



- inglés
- español
- inglés y español
- Otro

**What additional amenities would you like to see in Gypsum overall?  
(Select all that apply)**

Answer Options	Response Percent	Response Count
More retail – small stores	71.3%	229
More retail – large stores	38.0%	122
Office space	11.5%	37
Restaurants	83.2%	267
Entertainment amenities	62.3%	200
Public artwork	40.8%	131
Housing – high end	10.3%	33
Housing – affordable	28.3%	91
Walking and biking trails	56.7%	182
River access	49.8%	160
Open space	42.4%	136
Child care	18.1%	58
Indoor gathering space	29.0%	93
Outdoor gathering space	32.1%	103
More employment opportunities	42.7%	137
Other (please specify)	18.1%	58
<b>answered question</b>		<b>321</b>
<b>skipped question</b>		<b>22</b>

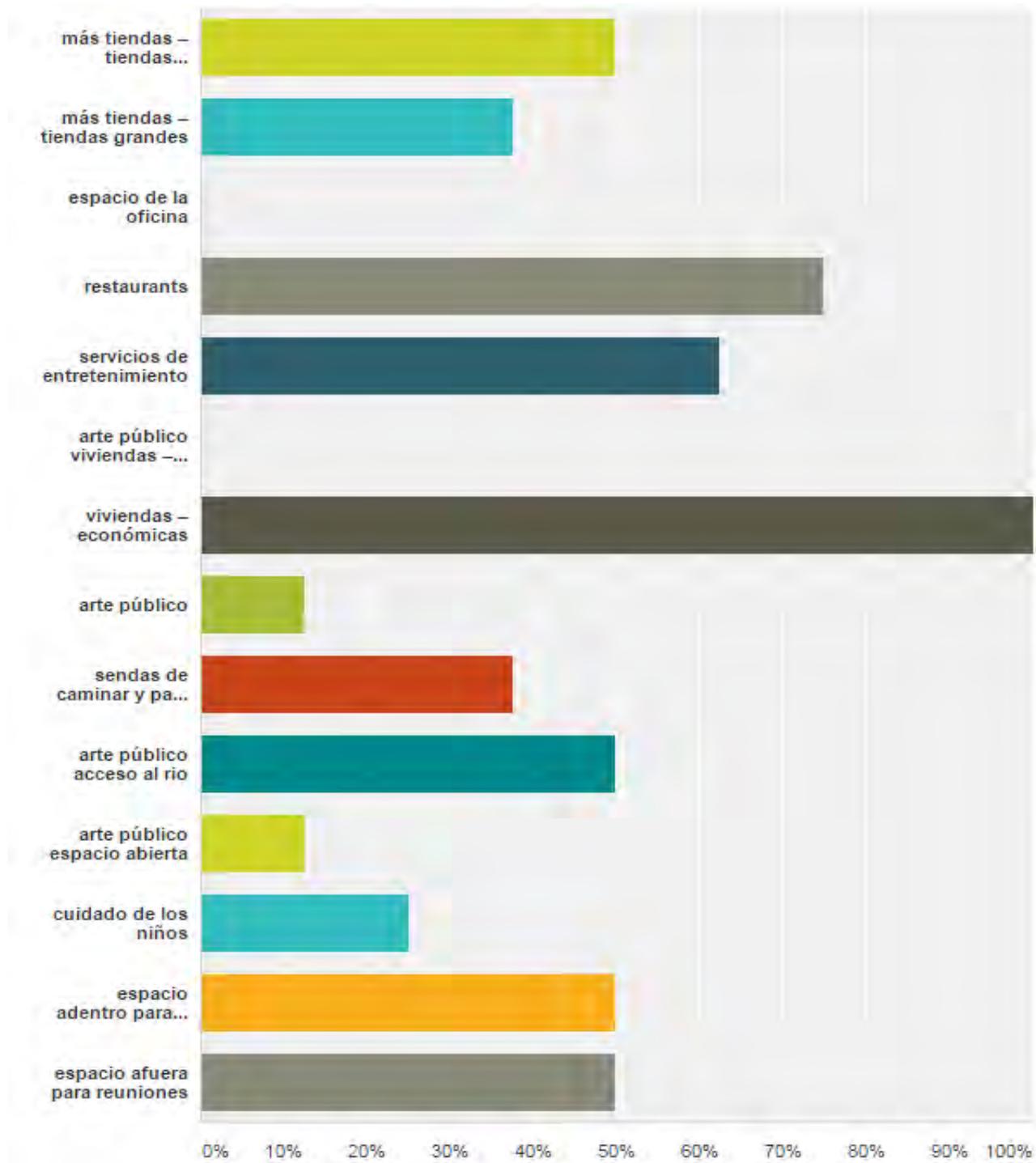




Number	Other (please specify)
1	Access to recreational areas by allowing ATVs to drive on town roads
2	Access via walking or biking trails
3	Allow OHV's to operate on town roads to gas up and go to trail heads.
4	Archery range
5	Big Box Store
6	Biking trail development. Campground dev. Fruita type
7	Clean up and enhance the Interstate access area to Gypsum including the railroad bridge. Industrial business should be located in a industrial area i.e. Airport Park .
8	Clean up junk cars in the residential areas.
9	Community garden & composting center.
10	DOG PARK
11	Dog park
12	Dog park
13	dog park!
14	drive in theater
15	Eating places that are local, not fast food
16	I don't want anything else besides a chic-fil-a
31	local coffee shop/wine bar type hang out place
32	modest river access development / walking biking
17	Expansion of rec center
18	Family outside pool
19	Fill in vacant lots
20	Fire and Law
21	good design of new structures
22	Hiking trails & Annual Fall Renaissance Festival
23	Hotel for the airport
24	hotels
25	Housing - Multi-Family / High Quality & Creek access
26	weddings, funerals, school concerts, indoor winter concerts, Make the town a destination by filling it with shows, Vilar Center is for rich people, Come see XXXX in Gypsum. We also need a cheaper, better stocked grocery store.
27	If we are to expect people to stop in Gypsum we need to give the visitor something to stop
28	less bureaucracy
29	less new developments
30	Local artist works for public art & non-fast food for restaurants
33	More opportunities for the youth, especially in summer.
34	more ranching and keep gypsum small
35	Movie Theater
36	museum
38	need to make sure the amenities tie together, i.e.: the river access tied into the walking &
39	No more box stores!!
40	No pot shops!
41	not opposed to public artwork, but highly encourage local regional display and support local photography craftsman sculpture woodwork craft beer and distilleries
42	Open space is very important.
43	Organic grocer, clothing stores, dog park
37	Natural Food Grocer
44	playgrounds
45	Ponds and Lakes
46	Repair tennis courts in Cotton Ranch
47	Senior Housing not assisted living
48	soft retail
49	Stay away from chains of stores & restaurants. Keep Gypsum unique & locally owned.
50	Target
51	Tennis Courts
52	the Eagle Montessori school is closing, which presents an opportunity for Gypsum to be the location of a down-valley Montessori school as there is no other at this time.
53	traffic circles
54	trail access
55	Whole Foods
56	Whole Foods - Healthy community needs a healthy grocer.
57	Yard waste facility
58	Yard waste recycling facility

¿Qué servicios adicionales le gustaría ver en la ciudad de Gypsum?

Answer Options	Response Percent	Response Count
más tiendas – tiendas pequeñas	50.0%	4
más tiendas – tiendas grandes	37.5%	3
espacio de la oficina	0.0%	0
restaurants	75.0%	6
servicios de entretenimiento	62.5%	5
arte público viviendas – caras	0.0%	0
viviendas – económicas	100.0%	8
arte público	12.5%	1
sendas de caminar y para la bicicleta	37.5%	3
arte público acceso al rio	50.0%	4
arte público espacio abierta	12.5%	1
cuidado de los niños	25.0%	2
espacio adentro para reunions	50.0%	4
espacio afuera para reuniones	50.0%	4
otro		0
<b>answered question</b>		<b>8</b>
<b>skipped question</b>		<b>1</b>



# Community Survey



The Town of Gypsum's population will continue to grow in the future as our approved subdivisions build out. Do you have any concerns related to this population growth?

Answer Options	Response Count
	321
answered question	321
skipped question	22

Number	Response Text
1	not filled out
2	no
3	no concerns with appropriate planning and development that benefits the overall community
4	there is no recreational areas
5	not enough space for homes
6	Too many people, not enough to do
7	residential development of the farm land
8	people will get bored
9	yes, having more kids in our community and not having a nice play ground area (park) for them to play on. We need more playing areas
10	No, would like to see Gypsum grow
11	The development of Stratton Flats
12	No ADV units - This will not help existing owners
13	I have concerns that without proper amenities they won't stay and then town will be junk.
14	Efforts to fill vacant homes before more are built. Impact fees for developments to support gov. svcs.
15	No, excited for the growth
16	Taxes "sky rocking"
17	None
18	No
19	Nope! Let it grow :)
20	Make living more affordable for larger families. We love Gypsum!
21	No concerns, the town staff seem to plan well. Thank you.
22	NO
23	Traffic, we have a mess in the mornings and after work right now.
24	traffic flow, interstate access, need direct off ramp to CostCo
25	Traffic, a plan needs to be in place. AM and 5PM traffic is terrible at Valley Rd & Eagle St.
26	Since I believe Gypsum doesn't have a "downtown" area currently, I think this will make it challenging to keep economic revenue in town. New residents will travel to Eagle/Glenwood for amenities.
27	just plan for growth
28	Impact to infrastructure - Please plan thoughtfully
29	No concerns, the town seems to have done a good job so far in planning. Just watch to too many of the same type of businesses. We don't want empty properties sitting empty because they were forced to go out of business due to too much competition.

30	Traffic, too many people don't utilize alternative transportation (carpools, shuttles, biking and walking)
31	Yes, congestion on roads and at stop lights
32	Over populate, trash, NO longer feels like a small tight knit community. Crime
33	Traffic would become an issue. Crime would be another concern. Schooling for kids (too many kids in classrooms_
34	Not enough jobs to support growth
35	no, it will be better for business
36	no
37	It is important for us to plan the available land to best suit us for the future and growth.
38	My only concern is building too fast for the market to bear, and being left with vacant properties and unfinished developments such as Stratton Flats.
39	Done in a thoughtful, looking to the future way, don't cut corners or be in a rush
40	No - just dont go crazy. I like the fact that it feels like we live in the coutry and when I look out my windows I see more mountains then housing clusters.
41	Traffic: All locations offered are already high traffic areas. Consider traffic in the selection of the new downtown. Railroad is a great location but would better be utilized as a historic neighborhood it is. Remove the falling apart buildings and hold property owners more responsible for making the town appearance damaged. Bed & Breakfast in the area would be nice.
42	Housing built out right with a plan to create & maintain small town atmosphere, close access for waling to stores, restaurants. Allow small apartments & lock offs for the single potential employees of these small shops/restaurants. Support "downtown" area with activities such as artist fairs, food carts, affordable shops & restaurants rents to attract entrepreneurial and creative business owners.
43	Allow for lock off apartments or mother in-law suites to help out with those who make a lower income & could use help with bills, as well as help with housing shortage.
44	stop approving low cost, high yield modular housing. modular houses are very substandard.
45	nope
46	Not a lot of choices for kids (other than sports or outdoors). Museums, art actives, chess club, mind games, boys and girls club, ceramics day, arcade.
47	add a put-in / take-out on the Eagle River. I know there is the new duck pond. Closer to town (fishing) ponds for example - Copy the museums / bowling in Eagle.
48	.
49	.
50	I live on Red Hill (off Strom Cir.) we get lots of ATV's, dirt bikes, trucks, etc...going up to BLM. The traffic is getting worse up there. Please do not make anymore roads accessing that area and lease enforce the law. Are ATV's, dirt bikes, etc...allowed to be driven on regular roads? Do we have enough space in our schools? They seem to be getting more kids and less teachers. Is this the best for our children? Crowded classrooms do not make the best learning environment.

51	Class sizes in schools & quality of education. ¶ Too many subdivisions taking over open space.
52	.
53	A little! Don't want big retail stores coming in. Need mom/pop shops : )
54	Traffic
55	.
56	Build attractive buildings, w/ parks or outside areas for residents.
57	Too much littering. Not all neighborhoods are practicing bear safe garbage habits - Red Hill doesn't put garbage containers in garage.
58	Water
59	Traffic flow, emergency services, road maintence
60	.
61	.
62	.
63	Just that it no be "srawl". Hiking, MB & trails
64	no
65	No
66	Lack of open space
67	.
68	Please control densities & spread. We need a comprehensive plan to present sprawl.
69	Road access in and out of gypsum, traffic congestion on valley road/highway 6
70	Traffic congestion on Valley Road.
71	no
72	With the expected population growth, the town needs to ensure working class families can afford to live and work in Gypsum. Also, the people of Gypsum and the town would benefit from a dedicated downtown area, which would foster a sense of community and encourage further growth.
73	Work to bring business to town
74	Don't stand in their way.
75	Yes because Gypsum does not have the infrastructure to support that growth. Voters twice now have not supported a mill levy increase for the Fire Department; however, they still expect the services of a full-time FD for fire and EMS calls. The Town should step up and finance the FD like Vail does so that we don't have to rely on volunteers. It's the right thing to do to protect your citizens and critical infrastructure. You can't put a price on a human life.
76	No concerns about growth. I've always thought Gypsum would become one other best communities in the Valley. We need improved streets / roundabouts and downtown areas (would say use the Bella's Market area for entertainment (retail) area and Railroad area for business (office) area. Thanks for the work on progress!
77	Too many of the tax dollars leave Gypsum because there is very little retail, no suitable grocery store, no lodging, and very little dining.
78	no
79	Most arterial roads will probably have to be widened, which is a good thing.
80	Sprawl is bad. Planned growth is the way to go.
81	Yes. It's the least expensive place to live in the valley, and we need to make sure that Gypsum will also attract higher income families and that we aren't just the last resort for low income families.
82	Tighter zoning laws.

83	make sure there are two ways in and out of subdivisions
84	Would like to see incentives for developers to create more entry level/accessible housing. Not deed restricted, but priced for local families.
85	Too many habitat homes lowering my property values.
86	slowly
87	accessibility to main roads with growth (from 2-lane roads)
88	The planning done so far encourages us to believe that the Town of Gypsum is aware of all possibilities and is making excellent choices for us.
89	no
90	no
91	No. Growth is good. The restaurants and business' need population to flourish. A big box store will help keep the money here. It sucks to have to drive 20-30 miles for a dept store. Costco is awesome but we need a bit more.
92	keep up with infrastructure (streets, signals etc)
93	No as long as you continue to think ahead on the growth of related infrastructures ie schools, water treatment, sewer, road wear, and traffic flow
94	No
95	No
96	The public services have to keep up with the growth.
97	Road & recreation path improvements will be needed to prevent traffic congestion. Excellent town planning is essential to create a better living environment. I think the Town needs to do a better job of planning for the growth and clean up the main road through town to create a more attractive place to work & live.
98	No
99	no
100	I would like to see fewer mobile homes and covenants that are adhered to. No parking on lawn areas in front of homes on Eagle street. Monitor number of people living in homes. Tow vehicles that do not run. Basically clean up the town. Offer an appealing exit/entrance to Gypsum by offering a sit down restaurant and retail strip mall that would attract highway travelers - especially those traveling East. If Railroad Ave is the designated downtown, the downtown could start with the area that currently has little blue houses and then continue to Railroad. We need a Downtown!!! Also, a hotel on Cooley Mesa?
101	No
102	no
103	the single road in and out of town will be insufficient and funnel too many cars past the school. bridge
104	Do not block the beautiful views and land!
105	Traffic/Parking
106	More traffic options - incase of a fire there is only one way in and out of Sky Legend at Cotton Ranch
107	Keeping it affordable yet not getting the all of the valley's low income housing.
108	Traffic at Cooley mesa and valley rd.
109	Unattractive high density housing. Traffic.

110	Diligent master planning. I wish Buckhorn Valley were not surrounded by light-industrial parks, particularly Ewing Trucking whom's trucking traffic is very dangerous for a neighborhood filled with small children.
111	Yes will be too many people and will lose the small town appeal
112	yes, Keeping open space and our rural lifestyle is important and the reason I live here. Easy access to national forest and BLM is very important.
113	not excited for the growth
114	Not at this time
115	<p>Not really; Gypsum is very well managed from both development and operations standpoints. At the present, the available land and master plan, even including the "ETJ" area southward along Gypsum Creek/Valley Road envisions low enough density to prevent major traffic impacts</p> <p>□</p> <p>The notion of advanced planning for a central commercial area (whether it's 'downtown' or just well planned commercial plaza is excellent and should be executed soon. □</p> <p>□</p> <p>And, one key component (and maybe the major component) is good realistic input on commercial viability. Lots of really great looking commercial 'centers' , with lots of aesthetics, are disasters financially. What still works, unfortunately, is high visibility and easy vehicular access. Witness Traer Center in Avon. Despite the hoped-for walkability, visitors still drive from WalMart to Home Depot, or to the commercial center just west. And, you see that in Edwards Town Center as well.□</p> <p>□</p> <p>With the current population base, it's likely that the Town will have to implement strong financial incentives to get and keep developers/tenants/operators. □</p> <p>□</p> <p>So, highly recommended is input from real-life commercial developers and operators: "what would you need to come here and open a: (fill in the blank).□</p> <p>□</p> <p>thanks for asking: arent you sorry you did?□</p>
116	Traffic on Valley Rd. How about a round-about at Valley Rd and HWY 6 and the downtown all around that area and Valley Rd? Main concern traffic
117	<p>Valley Road is a nightmare early in the morning.□</p> <p>The light at the end on HWY 6 only lets 4 cars through. Something needs to be done to keep cars moving. The road is too small for the traffic it needs to carry. I think Gypsum is great, keep up the good work!</p>
118	Traffic

119	<p>Currently, Gypsum seems to be a bedroom community, in an extreme sense of the term: Most people not only work elsewhere in the valley (not an issue), but most people also eat out, meet socially, and recreate elsewhere. The great community events that Gypsum puts on are an exception to this. We need a downtown so that Gypsum residents can get together *in* their town any time, not just during special events.¶</p> <p>¶</p> <p>As we continue to grow, I'm concerned about balancing the real/rugged/interesting history and beautiful spaces that Gypsum has, with the need for accommodating the increase in public services that will be required.</p>
120	<p>YES! Quit building, Everyone wants to come here and change Gypsum. That's what ruined Eagle, now youre going to do the same thing here. Why does Gypsum need to continue to expand?</p>
121	<p>The intersection of Valley Rd. and Vicksburg needs a light -- Very very dangerous</p>
122	<p>Traffic on Valley Road will be out of control if you keep developing up that road. I think we have enough AFFORDABLE housing, don't you?</p>
123	<p>My concern is around residential building design that's appropriate for each neighborhood.</p>
124	<p>Yes!</p>
125	<p>No, we need more people, but it would be cool if the town keeps pushing their motto and ideology of living a healthy lifestyle. As more business are created, I would like to see a Jimmy John's, smoothies store, bookstore (bookworm), Yeti's grind, as opposed to McDonalds, Game Stop and Starbucks.</p>
126	<p>Growth is needed to make a healthy community. But, Gypsum should do it's best to encourage citizen interaction use of public spaces so it feels like a friendly approachable 'small town' for years to come.</p>
127	<p>The current infra-structure be required to be increased in size to accommodate the additional growth. To do that, is eminent domain or taking of private property expected to allow for infra-structure improvements. It appeared over the last 2 decades, Gypsum had adopted a "build it and they will come" philosophy without appropriate planning to accommodate the growth. Traffic and pedestrian interface problems continue to get pushed from intersection to intersection without actually solving the problem. Other concerns are additional noise and air pollution that comes with more traffic and population.</p>
128	<p>No current concerns as I feel the Gypsum town board, employees and council understand the hopes of the community and it is reflected in every decision they make and are making for the future. I don't believe any decision is taken lightly. Population growth will happen but I hope that Gypsum continues the small-town, ranch, personable, kind mentality that we share now.</p>
129	<p>Population growth comes with increased waste. Our country currently has a huge problem with the amount of waste produced. We should strive to be a zero waste community, creating plans similar to those of San Francisco, Portland and Seattle. If large cities can do it, a healthy small town can. We should create a healthy and sustainable environment for our residents and continue to lead other towns by example.</p>

130	No but there is a group who definitely has a problem with "those people" moving into "their" town. The town needs to keep up with growth and provide something for everyone, not just those who have lived here 30 years
131	No
132	I hope it doesn't grow too much. That would ruin the small town feel of Gypsum.
133	Yes that the community will get involved to keep the town strong and happy. Letting families know of volunteering programs to help develop our community. The more the merrier they say.
134	None
135	I applaud Gypsum for making smart decisions about how, when and where subdivisions are allowed. Continue with the well-managed planning department for residential properties, but maybe create and implement some strong reasons for commercial and retail development.
136	Traffic congestion.
137	Losing that small town feeling where you pretty much know everyone.
138	There needs to be strict enforcement into the shooting of guns and the dumping of garbage, appliances, household items & auto parts on Cottonwood Pass.
139	Traffic, crowds, increased wait times at businesses, I come from Southern California and I like it because the pace is slower and there is space!
140	.
141	No, keep building!!!
142	traffic congestion
143	traffic, need good infrastructure for growth.
144	Mainly traffic concerns - Town of Eagle has traffic issues. Wouldn't want Gypsum to create the same problem.
145	no
146	I have no concerns other then the fact that I do not want our riverbanks to become congested with housing.
147	*Traffic on Valley Rd. & HWY 6 intersection congestion. [] *Congestion at schools areas when students when are being picked up / dropped off. [] Road work needed to support growth.
148	no
149	Population growth should be planned for. Subdivisions will build out, new ones will be approved and existing ones will continue to age. The town should plan for all scenarios. Focus on unattractive undeveloped land along HWY 6. Old bridges, old rickety buildings and ugly industry line the most traveled road in our area, HWY 6.
150	School traffic congestion. Higher standard of cleanliness for some of the older neighborhoods.
151	no

152	Creating a downtown with amenities to support new growth. Not catering to low-end income needs primarily. Providing better quality services and housing to attract upper-middle class home owners and business people. The Town needs to spend it's money wisely on it's infrastructure and not waste money by doing what's cheapest and easiest. The Town needs to have a clear vision for the future which makes the most of our natural resources and at the same time incorporates the most current forward thinking ideas on urban planning. The Town is at a turning point where it can do things differently and better than other towns int he valley, or it can continue to make the same mistakes the other towns have due t o lack of foresight, and unwillingness to put in the effort and funds necessary for sound development.
153	Traffic congestion in the afternoon.
154	The leadership will continue to have a hodgepodge vision of how to develop new spaces.
155	congestion around EVHS
156	Yes, traffic in 1997 I used to see 5-15 cars/trucks per day now we see hundreds on Valley Rd. the road noise is getting worse each year. Maybe it time for a sound barrier.
157	I don't want it to become part of the tourist scene
158	no
159	Yes. Traffic. When I moved to a small town it was to eliminate the need to sit in traffic and at traffic lights for multiple cycles. This is now a regular occurrence in the mornings and evenings after work.
160	1. Need 4 lane road between Exit 140 & Valley Dr. [] 2. Need second road to access South Gypsum (Valley Rd needs an alternate road) [] 3. Replace traffic light with round-a-bouts.[] 4. Upgrade intersection at Cooley Mesa & Valley to a round-bout. The down does a great job on the golf course, library & Rec Center. Keep up the good work.
161	Not really. It would be nice if Gypsum had more stores, businesses, etc. to keep community dollars here. We make numerous trips to Glenwood Springs, Avon, Edwards to find necessities.
162	Traffic, future housing, youth activities, senior activities.
163	Crime[]
164	Green housing developments.[] Numbers in classrooms at schools[] Parks and Recreational opportunities[] Connected to transit and trails.[] Working/employment opportunities[] Retail/Restaurants that can sustain this community.
165	no
166	Will they be affordable? just because we live in Vail Valley doesn't mean we can afford Vail prices if we could we would live there.
167	Needs to be well designed and walkable to food and entertainment
168	Yes, I live right on a big field , please do not do anything to it.
169	no
170	Yes- Crime rate and response to it.
171	not at all
172	no

173	I am concerned about the housing in Gypsum getting more expensive
174	no
175	no
176	?
177	Not Really
178	No, but I do hate to see land being developed
179	Yes, the amount of housing in each subdivision should be limited to prevent overcrowding. Also, road access should be better planned to prevent congestion. With the proposed developments in Sky Legend, both of these will become issues.
180	Nope! :)
181	No, I think the town should expand along highway 6
182	Many people live here due to the small population which makes it calm so growth will not be very good.
183	I would suggest to steer these populations toward back of Buckhorn areas, instead of encroaching on beautiful wildlife habitations.
184	No, if the infrastructure keeps up with the growth (Eagle's infrastructure is a mess)
185	As long as it is widely addressed and amenities grow with the population. Don't get behind in Town services because of growth issues.
186	Too many people living in one house causing safety & aesthetic issues.
187	Mexicans, low income and too many people living in single family homes. It really does destroy the image of the town and is a strong negative factor of living here. Do not cater to that anymore.
188	No
189	make sure new housing developments do not get out of control...we still need to maintain a small town atmosphere
190	Gypsum needs the infrastructure to support it
191	No
192	Traffic
193	Yes: Another access to I-70 would be great. Highway 6 and Valley Road get really backed up at peak hours
194	I would just like to know that any future developments and planning make adequate open space Incorporated as a priority
195	Traffic can be a concern but I am sure this is being addressed. ¶ General Comment:¶ Gypsum is a great place to live and raise a family. We are grateful for the fiscal responsibility and careful decisions the town leaders have made over the years. This survey is a sign of the care and concern for the future of our great town.
196	Traffic!!! Turning onto Valley Road during rush hour can be hard.
197	Yes, I am concerned that Gypsum will be a bunch of disconnected subdivisions with chain stores in between- without connectivity or a sense of character or place.
198	As long we think of infrastructure before need
199	Not at all, the more the merrier!
200	The intersection of valley rd and Cooley Mesa in the morning! The post office is dumpy and gives slow service which would get worse.
201	not at this time
202	no
203	No

204	Having come from a very small town that experienced lots of growth over 20 years, no concern now but maintaining a balance is critical
205	Lack of water!
206	Congestion on valley road. We need more main traffic routes that are not thru residential areas.
207	No, but a suggestion. Give Big Steve the keys to a CAT D-9 and let him flatten Railroad Ave and Turgeonville and start fresh.
208	Yes, keep it somewhat affordable for most blue collar workers. Bulldoze Railroad Ave area.
209	develop a better master plan traffic issues
210	Parking and small roads is always an issue.
211	Stop approving HOAs and Bright waters. [] Fix Cooley Mesa Valley road intersection. [] One way in school side for schools. one way out of Jule way after paving and such. [] Land next Red hill should be a atv park and motorcycle park. Town should have a place for Shrub and Grass clippings-don't we own a biomass plant.....?
212	no
213	No, I feel that Gypsum and Eagle County have been proactive with open space and population growth can happen so long as we plan for it and plan for things to do for the families. We need to ensure that we have small business and activities for our families that have and will continue to populate our town.
214	I do not.
215	Not if infrastructure is updated accordingly.
216	Yes. Please learn from what the growth did to Eagle. I miss the wildlife and the beautiful scenary that we used to enjoy in this county.
217	DON" T TRY AND BE EAGLE! When too many people move here, I will move away. The I-70 corridor is going to be an extension of Denver and Grand Junction soon.
218	Do not subsidize any more affordable housing. Let the housing market balance itself by supply and demand with no government interference.
219	Jobs
220	only if it starts choking out the ranches
221	no- the more the better!
222	limit density
223	No
224	no
225	no
226	Remove wall board plant its a eye sore when coming into Gypsum
227	no
228	The crooks builders bring as labor.
229	No
230	No more is better.
231	Traffic!!!!
232	Keep it under control and keep it a quality place DO NOT turn Gypsum into a Dog Patch.
233	no
234	No

235	The school traffic is still bottle necking at Valley rd and high way 6 and the hwy 6 high school entrance. All of these developments have to get to these schools and many do it on the way to work, so the Cooley Mesa Rd doesn't help much if you are dropping kids. The new high school entrance doesn't accommodate students who drive and parents who drop kids off, so getting kids to school in the morning is still not pleasant.
236	Not at all...
237	As the town grows it will become more important to have an established downtown area that serves the residents. It will also be important to have an entry to town that provides an inviting attraction to visitors thus making them want to come to the town core (if we can establish a town core).
238	Traffic - If the downtown were to be Bella's area, then Valley rd, Hwy 6, and old Gypsum area roundabouts should be planned before hand and more pressure on CDOT and the state to get the on/off ramp near Costco built which would ease Some Valley rd and Buckhorn traffic
239	Adequate carrying capacity for future development
240	The keys are planning and community involvement...this survey is a good step
241	Growth happens, good town planning is required to ensure it meets the needs of residents but also maintains the look and feel of our quaint town.
242	I hope the town remains small in population/housing. That's ultimately why we live here. While growth will happen, I hope that it's thoughtful, business and entertainment choices. Take Bella's Market...awful! A better grocer to serve the residents of this community would be great. Also, a 3rd auto parts store? The town needs some variety and meaningful businesses. A town where residents can live, work and play. Thank you for caring!
243	This is good - We need to provide more winter recreation as we grow - Rec center is good but would but would need to expand as we grow.
244	We seem to be in good hands. We must maintain great leadership.
245	yes. Put the focus on this being a great place to live rather than trying to get others to live here. Stop sprawling and instead fix up the already developed areas. Incentivize business and restaurants to come but NOT chains, that adds no character and makes us a dime a dozen.
246	That it will stop being a small town, and grow into something big. The appeal to live here is that it is small.
247	I have confidence in the people we have elected to the Town's government to handle any situations that arise.
248	lack of input from citizens regarding development and town decisions
249	No
250	no
251	There needs to be a conscious effort to build affordable housing for working class and middle class professionals.
252	Losing the community feel
253	Water
254	Not at this time.
255	Yes, the intersection of Valley Rd. and Hwy 6 is a mess, and the exhaust fumes in the morning when school is in session as cars are backed up for a half mile or more is already sickening.

256	Because of that fact Gypsum needs a town center that is more attractive for people living here and coming through
257	Please make sure that infrastructure development keeps pace with population growth. I like Gypsum because it doesn't feel crowded. Proper infrastructure development goes a long way toward preserving this dynamic while encouraging growth.
258	As a school teacher, I am already faced with 30 kids in my class. As the town becomes larger, I am faced with larger class sizes. I think we need to come together as a growing community and start to support education more. Also when a community grows, they tend to attract outsiders. I moved here to raise my family in the safe community I grew up in. I would like to keep it that way.
259	save some open space
260	The entrance to the drywall plant and all the truck traffic to/from the interstate detract from the town as a whole. A downtown area should be someplace easy to find and should be in an area with well kept surroundings.
261	Dilution of property values and inability to sustain businesses
262	Traffic, utilities, infrastructure, access to current amenities - library, rec center etc.
263	No
264	None
265	Just don't loose the sense of community.
266	Managing traffic along Gypsum Greek Road
267	No concerns, would love to see gypsum have more population!
268	No
269	No
270	Two things: 1. Get current businesses to clean up the curb appeal. 2. Work on traffic, it's already bad on Valley Road as well as Highway 6 it's only getting worse
271	Traffic. May need to replace the 3 stop lights with roundabouts...
272	No
273	No
274	We need more affordable housing
275	Just that it be managed reasonably - particularly without losing the farm/country feel
276	Yes, I'm concerned about growth having lived in a large metro area most of my life but if the housing is middle to high end, and well designed and built, I would have little to complain about.
277	No
278	Nope
279	It's my concern that as the new subdivisions grow less maintenance will be put into the already developed. Also I would like to know how Gypsum will continue to keep crime levels down as the population grows.
280	No
281	I don't know where the approved subdivisions are
282	One of the best parts of living in Gypsum is that we have space; nice large lots with beautiful views. I can go into my back yard and actually enjoy the beautiful surroundings. I'm ok with continued growth but I'd love it if the large open space concept continued. If we wanted to live around lots of people (i.e. apartments and high-rise housing) we'd live in Denver.

283	yes don't overbuild without first considering infrastructure such as roads or the lack of restaurants.
284	A bar for the locals
285	I think the managed growth of the town is a benefit to the community. I would hate to see Gypsum take the anti-development path that the Town of Eagle has largely taken. I think managed growth is smart and sustainable, and will only enhance our town. This includes population growth, and expanded business opportunities.
286	No must build some decent sized affordable homes for families.
287	Job to people ratio.
288	need to require HOAs to aurt wildlife food habitat loss similar to Jackson hole. \$10/hilousehold can buy a lot of hay and create a unique atmosphere on the western slope. Jim Bob for Mayor
289	Make sure the roads are maintained to handle the increased load, with center turn lanes added as needed, & make sure line of site is maintained at intersections to prevent accidents.
290	not really, hope it doesn't tax water sewer infrastructure needs, improve Hwy 6 rr avenue and eagle street turns and valley rd for safety, gypsum citizens are TERRIBLE about left and right turns into pedestrian cross walks at Hwy 6 and Valley Rd, very rude need to educate them on law pedestrian has white signal and x seconds to get across and traffic turns into them and the cross walk. Feel they can drive faster than the pedestrian can walk but leaves the pedestrian startled and halting until the walkway clears often leaving them in the cross walk longer and after their seconds have expired. I walk Eagle Street the EVHS bus stop and PO office and cannot tell you how many times a drive E or W bound on Highway 6 to Valley Rd has interfered when I abide the pedestrian walk signals, please forward comment on the law enforcement and traffic engineers thank you
291	no
292	Smart planning for growth-we are stuck with what likely originated as a lack of good zoning in this town. Adequate infrastructure to support new developments and neighborhoods.
293	None what so ever.
294	Traffic through the subdivisions. There has to be more than one way in and <u>one way out of subdivisions such as Sky Legend.</u>
295	Promote affordable housing. \$200,000. Is too high. \$150k or \$175k is achievable.
296	No
297	Highway 6 improvements
298	We need to ensure effective traffic circulation, including vehicle, bicycle and pedestrian areas.
299	No.
300	some
301	Not enough schools! Classes are already too large!
302	TRAFFIC AT THE INTERSECTION OF VALLEY RD/COOLEY MESA/VICKSBURG NEEDS TO BE ADDRESSED ASAP
303	I have concerns about water rights, ugly housing that doesn't fit small mountain town architecture, people moving in trying to change Gypsum to a Denver suburb complete with big corporate killing any local business
304	Not yet.

305	not having a fully staff fire dept and depending on GEFPD to respond is not wise. - would like to see better access roads
306	Please value land with offering more housing with acreage, open spaces, and people wanting some farm animals.
307	We have no concerns with population growth, but do like to see a combination of housing types, lower and low-mid end as well as middle class affordable single family homes.
308	Most importantly that the growth compliments our beautiful surroundings.
309	No
310	Making sure to keep the town looking nice and having more public places to hang out. Also keeping housing affordable without looking cheap.
311	Yes . Valley rd/Gypsum Creek will be a problem... I think the BLM access up Cotton wood pass needs to be improved... Better maintained... BLM is worthless..... The Town needs to have a input... also the Spring Creek area
312	None
313	No
314	Yes, classroom sizes.
315	No it will be slow enough that the town can keep up with needed infustructure in the future
316	no
317	No
318	Yes the reason most of us live in gypsum or come to Colorado is for a more peaceful living. With eagle in the works of new construction that is close enough to not build up gypsum
319	Yes over population and living way to close to neighbors housing space
320	Controlling multiple vacancy guidelines, making sure that we build community and have opportunities to engage in our neighborhoods vs. just industrial development, have more community input before projects such as the energy plant are approved
321	Not particularly.

**La población de Gypsum crecerá en el futuro por causa de las nuevas subdivisiones. ¿Usted tiene algunas preocupaciones relacionadas a este**

Answer Options	Response Count
	8
answered question	8
skipped question	1

Number	Response Text
1	no
2	No
3	Creo que el precio de vivienda es algo caro I think the price of housing is little expensive
4	no
5	No
6	no

- |   |  |
|---|--|
| 7 | Si, no tenemos muchos accesos de carretera, creo que la High School no esta en el lugar correcto, cada mañana es mucho el trafico. Yes, we don't have to much access to the Highway. I think the High School is not on the right place. Too much traffic in the morning. |
| 8 | no   |