

Town of Gypsum 2022 Community Survey

"When you think about the look and feel of the Town of Gypsum, what images or words come to mind?"

Sex	Age Range	Tenure	Response
F	25-34	1-5yr	Beautiful and quaint with potential for a bit more amenities and cute downtown (old gypsum) area
F	25-34	1-5yr	Bland, traffic
F	25-34	1-5yr	Cute but still a bedroom community, needs a downtown area
F	25-34	1-5yr	Family and community and small town
F	25-34	1-5yr	Great outdoors, industrial
F	25-34	1-5yr	Home
F	25-34	1-5yr	Not a nice entrance, no downtown, few restaurants
F	25-34	1-5yr	Room for growth
F	25-34	1-5yr	Room for growth but AFTER traffic control measures take place to allow for greater volume and less bottleneck.
F	25-34	1-5yr	Small town
F	25-34	1-5yr	Small town rural mountain town charm, rail road, ranch, trails
M	25-34	1-5yr	Exuberant
M	25-34	1-5yr	Lacking big chain names.
M	25-34	1-5yr	No Main Street, no local bars, no place to be social.
M	25-34	1-5yr	Rural, lacking character, no central core
M	25-34	1-5yr	Small town, incomplete, opportunity, potential, surrounded by wilderness and nature, misunderstood.
M	25-34	1-5yr	To small with bad infrastructure
M	25-34	1-5yr	Unfortunately it's hard to look past the entrance to gypsum. It's dated, it's gross and the abandoned gypsum grill sets a depressing tone as to what's next. The section of highway 6 from the train bridge to the Jules drive is just a fatal accident waiting to happen everyday.
M	25-34	1-5yr	Working class
U	25-34	1-5yr	A deer
F	35-44	1-5yr	Bedroom community, conservative
F	35-44	1-5yr	Could have a few more offerings, things to do/go to. Could be cleaned up and given a facelift, the new roundabout looks nice.
F	35-44	1-5yr	Dated. Sporadic and spread out. The town that time forgot. Lush. Warm. Neighborly.
F	35-44	1-5yr	Downtown feels outdated, rough-looking, limited amenities
F	35-44	1-5yr	Family Ranch Those low hills
F	35-44	1-5yr	Gypsum can be a great town BUT the Town needs to invest and make it feel like a community and not always focus on Costco, Airport or Telsa. DO YOU WANT THE RESIDENTS TO SPEND MONEY IN GYPSUM OR RATHER IN EAGLE OR GWS? Because that is where resident money is going.
F	35-44	1-5yr	Half nice, half hideous Half new, half old and run down Neglected

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Sex	Age Range	Tenure	Response
F	35-44	1-5yr	Hard to get around without a carno walking accessibility to restaurants. And no restaurants to go to. Hard to get down valley to work But overall safe
F	35-44	1-5yr	I love the community of Gypsum. We have loved raising our kids here so far.
F	35-44	1-5yr	Industrial
F	35-44	1-5yr	Industrial, quaint, sparse
F	35-44	1-5yr	No character. No community. Only live here because I can't afford to live up valley. Love my house, not my town. 😞
F	35-44	1-5yr	Old and stuck in old ways.
F	35-44	1-5yr	Old school, conservative, stuck in the past, opportunity to grow
F	35-44	1-5yr	Opportunity
F	35-44	1-5yr	Quaint, safe, conservative
F	35-44	1-5yr	Rec center, park, library, and Eagle Valley High School block. Post office. And unfortunately...Gyp-tucky.
F	35-44	1-5yr	Redneck, disconnected, beautiful park and public buildings
F	35-44	1-5yr	Rough around the edges, with a quickly changing population. Too much separation between culture's.
F	35-44	1-5yr	Rugged
F	35-44	1-5yr	Scattered, trailers, beautiful golf course, nice rec center and park, airport, unintentional
F	35-44	1-5yr	Small town slowly developing
F	35-44	1-5yr	Small town, quiet, not a lot out here, but safe and love having the airport!
F	35-44	1-5yr	Small town. Rural. Hodgepodge design.
F	35-44	1-5yr	The town itself seems quite disjointed. I worry that I'm the haste of the town to put in so much low income housing, they are running out of viable places to build a downtown district.
F	35-44	1-5yr	Transitioning, zoning confusion,
F	35-44	1-5yr	Unappealing "downtown"
F	35-44	1-5yr	Working class, home, families
M	35-44	1-5yr	Clean
M	35-44	1-5yr	Industrial, unpolished, unrefined
M	35-44	1-5yr	Jules Drive negligence has killed someone. That's horrible.
M	35-44	1-5yr	Local, lots of families
M	35-44	1-5yr	Needs some work
M	35-44	1-5yr	Residential
M	35-44	1-5yr	Rural

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M	35-44	1-5yr	Scattered and without a great plan of what it wants. You have a horrible grocery store, a big plant. And then you put some sort of halfway house and church right on highway 6. Just not well thought out.
M	35-44	1-5yr	Small town big views. Sleeper community. Ready to grow. Needs a restaurant or two. Nice place to live
M	35-44	1-5yr	Small town, lots of traffic, expensive.
M	35-44	1-5yr	Small town, no downtown, working town
M	35-44	1-5yr	Somewhat disorganized in the planning of major areas and with a poor presentation when people exit at the interstate. Once near town hall, very nice!
M	35-44	1-5yr	Wall board plant.
M	35-44	1-5yr	Western, agricultural, recreational, family oriented
F	45-54	1-5yr	Bedroom community, friendly, safe
F	45-54	1-5yr	Beautiful, small community, great recreation, excellent location
F	45-54	1-5yr	Community, open spaces
F	45-54	1-5yr	Deer
F	45-54	1-5yr	Mountain country
F	45-54	1-5yr	Stagnant
F	45-54	1-5yr	Tranquility Mindfulness
M	45-54	1-5yr	Disheveled; unplanned; illogical
M	45-54	1-5yr	Elk
M	45-54	1-5yr	Great small town
M	45-54	1-5yr	Gyptucky, because we don't have any restaurants or bars
M	45-54	1-5yr	H
M	45-54	1-5yr	Horrible driving
M	45-54	1-5yr	Mountain town
M	45-54	1-5yr	Redneckish
M	45-54	1-5yr	Slow down the growth. I love the small town feel.
M	45-54	1-5yr	Small town with not much to do recreation wise
U	45-54	1-5yr	Unfinished project, work in progress , strong character without an avenue to present it
F	55-64	1-5yr	Eagle river Golf course
F	55-64	1-5yr	Family town but losing it's sparkle. Very little done to make the town look nice. Crazy traffic.
F	55-64	1-5yr	No town center. No real town, just a collection of housing and mish-mash of businesses.

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Sex	Age Range	Tenure	Response
F	55-64	1-5yr	Not keeping up with the changing area Can use some sprucing cleaning up
F	55-64	1-5yr	Peaceful small town living
F	55-64	1-5yr	Sleepy bedroom community
F	55-64	1-5yr	The town seems to want to be bigger, but is not willing to take the steps needed to increase amenities or update the "look" of the town. Gypsum looks tired.
F	55-64	1-5yr	Unappealing, uninviting, no character
F	55-64	1-5yr	Unplanned, disorganized, junky, untidy, industrial, unattractive
M	55-64	1-5yr	American Gypsum
M	55-64	1-5yr	Don't like the wallboard plant and biomass plant as first look when coming to town
M	55-64	1-5yr	Nice quite place for family and friends
M	55-64	1-5yr	Nice town
M	55-64	1-5yr	Working People town with big city amenities (Airport and Costco)
F	65-74	1-5yr	Crappy, disorganized, no consistency or class except for the recreation and park area
F	65-74	1-5yr	Homey, friendly, not interested in status like Upvalley, Wonderful community of people sharing together, many opportunities, an exceptionally wonderful community that we chose to retire in
F	65-74	1-5yr	It doesn't feel like a town since there really isn't a downtown area. It's more a place to live.
F	65-74	1-5yr	Nice
F	65-74	1-5yr	No comment
F	65-74	1-5yr	Rural, friendly
F	65-74	1-5yr	Small town feeling
F	65-74	1-5yr	Sweet and kind people, pretty safe, growing, well governed, great activities for families, A bit dirty in some areas, political signs should not be allowed after elections, old timer attitude is often a major negative, especially at the post office, the post office is the biggest liability in the community, needs curbside recycling and possibly curbside composting in the future
M	65-74	1-5yr	Does not look like like there is any continuity. Some homes are very rundown.
M	65-74	1-5yr	No town center
M	65-74	1-5yr	Quaint
M	65-74	1-5yr	Ugly

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Sex	Age Range	Tenure	Response
M	65-74	1-5yr	Where is the town? There's no place to eat. The golf course is great!
F	75+	1-5yr	So small you have to leave Gypsum for shopping and recreation. No downtown center. No mail delivery.
M	75+	1-5yr	BEATS LIVING UP VAALEY OR IN DENVER!
M	75+	1-5yr	Bedroom community
M	75+	1-5yr	Peaceful
F	Unk.	1-5yr	Old and unkempt
U	Unk.	1-5yr	Beautiful views, but nothing beautiful about the actual town.
M	25-34	11-15yr	Getting too crowded in the morning and evening commute.
F	35-44	11-15yr	Costco and airport; EVHS; disjointed;
F	35-44	11-15yr	Family friendly but outdated (look/feel of the shopping complex behind the post office-Ridley's), mix-matched (roundabout styles and landscape)
F	35-44	11-15yr	Great town but for sure a lot more people and stupid drivers
F	35-44	11-15yr	Home
F	35-44	11-15yr	Homey
F	35-44	11-15yr	Laid back, slower, know your neighbors, safe
F	35-44	11-15yr	Little Mexico
F	35-44	11-15yr	Old ranching meets modern day diversity
F	35-44	11-15yr	Pass through
F	35-44	11-15yr	Safe family friendly, locals not being ripped off
F	35-44	11-15yr	Small town
F	35-44	11-15yr	Small town safe to live in
F	35-44	11-15yr	Tight community. Lacking daily resources. Portions office far too small for the growth of community
F	35-44	11-15yr	Too much warehouse construction lately, causing Cooley MesA to become a mess and unsafe, traffic flow issues on Highway 6, lack of maintenance in park areas. I love our town and all of the events, but these issues are taking away the feel of a small town and increasing road rage.
F	35-44	11-15yr	Working folks, golf course yuppies, Costco, airport, high desert
M	35-44	11-15yr	Friendly. Open. Real. Low key.
M	35-44	11-15yr	Great place to live but not so great to socialize
M	35-44	11-15yr	Great place to live, but you have to go elsewhere for dining, shopping, or entertainment
M	35-44	11-15yr	Lacks identity
M	35-44	11-15yr	Outdated, no diversity of food, overpriced, trashed (especially the high school parking lot), overcrowded

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Sex	Age Range	Tenure	Response
M	35-44	11-15yr	Relaxed, well maintained, small
M	35-44	11-15yr	Rural, small town. No downtown core.
M	35-44	11-15yr	Small mountain town. Not vail! But a great place for a ski bum/outdoor/redneck person to live
M	35-44	11-15yr	Small Town,
M	35-44	11-15yr	Small town, friendly people
M	35-44	11-15yr	Working class mountain town
U	35-44	11-15yr	Small town, close community, friendly, safe
U	35-44	11-15yr	Small town. Great caring town mayor, home of the working class of the valley
F	45-54	11-15yr	Bland, no character, industrial, redneck Hwy 6 is an eyesore Valley Road is looking nice. The round a bout with the mountain lion sculpture is lovely. I'd like to see more public art and a downtown with shops and restaurants. Green spaces and more trees.
F	45-54	11-15yr	Boring
F	45-54	11-15yr	Cotton ranch has beautiful views
F	45-54	11-15yr	Disjointed Industrial
F	45-54	11-15yr	Eagle river, airport
F	45-54	11-15yr	Growing to fast and not open to new people in leadership roles
F	45-54	11-15yr	Home
F	45-54	11-15yr	It could look better but is a good place to live
F	45-54	11-15yr	Pleasant
M	45-54	11-15yr	Bedroom community with very little dining options
M	45-54	11-15yr	Blue collar, bedroom community. Industrial. Lacking dining, retail and gatherings.
M	45-54	11-15yr	Laid back no eating places some but few no where to shop but costco
M	45-54	11-15yr	Red neck. Doesn't seem to have a consistent identity
M	45-54	11-15yr	Small town, good place to live, good sense of community but growing fast
M	45-54	11-15yr	We're still a great "Small Town" where we can know our neighbors; it's a great place to raise a child.
U	45-54	11-15yr	Run down, trash, not maintained, high taxes for nothing in return. Vail pays LESS in taxes and is a show stopper. Gypsum looks like trash for the money. The developer let in have made housing look like an "upscale" trailer park. Buckhorn Valley is a dump and I think the town should be ashamed.
F	55-64	11-15yr	Affordable, working people, sad grocery store, pretty parks
F	55-64	11-15yr	Run down junky commuter town

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Sex	Age Range	Tenure	Response
F	55-64	11-15yr	Small town
F	55-64	11-15yr	Unusual
M	55-64	11-15yr	Mexico
F	65-74	11-15yr	Mixed up
F	65-74	11-15yr	Small town, bedroom community for Vail, Avon, Edwards
M	65-74	11-15yr	A haven for illegal immigration.
M	65-74	11-15yr	Boring Disjointed obscure flat
M	65-74	11-15yr	Golf Course, Wall board plant, Eagle Vail airport and Costco
M	65-74	11-15yr	Great
M	65-74	11-15yr	I believe we need to start some type of restaurant area and social gathering area. The golf course is great the menu and food has gone down.
M	65-74	11-15yr	Nice people but very scattered and not a good front door presence. Road network and intersection capacity are falling behind
M	65-74	11-15yr	Scattered with no town center. Cottonwood Ranch sucking up all the limited water supplies.
M	65-74	11-15yr	Something missing
F	75+	11-15yr	Sad looking from the highway
F	75+	11-15yr	Small, friendly, clean, progressive, diverse, citizen-oriented, growing
M	75+	11-15yr	Pleasant, getting better, easy living, friendly, forward looking
U	Unk.	11-15yr	Small town.
M	18-24	16-20yr	Dry. Trash littered. Bland. Overpopulated. Basically if "nowhere" had a sister.
F	25-34	16-20yr	Friendly
M	25-34	16-20yr	Entrance makes the town look bad
M	25-34	16-20yr	Little toon
U	25-34	16-20yr	Farm life, rural, family oriented
U	25-34	16-20yr	Old Town
F	35-44	16-20yr	Blue collar
F	35-44	16-20yr	Cowboy hat, activities, fun, freedom, local
F	35-44	16-20yr	Crime / to much speeding
F	35-44	16-20yr	Family
F	35-44	16-20yr	Gyptucky
F	35-44	16-20yr	Love the library, rec center, parks area but otherwise it feels pretty disjointed

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Sex	Age Range	Tenure	Response
F	35-44	16-20yr	Nice town that needs to put hands on community needs. A lot of growth yet not ready to house more people, children's. There is a huge need of schools space, children activities and better water
F	35-44	16-20yr	One word, LACKING. We recently visited Salida, Poncha Springs, Buena Vista. Not to mention Avon & Eagle. All have lower populations than Gypsum. Glenwood Springs only has approx 3,000 more in pop. Those towns all have far more to offer residents locally in terms of amenities, retail, downtown appeal, charm, grocery stores, restaurants & dining etc. We are a town of churches and auto parts stores. I have lived most of my life in Gypsum. It's unfortunate to constantly have to leave town for groceries, clothes, school supplies (or any supplies), medicine, medical services, urgent care, shopping, dining, basically everything. There are 2 local business in Gypsum that my family visits. Asian Fusion & Costco. I only go into town from Buckhorn for the post office. I'd prefer to spend my money in my hometown, but I'm unable. There's nothing available.
M	35-44	16-20yr	A confused little town that isn't quite sure how to fit in! From Ranchett's to Contemporary housing & single wides to mansions! A place where everyone can feel at home as long as you mind your own business and don't care what your neighbor is doing!
M	35-44	16-20yr	Home Local
M	35-44	16-20yr	Small town community
F	45-54	16-20yr	A former industrial town trying to figure out what they want to be when they grow up. There needs to be a downtown core. Slow down traffic through town. No place to eat. Limited grocery options. The entrance to the town from I-70 needs an update.
F	45-54	16-20yr	Bedroom community. No obvious core. Western.
F	45-54	16-20yr	Family friendly. No town center. No town identity. Please dont let it end up like Edwards or Avon.
F	45-54	16-20yr	Noisy biomass plant. Messy entrance from I-70 Too many cars in front of homes. Parking on sidewalks.
F	45-54	16-20yr	Overrun by low income housing and the issues that come with it.
F	45-54	16-20yr	Small town without the small town attitude.
M	45-54	16-20yr	Community
M	45-54	16-20yr	Great place to live and play , but slowly turning into another Edwards
M	45-54	16-20yr	Great small town slowly being destroyed by over development of housing and population growth. Bigger is not better
M	45-54	16-20yr	It's kind of industrial from both entrances to Town but it is where I call home and I like it
M	45-54	16-20yr	Meh
M	45-54	16-20yr	Opportunity
M	45-54	16-20yr	Practical and beautiful.
M	45-54	16-20yr	Shit hole
M	45-54	16-20yr	Town needs to go back to treating its citizens properly

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Sex	Age Range	Tenure	Response
U	45-54	16-20yr	The appearance of town is lovely and warm in most areas. However, some areas look like mishmash of homes and businesses, vacant lots. Makes those areas look junky. Keep all of Gypsum beautiful.
F	55-64	16-20yr	Dumpy
F	55-64	16-20yr	Small town, growth issues
M	55-64	16-20yr	Blahh
M	55-64	16-20yr	My first thought when i pull in to town is commercial and industry. It would be nice if the entrance from the interstate or hiway 6 looked more inviting.
M	55-64	16-20yr	Old unique
M	55-64	16-20yr	Small town character and location with ease of access to world class amenities.
M	55-64	16-20yr	Work life balance.
F	65-74	16-20yr	Definitely a family town. Kids everyo
F	65-74	16-20yr	Disappointed that there is no "town" feeling. Unattractive entrance to Gypsum from both east and west. Lack of town identity. Beautiful, once I drive south on Valley Road or into Cotton Ranch or hike in the hills above Buckhorn.
F	65-74	16-20yr	Recreation oriented. Road system needs some attention and review of what would make Highway 6 from I-70 into town past high school- better traffic control especially at the main light
M	65-74	16-20yr	Lots of different Small Communities Affordable Housing Airport for our Tourist not Community Airport Busines Community Still looking for a Town Core Lots of Open Land Areas
M	65-74	16-20yr	Small town character Not attractive when entering off interstate. Fun & Recreational - i.e. golf, Pickleball, Rec Ctr.
F	Unk.	16-20yr	Lack of businesses, no main down town area. Unattractive roadside along hwy 6 and ugly empty lots
U	Unk.	16-20yr	Cow town the entrance is not welcoming
U	Unk.	16-20yr	Down home, sleepy community that revolves around family. Let's keep it that way.
F	18-24	20+yr	Beautiful, adventure, overpopulated.
F	18-24	20+yr	Dirt. Road traffic from industry. Disorganized
M	18-24	20+yr	Agriculture beauty. One big meadow right in between aspen and vail.
M	18-24	20+yr	Moutain Scapes with a lot of locals and new blood
F	25-34	20+yr	Family oriented
F	25-34	20+yr	Home.

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Sex	Age Range	Tenure	Response
F	25-34	20+yr	I've lived here my whole life and it's always been beautiful with the mtns, without all the buildings and homes. It takes away from the view and the home ranchy feeling. Plus it's really sad just hearing traffic all the time and getting around anymore during school or when people are going to work or getting off. Best to just stay away and wait or leave earlier. It's too much
F	25-34	20+yr	Pit stop yet beautiful, hometown, quiet, peaceful, casual, rural, country/farm feel
F	25-34	20+yr	Small rural town
M	25-34	20+yr	Columbine market ala ridleys. Eagle valley high school, off road trails , quiet, no violence
M	25-34	20+yr	Good
M	25-34	20+yr	It used to be small town feel, fun activities and outside all the time! But now, I imagine a ton of apartments...
M	25-34	20+yr	Ran down undeveloped soon as you get off the interstate is a mess there's no place for resources for people on the road half the time there's not even a restaurant or a gas station open which is ridiculous in this town
M	25-34	20+yr	Small but modern mountain town
M	25-34	20+yr	Small town, mountains, outdoors, I-70
F	35-44	20+yr	Commuter community. Nothing makes you want to visit town from I-70. But there's so much good here
F	35-44	20+yr	Home
F	35-44	20+yr	Home
F	35-44	20+yr	It used to be a quiet small mountain town
F	35-44	20+yr	Please keep it small!
F	35-44	20+yr	Safe Town to spread out no downtown exist. Ex : Riverwalk Edwards, Eagle Ranch retail area..
F	35-44	20+yr	Small sleepy town
F	35-44	20+yr	Small town USA
F	35-44	20+yr	Small town, community, safe.
F	35-44	20+yr	Small welcoming community
F	35-44	20+yr	Small, quiet, beautiful, home
F	35-44	20+yr	The Hwy 6 / Trail Gulch roundabout. The High School Home
F	35-44	20+yr	Trashy, run down no amenities, small town, needs a lot of work
F	35-44	20+yr	Wylaco :(Disjointed Potential Lacking amenities Can we get a decent restaurant? Please??
M	35-44	20+yr	Getting overgrown.
M	35-44	20+yr	Rough riding
M	35-44	20+yr	Small town
M	35-44	20+yr	That the mosquito mitigation kills my bees
M	35-44	20+yr	Unplanned, lack of care
F	45-54	20+yr	Affordable housing-too many low-income apartments which has resulted in a large spike in crime and traffic.

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Sex	Age Range	Tenure	Response
F	45-54	20+yr	Country Average looking Quiet/peaceful
F	45-54	20+yr	Dirty
F	45-54	20+yr	Dirty little exit from interstate. Ashamed that the recycling area is so trashy!! Ticket those people!!! The poor county worker is always cleaning up a mess that tog residents should be doing! Too much Habitat homes! We aren't the end all he all!!!
F	45-54	20+yr	Getting better, unchecked, hometown feel,
F	45-54	20+yr	Good place to call home
F	45-54	20+yr	Gyptucky
F	45-54	20+yr	Hometown, cozy, quiet, close-knit
F	45-54	20+yr	It's not that great. There is nothing that stands out. The Town Hall campus is very nice, nothing else is.
F	45-54	20+yr	Mostly a bedroom community. Not much shopping. Home. Glad it's not Eagle
F	45-54	20+yr	Needs some work to make it look like a beautiful town and mitigate the ugliness of the industry right in the middle of town.
F	45-54	20+yr	Old, culturally divided
F	45-54	20+yr	Run down, embarrassing, also, the beautiful golf course, the beautiful mountains. The town lacks an identity.
F	45-54	20+yr	Small peaceful community, just missing that old downtown community hangout feel
F	45-54	20+yr	Small town
F	45-54	20+yr	Small town
F	45-54	20+yr	Small town. Farmer friendly. Country roots.
F	45-54	20+yr	Some areas could have a better curb appeal
F	45-54	20+yr	Upended
F	45-54	20+yr	We need to make Gypsum look better from the entrance off 70
M	45-54	20+yr	Bedroom comunity
M	45-54	20+yr	Busy
M	45-54	20+yr	Comfortable
M	45-54	20+yr	COMFORTABLE
M	45-54	20+yr	Country, poor front entrance off I70
M	45-54	20+yr	Home Town. Safe. Family. Quality of Llife
M	45-54	20+yr	I see white tail deer signs. But we don't have white deer here.
M	45-54	20+yr	Lost It's small town feel. Growing to fast. Catering to the employee housing shortage that our neighbors to the East of us refuse to deal with. Moving in the wrong direction.

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Sex	Age Range	Tenure	Response
F	55-64	20+yr	A lovely place to live, but I'm embarrassed when visitors come and think it's so dirty looking. Some were shocked that our neighborhood is so pretty once they made it to our home.
F	55-64	20+yr	A poor looking town that's trying it's best. Can't do much about the architecture for structures already built.
F	55-64	20+yr	Chill
F	55-64	20+yr	Disconnected Comfortable
F	55-64	20+yr	Doesn't have a down town, HWY 6 from Eagle west looks like a 3rd world country. Town/rec center/library/theater is great.
F	55-64	20+yr	Don't know
F	55-64	20+yr	Good old town
F	55-64	20+yr	Growing pains
F	55-64	20+yr	Home
F	55-64	20+yr	I would like to see the feel and character of the small town. I would also like to see additional businesses in the town.
F	55-64	20+yr	Not a community feeling as a whole.
F	55-64	20+yr	Not the safe town I grew up in, don't feel safe on the street I've lived the last 40 years.
F	55-64	20+yr	Nothing
F	55-64	20+yr	Potential to become a cute town again.
F	55-64	20+yr	Relaxed
F	55-64	20+yr	Small town
F	55-64	20+yr	Small Town
F	55-64	20+yr	Small town bedroom community.
M	55-64	20+yr	A little drab
M	55-64	20+yr	Beautiful, comfortable rural living, Costco :), a place to retire, conservative, fiscally responsible, great rec center, no center-of-town feel, the high school is the center of much of the town's activity, good schools, small town feel, somewhat affordable for Eagle County
M	55-64	20+yr	Bedroom community
M	55-64	20+yr	Busy
M	55-64	20+yr	Gyptuckey! Own it!
M	55-64	20+yr	Home
M	55-64	20+yr	Home
M	55-64	20+yr	Industrial at the I 70 exit. strip mall feel otherwise
M	55-64	20+yr	Inefficient and frumpy
M	55-64	20+yr	Lack of business core and retail options
M	55-64	20+yr	Plain, there isn't anything that catches the eye of those who want to stop in Gypsum to buy or look at the history of the town.

Town of Gypsum 2022 Community Survey

"When you think about the look and feel of the Town of Gypsum, what images or words come to mind?"

Sex	Age Range	Tenure	Response
M	55-64	20+yr	Playful
M	55-64	20+yr	Unchecked growth over the last 25 years. We live off valley road used to see 5 cars / trucks a day. Now more like 5,000 a day or more. Road noise is terrible compared to what it used to be.
M	55-64	20+yr	Welcoming Rural My kind of values
M	55-64	20+yr	Western slope life
M	55-64	20+yr	Where is down town?
U	55-64	20+yr	Almost there. Seems more industrial than a small welcoming town.
U	55-64	20+yr	An old western town which unfortunately no longer feels that way.
U	55-64	20+yr	Can we remove the electronic message board by the railroad bridge? It's an eyesore that sticks out in this mountain community. Put it by Town Hall if we have to have one at all. Really detracts from the small mountain community feel imo.
U	55-64	20+yr	Eclectic, bilingual, working class town, peaceful
U	55-64	20+yr	Illegals!!!!!!!
F	65-74	20+yr	Backwards
F	65-74	20+yr	Beautiful
F	65-74	20+yr	Disorganized,
F	65-74	20+yr	Diverse
F	65-74	20+yr	Not geared for older residents
F	65-74	20+yr	Safe, fiscally smart and Progressive, friendly, small town vibe.
F	65-74	20+yr	Small town
F	65-74	20+yr	Small town
F	65-74	20+yr	Small town
F	65-74	20+yr	Small town/hometown, working class community
M	65-74	20+yr	Bedroom community, no retail or restaurants, boring, redneck mayor and conspiracy theory believer, too conservative regarding the environment, lack of enforcement at recycling center, parking restrictions not enforced
M	65-74	20+yr	Bedroom community. No entertainment or Social Pub.
M	65-74	20+yr	It is more of a bedroom community than ever before.
M	65-74	20+yr	Nothing
M	65-74	20+yr	Nothing going on here
M	65-74	20+yr	Peaceful
M	65-74	20+yr	Stagnant! Safe!

Town of Gypsum 2022 Community Survey

"When you think about the look and feel of the Town of Gypsum, what images or words come to mind?"

Sex	Age Range	Tenure	Response
M	65-74	20+yr	Town is scattered. Focus on quality development of center of town Town hall, library, rec center well designed. Need a train station for passenger train to Minturn/Vail
M	65-74	20+yr	Ugliest car on I 70
F	75+	20+yr	Growing too fast
F	75+	20+yr	HOME
F	75+	20+yr	Needs some work to mitigate the trash and abandoned vehicles that some people have on their property. Needs code enforcement for SFD that are used by multiple/unrelated families. This is not right, single family means single family.
F	75+	20+yr	Nice place to live
F	75+	20+yr	No services for people, off the highway Why did the town buy a functioning business to put food trucks in the parking lot
F	75+	20+yr	Small town no reason to get off the highway offering few options except Costco and EGE No interest at roundabout except to buy gas A hotel would be nice for delayed flights and road travelers
M	75+	20+yr	How many aliens are there in this town living off of the rest of us
M	75+	20+yr	I respect what the town attempts to maintain the small town atmosphere and continues to improve this aspect we need to feel comfortable living here. I have lived here with my family for 32 years.
M	75+	20+yr	Rural community
M	Unk.	20+yr	Too lax on enforcement of subdivision public use regulations. Allowing multifamily use in single family areas of neighborhoods. Riverview Rd.
U	Unk.	20+yr	Doing things the same way no real change besides adding hundreds of new apartments but not updating any infrastructure resulting in a oh crap we have to raise rates. This again goes to the public works directors Involvement in departments a fly has more knowledge on. Like I say every time I see the rail road bridge just put lipstick on a pig and not fix the core problems.
U	Unk.	20+yr	Sell outs to big developers without getting the necessary money upfront for needed infrastructure than passing cost on to residents.
U	Unk.	20+yr	To big to fast
M	18-24	6-10yr	Suburbia, empty, gross
F	25-34	6-10yr	Comfortable and small town
F	25-34	6-10yr	Country
F	25-34	6-10yr	Overcrowded
F	25-34	6-10yr	Plain. Where the workers live. A good place to live.
F	25-34	6-10yr	Quiet Outgrowing the current infrastructure Growing

Town of Gypsum 2022 Community Survey

"When you think about the look and feel of the Town of Gypsum, what images or words come to mind?"

Sex	Age Range	Tenure	Response
F	25-34	6-10yr	Rural, real, low-key, easy, down-valley
F	25-34	6-10yr	Rustic yet elegant
F	25-34	6-10yr	Small safe town
F	25-34	6-10yr	Small town More affordable by Eagle County standards Somewhat disjointed Politically polarized The only really communal feeling area being the library to the rec No other real spaces to hang out for adults or youth Beautiful landscape and weather A town for commuters
F	25-34	6-10yr	Somewhat desolate. No sense of community
F	25-34	6-10yr	The buck image from the logo
M	25-34	6-10yr	1. "Not-up-valley" 2. Low-key and easy-going 3. Amazing weather 4. Less tourism 5. Sage brush
M	25-34	6-10yr	Comfortable
M	25-34	6-10yr	Friendly, small town, mountain town, family oriented
M	25-34	6-10yr	Gyptucky
M	25-34	6-10yr	Looks better with the railroad bridge construction and sign
M	25-34	6-10yr	Old and discombobulated
M	25-34	6-10yr	Small town
M	25-34	6-10yr	Small town with hard working community with lots of potential for economic growth.
M	25-34	6-10yr	Small western CO town
U	25-34	6-10yr	Races places
F	35-44	6-10yr	Beautiful
F	35-44	6-10yr	Beautiful and many amenities but lacks community feel due to lack of central space for gathering. Disjointed.
F	35-44	6-10yr	Bland
F	35-44	6-10yr	Country
F	35-44	6-10yr	Disjointed Outdated Small
F	35-44	6-10yr	Disjointed, lack of character
F	35-44	6-10yr	Disjointed, not a welcoming front door at I-70
F	35-44	6-10yr	Family friendly, recreational options, fun, outdoors
F	35-44	6-10yr	Family, small town
F	35-44	6-10yr	Hodge podge and not enough entertainment/restaurant options.
F	35-44	6-10yr	Houses. Airport. Needs restaurants, grocery store, coffee shop, Community please!
F	35-44	6-10yr	It looks ghetto from the highway entrance until the Valley Road light. The area of the rec center, library, etc is super nice and most represents our town.
F	35-44	6-10yr	Lots of houses, minimal dining options and poor grocery store, awesome PO

Town of Gypsum 2022 Community Survey

"When you think about the look and feel of the Town of Gypsum, what images or words come to mind?"

Sex	Age Range	Tenure	Response
F	35-44	6-10yr	Peaceful
F	35-44	6-10yr	Pretty and quiet.
F	35-44	6-10yr	Rustic, incomplete, blue collar
F	35-44	6-10yr	Small town bedroom community
F	35-44	6-10yr	Small town, family friendly
F	35-44	6-10yr	Too many people have moved in and too many homes are being built!!!!!!
M	35-44	6-10yr	A small town, bedroom community with good neighbors.
M	35-44	6-10yr	Awesome but riddled with traffic
M	35-44	6-10yr	Beautiful setting. Unfortunate placement of commercial/industrial businesses at entrance to town. Hidden gem.
M	35-44	6-10yr	Disjointed
M	35-44	6-10yr	Falling behind
M	35-44	6-10yr	Getting better and cleaning up
M	35-44	6-10yr	It looks old and run down as you enter from I70. Needs a facelift
M	35-44	6-10yr	Locals that work up valley
M	35-44	6-10yr	Mountains, Rivers, valleys and some places trashy and old
M	35-44	6-10yr	Neighborhoods are beautiful. Core area is not.
M	35-44	6-10yr	No definable downtown. Feels somewhat industrial.
M	35-44	6-10yr	Potential
M	35-44	6-10yr	Rough around the edges
M	35-44	6-10yr	Small town
M	35-44	6-10yr	Small town with big potential but stuck in the past
M	35-44	6-10yr	Suburb with no real town.
M	35-44	6-10yr	Unkempt, small minded, rustic, lack of unified development planning, wasteful, safe
U	35-44	6-10yr	It is a nicer place to live than it looks. The people are friendly and it has a true "you belong here" small town feel. I have met so many interesting people in Gypsum, many have become my long term friends. The pace here is a little slower and I feel calm and relaxed in Gypsum. The weather and scenery is great. I do have a hard time getting family to come visit from out of state and friends from Eagle to Vail to come to Gypsum because of lack of mountain biking trails, bars and restaurants. They only come to Gypsum to visit me at home or to go to the river in Glenwood Canyon or Dotsero. Also, it's a great place to live, but not to work. I spent almost a decade working in Gypsum, but am much better situated working up valley with better pay, benefits and support.
F	45-54	6-10yr	Charm
F	45-54	6-10yr	Hard working people barely scraping by and many of our neighbors are given the bottom of the barrel because they are "working people." Make Gypsum the place to be, not a "oh you live in Gypsum" (eye roll), place.

Town of Gypsum 2022 Community Survey

"When you think about the look and feel of the Town of Gypsum, what images or words come to mind?"

Sex	Age Range	Tenure	Response
F	45-54	6-10yr	Hispanic, uncentered, non-cohesive, wasted space for events, beautiful space with potential
F	45-54	6-10yr	Low key, laid back, needs improvement (I'm sorry I just think we can do better with the shoeing areas/choices), don't love the slogan "keepin it real". We could do better.
F	45-54	6-10yr	Not much curb appeal
F	45-54	6-10yr	Pretty farms/ranches, nice golf course, beautiful mountains and river, mismatched, scattered, not uniform, spread out, metal buildings, junk yards.
F	45-54	6-10yr	Quiet, Nature, Friendly Bedroom community, Run down (from I70 view) and quaint (from Valley road point of view)
F	45-54	6-10yr	Staring to look better, but improving the look of our i70 entrance would be nice.
F	45-54	6-10yr	When entering from east or west, depressing and industrial
M	45-54	6-10yr	Best kept secret in valley....for a while anyway
M	45-54	6-10yr	Caught with its pants down by the speed of growth.
M	45-54	6-10yr	Dirty; rundown; dirt bikes and ATVs; diesel; 18-wheelers; stuck in the 90s
M	45-54	6-10yr	Growing.
M	45-54	6-10yr	Hardworking
M	45-54	6-10yr	Lack of a town center
M	45-54	6-10yr	Roads covered in dirt & mud from mine trucks
M	45-54	6-10yr	Slow
M	45-54	6-10yr	Too redneck for the rapid changing community demographics.
F	55-64	6-10yr	Honestly it always looks haphazard like there was zero town planning. Nice houses next to rundown or unkempt houses randomly
F	55-64	6-10yr	Love this place and excited for growth, but ALWAYS worried about head on collisions on Cooley Mesa...our town needs a bit of work, but feel like we're heading in the right direction.
F	55-64	6-10yr	Nice place to live but too bad you have to drive through the run down part of town to get home. In need of retail options.
M	55-64	6-10yr	Disorganised
M	55-64	6-10yr	Haphazard
M	55-64	6-10yr	Hillbillies in ATV's
M	55-64	6-10yr	Old town. Lacking a modern master development plan.
M	55-64	6-10yr	Small town living, little social structure or town center/core
M	55-64	6-10yr	Small, quiet, friendly
M	55-64	6-10yr	Working man's haven. Live and play right here in God's country with great neighbors.
U	55-64	6-10yr	Not really any restaurants to go to

Town of Gypsum 2022 Community Survey

"When you think about the look and feel of the Town of Gypsum, what images or words come to mind?"

Sex	Age Range	Tenure	Response
F	65-74	6-10yr	Good hard working people. Small town values
F	65-74	6-10yr	Small town, family oriented.
M	65-74	6-10yr	A hot rural oasis from the oppressive liberal Eagle County
M	65-74	6-10yr	Nice small town, not a resort community
M	65-74	6-10yr	Small town feel, but lacks a core area — no downtown.
M	65-74	6-10yr	Still boony
M	65-74	6-10yr	The entrance off of I-70 looks good but still needs to be improved as opportunities present themselves. The town has some very modern looking areas like the Rec Center and town offices to the east of Valley Road but some of the homes across from the rec center are very dated. Once you get past the southern most roundabout on Valley Road, the community looks great, ie: Cotton Ranch neighborhood and beyond.
F	75+	6-10yr	A historic and growing town that, even with the long-range master plan, doesn't quite know where it wants to go...or is having a tough time getting there. And a fascinating mix of folks, who seem to get along fairly well, regardless of our differences
U	Unk.	6-10yr	Home
U	Unk.	6-10yr	Rural small town
U	Unk.	6-10yr	Rusty, utilitarian
F	25-34	Less Yr	Billowing clouds from American gypsum
F	25-34	Less Yr	Lacking
F	25-34	Less Yr	No Town
F	25-34	Less Yr	Perfect, Mayberry
F	25-34	Less Yr	Unsure
F	35-44	Less Yr	Lots of Hispanics. Don't feel like we belong as Italian/Germans. Hispanic trailer park teens have taken over the Rec center.
F	35-44	Less Yr	Quiet, cozy and friendly.
M	35-44	Less Yr	Rural, quite
F	45-54	Less Yr	Airport. Costco. Uneventful. Bland. No sense of belonging to a community.
M	45-54	Less Yr	Laid back
M	45-54	Less Yr	Residential bedroom community
F	55-64	Less Yr	Small town feel, peaceful and quiet, with options for locals to shop, eat and have fun outdoors
U	Unk.	Unk.	Community, room for improvement, unique