



TOWN OF GYPSUM

EAGLE RIVER AREA PLAN

AN UPDATE TO THE FOUNDATION PLAN

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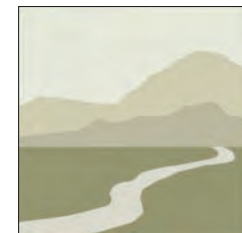


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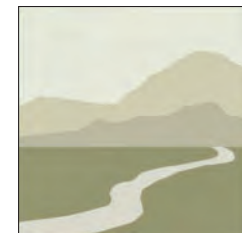
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ACKNOWLEDGEMENTS

Many people were instrumental in this planning effort. Special thanks to the Town Staff, Planning Commission, Town Council, and community for their contribution to the plan.

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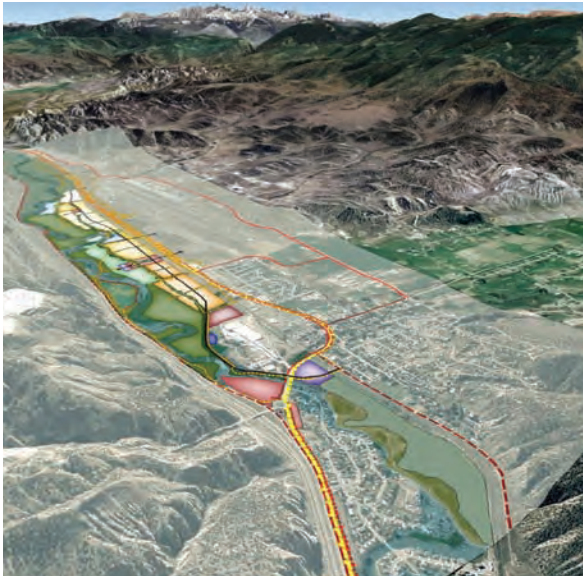
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EXECUTIVE SUMMARY



In August 2008, the Town of Gypsum began a planning process for the Eagle River Corridor. This plan will serve as a sub-section of the current 1999 Gypsum Foundation Plan and any future amendments. This planning area spans from the west end of the Town boundaries to the east end, and covers the half-mile wide corridor running along the Eagle River. Most of this area is unincorporated and currently used for rural uses or gravel mining; however, as the surrounding region continues to grow, Gypsum has become a key opportunity area for future sustainable growth. The Eagle River Area Plan sets forth the vision and policies that will ensure the corridor develops in a desirable way.

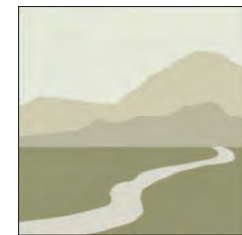
This plan is intended to provide direction to elected and appointed officials, the general citizenry, landowners and developers, and other area governmental entities for growth and change in this area. It is a policy guide for community development decisions to assist with community facility planning and budgeting, and guides future development of housing, businesses and employment, recreation, and educational opportunities.

The Eagle River is a prized resource for both the Town of Gypsum and the greater region. Because of that, the river plays a fundamental role in the plan's land use analysis, framework plan, and policies. It is of highest importance to preserve and complement the natural resources found throughout this corridor for future generations.

This plan is community-driven, and reflects the vision and goals of a broad cross-section of residents of the area, as well as other stakeholders. The resulting plan recommends a development pattern that meets the needs of all ages of the population, celebrates the character of the Town, and protects the natural environment.

As communities within the Eagle River Valley continue to grow, partnerships have become increasingly important in order to respect individual goals and maintain unique identities. For this reason, the Eagle River Area Plan has been adopted by both the Town of Gypsum and Eagle County. The sustainable vision and policies presented here represent a path to a sustainable and harmonious future for the region.

Lana Gallegos
Senior Planner
Town of Gypsum



CHAPTER I. PLAN FOUNDATION

PLAN PURPOSE

The Town of Gypsum is at an important crossroad. Gypsum has promising opportunities to further itself as a distinct and thriving community – being one of the westernmost towns within the Eagle River Valley, within reasonable travel distance to economic centers, and as home to the Eagle County Airport; as well as its picturesque setting, abundant natural resources, and cultural heritage – the area is ideally suited for tourism, recreation, and an outstanding quality of life for residents. Being largely undeveloped, with very limited access, the Eagle River Corridor represents a place where these opportunities and assets converge.

Approximately every ten years, Gypsum’s master plan is updated to address new growth areas and to ensure that new development upholds the community’s overall vision. The Eagle River Area Plan (ERAP) is an update to the Gypsum 1999 Foundation Plan, and is specifically focused on the Eagle River Corridor. The ERAP’s study area includes approximately 5 miles of the Eagle River and land north of Highway 6, south of Interstate 70 (I-70), and adjacent to the current municipal boundary. The study area includes unincorporated county land that is adjacent to Gypsum town limits, which is considered integral to the community’s future. It is the purpose of the ERAP to re-evaluate the uses set forth in the Foundation Plan under current conditions, and to create an updated plan that meets the community’s current goals for the future.

The ERAP is a policy document that is intended to guide the decision making process of the Planning Commission, Town Council, Town Staff, and Eagle County Planning Commission and the Board of County Commissioners. It provides a framework for the area’s growth and development over the next 10 to 20 years, and contains written material, tables, and maps that together convey the general methods by which the Town and county intends to direct growth and satisfy community and regional needs.

Generally, land use plans, such as the ERAP, do not override existing zoning restrictions. The zoning code, either town or county depending on the location, dictates how land can be used and developed. In cases where a property owner wants to rezone their property, the ERAP will provide guidance for local decision makers evaluating a rezoning request. Any future development plan would be reviewed subject to the zoning and design standards applicable at the time the plan is submitted.

The ERAP is not meant to encourage annexation. Under Colorado law, annexations can only occur with the consent of property owners unless an area is completely surrounded by land within the town’s jurisdiction in what is referred to as an “enclave.” No enclaves exist within the Gypsum planning area nor does the development pattern lend itself to enclave creation.

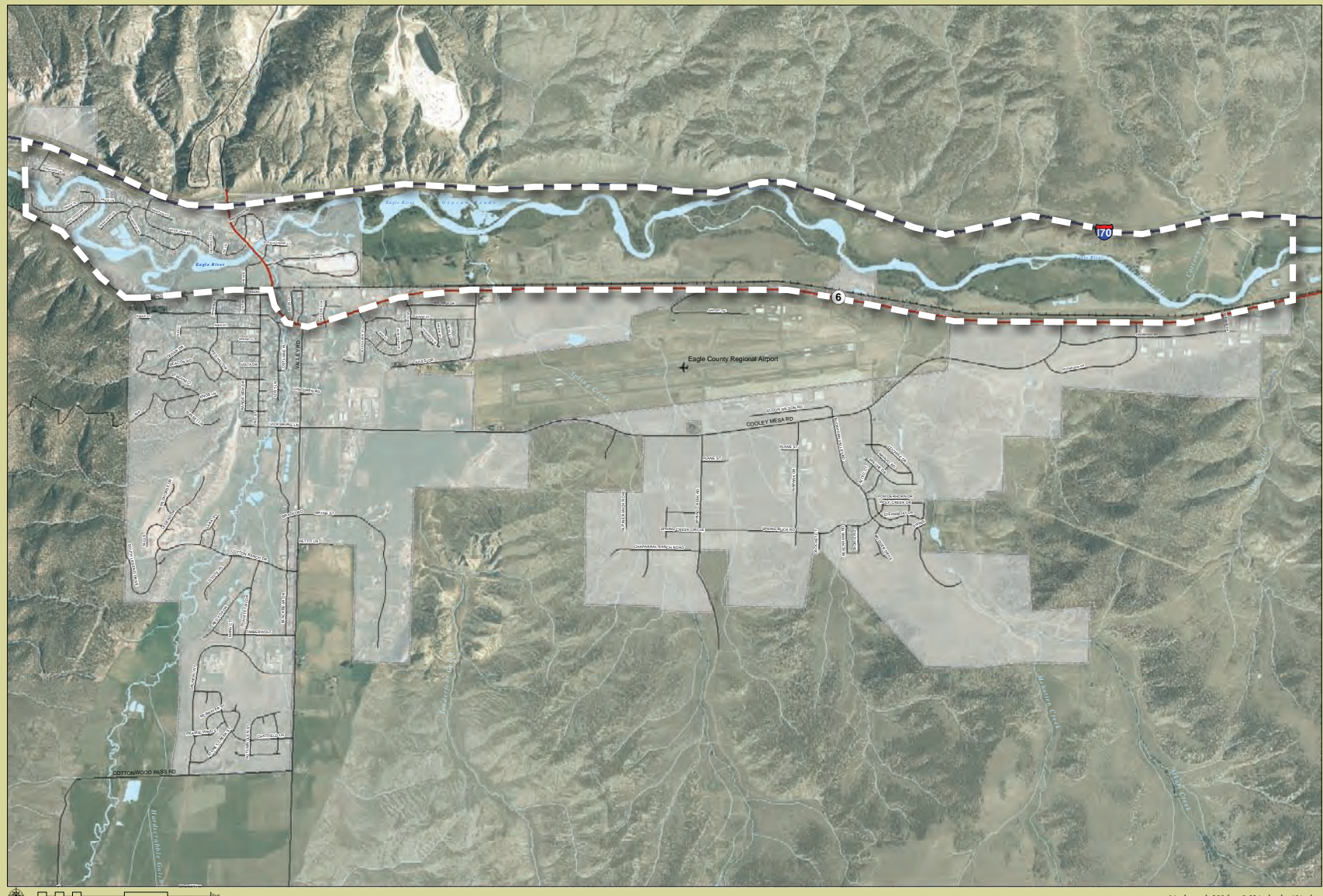
A cohesive future land use plan can help individual property owners achieve the highest

and best use of their properties while making for a better community. If development and growth occur without foresight, ultimately, property values and community livability may suffer. The ERAP will provide general guidance to property owners for uses that will achieve Gypsum’s community vision for a great future.

Currently, the study area is home to gravel mining operations, agriculture, residential ranches, and some conservation lands owned and managed by the Division of Wildlife. While a large portion of the area is constrained by the floodplain of the Eagle River and other important natural resources, it is the intent of the Plan to identify land uses such as additional parks and trails, tourist or river-based retail, multi-modal transportation connections, retail and commercial, and new residential areas in the remaining parts of the study area that will complement and protect these resources and promote economic and social sustainability in Gypsum.

PROCESS

Community involvement is a key component of the ERAP. The planning process was kicked off by a series of public outreach events, including 2 days of stakeholder interviews, a charette with property owners within the study area, and a visioning workshop held at Town Hall. A second public workshop to present land use scenarios was held in January. These various forums gave individuals opportunities to ask questions, learn



- Legend**
- ERAP Study Area
 - Major Collector
 - Rail Lines
 - Interstate
 - Gypsum Town Boundary

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Study Area Overview

about the purpose of the Plan, and to contribute their goals and ideas early on in the planning process.

STAKEHOLDER INTERVIEWS (August 28 & 29, 2008)

Participation

To begin our public involvement process for the Eagle River Area Plan, stakeholder interviews were held at the Gypsum Town Hall on August 28 and 29. Participation came from a wide variety of groups, including:

- Private landowners
- Gypsum Fire
- Eagle Valley Land Trust
- Eagle County Community Development
- LaFarge
- Eagle River Watershed Council
- CDOT
- Western Eagle County Recreation District
- ECO Transit
- Eagle County Economic Council

Summary

A few key questions spurred many of the discussions that took place during the stakeholder interviews, including:

- What is your role in the community?
- What is your primary interest for the Eagle River Corridor?
- What concepts or ideas could be instilled in the ERAP to facilitate that interest?

Overwhelmingly, stakeholders recognized the Plan's study area as being a priceless asset for the

Town of Gypsum and the citizens of and visitors to Eagle County. In many of their perspectives, growth has not yet fully encumbered Gypsum in ways that it has farther up the Valley; there is still time to be thoughtful with development, build off of the Town and region's heritage, and keep development meaningful. Issues are outlined in Chapter II.

LANDOWNER CHARETTE (September 23, 2008)

Participation

The stakeholder interviews revealed that landowners within the Eagle River Corridor had many questions and concerns about the Plan. In order to address those specifically, a landowner charette was held at Town Hall.

Summary

The small group setting allowed each landowner the opportunity to share their concerns and ideas for the study area. The charette began with an overview of the Plan purpose and process, as well as a summary of what was heard during the stakeholder interviews. Following the introduction, going around the table, each participant was asked to state one primary issue or question they had about the Plan, as well as one key opportunity they would like to see happen in the future. After summarizing that discussion, the charette ended by talking about next steps, including the October 9 Public Open House.

The majority of landowners voiced their concern over forced annexation, property rights, and their desire to have the ability to get the 'highest and best use' for their land. To address these concerns, the Town and consultant team assembled a Frequently Asked Questions (FAQ) sheet and distributed it to each landowner, including those who didn't participate in the charette (see Appendix B). The FAQ was also sent

to each stakeholder and posted on the Town's website in order to get the word out about the purpose of the Plan and to prepare the public for the upcoming Public Open House.

PUBLIC WORKSHOP #1 (October 9, 2008)

Participation

On October 9, approximately 45 members of the Gypsum community took part in the ERAP's first public open house. The open house format allowed people to casually drop in, enjoy BBQ served by Mayor Carver, and share their thoughts on the future of the study area. The open house was a useful forum for the planning and



consultant team to speak with individuals who had specific questions and concerns, as well as hone in on constructive goals and ideas to be considered for the Plan.

Summary

A key message at the meeting was that the ERAP was not about annexation. Once people learned that the ERAP is a regular update to the Town's master plan and the creation of a community vision, they were able to move forward to giving insight into goals and concepts for the Plan.



discuss which ideas worked and those that may need more thought.

Summary

The six small groups provided insightful information about the big ideas that worked for the study area, and those that needed to be looked into further. Many of the comments stemmed from local knowledge about particular locations that were used to help refine the plan, such as the best places for a new school, civic uses, and multi-modal connections.

Big ideas that drew support across all groups included the 'celebration of the Eagle River'

through river-oriented uses and context sensitive development, new housing products that included senior housing and cottage neighborhoods, and gateway development in the I-70 / Highway 6 area.

A complete summary of public comments from Workshop #2 can be found in Appendix B.

Boards presented new "idea statements" for each of the revised planning elements: Natural Resources, Partnerships, Land Use & Growth, Economic Sustainability, Community Character & Design, Infrastructure, Multi-Modal Transportation, Parks & Recreation, and Neighborhoods. Also, for certain elements, a second board presented illustrations of various quality and design choices. Attendees showed their support for idea statements or illustrations by placing green dots beside them and writing comments.

The results of the open house revealed some strong trends in the community's vision for the ERAP study area, which are discussed in detail in Chapters II and III. A complete inventory of the public comment and input can be found in the Appendix B.

PUBLIC WORKSHOP #2 (March 19, 2009)

Participation

The second public workshop began with a presentation by Bruce Meighen of EDAW, explaining the process to date, the opportunities that have emerged, existing conditions, and the "Big Ideas" for land use concepts. The attendees (approximately 40) then broke into six groups to



PLAN METHODOLOGY

The plan is divided into five chapters:

CHAPTER 1, which you are reading now, provides the introduction, purpose for the plan, and overview of the community-based process.

CHAPTER II, Planning Context, provides a summary of other existing planning efforts that were considered in the development of this plan.

In **CHAPTER III**, the community vision is presented, which is a culmination of the early public outreach conducted for the ERAP. The illustrations found in that chapter represent the big ideas of what should be included in future growth. The illustrations and vision statements speak to the character of development and specific components of land uses that the community supports.

CHAPTER IV identifies the corridor's opportunities and constraints, or in other terms, where the community vision can best be achieved. The approach to do that involved dividing the corridor into River Management Zones (RMZ's). The RMZ's were based on existing development and land uses, and breaks in character found within the study area moving from one side to the other. The purpose of doing this was to evaluate the landscape more closely, and allow the site's natural constraints and relationship to Gypsum's current built environment drive where and what type of development should occur there. Each RMZ was scored for its "Developability" and "Natural Character," in order to quantify its suitability for growth.

Finally, **CHAPTER V** presents the Framework Plan, which is the comprehensive land use plan for the entire study area. The Framework Plan reflects the analysis of the previous chapters by placing the greatest opportunities within a complete land use plan, and also recognizing areas that will be maintained as they are for natural resources or character preservation.

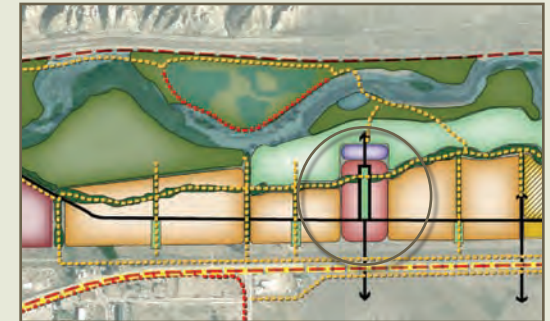
*Vision -
"What could be"*



*RMZ Analysis -
"Where is this possible?"*



*Framework Plan -
"How will it work?"*



CHAPTER II. PLANNING CONTEXT



INTRODUCTION

An important part of the process for the Eagle River Area Plan was to recognize the work previously done to manage growth in Gypsum, and in particular, the Eagle River Corridor. The issues and goals found among jurisdictions and non-governmental organizations in the Eagle River Valley cross political boundaries, so effective decisions for this area must consider the planning context that has been established at various planning levels – from the municipal, to the county, to the watershed. This chapter first summarizes the most relevant plans to date, beginning with the Town of Gypsum’s, and then provides an overview of Existing Conditions and Key Issues for each of the plan elements:

- Partnerships
- Natural Resources
- Community Character & Design
- Land Use & Growth
- Neighborhoods
- Parks & Recreation
- Economic Sustainability
- Infrastructure
- Multi-Modal Transportation

PREVIOUS PLANNING EFFORTS

TOWN OF GYPSUM MASTER PLAN (1993 & 1995)

In response to rapid growth, the Town’s original master plan was begun in 1993 by a group of citizens called the Citizen’s Committee. A key outcome of that effort was the hiring of a Town Manager, who was responsible for guiding and implementing the master plan, which was adopted in December 1995.

TOWN OF GYPSUM FOUNDATION PLAN (1999)

Soon after its adoption, it became clear that the 1995 master plan was not far reaching enough to encompass lands where development was considered desirable and imminent. Late in the spring of 1998, the Town Council directed staff to pursue development of a new master plan, which resulted in the 1999 Foundation Plan.

The Foundation Plan still endures in many ways; it provides an extensive section on the Town’s history, its resources, and its demographics. The Foundation Plan also sets forth vision statements that still hold true today, and are reflected in the ERAP’s Chapter III: Vision. Most importantly though, the Eagle River Corridor is identified as a planning sub-area in the Foundation Plan, with major planning concepts and specific goals.

Early in the ERAP planning process, those concepts and goals that still endure were identified:

- Preserve and seek public dedication of the Eagle River riparian corridor, and develop parks and recreational trails within the corridor where appropriate. Implement applicable aspects of the Eagle River Watershed Plan.
- Encourage development of high density residential “pockets” along both sides of Highway 6, adjacent to existing and planned commercial land, with a primary focus on creating affordable and attainable primary housing for locals.
- Require dedication of adjacent conservation areas and construction and dedication of park facilities built by developers in designated park areas.
- Use low to very low rural residential uses to separate the Town of Eagle from the Town of Gypsum in the far eastern portions of the corridor.
- Encourage the continuing development of regional commercial, professional, and light industrial-serving uses at the Gateway Center.
- Encourage development of a new I-70 interchange to serve the airport, with the spur road connecting the new interchange to Highway 6 at its intersection with Cooley Mesa Road.

Uses for the ERAP study area set forth in the 1999 Plan included Urban Center Residential, Suburban Residential, Industrial, Conservation, Environmentally Sensitive, and Recreation & Park Areas.

EAGLE AREA COMMUNITY PLAN (2008)

Overview

"The jointly adopted 2008 Eagle Area Community Plan provides the community, Town and county officials, landowners, and developers with a vision generated by the residents of the Eagle Planning Area, which includes the Town of Eagle, the Brush Creek Watershed, Eby Creek Mesa, and a portion of the Castle Peak Ranch. The 2008 Eagle Area Community Plan defines the issues affecting the area and provides a framework for decision making. The strategies within this plan serve as next steps for addressing the issues affecting Eagle.

The Eagle Area Community Plan will work as a natural extension of the Eagle County Comprehensive Master Plan to provide the level of detail necessary to effectively guide growth in the Eagle Planning Area (p.1, Eagle Area Community Plan)."

The Eagle Area Community Plan recognizes the Town of Gypsum in many guiding statements, goals, and policies. In particular, the plan emphasizes the importance of protecting the Eagle River Corridor, and the need to coordinate planning efforts to maintain distinct community boundaries and complementary land use patterns. Additionally, the Eagle River Corridor is highlighted in Chapter V as a "Special Character Area" for its outstanding visual and environmental quality.

Future Land Use

The Future Land Use Map provided as part of the Eagle Area Community Plan does not extend into the ERAP study area; however, the adjacent lands are classified as Agricultural/Rural and identified as a Community Buffer Overlay. These areas may be priority lands for open space acquisition, and should be considered in context

with accomplishing similar goals for the Town of Gypsum.

EAGLE COUNTY COMPREHENSIVE PLAN (2005)

Overview

The most recent Eagle County Comprehensive Plan was adopted by the Eagle County Planning Commission December 7, 2005. The 184-page document provides valuable demographic information, including growth trends and employment rates that pertain to the entire Eagle Valley, including Gypsum. While growth rates are expected to remain steady, hovering around 2.6%, there is a large spike expected in the number of employees commuting into the county each day – from 1,000 in 2005 to 33,000 in 2030 (p. 18, Source: CO State Demographers Office).

The Eagle County Comprehensive Plan speaks to many key issues that are relevant to the Eagle River Area Plan, such as quality of life, growth, development pattern and density, community character, housing, economic stability, infrastructure and services, natural resources and the Eagle River, and land use. Throughout the goals and policies, the plan encourages each town to celebrate its identity and promote the character and sustainability of the Eagle Valley. Without referencing specific policies, these are just a few of the statements that reflect that attitude:

"Eagle County and its incorporated towns need to project the image of a vibrant, active place where all tourist attractions and amenities are easy to find and access. Mixed-use development is strongly encouraged. Recreation and the ability to relax within community centers should remain a priority, and areas of open space and public parks should be strategically sized, positioned and otherwise incorporated into all areas of higher density (p. 26)."

"Each community should be encouraged to draw on its own history to develop attractions amenities, and events that are unique to it and hopefully different from other towns, thus providing all who live and visit here with a full pallet of entertainment, recreation and shopping options (p. 27)."

"Regardless of future directions, lifestyle enhancements, such as recreation, transportation, environmental preservation, open space, and creating livable neighborhoods and affordable communities, should continue to be viewed as critical components of successful economic development (p. 45)."

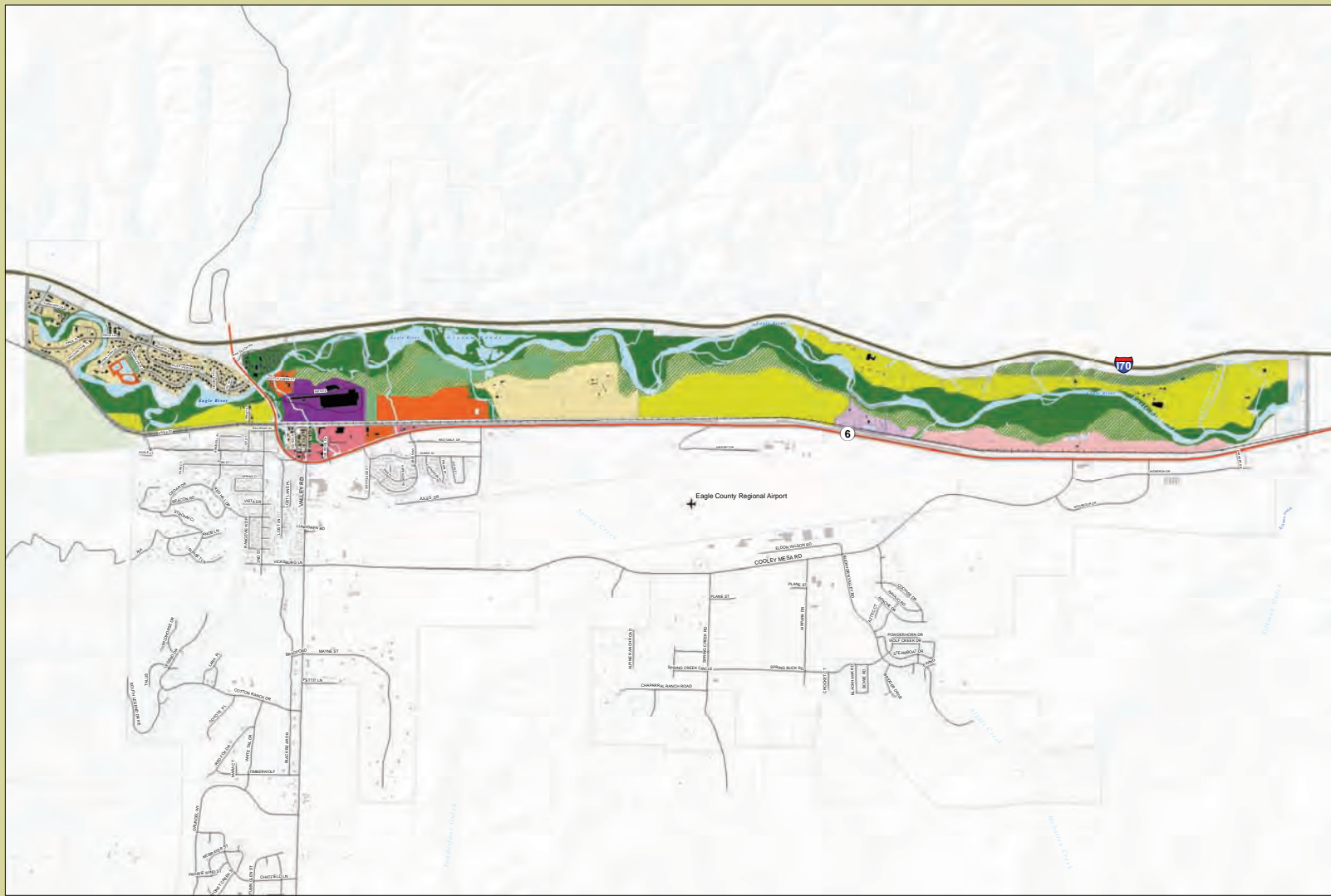
"Healthy rivers are important to the lifestyles of residents, and to the economy of the entire region, and water quality and stream flows should be protected from further degradation. Any development that has a potentially negative impact on either water quality or stream flow levels should be required to fully mitigate those impacts (p. 82)."

"More and more now, the river is seen as a community asset, and attention is increasingly focused on how to both protect it from further damage, and to incorporate it into public spaces for the enjoyment of residents and visitors. Eagle County Government needs to work with other governmental agencies to coordinate and improve watershed planning and other planning activities (p.117)."

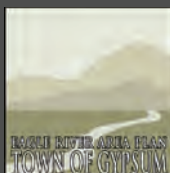
Future Land Use

At this point in time, much of the Eagle River Area Plan study area remains unincorporated Eagle County, and is designated by the Eagle County Future Land Use Map as "Community Buffer".

The purpose of community buffers is stated as follows:



1 inch equals 200 feet @ 32 inches by 40 inches

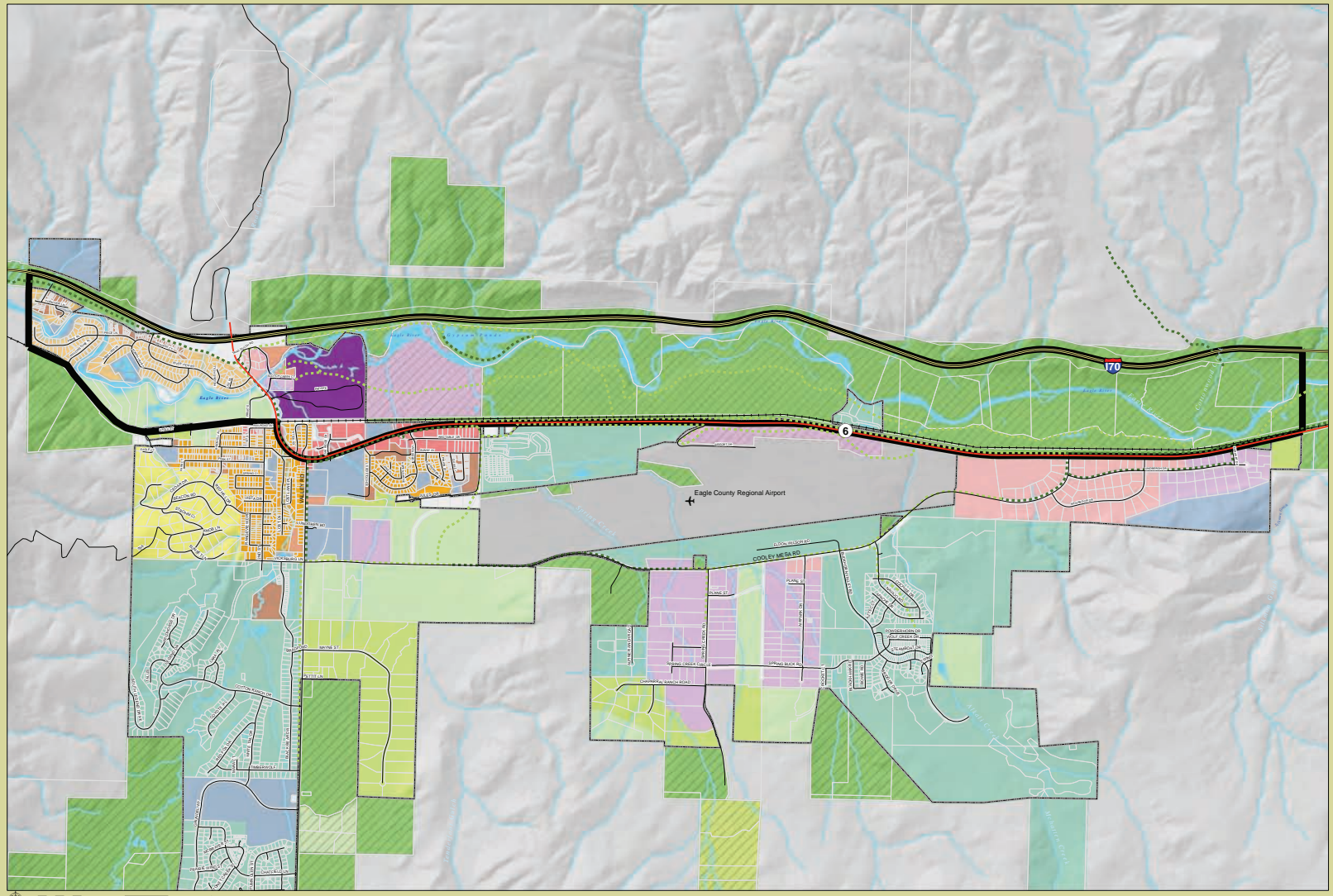


Legend

ERAP Study Area	Commercial/Professional	Heavy Industrial	Transit Center
Gypsum Town Boundary	Conservation	Light Industrial	Urban Center Residential
Parcel Boundaries	Country Residential	Recreation and Park Areas	
Building Footprint (2004)	Environmentally Sensitive Area	Suburban Residential	

**1999
Foundation
Plan**

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This data was acquired from publicly available datasets and should be used for reference purposes only.



Boundaries

- ERAP Study Area
- Gypsum Town Boundary
- Parcel Boundaries

Gypsum Zoning

- Public Area
- Airport
- Commercial 1
- Commercial 2
- Heavy Industrial
- Light Industrial
- Agriculture
- Rural Residential
- Single Family Low Density
- Single Family Medium Density
- Single Family High Density
- Mobile Home Park

Eagle County Zoning

- Multi-Family
- PUD
- Ag Limited
- Ag Residential
- Resource
- Industrial
- Pres/Public Lands

Zoning

This data was acquired from publicly available datasets and should be used for reference purposes only.

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“Continued growth on the valley floor has begun to blur the distinction between once separate communities. It is difficult today to see where Avon ends and Edwards begins, Eagle is only slightly separated from the incorporated boundary of Gypsum, and Basalt and El Jebel are rapidly growing together. Many point to these as examples of ex-urban sprawl in the County, and would note the negative impacts of fragmented wildlife habitat, degraded views and diminished opportunities to develop or retain unique community character. This Comprehensive Plan advocates retaining open areas between towns and community centers. Undeveloped areas between existing communities in Eagle County have been designated as “community buffer” lands on the Future Land Use Map, which can be found in Section 3.10. Proposals for development in these areas should be considerate of the need to preserve visual separation between communities (p. 25-26).”

EAGLE COUNTY ZONING (2007)

Eagle County Zoning, last updated in May 2007, classifies the unincorporated portion of the Eagle River Area Plan study area as “Resource”. A small part of that is classified as “Industrial”, which is adjacent to where the American Gypsum facilities currently exist. Resource is defined by the zoning code as:

“The purpose of the Resource (R) zone district is to maintain the open rural character of Eagle County and to protect and enhance the appropriate use of natural resources and agricultural uses in the County including water, minerals, fiber and open land. This is accomplished by limiting residential development to very low density single-family uses on lots of thirty-five (35) acres or larger, or by encouraging clustered development on smaller lots within those portions of a property that do not contain

environmental resources or natural hazard areas and by maintaining the remainder of the property as common open space or ranch land, and by limiting new commercial development to uses that have a resource orientation and to small recreation areas that comply with Master Plan policies for such uses.”

EAGLE COUNTY OPEN SPACE PLAN & TOWN OF EAGLE OPEN LANDS CONSERVATION PLAN

Both Eagle County and the Town of Eagle have adopted open space plans, and despite their age (Eagle County written in 1979 and Town of Eagle in 1997), contain core values that hold true today. Both plans promote an effort to maintain the Eagle Valley’s high quality of life through preservation of rural lands, natural resources, and important viewsheds.

EAGLE VALLEY REGIONAL TRAILS PLAN (2001)

The Eagle Valley Regional Trails Plan was completed by ECO Trails for the towns of Gypsum, Eagle, Avon, Vail, Minturn, Redcliff, and Eagle County.

EAGLE RIVER WATERSHED PLAN (1996)

The Eagle River Watershed Plan “outlines a collaborative, local philosophy for protection and improving water quantity, water quality, wildlife habitat and recreational opportunities, and promoting compatible land use practices. The decision to initiate the Plan was based on a common belief among local jurisdictions that the Eagle River and its tributaries are essential to our quality of life. [The Eagle River Watershed Plan] defines actions that can be taken to ensure that the attributes of the watershed are protected and enhanced through the years to come (p. 4).”

The Watershed Plan is not a regulatory document; but does include possible policy recommendations that influenced the ERAP.

Enduring objectives and actions, by chapter, include:

Chapter 4: Water Quantity, Objectives and Recommended Actions

4.3.2. Objective: Develop Cooperative Land Use and Water Planning Policies that Address Future Growth, Water Supply and Stream Flow Protection.

- Recommended Action #1: Review/develop Master Plan policies specific to water issues of supply, demand, and capacity.

Chapter 5: Water Quality

5.3.3. Objective: Minimize Water Quality Impacts from Runoff Associated with Various Land Uses.

- Recommended Action #1: Implement appropriate best management practices (BMPs) - see p. 34-39.

Chapter 6: Wildlife

6.3.2. Objective: Maintain and Increase Riparian Habitat.

- Recommended Action #3: Implement stream buffer standards.
- Recommended Action #4: Preserve wildlife corridors to riparian areas.
- Recommended Action #5: Develop or improve appropriate access.

Chapter 7: Recreation

7.3.4. Objective: Improve and Create Appropriate Public Access for Recreation.

- Recommended Action #1: Improve existing public access sites.
- Recommended Action #2: Create new and appropriate public access sites.
- Recommended Action #4: Preserve or create access through land development.

Chapter 8: Land Use

8.3.1. Objective: Coordinate and Improve Watershed Planning and Planning Tools.

- Recommended Action #4: Revise River/Creek Setbacks for Consistency and Sensitive Lands Protection:
- Recommended Action #5: Locate compatible land uses adjacent to rivers and streams.
- Recommended Action #6: Develop River/Creekfront Design Standards

8.3.2. Objective: Protect Adjacent Sensitive Areas, Open Space and Appropriate Access.

- Recommended Action #1: Protect riparian lands as highest open space priority.
- Recommended Action #2: Jointly pursue open space funds.
- Recommended Action #3: Guarantee open space as perpetual.
- Recommended Action #4: Maintain public lands as open space.
- Recommended Action #5: Develop parks and trails.
- Recommended Action #6: Support local ranching activities.

EXISTING RESOURCES & KEY ISSUES

During the course of public outreach, a number of key issues emerged for the ERAP study area. The following discussion is framed around each plan element, and provides an inventory of current resources and identifies key issues to address through the ERAP.

PARTNERSHIPS

Existing Partnerships:

Though many are not formalized as intergovernmental agreements, plans, or contracts, there are several important partnerships that influence the ERAP study area and growth in Gypsum. Protection of the river corridor's viewshed, maintenance of recreational amenities, and stewardship of environmental resources are reliant on cooperation between property owners, agencies, and land managers. Additionally, planning for complementary land use patterns, transportation systems, and infrastructure depends largely on communication and collaborative efforts between neighboring towns and Eagle County.

Stakeholders that currently are involved in either partnerships or cooperation with the Town of Gypsum and the community related to the ERAP study area are private landowners, American Gypsum, LaFarge, Colorado Division of Wildlife (CDOW), ECO Transit & Trails, the Town of Eagle, and Eagle County.

The Gypsum Rec Center exemplifies how effective partnerships can benefit the community in big ways. The state-of-the art facility is unparalleled in the Valley, and was made possible in 2006 through unique partnerships formed between the Town, the Western Eagle County Metropolitan Recreation District (WECMRD), local contractors and artists, and other community stakeholders. Collectively with the Town Hall, the public library

housed inside the Town Hall, Eagle Valley High School, the sports complex, and Lundgren Theatre, the Rec Center reinforces the civic core of Gypsum by providing a place for the community to gather, learn, do business, and celebrate their town.

Key Issues:

Ongoing partnerships will be critical to ensuring that future land uses will be compatible with the natural integrity and quality of life presently found in Gypsum. Natural resources have thrived within the ERAP study area, especially within the riparian corridor. The riparian zone is almost entirely privately owned, so the continued participation of property owners in conservation is essential to the future. Changes in management practices, land uses, and plans for development should all be done in context with the Eagle River and surrounding properties.

Residents of Gypsum would like more access to the Eagle River for recreational enjoyment. For this to happen, partnerships must be formed with private landowners, the Town, ECO Trails, and other agencies to grant trail connections and easements through their land. While all private lands are not appropriate for public access, the study area offers several areas, such as nearby Gypsum Ponds, that could be expanded with little new encroachment on private property. Similar cooperation will be needed for expansion of the Town's park system within the study area.

As mentioned in the previous section, the Town of Eagle and Eagle County set forth specific goals and policies in the Eagle Area Community Plan that are aimed at establishing intergovernmental agreements with Gypsum to protect the Eagle River and to establish a community buffer. That plan also highlights the need to work in partnership with neighboring communities to uphold the environmental quality of the Eagle River.

NATURAL RESOURCES

Existing Resources:

The Eagle River

Residents overwhelmingly regard the Eagle River as a treasure for the community because of its picturesque setting, pristine environmental quality, and rich natural resources. A tributary of the Colorado River, the Eagle River begins at Fremont Pass and flows in a northwest and west direction to where it meets the Colorado River in Dotsero (Eagle River Watershed Plan, 1996). As the main drainage channel for the Eagle River Watershed, protecting the natural resources associated with the Eagle River is a high priority.

Wildlife Habitat

The natural resource base along the Eagle River in the planning area is rich with flora and fauna. The diversity is driven by the stark difference of availability to water in the upland versus riparian corridor. The upland areas are dominated by drought tolerant shrubland and pinyon-juniper communities, while the river is the life blood for the cottonwood and willow communities. The Gypsum Ponds State Wildlife Area (SWA) conserves about 100 acres that span over 2 miles of the Eagle River Corridor to the east of the Highway 6 bridge in Gypsum. This conservation property is a keystone resource in this area to grow a network of resource protection and management. The riverside ponds and riparian vegetation on the SWA provide habitat for ducks, geese, great blue herons, hawks, owls, eagles, deer, cottontails, and many species of neo-tropical migrant birds. The remainder of the riparian corridor in Gypsum is privately owned. Much of this private land has bountiful natural resources and has been managed in such a way that plant and wildlife species have thrived. Working with private landowners of the properties with rich biodiversity will be a priority to protect

their resources and keep Gypsum an attractive place to live and visit.

Elk Migration

This area of the Eagle River Valley is a major elk wintering range. Areas identified as elk severe winter range are west of town along the river and east of town on the north side of the interstate (See RMZ 1). Elk are adaptable species that can handle a certain amount of human disturbance. However, acknowledging the needs of a good source of grazing and access to water is critical for their survival. Planning for this includes keeping open wildlife corridors to the river via highway underpasses or signed road crossings, and relatively good sized open parcels for winter grazing in the riparian areas as well as the fields just above the 100-year floodplain.

Bald Eagle

There is potential bald eagle roost habitat in the riparian zone west of the Highway 6 bridge. The bald eagle was delisted as a federally threatened species in 2007, but still has recommended conservation strategies associated with it by CDOW as a state threatened species, as well as regulations under the Migratory Bird Treaty Act. Biologists were unable to confirm the exact location of an active roost site; however, if sites are identified in the future, they would be subject to CDOW recommendations of a ¼-mile buffer to limit ground disturbance from November 15 to March 15, and restricted visitation to only between 10:00am to 2pm (CDOW 2002). Due to its likely habitat value, this area should be considered for potential conservation.

Other Species

The Gypsum USGS quad (including an area approximately 6 miles north, 4 miles east, 2 miles west, and 2 miles south of town) has listed 42 species of confirmed breeding bird species. Another 15 species are probable breeders and 15



Public Visioning Workshop, October 9th, 2008

more possible breeders (Kingery 1998). Two other species were identified as confirmed breeders in the SW block of the Gypsum quad. The rich diversity of bird species that pass through and breed in this area are tied closely to habitat type and availability. Reductions in the types (e.g., cattail wetland, riparian herbaceous, riparian forested, sagebrush, pinyon-juniper, etc.) or acreage will have impacts on the suites of species and population numbers in the Valley.

There are dozens of birds identified in the Gypsum quad of the breeding bird atlas. Those that have been confirmed to breed specifically in the SW corner of the Gypsum quad near the Town of Gypsum are the red-tailed hawk, great blue heron, and the cliff swallow. There is a confirmed great blue heron rookery located in the western portion of the study area.

Riparian Habitat

The geology of the bottomlands along the Eagle River at Gypsum is quaternary, or younger alluvium and surficial deposits. These deposits have been shaped by years of sediment



movements during annual river volume fluctuations, forming bends in the river and oxbow wetlands. There was also gravel extraction in the 1970s when the interstate was built and the resulting pits were left as ponds in the SWA.

The habitat formed by geomorphology and construction activities adds a water resource necessary to migrating birds and local wildlife.

The riparian deciduous trees and shrubs along the Eagle River Corridor are primarily made up of willows and cottonwoods. A drastic transition to upland vegetation takes place into desert type shrubs in places. The herbaceous species composition is largely dominated by weedy, non-native and invasive species within the floodplain and surrounding the old gravel pits. Above the floodplain level, the area is highly modified with irrigated agriculture, mining, and residential and commercial development. Despite the lack of native vegetation, the areas of irrigated agriculture above the floodplain have high habitat value for some wildlife species.

Upland Habitat

The side slopes of the Valley are evaporates of halite, gypsum, or other saline deposits. The south-facing adjacent upland hillsides to the north of the river are primarily sage shrubland with patches

of pinyon-juniper forest habitat. The more north-facing hillsides are denser stands of pinyon-juniper forest. This difference in aspect and water availability makes for diverse matrix of habitat types. These habitats within close proximity of the riparian corridor create an opportunity for wildlife that prefers shrubland and pinyon-juniper to have water resources.

Water Quantity and Quality

The water quality in the Eagle River through Gypsum and the ERAP study area is high. There is some degree of sedimentation and heavy metal pollution from mining, golf courses, parking areas, roads, diversions and culverts, and adjacent lands (ERWP, 1996). While the water quality of the river has remained predominantly intact compared to the rest of the Valley, it is important to promote land uses that do not compromise the health of the river.

Key Issues:

Many people voiced their appreciation for the Eagle River. It is a highly prized resource that is particularly pristine through the ERAP study area. Protecting the quality of the Eagle River, while allowing access and some development nearby, is necessary for responsible growth. In terms of planning for the future, the community's feedback suggests that there is a need for more access to the river for enjoyment, and want to promote it as a unique community attribute and recreational asset. There is strong support to protect all sensitive natural resources, including riparian habitat, wildlife corridors, water quality, and the viewshed from I-70, consistent with the existing Eagle River Watershed Plan.

Several actions important to a healthy river include:

- Buffering the river from development while allowing appropriate access

- Protecting wildlife habitat and movement corridors
- Preventing fragmentation of wildlife corridors and habitats
- Preserving and protecting open space
- Implementing greenbelts
- Implementing buffer standards for riparian and wildlife areas
- Requiring implementation of best management practices (BMP's) for water quality

Potential Habitat Conservation Opportunities

In the ERAP planning area, irrigated agricultural land above the floodplain has the highest conservation value for its proximity to water resources and wildlife habitat. For wildlife habitat, these lands are prime for winter elk grazing, and also provide the essential link between the pinyon-juniper forest and the riparian corridor. In particular, the area to the west of the Highway 6 bridge is noted for its valuable wildlife habitat and could be looked at for permanent preservation. Though some parcels already have residential development on them, or are permitted to, limiting development in this area could lead to a sizable conservation area with a variety of habitat types, including shrubland, wetland, and two oxbow ponds. A combination of conservation techniques, such as conservation easements, would be key to establishing a long-term plan to keep this area suitable for generations of Gypsum residents to view wildlife, such as elk and eagles, out their windows or on their way to work or school.

Potential Migration Corridor Protection

A migration corridor for wildlife, such as deer and elk, that connects the pinyon-juniper forest, bench shrubland and irrigated fields, and the riparian corridor on the west side of Gypsum has

a potential to be planned for. Another potential corridor coming from the northeast under the interstate and connecting with the SWA can be planned for.

Water Quantity and Quality

Because most development occurs in the Eagle River Valley adjacent to the river, it is important to provide strategies to protect water quality and quantity as growth continues. Landowner involvement and education are important along the Eagle River because a majority of the sensitive riparian ecosystem lands are privately owned. Adequately planning for storm sewer discharge management and monitoring during and after construction are other highly effective methods.



COMMUNITY CHARACTER AND DESIGN

Existing Resources:

The Town of Gypsum's character sets it apart from other communities within the Eagle Valley. While tourism and vacation homes have become staples of some other nearby communities, Gypsum has managed to maintain its small town charm and commitment to community. Even with new neighborhoods and commercial development, the Town has kept much of its historic qualities and heritage intact.

The civic core of Gypsum embodies the Town's commitment to its small town character, and how thoughtful integration of old and new can elevate sense of place. With the Rec Center and Town Hall as its centerpiece, the design incorporates Gypsum's ranching heritage into modern architecture, without looking like a theme park or tourist attraction. The civic core's materials, form, and scale integrate perfectly into the Town's original development along Valley Road, and set the stage for outstanding quality of design for future projects within Gypsum.

Other recent projects that promote community character and design are the recently constructed Stratton Flats neighborhood and the future Tower Center. These developments show that it is possible to meet the needs of a growing community without taking away from its unique sense of place and small town charm.

Key Issues:

Early public outreach strongly indicated that residents prize Gypsum's small town character and it should be paramount in planning decisions. Especially in an area as expansive as the Eagle River Corridor, plans must carefully address how design, scale, site plans, and other factors (such as natural resource conservation and transportation connectivity) may influence the



overall character of the Town. Identifying places within Gypsum and throughout the Eagle Valley that have successfully used design to promote community character will help achieve that goal.

Another key issue when addressing community character is ensuring that new development meets the needs of the community, rather than individuals. Within the ERAP study area, there are numerous places that may offer opportunities for promoting community character. It is the goal of this plan to look carefully at those and offer promising solutions to redevelopment and growth that fit well into the greater community.

LAND USE AND GROWTH

Existing Resources:

The land use pattern found within the Eagle Valley has evolved significantly in the last several decades. Vail and Beaver Creek Resorts triggered rapid development of Vail, Avon, and Edwards, and have more recently impacted the smaller communities of Eagle, Minturn, and Gypsum. The development pattern has become very dense in Avon and Vail, with hotels and condos rising ever higher, and the demand for single family homes has led to a more suburban pattern in Edwards, Eagle, and Gypsum. As demand continues to grow, there is a need for more creative solutions

that include mixed-use, multi-family, and clustered housing.

The population in Gypsum has increased rapidly, considering its small size in the last decade – from just 3,654 in 2000 to 5,954 in 2007. It is difficult to know what the long-term effects of the nation’s economic downturn will have on the Eagle Valley, but many people expect it to fare well and continue at a steady rate. Gypsum plays an especially important role in the Valley’s future because it is one of the few places with a significant amount of undeveloped land (the ERAP study area) and its other appealing qualities.

Key Issues:

The challenge that Gypsum faces is to plan a land use pattern that promotes its small town character, complements the natural environment, and provides a variety of uses and housing options. Land use pattern has an unquestionable impact on a community’s character, and has long-term or permanent consequences. The ERAP has natural boundaries that inherently constrain development, which should be complemented in future growth. Sprawl is not an option, so it will benefit the Town to focus density along Highway 6, minimize impacts to the riparian corridor, and grow incrementally away from the present civic core.

The other challenge within the ERAP study area is incorporating existing neighborhoods into the future land use framework. Agriculture and ranchette neighborhoods are important to Gypsum’s character. Higher density neighborhoods and mixed-use development should be located in areas closer to the Town’s civic core and transportation connections, transitioning down to lower densities and more rural character moving eastward.

NEIGHBORHOODS

Existing Resources:

Housing is an ongoing challenge for communities within the Eagle Valley. Resorts and tourism have provided a solid employment base, while at the same time, have driven home prices through the roof. Employees across nearly all income levels face median home prices (\$321,934 in 2007) that are much higher than the statewide prices (\$233,900 in 2007), and as a result commute longer and longer distances to find solutions. While some subsidized options do exist (Stratton Flats a most recent example), the demand is far from met.

Gypsum is in a unique position due to its location within reasonable driving distance to the region’s employment cores: Vail, Avon, and Edwards to the east, and Glenwood Springs and Rifle to the west. Gypsum is very appealing because of its western feel and small town charm, which has endured the area’s rapid growth. Compared to other neighboring towns, Gypsum has some of the best options for housing, schools, and sense of community.

Current neighborhoods in Gypsum consist mainly of single family homes: ranging from historic homes, to traditional suburban neighborhoods, to mixed-density neighborhoods like Stratton Flats. Large-lot ranchettes, such as those found within the eastern portion of the ERAP study area, and luxury homes found on the south end of Town are also important to the composition of neighborhoods found in Gypsum.

Key Issues:

Gypsum faces three main challenges for housing in the future. First, there is a need to balance the amount of new housing with the development of new commercial and employment areas. Without that balance, the Town will become more



of a bedroom community and lack economic and social sustainability.

The second challenge with new housing is to meet the needs of a diverse and growing population. A complete community is one that includes a range of income levels and demographics. New neighborhoods must range in appeal to a wide audience of residents, from young families to retirees.

The last challenge facing housing is to ensure that community character is not compromised. New neighborhoods of all types should incorporate appealing architecture that is unique and identifiable. Green design can also be considered in development plans for new neighborhoods to encourage environmental sustainability throughout the community.

PARKS AND RECREATION

Existing Resources:

Gypsum has park and recreation sites with varied amenities maintained by the Public Works Department, state agencies, volunteers, and citizens. These sites include the Eagle Valley Rod and Gun Club, Gypsum Ponds SWA, Lundgren Theater, Gypsum Recreation Center, Town Hall Park (includes a skate park), Second Street Park, Eagle River Estates Park, Estes Lane Park, Gypsum Estates Park, Quail Run Park, Buckhorn Valley Athletic Fields, Brightwater Club Conservation Easement, Gypsum Sports Complex, and the Bike and Walking Path. Facilities include a seasonal ice rink, pool, softball and baseball fields, soccer fields, a little league field, horseshoes, volleyball courts, basketball courts, playgrounds, and picnic tables. The Rec Center includes a 26' climbing wall, lap pool, play pool, water slide, lazy river, sauna, hot tub, indoor running track, gymnastics facilities, two full basketball courts and volleyball courts, and workout equipment.

Key Issues:

While the Town is well served at its current size for parks and recreation, future growth will only increase the demand for additional parks and recreational amenities. Furthermore, stakeholders indicated a desire for more diverse recreational opportunities, as well as places of regional significance that would attract more visitors to Gypsum. Suggestions included more passive hiking trails along the Eagle River, more access to the river for fishing and boating, a kayak park, volleyball courts, and gathering spots for families.

ECONOMIC SUSTAINABILITY

Existing Resources:

The U.S. Census Bureau indicated in the 2000 Census that management and professional jobs accounted for the greatest percentage of jobs in Eagle County, followed by the service industry and construction/extraction (Figure x.x). Considering the steady growth of the resorts in the Valley, these statistics may have shifted slightly in recent years. Additionally, the American Gypsum plant and LaFarge operations surely would increase the level of extraction-based jobs that account for Gypsum's employment base.

Other major employers in Gypsum include Town government, Eagle County schools, Costco, and the airport. The Eagle County Airport employs 16 full-time, 9 part-time, and 8 winter seasonal workers through the Eagle County Government, and dozens more through various carriers, HATTS (National Guard), Vail Valley Jet Center, and TSA (personal communication, Eagle County Airport).

Key Issues:

The primary challenge facing Gypsum is economic sustainability. To move away from the direction of becoming a bedroom community to up-valley resort towns, Gypsum must increase its range of employment opportunities by attracting



new, growing industries. Potential industries could include green enterprise – such as wind and solar energy companies; or recreation based companies – such as gear manufacturers.

The Town has a shortfall of commercial and entertainment options, so answering the needs of residents will also strengthen its economic sustainability. Retail centers with restaurants and local businesses should be promoted in new development.

Stakeholder interviews revealed a number of other possibilities for economic development,

which should be considered for the future. These include hotel and meeting facilities, health care, and additional mixed-use office space.

MULTI-MODAL TRANSPORTATION

Existing Resources:

The Eagle Valley community has demonstrated a clear commitment to multi-modal transportation. Currently, residents and visitors are able to travel on bus or trail up and down the Valley very easily. This outstanding service is provided by ECO Transit and Trails. ECO Transit has 34 buses that run 24 hours a day, 7 days a week throughout the area. Ridership has steadily increased over the years (approximately 950,000 in 2006 to 1.2 million riders in 2008), a trend that is expected to continue with rising gas prices and greater environmental awareness (Figure x.x).

Two trails connect Gypsum to neighboring communities: Eagle to Gypsum Trail and the Gypsum to Dotsero. Though it utilizes frontage roads for much of its 22 miles, the Gypsum to Glenwood Springs Trail provides regional connections through Glenwood Canyon for recreationists.

Within Gypsum, residents may use the Bike and Walking Path, which begins just off the main exit to Gypsum on Highway 6 and proceeds east. The ECO Trails Eagle Valley Regional Trails Plan identifies several additional trail connections through the ERAP study area for recreation.

The Eagle County Regional Airport (EGE) serves 13 major cities, and is mostly targeted at ski tourism. Most travelers arrive and leave the airport via Highway 6, east through Eagle; however, its increased popularity does affect traffic through Gypsum. In the near future, travel to the airport may change significantly with the construction of a new interchange at I-70, which flies over the Eagle River and Highway 6, and connects

to the airport. To date, the Environmental Impact Statement has been completed and the Colorado Department of Transportation is awaiting funding for the project.

The Union Pacific Railroad runs east-west through the Town, along Highway 6, mainly to transport products from the American Gypsum plant. The train travels west from the plant several times a week with drywall materials, but only travels east a handful of times annually for maintenance reasons. The line does not serve passenger trains.

Key Issues:

Enhancing existing options for multi-modal transportation will enhance future growth in Gypsum. Residents support the idea of a local feeder bus system that stems off of the ECO Transit main routes. They also expressed interest in establishing a commuter rail along the railroad for more efficient connections to employment centers.

Continued development of a regional trail system will enhance recreational opportunities for Gypsum, as well as promote bikability and walkability. New growth should inherently include trail or walking path connections to commercial areas in order to promote a less auto-dependent community.

INFRASTRUCTURE

Existing Resources:

Growth almost always presents challenges for how to most efficiently serve new areas without burdening existing residents with the cost of improvements. The same will be true as the ERAP study area develops. With the exception of the neighborhoods located west of Highway 6 and the American Gypsum site, most of the study area is not within Town boundaries and does not have urban services.



Schools present another challenge for public services and will need to be addressed with new growth. Currently, Gypsum has 2 elementary schools (Gypsum Elementary and Red Hill Elementary), 1 middle school (Gypsum Creek Middle School), and 1 high school (Eagle Valley High School).

The Town has one wastewater treatment plant that is currently operating under capacity, and can handle up to 960,000 gallons per day. Drinking water is obtained from Mosher Springs and Gypsum Creek. Because of the quality of Mosher Springs, there are very few chemicals

needed for treatment. Water is stored in several large tanks in Town. Additionally, the LEDE Reservoir, located south of Town along Gypsum Creek, serves both storage and recreational purposes.

Key Issues:

A challenge for the future is to ensure that new growth pays for itself and does not compromise the high quality of services residents have today. Maintaining higher densities of future development along Highway 6 will result in lower costs and impacts for community services such as emergency, fire, water, and sewage disposal. Development plans should consider new school sites.

The availability of water is an issue and may be able to be addressed through the remediation of gravel pits into water storage. The ERAP study area will have several locations that are appropriate for a new reservoir as a result of ongoing mining operations.

Stormwater management will also be an important component of new development in order to protect the Eagle River. The Eagle River Watershed Management Plan provides detailed information and suggestions for stormwater management, such as best management practices, and is an excellent resource for citizens, planners, and developers to consult. The area of impermeable surfaces, such as parking and rooftops, increases with development, resulting in higher volumes and velocities of stormwater runoff. BMP's are very effective in reducing the amount and speed of stormwater, and reducing the potential for erosion and impacts on the natural resources.

Eventually, the Town will need a new wastewater treatment plant, and the ERAP study area may be a logical place to accommodate that. The


placement of that plant must consider prevailing winds, diurnal wind shifts, and impacts to existing viewsheds, though modern engineering allows plants to be much smaller and to have less impact than in the past.



CHAPTER III. VISION

COMMUNITY CHARACTER & DESIGN

Draft ideas for consideration



- "Preserve and promote Gypsum's friendly, small town atmosphere and unique identity within the Eagle Valley."
- "Create new community gathering places in Gypsum that reinforce the Town's character and identity."
- "Enhance the Town's gateways with appropriate land uses, natural resource features, and signage."
- "Promote quality design in new residential, commercial, civic, and industrial land uses that compliments Gypsum's small town character and natural setting."
- "Protect the scenic quality and viewsheds associated with the Eagle River, such as from Highway 6 and I-70."

Other ideas?


A "Downtown" is needed, ^{more} places to eat/shop ●●●●●●●●

MAKE SURE AREA THE DOWNTOWN - RUE TO ACCESS WARE ●●●●●●●●

A fenced dog park would be nice ●●●●●●●●

- Development along Hwy 6; River area protected - Permanent Conservation Easement ●●●●●●●●

- Don't build on front ends of build ●●●●●●●●



EDAW

OVERVIEW

The Community Vision for the study area forms the foundation for policies and decisions for the study area. Based on early public outreach, this Vision reflects the community's preferences for guiding principles and concepts for each of the ERAP's elements. Example photos (from both Gypsum and other places) and opportunity renderings provide a further level of detail that illustrates the direction the community would like to see taken within the Eagle River Corridor.

The following chapter is derived from the Plan's Vision Document, which was approved by Gypsum Town Council in January 2009. The statements, photos, and renderings found in that document directly resulted from early public outreach through the Public Visioning Workshop (October 9th, 2008), the Landowner Charette, and Stakeholder Interviews. The Community Vision ultimately informs the ERAP's future land use plan and policies in following chapters.

PARTNERSHIPS

“Develop meaningful partnerships between property owners, citizens, the Town, Eagle County, adjacent municipalities and agencies that are founded on respect and common vision for the Eagle River Corridor.”

- Continue to work with public agencies and non-governmental organizations to ensure that the natural character and quality of the Eagle River remain intact.
- Provide flexibility and predictability in the Eagle River Area Plan to ensure the most appropriate uses can be realized within the Eagle River Corridor in the future.
- Continue to base annexation on mutually beneficial agreements between property owners, the community, and the Town of Gypsum.



NATURAL RESOURCES

“Continue the community’s strong commitment to the protection of the natural resources found within the Eagle River Corridor.”

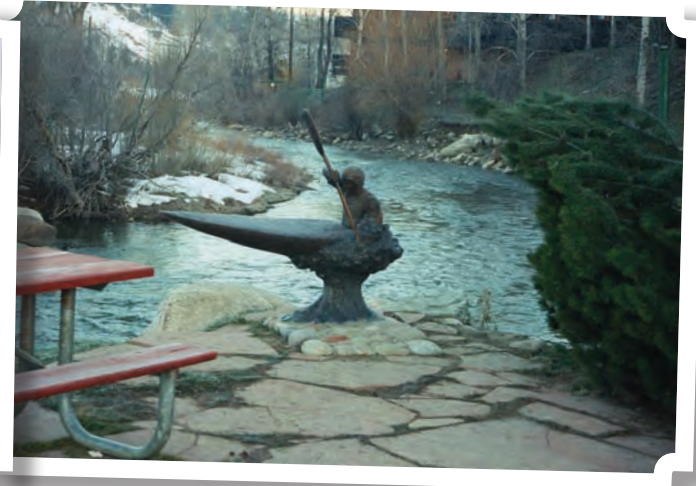
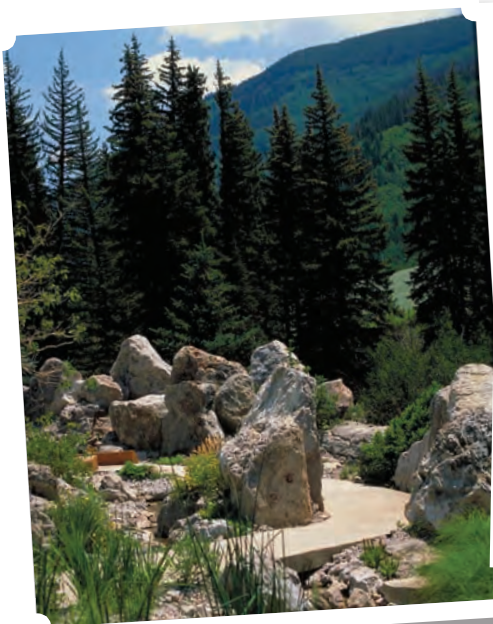
- Conserve our abundant natural resources and maintain or improve upon the quality of the environment in which we reside.
- Preserve, protect, and enhance the outstanding natural resources found within the Eagle River Corridor, including riparian resources, water quality, and wildlife habitat.
- Protect wildlife movement corridors and important wintering habitat within the Eagle River Corridor in light of future growth and development.
- Ensure that new development is aesthetically complementary to the natural character of the Eagle River ecosystem.
- Preserve the natural character of washes, creeks, and other valuable environmental features in the planning area.



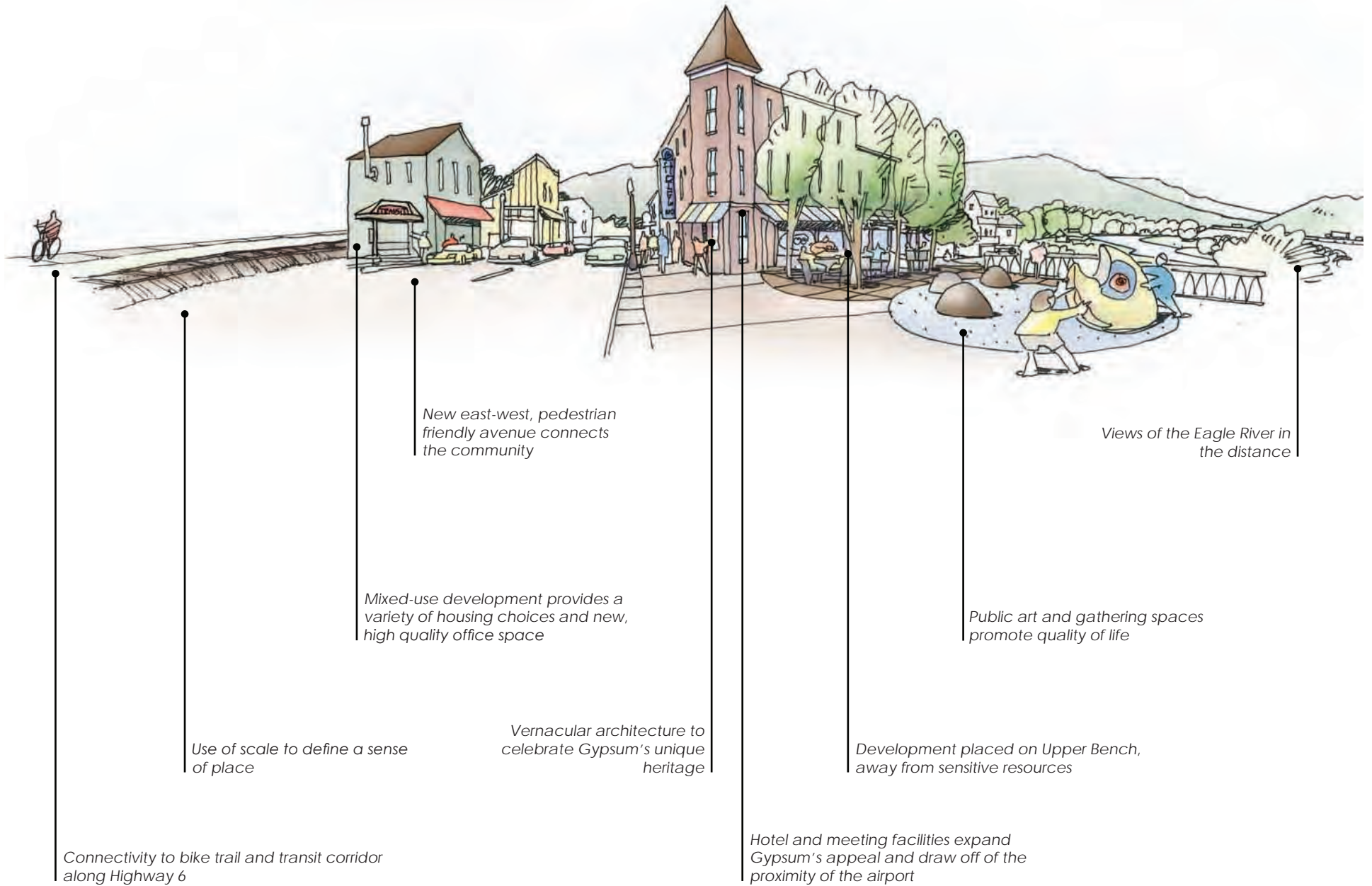
COMMUNITY CHARACTER & DESIGN

“Preserve and promote Gypsum’s friendly, small town atmosphere and unique identity within the Eagle Valley.”

- Create new community gathering places in Gypsum that reinforce the Town’s character and identity.
- Enhance the Town’s gateways with appropriate land uses, natural resource features, and signage.
- Promote quality design in new residential, commercial, civic, and industrial land uses that complements Gypsum’s small town character and natural setting.
- Protect the scenic quality and viewsheds associated with the Eagle River, such as from Highway 6 and I-70.
- Promote a sense of community that encourages social interaction through gathering places that play off of the character of the Recreation Center and historic properties in Gypsum.



NEW CENTERS



New east-west, pedestrian friendly avenue connects the community

Mixed-use development provides a variety of housing choices and new, high quality office space

Vernacular architecture to celebrate Gypsum's unique heritage

Views of the Eagle River in the distance

Public art and gathering spaces promote quality of life

Development placed on Upper Bench, away from sensitive resources

Use of scale to define a sense of place

Connectivity to bike trail and transit corridor along Highway 6

Hotel and meeting facilities expand Gypsum's appeal and draw off of the proximity of the airport

LAND USE & GROWTH

“Promote high quality growth that preserves Gypsum’s character, increases economic sustainability, and protects the valuable natural resources found within the Eagle River Corridor.”

- Encourage the development of commercial and residential uses along major transportation corridors and transit connections.
- Encourage a transition of uses from higher density and intensity along Highway 6 to more sensitive uses adjacent to the riparian corridor of the Eagle River.
- Maintain rural or natural separation between the growing communities of Gypsum and Eagle.
- Protect the rural character found within the Eagle River Corridor through continued agricultural and ranching uses.
- Ensure that continued gravel mining is balanced with and separated from the location, character, and timing of new growth within the Eagle River Corridor.



LAND USE PATTERN



Rural or natural separation between the growing communities

New neighborhoods that include small ranches and clustered development

Concentration of uses along major transportation corridors and transit connections

Focused development at appropriate locations at the river

Respect given to existing land uses

Protection of the riparian corridor along the Eagle River

NEIGHBORHOODS

“Promote high quality neighborhoods accessible to a wide range of residents in order to encourage social diversity and balance.”

- Ensure that new neighborhoods complement the character of the Eagle River Corridor through quality design and integration of natural features.
- Develop a variety of high quality housing options for existing and future residents.
- Promote new neighborhoods that are walkable and pedestrian and bicycle-friendly.
- Where desirable, continue the establishment of small ranches and large-lot neighborhoods, similar to those already found within the Eagle River Corridor.
- Preserve public access to the Eagle River at key locations.



NEW NEIGHBORHOODS



Mix of housing styles appeal to a range of residents and add to community character

Sidewalks, narrow streets, and small setbacks contribute to pedestrian-friendly places

Higher density neighborhoods promote a sustainable land use pattern

Connected greenways promote environmental health and integrated stormwater management within neighborhoods

Views of the Eagle River corridor enhance neighborhood experience

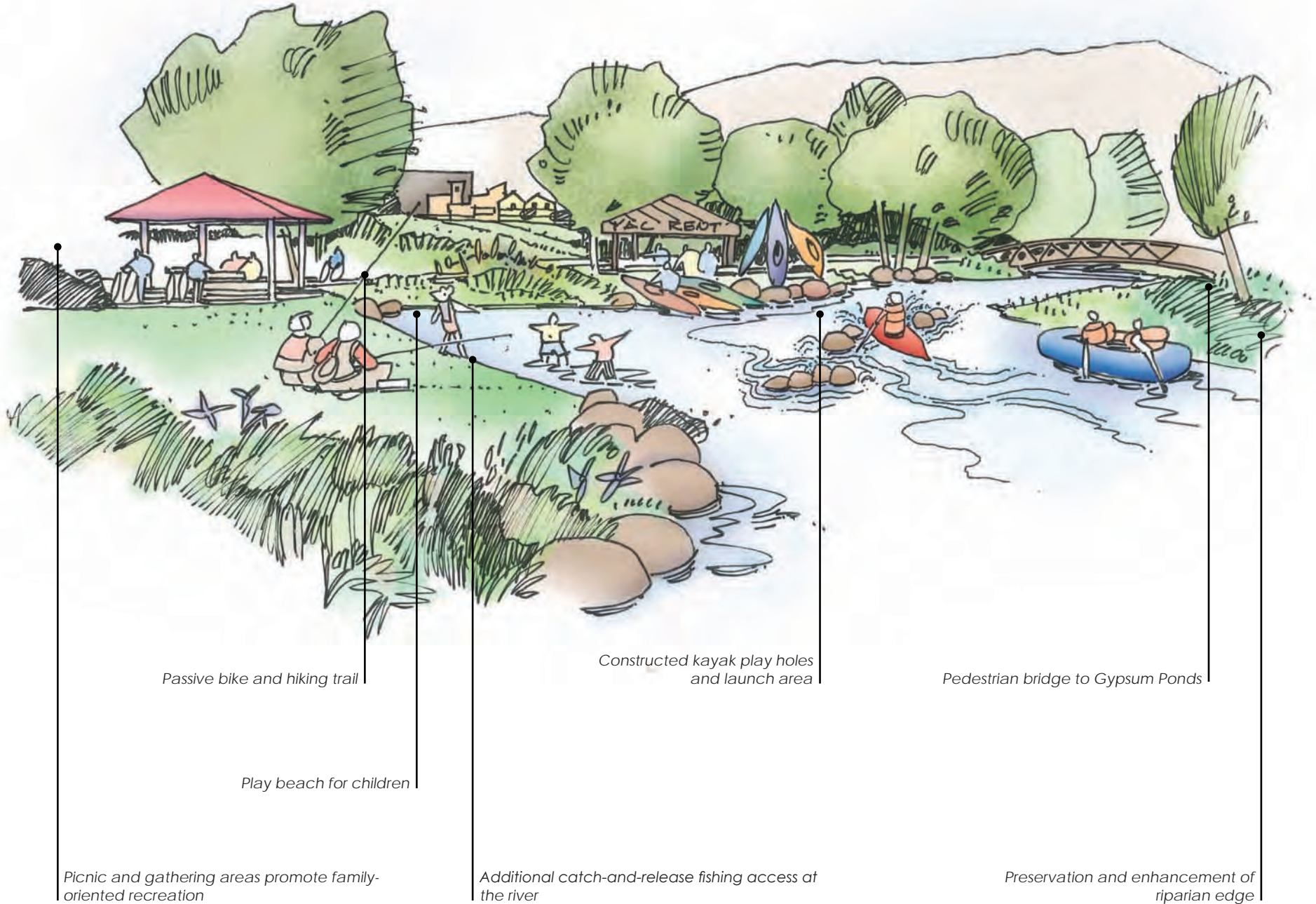
Vernacular architecture celebrates Gypsum's heritage and leads to more unique, appealing neighborhoods

PARKS & RECREATION

“Establish a variety of recreational opportunities along the Eagle River that meet the needs of the community, promote tourism, and protect natural resources.”

- Recognize opportunities to expand upon existing public access points to the Eagle River, such as the Gypsum Ponds, in order to improve the quality of life for Gypsum residents and visitors while not encroaching on private properties.
- Uphold Gypsum’s outstanding level of service for parks and recreation by adding new facilities at a variety of scales as new residents move to the Town.
- Diversify recreational opportunities along the Eagle River, such as through the establishment of a kayak course, more catch-and-release fishing areas, a boat ramp near Gypsum Ponds, additional rustic and nordic trails, and picnic areas.





Passive bike and hiking trail

Play beach for children

Picnic and gathering areas promote family-oriented recreation

Constructed kayak play holes and launch area

Additional catch-and-release fishing access at the river

Pedestrian bridge to Gypsum Ponds

Preservation and enhancement of riparian edge

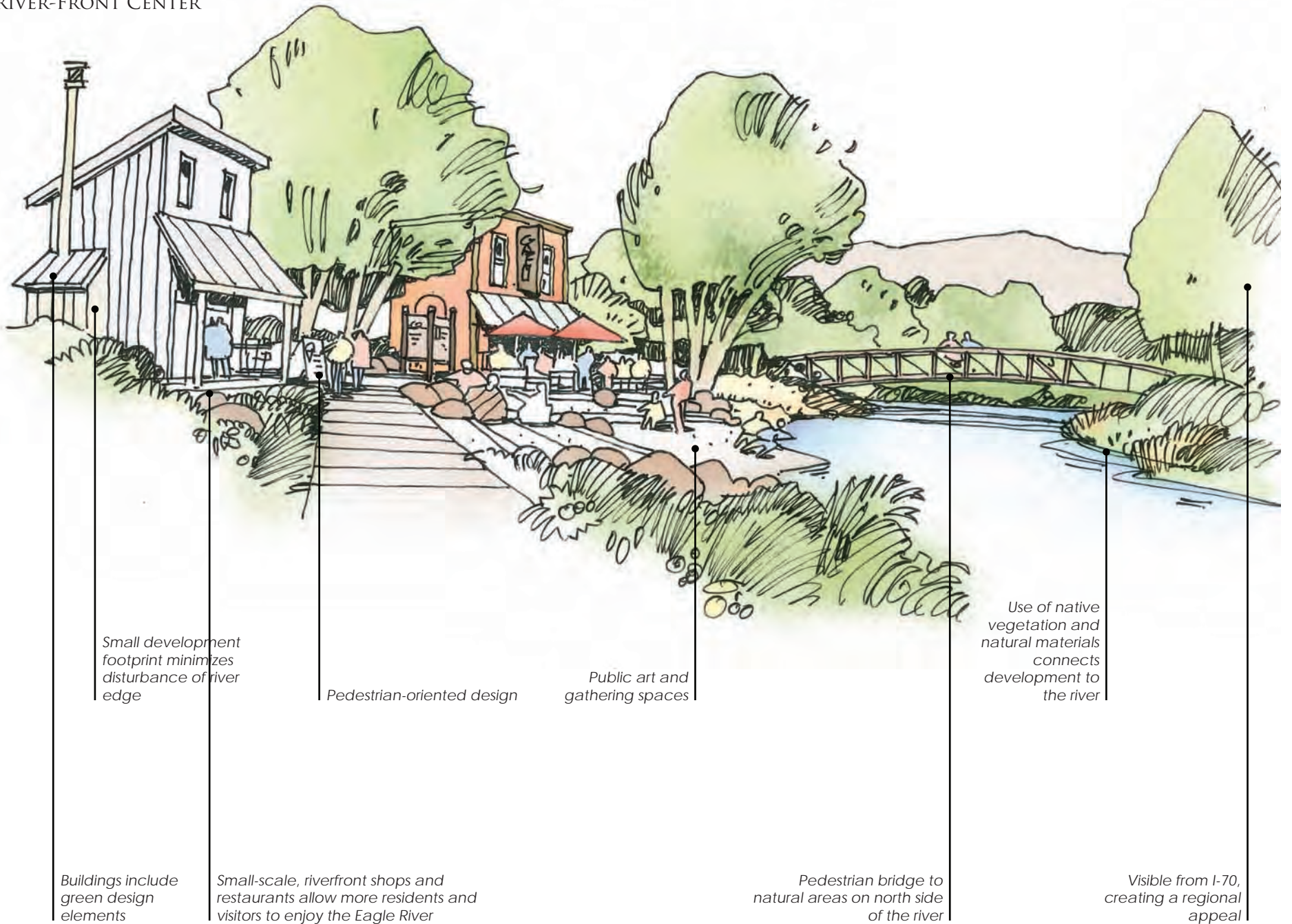
ECONOMIC SUSTAINABILITY

“Foster economic opportunities that meet the community’s growing needs, allow more residents to live and work in Gypsum, and strengthen long-term economic stability.”

- Create walkable neighborhood centers within the Eagle River Corridor that provide basic community services, while also expanding Gypsum’s employment base.
- Promote Gypsum as an ideal place for appealing to new businesses, especially recreation and tourism-based businesses.
- Where appropriate and environmentally feasible, increase Gypsum’s tourist appeal by promoting more river-oriented activities, retail, and meeting facilities.



RIVER-FRONT CENTER



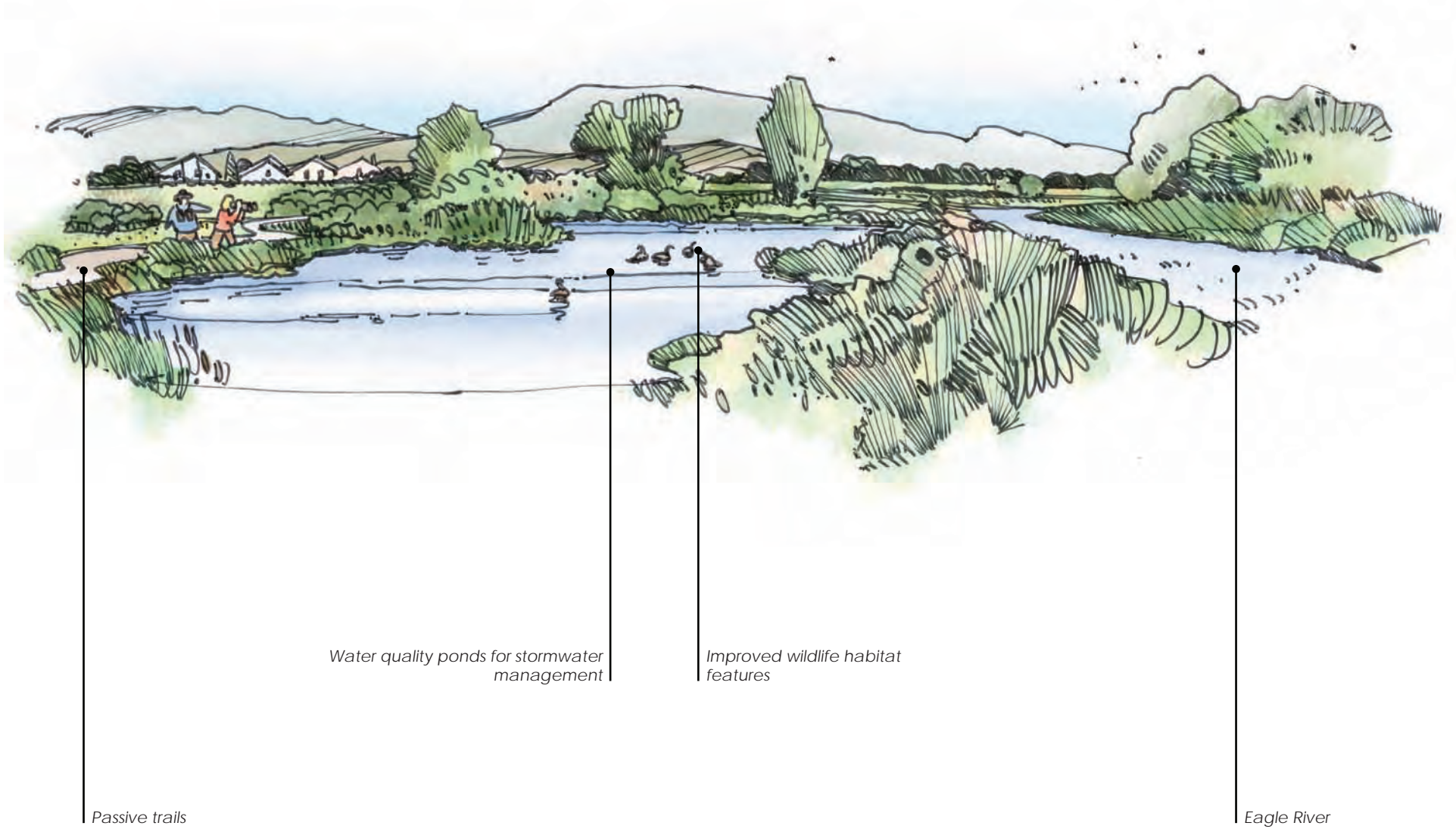
INFRASTRUCTURE

“Construct and maintain high quality community infrastructure, including water supply and sewage disposal systems; an effective transportation network that includes transit systems, pedestrian and bicycle trails; and parks and recreational facilities.”

- Manage the type, scale and density, location, and timing of growth so that community infrastructure, facilities, and service expansions can accommodate new developments without compromising the quality of service goals.
- Identify large scale utility needs in the area plan to ensure an adequate funding and planning for growth.
- Identify and plan for integrated, environmentally friendly stormwater management throughout the Eagle River Corridor.
- Restore disturbed land areas (e.g., gravel, brownfields, degraded habitat areas) to serve the community's need for increased water storage, future development, recreation, and wildlife habitat.
- Identify an appropriate site for a new, site-sensitive wastewater treatment facility to accomodate new growth.



STORMWATER MANAGEMENT



MULTI-MODAL TRANSPORTATION

“Build off of Highway 6 and other existing community connections to promote safe, efficient multi-modal transportation options within the Eagle River Corridor, including transit, bicycle trails, and pedestrian walkways.”

- Identify large scale transportation connections to ensure local and regional connectivity within the study area.
- Develop key transit hubs within the study area to ensure connections to regional transit systems.
- Incorporate proposed regional transportation projects into the planning process, including road enhancements, new interchanges and flyovers, and other improvements.
- Continue efforts to improve bus service west of Gypsum and towards the establishment of a regional rail line.



CHAPTER IV. OPPORTUNITIES & CONSTRAINTS



INTRODUCTION

As stated in earlier chapters, the Eagle River Area Plan's study area is very constrained by environmental resources, existing development and industries, infrastructure, and topography. While this can be limiting, the site's characteristics should also be viewed as an opportunity to frame development and growth, and create new places with strong character and outstanding amenities. This chapter highlights how the characteristics of the corridor may guide growth opportunities for the future in order to meet the community's vision.

RIVER MANAGEMENT ZONES

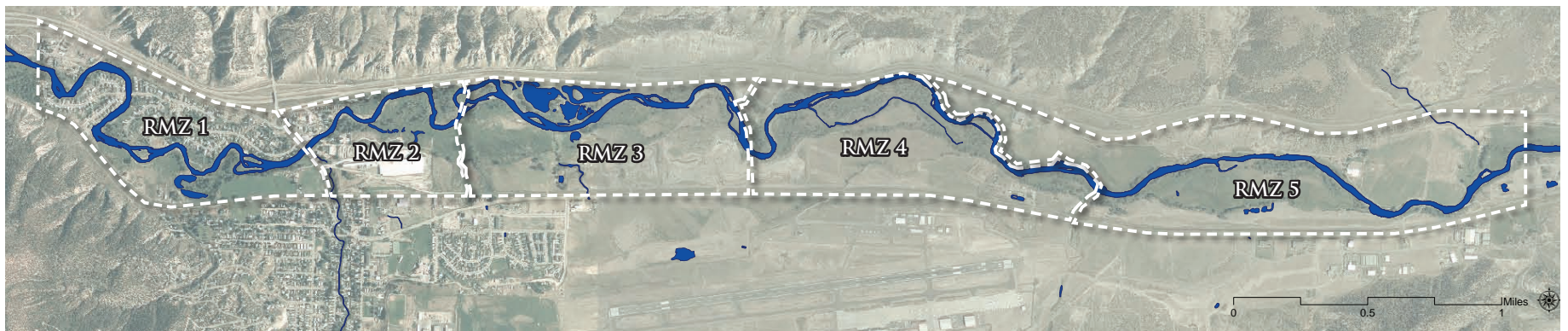
OVERVIEW

The layout of the study area is so extensive, that it is difficult to examine it closely at its full scale. In order to hone in on specific resources found along the Eagle River, as well as current development patterns, the corridor was broken down into River Management Zones (RMZ's). These RMZ's vary in scale and are delineated predominantly by their landscape character and development pattern. The 5 RMZ's range from nearly built out and close to existing services (RMZ 1), to rural with little or no urban development nearby (RMZ 5). The RMZ's are reflective of the current development pattern found in Gypsum, in which development dissipates as you move farther away from the urban core.

The RMZ's serve several purposes. The first is to examine environmental resources at a scale that makes sense ecologically and in terms of growth. By breaking them down, we can better see the interconnectedness of the riparian resources, hydrology, and any specific features that are unique to that area, such as wildlife habitat.

Secondly, the RMZ's illustrate the current development pattern found there. Existing development that is unlikely to evolve in the near future is mapped in order to take it into consideration when planning adjacent areas, but to recognize that it is a stable part of the community.

Lastly, the RMZ's allow distinct opportunity areas to emerge. By evaluating each RMZ's resources and existing development, it is clear where resources are regulatory and highly sensitive, and where current land uses are not going to affect



decisions. What is left are the areas of the corridor that can be considered catalysts for land use change.

RMZ EVALUATION

Each RMZ was evaluated through a sequence of information. First, its hydrological resources were inventoried, including the river corridor, 100-year floodplain, and floodway. These areas are considered highly constrained and important to the riparian ecosystem.

Secondly, additional environmental resources were inventoried based on available data from CDOW, National Wetland Inventory, and other sources. The Natural Resources maps for each RMZ highlight any resource information that is known and may affect planning decisions there.

The third map that is presented in this section as the next step in the RMZ evaluation is Opportunities and Constraints. Constraints represent three levels: from highly constrained areas such as floodplain and riparian habitat (Level 1, dark green), to moderately constrained areas that have resources present but may allow for some flexibility in planning (Level 2, medium green), to resource areas that are not constrained by regulations but do have values that must be taken into consideration (Level 3, light green). From that information, opportunity areas are highlighted in dark red.

Opportunity areas represent where big ideas, which were heard from the community during the visioning process, may be achieved. These include a broad range of intensities that rely on the site's underlying resources – from new mixed-use development to conservation area.

Following each set of maps, the RMZ's are rated based on their *natural character* and

developability. The purpose of doing so is to understand the site's suitability for growth. The relationship between the two helps determine which land uses are appropriate for each RMZ.

Natural character speaks to the value of the RMZ's natural resources, remoteness, and overall value to the community as an undeveloped landscape. The factors that influenced the RMZ's natural character were:

Resource Value: This accounts for the overall range and abundance of environmental resources found there, based on available data. Resources include wildlife habitat, floodplain/floodway, wetlands, and riparian vegetation.

Environmental Sensitivity: The presence of highly sensitive and regulated environmental resources results in a higher rating of environmental sensitivity. For example, if an RMZ is largely comprised of riparian vegetation within the floodway, that would be considered very sensitive.

Visual Quality: Visual quality measures the landscape's appearance and impact to residents and visitors. Large ranchlands framing the Eagle River that are symbolic of the area and would be rated very high for visual quality, while an industrial area would be rated low.

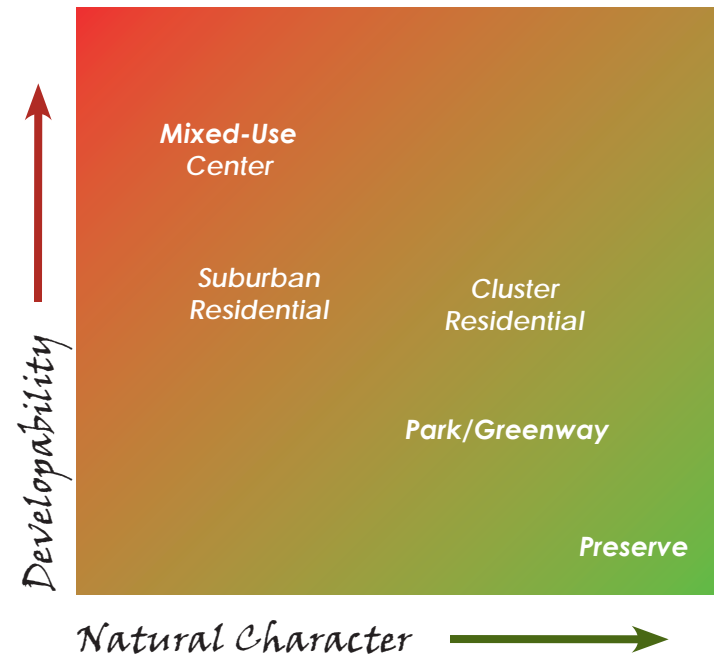
Developability addresses how efficiently the RMZ may accommodate growth, and at what cost to the community and the natural environment. Factors included:

Proximity to Existing Services: How close the land is to existing

infrastructure and utilities. Closer distance equal a higher rating.

Size of Vacant Property: Larger vacant area equals a higher rating, as it is more ideal to develop a larger area at once than smaller parcels piecemeal.

Level of Disturbance: If an RMZ already has existing uses, this rates their intensity and how severely new development would impact the area. A higher rating would indicate that the RMZ is already impacted and could more easily absorb higher intensity growth.



EXPLANATION OF MAPS

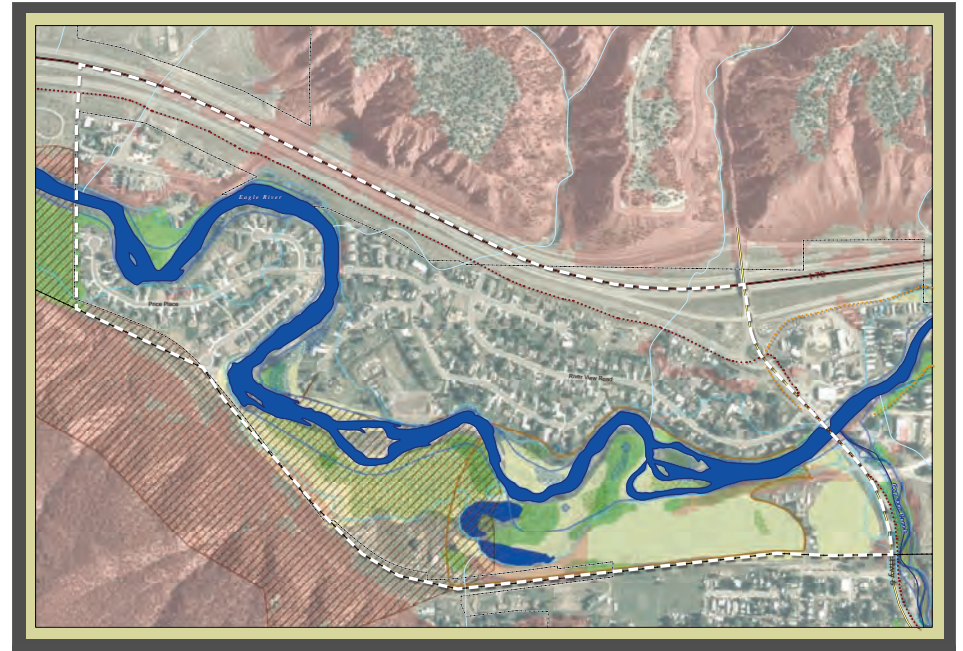
The maps on the following pages are thumbnail versions of full-scale (34"x44") maps that were used during the RMZ analysis. They are meant to represent the sequence of analysis.

For a closer look at each RMZ's analysis maps, please look to Appendix A, where not only the maps are presented full-page, but they are also compared with the final Framework Plan.

Additionally, full-scale maps are available at Town Hall, and may be saved digitally.



RMZ 1 - Hydrology



RMZ 1 - Natural Resources

RIVER MANAGEMENT ZONE 1

FEATURES

- Existing neighborhoods- Eagle River Estates and Willowstone- are anchors of the community
- Important viewshed in the heart of the Town found at the Walker Ranch
- Unique environmental resources include eagle roost area, oxbow wetlands, and rich riparian habitat
- Potential gateway area being underutilized

BASELINE DEVELOPMENT RECOMMENDATION

RMZ 1 is almost entirely built out, with the exception of the Walker property, which is currently a working ranch. Development opportunities are very limited; however, there is strong potential to enhance the Town gateway experience on the easternmost portion of the ranch, illustrated by Opportunity Area 1a. Gateway commercial uses may include retail and restaurants to serve the nearby neighborhoods and take advantage of the traffic coming off of I-70 into Town or just passing through.

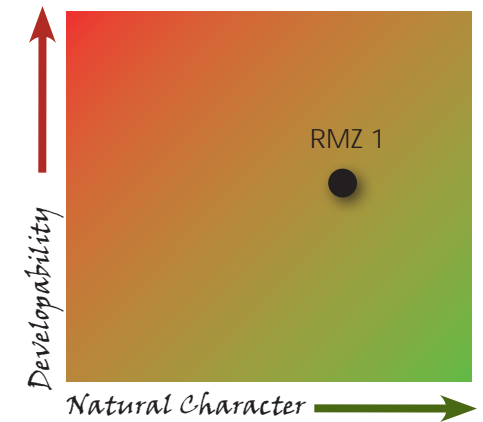


RMZ 1 - Opportunities & Constraints

	Resource Value	Environmental Sensitivity	Visual Quality	Natural Character
RMZ 1	3	4	4	Moderate-High (11)

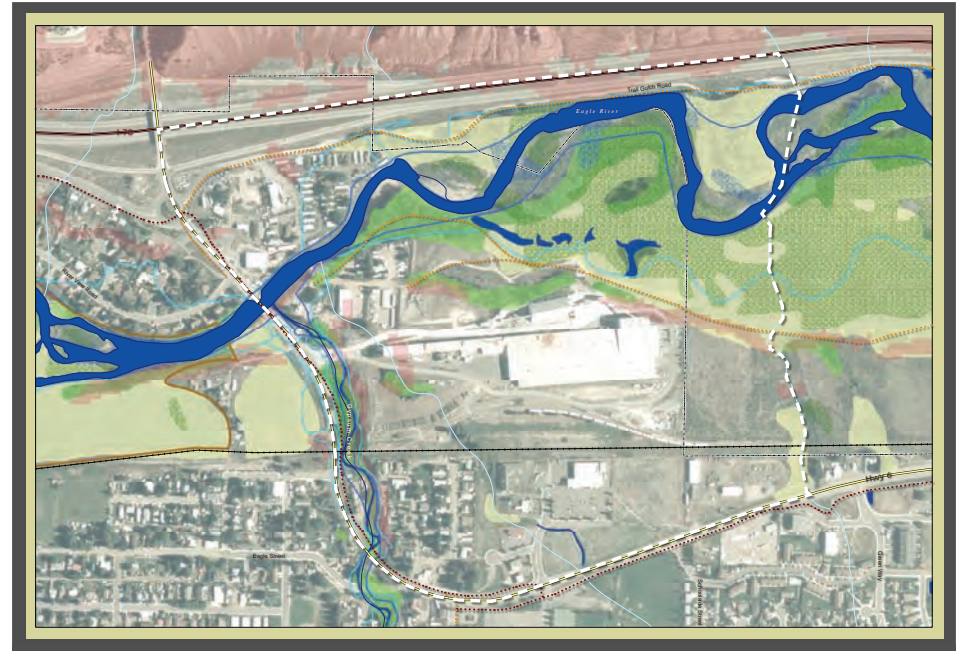
	Proximity to Existing Services	Size of Vacant Property	Level of Disturbance	Developability
RMZ 1	5	1	1	Low-Moderate (7)

Each category has a range from 1 (lowest) - 5 (highest).





RMZ 2 - Hydrology



RMZ 2 - Natural Resources

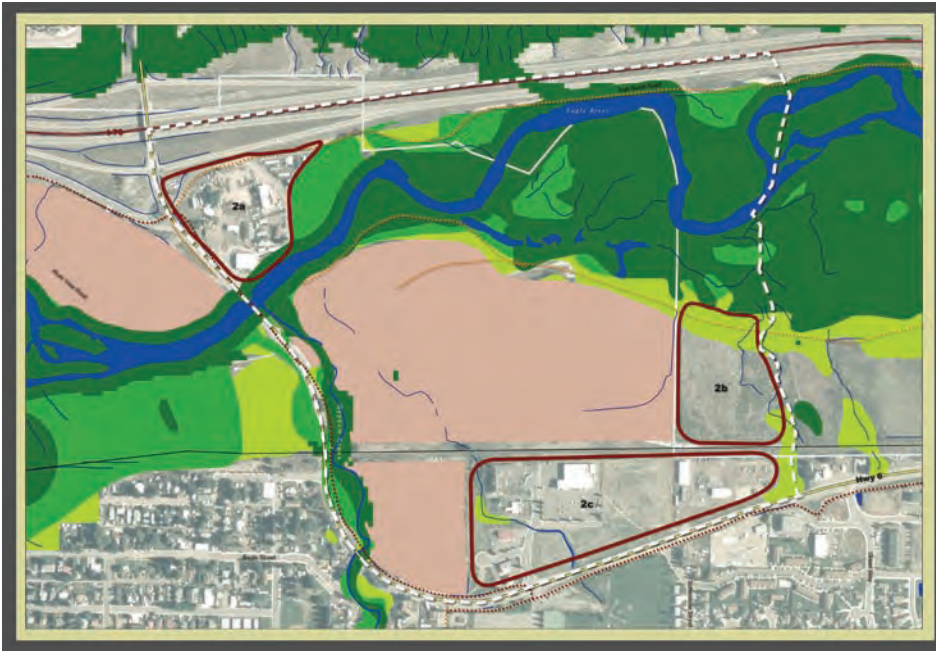
RIVER MANAGEMENT ZONE 2

FEATURES

- Gateway to the Town, Highway 6 and I-70 interchange
- American Gypsum facilities
- Existing commercial uses- grocery, gas, convenience, restaurant serving Highway 6 and nearby neighborhoods

BASELINE DEVELOPMENT RECOMMENDATION

Given the level of land use intensity created by the wallboard plant, nearby uses should be aimed at helping to integrate that area better into the community and buffering it against future growth. Potential uses might be office or commercial, which enhances what currently exists today. Opportunity Area 2a may overlook the Eagle River and offer potential for offices or a business park. Opportunity Area 2b is already built out; however, in light of new growth and an increased need for community services, this area may be considered for redevelopment in the future.

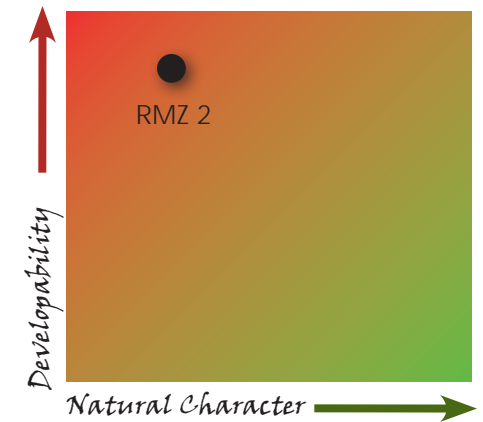


RMZ 2 - Opportunities & Constraints

	Resource Value	Environmental Sensitivity	Visual Quality	Natural Character
RMZ 2	1	2	1	Low (4)

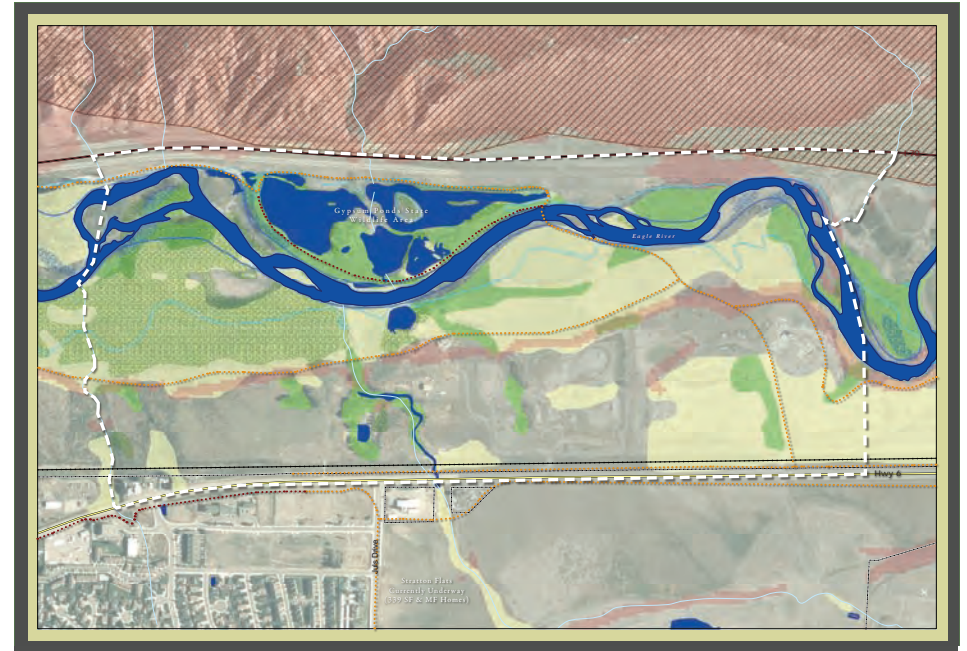
	Proximity to Existing Services	Size of Vacant Property	Level of Disturbance	Developability
RMZ 2	5	2	5	High (12)

Each category has a range from 1 (lowest) - 5 (highest).





RMZ 3 - Hydrology



RMZ 3 - Natural Resources

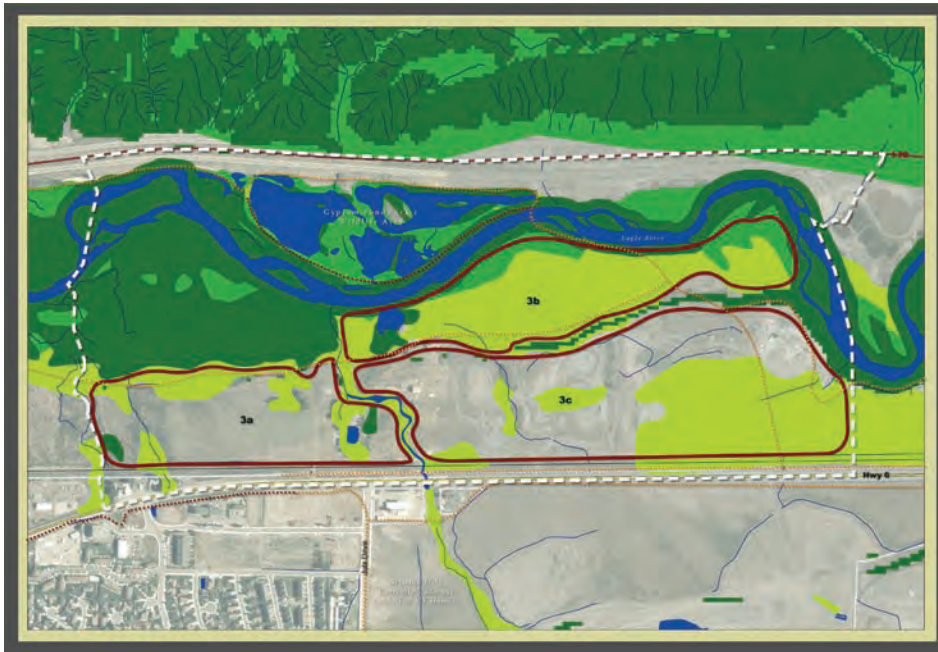
RIVER MANAGEMENT ZONE 3

FEATURES

- Gypsum Ponds State Wildlife Area
- Large developable area
- Across Highway 6 to the airport, Stratton Flats, and the future Tower Center project

BASELINE DEVELOPMENT RECOMMENDATION

A gem of the Eagle River Corridor is Gypsum Ponds State Wildlife Area (SWA), found on the north side of the Eagle River within RMZ 3. There currently is a small trail running through the SWA, and several proposed trails that link that to other areas. RMZ 3 has a large developable area that sits off of the floodplain and away from highly sensitive riparian resources, offering the greatest potential within the entire study area for a new neighborhood center, housing, and even recreational resources. There also is adequate land area within the floodplain to address stormwater management for new development in a way that it could serve as an amenity for new neighborhoods. Additionally, a new center would be well supported by the new neighborhood, Stratton Flats, and airport traffic.

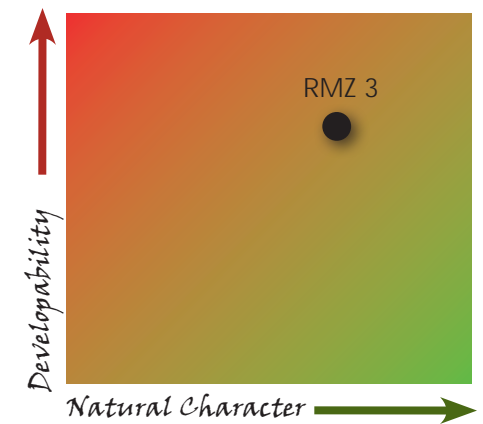


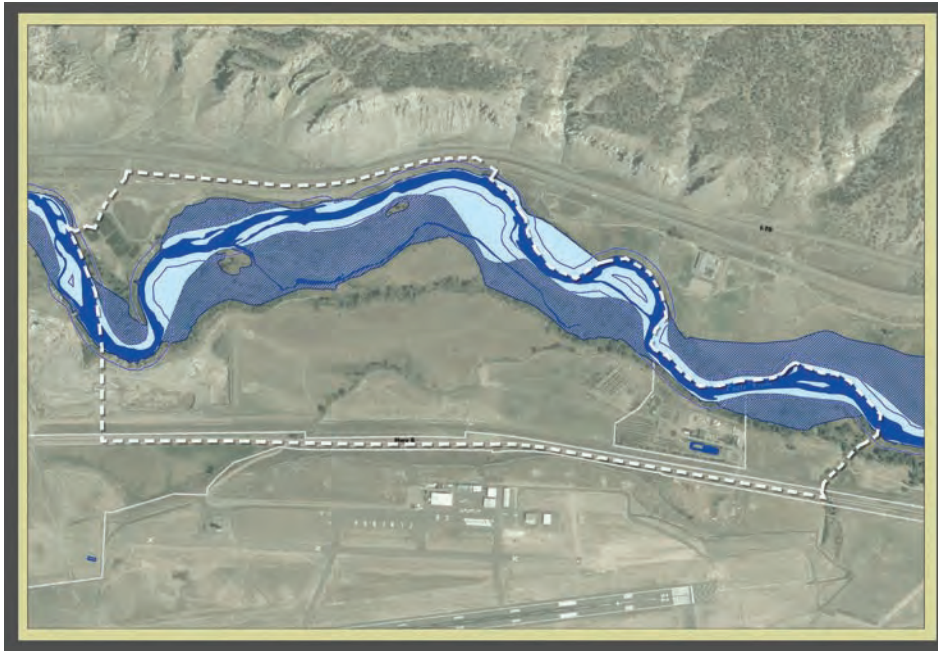
RMZ 3 - Opportunities & Constraints

	Resource Value	Environmental Sensitivity	Visual Quality	Natural Character
RMZ 3	3	3	3	Moderate (9)

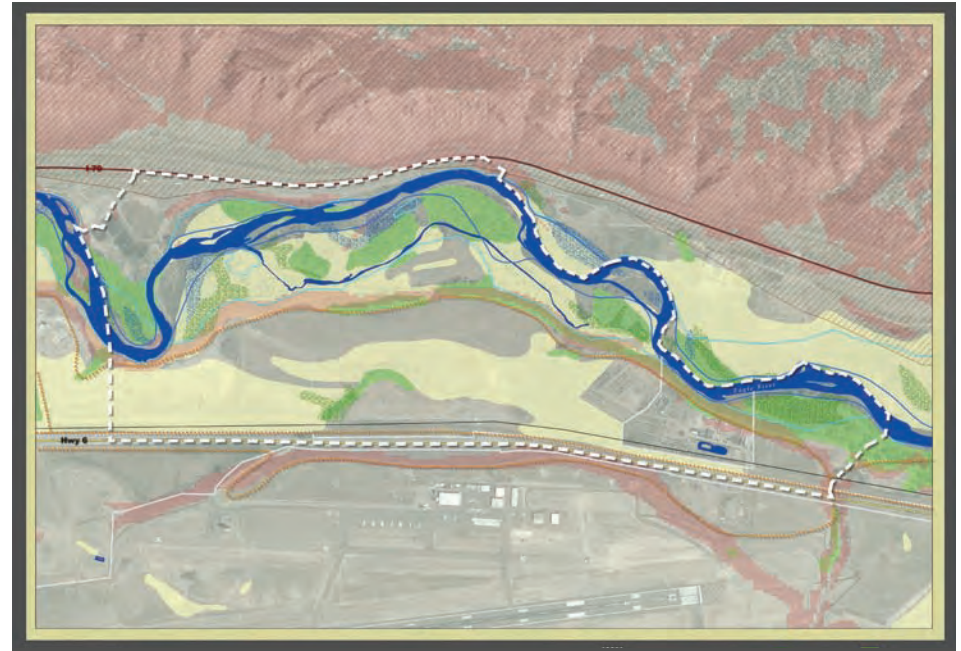
	Proximity to Existing Services	Size of Vacant Property	Level of Disturbance	Developability
RMZ 3	5	5	2	High (12)

Each category has a range from 1 (lowest) - 5 (highest).





RMZ 4 - Hydrology



RMZ 4 - Natural Resources

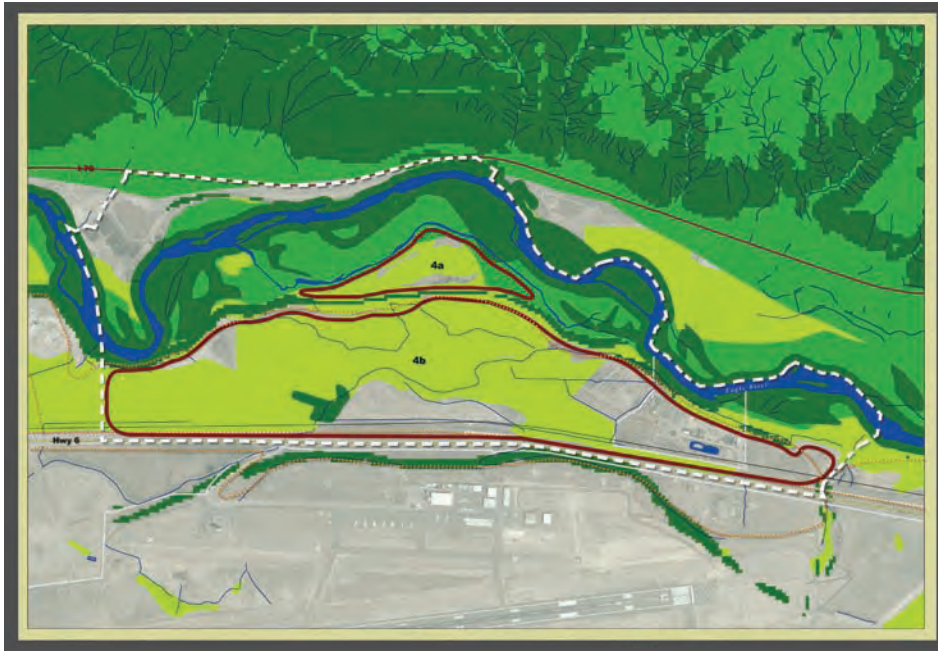
RIVER MANAGEMENT ZONE 4

FEATURES

- Adjacent to the Eagle County Airport
- Existing agricultural lands a visual resource
- Small property is already annexed, currently a nursery
- Potential to meet more housing needs and provide a transition of uses between new development and a community separator

BASELINE DEVELOPMENT RECOMMENDATION

RMZ 4 has a large Opportunity Area (4b) that has a moderate natural character and great views of the Eagle River. A smaller Opportunity Area (4a) presents an opportunity for light recreation extending from Gypsum Ponds, connected by a passive trail network. That area could also provide an opportunity for stormwater management. While this area is not best suited for urban development due to its character and context in the community, Opportunity Area (4b) may play an important role in providing new housing, conservation-oriented neighborhoods, and a transition into more rural uses as a community separator.

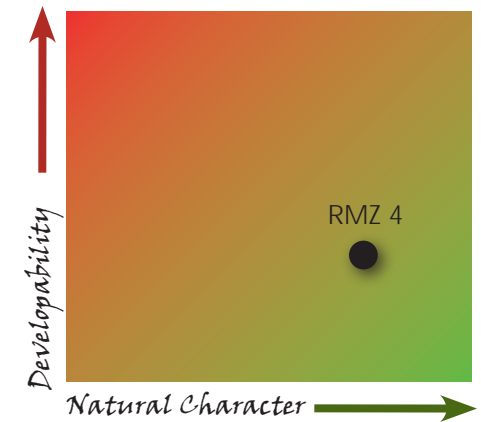


RMZ 4 - Opportunities & Constraints

	Resource Value	Environmental Sensitivity	Visual Quality	Natural Character
RMZ 4	4	4	4	High (12)

	Proximity to Existing Services	Size of Vacant Property	Level of Disturbance	Developability
RMZ 4	2	3	1	Low-Moderate (6)

Each category has a range from 1 (lowest) - 5 (highest).





RMZ 5 - Hydrology



RMZ 5 - Natural Resources

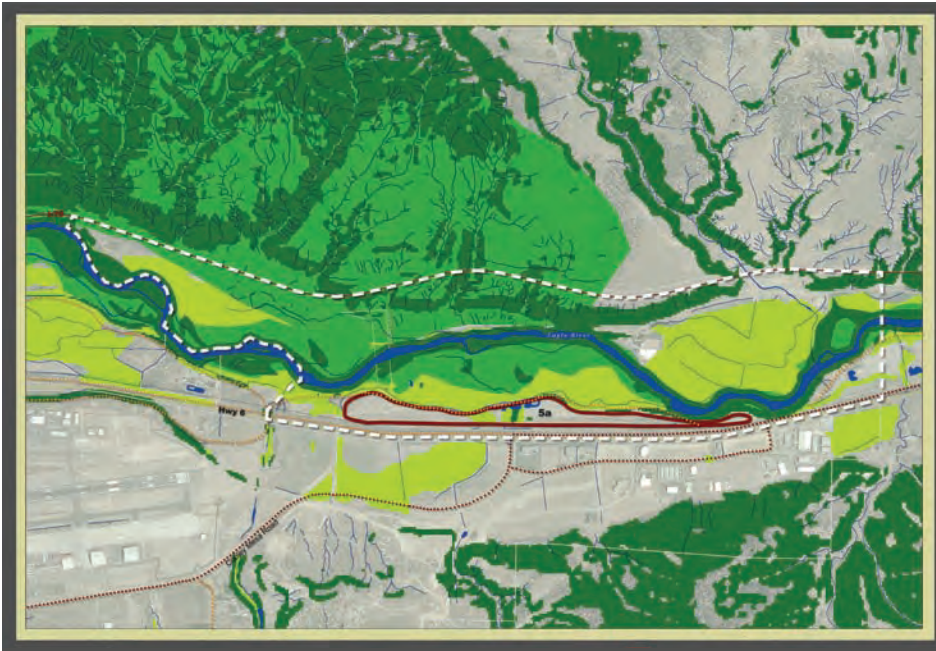
RIVER MANAGEMENT ZONE 5

FEATURES

- Large-lot ranchettes
- CDOT future flyover
- High value viewshed from I-70
- Very narrow, constrained development areas along Highway 6

BASELINE DEVELOPMENT RECOMMENDATION

RMZ 5 is largely characterized by the existing ranch development and agricultural properties found there today. As one drives along I-70, the picturesque red barns and pastures are some of the Valley's most recognizable and valued scenery. This currently serves as an informal community separator between Gypsum and Eagle, and may be important in preserving that distinction as growth impedes.

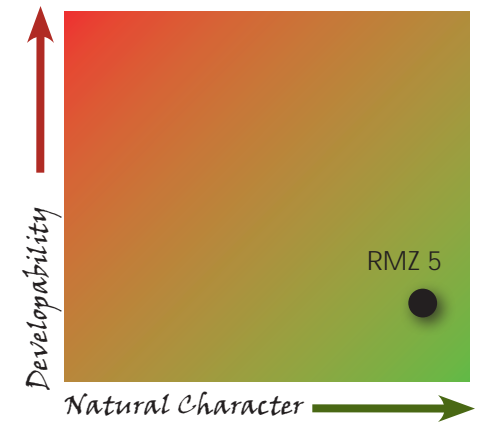


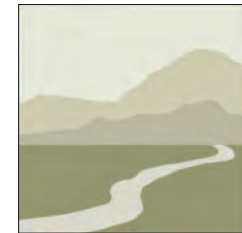
RMZ 5 - Opportunities & Constraints

	Resource Value	Environmental Sensitivity	Visual Quality	Natural Character
RMZ 5	5	4	5	Very High (14)

	Proximity to Existing Services	Size of Vacant Property	Level of Disturbance	Developability
RMZ 5	1	2	1	Low (4)

Each category has a range from 1 (lowest) - 5 (highest).





CHAPTER V. FRAMEWORK PLAN

This Framework Plan was created based on the Community Vision set forth in Chapter III and the Opportunities and Constraints analysis put forth in Chapter IV. In many ways, a land use plan can effectively position a town to achieve economic, environmental, and social goals in the future. The Framework Plan provides a comprehensive picture of how many land use elements work together to achieve cohesive growth, and ultimately serves as a guidebook for future development within the Eagle River Corridor.

The Framework Plan can best be understood as building blocks. Similar to the preceding land use evaluation found in this document, there is a hierarchy of planning and land use components that have to be considered sequentially in order to achieve the most balanced and harmonious land use concept for the future. The ERAP study area already has many outstanding attributes, which naturally helped define the foundation for future land use change. Furthermore, some decisions have already been made that drive where certain uses may occur in the future, such as new interchanges and railroad crossings.

The Framework Plan is presented here in terms of Land Use Designations, as they build off one another to form an optimal land use plan for the Eagle River Corridor. Land Use Designations are not entirely new; many of them draw upon those found in the 1999 Foundation Plan that still apply today for the ERAP planning area. The intent of each designation is carefully described below. The Framework Plan, by itself, does not give the

user enough information to truly understand what the development potential and corresponding responsibilities are related to a particular piece of property. The Framework Plan (map) must be complemented with the following descriptive information before they will truly be prepared to submit annexation and land development proposals to the Town.

The Land Use Designations are categorized by the following overall building blocks:

1. Green Framework
2. Community Connections
3. Centers
4. Civic
5. Neighborhoods

LAND USE DESIGNATIONS

1. GREEN FRAMEWORK

Preserve

The Preserve designation is intended to divert development away from flood prone areas, protect environmentally important riparian lands, and create open area setbacks away from the river within the Eagle River Corridor. These lands should be preserved in their natural state, restored if necessary, and dedicated to the Town, land trust organization, or other qualified entity to be held in trust primarily for conservation and wildlife purposes as open space. Special attention will be focused upon the fate of lands found within this designation. These lands are located along rivers and streams that contain important riparian habitat, wetlands, and areas subject to flooding and historical river/stream movement. These areas are also deemed to have extremely important social value to the community, in general, as open space and passive recreational use.

The Eagle River is renowned, especially through this area, for its outstanding water quality and riparian habitat. Preserve areas will be critical to sustaining the quality of this system by not only keeping certain resources intact, but also buffering them from adjacent development. Much of the area that comprise Preserve lands follows the FEMA floodways and 100-year floodplain, obtained from Eagle County floodplain data. Protecting adjacent development from flood damage and loss of life is also a justification for leaving these

areas free from development, and in some cases, restoring it back to its natural state.

The ERAP will guide the planning process in determining the areas of land along stream and river corridors to be designated as Preserve lands. Once these lands have been identified, they will be required to be dedicated to the public or placed in a conservation easement with provisions for public access. The areas graphically depicted on the Framework Map will be used as general guidance only, and the specific area to be set aside will be determined by the Town (in consultation with CDOW), as well as based upon a site-specific technical analysis to be performed at the time of annexation or subdivision plan review. Pedestrian access to these areas and development of recreational trails will generally be encouraged, except where such use conflicts with ecological or wildlife goals. Seasonal closures may be expected in certain areas.

In many cases, the area will need to be restored. Whether due to invasive plant species, grazing, development, or gravel operations, the area will be restored to a standard befitting of the Eagle River.

Primary uses: Conservation, Passive Recreation

Associated density: N/A

Character Preservation

Ranching and agricultural lands play an important role in maintaining Gypsum's small town character, pastoral setting, and rural lifestyle. These lands also help sustain natural systems and provide a buffer between the neighboring Town of Eagle, keeping the identities of each distinct. The Character Preservation designation is intended to maintain existing land uses, and keep them viable in light of growth that will occur in other parts of the study area.

Public dedication of Character Preservation areas is not required for private landowners under existing conditions; this designation is intended to be guidance for the use of public funding for voluntary open space dedication. If no conservation easement is in place for the lands designated as Character Preservation, its current land use is recommended to persist in order to achieve the Community Vision for sustainable growth.

Primary uses: Agriculture, Rural Residential, Conservation

Associated density: Default to underlying use

Park/Greenway

Both active recreational areas and greenways have been located throughout the new growth areas of the ERAP planning area to promote the Community's Vision of a sustainable land use pattern. Interweaving these amenities not only has many social benefits for people of all ages, but also benefits the community environmentally by keeping permeable surfaces to divert and filter stormwater, and increase connectivity of wildlife habitat.

The areas that have been designated for park use will be used to develop a range of recreational facilities for both active and passive uses to serve the community. Parks may include a variety of development intensity, from kayak put-ins and play beaches at the Eagle River, to small group recreational activities nearby residential neighborhoods. In some cases, this designation has been used as a transitional area/use between two incompatible land uses.

Greenways refer to a linear open space established along either a natural corridor, such as a stream or ridgeline, or along a right-of-way beside a railroad, scenic drive, or canal.

Greenways can be natural or landscaped and can be used for walking, biking, and other recreational use that links parks, nature preserves, cultural features, and/or historic sites with each other and with populated areas. In the ERAP planning area, Greenways help to define neighborhoods and contribute to a sustainable land use pattern.

Additional areas that are not currently mapped are likely to be requested to be set aside within developments and designated for Recreation and Park uses in the future.

Primary uses: Recreation, Conservation

Associated density: N/A

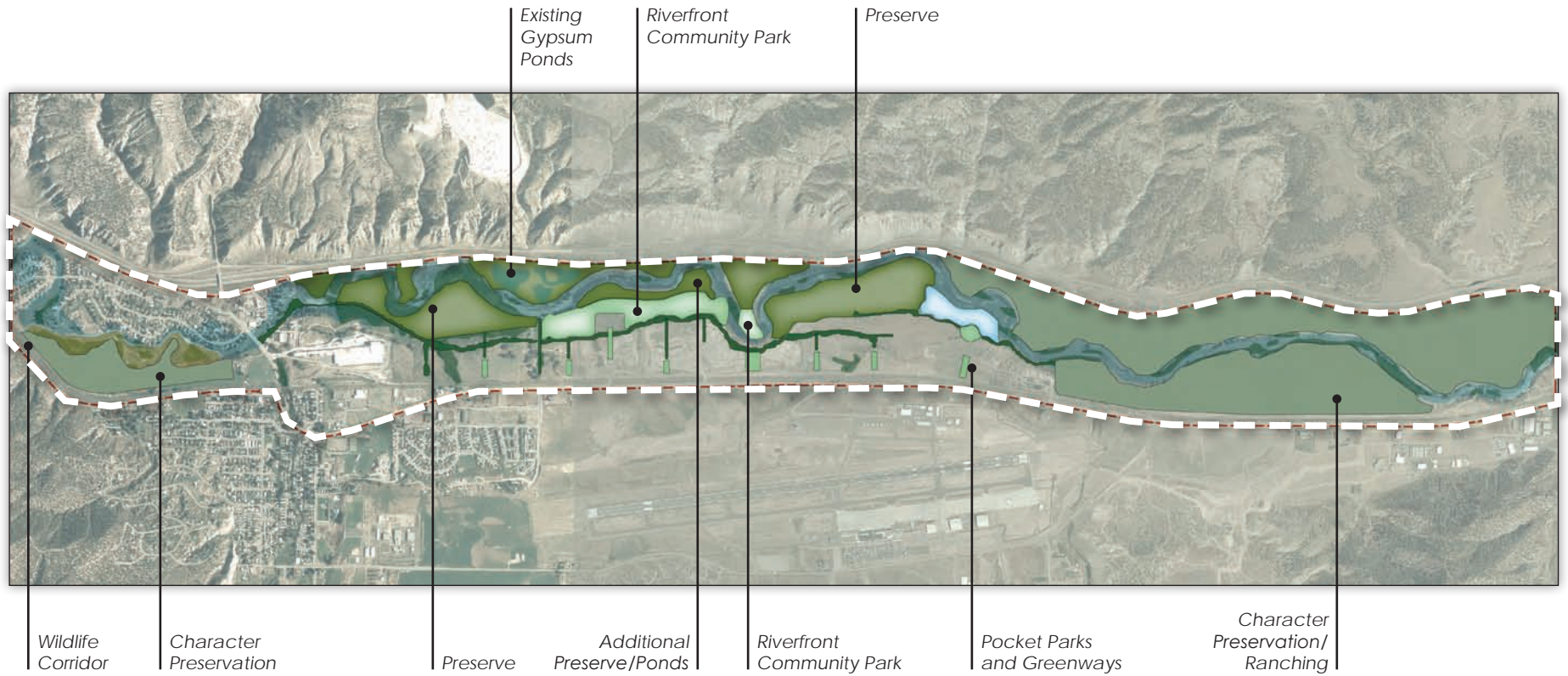
Reservoir

With new growth, the Town will need increased capacity for drinking water supply. The Framework Plan proposes a new reservoir to be located as a transitional use between Character Preservation (open lands, agriculture) and future residential development. Secondary uses for the new reservoir include non-motorized boating, other recreational uses, and as a visual amenity for the area.

Primary uses: Water Storage, Recreation

Associated density: N/A

GREEN FRAMEWORK



2. COMMUNITY CONNECTIONS

Though connections throughout Town are not strictly land uses, they are included as key elements of the Framework Plan because they contribute immensely to the viability of residential, civic, and commercial areas. Well-placed access points to the ERAP, an array of transportation options, and an optimal road network that promotes a compact urban form, will allow new growth to evolve into a true community.

Transit/Multi-Modal Corridor

As growth begins to occur within the ERAP planning area, the Highway 6 corridor will strengthen as a central connection to the area's local and valley-wide destinations. The purpose of the Transit/Multi-Modal Corridor designation within the Framework Plan is to recognize the importance of Highway 6 in providing a backbone for the Town's multi-modal transportation connections. Providing transit, pedestrian, and biking access to the ERAP will also greatly increase its economic viability in the future, drawing more visitors into its commercial districts and civic spaces.

The Transit/Multi-Modal Corridor can be expected to take a phased approach, which will evolve as growth occurs. With current ECO Transit already serving the corridor, and a regional trail along much of it, more frequent local service and trail connections would provide the next tier to the network. Ultimately, transit service utilizing the UPRR rail line for either regional rail or simply within Town between commercial districts could be achieved within this designation.

Trails

Trails are generally placed throughout the ERAP planning area based on the existing ECO Trails Master Plan, and new connections between the Framework Plan's civic and recreational land uses. The intent is to weave a series of trails throughout the area, promoting the ability to walk or bike as often as possible.

The Framework Plan does not delineate trail specifications regarding allowable uses, widths, or surfaces, and should only be used as general guidance for trail placement and basis for further site analysis. Emphasis should be placed on positioning trails and related amenities such that their construction and use minimizes impacts to sensitive lands and environments within the river corridor.

The northern edge of the bench on the south side of the Eagle River is a particularly notable location for new regional trail connection. The views experienced here would be of such high quality that the trail may become one of the best recreational offerings in the Valley. Preserving this bench for a future trail may help support the area's tourism draw.

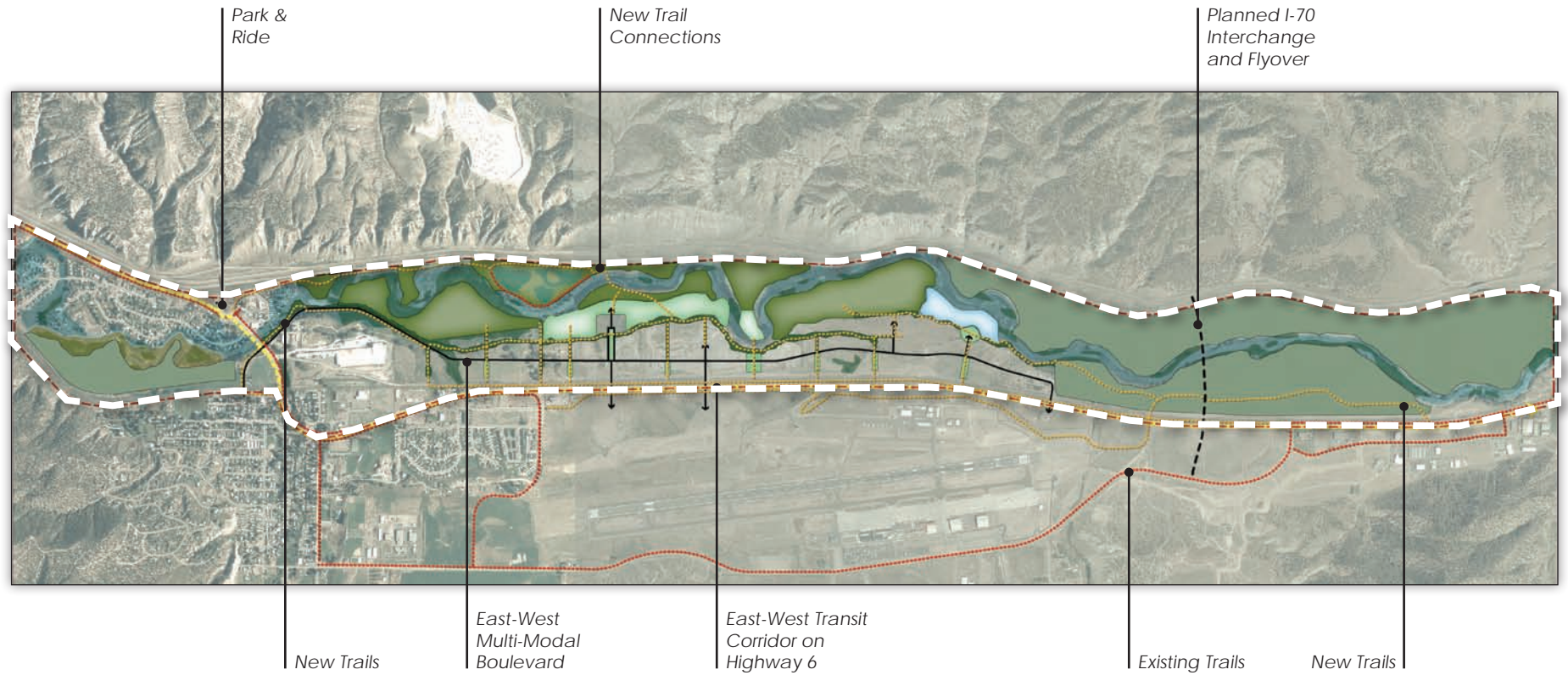
Road Network

Gypsum's original road network was formed on a grid- Railroad Avenue, 1st and 2nd Streets form a walkable, fine grain system that is optimal for higher density residential and mixed-use development. To complement Gypsum's historic heart and promote a sustainable land use pattern in growth areas, the Framework Plan includes the foundation for a fine grain grid network within higher-density residential and mixed-use areas. In lower density/intensity development areas, a looser road network is depicted; however, it still includes efficient and safe pedestrian movement.

Additional considerations for the road network include being careful to respect the current UPRR alignment by not introducing excessive access points. The current Gypsum Master Traffic Study and Access Control Plan identify where those are planned for, which is reflected in the Framework Plan. Future development of this area should always reference the most current versions of those documents, should those crossings be modified.

Where possible, pedestrian walkways should be separated from the road's vehicular movement in order to ensure safe and efficient walkability throughout the area.

COMMUNITY CONNECTIONS



3. CENTERS

Gateway Development

The Community Vision recognized that there is a need to better promote the character and appeal of Gypsum as people travel along Highway 6 into the Town, from both the I-70 interchange and from the east. Gateways have become increasingly important as towns look more to set themselves apart from one another and promote their distinct identities. The Town has already begun to improve the gateway area near I-70 with more attractive signage, landscaping, and a roundabout, and now has the opportunity to encourage land uses within that area to further draw people in and celebrate the Town.

Gateway Development should consist of a mix of commercial uses, including local businesses that are unique to the area, prominent signage, a place for visitors to learn about the area's tourism and events, and architectural features that reflect the distinct identity of the Town. One opportunity near the I-70 and Highway 6 interchange and existing roundabout is the historic Gypsum bridge. This bridge is an unmistakable landmark as people drive into Gypsum. While restoration to full functionality of the bridge may be impossible, enhancement of its facade would elevate it to beautify the transportation corridor and become a real asset to the community.

Gateway Development is an overlay designation, so does not have specific uses or densities associated with it. Instead, areas that fall within this designation should be carefully considered as to how they impact the 'first impression' of visitors as they arrive in Gypsum, and whether development plans uphold the Community Vision for an appealing and distinct gateway.

Primary Uses: Tourism, Cultural, Commercial

Associated Density: N/A

Highway Commercial

The area located south of I-70, east of Highway 6, north and west of the Eagle River, including the Mayne Mobile Home Park, is considered to be prime real estate for commercial businesses that cater to interstate travelers. Several of the current uses in this area are interstate-oriented, e.g., a restaurant, gas station/convenience store, and car wash. These and other interstate travel-oriented businesses are expected to flourish and proliferate in this area, in-filling vacant parcels and over time displacing businesses that are not dependent upon close proximity to the interstate. Since this area is considered to be Gypsum's front door, it is extremely important to uphold high aesthetic standards for new development and redevelopment, and this area will be developed under a Town design guideline document for the plan area.

This area is an ideal place for Town beautification projects, especially streetscape improvements. Public/private partnerships should be formed to promote such efforts. Significant improvements to the transportation network must accompany development or redevelopment proposals in the area. All transportation improvements shall include safe, efficient, and aesthetically pleasing pedestrian and bicycle travel routes. Riverfront areas deserve special treatment. Stream setbacks will be applied with landscaping treatments and installation of public pathways required. Improvements to the road that runs through this area, allowing access to the CDOW Ponds, will be sought by the Town.

At some point in the future, redevelopment of the Mayne Mobile Home Park is likely to become desirable. Expansion of the interstate commercial

businesses into this area will not be considered unless the displaced affordable housing can be accommodated elsewhere within the community or nearby. Such redevelopment will be encouraged only if a high quality development proposal surfaces (e.g., a first class motel).

This land use designation will promote development that caters directly to interstate travelers. Commercial expansion and redevelopment proposals, which are likely to include businesses that will compete with the local-serving commercial center area further down Highway 6, will be discouraged. The special signage requirements peculiar to interstate businesses will be considered in this designation only.

Primary Uses: Highway Commercial- Gas, Motel, Restaurant, Tourism

Associated Density: N/A

Promenade

The Promenade designation refers to commercial mixed-use development that is specific to a walkable, urban commercial center. Uses typically found in downtowns or tourist shopping districts apply to the Promenade and shall include restaurants, retail, civic, office, and second-story residential. An emphasis on locally-owned businesses should be included in development proposals in order to promote the center's unique tie to Gypsum and promote the economic sustainability of the ERAP planning area. By providing smaller-scale, tourist-oriented businesses in a walkable environment, the Promenade should complement the Tower Center, instead of competing with it.

The Promenade Center is envisioned to be a destination for shopping, dining, recreation, and civic events that draw upon the many community

connections that will support this area. First, the Promenade will be adjacent to the transit hub for the area along Highway 6, drawing in visitors from throughout the Valley. Secondly, the Promenade will be a central access point for trail users. From here, pedestrians and bicyclists will be able to travel to recreation areas, natural areas, neighborhoods, and employment without using a car. Lastly, the Promenade will complement the surrounding grid network by featuring a main boulevard and a central green space that is reminiscent of historic main streets.

The architectural character of the Promenade Center shall uphold the Community Vision's charge to incorporate Gypsum's heritage with modern sensibility. Storefronts close to the street and features such as street lamps, wide sidewalks, and park benches are recommended to be included in the development plans for this area in order to fully realize the need for a regionally appealing commercial district in Gypsum.

The Promenade Center shall include 2 and 3-story

buildings that encourage commercial uses on the first floor and residential above. Offices and hotels may be considered for both.

Primary Uses: Commercial Mixed-Use

Associated Density: 15 dwelling units per acre average.

Transit Oriented Development

With the anticipation of Highway 6 evolving into the Town's main transit corridor, the Framework Plan includes one Transit Oriented Development (TOD) center to complement that. TOD's are typically comprised of high density development that is specifically tailored to support transit ridership. TOD's include a mix of commercial uses that can be destinations in themselves, like a great restaurant, as well as businesses that appeal to commuters and tourists such as a business center and coffee shops.

The most critical element of a TOD is the transit station itself. Following the Community Vision, the station should include appealing architectural features that fit well into the Town's existing

development and mountain setting. Public art or a small plaza located within the station will help provide a focal point for riders and contribute to its character.

The location of the TOD station is critical in capturing the most number of riders within the Town, as well as serving as a gateway feature. With trail and pedestrian enhancements, the location depicted in the Framework Plan is within bikable or walkable distance of the future Tower Center, the Civic Center and Recreation Center, and many existing or planned neighborhoods.

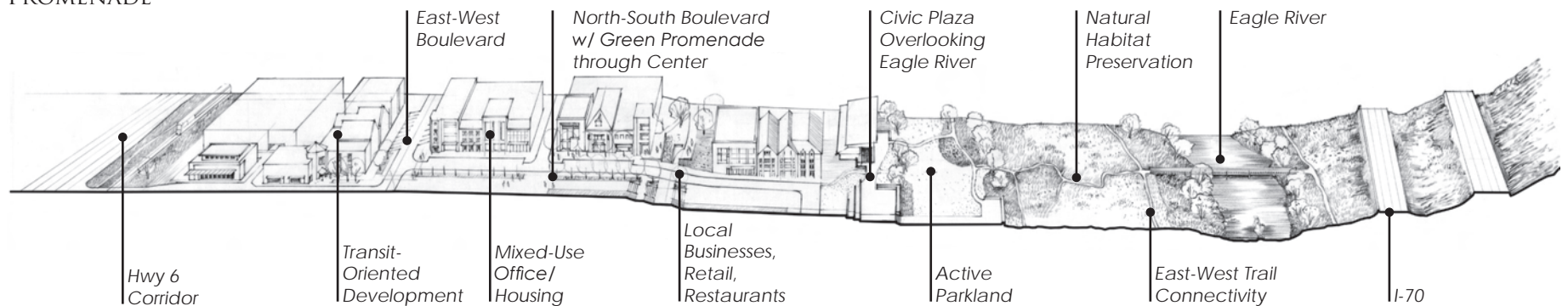
Finally, the TOD area will act as a catalyst land use for the adjacent Promenade Center. Being the Town's transit hub will greatly increase the number of people that pass through this area daily, eventually helping it become a destination unto itself.

Primary Uses: Commercial Mixed-Use

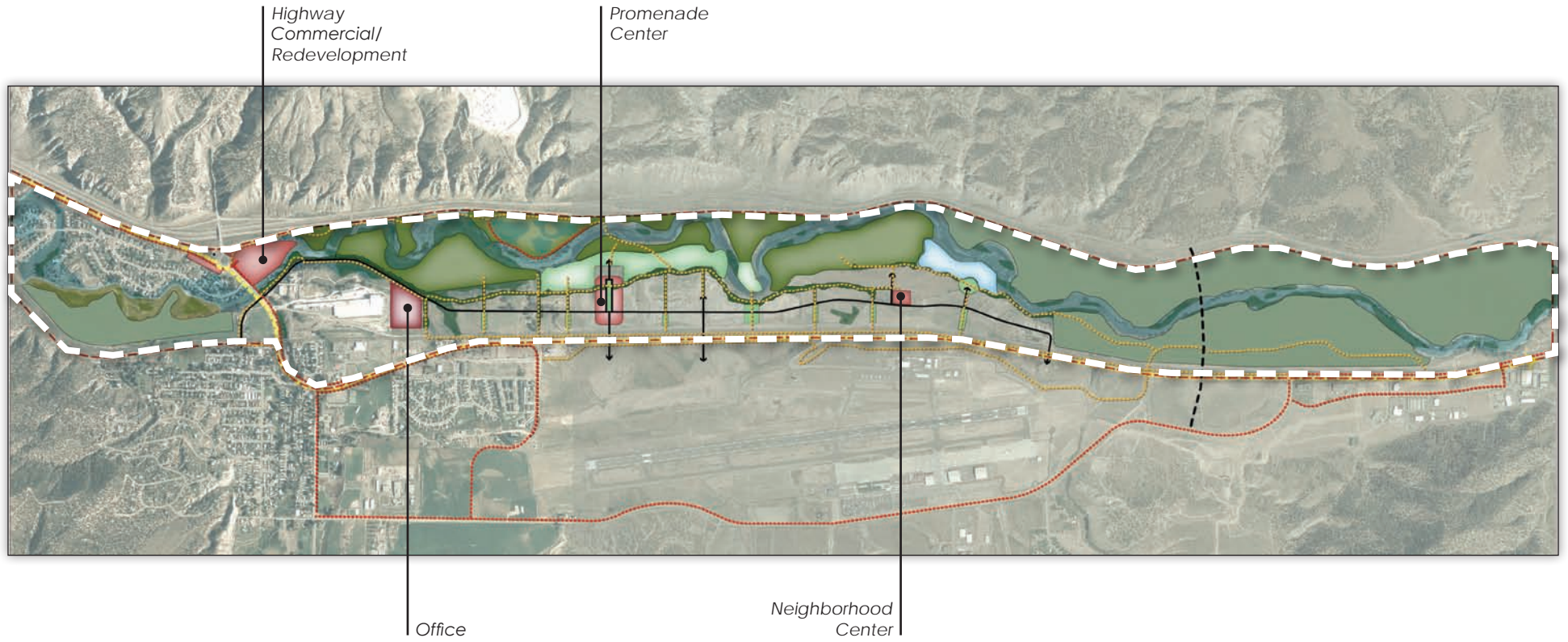
Associated Density: N/A

Office

PROMENADE



CENTERS



Professional offices located adjacent to the existing industrial area makes the most of the location very nearby the Civic Core and most of the Town's existing residential areas. This land use designation may include multi-story office buildings or a collection of buildings in the form of a business park, but must consider the architecture and context of the mixed-use development to the east within the ERAP planning boundary. Site considerations, such as building orientation, design features, and landscaping, should all be further evaluated as part of development proposals in order to make the most effective office space for tenants.

Primary Uses: Employment

Associated Density: N/A

4. CIVIC

Civic-General

This land use category recognizes the location of existing institutional land users and allows room for such uses to expand where appropriate. Institutional land users are widely dispersed throughout Town and they vary dramatically in regards to their compatibility with other, adjacent land uses.

The Land Use Plan will not try to predict or direct where new institutional uses should occur, with a few notable exceptions. Rather, such decisions will be made on a case-by-case basis as the need for such facilities arises. Site location decisions will be made based upon compatibility with adjacent land uses. In certain circumstances, it may be appropriate to allow and encourage institutional uses to develop on-site housing for some of their employees.

Civic uses that were identified during the ERAP

public process include additional spaces for entertainment, similar to the Lundgren Amphitheater. The civic space adjacent to the Promenade could provide seating that looks out over the Eagle River, providing a scenic, open air setting. Additional civic uses that may be integrated on an as-needed basis include a library and heritage center.

Primary Uses: Entertainment, Recreation

Associated Density: N/A

Schools

The Framework Plan includes approximately two potential school sites in anticipation of the number of new residents that will live within the ERAP area.

Primary Uses: Education

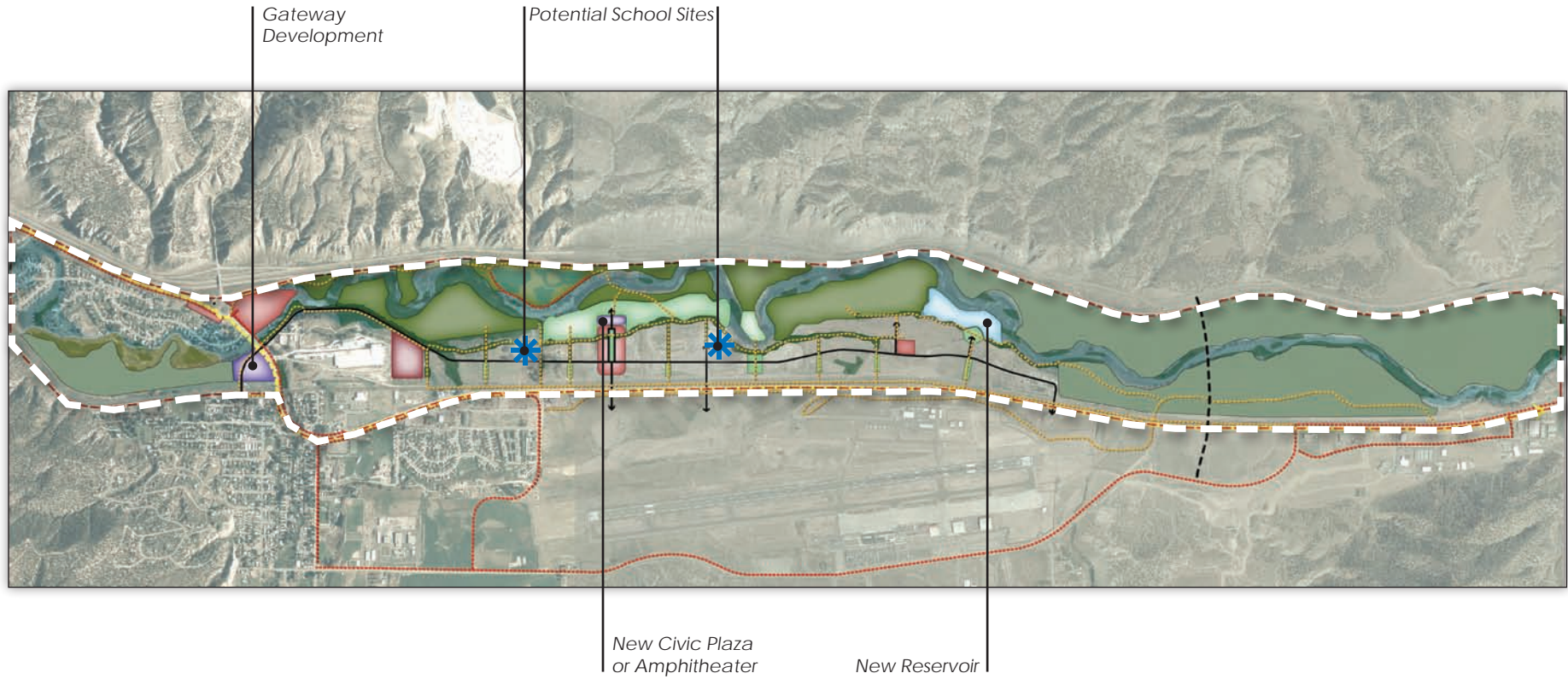
Associated Density: N/A

Interpretive Center

In order to celebrate the Eagle River, the Framework Plan includes an Interpretive Center. This is considered a civic use because it will be aimed at educating people of all ages about the environmental resources found within the corridor.

Primary Uses: Education, Recreation

Associated Density: N/A



5. NEIGHBORHOODS

Mixed Use

Characteristics of this development type include diverse neighborhoods with a variety of housing types that meet a range of densities. This district is most successful when applied to larger parcels. These walkable neighborhoods should have easy access to new neighborhood centers consisting of schools, parks, public spaces, civic uses, or commercial amenities. Builders and developers are encouraged to use creativity to combine a variety of housing types and models in these diverse neighborhoods. At least two housing types and a variety of lot sizes should be included in any residential project. Housing types could include:

- Single family housing
- Duplex housing
- Townhomes
- Multi-family and affordable housing that is compatible in scale and character with other dwellings in the proposed neighborhood

Mixed-Use developments also have a commercial component to them, to allow people to work and play nearby their homes. Small-scale businesses should be seamlessly integrated into the residential setting, contributing positively to the character and social capital found there. Businesses that would most benefit each particular neighborhood should be closely evaluated based on family interests, local needs, and market feasibility. Mixed-Use neighborhoods often include locally owned cafés, coffee shops, and niche retail stores, such as fly-fishing, beads/crafts, books, etc.

Primary Uses: Single & Multi-Family Residential

Associated Density: 5-12 dwelling units per acre

Suburban Residential

This moderate density residential land use designation is used primarily in the core area of Town where employment centers, shopping areas, and high density residential developments occur. The Suburban designation is intended to promote the development of “attainable” single family housing. These lands are located within walking/bicycling distance of the Town’s major job centers and shopping areas, and are relatively free of natural constraints that would adversely impact development. The housing type is primarily single family residential. For-sale townhome or condominium developments may be appropriate on certain properties where clustering of housing is desirable due to the physical constraints of a given property.

Land use densities are expected to range from one to five dwelling units per acre, with an average density of three dwelling units per acre. Development proposals will be evaluated based upon how well they meet the Town’s attainable housing goals. Development projects proposing the high end of the density scale will be considered, but approvals will be contingent upon the provision of a high level of amenities and excellent architectural and site design standards. Neighborhood parks and community centers will provide open space, recreational opportunities, and areas for residents to gather and bond as a community. Trails will connect the neighborhoods to one another, to job centers and shopping areas, schools, and community parks. At least one transit bus stop will be conveniently located within each suburban neighborhood.

Small areas of this designation can be developed at the lower end of the density scale and marketed to the moderate income group, but proposals aimed at buyers in the upper income group or second home market will not be actively promoted.

Developers will individually or collectively be expected to extend the Town’s utility infrastructure, build interconnecting public roadways with sidewalks and trails, and construct neighborhood parks so that new development aids in the Town’s resources.

Primary Uses: Single Family Residential

Associated Density: Range of 1-5 dwelling units per acre, 3 dwelling units per acre average

Country

The Country designation is located on the fringes of Suburban Residential areas, in geographic locations where low density single family residential housing is deemed to be the most appropriate land use. These outlying areas are usually, but not always, irrigated agricultural areas that are destined to develop due to their location adjacent to the Suburban designated lands and due to the continuing demand for large lot single family residential development opportunities. These relatively low density development areas are not expected to have a significant impact on the Town.

Much of the area designated as Country Residential is found within outlying areas where only very limited, very low density residential development is deemed to be the appropriate land use. These areas contain natural constraints, such as highly erosive soils, moderate to steep topography, significant geologic hazards, high wildfire hazard, critical wildlife habitat, etc., which make more intense development difficult,

hazardous, or environmentally damaging. Residential development in these areas will be allowed only on a very limited basis, with infrastructure extensions most likely limited to water service only. Individual septic systems and private roads are anticipated, with only limited land disturbance to be allowed. Clustering of homes may be encouraged to lessen the impacts of development on the natural environment.

Primary Uses: Agriculture, Residential

Associated Density: 1 dwelling unit per 10 acres minimum

Cottages/Cluster

The Cottage/Cluster land use designation captures a new trend in neighborhood developments that appeals to both full-time and part-time residents and is both aesthetically appealing and environmentally sensitive. Cottage developments include smaller single family homes (typically under 1,500 square feet) that are spaced close together within a neighborhood area, emphasizing its natural amenities and community spaces. Cottages may include architecture that is reflective of their setting and historic, such as the bungalow style home found in many historic mining towns in Colorado. Principles of quality growth fit well into Cottage neighborhoods, such as small front yards, front porches, garages in the back, and narrow streets with sidewalks. Green design elements, such as solar panels, use of sustainable/recycled products, and community gardens may also fit well into Cottage neighborhoods.

Clustering is a development approach that preserves ecologically valuable open space and other lands by grouping buildings and other built infrastructure in less environmentally sensitive areas; a site-planning technique in which lot sizes, setbacks, and frontage distances are minimized

to allow for open space. Lot configuration and amount of preserved open space shall be determined by each site's environmental attributes and character.

The Cottage/Cluster designation adds to the variety of housing found within the ERAP study area, broadening its appeal for residents and visitors in an environmentally sustainable manner. To encourage clustering, bonus densities may be considered in exchange for set-asides for parks and open space above and beyond what is already called out for in the ERAP.

Primary Uses: Single Family Residential

Associated Density: 5 dwelling units per acre

Senior Housing

Public outreach indicated there is a shortfall of housing options for seniors in the Eagle Valley. The Senior Housing designation aims to fill that niche, providing an appealing place for a variety of housing choices for retirees and aging residents.

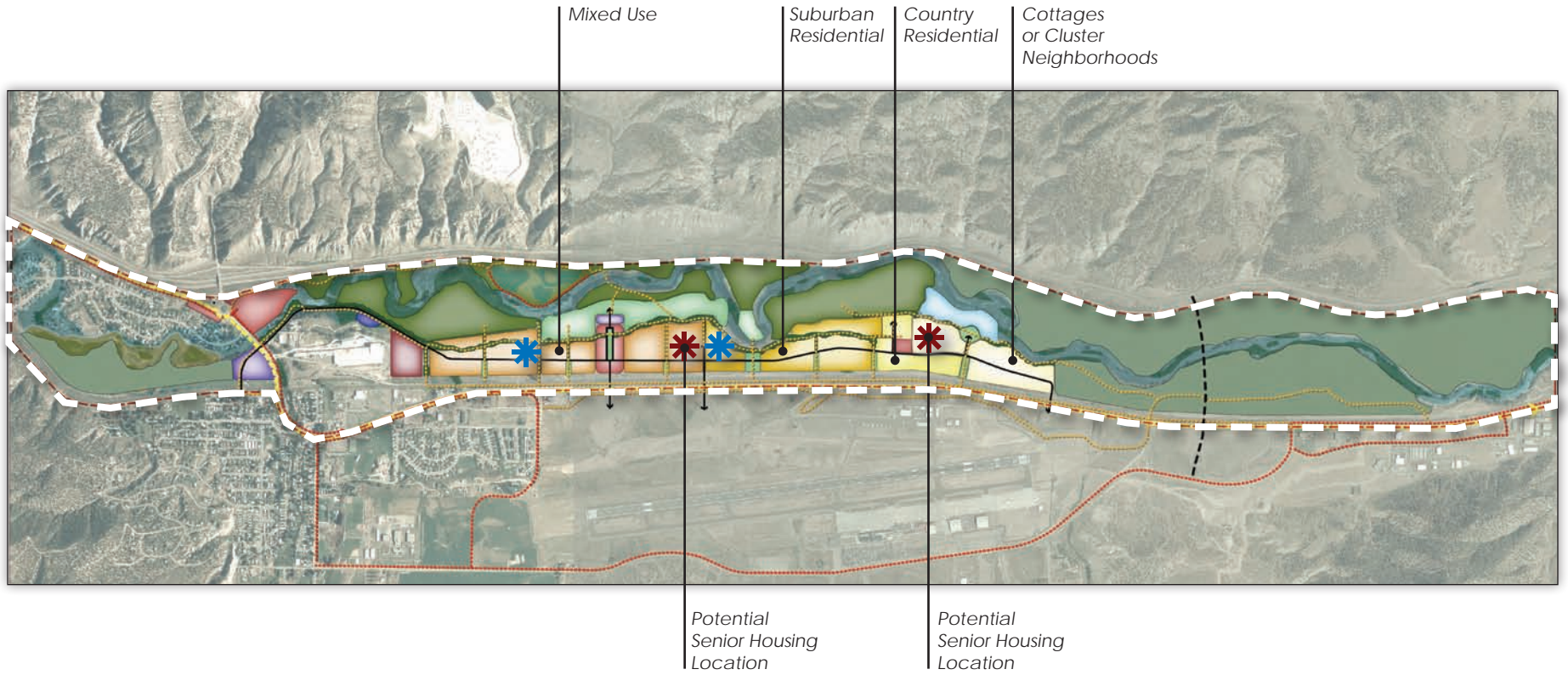
Senior housing should be comprised of a continuum of housing options, ranging from residential health care (fulltime medical facilities), to assisted living, to independent living settings such as townhomes and higher density apartments.

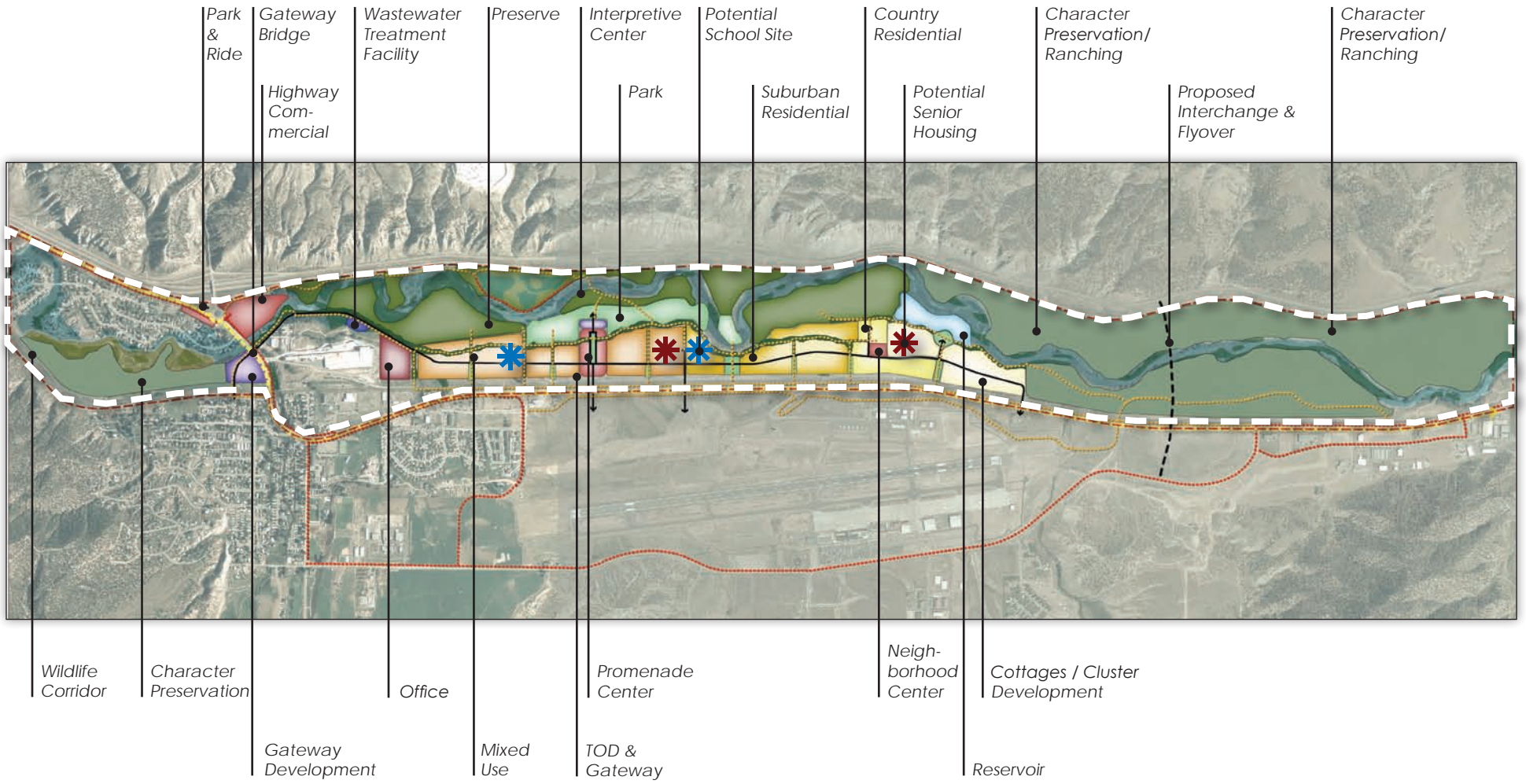
The two potential sites for senior housing are both located within short distances to neighborhood centers and parks, allowing maximum access for seniors to recreation, shopping, and community activities. The goal is to provide appealing housing options for aging residents in a community-oriented setting.

Primary Uses: Multi-Family Residential

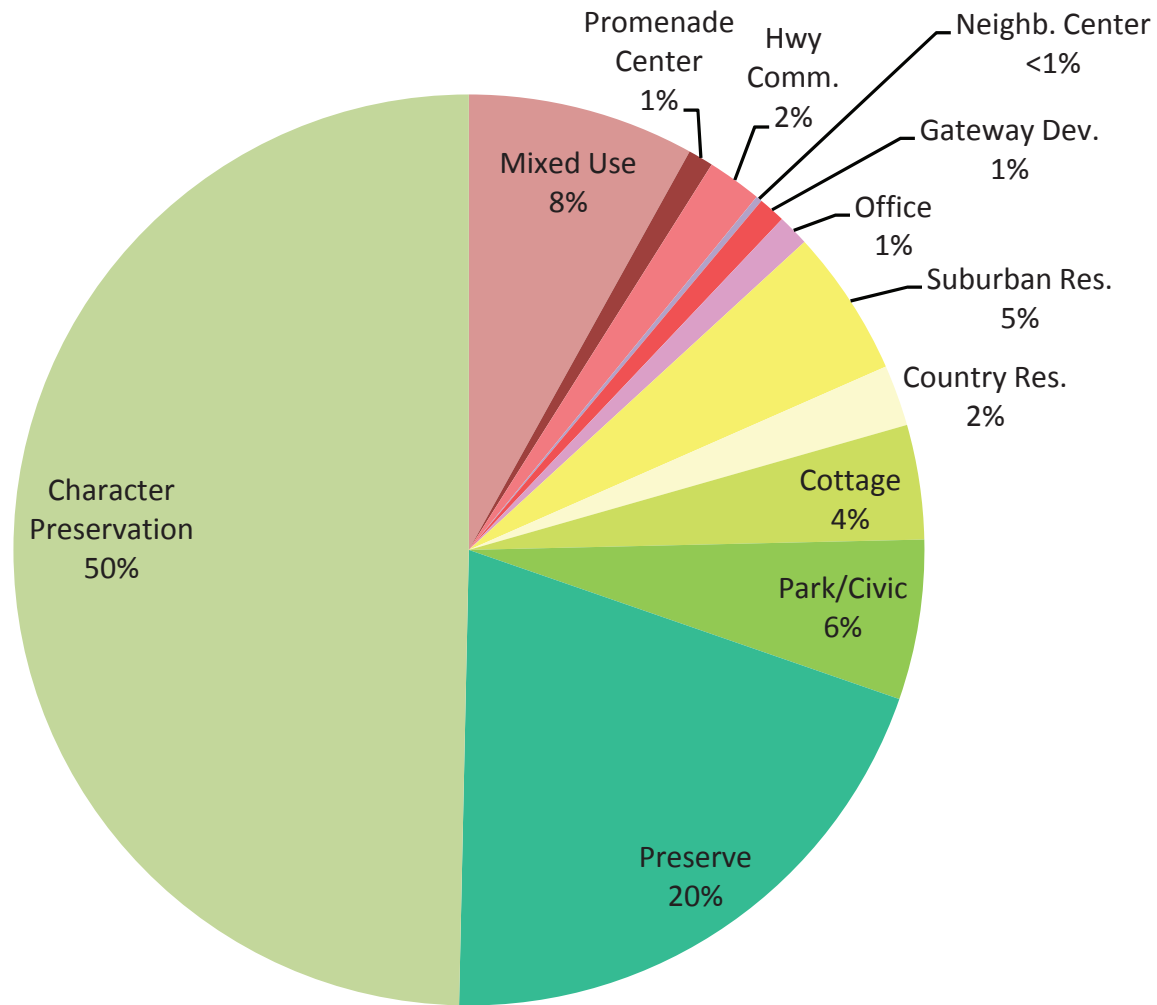
Associated Density: 5-12 dwelling units per acre

NEIGHBORHOODS





FRAMEWORK PLAN - BREAKDOWN OF LAND USES



CHAPTER VI. PLAN STRATEGIES & IMPLEMENTATION



INTRODUCTION

The test of an effective community plan is the ease with which it is put into practice. The ERAP is intended to be used by decision makers, planners, developers, builders, and citizens who wish to merge individual property goals with community desires. The following chapter outlines key goals, strategies, and implementation actions for each of the Framework Plan elements that will enable the plan to be put into practice.

Actions vary in terms of who is responsible and their outlook; many of them are easily tied to a specific department or staff member at the Town, while others may apply to a broader group of people throughout the area. Similarly, some actions may be pursued immediately as next steps to this Plan, while others are more long term and are meant to provoke thought about how the community's vision could be achieved.

PARTNERSHIPS

GOAL 1) CONTINUE TO WORK WITH PUBLIC AGENCIES AND NON-GOVERNMENTAL ORGANIZATIONS TO ENSURE THAT THE NATURAL CHARACTER AND QUALITY OF THE EAGLE RIVER REMAIN INTACT.

Strategy 1.1. Work collaboratively with Eagle County, neighboring communities, and non-governmental organizations, such as the Eagle River Watershed Council, to review and modify strategies and measures to preserve the Eagle River and related environments on an ongoing basis, in light of the Valley's steady growth.

Action) Co-adopt the ERAP with Eagle County.

Action) Invite the Eagle River Watershed Council to participate in conservation planning efforts within the Eagle River Corridor as development proposals come forward.

Action) Update other existing plans to reflect the ERAP.

Action) Work with Eagle Valley Land Trust, GOCO, and other groups to partner in the preservation of the river.

Strategy 1.2. Provide landowners and developers with available resources to formulate development plans that are environmentally sustainable and in context with the protection and preservation of the Eagle

River.

Action) Provide hard copies of the ERAP in Town Hall to encourage landowners and developers to utilize the plan as a guidebook for development.

Action) Post ERAP natural resources maps online, available for free download.

Strategy 1.3. Involve the Colorado Division of Wildlife in any plans to expand upon recreational resources or open lands as they relate to existing natural areas, such as Gypsum Ponds.

Action) Invite the CDOW to participate in conservation and recreation planning efforts within the Eagle River corridor, as development proposals come forward.

Action) Update Resource Maps as new information becomes available, such as surveys, FEMA, NWI, etc.

Action) Develop management plans for new natural resources and open space areas.

Action) Develop financing strategies to manage and acquire open space and natural areas. These should include dedication, overlays, conservation easements, and acquisition.

GOAL 2) RECOGNIZE THE GOALS OF PRIVATE LANDOWNERS AS GROWTH BEGINS

TO TAKE SHAPE WITHIN THE EAGLE RIVER CORRIDOR.

Strategy 2.1. Recognize that the Eagle River Area Plan may be flexible to account for changes in the area to ensure that the most appropriate uses can be realized with the Eagle River Corridor in the future.

Action) Encourage ongoing dialogue between the Town, landowners, and developers to ensure that future development plans meet the community vision for sustainable growth.

Action) Remain flexible by considering new resource information and preservation techniques.

Strategy 2.2. Continue to base annexation on mutually beneficial agreements between property owners, the community, and the Town of Gypsum. Annexation to the Town should be required for proposals that include commercial or retail uses, and residential developments smaller than 35 acres.

Action) N/A

COMMUNITY CHARACTER & DESIGN

GOAL 1) USE DESIGN TO ELEVATE COMMUNITY CHARACTER THROUGHOUT THE TOWN.

Strategy 1.1. Look to the Recreation Center and historic properties in Gypsum to influence the architectural character of new buildings and homes within the Eagle River Corridor.

Action) Identify a list of exemplary buildings in the Gypsum area, both new and old by

category, for which new projects may be referenced.

Strategy 1.2. Encourage compatible architectural styles and lot configurations within new developments in order to decrease the cookie-cutter appearance of growth. Possibly develop specific design standards and criteria for development. This particularly applies to the Promenade Center, which should be of different character than the Tower Center (big box development) that will be located across Highway 6.

Action) Consider the use of design standards and form-based code to provide templates for new developments that fall under certain residential and community categories.

Strategy 1.3. Use landscape features and public art throughout the community to celebrate Gypsum's unique identity in the Eagle River Valley.

Action) Identify existing areas that may benefit from public art.

Action) Research funding opportunities for public art that may be available to the community.

Action) Require civic and commercial areas near the river to have a public art component.

Strategy 1.4. Incorporate the natural environment into the architecture and design of new developments found within the Eagle River Corridor, in order to complement the natural setting and protect viewsheds looking into the Town.

Action) Adopt and enforce height restrictions within the Eagle River Corridor in which the viewshed may be obstructed by development.

Strategy 1.6. Avoid uniform development along the northern edge of the plan area in order to maintain an appealing viewshed from the natural areas and I-70. This may include a variety of building forms and roof heights, and softened edges through parks and civic spaces.

GOAL 2) EMPHASIZE THE IMPORTANCE OF COMMUNITY SPACES IN REINFORCING THE TOWN'S CHARACTER, SENSE OF PLACE, AND SOCIAL FABRIC.

Strategy 2.1. Include community spaces, both natural and constructed, in the design of new neighborhoods and commercial areas in order to encourage social interaction and elevate quality of life for residents and visitors.

Action) Update the land use code to include provisions for community spaces in new residential and commercial developments.

Strategy 2.2. Highlight community spaces with design elements or signage to focus attention there, as well as to create recognizable and enduring landmarks within the Eagle River Corridor.

Action) Create design standards, that could range from specific design criteria to a very simple compilation of examples of architecture and developments that meet the community vision, such as suggested in Strategy 1.2.

GOAL 3) ENHANCE THE TOWN'S GATEWAYS WITH APPROPRIATE LAND USES, NATURAL RESOURCE FEATURES, AND SIGNAGE.

Strategy 3.1. Continue to improve the I-70/ Highway 6 interchange area to enhance driver's experience as they arrive in Gypsum through landscaping, redevelopment, and

design features.

Action) Develop a Gypsum Gateway Plan that further evaluates the opportunities for redevelopment of the gateway area.

Action) Continue to allocate Town general funds to the improvement of the landscaping and design features within the gateway area.

Strategy 3.2. Research state or federal programs that might provide funding for the restoration of the Gypsum bridge as a gateway amenity and local landmark.

Action) Reinvest in the historic Town of Gypsum and connect to the river through the old Gypsum Road to the new river area.

Action) Develop a financing strategy to improve this area.

Action) Create a new cultural center in the area.

LAND USE & GROWTH

GOAL 1) ENCOURAGE A COMPACT URBAN FORM AND MIX OF USES WITHIN THE EAGLE RIVER CORRIDOR, WHICH ENCOURAGES THE USE OF MULTI-MODAL TRANSPORTATION OPTIONS AND RESPECTS THE NATURAL ENVIRONMENT.

Strategy 1.1. Locate commercial and residential uses along major transportation corridors and transit connections, such as Highway 6.

Action) Update land use code to require that commercial and employment developments either include transit stops or be within easy walking distance of one (1/4 mile).

Strategy 1.2. Encourage a transition of uses from higher density and intensity along Highway 6 to more sensitive uses adjacent to the riparian corridor of the Eagle River.

Action) Ensure new commercial centers are pre-identified, and adequately spaced to prevent strip commercial. New centers should be oriented to the interior of site, along the new pedestrian oriented east-west street, to avoid highway-oriented commercial.

GOAL 2) ENSURE THAT GROWTH WITHIN THE EAGLE RIVER CORRIDOR UPHOLDS A DISTINCT IDENTITY THAT DRAWS FROM THE AREA'S UNIQUE HISTORY, HERITAGE, AND LANDSCAPE.

Strategy 2.1. Maintain rural or natural separation between the growing communities of Gypsum and Eagle.

Action) Establish an IGA with the Town of Eagle and Eagle County in relation to Dotsero to encourage the continuation of agricultural, ranching, or conservation uses in the buffer zones between adjacent communities.

Action) Evaluate the benefits of establishing a Town of Gypsum Parks, Open Space, and Trails Plan to prioritize areas for future set-asides.

Strategy 2.2. Protect the rural character found within the Eagle River Corridor through continued agricultural and ranching uses and the voluntary preservation of those lands.

Action) Partner with the Eagle Valley Land Trust to provide informational materials to landowners on the benefits of establishing conservation easements on their agricultural lands.

Action) Research funding opportunities for

the acquisition of agricultural lands within the community buffer areas, such as from Great Outdoors Colorado (GOCO) and Colorado Division of Wildlife.

Strategy 2.3. Ensure that continued gravel mining is balanced with and separated from the location, character, and timing of new growth within the Eagle River Corridor.

Action) Meet regularly (biannually) with mine owners and operators to ensure that mining activities are taken into consideration when planning for adjacent areas.

INFRASTRUCTURE

GOAL 1) MANAGE THE TYPE, SCALE, LOCATION, AND TIMING OF GROWTH SO THAT COMMUNITY INFRASTRUCTURE, FACILITIES, AND SERVICE EXPANSIONS CAN ACCOMMODATE NEW DEVELOPMENTS WITHOUT COMPROMISING THE QUALITY OF SERVICE GOALS.

Strategy 1.1. New developments should demonstrate the provision of adequate infrastructure. Annexation to the Town of Gypsum should be required for proposals that would be best served by domestic and wastewater systems.

Action) Enhance the use of annexation agreements to ensure that new development will provide the necessary infrastructure and facilities to support the proposed development without burdening the existing community with additional capital or operating costs.

Strategy 1.2. Avoid "leapfrog" developments that leave discontinuous street and utility systems. Consider annexation proposals on the

basis of the logical and cost effective extension of utilities, pedestrian connections, parks, and drainage and road systems.

Action) Develop a set of criteria/considerations for community benefit to weigh annexation requests against, should they not be adjacent to existing development.

Strategy 1.3. Ensure that new development pays its own way and does not burden the existing community with additional capital or operating costs. Ensure that new annexations share appropriately in the costs of connecting all utility, park, drainage, pedestrian, and road systems.

Action) See Strategy 1.1.

GOAL 2) BE PROACTIVE AND STRATEGIC IN IDENTIFYING LARGE SCALE UTILITY NEEDS TO ENSURE AN ADEQUATE FUNDING AND PLANNING FOR GROWTH.

Strategy 2.1. Integrate environmentally friendly stormwater management throughout new growth in the Eagle River Corridor.

Action) Conduct a study to prepare a comprehensive stormwater management and irrigation plan.

Strategy 2.2. Restore disturbed land areas (e.g., gravel, brownfields, degraded habitat areas) to serve the community's need for increased water storage, future development, recreation, and wildlife habitat.

Action) Meet regularly with mine operators to ensure that restoration plans coincide with the goals of the Eagle River Area Plan.

Action) When needed and it benefits the

Gypsum community, assist mine operators in long-term planning for restorative uses.

Strategy 2.3. Identify an appropriate site for a new, site-sensitive wastewater treatment facility to accommodate new growth.

Action) Conduct a needs analysis for a new wastewater treatment facility.

Action) Outline a general timeline for when a new wastewater treatment facility may be feasible, and the funding strategies need to get there.

Strategy 2.4. Include a new school site into the Eagle River Corridor's growth plan.

Action) When appropriate, purchase lands for new schools in advance of development.

MULTI-MODAL TRANSPORTATION

GOAL 1) PROMOTE A HIERARCHY OF MULTI-MODAL TRANSPORTATION OPTIONS THROUGHOUT THE COMMUNITY.

Strategy 1.1. Identify large scale transportation connections to ensure local and regional connectivity within the study area.

Action) Continue to work with the CDOT and Eagle County to identify and promote regional connectivity of new development and the connection to regional rail systems along I-70 and Highway 6.

Action) Continue to work with CDOT, local property owners and the airport to evaluate the feasibility of the new interchange and flyover from I-70.

Action) Require the dedication of new east-

west road and its associated connections to Highway 6.

Strategy 1.2. Encourage walkability throughout the community by providing safe pedestrian connections to schools, shopping areas, and places of employment.

Action) Update the land use code to include provisions for sidewalks and pedestrian signage along new streets throughout new community areas.

Strategy 1.3. Where possible, separate pedestrian walkways from vehicular traffic to ensure safe and efficient walkability.

Strategy 1.4. Refer to the most current Gypsum Master Traffic Study and Access Control Plans when considering new access points and connections to Highway 6.

GOAL 2) PROMOTE THE ESTABLISHMENT OF BOTH LOCAL AND REGIONAL TRANSIT OPTIONS WITHIN THE TOWN AND VALLEY.

Strategy 2.1. Develop key transit hubs within the study area to ensure connections to regional transit systems.

Action) Work with ECO Transit to identify optimal locations for stops within the Eagle River corridor.

Strategy 2.2. Incorporate proposed regional transportation projects into the planning process, including road enhancements, new interchanges and flyovers, and other improvements.

Action) N/A

Strategy 2.3. Continue efforts to improve public transit service in Gypsum.

Action) Communicate regularly with ECO Transit in order to gauge ridership and assess when new local routes may be feasible.

GOAL 3) CONTINUE TO EXPAND THE REGIONAL TRAIL NETWORK WITHIN THE EAGLE RIVER CORRIDOR.

Strategy 3.1. Establish new trail connections that connect community destinations, such as civic spaces, parks, schools, and shopping areas.

Action) As new developments come forward, work with ECO Trails to optimize regional connectivity and trail design.

Action) Consider funding a Gypsum Area Trails Plan, specific to the needs and goals of the Gypsum community.

Action) Develop standards for wayfinding signage, especially related to regional trails and downtown.

Strategy 3.2. Include provisions for new trails in development plans within the Eagle River Corridor.

Action) Amend the land use code to include provisions for new trails and trail connections. Require dedication of regional trails depicted on the Framework Plan.

Action) Amend the land use code and/or design standards to provide minimum standards for bicycle and pedestrian facilities.

Strategy 3.3. Promote a hierarchy of trail types to ensure that there is a wide variety of options for trail users, and also ensure that surfaces, widths, and level of uses are in context with the environmental setting.

Action) See Action 3.1.

Strategy 3.4. Work collaboratively with ECO Trails for specific trail locations at the time of site-level development planning.

Action) See Action 3.1.

PARKS AND RECREATION

GOAL 1) RECOGNIZE OPPORTUNITIES TO EXPAND UPON EXISTING PUBLIC ACCESS POINTS TO THE EAGLE RIVER, SUCH AS THE GYPSUM PONDS, IN ORDER TO IMPROVE THE QUALITY OF LIFE FOR GYPSUM RESIDENTS AND VISITORS WHILE NOT ENCROACHING ON PRIVATE PROPERTIES.

Strategy 1.1. Establish a new community park that complements the Eagle River and surrounding natural areas.

Action) Research funding opportunities, such as from State Parks and GOCO, to establish a Parks and Recreation Master Plan.

Action) Apply for funding to create a Parks and Recreation Master Plan.

GOAL 2) DIVERSIFY RECREATIONAL OPPORTUNITIES ALONG THE EAGLE RIVER.

Strategy 2.1 Research the economic and social feasibility of establishing a kayak course near new park space along the Eagle River.

Action) Develop case studies of kayak parks in similar communities, as well as an inventory of kayak parks found within driving distance of Gypsum.

Action) Create a Kayak Park Feasibility Report that addresses the character, scale, and costs of establishing a kayak park in Gypsum.

Strategy 2.2. Uphold Gypsum's outstanding level of service for parks and recreation by adding new facilities at a variety of scales as new residents move to the Town.

See Strategy 1.1 Actions.

Strategy 2.3. Promote recreational opportunities that appeal to a wide range of residents and visitors, such as catch-and-release fishing areas, a boat ramp near Gypsum Ponds, additional rustic and Nordic trails, and picnic areas.

See Strategy 1.1 Actions

GOAL 3) ENSURE THAT NEW GROWTH DOES NOT COMPROMISE THE ABILITY OF THE TOWN TO PROVIDE AN OUTSTANDING LEVEL OF SERVICE TO RESIDENTS.

Strategy 3.1. Continue to require park dedication or fees to maintain a high level of service for parks and recreational amenities.

Action) Revise the Town Land Use Code to require park dedication or fees for all new developments to contribute to the Town's park system.

NEW NEIGHBORHOODS

GOAL 1) ENSURE THAT NEW NEIGHBORHOODS COMPLEMENT THE CHARACTER OF THE EAGLE RIVER CORRIDOR THROUGH QUALITY DESIGN AND INTEGRATION OF NATURAL FEATURES.

Strategy 1.1. Promote new neighborhoods that are walkable and pedestrian and bicycle-friendly.

Action) Amend the land use code to require

that new neighborhoods of all types include sidewalks, pedestrian crossings, and features for bicycle safety, such as signage, lighting, and bike lanes.

Strategy 1.2. Preserve public access to the Eagle River at key locations.

Action) Identify through a Parks and Recreation Master Plan key areas for additional public access to the Eagle River.

Action) Research and apply for funding to acquire and develop public access points to the Eagle River as part of the Town's park system.

Strategy 1.3. Develop design guidelines to ensure smooth transitions between project areas.

Action) Adopt a set of design standards that provide guidance for new neighborhood construction (see also Community Character & Design, Strategy 2.2 Action).

Strategy 1.4. In the limited area where new neighborhoods abut open lands or natural areas (towards the ERAP's eastern edge of development), encourage clustering of homes and preservation of contiguous open areas in order to preserve natural resources and character.

Action) See Goal 2, Strategy 2.4.

GOAL 2) PROVIDE A VARIETY OF HOUSING AND NEIGHBORHOOD TYPES IN ORDER TO REACH A BROAD SPECTRUM OF HOUSEHOLD SIZES, INCOMES, AND LIFESTYLES WITHIN THE EAGLE RIVER CORRIDOR.

Strategy 2.1. Promote a range of densities within

new neighborhoods, including higher density townhomes or apartments and traditional single family homes.

Action) Amend the land use code to encourage a range of housing densities within mixed-use residential or community residential neighborhoods.

Strategy 2.2. Where desirable, continue the establishment of small ranches and large-lot neighborhoods, similar to those already found within the Eagle River Corridor.

Action) N/A

Strategy 2.3. Establish a new neighborhood for seniors that is well integrated into the surrounding residential areas, within walking distance to neighborhood services, and takes advantage of the nearby natural areas and parks.

Action) Amend the land use code to include senior housing.

Strategy 2.4. Introduce new housing products, such as clustered cottage development, to broaden the appeal of the Town and promote sustainable choices.

Action) Amend the land use code to include new housing products, such as cottage developments.

Action) Consider establishing an incentive program (additional density) for clustering homes.

ECONOMIC SUSTAINABILITY

GOAL 1) CREATE WALKABLE NEIGHBORHOOD CENTERS WITHIN THE EAGLE RIVER

CORRIDOR THAT PROVIDE BASIC COMMUNITY SERVICES, WHILE ALSO EXPANDING GYPSUM'S EMPLOYMENT BASE.

Strategy 1.1. Within the Eagle River Corridor, encourage new commercial centers to have a distinct identity separate from the nearby Tower Center, and include a variety of locally oriented businesses.

Action) N/A

Strategy 1.2. Promote one primary commercial destination within the Eagle River Corridor, rather than dispersing uses throughout.

Action) Work with ECO Transit to promote local transit service to new commercial areas.

GOAL 2) SEEK TO DIVERSIFY GYPSUM'S ECONOMIC BASE IN TERMS OF INDUSTRIES.

Strategy 2.1. Consider establishing incentive programs for new businesses to locate within Gypsum.

Action) Identify programs that promote local businesses that have succeeded in similar communities.

Action) Form a Gypsum Area Business Alliance that works together to promote economic sustainability within the Town.

Strategy 2.2. Where appropriate and environmentally feasible, increase Gypsum's tourist appeal by promoting more river-oriented activities, retail, and meeting facilities.

Action) Research the economic feasibility of new recreational amenities, such as a kayak park.

Action) Continue to work with the CDOW to

identify environmentally feasible areas for additional recreation and other land uses.

NATURAL RESOURCES

GOAL 1) PROTECT AND CELEBRATE THE EAGLE RIVER.

Strategy 1.1. Locate all structures, grading, paving, and land disturbance outside of the riparian zone or 100-year floodplain of live rivers, streams or lakes, or 75 feet measured horizontally from the high water, whichever is greater. In certain circumstances, a greater setback may be required to protect the riparian zone, floodplain, waterway, wildlife habitat, or open areas.

Action) Amend the land use code to include the setbacks outlined here for the Eagle River and riparian areas.

Strategy 1.2. Encourage the design of development adjacent to the river, in the park area, which complements the scenic attributes found there and does not impact water quality and habitat.

Action) Adhere to the highest standards for green design, when evaluating development proposal that may impact the Eagle River.

Strategy 1.3. Establish riparian areas as highest priority to protect in federal, state, county, or Town acquisitions by trade, purchase, annexation agreements, easement, etc.

Action) See Strategy 1.1.

Strategy 1.4. Celebrate the Eagle River's outstanding resources through educational exhibits and interpretive sites at key access points along the river.

Action) Research, and apply for funding for the development of cultural resources and parks to establish new educational and interpretive sites along the Eagle River.

GOAL 2) PROTECT WILDLIFE MOVEMENT CORRIDORS AND IMPORTANT WINTERING HABITAT WITHIN THE EAGLE RIVER CORRIDOR IN LIGHT OF FUTURE GROWTH AND DEVELOPMENT.

Strategy 2.1. Work collaboratively with the Colorado Division of Wildlife to identify important wildlife habitat and movement corridors on a continual basis.

Action) Update natural resource maps annually to reflect new data for wildlife habitat and movement within the Eagle River corridor.

Action) Provide natural resource maps to the CDOW for their review on an annual basis.

Strategy 2.2. Require public acquisition of very high value environmental areas for permanent protection.

Action) Update natural resource maps annually to reflect new data for wildlife habitat and movement within the Eagle River corridor.

Action) Provide natural resource maps to the CDOW for their review on an annual basis.

Strategy 2.3. Preserve the natural character of washes, creeks, and other unique environmental features in order to provide a variety of habitat types for a range of species within the planning area.

Action) See Strategy 2.2.

APPENDIX A: RIVER MANAGEMENT ZONE MAPS



The following River Management Zone maps are also shown in Chapter IV., Opportunities & Constraints. They show in greater detail the resources that influenced the Framework Plan. There is also a synopsis of Key Framework Elements for each RMZ to highlight how the plan went from Vision, to analysis, to plan.

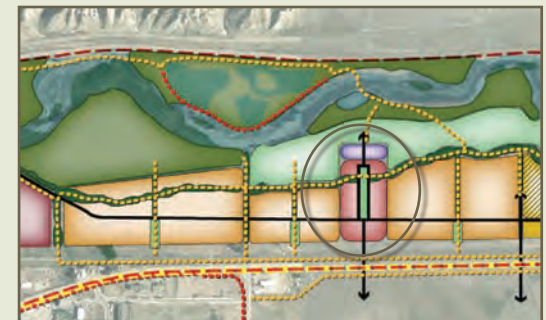
*Vision -
“New centers and civic space”*



*RMZ Analysis -
“Where is this possible?”*



*Framework Plan -
“How will it work?”*



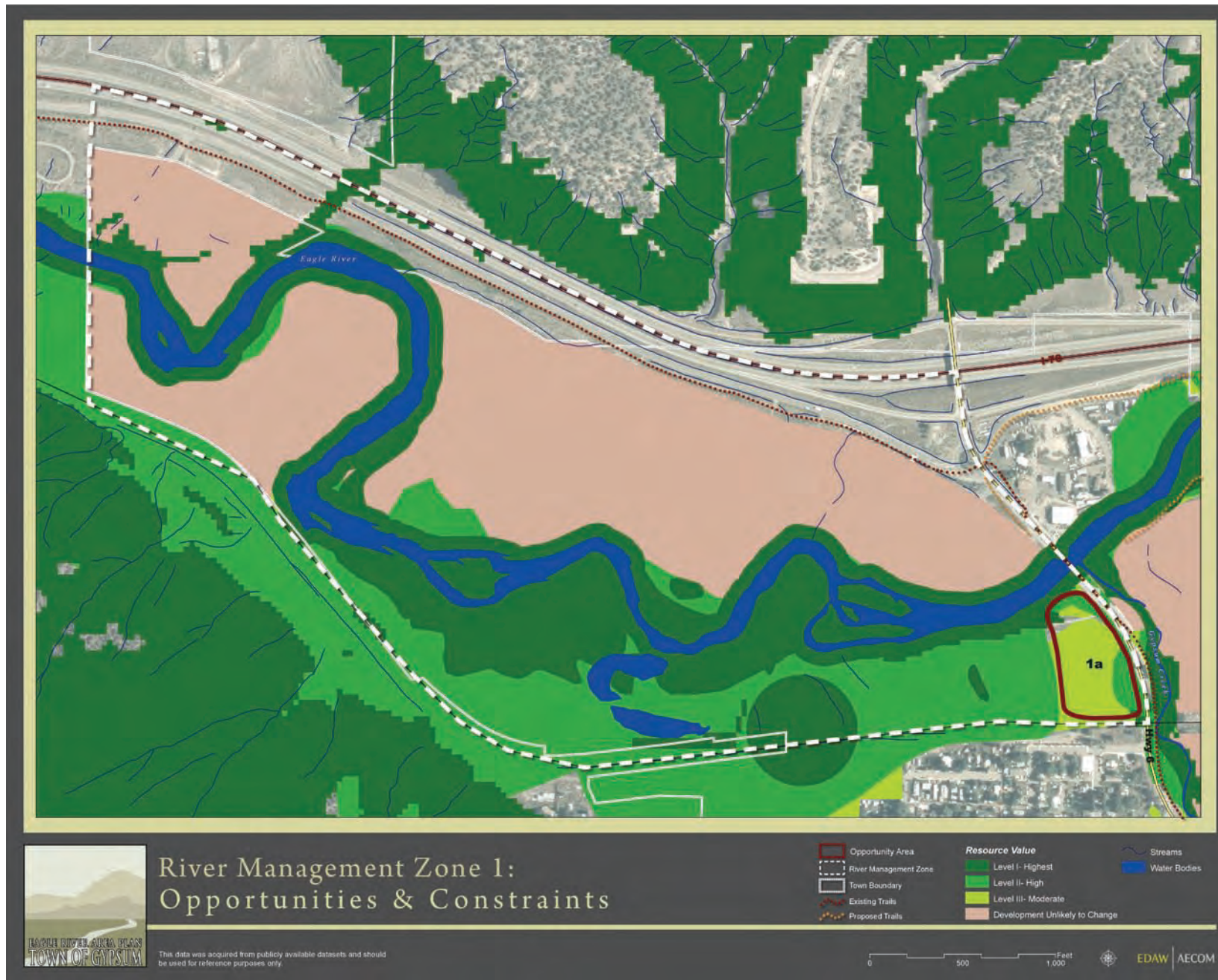
RMZ 1: HYDROLOGY MAP



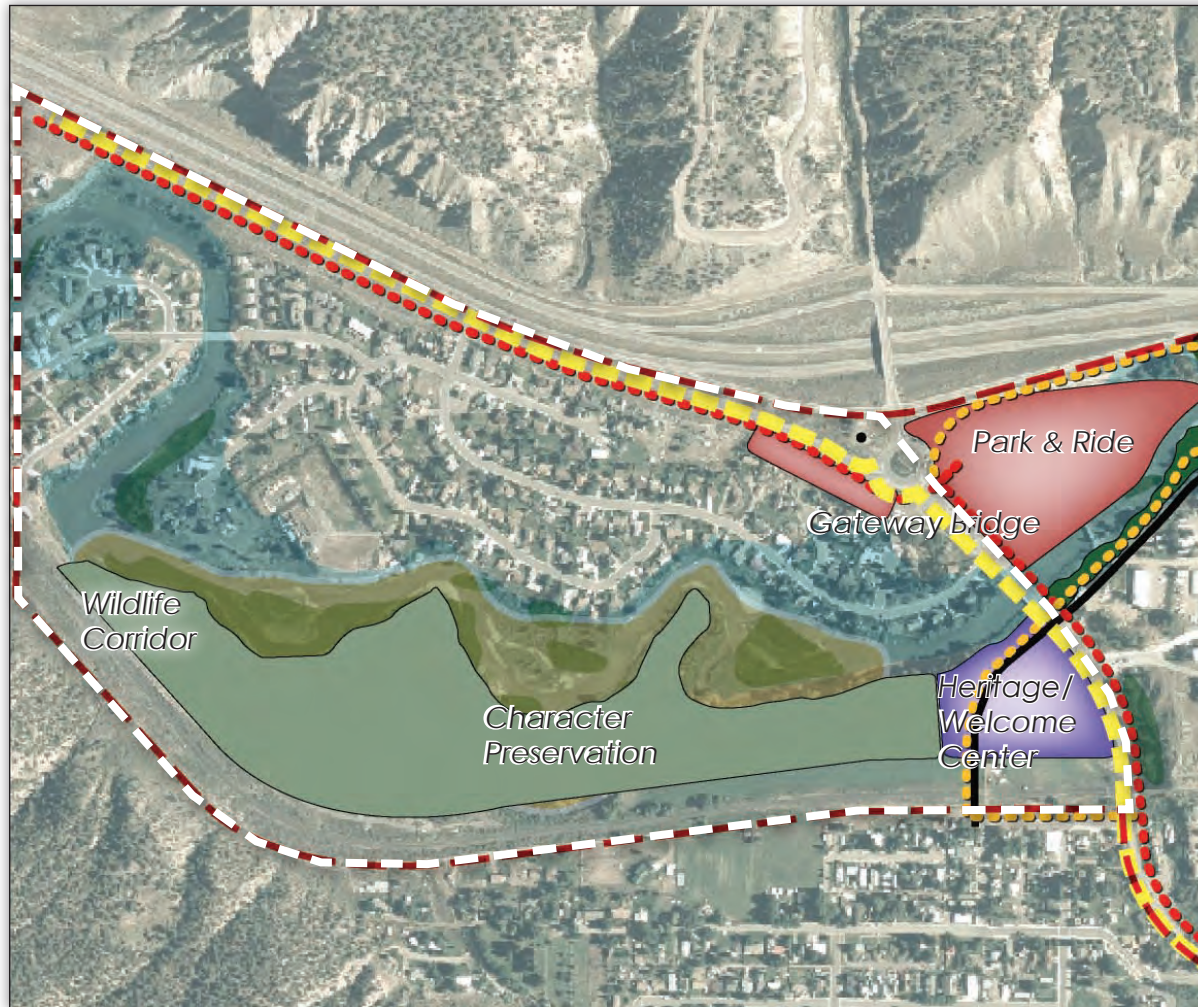
RMZ 1: NATURAL RESOURCES MAP



RMZ 1: OPPORTUNITIES & CONSTRAINTS MAP



RMZ 1: KEY FRAMEWORK ELEMENTS



RMZ 1 is located at the westernmost end of the ERAP study area. It is largely built out, containing suburban residential development on the north side of the Eagle River, as well as a highway commercial adjacent to the I-70/Highway 6 interchange.

What is unique about RMZ 1 is what is found along the south side of the Eagle River. The Walker property (ranch) is widely known for its scenery as people drive into Gypsum, and is looked to as an important area for character preservation. Additionally, this area is known for its natural resources.

In order to preserve and enhance this RMZ's existing land uses, key elements of the Framework Plan include character preservation along the south side of the Eagle River, which includes the protection of known wildlife corridors. A Heritage/Welcome Center would allow some focused development here that complements the site and also celebrates Gypsum's history and small town atmosphere. Enhancements to the I-70/Highway 6 interchange area would include a park & ride facility, a gateway bridge, and additional commercial.

Lastly, this RMZ is the closest to the historic heart of Gypsum, located across the railroad line from the Walker property. This area has enormous potential for urban renewal, and the Framework Plan recognizes that by recommending uses that ultimately would complement a historic business district there.

RMZ 2: HYDROLOGY MAP



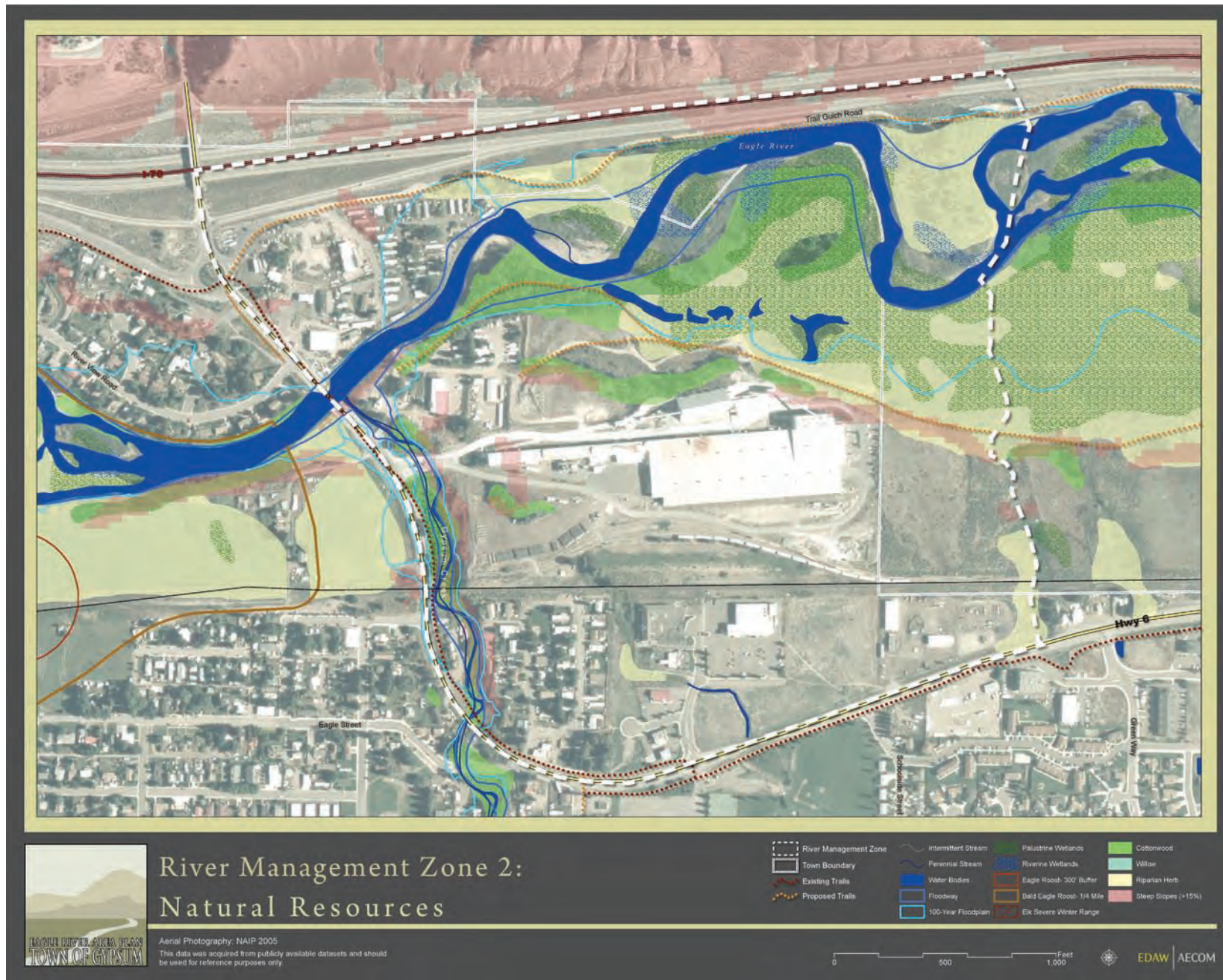
River Management Zone 2:
Hydrology

This data was acquired from publicly available datasets and should be used for reference purposes only.

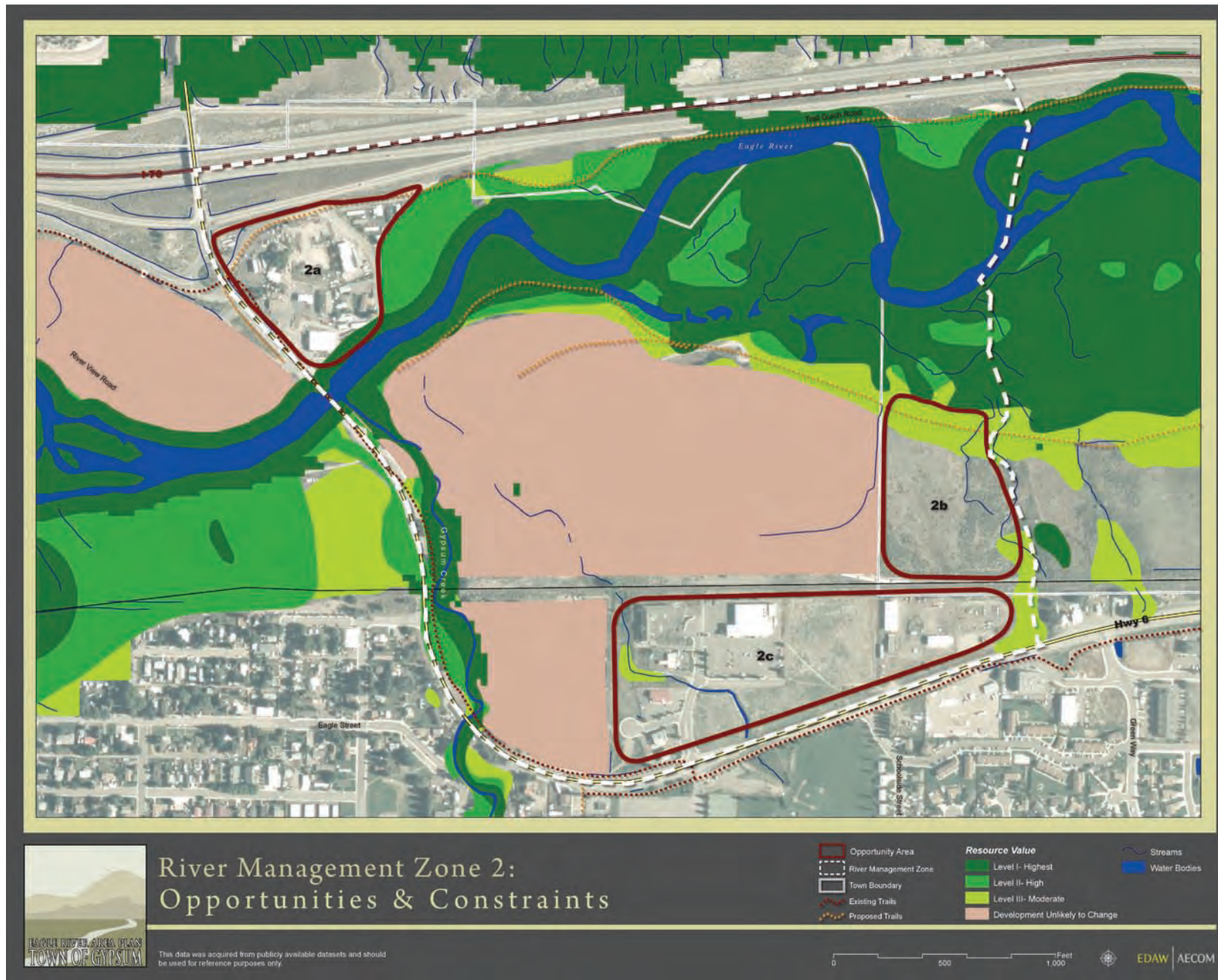
- River Management Zone
- Town Boundary
- Intermittent Stream
- Perennial Stream
- Water Bodies
- Eagle River- 75 Ft Buffer
- Floodway
- 100-Year Floodplain



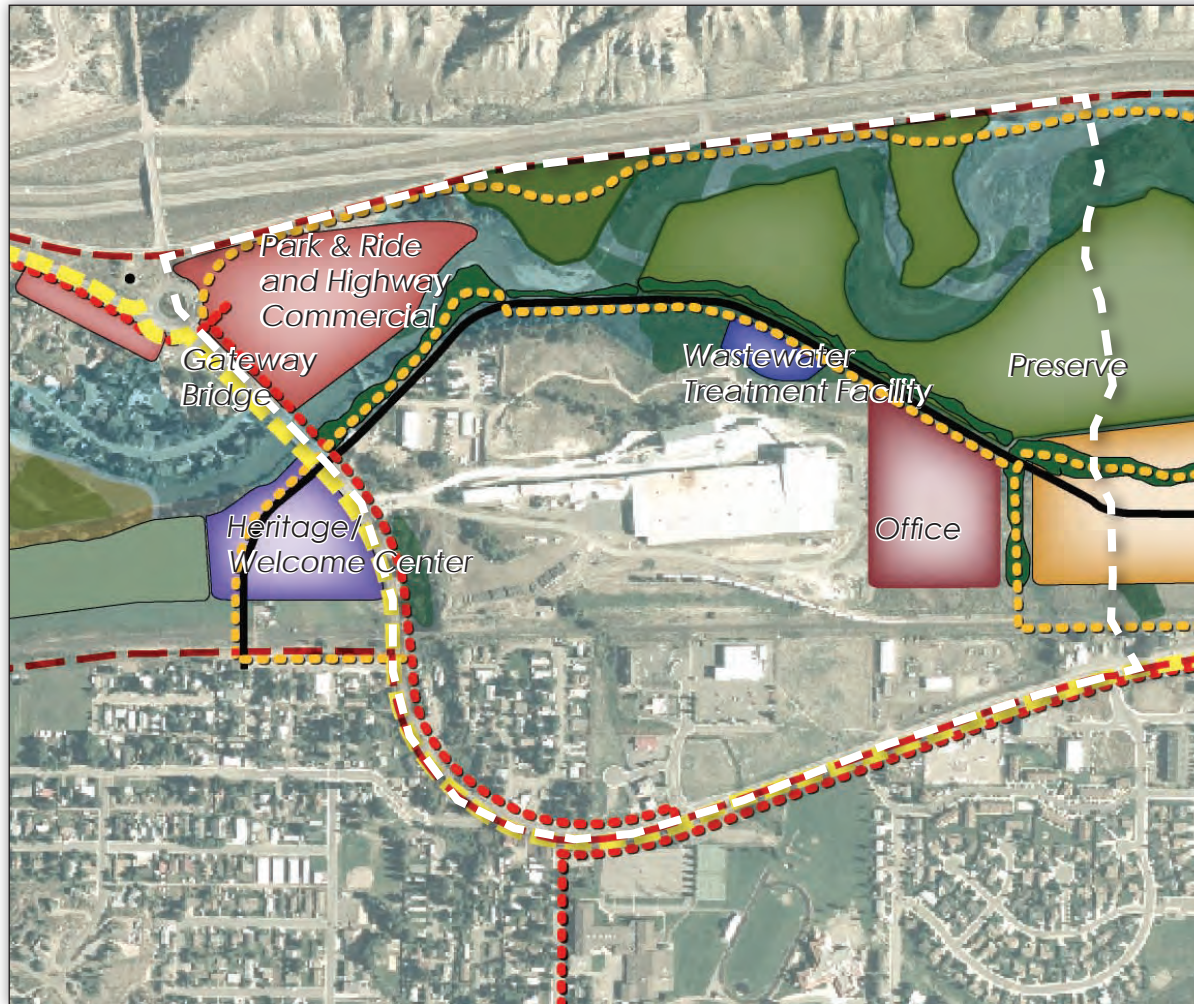
RMZ 2: NATURAL RESOURCES MAP



RMZ 2: OPPORTUNITIES & CONSTRAINTS MAP



RMZ 2: KEY FRAMEWORK ELEMENTS



RMZ 2 is the most impacted by high intensity existing development. The current wallboard plant has a large footprint, and is expected to remain in place for the foreseeable future. Taking that as a given, a primary goal for this RMZ was to set forth future land uses that would complement and buffer industrial uses, and not preclude that area from change in the future.

Office development is planned for the area adjacent to the wallboard plant, as the development would be able to be configured to shield views of the plant and focus them on the Eagle River. This location is also ideal for office because it is within close walking distance to restaurants, the civic heart of Gypsum, and many neighborhoods.

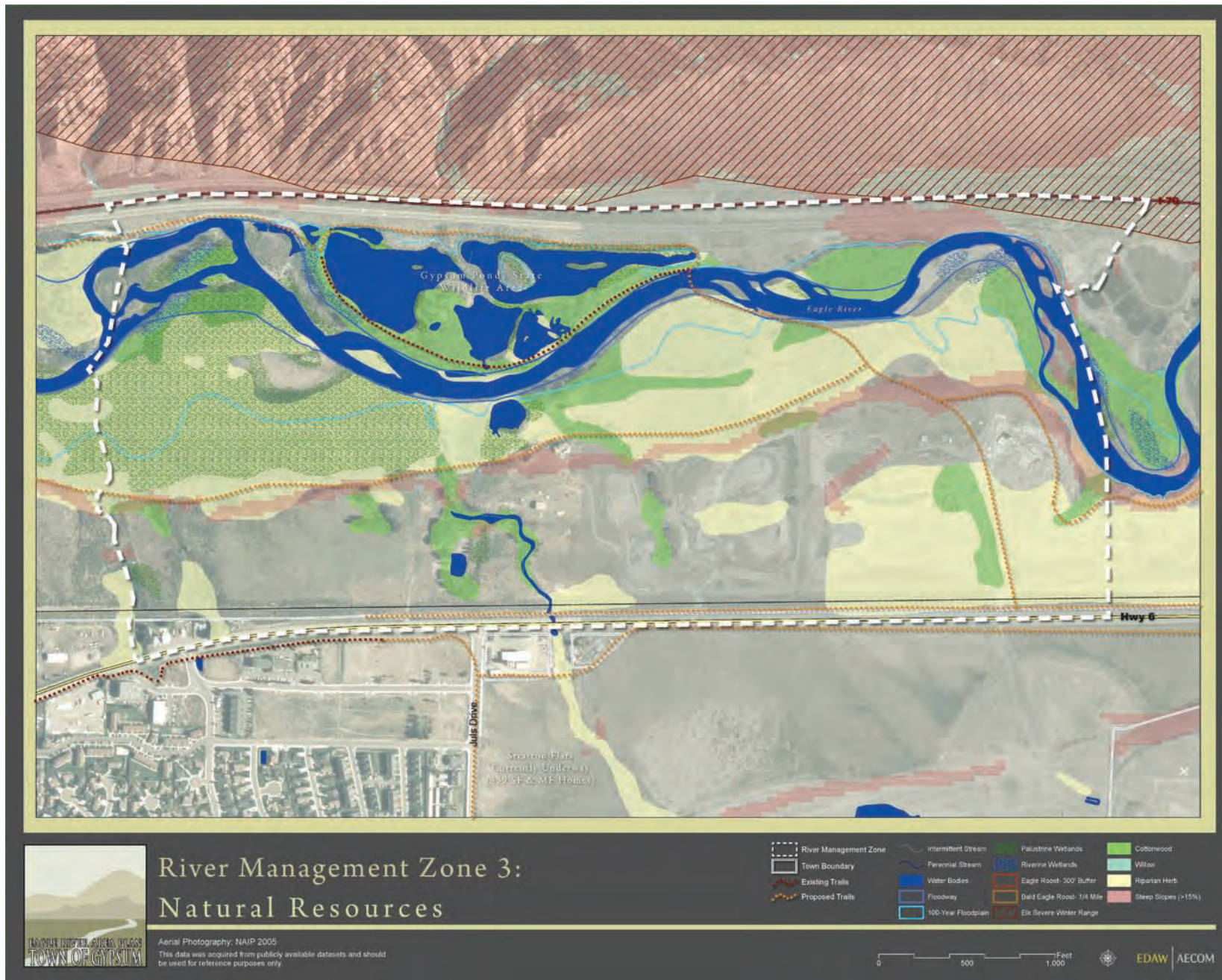
With increased growth, it will be likely that a new water treatment facility will be needed for the Town. The location illustrated in RMZ 1 is optimal, as it is placed against industrial uses of similar intensity, but due to modern innovations, would have a minimal impact on the nearby natural resources and community.

As described in RMZ 1, the I-70/Highway 6 interchange will be enhanced by future growth by the establishment of a park & ride facility, new gateway features, and additional commercial.

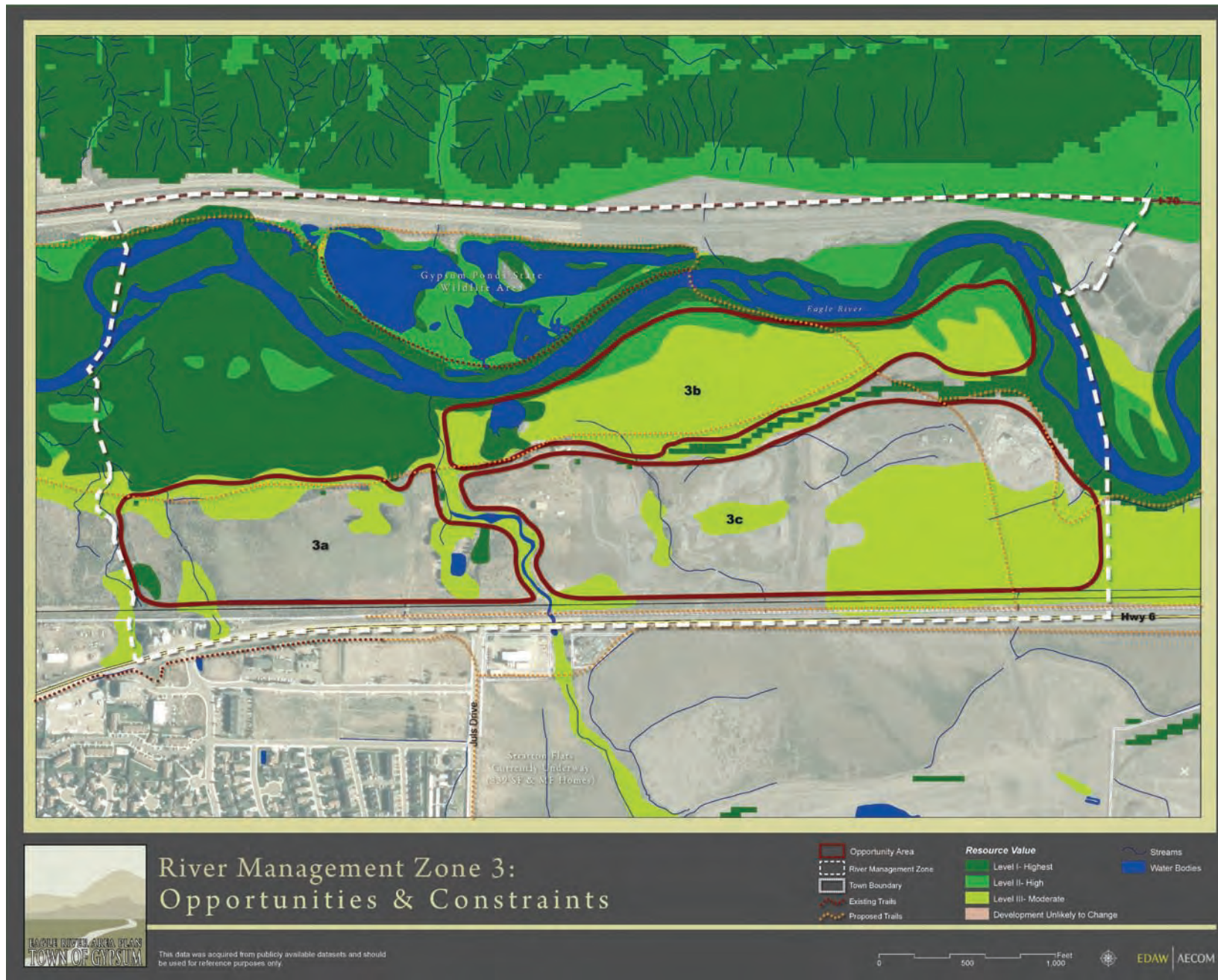
RMZ 3: HYDROLOGY MAP



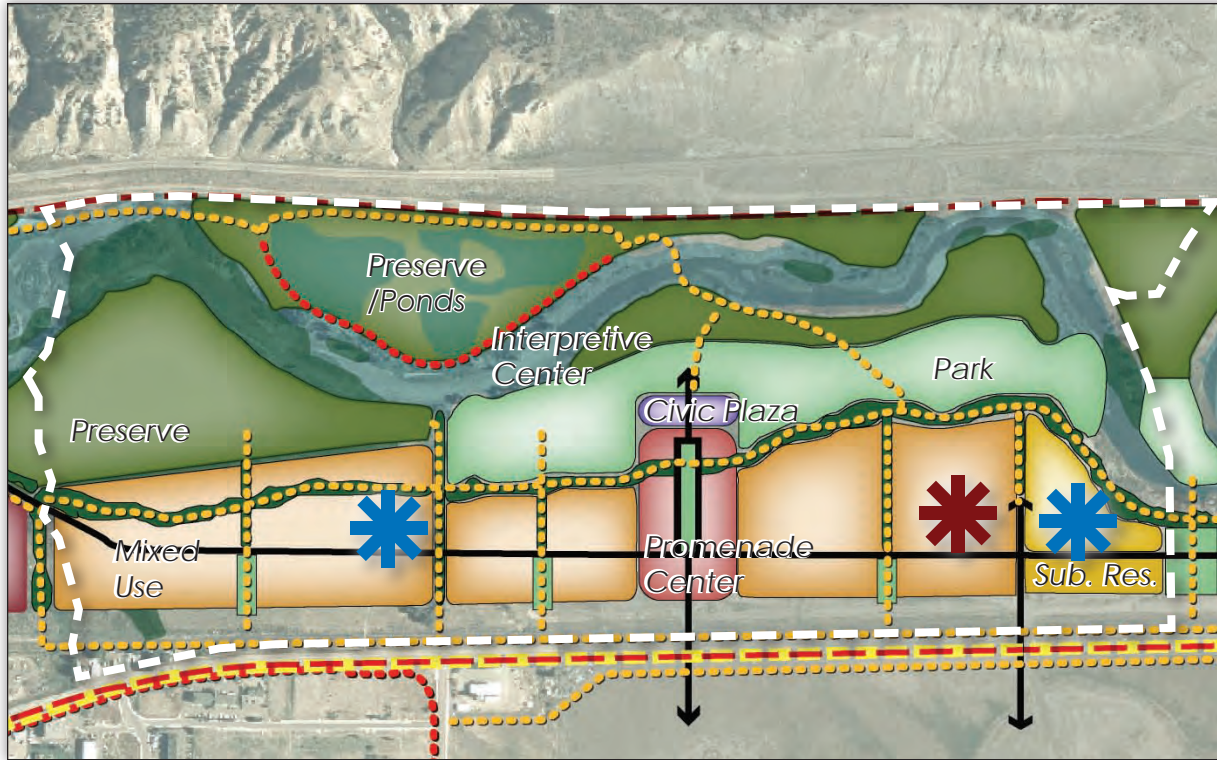
RMZ 3: NATURAL RESOURCES MAP



RMZ 3: OPPORTUNITIES & CONSTRAINTS MAP



RMZ 3: KEY FRAMEWORK ELEMENTS



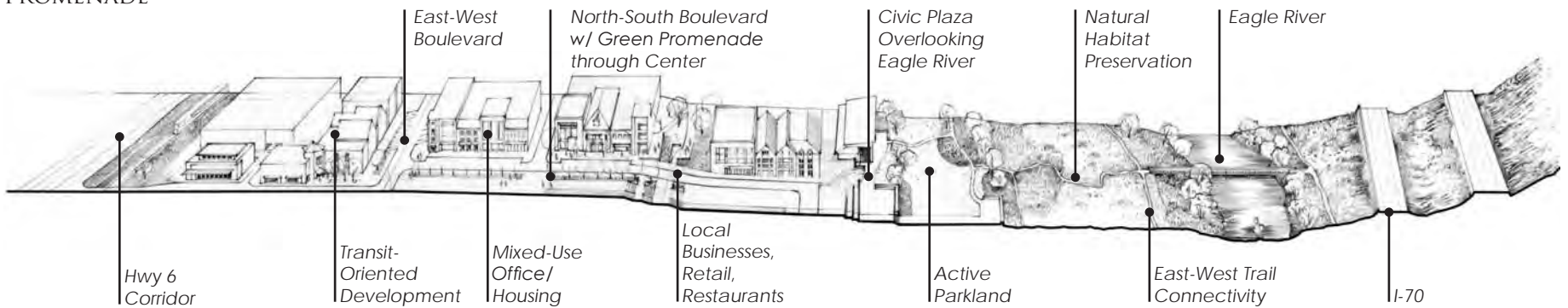
* Potential School
 * Potential Senior Housing

RMZ 3 will become the centerpiece for development within the Eagle River Corridor. The current development pattern is largely rural, with some existing mining operations. In the future, its proximity to neighborhoods, multi-modal connections, the Tower Center, and the Eagle River make it ideally suitable for higher density mixed-used development, a promenade center, and new community amenities.

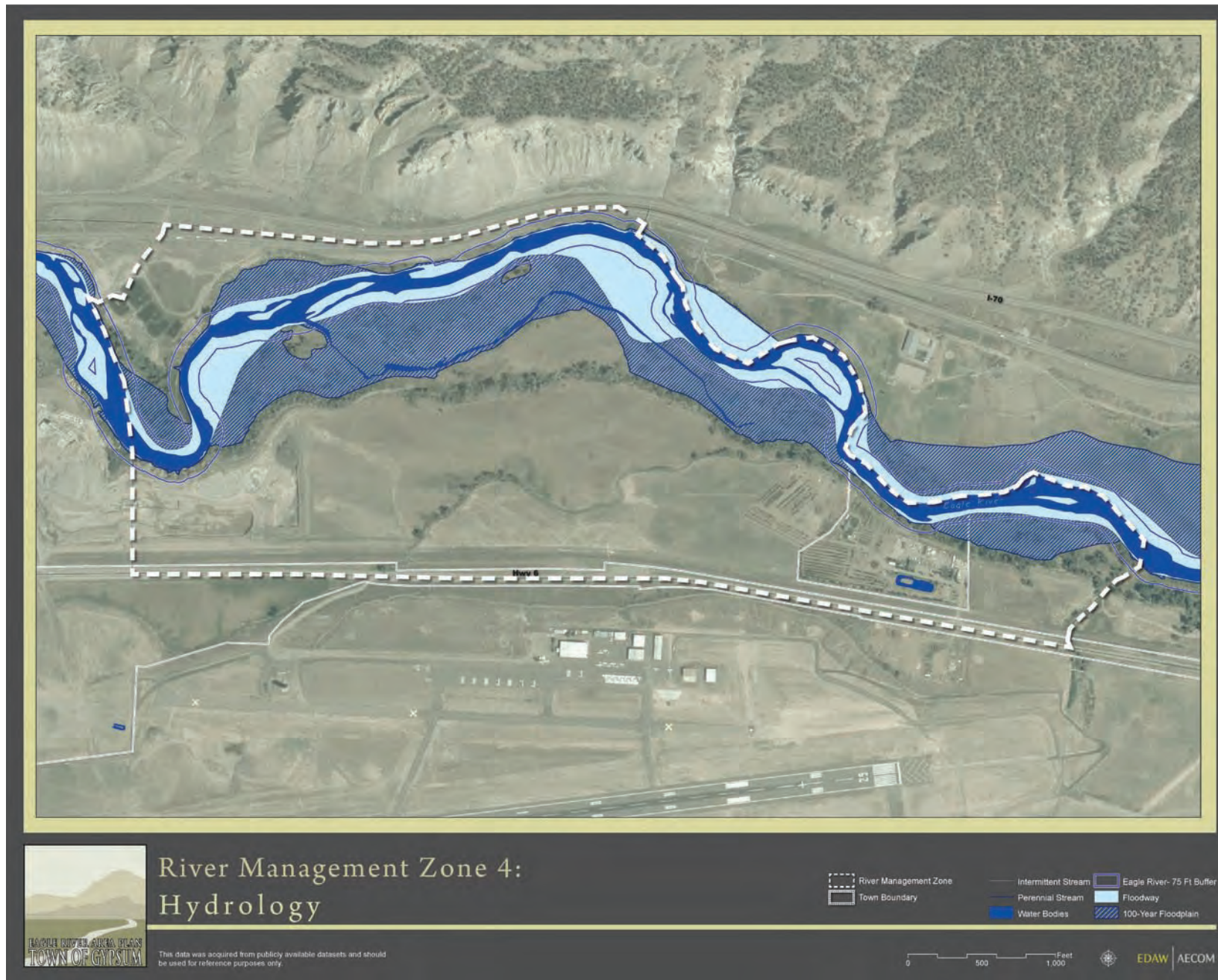
The promenade center will become a new commercial heart for Gypsum, meeting the daily needs of residents, as well as drawing in tourists and visitors from throughout the region. This center would be a distinct complement to the big-box chain store found at the Tower Center, focusing more on locally owned, smaller scale businesses and restaurants.

The RMZ also is home to Gypsum Ponds and outstanding natural resources. These would be complemented by the establishment of a linear park, additional trail connections, an interpretive center, and civic gathering spaces.

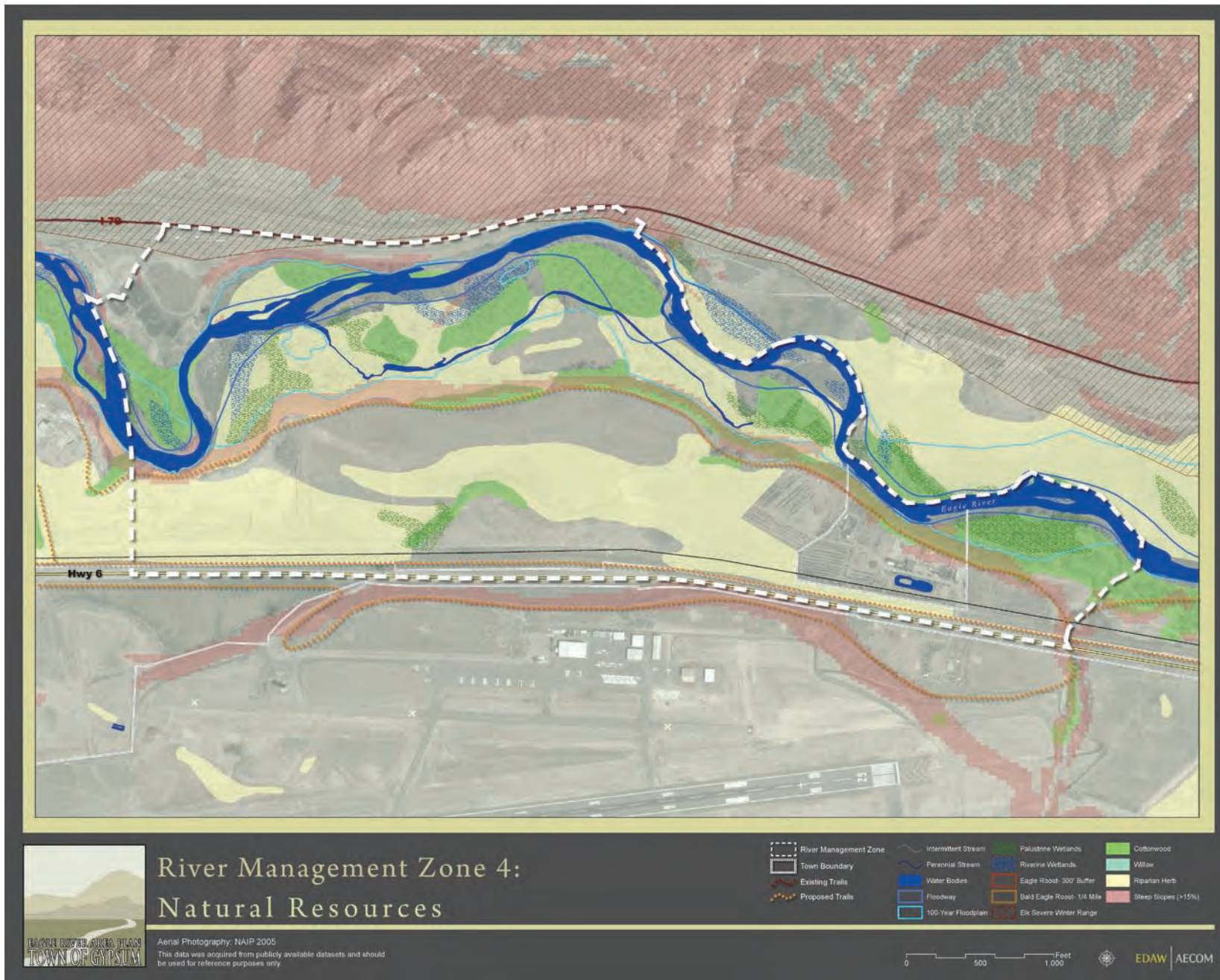
PROMENADE



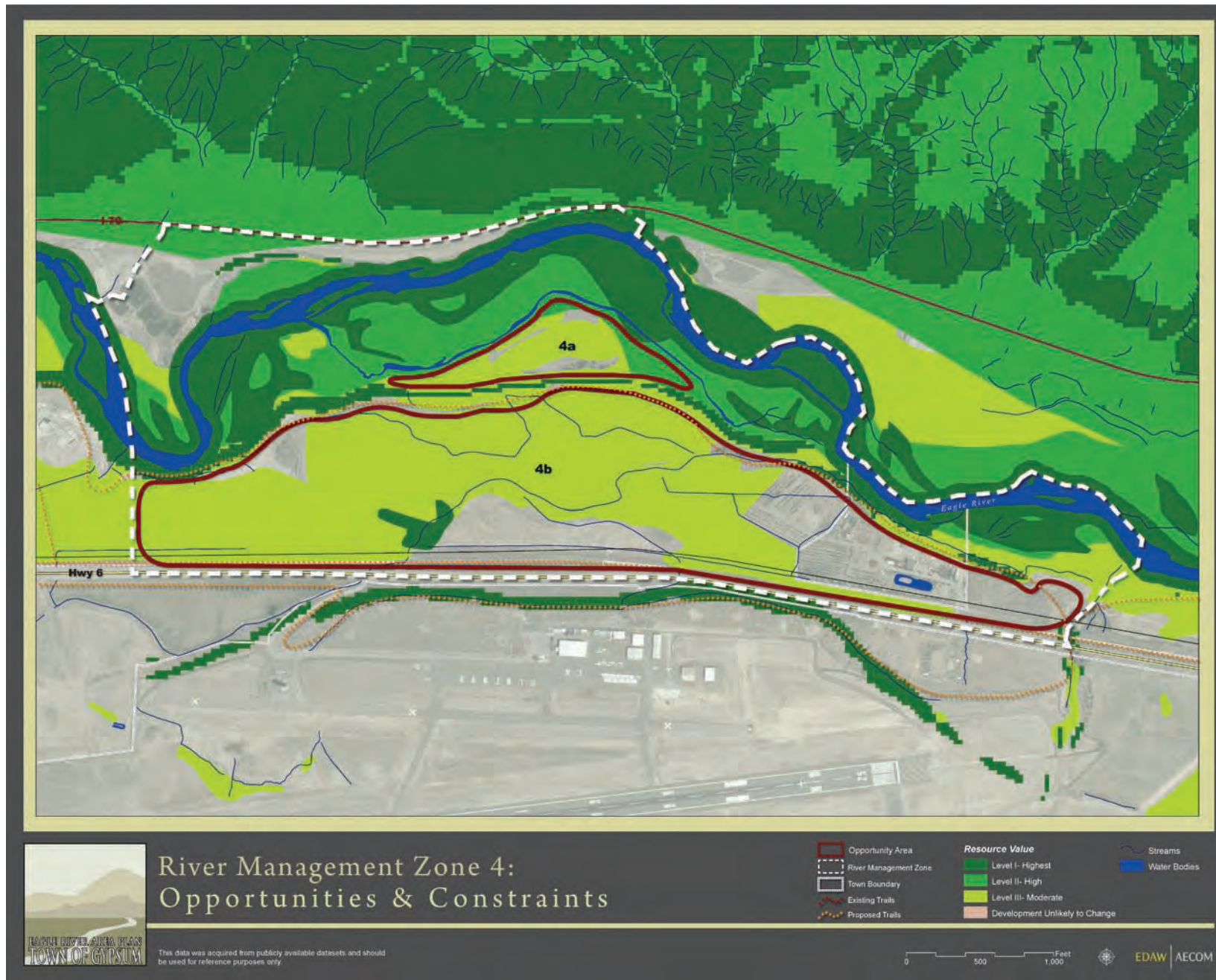
RMZ 4: HYDROLOGY MAP



RMZ 4: NATURAL RESOURCES MAP



RMZ 4: OPPORTUNITIES & CONSTRAINTS MAP



RMZ 4: FRAMEWORK MAP



 Potential Senior Housing

RMZ 4 is all about a new, sustainable community for Gypsum. It has the largest area for new housing of a variety of types, densities, and characters, and also integrates and protects the resources of the Eagle River. In order to preserve existing wetlands and the floodplain, new neighborhoods are planned outside of sensitive resource areas. Moving from west to east, the densities of new neighborhoods decrease, allowing development to disperse as you move away from the urban core and into the rural buffer between Gypsum and Eagle.

Also included in this area is a new neighborhood center and reservoir. The neighborhood center would serve the surrounding neighborhoods by providing businesses, such as a coffee shop, salon, cleaners, daycare, post office branch, small market, etc.

The reservoir would serve both a utilitarian and a civic function, in light of new growth. There is already a need for increased water storage for the area, and new growth will only increase that demand. The reservoir would buffer the Eagle River from development, filtering and dampening the flow of stormwater. As a civic amenity, the reservoir would protect the viewshed of Gypsum from I-70, and create outstanding scenic views for the new neighborhoods on higher ground to its south.

Finally, cottage and cluster development would establish a new, sustainable product for the region, consisting of homes with smaller footprints, innovative technology, and preservation of large, open spaces, and providing a seamless transition into the rural areas to its east.

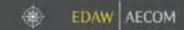
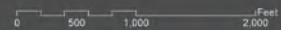
RMZ 5: HYDROLOGY MAP



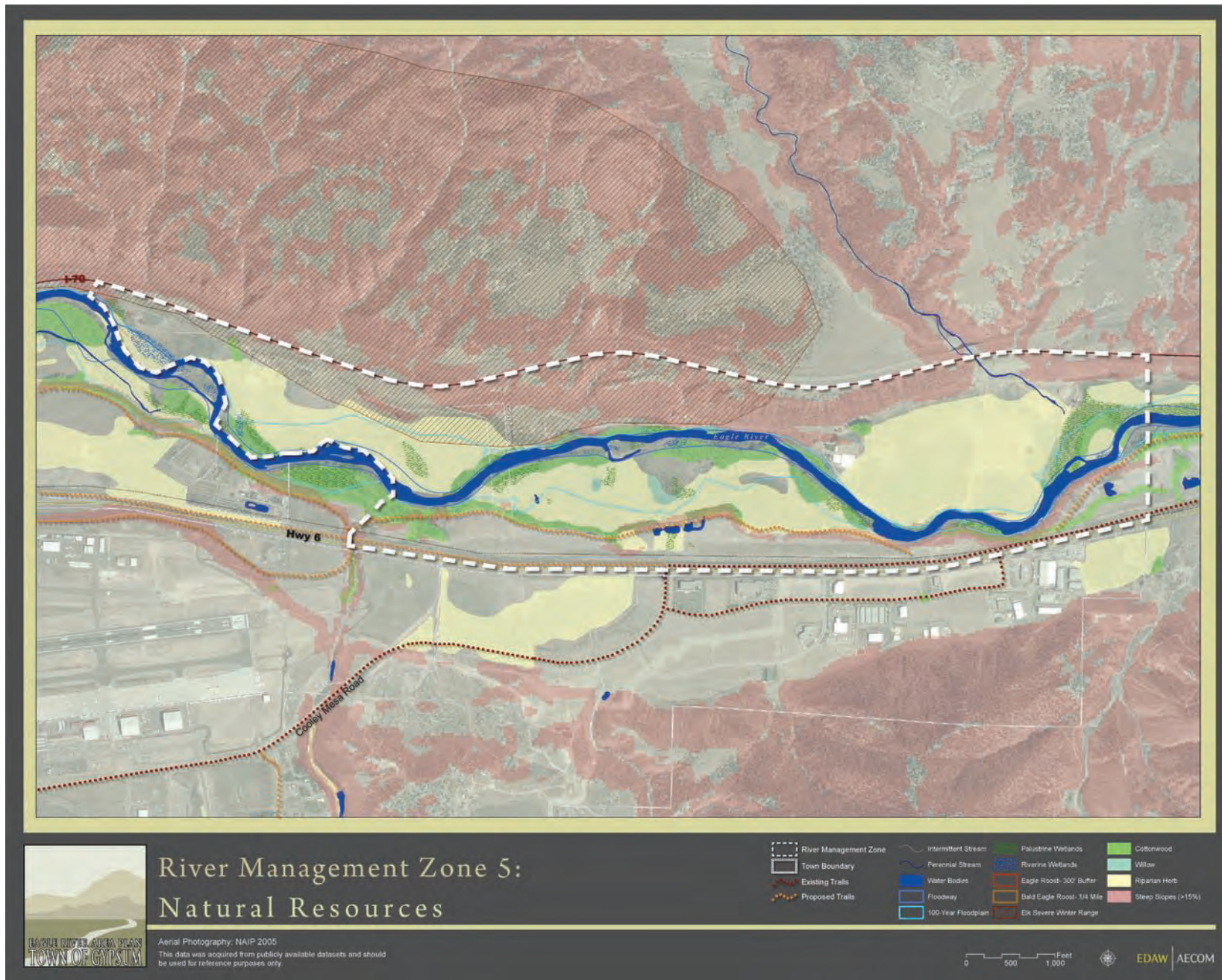
River Management Zone 5: Hydrology

This data was acquired from publicly available datasets and should be used for reference purposes only.

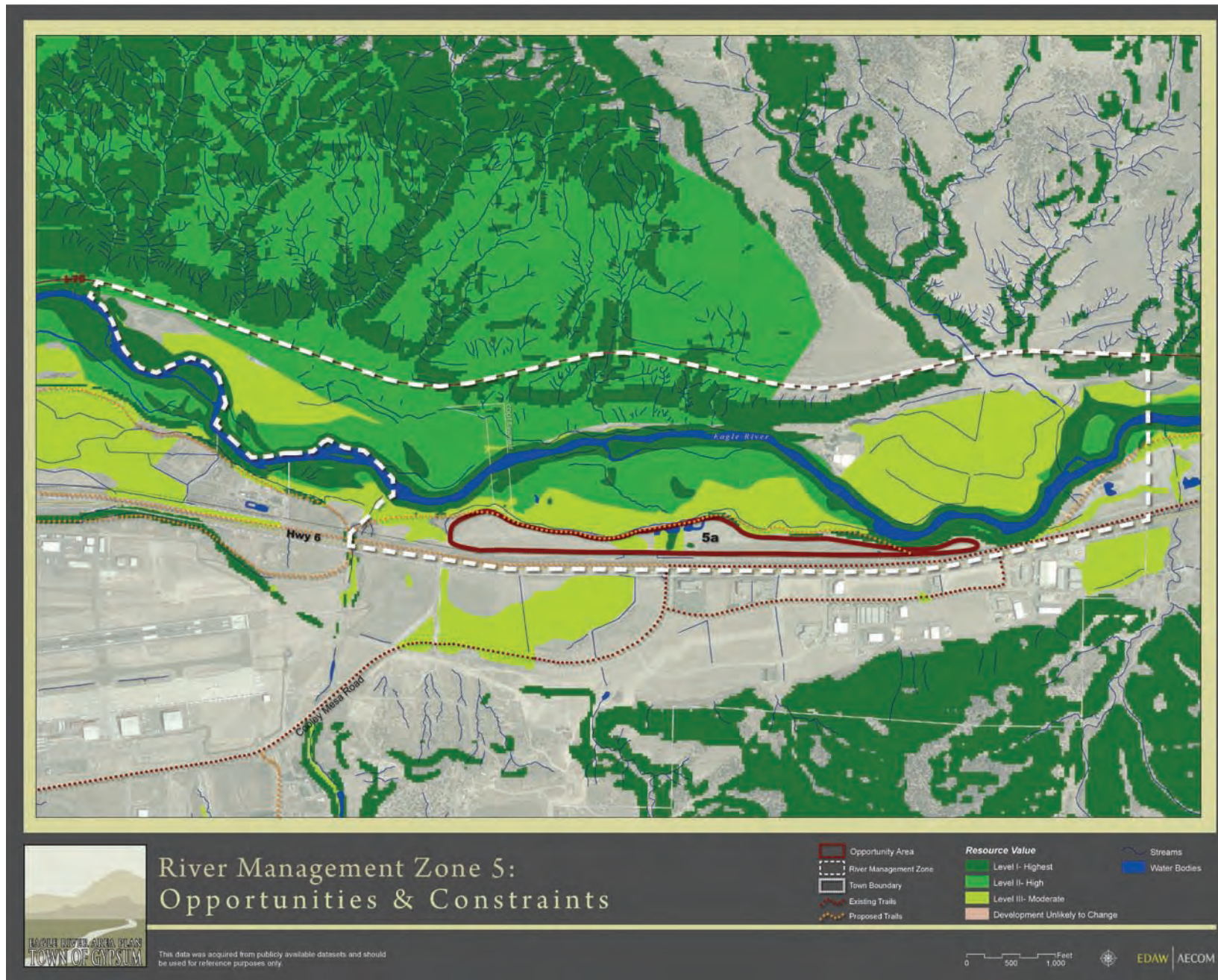
- River Management Zone
- Town Boundary
- Intermittent Stream
- Perennial Stream
- Water Bodies
- Eagle River- 75 Ft Buffer
- Floodway
- 100-Year Floodplain



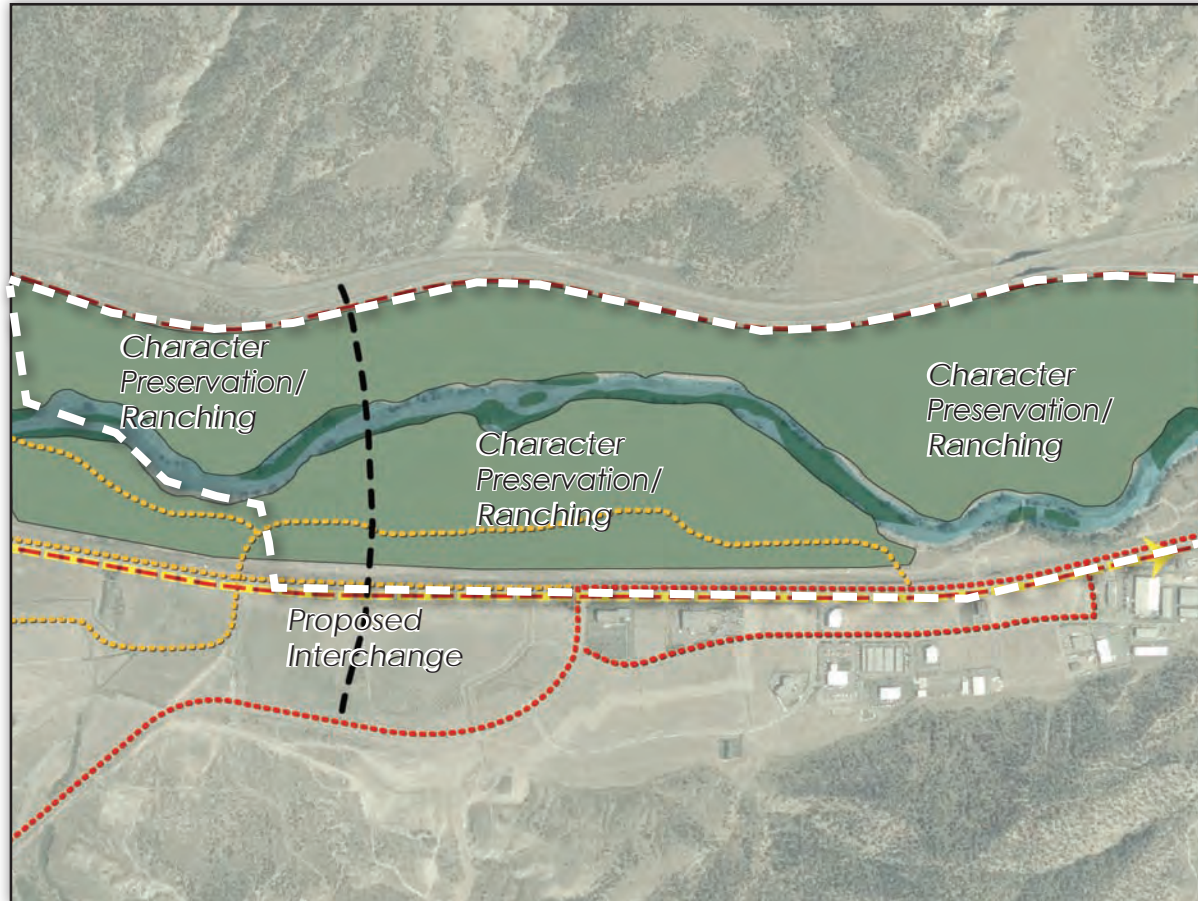
RMZ 5: NATURAL RESOURCES MAP



RMZ 5: OPPORTUNITIES & CONSTRAINTS MAP



RMZ 5: KEY FRAMEWORK ELEMENTS



The Framework Plan for RMZ 5 is simple and straightforward: character preservation. This area is far from existing services, has a small developable area, and has poor connectivity to other areas. Perhaps more importantly though, the area is widely recognized and valued for its scenic beauty and rural character. Landowners and many others voiced their appreciation for this area.

Additionally, the proposed new I-70 interchange and flyover will likely become a key gateway for Gypsum, elevating the importance of preserving the visual experience through this RMZ.



APPENDIX B: PUBLIC COMMENTS

STAKEHOLDER INTERVIEW SUMMARY

TOWN OF GYPSUM

EAGLE RIVER AREA PLAN

STAKEHOLDER INTERVIEW SUMMARY

AUGUST 28TH & 29TH, 2008

Participation

To begin our public involvement process for the Eagle River Area Plan, we conducted Stakeholder Interviews at the Gypsum Town Hall on August 28th and 29th.

Participation came from a wide variety of groups, including:

- Private landowners
- Gypsum Fire
- Eagle Valley Land Trust
- Eagle County Community Development
- LaFarge
- Eagle River Watershed
- CDOT
- Eagle County Recreation District
- ECO Transit
- Eagle County Economic Council

Popular Ideas and Concepts

Overwhelmingly, stakeholders recognized the Plan's study area as being an extremely valuable asset for the Town of Gypsum and the greater Eagle River Valley. In many of their perspectives, growth has not yet fully encumbered Gypsum in ways that it has

farther up the Valley; there is still time to be thoughtful with development, build off of the Town's heritage, and keep development meaningful.

Other ideas and concepts that were generally well-supported by stakeholders include:

- The Eagle River is a great quality of life amenity; promote it
- More passive recreation along the river
- Intense development is more appropriate along Highway 6, especially to support transit and multi-modal connections
- Keep intense development away from the floodplain and riparian corridor
- Development along Highway 6 should complement planned and future development and transportation connections, such as Stratton Flats and the possible new I-70 interchange and fly-over
- There are important visual resources within the study area that should be protected

Initial Concerns

Concerns arose over landowner rights and what this plan means for them. Questions were asked such as:

- *When are we going to be annexed?*
- *If this plan shows my property as open space, will that entirely preclude my ability to develop?*
- *Need to be informed well ahead of each plan event*

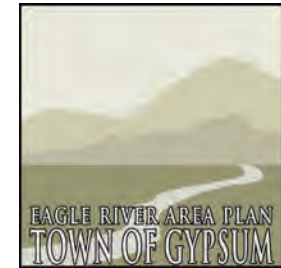
Additional Concerns

- No more golf courses
- Planning process does not promote the family experience
- Community wary of conservation easements due to recent press
- Ranching is no longer sustainable within the study area
- The water quality of the river has stayed intact compared to the rest of the Valley; it is important to promote land uses that will not compromise this - nutrient loading from golf courses is especially detrimental
- Plan adequately for storm sewer discharge management and monitoring
 - During construction and after
- Be mindful of how development will appear while driving fast along I-70
- No strip development
- Reclamation of gravel operations for water storage is very expensive
- State statute: Senate Bill 110 or 120 that requires the extraction of mineral resources prior to development – how will this affect development of study area?

Other Ideas and Concepts

Each stakeholder who was interviewed had great ideas to contribute to the plan. The following is a summary of those:

- Family-oriented recreational opportunities at the river
 - Picnic
 - Volleyball
- Community gardens, Community Supported Agriculture (CSA)
- Do something different with new housing
- Promote rural character
- Implement the 75 ft setback through zoning code
- Keep public services and infrastructure costs lower by concentrating development around the highway (emergency service costs would increase with more frequent accidents if development is allowed too close to floodplain)
- Rustic trail along river – cross-country skiing, biking
- The water quality of the river has stayed intact compared to the rest of the Valley; it is important to promote land uses that will not compromise this - nutrient loading from golf courses is especially detrimental
- Protect the experience of the river
- Gypsum, ERAP could be the regional model for pedestrian-oriented development
- Community separators/buffers are a priority in the Valley
- Possible opportunity to use the existing UPRR line for regional rail
- Gypsum transit station within study area, TOD
- Promote Gypsum as a 24-hour community; self-sufficiency
- 3 Themes: Maintain, Enhance, Preserve
- ERAP study area could activate a low impact/tourist retail area similar to a downtown
- Celebrate Gypsum's mining, Old West character to promote its unique identity
- Whitewater park
- Keep wooded nature of site intact
- Business/meeting facility/hotels that play off of the river
- Affordable office space is a Valley-wide issue
- Public plaza at river
- Water storage and recreational opportunities for gravel reclamation sites
- Reclamation of gravel operations into ballfields, active recreation – good for turf



TOWN OF GYPSUM
EAGLE RIVER AREA PLAN
PUBLIC MEETING #1 SUMMARY
OCTOBER 9TH, 2008

On October 9th, roughly 40 members of the Gypsum community took part in the Eagle River Area Plan's first public open house. The open house format allowed people to casually drop in, enjoy BBQ served by Mayor Carver, and share their thoughts on the future of the study area. The open house was a very useful forum for the planning and consultant team to speak with individuals that had specific questions and concerns about the plan, as well as hone in on constructive goals and ideas to be considered for the Plan.

Prior to the meeting a Frequently Asked Questions sheet was mailed to property owners within the study area. This was also presented on a board to address the concern that people had before the open house that the ERAP was about immediate annexation.

Besides boards explaining the process, the Plan purpose, and the existing policies of the 1999 Foundation Plan, the main exercise of the open house were boards that presented new "idea statements" for each of the revised planning elements: Natural Resources, Partnerships, Land Use & Growth, Economic Sustainability, Community Character & Design, Infrastructure, Multi-Modal Transportation, Parks & Recreation, and Neighborhoods. Also, for certain elements, a second board presented illustrations of various quality and design choices. Attendees showed their support for idea statements or illustrations by placing green dots beside them and writing comments.

The results of the open house reveal some strong trends in the community's vision for the ERAP study area. First, the feedback showed that the community supports the use of partnerships to achieve a better future for Gypsum. This involves working with landowners, public agencies, the County, and neighboring towns.

Concerning growth, the public input suggests support for the continuation of the rural lifestyle within the study area, and promoting unique character and high quality design where development does occur. Concentrated development along Hwy 6, that transitions to lower, context-sensitive uses moving closer to the River, seems to be a popular idea. There does appear to be a demand for more neighborhood-serving amenities, such as walkable centers with restaurants and retail so that more people can live, work, and play in Gypsum. Several specific comments were written by people wanting a ‘new downtown’ or ‘plaza’ area.

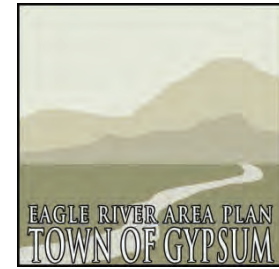
The community gave positive feedback on statements regarding economic sustainability, and especially supports illustrations of recreation-oriented attractions (i.e. kayak park).

In terms of neighborhoods, the community supported two ends of the spectrum for Gypsum’s future, but does not appear to want more of the same. Many attendees voiced their appreciation for the study area’s current large-lot, gentleman’s ranch neighborhoods. On the other hand, we heard support for high density neighborhoods, even those with a modern take on western architecture. It appears that the study area lends itself to contrasts in land use and design.

The Eagle River is overwhelmingly supported as a gem to the community. The study area contains valuable natural resources that should be preserved and complimented. In terms of planning for the future, the community’s feedback suggests that they want more access to the river for enjoyment, and also want to promote it as a unique attribute and recreational asset. There is also strong support to protect all sensitive natural resources, including riparian habitat, wildlife corridors, water quality, and the viewshed from I-70.

PUBLIC MEETING 2 SUMMARY

TOWN OF GYPSUM
EAGLE RIVER AREA PLAN
PUBLIC WORKSHOP #2: BIG IDEAS
MARCH 19TH, 2009



The second public workshop for the Eagle River Area Plan began with a presentation by Bruce Meighen of EDAW, explaining the process to date, the opportunities that have emerged, existing conditions, and the “Big Ideas” for land use concept. The attendees (approximately 40) then broke into 6 groups to discuss which ideas worked and those that may need more thought. At the end, each group reported back their results, which are as follows:

Small Group #1

- Rename community separator to ‘character preservation’
- Locate a Hotel in old town district
- Carriage ride connecting old town to proposed Promenade
- Promenade as main hub for trails
- More small trail connections
- Urban residential should change to mixed-use
- Show a better transition of densities
- School needs to be in a better location in heart of new area
- The currently proposed school location would cause traffic problems, etc.
- ‘Celebration of river’ through a nature/interpretive center, near school
- More parking near Promenade
- Keep reservoir natural
- Include green design, especially in new cottage neighborhood
- Have a new senior center where we show school, near cottages

Small Group #2

- In order to have a catalyst, the Town really needs to focus energy on gateway, highway appearance, and historic downtown
- That area is key for the Town's image, and then would act as a catalyst
- Waterfowl hunting needs to be taken into account with nearby proposed park (near Ponds)
- Don't neglect planning and redevelopment of the old section of town before getting into new stuff
- Any development needs to consider high water
- Office/shops not a good neighbor to wallboard plant; wastewater would be a better neighbor
- Trails good
- The Promenade needs to be close enough to the River to really take advantage of it
- Cottages and senior-focused are good
- Reservoir - yes
- Shuttle steam engine from old town to new river district

Small Group #3

- Group represents the ranching community along eastern end of study area
- Move reservoir westward
- Keep development more concentrated at the western end of the study area, closer to existing core
- The plan needs more wildlife corridors
- In favor of higher density towards the town core
- Do like the park and ride
- Concentrate trails towards main part of town
- More open space, especially eastern half of study area

Small Group #4

- The location of the proposed waste water plant next to the existing wallboard plant would be a good location
- The current waste water plant should be considered for expansion first, and keep the proposed location natural
- Pros/cons for historic district, keep it on Railroad Ave, but not on the north side of rail line
- Tie in any new development of the gateway area with the Rittenhouse Restaurant

-
- New road is a good idea, especially as a Main Street- most communities have one, we need one
 - Make adjoining storefronts, keeping old western character (such as Frisco, Breckenridge, Glenwood)
 - Redevelop Valley Road as a main street- Jeff noted that this idea was presented to the Town but, due to objection from the neighbors, was dropped for the foreseeable future
 - Right now visitors have to have a habitat stamp to access Gypsum Ponds, so need to consider that if there was added public access
 - Reservoir and cottage concept good
 - Senior center idea is a good idea, much needed

Small Group #5

- Community separator on the west side does reflect important wildlife habitat, so do preserve
- Gateway should indeed be improved to draw people in, including more signage
- Redevelop the bridge, at least with a new façade
- Train station at the heritage center would be a great draw for tourists, especially if it connected with the River District
- Gateway needs to connect better with community events; new center should also connect as best as possible
- If there were new trails, they need adequate signage and facilities
- There is a delicate balance between protecting river front and using it; be mindful of that in decision-making
- Establishment of a river corridor park is key to balancing the level of development within the corridor and should be emphasized in the plan policies
- Promenade has great potential for outdoor seating, civic opportunity, parks
- There may be problems connecting with the river at Gypsum Ponds
- Large linear park is a good idea, sustainable community amenity, maybe even a community garden & farmers market
- Favor the Main Street- but how much space is there? If it could fit two blocks it could work
- Cottages a good idea and would fit well into the Town
- Is the size of the Reservoir appropriate
- The Airport has a lot of potential, should integrate that better into the plan
- Small hotels, shuttle
- Community separators on the east appropriate

Small Group #6

- Concern with the elk habitat on east end of study area; should include an enclosure in the winter
- Work with CDOW to enhance the grasslands in that area for elk habitat
- More equestrian trails
- Include trail access to the BLM lands to the north for equestrian and multi-modal uses
- More transit stops
- Organic recycling center- grass, tree clippings, more formal area
- What is the identity of EGYPT- coined the area between Eagle and Gypsum?
- Waterfall feature at the reservoir would be a nice draw

Additional Comments

- Engineered, filtered storm drainage should be mandatory regardless of cost and maintenance needs to decrease the pollution of the Eagle River
- Include policy measures to reduce light pollution in new development, especially alongside the river and within important wildlife areas
- Encourage restoration activities within new development
- Further analysis is needed before 'looping' visitors through the river corridor on trails and paths
- Be aware of noise pollution that certain trail types may cause- i.e. boardwalks
- Officially designate the western portion of the study area that is noted for its ecological importance, as a Bird Sanctuary; form partnership with the Audubon to do so, Roaring Fork Valley Branch