

CHAPTER V. COMMUNITY CHARACTER



1888 Photo. Musical ladies from Wichita. Tents rented for \$4 to \$7 a week.

UPHS-Wellington



5.1 What is Community Character?

Community character is defined by its citizens and visitors. The citizens of Green Mountain Falls expressed the fact that they cherish the Town's natural environment, particularly access to hiking and biking trails, the Town's uniqueness, and slow pace. In addition, residents and visitors stated their appreciation for the Town's historic buildings.

Residents of Green Mountain Falls boast that in their Town "people really look out for each other." In Green Mountain Falls, citizens and summer residents value the fact that they are familiar with nearly everyone in their community and they trust the townspeople. Citizens also cherish their privacy, and for the most part, believe the Town is safe. Most stated they feel a sense of belonging.

The principles and policies contained in this chapter concentrate on ways to maintain and improve the qualities of place that residents of Green Mountain Falls value most.

5.2 Community Character

5.2.1 Small Town Look and Feel

PRINCIPLE: Maintain the small town look and feel of Green Mountain Falls.

POLICIES

- Reinforce Green Mountain Falls historic development pattern by ensuring that new development and redevelopment projects respect historic character.
- Preserve open lands located outside of Green Mountain Falls Town boundary by working with other entities to ensure they are developed at a low density or preserved as parkland or open space.

5.2.2 Quality of Residential Neighborhoods

PRINCIPLE: Improve the quality of residential neighborhoods in the Town by protecting, preserving, and enhancing their character.

POLICIES

- Enforce existing nuisance and junk ordinances to ensure that properties are maintained and that junk is promptly removed from yards.
- Prohibit the intrusion of incompatible uses in residential neighborhoods.
- Utilize screening and buffering techniques between incompatible uses.
- Work with homeowners to ensure that RV's, campers, boats, and related recreational equipment are properly stored off the street, and screened from view.



5.2.3 Appearance and Vitality of Downtown Core

PRINCIPLE: Improve the appearance and vitality of Green Mountain Falls' Downtown Core.

POLICIES

- Encourage new commercial development and/or redevelopment.
- Encourage facade improvements.
- Continue to enhance the image of downtown Green Mountain Falls by planting trees along streets and through the installation of pedestrian amenities such as benches, trash receptacles, planters, and human scale lighting.
- Continue to improve the appearance and design of off-street parking areas in the downtown area. Parking stalls should be designed to facilitate safe backing movement.
- Investigate the possibility of providing short-term parking spaces for recreational vehicles in close proximity to Town amenities as suggested by citizens of Green Mountain Falls.

5.2.4 Preserve Historic and Cultural Resources

PRINCIPLE: Identify and preserve Green Mountain Falls' historic and cultural resources.

POLICIES

- Work with local volunteers and the Office of Archaeology and Historic Preservation to inventory local resources that explain and teach us about Green Mountain Falls' history.
- Using the 1990 "Green Mountain Falls- the Gem of the Rockies Self Guided Historic Sites Tour" as a guide, work with local volunteers to install historic site markers throughout the community.
- Investigate the creation of a national, state, or local historic district that will serve to preserve and enhance special areas of Town and further the Town's ability to secure grant funds from the Colorado Historical Society as well as tax incentives for preservation.

5.2.5 Gateways

PRINCIPLE: Develop a gateway into Green Mountain Falls along both entrances to Town.

POLICIES

- Create a favorable impression as visitors enter the community. Consider installing landscaping as part of the gateway feature.

