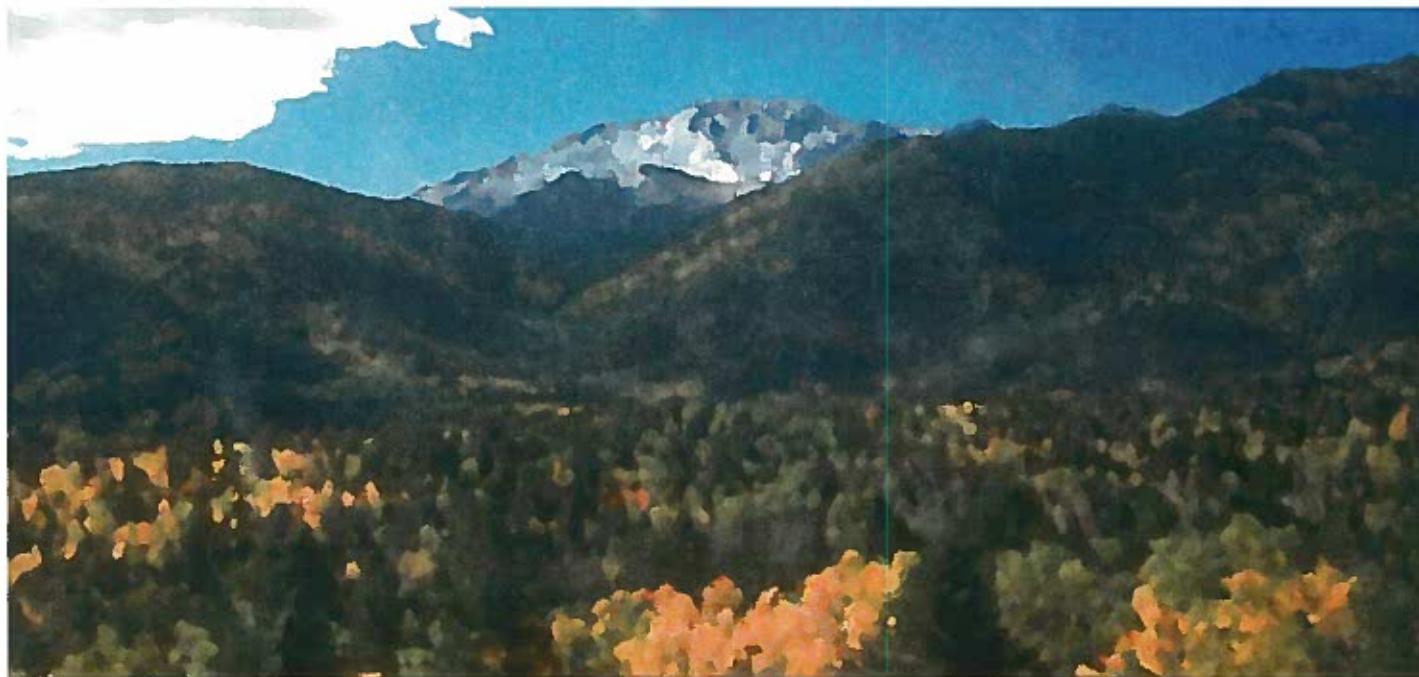


Adopted by PC '97

Teller County Division of Parks
P.O. Box 1886
Woodland Park, CO 80866

TELLER COUNTY

PARKS, TRAILS AND OPEN SPACE MASTER PLAN



TELLER COUNTY DIVISION OF PARKS NOVEMBER, 1997



TELLER COUNTY

PARKS, TRAILS AND OPEN SPACE

MASTER PLAN

November, 1997

Board of County Commissioners
Lucile Fehn, Chairman
Jerry Bergeman, Vice-Chairman
Clarke Becker

prepared by
Teller County
Division of Parks

Planning and
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Colorado Springs, Colorado
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ACKNOWLEDGMENTS

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DEDICATION

In appreciative recognition of the awe-inspiring beauty of our region, and of which we are grateful beneficiaries, the Teller County Parks Advisory Board, in a spirit of stewardship and preservation, dedicates this Master Plan to all the residents of our fair county, past, present and future.

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BEFORE THE PLANNING COMMISSION
TELLER COUNTY, COLORADO

PLANNING COMMISSION RESOLUTION NO. 11/18/97 (2)

A RESOLUTION AMENDING THE TELLER COUNTY PARKS, TRAILS AND OPEN SPACE MASTER PLAN

WHEREAS, The Teller County Planning Commission adopted the Teller County Parks, Trails and Open Space Master Plan on August 12, 1997; and

WHEREAS, The Teller County Parks Advisory Board adopted amendments to the Parks, Trails and Open Space Master Plan at regular public meetings held on September 16, 1997 and November 18, 1997; and

WHEREAS, The Teller County Planning Commission has reviewed the proposed amendments and held a public hearing on November 18, 1997, which public hearing was advertised in the official County newspaper.

NOW, THEREFORE BE IT RESOLVED, that the following amendments are made to the Teller County Parks, Trails and Open Space Master Plan dated August 12, 1997:

Parks

3.1.5 Lighting. Lighting shall be shielded and downward directed.

Trails

1.1 Use. Trails owned and/or managed by the Teller County Division of Parks may be designated for a variety of uses, including hiking, bicycling, horseback riding, cross-country skiing and off-highway vehicles (OHV). Some trails or sections of trail owned and/or managed by the Teller County Division of Parks may be designated for non-motorized uses only, though, where required, an exception will be made for motorized wheelchairs and anywhere a trail owned and/or managed by the Teller County Division of Parks crosses or uses any common trail or road currently designated for motorized use.

Transfers of property from another agency, federal or state, to Teller County shall not reduce the number of miles of motorized trails within or connecting to Teller County. This plan is not intended to, and shall not, reduce the amount of motorized trails that are now available within the County. Further, this plan cannot take precedence over the usage and/or location of any trail owned or managed by the United States Forest Service.

2.2 Shared Use Trail. A trail, or trail network, designed for a variety of uses. Any use restrictions will be indicated using appropriate graphic interpretation.

PLANNING COMMISSION RESOLUTION NO. 11/18/97 (2)
PAGE 2

ADOPTED THIS 12TH DAY OF AUGUST, 1997 AT A REGULAR MEETING OF THE PLANNING COMMISSION OF TELLER COUNTY, COLORADO HELD CITY COUNCIL CHAMBERS IN WOODLAND PARK, COLORADO.



PAUL TICE
PLANNING COMMISSION CHAIR

BEFORE THE PLANNING COMMISSION
TELLER COUNTY, COLORADO

PLANNING COMMISSION RESOLUTION NO. 8/12/97 (1)

A RESOLUTION ADOPTING THE TELLER COUNTY PARKS, TRAILS AND OPEN SPACE MASTER PLAN

WHEREAS, The Teller County Planning Commission desires to fulfill its duty to make and adopt a County Master Plan for the physical development of the unincorporated territory of the County, in accordance with Colorado Revised Statute Section 30-28-106; and

WHEREAS, The Teller County Planning Commission desires that this portion of the County Master Plan shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of County parks, trails and open space assets which, in accordance with present and future needs and resources, will best promote the health, safety, morals, order, convenience, prosperity, or general welfare of the residents of Teller County, in accordance with Colorado Revised Statutes Section 30-28-107; and

WHEREAS, The Teller County Planning Commission desires to exercise the specifically expressed declaration of the State of Colorado, which states, in order to provide for planned and orderly development within Colorado and a balancing of basic human needs of a changing population with legitimate environmental concerns, it is the policy of the State of Colorado to clarify and provide broad authority to local governments, including Teller County and its communities, to plan for and regulate the use of land within their jurisdictions, in accordance with Colorado Revised Statutes Chapter and Article 29-20, Local Government Land Use Control Enabling Act; and

WHEREAS, The Teller County Parks Advisory Board adopted the Parks, Trails and Open Space Master Plan recommendations of the Master Plan Sub-Committee during a regular meeting on June 17, 1997; and

WHEREAS, The Teller County Parks Advisory Board, under the auspices of the Master Plan Sub-Committee, conducted the following public forums concerning the adoption of this portion of the County Master Plan:

July 9, 1997	5:30 PM	Henry C. June Hack Community Center, Cripple Creek
July 16, 1997	5:30 PM	Ute Pass Cultural Center, Woodland Park
July 22, 1997	2:00 PM	Ute Pass Cultural Center, Woodland Park
July 23, 1997	8:00 AM	Manor Court Building, Woodland Park

PLANNING COMMISSION RESOLUTION NO. 8/12/97 (1)
PAGE 2

July 24, 1997	8:00 AM	Teller County Courthouse, Cripple Creek
July 25, 1997	9:00 AM	Fossil Inn, Florissant
July 29, 1997	6:30 PM	Victor City Hall, Victor
Aug. 4, 1997	7:00 PM	Teller County Sheriff's Building, Divide
Aug. 8, 1997	7:00 AM	Fujiki Country Club, Woodland Park; and

WHEREAS, the Teller County Parks Advisory Board, under the auspices of the Master Plan Sub-Committee, property heard and considered all pertinent facts, issues, matters, and comments of public official and agencies, and interested persons at the public forums.

NOW, THEREFORE, BE IT RESOLVED that the portion of the Teller County Master Plan know as the Parks, Trails and Open Space Master Plan, dated August 12, 1997, be approved adopted and so certified with the following amendments:

- The plan is not intended to reduce the amount of motorized trails that are now available within the County.
- Should there be any transfer of property from another agency, federal or state, to the County, neither is that transfer intended to reduce the number of miles of motorized trails available within the boundaries of Teller County.
- Lighting be shielded and downward directed.

ADOPTED THIS 12TH DAY OF AUGUST, 1997 AT A REGULAR MEETING OF THE PLANNING COMMISSION OF TELLER COUNTY, COLORADO HELD CITY COUNCIL CHAMBERS IN WOODLAND PARK, COLORADO.



PAUL TICE
PLANNING COMMISSION CHAIR



The page embellishment used in this report was developed for the Teller County Division of Parks during the master planning process. It represents the mountainous environment and the key elements of parks, trails and open space that play important roles in the quality of life in Teller County.

BEFORE THE BOARD OF COUNTY COMMISSIONERS
OF THE COUNTY OF TELLER, COLORADO

RESOLUTION NO. 11/20/97 (104)

A RESOLUTION ENDORSING THE TELLER COUNTY PARKS, TRAILS AND OPEN SPACE MASTER PLAN.

WHEREAS, the Teller County Board of County Commissioners did, by Resolution No. 6-7-90(44), endorse that portion of the County Master Plan known as the Teller County Growth Management Plan; and

WHEREAS, the Teller County Board of County Commissioners has been asked to endorse an additional portion of the County Master Plan Known as the Parks, Trails and Open Space Master Plan; and

WHEREAS, The TELLER COUNTY PARKS ADVISORY BOARD adopted the PARKS, TRAILS AND OPEN SPACE MASTER PLAN recommendations of the MASTER PLAN SUB-COMMITTEE during a regular meeting on June 17, 1997; and

WHEREAS, The TELLER COUNTY PARKS ADVISORY BOARD, under the auspices of the MASTER PLAN SUB-COMMITTEE, conducted the following PUBLIC FORUMS concerning the adoption of this portion of the COUNTY MASTER PLAN:

5:30 P.M.	July 9, 1997	Henry C. June Hack Community Center, Cripple Creek
5:30 P.M.	July 16, 1997	Ute Pass Cultural Center, Woodland Park
2:00 P.M.	July 22, 1997	Ute Pass Cultural Center, Woodland Park
6:00 A.M.	July 23, 1997	Manor Court Building, Woodland Park
8:00 A.M.	July 24, 1997	Teller County Courthouse, Cripple Creek
9:00 A.M.	July 25, 1997	Fossil Inn, Florissant
8:30 P.M.	July 29, 1997	Victor City Hall, Victor
7:00 P.M.	Aug. 4, 1997	Teller County Sheriff's Building, Divide
7:00 A.M.	Aug. 8, 1997	Fujiki Country Club, Woodland Park; and

WHEREAS, The TELLER COUNTY PARKS ADVISORY BOARD, under the auspices of the MASTER PLAN SUB-COMMITTEE, heard and considered pertinent facts, issues, matters, and comments of public official and agencies, and interested persons at the PUBLIC FORUMS; and

WHEREAS, The TELLER COUNTY PLANNING COMMISSION adopted that portion of the Teller County Master Plan known as the Parks, Trails and Open Space Master Plan, with amendments, during a regular, public meeting on August 12th, 1997; and

WHEREAS, The TELLER COUNTY PARKS ADVISORY BOARD adopted amendments to the Parks, Trails and Open Space Master Plan at regular public meeting on September 16, 1997 and November 18, 1997; and

WHEREAS, The TELLER COUNTY PLANNING COMMISSION confirmed, approved and adopted the wording of amendments to the Parks, Trails and Open Space Master Plan during a regular, public hearing on November 18th, 1997; and

RESOLUTION NO. 11/20/97 (104)
Page 2

WHEREAS, The TELLER COUNTY BOARD OF COUNTY COMMISSIONERS desires that this portion of the COUNTY MASTER PLAN shall be made with the general purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of County parks, trails and open space which, in accordance with present and future needs and resources, will best promote the health, safety, morals, order, convenience, prosperity, or general welfare of the RESIDENTS OF TELLER COUNTY, in accordance with COLORADO REVISED STATUTE SECTION 30-28-107; and

WHEREAS, The TELLER COUNTY BOARD OF COUNTY COMMISSIONERS desires to exercise the specifically expressed declaration of the STATE OF COLORADO, which states, in order to provide for planned and orderly development within COLORADO and a balancing of basic human needs of a changing population with legitimate environmental concerns, it is the policy of the STATE OF COLORADO to clarify and provide broad authority to local governments, including TELLER COUNTY AND ITS COMMUNITIES, to plan for and regulate the use of land within their jurisdictions, in accordance with COLORADO REVISED STATUTE CHAPTER AND ARTICLE 29-20, Local Government Land Use Control Enabling Act; and

WHEREAS, the Teller County Board of County Commissioners has received a copy of the Parks, Trails and Open Space Master Plan approved, adopted and certified by the Teller County Planning Commission, and may endorse the plan as part of the County Master Plan, in accordance with Colorado Revised Statutes 30-28-109; and

WHEREAS, the Teller County Board of County Commissioners properly heard and considered all pertinent facts, issues, matters, and comments of the Teller County Planning Department, public officials and agencies, and interested persons at the public meeting.

NOW THEREFORE, BE IT HEREBY RESOLVED THAT THE PORTION OF THE TELLER COUNTY MASTER PLAN KNOWN AS THE PARKS, TRAILS AND OPEN SPACE MASTER PLAN, DATED AUGUST 12, 1997, AS AMENDED, APPROVED, ADOPTED AND SO CERTIFIED BY THE TELLER COUNTY PLANNING COMMISSION IS ENDORSED BY THE TELLER COUNTY BOARD OF COUNTY COMMISSIONERS.

ADOPTED THIS 20 DAY OF NOVEMBER, 1997 AT A REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS HELD IN THE COURTHOUSE IN CRIPPLE CREEK, COLORADO

TELLER COUNTY BOARD OF COUNTY COMMISSIONERS

BY: Lucile A. Feltz
Lucile Feltz, Chairman

ATTEST: Constance R. Joiner
Constance R. Joiner
Clerk and Recorder



Planning for quality growth in Teller County

INTRODUCTION



This document is part of the Master Plan for Teller County. It summarizes the main goals, policies, standards and facilities planning recommendations for parks, trails and open space that are under the jurisdiction of the Teller County Division of Parks. This publication follows the formal adoption of the master plan by the Teller County Planning Commission and includes additional background materials, such as *Heritage Built Upon a Mountain*.

This section includes information on the planning process, the master plan framework and the Division of Parks mission and master plan vision statements.

Master Plan Process

The development of this document is but one event in an ongoing planning process that began in 1983 with the

establishment of the Teller County Parks Advisory Board. Over the years, many County residents and staff have worked to develop a comprehensive plan and management system for the County's parks, trails and open space. The process has focused on maintaining an open dialogue with County residents and has included many presentations and public forum discussions.

Master Plan Framework

This Master Plan is intended to meet the needs of the County well into the future and is coordinated with County growth management plans. The long range plan covers requirements to the year 2020. Within that time frame, a rolling five year window is used to plan and measure achievements. The first five year window covers from 1997 to 2002.

This Master Plan document is organized into nine sections. The sections on parks, trails and open space provide graphic plans, goal statements, classifications of resources, and planning guidelines. The financial and implementation section addresses alternative funding sources for the Division of Parks and projections of Capital Improvement Project costs.

Mission Statement

"What We Do"

To sustain and enhance the quality of life of Teller County citizens, preserving the integrity of the environment and the quality of experience of visitors through recommendations for strategic acquisition, appropriate development and effective management of parks, trails and open space.

Master Plan Vision Statement

"What We Hope to Achieve"

To be a leader in establishing partnerships for the development of a balanced system of parks, integrated trail networks and open space for Teller County residents and visitors. To be stewards of the land and continue to grow as a resource for information and support in the preservation and restoration of the Teller County cultural and environmental heritage.

Master Plan Development Chronology

1983	Teller County Parks Advisory Board established as a citizen's committee intended to advise the Board of County Commissioners on parks-related issues.	Subcommittee and meets regularly with the Planning Director and the Parks Coordinator to facilitate the development of a Master Plan.	1997	June 3 - An open house is convened to discuss and establish prioritized recommendations for a 23-year parks, trails and open space capital program.
1989	Initial parks, trails and open space master planning efforts undertaken.	1996 June - Planning Grant awarded by Greater Outdoors Colorado (GOCO).	1997	June 24 - Based on the results of planning efforts to date and the outcome of the 3 June session, recommendations are compiled and, including financial projections, are presented to the Board of County Commissioners for review and comment.
1990	Teller County Parks Advisory Board distributes park and recreation questionnaire.	1996 September - Board of County Commissioners adopts resolution 9-12-96(58) in support of the GOCO grant agreement.		
1992	Divide Park Board commissions "Teller County Recreational Needs Survey."	1996 Consultant contracted to edit and write a "Heritage Built Upon a Mountain" as an introduction to the Master Plan.	1997	July and August - Recommendations are presented for public comment at evening sessions in Cripple Creek and Woodland Park.
1994	Center for Community Development and Design of the University of Colorado at Colorado Springs commissioned to develop the "Teller County Parks and Recreation Advisory Board Organizational Planning Guide." Efforts include public forums throughout Teller County to assess parks-related issues and interests.	1997 January - Consultant contracted to work with the Teller County Parks Advisory Board to complete the Implementation section of the Master Plan and prepare the document for publication.	1997	August - Master Plan presented to the Teller County Planning Commission for adoption.
1996	The Teller County Parks Advisory Board develops a Master Plan	1997 January through February - A draft of Background information for the Master Plan is published and distributed at a series of public forums to seek input on the planning process. Responses are compiled and integrated into the process.	1997	November - Full Master Plan document, including pertinent background and resource information, published and distributed.

**Partial List of Key
Public Input Opportunities**
Surveys, Questionnaires and Studies

- 1985 Teller County Parks Advisory Board "Teller County Park and Recreation Questionnaire."
- 1992 Teller County Economic and Cultural Association "Teller County Recreational Needs Survey."
- 1994 UCCS Center for Community Development and Design "Teller County Parks and Recreation Advisory Board Organizational Planning Guide."
- 1996 UCCS Center for Community Development and Design "Teller County Growth Attitude Project"



Opening ceremonies at Hayden Divide Park, 1995



Dedicating the playlot

- July 29, 1997 Victor City Hall, Victor
- Aug. 4, 1997 Teller County Sheriff's Building, Divide

Workshop to formulate final recommendations for the Master Plan

- June 3, 1997 Ute Pass Cultural Center, Woodland Park

Forums to present Master Plan Recommendations

- June 24, 1997 Teller County Board of County Commissioners Work Session, Teller County Jail, Divide

- July 9, 1997 Henry C. June Hack Community Center, Cripple Creek

- July 16, 1997 Ute Pass Cultural Center, Woodland Park

- July 22, 1997 Ute Pass Cultural Center, Woodland Park

- July 23, 1997 Manor Court Building, Woodland Park

- July 24, 1997 Teller County Courthouse, Cripple Creek

- July 25, 1997 Fossil Inn, Florissant



Citizen participation

Forums to create awareness of Master Plan process and distribute Master Plan Background Draft

Additional copies of the Master Plan Background Draft were distributed to Teller County Planning Commission members, land management agency representatives and others.

Jan 31, 1997 Florissant Forum, Fossil Inn, Florissant

Feb. 3, 1997 Divide Forum, Summit Elementary School, Divide

Feb. 5, 1997 4-H Leaders Meeting, Summit Elementary School, Divide

Feb. 12, 1997 School District Re-2 Board of Directors, Re-2 Administration, Woodland Park

Feb. 14, 1997 Summit Elementary PTO, Divide

Feb. 18, 1997 School District Re-1 Board of Directors, Cripple Creek High School, Cripple Creek

Feb. 19, 1997 Kiwanas, The Smokehouse, Woodland Park

Feb. 19, 1997 Teller County Home Builder's Association, Midland Station, Woodland Park

Feb. 21, 1997 Woodland Park Rotary Club, Fujiki Country Club, Woodland Park

Feb. 26, 1997 Teller County Fair Board, Teller County Court House, Cripple Creek



HERITAGE BUILT UPON A MOUNTAIN



Presented in this section is a historical narrative – a story – about Teller County, which serves as an extended foreword to the technical sections of the Parks, Trails and Open Space Master Plan.



Pikes Peak

Pikes Peak The Geologic Past

The people who have been drawn to Teller County, entranced by its beauty and spellbound by Pikes Peak have in common a rugged, pioneer spirit, a desire to find a new hope in the mountains, a kinship with things of the heart – the wildness that each of us holds deep inside.

Teller County had its beginnings from the ancestral seas, springing to life when the Rocky Mountains were born; its face and human heritage sculpted by nature and time from the northwestern side of Pikes Peak.

Only humans put boundaries on nature and it is us who have created in our minds this place we call home – a place we call Teller County; a place bounded by an invisible political boundary soon a mere 100 years old, but a place in nature that is neither an island, nor an oasis, but a strand in the web of a greater plan.

Once part of a massive ocean, this area was home to life forms we can only imagine and partially study in fossilized remains. Some 75 million years ago the endless sea, marked by lagoons, lowlands and marshes stretched across the United States, washing away the ancestral Rocky Mountains – the 300 million year old predecessors to the current Rockies. The only traces of those ancient hills are the red rocks found near Manitou Lake and in greater evidence at Garden of the Gods in Colorado Springs.

"The long ride was by moonlight... I found the magnificent Pikes Peak towering immediately above at the elevation of fourteen thousand feet and topped with a little snow. I could not sleep anymore with all the panorama of the mountains gradually unrolling as the moon faded and sun began to rise."

— General William J. Palmer

Natural forces caused Colorado's surface to ascend from the sea and 10 million years later, forces far away in another ocean caused the mountains to rise, subjecting them to the elements of air, water and wind. The current day Rockies were born over the span of 20 million years. Then another growing pain from the bowels of the earth arched them into a huge dome. Erosion again took its toll and continues to wear away ancient soils, exposing precious ores, fossils and sculpting the earth into the landscapes in which we live and play. Today, while nature is still at work, the human forces are making a much more noticeable change in the environment.

Volcanic activity formed treasured deposits of gold and fossilized remains of plants and insects of the era. Remnants of the volcanoes can still be seen at Mount Pisgah, Thirty Nine Mile Mountain and in southern Teller County's gold rich caldera.

One of the major environmental factors that sets the stage for our way of life here is Pikes Peak. We are a neighbor to antiquity, a 65 million year old mass of granite that originated below the earth's surface a billion years ago. Pikes Peak's mass was pushed up, and it's face exposed to freezing glaciers and warming sunshine.

The land here is made up of the eroded soil from the great mountain. Pikes Peak Granite is a pink rock with interlocking crystals of glass like quartz and pink and white feldspar. Over a billion years ago, the molten pink mass formed under the earth's surface and melted its way through the crust. Later, covered with deposits of sedimentary rock, the granite was pushed up again, in hardened form to create the ancestral Rockies. Today's Pikes Peak is the result of a third uplift and erosion process. The eroding mountain sifts into the valleys, the granite dust blown by the winds and washed by the rains, and becomes the basis for soil on which we tread and build.

That grand land form we call Pikes Peak set the stage for human history in Teller County.

Native Americans

While our written history tends to begin with the exploration of North America by Europeans, prehistoric people made their way to the New World at least 20,000 years ago. Their nomadic ways spread their cultures throughout the country, rising and falling with the natural forces of ice ages and warming trends. Evidence of human existence 10,000 years ago has been found through archaeological research in the Cripple Creek Mining District. The Fremont Indians are believed to be the ancestors of the Ute Indians whose presence was documented in Colorado as early as 1680.

Native Americans made their home in and around Pikes Peak, taking advantage of the sunny weather and thermal hot springs. Using a trail through the pass now named for them, the Utes found an abundance of wildlife roaming the vast open fields above the Hayden Divide. The monolith of Pikes Peak stood as guide and god for ancient peoples whose life revolved around the kindred spirits of nature. They made their way from their winter homes in the plains, guided by the mountain's presence in the horizon, and from a culture focused on

nature, paid homage to the snow capped peaks.

Ute Pass was first traveled by bison. The Utes naturally followed the animals sought for food and clothing, up the winding trail to the meadows and streams above the sacred soda springs where the breath of the Great Spirit was believed to bubble up from the depths.

Native culture was bound to the earth, its bounty providing everything the wandering Utes needed to survive in Pikes Peak country and beyond grass and grains, seeds and fish and game, salt, wood and water. The Tabeguache Utes, like other Native Americans, were grateful for the plenitude that nature offered. They took nothing from nature without giving something back, without a prayer of thanks, and without remembering that they could not take everything – something must be left for the next generations.

"My people roamed all over this country. They had a trail that they traveled from the eastern Colorado plains area over several mountains passes. When we got to the top of a pass we all go out and offer tobacco so that we can travel back and forth with no problems."

— "Red Ute" Eddie Box, Sr.

At first, the Utes travel focused on finding food and that venture was limited to where their feet could carry them. The Utes built temporary structures known as wickiups, a domed willow hut. In the 1500s, the Utes acquired horses from the Spanish explorers. Having horse power gave the Utes the abilities to hunt more food, expand their circles of travel and made it possible for them to carry their teepee homes with them. The Nuche, as they call themselves (meaning *the people*), prospered, though battles with other tribes often interrupted their quiet lives.

Eventually the Utes' land was taken over by the infringing white mans' developments and, and when gold was found on their homelands, there was no way to escape the influx of miners who claimed the land for their own. To leave so much land vacant was a waste to those who ventured west. A bitter clash was certain since the idea of owning land was foreign to the Utes. Despite treaties and agreements, they were gradually moved to reservations and their ability to roam

the land in search of food, and so their spirit, died. Today the sacred springs are surrounded by hotels and shops, the Pass strewn with homes and the only bison are a few in South Park. The Utes live in the southwestern area of Colorado, their culture kept alive only through the efforts of elders who share the old stories and ways with new generations, whose lifestyles are melding more and more with the white man who displaced them.

Exploring the Peak

It is the lure of the mountains and the unknown that drew European and then American explorers west; and it is the lure of Pikes Peak that drew Zebulon Pike to Colorado, then the Louisiana Territory. Pike was sent on a mission by President Thomas Jefferson to explore the newly acquired territory. On July 15, 1806, Pike and 23 men left St. Louis, Missouri en route to the west. On November 23, the men arrived in Colorado, following a trail left by earlier day Spanish adventurers.

"Expecting to return to our camp that evening, we left all our blankets and provisions at the foot of the mountain... We commenced ascending, found it very difficult, being obliged to climb up rocks, sometimes almost perpendicular; and after marching up all day we camped in a cave, without blankets, victuals or water."

— Zebulon Pike, Nov. 26, 1806

When Pike and his troops saw the snowcapped peak that now carries his name, then they became entranced with its beauty, like those of us who came West to find new lives in more modern times. Pike estimated the peak to be 18,581 feet high and attempted to climb the mountain that later inspired Katherine Lee Bates to write *America the Beautiful*. Bitter cold and a lack of preparation for such a climb thwarted Pike's attempt at the summit. Fourteen years later Dr. Edwin James, an explorer with the Stephen Long survey party, was the first male to make his way to the summit, and 38 years later Julia Archibald Holmes, a Lawrence, Kansas resident, was the first woman to make a successful trek up the mountain.

The mountain, or *The Peak* as it is affectionately called by locals, is the centerpiece of Teller County. The Peak has lured adventurers who took on its challenges on foot, on horseback and in motorcar. As it turns out it measures 14,110 feet tall, quite a bit short of Pike's.

estimate. It inspired Pike and once its beauty acclaimed, with a magnetic force pioneers were drawn to the mountain in hopes of new lives.

It lured gold seekers in 1858 when the *Kansas Gold Fields of Pikes Peak County*, promised new wealth. Until 1861, Colorado was part of Kansas and until March 8, 1899, Teller County was part of El Paso County. The newly created county was named for Senator Henry Teller, one of the state's first two senators.

Colorado acquired statehood in 1876, well after the cry of "Gold!" had drawn thousands to the Cherry Creek area of Denver.

The Golden Years

Teller County's place in gold history was slow to be established. Reports of gold finds drew some interest, but the 1848 California Gold Rush drew even more interest. A few years later the Platte River/Cherry Creek gold discovery brought new hope for Colorado. Several mistook the newspaper label of the Pikes Peak gold discovery too literally and began roaming The Peak in search of wealth.

When none was found, they left or ventured farther up the mountain and its glacier formed passes to ranch and trap, though they never gave up the prospecting – the hope of striking it rich.

In 1884 a group of early day entrepreneurs salted a few holes near

Mount Pisgah and a gold rush of false hopes was again the focus of attention. Despite the bad publicity, some never gave up hopes that gold could be found on the southern reaches of Pikes Peak. One of those was a ranch hand named Bob Womack. Between 1879 and 1886, after his family had bought

and sold a ranch near what was to be Cripple Creek, Womack found a glitter of hope a small piece of gold ore. He spent nearly a decade searching for the gold mine that would make him rich. October 1890, Womack sunk a shaft and claimed his El Paso Lode in Cripple Creek's Poverty Gulch. It took until 1891 and real proof of ore for the district

to gain enough credibility that prospectors took notice. The rumors of gold attracted the likes of mining prospector Ed DeLaVergne and a carpenter named Winfield Scott Stratton. Stratton brought his own sense of adventure and a wager that gold existed in great quantities in the Cripple Creek area. On July 4, 1891, he sunk the Independence mine shaft near Victor, the first step to becoming a millionaire.

Stratton was one of man who made millions from Cripple Creek gold. Womack was not. He died penniless in 1909. DeLaVergne died in 1917, his fortune gone and his mining stocks worthless.

Tragedy always strikes unexpectedly and in April of 1896 Cripple Creek folks enjoying the gold bloom found themselves engulfed in fire, their businesses and homes destroyed. But the pioneer spirit presided and the town was rebuilt in brick.

Cripple Creek today is again a boom town, but this time it's a different kind of jackpot that keeps the town afloat. Limited stakes gambling was approved for Cripple Creek and two other Colorado cities in 1990, new hopes for an economic shot in the arm and a means to save the old brick-faced buildings on Bennett Avenue.

Victor's Gold

Cripple Creek commanded the notoriety but nearby Victor, the empire of Warren, Frank and Harry Woods, was the workhorse of the mining district. Cripple Creek sported society and stock exchanges but Victor claimed to be the miners' home, the family town. Victor at one time boasted 8,000 residents, including notables such as champion boxer Jack Dempsey and the first broadcast journalist, Lowell Thomas. The City of Mines was a picturesque, sunny mining town, surrounded by smaller towns such as Goldfield, Cameron and Lawrence.

Victor saw the good times and the more riotous times of labor wars that brought out the state militia. The town did not escape the tragedy of fire. In 1899, like its neighbor to the north, Victor was

"The End of El Paso - To Be Teller County... Teller County Bill Adopted - Went Through House of Representatives by a vote of 37 to 28 Yesterday... Bill Now Goes to the Senate For Concurrence and Teller County Will Be in Existence Within Ten Days."

—Headlines from the Cripple Creek Times March 9, 1899

burned to the ground. That August, Victor's future was also cast in stone - new brick buildings lined the avenue where street cars shuttled miners to and from work. Train whistles were common and folks set their watches by the blast of the Florence & Cripple Creek, the Short Line, and Midland Terminal.

One of the most important dates in gold rush history turns out to be the driving force of modern day economics in Victor and southern Teller County. On November 24, 1914, miners on the 12th level of the Cresson Mine blasted into a geode, 14 foot wide, 23 foot long, 36 foot high cavern lined with gold. The ore was so thick, it took miners a month to carry out 60,000 troy ounces or \$1.2 million in high grade gold ore. By the end of its underground days, the Cresson produced \$49 million, second only to the Portland at \$60 million.

When Winfield Scott Stratton staked the Independence mine, he had no idea of the implications of his gold discovery. Today gold mining in the form of an

"The great gold camp of Cripple Creek, Colorado is the wonder of the world. The output for 1894 was \$4,000,000. This year's output will reach \$8,000,000."

— Cripple Creek Gold Rock Mining Company

open pit mine where trucks carry 85 ton scoops of ore from the mountain (moving nearly 100 times more rock than a crew of hardrock miners could move in one day) and deliver it to a heap leach where chemical processes break down the ore so it can be separated, liquefied and molded into gold bars.

The Cresson today, under the ownership of MINORCO, is the

largest open pit in the state. Expected to produce 2.52 million of ounces gold, the Cresson and other reserves have brought new activity to the 100-year-old mining district.

Up the Mountain

Long before miners sought elusive riches in the Cripple Creek area, more practical pioneers built homes, railroads and spent time enticing others to spend summers in the invigorating mountain air. Ute Pass, once covered in glacier ice and later home to wandering Utes, became a mecca for vacationers, and new railroad access to Divide in 1887 offered excursions into the wildflower

laden high country. In 1894 the Midland Terminal branched from Divide to Cripple Creek and thousands trekked through the Pass en route to the gold fields.

The resort communities of Cascade, Chipita Park and Green Mountain Falls offered weary travelers respite from the rough, dusty road. Clean mountain air and sunshine were touted as the cures for the stressed. Summer homes and hotels sprang up in every feasible location.

The lower Pass is still a haven for summer residents and serves as the entrance to a special driving tour - The Pikes Peak Highway. The modern, mostly paved toll road makes it possible for even the faint of heart to experience the grand beauty of The Peak.

A wagon road was built up the Pass and eventually was developed into a railroad and the four-lane highway we know today as U.S. Highway 24. The railroad ran its last train in 1949. Segments of its route are now part of a nationwide trails system called the American Discovery Trail.

The lure to the mountains in the shadow of Pikes Peak- continued and the word spread about the beauty of the upper Pass. Woodland Park, then called

"Nature designed this spot as a resting place for the weary and overworked humanity well as for those who have a love for the grand and beautiful and the means to enjoy them."

*— Republic newspaper
describing Woodland Park
in 1889*

Manitou Park, became a new draw for those seeking the spirited mountain air and sunshine.

Logging became a boom industry and partly initiated the need for a railroad up Ute Pass. Woodland Park and country to the north became the source for mine and bridge timbers, lumber for homes and fences. But one thing stood in the way of a real logging boom - transportation up and down the Pass was limited to what a horse or ox and cart could carry.

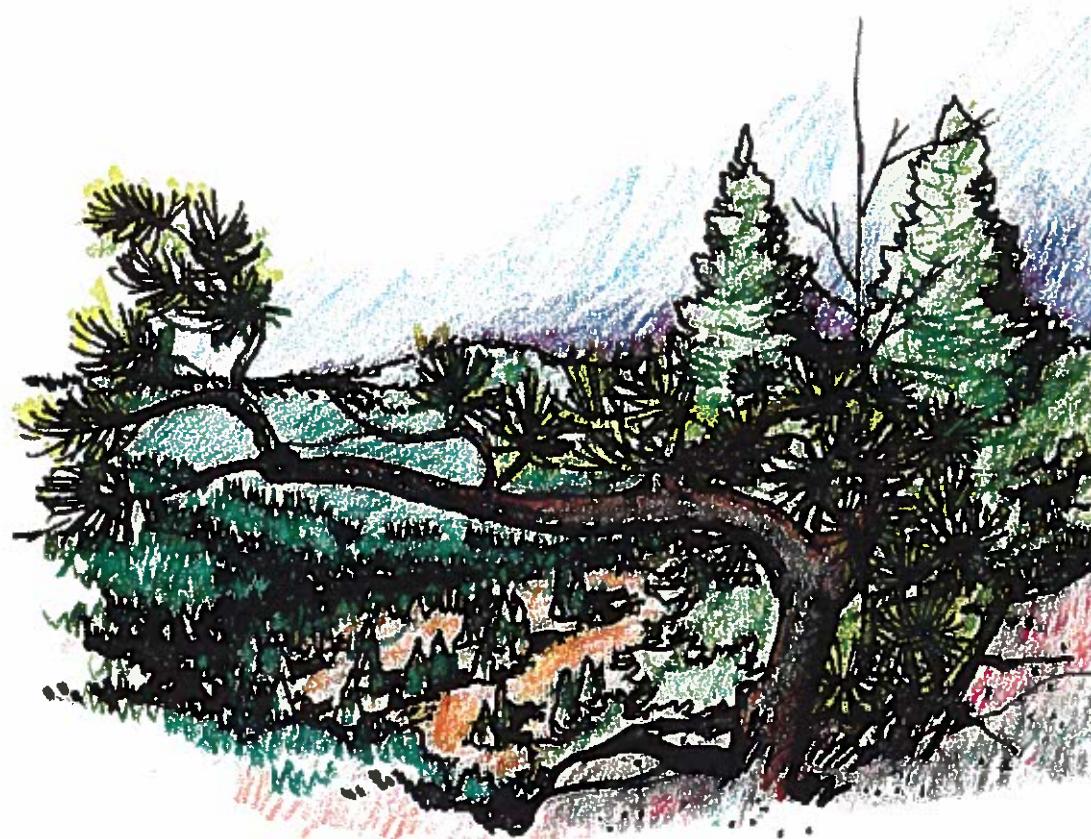
Local loggers sought investors in Colorado Springs and found James

Haggarman. Haggarman owned a silver mine in Aspen and decided that a railroad up the Pass and on to Aspen would benefit not only his logging friends but his mine as well.

Construction contracts were in order in the spring of 1886. With a lot of fortitude, Haggarman and his crew made

tracks over the steep divide to Florissant in March 1887 and all the way to Buena Vista by June of 1887.

The Colorado Midland Railroad, the only standard gauge railroad in the area, hauled gold ore to mills in Colorado Springs, hauled passengers eager to visit



the mountains and advertised wildflower excursions - afternoons in the rolling hills painted with blue columbine, rosy red paint brush and golden banner. And it hauled over a million feet of lumber and 20,000 railroad ties each month.

In December 1890, 24 residents voted to incorporate the new town of Woodland Park. From that time forward Woodland Park has been the passing through point, at first for trappers and ranchers, then for gold seekers, then for huge shipments of lumber and railroad ties, then for resorters, and now for those commuting to Colorado Springs jobs and those heading west to ski areas.

Summer dude ranches became popular, luring folks to enjoy the western lifestyle of horses, country and adventure. The area north, once sporting a railroad to carry lumber, is now the access to Manitou Experimental Forest and Manitou Lake, all part of Pike National Forest. Rough riding, bronc bucking rodeo became the backbone of Woodland Park. Despite outcries, at one

"Rode thirty-three miles the first day. From Colorado Springs to Manitou, up the wild Ute Pass to the beautiful open country beyond; through Hayden Pass..."

— Anna Dickinson, 1879

time gambling was even a popular pastime.

Woodland Park has grown into a prime spot for folks to call home. With The Peak in view at just about every turn, Woodland Park basks in sunshine and deep blue skies and offers the perfect place to live and play. The City Above the Clouds is fast growing and still a gateway for those heading west.

Westward

As the push to move West continued, more areas of Teller County opened to development. Divide at the top of Hayden Divide, sprang up from the meadows and undulating hills, sporting wooden boardwalks and a true *Old West* ambiance. The divide between the Platte and Arkansas watersheds was

named for Dr. Ferdinand V. Hayden, who led a U.S. Geographical Survey of the area in 1873.

The first settler in Divide was James Loshbaugh, who opened a saloon in 1870. Once called Rhyolite, Bellview

and Theodore, Divide grew and soon became the crossroads for gold miners, the railroad heading west to Buena Vista, and for ranchers working in the reaches of the county.

A post office was established in 1889. Alice Hardy, who ran the stage station was the first postmaster.

Longhorn cattle drives were as common then on Divide's main thoroughfare as recreational vehicles are on Highway 24 today. Once mining and the traffic it spurred subsided, Divide became known as an agricultural center. Loads of potatoes and head lettuce were the main crops. Coulson Lake on the outskirts of Divide provided the ice needed to keep lettuce cool, as it was shipped countywide.

Today Divide is still a crossroads - this time for gamblers heading to find riches in Cripple Creek's new casino industry and for those heading west to find adventure in Colorado's ski areas and majestic fourteeners. A new shopping center replaces the slab front buildings, and the community is home to the Teller County Sheriff's Department and Jail, and the Hayden Divide Park.

During the early 1900s the rural nature of Divide and its neighbor Florissant drew folks together in the great wide open country, everyone was immersed in the chore of making a new way of life. Homes became community centers where children were born and grew up, danced together, married, worked and died. Folks helped each other raise barn and houses and the community pioneer spirit thrived.

While the soils near Divide were conducive to agricultural endeavors, ranching seemed to be more feasible further west in Florissant and the Fourmile area. In 1870, judge James Castello moved from Fairplay and established a ranch and small store at what is now Florissant. He named the new town after his former home in Missouri. It became Teller County's first community.

Castello and his family were acquainted with the Utes, who camped in the Florissant valley until they were forced onto reservations in 1880. They often visited the Castellos, traded goods and exchanged stories.

The focus of Florissant has been history -ancient history. Some 35 million years ago, Mount Guffey and other area volcanoes spewed ash into a large lake that was bordered by sequoias and inhabited by prehistoric creatures. The ash settled in the lake bottom, taking ancient insects and foliage with it. The silt and mud flows buried trunks of the giant sequoia trees, some as large as 74 feet in circumference. These fossils give us a rare photo album of what life was like here over 35 million years ago.

The petrified forest was discovered by venturers to the area in the 1870s, and now the site has been designated as the Florissant Fossil Beds National Monument, the nation's way of preserving that rare picture of the past. Petrified remnants of the ancient forest were reportedly so thick in the Florissant area that pioneer wagoneers had a tough time reconnoitering their loads. What is left of the old tree trunks, after pioneers and curiosity-seekers carted off several specimens, remain as monuments to a time before humans influenced the land. The monument offers hiking through forest and meadow and views of the giant tree stumps and an original 1870s homestead.

Florissant played its role in the Cripple Creek gold rush as well. Haggeman's Colorado Midland Railroad made its way through Florissant en route to destinations west, and a popular stage road south provided easy access to the mines. For years the Florissant store was a gold mine for Castello - he owned the crossroads for those seeking riches in Cripple Creek. But time and progress eliminated Florissant's stake in the gold rush. The Midland Terminal spur to Cripple Creek from Divide and the Florence & Cripple Creek and Short Line offered alternate routes to the mining district. The Colorado Midland Railroad closed in 1918, leaving Florissant on the fringes.

But as folks gained interest in finding a place in the country, where peace and quiet and wide open spaces dominate, Florissant, French for *flowering*, became a popular home site. With the 1969 establishment of the Fossil Beds, the 1991 creation of Mueller State Park, the advent of gambling in Cripple Creek, and the naming of the town as the northern gateway for the Gold Belt Scenic Byways Tour, Florissant is again about to bloom. The old stage road is now Teller County, Route 1, a main

access to the mining district and to the Gold Belt scenic tour that includes the old Cripple Creek / Victor railroad beds.

Ranch Country

Teller County Route 1 is also the main route to the Fourmile Area. The old stage route was in place in the 1860s and some of the county's earliest settlers found the rolling hills of Fourmile a delightful place to farm. Graves in the cemetery carry dates from the mid 1860s, indicating a form of community early on.

Well-known names in the area include the Levi Welty family who had one of several large ranches. The Welty Ranch was located in the current-day area of StageStop Llamas (at the intersection of Teller County routes 1 and 11), which was then a place to change horses for the hilly ride to Cripple Creek.

"A place like an enormous basin, the sides gently sloping up to the level brim all around. Short, soft gray grass covering the ground. Timber on the uplifted surrounding edge miles away, each twig and leaf of which stood out soft yet distinct as an ivory panting in one's hand."

—Anna Dickinson, 1879,
describing Florissant
petrified forest

Welty summered his cattle in the Cripple Creek area and has been credited with naming that town. Two stories exist: one that his son, the other that one of his cows, fell and broke a leg in the creek; thus Levi's remarks, "That's some Cripple Creek."

The early days of Fourmile were hey-day agricultural ones. Cabbage, potatoes and lettuce were raised and carried off by the wagon load. Like its neighbor Divide, Fourmile shipped produce all over the country. Until the soil was worn out, that is. Once the nutrients in the soil were depleted, the only crop that made sense was four-footed. Livestock became Fourmile's claim to fame and vast ranches such

as Teaspoon Ranch harbored several hundred head of cattle.

In those days, you could find plenty of places to roam, through tall grass and green bottom lands, with the big blue sky overhead. Community gatherings were so important The Dance Club built the Fourmile Hall in 1911. It was well

used for social gatherings and at one time was the site of a Fourmile Fair, a counter fair at which attendance averaged 2,000 to 3,000 each year.

Today Fourmile's ranches have been disappearing, and with the increased interest in Teller County as a place to work and live, the tracts of land have been subdivided and now serve as home sites. Less than half a dozen ranches still exist.

Teller County Route 11 is advertised as an alternative route to Cripple Creek from Cañon City. It winds past the little community hall and on to Evergreen Station, passing new homes and subdivisions that once were acres of pasture land. Teller County's hinterland of rolling hills is changing to a more residential setting.

Growing Pains

Teller County is now in the throes of growing pains as large, at least in human impact, as the physical forces that shaped the country and as dramatic as the gold rush days. While Cripple Creek is in the middle of a growing gambling industry and Victor is watching the largest gold mine in the country expand,

the rest of Teller County is exploding too. The population has doubled over the past decade and more and more the land of sunshine and infinite beauty at the foot of Pikes Peak, is attracting record growth.

As the county grows, the pressures of growth are felt on the countryside. Elk, bear and mountain lions are displaced by homes and development. Open spaces that we all covet are becoming more and more scarce. It is harder to find great open spaces to ponder and explore, places dark enough to view the wonders of the night sky, a place away from people. The trails and parks that offer some reprieve from the city life are more popular and thus more populated each year. For that

reason, the county government has begun to explore the possibility of preserving open space, developing parks and managing development. It has become apparent that without a stewardship approach, we will lose the very quality that has drawn folks to Teller County.

"Although there had been no farming done this country at that time, Pa and Uncle Sam both decided that it could be done ... He proved to his own satisfaction that it was good potato country

— Atlanta Georgia Thompson
Fourmile pioneer

Kindred Spirits

Today's pioneers in Teller County are again seeking the quiet life, the perfect place to raise a family, find employment and enjoy the natural setting. Though a much more hospitable lifestyle awaits, Teller County is again becoming home to many who want to escape less desirable lives. But its inviting environment may become its downfall, for never has there been a force putting so much pressure on nature as humanity.

It is with necessity that humans turn back to nature to find solace and peace - escapes back to a time when simplicity was the rule, not the exception in life. We find here in Teller County the crispness of new-fallen snow, the arch of a rainbow doubled across a

rainy sky, the bright sun spilling warmth upon our faces and air thin and clear, the bugle of an elk across rolling grassy hills, invigorating and inspiring as The Peak that frames our view.

A hike on The Peak, a walk around the Fossil Beds, a stroll down Victor's

historic streets, a tent pitched under starry skies in Mueller State Park, a visit to Cripple Creek's Mount Pisgah Cemetery, a ride up Ute Pass to Woodland Park all offer scenes that jog our deep appreciation for nature and our past.

It is rooted in necessity that we look for places like Teller County to make our home, where the towering monolith of Pikes Peak reminds us each and every day that nature is a powerful force; while we can move mountains of rock to find gold, blast vertical cliffs to carve roads, dam streams to reserve lakes of drinking water, nature can move continents, cast upon the land freezing glaciers and melt away ice caps, build mountains and smooth plains - she directs our course and offers us whatever she has at any given moment. It is up to us to make the best of it - to find the treasures, harvest the benefits and yet protect the wilds that our hearts so desperately desire and need.

Some Historic Events in Teller County

Beginnings...

5 billion years ago - Scientists estimate this as the time frame for the creation of the planet.

2.5 billion years ago - The meeting of North America and Pacific plates form the Ancestral Rocky Mountains.

1 billion-plus years ago - Pikes Peak granite was formed beneath the surface of the earth.

325 million years ago - After being eroded and partially submerged in a vast ocean, the Rockies are lifted up from the mud, only to be weathered and eroded again.

65 million years ago - The current-day Rockies are lifted from the sea and begin eroding into the land forms we see today.

35 million years ago - Mount Guffey and neighboring volcanoes spewed ash into Lake Florissant; the ash settled with insects and foliage, creating layers of fossils and burying the huge sequoia trees. The gold-filled caldera near Cripple Creek is the remains of one of these volcanoes.

75,000 years ago - Glaciers began to sculpt the face of Pikes Peak, carving out valleys such as Ute Pass.

Enter humans...

11,000 years ago - Paleo Indians began to wander the continent.

1500 AD - Spaniards began exploring the West.

1700 AD - The Tabeguache Utes had established seven nations, all based on a relationship with nature.

The 1800's...

1806 - Zebulon Pike treks to the Pikes Peak area and attempts to ascend The Peak.

1820 - Edwin James was the first white man to reach the summit of Pikes Peak.

1852 - Kit Carson witnessed the final battle over hunting rights between the Utes and Comanches in South Park.

1859 - Marked the beginning of a rush to find gold in Colorado.

1860s - Settlers moved into the Fourmile Creek area.

1861 - Colorado became a territory.

1868 - The first of many treaties was signed, ensuring the Utes would retain their hunting grounds "forever."

1870 - Judge James Castello opened a trading post on the banks of Twin Creek where Florissant is today; James Loshbaugh is the first settler in Divide.

1871 - Levi Welty family herded 200 head of cattle into the southwest slope of Pikes Peak and established a homestead.

1872 - Levi Welty named "Cripple Creek"; new wagon road built through Ute Pass.

1873 - Ferdinand Hayden began his survey of Colorado.

1876 - Bob Womack and family bought the Welty ranch at Cripple Creek; Colorado became a state.

1878 - Bob Womack found gold in a gully he called Poverty Gulch, but couldn't find the source, nor convince anyone of its worth.

1879 - Womacks sold their ranch, but Bob stayed and worked as a ranch hand for others.

1886 - Cascade Town Improvement Company was formed.

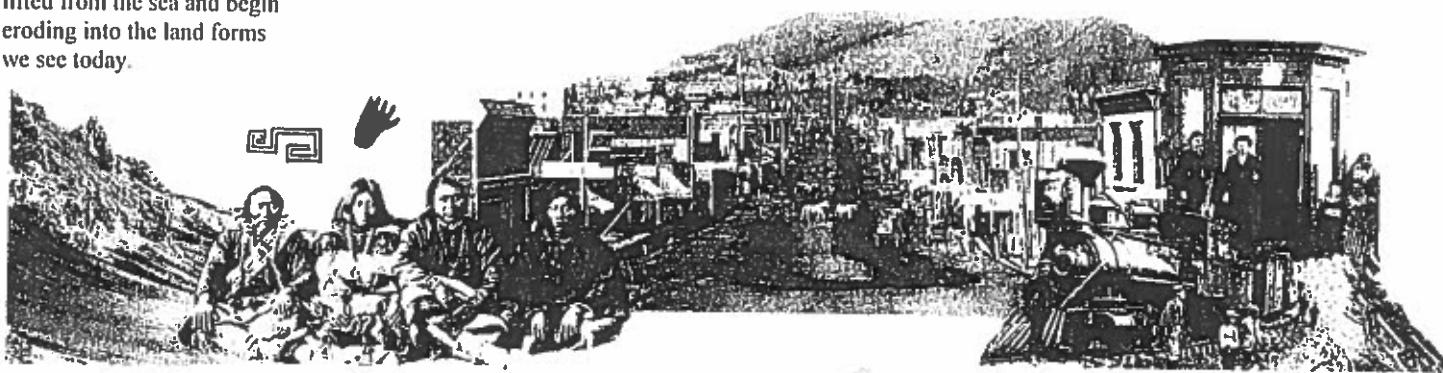
1887 - Colorado Midland Railroad reached Divide; Green Mountain Falls Town Improvement Co. incorporated; town of Manitou Park platted.

1888 - Pikes Peak Carriage Road opened to the summit.

1889 - Divide Post Office established.

1890 - Ute Pass Land and Water Company incorporated; Chipita Park and Green Mountain Falls incorporated.

1890, October - Bob Womack staked his claim to gold in Cripple Creek and had ore assayed at \$200 per ton.



1891 - Woodland Park, Cripple Creek and Florissant were incorporated.

1891, April - Cripple Creek Mining District was formed.

1891, July 4 - Winfield Scott Stratton staked claim to the Independence Mine above Victor and the gold rush was on.

1891, November 6 - Horace Bennett and Julius Myers platted Fremont, later to be joined with Cripple Creek.

1893 - Victor was platted.

1893-1894 - Labor strikes plague the Cripple Creek mines.

1894, July 1 - The first railroad steamed into Cripple Creek; the Florence & Cripple Creek or Gold Belt Line. The railroad's demise came in 1912 when a flash flood wiped out the tracks.

1894, July 4 - The second railroad, the Midland Terminal arrived in Victor, a year later in Cripple Creek.

1899, March 8 - Teller County was set apart from El Paso County.

1909 - Bob Womack died in Colorado Springs.

1911 - Fourmile Hall was built.

1918 - Colorado Midland Railroad lines west of Divide are abandoned.

1923 - Teller County Fair is first held at Fourmile Hall and continues through World War II.

1932 - Wagon Road became State Highway 24.

1949 - The last Midland Terminal car left Cripple Creek headed for Colorado Springs.

1965 - State Highway 24 becomes four-lane from Manitou to Cascade.

1973 - Four lanes of State Highway 24 are extended to Green Mountain Falls.

1977 - Four lanes are extended to Woodland Park.

1990 - Limited-stakes gambling was approved for Cripple Creek.

1991 - Limited-stakes gambling opens in Cripple Creek.

1991 - Cresson open pit mine underway in Victor.

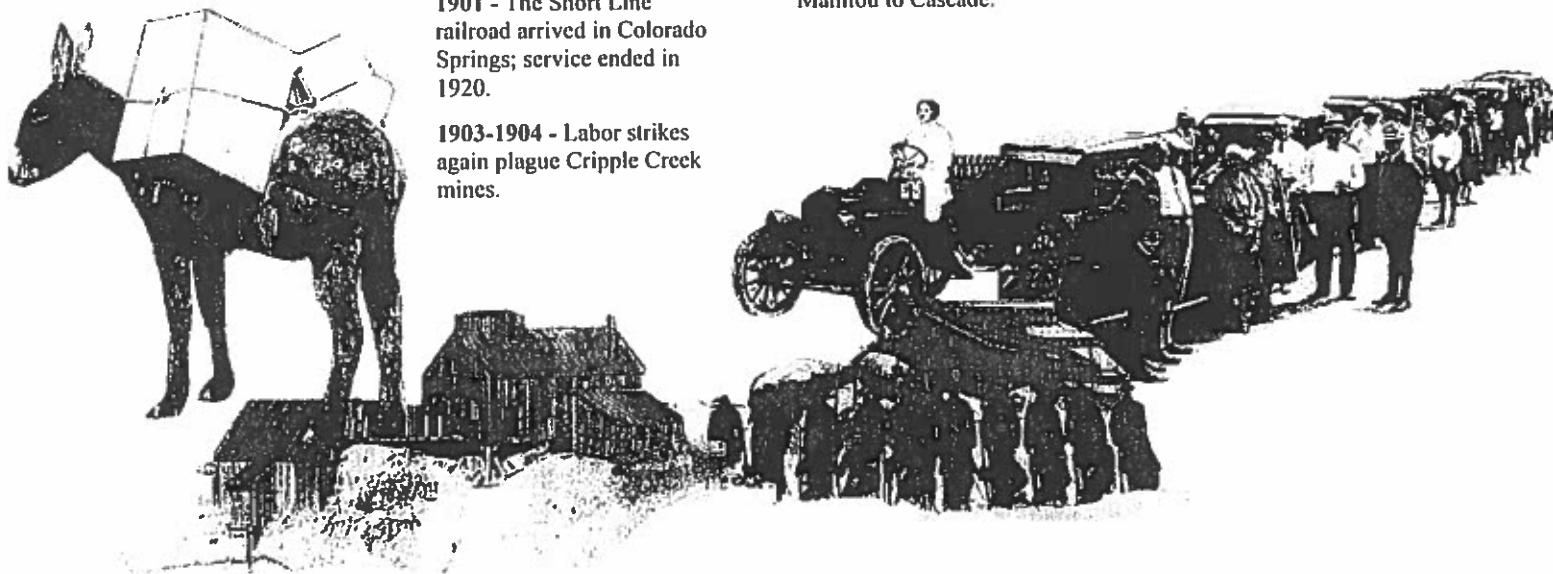
1997 - Teller County ranked as the 10th fastest growing county in the United States.

The 1900's...

1900 - The third railroad, the Short Line, arrived in Victor and Cripple Creek.

1901 - The Short Line railroad arrived in Colorado Springs; service ended in 1920.

1903-1904 - Labor strikes again plague Cripple Creek mines.



A Brief Summary of Communities

Teller County...

Beginnings - Established March 9, 1899 from El Paso County; named for Senator Henry Teller.

Government - Statutory county, governed by three elected county commissioners; county seat is Cripple Creek with branch offices in Divide and Woodland Park.

Population - 17,465 (1995).

Cripple Creek...

Access - Highway 67 from Divide or Victor, Teller County Road 1 from Florissant.

Beginnings - Incorporated from Hayden Placer and Fremont in 1891.

Economy - Limited-stakes gambling, tourism, county seat.

Elevation - 9,494 feet.

Events - Donkey Derby Days, last full weekend of June; Aspen and Jeep Tours, three weekends in September-October; Teller County Fair.

Historic sites - Mount Pisgah Cemetery, Cripple Creek District Museum, Mollie Kathleen Mine Tour, National Historic Landmark District with numerous historic buildings, homes and mines.

Natural features - Mount Pisgah, stream of Cripple Creek, Fourmile Creek, Tenderfoot Hill, Rhyolite Mountain.

Parks - City Park, Community Center.

Population - 1,011 (1996 est.).

Recreation opportunities - Shelf Road, Gold Belt Tour,

Cripple Creek Mountain Estates Golf Course.

Trails - Horsethief Park trail and Pancake Rock trail in the Pike National Forest, off Highway 67.

Divide...

Access - Highway 24 from Woodland Park or Florissant; Highway 67 from Cripple Creek.

Beginnings - First settler James Loshbaugh opens a saloon in 1870; Post Office established July 26, 1889.

Economy - Retail stores, service station, tourism, county jail, sheriff's office, Summit Elementary School.

Elevation - 9,165 feet.

Events - Teller County Summer Activities Festival.

Historic sites - Pikes Peak Community Center, Little Chapel of the Hills.

Natural features - Mueller State Park and Wildlife Area, Coulson Lake, views of Pikes Peak.

Parks - Hayden Divide Park.

Trails - Loop Trail at Hayden Divide Park, Mueller State Park trail system, the Crags campground trail in the Pike National Forest off

Highway 67, Pike National Forest trails system north of Highway 24.

Florissant...

Access - Highway 24 from Divide or Lake George, Teller County Road 1 from Cripple Creek.

Beginnings - Started in 1870, incorporated in 1891.

Economy - Residential, retail stores, tourism, ranching.

Elevation - 8,400 feet.

Events - Flo-Geo Day, Outfitter Days, Heritage Days.

Historic sites - Old Florissant School House, Florissant Fossil Beds, Hornbek Homestead, Fortification Hill.

Natural features - Twin Creek, Florissant Canyon, Florissant Fossil Beds National Monument.

Parks - Florissant Park, Florissant Fossil Beds.

Trails - Florissant Fossil Beds trails system, Pike National Forest trails system north of Highway 24.

Fourmile Area...

Access - Teller County Road 11 from Evergreen Station, Park County Road 102, and High Park Road from Fremont County.

Beginnings - First settlers arrived in the 1860s.

Economy - Ranching, tourism, residential.

Elevation - 8,600 feet.

Events - Thanksgiving supper (since 1920s); dances and community events.

Historic sites - Fourmile Community Hall, Teaspoon Ranch, Lower and Upper Fourmile Schools.

Natural features - Dome Rock, Sheep Rock, Dog Head, Fourmile Creek, Hay Creek, Wright's Reservoir.

Parks - Fourmile Park.

Green Mountain Falls and Ute Pass Environs...

Access - Highway 24 from Colorado Springs and Woodland Park.

Beginnings - Incorporated in 1890.

Economy - Retail, tourism, Colorado Springs employment base.

Elevation - 7,800 feet.

Events - Thanksgiving supper (since 1920s); dances and community events.

Historic sites - Town Hall, Gazebo, several historic homes and buildings.

Natural features - Green Mountain Falls Lake, Pikes Peak, Ute Pass.

Parks - Green Mountain Falls Lake.

Population - 41 in Teller County, 809 in El Paso County.

Trails - Mount Esther trail, Heiser trail, French trail, Crystal Falls, Waldo Canyon trail.

* Only a part of Green Mountain Falls and Ute Pass lie within Teller County.

Victor...

Access - Highway 67 from Cripple Creek, Teller County Road 81 from Gillett, Gold Camp Road from Colorado Springs, Phantom Canyon Road from Fremont County.

Beginnings - Platted in 1893, incorporated in 1894.

Economy - Gold mining, tourism, retail, service.

Elevation - 9,780 feet.

Events - Gold Rush Days, hockey tournaments, community celebrations.

Historic sites - Lowell Thomas Museum; the town is a National Historic Landmark with numerous historic buildings, mines and homes.

Natural features - Battle Mountain, Squaw Mountain, Wilson Creek, Bull Hill, Skagway Reservoir, Gold Camp and Phantom Canyon roads, Gold Belt Tour.

Parks - Wallace Park, Gold Bowl, Brian's Park, American Eagle Overlook.

Population - 401 (1996 est.).

Trails - West Beaver Creek trail at Skagway Reservoir.

Woodland Park...

Access - Highway 24 from Colorado Springs and Divide, Highway 67 from Douglas County.

Beginnings - Incorporated in 1891.

Economy - Tourism, retail, service, school district, Colorado Springs employment base.

Elevation - 8,464 feet.

Events - Ute Trail Stampede Rodeo, Lighter Side of Christmas, Little Britches Rodeo, Symphony Above the Clouds on July 5, numerous community events.

Historic sites - Hackman House, Ute Pass Cultural Center, Bergstrom Arena.

Natural features - Pike National Forest, Rampart Range Reservoir, Catamount Recreation Area, Manitou Experimental Forest.

Parks - Meadow Wood, Sunnywood, Memorial, Bergstrom, Woodland Park Saddle Club.

Population - 6,000 (1996 est.).

Trails - Centennial Trail to Manitou Lake, Manitou Lake trail, Lovell Gulch trail, Rampart Reservoir trails system, Pike National Forest trails system to the northwest.

Select Bibliography

It is impossible in this document, or anything less than a Pikes Peak sized novel, to tell the entire story of Teller County. To learn more about the historical phenomena that shaped Teller County, the following books, which were sources of information for this section, are recommended.

— Ruth Zirkle, 1997

A Walk Through Time, Florissant Fossil Beds

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Roadside Geology of Colorado, Halka Chronic

Roadside History of Colorado, James McTighe

The Archaeology of Colorado, E. Steve Cassells

The Pikes Peak Region, Harvey Carter

Ute Pass, Jan Pettit

Utes, The Mountain People, Jan Pettit

Window to the Past: Florissant Fossil Beds, Walter Sogner

The near-by scenery compares with nothing that one can remember having seen before... Usually one has to stare blankly upward at the mountains, and a few hundred feet tower mightily above man's stature. But here we are one parallel with the heights - as one might say - and we are darting from peak to peak, and all below us are dark, forbidding looking gorges and cañons. Here everything is vast and overpowering. The mountains are all about - great monuments of silence that rest on the very foundations of the earth."

"Involuntarily a shade of sadness passes over one as we are reminded of our fleeting insignificance. 'What is this all about?' the mountains seem to say, scornfully; here today tomorrow a memory with last summer's rose leaves, yet man conquered the rude hills, and hewed a pathway across them that will endure as long as the hills themselves.

— A woman's impressions of a
Shortline Railroad trip.
New Year's edition of the
1903 Cripple Creek Times
Record; no author noted.

PHYSICAL SETTING



Information about the physical characteristics of the County is presented in this section. The text is derived from the *Ecological Inventory & Analysis, Teller County Colorado*, a University of Colorado, Denver study commissioned by the Teller County Building and Planning Department in 1988.



"Dog Head" formation along Route 1

Bedrock and Surficial Geology

Teller County geology is dominated by the crystalline rock of the Pikes Peak batholith, a mass of granite which extends across 75 percent of the County. This mass has been uplifted and eroded to form the present mountainous terrain. Other notable geological features include the fossil-bearing Florissant Lake Beds, the mid-Tertiary igneous rock in the Cripple Creek-Victor area, which contains gold and silver, and the Manitou Limestone formation, a potential economic resource.

Soil

Soils in Teller County are predominately derived from Pikes Peak granite. These soils are commonly poorly developed, highly permeable, and susceptible to erosion. Better developed, more finely textured soils generally occur in gently sloping valleys.

Hydrology

Water is an important feature in Teller County. Available information indicates the need for creating a water budget as a tool in setting policies concerning land use and water availability by stressing the need to improve the collection of precipitation data. The County's streams, lakes and reservoirs should be given a high priority to maintain as open space for wildlife habitats, water quality maintenance and flood control zones.

Vegetation

Vegetation is controlled by elevation and a variety of site characteristics. In Teller County, forest is the predominant vegetation. The most extensive forest types are separate and mixed stands of ponderosa pine and Douglas fir. Several other distinct forest types are present, including pinon, juniper, spruce, fir and,

to a lesser extent, limber pine, bristlecone pine and lodgepole pine. The aspen forest also occupies considerable area. Non-forested areas are less extensive, but integral to the vegetative character of the county. Non forest vegetation types include grasslands, mountain meadows, shrub lands and alpine tundra. Distinct vegetative communities also occur in association with water bodies. Riparian vegetation is the most diverse community in the county, and serves several important roles, from wildlife habitat to water quality maintenance.

Wildlife Impact and Environmentally Sensitive Areas

A variety of large and small mammals, birds, fish and insects exist in Teller County. Each has a unique habitat need. With the encroachment of human settlement, these habitats will inevitably be changed, causing an alteration in the composition of species using that area.

Increasing development will result in an increasing number of human-wildlife conflicts. Some species such as squirrels, skunks and small birds may become "pests." Other species such as bear, bighorn sheep, deer, elk and

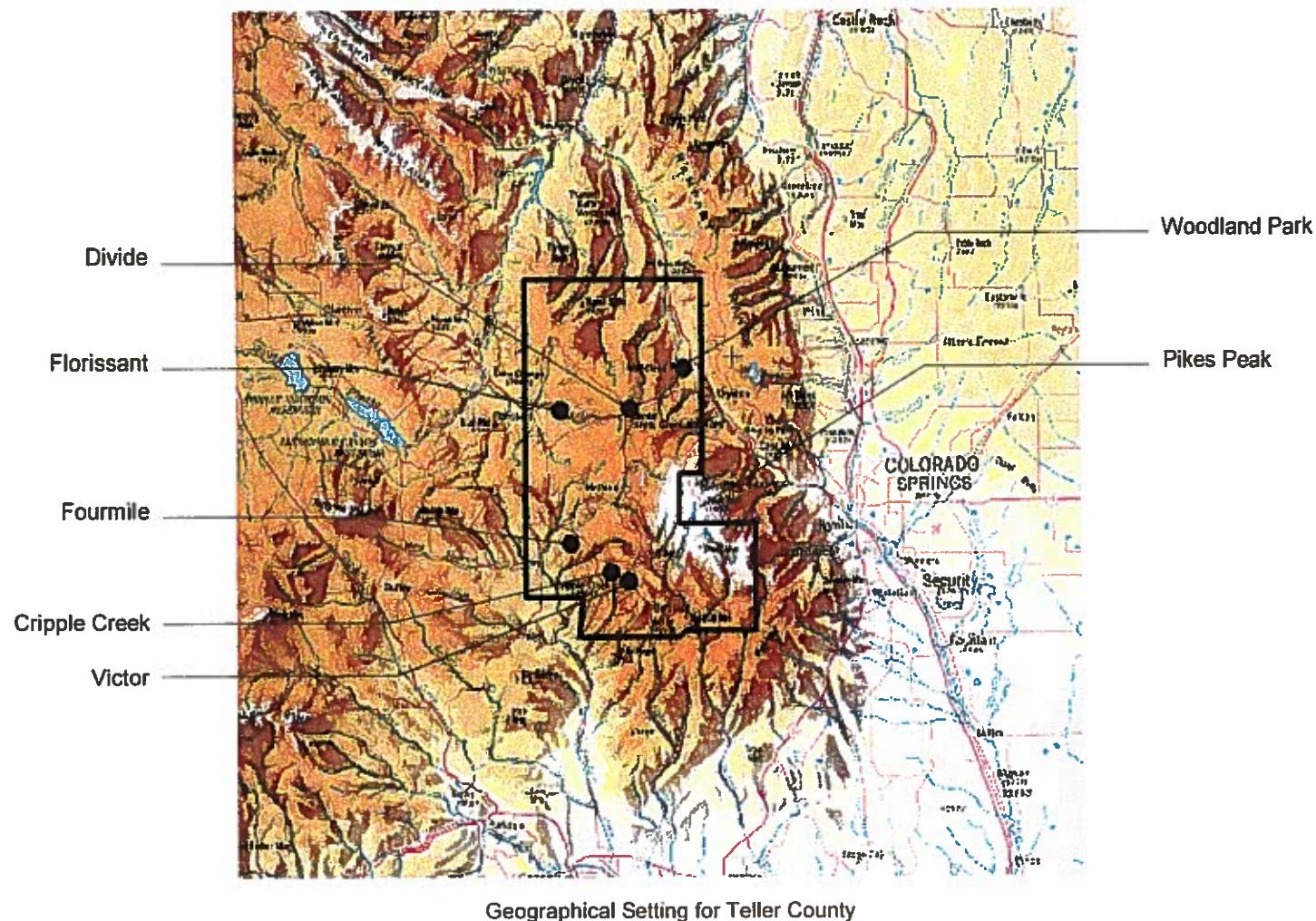
cougars may be irreversibly, adversely affected.

The development of land for human settlement causes many problems other than human-wildlife conflicts. Dogs are a constant threat to young animals. An increase in the number of automobiles in an area causes a related increase in the number of animals classified as "road dead." The conversion of open space parks into blue grass lawns removes valuable habitats for many animals.

By acknowledging the needs of specific wildlife species, Teller County will be able to better direct its future development and address those issues pertinent to the mitigation of the inevitable human-wildlife habitat conflict.

In addition to known wildlife impact areas, other environmentally sensitive areas include wetlands, flood plains, alpine tundra, major faults and extreme slopes. The first four categories preclude most development, for safety reasons as well as environmental concerns, though all may be suitable for consideration as open areas, or parks and trails designated primarily for passive

uses. More intensive uses may be cost prohibitive, raise issues for public safety or produce risk of damage to the environment.







DEMOCRAPHICS



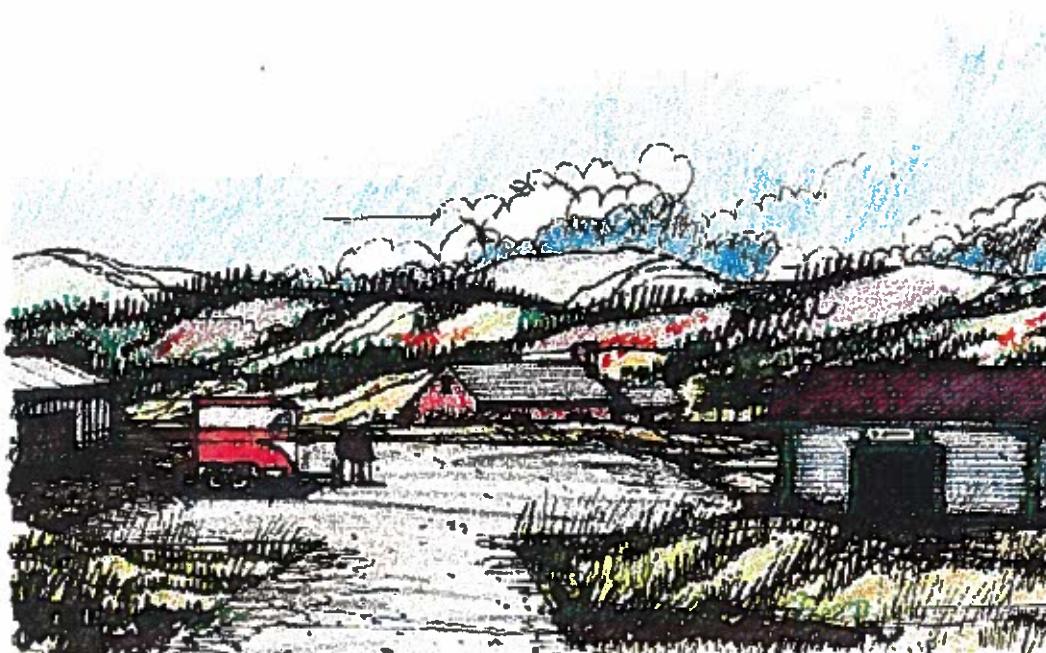
Demography is the study of vital statistics: births, deaths, marriages and other changes to the population. This section looks at questions regarding the population of Teller County.

This section uses estimates and projections, prepared by public agencies and private firms, that are based on existing information, assumptions, and trends. The estimates and projections indicate what *may be* as opposed to what will be.

Population Estimate for Teller County

Current and Past Estimates

At the beginning of every decade, the United States conducts a detailed census of the American population. The 1990 census recorded a population of 12,468 for Teller County on April 1. The most recent estimate by the Colorado State Demographer puts the population at



County fairgrounds serve a growing population

17,382 on July 1, 1995. Refer to Table 4-1.

Daytime and Seasonal Population

The 1995 population estimate of 17,382 actually represents the year-round resident population. There are actually several different ways of estimating the population, depending on what is considered. During the day the resident

population declines by 5,000 as significantly more persons commute to jobs outside the County than come in from other counties to work in Teller County. In the summer and fall, summer residents, gamblers in Cripple Creek and campers and tourists temporarily swell the County's population.

Estimate for January 1, 1997

The State Demographer will determine the official estimate for 1996 (that is, for July 1, 1996) in mid-1997. The information in Table 4-2 provides some indication of what the County population may be at the beginning of 1997.

If population growth continues to parallel permits for new dwelling units, the number of building permits might

indicate approximately a population of 18,800 on July 1, 1996, and 19,600 on January 1, 1997. (Note: The 1996 building permits do not include permits inside the city limits of Victor and Cripple Creek.)

Projected Future Population

The United States Census of 1900, the first conducted in Teller County, recorded a population of 29,002 (refer to Table 4-3). During the next 6 decades, the County's population followed a generally downward trend, declining to 2,495 at the time of the 1960 Census. Since then the population has steadily risen, reaching 12,454 in the 1990 Census. The State Demographer for Colorado projects by the year 2010 Teller County will have surpassed its previous peak in population, and continue growing at least until 2020.

Table 4-1
Estimates of Population,
Teller County, 1980-1996

Year	Population	Change	Rate
1980	8,034	-	-
1981	8,505	471	5.86%
1982	9,065	560	6.58%
1983	9,787	722	7.96%
1984	10,332	545	5.57%
1985	10,635	303	2.93%
1986	10,972	337	3.17%
1987	11,468	496	4.52%
1988	11,600	132	1.15%
1989	11,925	325	2.80%
1990	12,468	543	4.55%
1991	12,792	324	2.60%
1992	13,833	1,041	8.14%
1993	14,969	1,136	8.21%
1994	16,097	1,128	7.54%
1995	17,382	1,285	7.98%

Source: Colorado State Demographer, 1995
Final Population Estimate

Table 4-2
Indicators of January 1, 1997 Population for Teller County

Date of Population Estimate	Population	Population Increase	Population Growth Rate	Permits - New Dwelling Units	Ratio Pop Incr / Permits
7/1/94	16,097	1,128	7.54 %	307	3.76
7/1/95	17,382	1,285	7.98 %	342	3.67
7/1/96	-	-	-	434	-

Economic consultants working for the Re-2 School District identified a range of forecasts (high, medium, and low) for Teller County. Utilizing a range of projections, rather than a single forecast, usually improves planning for future changes (refer to Table 4-4).

Components of Population Growth

Births, Deaths, and Migration

In very general terms, three factors account for a growth or decline in population: births, deaths, and migration

Table 4-3
Population Estimates and Projections,
Teller County, 1900-2020

Year	Population
1900	29,002
1910	14,351
1920	6,696
1930	4,141
1940	6,463
1950	2,754
1960	2,495
1970	3,316
1980	8,034
1990	12,524
2000	21,515
2010	28,443
2020	33,928

Source(s): U.S. Census and Colorado State Demographer

into or out of the area. In most places birth rates and death rates change very slowly. In Teller County in the first half of the 1990's, the number of births per year was roughly double the number of deaths.

Natural increase equals the number of births minus the number of deaths (refer to Table 4-5). So far in the 1990's, the average natural increase in Teller County's population is less than 1 % a year. The actual average increase in population has been about 6% a year; therefore most of Teller County's population increase has been due to many more persons moving into the County than out of the County.

Teller County Economy

Teller County's growing local economy has spurred the demand for housing and increased the resident population. The different types of businesses or *industries* that make up the local economy can be classified as base and nonbase (or local) industries. Base

Table 4-4
Range of Population Projections,
Teller County

Year	Low	Medium	High
2000	19,493	21,239	23,144
2005	21,517	25,225	28,196

Source: The Economic & Market Research Co., 1997

Table 4-5
Components of Population Change for Teller County, 1990-1995

Year	Population	Change	Births	Deaths	Natural Increase	Migration
1990	12,542	-	193	71	122	-
1991	12,888	346	157	63	94	252
1992	13,780	892	138	63	75	817
1993	14,999	1,219	169	62	107	1,112
1994	16,140	1,141	137	66	71	1,070
1995	17,478	1,338	140	70	70	1,268

Source: Housing Market Study by the U.S. Dept. of Housing & Urban Development, 1996

industries produce goods or services that are sold to those outside of the County, thereby bringing money into the County that can be spent on goods and services provided by the local industries. Base industries in Teller County include agriculture (a very broad category that includes farming, ranching, forestry, and fisheries), mining, manufacturing, tourism, and gambling. Tourism and

Table 4-6
Average Annual Employment,
by Industry, Teller County, 1990-1995

Industry	County Employment		
	1990	1995	Percent Change
Agriculture	22	28	27%
Mining	51	253	396%
Construction	69	348	404%
Transportation, Communication, & Utilities	70	113	61%
Wholesale Trade	55	24	-56%
Retail Trade	627	1,006	60%
Finance, Insurance, & Real Estate	126	288	129%
Services	339	2,585	663%
Government	620	902	45%
Total	2,041	5,686	179%

Source(s): Housing Implementation Plan, Pikes Peak Area Council of Governments, 1996

gambling are part of the *services* industry.

Two of the base industries grew dramatically during the 1990's- Mining and the Amusement & Recreation Services division of the Services industry (refer to Table 4-6). The Pikes Peak Mining Company near Victor is now the largest single employer in the County. Between 1991 and 1995, it was largely responsible for mining employment growing from 51 to 253 (almost a 400% increase). The gambling industry in Cripple Creek is the largest employer group in Teller County. After Colorado voters approved limited gambling in 3 cities, gaming

employment grew rapidly and then leveled off near 2,000 jobs. Among the local or nonbase industries, a 404% increase in construction employment mirrored the rapid growth in population.

Migration to Central Colorado

Colorado attracts new residents from other states for a variety of reasons: a mild climate, mountain scenery, outdoor recreation, and comparatively low rates for crime, unemployment, and cost of living. The State Demographer projects this growth will continue at least until 2020, but at a gradually slowing rate. Most new Colorado residents locate on a narrow strip of semi-arid land (the Front Range) along the base of the Rocky

Table 4-7
Rapidly Growing Counties in Central Colorado

County	Growth Rate 1991-1995	Rank Among US Counties	Growth Rate 1994-1995	Rank Among US Counties
Douglas	64.9%	1	13.1%	4
Elbert	57.6%	2	11.9%	11
Park	51.0%	4	12.1%	10
Custer	40.3%	10	8.9%	19
Teller	40.2%	11	8.4%	24
Summit	33.6%	23	-	-
Eagle	31.5%	29	-	-
Fremont	-	-	11.3	12

Source(s): U.S. Census Bureau, 1996

Mountains. This strip includes the state's major population and employment centers - Denver, Colorado Springs, Pueblo, Boulder, Fort Collins, and Greeley.

Near these employment centers are eight of the fastest growing counties in the United States (out of a total of 3,143 counties), clustered together in central Colorado (refer to Table 4-7).

Different factors fueling the growth in the counties of central Colorado include the following:

- To the north of Teller County,

metropolitan Denver continues its expansion into the counties of Douglas, Elbert, and, more recently, Park.

- Farther to the northwest, growth in Summit and Eagle counties reflects the nationwide consolidation of the ski industry and its evolution into resorts providing year-round recreation. Skiers to the east and south of Teller County drive through, and spend money in, Teller County on their way to these resorts.
- To the south of Teller County,

expansion of Colorado's rapidly growing prison system contributes to the growth in Fremont County.

Teller County's own growth is affected by the strong growth in jobs in the Colorado Springs area.

Colorado Springs Area Economy, Commuting, and Home-Related Growth

Teller County actually has two types of economic base. The traditional base includes mining, gambling, summer recreation, and agriculture. A second *home-oriented* economic base consists of persons choosing their place of residence by the desirability of the location rather than its closeness to their source of income. Demographers predict this home-oriented growth will continue and extend farther out from the metropolitan employment centers. This newer, home-oriented growth includes:

- Workers seeking an attractive mountain environment within commuting distance
- Retirees seeking that same environment close but still close enough to services

Table 4.8
Local and Base Employment In Teller County, 1995 Estimates

Category	Number	Percent	Remarks
Unemployed	524	5%	
Traditional base	2,500	23%	Mining, gambling, and recreation
Local sector	3,186	29%	Other jobs in Teller County
Commuter base	<u>4,625</u>	<u>43%</u>	Net number of persons commuting to jobs outside Teller County
Labor force	10,835	100%	Persons who live in Teller County and who work or seek work in Teller County or outside of the County
Participation rate	-	62%	Portion of population in the workforce
Population	17,465	-	

- Businesses, like Sturman Industries, seeking that same environment, that will also attract workers
- Home-based jobs (jobs once in offices and shops, but now conducted at home)

The State Demographer projects the Colorado Springs area will continue to grow faster than the State as a whole, but this faster growth rate will gradually slow. Refer to Table 4-9.

Teller County Capacity for Growth
Although this section is concerned with demographics, it is important to note there are many physical characteristics that can also affect future growth in the County.

Table 4-9
Population Estimates and Projections for the Pikes Peak Region

Year	Teller County	El Paso County	Pikes Peak Region	Teller County % of Region
1990	12,524	397,014	409,482	3.04%
2000	21,515	515,128	536,634	4.01%
2010	28,443	596,099	624,542	4.55%
2020	33,928	668,492	702,420	4.83%

- Ownership. Approximately 1/2 of the land in the County is publicly owned, and will remain undevelopable unless there are drastic changes in state or federal policies regarding public lands.
- Parcels. The County includes approximately 21,000 parcels of land of which 9,000 are vacant. Not all of these vacant parcels or lots are actually buildable. Few new subdivisions have been approved in recent years, but much of the County remains in large tracts that can be subdivided into 35 acre lots without County approval.
- Cost. As elsewhere in Colorado, the cost of housing continues to rise.
- Access. The widening of Highway 24 to 4 lanes to Divide (by 2001) will increase that road's capacity to carry commuter traffic to Colorado Springs.
- Topography. Steep topography can stop or delay the development of lots.
- Water. Water limits growth to existing lots and parcels, and to proposed subdivisions where the developer has acquired the rights needed to provide water augmentation.

- Public Services. The cost of providing public services is growing faster than the revenue to pay for the services.

Employment Projections to 2020

Forecasts by the economics firm of Woods & Poole suggest that by 2020 employment will have become even more heavily concentrated, with the Services industry accounting for almost 60% of all jobs. Refer to Table 4-10.

Table 4-10
Projected Distribution of Employment by Industry, 2020

Industry	Teller County Jobs	Teller County Share	U.S. Share
Farm	70	0.70%	1.36%
Agricultural Svcs	80	0.80%	1.16%
Mining	190	1.90%	0.66%
Construction	570	5.71%	4.85%
Manufacturing,	210	2.10%	11.91%
Transport & Comm	150	1.50%	4.67%
Public Utilities	160	1.60%	4.65%
Wholesale & Retail Trade	1,390	13.93%	17.46%
Finance, Insur & Real Estate	680	6.81%	7.76%
Services	5,820	58.32%	32.58%
Federal Civilian	40	0.40%	1.72%
Federal Military	50	0.50%	1.26%
State & Local Gov	570	5.71%	9.95%

Source: Derived from 1994 State Profile - Colorado by Woods & Poole, Inc.

Teller County

Population Characteristics

The following key demographic characteristics planning of age, race and ethnicity, income, households, and education comes from the United States Census and from the *1994 State Profile - Colorado* by Woods & Poole.

Table 4-11
Age Distribution, Teller County and United States, 1990 and 2020

Age	Teller County		United States	
	1990	2020	1990	2020
0-4	7.74%	4.71%	7.56%	6.60%
5-9	8.62%	5.30%	7.24%	6.53%
10-14	8.30%	7.13%	6.89%	6.52%
15-19	6.07%	6.96%	7.12%	6.55%
20-24	3.11%	3.73%	7.67%	6.51%
25-29	6.78%	4.16%	8.51%	6.66%
30-34	10.22%	5.90%	8.78%	6.62%
35-39	11.73%	6.87%	8.01%	6.37%
40-44	10.77%	6.19%	7.13%	5.94%
45-49	6.70%	5.56%	5.54%	5.78%
50-54	4.87%	7.21%	4.56%	6.08%
55-59	3.91%	9.29%	4.20%	6.62%
60-64	3.91%	9.25%	4.26%	6.44%
65-69	3.19%	7.13%	4.04%	5.51%
70-74	1.84%	5.01%	3.22%	4.39%
75-79	1.28%	3.14%	2.46%	3.00%
80-84	0.56%	1.99%	1.58%	1.86%
85 up	0.05%	0.47%	1.22%	2.03%

Source: Derived from *1994 State Profile - Colorado* by Woods & Poole, Inc.

The 1990 Census showed Teller County's population slightly older than that of the United States, with a median age of 34.6 versus 32.83. Projections indicate this gap might widen significantly by 2020 to 44.09 versus 38.15. Refer to Table 4-11.

Race and Ethnic Characteristics

Teller County has a very homogeneous population in terms of race and ethnicity when compared to the United States. In 1990 over 98% of Teller County's population was identified as white, compared to almost 84% for the United States. Forecasts suggest by 2020 that 98% of Teller County's population may still be identified as white, compared with 78% for the country as a whole. The Hispanic portion of Teller County's population may grow from approximately 2.5% in 1990 to 9% in 2020. Refer to Table 4-12.

Income

The 1990 Census showed the median household income in Teller County (\$37,000) was lower than the median household income the United States as a whole (\$43,000). Projections suggest this gap may continue to widen. Refer to Table 4-13.

Table 4-12
Racial and Ethnic Characteristics

Group	Teller County		U.S.	
	1990	2020	1990	2020
White	98.48%	98.35%	83.88%	77.83%
Black	0.16%	0.12%	12.26%	14.06%
Other	.36%	1.53%	3.86%	8.11%
	100.00%	100.00%	100.00%	100.00%

Hispanic
all races 2.55% 9.03% 8.99% 15.22%

Source: Derived from *1994 State Profile - Colorado* by Woods & Poole, Inc.

Table 4-13
Income Characteristics
Median Household Income
In Constant Dollars

Teller County	United States		
		1990	2020
\$37,496	\$55,472	\$42,997	\$68,691

Source: Derived from *1994 State Profile - Colorado* by Woods & Poole, Inc.

Households and Household Size

In 1990 Teller County and the United States had the same household size (2.63 persons per household). Projections suggest over time Teller County's household size may continue to shrink, while household size for the United States may be more stable. Refer to Table 4-14.

Table 4-14 Households Size

Teller County		United States	
1990	2020	1990	2020
2.63	2.57	2.63	2.62

Source(s): Derived from 1994 *State Profile - Colorado* by Woods & Poole, Inc.

Growth Locations In Teller County

Census and Estimate of Distribution
All areas of the County experienced growth between 1990 and 1995. The Highway 24 corridor (which includes Woodland Park, Divide, and Florissant) has received most of the growth. Over 80% of the population is located in the north part of the County. Refer to Table 4-15.

Factors Influencing the Location of Growth in Teller County.

A number of factors may affect the future location of growth in Teller County.

- Commuting time to jobs: primarily in Colorado Springs (office and industrial employment), casinos (Cripple Creek), mining (Victor), retailing (Woodland Park) and construction (Woodland Park, Divide, and Florissant regions).
- Cost of land and construction, availability of land.
- Commuting time to essential services (e.g. health care) and shopping.
- Willingness of employees, particularly higher income employees, to live farther from employment centers, in order to find a more attractive or larger lot, or both. In general lower density is being sought.
- Willingness of employers to locate businesses further from business centers, both to enjoy the more attractive rural environment and to attract higher paid employees seeking the same type of environment.

- Construction on lots once considered undevelopable due to slope or access.
- Increasing resistance by existing residents to new subdivisions.
- Replatting (combining lots) to increase the size of lots.
- The amount and quality of water available for use.
- Adequate facilities to support the growth: roads, sheriff, and fire protection.
- The dwindling supply of hillside and tree-covered lots in El Paso County.

Table 4-15
Population of City and Rural Areas

Area	1990	1995
Woodland Park	4,610	5,761
Cripple Creek	503	1,300
Victor	263	518
Green Mountain Falls (1)	18	40
North unincorp. areas	6,555	8,437
South unincorp. areas	515	1,409
County total	12,468	17,465

(1) A portion

Source: Derived from 1994 *State Profile - Colorado* by Woods & Poole, Inc.

NEEDS ANALYSIS



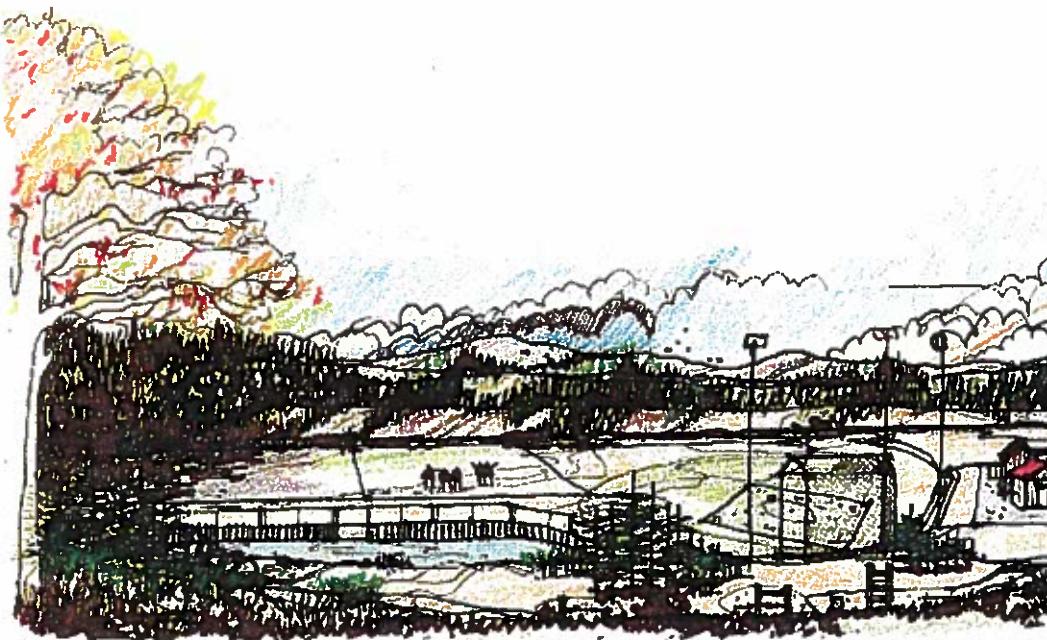
This section presents information regarding the need for parks, trails and open space in Teller County.

Participation in Outdoor Recreational Activities

Local Survey of Public Opinion

One way to determine what facilities are in demand might be to conduct a survey of County residents. The purposes of a survey might include the following.

- To determine trends in the amount of participation in different types of recreational activities
- To determine trends in how much existing facilities are being used
- To gauge the level of support for expenditures for additional facilities
- To determine the satisfaction levels with the quantity and quality of existing facilities



Evaluating the requirements for a sports complex

- To have the base of information on which to project the future need for parks, trails, and open space

Public Participation in Outdoor Activities, 1996

A survey by Ciruli Associates in 1996 identified the most popular outdoor activities in Colorado during the preceding 2 years. The results are shown in Table 5-1.

Public Participation in Outdoor Activities, 1980

The State Comprehensive Outdoor Recreation Plan estimated the number of Activity Days for several recreational

Table 5-1
Public Participation in Outdoor Activities, 1996

Activity	Percent
Camping/picnicking	80%
Hike/bike/horseback	70%
Ball sport - golf, etc.	48%
Fishing	48%
Swim/sail/rafting	39%
Snow ski/snowshoe	32%
4-wheel / motor biking	19%
Water/ jet skiing	18%
Hunting	7%
Snowmobiling	7%

activities. The findings are presented in Table 5-2. One activity day is one person doing the activity on one day.

The Need for Parks, Trails and Open Space

Park Needs

The County has adapted the planning standards of the National Recreation and Parks Association for use in park planning. In the long term, the quantitative methodology referred to as Level of Service will be implemented to determine park facility requirements.

The initial planning of park land requirements is based on the following criteria. For neighborhood and mini parks, the combined land area requirement is 2.5 acres per 1,000 people. For sports complexes and community parks, the combined land area is 7.5 acres per 1,000 people.

Refer to Section 6, Parks for further information and tables of park land requirements and inventory.

Table 5-2
Public Participation by Colorado Residents in Outdoor Activities, 1980

Activity	Activity-Days x 1000	Activity Days per Resident
Bicycling	55,100	19.07
Swimming	41,900	14.50
Picnicking	38,600	13.36
Hiking	36,100	12.49
Camping (devel site)	26,900	9.31
Fishing	23,400	8.10
Tennis	20,900	7.23
Downhill skiing	18,000	6.23
Softball/baseball	17,300	5.99
Nature study	15,400	5.33
Four wheeling	14,400	4.98
Camping (packing)	13,900	4.81
Horseback riding	13,100	4.53
Football/soccer/rugby	12,600	4.36
Motorcycling	11,100	3.84
Golf	8,400	2.63
Hunting	7,600	2.63
Lake boating	7,000	2.42
Cross-country skiing	4,200	1.45
Water skiing	3,500	1.21
Ice skating	3,200	1.11
Snowmobiling	1,300	0.45
Sailing	800	0.28

Trail Needs

No universal standards exist for length of trails for a given population. In general, the planning is based on opportunities and interest, such as:

- The natural resources of the area.
- The community's desire for off-street trails that connect existing and proposed residential areas with recreational areas.
- The community's desire to connect residential areas with other areas, such as schools, shops, and employment centers.

Open Space Needs

No universal requirements exist for the amount of open space for a given population. Like trails, open space requirements should be based on the desires of the community and the natural resources of the area. Factors to consider for preservation include:

- Major geographic features and landmarks
- Highly visible steep slopes and ridges viewed from major highways and from major parks and public lands, such as the Florissant Fossil Beds

- High value wildlife habitat areas
- Public and designated private open space areas
- Floodplain and flood hazard areas
- Other environmentally sensitive or significant areas

Relevant Policies in the Growth Management Plan

The County's master plan, the Teller County Growth Management Plan (TCGMP), helps to identify the community desire for open space. This document, adopted by both the Planning Commission and Board of County Commissioners in 1991, indicates the importance citizens placed upon open space. The TCGMP includes the following policies that are relevant to determining the needs for parks, trails and open space.

Sensitive Lands Policies

1A-4. Encourage the full utilization of the environmental review mechanisms of the county, regional, state and federal agencies to insure that all public and private development will not exceed the carrying capacity of the land or resource, degradation of lands, or threaten the availability of the resource.

1A-5. Encourage the identification and mapping of planning areas into planning parcels that are defined by man-made and natural features such as: present and future residential and commercial developments, highways, streets and roads, parks, land uses, forest service boundaries, topography, steep slopes, floodplains and drainage basins, ridges and scenic views, natural wildlife habitats and ecosystems, geologic hazards, and wildfire areas.

5-6. Encourage the review of proposed environmentally sensitive land development to be based upon the following:

- The demonstrated need to locate in such area.
- The function/value of the area.
- The limitation of density and intensity by the degree of sensitivity impact on the county and surrounding area.
- The degree of sensitivity and the limitations on uses imposed by such lands. The beneficial impact of such lands on the environment from letting such functions naturally occur or not occur.

5-7. Encourage the establishment of development suitability guidelines and standards based upon the function and physical constraints of the land and soil for new development.

5-11. Encourage the preparation of an environmental constraints map, floodplain ordinances, hillside development ordinances, an historic places and building map, a man-made hazard map, and a vegetation plan and ordinance.

5-15. Encourage the preservation of unique areas and protection of environmentally sensitive areas from the effects of development.

5-16. Encourage the identification of environmentally sensitive lands and their functions.

5-17. Encourage the establishment of an Environmentally Sensitive Overlay Zoning District Classification based upon the features of the land where substantial evidence indicates that uncontrolled or incompatible development could result in damage to the environment, life, or property and application of appropriate safeguards.

5-18. Encourage developments that may be subject to damage, or that could result in loss of life, not be located in sensitive areas without appropriate safeguards.

5-19. Encourage developers and users of environmentally sensitive lands to take precautions to protect such lands from degradation.

5-20. Encourage the County to develop an Environmental Constraints Map that identifies natural hazard areas.

5-21. Encourage identification of man-made hazards and discourage development in these areas until the hazards are removed, or mitigated.

6-6. Encourage the identification and preservation of areas of unique natural beauty, significant habitats of flora and fauna, and areas of environmental significance.

6-14. Encourage the development of an inventory, or criteria, to identify and determine the status of environmentally significant lands within the County.

6-15. Encourage the protection of environmentally significant lands where substantial evidence indicates that uncontrolled or incompatible development have been identified.

6-16. Encourage the establishment of an Environmentally Significant Overlay Zoning District Classification based upon features of the land where substantial evidence indicates that uncontrolled or incompatible development could result in irreversible damage to important natural systems of local significance and aesthetic values and develop appropriate standards to the land and use.

6-17. Encourage the identification of natural geographic parcels, that because of their location and physical attributes, suggest unique uses and development.

6-31. Encourage the provision of sufficient environmental data and information to enable the adequate evaluation of proposed developments.

Park and Open Space Policies

1B-15. Encourage the preparation of a parks and recreation plan for the County,

and its communities, which would identify lands suitable for park purposes.

1B-21. Encourage, as an alternative to fee simple purchase or dedication, the acquisition of easements for open space and/or recreation use prior to land development.

3B-32. Encourage acquisition of adequate park land and open space to meet the needs of today and tomorrow.

3B-33. Encourage the identification, through a parks and recreation master plan, of the present carrying capacity of all park lands, identification of needs for future park lands, and the disposal of unnecessary park lands.

3B-34. Encourage the support of the findings of a park plan which analyzes existing and potential recreation and open space areas; the present and future needs of the residents of the county and how those needs can most appropriately be met.

3B-41. Encourage, where feasible, the use of drainage easements, with appropriate access, as public open space.

3B-42. Encourage private parks/open space preservation.

3B-44. Encourage the development of a County-wide trails system to provide safe connections to the various federal, county, state, city, community park, educational and recreational facilities.

3B-45. Encourage the development of a safe, effective network of bicycle and pedestrian trails, pathways, and facilities.

3B-46. Encourage adequate maintenance of trails.

3B-47. Encourage researching of the need for new, improved or expanded facilities for cultural events.

4A-13. Encourage the planning of parks and recreation facilities close to schools and high density areas.

6-33. Encourage methods for the preservation of environmentally significant lands through private stewardship.

6-34. Encourage the support of private nonprofit organizations and trusts

involved in the acquisition of environmentally significant lands.

8A-14. Encourage that recreation facilities and land be planned for, and set aside, through a cooperative and coordinated plan that is mutually acceptable with private developers, the County Commissioners and staff, the planning and zoning commission, and with applicable community recreation and park commission and officials.

8A-17. Encourage the coordination of planning activities to provide a hiking an biking trail system throughout the county with open space, parks, and transportation corridors.

Agricultural Land Preservation Policies

6-32. Encourage the recognition of viable ranch and range lands as an important natural and economic resource and encourage their preservation.

10A-19. Encourage the recognition of viable ranch and range lands as an important natural and economic resource and encourage their preservation.

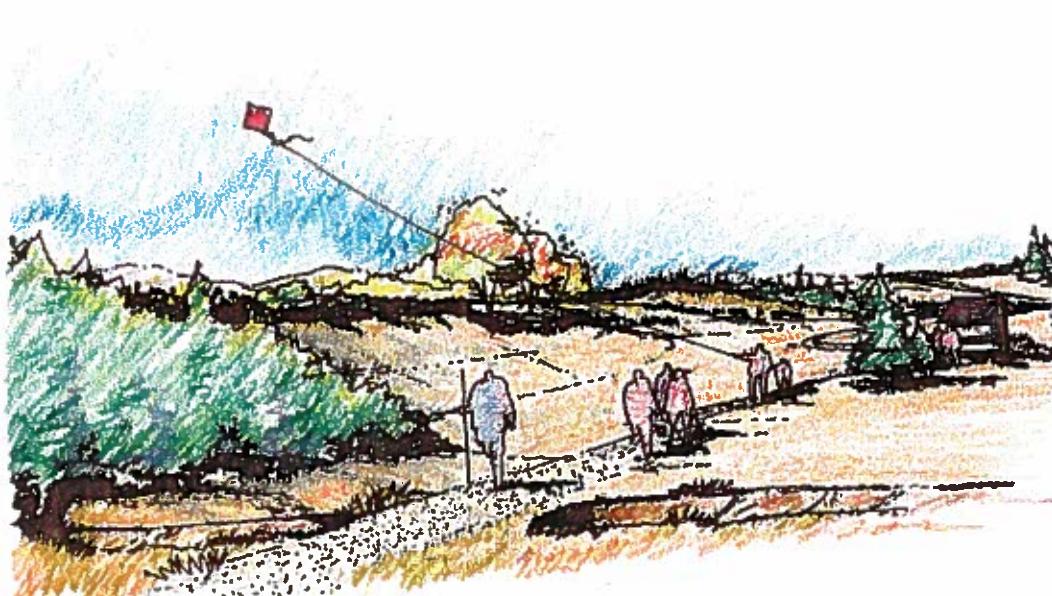
PARKS



This section includes the history of park planning in Teller County, the parks inventory, planning goals and approach, parks classifications, design standards, needs analysis, demographics and graphic concept plan.

The History Of Parks Development In Teller County

The concept of a system of parks to provide for the emotional and physical well being of a community is not new. One author "detected certain proclivities toward parks in the Greeks and Romans, not to mention the royal gardens of the Persians." Historically, in a comparable fashion, the whole of Teller County has provided park-like experiences for generations of people, from the Tabeguache Utes of early history to residents of today. Formal parks within the County, such as Memorial Park in the City of Woodland Park and, more recently, Florissant Park in the town of



Hayden Divide Park

Florissant have afforded untold hours of creative play, socializing and fulfillment of many recreational needs.

Through the provision and continual development and improvement of strategically placed and well designed parks, it is the intent of the Teller County Division of Parks to continue to provide important opportunities for learning, recreation and relaxation. Additionally, parks will play a primary role in shaping a sense of community, with the significant, added benefit of establishing and maintaining property values.

Parks Inventory

American Eagle Park

The American Eagle is a specialty park



Historic mining site at American Eagle Park

located north of the City of Victor, at the termination of Range View Road. It consists primarily of the historical remnants of an underground mining operation. It was developed in conjunction with the Cripple Creek and Victor Mining Company and is leased by the County from that company. The site was dedicated in 1995. Park facilities are listed in Table 6-1.

A restoration plan will be developed and implemented in 1997-98 to preserve and protect the historic structures, and to provide a safe, educational experience for visitors.

Courthouse Park

The Courthouse Park is a 0.45 acre specialty park located in the urban setting of downtown Cripple Creek.

Cripple Creek Ranches Site

This is an undeveloped rural site of 7.82 acres located southwest of Cripple Creek.

Deer Mountain Ranch Site

Also known as *dog head*, this 23.66 acre site is located along Teller County Road 1. The site contains majestic rock formations.

Florissant Park

Florissant Park is a 10 acre community park located one half mile south of Highway 24 and one mile east of Teller



Playlot area at Florissant Park

County Road 1. This park was also developed largely through the efforts of volunteers, coordinated by the Florissant Park Committee, and in cooperation with the Teller County government. The park was dedicated in 1987. Florissant park contains the facilities listed in Table 6-1.

Activities were underway in 1997 to enhance the playlot, providing additional play equipment and modifying the fall-zone material for safer play. The baseball field will be improved through the addition of suitable infield material

It is unlikely that irrigation of the fields will occur in the near future, as water rights are questionable and irrigation is not an acceptable use of water under local water district regulations.

Fourmile Site

Situated near Evergreen Station along Teller County Road 1, this an undeveloped rural site of 6.90 acres. The site was purchased by the County in 1995 in an action recommended and endorsed by the volunteer Fourmile Regional Planning Committee.

It is scheduled for development as a natural specialty park in 1998. Per recommendations of the Fourmile Regional Action Plan, and local citizen input, the site will be developed for passive recreational purposes, and will be managed by the County, stressing its value as an element of open space, as well as a park.

Hayden Divide Park

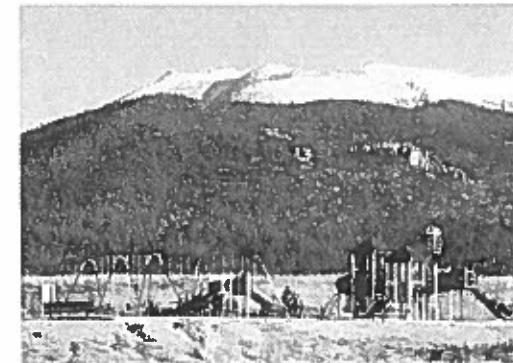
Hayden Divide Park is a 12.35 acre sports complex / community park located one quarter mile south of U.S. Highway 24 and adjacent to and east of State Highway 67, near the community center of Divide.

The park was planned and developed primarily through volunteer efforts, coordinated by the volunteer Divide Park Board, and in cooperation with the Teller County government. Much of the development was funded through grants, particularly from the Great Outdoors Colorado (GOCO) trust fund and the Land and Water Conservation Fund. The southern boundary is adjacent to an area slated for residential development which includes an easement for a recreational trail corridor. Park facilities are shown in Table 6-1.

A concession stand with additional restrooms, funded in part by a GOCO grant, was constructed between the two play fields in 1997. Recreation and play opportunities will be supplemented



Soccer game at Hayden Divide



Pikes Peak backdrop at Hayden Divide



Havin' fun

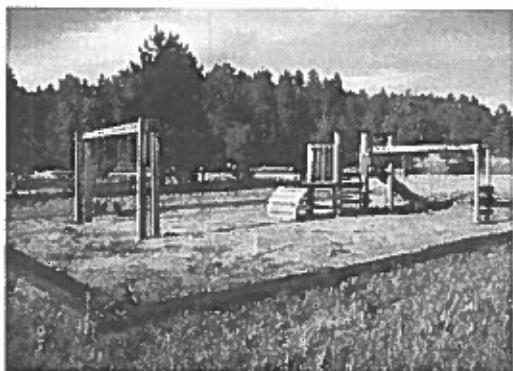
grant, was constructed between the two play fields in 1997. Recreation and play opportunities will be supplemented through the addition of basketball and volleyball courts over the next two years.

Meadow Park

Meadow park is a small undeveloped site of 0.99 acres located near Summit Elementary School, just east of Divide.

Sunnywood Park

Sunnywood Park is a 3.9 acre



Playlot at Sunnywood Park

neighborhood park located adjacent to and south of Lovell Gulch Road, in the Sunnywood subdivision, north of the City of Woodland Park. The park was developed by the County, in conjunction

with a local citizens committee. Park facilities are listed in Table 6-1.

A plan has been developed and will be implemented in 1997 to control drainage and erosion, improve parking and improve the conditions and surface of

the baseball field.

There is a high degree of probability that this park site will be annexed by the City of Woodland Park in the near future. It is therefore unlikely that significant additional County sponsored

Table 6-1 Developed Parks Facilities Summary

Park Name	Facilities
American Eagle Park	American Eagle headframe (historic structure); blacksmith shop (historic structure); hauling mechanism (historic structure); parking; picnic tables; residence (historic structure); shifter's shack (historic structure)
Courthouse Park	Picnic / break area
Florissant Park	Barbecue grills; basketball court (1); benches; bleachers; little league baseball field (1); parking; picnic tables; playlot; trail; vault toilet
Hayden Divide Park	Benches; bleachers; concession stand; landscaped berms; multi-use playfields (2) irrigated and fenced for baseball, softball and soccer; parking; picnic tables; playlot; vault toilet
Sunnywood Park	Basketball court (1); benches; little league baseball field (1); picnic tables; playlot; volleyball court (1)
Teller County Fair Grounds	Automobile and trailer parking; camper parking with electrical hookups; equestrian barn (1); indoor events pavilion with office space and restrooms (1); open pavilion (1); outdoor restroom; picnic tables; rabbit barn (1); roping arena with bleachers (1); Stock barn (1)

development will take place until such time that details of annexation are determined.

Tamarac / Regency Site

This is a small undeveloped site of 1.72 acres in the Tamarac development.

Teller County Fair Grounds

The Teller County Fairgrounds consists of approximately 5 acres located adjacent to Teller County Road 1, on the

west side of the City of Cripple Creek. The south half of the property lies within the city limits of Cripple Creek, while the north half lies outside of the city limits. The fairgrounds is classified as a specialty park and contains the facilities listed in Table 6-1.

The Teller County Facilities Department is coordinating a \$20,000 renovation and restoration project to address immediate safety and utility issues at the Fair

Grounds. The management of the Fair Grounds will be unique in that it will be jointly managed by the Parks Division, which will manage the grounds and facility promotion and scheduling, and the Facilities Department, which will



Weekend at the county fair, 1997

retain responsibility for building maintenance. In 1997 it is anticipated that a long-range plan will be developed for the Fairgrounds.

Parks Goal

To acquire, develop and maintain quality park facilities that will continue to meet the needs of the growing population of Teller County residents and the anticipated increase in visitors, while providing a model for efficient, functional and aesthetically significant and pleasing design.

Table 6-2 Other Municipal Park Facilities In Teller County

Managing Agency	Park Name	Facilities
City of Cripple Creek	City Center Park	Basketball; pavilion; picnic area; playground; tennis court
City of Victor	Brian's Park	Ice rink
	Children's Park	Basketball; swing set
	Victor Gold Bowl	Turn-of-the-century ballpark with grandstands
	Wallace Park	Barbecues; wheelchair access
City of Woodland Park	Bergstrom Park	Rest area including amphitheater; picnic tables; rest area; restrooms
	Meadow Wood Park	Ball fields (3); concession stand; fitness trail; ice rink; playground
	Memorial Park	Basketball; fishing; horseshoes; playlot; tennis (2); volleyball
	Triangle Park	Scheduled for development in 1998



1. General Approach

- Develop a system of parks and park categories that reflect the unique character of Teller County.
- Compliment rather than duplicate parks and related services by municipalities and other agencies. Cooperate with and support municipalities and other agencies in the planning, development, and management of park facilities and services.
- In general the County will provide park facilities, and other public or private organizations will provide the recreation programs that use those facilities.
- Use the concepts in the 1995 *Park, Recreation, Open Space and Greenway Guidelines* published by the National Recreation and Park Association (NRPA) as the starting point for park planning.
- Adopt the NRPA Level of Service (LOS) methodology for future detailed parks planning. When resources become available,

implement detailed quantitative surveys to determine needs.

1.1 County Parks Per Capita

Planning Criteria. For the County as a whole, provide at least 20 acres of County parks per 1,000 resident population. Provide parks listed in the included categories and locate them according to the Parks master plan.

2. Parks Classifications

The County should focus on providing parks in the following classifications shown in Table 6-3. In general, these parks should be provided in the unincorporated areas. Planning should be coordinated with municipalities to avoid duplication of facilities.

In general, the County should not plan for parks in these classifications shown in Table 6-4.

Table 6-3 Recommended Park Types

Classification	Min. Size	Remarks
Mini Parks	1 acre	Address limited or isolated areas / family play and picnic
Specialty Parks	1 acre	Single purpose / themes of history, culture natural beauty
School Parks	5 acres	Cost sharing / informal sports facilities (e.g. ball fields)
Community Parks	10 acres	Serve multiple neighborhoods / family play, picnic, informal sports
Sports Complex	20 acres	Consolidated site / heavily scheduled sports facilities

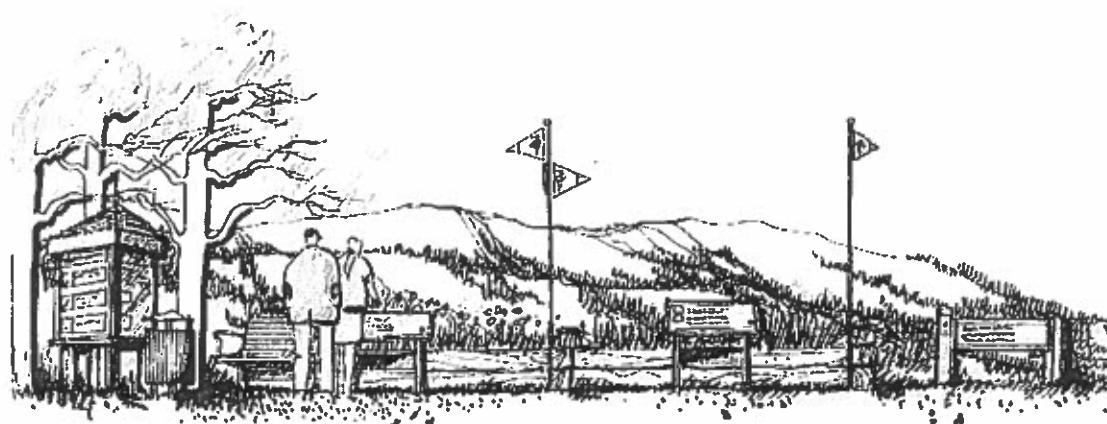
Table 6-4 Other Park Types

Classification	Min. Size	Remarks
Neighborhood Parks	5-10 acres	Typically provided by municipalities, or serve individual subdivisions within the unincorporated areas
Regional Parks	200-400 acres	Typically provided by state or federal agencies

2.1 A System of Specialty Parks

The following are ideas for parks and park components that supplement traditional recreation / athletics parks.

- Create elements of a County-wide system that have specific identities and that become destinations. Look to have people say "Let's take the kids, have a picnic, and collect rocks at Quartz Park" or "Let's go birding at Catamount".
- Common features would be their small size and low development and maintenance costs, natural settings, consistent County park identification signage, and use of consistently designed interpretive signage. Provide a parks directory at each park to inform people about the other Teller County parks (use low cost, computer based sign technology for updating).
- Look to develop a network of sponsors who might provide volunteers for periodic upkeep and to provide information for the interpretive exhibits and signs.



Wild Flowers or Life Zones Park

Table 6-5 Possible Specialty Parks

Birding Park Description: All natural, or mostly natural with picnic areas. Interpretive Signage: Local birds to be seen, bird identification, types of nests, food chain. Possible Sponsors: Birding groups, Colorado Division of Wildlife.

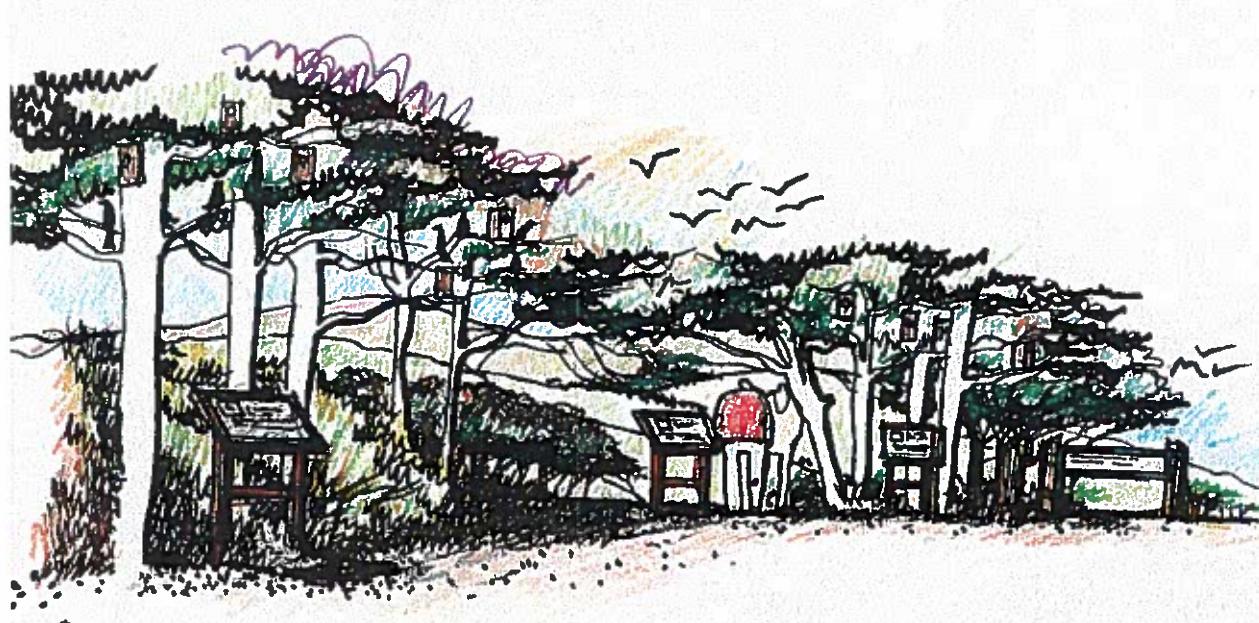
Equestrian Park Description: Mostly natural with picnic areas. Interpretive Signage: The role of horses and mules in Teller County; Colorado, and the west. Mount actual items onto sturdy displays. Use historic photos. Other Comments: The park could be large enough to encompass trails, or it could be a developed area at a trailhead with trailer loading area. Possible Sponsors: Equestrian groups.

Fishing Park Description: Mostly natural, with developed picnic areas, stream or pond fishing. Interpretive Signage: Species stocked, life cycle of fish, how fish fit into the food chain, value to Native Americans, Colorado record fish. Possible Sponsors: Outdoor groups, bait stores, etc.

Homebuilders Park Description: Include examples of home building techniques (maybe child-sized): consider log cabins, stone work walls, etc. that have been used in Teller County over the years. Interpretive Signage: Describe how homes and towns were established (constructed) in Teller County; Colorado and the west. Include artifacts mounted on sturdy boards. Use photos. Possible Sponsors: Home building industry.



Ranching Park



Birding / Wetlands Park



Photography Park



Railroad Park

Table 6-5 Possible Specialty Parks (continued)

Life Zones Park Description: All natural, or mostly natural with picnic areas. Interpretive Signage: Life zones, wildlife and plants to be seen, identification. Possible Sponsors: Wildlife and environmental groups.

Mining Park Description: Preserved but unimproved sites (improved for safety), or with picnic areas. Interpretive Signage: Role of mining in the County, Colorado, the west. Mount actual items onto sturdy displays. Use historic photos. Other Comments: Locate adjacent to or near mining activity (needs owner support) and include interpretive signage that points out aspects of the specific mine, or aspects of mining in general. Possible Sponsors: Mining companies, historic groups. American Eagle is a successful example.

Mountain Biking Park Description: All natural, or mostly natural with picnic areas. Interpretive Signage: How to enjoy mountain biking while treating others with respect and being responsible for minimizing impacts. Other Comments: The park could be large enough to encompass trails, or it could be a developed area at a trailhead. The County could possibly seek commercial support to hold annual bike events. Possible Sponsors: Bike groups, retailers.

Native American Park Description: All natural, or mostly natural with picnic areas. Interpretive Signage: History of Native Americans in the County, Colorado, the west. Focus on trails and seasonal gathering points. Mount actual items onto sturdy displays. Use historic photos, sketches. Possible Sponsors: Tribal groups, historic groups.

Photography Park Description: All natural, or mostly natural with picnic areas. Interpretive Signage: Hints on nature photography or using natural settings for portrait photography. Include samples taken by local photographers and maybe get donations of photos taken by well known professionals. Show how lighting and seasons change the mood. Possible Sponsors: Camera clubs.

Railroad Park Description: Could be in developed (urban) area, or in mostly natural area (old right-of-way) or in sight of a bridge, tunnel or other railroad feature. Include picnic areas. Interpretive Signage: How railroads were important to Teller County, Colorado, the west. Include artifacts mounted on sturdy boards. Use photos. List other sites in Colorado that have significant historic railroad sites. Possible Sponsors: Railroad, historic clubs.

Table 6-5 Possible Specialty Parks (continued)

Ranching Park Description: Mostly natural with picnic areas. Interpretive Signage: Role of ranching in the County; Colorado, the west. Mount actual items like horse shoes and ranch equipment onto sturdy displays. Use historic photos. Other Comments: Locate adjacent to or near to a working ranch (needs owner support) and include interpretive signage that points out aspects of the specific ranch (and ranching family), or aspects of ranching in general. Possible Sponsors: Ranchers, ranch equipment vendors.

Rock Collecting - Geological Park Description: All natural, or mostly natural with picnic areas. Interpretive Signage: Landforms and minerals to be seen, mineral identification, how geologic forces impacted Teller County. Other Comments: Look for opportunity to have a "panning for gold" park activity. Might get sponsorship from outfitter store that supplies pans, etc. Possible Sponsors: Rock collecting groups.

Wetlands Park Description: All natural, or mostly natural with picnic areas. Interpretive Signage: Wildlife to be seen, animal identification, food chain, role of wetlands. Possible Sponsors: Wildlife groups, Colorado Division of Wildlife.

Wild Flowers Park Description: All natural, or mostly natural with picnic areas. Interpretive Signage: Flowers and vegetation to be seen, identification, food chain, role of plants and flowers in the environment. Possible Sponsors: Garden groups.

3. Parks Design Standards

3.1 Architectural and Built Features

3.1.1 History and Culture. Design should reflect and complement the history and culture of the Teller County region.

3.1.2 Environmental Sensitivity and Energy Efficiency. Where feasible, design should integrate materials and functional features that minimize detrimental impacts to the environment, and maximize energy efficiency.

3.1.3 Location. Built features shall be located so as to minimize visual impact and with a sensitivity to water/drainage patterns, and movement/migration of local fauna.

3.1.4 Colors. Colors selection for exterior surfaces, including roofs and walls, shall complement the local environment and/or reflect a specific historic or cultural goal or purpose.

3.1.5 Lighting. Lighting shall be shielded and downward directed.

3.2 Pathways, Roadways and Parking

3.2.1 Location. They shall be located to provide safe, convenient access to and from park sites and individual park features or amenities, in accordance with all applicable federal, state and local laws, regulations, policies or covenants.

3.2.2 Design and Material Selection. Design and material selection should be appropriate for the designated use(s), be sensitive to limitations of local topography and drainage patterns, complement the surrounding landscape, and be developed in accordance with all applicable federal, state and local laws, regulations, policies or covenants.

3.3 Signs and Graphic Interpretation

3.3.1 Consistency. Signs and graphic interpretation should integrate consistent and/or complementary design, material, colors and fonts throughout the Teller County park system. Where appropriate, consistent design elements, such as logos, should be incorporated to reflect interagency management and cooperation.

3.3.2 Message Comprehension. Using the latest research in the fields of environmental interpretation and communication, signs and graphic interpretation will seek to incorporate the most effective means of conveying the desired message to the anticipated user groups.

3.3.3 Materials and Maintenance. Signs and graphic interpretation should integrate design and materials that, while functional, minimize costs associated with maintenance and vandalism. Where feasible, recycled materials and/or renewable resources should be incorporated into fabrication.

3.3.4. Sign Classifications

3.3.4.1 Informational. May include hazard awareness; identification of intersections; demarcation of boundaries; topography; facilities.

3.3.4.2 Directional. May include location of trailheads; distance and direction to significant features; distance and direction to facilities.

3.3.4.3 Interpretive. May include natural history; cultural history; landscape features.

3.4 Fencing and Barriers

3.4.1 Minimal Use. Fencing or other barriers shall be used only where necessary to meet specific athletic or recreation needs, for public safety, or to protect park resources from damage by wildlife, domestic livestock or park users.

3.4.2 Design and Materials. The design and materials selection shall be appropriate for the anticipated use or need. Where appropriate, design and materials selection should reflect sensitivity to the surrounding landscape and/or features of cultural or historical significance. As much as possible, "natural" fencing of suitable plants materials, such as trees or shrubs, should be encouraged. The use of berms or other landscape manipulation, whether alone or in combination with other barriers, may be used where manipulation of the soil will not be detrimental to the landscape, wildlife or drainage patterns. Barbed wire should be used only if absolutely necessary and

it has been determined that no other fencing or barrier type is suitable for the intended purpose.

3.5 Plant Materials

3.5.1 Native Species. As much as possible, native plants, particularly from local sources, will be used in landscaping efforts. This will serve at least three purposes, by minimizing the risk of introduction of exotic plant species, conserving resources by using plants adapted to local climates and precipitation patterns, and minimizing maintenance costs.

3.5.2 Appropriateness. The most appropriate plants materials will be selected for prescribed park uses, with resource conservation a high priority. Consequently, plant selection for turf areas on athletic fields, in particular, should reflect a sensitivity to irrigation and fertilization/soil amendment needs.

Park Land Requirements

Overall Park Land Requirements

As noted in Section 5, the County is applying the planning standards of the National Recreation and Parks

Association for park planning. In the future, the quantitative methodology referred to as Level of Service will be implemented to determine park facility requirements. The initial planning of park land requirements is based on a per capita approach.

For neighborhood and mini parks, the combined land area requirement is 2.5 acres per 1,000 people. Table 6-6 shows the overall County requirement calculations for 1997 and the years 2002 and 2020. There are shortages of developed acreage for the neighborhood and mini park categories now, and larger shortages projected for the future. For long range planning, however, it is likely the County will not directly provide park assets in these categories, but will work in a support role with municipalities and developments.

For sports complexes and community parks, the combined land area is 7.5 acres per 1,000 people. Table 6-7 shows the overall County requirement

calculations for 1997, 2002 and 2020. There are shortages developed acreage for the sports complex and community parks categories. For long range planning, the County will seek to directly provide these park assets, but will do so in a cooperative manner with municipalities and developments to ensure the best use of collective resources.

Table 6-8 shows the inventory of County owned parks, Table 6-9 lists the school grounds, and Table 6-10 presents the non-county owned parks (exclusive of state and federal assets).

Table 6-6 Overall Parks Needs Analysis and Demographic Basis - Neighborhood and Mini Parks

Year	1997		2002		2020		
County Population	20,700		24,500		33,900		
Neighborhood & Mini Parks	Assets	Required 2.5 ac/1000	Difference	Required 2.5 ac/1000	Difference	Required 2.5 ac/1000	Difference
County Owned Parks							
Developed Park Acres	5 ac	52 ac	-47 ac	61 ac	-57 ac	85 ac	-80 ac
Undeveloped / Uncl Acres	11 ac	-	-	-	-	-	-
County Total	15 ac	52 ac	-36 ac	61 ac	-46 ac	85 ac	-69 ac
Credit for Non-County Owned							
Other Developed Park Acres	19 ac	-	-17 ac	-	-27 ac	-	-50 ac
Other Undeveloped Park Acres	18 ac	-	2 ac	-	-9 ac	-	-32 ac
Developed School Grounds	30 ac	-	31 ac	-	21 ac	-	-2 ac
Undeveloped School Grounds	3 ac	-	34 ac	-	24 ac	-	1 ac

Notes:

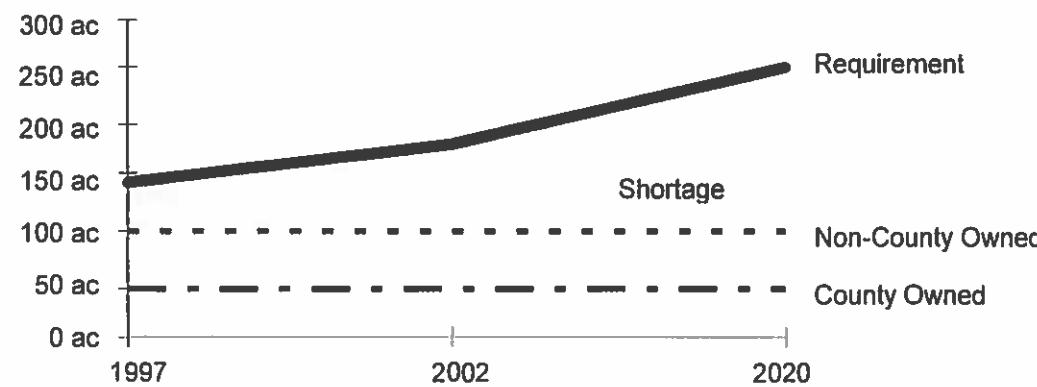
The difference column, reading top to bottom, shows how counting non-county owned parks "reduces" overall quantitative acreage shortfalls.

Table 6-7 Overall Parks Needs Analysis and Demographic Basis - Community and Sports Parks

Year		1997		2002		2020	
County Population		20,700		24,500		33,900	
Community and Sports Parks	Assets	Required 7.5 ac/1000	Difference	Required 7.5 ac/1000	Difference	Required 7.5 ac/1000	Difference
County Owned							
Developed Park Acres	22 ac	155 ac	-133 ac	184 ac	-162 ac	254 ac	-232 ac
Undeveloped / Uncl Acres	31 ac	-	-	-	-	-	-
County Total	53 ac	153 ac	-102 ac	184 ac	-131 ac	254 ac	-201 ac
Credit for Non-County Owned							
Other Developed Park Acres	25 ac	-	-77 ac	-	-106 ac	-	-176 ac
Other Undeveloped Park Acres	21 ac	-	-56 ac	-	-85 ac	-	-155 ac
Developed School Grounds	32 ac	-	-24 ac	-	-53 ac	-	-123 ac
Undeveloped School Grounds	0 ac	-	-24 ac	-	-53 ac	-	-123 ac

Notes:

The difference column, reading top to bottom, shows how counting non-county owned parks "reduces" overall quantitative acreage shortfalls.



Projected Shortage of County Community & Sports Parks Acreage

Table 6-8 Inventory of County Owned Parks

Neighborhood & Mini Parks	Devel	Undev	Category	Owner	Park District
Courthouse Park	0.45 ac	-	Mini	TC	CC-V
Cripple Creek Ranches	-	7.82 ac	Uncl / Neigh	TC	CC-V
Meadow Park	-	0.99 ac	Uncl / Mini	TC	D
Sunnywood Park	4.10 ac	-	Neigh	TC	WP
Tamarac / Regency	-	1.72 ac	Uncl / Mini	TC	WP
County total	4.55 ac	10.53 ac			

Community & Sports Parks	Devel	Undev	Category	Owner	Park District
Deer Mountain Ranch	-	23.66 ac	Cmty	TC	FM
Florissant Park	10.00 ac	-	Cmty	TC	F
Fourmile	-	6.90 ac	Cmty	TC	FM
Hayden Divide	12.35 ac	-	Cmty	TC	D
County total	22.35 ac	30.56 ac			

County Specialty Parks	Devel	Undev	Category	Owner	Park District
American Eagle	0.50 ac	-	Specialty	TC	CC-V
County Fairgrounds	5.00 ac	-	Specialty	TC	CC-V
County total	5.50 ac	0 ac			

Abbreviations for inventory tables
 ac = acres
 CC = Cripple Creek
 Cmty = community park
 D = Divide
 Devel = developed park
 F = Florissant
 FM = Fourmile
 Mini = mini park
 Neigh = neighborhood park
 TC = Teller County
 Uncl = unclassified
 Undev = undeveloped site
 V = Victor
 WP = Woodland Park

Table 6-9 Inventory of School Grounds

School Grounds (Neighborhood)	Devel	Undev	Category	Owner	Park District
Columbine Elementary	9.00 ac	-	Neigh	WP	WP
Gateway Elementary	6.12 ac	-	Neigh	WP	WP
Sunny Slope (site)		2.50 ac	Neigh	WP	WP
Summit Elementary	9.00 ac	-	Neigh	WP	WP
Cresson Elementary	3.50 ac	-	Neigh	CC	CC-V
CC/Victor 7-12	2.00 ac	-	Neigh	CC	CC-V
County total	29.62 ac	2.50 ac			

School Grounds (Community)	Devel	Undev	Category	Owner	Park District
Woodland Park Middle & High	32.10 ac	-	Cmty	WP	WP
	32.10 ac	0			

Table 6-10 Inventory of Non-County Owned Parks
(excluding state and federal parks)

Neighborhood and Mini Parks	Devel	Undev	Category	Owner	Park District
Children's Park	0.14 ac	-	Mini	V	CC-V
City Center Park	2.04 ac	-	Cmty	CC	CC-V
Country Ridge	-	2.08 ac	Uncl/Mini	WP	WP
Crestwood Park	4.30 ac	-	Neigh	WP	WP
Forest Edge Park	-	7.00 ac	Uncl/Neigh	WP	WP
Hilltop	-	0.64 ac	Uncl/Mini	WP	WP
Loft Village	-	0.40 ac	Uncl/Mini	WP	WP
Memorial Park	3.32 ac	-	Mini	WP	WP
Mountain View / Chippewa	-	0.60 ac	Uncl/Mini	WP	WP
Park View Estates	-	1.55 ac	Uncl/Mini	WP	WP
Peyton's	-	0.40 ac	Uncl/Mini	WP	WP
Red Mountain	-	3.32 ac	Uncl/Mini	WP	WP
Sun Valley	-	6.22 ac	Uncl/Neigh	WP	WP
Triangle	-	1.50 ac	Uncl/Mini	WP	WP
Wallace Park	-	0.43 ac	Mini	V	CC-V
	<u>10.23 ac</u>	<u>23.71 ac</u>			

Community & Sports Parks	Devel	Undev	Category	Owner	Park District
Brian's Park	0.86 ac	-	Ice Rink	V	CC-V
Kavanagh Field	5.00 ac	-	Private/Rec	Church	WP
Meadow Wood Park	20.00 ac	-	Cmty/ Sports	WP	WP
Victor Gold Bowl	4.15 ac	-	Sports	V	CC-V
	<u>30.01 ac</u>	<u>-</u>			

**Table 6-11 Sports Complex and Community Parks
Needs Analysis and Demographic Basis by Park District**

Teller County Population	1997 20,700	2002 24,500	2020 33,900
Florissant Park District			
Population (1)	4,200	5,700	9,500
Sports/Community Parks Need	31 ac	43 ac	71 ac
Existing	10 ac	10 ac	10 ac
Planned (2)	0 ac	7 ac	7 ac
Shortfall	21 ac	26 ac	54 ac
Divide Park District			
Population (1)	3,800	4,200	5,100
Sports/Community Parks Need	28 ac	32 ac	38 ac
Existing	12 ac	12 ac	12 ac
Planned (3)	0 ac	18 ac	18 ac
Shortfall	16 ac	2 ac	8 ac
Woodland Park District (4)			
Population (1)	8,700	10,100	13,400
Sports/Community Parks Need	65 ac	76 ac	100 ac
Existing (5)	70 ac	70 ac	70 ac
Planned (6)	0 ac	30 ac	30 ac
Shortfall	na	na	na
Fourmile Park District			
Population (1)	1,300	1,500	1,900
Sports/Community Parks Need	10 ac	11 ac	15 ac
Existing	0 ac	0 ac	0 ac
Planned	0 ac	0 ac	0 ac
Shortfall	10 ac	11 ac	15 ac
Cripple Creek / Victor Park District			
Population (1)	2,700	3,100	4,100
Sports/Community Parks Need	21 ac	23 ac	30 ac
Existing	2 ac	2 ac	2 ac
Planned	0 ac	0 ac	0 ac
Shortfall	19 ac	21 ac	28 ac

Park Land

Requirements by Park District

By interpolating County demographic projections, the park land requirements for sports complexes and community parks have been calculated for the geographic park districts in the County. The findings are shown in Table 6-11. For the long range, the most significant shortfalls are in the Florissant and Divide areas.

Notes:

1. Park district population was obtained by interpretation of Teller County demographic data (5/97).
2. Assumes new elementary school near existing park will provide approximately 7 acres of recreation facilities.
3. Assumes new middle school near future park will provide approximately 18 acres of recreation facilities.
4. Data for reference only. All community parks in the district are provided by the City of Woodland Park.
5. Existing acreage includes approximately 50 acres

Long Range Parks Concept Plan
 Using the projected park land requirements, a concept plan was developed to meet the County's needs. Within this framework, capital improvement projects were identified prioritized into three general groups. The concept plan and priorities are shown on this page.

Priority I (1-3 Years)

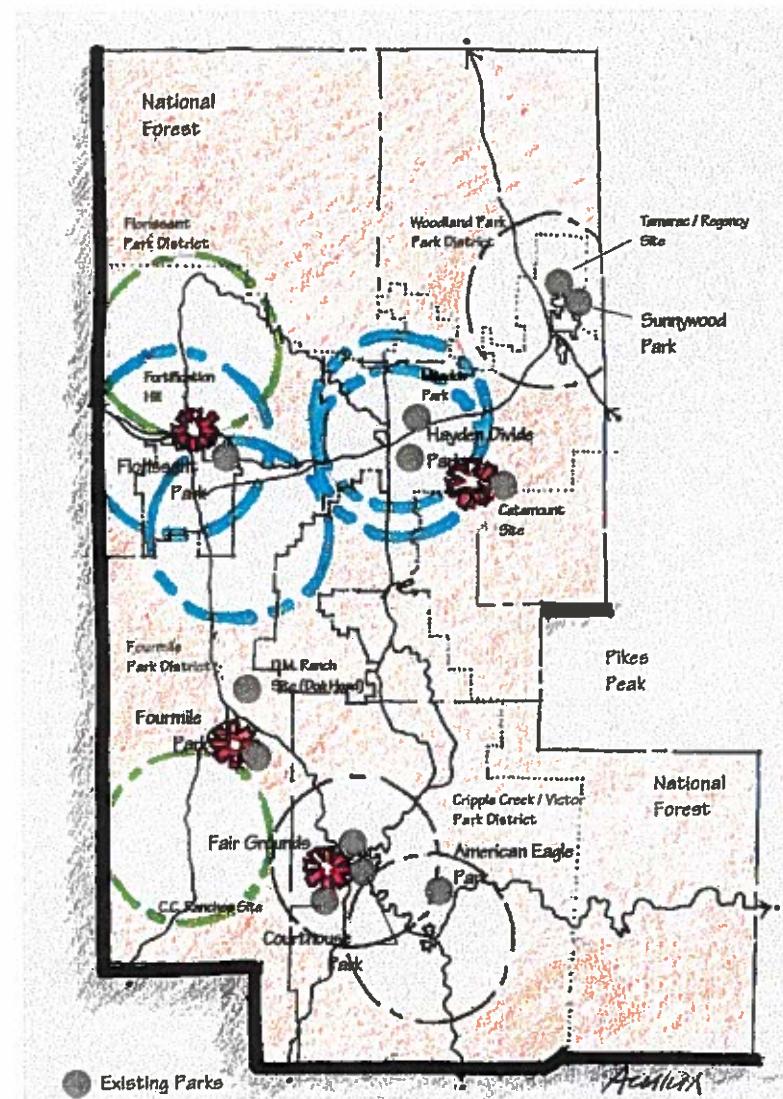
- Fourmile Site (develop)
- Fairgrounds (plan and develop)
- Catamount (Use and Management Plan)
- Research Fortification Hill site for suitability as a specialty park / historic open space asset

Priority II (1-10 Years)

- Florissant Community Park (buildout)
- 2nd Florissant Community Park
- Divide Community Parks
- Catamount - Open to the Public
- Specialty Parks: #1 D.M. Ranch (Dog Head), #2, and #3

Priority III (5-20 Years)

- 3rd Florissant Community Park
- Specialty Parks #4, #5, #6 and beyond
- Fourmile Community Center



Teller County Parks Division Master Plan - Parks Concept Plan





View toward the Continental Divide

TRAILS



Addressed in this section are the history of trails planning in Teller County, the trails inventory, planning goals and approach, trails classifications, design standards, and graphic concept plan.

The History Of Trails Development In Teller County

The Mohawk Trail and the Natchez Trace are familiar names. These old Indian trails served to mark the way for modern trails, railroads and highways. As early as 1825, Congress voted \$30,000 to survey and mark a trail to Santa Fe, New Mexico from Independence, Mo. The great westward migrations of the 1840s produced the Overland Trail with its branches to Oregon and eventually to California. As discussed earlier in the second section, *Heritage Built Upon A Mountain*, much of the original route of the Ute Trail passing through Teller County now

serves as the foundation of the route for State Highway 24.

In the United States the National Scenic Trail Act of 1968, which made large tracts of land available to the public for recreational use, contributed greatly to the growth of hiking as a pastime. The act helped to set up a system of hiking trails that runs throughout the country. Thousands of miles of these paths are marked and maintained by trail clubs across the United States. Trails vary in length from a few miles in suburban areas to the 3,237 km (2,023 mile) Appalachian Trail, which stretches continuously from Maine to Georgia. The 4,176 km (2,610 mile) Pacific Crest Trail, a conglomerate of various smaller ones, extends from the Mexico-California border to the Washington-Canada border. The American Discovery Trail, now being developed, will provide a continuous multi-use trail link from coast to coast.

Organizations throughout the region are working on a trail system that will encompass the entire Pikes Peak massif and connect surrounding communities, which will ultimately provide a link in the coast-to-coast American Discovery

Trail. Planning for this regional system, known as the Ute Pass Corridor Trail, has been led by the Pikes Peak and Ute Pass Trails Coalitions, and has involved numerous private and governmental agencies, and local trails organizations within Teller County, including the Teller County Trails Committee.

A trail system of this nature will benefit the community in many ways. It will provide a means to safely segregate motorized and non-motorized modes of transportation for trail users. Whereas trends toward healthy, outdoor-oriented vacations point to trail availability as being an important factor when selecting a vacation destination, a well designed trail system creates an economic asset, attracting visitors with an alternative way of vacationing.

Trails Inventory

The Loop Trail

The Loop Trail is approximately 2.5 miles long and located near the town of Divide, southeast of the junction of State Highway 67 and U.S. Highway 24. The trailhead is adjacent to Hayden Divide Park, on a long-term easement held by the Highlands at Divide subdivision.

The trail is suitable for a range of non-motorized uses. Additionally, most of the trail length is suitable for access by wheelchairs, and includes graphic interpretation describing significant features in the surrounding landscape. The Brent Holloway Memorial Garden,



Trailhead at Loop trail, near Hayden Divide Park

dedicated to a fallen sheriff's deputy, is contained within the trail loop.

The trail site includes: trailhead, handicapped wheelchair accessibility, graphic interpretation, trailside rest areas, and revegetated side-slopes and landscaped areas. In 1997 the trail was surfaced with decomposed granite.

Other Public Trails

Many public trails located in Teller County are owned and managed by other



agencies. A partial list appears in Table 7-1.

Ute Pass Corridor Trail

In addition to the trails listed above, Teller County has been a participant in the development of the Ute Pass Corridor Trail, which is envisioned to

provide a continuous trail route from Manitou Springs to Cripple Creek and Victor. It will include spurs north from Woodland Park (the Centennial Trail) and west from Divide to the Florissant Fossil Beds National Monument.

Table 7-1 Other Public Trails in Teller County

Managing Agency	Trail Name
City of Woodland Park	Centennial Trail (portions)
National Park Service Florissant Fossil Beds National Monument	Cave Trail (4 miles r/t) Hans Loop (1.2 miles) Hornbek Wildlife Loop (4 miles) Petrified Forest Loop (1 mile) Sawmill Loop (2.1 miles) Shootin' Star Trail (2 miles) Walk Through Time (.5 miles)
U.S. Forest Service Pikes Peak Ranger District	Centennial Trail (portions) Crags Campground and Trails System Elk Park Horsethief Park Lovell Gulch Trail Manitou Lake Picnic Area Trails
Mueller State Park	Multiple Trails

Trails Goal

To create a regional trail system that will establish connections between communities and park facilities in Teller County, and merge with trail systems in the adjacent counties of El Paso, Douglas, Fremont, and Park, while meeting the needs of all Teller County resident and visiting trail users.

1. General Approach

1.1 Usership. Trails owned and/or managed by the Teller County Division of Parks may be designated for a variety of uses, including hiking, bicycling, horseback riding, cross-country skiing and Off Highway Vehicles (OHV). Some trails or sections of trail owned and/or managed by the Teller County Division of Parks may be designated for non-motorized uses only, though, where required, an exception will be made for motorized wheelchairs and anywhere a trail owned and/or managed by the Teller County Division of Parks crosses or uses any common trail or road currently designated for motorized use.

Transfers of property from another agency, federal or state, to Teller County

shall not reduce the number of miles of motorized trails within or connecting to Teller County. This plan is not intended to, and shall not reduce the amount of motorized trails that are now available within the County. Further, this plan cannot take precedence over the usage and/or location of any trail owned or managed by the United States Forest Service.

1.2 Aesthetics. The trails will conform to uniform design standards in terms of structural components and image quality as decimated by the characteristics of the specific site. Curvilinear alignment and design will be used whenever possible. Trails will be aligned or located in a manner to maximize interesting views of landscape features such as ridge lines, water features, wetlands, and stands of trees. Any archeological or historic areas should be highlighted as well by signage.

1.3 Trailheads. Trailheads will be developed for the purpose of providing access, convenience, comfort and to serve as a staging area for the trail user. Trailheads will be accessible to and provide suitable accommodations for all users designated for a particular trail

segment. They will include parking, informational signage, bike rack, trash receptacles, benches. They may also include restrooms, picnic facilities, interpretive signage, hitching posts and other amenities as deemed appropriate for the particular trailhead location. The area encompassed by the trailhead, which may range from less than one acre to more than two acres, will be dependent upon the need as determined by the anticipated utilization of a particular trail segment.

Due to the inherent nature of many trails as connecting resources, often crossing multiple jurisdictions, trailheads associated with Teller County trails should incorporate a design element or component, in addition to County-specific design criteria, that is used consistently on trailheads throughout the region, regardless of management jurisdiction.

1.4 Rest Stops and Picnic Areas. Where practical, they will be strategically placed to take advantage of wildlife viewing, riparian corridors or wetlands, historic sites, or other sites determined to be of particular interest to trail users. They may include: picnic

table; bench; trash receptacle; hitching post; bike rack.

1.5 Signs and Graphic Interpretation. Graphic interpretation, primarily through the use of signs, shall enhance the trail user/visitor experience by providing the means to enjoy a safe and informative visit, and enable clear pathfinding. Further, they shall be developed in accordance with Sign and Graphic Interpretation Standards as defined in the Parks section of this document.

Due to the inherent nature of many trails as connecting resources, often crossing multiple jurisdictions, graphic interpretation on Teller County trails should include a graphic symbol or logo, in addition to County-specific design criteria, that is used consistently on trails throughout the region, regardless of management jurisdiction.

1.5.1 Sign Classifications

1.5.1.1 Informational. May include hazard awareness, identification of intersections, demarcation of boundaries, topography, facilities.

1.5.1.2 Directional. May include location of trailheads, distance and direction to significant features, distance and direction to facilities.

1.5.1.3 Interpretive. May include natural history, cultural history and landscape features.

1.6 Levels of Difficulty. In cooperation and coordination with the Pikes Peak Area Trails Coalition, the following classification system is being considered for adoption to aid trail users in identifying level of difficulty for particular trails and trail segments under the jurisdiction of the Teller County government. The Level of Difficulty designation for each trail or trail segment shall be posted visibly at trailheads, and on publications (brochures) which describe the trails.

- Moderate, generally hilly
- ◆ Difficult, steeper
- ◆◆ Much more difficult, very steep

2. Trail Classifications

2.1 Regional Trail. Trails, generally paved, which integrate or directly align with regional trail systems or corridors.

2.2 Shared Use Trail. A trail, or trail network, designed for a variety of uses. Any use restrictions will be indicated using appropriate graphic interpretation.

2.3 Park Trail. Generally multiple use trails located within greenways, parks and natural resource areas. Focus is on recreational value and harmony with the natural environment.

2.4 Connector Trails. Generally multiple use trails that emphasize safe travel for pedestrians to and from parks and around the community. The focus

for these trails is as much on transportation as it is on recreation.

2.5 On-Street Bikeways. Paved segments of roadways that serve as a means to safely separate bicyclists from vehicular traffic.

2.6 All-Terrain Bike Trail. Off-road trail for all-terrain (mountain) bikes.

2.7 Cross Country Ski Trail. Trails developed for traditional and skate style cross country skiing.

Table 7-2 Paved Trail Dimensional Data

Minimum paved surface width:	8 feet
The right-of-way easement width:	14 - 20 feet (note 1)
Minimum graded trail shoulder width:	3 feet
Minimum overhead clearance (bikes only):	8 feet - 6 inches
Minimum overhead clearance (equestrians):	10 feet
Minimum sight distance:	100 feet
Minimum handrail height:	48 feet
Minimum underpass or tunnel width:	10 feet
Recommended turning radius:	40 feet
Recommended angle of trail intersection with railroads and streets:	90 degrees

Notes

1. In some situations, slope and soil considerations may require adjustments to right-of-way or easement width.

2.8 Equestrian Trail. Trails developed for horseback riding.

2.9 Social Trails. Un-managed trails or trail segments that commonly cross private lands or unauthorized areas. These should be identified, with the intent of providing alternative, safe and legal trail routes.

3. Trail Design Standards

3.1 Paved, Multiple-Use Trail Structure

3.1.1 Pave Trail Dimensional Data. Refer to Table 7-2.

3.1.2 Hazards. Any unavoidable hazards such as sharp curves and low head room should be marked with standard highway yellow diamond format signage. Avoid any obstructions in the trail cross-section. Clearly mark all unavoidable obstructions with reflectorized markers. All high volume street crossings should have traffic control, such as a timed or user activated signal. Where possible, trail crossings should be placed at intersections.

3.1.3 Grates. Avoid any surface grates or depressions which could catch bicycle wheels.

3.1.4 Grades. In general, grading of pathways and trails should optimize user safety and accessibility, while minimizing overall environmental impact and maintenance, including the affects of water drainage and runoff on the quality of the trail surface.

3.1.4.1 Grades, Cross-Slope. Paths should be cross-sloped at 2% to allow drainage.

3.1.4.2 Grades, Linear. Average multiple-use trail grades should not exceed 2%. Grades of up to 5% are acceptable for distances up to 550'. In no case should grades exceed 8.33%

(5% to allow for wheelchair use). Level areas should be provided at periodic intervals when grades exceed 2% for a long distance.

3.1.5 Sight Distance. Standard trails should assume a minimum design speed. Sight distances around corners and over hill crests should be consistent with design speeds. Consult appropriate design manuals.

3.1.6 Shoulder. A 3 foot compacted shoulder with a surface of fine gravel, base course or wood chip should be provided where possible for separated jogging and equestrian use. Surface should be durable. Deep strength asphalt may be applicable in some circumstances. Concrete is highly recommended in areas prone to

Table 7-3 Unpaved Trail Dimensional Data

Desired minimum width.....	4 feet
Minimum overhead clearance (hike only)	7 feet - 6 inches
Minimum overhead clearance (equestrian).....	10 feet
Maximum sustained grades	10% (note 1)
Recommended turning radius.....	20 feet (note 2)

Notes

1. For stretches of less than 150 feet may be up to 15%.
2. Where maintenance vehicle access is required.

inundation or erosion, though Concrete should not be considered for the entire trail bed.

3.2 Unpaved Multiple-Use Trails and Trails in Parks

3.2.1 Unpaved Trail Dimensional Data. Refer to Table 7-3.

3.2.2 Surface. Trails designated for equestrian use could have suitable surface such as fine gravel or wood chips. Course gravel shall not be used as trail bed.

3.2.3 Water Locations. Trail should be located to overlook streams or lakes, but not directly adjacent to the water's edge.

3.2.4 Steps. Steps are recommended for any short stretches when slopes approach 25%. Trails designated for equestrian use should have no steps, or accommodations need to be made for the terrain involved.

3.2.5 Revegetation. Adequate revegetation should be provided for cut and fill slopes or other area where surface vegetation has been removed.

3.2.6 Regional Trails. Regional trails will be designed and constructed to include proper grading, subgrade preparation, erosion control, and construction materials.

Long Range Trails Concept Plan

Using the projected population growth patterns, a concept plan was developed to meet the County's needs. Within this framework, capital improvement projects were identified prioritized into three general groups. The concept plan and priorities are shown on the next page.

The principal goal of the plan is to connect population centers and provide the greatest benefit to the greatest number of Teller County residents. In achieving this goal, it is possible to integrate the County's trails into the Ute Pass Corridor Trails system and the American Discover Trails system.

Priority I

- Trail from El Paso County line into the southern portion of Woodland Park, then to Divide *
- Trail from Cripple Creek to Victor (Golden Loop) *
- Investigate feasibility of using natural gas pipeline easement from Divide to Cripple Creek

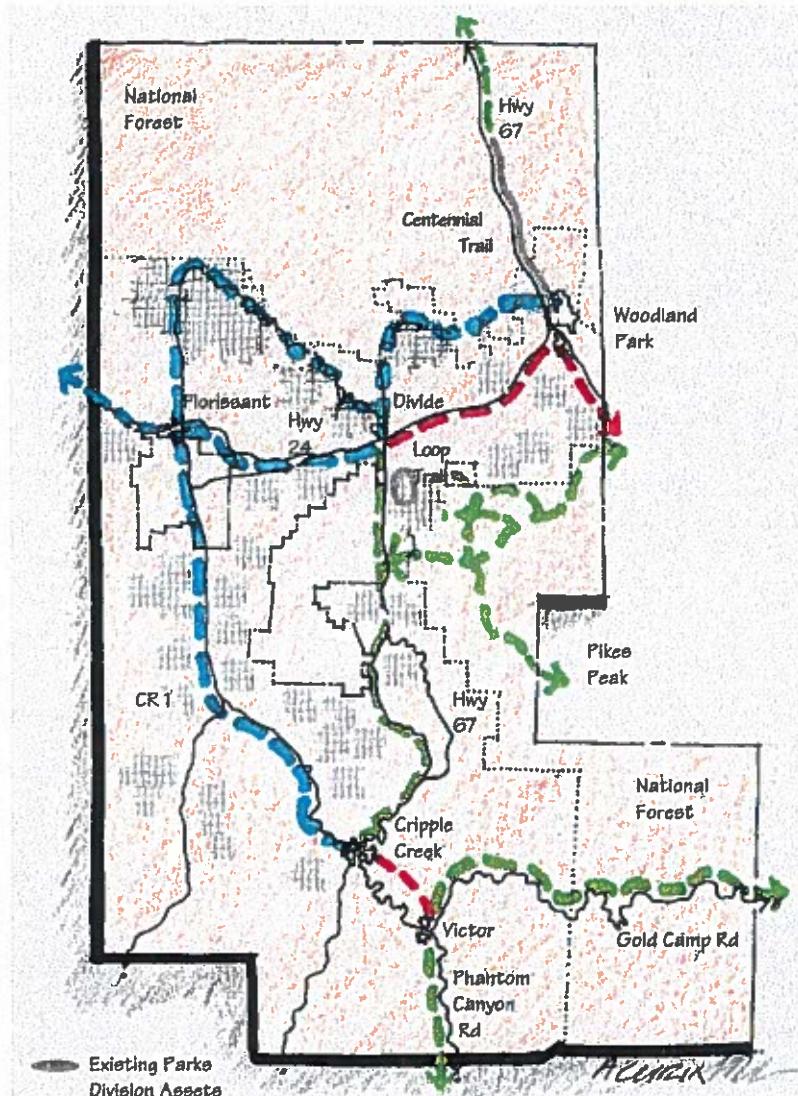
Priority II

- Trail from Divide to the Florissant area (possible corridors along Highway 24, Twin Rocks Road, and/or Upper Twin Rocks Road)
- Trail along Teller County Road 1 from Florissant area to Cripple Creek
- Trails to connect communities north of State Highway 24

Priority III

- Trail from Divide south to Cripple Creek then to Phantom Canyon Road *
- Adventure and wilderness trails on County land that would help circumnavigate Pikes Peak
- Trail from Victor east to / along Gold Camp Road

* Would also be part of the Ute Pass Corridor Trails and the American Discovery Trail



Teller County Parks Division Master Plan - Trails Concept Plan

OPEN SPACE



Included in this section are the history of open space protection in Teller County, the open space inventory, planning goals, open space classifications, and graphic Open Lands Opportunities Map.

History of Open Area Protection in Teller County

The landscape of Teller County provides a transition between the short-grass prairie of the High Plains and the dramatic alpine high mountains to the west. For centuries vistas afforded by the high mountain meadows, ponderosa pine forests and willow-lined streams have provided welcome, accessible respite for travelers, traders and residents alike.

The diverse heritage of Teller County is one of trade, mining, ranching and opportunities provided by the biologically and geologically rich areas



Ranching Heritage

of open land. Today over half of the county is in the public domain, managed by the U.S. Forest Service, the National Park Service, and state and local governments.

Extensive ranches, some under the ownership of the same family for several generations, help to preserve the historic character and lifestyle of the County. These families and the land they steward have been and will continue to be powerful influences in how the face of the County will change over time.

The opportunity to protect open areas within Teller County remains high, which in turn will uphold the value of real estate, preserve wildlife habitat, protect critical watersheds, and safeguard a rich ranching culture. Through effective planning, important parcels of land can be identified and steps can be taken to insure their long-term protection. Local governments have a fundamental interest in protecting these highly valued resources, for to do otherwise would put both the economy and quality of life at risk.

Open Space Inventory

Catamount Ranch

The result of efforts by the Teller County government and multiple partners, the Catamount Ranch acquisition of approximately 1,320 acres holds tremendous promise for the future of Teller County.

Envisioned as a “mini-wilderness”, the property provides an important buffer to public land managed by the City of Colorado Springs and the U.S. Forest Service. It effectively preserves habitat for a wide variety of wildlife, including many bird species. Important historic elk and deer calving grounds have been identified on the site by the Colorado Division of Wildlife. When combined with adjacent protected land, over 2,600 acres will provide a continuous, visual separator between the communities of Woodland Park and Divide.

Other Public Open Spaces

There are extensive passive use areas found within the Pike National Forest, Florissant Fossil Beds National Monument and Mueller State Park.

Open Space Goal

To preserve and protect significant open areas in Teller County in recognition of their important functions of providing development buffers between communities, preserving the quality of life and economic interests of the County, while enhancing opportunities for protection and enjoyment of the natural environment.

1. Open Area Classifications

The preservation of open areas within and around developments is generally recognized as good, but the concept of “open space” has many meanings to different people. In this plan, a distinction is made between two different types of open areas, *Open Space* and *Open Land*. These designations do not mean that development is precluded, but indicate development in these areas must be sensitive to the identified open area values, and efforts must be made to limit or mitigate visual impacts:

1.1 Open Space. Refers to land areas within a subdivision, generally smaller in scale than open lands, which have been left free from structures, parking lots, and roads. These types of areas

generally benefit the residents or employees of the particular subdivision and may remain in private ownership. For example, common areas within a condominium project are highly valued by the residents, but have little direct value to the remainder of the County.

1.2 Open Land. Refers to the vast areas of land without visible evidence of residential, commercial, or industrial development. These areas may be privately or publicly owned and often times are left in a natural state. Generally, the benefit of open land extends beyond the immediate area or parcel of land. For example, the preservation of a visual corridor housing a fragile ecosystem and home to a variety of wildlife would benefit the entire area from which it can be observed, not just the parcels of land which the ecosystem is located.

2. Functions of Open Areas

Open areas may serve one or more of the following functions:

2.1 Separate Communities. To identify or separate municipalities and communities and to provide expansive visual relief from development.

2.2 Buffer Land Use. To buffer or provide transitions between different land uses.

2.3 Preserve and Protect. Open areas serve the following functions:

- Scenic areas including vistas along highway corridors
- Fish and wildlife habitats
- Outdoor recreation areas
- Unique vegetative areas
- Critical ecosystems
- Prominent landforms and landmarks
- Cultural, historic and archeological areas
- Aquifer recharge areas
- Floodplains and riparian areas
- Watershed areas
- Surface water

2.4 To provide for County wide regional trails and linkages; public access to lakes, streams, and other public lands; passive recreation opportunities; or outdoor, nature, and historic study areas.

3. Open Areas Opportunities Mapping
An identification process will identify areas of open land suitable for

protection. The Open Lands Opportunities Map will utilize composite overlays and analysis of land resources based upon the following four general factors.

3.1 Environmental Hazard Areas.

Those open lands that qualify as Class 3 Environmental Hazard Areas, including floodplains, areas with a slope greater than 25%, and geologic hazards such as known fault lines.

3.2 Significant Ecological Areas.

Those open lands that have been identified as important or critical habitat for wildlife and plant species, accommodate a remnant, unique plant or animal community, or provide watershed protection. Of particular significance are riparian or streamside corridors, where safeguarding will often provide multiple benefits, including protection of water quality, maintenance of wildlife habitat and view corridors, and protection from flooding and soil loss.

3.3 Visually Important Areas. Those open lands containing visually significant features or which provide relatively unobstructed views to areas

containing visually significant features. These may include areas adjacent to public roads and highways, as well as open lands which may provide a buffer from development between developed areas. Visually significant features may include prominent land forms, such as Pikes Peak, historical sites or areas with frequent wildlife viewing opportunities.

3.4. Significant Historical and Pre-historical Areas. Those open lands containing features of historical significance. Features may reflect human history, such as Ute campsites or turn-of-the-century mine structures, or natural history, such as fossils, ancient living organisms, or sites of particular geologic events.

Long Range Open Space Concept Plan

The concept plan was developed by identifying the areas which are most likely to grow and be subjected to developmental pressures. These areas should receive the most attention when looking for opportunities to preserve open space and the rural character that is the County's heritage. The concept plan and general priority areas are shown on the next page.

Methods for acquisition and preservation are discussed in Section 9.

Priorities are established as follows:

Priority I

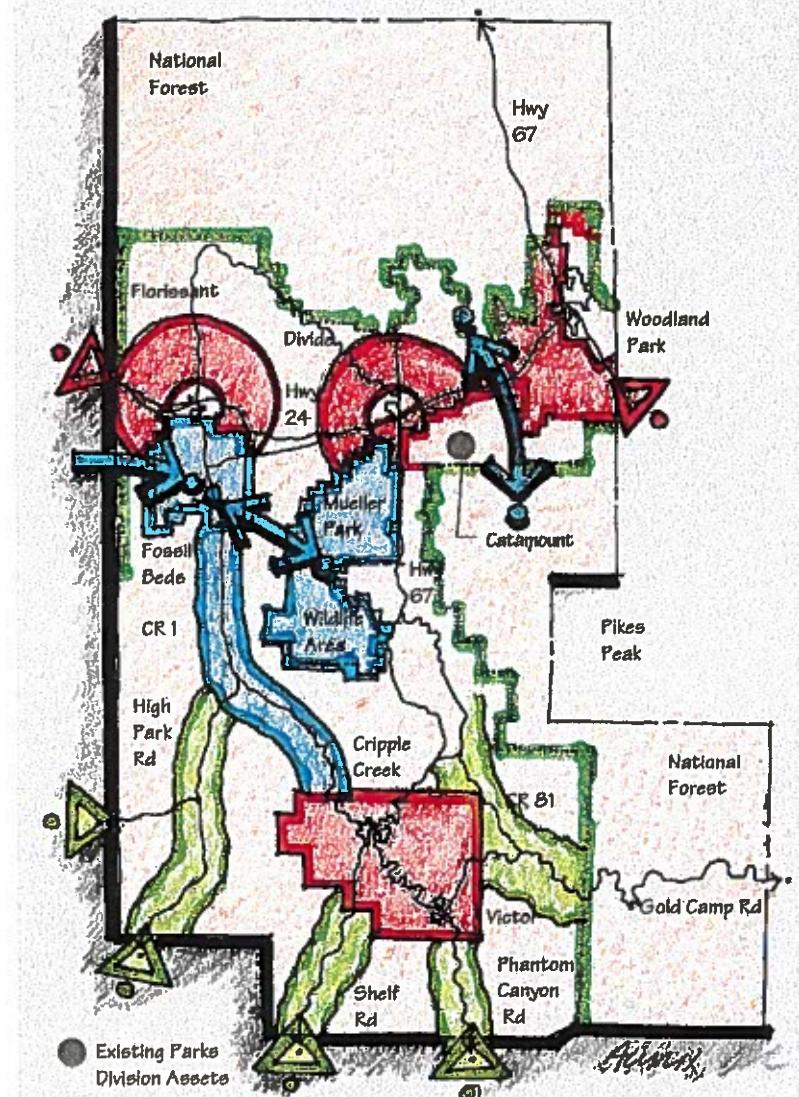
- North Face of Pikes Peak (includes ranches, ridgelines, Catamount, wildlife habitat and migration, drainage courses, etc.)
- Buffers Around Towns (Woodland Park, Divide, Florissant)
- Mining District (Cripple Creek / Victor region)
- East and West Gateways into the County (Highway 24)

Priority II

- Teller Route 1 View Corridor
- Fossil Beds and Mueller State Park (area adjacent to)

Priority III

- Scenic Road Corridors to South (Phantom Canyon, Shelf Road and High Park Road)
- Gateways to South and Southwest
- Gold Camp Road
- Highway 81 View Corridor



Teller County Parks Division Master Plan
Open Space Concept Plan / Open Areas Opportunities Map



FINANCIAL / IMPLEMENTATION PLAN



This section covers Division of Parks financial issues, options, alternatives, and capital improvement priorities and recommended projects.

Division of Parks Financial Issues and Options

Current Situation

Currently, the Teller County Division of Parks receives monies from three funding sources:

- Conservation Trust Fund (lottery proceeds)
- Teller County General Fund
- Great Outdoors Colorado Grants



Future Park Development

Existing financing of Teller County Division of Parks is minimally adequate to finance day-to-day operations and maintenance requirements for the current inventory of parks, open space and trails. Continuing minor capital

requirements and future acquisition, development and costs associated with additions to the system require an analysis of options that focus on future financing needs.

Ideally, Conservation Trust Fund allocations would be identified for acquisitions, renovation, replacement and repair, and development with the general fund providing staffing and operations costs.

Statement of Problems

- Current funding cannot provide for minimal acquisition, development and up-keep.
- Demand for additional inventory in open space, trails and parks is great.
- Significant numbers of non-residents will use Teller County open space and trails.

Financial Alternatives

Non-Resident Fee

Non-residents could be charged a fee for use of Teller County facilities similar to a State or National Parks pass.

Sales Tax

The County could propose an initiative to increase the sales tax for a specific period of time to fully fund acquisitions, development capital and general Teller Parks upkeep. This consideration places some of the burden on non-residents and the revenue stream is predictable.

Dedication Fees

Increased parkland dedication or fees in lieu of land is currently under review by Teller County's Planning Department.

Food & Lodging Tax

Consider a County food and lodgers' tax for park specific purposes. This method minimizes the burden on residents and local businesses.

Non-Profit Foundation

Create a tax-advantaged non-profit foundation dedicated to acquisition and development. Teller County might consider the creation of a Parks Foundation to accept donations and dedicated revenues for open space, trails or parks. Under Colorado law, a local government may establish a supporting foundation to solicit and receive grants and gifts from individuals, corporations, private foundations and the federal

government. The foundation could possibly qualify to receive federal funds only available to 501 (c)(3) organizations. Gifts are excluded from the spending and revenue limitations of the Tabor Amendment.

Endowment

Create a tax-advantaged endowment to generate revenue for care and maintenance of County inventory.

Volunteer Programs

Aggressively build a volunteer program to assist with operational requirements within County parks. A solid investment in creating a continuing program to recruit and use volunteers can reduce costs for the total parks program as well as build a strong support base for open space, trails and parks.

School Partnerships

Actively seek joint partnerships with area school districts for provision and use of park and recreation facilities.

Public-Commercial Partnerships

Seek public-commercial partnerships for the benefit of Teller County residents, focusing on a *give something* back

perspective. The business community could represent a promising source of additional resources. For example, the gaming industry should have a vested interest in the overall health of Teller County as well as the image of being a good neighbor to the residents. This is a time consuming effort, specialized and competitive. However, the potential is good. Every business in the County is a potential contributor and should be considered in a systematic manner. Historically, business attempts to fulfill its obligation to the community by focusing on its principal function - economic growth. However, increasingly, business is now expected to exhibit more social and environmental concern.

Gift Catalog

Develop a gift catalog including parks, open space and trail capital item needs offering a wide range of financial opportunities. The gifts catalog is an inexpensive and easy method of raising funds. This is widely used throughout the parks and recreation industry and is highly successful.

Other comments

The problems of financing parks throughout most of the country are the same, fewer total tax dollars to support its range of services and keen competition between agencies for the available funds.

The Conservation Trust Fund allocations are not adequate to fund the Teller County Division of Parks as it exists today. It will require a combination of approaches to guarantee its future.

Parks Capital Improvement Program

The proposed parks projects are shown in Table 9-1. Background information and assumptions are as follows:

- County policy will focus on providing community parks in the unincorporated areas, and in

providing specialty parks throughout the County.

- County policy will encourage cooperative arrangements with municipalities to provide neighborhood parks within the County's municipal areas.
- County policy will encourage

cooperative arrangements with school districts for the sharing of recreational facilities (e.g. ball fields).

- Priorities I, II, III help characterize the need and general sequence of development.
- Needs analysis is based on County-wide demographic projections and

Table 9-1 Parks - Proposed Capital Improvement Program (CIP) Budget

Project	Priority / Area	Devel \$/Acre	Development Cost	Annual Maint Cost
Fourmile, Specialty Park (1997/98)	I / 7 acres	\$ 13k	\$ 92,000	\$ 17,500
Fairgrounds, Concept Plan (1997)	I / na	na	\$ 5,000	na
Fairgrounds, New Complex (tbd)	I / tbd	na	tbd	tbd
Catamount, Use and Management Plan (1998)	I / na	na	\$ 20,000	na
Fortification Hill, Archeol Survey (1997) (a)	I / na	na	\$ 5,000	na
Florissant, Build-out Existing Community Park	II / 2.5 acres	\$ 40k	\$ 100,000	\$ 6,250
Florissant #2, Expanded / New Community Park (b)	II / 20 acres	\$ 25k	\$ 500,000	\$ 50,000
Divide #2, Expanded / New Community Park (c)	II / 10 acres	\$ 10k	\$ 100,000	\$ 25,000
Catamount, Facilities Open to Public	II / tbd	tbd	tbd	tbd
Specialty Parks: Dog Head, #2 tbd, # 3 tbd	II / tbd	\$ 10-20k	tbd	tbd
Specialty Parks: #4 tbd, #5 tbd, #6 tbd	III / lbd	\$ 10-20k	tbd	tbd
Fourmile, Community Park (b)	III / 15 acres	\$ 25k	\$ 375,000	\$ 37,500
Florissant #3, Expanded / New Community Park (b)	III / 20 acres	\$ 25k	\$ 500,000	\$ 50,000
Estimated Parks CIP Budget (1997-2020)			\$ 1,697,000	---
Annual Average (24 Years)			\$70,700	\$ 186,250

Notes: (a) Costs shared with others; (b) Assumes 60% natural space / 40% recreation facilities; (c) Assumes partnership with school district for recreation facilities; tbd = to be determined; na = not applicable

- application of facilities planning criteria of the National Recreation and Parks Association (NRPA).
- Community parks are large, general purpose parks with sports facilities (e.g. Hayden Divide Park).
- Specialty parks are small, single purpose parks without sports facilities (e.g. American Eagle Park).
- Land acquisition costs are not included.
- Park construction costs factors vary,

but are based on a rural, natural approach to development.

- Partnerships with school districts (e.g. sharing ball fields) help reduce capital costs.
- Annual maintenance cost factor is \$2,500/acre.

Trails Capital Improvement Program

The proposed trails projects are shown in Table 9-2. Background information and assumptions are as follows:

- County policy will focus on providing trails that link developed communities to a trails system.
- County policy will encourage cooperative arrangements with state and federal agencies to provide access to wilderness and adventure trails.
- Priorities I, II, III help characterize the need and general sequence of development.
- Needs analysis is based on providing

Table 9-2 Trails - Proposed Capital Improvement Program (CIP) Budget

Project	Priority / Length	Development Cost	Annual Maint Cost
Trail - Woodland Park to Divide *	I / 10 miles	\$ 500,000	\$ 4,000
Trail - Cripple Creek to Victor (Golden Loop) *	I / 4 miles	\$ 200,000	\$ 1,600
Feasibility Study, Gas Line Easement, Divide to CC	I / na	\$ 2,000	na
Trail - Divide to the Florissant Area	II / 8 miles	\$ 400,000	\$ 3,200
Trail - Florissant area to Cripple Creek, along Route 1	II / 18 miles	\$ 900,000	\$ 7,200
Trails to Connect Communities North of Highway 24	II / 26 miles	\$1, 300,000	\$ 10,400
Trails Around Pikes Peak for Adventure and Wilderness	III / lbd	tbd	tbd
Trail from Victor east to / along Gold Camp Road	III / 14 miles	<u>\$ 700,000</u>	<u>\$ 5,600</u>
Estimated Trails CIP Budget (1997-2020)		\$ 4,002,000	---
Annual Average (24 Years)		\$167,000	\$ 32,000

Notes: tbd = to be determined; na = not applicable

* Would also be part of the Ute Pass Corridor Trails and the American Discovery Trail.

<p>the greatest trail access to County residents and connecting communities.</p>	<p>Open Space Program</p>	<p>character for its residents.</p>
<ul style="list-style-type: none"> Land acquisition costs are not included. Trail construction cost assumes most trails will be unpaved. Trail cost factors are \$ 50,000/mile for construction, and \$ 400/mile for maintenance. 	<p>The proposed open space program is shown in Table 9-3. Background information and assumptions are as follows:</p> <ul style="list-style-type: none"> County policy is to be a strong advocate for open space, but not the principal purchaser. County policy will seek opportunities to preserve open space / rural 	<ul style="list-style-type: none"> County growth management policies will encourage preservation of open space / rural character. The Division of Parks will seek to acquire open space where it can become part of the park system. The master plan includes criteria for selection of specific open space for preservation (e.g. environmentally sensitive areas, ridgelines, waterways,

Table 9-3 Open Space - Proposed Program

Project Areas	Priority	Acquisition Method	Costs
North Face of Pikes Peak	I	varies	varies
Areas Around Towns on Highway 24 Corridor - Woodland Park, Divide, Florissant	I	varies	varies
Historic Mining District - Cripple Creek and Victor	I	varies	varies
East and West Gateways to County, along Highway 24	I	varies	varies
Scenic Road Corridors along County Route 1	II	varies	varies
Areas bordering the Fossil Beds and Mueller State Park	II	varies	varies
East-West and North-South Wildlife Corridors	II	varies	varies
Scenic Road Corridors to the South -	III	varies	varies
Phantom Canyon, Shelf, and High Park Roads (CR 86, 88, 11)	III	varies	varies
South and Southwest Gateways to County	III	varies	varies
Scenic Road Corridor to the East - Gold Camp Road (CR 8)	III	varies	varies
Scenic Road Corridor from Gillette to Victor - CR 81	III	varies	varies
Estimated Open Space Budget (1997-2020)	tbd	na	
Annual Average (24 Years)	tbd	na	

Notes: tbd = to be determined; na = not applicable; CR = County road

- view corridors, wildlife habitat, historic sites).
- Priorities I, II, III help characterize where and when development pressures are most likely to result in the loss of existing open, natural character of the County.
- No capital costs are projected at this time, as they are dependent upon specific opportunities.
- Estimated annual maintenance cost is \$100 - \$300/acre.

Possible acquisition methods include:

- Conservation Trust Fund
- GOCO
- Sales tax for a specific period of time
- County-wide lodger's tax with percent set aside for acquisition
- Land trust
- Non-profit foundation
- Direct purchase by County (where land is used for parks)

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