

Survey of Existing Conditions

INTENT/INTRODUCTION

We all know that the future is built upon the past and the present. An understanding of the physical, social, economic, cultural, and political environments is necessary to develop realistic and achievable growth management plans. Recognition of constraints and opportunities of the physical functions of land and the environment can help indicate the optimum location for development and, therefore, can minimize problems to the residents of our County and its Communities in the future.

Research, background inventory, data collection and analysis in growth management planning aims at improving understanding of the amount and character of demand that will be placed on the land resource and the capacity of the land and services to support a specific use. Results of this research is used to project the future demands that will be made upon the environment and the local governments. The combination of the data and the

projection for future demand is then used to plan for the best possible Community.

EXISTING CONDITIONS ELEMENTS

The existing conditions section of the Growth Management Plan surveyed and inventoried the characteristics of Teller County and the planning region of the cooperating community of Woodland Park. The survey contains the following major elements:

- (1) Historical/Cultural Profile,
- (2) Natural Resource Inventory,
- (3) Services and Facilities Evaluation,
- (4) Socioeconomic Characteristics, and
- (5) Existing Land Use Inventory.

This section incorporates the "Teller County Inventory Information Summary", Table III 1. The summary includes the survey of information deemed necessary to be inventoried and

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collected for the Teller County Growth Management Plan by the Planning Commissions at their meeting held on May 3, 1988, at the Fire Station in Florissant.

The summary identifies whether the desired information was collected, where it may be found, whether the information is mapped and at what scale, the status of the information, and any appropriate comments.

Separate summaries will be prepared for Teller County and the Planning Region of the cooperating community of Woodland Park. Additional summaries may be included as they are developed for other Planning Regions.

The characteristics of the five major elements are found primarily four separate publications produced by the University of Colorado at Denver, School of Architecture and Planning, Center for Built Environment Studies, Planning Studios I and II. The publications are:

- (1.) "Ecological Inventory and Analysis: Teller County, Colorado"(TCEIA),
- (2.) "Ecological Inventory and Analysis : Woodland Park Colorado"(WPEIA),
- (3.) "Visions for the Teller County Landscape" (VTCL), and
- (4.) "Woodland Park Growth Management Area: Visions for the Landscape and Implementation Measures" (WPVLIM).

These documents are incorporated into this plan by reference only. They also may be incorporated into other County and Community plans and used in other community planning efforts.

HISTORICAL/CULTURAL PROFILE

It has been stated that the future is built upon the past and present, therefore, an understanding of the past helps to explain why things are the way they are and offers an insight to what the future may be.

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Knowing the history of a place, County or Community allows the County or Community to understand its current spatial arrangement -why a road follows a specific route or why a town is located where it is today.

History provides important lessons regarding how and why previous residents used the land; it allows today's residents not to repeat mistakes and enhance's a sense of tradition.

Cultural aspects are important so that today's residents may understand, as a community, who they are and why they act and interact the way that they do. A community of descendants from anglo-europeans may have values and beliefs that are different from a community of native Americans. Attempts may be made to understand trends in the existing and evolving culture.

NATURAL RESOURCES INVENTORY

The information found in this Growth Management Plan selects for analysis those environmental characteristics which will have the most important effect upon future

development, including: geology and topography, hydrology and water supply/quality, vegetation, climate, soils, and wildlife. These features and their interactions play different roles in maintaining the desired quality of life and unique identity of Teller County and its Communities. Preparing an inventory and classifying these functions of the land is an important element in a sound, logical planning process.

The County, and its Communities, are fortunate, in most areas, to be able to make land use (planning) decisions based, in part, upon an understanding of the land, its natural resources, and their physical functions. Recognition of the land's functions offers special opportunities to develop methods for the protection of said functions. This information can be used to minimize potential environmental problems and consequences.

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Planning that is motivated by the desire to conserve and protect valuable natural features, and by a belief that development can be located with less social and economic expense, must be based upon a knowledge of environmental characteristics and an understanding of environmental opportunities and constraints. Once the natural

Characteristics of the land are identified and understood, a clear planning technique/tool can be implemented to limit or permit future development based on what the land is capable of sustaining.

SERVICES AND FACILITIES EVALUATION

Essential to the Growth Management Plan is an inventory and analysis of services and facilities needed to serve both the rural and urban areas of the County. The demand for services and facilities is directly related to the existing and projected population to be served. The analysis will identify the current and future capacity of all service and facility systems (which are essential for development to occur) and the required level of service for any specific location.

SOCIOECONOMIC CHARACTERISTICS

Analysis of socioeconomic, or economic and demographic characteristics, of an area are essential to serve as indicators for future land use demands. This analysis will provide an understanding of the character of the County, and its Communities, the recognition of the strengths and weaknesses of the local economy, and assistance in the development of realistic projections.

Analysis of this information may provide an understanding of undesirable trends which may lead to modifications of objectives and or the implementation of methods to alter the unfavorable direction.

EXISTING LAND USE INVENTORY

Land use is defined as the nature and distribution of human activity over the earth's surface, in this case, Teller County. During the Summer of 1988 a comprehensive Land Use Inventory was conducted, as part of the Growth Management Plan development process. The purpose of the inventory was to assess

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and describe the spatial distribution of present land use activities.

Knowledge of existing land use is essential in planning for future uses and evaluating their impact and appropriateness. An existing land use inventory is necessary for estimating needs for location and the amount of future development and public facility and service demands.

An inventory is important because future land use is greatly influenced by existing human needs and past actions. Individual land uses are interdependent. The consequences of the use of a particular parcel of land are not limited to that parcel; adjacent and even distant land may be affected as well.

The document, "Existing Conditions: Land Use Inventory - Teller County and Woodland Park" and accompanying Land Use Maps, prepared by Robert Bowie and David Wood, provides the County with this essential existing condition element. The document is incorporated into this Plan be reference.

INVENTORY INFORMATION SUMMARY

The summary identifies whether the desired information was collected and where it may be found, whether the information is mapped and at what scale, the status of the information, and any remarks or comments that may be appropriate. Separate summaries will be prepared for Teller County and the Planning Region of the cooperating community of Woodland Park. Additional summaries may be included as they are developed for other Planning Regions.

The Plan encourages the development of Regional Action Plans in which specific policy statements, implementation strategies and the delineation of Urban Service Areas and Functional Planning Areas can be tailored to a specific Community and Region, based upon its specific characteristics.

SURVEY/INVENTORY OF EXISTING CONDITIONS

TELLER COUNTY GROWTH MANAGEMENT PLAN
TELLER COUNTY
INVENTORY INFORMATION SUMMARY

INFORMATION	LOCATED		INFORMATION LOCATION	INFO MAPPED	SCALE	STATUS OF INFORMATION	REMARKS
	YES	NO					
(1) HISTORICAL/CULTURAL PROFILE			- TCEIA PP. 2-4 132-156 - VTCL PP. 11-17 52-55			DECEMBER, 1988 JULY, 1989	
- HISTORICAL PROFILE	X						
- DEVELOPMENT HISTORY	X						
- HISTORICAL STRUCTURES/AREAS	X						
- CULTURAL CHARACTERISTICS	X						
(2) NATURAL RESOURCE INVENTORY							
-GEOLOGY			- TCEIA PP. 12-31 109-110			DECEMBER, 1988	
GEOMORPHOLOGY	X						
BEDROCK	X		- TCEIA MAP 3.1	X		DECEMBER, 1988	
UNCONSOLIDATED MATERIALS		X					
TOPOGRAPHY/SLOPE ANALYSIS	X			X			
MINERAL RESOURCES AREA IDENTIFIED	X						
DEVELOPMENT SUITABILITY	X						
HAZARDS	X						

INFORMATION	LOCATED		INFORMATION LOCATION	INFO MAPPED	SCALE	STATUS OF INFORMATION	REMARKS
	YES	NO					
-HYDROLOGY			- TCEIA PP. 47-53 112-116			DECEMBER, 1988	
SURFACE WATERS	X		- TCEIA MAP 6.1	X		DECEMBER, 1988	
DRAINAGE SYSTEMS AND BASINS		X					
GROUND WATER	X						
AQUIFER RECHARGE AREAS		X					
FLOOD PLAINS	X		PLANNING DEPARTMENT	X		1988	
DOMESTIC WATER WATER SUPPLY/ QUALITY	X						
DEVELOPMENT SUITABILITY	X						
HAZARDS		X					
-SOILS			- TCEIA PP. 33-46 112-113			DECEMBER, 1988	
FORMATION	X						
IDENTIFICATION		X					
ASSOCIATIONS	X		- TCEIA MAP 5.2	X		DECEMBER, 1988	
POTENTIALS/ CHACTERISTICS	X		- TCEIA MAP 5.1	X		DECEMBER, 1988	
AGRICULTURAL SUITABILITY		X					
CONSERVATION AND EROSION CONTROL	X						
DEVELOPMENT SUITABILITY	X						
HAZARDS		X					

INFORMATION	LOCATED		INFORMATION LOCATION	INFO (MAPPED)	SCALE	STATUS OF INFORMATION	REMARKS
	YES	NO					
-CLIMATE			- TCEIA PP. 5-11 110-112			DECEMBER, 1988	
INFO GENERAL	X						
MICROCLIMATES/ SOLAR ACCESS/ ASPECT	X						
SNOW AVALANCHE HAZARDS	X		PLANNING DEPARTMENT	X			
-ENVIRONMENTALLY SIGNIFICANT LANDS			- TCEIA PP. 80-125 27-32			DECEMBER, 1988	
SCENIC VISTAS							
WOODLANDS/FOREST	X						
VIABLE RANGE/ AGRICULTURAL LANDS							
MEADOWS							
GRASSLANDS	X						
GEOLOGIC FORMATIONS	X		- TCEIA MAP 8.1	X		DECEMBER, 1988	
WET LANDS							
LANDFORMS	X						
SURFACE WATER							
WILDERNESS							
WILDLIFE HABITAT	X						
PRESERVATION METHODS							
DEVELOPMENT SUITABILITY	X						
-ENVIRONMENTALLY SENSITIVE LANDS			- TCEIA PP. 125-130 29-32			DECEMBER, 1988	
FLOOD PLAINS	X		PLANNING DEPARTMENT	X	1:1000	1988	
SURFACE WATERS							

INFORMATION	LOCATED		INFORMATION LOCATION	INFO NO.	SCALE	STATUS OF INFORMATION	REMARKS
	YR.	NO.					
WETLANDS							
AQUIFER RECHARGE AREAS							
EXCESSIVE SLOPES	X		- TCEIA MAP 4.2	X		DECEMBER, 1988	
GEOLOGIC HAZARDS							
EROSIVE SOILS	X			X			
POOR BEARING SOILS							
WILDFIRE AREAS PROTECTION METHODS	X		PLANNING DEPARTMENT	X			
ALPINE TUNDRA	X						
WILDLIFE IMPACT AREAS	X		- TCEIA MAP 10.1	X		DECEMBER, 1988	
DEVELOPMENT SUITABILITY							
OTHER HAZARDS	X						FAULTS, RADON
-ENVIRONMENTAL QUALITY			- TCEIA PP. 199-201 207-238			DECEMBER, 1988	
WATER		X					
AIR	X						
NOISE		X					
WASTES	X		- TCEIA MAP 16.4			DECEMBER, 1988	
MINE TAILINGS	X						
ODOR							
LIGHT/GLARE							
LAND							
DEVELOPMENT SUITABILITY	X						

INFORMATION	LOCATED YES NO	INFORMATION LOCATION	INFO MAPPED	SCALE	STATUS OF INFORMATION	REMARKS
(3) SERVICE AND FACILITY EVALUATION						
-GOVERNMENT SERVICES		- TCEIA 191-195			DECEMBER, 1988	
POLICE	X					
FIRE	X					
RECREATION	X					
HEALTH CARE	X					
COMMUNITY CENTER		X				
SOCIAL SERVICES	X					
DAY CARE	X					
LIBRARY	X					
SENIOR CENTER		X				
TEEN CENTER	X					
CEMETARY		X				
GENERAL GOVERNMENT FACILITIES		X				
-CAPITAL IMPROVEMENTS						
-STREET SYSTEMS		X				
IMPROVEMENTS PLAN		X				
LOCATION/ CAPACITY		X				
CLASSIFICATIONS		X				
AREA SERVED		X				
-DRAINAGE		X				
IMPROVEMENTS PLAN		X				

INFORMATION	LOCATED		INFORMATION LOCATION	INFO WHEN	SCALE	STATUS OF INFORMATION	REMARKS
	YR	MO					
INFRASTRUCTURE		X					
CAPACITY		X					
DISTRIBUTION SYSTEM		X					
AREA SERVED		X					
-SEWER			- TCEIA PP. 186-188			DECEMBER, 1988	
IMPROVEMENTS PLAN		X					LIMITED INFO.
TREATMENT PLANTS LOCATION/ CAPACITY	X						LIMITED INFO.
DISTRIBUTION SYSTEM	X						LIMITED INFO.
AREA SERVED	X						LIMITED INFO.
-WATER			- TCEIA PP. 184-186			DECEMBER, 1988	
IMPROVEMENTS PLAN		X					
TREATMENT/QUALITY	X						
SOURCE/QUALITY	X						LIMITED INFO.
PLANT LOCATION/ CAPACITY	X						LIMITED INFO.
DISTRIBUTION SYSTEM	X						LIMITED INFO.
AREA SERVED	X						LIMITED INFO.
-PARKS			- PARKS MASTER PLAN			1989	
IMPROVEMENTS PLAN	X						
OWNER/SUPPLIER		X					
LOCATIONS	X						
ACTIVITIES		X					
AREA SERVED	X						

INFORMATION	LOCATED		INFORMATION LOCATION	INFO MAPPED	SCALE	STATUS OF INFORMATION	REMARKS
	YES	NO					
-TRANSPORTATION			- TCEIA PP. 182-184			DECEMBER, 1988	
-VEHICLE	X		TCEIA MAP 16.1	X		DECEMBER, 1988	
CLASSIFICATION		X					
TRAFFIC CONTROL		X					
LEVEL OF SERVICE		X					
PARKING		X					
STATE PLAN		X					
-RAIL	X						
-PIPELINES		X					
-AIR	X						
-TRAILS	X						
-PUBLIC TRANSIT	X						
-UTILITIES			- TCEIA PP. 188-189			DECEMBER, 1988	
TELEPHONE		X					
GAS	X						
ELECTRICITY	X						
CABLE		X					
WASTE DISPOSAL	X						
-COMMUNICATIONS			- TCEIA, P. 181			DECEMBER, 1988	
RADIO	X						
TELEVISION/CABLE	X						
COMPUTER NETWORKS		X					
NEWSPAPER	X						

INFORMATION	LOCATED YEE	NO	INFORMATION LOCATION	INFO UNSEEN	SCALE	STATUS OF INFORMATION	REMARKS
(4) SOCIO-ECONOMIC CHARACTERISTICS							
-EDUCATIONAL SYSTEMS			- TCEIA PP. 189-190			DECEMBER, 1988	
FACILITIES	X			NO		DECEMBER, 1988	
ENROLLMENT	X						APPROXIMATE
-POPULATION			- TCEIA PP. 164-169	NO		DECEMBER, 1988	
HISTORICAL GROWTH	X						
AGE/SEX COMPOSITION		X					
HOUSEHOLD SIZE	X						
INCOME	X						
EDUCATION/OCCUPATIONS	X						
-HOUSING	X		- VTCL PP. 21-22 TCEIA P. 170	NO		JULY, 1989 DECEMBER, 1988	
QUANTITY	X						
TYPES		X					
QUALITY		X					
ELDERLY		X					
LOW AND MODERATE		X					
-ECONOMY			- TCEIA PP. 168-180			DECEMBER, 1988	
EMPLOYMENT	X						
LABOR FORCE/ UNEMPLOYMENT	X						
INCOME	X						
MANUFACTURING/ PRODUCTION		X					

INFORMATION	LOCATED		INFORMATION LOCATION	INFO [MAPPED]	SCALE	STATUS OF INFORMATION	REMARKS
	YES	NO					
RETAIL TRADE	X						
AREA		X					
CHARACTERISTICS	X						
LEAKAGE		X					
TOURISM	X						
MINING	X						
AGRICULTURE	X						
(5) LAND USE INVENTORY							
-EXISTING LAND USE			- TCEIA MAP 12.1 - TCEIA PP. 157-162 207-238 - "EXISTING CONDITIONS LAND USE INVENTORY" - "LAND USE" MAP	X		DECEMBER 1988 DECEMBER 1988 AUGUST 1988 AUGUST 1988	BOWIE AND WOOD
TYPE	X			X			
AMOUNT		X					
CHARACTER	X			X			
-NONCONFORMING USES		X					
USES IDENTIFIED		X					
-HISTORICAL	X						
-CONVERSION TRENDS	X						
-ANNEXATION		X					
-COMPATIBILITY		X					
-CONSTRAINTS		X					
-SUITIBILITY	X		- TCEIA MAP 16.1 16.2 16.3 16.4	X X X X		DECEMBER, 1988 DECEMBER, 1988 DECEMBER, 1988 DECEMBER, 1988	RESIDENTIAL MINING RECREATION LAND USE

INFORMATION	LOCATED		INFORMATION LOCATION	INFO MAPPED	SCALE	STATUS OF INFORMATION	REMARKS
	YES	NO					
-FEDERAL CONTROL	X		- TCEIA MAP 12.2	X		DECEMBER, 1988	
-CURRENT ZONING MAP	X		PLANNING DEPARTMENT	X			
-PROPERTY/LOTS/ SUBDIVISIONS INVENTORY	X		PLANNING DEPARTMENT	X			LAND INVENTORY WORKSHEETS
(6) OTHER							
-COORDINATION AND COOPERATION							
COUNTY PLAN/REGS							
REGIONAL PLAN							
STATE PLANS							
FEDERAL PLANS							

