



PICTURE CAÑON CITY 2040

— *A pathway to the future* —



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Acknowledgements

Thanks to Those Who Participated

A special thank you goes to everyone who participated in the planning process for the *Picture Cañon City 2040 Comprehensive Plan*. This Plan was made possible by the contributions and insights of the residents, business owners, property owners, developers, and representatives from various groups and organizations throughout the community.

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With assistance provided by:
Tetra Tech, Inc. and
JR Engineering, Inc.

Table of Contents

Chapter 1 Project Planning Context	2
Chapter 2 Community Outreach	8
Chapter 3 Pathway to the Future	12
Chapter 4 Land Use and Development	16
Section A Housing and Neighborhoods	26
Section B Economic Development	30
Section C Downtown and Riverfront	34
Chapter 5 Transportation and Mobility	38
Chapter 6 Community Facilities and Infrastructure	50
Chapter 7 Community Character	58
Chapter 8 Parks and Open Space	66
Chapter 9 Implementation	80



Dedication

This Comprehensive Plan is dedicated to the memory of Council Member Jim J. Meisner, 1954-2021. His leadership and support for this Comprehensive Plan update are very much appreciated by the people of Cañon City.



Picture Cañon City 2040

In the summer of 2020, the City of Cañon City began the process of updating its Comprehensive Plan. *Picture Cañon City 2040* will serve as a foundation for decision making and help guide the City as it works to implement the community’s vision. The City’s last comprehensive plan was adopted in 2001. Cañon City has chosen to update its plan to ensure that City staff and elected and appointed officials have a strong foundation and guidance to lead the community into the next 20 years. As the City nears the 150th anniversary of incorporation, *Picture Cañon City 2040* can also be considered a starting point for the next 150 years.

What is a Comprehensive Plan?

A Comprehensive Plan represents the City’s official visions for the future which is intended to guide the City for the next 20 years. The Comprehensive Plan is not a regulatory document. It is to be used as a policy guide that outlines actions to work towards achieving the City’s vision. It is designed to serve as a foundation for decision-making for the City, developers, residents, and other stakeholders.

Purpose of the Comprehensive Plan

Colorado Statute 31-23-206 grants the City of Cañon City the authority to prepare a Comprehensive Plan for existing and future development or redevelopment. The purpose of the Plan is to guide decisions related to development regulations, capital improvements, and other local policies and actions. It is a tool for the community to help coordinate efforts and direct how the City may use its resources.

A Comprehensive Plan is a community vision and policy document that is intended to help guide the City for the next 20 years. The Comprehensive Plan will result in a set of goals, objectives, policies, and recommendations that guide and direct future growth and development. Additionally, the creation of a Plan can lead to potential strategies and implementation actions that will help City leaders and community stakeholders achieve success over time and realize the community’s vision and aspirations.

The City is undertaking an update to the City’s Zoning Code and Subdivision/ Development Regulation in conjunction with the development of this Comprehensive Plan. These regulations will reflect and reinforce the goals and policies of the Comprehensive Plan and align with the Land Use Plan to achieve the desired land use and development patterns within the community.

Planning Process

To adequately guide the City for the next 20 years, *Picture Cañon City 2040* is the product of a community-driven planning process that includes engagement with residents, business owners, local officials, City staff, service providers, and other community stakeholders.

The planning process has two parts – the *Picture Cañon City 2040* Comprehensive Plan and an update to the Land Use and Development Code and Map. This approach will provide the City with the guidance and supporting regulations it needs. The planning process included the following steps:

Step 1: Project Initiation

The planning process began with meetings with key City staff, City Council, and Planning Commission. These meetings allowed staff and officials the opportunity to identify community issues and opportunities at the onset of the process.

Step 2: Existing Conditions Analysis

This step included the preparation of the Existing Conditions Report. The report is based on existing data, field reconnaissance, surveys, past planning efforts and initiatives, market and demographic information, and community engagement. The report served as the initial foundation for the development of the plan.

Step 3: Community Engagement

Community outreach and citizen participation are important parts of the planning process. Residents, business owners, and stakeholders participated in the planning process through workshops, an interactive project website, online questionnaires, and key person interviews.

Step 4: Community Vision, Goals, Objectives, and Plan Framework

This step established an overall vision for the City of Cañon City to provide focus and direction for the Plan and the community, serve as a path for growth and investment, ensure the Plan is responsive to the needs and aspirations of the community, and set a path for the effective amendment of the City’s land use and development codes.

Step 5: Preliminary Comprehensive Plan Core Elements

This step included the preparation of plans for land use and development, housing and neighborhoods, economic development, transportation, community facilities, community character, and parks and open space.

Step 6: Draft Implementation Strategy and Action Framework

The implementation strategy and action matrix identifies the Plan’s actionable recommendations, determines prioritization, establishes the role of the City and various partners and stakeholders in undertaking key actions, and identifies specific implementation tasks.

Step 7: Draft Plan and Final Plan Adoption

This step included the preparation of the final draft of *Picture Cañon City 2040*. The plan was reviewed by the community during a public hearing process. Based on the review, discussion, and Planning Council and public feedback during the hearing, the revised document was presented to the City Council for consideration and adoption.

Step 8: Initial Code Assessment & Outline of Code Changes

Note: Steps 8 and 9 were conducted to write the City’s new Unified Development Code in tandem with the Picture Cañon City 2040 planning process.

This step included a thorough review of the City’s existing Land Use and Development Codes to set a baseline for preparing an updated Unified Development Code and to determine the strengths and weaknesses of the existing regulations. The findings of the initial code analysis were packaged into a development code diagnostics report delivered with the Existing Conditions Report. Step 8 ran concurrently with steps 1 through 4.

Step 9: Draft and Final Development Code Changes

This step included preparation of draft code changes for local consideration and discussion, based on feedback from City staff, Planning Commission, City Council, and key stakeholders. This was followed by a formal public hearing process and the adoption of the new Unified Development Code.



Using the Plan

The *Picture Cañon City 2040* Comprehensive Plan serves the following key functions:

Communicating the City’s Vision

The Plan is a powerful statement of the community’s vision for how it grows and changes over the coming years. The Plan identifies the City’s priorities and charts a path for long-term growth.

Inform Development Proposals

The Plan is a long-term guide by which to measure and evaluate public and private proposals that affect the physical, social, and economic environment of the community. The Plan guides and assists in the evaluation of public and private development proposals and help ensure that proposed development supports the City’s long-term objectives.

Foundation for the Regulatory Framework

The Plan is a foundation for zoning regulations, the official zoning map, and other decisions guided by these regulations. While the City’s new Unified Development Code was developed in tandem with the *Picture Cañon City 2040* planning process, future amendments to City regulations should support the long-term goals and objectives of the Plan.

Coordinate Initiatives

The Plan informs and coordinates planning initiatives that affect the City at the local, county, and regional levels. The Plan may aid and inform efforts related to housing, transportation, trails, natural resources, economic development, tourism, and recreation.

CIP and Budgeting

The Plan informs the development of the City’s Capital Improvement Programs (CIP) and budgeting processes by helping to establish priority expenditures and sequence capital improvement programming.

Future Studies

The Plan establishes a path forward but cannot address every issue faced by the City in sufficient detail. It identifies additional studies and future action steps to address specific needs.

Inform and Educate

The Plan is a valuable source of information for the City Council, the Planning Commission, and staff, as well as for local organizations, businesses, and residents. This broad spectrum of interests should use the Plan to inform the community and provide important information that can assist with future initiatives. The Plan is also an effective marketing tool that can be used to promote the community and highlight opportunities for investment.

Plan Organization

The *Picture Cañon City 2040* Comprehensive Plan is organized into four sections:

- ~ **Where Are We Now?**
- ~ **Where Do We Want to Go?**
- ~ **How Do We Get There?**
- ~ **Implementing the Plan**

Where Are We Now?

A full understanding of Cañon City’s current conditions is necessary to effectively plan for the future. Planning context and community outreach are the foundation for the core elements. This includes past planning efforts, market and demographics, and public outreach. The Existing Conditions Report, completed in October 2020, provides a more thorough examination of the existing conditions that set a baseline for the planning process.

- ~ **Chapter 1:** Planning Context
- ~ **Chapter 2:** Community Outreach

Where Do We Want to Go?

The Plan’s Vision, Goals, Objectives, and Guiding Principles are ambitious and actionable. They establish where the community wants to go over the next few decades and provide the framework for recommendations and policies.

- ~ **Chapter 3:** Pathway to the Future

How Do We Get There?

The core elements of *Picture Cañon City 2040* contain specific recommendations for land use and development, transportation, community facilities and utilities, housing and neighborhoods, economic development, recreation and tourism, environment and sustainability, resiliency, growth and annexation, cultural and historical resources, and community character.

- ~ **Chapter 4:** Land Use and Development
- ~ **Chapter 5:** Transportation and Mobility
- ~ **Chapter 6:** Community Facilities
- ~ **Chapter 7:** Community Character
- ~ **Chapter 8:** Parks and Open Space

Implementing the Plan

The Plan’s implementation strategy identifies specific projects and actions necessary to realize the vision, goals, and recommendations outlined in the core elements. Implementing the plan includes actions to be undertaken, prioritization, establishing the role of the City and various partners and stakeholders in undertaking key actions, and identifying potential sources of funding.

- ~ **Chapter 9:** Implementation

Chapter 1

PLANNING CONTEXT

Where is Cañon City today? The City needs to establish a clear understanding of the community’s current conditions as it plans for the next 20 years. Collectively, this understanding of the City’s needs and existing opportunities, along with community input, created a foundation for Cañon City’s vision for the future.



Regional Context

The City of Cañon City is located on the Arkansas River in Fremont County. As far back as the 1800s, the Cañon City area was a popular place for settlers due to its preferable climate, proximity to the Arkansas River, and successful mining operations. The City of Cañon City was formally incorporated in 1872. As the area grew, surrounding communities incorporated as well.

Today, Cañon City is home to 16,725 residents and is the largest municipality in Fremont County. Cañon City is also the seat of the county and is home to both state and federal facilities. The City’s reputation as the “Climate Capital of Colorado” and its proximity to the Royal Gorge has ensured that tourism remains a primary industry. Additional major industries include agriculture, mining, correctional institutes, and health care. US Highway 50 runs through the community, providing easy access to nearby metropolitan areas. Cañon City is located about 40 miles west of Pueblo and about 45 miles southwest of Colorado Springs.

Urban Growth Boundary

The current planning area is defined by the Urban Growth Boundary. An intergovernmental agreement (IGA) between the City of Cañon City and Fremont County established the City’s Urban Growth Boundary (UGB). Within the UGB, the County acknowledges that development should be compatible with the City’s adopted plan. As such, while Cañon City is authorized to plan for the three-mile buffer measured from the City boundary, it does so with the smaller UGB established around the City.

The County should, when appropriate, encourage annexation to municipalities and should not create disincentives for the annexation of land within designated Urban Growth Boundaries, either before or after development.

The UGB indicates broadly where the City feels annexation is feasible, which is an important consideration for the 20-year horizon of the Comprehensive Plan. The Annexation Priority Areas were also established by IGA to show where annexation should take place first to maximize City infrastructure and services.

2021 Update to the UGB

The City updated the UGB during the comprehensive planning process, removing the 8 Mile area surrounding the Royal Gorge Bridge and Park. While the City will maintain ownership of its most important asset – the Bridge and Park – removing the area from the UGB reflects the time and cost realities of annexation. Due to contiguous infrastructure extension policies and the high cost of extending infrastructure along US Highway 50, the City does not anticipate annexing to the 8 Mile area over the next few decades.

Long term, to fully assess the cost associated with annexation to 8 Mile, the City should conduct an infrastructure feasibility study. The study should provide a detailed assessment of the cost to the City for water and sewer infrastructure and offer a timeframe for annexation to 8 Mile.

3 Mile Plan

Since 1987, Colorado annexation law has limited municipal annexations to no more than three miles beyond the current municipal boundary in any given year. Municipalities in Colorado must prepare and adopt a Three-Mile Plan before annexing in the three-mile extraterritorial jurisdiction. No annexation may take place that would extend the municipal boundary more than three miles in any direction in a single year.

Cañon City Municipal Boundary

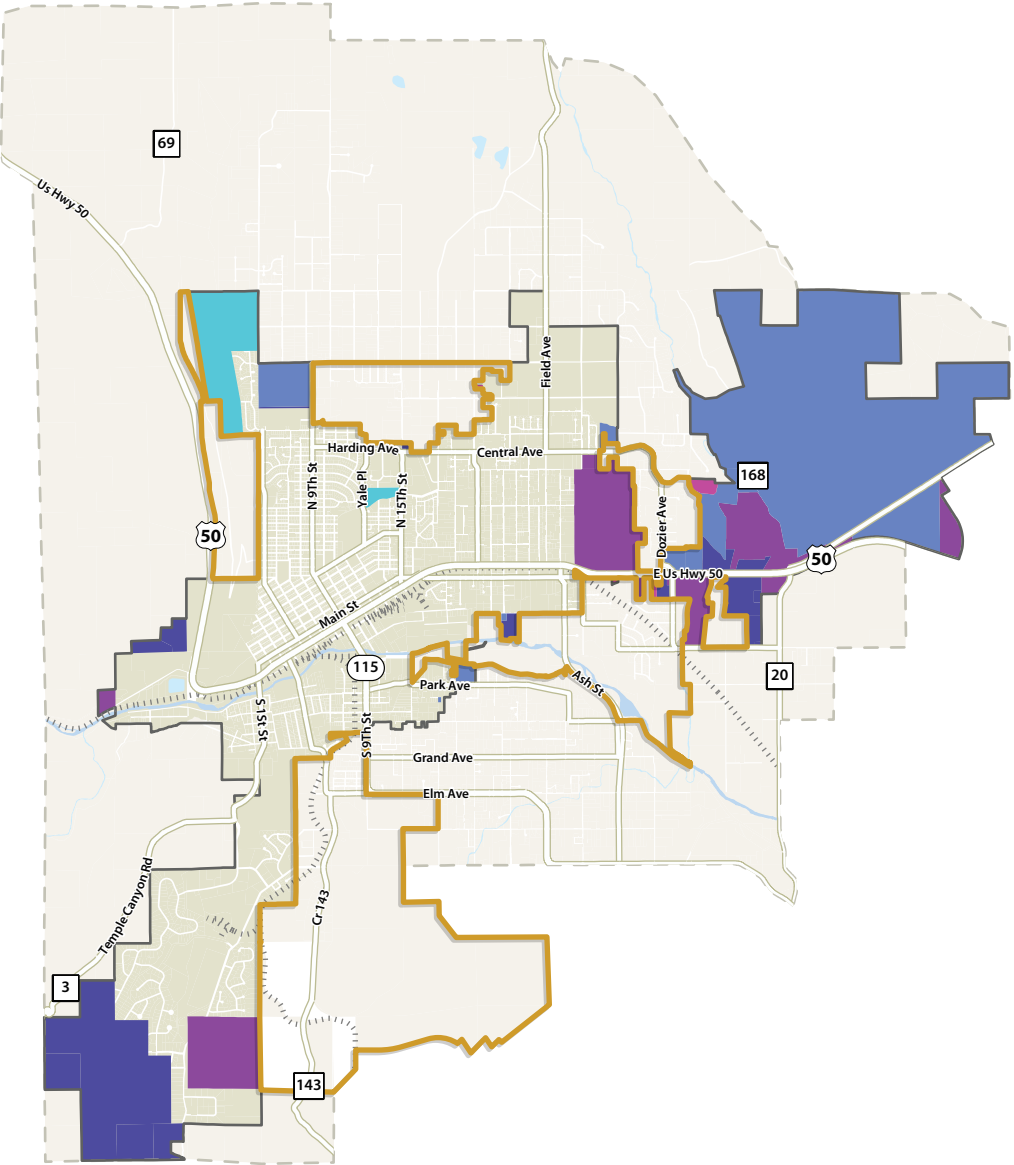
In 1959, South Cañon was disincorporated and was annexed into Cañon City. Fifteen years later, East Cañon followed suit and was also annexed into Cañon City. Between the late 1960s and 2020, Cañon City has annexed 43 areas, adding over 3,000 acres to the municipal boundary. Presently, Cañon City municipal boundary covers about 8,000 acres of land. *Picture Cañon City* identifies five additional areas to prioritize for annexation. Once annexed, these areas would increase Cañon City municipal bound by about 3,300 acres.

Municipal Boundary

- Priority Annexation Areas
- Cañon City Municipal Boundary
- Urban Growth Boundary

Annexation Over Time

- 1966 - 1973
- 1974 - 1993
- 1994 - 2001
- 2002 - 2010
- 2011 - 2019



Past Planning Efforts

Plans such as the previous Comprehensive Plan completed in 2001, downtown plans, transportation plans, parks and recreation plans, and other community plans remain important for City long-term planning and provide for a more granular assessment and recommendations for specific areas or specific services. These plans remain guiding documents to the City. One of the goals of the Cañon City Comprehensive Plan Update is to build upon the City's past plans and studies and ensure existing community policies and goals are integrated within the Plan where applicable.

2001 Comprehensive Plan

The 2001 Comprehensive Plan established goals and objectives to guide the City over the next 20 years. The Plan also defined Urban Growth Boundary that would accommodate projected growth and development within a twenty-year time frame. Additionally, the Plan included a focus on downtown revitalization.

2012 Downtown Cañon City Strategic Plan

At the time of the 2012 Downtown Cañon City Strategic Plan's creation, the downtown area was experiencing disinvestment. There were several vacant storefronts and buildings were falling into disrepair. The Downtown Cañon City Strategic Plan outlines objectives and catalytic projects that would transform the downtown.

2014 Community Vision Plan

Cañon City's 2014 Vision Plan identified strategies, steps, and short- to long-term projects that would help move the City towards achieving its vision. The Plan defined the vision for Cañon City as "Gateway to the Authentic West". The focus of the "Gateway to the Authentic West" vision was to increase tourism, strengthen the downtown core, improve the quality of life, preserve and expand on existing assets, and increase the economic vibrancy of the community.

2015 Eastern Fremont County Trails, Open Space, and River Corridor Plan

The 2015 Eastern Fremont County Trails, Open Space, and River Corridor Plan was prepared in coordination with Cañon City Area Recreation and Park District, Fremont County, and Fremont County municipalities. The Plan focused on the Arkansas River Corridor to create a trail and greenway network that connects the 16-mile river corridor to parks and open spaces throughout Eastern Fremont County.

2015 US 50 Corridor Plan

The 2015 US 50 Corridor Plan offered public and private realm improvements that would enhance the economic vitality of the corridor and promote property investment and redevelopment over the next 20 years.

2017 Arkansas River Corridor Master Plan

The Arkansas River Corridor Master Plan is a plan to help establish the Arkansas River Corridor as a key feature of Cañon City through restoration, enhancement, improvement, and redevelopment of the Arkansas River, Arkansas Riverwalk trail, and the adjacent public and private lands. The Plan intends to better integrate downtown Cañon City with the existing river corridor through land use change and better site design.

2017 Cañon City US 50 Pedestrian Crossing Study, Preferred Alternative Report

This report presented the Preferred Alternative for the US 50 Pedestrian Crossing Study and Design Project. The Preferred Alternative included an option for a future grade-separated crossing. The preferred option, an overpass between 2nd and 3rd Streets, is based on information that was available to the Committee at the time of review.

2019 Fremont County Housing Needs Assessment

The purpose of the 2019 Fremont County Housing Needs Assessment was to document the economic and demographic conditions that contribute to housing issues; evaluate the housing market to document housing costs compared to incomes, and identify market trends that will continue to affect housing affordability; identify local factors in each county contributing to housing challenges and creating local opportunities, and recommend policies and strategies for each county that will have the greatest impact on addressing the identified housing issues.

2020 Cañon City Reinvestment Expansion Area Conditions Survey and Urban Renewal Plan

The Urban Renewal Plan outlines activities that may be undertaken by the Urban Renewal Authority in the Cañon City Area for Reinvestment Expansion (C-CARE) to mitigate and eliminate blight. Despite the powers authorized by the Colorado Revised Statutes, the Plan specifically notes that it does not authorize the use of eminent domain, per direction provided by the City Council.



Cañon City History

Creation of Cañon City

Cañon City was first settled by Ute, Pueblo, and Comanche Native Americans who were attracted to the area’s fertile lands, fresh-water, mild climate. Ethnic European settlers arrived in 1806 when Lieutenant Zebulon Montgomery Pike made his first expedition. While the Gold Rush brought an influx of hopeful prospectors, no gold of significant quantity was discovered in Cañon City. Despite this, Cañon City was still an important base camp for prospectors, miners, and workers along the nearby Royal Gorge canyon.

Despite the idyllic conditions, much of the early Cañon City population left after its early years to volunteer for the Civil War, leaving the area all but deserted by 1867. However, as quickly as it declined, Cañon City was revitalized.

The City of Cañon City was formally incorporated in 1872. As the area grew, other surrounding communities incorporated as well. In 1959, South Cañon disincorporated and was annexed into Cañon City. Fifteen years later, East Cañon follow suit and was also annexed into Cañon City. The City is now home to about 17,000 residents, offering a small-town feel, great natural beauty, and iconic Western American frontier landmarks.

Prison Capital of Colorado

Before Cañon City’s incorporation, the Colorado State Penitentiary was constructed in 1871 and is the oldest prison in Colorado’s Department of Corrections system. The prison became a state prison in 1876 and has been in constant operation since its founding. In 1993, a new facility was built right outside Cañon City’s city limits and the original facility became the Colorado Territorial Correctional Facility. Over the years, additional prisons were built nearby including the Skyline Correctional Facility (1957), and Fremont Correctional Facility (1962), and Centennial Correctional Facility (2011). The majority of these facilities are located in the East Cañon Complex, just east of Cañon City’s municipal boundary on Evans Road. The prisons play a significant role in the Cañon City economy – the industry is a major regional employer.

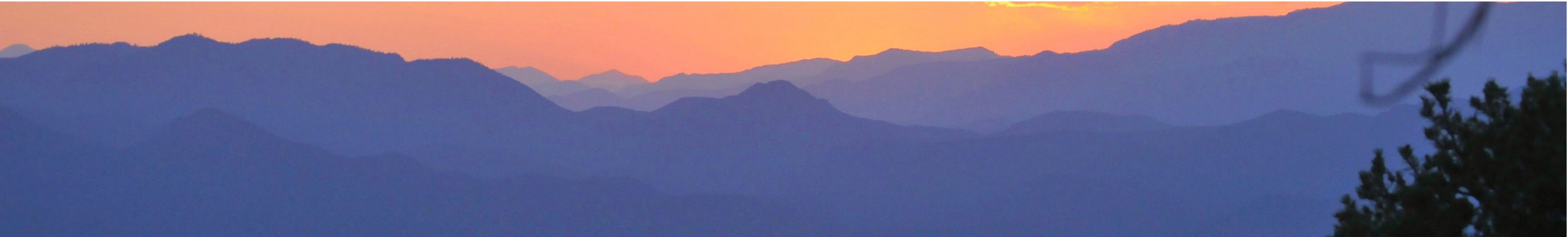
Becoming a Logistics Hub

Oil was discovered in the region in the 1860s and Cañon City soon developed as a supply point for nearby mines and oil fields. In 1874, the Denver and Rio Grande Western Railway (DRGW) was constructed, which turned the area into an important early logistics hub for transporting goods across the continent. Cañon City became a shipping point for agricultural products, live-stock, minerals, quarried marble, and manufactured items. Later converted into a passenger train service, this DRGW line operated until 1967. These factors laid the foundations for Cañon City’s significant population growth in the postwar era, enabling a strong agricultural, industrial, and trade-centered economy.

Growing Tourism Economy

The first settlers in Cañon City were attracted to some of the same factors that continue to attract residents and tourists today – great weather, scenic canyons, and the Royal Gorge. Today, the community’s charming downtown, historic buildings, the Royal Gorge Railroad, and more, continue to grow the tourism economy. Over the years, Cañon City and the Royal Gorge region have grown into popular tourist destinations building off the area’s rich history and natural assets.

- ~ The former passenger train through the Royal Gorge was converted to a leisure train in 1998, and it now carries over 100,000 guests through the Royal Gorge each year.
- ~ Constructed in 1929, the Royal Gorge Bridge sits 1,053 above the Arkansas River and is one of the highest suspension bridges over water in the world.
- ~ In honor of Cañon City’s relationship with prisons, the Museum of Colorado Prisons was established. The museum covers over 140 years of local history. It is housed in a structure built in 1935 that served as the Women’s Prison on the fringes of the original 25-acre Colorado Territorial Correctional Facility complex.
- ~ The Dinosaur Depot Museum and Royal Gorge Regional Museum and History Center present Cañon City’s natural history of fossils and artifacts.
- ~ Buildings dating back to the 1800s and early 1900s line Main Street and give hints to the area’s rich past, including former hotels, banks, and trading posts.



Demographic and Market Snapshot

Demographics

The Comprehensive Plan Update will be rooted in an accurate assessment of demographic data for the City. Understanding Cañon City’s demographic profile allows the City to more adequately respond to the community’s needs, provide necessary services, and predict future service demands.

Population

An examination of the community’s current population and the trends that have led to the present day provide the foundation of demographic analysis. Between 1995 and 2015, Cañon City’s growth rate declined to -0.3 percent. Between 2015 and 2018, the growth rate increased to one percent in 2018. Fremont County experienced similar trends.

Age

The median age for Cañon City residents has increased from 39.8 in 2000 to 43.3 in 2018. Fremont County has also seen an increase in median age over the same time frame.

Cañon City’s 60 to 74 age group has seen the most significant population growth between 2000 and 2018, increasing by about five percent. Additionally, residents age 35 to 59 have decreased by six percent over the same period. This age group is often the core workforce of a community.

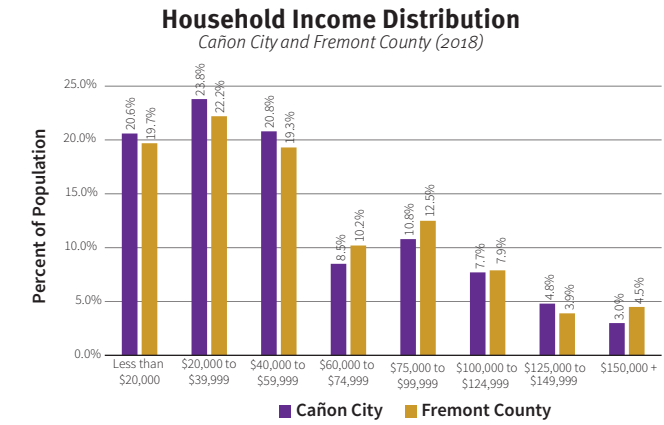
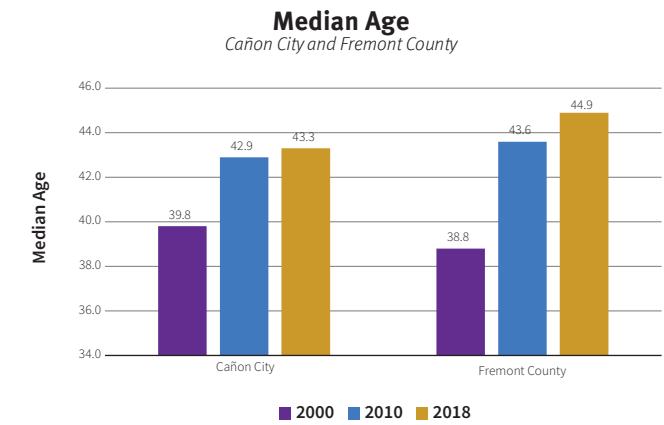
The 2019 Fremont County Housing Needs Assessment (HNA) noted that Cañon City and Fremont County have been attracting a large share of retirees. This may have contributed to the growth of the 60 to 74 age group.

Income

Cañon City has a median household income of \$44,422, slightly lower than Fremont County’s median income of \$46,296. Cañon City experienced an increase in median income of about \$11,000 between 2010 and 2018. Fremont County also saw an increase in household income over the same period. Households with incomes between \$20,000 to \$39,999 hold the largest share of Cañon City’s income distribution, making up about 24 percent.

Basic Statistics Table		
	Cañon City	Fremont County
Population (2018) *	16,690	47,917
Population Change (2010 to 2018) *	283	1,063
Total Employment (2018) *	10,696	17,754
Median Household Income ^	\$44,422	\$46,296
Median House Value ^	\$154,900	\$163,300
Percentage of Population with Incomes lower than the Poverty Line ^	18.1%	15.3%
Percentage of Population Born in Colorado ^	52.6%	45.2%

Source: *State Demography Office ^US Census Bureau, 2014-2018 American Community Survey



Housing

As the City looks towards the next 20 years, an accurate assessment of housing characteristics will be critical to support current and future residential housing needs.

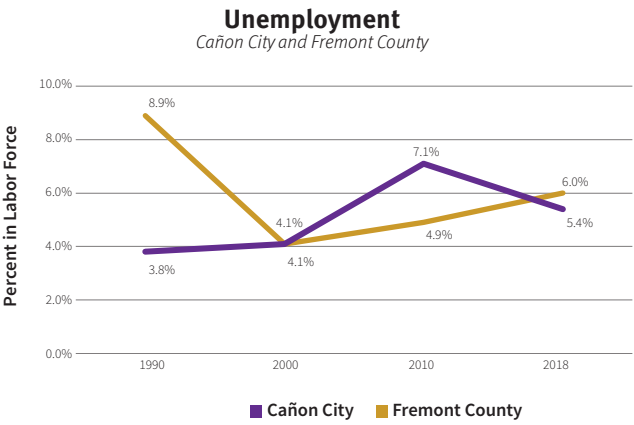
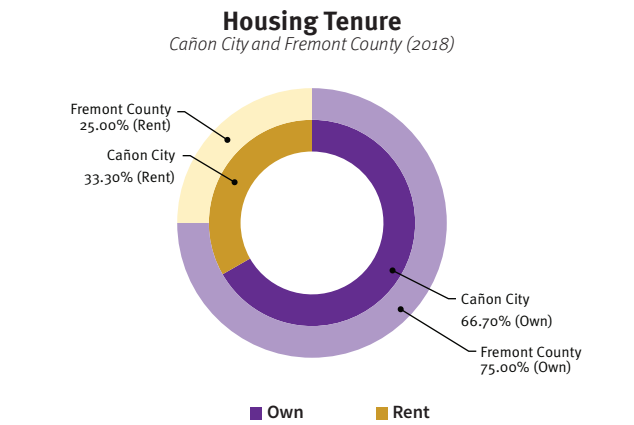
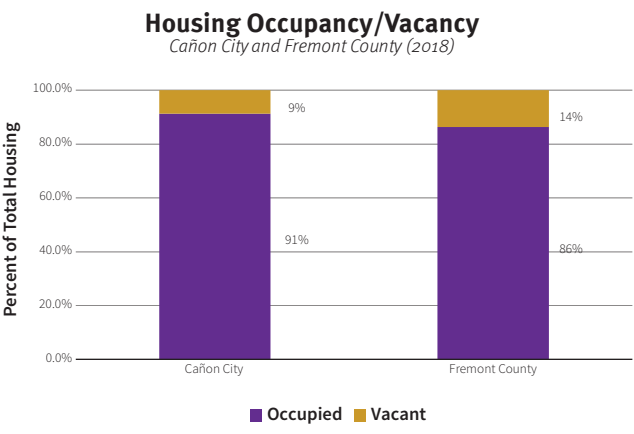
In 2018, Cañon City’s housing stock was made up of 7,414 total housing units. Of those units, 91 percent are occupied. Between 2000 and 2018 Cañon City has seen an increase in 800 total housing units and a decrease of two percent of occupied units, resulting in a slight increase in vacancy. Cañon City currently maintains a higher percentage of occupied units than Fremont County as a whole (86 percent). Of the occupied units within the City, about 67 percent are owner-occupied which has remained steady since 2000.

The median home value in Cañon City is \$154,900. Generally, housing is considered affordable when a given household spends no more than 30 percent of their annual income on housing costs. In Cañon City, about 40 percent of owner-occupied and over 90 percent of renter-occupied households spend 30 percent or more on housing costs. Fremont County has similar renter-occupied housing affordability characteristics to Cañon City.

Employment

Labor force participation is the portion of the population, 16 years and older, that is in the labor force. This includes both the civilian labor force (all non-institutionalized civilians who are either employed or unemployed) and armed forces. Armed forces include those between the ages of 16 and 65 on active duty in the United States Armed Forces. Those not participating in the labor force primarily include retired workers, stay-at-home parents, and students. In 1990, Cañon City and Fremont County had about 48 percent labor force participation. In the following years, Cañon City and Fremont County’s labor force participation started to diverge. By 2018, Cañon City’s labor force participation was over 10 percent higher than Fremont County.

One may be classified as unemployed include if they are actively looking for employment and are available to accept a job, are waiting to be called back to a job where they were laid off, or temporarily cannot work because of an illness. Cañon City saw an increase in employment in 2010 and a decrease by 2018. In 2018, both cities had a 5 percent unemployment rate.



Market

Market trends include analysis of existing conditions and indications of demand within specific market segments. The purpose is to identify trends that may impact future development and investment in Cañon City and to help inform the process rather than define development programming or forecast the need for specific businesses.

Shifts in economic conditions, industry standards, consumer behavior, and other factors are continually evolving. The Picture Cañon City Comprehensive Plan will include recommendations for working with property owners, developers, and businesses to address and respond to changing conditions.

Retail Trends

Cañon City and Fremont County have had similar rents and vacancy rates since 2010. In 2018, there was a spike in rent for Cañon City, rising from \$10.06 to \$13.35. Rents declined to \$11.08 the following year. Retail vacancy rates rose during the period between 2010-2014 to above 6 percent before declining to just below three percent in 2017. The vacancy rate has remained generally consistent over the past three years. Cañon City’s vacancy rate is currently 3 percent lower than the state of Colorado’s average vacancy for retail uses.

Office Trends

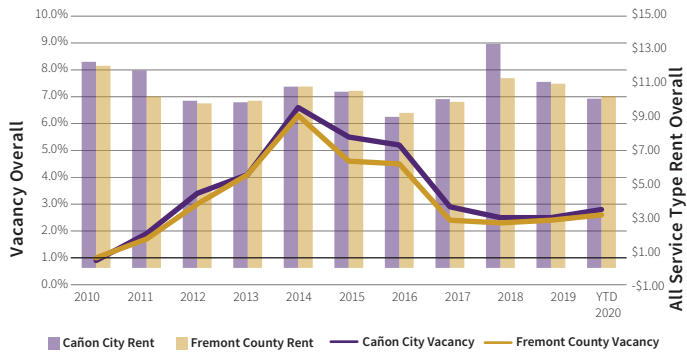
Office rents have seen minimal change since 2010 despite changes in vacancy rates. Cañon City and Fremont County vacancies trend to increase or decrease in the same years but at different rates. For example, vacancy declined in both areas from 2016 to 2017. However, vacancy for Cañon City declined by just 1.4 percent while Fremont County declined by 4.2 percent. According to CoStar, there has been no office development since 2008, meaning that any fluctuation of the vacancy rates due to existing offices uses becoming available or coming off the market. Both Cañon City and Fremont County have considerably lower vacancy rates than the state of Colorado (10.3 percent). Despite the differences in vacancy rates, Cañon City and Fremont County had very similar average rental and vacancy between 2010 and 2020 year to date, with a difference of just 0.2 percent in vacancy rates and \$0.20 in rental rates.

Industrial Trends

Cañon City and Fremont County have almost identical industrial rental rates. This could indicate that most of Fremont County’s industrial sector is located in Cañon City. Like the office market sector, Cañon City and Fremont County vacancy rates increased or decreased in the same years but at different rates. Cañon City consistently had higher vacancy rates than Fremont County. The most notable similarity occurred in 2010 and 2017 when both Cañon City and Fremont County had zero percent vacancy. Vacancy rates are tracked by what is available for lease and sale. It can be assumed that both in 2010 and 2017, there were no industrial properties available for sale or lease. According to CoStar, Cañon City currently has 29 industrial buildings. Because the inventory is low, a single property becoming available can cause the vacancy rate to fluctuate to a higher degree. Though they have similar rental rates, Cañon City’s average vacancy (3.4 percent) is more than twice that of Fremont County (1.4 percent). Both Cañon City and the County have lower vacancy rates than the state of Colorado, which currently has a 5.75 percent vacancy rate for industrial uses.

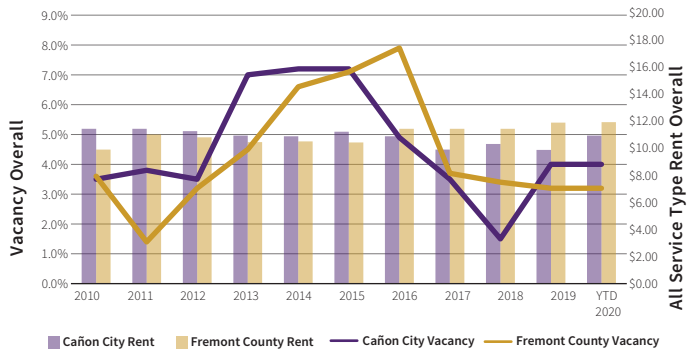
Retail Trends

Cañon City and Fremont County (2020)



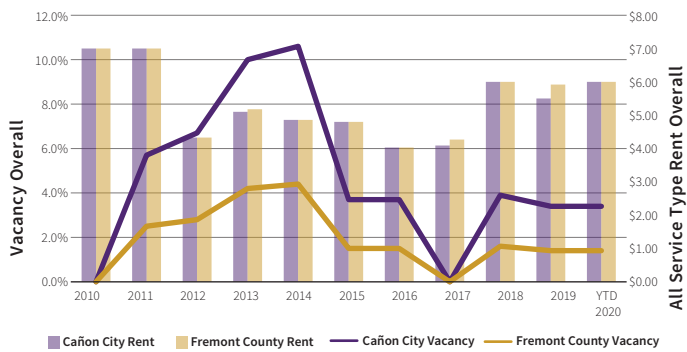
Office Trends

Cañon City and Fremont County (2020)



Industrial Trends

Cañon City and Fremont County (2020)



Chapter 2

COMMUNITY OUTREACH

The *Picture Cañon City 2040* Comprehensive Plan is founded on an inclusive and engaging community outreach process designed to gather input from a wide range of community members, including residents, business owners and operators, developers and property owners, City officials and staff, and service providers. Through collecting input and facilitating discussion, the outreach process has helped to identify Cañon City’s issues, opportunities, potential projects, strengths and assets, and overall public opinion of what the Plan should address moving forward. The feedback received will help to guide recommendations of *Picture Cañon City 2040*, ensuring that the Plan is responsive to the community it serves.

The following summary provides an overview of outreach completed. During the planning process, outreach workshop summaries for public workshops were posted to the *Picture Cañon City 2040* website to provide more in-depth coverage detailing public feedback.



What Can the Comprehensive Plan Address?

While the Comprehensive Plan will address a wide variety of topics, it is not a silver bullet for all public policy and City initiatives. The Comprehensive Plan is geared towards spatial issues related to future growth and development. It cannot address every issue raised in community outreach.

Conducted Outreach

There have been more than 640 engagement responses across all outreach formats, including facilitated engagement and self-guided outreach. The term “engagement response” is used to acknowledge that an individual participant may engage with the planning process more than once. For example, a business owner may have attended the Business Workshop as well as the Community Visioning Workshop, and additionally responded to the online questionnaire.

Note on Summary Context

The following is a summary of the thoughts, comments, and opinions received during the conducted outreach. It is important to note that the items identified in this summary are not recommendations or observations of the planning consultant, but rather feedback and comments received from participants.

Joint Planning Commission/City Council Kickoff Workshop

The Joint Planning Commission/City Council group will meet regularly throughout the planning process to provide guidance and act as a sounding board for the community. The first kickoff meeting took place on July 8, 2020. Officials and staff participated in a roundtable workshop, which was also aired live to the public via Cañon City TV and later made available on the project website.

A total of 12 council members and planning commissioners met in person, accompanied by four staff members. The kickoff meeting marked the beginning of outreach in support of the Comprehensive Planning process. The workshop included a review of the upcoming planning process as well as an exercise designed to gather input regarding issues, opportunities, and assets for Cañon City.

Throughout the process, meetings with the Joint Planning Commission/City Council were held in a discussion-oriented format to provide progress updates, review interim deliverables, and discuss the next steps for the project.

Business Workshop

On September 16, 2020, the City hosted a Business Workshop at the Abbey Events Center as part of the regularly scheduled Fremont Economic Development Corporation (FEDC) Board of Directors meeting. A total of 20 participants from Cañon City’s business community attended this meeting (in-person and virtually) to share their input. The meeting included a business-oriented exercise to gather feedback regarding pressing issues and concerns within the City, specific projects they would like to see undertaken, and the primary strengths and assets of the community.

Community Visioning Workshop

The City hosted a Community Visioning Workshop at the Abbey Events Center on September 16, 2020. At the workshop, 47 residents and community stakeholders, participating in person and online, provided feedback on community issues and their vision for Cañon City’s future. The workshop format included a live polling platform that attendees could connect to via smartphone or tablet. This allowed participants to see results in real-time and participate remotely while learning how other residents felt about specific issues. Exercises featuring voting and ranking of issues, and a “vision statement madlib” were used to encourage discussion around Cañon City’s future.

Key Person Interviews – Comprehensive Plan

Confidential focus group sessions were facilitated as part of the outreach process during the week of September 14, 2020. Each lasted for approximately 45 minutes to one hour and was conducted in a conversational style, with a focus on existing conditions and potentials within the Cañon City community. A total of 29 stakeholders participated, providing unique and direct insight into the community. Focus groups were formed around the following topics:

- ~ Arts and Culture
- ~ Banking
- ~ Business Owners
- ~ Economic Development
- ~ Education
- ~ Health Care
- ~ Public Agencies
- ~ Tourism

Key Person Interviews – Development Regulations

During the week of September 14, 2020, the project team conducted interviews with 13 key persons identified by City staff. Key persons were chosen based on their experience with the City’s development regulations and review and approval processes. Participants in these interviews included real estate professionals, development consultants, annexation developers, and local home builders.

Do-It-Yourself (DIY) Workshop Kits

For the *Picture Cañon City 2040* Comprehensive Plan, DIY workshop kits were made available in English and Spanish to provide local groups the opportunity to facilitate their own community workshops. A total of 14 participants used DIY kits to engage in the planning process.

Self-Guided Online Outreach

Self-guided online outreach opportunities were linked and promoted on the project website, through the City’s social media outlets, and on flyers that were distributed online and at City Hall. Self-guided outreach has totaled more than 500 instances of participation to date.

A project website, www.PictureCañon-City2040.com, was designed to support *Picture Cañon City 2040*. The website will remain active through the adoption of the Plan and provide information and updates regarding the project, including meeting notices, draft documents, and participation opportunities. Additionally, the website hosts the online Community Questionnaire and map.social.

Community Questionnaire

The community questionnaire offers an opportunity for individuals to get involved at their own pace. It includes questions for residents, business owners, and operators, and community stakeholders about important issues and opportunities the planning process should address. A total of 380 questionnaires were completed.

map.social

map.social is an online outreach tool used for the Comprehensive Plan that allowed individuals to provide feedback and comments tied spatially to a point or area on a map. This provided a way for anyone to create a map of their Cañon City community, identifying their issues, opportunities, weaknesses, and community assets. The Cañon City map.social page was configured with community-specific legend items, allowing participants to identify elements such as new bike routes and trails, natural areas for preservation, new roads, development priority sites, and community assets. Participants used map.social to create features showing more than 100 issues, opportunities, and visioning comments throughout the City.



Key Outreach Themes

Several key themes emerged throughout the workshops, focus groups, interviews, and DIY kits. Although a wide range of community-identified issues, opportunities, concerns, and priority projects create the foundation of the Plan, these themes are immediately recognizable and most important to Cañon City stakeholders. The following is a summary of the major themes that emerged in outreach.

Attainable Housing

Participants frequently identified the lack of attainable/affordable housing as an issue in Cañon City. Comments brought attention to two aspects of affordable housing. First, housing prices are increasing past what the general public can afford. Participants identified a variety of related issues, such as high rent and high cost of homeownership. Many noted that local wages do not match with homeownership costs. Housing cost was also identified as contributing to issues with attraction and retention of employees, including teachers.

Second, the amount of existing housing inventory is an issue. Rental units are full, and there is still demand. For developers, geographical limitations increase the cost of extending infrastructure into new development areas even as there is a decreasing number of buildable lots. Increasing land prices can further deter those who are willing to develop attainable/affordable homes. Many noted that it can take much longer to build homes in Cañon City due to unclear requirements and processes.

Attracting Employers, Retaining Employees

A commonly cited issue was that proximity to Colorado Springs and Pueblo makes it a challenge to attract employers and retain employees. Participants noted that the nearby larger communities offer more that appeals on both sides of the work equation – employers want to locate nearer to population centers to draw on a larger pool of employees, while employees want to live in places with a lot of amenities.

Participants identified other contributing issues, including a lack of affordable buildings for new businesses and a lack of available land zoned for industrial/business parks to support warehousing, office, and emerging tech opportunities.

The education focus group indicated that those who obtain higher education often move on from Cañon City, or do not return after school. Additionally, some mentioned the Department of Corrections changed residency requirements as a factor that led to employees moving out of the City.

Restaurant, Retail, and Entertainment Businesses

Many people discussed the difficulty of attracting new restaurants and entertainment venues. There is a perception that competition from the greater Colorado Springs and Pueblo areas contributes to the lack of entertainment and dining amenities in Cañon City.

Other business types perceived as lacking included social venues, businesses that contribute to a “nightlife” atmosphere, and quality hotels. Many participants noted that most people leave town to do their shopping.

Community Health

Participants identified St. Thomas More Hospital as an area of strength for the community, but some indicated that it seems hard to attract health care workers. Some agreed that Cañon City has an opportunity to be a regional healthcare destination. Another issue cited was the need for a shift in perspective, so that medical professionals stop viewing Cañon City as a stop where they get experience and move on.

There is a perceived increase in recent years in homelessness both in Cañon City and Fremont County. Participants cited concerns such as the availability of access to health resources and shelter. Some mentioned the fact that panhandling can affect the perception of the City’s parks and public spaces and possibly influence tourism.

Downtown

Downtown and Main Street were identified as assets for the community. Issues facing Downtown include a need for increased occupancy in the storefronts, a need for more activation of the mixed use spaces above the ground floor in historic buildings, and a general perception of desertion and vacancy. Some suggested that while Downtown Cañon City has all the ingredients to be great, including good buildings and a walkable streetscape, businesses suffer because tourists bypass Main Street via Highway 50. In general, many people connected downtown issues with issues facing the local business community.



Historic Preservation

Historic preservation is important to the community. Issues include a need for additional funding to preserve Cañon City’s heritage buildings, a need for guidelines for preservation and rehabilitation, and a lack of education and resources on historic preservation. Other issues included a lack of interest or absent owners of historic downtown buildings and vandalism of historic buildings throughout the community.

Perception of a “Prison Town”

Fremont County is home to a total of 13 state and federal correctional institutions, including the Colorado Territorial Correctional Facility (CTCF) which is located on the west side of Cañon City. Many indicated that there remains a negative perception of the community as a “prison town,” even though the perception is shifting somewhat. Some felt that this continues to be Cañon City’s reputation across the State of Colorado. However, it was noted that the prisons contribute greatly to the local economy, with more than half the jobs in Fremont County coming from the corrections industry.

Infrastructure

According to some outreach participants, stormwater infrastructure has been completed in a piecemeal fashion. A need for citywide stormwater improvements was identified. The connection between stormwater runoff and the City’s riverfront was also noted – with good stormwater management, the Cañon City section of the Arkansas River could potentially be considered for Colorado’s Gold Medal Waters for fishing.

Broadband was another infrastructure improvement frequently noted as a need. As people increasingly work from home, Cañon City’s natural setting could be a draw, but quality broadband throughout the community will be necessary to support new working patterns.

Riverfront Development

Participants felt that the Arkansas River is an underappreciated asset. Many wanted to see the development of prime properties along the riverfront. Participants cited Salida as a good example of how to activate the riverfront. Some participants perceived that long-time Cañon City residents do not want to see development along the river corridor for fear of losing their property. Participants worried that courting new tourism and embracing river activities such as rafting could further alienate older landowners.

Most felt that the City’s new Riverfront Zoning Districts move the riverfront in the right direction. A chief concern was that despite the changes to the zoning and the beauty of the riverfront, the physical separation caused by Highway 50 and the railroad will still make it difficult to develop on the river. Some indicated that for the river to truly be activated, additional cleanup would be necessary.

Tourism and Marketing

Frequently, participants identified a need to define Cañon City clearly to appeal to visitors. Participants perceived a lack of a shared vision and unique identity as important issues. Issues such as the disbanding of the public art committee, a need to broadcast the City’s art culture, and a lack of a cohesive marketing and branding approach were all identified. Physical issues also affect tourism and marketing, with some noting that tourists have a hard time finding downtown due to the way highway 50 bypasses the City.

Participants viewed the recent Cañon City gateway signage as a good step in the right direction for defining the community to visitors.

Transportation

Access and traffic on Highway 50 were the most frequently noted transportation issues. While perspectives varied on how bad the traffic is, most agreed that signal timing and intersection configurations along the highway are problematic.

Participants indicated that pedestrian and bicycle transportation in Cañon City suffers from limited and disconnected segments of sidewalks and trails, resulting in difficulty for people without cars to get downtown or throughout the community. Mirroring comments articulated for the downtown and the riverfront, many identified a need for better bicycle and pedestrian access across Highway 50 to connect the two important areas.

Working with the City

Even those participants who were not developers indicated that the City has a reputation as being somewhat challenging to work with, citing a variety of examples. Complex permitting processes that shift after pre-application meetings, overhead costs that exceed those of other regional communities, and confusing zoning and building code requirements all contributed to this perception for outreach participants. Still, many indicated that the City has been doing a good job trying to improve its reputation with the development community.

Chapter 3

PATHWAY TO THE FUTURE

The **Vision Statement** is a narrative that illustrates the City’s *pathway to the future*. It depicts what the community can achieve following the adoption of the *Picture Cañon City 2040* Comprehensive Plan. The narrative is ambitious and inspirational, depicting the community’s collective desires and serving as the foundation for the Comprehensive Plan’s goals, objectives, and recommendations.

Guiding Principles work together to achieve the vision and are supported by the goals and objectives, as well as the policies and recommendations of each chapter. The Guiding Principles for the *Picture Cañon City 2040* Comprehensive Plan establish a thematic connection that runs through the plan.

Goals describe desired results toward which planning efforts should be directed. They are broad and long-range. They represent an ambition to be sought and require the culmination of many smaller actions to be fully achieved.

Objectives describe more specific actions that should occur to advance toward the overall goals. They provide more precise and measurable guidelines for planning action.



Vision Statement

Cañon City will capitalize on its local history and tourism opportunities, leverage its locational and natural assets, and build its reputation as a welcoming community and a great place to live and visit. The City will be known as a friendly and safe community, with a strong local economy, high-quality neighborhoods, beautiful natural areas, and significant cultural resources.

Cañon City's attractive and dynamic downtown will be an inviting destination for the whole community and a basecamp for regional tourism. The Downtown Historic District, anchored by flagship buildings such as the St. Cloud Hotel, the Deputy Wardens House, the Raynolds Bank Building, Central Block, and the Sulphide Building, will be known as one of Colorado's premier destinations. Visitors will stop on Main Street as they head to nearby attractions and outdoor recreation opportunities, returning for the evening to local restaurants and boutique hotels that reflect the City's historic charm.

The Main Street business climate will benefit from the City's hard work to enhance its distinctive downtown and provide connection to the developing mix of uses along the north side of the Arkansas River within the core of the city. As activity in the core increases and downtown tourism grows, the City's efforts to create a safe, cohesive streetscape and enjoyable pedestrian environment along Main Street will lead to high demand for second-floor residential and office units.

Cañon City will continue to count on the reliability of the regional correctional systems as an employment sector, but active marketing of the community as business-friendly and entrepreneurial at heart, will result in a growing, thriving, and diverse economy. The City will be a great place to work or start a business, and local and regional employers moving to the City will provide residents with job opportunities in their community. The City's location, with good regional connection via Highway 50, will benefit new business and industrial campus development in the southern part of the community. As people are increasingly able to work from anywhere, Cañon City will capitalize on the trend. The City will be a place that fosters entrepreneurship and offers a home for emerging businesses supported by robust digital connectivity.

Residential growth in Cañon City will include housing options that address the needs of a growing population and the desire for attainable housing. Throughout the City, well-maintained neighborhoods with homes at a variety of price points will support the workforces of both the City and Fremont County. In Cañon City's existing core neighborhoods, historic homes and the traditional grid will continue to reinforce the charm that defines the community. New housing developments will also start to pay dividends for the community, as people increasingly look to Cañon City's well-planned subdivisions as great places to live. More people will buy starter homes in Cañon City, and as their families and careers change over time, they will decide to stay in the community and choose their next home in the Cañon City as well.

Cañon City will responsibly manage growth and maintain its small-town charm by focusing on its annexation priority areas and encouraging adjacent infrastructure extension. Collaborative dialogue around infrastructure policies with the county, local builders, and developers will ensure the City's growth areas are orderly and well-built. To limit premature outward growth and preserve the rural and natural assets on the periphery of the community that make Cañon City special, the City will focus infill redevelopment on key opportunity sites. The redevelopment of the Abbey Campus will be the crown jewel of the community, with an innovative, pedestrian-oriented mix of uses that complements the historic monastery.

All of Cañon City will be well-connected by multiple modes of transportation and the City will be well known and established as a very walkable and bikeable community. Major intersections and interchanges along Highway 50 will benefit from access control improvements and upgrades to reduce congestion, improve safety, and ensure easy access between the north and south parts of the community. Key roads will be improved to safely accommodate drivers, bicyclists, and pedestrians. By taking a "complete streets" approach to transportation planning, the City will thoughtfully focus on active transportation improvements as new road projects come online. As a result, on-street bikeways, sidewalks, crosswalks, and trails will ensure it is safe and enjoyable to get to the riverfront from any part of the community.

Cañon City's excellent climate and valley setting along the Arkansas River will make it a nexus for outdoor activity in southern Colorado. While the Royal Gorge is the most well-known asset in the region, it is the City's immediate natural spaces, such as the Hogbacks Recreation Area and the increasingly lively Arkansas Riverfront, which will continue to contribute to its image and identity and draw people to live in the community long term. The City will continue to market its natural amenities and access to outdoor recreation, including whitewater rafting, hiking, and mountain biking. Cañon City's parks system and programming, the Arkansas Riverwalk Trail, its community gardens, and recreational facilities will benefit residents year-round.

Cañon City will grow to be one of the most desirable places to live in southern Colorado. It will be a place with a high quality of life where people are excited to build their lives and become part of an amazing community.

Guiding Principles

Prioritizing Smart, Compact, and Contiguous Development

Cañon City is a community with limited growth constraints, in essence, allowing boundless opportunities for expansion. Unguided growth can put stress on existing infrastructure such as water, sewer, electricity, and transportation. It often requires expensive extensions of these services. Unchecked, outward growth will encroach on agricultural areas and disturb the rural character that helps define the City along the Arkansas River basin. The Compact and Contiguous Community principle encourages new growth and development within City limits and its Annexation Priority Areas and preserves the community's agricultural and rural edges.

Building a Livable Community

A livable community has attainable housing, high-quality community services, and transportation options. Together, these facilitate the active civic and social lives of the residents. The Livable Community principle focuses on attracting and retaining Cañon City residents by enhancing neighborhood character, providing community amenities and quality services, increasing job opportunities, and preserving cultural, historical, and natural resources.

Celebrating Cañon City's Unique Identity

Cañon City is a community with a strong heritage, rich culture, and a concentration of national tourism attractions. Some of the City's most notable assets include the historic downtown, the Arkansas riverfront, and the Royal Gorge area. Though Cañon City has many cultural and historic resources, continued coordination and organization will help the City fully capitalize on its potential to become more widely known as a tourist destination. The Unique Identity principle leverages Cañon City's existing assets to establish it as a tourist destination for cultural, historical, and recreational attractions.

Ensuring a Stable and Robust Local Economy

A community with a stable economy has continuous, measured output growth that generates employment opportunities that provide a living wage. The principle of Economic Stability means residents should have access to adequate housing, healthy food, career advancement, and other resources essential to everyday life. Economic Stability aims to increase employment opportunities, grow the workforce, and enhance the City's existing commercial and employment areas.

Becoming the Nexus of Recreational Opportunities

Cañon City's parks offer active and passive recreational opportunities, complementing the natural open space that is easily accessible within and surrounding the community. The Recreational Opportunities principle seeks to enhance the recreation and open space system to ensure that residents and visitors can continue to enjoy the natural beauty, recreation, and relaxation that are part of everyday life in Cañon City.

Goals and Objectives

Land Use and Development	Residential Areas	Economic Development	Downtown
<p>Goal 1</p> <p>Establish land use and development patterns that ensure land use compatibility and alignment with infrastructure capacity.</p> <p>Objectives</p> <ul style="list-style-type: none">~ Encourage new growth and development in the City's defined annexation priority areas.~ Identify and preserve valued agricultural and rural areas.~ Align growth with infrastructure capacities to avoid noncontiguous development.~ Work with Fremont County to implement land use policies that are consistent with the Comprehensive Plan.~ Align zoning and development regulations to be consistent with the Comprehensive Plan.~ Promote compact development patterns that limit outward sprawl and preserve the local landscape.~ Develop educational material for homeowners and businesses regarding sustainable practices, energy efficiency, and renewable resources.	<p>Goal 2</p> <p>Provide distinct residential areas and neighborhoods that offer a diverse mix of housing types and price points to meet the needs of Cañon City's current and future residents.</p> <p>Objectives</p> <ul style="list-style-type: none">~ Use the 2019 Fremont County Housing Needs Assessment to ensure a diverse mix of new housing products fills attainability gaps and meets community affordability needs.~ Update zoning regulations and property maintenance requirements, along with appropriate enforcement, to ensure the quality and appearance of the City's core residential neighborhoods.~ Require integrated and connected new subdivisions, with through-street connections, sidewalks, and trails.~ Preserve the City's historic homes and neighborhoods.~ Support mixed use development on key opportunity sites and in the downtown.~ Complete the housing developments in the Dawson and Four Mile Ranch subdivisions.~ Develop a marketing campaign to promote Cañon City housing to regional employers.~ Work with local developers to ensure subdivision regulations are easy to understand and use.	<p>Goal 3</p> <p>Establish commercial areas that promote employment growth and support a diverse and stable economic base.</p> <p>Objectives</p> <ul style="list-style-type: none">~ Partner with the Cañon City Chamber of Commerce to improve business development in the City's employment areas.~ Review and update the City's development approval process to better accommodate potential business development.~ Encourage regional commercial development along and near US Highway 50 to capitalize on high visibility and accessibility to consumers and high traffic volumes.~ Establish and maintain regular communication with local businesses to stay informed about expansion plans, service needs, and opportunities to improve overall business support.~ Develop new business and industrial park areas to attract new manufacturing and tech businesses and office developments in planned campuses.~ Continue to support tourism as a key economic driver for Cañon City.~ Promote Cañon City's key economic destinations, including the downtown, the Arkansas Riverfront, Royal Gorge and the 8 Mile area, and the Highway 50 corridor.	<p>Goal 4</p> <p>Promote Cañon City's downtown by encouraging local business development, entrepreneurship, and tourism.</p> <p>Objectives</p> <ul style="list-style-type: none">~ Activate the City's livable downtown with a mix of uses that balances the needs of residents, business owners, and visitors.~ Use clear signage and streetscaping to direct travelers to Main Street from US Highway 50.~ Strengthen the connection between downtown and the Arkansas Riverwalk trail and riverfront areas by providing safe crossings for bicyclists and pedestrians to move more safely and efficiently between the two destinations.~ Work with the Cañon City Chamber of Commerce and the downtown business community to promote regular community events on Main Street.~ Continue the Cañon City Facade Improvement Grant Program to assist local business and property owners with the improvement and maintenance of valued downtown buildings.

Goals and Objectives

Transportation and Mobility

Goal 5

Support a safe, convenient, and efficient multimodal transportation network.

Objectives

- ~ Update and expand the sidewalk system throughout Cañon City to improve connectivity for pedestrian mobility, safety, and access.
- ~ Develop bike infrastructure throughout the City to provide complete and safe access for cyclists.
- ~ Consider adopting Complete Streets principles to plan, promote, and provide for the travel needs of pedestrians and cyclists.
- ~ Work with CDOT to provide new pedestrian crossing improvements and install streetscaping to improve US Highway 50 as recommended in the 2017 US Highway 50 Pedestrian Crossing Study Preferred Alternative Report.
- ~ Coordinate transportation and infrastructure improvements with proposed new development.
- ~ Expand upon and improve all transportation infrastructure to improve connectivity throughout the City for all modes of transportation.
- ~ Work with CDOT to study and address US Highway 50 frontage road improvements to ensure safe and easy access to Cañon City businesses along the corridor.

Community Facilities

Goal 6

Continue to provide high-quality community facilities and services to improve the quality of life through the provision and coordination of service delivery, infrastructure planning, and regional partnerships.

Objectives

- ~ Establish a Capital Improvement Program (CIP) to help prioritize and fund the transportation and infrastructure projects identified in the 2020 Cañon City Revitalization Expansion Area Conditions Survey.
- ~ Maintain regular communication and coordination with the police department and the fire district to ensure optimal levels of fire and police protection.
- ~ Work with public-service organizations such as Atmos Energy and Black Hills Energy to ensure adequate infrastructure exists to meet the needs of current and future residents and businesses.
- ~ Support investment and public-private partnerships to improve broadband infrastructure.
- ~ Regularly communicate with educational institutions, including Pueblo Community College, and Cañon City Schools to identify areas for collaboration on future projects.
- ~ Explore green infrastructure practices to reduce operating costs and improve the performance of storm and wastewater systems.
- ~ Ensure that community parks and recreation facilities meet the needs of residents in all stages of life.
- ~ Coordinate with utility providers and other regional partners to increase the percentage of clean energy alternatives in Cañon City, such as wind and solar.

Community Character

Goal 7

Strengthen Cañon City's distinct local character by promoting its local cultural resources and preserving its historic structures.

Objectives

- ~ Create clear guidelines for preserving and rehabilitating the City's historic structures.
- ~ Follow historic preservation industry best practices to ensure reasonable fire codes and building regulations are met as historic structures are adapted for reuse, especially those listed on the National Register of Historic Places.
- ~ Conduct an audit and grading of the condition and use status of historic structures citywide.
- ~ Provide educational and marketing materials to promote the City's historic structures.
- ~ Leverage the City's cultural and historic resources to bolster Cañon City tourism.
- ~ Support the creation of an arts/creative advisory group to promote the City's community of local artists.
- ~ Host community cultural events, such as art walks and festivals, to foster excitement and community pride, maintaining existing events and exploring opportunities for new events and activities.

Parks and Open Space

Goal 8

Ensure that Cañon City's natural areas, open spaces, parks, and trails provide outdoor recreational opportunities and meet the needs of the community.

Objectives

- ~ Identify and preserve valued open spaces and natural areas in the City and within the growth boundary.
- ~ Identify areas to expand and enhance the City's parks system to provide better access to outdoor recreation opportunities to all residents.
- ~ Restore, improve, and redevelop the Arkansas River, the Arkansas Riverwalk Trail, and adjacent public and private lands per the 2017 Arkansas River Corridor Master Plan.
- ~ Promote the Hogbacks area as a place for hiking, biking, and outdoor activity, and preserve its unique geological features under the guidance of the 2015 Hogbacks Master Plan.
- ~ Install clear wayfinding to direct residents and visitors to the City's trails and natural areas.
- ~ Market the City's natural areas to capitalize on the region's existing appeal for outdoor recreation tourism.

Chapter 4

LAND USE AND DEVELOPMENT

The Land Use and Development establishes guidance for the orderly use of land and promotes practices for improving Cañon City’s neighborhoods and commercial and industrial areas. It is specific enough to guide land-use decisions while also flexible for creative, individualized approaches to land development that are consistent with the community’s vision. The Land Use and Development Plan presents a guide for well-managed growth to achieve, over the next two decades, the goals articulated by community members and leaders.



Land Use Plan Influences

The Land Use Plan establishes the foundation for the use and development of land within the City and its Urban Growth Boundary. The City’s desired pattern of development is influenced by a number of factors including the existing land use, City and County zoning, and the City’s priority annexation areas. This section of the Land Use Plan first examines these influencing factors to provide context for future growth and development. Building on these influences, the Land Use Plan makes Cañon City a more livable, desirable, and sustainable community by maximizing market potentials, advancing desired community character, guiding investment, and enhancing overall sense of place.

City and County Zoning

Central to the Comprehensive Plan is a review of how desired future land uses correspond to current zoning districts and regulations. Although the Zoning Map and the Land Use Plan are related, they serve different purposes. The Land Use Plan illustrates the long-term vision for land use and development patterns over the next 20 years. The Zoning Map identifies current zoning district designations, which regulate how land can be used and developed.

Land development regulations, including zoning and subdivision regulations, are legal tools used to implement the Land Use Plan. Zoning regulations address physical characteristics of development such as height, bulk, density, and lot coverage. It also identifies allowable uses within zoning districts. Subdivision regulations address patterns of development, public improvements, and other requirements for multi lot developments.

The City of Cañon City’s land development regulations are outlined in *Title 16: Subdivisions* and *Title 17: Zoning of the Municipal Code*. In addition to regulating development within the City itself, Cañon City is responsible for the review and approval of development within its Urban Growth Boundary in coordination with Fremont County.

The City is updating its Land Development Regulations in tandem with the development of the Comprehensive Plan. These regulations will reflect and reinforce the goals and policies of the Comprehensive Plan and align with the Land Use Plan to achieve the desired land use and development patterns within the community. For more details on implementing the Land Use Plan through zoning, see page 80 in the *Implementation* chapter.

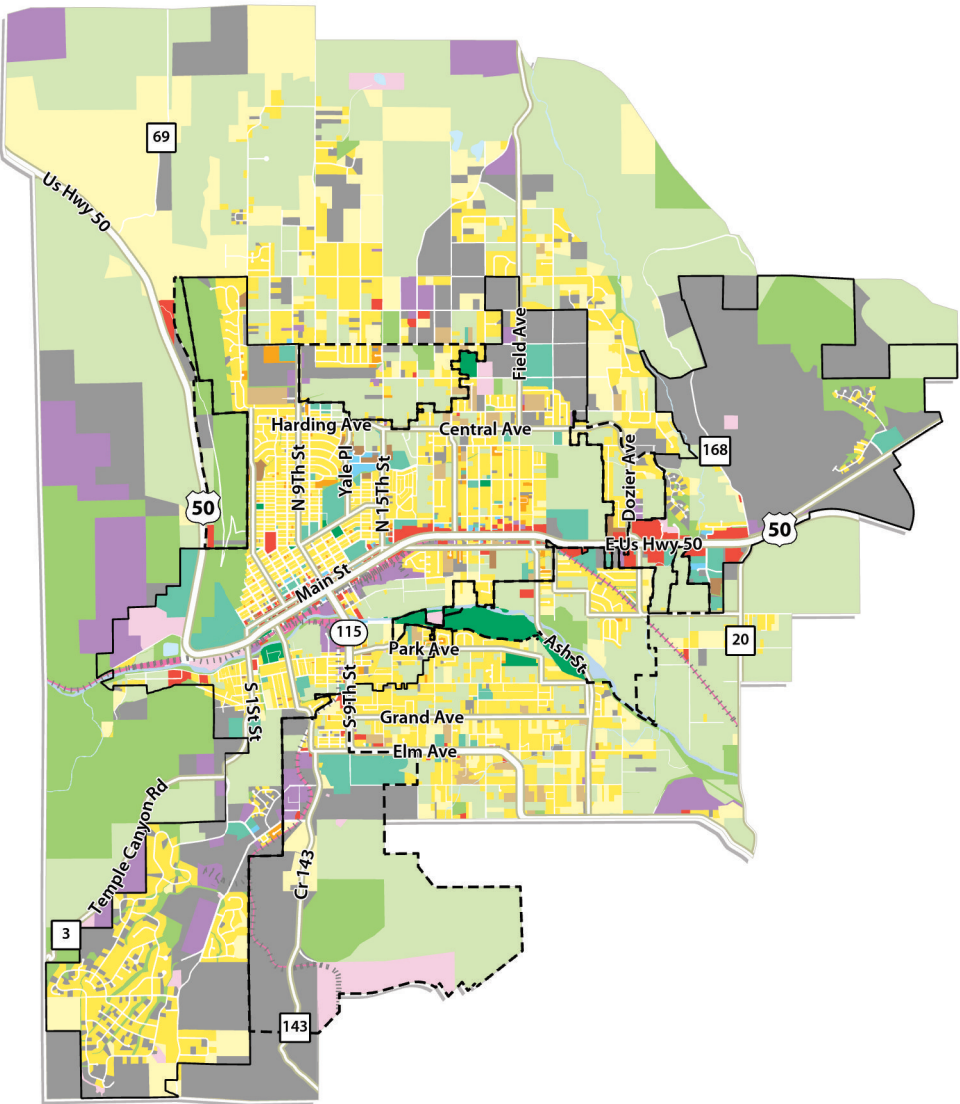
Priority Annexation Areas

The Priority Annexation Areas were established by an intergovernmental agreement between the City and Fremont County to identify where annexation should take place first, maximizing efficiency and effectiveness of City infrastructure and services. By identifying these areas as priorities, the City has established where it intends to grow beyond the current city limits in the long-term. Because these areas are intended to accommodate future growth and development, they are anticipated to develop at greater densities than currently exist. More detail on each Priority Annexation Area can be found on page 24 of this section.

Existing Land Use

A review of existing land use was conducted to inform the planning process and gain better understanding of land use and development patterns in the City of Cañon City and its planning area. This review was guided by field reconnaissance, research, and available existing data.

The Land Use Plan for Cañon City illustrates desired land use patterns throughout the City and the Urban Growth Boundary. Existing land use patterns are likely to remain in many areas, while other areas are anticipated to undergo future change and accommodate new development going forward.



Existing Land Use

- | | | |
|--|------------------------------|--|
| Agriculture | Mobile/Maufactured Home Park | Conservation, Open Space, and Passive Recreation |
| Single-Family Detached Large Lot Residential | Commercial | Railroad |
| Single-Family Detached Residential | Mixed Use | Utilities |
| Single-Family Attached Residential | Office | Vacant and Undeveloped |
| Multifamily Residential | Industrial | Priority Annexation Area |
| | Public/Semi-Public | |
| | Parks | |

Existing land use conditions recorded as of July 2020.

Land Use Plan

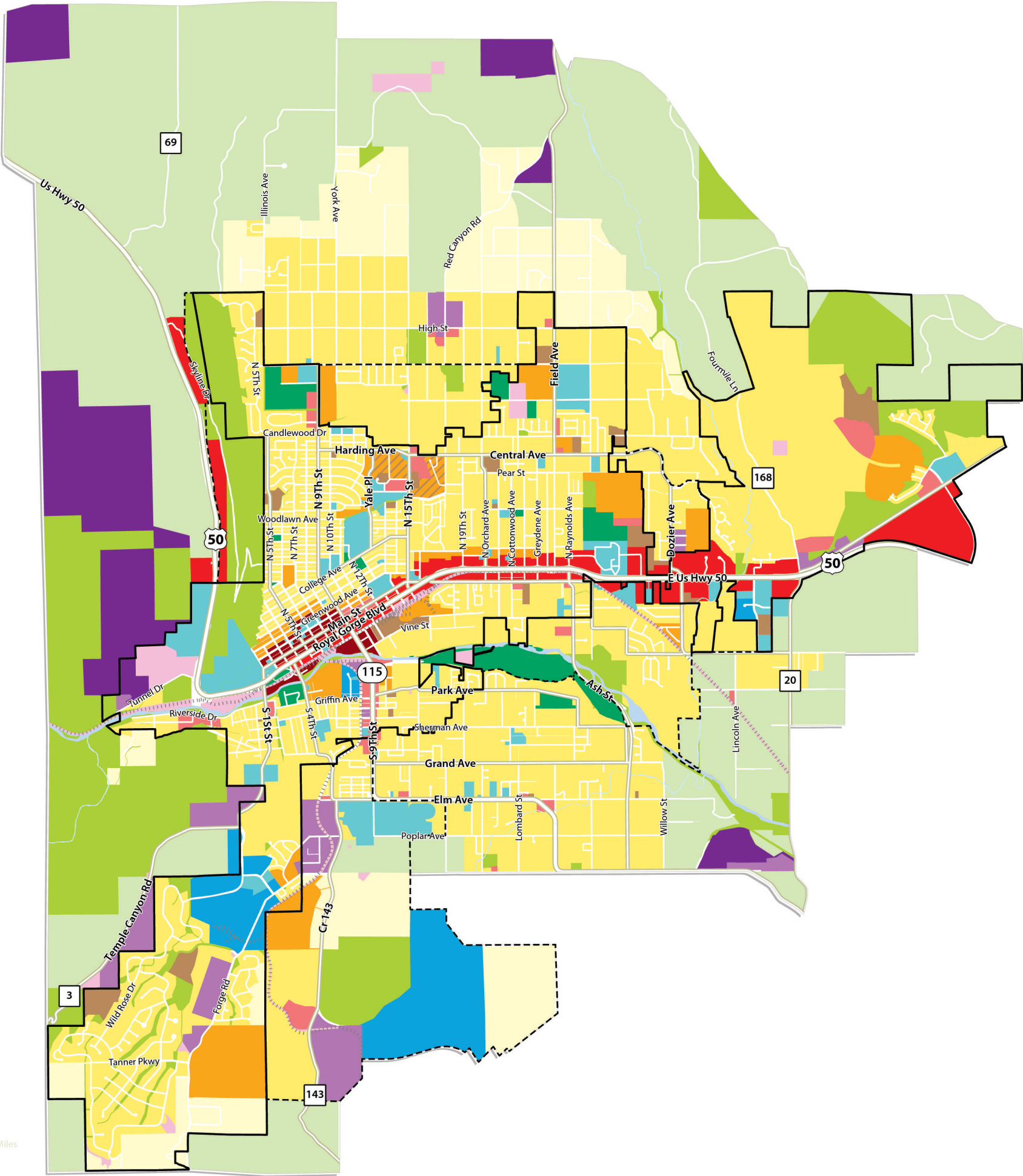
The Land Use Plan is a tool to guide future development within the City and its Urban Growth Boundary. Building on Cañon City’s existing land use pattern, the goal of the Land Use Plan is to enhance the character and quality of the City’s residential neighborhoods, improve and diversify the City’s commercial and industrial areas, strengthen the local economy, and support a balanced approach to development and the preservation of natural resources and environmental features.

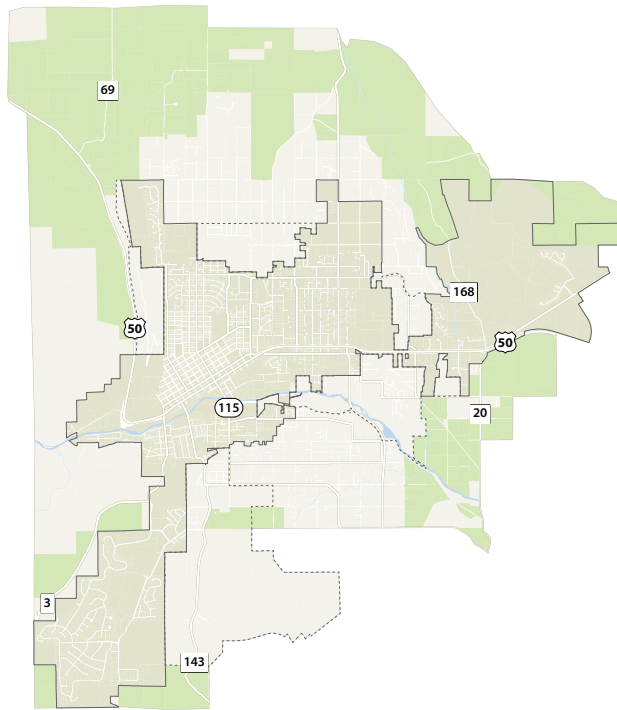
Land use planning allows the City to consider the impacts of land use decisions on immediate and future growth and development. Local governments create land use plans to respond to these potential impacts and guide desired development. Cañon City’s Land Use Plan identifies the character, type, and intensity of existing areas and new development to guide the City toward a future that reflects the City’s vision and responds to the Comprehensive Plan’s land use goals, policies, and recommendations.

The Land Use Plan designates land use classifications that will guide growth and development in the community over the next twenty years. All land within the City’s planning area is designated as one of 15 land use classifications. Descriptions of each classification can be found on the following pages.

Land Use Classifications

- | | | |
|---|--|---|
|  Rural/Agriculture |  Regional/Corridor Commercial |  Public/Semi-Public |
|  Estate Residential |  Neighborhood Commercial |  Parks and Recreation |
|  Single-Family Residential |  Business Park |  Open Space |
|  Mixed Residential |  Light Industrial |  Utility and Railroad |
|  Multifamily |  Industrial |  Mixed Residential that is primarily Multifamily |
|  Mixed Use | | |





Rural/Agriculture

Rural/Agriculture consists of areas currently used or prepared for agricultural purposes, including the raising, producing, or keeping of plants or animals. In Cañon City this classification primarily consists of land used for orchards, farms, ranches, and other agricultural enterprises such as agritourism. Rural/Agriculture can also include very low density single-family detached homes or farmsteads on parcels of 5 acres or more. The Rural/Agriculture land use can be found outside City limits. As Cañon City grows, Rural/Agriculture areas should be considered for future residential expansion only when the land is within the identified Priority Annexation areas, and only if essential infrastructure and services are provided based on a long-range utilities plan.

Intent

- ~ Preserve the City's agricultural heritage
- ~ Conserve agricultural resources
- ~ Preserve undeveloped areas
- ~ Allow for the continuation of farming and ranching activities
- ~ Define the edge of the City

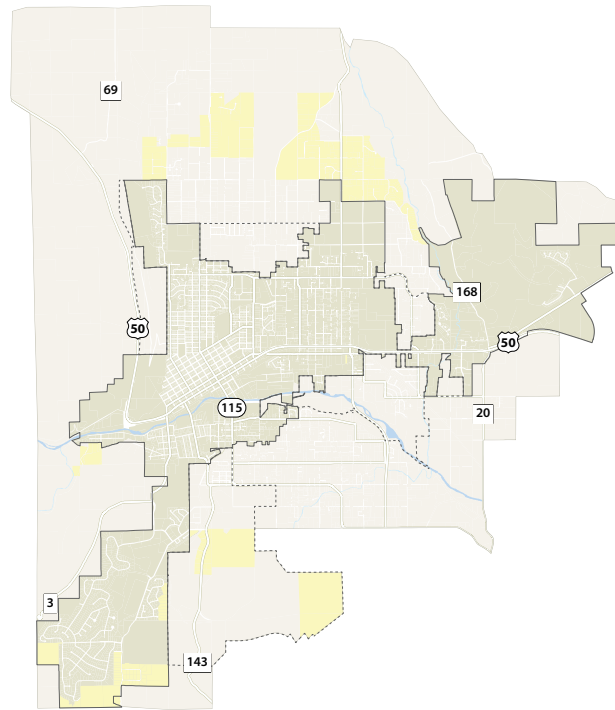


Estate Residential

Estate Residential areas are characterized by low density single-family residential dwellings on large parcels, generally between 1 and 5 acres. Estate Residential areas may be interspersed with agricultural activities such as orchards, farms, and ranches. Estate Residential uses are emblematic of the low-density wide-open space development pattern common throughout much of Colorado residential areas. Estate Residential uses should remain the Priority Annexation Areas on the periphery of the City, defining the municipal edge along with rural and agricultural land uses.

Intent

- ~ Provide orderly, low-density residential development
- ~ Promote a rural residential environment
- ~ Allow for residential uses in conjunction with small agriculture operations
- ~ Transition from Rural/Agriculture to Single-Family Residential

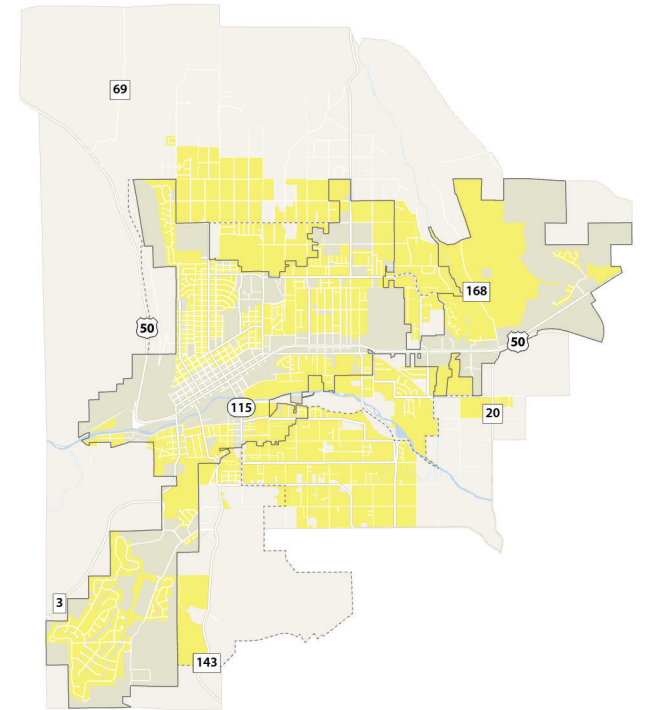


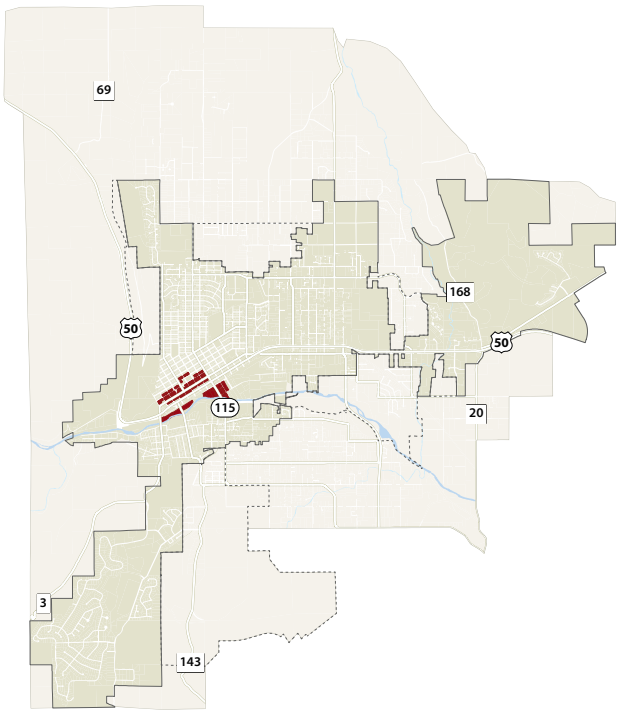
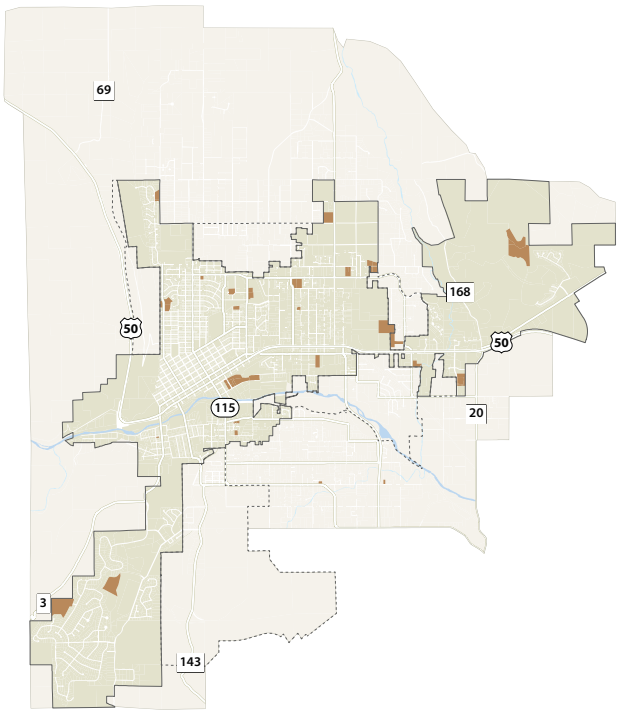
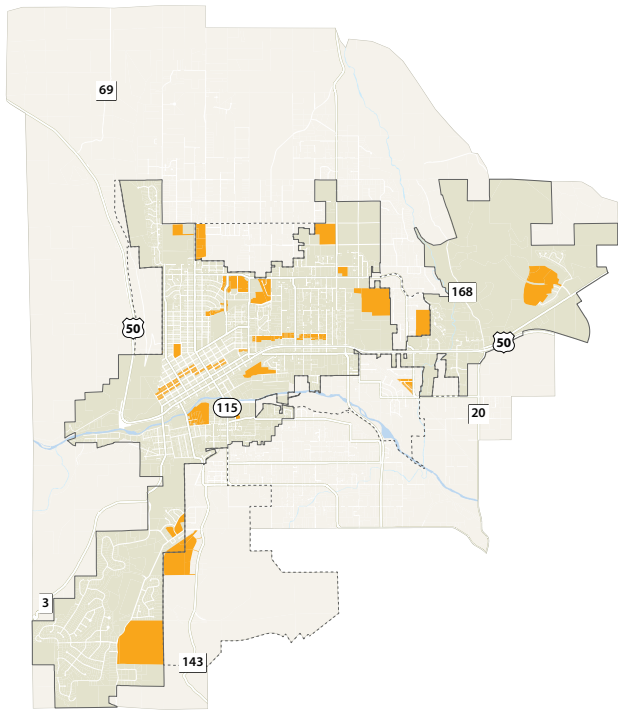
Single-Family Residential

Single-Family Residential areas include neighborhoods that are primarily made up of single-family detached homes. This category also allows for lower density single-family attached homes such as duplexes or triplexes. Single-Family Residential may also include mobile or manufactured homes. Single-Family Residential areas should remain the predominant form of residential development in Cañon City.

Intent

- ~ Provide areas of low-density residential development for single-family dwelling units
- ~ Preserve the character of existing single-family residential neighborhoods
- ~ Allow for duplex and triplex residential development on infill lots





Mixed Residential

Mixed Residential areas include neighborhoods with multiple housing types, including single-family detached, single-family attached, and small scale multifamily buildings. Mixed Residential areas may include development types ranging from an existing single-family neighborhood or a new development with a collection of individual parcels with a mix of housing types. Mixed Residential areas should be used to accommodate greater variety within Cañon City's housing stock and allow for more flexibility to build desirable denser residential development.



Intent

- ~ Allow a mix of housing types in a single development/neighborhood
- ~ Serve as a transition between commercial and lower density residential areas
- ~ Diversify housing options in the core of the City

Multifamily Residential

Multifamily Residential areas include structures that contain multiple dwelling units, including apartments and condominiums, with shared entrances and internal common space. The Multifamily Residential classification can accommodate standalone multifamily buildings as well as larger multifamily development complexes comprised of multiple buildings. Higher density Multifamily Residential development should be located strategically, in areas with good access to amenities and mobility infrastructure, and with consideration to the character of nearby residential areas.



Intent

- ~ Provide areas dedicated to multifamily residential dwellings
- ~ Increase housing density in key areas
- ~ Provide attainable housing options
- ~ Diversify housing options in the core of the City

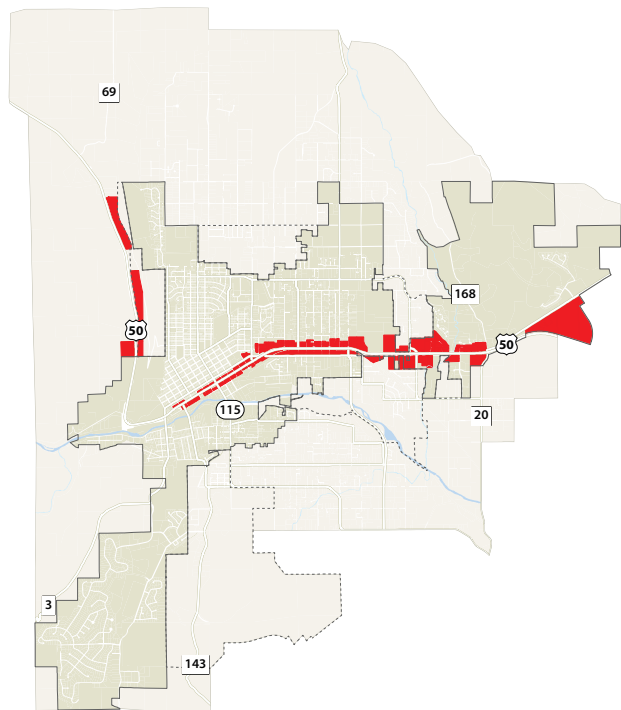
Mixed Use

The Mixed Use classification is applied to parcels containing a building(s) with multiple distinct uses, typically stacked vertically. The most common mix of uses is ground floor commercial with residential or office above. The City should prioritize Mixed Use development throughout Downtown and in key areas along the riverfront. Mixed Use infill fits with the existing historic built environment of Downtown and should be used to support a dense, pedestrian-oriented, vibrant atmosphere in this historic central business district.



Intent

- ~ Provide a strong urban presence in the downtown core and along the riverfront
- ~ Maximize development potential
- ~ Allow for flexibility in developments
- ~ Accommodate higher density residential
- ~ Promote infill development

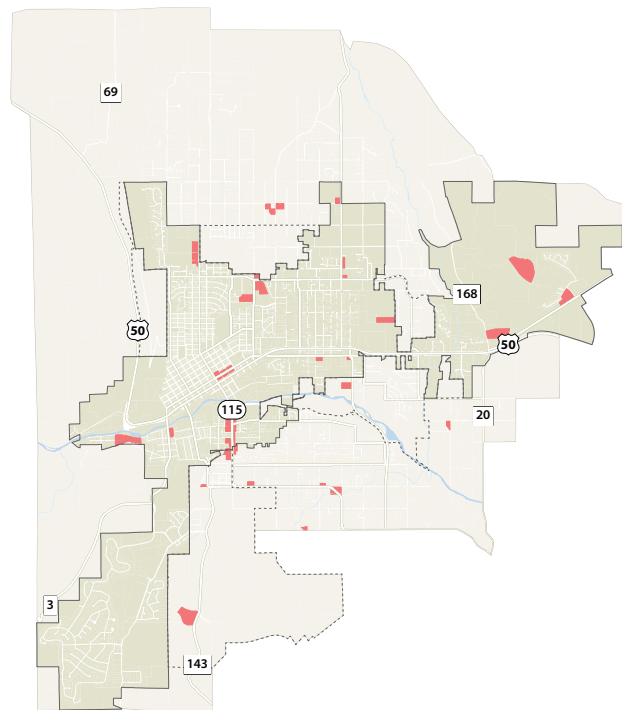


Regional/Corridor Commercial

Regional/Corridor Commercial includes primarily auto-oriented commercial uses along US Highway 50. These areas serve both local and regional consumers and contain a mix of retail, ranging from shopping centers with multiple tenants, to stand-alone retailers at a variety of scales. Regional/Corridor Commercial should provide a convenient option for shopping, dining, and entertainment that serves the City and the region with destination shopping and access to daily goods and services.

Intent

- ~ Accommodate a wide range of commercial uses, including national retailers in large format stores
- ~ Concentrate auto-oriented commercial developments along US Highway 50
- ~ Draw a customer base that extends beyond the City limits

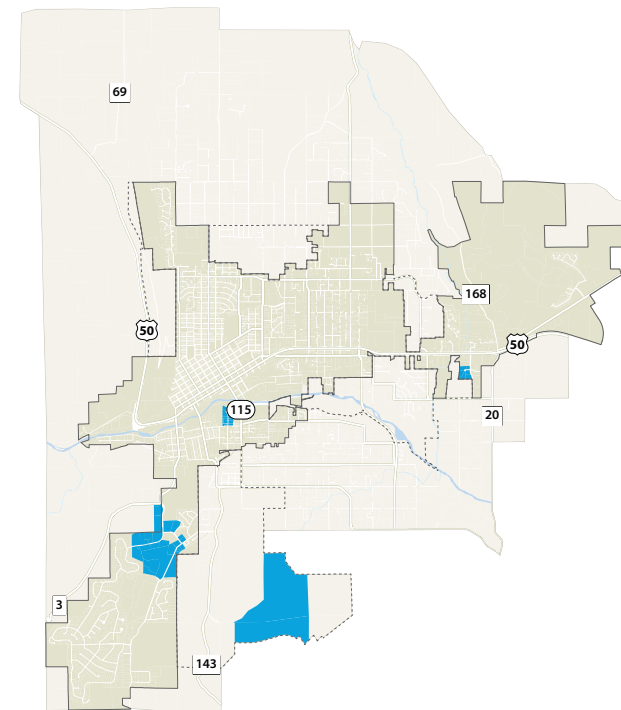


Neighborhood Commercial

Neighborhood Commercial areas consist primarily of businesses that sell goods and services to nearby residents. Neighborhood Commercial areas typically include uses such as grocery stores, pharmacies, doctors or dentist offices, banks, coffee shops, and other small scale and stand-alone developments serving the daily needs of nearby residents. Development in Neighborhood Commercial areas is of a scale and intensity generally compatible with nearby residential uses by providing an appropriate scale and design of physical connections, while minimizing the visual impacts of parking lots through landscaping and site design.

Intent

- ~ Provide for small scale businesses that primarily serve surrounding residents
- ~ Accommodate everyday shopping and service needs



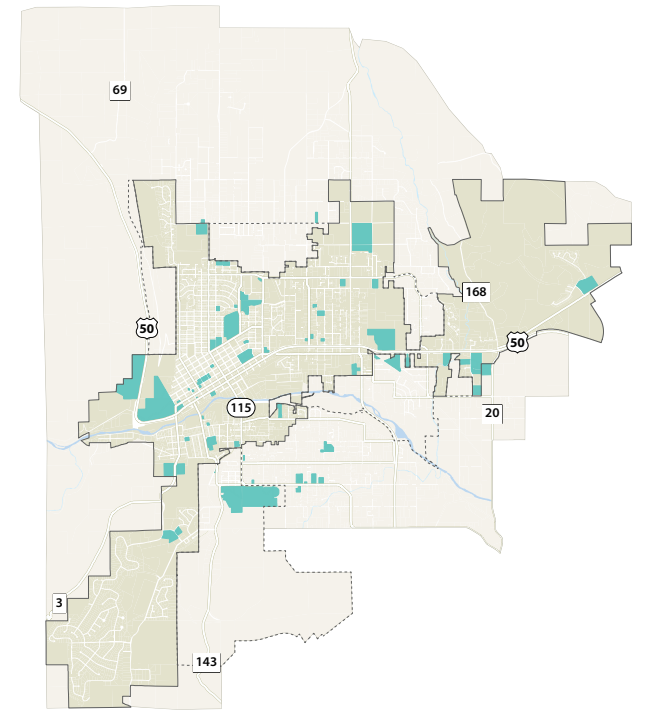
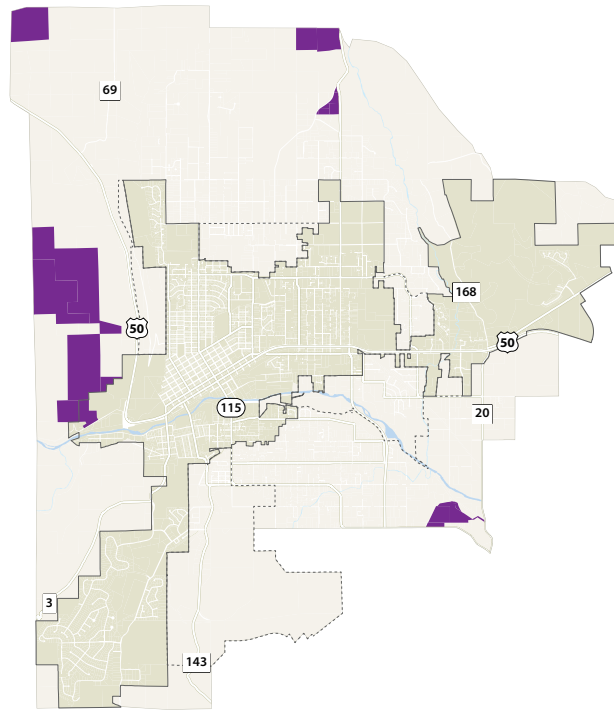
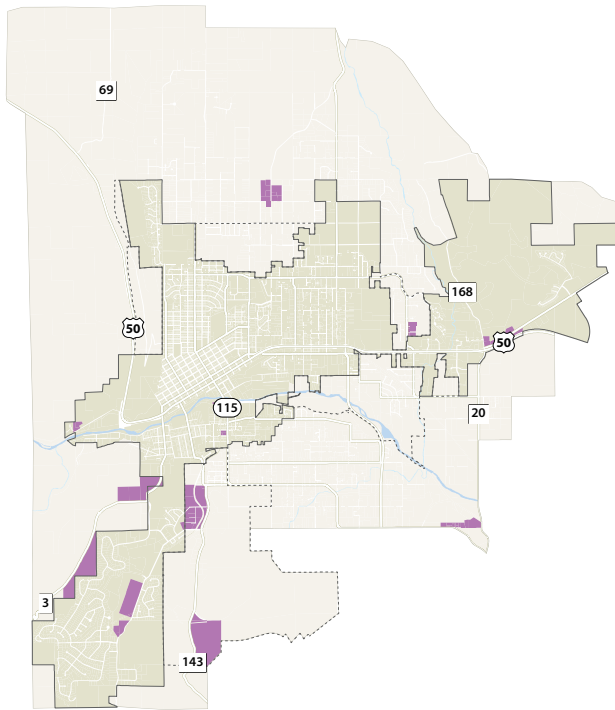
Business Park

The Business Park category accommodates professional offices, research facilities, incubator space, and certain low-impact light industrial uses, such as artisan manufacturing and assembly, storage, and limited warehousing. Business Park land uses should be clustered or arranged in a campus setting and reflect positively on the image of the City through high-quality architecture, signage, and landscaping, and integrated site design. In addition, Business Park land uses should be appropriately buffered and screened to ensure they are compatible with adjacent or nearby residential and/or commercial areas.

Intent

- ~ Establish office and light industrial uses in a campus like setting
- ~ Promote expansion of employment areas
- ~ Encourage consolidation of low impact industrial uses
- ~ Broaden the potential to attract employment-related development





Light Industrial

Light Industrial areas include manufacturing and assembly, indoor storage and warehousing facilities, as well as distribution facilities. These are typically standalone facilities that are not arranged in a campus setting. Light Industrial activities may cause minimal external visual and noise impacts which are further minimized through screening, buffering, and other use restrictions. Light Industrial land uses provide an important economic benefit to the City.



Intent

- ~ Consolidate low impact industrial uses in key locations
- ~ Ensure light industrial uses continue to contribute to the City's economic health
- ~ Minimize conflict with adjacent non-industrial uses



Industrial

Industrial uses are generally larger in scale and may include gravel and materials operations, open storage, machinery and truck rental and storage, large scale warehousing, and larger manufacturing businesses. Industrial uses typically have significant environmental impacts on surrounding properties.



Intent

- ~ Support heavy industrial uses in appropriate areas
- ~ Encourage separation from other uses



Public/Semi-Public

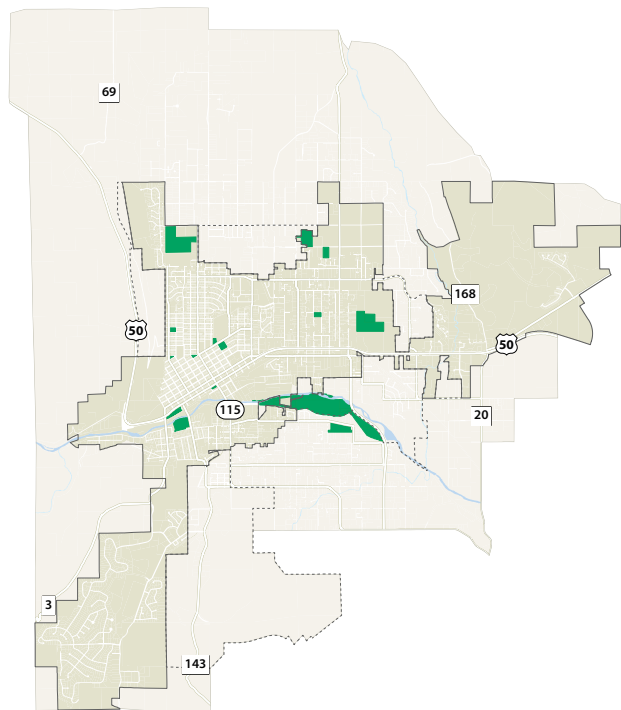
The Public/Semi-Public classification includes governmental uses, community services, emergency response facilities, schools, and religious and cultural institutions. Governmental uses include facilities owned and operated by the local, state, or federal government. Community services include non-profit organizations and social groups. Schools include public and private facilities as well as related administrative uses. Religious institutions include places of worship and places of assembly. Cultural uses include museums, performing arts venues, and cultural centers.



Intent

- ~ Identify and preserve valuable facilities and institutions within the community



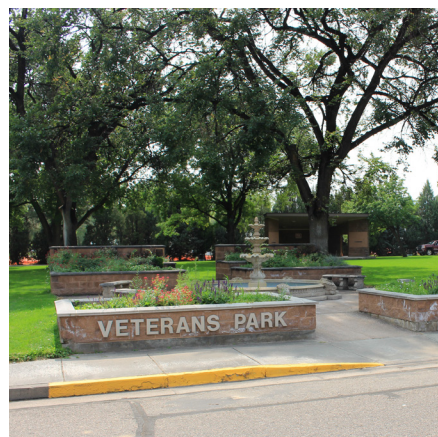


Parks and Recreation

Parks and Recreation areas include public or private land used for active or passive recreation, including parks, athletic fields, trails, playgrounds, golf courses, and parks.

Intent

- ~ Provide programmed parks space
- ~ Ensure continued access to recreational opportunities

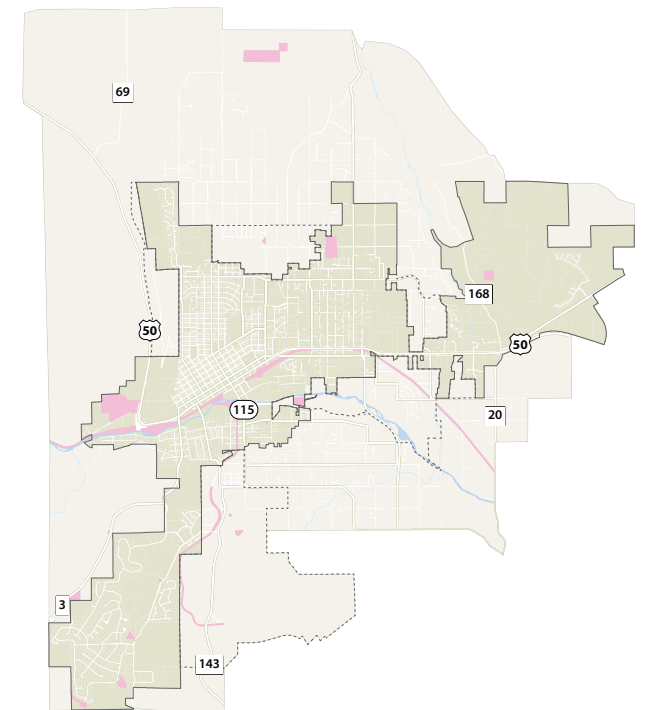


Open Space

The Open Space classification includes publicly or privately owned natural areas that are not intended to be developed and that may provide opportunities for passive recreation such as walking or biking. Open Space includes the Hogbacks area along US Highway 50 and Bureau of Land Management properties on the northern and western edges of the Urban Growth Boundary.

Intent

- ~ Preserve open space and natural areas where possible
- ~ Protect existing natural topography, wildlife habitat/corridors, and viewsheds
- ~ Conserve environmentally sensitive land
- ~ Preserve natural assets for public use



Utility and Railroad

The Utility and Railroad classification includes land dedicated to the provision of infrastructure, including railroad rights-of-way and facilities, water treatment facilities, utility substations, and easements for the transmission of gas, electricity, water, and sewer.

Intent

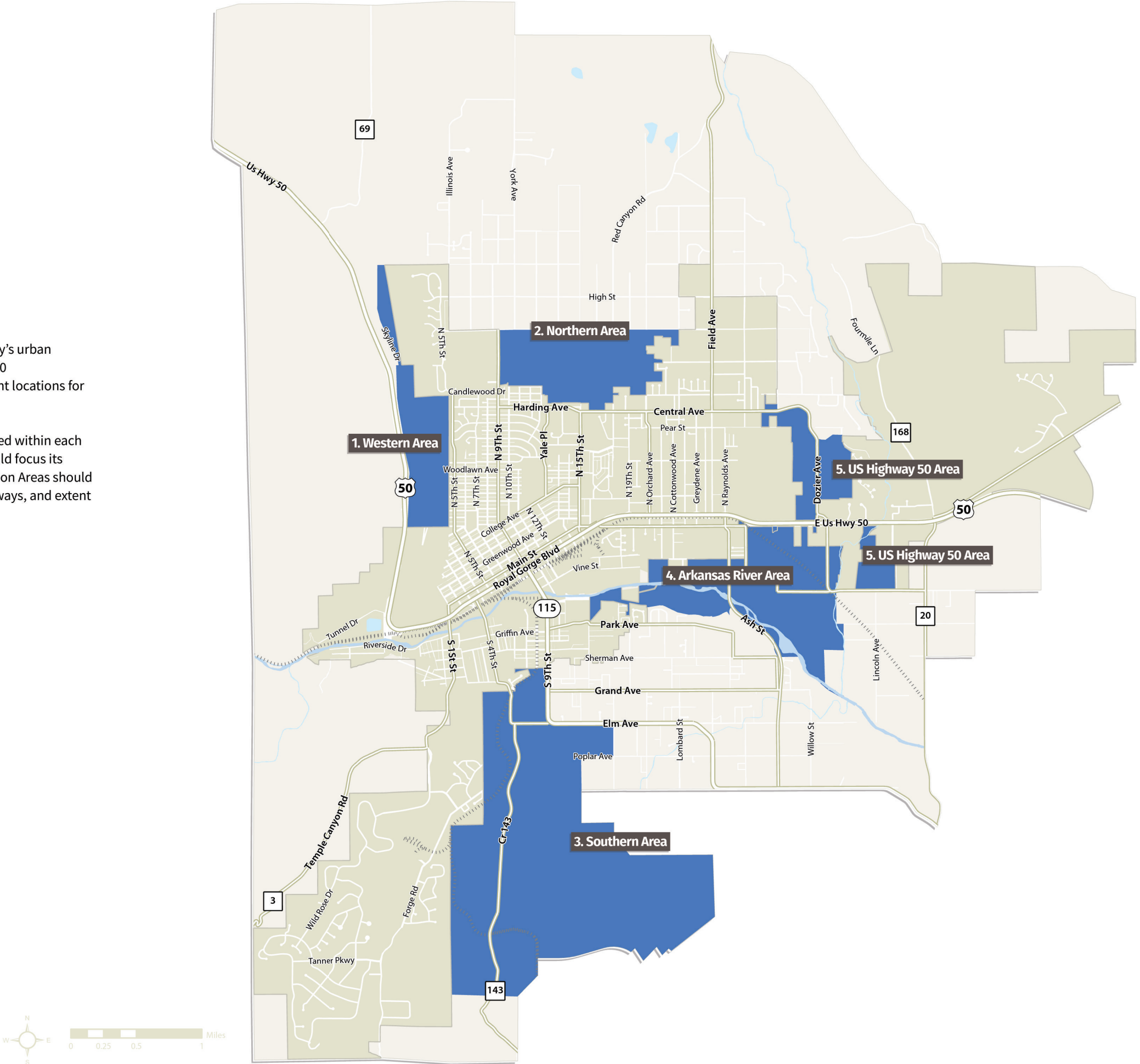
- ~ Maintain facilities and other infrastructure essential to the operation of the City



Priority Annexation Areas

Priority Annexation Areas give guidance and definition to annexation within Cañon City's urban growth boundary. These five areas were established before the Picture Cañon City 2040 Comprehensive Plan, but the plan formalizes them and incorporates them as important locations for the City's long-term land use planning.

Details on the current condition, the extent of these areas, and the land uses anticipated within each can be found in the following descriptions. These are the areas where Cañon City should focus its growth beyond the current city limits over the next two decades. The Priority Annexation Areas should be a tool to consider the location, character, necessary maintenance to annexed roadways, and extent of public infrastructure required when the City grows outward.

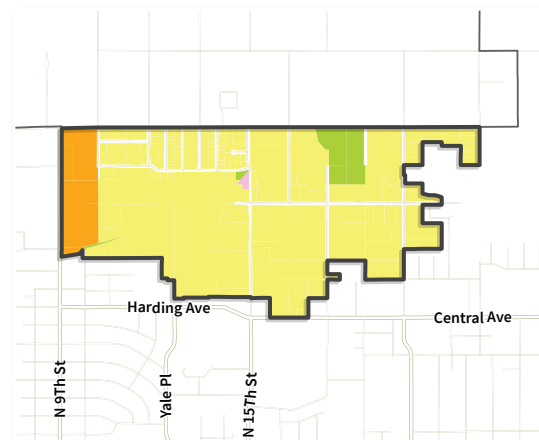




1. Western Area

The western annexation area includes approximately 270 acres of land between US Highway 50 and the City's western limits north of Hazel Avenue. About 200 acres of the area is made up of the Hogbacks Open Space Recreation Area which is owned by the City. The remaining 70 acres is made up of privately-owned vacant and commercial land along US Highway 50.

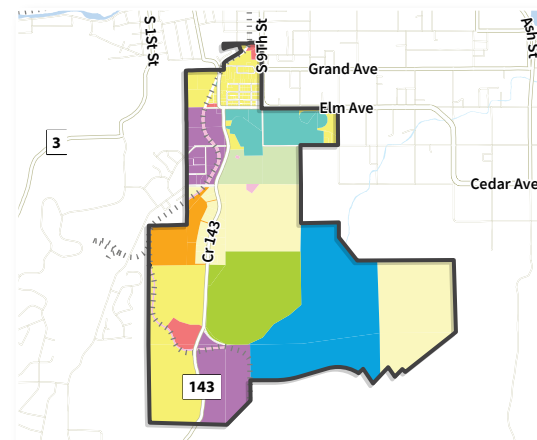
The Land Use Plan preserves the Hogbacks Open Space Recreation Area as it is a popular recreation amenity for residents and visitors. Long-term, the Land Use Plan expands commercial uses along US Highway 50 in the western annexation area.



2. Northern Area

The northern annexation area includes approximately 400 acres of land between the northern city limits and Washington Street. The majority of the area is being used as agricultural cropland and is largely located south of South Street. The remaining land is made up of single-family attached and detached, industrial, and commercial uses. The area contains about 80 acres of vacant land, mostly concentrated along 9th Street.

Though much of this area is currently used for agricultural purposes, the Land Use Plan identifies it as a location for residential growth in the long-term. Existing land uses should continue to remain as long as the property owner desires. If the use is discontinued, available land should develop as single-family residential. However, the vacant land along 9th Street would be more suitable as mixed residential development.

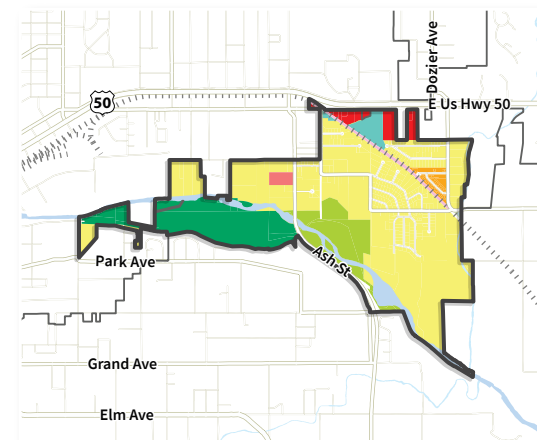


3. Southern Area

The southern annexation area includes approximately 1,770 acres between County Road 143 and the city limits to the west, south of Grand Avenue. About 750 acres of land in this area is currently vacant. The remaining land is made up of single-family, industrial, and railroad uses. The eastern portion of the annexation area is within the Lincoln Park superfund site which includes the Cotter Corporation's uranium mill.

The Land Use Plan expands existing industrial areas with light industrial infill between Elm Avenue and Forge Drive and new light industrial uses at the southern edge of the area. The Land Use Plan for this area increases housing options with mixed residential on the large vacant lot south of Forge Road, an expansion of the existing single-family neighborhood west of Grand Avenue and north of Elm Avenue, and a new single-family residential neighborhood west of County Road 143. The Land Use Plan identifies location for neighborhood commercial to serve the residential uses. Additionally, the Land Use Plan identifies additional areas appropriate for business park uses.

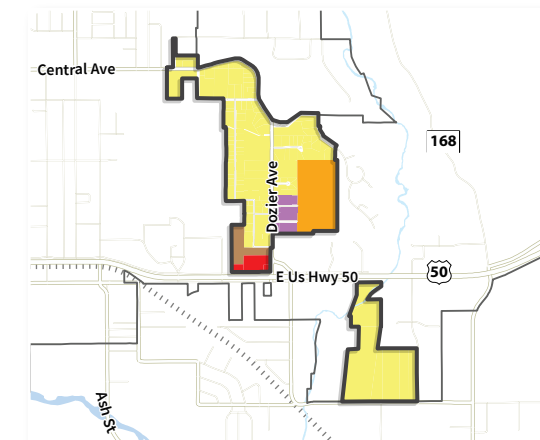
New annexation in the eastern portions of the Southern Area should be contingent on the completion of clean-up activities around the superfund site. Development in the eastern area where clean-up occurs should be for new business parks and light industrial areas, expanding the City's modern industrial and office footprint.



4. Arkansas River Area

This 630 acre area is bounded to the west and north by the current city limits and to the south by John Griffin Park, Ash Street, and the Arkansas River. The area contains all of John Griffin Park along with natural areas along the Arkansas River. The remaining area is a blend of agriculture and residential uses.

The Land Use Plan preserves John Griffin Park and natural areas as they are important recreation and environmental resources to the community. Existing agricultural land uses should continue to remain as long as the property owner desires. However, if the use discontinues, available land that is not preserved for recreation and open space should develop as single-family residential.



5. US Highway 50 Area

The US Highway 50 annexation area is made up of two areas north and south of US Highway 50. The area to the south is made up of approximately 60 acres of agricultural land and is bounded by the current city limits and Grandview Avenue. The area to the north, located between the current city limits and Dozier Avenue and Van Loo Road, is approximately 190 acres and is made up of a mix of agricultural, residential, commercial, and industrial uses.

The Land Use Plan expands the City's residential options by increasing single-family residential and mixed residential uses north and south of US Highway 50 while maintaining the existing multi-family uses off Glenmoor Road. Additionally, light industrial infill has been identified off Maple and Utility Lane. Similar to the other annexation areas, existing agricultural land uses should continue to remain as long as the property owner desires.

Chapter 4, Section A

HOUSING AND NEIGHBORHOODS

The Housing and Neighborhoods Framework provides guidance on issues impacting Cañon City’s residential areas, which contribute to its small-town atmosphere and character. Building on the residential land use categories established in the Land Use Plan, the framework aims to preserve the established and desired character of Cañon City’s neighborhoods, diversify housing options that are attainable and available to residents at various stages of life, and guide the prioritization of residential development.



City-Wide Policies and Recommendations

Residential Growth

Prioritizing infill and contiguity, while preventing premature development of open lands.

Cañon City has experienced faster growth than the unincorporated areas of the County, creating an increased demand for housing. The City has room for outward residential growth within its Urban Growth Boundary, but there remains considerable acreage of undeveloped or underutilized land with existing neighborhoods and subdivisions, such as Four Mile Ranch.

When considering residential growth, Cañon City should capitalize on the proximity to existing infrastructure, preserve the rural and agricultural edges of the community, and discourage unnecessary and premature outward expansion. The City should target residential growth near established neighborhoods first, emphasizing infill development and buildout of existing subdivisions. As an ongoing policy, the City should encourage infill where possible, using tools such as flexibility on water tap costs for residential developments within the current municipal boundary, based on the degree to which the project can take advantage of existing infrastructure.

The City should encourage infill development through continued investment and ongoing maintenance of infrastructure and amenities in its established neighborhoods. Additional incentives to encourage infill development should be considered, such as expedited development review for infill projects on already annexed parcels and the adoption of an adaptive reuse ordinance to redevelop structures on underutilized parcels.

Housing Options

Increasing housing variety and options to better serve residents at all stages of life and socioeconomic levels.

Cañon City added 168 housing units between 2009 and 2018, 67 percent of which were constructed between 2016 and 2018, suggesting an increase in building activity. However, of the 168 units constructed, 76 percent were single-family detached homes. Cañon City's newest housing does not offer much variety in lot size, square footage, or price, indicating missed opportunities to provide new housing options to a more diverse group of potential buyers.

Countywide data is available for housing vacancy rates. Per the Fremont County Housing Needs Assessment, the vacancy rate in Fremont County is less than one percent – far below the five percent at which the market is considered to be in equilibrium. This indicates a lack of supply of new rental units.

As the community continues to grow, Cañon City should actively seek greater diversification of housing options to increase its accessibility to a variety of residents. Housing diversification should include efforts to attract residential developments of differing densities, tenures, price points, and styles. Following the Land Use Plan's guidance on location and type of housing, the City should encourage specific areas for higher density options, including single-family attached and multifamily. Diversification of options will appeal to young professionals, new families, and older residents looking to downsize while remaining in the community.

Attainability

Ensuring affordability in existing neighborhoods and new residential development.

Cañon City has the highest proportion of renters in Fremont County. Over the last two decades, the County has seen a trend of an increasing percentage of renter-occupied units. Between 2000 and 2018, the percent of rented units in the County increased from 32 to 38 percent.

The low rental market vacancy rate drives up the rental rates. Additionally, the price of owner-occupied housing has steadily increased since 2012 at a much higher rate than wages, making it difficult for locally employed households to purchase a home. The lack of attainable housing has negatively impacted the ability of employers to fill vacancies, as potential new hires cannot afford housing in the area. Economic output is affected as unfilled jobs limit economic growth and activity.

Cañon City is well-positioned to increase its stock of attainable housing and capture some of the rental and new homebuyer demand experienced throughout the County. The City's relatively low vacancy rates and high demand for housing can decrease the desirability for developing attainable housing. The City should regularly meet with local developers and builders to evaluate incentives for developing attainable housing, such as density bonuses, expedited processing, parking reductions, and tax abatements.

Aging in Place

Providing the housing, amenities, and services to ensure residents can stay in Cañon City as they age.

The *Fremont County Housing Needs Assessment* found that between 2010 and 2018, the County added more residents than households. The assessment noted that a higher level of population growth related to household growth reflects an aging population and a decreasing average household size. Fremont County has a growing population of residents between the ages of 60 and 74. Between 2000 and 2018, this age group grew from 12 percent of the total population to 19 percent. In that same timeframe, there was a decrease in the population under the age of 20 and from ages 35 to 59.

Retirees continue to look to Cañon City as a desirable place to live. The City should continue its efforts to plan for this demographic, which will benefit existing residents and continue to attract new ones. One example of planning for an aging demographic is found in the City's *2019 Business Plan*, which promotes the development at Four Mile Ranch of a 55+ active community and a sustainable golf course, recognizing the economic benefit of retirees in the community.

To fully capture the needs of its older population, the City should support developing housing types that are accessible, affordable, and attractive to seniors and aging residents. Housing for aging in place could include small-lot single-family detached homes and high-density single-family attached and multifamily developments. The City should identify appropriate locations for senior housing near amenities for easy and convenient access. Age-targeted residential developments, including senior living communities and assisted living facilities, should be encouraged.

Accessory Dwelling Units (ADU)

Activating and improving single-family areas for increased options for attainability, housing variety, and aging in place.

ADUs are smaller secondary dwelling units located on the same site as the primary residential structure, with a separate entrance from the primary dwelling. Accessory dwelling units are often developed in single-family detached neighborhoods due to availability of space. ADUs increase the landscape of attainable housing. They are also a great option for people to age in place, moving to the accessory unit as they downsize, and obtaining income from their property. Cañon City's zoning regulations permit ADUs as a special review use in several of its residential districts. Going forward, the City should use a conditional review process to streamline the process and facilitate residential ADUs where permitted.

Quality and Maintenance

Maintaining and enforcing the upkeep and appearance of the City's neighborhoods.

The quality of housing stock is an issue that intensifies with the demand for housing. Because of a high rate of demand, landlords and sellers can rent or sell their homes without the need to address maintenance issues. Maintenance issues can be particularly prevalent as the single-family home rental market increases. Aging housing stock also contributes to overall quality.

More than half of Cañon City's homes were built before 1975, and just under a quarter of homes were built before 1940. As a result, some neighborhoods have a housing stock that is beginning to show signs of deferred maintenance deterioration.

Consistent, fair, and efficient code enforcement is an effective strategy to maintain housing stock in existing neighborhoods and help revitalize those that have fallen into disrepair. Adequate staffing should be budgeted to maintain consistent code enforcement operations. Whenever possible, the City should approach community code enforcement proactively, citing visible code violations before complaints occur. The City should support property owners, residents, neighborhood associations, and County-level non-profit organizations to bring substandard housing and unmaintained properties into compliance with City codes.

Public education is part of property upkeep. The Code Enforcement Department's "Keep Cañon Clean Team" is a volunteer effort that educates residents on the importance of property maintenance, and focuses on violations including weeds, litter, and inoperable vehicles. The City should also support residents in the upkeep of their property through programs and incentives, like permit fee waivers for qualifying home repairs and maintenance projects. Additionally, the City should advertise grants, low-interest loans, or tax credits to property owners to help fund private property improvements.

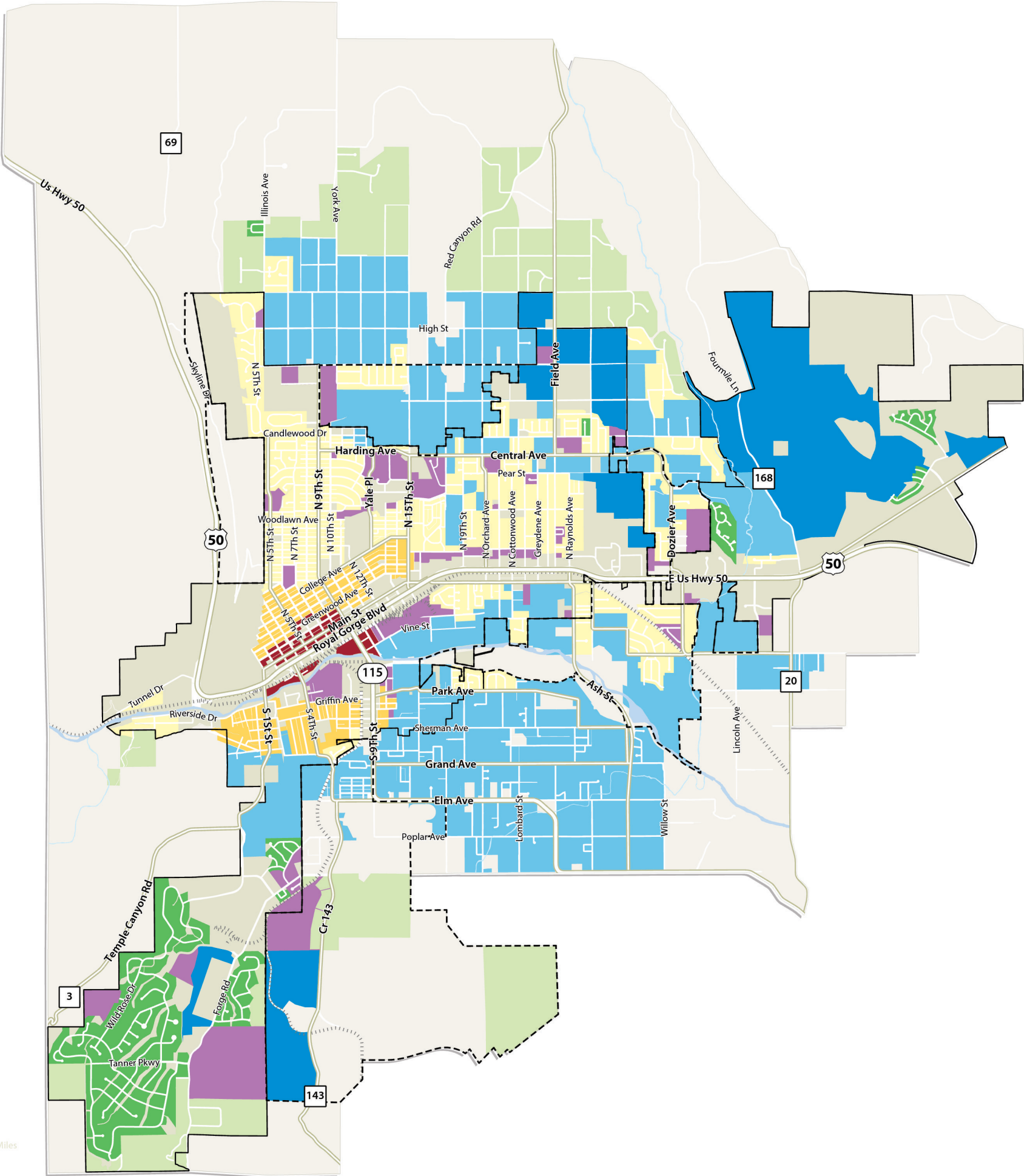
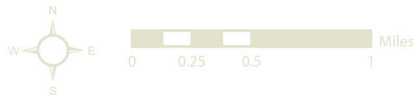
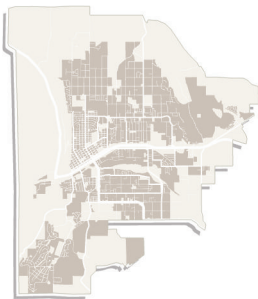
Housing and Neighborhood Framework

Cañon City offers a variety of housing in distinct environments, extending from downtown neighborhoods to established subdivisions to rural ranch land. The Housing and Neighborhoods Framework addresses the City’s unique residential areas and outlines policies and recommendations that will guide change over time. The Framework should enhance residential character, preserve the rural edge, and ensure Cañon City offers housing products to meet existing and future needs.

- Estate Edge:** Low density single-family residential dwellings, generally between 1 to 5 acres, located on the edge of Cañon City’s urban areas.
- Traditional Neighborhoods:** Residential neighborhoods in the community core feature smaller lots, a traditional street grid, and a mix of housing types.
- Established Residential Areas:** Stable neighborhoods that are generally built out and will continue to consist of single-family detached homes.
- Suburban Buildout:** Planned residential developments that remain incomplete and will be priorities for new residential development.
- Long-Term Development:** Blended areas with residential and agricultural uses near the municipal boundary will likely see change over the long-term.
- New Residential Growth:** Undeveloped areas that are either planned or suitable for residential development.
- Increasing Density:** Areas that contain some of Cañon City’s existing dense housing or are appropriate for increasing density with single-family attached or multifamily residential.
- Downtown and Riverfront:** Areas planned for mixed use development within the downtown and riverfront area.

Relation to Land Use Plan

The Housing and Neighborhood Framework builds on the residential classifications established for all residential areas in the City in the Land Use Plan. The Framework supports the City’s unique identity and further defines the type and character of each residential land use.



Framework Area Policies and Recommendations

Estate Edge

Maintaining large lot residential in transitional areas.

Estate edge areas make up a small portion of Cañon City’s housing. Aligning with the City’s residential growth policies, estate edge areas should generally not be targets for new development. Instead, the City should encourage residential growth in its traditional neighborhoods and existing subdivisions better served by existing infrastructure. Existing estate edge areas can continue, but focusing development on other areas will limit unnecessary infrastructure extensions and reduce residential encroachment on natural, agricultural, and rural areas on the City’s periphery.

Traditional Neighborhoods

Promoting context-sensitive investment in the City’s most walkable neighborhoods.

Traditional neighborhoods are a key component to Cañon City’s charm and character. Continued investment in these areas is needed to keep Cañon City an attractive and vibrant community. These neighborhoods generally extend outward from the downtown and boast of the City’s most charming and historic homes. They are laid out in a grid pattern that promotes good walkable connectivity, with smaller lots that allow for a higher density of single-family homes.

The City’s traditional neighborhoods offer a variety of housing options and affordability to appeal to young professionals, new families, and seniors. In these neighborhoods, the City should encourage infill development that is of a compatible style and density to fit the existing context.

Established Residential Areas

Improving the character in established neighborhoods.

Many of the residential areas within the City’s municipal boundaries are already established. These areas, mostly located north of the Arkansas River, predominantly consist of single-family detached homes with occasional duplexes or single-family attached developments. Stable neighborhoods play a crucial part in providing housing to Cañon City residents. In tandem with planned street upgrades and necessary infrastructure improvements, the City should focus on public realm improvements – the provision of sidewalks, curb and gutter, and lighting – that contribute to the character of its established neighborhoods over time. These types of improvements will result in more attractive and desirable neighborhoods for the community.

Suburban Build-Out

Completing existing subdivisions.

The City has several planned and platted subdivisions that are not complete. As a component of residential growth, the City should emphasize suburban subdivision build-out where it has existing space for development. Examples include the Dawson Ranch and Four Mile areas. Given the availability of undeveloped residential properties, the City should prioritize subdivision build-out over greenfield residential development and outward expansion in its natural, agricultural, and rural areas. Doing this will allow the City to capitalize on existing plans for development while limiting infrastructure extensions and related costs.

Long-Term Development

Growing outward within the context of the Land Use Plan and the Priority Annexation Areas.

Long-term development areas are located outside city limits, except for occasional pockets within established residential areas. Long-term development areas should support growth in relatively close proximity to existing infrastructure and established residential areas. Though much of these areas are dedicated to agricultural uses and standalone single-family detached homes, some development has started to occur.

Investment within long-term development areas may be parcel by parcel or by the consolidation of lots to allow for larger multiunit residential developments. New development should be compatible with the character and style of nearby established residential neighborhoods. Within these areas, the City should prioritize development in the following order: 1) within city limits; 2) within the Priority Annexation Area; 3) within the Urban Growth Boundary.

New Residential Growth

Planning cohesive and connected new subdivisions.

Though infill development and the completion of existing subdivisions should be a priority, new residential growth areas offer opportunities for new homes within Cañon City’s municipal boundary. Many of Cañon City’s residential neighborhoods have a high level of connectivity with a compact, regular roadway network, however, the City’s new subdivisions are often designed with cul-de-sacs and fewer access points to the major street network. This not only limits vehicular connectivity, but also safe and efficient pedestrian and bike connectivity between adjacent neighborhoods. Cañon City can encourage development patterns that reference its traditional neighborhoods. In new subdivisions, the City should discourage residential developments with cul-de-sacs and limited connectivity. The City should work with developers and builders to integrate trails and sidewalks within new neighborhoods.

The City should monitor the amount and location of parks and open space as an element of any new development. This will ensure that adequate parks and open spaces are provided throughout the community, with local access available to all residents.

The Four Mile Ranch area is the most significant opportunity for new residential growth within Cañon City. As infrastructure is extended and subdivision filings occur, the City should consider new residential growth policies that promote bike and pedestrian connectivity open space access.

Increasing Housing Density

Expanding diversity in housing type, tenure, and attainability.

Areas of increased housing options are aimed to expand residential density and diversify the City’s housing stock. The City should encourage compatible denser housing options as part of infill and targeted redevelopment areas in existing neighborhoods. Single-family attached and multifamily uses should be a component of long-term investment in the new growth areas. This will provide more affordable options within the community that may appeal to younger professionals and new families. These denser developments could also include age-targeted housing that offer older residents looking to downsize an opportunity to age in place. Single-family attached and multifamily uses within these areas should consider the density and style of adjacent residential areas to ensure they are compatible with the character of the surrounding residential neighborhood.

Density can be increased with multifamily housing or mixed residential development, as shown in the Land Use Plan. The area around the intersection of Central Avenue and 15th Street is a specific example where a mix of multifamily and attached homes should be considered. This area is shown in a hatch on the Land Use Plan, to indicate a flexible approach that responds to the needs of the community and increases housing density.

Downtown and Riverfront

Attracting residents to the City’s core.

As new development occurs within the downtown and along the riverfront, mixed use developments that feature a multi-family component should be encouraged. Over the long-term, mixed use development will increase the customer base and add to the sense of activity in the downtown and riverfront areas, strengthening them as a more unified and connected commercial district. For more information on the downtown and riverfront area, see the *Economic Development Framework Plan* on page 33 and *Downtown and River Framework Plan* on page 34 of this chapter.

Chapter 4, Section B

ECONOMIC DEVELOPMENT

Economic development is essential to the promotion of Cañon City’s growth and stability. The Economic Development Framework builds on the City’s existing commercial and industrial base and plans for a lively downtown and riverfront. The framework promotes attractive commercial areas that serve the community's needs, areas that provide goods, services, and employment opportunities to residents while generating the revenue needed to pay for City services and infrastructure. The framework builds on the commercial and industrial land use categories established in the Land Use Plan, strengthening Cañon City’s position as a regional destination, leveraging regional amenities, and providing increased employment and entrepreneurship opportunities.



City-Wide Policies and Recommendations

New Businesses

Attracting new businesses proactively, from start-up to buildout.

Cañon City’s Relocation Guide describes the community as “land of opportunity for companies looking to start-up or expand,” citing wages, excellent climate, availability of land, transportation connections to the region, and an active tourist economy. To attract new employment opportunities and broaden Cañon City’s economic vitality, the City should continue to market the community’s assets to new businesses. Existing programs and resources can be tapped in this effort, such as the Small Business Development Center, Small Business Administration loan program, Workforce Development Center, and the Fremont County Economic Development Corporation (FEDC) TechSTART, a technology accelerator that supports remote professionals and attracts technology-based businesses.

The City’s planning tools, such as its standards and review procedures, can affect economic development and business attraction. Cañon City should ensure that its development processes are completely clear for both new and existing businesses. Fast and easily navigable processes for applicants will expedite the completion of projects, further reinforcing the message that Cañon City is a business-friendly community. The City should review and amend its development approval procedures as necessary to clarify the process and identify specific criteria that trigger proposal review.

Entrepreneurial Spirit

Offering entrepreneurial tools for local businesses.

The perception of Cañon City’s business climate is integral to its economic growth. The City should employ initiatives to ensure positive cooperation between the City and business owners. The City should work with the Chamber of Commerce to conduct initiatives including hosting an annual meeting with members of the business community, establishing regular communication via email blasts or newsletters, working more closely with businesses owners looking to invest in or improve their properties, and conducting exit interviews with businesses that choose to relocate outside of Cañon City.

The City should support local businesses by creating and managing grant programs to enhance buildings and businesses such as the City’s Downtown Life Safety Grant and the Façade Improvement Grant. The City should also increase its involvement and partnerships with the Chamber of Commerce, Fremont Economic Development Corporation, Fremont County Tourism Council, Upper Arkansas Council of Governments, Pueblo Community College, Colorado Department of Transportation, and other local, state, and federal partners to stimulate economic development.

Broadband for Business

Creating a digitally connected City, with high quality internet supporting businesses in all sectors.

The City must be at the forefront of technology to ensure the capability of meeting the demands and needs of its businesses and residents. Broadband access is increasingly necessary to participate in everyday activities, from school to commerce. As technical needs and requirements are continually evolving for all types of businesses, Cañon City should encourage the development of reliable and cost-effective high-speed internet services throughout the community. The City should identify ways to upgrade technology as part of its capital improvement program and work with utility providers to ensure that Cañon City is receiving services that support innovation and business growth. The City should regularly seek regional, state, and federal grants for broadband infrastructure improvements.

Workforce Development

Developing and retaining a skilled local workforce.

A skilled workforce is a decisive factor for employers looking to locate in a community. Successful companies hire employees based on their skills and education relative to their industry. Cañon City can help to ensure that its residents have the skills and education to appeal to new employers. Strategic partnerships between local employers and Pueblo Community College can produce skilled workers who live and work in Cañon City. The City should have an open dialogue with employers to inventory workforce gaps that can guide educational and training needs. The City should also work with Pueblo Community College and the Chamber of Commerce to ensure local professional development and ongoing education opportunities are available to current employees of Cañon City businesses.

Reinvestment in Commercial Areas

Revitalizing the City’s established commercial areas with a toolbox approach.

Much of Cañon City’s commercial areas are located within the study area boundaries of the *Cañon City Reinvestment Expansion Area – Urban Renewal Plan*, which guides revitalization efforts for areas determined to be blighted under a set of conditions outlined by Colorado statutes. The *Urban Renewal Plan* outlines activities that may be undertaken by the Urban Renewal Authority in the Cañon City Area for Reinvestment Expansion (C-CARE) to mitigate and eliminate blight. Some of these authorities and activities include:

- ~ Complete public improvements and facilities.
- ~ Undertake building and site demolition when required to eliminate unhealthy and unsafe conditions.
- ~ Enter into redevelopment and development agreements with developers, property owners, and individuals.
- ~ Adopt standards, regulations, policies, and requirements aimed at improving the conditions of the area.
- ~ Use loans, grants, and contributions expenditures to revitalize the area.

Under the guidance of the *Urban Renewal Plan*, the City should continue to work through C-CARE toward the physical revitalization of its commercial areas to promote a strong first impression throughout the community, conveying an attractive and high quality appearance to new businesses and visitors.

Tourist Economy

Building the central hub of the Royal Gorge region tourist economy.

With a historic downtown and access to world-class recreation destinations, Cañon City is a great place to visit. A key component of Cañon City’s economic growth must be the leveraging of the City’s unique assets to increase tourism and attract more visitors to the community. The City owns the Royal Gorge Bridge and Park, one of the most important tourist destinations in the region. The City should continue to partner with the Royal Gorge Park and Bridge Company to expand the park’s amenities and continue its status as a premier attraction.

Beyond the Royal Gorge, the City’s tourist economy can expand. The City should continue to lean on the community’s history, heritage, natural resources, and livability to promote Cañon City as a tourist and business destination. Cañon City is well-positioned to offer agritourism, outdoor recreation, local arts and artisans, and entertainment to visitors who come for the Royal Gorge and stay in the City. More information on events and tourism can be found in the *Cultural and Historic Resources* chapter on page 65.

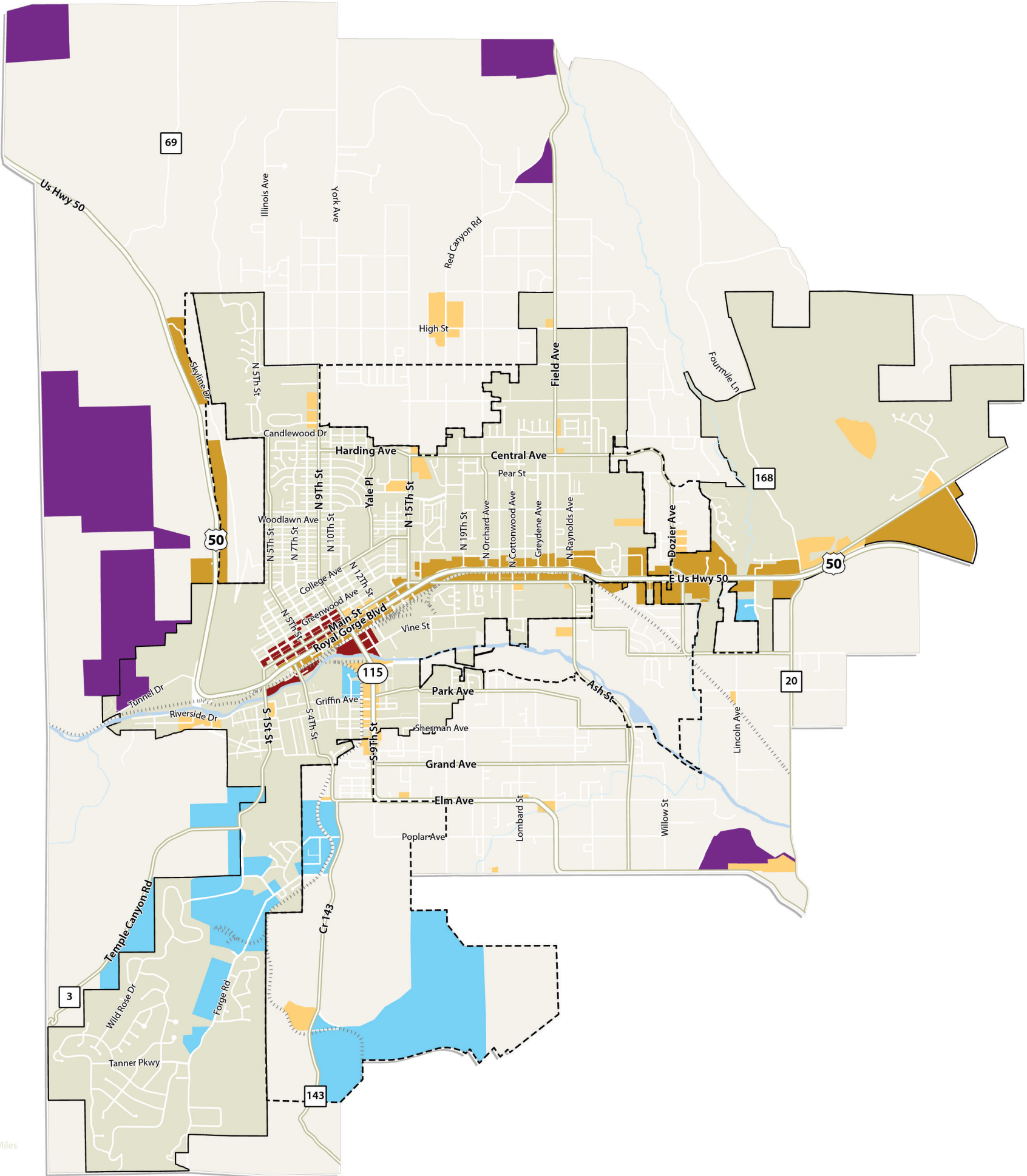
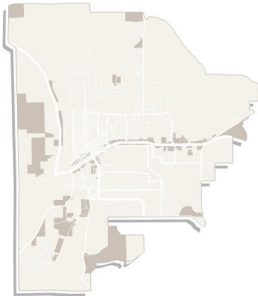
Economic Development Framework

Cañon City supports a variety of commercial, industrial, and office uses. The Economic Development Framework establishes a vision for all portions of the community that support commerce and employment. These include efforts to enhance the US Highway 50 commercial corridor, support the development of new employment areas, and continue to grow the area's tourism sector.

- Commercial and Industrial Nodes:** Small, neighborhood-scale commercial areas that are set within areas that are primarily residential.
 - Connected Commercial Areas:** Auto-oriented commercial uses capture the high volume of through traffic on US Highway 50.
 - Heavy Industrial:** Areas that are reserved for large scale, intense manufacturing and industrial uses.
 - New Employment Growth:** Undeveloped and partially developed areas that accommodate office or light industrial uses in business campuses.
 - Downtown and Riverfront:** Areas planned for mixed use development within the downtown and riverfront area.

Relation to Land Use Plan

The Economic Development Framework builds on the commercial and industrial classifications established throughout the City in the Land Use Plan. Economic Development Framework focuses on how Cañon City's commercial and industrial development can strengthen the local economy and work in Cañon City.



Framework Area Policies and Recommendations

Commercial Nodes

Creating context-sensitive commercial development in proximity to neighborhoods.

Due to the residential setting of commercial nodes, screening and buffering should be implemented to protect adjacent residential properties from the negative impacts of commercial and light industrial activities. Accessibility from the surrounding neighborhoods should be encouraged on nodes developed with convenient commercial uses.

Several of Cañon City’s existing commercial nodes are set back from the road within a parking area that is minimally landscaped. The City should require site improvements to these areas which will increase their overall appeal and appearance over time. In addition to screening and buffering from adjacent residential uses, these areas should be formalized with the appropriate screening of outdoor storage, clear signage for businesses, designated loading areas, and paved and striped parking lots.

Connected Commercial Areas

Revitalizing auto-oriented commercial areas along the City’s main corridors.

US Highway 50 (Royal Gorge Boulevard) is the primary commercial corridor running through the center of the City. Areas along the Highway should feature retail and service uses that cater to the local community as well as the region. The corridor’s large volume of traffic benefits national retailers, restaurants, and auto-oriented commercial uses. Because these types of uses serve a large number of customers, access management and flow of traffic should be prioritized. As new development occurs, the City should encourage site design that reduces conflict points. Curb cut reduction or consolidation and reliance on side streets access should be promoted whenever possible. The City should also encourage cross-access between adjacent commercial uses by offering incentives such as a reduction in parking requirements.

Although Cañon City’s connected commercial areas should continue to be auto-oriented, the City should work with property owners and developers to ensure that once shoppers arrive, these areas are more pedestrian-friendly. This can be accomplished by requiring internal on-site walkways and connection to public sidewalks, and where applicable, to trails.

Beautification

US Highway 50 is the most prominent commercial roadway within the community, providing the first impression of Cañon City for many. As such, the City should encourage well-designed streets, quality architecture, and other elements that instill a sense of place and provide an attractive retail environment. The City should work with businesses and property owners to make necessary changes to ensure the long-term viability of commercial uses. The City should consider design standards that apply to new and changing development which would help to enhance the character of the overall commercial areas by providing guidelines for beautification, landscaping, lighting, and architectural design.

Outlot Development

Several of the businesses on the eastern edge of the City, such as the Walmart near Dozier Avenue and US Highway 50, have large surface parking lots which would benefit from the development of outlots. Outlots are developable properties within a parcel that are generally sited near the property line along the frontage road and typically include restaurants and other retail and service uses. Outlot development near the US Highway 50 roadway will help break up the visual impact of large surface parking lots and provide additional opportunities for economic development.

Heavy Industrial

Reserving planned spaces for the City’s intensive industrial uses.

Heavy industrial areas are the places where large-scale production of raw materials or finished goods occurs. Because of the nature of heavy industry, these uses can have significant external impacts including noise, odor, and air pollution that can also have profound impacts on nearby land uses and the environment. Intense heavy and open air industrial uses contribute to Cañon City’s economic base. The City should allow the continuation of these uses in formalized and identified parks while limiting their outward growth and expansion to avoid encroachment into residential areas. In instances where the uses are adjacent to a developed area, such as along State Highway 115, the City should work to ensure that open air industrial areas are heavily screened and buffered from residential uses, commercial uses, and environmental features.

New Employment Growth

Accommodating growing employment sectors.

Employment areas are critical to the economic health of the City. They provide jobs, opportunities for local entrepreneurs, a daytime population to patron local shops and restaurants, and a diverse industry that broadens the City’s tax base. With available land and infrastructure, the City is well-positioned to attract new uses and assist with the expansion of existing uses. Building off the emerging tech incubator community that is pioneered by TechSTART, new employment growth areas also provide an opportunity for the City to accommodate a growing tech sector. To convey a sense of innovation, the City should establish design standards to ensure that these areas include well-designed streets, on-site landscaping, attractive public space, bicycle and pedestrian trails, unified signage and wayfinding, and high-quality architecture. The City should also pursue opportunities for open space, plazas, and other place-making elements within these areas that benefit the broader community.

Downtown and Riverfront

Creating a destination for shopping, dining, and entertainment in the City’s core.

New developments along the riverfront should capitalize on the proximity to the Arkansas River by developing the river corridor as a vibrant, attractive, and active location for recreation, restaurants, and specialized retail opportunities. The City should collaborate with businesses to foster the growth of the downtown as a destination. Strategies can include the formation of a Downtown Business Association, support of special events such as sidewalk sales, and marketing the downtown and riverfront to residents and visitors. The mixed-use environment is an opportunity to attract location-neutral employees, or remote workers, who move to the area and are drawn to the City’s downtown environment for coffee shops, cafes, restaurants and bars, and access to local trails. For more information, see the *Housing and Neighborhoods Framework Plan* on page 29 and *Downtown and River Framework Plan* on page 34 of this chapter.

Chapter 4, Section C

DOWNTOWN AND RIVERFRONT

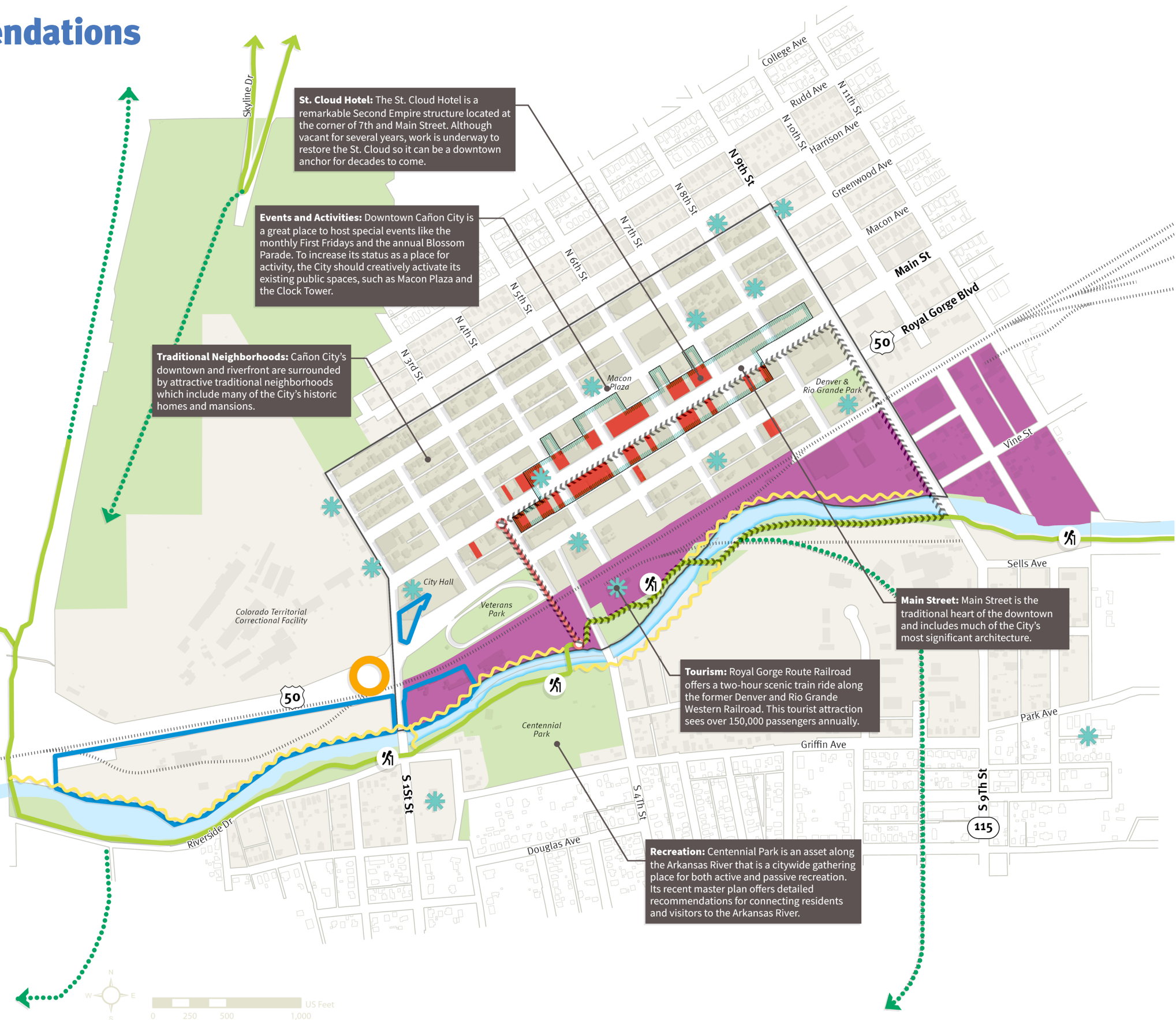
Cañon City’s downtown and riverfront represent the heart and soul of the community. The traditional Main Street, historic buildings, attractive pedestrian-oriented environment, and the lush and active riparian corridor along the Arkansas River, all work together to establish a unique, charming, and special place within the City. The downtown and riverfront should continue to be prioritized and enhanced as vibrant community gathering spaces for residents and visitors. The Framework Plan builds on the City's existing assets to increase the appeal of the historic downtown and improve multimodal connections to the riverfront, further unifying the area into a cohesive destination. The Framework Plan identifies several principles that are consistent with the City’s ongoing planning efforts to assist in guiding improvements and development to ensure the area evolves in a way that supports the community’s vision.



Framework Area Policies and Recommendations

- Trails:** The seven-mile Arkansas Riverwalk includes crushed gravel trails winding through a variety of terrain and ecosystems. It follows an old railroad bed and is open to running, walking, biking, and horseback riding in certain areas.
- Historic District and Landmarks:** The City's history is an important part of the community's identity. The Downtown Historic District has been listed on the National Register of Historic Places since 1983. The City should ensure that this history is not lost but rather complemented and enhanced with downtown investment and development.
- Riverfront:** Properties along the Arkansas River represent a critical component to the downtown and riverfront area. Redevelopment of these properties should preserve riverfront access as a public amenity.
- Trail Extensions:** The trail system provides both opportunities for recreation and economic development. The City should consider a trail on the north side of the river to provide increased access to existing and future riverfront businesses in its Riverfront Mixed Use District.
- Key Redevelopment Opportunities:** These are key sites for redevelopment given their proximity to the downtown and riverfront area. Attractive gateway development in these locations adjacent to U.S. Highway 50 should welcome visitors traveling west into Cañon City.
- Riverfront Mixed-Use District:** Mixed use development along the riverfront should accommodate higher density residential and commercial, offer public access to the riverfront, and provide a variety of amenities along the north side of the Arkansas River.
- 3rd Street Connection:** 3rd Street should be improved with an at-grade pedestrian connection from the downtown to the riverfront, including pedestrian plazas and pedestrian activated crossing at Royal Gorge Boulevard.

- 1st Street Gateway:** The intersection at U.S. Highway 50 and 1st Street is a critically important gateway to Cañon City and its historic Main Street. The 1st Street intersection should be improved with a traffic signal, median treatments, pedestrian crossing, entry signage, and curb improvements to identify to visitors that they have arrived in Cañon City.
- Downtown/Riverfront Loop:** The City should clearly identify and improve this as a one-and-a-half-mile pedestrian friendly stroll along historic Main Street, 3rd Street, 9th Street and the Riverwalk.
- Upper Floor Activation:** The City should use tools such as building code amendments and cooperative parking arrangements to better activate the upper floors of historic buildings in the downtown and riverfront areas, better accommodating residential and office uses to increase people living and working in the Downtown.
- Parks and Open Space:** Downtown and the riverfront are well served by two of the City's well-loved parks. Veterans Park is a shady passive-use park on the north bank, while Centennial Park offers boat put-ins, riverside picnic areas, sports fields and courts, a playground, and restrooms.
- Trail Heads:** Trailheads on both sides of the Arkansas River offer access points connecting the downtown core and new mixed use areas to the riverfront. Trailheads should include amenities such as trail system maps, shaded relief areas, water fountains, and bike fix-it stations.
- Arkansas Riverwalk Expansion:** The Arkansas Riverwalk is a crown jewel of Cañon City. New Riverwalk trail segments should be sensitive to the River's unique natural environment and varied landscape. To best serve as a component of the multimodal, active transportation network, expansion on the north and south banks of the River should connect to the system of trail extensions, on-street bikeways, and sidewalks wherever possible.





Example Images

- 1.) Mixed use development that would compliment the architectural style and scale of Cañon City's Main Street 2.) Mixed use development with public plaza 3.) Restaurant with large outdoor dining space 4.) Development along river incorporate riverwalk



Example Images

- 1.) Development along riverfront that includes a hotel and dining/entertainment use with view of the river 2.) Architectural style and scale that would compliment the State Armory building

Mixed Use along the Riverfront

A mix of uses should be encouraged to establish a lively and active district along the north side of the Arkansas River in the core of Cañon City. The Arkansas River Corridor Master Plan establishes that the area should include a mix of uses that complement Main Street's established commercial businesses. As development occurs, the City should continue to encourage pedestrian access to the river via the Arkansas Riverwalk Trail. Additionally, the City should focus on improving the environmental health of the Arkansas River. The Riverfront Zone District is the City's primary tool to ensure that the desired development is context-sensitive along this important section of the riverfront.

Challenges in the area include several existing industrial uses and the railroad, which presents a barrier to development on the north side of the river. As the riverfront mixed use area develops, uses that complement rather than duplicate the downtown should be encouraged. New development should be oriented toward the river, incorporating plazas on the Riverwalk Trail, with public open spaces alongside condominiums, townhomes, and mixed use buildings. The area should include restaurants, shops, lodging, and offices to accommodate riverfront living and commerce while providing public access to the Riverwalk Trail.

Key Redevelopment Opportunities

Two opportunity sites near the intersection of 1st Street and Royal Gorge Boulevard can potentially contribute to a defining gateway area for Cañon City. These underutilized sites are situated prominently on 1st Street with the riverfront to the south and Main Street to the north. Long term, as they become available, both are positioned to redevelop in ways that use space wisely, taking advantage of prime street frontage and riverfront proximity.

South Site

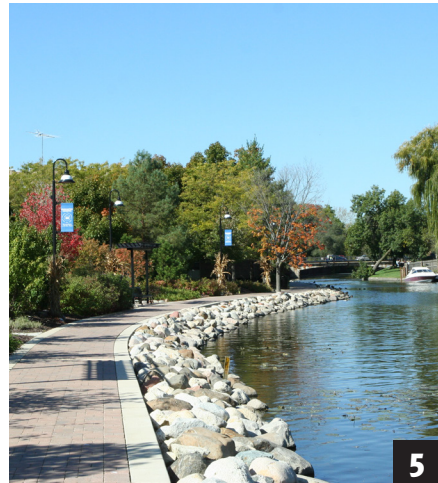
The south opportunity site sits between Veteran's Park and Centennial Park, located entirely within the Riverfront Mixed Use District. Currently used predominately for outdoor storage, redevelopment would have a significant positive impact on the riverfront area. If the site becomes available, it should be considered for a mixed use building with a commercial ground floor and hotel or residential above to take advantage of views of the River and Centennial Park. Redevelopment of the site could spark additional development along the riverfront and create an opportunity to build a new segment of the Arkansas Riverwalk for public access on the north bank.

Black Hills Energy Site

Should the Black Hills Energy site become available, it provides an excellent opportunity to extend Riverfront Mixed Use development along the riverfront to the west. Public amenities should be included, growing the system of riverfront parks. The Riverwalk expansion should continue to the west on the north side of the River.

North Site

The north site covers just under an acre, with frontage on both Royal Gorge Boulevard and 1st Street. If the site becomes available, development can define the western entrance to the City. Future site development should feature a context-sensitive design, complementing the massing and the masonry façade of the State Armory building to the east. The developed north site will anchor the important gateway corner and complement Veteran's Park to the south across Royal Gorge Boulevard.



Example Images

1.) Scenic waterfront trail with public open space 2.) Small public plaza in downtown area 3.) Wide curbside sidewalk with decorative pavers and landscaping 4.) Riverwalk with benches and landscaping 5.) Wide waterfront trail can be used as gathering

Connecting the Downtown and Riverfront

Residents and stakeholders frequently identified the need to connect the two parts of the City's core for walking and biking. Improving connections between downtown and the riverfront will encourage pedestrian traffic that benefits downtown businesses and contributes to activity and community health. Connectivity will be increasingly important long-term as the riverfront mixed use area develops and amenities increase along the Arkansas River, but enhancing the 3rd Street connection and formalizing the Downtown Riverfront Loop will positively impact the community immediately.

Downtown Riverfront Loop

The Arkansas River offers a unique opportunity for public access to the riverfront in a scenic setting just steps from downtown. The Arkansas Riverwalk Trail is a way for visitors and residents to view local wildlife and take in natural beauty. The City should strengthen the connection between downtown and the riverfront by formalizing the "Downtown-Riverfront Loop" – a one and a half mile pedestrian friendly stroll along historic Main Street, 3rd Street, 9th Street and the Riverwalk. The loop will encourage visitors and residents alike to enjoy the heart of Cañon City on foot. The City should enhance the loop with wayfinding, streetscaping, and pavement markings, clearly articulating the easy accessibility of the City's core area.

3rd Street Connection

Walking or biking from downtown to the riverfront along 3rd Street currently involves traversing parking lots, Royal Gorge Boulevard, and railroad tracks. The street should be improved as a "Complete Street" with bikeways and a parallel pedestrian side path or sidewalks, connecting the Hogbacks Open Space Recreation Area through downtown to the riverfront. At Royal Gorge Boulevard, the existing signalized at-grade crossing should be upgraded with pedestrian plazas and a pedestrian-activated crosswalk. This connection would encourage walking and biking from downtown to the Santa Fe Depot rail station and the Arkansas Riverwalk.



Example Images

1.) Farmers Market 2.) Food Truck 3.) Macon Plaza 4.) Public Art Fair 5.) Clock Tower Plaza

Activating the Downtown and Riverfront

Over the next two decades, Cañon City residents and businesses will benefit from an activated riverfront and an increasingly lively downtown. The area is unique, with downtown showcasing the City's history and innovation and the riverfront offering a place for the community to gather in parks and recreate along the water. Activating the downtown and riverfront will contribute to a lively environment, encourage people to stroll from Main Street to riverfront amenities, and further enhance Cañon City's already great public spaces for events and activities that showcase the community's charm.

Macon Plaza

High quality community gathering spaces contribute to the downtown atmosphere. The City should consider activating Macon Plaza with food truck hookups on 5th and 6th streets, and should it become available, in the parking lot to the east of the Library. This investment will help market Cañon City's innovative approach to attracting businesses, showcasing local food trucks for downtown events. Food trucks often function as starter restaurants to explore new markets, and Cañon City's receptiveness will indicate that the City is open for business.

Clock Tower Plaza

The corner clock tower at 3rd and Main Street sits on an underused City-owned lot. The corner should be activated as a public multi-use plaza, offering a space for vendors, live music, and art exhibits during special downtown events. Features could include green space and public picnic tables, offering downtown space for small events.

Downtown Events and Activities

Cañon City's participation in the Colorado Main Street program emphasizes collaboration with small business owners, residents, and community leaders to grow downtown as a destination. The City's Downtown Strategic Plan offers strategies to improve the retail mix and create an attractive physical environment for downtown shopping and entertainment. Building on its strengths, the City should consider creative approaches to promote its public spaces and attract visitors for events and activities that celebrate local artists, offer live music, provide great local cuisine, and more.

Chapter 5

TRANSPORTATION AND MOBILITY

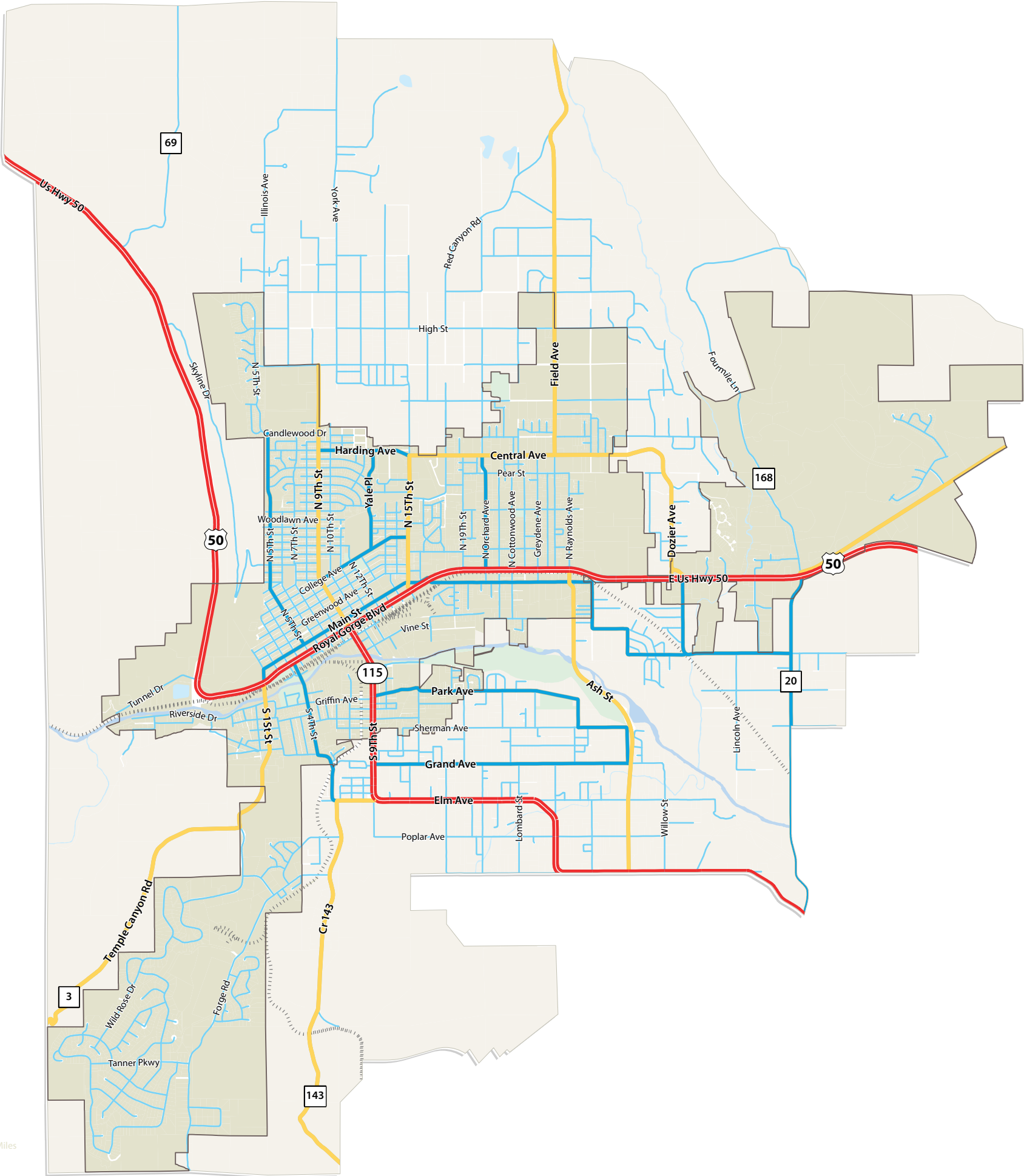
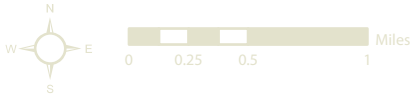
A well-integrated network of quality transportation options for driving, biking, and walking is integral to the quality of life for residents and economic competitiveness for businesses. The Transportation and Mobility chapter focuses on improvements to Cañon City’s transportation system that can reduce inefficiencies and areas of congestion, provide missing linkages in the roadway network, increase the ease of walking and biking, and strengthen economic competitiveness through major arterial and highway access.



Street System

Cañon City's roadway network is the primary transportation infrastructure carrying travelers to and throughout the community. All streets within Cañon City are classified according to a hierarchical system based on elements such as the number of travel lanes, traffic volumes, level of access, and mobility. The City uses the following functional classifications: Regional Highway, Arterial, Collector, and Local Streets. Lower order streets function primarily as access to individual lots, and higher-order streets function primarily for expeditious movement of people and goods.

- Regional Highways:** Highways provide regional mobility. They are intended for higher volume, moderate to high-speed traffic, with controlled entrance and exit, and typically a dividing strip between the traffic in opposite directions, often two or more lanes in each direction.
- Collectors:** Collectors provide access to arterial roads, neighborhoods, parks, schools, and small commercial areas, balancing land access with mobility. They may be continuous through a community and their function is to connect arterials to local roads. Travel occurs at lower speeds over shorter distances than arterials.
- Arterials:** Arterials are busy roadways that serve as spines within the community. accommodate large volumes of traffic and provide fewer provisions for adjacent land access, including limited traffic controls. Travel is intended to be at higher speeds over longer distances.
- Local Roads:** Local roads are the most common roadway classifications in Cañon City. They typically are not continuous through a community and connections to arterials are limited. Travel speeds and volumes are low.





Street System

Efficient and safe circulation on the City’s roadways is accomplished by maintaining a transportation network that maximizes vehicular and pedestrian accessibility while minimizing potential conflicts. This section identifies the components of the City’s existing system and provides recommendations for key roadway connections and extensions, safe and efficient intersections, and well-circulated parking to improve access and circulation for residents, visitors, and businesses.

Jurisdiction

Continuing to collaborate with CDOT and Fremont County on improvements and extensions to the street system.

Certain roadways within Cañon City and its planning area fall under the jurisdiction of Fremont County or the Colorado Department of Transportation (CDOT). Infrastructure projects involving these roads require close coordination among agencies. The City’s design and management influence on US Highway 50 and SH 115 is limited by the policies, requirements, regulations, and recommendations established by the State. The City owns and maintains all other roadways within city limits, and Fremont County owns and maintains all other roadways outside of city limits. The City should continue to collaborate with CDOT and Fremont County on improvements and extensions to Cañon City’s street system.

Roadway Conditions

Establishing policy to fund roadway improvements.

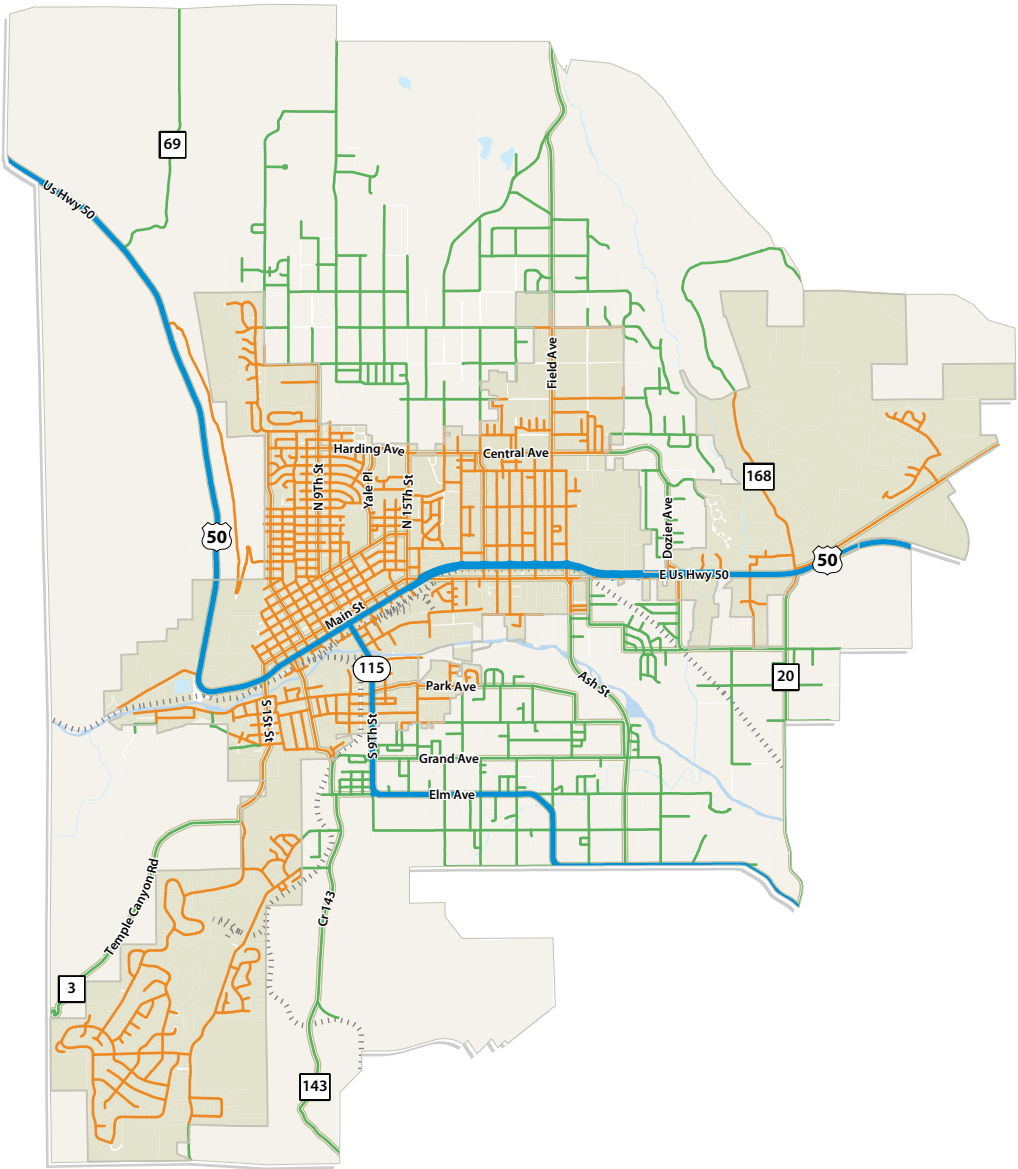
The City is currently maintaining approximately 100 miles of paved streets, approximately 16 miles of gravel roads, and 26 miles of gravel alleys. For its paved streets, the City performed a pavement study and found that:

- ~ 67 percent of the City’s streets were beyond basic repair and maintenance and required repair or complete reconstruction
- ~ 8 percent are in fair condition, and
- ~ 25 percent are satisfactory to excellent condition and only require on-going maintenance

These conditions result in Pavement Condition Index (PCI) rating of 37, below the national average of 66 PCI rating. The City’s Road Project 2A is a one percent sales tax increase that will be exclusively dedicated to funding roadway repair and replacement projects. Between 2017 to 2020, the City completed 23 projects and repaired or replaced 10.9 miles of road. Seven additional roadway segments have been identified by the City’s Engineering Department for reconstruction in 2021. In order to continue to improve the roadway system, the City should establish a policy to fund the program in perpetuity, budgeting for future roads and maintenance, repair, and upgrade of existing roads. The City should also work with relevant county, regional, state, and federal partners to identify funding for roadway improvements.

Jurisdiction

- State of Colorado
- Fremont County
- City of Cañon City





US Highway 50

Improving US Highway 50 for both cars and pedestrians by implementing existing plans and studies.

The City completed its *US Highway 50 Corridor Plan* in 2015. A guiding principle of the *US Highway 50 Corridor Plan* process was to develop recommendations for the corridor that help support the city-wide visioning process. Cañon City is a gateway community to regional activities, with US Highway 50 being the City’s “front door” for residents and visitors alike. The Study Area included 6.4 miles of US Highway 50 from the east to west City limits and approximately 500 feet on either side of the road right-of-way.

The Corridor Plan remains relevant, and the City should continue to implement many of the strategies and action items it outlines as identified throughout this chapter. Proposed improvements to US Highway 50 include access management, intersection concepts, and traffic management.

Access and Traffic Management

Access and traffic management is critical to the quality of life for residents and economic competitiveness for businesses. The City should work with CDOT to evaluate its intersection controls and problem intersections, reducing system inefficiencies and congestion to improve arterial and highway access.

Intersection Control

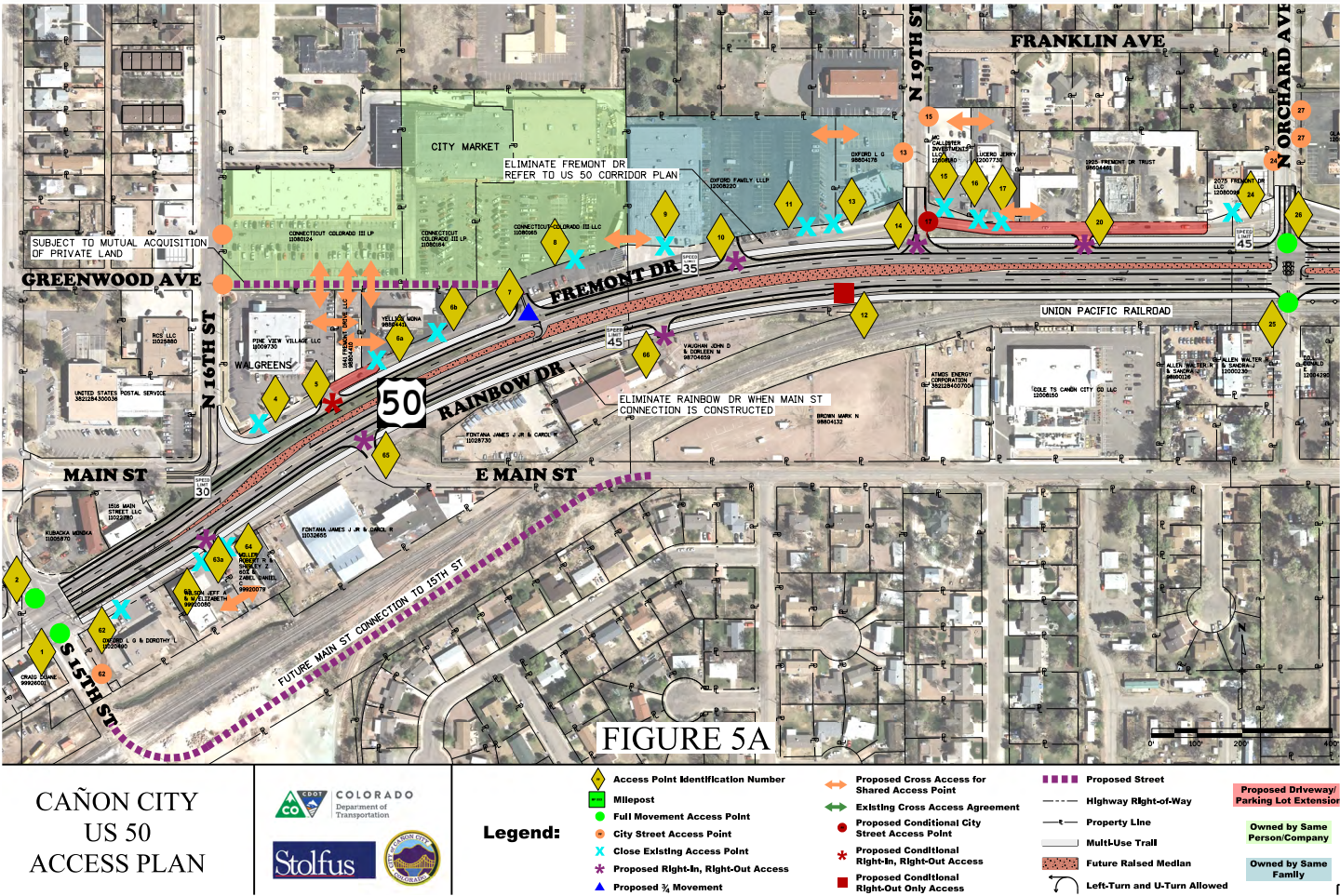
CDOT currently owns and maintains the existing traffic signals along US Highway 50 through the City. The City’s intersections are predominately stop-controlled. The City should continue to work with CDOT to optimize signal timing along the US Highway 50 corridor.

US Highway 50 Access Control Plans

The US Highway 50 *Access Control Plans* are long-range plans for future access to the east and west portions of US Highway 50.

- ~ The east access control plan, completed in 2019, focuses on US Highway 50 from 15th Street to east of Reynolds Avenue. Although the plan has been adopted by CDOT, it has not yet been adopted by Cañon City Council.
- ~ The west access control plan focuses on US Highway 50 from the western-most city limits to 15th Street and was complete and formally adopted by City Council and CDOT in 2020. The plan will be implemented over a few years, and new accesses on Royal Gorge Boulevard between 1st Street and 15th Street will be required to develop to the plan’s requirements.

The east access control plan provides critical transportation planning guidance for Cañon City. The City should adopt the east access control plan and continue to work with CDOT on efforts to understand and implement access control along the highway.



US Highway 50 West Access Control Plan, Figure 5A



US Highway 50 Problem Intersections

Intersection improvements should be prioritized based on the accident rate. The accident rate may be determined for property damage only, personal injury, and fatal accidents, or the total of all three. The accident ratio is the number of accidents per year to the average daily traffic (ADT). The rate is reported as a rate per million entering vehicles (RMEV). Cañon City intersections with high accident rates (above 0.60) have been identified as priority problem intersections. The list of problematic intersections in Cañon City along US Highway 50 and SH 115 is based on an analysis of 2019 accident data.

There are several ways to reduce the accident rate at problematic intersections. The City should adopt a comprehensive road safety plan or a Vision Zero policy with engineering, education, and enforcement strategies to reduce traffic crashes for all users. Additionally, the City should conduct targeted speed enforcement at locations with high pedestrian volumes or a history of safety problems. The City should also perform regular safety evaluations of completed projects.

Approximate Accident Rate	
Intersection	Rate
US 50 and 3rd St	0.64
US 50 and 8th St	0.44
US 50 and SH115	1.63
US 50 and Orchard Ave	0.51
US 50 and Reynolds Ave	1.04
US 50 and Dozier Ave	0.86
US 50 and Steinmeier Ave	0.45
US 50 and Justice Center Rd	0.68
US 50 and Mackenzie Ave	0.49
SH 115 and Sells Ave	1.04
SH 115 and Park Ave	0.39
SH 115 and Griffin Ave	0.48
SH 115 and Myrtle Ave	0.52
SH 115 and Bridge St	0.60

Blue indicates that intersection is a priority problem intersection (≤0.60 accident rate)

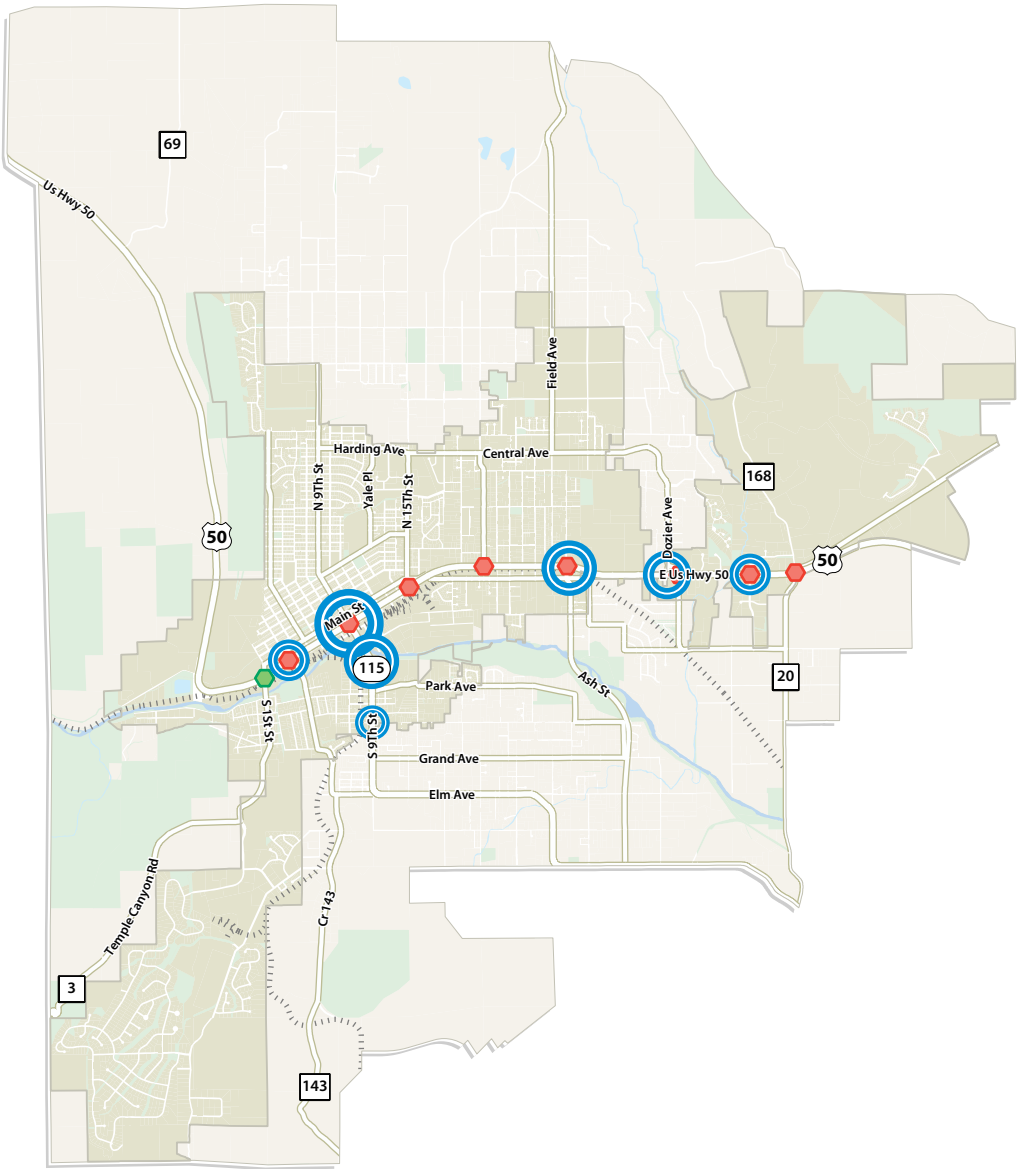
Intersections

Signalized Intersections

- Existing Signalized Intersection
- Proposed Signalized Intersection

Problematic Intersection Accident Rates

- 0.60
- 0.60 - 0.68
- 0.68 - 0.86
- 0.86 - 1.04
- 1.04 - 1.63





US Highway 50 Intersection Improvement Concepts

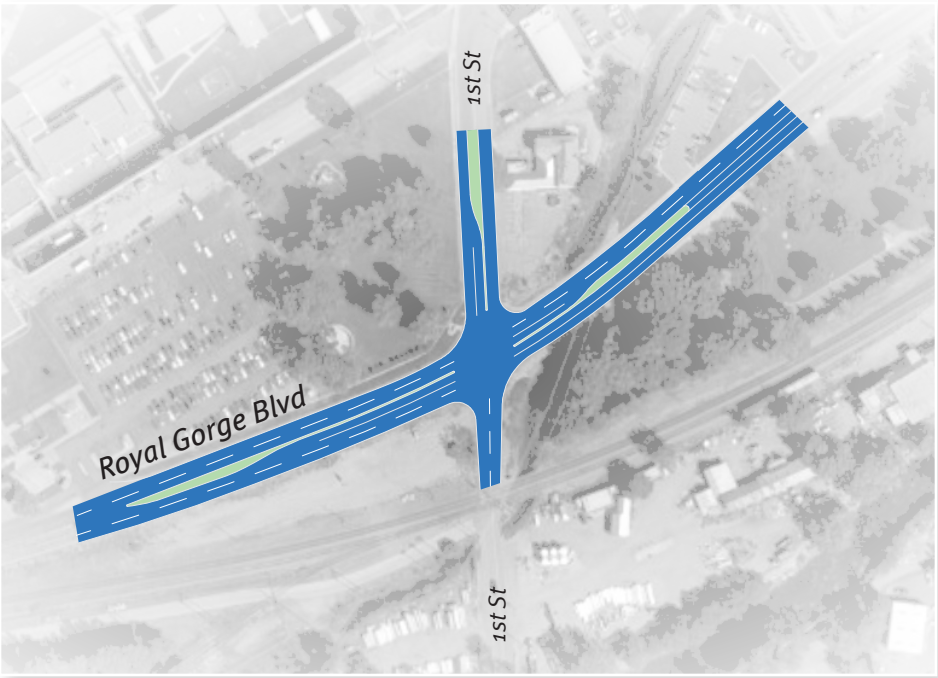
The US 50 and 1st Street and 15th Street intersections are critically-important gateways to Cañon City, the US 50 corridor, and downtown in particular. The US Highway 50 Corridor Plan identifies potential improvements to these intersections in order to improve the flow of traffic and better direct vehicles towards Cañon City's downtown.

1st Street Intersection

The *US Highway 50 Corridor Plan* proposes improving the 1st Street intersection with a traffic signal, median treatments, pedestrian crossing, entry signage, and curb improvements to identify to visitors that they have arrived in Cañon City. These improvements should direct people off U.S Highway 50 to downtown shops and restaurants on the historic Main Street. The City should also consider specialized pavement within the crosswalks and or throughout this gateway intersection. If the intersection becomes signalized, dedicated left-turn lanes should be installed on the 1st Street approaches to US Highway 50.

15th Street Intersection

To improve the US Highway 50 and 15th Street intersection, the plan proposes to remove the Fremont Drive frontage road to create a more direct entrance to the historic Main Street as vehicles move westbound on US Highway 50. The concept proposes a direct connection from US Highway 50 to the historic Main Street east of the 15th Street intersection. The direct connection makes it easier to turn right at 15th Street and navigate the roundabout, especially for drivers unfamiliar with Cañon City. The City should undertake this major intersection improvement, along with new signage and a continuous streetscape aesthetic consistent with downtown, to establish the definitive eastern downtown gateway. This improvement will provide a better-connected network for vehicles traveling westbound. However, it will impact access to the existing businesses to the northeast of 16th Street and Fremont Drive. The City should work with the business owners to resolve access issues to the northeast of 16th Street and Fremont Drive.



US Highway 50 and 1st Street Proposed Intersection Improvement

From US Highway 50 Corridor Plan. Blue lines indicate vehicle travel lanes.



US Highway 50 and 15th Street Proposed Intersection Improvement

From US Highway 50 Corridor Plan. Blue lines indicate vehicle travel lanes.



Electric Vehicle Infrastructure

Embracing electric vehicles by installing charging stations for public use.

Electric vehicles are increasingly common. The impacts of new vehicle technology are an opportunity for Cañon City to embrace electric vehicles to appeal to both locals and visitors. Currently, Pueblo Community College - Fremont Campus has one charging station in its north lot, with a standard SAE J1772 "J Plug" connector for electric vehicles.

The City is currently working to install electric charging stations on City-owned parking lots along US Highway 50. Once installed, the City should evaluate the usage and continue the effort to strategically provide electric vehicle charging stations for public use.

Complete Streets

Adopting a complete streets policy to improve safety and efficiency.

Complete Streets are designed and operated to be safe for all users. Pedestrians, bicyclists, and motorists of all ages and abilities must be able to safely move along and across a complete street. Complete Streets often ease congestion while supporting economic growth, improving safety, encouraging walking and biking, improving air quality, and enhancing mobility for children and elderly.

The City should consider adopting a Complete Streets Policy to further develop a safe, efficient, and reliable travel network of streets, sidewalks, and urban trails to equitably serve all users and all modes of transportation. The policy should establish Complete Streets principles and context-sensitive design standards as a consideration for all construction and reconstruction of the City's transportation system.



Connectivity

Enhancing connectivity by implementing key roadways extensions and connections.

The City of Cañon City has a comprehensive transportation network with good access throughout the community. However, there are several street connections that would improve the current roadway network. Some of these connections have been identified in the US Highway 50 Corridor Plan. Proposed roadway connectivity improvements include:

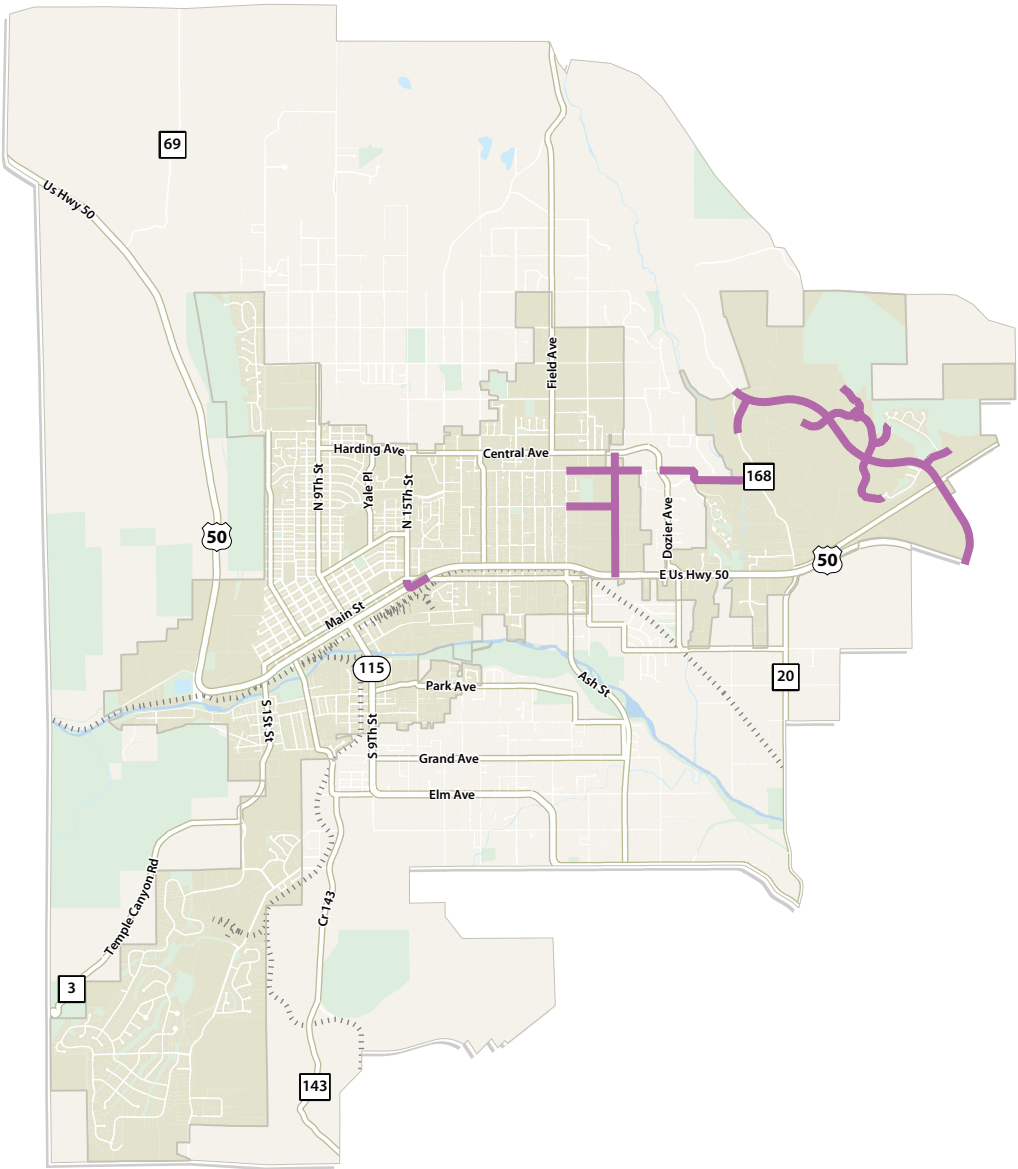
- ~ Realignment of the 3rd Street/4th Street bridge
- ~ Extension of Four Mile Parkway to the northwest, connecting to Fourmile Lane
- ~ Extension of Pearl Street to the east, connecting to Fourmile Lane
- ~ New north/south collector extending from the existing Abbey access on US Highway 50, connecting to Pear Street
- ~ Extension of Cherry Street to the east, connecting with proposed north/south collector

New roadway connections should be implemented in coordination with new developments.



Connectivity

Proposed Roadway Extensions



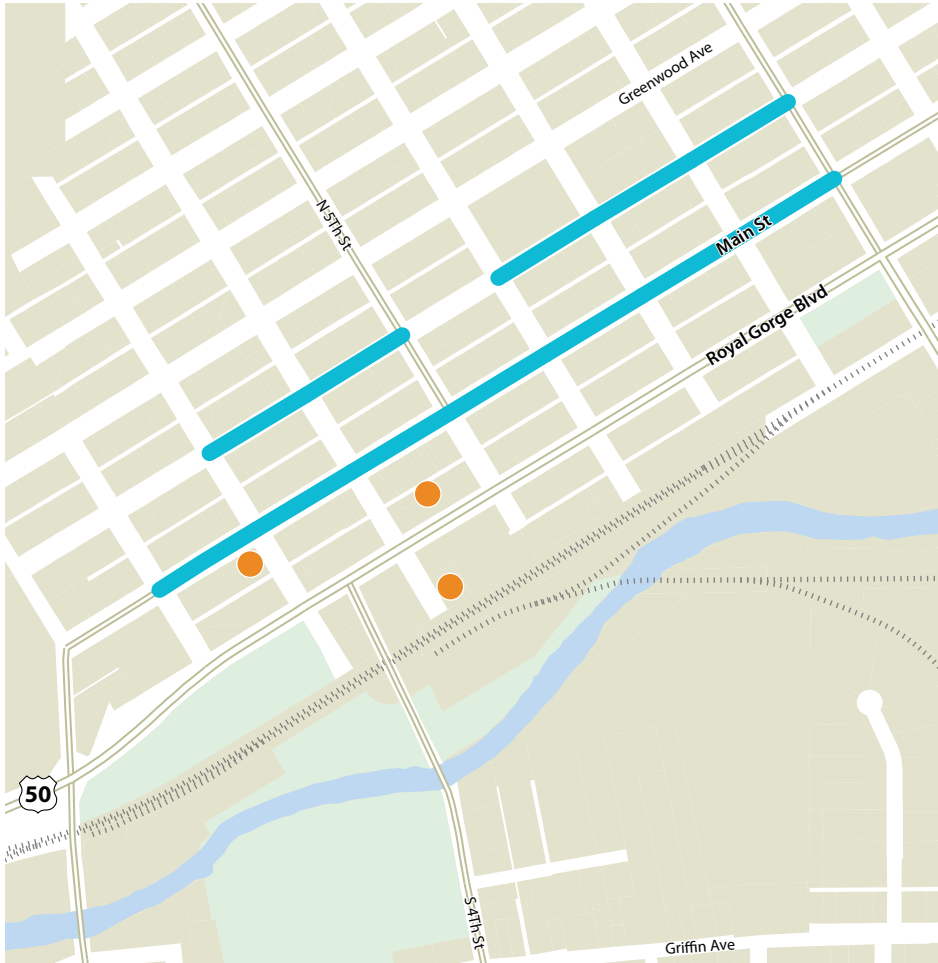


Downtown Parking

Conducting a parking study to determine if parking supply is sufficient for future development.

Cañon City provides parking for its downtown patrons with 565 on-street parking spaces and a parking lot located at the northeast corner of US Highway 50 and 4th Street. The on-street parking spaces are included along Main Street from 1st Street to 8th Street and one block to the north and south. On-street parking is also provided along Macon Avenue and 1st Street, but the spaces are not included in the 565 count. The parking lot has 39 parking spaces; three of those spaces are available for bus parking. A few private parking lots also include public parking.

As the downtown grows, the City should consider a parking study to determine if the existing parking supply is sufficient for existing and future scenarios. The parking study would measure occupancy throughout the day, assessing the use and adequacy of existing parking in the downtown.



Public Parking

- Public Parking Lot
- Marked On-Street Parking

Downtown Alleys

Maintaining alleys to ensure they are free of visual clutter and traffic impediments.

Street-fronting buildings on Main Street are served by alleys, a workhorse component of the downtown transportation system. Alleys provide convenient rear access to businesses for deliveries, rear parking, and garbage pickup, keeping the utilitarian side of local businesses out of the public thoroughfare.

The *Downtown Cañon City Alley Reconstruction* program identified alley improvements between Macon Avenue, Main Street, and Royal Gorge Boulevard from 3rd Street to 9th Street. These alleys should be well-maintained as a key component of Main Street, free of visual clutter, litter, and traffic impediments, such as utility poles. As alleys are reconstructed, utility lines should be buried where possible. Screening should be encouraged for outdoor utility boxes and trash cans to fit with the character of the historic downtown.



Downtown Alley Reconstruction

- 2016
- 2017
- 2018
- 2019
- 2020/2021



Pedestrian and Bicycle Network

Active transportation focuses on using biking and walking to reach a destination. Active transportation provides health benefits for the individual as well as environmental benefits for the whole community. This section identifies the components of the City’s existing system and provides recommendations for improving the sidewalk network, expanding the trail and bike route systems, and enhance pedestrian safety. The City should consider preparing a dedicated bike and pedestrian master plan to fully assess the street system for additional active transportation facilities.

Sidewalks

Improving pedestrian access and safety.

Sidewalk access within Cañon City varies by location. Throughout the City, sidewalks are typically on public property but are the responsibility of the adjacent landowner. In some neighborhoods, the sidewalk network is complete and well-connected such as in and around downtown. Mirroring the variety and age of housing stock that developed in sporadic patterns, portions of Cañon City’s sidewalk network are incomplete. Separated by spans of rural roadway sections, the City lacks continuity for a pedestrian to traverse all its reaches without a car.

This is an access issue as well as a safety one for pedestrians who have no alternative but to walk in the street. The City has the challenge of retrofitting these areas to establish basic pedestrian infrastructure. The City should continue to identify gaps in the sidewalk network and prioritize improvements.

ADA Self Evaluation and Transition Plan

The *ADA Self Evaluation and Transition Plan Update* Status Report (June 2017) recommends that all new construction and alterations of buildings and facilities adhere to the 2010 ADA Standards. This also include parks and right-of-way improvements where possible. The City should continue to stay abreast of ADA guidelines and best practices as transportation projects are undertaken.

Sidewalks along US Highway 50

The *US Highway 50 Corridor Plan* included an analysis of sidewalks along the City’s most important corridor. With the important exceptions of Main Street in downtown and the Arkansas Riverwalk multi-use trail paralleling US Highway 50 itself, the quality of pedestrian infrastructure along the corridor is generally poor. Walking conditions range from uninviting to inhospitable and the corridor, as a whole, provides a low-quality level of service for pedestrians. Key challenges include:

As part of the *US Highway 50 Access Control Plans*, the City has planned improvements to sidewalks between the 100-block to 1500-block of Royal Gorge Boulevard, which will include median improvements. These will be constructed based upon forthcoming budget allocations.

Downtown portion of US Highway 50

- ~ Where sidewalks exist, they are generally narrow with no buffer or separation from fast moving traffic.
- ~ There are limited signalized pedestrian crossings providing direct access to key destinations, so pedestrians are either forced to travel out of the way to a signalized intersection or cross at unsignalized locations, including mid-block.

East Cañon and Gateway Districts

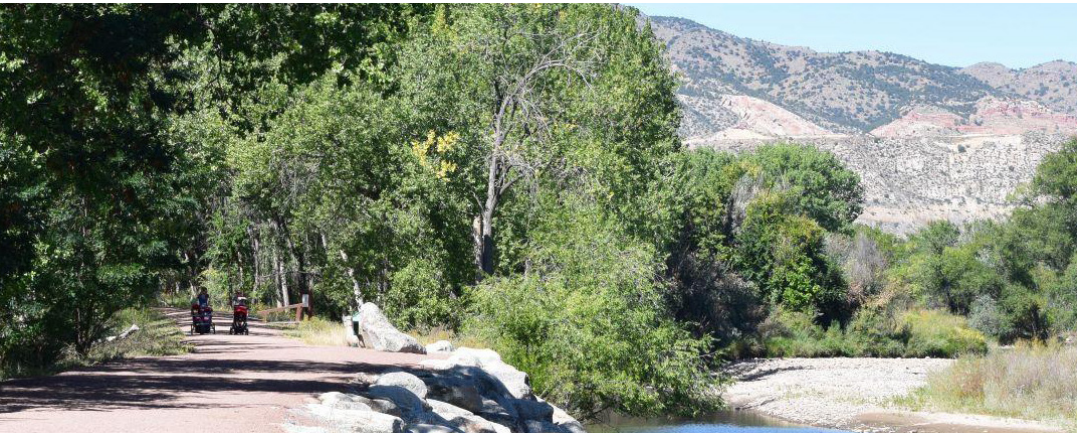
- ~ Sidewalks are discontinuous and, in some cases, non-existent.
- ~ Free right-turn slip lanes, which compromise pedestrian safety in favor of vehicle speed, are common.
- ~ Pedestrian crossings along US Highway 50 are limited. Where pedestrian crossings exist, the crossing distance itself is over 100 feet, not including frontage roads.

All Districts

- ~ Numerous curb cuts and unenforced parking violations, such as parking in a private parking lot but a portion of the car juts into the public right-of-way over the sidewalk, compromise the utility of the pedestrian network.
- ~ Relative to auto volumes and land use context, posted speed limits appear to be too high and compromise pedestrian comfort.
- ~ There are limited corner bulb-outs, median refuges, or traffic-calming pedestrian amenities.
- ~ There is no pedestrian-scale lighting to properly light sidewalks; as a result, pedestrian travel conditions at night are inhospitable.

The City should continue to implement the strategies and action items, include pedestrian crossings and streetscapes, access management, and intersection concepts, identified throughout this section and in the *US Highway 50 Corridor Plan*. Bulb-outs and median refuges should be provided to reduce the crossing distance. Bulb-outs should be designed to not conflict with turning trucks. If a pedestrian crossing and median refuge is provided at a midblock location, the angle of the refuge should be skewed so pedestrians have improved sight lines to approaching vehicles.

The City should continue to implement the two access control plans which will help reduce the numerous curb cuts along the corridor. Additionally, the City should regularly meet with CDOT to prioritize safety and access issues on the corridor.



Bikeways and Trails

Connecting active transportation systems.

The City's bikeways and trails are part of the community's outdoor recreation amenities, and as they become more connected to the pedestrian network, they can factor into the City's transportation system. The coordination of the active transportation network with the recreational trail system ensures that biking and walking contribute to the Cañon City experience for residents and visitors alike. As an ongoing policy, the City should support new pedestrian and bicycle connections to the community's trail system to increase the efficiency of the active transportation network.

Trails

Expanding the trail networks throughout the City.

The Arkansas Riverwalk Trail is the spine of the local trail system, acting as a key route for recreation through Cañon City. The Riverwalk Trail is a seven-mile-long trail that follows along the Arkansas River beginning at Tunnel Drive and ends at MacKenzie Avenue. This trail provides access to the many parks throughout the City as well as to several other trail heads such as Tunnel Drive Trail, Eagle Wing Trail, and Reynolds Trail. Each of these scenic trails is bicycle and pedestrian-friendly, depending on experience level.

As development occurs and usage on the trails increases, the City should establish more secondary trails, branching off the Arkansas Riverwalk Trail to residential areas throughout the City and other existing trail systems. This would establish a city-wide trail network and provide additional recreation and transportation options. Trails are discussed further in the *Parks and Open Space* chapter on page 66.

Bikeways

Prioritizing the installation of bike lanes and trails to connect cyclists to key civic and recreational destinations.

Bicycling infrastructure throughout Cañon City is limited. The Riverwalk is the City's flagship facility, a multi-use trail running for seven miles along the Arkansas River roughly between Tunnel Drive at the mouth of the Royal Gorge on the west and Mackenzie Avenue on the east. There is also an existing, signed bike route running through downtown on Main Street from 1st Street to 15th Street. There are several additional existing signed bike routes, including:

- ~ North 5th Street (short segment)
- ~ South 9th Street (short segment)
- ~ South 15th Street (short connecting segment)
- ~ Rainbow Drive (short connecting segment)
- ~ East Main Street

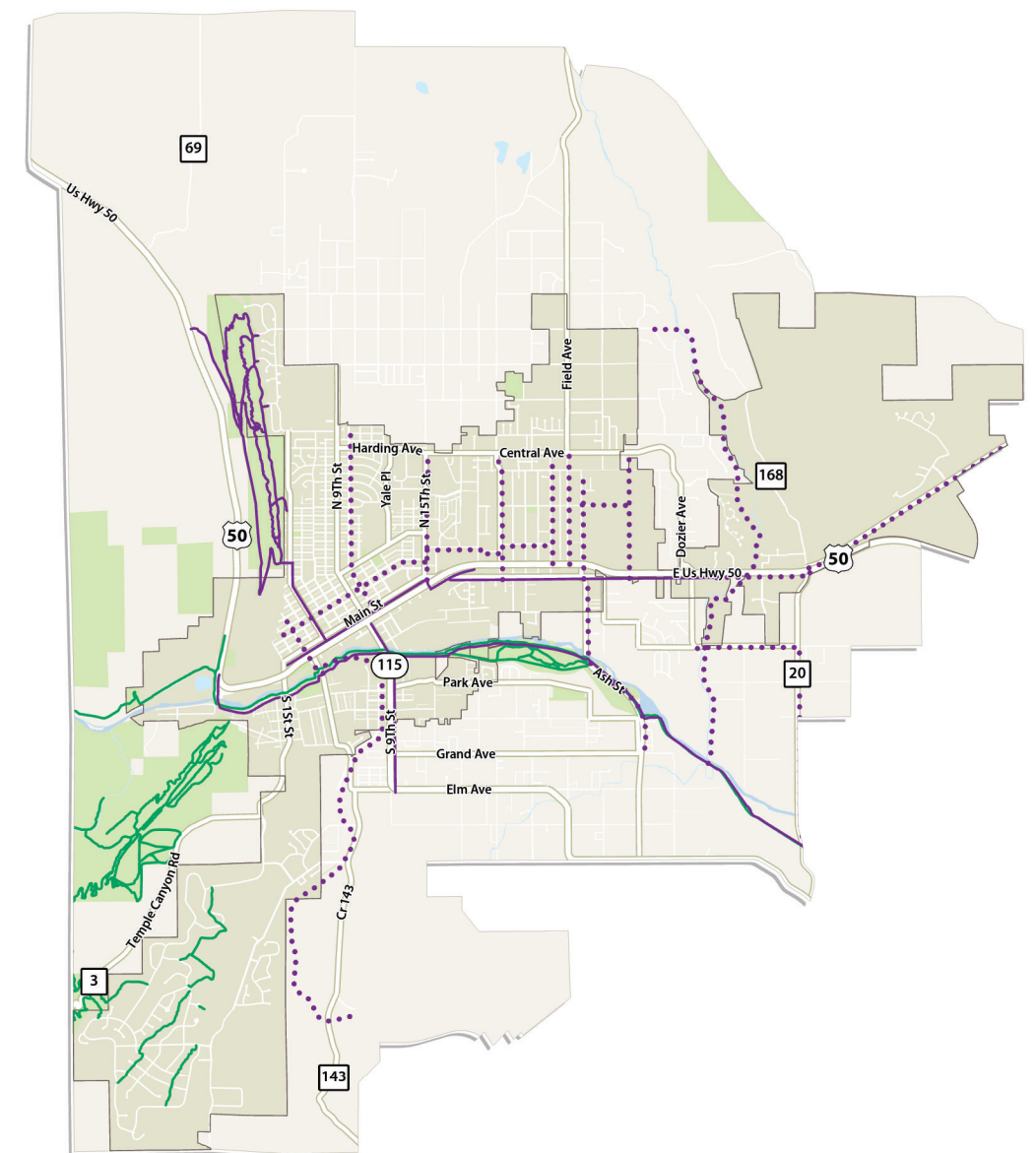
The City has an advocate-led proposed route plan that identifies a number of new bike routes, lanes, and trails. Planned or proposed expansions to the bike network include lanes or routes on the following streets:

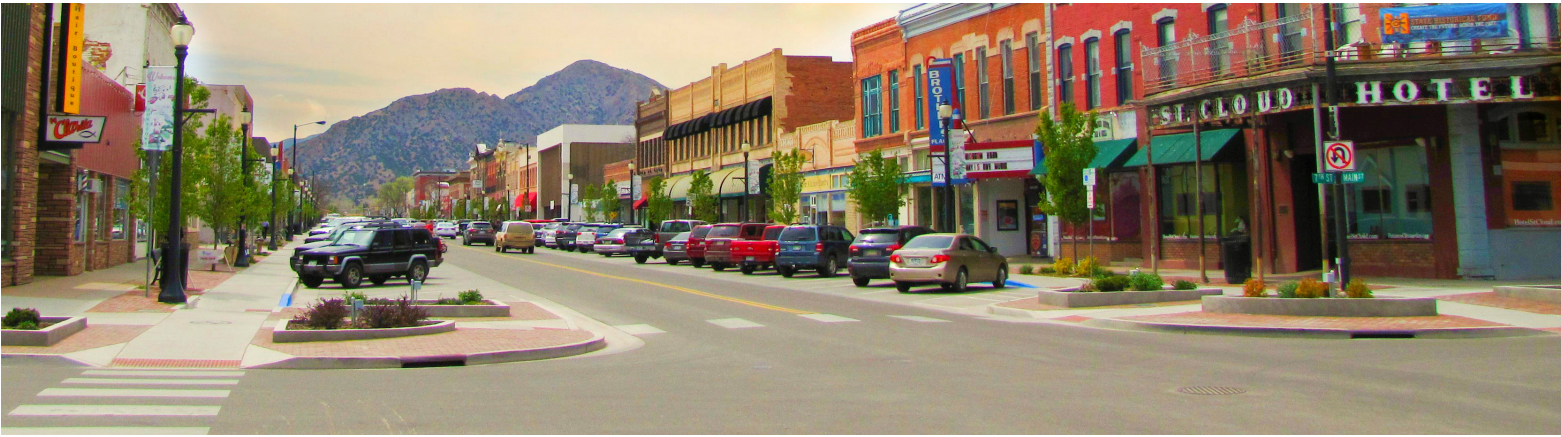
- ~ Hogbacks area (trails)
- ~ North and South 3rd Streets
- ~ North 10th Street
- ~ Harrison Avenue
- ~ North 15th Street
- ~ Franklin Avenue
- ~ Florence Street/Greydene Avenue
- ~ North and South Reynolds Avenues
- ~ Field Avenue
- ~ CR 123

The City should prioritize the installation of bike lanes and trails connecting cyclists to key civic and recreational destinations. The City should consider using bikeways to link to neighborhoods, the Riverwalk, the Hogbacks Open Space Recreation Area, and downtown. New bikeways should fit cohesively with the *Eastern Fremont County Trail, Open Space and River Corridor Master Plan*, which provides a plan for a comprehensive County network. Additionally, the City should evaluate encouraging or requiring business owners and developers to include bike infrastructure, such as parking and trails, that tie into new developments and the larger network.

Bikeways

- Existing Bike Route
- ... Proposed Bike Route
- Existing Trails





Connecting Downtown and Riverfront

Strengthening the connection between the downtown and riverfront by enhancing the US Highway 50 and 3rd Street intersection.

Convenient and safe pedestrian access from downtown to the riverfront across US Highway 50 has been a priority in the City’s previous planning efforts. The Arkansas River Corridor Master Plan Riverfront Mixed Use Conceptual Vision Plan depicts a specialized crosswalk and pedestrian plaza at the 3rd Street signalized intersection crossing US Highway 50. The City should consider a future grade-separated or special pavement treatment at this location, establishing it as the main pedestrian route between downtown and the riverfront.



Connecting Downtown and Riverfront

Illustrative drawing from Arkansas River Corridor Master Plan

Safe Routes to School (SRTS)

Creating safe pedestrian and bike routes to the community’s schools.

Cañon City currently has two SRTS projects. The first was a recently completed SRTS project to Lincoln Elementary in South Cañon. The second project involves creating SRTS for Washington Street Elementary and Cañon Exploratory School, both of which are on N. 9th Street. This project has just received funding for construction and should be completed before the end of 2021.

CDOT administers Colorado’s SRTS program. Walking and bicycling to and from school provides children with safety and the health benefits of daily physical activity. The City should work with the community’s schools to create safe pedestrian and bicycle routes, serviced by a complete sidewalk network and well-defined pedestrian crossings. The City should also evaluate existing residential neighborhoods and determine the feasibility of installing pedestrian sidewalks and crosswalks that connect to the public right-of-way, as necessary.

Pedestrian Crossings and Streetscapes

Implementing the preferred alternative of the US Highway 50 Pedestrian Crossing Study.

The City’s 2017 US Highway 50 Pedestrian Crossing Study provides recommendations for pedestrian crossing and streetscapes on US Highway 50. A hybrid of several alternative concepts was evaluated by the Citizen Committee; the preferred alternative contains five main features that the Comprehensive Plan should carry forward:

- ~ The US Highway 50 roadway width (curb to curb) should remain as it currently exists.
- ~ The City should repair or replace intersection pedestrian ramps, driveway accesses, and sidewalks as needed to conform to Americans with Disabilities Act (ADA) requirements.
- ~ The City should consider up to four new crosswalks across US Highway 50 between 1st Street and 9th Street. The existing crosswalks at the 3rd Street and 9th Street traffic signals should remain.
- ~ Streetscaping should include raised medians to provide a safe refuge for pedestrians at the crosswalk locations.
- ~ New development along US Highway 50 should dedicate a public use easement along the US Highway 50 right-of-way and construct a sidewalk with an amenity zone.

Public Transportation

Conducting a study of the bus system to ensure adequate services is being provided.

Cañon City is not currently served by fixed-route public transit. Fremont County Transit provides door-to-door shuttle service in Cañon City, Florence, and Penrose on weekdays. If the City finds that demand for this transit service is increasing, a study should be conducted for a bus system with scheduled routes.

Regional Transportation

The Bustang coach bus route from Alamosa to Pueblo has one stop in Cañon City at the Big Daddy’s Diner. The bus runs once daily, eastbound in the morning and westbound in the afternoon. This may be sufficient for regional travel. Long term, as tourism grows, the City should consider working with regional transportation providers to assess bus frequency and stop locations.

Senior Transportation

Residents are encouraged to use Fremont County Transit for medical appointments, including destinations outside of the county. The City should consider conducting a demand study to assess how actively senior citizens are using this service.



Railroads

Ensuring that rail continues to serve the needs of industrial businesses.

The US Highway 50 corridor is paralleled by an existing railroad corridor, extending from the West Gateway curve of US Highway 50 to Raynolds Avenue, where it diverges and heads south. The railroad ownership is split into multiple agencies. Royal Gorge Route Railroad is the owner of the railway running from 19th Street on the east and Parkdale on the west. Union Pacific also has ownership in the railway running from 19th Street east to Sand Creek. There are also two sets of tracks running from the depot downtown to Sandcreek in which Union Pacific owns one and Royal Gorge Route Railroad owns the other. The last rail owner is Burlington Northern Santa Fe which owns the rail line that continues south and east out of town to Cotter.

The City should facilitate conversations with local businesses and railroad owners to ensure that rail continues to serve the needs of the City’s industrial business for years to come. Additionally, the City should continue to work with Royal Gorge Route Railroad to promote the historic line for local tourism.

Railroad Crossings

Existing at-grade railroad crossings should be improved for safety throughout the City. Rail crossings should include side-walks to be more pedestrian and bicycle friendly. Crossings should include gates, flashing light signals, crossbuck signs, audible devices, and pavement markings.

There is the potential for train blockages to occur at the 3rd Street crossing. As the area along the Arkansas River redevelops, it will be critical to provide a street connection on south side of tracks and north of the Arkansas River between 1st Street and 3rd Street for connectivity and mobility. The City should also consider adding a new crossing between 3rd Street and 9th Street.

Truck Routes

Adding or adjusting existing truck routes as new industrial uses develop within the community.

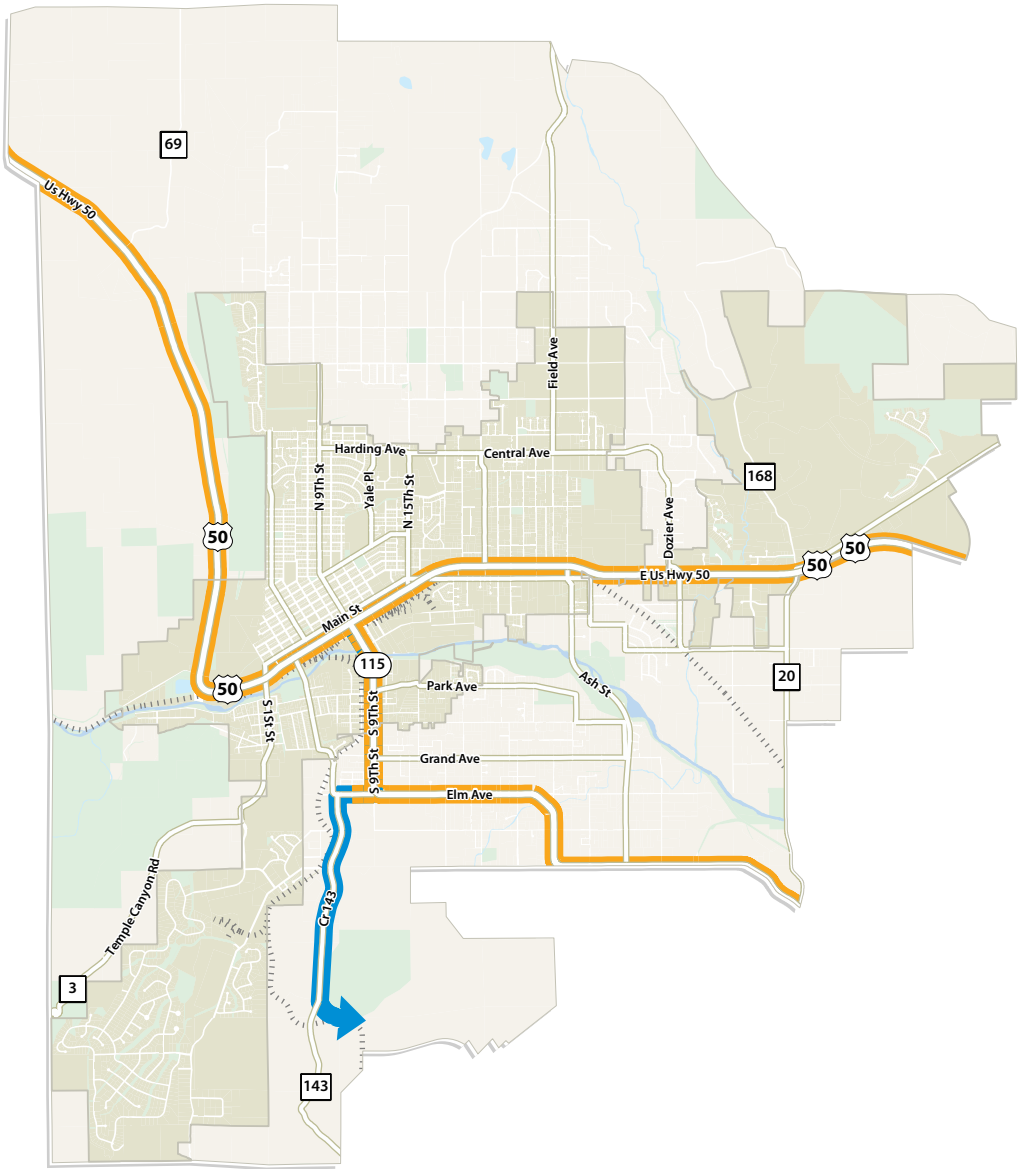
Currently, truck routes follow US Highway 50 and SH 115 to commercial and industrial areas. The opportunity for industrial growth has the potential to yield a high volume of truck traffic within the City. The City should work with developers to actively manage truck traffic as industrial growth occurs. This should include:

- ~ Incorporate analysis of truck and automobile traffic generation as part of the development review process for industrial and commercial uses.
- ~ Ensure that truck mobility, access, and parking is considered as part of new industrial properties and sites are designed to reduce issues like idling and truck stacking.

An example of potential industrial growth is the Cotter Mill development, which is planned for the south side of Cañon City. As Cotter Mill develops, the City should consider a new truck route from SH 115 west along Elm Avenue, then south along County Road 143.

Truck Routes

- Existing Truck Routes
- Proposed Truck Routes



Chapter 6

COMMUNITY FACILITIES AND INFRASTRUCTURE

Community facilities and infrastructure provide Cañon City’s residents and businesses with services and resources that contribute to the City’s high quality of life. The Community Facilities chapter presents general policies and guidelines to help ensure Cañon City remains well-served by high quality facilities and services. However, it is not intended to supersede goals and policies of other agencies, or act as a substitute for more detailed planning that should be undertaken by the City and other providers.



Community Facilities

Community facilities include City administration and government public facilities, community organizations, police and fire protection, educational institutions, and utility and infrastructure providers.

Facility Types

- Government

● Law Enforcement

● Fire Protection
- Private School

● Public School

● College
- Hospital

● Library

● Utility

Government

- 3. Cañon City City Hall
- 5. Fremont County Admin Building
- 9. Cañon City Public Works
- 22. United State Post Office

Law Enforcement

- 17. Cañon City Police Annex
- 29. Cañon City Police Department
- 31. Fremont Combined Court
- 32. Fremont County Sheriff Office

Fire Protection

- 11. Cañon City Fire District Station 2
- 21. Cañon City Fire District Station 1
- 33. Cañon City Fire District Station 3

Private Schools

- 6. Rocky Mountain Discovery Center
- 8. Royal Gorge Christian Preschool
- 10. Starpoint Early Childhood Care
- 12. Calvary Christian School
- 19. Christian Family Preschool
- 23. The Giving Tree Child Care Center
- 24. Spin on the Northside
- 27. Seventh Day Adventist School
- 30. Cañon City Christian School 30

Public Schools

- 7. Lincoln Science and Tech School
- 13. McKinley Elementary School
- 14. Cañon City Middle School
- 15. Washington Elementary School
- 16. Cañon City High School
- 20. Cañon Exploratory School
- 25. Mountain View Core Knowledge
- 26. Harrison K-8th School
- 28. Goal Academy High School

College

- 2. Pueblo Community College (Fremont Campus)

Hospital

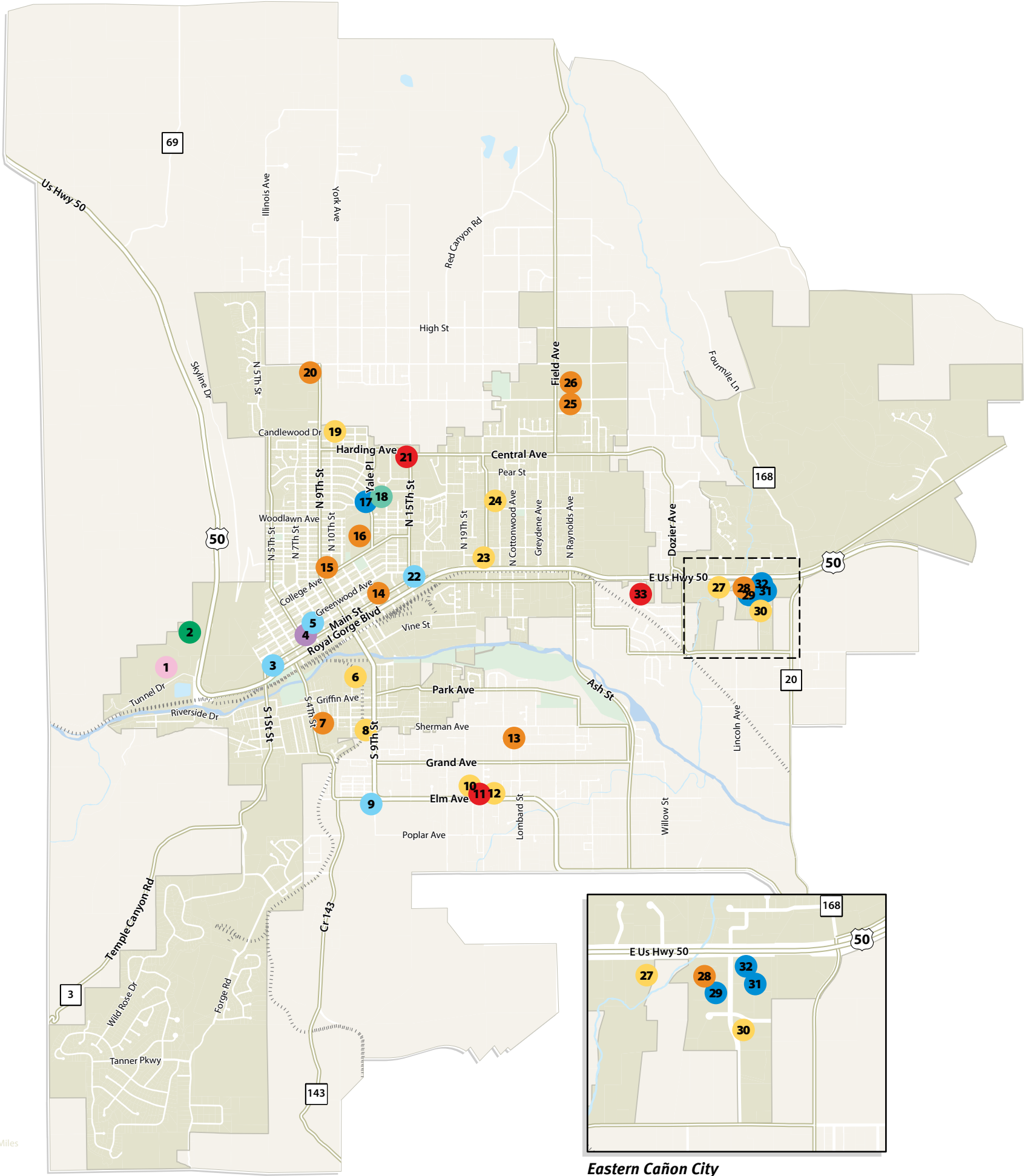
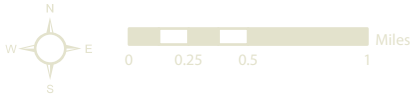
- 18. Saint Thomas More Hospital

Library

- 4. Cañon City Public Library

Utility

- 1. Water Treatment Plant



Eastern Cañon City



Government and Administration

Providing informed and reliable City leadership.

The City of Cañon City is a home rule municipality granted by Article XX, Section 6 of the Colorado Constitution, which states that municipalities of 2,000 residents or more have the power to make, amend, and add to legislation relating to local and municipal matters. As such, Cañon City legislates through the City Charter and State Statute. All governmental powers are vested in the Council of Cañon City, which is made up of seven members, elected to four-year terms, and acts on administrative, contractual, and legislative issues. Four members are elected to a district and the remaining three members are elected at large; all must meet residency requirements. The Mayor, elected to a two-year term, serves as the Chair of the Council, and must also meet residency requirements. The Mayor and City Council review and direct matters relating to actions, budgets, contracts, legislation, planning, policies, and projects within Cañon City.

The City Council also provides direction to the City Administrator. The City Administrator handles the day-to-day operations of the City and is responsible for the management, upkeep, and construction of city-owned alleys, buildings, cemeteries, parks, public spaces, and streets. The Administrator also manages finances and funds.

The City Council makes decisions that affect Cañon City for the long term, especially for growth and development within the City and its growth boundary. The Council should regularly review the guidance of the Comprehensive Plan, professional staff, and the Planning Commission as it considers development proposals. Additionally, the City Charter should be reviewed frequently to ensure the effectiveness of the City's governance processes. Council and administration cannot be experts on every matter affecting the City, so the City should continue to rely on its Citizen Committees to provide input and recommendations to the City Council on key issues, proposals, initiatives, and plans.



Education

Encouraging high-quality learning opportunities in the community.

Education impacts many facets of Cañon City's livability and quality of life, influencing decisions as people establish a business in the community or invest in a home. The education system in the City includes both public and private school systems. The City also benefits from the well-established Pueblo Community College Fremont Campus. Over the upcoming decades, the City should continue to broadly support its educational institutions, encouraging high-quality learning opportunities in the community.

Public and Private Education

Coordinating with education providers on City improvements that benefit the schools.

Public education is provided in Cañon City and its Urban Growth Boundary by the RE-1 School District. The School District manages six elementary schools, four middle schools, and one high school. The school district also provides early childhood care. Additionally, Cañon City is home to nine private schools. Private schools primarily consist of religious schools and early childcare centers.

As growth continues, the City should coordinate with the School District to identify locations for additional school buildings within its priority growth areas, ensuring the facilities have the necessary access to infrastructure and that future residents have easy access to the facilities.

Public and private schools are assets to Cañon City. The RE-1 School District is its own governmental body, but the City can positively influence its continued service to the community. To do this, the City should continue coordination with the District to ensure that the community is well-served by high-quality public education. Additionally, the City should promote policies per the Housing and Neighborhoods Framework that create housing diversity and encourage families with school-aged children to live long-term in Cañon City.

As the City plans and budgets for infrastructure improvements, it should prioritize sidewalks to local school campuses to improve access for students and their families. Additionally, the City should work with education providers to evaluate the use of Safe Routes to School as a funding source to develop sidewalks and bike-ways that serve all schools, public and private. Safe Routes to School is discussed further in the Transportation chapter.



Higher Education

Supporting Pueblo Community College Fremont Campus.

Pueblo Community College Fremont Campus, located in Cañon City, is part of Pueblo Community College. It is housed in a modern, technology-rich facility and offers small classes and learning support services. The college offers courses and associate degrees to prepare students for careers or transfer to a four-year college. The Fremont Campus also provides business and industry training programs. The campus serves Fremont and Custer counties and makes up about 17 percent of Pueblo Community College's total enrollment.

While the City has a limited influence on Pueblo Community College, it benefits from its business and industry training programs. The City should continue to identify ways to support the Fremont Campus mission as it develops a diverse, educated, and adaptable workforce.

Public Safety

Public safety services are provided by the City's Police Department, and the Cañon City Fire District. All public safety services in the City use the E-911 system of alerts and communication provided by the Fremont County E-911 Emergency Telecommunications Authority.

Fire

Providing effective, reliable fire protection in Cañon City and its growth area.

The Cañon City Area Fire Protection District (CCAFPD) manages fire protection. The CCAFPD handles fire response and prevention in a 122 square mile area, serving 35,000 residents. The CCAFPD operates out of two staffed stations, and also serves as the Hazmat Response Team for Fremont County. Staffing includes a Fire Chief and Assistant Chief, 28 full-time professionals, 25 volunteer personnel, a Life Safety Office, and additional administrative staff. The CCAFPD estimates that it responds to over 3,000 calls annually.

The CCAFPD responds to fires, plans for fire station distribution and mutual aid agreements, builds fire protection systems, and partners with water providers to ensure all residents and properties receive suitable fire protection. Community Wildfire Protection Plans (CWPPs), which anticipate the threat of wildfires, fall under the purview of the CCAFPD and the Fremont Conservation District. CWPPs are discussed further in the Environmental Hazards section of the Comprehensive Plan.



Development and growth will increase the need for fire protection. The CCAFPD has indicated a need for staffing increases to maintain optimal response times to all parts of Cañon City and its growth boundary. Long term, the CCAFPD identified an additional staffed fire station is needed on the east side of the district. The City should use its capital improvement planning process to address areas needing additional hydrants and water main upgrades, ensuring the water infrastructure is in place to effectively and consistently protect the community. Additionally, the City should ensure appropriate infrastructure is installed as part of the planning process to address areas needing additional hydrants and water main upgrades, ensuring the water infrastructure is in place to effectively and consistently protect the community.

Police

Delivering high-quality, cost-effective community policing.

The City is served by the Cañon City Police Department (CCPD). The department follows the six-pillars of policing outlined in the 21st Century Policing Principles.

The core elements of 21st Century Policing involve the adherence and commitment to the following principal components:

- ~ **Building Trust and Legitimacy** – Promoting trust and ensuring legitimacy through procedural justice, transparency, accountability, and honest recognition of past and present obstacles.
- ~ **Policy and Oversight** – Developing comprehensive and responsive policies on key topics while also implementing formal checks/balances and data collection/analysis.
- ~ **Technology and Social Media** – Balancing the embrace of technology and digital communications with local needs, privacy, assessments, and monitoring.
- ~ **Community Policing and Crime Reduction** – Encouraging the implementation of policies that support community-based partnerships in the reduction of crime.
- ~ **Training and Education** – Emphasizing the importance of high quality and effective training and education through partnerships with local and national training facilities.
- ~ **Officer Safety and Wellness** – Endorsing practices that support officer wellness and safety through the re-evaluation of officer shift hours and data collection/analysis to help prevent officer injuries.

These principles help the CCPD establish and maintain trust and relationships within the community. Additionally, the agency is continuously working to improve accountability and increase citizen oversight and engagement. These intangibles are enhanced by the City and CCPD Command through investments in CCPD personnel that include training, education, and officer resiliency and wellness. Adherence to 21st Century Policing Principles provides for high-quality and cost-effective police service.

The City recently hired a new Police Chief who established a new Command Structure. CPD is orking vigorously toward obtaining an industry accreditation through the Colorado Association of Chiefs of Police (CACP). The accreditation process involves an independent examination of the agency's professional standards (policy/procedures).

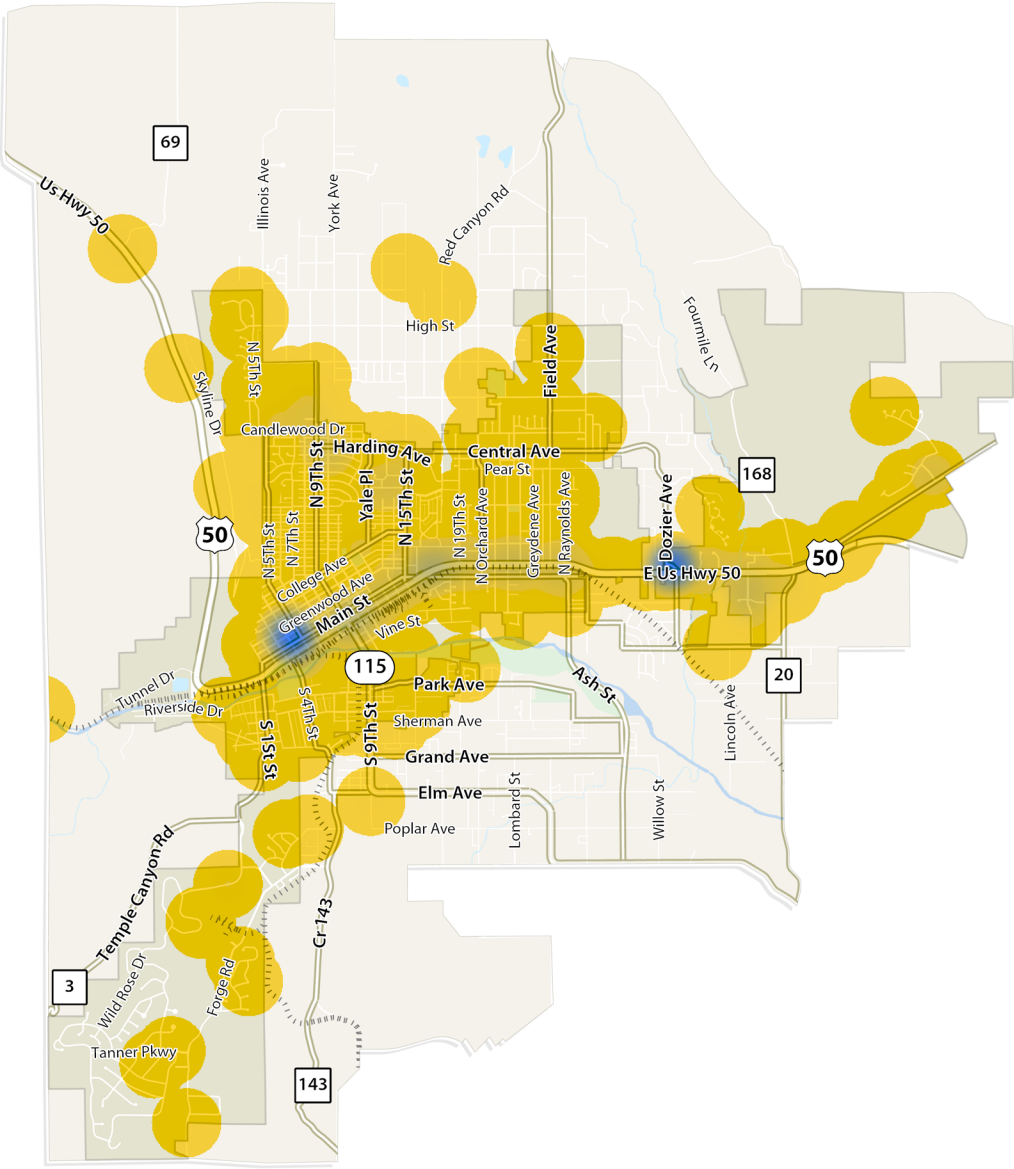
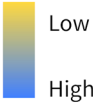
The Department employs about 39 sworn officers and 10 support staff. For communications, the Department works with the Fremont County Sheriff and the Cañon City Area Fire Protection District as part of the Combined Regional Communications Authority (CRCA). As the City grows and additional officers are hired, the City may consider undertaking expansions and improvements to the main department and annex.



Crime Density

The CCPD maps crime trends based on National Incident-Based Reporting System (NIBRS) standards. To assess past successes, current needs, and future initiatives, CCPD can track and analyze crime data in a variety of postures and time periods. The City should continue to embrace this data-driven approach to 21st Century Policing, using analytics to detect and crime patterns and trends. These are industry-best practices that can help deter and respond to crime.

Map shows crime density tracked by the Cañon City Police Department from 2016 to 2019.





Community Not-For-Profit Organizations

Nonprofit organizations are a vital part of the Cañon City community, contributing substantially to the City's welfare. The City may not be equipped to tackle every issue facing the community, but nonprofit organizations can fill in the gaps, providing reliable human services. The following organizations can improve Cañon City by addressing some of the issues raised by residents and stakeholders in outreach. The City should maintain partnerships with its nonprofits to address local challenges, promote assets, and offer an excellent assortment of programs to support the community. While several nonprofit organizations are serving the community, the following offer services that are particularly complementary to the goals and outreach takeaways of the Comprehensive Plan.

Fremont Center for the Arts (FCA)

Promoting the City's culture and arts.

The FCA was founded in 1947 and is the oldest privately run art center west of the Mississippi River. The organization operates out of the 1931 US Post Office building, listed on the National Register of Historic Places. The FCA features gallery space with rotating exhibits, a designated permanent collection gallery, and multi-purpose spaces for classrooms, exhibits, performances, and workshops. The FCA also houses the Wendell H. Black Memorial Arts Library. Located downtown, the FCA is part of the City's cultural campus. It is within walking distance of the Cañon City Public Library, the Cañon City History Museum, and the Prison Museum. The City should support the FCA's mission of bringing art and events to the community and foster the core downtown cultural campus.

Fremont Economic Development Corporation (FEDC)

Promoting and growing local businesses.

FEDC is an economic development organization with a focus on business attraction, retention, and expansion. FEDC uses its network to assist companies with competitive location or expansion projects, connecting people to relevant resources and information. FEDC's goals of strengthening employment, building up local industries, and improving Fremont



County's economic future dovetails with the *Picture Cañon City 2040* goal of promoting employment growth and supporting a diverse and stable economic base. The City should work with the FEDC to ensure the support of a vibrant economy and enhance the quality of life for Cañon City residents and the business community.

Housing Support Organizations

Reducing barriers to supportive housing.

Homelessness was noted as an issue by Cañon City residents throughout the public outreach process. Throughout Fremont County, about 54 percent of the homeless population is categorized as chronically homeless, defined in the Colorado Balance of State 2019 Homeless Point-In-Time Study as being continuously homeless for at least one year or being homeless on at least four separate occasions in the last three years for a total of at least 12 months.

Cañon City is home to several organizations that serve homeless residents. *Journey Home* provides permanent supportive housing to homeless individuals and families in a 30-unit facility. *Loaves and Fishes Ministry* offers a one-year transitional housing program. Additionally, *Oxford House* operates supportive recovery homes in Cañon City. Lastly, the *Built for Zero Initiative*, a nationwide program that seeks to end veteran and chronic homelessness, is active in Fremont County.

Lack of affordable housing severely limits a community's ability to end homelessness by limiting options for people to move from shelters to permanent housing. The City can play a role in reducing homelessness by determining local housing needs and ensuring that regulatory barriers to the development of affordable and supportive housing are minimized. The City should continue to foster local supportive housing organizations, which can ultimately act as a bridge for permanent housing options.

The Golden Age Center

Providing transit, meals, and community for the senior population.

In outreach, residents and stakeholders identified a need for senior housing, and many mentioned the growing retiree population. The Golden Age Center is an organization that works to meet the needs of Cañon City's retirement population. Since 1961 the Golden Age Center has provided a place for Cañon City seniors to meet, enjoy activities together, and stay young at heart. Today, the organization provides meals five days a week and partners with Fremont County Transit to provide seniors with transit service to Cañon City, Florence, and Penrose. The Center has numerous activities and groups that meet each week, serving 450 members of the community out of its Main Street location. The City should continue to support the Center in its mission to meet the needs of the community's seniors for generations to come.



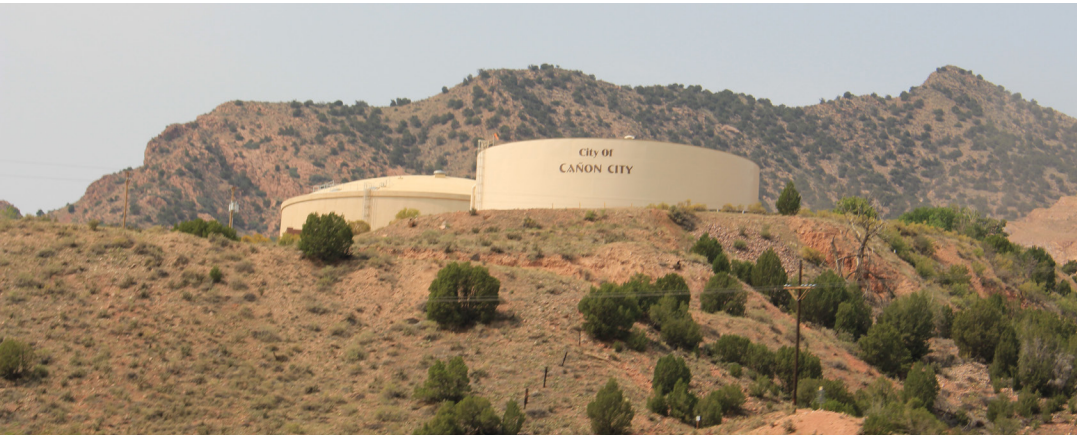
Recreation Nonprofits

Ensuring the community's recreation assets are well-utilized.

Fremont Adventure Recreation (FAR) promotes healthy living through "human-powered" outdoor recreation in the Royal Gorge Region. The organization works to enhance the quality of life through outdoor recreation adventures, such as hiking and biking. FAR is family-focused, offering tips on family adventures, mountain biking, and trail running for everyone from children to adults. The organization also focuses on the preservation of natural areas. With the ongoing interest in local mountain biking and the bike skills park, the City should partner with FAR to ensure its trails meet the community's needs.

Royal Gorge RIO works to improve accessibility along the Arkansas River. The organization's efforts to create a whitewater park have included removal of manmade debris and hazards along the riverbank. Additional Royal Gorge RIO efforts include water safety education, river conservation, and whitewater recreation. The City should partner with Royal Gorge RIO to increase the Arkansas River's status as an inviting place of recreation in Cañon City for all ages and abilities.

The **Boys and Girls Club of Fremont County** augments the recreational landscape for the youth of Fremont County, with club programs and services that instill a sense of competence, usefulness, and influence. The Club offers programs in five core areas, including Education & Career, Leadership & Service, Health & Wellness, the Arts, and Sports & Recreation. Two clubs in Cañon City – the Teen Club and the K-7 Club – provide kids with a safe place to learn, grow, and have fun. Community Boys and Girls Clubs are valuable assets that get kids started enjoying outdoor recreation and provide a supervised environment. The City should work with the Boys and Girls Club to ensure City parks, trails, and amenities meet the needs of the local youth.



Public Library

Supporting a community institution.

The Cañon City Public Library (CCPL) has served residents since 1902, providing several programs and resources such as a Youth Services Department, a public computer lab, a teen room, and a maker space. The historic building is a Carnegie-funded library and is a focal point of Cañon City's National Register Historic District.

The City should continue to support CCPL in its efforts to ensure that all residents have adequate access to library resources, including community meeting spaces and broadband access. The library's location on Macon Plaza provides an opportunity for collaboration on programming and pop-up downtown activities. The library's centralized downtown location offers accessibility to all Cañon City residents, but as the City grows, it should work with CCPL to identify an additional location.

Infrastructure and Utilities

Accommodating growth in the City, its priority annexation areas, and its growth boundary.

Several public and private entities provide Cañon City residents and businesses with necessary utilities. Natural gas, electricity, and telecommunications each have multiple providers in the City. Over the next decades, the City should continue to perform regular proactive maintenance of its existing infrastructure systems and support the efficient provision of utilities to anticipate growth and meet the needs of its residents and businesses.

The City's growth is dependent upon but also impacts the provision of services and infrastructure. This section includes information regarding City services that are necessary to provide for future development. As the City experiences growth, it will be necessary to expand infrastructure systems to meet new demand. The City will need to work closely with service providers to adequately serve both existing and new growth.



Wastewater and Stormwater

Ensuring the City's waste and drainage systems adequately serve the community.

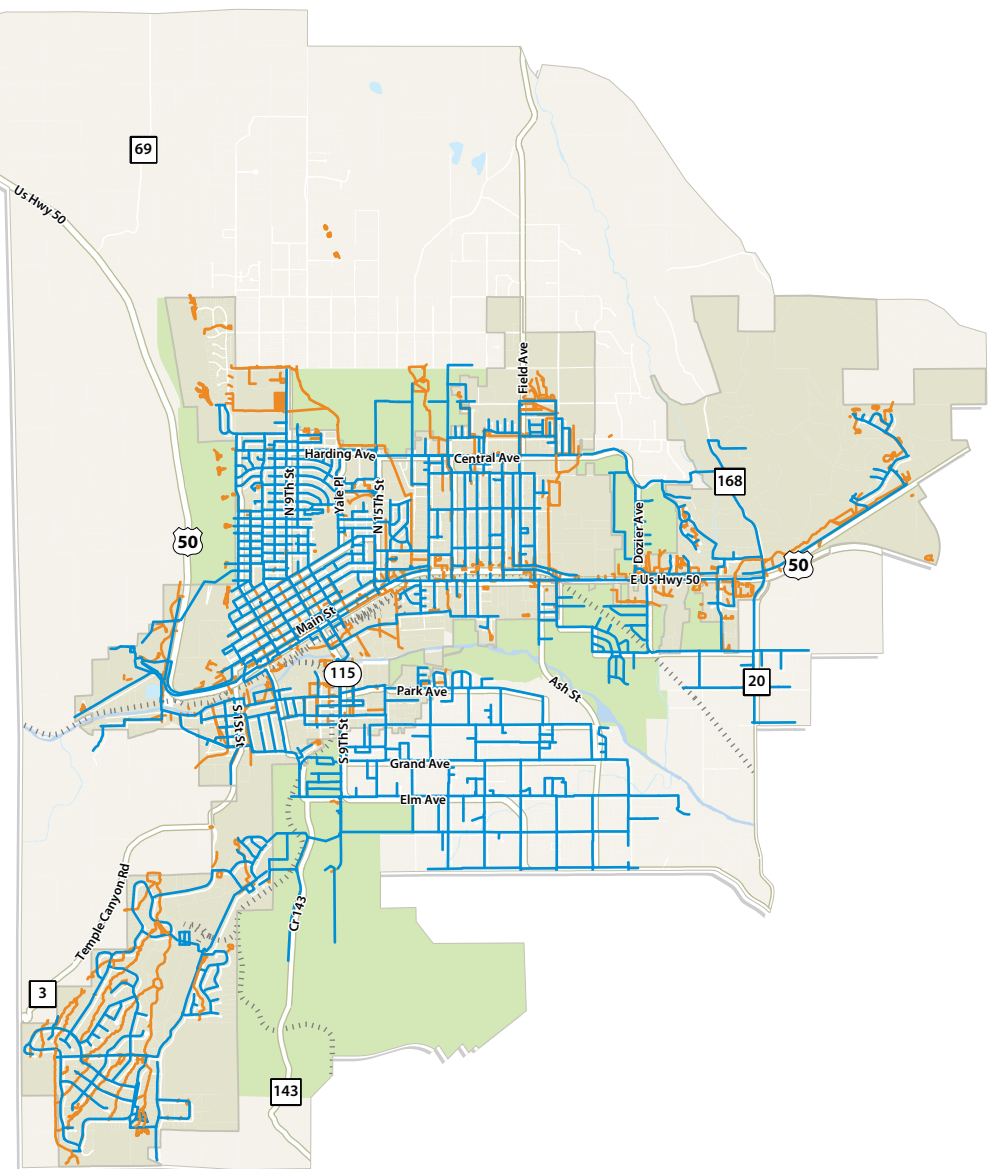
New developments should provide adequate surface, subsurface, and road storm drainage facilities. Either open or closed drainage systems may be required, depending upon terrain, development density, and other considerations. The City should require full-spectrum detention and water quality facilities for future developments before discharging into the Arkansas River.

The City should require preliminary design-level engineering plans, a drainage study, and a sanitary study for each development phase approval. Preliminary plans and studies should address the layout and design of wastewater, stormwater, and water quality infrastructure needed to support the development phase and the design capacities needed to extend all stormwater services to future phases within the development.



Waste and Stormwater

- Existing Drainage Pipe (Stormwater)
- Existing Water Pipe
- Priority Annexation Areas





The City and the Fremont Sanitation District (FSD) should review and approve any improvements outside the development. Preliminary engineering designs should be in conformance with requirements as defined in the City and FSD standards.

As new developments are constructed within the City’s service area, design and construction of new sanitary sewer mains and services will need to comply with City and FSD standards. Sanitary sewers should be located within street rights-of-way whenever possible and with appropriate offsets from the curb and gutter and other utilities.

Fremont Sanitation District (FSD)

Currently the FSD does not have any recent master wastewater reports for the Cañon City. Past reports have focused on rehabilitation rather than the growth of the wastewater infrastructure. The FSD analyzes growth with each individual project or development to evaluate the capacity of the existing or proposed system.

Water

Planning proactively for long-term waterline infrastructure to support growth.

The Cañon City Water Department is responsible for the City’s water supply from the point of diversion from the Arkansas River until it is delivered to Cañon City homes and businesses. The Park Center Water District is a special district that provides artesian well water for the northern portion of the City and the areas outside the City service boundary.

The City’s Water Distribution Master Plan ensures efficient and proactive provision of utilities to anticipate growth by identifying where existing water mains need to be upsized to bolster the delivery capabilities of the distribution system. The City should continue to make this information available to developers so that they are aware of the City’s infrastructure capabilities.

Waterlines

Potable water mains should be located within street rights-of-way whenever possible, with appropriate offsets from the curb, gutter, and other utilities. As new developments are constructed within the City’s growth boundary and its priority growth areas, the design and construction of new water mains and services will need to comply with the City’s standards. The City should prepare an updated master water report for the long-term planning of the waterline infrastructure. The report should provide the required waterline sizes within public roadways based on expected demands of future development. The City should ensure that as development occurs, developers provide infrastructure improvements that are necessary due to the impact of their development on the City’s system.

Arkansas River

Maintaining high quality water in the City’s critical natural asset.

As industrial and agricultural land along the riverfront changes over time, mixed use riverfront development will promote more tourism and recreational use of the Arkansas River, as discussed in the Parks and Open Space chapter. As new development occurs, water quality and detention practices will need to be implemented to ensure minimal to no adverse impacts to the Arkansas River.

Ecosystem

The City should work with Royal Gorge RIO and Fremont County to assess the Arkansas River for areas that need additional vegetation along the corridor to restore the riparian habitat. River vegetation is in a poorer state near downtown. The City should undertake landscaping projects as the riverfront develops to further improve water quality and promote recreation near the river. Expanding the river corridor or establishing an easement for the river riparian zone/landscaping should be considered to minimize outside disturbance or encroachment.

Water Quality

Water quality treatment and detention are not currently provided upstream of several storm sewer outfalls discharging into the Arkansas River. The City should work with Royal Gorge RIO and Fremont County to ensure water quality structures are provided at the existing outfalls. Ideally, water quality treatment should also be provided within the existing drainage infrastructure before discharging into the Arkansas River. At the locations where the existing drainageways discharge into the Arkansas River, in-line water quality ponds should be added to provide treatment for the entire basin before discharging into the river. Where future development may discharge into existing drainageways, water quality structures should be provided at the future storm sewer outfalls.

Hydraulics and Erosion Control

The City should work with Royal Gorge RIO and Fremont County to continue evaluating the Arkansas River for erosion, considering the possible need for bank stability improvements. A concern with developing along the riverfront is the possibility of erosion of the riverbanks, ultimately affecting the development. The City should ensure that detention is required in future developments to ensure that the historic discharge into the river is maintained and no additional erosion will occur. In the sections of the river that need improvements, design methods should promote a naturalized channel rather than concrete structures.



Utilities

Ensuing high quality public utilities for residents and businesses.

Utilities such as electric, gas, and broadband are provided by various utility providers and regulated by the Colorado Public Utilities Commission. Each utility plans and develops new or expanded facilities based on its resources and needs. The City should work with each utility company to ensure the implementation of mutual development goals, such as improved environmental sustainability, equitable broadband access, or location and siting of new overhead or underground facilities and transmission lines. As new developments are proposed within the City, construction of private utilities should comply with appropriate sections of the City's Construction Standards.

Natural Gas

Atmos Energy provides natural gas services to the City. Atmos Energy has stated a commitment to invest in environmental sustainability as well as over one billion dollars a year for system updates to provide safe and reliable services. The City should implement local policies that reinforce Atmos Energy's commitment to environmental sustainability, ensuring that high quality service delivery in Cañon City is a priority for the company.

Power and Electricity

Black Hills Energy provides power and electricity to the City. The company promotes renewable energy in the form of private or community solar energy in Colorado. The company offers credit for energy reduction by the use of roof or ground mounted private solar panels. Black Hills Energy offers the option to construct community-based solar gardens in Colorado which allows multiple parties to partake in the benefit of solar energy being provided in a single location. Solar energy practices should be utilized in the City and included in future developments where it is feasible and cost effective.

The City's electrical infrastructure is composed of primarily overhead lines. The overhead utility lines are generally located along roadways and along the alleyways of residential lots in the downtown area. In priority areas, such as the downtown, electrical lines should be buried where feasible during development and public improvement projects.

Broadband

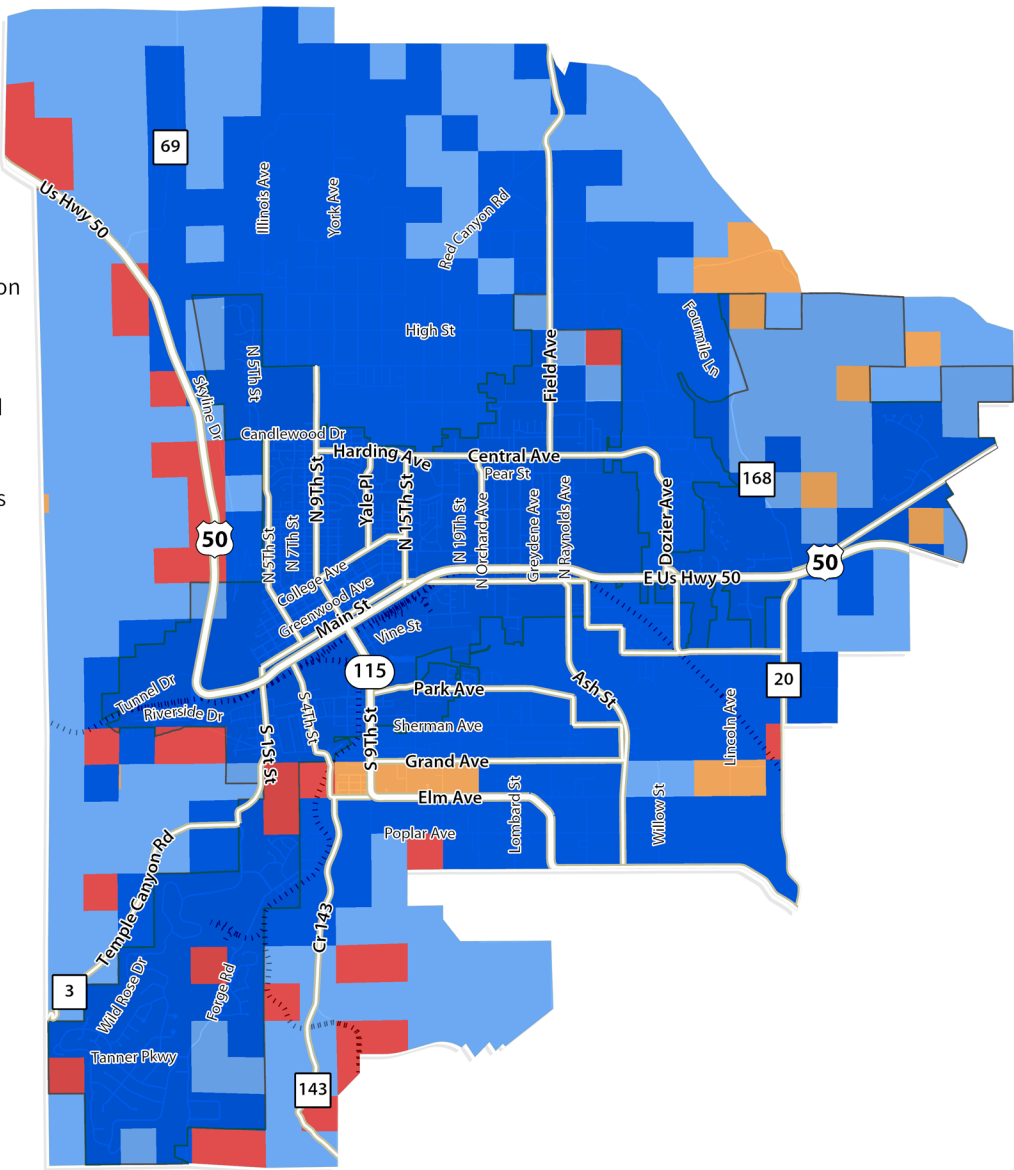
Internet service is provided by SECOM, Spectrum, and Century Link. Community outreach indicated a desire for improved broadband connection as a result of the increasing number of residents working from home. Expanding high-quality broadband throughout the City is important for equitable internet access and business development. This is increasingly true in the growing work-from-home climate. Additionally, there is a reliance on quality high speed internet for technology, manufacturing, health-care, government, and other industries. The City should consider additional Wi-Fi towers to improve the internet speed. Tower location should be based maximum residential connectivity as well as minimizing any negative impact to the aesthetics of the City.



Residential Broadband

The Federal Communications Commission (FCC) defines high-speed internet/broadband as having a minimum download speed of 25 megabits per second (mbps). The City is largely served by high-speed broadband coverage. Portions of Cañon City and the growth boundary with topographical constraints have the lowest broadband coverage in the City, with some areas on the south and west sides of the community having less than 10 mbps maximum download speed.

- Less than 10 mbps
- 10 mbps to 25 mbps
- 25 mbps to 100 mbps
- 100 mbps to 1 gbps



Chapter 7

COMMUNITY CHARACTER

The way Cañon City presents itself and is perceived, both locally and across the region, has a direct impact on the City’s ability to attract new residents, develop, and generate tourism. The community’s character is also directly tied to its sense of place, making Cañon City somewhere people want to be. This chapter presents recommendations that seek to preserve and enhance Cañon City’s community character to promote tourism and growth while bolstering a sense of unification and community pride. The policies and recommendations should help Cañon City become the Royal Gorge Region’s center for culture and arts by building on its local assets and promoting its heritage, tourism opportunities, and historic status.



Cultural and Historic Resources

Cañon City has a rich heritage and is home to many cultural venues, historic buildings, and an active art community. Since being founded 162 years ago, the City has continued to produce fine structures that evoke various historical periods, architectural styles, and cultural contributions. The cultural and historic resources map identifies some of the most prominent resources in the City, including National, State, and Local Historic Districts and sites on the National Register of Historic Resources. The City should promote further investigation into its cultural and historic resources, expanding its ability to capitalize on these cultural and economic assets. These assets contribute to the City's civic life and culture, and the City's future growth must occur in a way that is respectful to the City's history and unique architecture.

Facilities

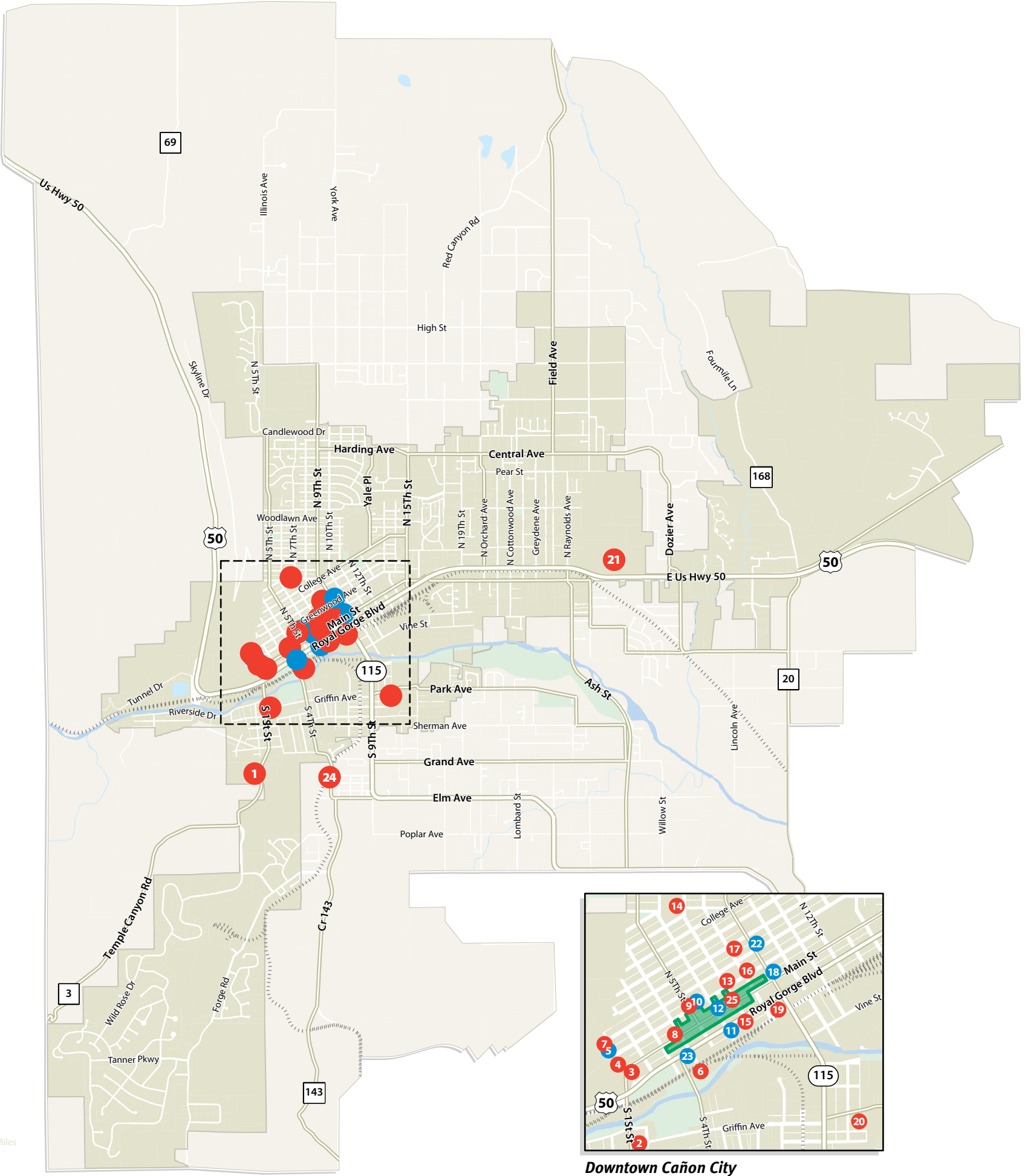
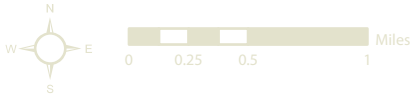
- Cultural
- Historic
- Downtown Historic District

Historic Sites and Buildings

1. Greenwood Cemetery
2. Robison Mansion
3. State Armory
4. Deputy Warden's House
6. Cañon City Sante Fe Depot
7. Colorado Territorial Prison
8. McClure House
9. Old Post Office Building
13. United Presbyterian Church
14. Saint Scholastica School
15. Cañon City Municipal Building
16. Samuel H. Atwater House
16. Christ Episcopal Church
19. Former Santa Fe Railroad Depot
20. South Cañon High School
21. Holy Cross Abbey
24. Prospect Heights Jailhouse
25. St. Cloud Hotel

Cultural Facilities

5. Museum of Colorado Prisons
10. Fremont Center for the Art
11. Royal Gorge Regional Museum
12. Fremont Civic Center
18. Fremont Community Foundation
22. Gibson Mansion
23. Peabody Mansion





Arts and Culture

Arts and culture bring life to the City, promote its rich heritage, and contribute to community vibrancy, acting as an engine of economic activity and development.

Public Art

Enriching the community with engaging public art.

Residents throughout Cañon City benefit from public art and its ability to reinforce neighborhood and community character. The City should continue its commitment to public art, while seeking opportunities for new installations. The City should work with community organizations and block groups to identify potential locations for local public art, and work with partners to fund the development and installation of vetted pieces.

Cañon City Public Art Committee

The procurement, installation, and maintenance of public art often requires support from private partners. Support can include financial donations, land for displaying public art, the sponsoring of art and design competitions, and other actions or programs. The Cañon City Public Art Committee previously performed many of these functions as it reviewed and chose artwork for the community.

The City should support re-forming the committee and enabling it to continue efforts to improve and diversify the public art landscape for the community. To fully embrace the talent in the City, the Public Art Committee should work with staff and City Council to ensure the City's public spaces work well for all types of public art, including temporary works, performance art, and permanent works. The City should task the committee with fostering relationships with local artists, galleries, and private and not-for-profit entities that support public art. The committee should also work with the Chamber of Commerce to support networking events that provide opportunities for potential donors to meet local artists.

Creative Art District

The State of Colorado Creative Districts program grants certification to communities whose arts and culture contribute to the state's economy. The program's goal is to help communities increase jobs, incomes, and investments in creative places. Benefits from the program include marketing assistance, access to resources, and potential funds through the project and technical assistance grant. To help communities meet the rigorous application and certification process, the state created the Call Yourself Creative program. Cañon City should initiate the process of establishing a certified Creative District by beginning the free, online Call Yourself Creative program.

Downtown Art

Cañon City's downtown boasts numerous public art installations. The Dino Daze sculpture installations honoring the dinosaur fossils that have been discovered in the region include an interactive sculptures map created to guide participants on a fun downtown hunt for dinosaurs. The Public Arts Mural Project engaged local students in making environmentally-themed murals, which will be installed on the City's 4th Street Viaduct. The City's fun approach to downtown art creates an atmosphere that enjoys buy-in from the community and is interesting to visitors. The City should continue to encourage and support public art within the downtown and in the developing riverfront mixed use area.

Integrating Art into New Developments

Thoughtfully incorporating public art into new developments will be a way to create a Cañon City-specific feel and identity as new development areas, such as along the riverfront or on the Abbey property, grow over the next several years. Public art can bridge the gap between new construction and historic buildings, and it can connect the core of the City to new areas throughout the community. The City should consider regulations or incentives to increase the amount of privately-funded public art throughout the community.

These may include a percent-for-art ordinance for public development projects, space allocations for art installations as a part of planned development agreements, or incentives or bonuses for projects that incorporate art as a component of development or redevelopment. The City should also consider adopting a policy that would encourage art installations in facilities generally accessible to the public, such as City Hall.

Promoting and Marketing the Arts

Marketing is a powerful tool, especially when done in a strategic and coordinated way among several entities. The City should promote a coordinated effort to continue the Cañon City brand that earns the attention of residents and visitors from throughout the region and the country. Arts marketing and promotion should be initiated by the Cañon City Public Art Committee, working with the Chamber of Commerce, the Fremont Civic Theater, and the Fremont Center for the Arts, among other organizations. The City could encourage local arts entities to contribute to a cohesive marketing strategy that highlights Cañon City's entire art community. The marketing strategy should reach a variety of audiences and fit with community marketing efforts for the City's business districts, tourism, events, parades, and festivals.





Cultural Resources

Working with local institutions to promote the City's cultural resources.

Cañon City has a history of embracing and celebrating its heritage and culture. The City should continue to work with the local cultural institutions that embrace the public culture, art, and artists, recognizing their vital contribution to its unique public places. The cultural institutions provide positive economic impacts and sustain a rich cultural environment that attracts and retains visitors and benefits residents. These institutions maintain the City's heritage and facilitate new art and culture, defining Cañon City for the future.

The City boasts multiple well-regarded cultural institutions within the community, including:

Royal Gorge Regional Museum and History Center

The Royal Gorge Regional Museum and History Center have three facilities in Cañon City, including the historic former Cañon City Municipal Building, the Anson Rudd Cabin, and the Anson Rudd House. The museum displays rotating exhibitions that highlight the area's unique history and natural features. The museum also has a Reading Room where patrons can access the museum's extensive collection of local historical photographs, records, and research files. The Royal Gorge Regional Museum and History Center is open to the public, admission is free, and guided tours are offered.

Fremont Center for the Arts

Founded in 1947, the Fremont Center for the Arts (FCA) occupies the City's historic post office building. The Center is the oldest privately run art center west of the Mississippi River. The Center features gallery spaces where rotating exhibits and the Center's permanent collection are displayed. The FCA offers services for people of all ages to get involved in the arts including, classes, event hosting, and gallery rental opportunities. Read more about the FCA in the *Community Facilities* chapter on page 54.

Museum of Colorado Prisons

The Museum of Colorado Prisons is on the Colorado Territorial Correctional Facility campus. The historic prison has been in continuous operation since 1871. The museum collects, preserves, conserves, exhibits, and interprets the historical heritage of the Colorado prison system. Visitors to the museum explore exhibits located in historic cells that depict the varying phases of life behind bars, the prison riots of 1929 and 1947, and infamous inmates.

Fremont Community Foundation

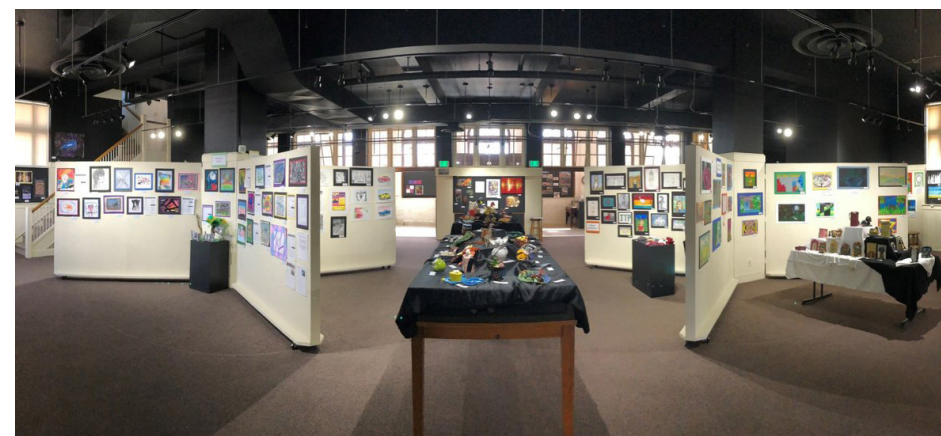
The Fremont Community Foundation is a volunteer lead organization that financially supports nonprofit organizations in the community. In 2019, the Foundation provided over \$28,000 in grants. The Foundation also manages education scholarship funds on behalf of the county and a gift-giving program called Operation Grinch. To raise funds, the Foundation organizes and promotes community events, including the Royal Gorge White-water Festival, the Flash Back on Main Street Sock Hop, and the Cajun Crawl New Orleans-style dinner.

Fremont Civic Theater

The Fremont Civic Theater is a volunteer-led nonprofit organization that offers a season of shows including musicals, plays, and children's theater performances, all performed by local talent. The Theater also offers educational workshops and special events. To raise funds, the Theater hosts an annual New Years' Eve murder mystery event.

Fremont Civic Choir

The Fremont Civic Choir is a non-audition-based community choir open to all residents able to read music. The Choir presents two annual concerts in the fall and spring. The Choir participates in community events and has been involved in the Parade of Lights and Blossom Festival hosted downtown.



Historic Preservation

Founded in 1859 and incorporated in 1872, Cañon City is one of the oldest communities in Colorado, predating even the statehood of Colorado. The City boasts numerous historic structures, with a concentration downtown. Approximately 80 buildings in the downtown contribute to the area’s designation as a historic district on the National Register of Historic Places. The Register is the United States federal government’s official list of districts, sites, buildings, and structures considered worthwhile of preservation for their historical significance. The City’s *Downtown Historic District* spans six blocks along Main Street between 9th Street and 3rd Street. Historic structures vary from one-story commercial and office buildings to two- and three-story mixed-use developments. Outside of the Downtown Historic District, historic buildings and places listed on the state or national historic registers include the State Armory, the City’s historic train depots, the old post office, United Presbyterian Church, the Colorado Territorial Prison, Holy Cross Abbey, Saint Scholastica, Greenwood Cemetery, Rudd House and Cabin Site, Robison Mansion, and more.

Several architectural styles are represented throughout the City, including the Queen Anne style, Italianate, 20th Century Moderne, Classical Revival, American Movements/Commercial Style, Colonial Revival, Art Deco, Georgian, 20th Century Mediterranean Revival, French Second Empire, and Renaissance Revival.

Restoration and Reinvestment

Providing practical measures for property owners to maintain their historic buildings.

The City must continue to offer incentives to promote renovation, reuse, and preservation of its historic buildings. The City should continue the *Façade Improvement Grant Program* and the *Downtown Life Safety Grant Program*. Both grants are now administered through the City’s Urban Renewal Authority (URA) Board, which is tasked with oversight for the Cañon City Urban Renewal Authority area that covers much of the area along US Highway 50 and large swaths of the community. The Façade Improvement Grant Program assists small businesses with improving and upgrading existing building facades, with an emphasis on buildings within the Historic Downtown and along the US Highway 50 corridor. The Downtown Life Safety Grant Program provides financial assistance for installation and compliance with the International Building Code safety requirements. The programs help property owners improve their buildings while preserving Cañon City’s architectural and cultural history.

To further assist property owners with reinvestment in their property, the City should work with its Historic Preservation Commission to develop guidelines for preserving and rehabilitating historic structures. Guidelines should encourage consistent preservation practices and help property owners qualify for the federal *Historic Preservation Tax Incentive Program*. The Secretary of the Interior has developed standards for preservation, rehabilitation, restoration, and reconstruction of historic structures. The standards determine if a project qualifies for the Historic Preservation Tax Incentive Program. The City’s guidelines should offer general design and technical recommendations to assist in applying federal standards to a specific property.

Preservation and Promotion

Expanding the landscape of Cañon City’s preserved landmarks.

The City should protect the Downtown Historic District and provide resources for its architecturally and historically significant buildings throughout the community. The City’s efforts should make it easy to limit incompatible development, and prevent “demolition by neglect,” where a building is allowed to deteriorate to the point that demolition becomes necessary or restoration becomes impossible. To do this, the City should continue its support of property owners in preserving and investing in their properties. Efforts to research, document, and promote the character of local historic assets should be encouraged. The City should encourage the Historic Preservation Commission to examine where expansion of the Downtown Historic District may be needed or development of new historic districts may be warranted.

The City promotes its historical assets to the community and visitors, and it should also inform property owners of the importance of historic preservation. The City should partner with the Historic Preservation Commission, Fremont County Heritage Commission, and the Fremont County Historical Society to identify, educate, and promote the preservation of historically significant structures and districts in the community. Broadly advertising the Fremont County Heritage Tours for Cañon City’s downtown area should be included in this effort.

Cañon City Historic Preservation Commission

Relying on local knowledge and insight to inform decision making.

The City’s Historic Preservation Commission is an advisory body that works with owners of landmarks and potential landmarks within the Downtown Historic District and throughout the community. The Commission determines eligibility for structures or areas within the City to be designated as possible landmarks or districts on the National Register of Historic Places and the Colorado Register of Historic Properties. The Commission makes recommendations regarding landmarks and districts to the City Council. The Commission also reviews certificates of appropriateness for renovations to the City’s historic structures and considers historic preservation tax credit applications. Cañon City should continue to rely on the knowledge of its local commission to inform decisions about its historic landmarks and districts.

County Organizations

Collaborating regionally on common preservation and heritage goals.

Historic preservation efforts at the County level intersect with City efforts, providing opportunities for collaboration to ensure the community’s historic resources are well-protected and treasured. The Fremont County Heritage Commission and Historical Society should be collaborative partners as the City aims to continue restoration and reinvestment.

~ **Fremont County Heritage Commission:** The County first established Heritage Commission to bolster its application for the “Preserve America County” designation. The Preserve America designation is awarded based on the County’s efforts to protect its historic assets for economic development, revitalization, and tourism. The Commission works on the local landmark status of County historic sites, structures, and landscapes, helping property owners who seek State historical fund grants. One of the Commission’s geographic areas includes Cañon City.

~ **Fremont County Historical Society:** The Fremont County Historical Society meets to discuss and publish a newsletter on local heritage topics. The nonprofit organization offers resources for self-guided heritage tours.

Cañon City Municipal Code Chapter 12.30

Using local regulations to protect asset destruction or insensitive rehabilitation.

The City’s local laws must continue to regulate and promote the City’s history and unique architecture. To do this, the City should work with its Historic Preservation Commission to regularly review Municipal Code Chapter 12.30 – Historic Preservation, ensuring the Code provides the regulatory guidance needed to protect and preserve the City’s historic structures.

The National Park Service (NPS) administers the National Register of Historic Places. NPS guidance on local historic preservation law states “*When it comes to preserving private property in a historic district, most people are surprised to learn that a local law is generally stronger than a federal law—that only sharp local teeth can guard the historic character of a community.*”

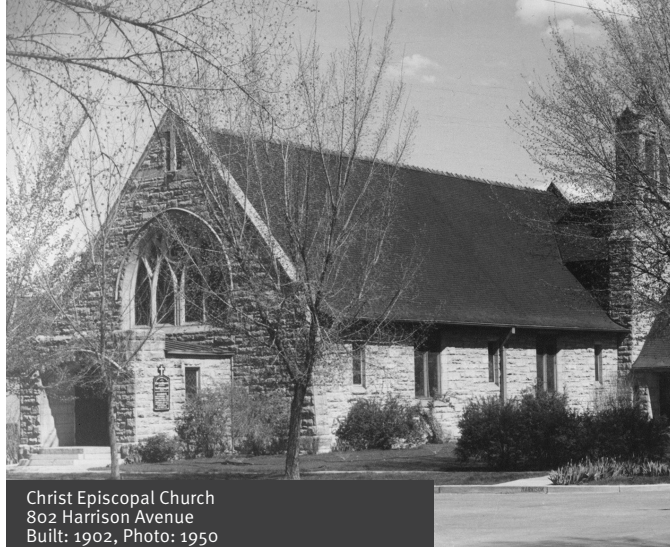
Federal historic preservation law applies to individual work projects where federal grants or rehabilitation tax credits are involved. In contrast, the City’s historic preservation ordinance, presented in Cañon City Municipal Code Chapter 12.30, should give the City the proper controls to address unsuitable exterior modifications, remodeling, and demolition within an entire historic district.



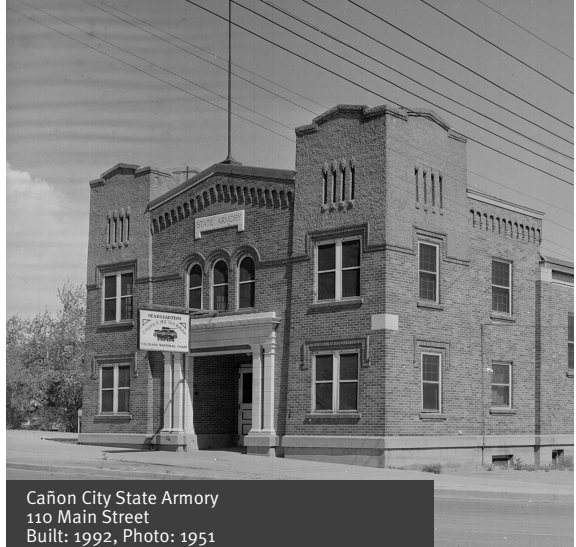
Old Post Office Building
505 Macon Avenue
Built: 1931, Photo: 1931



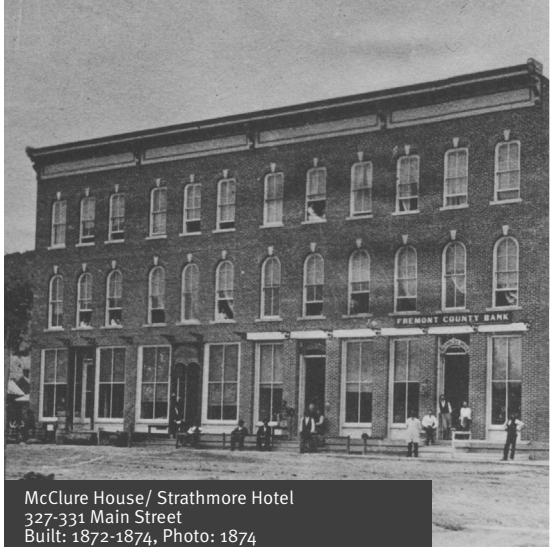
Robison Mansion
12 Riverside Drive
Built: 1884, Photo: 1892



Christ Episcopal Church
802 Harrison Avenue
Built: 1902, Photo: 1950



Cañon City State Armory
110 Main Street
Built: 1992, Photo: 1951



McClure House/ Strathmore Hotel
327-331 Main Street
Built: 1872-1874, Photo: 1874



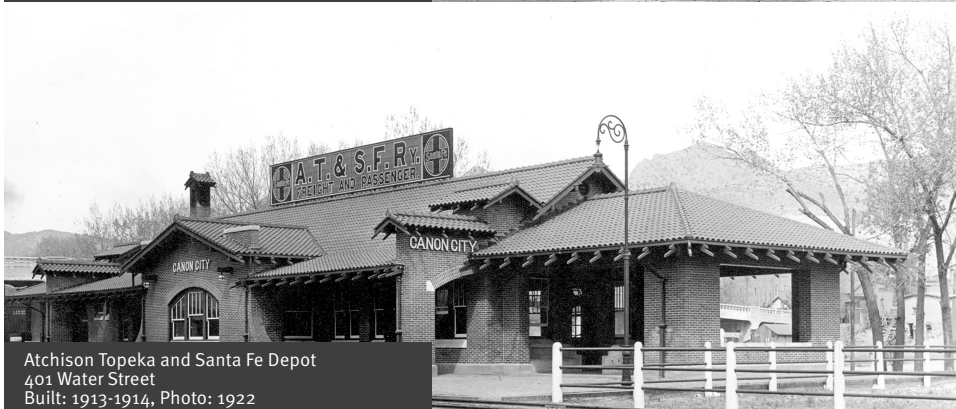
South Cañon High School
1020 Park Avenue
Built: 1915, Photo: 1922



Denver and Rio Grande Depot
816 Royal Gorge Boulevard
Built: 1909, Photo: 1922



Holy Cross Abbey
2951 E. Highway 50
Built: 1924-1926, Photo: 1950



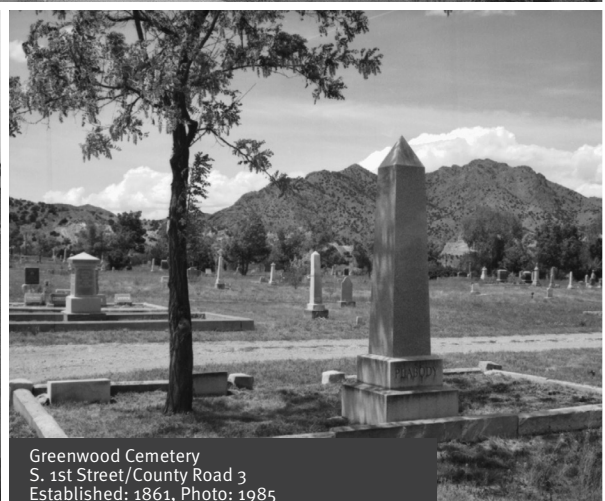
Atchison Topeka and Santa Fe Depot
401 Water Street
Built: 1913-1914, Photo: 1922



United Presbyterian Church
701 Macon Avenue
Built: 1902, Photo: 1922



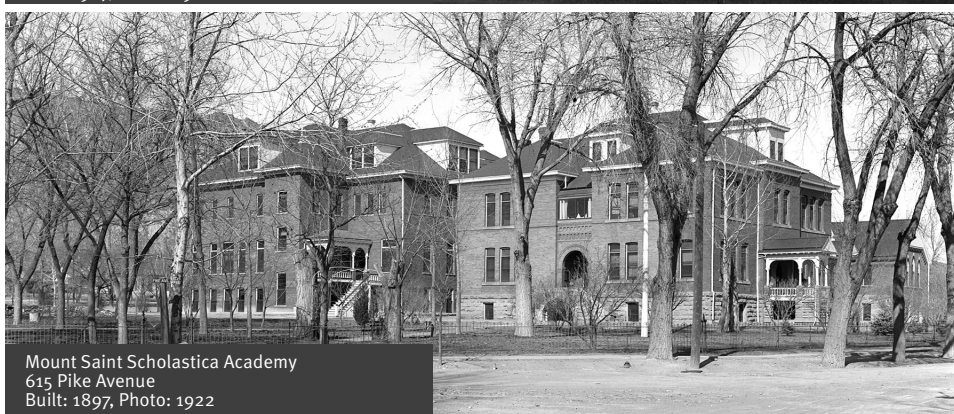
Cañon City Municipal Building
612 Royal Gorge Boulevard
Built: 1927, Photo: 1928



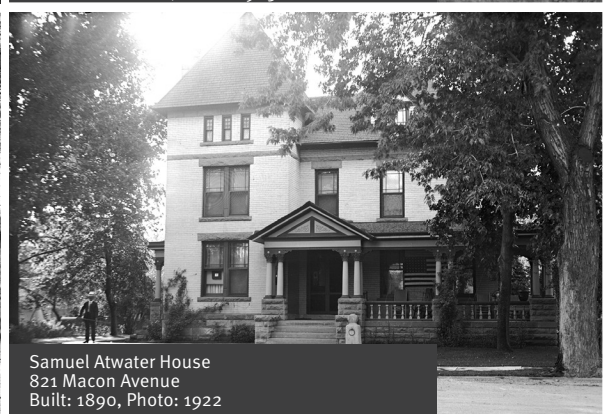
Greenwood Cemetery
S. 1st Street/County Road 3
Established: 1861, Photo: 1985



Deputy Warden's House
105 Main Street
Built: 1901, Photo: 1922



Mount Saint Scholastica Academy
615 Pike Avenue
Built: 1897, Photo: 1922



Samuel Atwater House
821 Macon Avenue
Built: 1890, Photo: 1922



Image and Identity

There is a pervasive image that Cañon City is a “prison town” to those outside the community. However, to Cañon City residents and business owners, the community is an excellent place to live and work, with a great climate, beautiful natural features, excellent community character, and friendly people. The City should continue to reposition its image towards the many attributes that make it a great place to live.

Branding and Marketing

Promoting Cañon City as the bustling center of the Royal Gorge region.

Branding is a tool that Cañon City can utilize to define the community, influencing and shaping positive perceptions of a location. Branding helps create a foundation to make the community a place that is desirable for residents, visitors, and businesses.

The *Cañon City’s 2014 Vision Plan* identified strategies, steps, and short- to long-term projects to help move the City towards achieving its vision for a unique brand. The Vision Plan aimed to increase tourism, strengthen the downtown core, improve the quality of life, preserve and expand on existing assets, and increase the economic vibrancy of the community.

The City should update the *2014 Vision Plan* to ensure it properly guides branding and marketing efforts. The *2014 Vision Plan’s* “Gateway to the Authentic West” branding did not take off; however, the plan provides good guidance regarding improvements to the physical environment. A notable recommendation is to invest in gateways at the edge of the community and signage throughout the downtown. The City has begun this process by installing gateway and wayfinding signage exhibiting a unifying theme. The attractive and welcoming blue and weathered-steel monument gateway signs create an impressive first impression of the City. Matching wayfinding signage is found throughout the downtown area. The City should continue this effort by installing additional wayfinding, landscape, and signage improvements on US Highway 50. As efforts such as the Riverfront Mixed Use Zoning and the promotion of the “Downtown Riverfront Loop” come to fruition, the City should install additional complementary wayfinding signage. The Downtown Riverfront Loop is discussed in more detail in the *Downtown and Riverfront* section on page 37.

Built Character

Maintaining and enhancing community character.

The City must play an active role in the maintenance and enhancement of its built character. It should promote public and private investment that maintains the assets that make Cañon City an appealing and beautiful place. Investment elevates the community character as an attractive and inviting place where residents want to be and visitors want to spend time. To help beautify Cañon City, the City should consider:

- ~ Revisit the Nuisance Ordinance (Municipal Code Title 8) to ensure it is a clear and effective tool for keeping the City’s neighborhoods safe and attractive.
- ~ Consider creating Neighborhood Service Teams consisting of City operational departments and neighborhood associations to enhance neighborhood appearance and community pride.

- ~ Coordinate efforts across the City’s Community Vitality division to update, monitor, and make available a list of vacant, foreclosed, and abandoned homes for investors and developers to purchase, update, and introduce them back into the market as viable housing units.
- ~ Create a set of Design Standards/Guidelines to guide preservation and investment in the downtown area. Design Standards/Guidelines are required as a next step to the establishment of the City’s Certified Local Government status endorsed by the State Historic Preservation Office (History Colorado) and the National Park Service in 2018.
- ~ Update and enforce signage and code standards (Municipal Code Title 17 – Zoning) as related to the aesthetics, integrity, and safety of the City.

Main Street Program

Making downtown more successful through preservation and activation.

Cañon City’s participation in the Colorado Main Street program emphasizes collaboration with small business owners, residents, and community leaders to grow downtown as a destination. The City’s participation in the program indicates its dedication to facilitating economic revitalization within the downtown through historic preservation. The City’s Downtown Strategic Plan offers strategies to improve the retail mix and create an attractive physical environment for downtown shopping and entertainment. Building on its strengths, the City should consider creative approaches to promote its public spaces and attract visitors for events and activities that celebrate local artists, offer live music, provide great local cuisine, and more.



Tourism

Tourism is one of Cañon City’s stronger industries with year-round events and abundant natural resources, drawing visitors to both the City and Fremont County. Cañon City’s setting offers numerous opportunities for outdoor activities, including, hiking, whitewater rafting, and fishing. Leveraging these local assets and positioning the City as a destination for people outside the community will increase revenue and enhance the City’s image and reputation.

Entertainment and Hospitality

Encouraging entertainment and hospitality uses throughout the community.

Cañon City is home to a wide variety of entertainment options including attractions like the *Royal Gorge Route Railroad* and the *Royal Gorge Dinosaur Experience*. These contribute to the local tourism landscape and create excitement in the community. The City should continue to support its primary tourism and entertainment businesses and encourage new entertainment options as opportunities arise.

To promote and encourage entertainment uses, the City should:

- ~ Incorporate entertainment uses as a part of promotional and branding efforts.
- ~ Ensure that informational material regarding entertainment and attractions in Cañon City is up-to-date, including brochures or maps of key destinations and amenities.
- ~ Work with existing entertainment businesses and organizations to consider potential partnerships, both with the City and with other business in the community. For example, restaurants could offer a discount for patrons who visit a museum or attraction that day. The Chamber of Commerce should be a partner in this effort.

Cañon City’s hospitality uses include cabins and campsite rentals along US Highway 50 near Route 3A, motels near the downtown and riverfront, and traditional hotels near the eastern edge of the City. In addition, the landmark St. Cloud Hotel is currently being restored to once again serve as a hotel located in the heart of Cañon City’s downtown. Hospitality uses contribute to tourism and support local entertainment attractions and businesses. The City should continue to encourage hospitality uses, particularly in its downtown and along the riverfront.

Recreation

Supporting recreation opportunities for both tourists and residents.

Recreation amenities play a pivotal role in both tourism and quality of life for residents. The City should continue to support high-quality recreational opportunities. The City should support local groups and organizations, such as the non-profit Fremont Adventure Recreation, which hosts outdoor recreation events throughout the year. Local events include Run Blossom, a run to celebrate the coming of the summer season during the Cañon City Music and Blossom Festival.

Arkansas River

The Arkansas River is one of Cañon City’s primary recreational amenities. The river provides opportunities for residents and tourists to enjoy active and passive activities such as walking or biking along the Riverwalk Trail, kayaking or whitewater rafting down the river, and fishing. The river is also the location for community events such as the Royal Gorge White-water Festival. The City should continue to uphold the river as an amenity to the community and leverage public and private partnerships to optimize the recreational opportunities along the Arkansas River corridor. Additional recommendations for the Arkansas River and riverfront are in the *Downtown and Riverfront* section on page 34 and the Arkansas River section of the *Parks and Open Space* chapter on page 66.

Royal Gorge Bridge and Park

One of the City’s most popular attractions is the Royal Gorge Bridge and Park, which is owned by Cañon City and operated privately. The attraction is located outside the Urban Growth Boundary, off County Road 3A. The Park is one of the most popular attractions in the region, with an average of 300,000 visitors annually, generating significant annual revenue for the City. Building off the Royal Gorge Bridge and Park, other related tourism businesses have located near the intersection of County Road 3A and US Highway 50, creating a hub of tourist attractions. The City should support the growing tourism sector by encouraging related supporting uses in its downtown and commercial areas, such as hotels, restaurants, and commercial retail. The City should also encourage the development of nearby supporting amenities such as trails and campgrounds.

Community Events and Gathering Spaces

Energizing and promoting the community with events and activities.

Cañon City is home to numerous events throughout the year. Frequent public activities and events help to establish a sense of vibrancy and energy within a community. The City should assess the potential to expand existing events and launch new community events and festivals that promote businesses and the culture and history of the community. Potential events could include history or heritage events that celebrate Cañon City’s history or events that tie into the Arkansas River.

The City should partner with organizations such as the Chamber of Commerce and the Fremont County Tourism Board to program downtown and riverfront events that can bring the community together, foster civic pride, and generate new tax revenue.

As the City grows, new public gathering spaces should be developed to foster a sense of place for residents and visitors. As new multifamily or mixed use developments occur, the City should consider permitting density or building height bonuses on a case-by-case basis in exchange for a desirable public space incorporated into the site. New outdoor public spaces should also be developed along the riverfront to maintain public access to the Arkansas River. Additional discussion regarding community events and gathering spaces is in the *Downtown and Riverfront* section on page 34.

Chapter 8

PARKS AND OPEN SPACE

Cañon City is located at the union of the Rocky Mountains and the Arkansas River, natural features that define the lifestyle of its residents. Protecting and preserving these open spaces and natural assets for future generations is part of the City’s vision. Protecting these landscapes is not only essential for recreational uses, but it also preserves wildlife habitat and fragile ecosystems. The City’s developed parkland provides needed green space that residents can use daily as part of a healthy lifestyle. They offer a venue for organized sports and other events that are part of the fabric of civic life and bring the community together. These amenities combine to provide a wide variety of recreation and open space experiences that help make Cañon City a more vibrant place to visit and call home. Cañon City will continue to preserve and build on existing features while exploring partnerships for new built and natural aspects to add to its portfolio. It will continue to work with Fremont County; the Cañon City Area Recreation and Parks District; and other local, state, and federal partners to bring them to fruition.

The Parks and Open Space chapter presents policies and recommendations to preserve and protect sensitive environmental features and to ensure Cañon City residents continue to enjoy parks, open space, and recreation opportunities.



Parks and Recreation

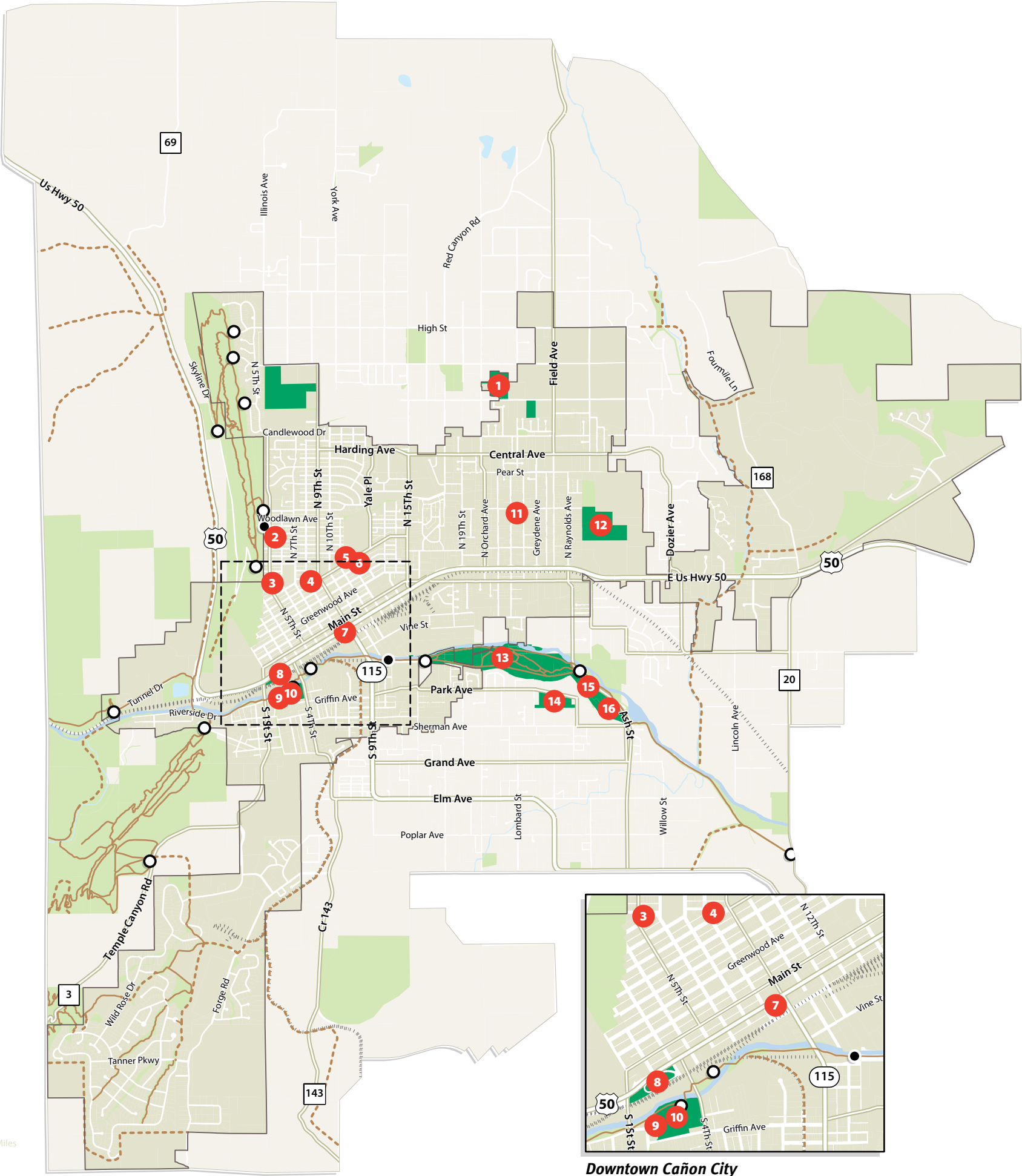
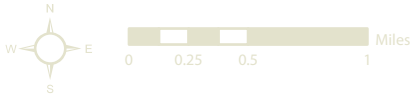
Cañon City’s parks and recreation include public spaces with maintained infrastructure such as paths or playgrounds that promote exercise and activity. This includes outdoor parks, athletic fields, and indoor recreation facilities. The City has a strong parks system and a good working relationship with the Cañon City Area Recreation and Park District (the “Recreation District”), which provides programming and has jurisdiction over some of the major parks within city limits. The City’s green space and recreational amenities can become destinations for residents and visitors alike, and part of the City’s planning vision is to strengthen connections among these assets.

Facilities

- Existing Trailhead or Trail Access
- Proposed Trailhead or Trail Access
- Existing Trail
- Proposed Trails
- Parks
- Open Space

Facility Names

- 1. Mountain View Park
- 2. Margaret Park
- 3. Magdalene Park
- 4. Greydene Park
- 5. Public Swimming Pool
- 6. Rudd Park
- 7. Denver and Rio Grand Park
- 8. Veterans park
- 9. Cañon City Parks Department
- 10. Centennial Park
- 11. Harrison Park
- 12. Potential Abbey Park
- 13. John Griffin Park
- 14. Rouse Park
- 15. Cañon City Area Recreation and Park District
- 16. Recreation District Dog Park and Archery





City and County Parks and Facilities

Connecting, expanding, and promoting the City’s parks and recreation facilities.

The City owns and operates specific parks, trails, open space, and cemeteries within the city limits. Parks and recreation activity programming is under the purview of the Cañon City Area Metropolitan Recreation and Park District, a Colorado Special District.

Cañon City’s Parks Division maintains 16 public parks, as well as many public use areas, mountain parks, singletrack trails, and green belts, covering more than 6,500 acres. The City is responsible for maintaining the portion of the Arkansas River-walk from Pueblo Community College Fremont Campus to Black Bridge.

Park and Trail Connectivity and Improvements

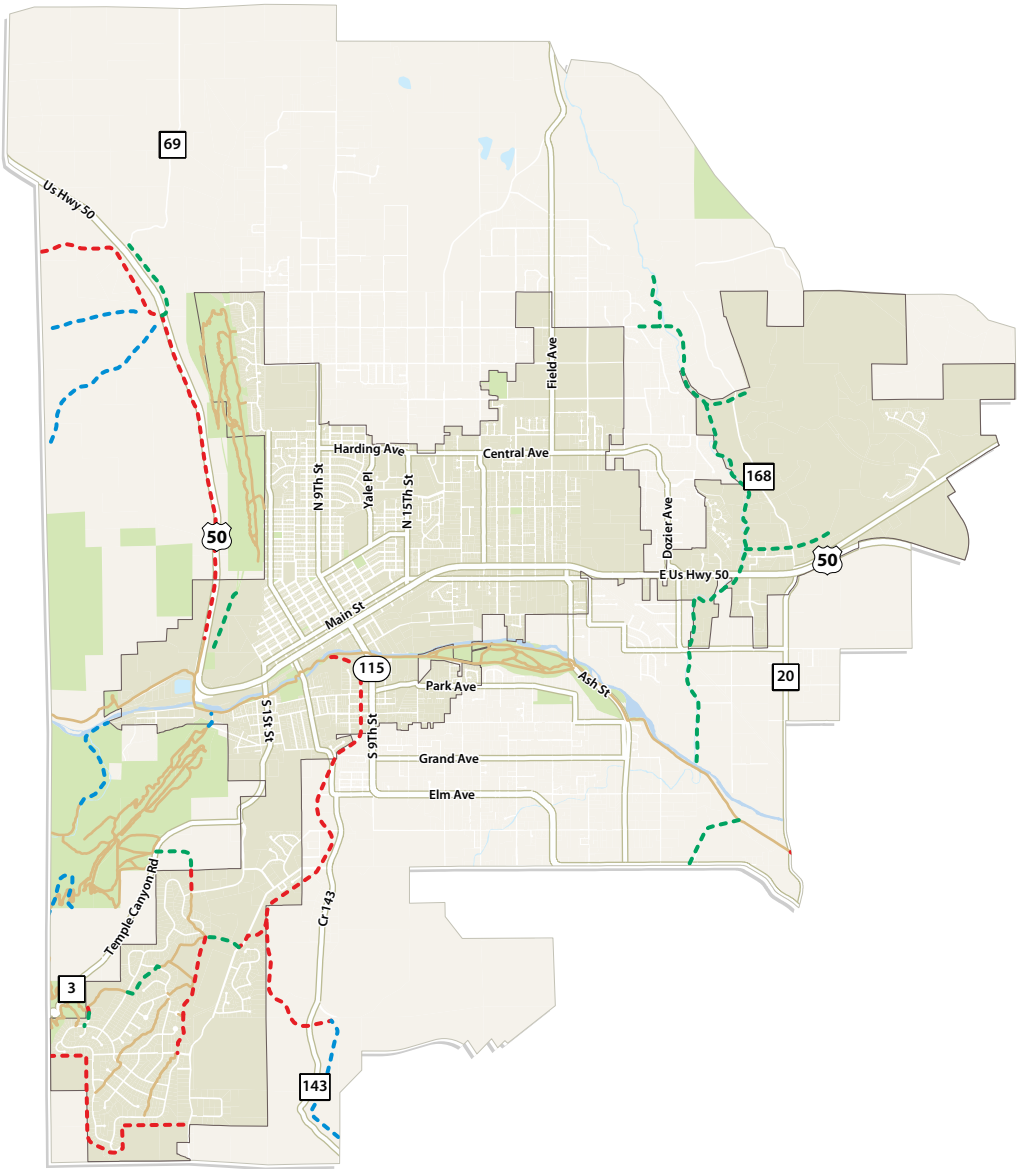
There is a tremendous potential for trail interconnectivity through the City and the region. The City should work to connect multiple soft-surface trails to increase its status as a regional destination for mountain bikers and other endurance athletes. There are several trails where the City should increase maintenance and upkeep as a low cost way to improve trails. The Grape Creek Trail, an unmaintained soft-surface trail that parallels its namesake creek, connects the South Cañon trail system with Temple Canyon Park. Similarly, the planned Four-Mile Creek trail is positioned to connect the popular Oil Well Flats trail system with the City along Red Canyon Road. The connector trail from the Royal Gorge park is another valuable link that should be promoted as a centerpiece to bring more trail expansion opportunities surrounding the park.

Partners for trail improvement effort will include the Bureau of Land Management (BLM), the Recreation District, Fremont Adventure Recreation (FAR), and Fremont County. The City should take advantage of state and federal grant funding for trails. Resources for funding ideas and marketing plans are available through the International Mountain Bicycling Association (IMBA).

The City should work with Fremont County to create new trail segments on both sides of the river that connect back to the Arkansas River Trail, increasing access and interest for residents and visitors alike and turning this strong resource into a destination area. Additionally, the City should continue efforts to build several already-planned connections, such as the connection from Centennial Park to Main Street to help pedestrians traversing Royal Gorge Boulevard, railroad tracks, and parking lots.

Trail Connectivity

- Existing Trails
- Proposed 10' Multi-Use Trail
- Proposed Backcountry Trail
- Proposed Soft Surface Trail





Mountain Bike Skills Park

In 2021, the City opened “The Yard” – the area’s first bike skills park. The park, located in Cañon City’s growth boundary, near the Eagle Wing Trailhead at the north end of the Schepp Open Space area, is a collaborative effort between Cañon City Area Recreation and Park District, Fremont Adventure Recreation, and the City of Cañon City. Bike skills parks are increasingly popular venues that provide a managed space for mountain bikers of all skill levels to develop bike handling skills on jumps, trails, and obstacles. The Yard offers loops of a short series of trails that include manmade features like ramps, jumps, and rollers. The trails and obstacles were designed by local trail builders.

The City should continue to partner with the Recreation District and local organizations like Fremont Adventure Recreation and trail building teams to explore opportunities for additional multi-use and mountain bike-specific trails and parks. Partnerships will ensure facilities are tuned to mountain bikers’ preferences, making new parks and trails an attractive part of the City’s recreational landscape.

Dawson Ranch Trails

The City has identified a need for a new park in the Dawson Ranch area. As a new park location is selected, the City should consider tying in access with a multi-purpose public path created along the railroad corridor for a rail-trail or rail-with-trail.

Rail-trails convert unused rail railway track into a multi-use path for bicyclists and pedestrians, while a rail-with-trail runs parallel to active rail right-of-way. Following the existing rail spurs in this area, new trails should connect the new park and the Dawson Ranch and Eagle Heights subdivisions to Downtown Cañon City for bicyclists, joggers, and pedestrians.

Arkansas River Corridor Master Plan

One of the top goals of the Arkansas River Corridor Master Plan is to link the entire system more effectively with the Downtown Cañon City area over the next 25 years. New pedestrian loops are proposed to enhance the north side of the river. These neighborhood connectors should be used to improve access for residents to the trail system in their backyards.

Royal Loop Trail

The proposed “Royal Loop Trail” – composed of linkages between several trail systems – will be a significant regional asset, drawing in new trail-based recreation opportunities once completed. As the Fremont Peak Trail to Tunnel Drive Connector Trail, recently officially named Royal Gorge Cascade, is completed, it would close the Royal Loop. The full Royal Loop would include approximately six miles on BLM land and four miles on City-owned property, finishing a 25-mile loop that starts and ends in Cañon City and utilizes the Royal Gorge Bridge. Completion of this trail system could draw in significant tourism similar to the Whole Enchilada in Moab, Utah; or the Palisade Plunge in Palisade, Colorado.

Park Development and Improvements

The City should work with the Recreation District to explore opportunities for new parkland, particularly in areas of the community which are not as well served. The City should collaborate with the Recreation District to regularly review existing parkland and programming to identify necessary improvements, replacements, and expansions over time, focusing on providing opportunities for all residents to be active outside. To expand local parkland, the City should strategically acquire open space parcels as they become available, particularly adjacent to existing public properties.

Griffin Park Expansion

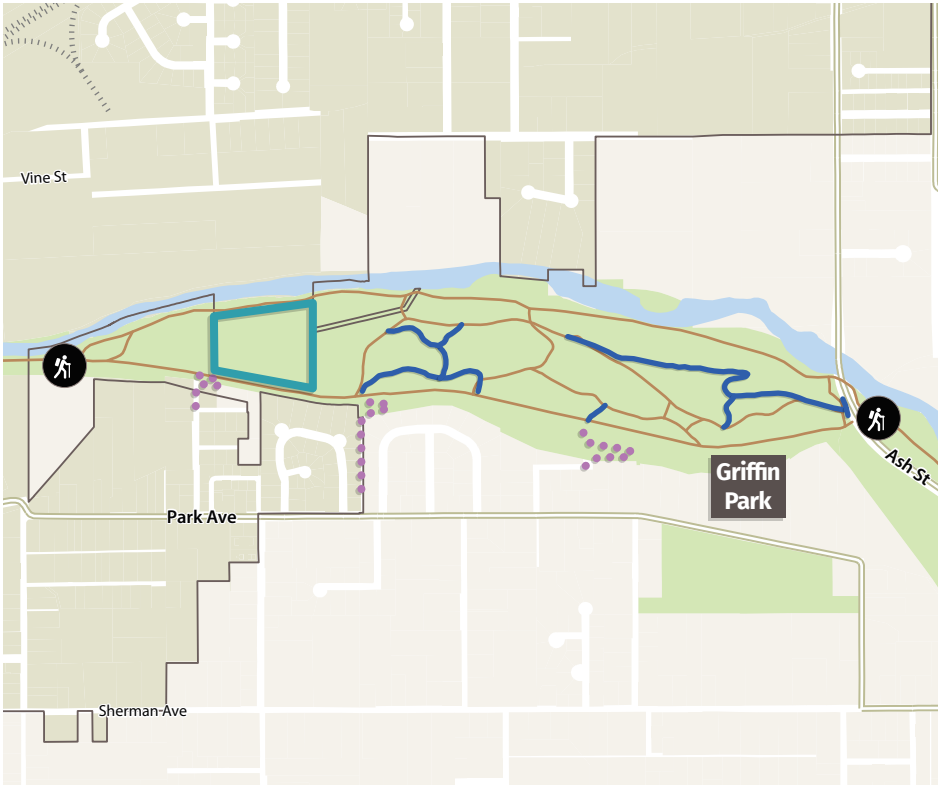
The defunct sanitation plant in Griffin Park should be incorporated into the park, adding about 7.5 acres of parkland and creating accessible open space continuity along the river. Possible uses for this tract could be a bike pump tract or a community garden. The Recreation District oversees Griffin Park, and part of it is outside city limits, so the City will need to coordinate with the District and with Fremont County on Griffin Park improvements.

Eastern Cañon City – Holy Cross Abbey

The City should consider a new park in the eastern Cañon City area. As the 187-acre Holy Cross Abbey redevelops, the City should encourage the preservation of some of the open space to fill this gap. The Urban Land Institute (ULI) of Colorado held a Building Healthy Places Workshop in August 2019 focused on reusing the Abbey lands. Workshop recommendations included master-planned parks and trails tying the area to existing recreation and multi-modal transportation links. The City should encourage development that builds on the workshop recommendations, incorporating pedestrian-oriented open spaces, promoting community health, and providing an inviting destination for the community. The City should also consider the Abbey property as a potential location for the new community Aquatic/Recreation Center that is proposed to replace the Icabone Pool.

Pathfinder Park

In the long term, Cañon City should seek funding partners to develop the planned sports complex on the unused 65-acre parcel in Pathfinder Park. Pathfinder Park is outside city limits but under the purview of the Recreation District. A master plan is in place for a four-diamond complex, six multi-use fields, an irrigation pond, basketball courts, and another playground. The City should evaluate potential funding sources such as grants for youth sports equipment and programming, public partnerships, or private investors.



Griffin Park Improvements

- Griffin Park Expansion
- Existing Trailhead or Trail Access
- Existing Trails
- Proposed Neighborhood Trail
- Proposed Soft Surface Trail
- Proposed Trails



Market Recreation Amenities

The City should work with its regional partners, the local tourism industry, and the Chamber of Commerce to ensure it is known as the best place to stay and dine when taking advantage of regional outdoor recreation amenities. The City should build a comprehensive marketing program that ties together existing branding and materials. The City should work with its partners to develop specific materials promoting biking, hiking, white-water, off-highway vehicle use, and the area’s parks. Though individual organizations may have initiatives, such as the visitor’s guide provided on *royalgorgeregion.com*, a more City-focused approach that ties in regional partners will be effective. Further discussion on marketing the City’s recreation amenities is in the *Cultural Resources* section of the plan on page 58.

New Aquatic/ Recreation Center

The City should work with the Recreation District to build support for a new Aquatic/ Recreation Center. The Icabone Pool has reached the end of its useful life. The Recreation District decided to close the pool for the 2020 season due to several pandemic-related operating challenges. Officials plan to open the pool again through the 2023 season as planning gets underway for a new Aquatic/Recreation Center. The new proposed Aquatic/Recreation Center is estimated to cost about \$30 million and will feature an indoor aquatics center, gym, fitness area, and multipurpose rooms. Programming and amenities should be created that will engage multiple age groups and needs, ensuring the new center can become an amenity that all sectors of the community can be proud of and use. According to a community survey in May 2020, 70 percent of residents largely support the creation of this center, and a 60 percent majority support funding it with a property tax increase. However, some segments of the community are less supportive, and increases for the Recreation District have failed in the past.



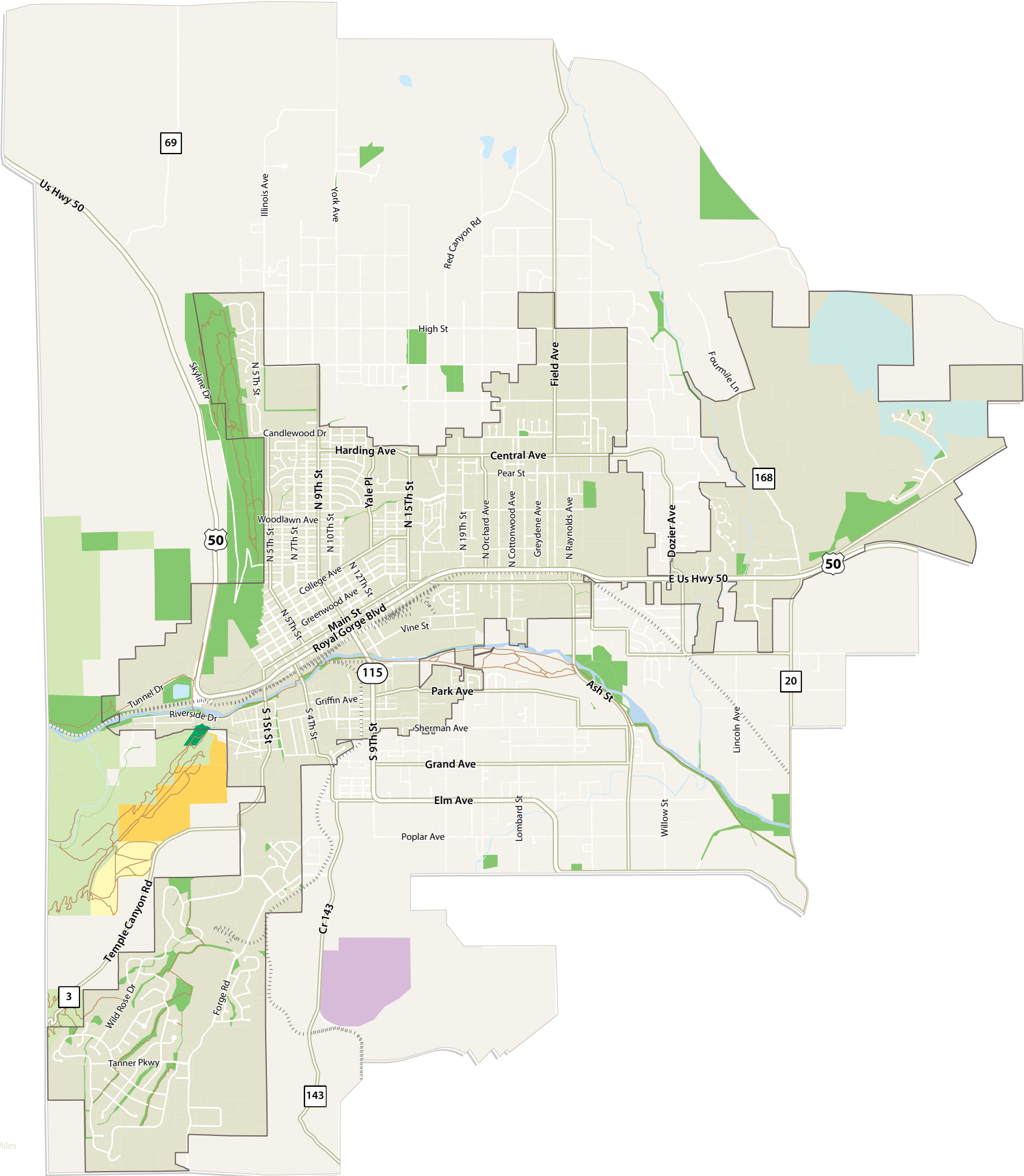
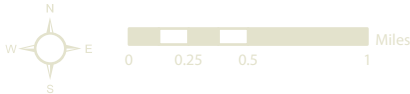
Potential Recreation Center Amenities

Open Space

Open space is defined as an area of land that is not developed, including forestlands, farms, parks, greenways, trails, natural areas, and wetlands. The natural areas surrounding Cañon City are unique, even in Southern Colorado. The rugged Hogbacks area and other open space lands provide a connection to the natural environment and create a draw for visitors to the area. Maintaining these spaces free of development also preserves precious wildlife habitat, sensitive ecosystems, clean drinking water, and clean air. Open space and trails help encourage people to lead healthy lives, a large part of which is getting outside for physical activity.

Open Space Classifications

- B.F. Rockafeller Ecology Park
- Bureau of Land Management
- Eagle Wing Trailhead
- Schepp Open Space
- Shadow Hills Golf Course
- Four Mile Ranch Golf Course
- Other Open Space
- Trails





Hogbacks Open Space Recreation Area

This area, located directly to the west of city limits along US Highway 50, was designated open space in 2008 and largely closed to motorized use. It is part of the Dakota Hogbacks geologic formation that runs from Wyoming to New Mexico. This formation is known to contain dinosaur fossils, and this area is no exception. Visitors to Skyline Drive, a scenic road that crosses the top of the formation, can see preserved dinosaur footprints.

3rd Street Access

The City should use a “Complete Streets” approach to define the 3rd Street corridor as the primary and best access for all modes to the Hogbacks Open Space Recreation Area. Complete streets should include bikeways and a parallel pedestrian sidepath as depicted on the map. Complete Streets policies are discussed further in the *Transportation and Mobility* chapter on page 38. This recommendation builds on the *Hogbacks Master Plan*, which featured an extension of 3rd Street to help improve access to the area. The Hogbacks are not well-connected to downtown; Skyline Drive, a one-way scenic roadway, increases its visibility, but it approaches from the west rather than through the City center.

Since the northern reaches are generally surrounded by residential neighborhoods, directing traffic to those areas is not desirable. Using 3rd Street provides a direct link between the open space, the Santa Fe Depot rail station, and the Arkansas Riverwalk. Wayfinding signs should tie the three areas to Downtown, and to vistas within the Hogbacks area itself. Wayfinding will help unify and direct visitors to and around these unique landforms.

Hogbacks Trail System

Within the open space, trail access should be improved. Challenges include two privately owned parcels that bisect the Hogbacks, necessitating easements or, should they become available, acquisition for trail development. Much of the trail development that was included in the Hogbacks Master Plan has been completed, including the Greenhorn core trail, and the Fossil Trail, which highlights interesting and unique geology, fossils, and history of the Cañon City area.

The City should continue to partner with organizations such as Fremont Adventure Recreation, Rocky Mountain Field Institute, and the Mile High Youth Corps, engaging the community in trail building and sign installation. Most of the trails should be designated multi-use trails, open to hikers, bicycles, and horses. The City should provide special access trails for visitors with mobility challenges, as the existing trails are unimproved and rough. The *Hogbacks Master Plan* outlines a preferred trail alignment with an accessible core trail that stretches the length of the area and has several loops highlighting interesting features.

Interpretive Elements and Wayfinding

Efforts to establish interpretive elements and wayfinding have been successful in highlighting the unique history, geology, vegetation, and wildlife of the Hogbacks area, as well as examples of fossils found there. The City should continue to partner with experts, such as the BLM’s interpretive signage program, to provide content for interpretive signs as new trails develop. Passive interpretive signs and general trail improvements should be sustainable and require little maintenance.

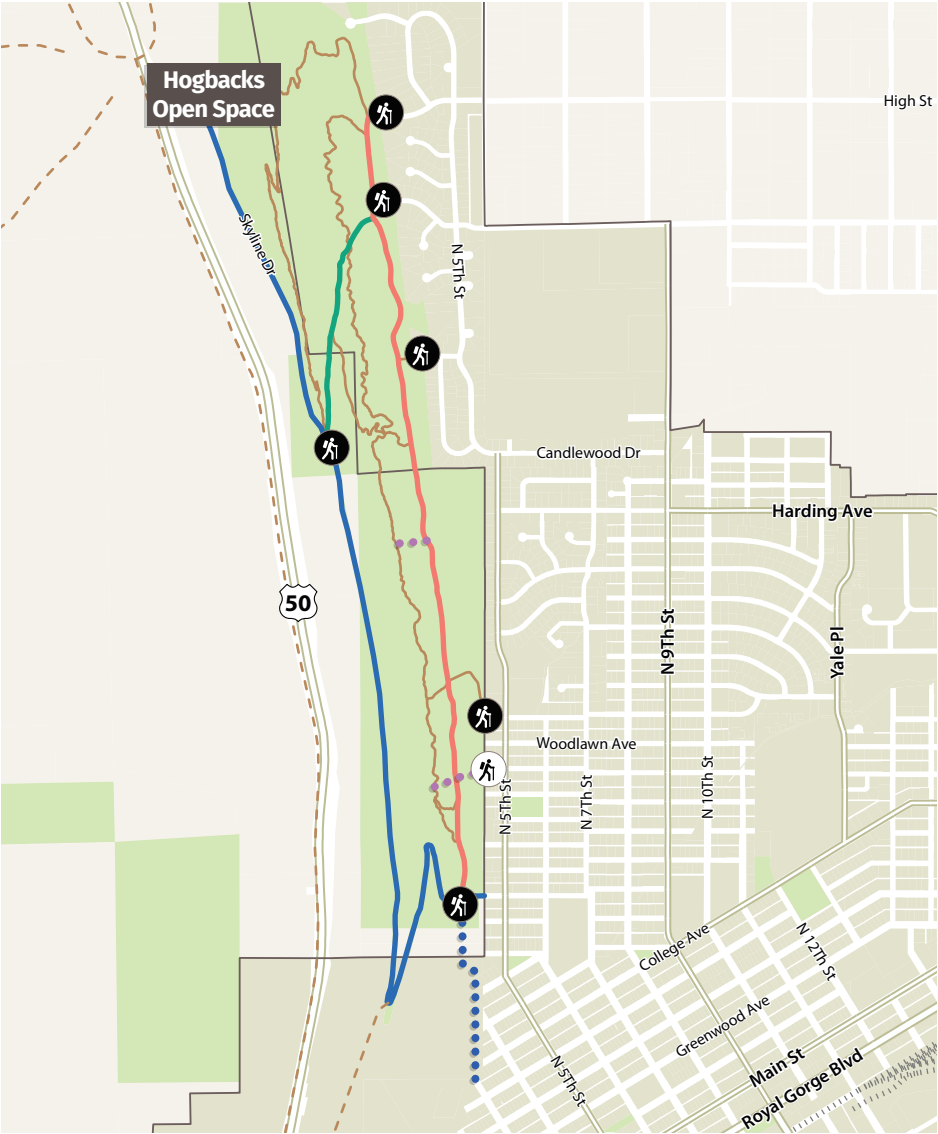
Trailhead Facilities

The City should consider a variety of facility upgrades and installations at designated trailheads to improve the Hogbacks Open Space Recreation Area for visitors. Establishing clear trailheads will funnel visitors to several key entry points of the open space, reducing the amount of informal access via social trails. Outreach participants have indicated that picnic shelters and a gazebo were are desired elements.

Trailheads should provide a wayfinding map to encourage enjoyment of the area on foot. Water fountains, benches, and dog waste stations should be considered to improve the user experience for visitors. Restrooms should be added, either in the form of a full-service public facility or a low-cost, low-maintenance vault toilet. Wildlife-proof trash receptacles should be added to help preserve and protect the landscape, as litter and broken glass have been a longstanding problem due to the informal uses in the past. The *Hogbacks Master Plan* identifies the Visitor Loop Trailhead as the main entry point where most of these amenities should be clustered. The 3rd Street extension should lead to this trailhead, creating a highly visible “gateway” into the area.

Preservation Efforts

Years of motorized use have depleted the Hogbacks landscape, and concerned residents organized to help designate it as an official “open space” resource in 2008. Since then, some natural improvement has occurred, but significant erosion continues to be an issue. The City should promote an annual volunteer-staffed native-planting day to continue the establishment of flora to limit erosion. Additionally, stormwater improvement funds should be used to combat erosion. Precious fossils can be found in this area, so a smart balance needs to be established between access and local legislation that preserves these irreplaceable assets.



Hogbacks Open Space Improvements

- Skyline Drive
- Skyline Drive Loop
- Hogbacks Core Trail
- Hogbacks Trails
- Trailhead or Trail Access
- Proposed 3rd Street Extension
- Proposed Hogbacks Multi-Use Trail
- Proposed Trails Outside Hogback
- Proposed Trailhead or Trail Access

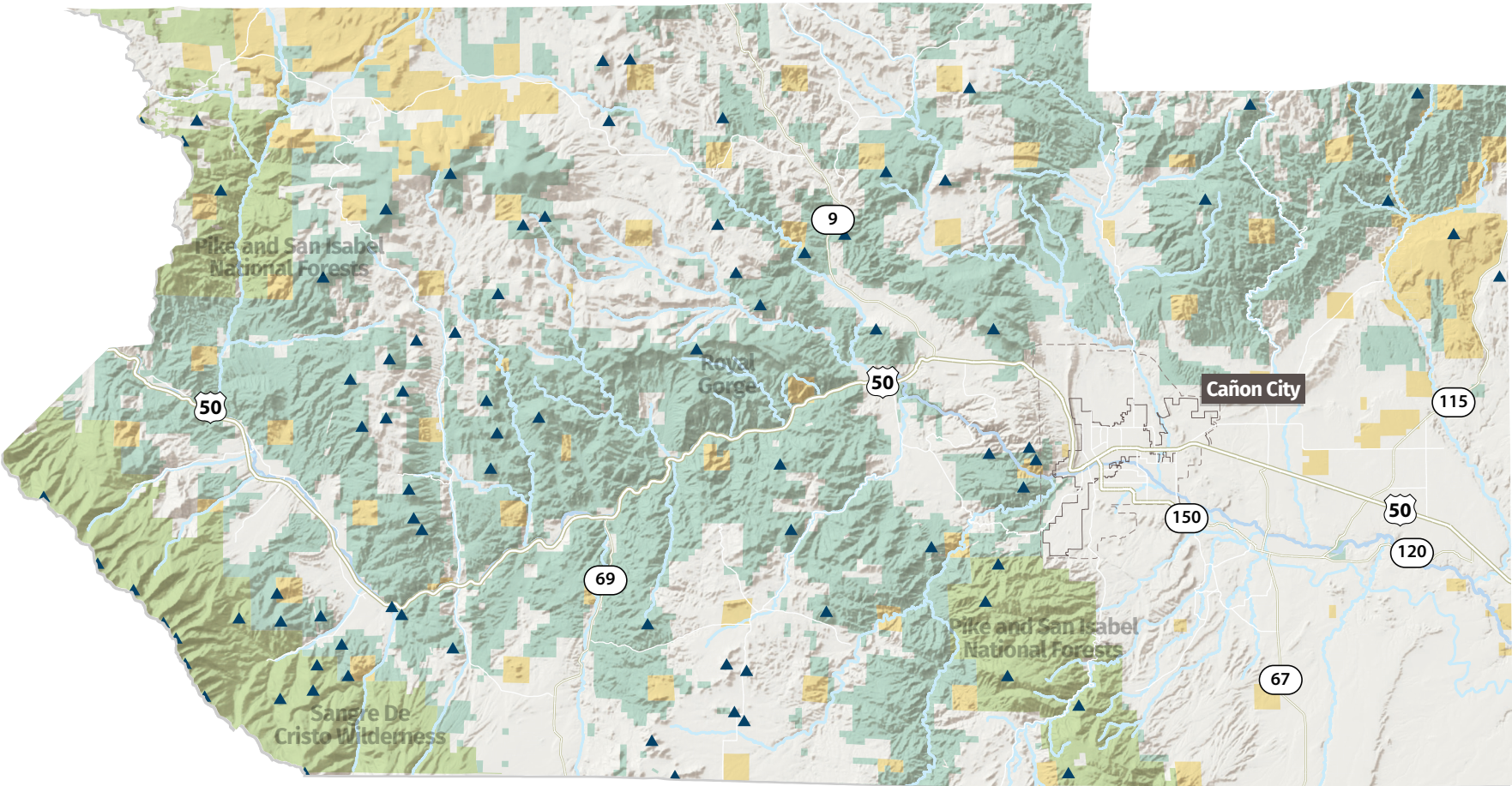


Royal Gorge Bridge and Park

This regional attraction, featuring the country’s highest suspension bridge, is owned by the City of Cañon City and leased by the Royal Gorge Company of Colorado through a long-standing arrangement. The vision for the Royal Gorge Bridge and Park is to create a multilayered attraction built around the bridge itself but drawing users for a variety of activities. The *Royal Gorge Park Area Master Plan* lays out a future state with a wide network of trails, more lodging, an enhanced visitor’s center, an outdoor amphitheater, and a film studio. The park has already undergone reconstruction and tree-planting efforts since its infrastructure was largely destroyed by a 2013 fire. The City should continue to implement the master plan’s projects, which will pay off in the form of greater visitor engagement and regional pride. A connector trail from the park to the Tunnel Drive trailhead is already underway as of early 2021.

Public Lands

Cañon City is surrounded by vast swaths of public land overseen by federal agencies such as the BLM and the United States Forest Service (USFS). Cañon City should maintain these valuable partnerships with agencies control federal funding and lead to successful implementation of plans for public land. The BLM’s approval of new trails at the Seep Spring Off-Highway Vehicle Area and the connector trail between the Royal Gorge and downtown are recent examples of successful implementation steps.



Fremont County Public Lands

- Bureau of Land Management
- State Land
- United States Forest Service
- ▲ Mountain Peak



Waterways

Improving access and enjoyment along the City’s waterways.

Natural Resources include the community’s environmental features, such as the Arkansas River, the City’s creeks and ditches, and other environmental assets and characteristics. This section also presents environmental hazards that could affect Cañon City and its planning area.

Creeks and Ditches

The City should continue to pursue future trails along its smaller waterways, including creeks and ditches to connect to the larger trail system and bike and pedestrian network. Trails adjacent the City’s smaller waterways can help to connect its neighborhoods, schools, parks, and other open space areas, as well as to commercial and business districts.

Four Mile Creek

The Four Mile Creek starts near Cripple Creek, and feeds into the Arkansas River on the southeast side of Cañon City. The City should use the Four Mile Creek Trail project proposed in the *Eastern Fremont County Trails, Open Space, and River Corridor Master Plan* to preserve the riparian area as defined by the 100-year floodplain. Trail users will be able to explore the ecosystem along the bank of this Arkansas River tributary.

The proposed soft-surface trail will provide valuable connections to the Arkansas Riverwalk Trail, Red Canyon Park, and Oil Well Flats, creating a regional trail system. Multiple trailheads/entry points should be provided, along with an underpass below US Highway 50, numerous creek crossings, and a pedestrian bridge over the Arkansas River. Wayfinding and signage should be tied into the overarching City initiative.

Grape Creek

This Arkansas River tributary begins in the Sangre de Cristo Mountains and flows through Custer and Fremont counties, draining the Wet Mountain valley. The creek is the centerpiece of the 600-acre Temple Canyon park, owned and managed by the City of Cañon City. Grape Creek draws anglers in the spring and fall. Its flow is controlled by DeWeese Reservoir near Westcliffe, which also holds water for irrigation for ranches and farms near Cañon City.

The Grape Creek Trail connector opens vast tracts of BLM land from the Pink House area of the Arkansas Headwaters Recreation Area. This geologically complex area also holds relics from a historic railroad bed that could be leveraged for trail creation. The City should formalize a low-maintenance, primitive trail to best serve this area. The Grape Creek Trail will tie into the existing trail system at Ecology Park.

Arkansas River

The Arkansas River runs through the center of the City, its tributary creeks contributing to the character of the landscape and the daily lives and recreation of residents. The river begins high in the Northern Sawatch range, and snow melt and summer rains have a significant impact on the water flow and flooding patterns. Development and human influence have also shaped the waterway, occasionally leading to unforeseen consequences such as increased flooding.

Aside from being a recreational and aesthetic asset, the river is the City’s most valued natural resource. It is the primary source of drinking water for the City and provides vital irrigation water for agriculture. The City is reinvesting in the river, seeking to reconnect residents and visitors to it. Development near the river should be balanced with restoration. Efforts should be made to improve wayfinding, protect the river from unnecessary development, and restore the natural state of the river wherever possible.

Improve Accessibility and Wayfinding

Cañon City should implement the wayfinding plan from the *Arkansas River Corridor Master Plan* (ARCMP). Wayfinding signage will improve the trailheads, create a more cohesive experience, connect to neighborhoods where appropriate, and help trail users connect the gaps in the trail. Wayfinding signage should be coordinated to match the look and feel of the City’s gateway signage.

In partnership with Fremont County and the Recreation District, the City should implement new pedestrian circulation along the river, in accordance with the vision for the river corridor presented in the ARCMP. The City should consider a well-marked and traffic-calmed crossing at 3rd Street, connecting Main Street to Centennial Park. The City should consider a trail on the north side of the river to provide increased access to existing and future riverfront businesses, creating a contrast with the current Arkansas Riverwalk Trail.

Reconnect People to the River

The City should work to reconnect residents and visitors to the Arkansas River in its natural state, aligning with a major theme and community goal articulated in the ARCMP. The City should work with Royal Gorge RIO to clean and remove hazards, such as rebar and other industrial debris. Cleaning up the nearby industrial areas will make the river area more welcoming and further bridge the gap between downtown and the river. The City should promote thoughtful mixed use development adjacent to the river in accordance with the Land Use Plan to activate the corridor and promote active and passive recreation. As access points for riverside recreation are improved, the City should carefully consider each distinct section of the river. More natural reaches should balance human interaction with natural preservation, while areas closer to the downtown core can feature more intense upgrades.

Protect the River from Encroachment

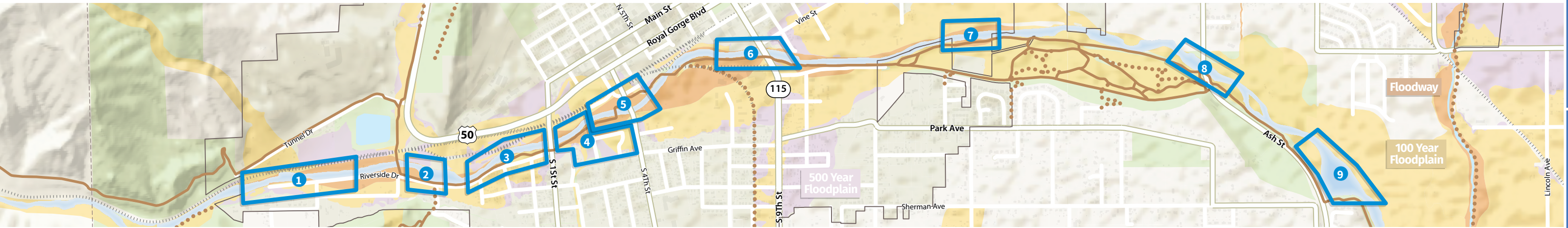
The City should use its Riverfront Mixed Use and Riverfront Residential Rezoning in the area surrounding the downtown reaches of the river. Additionally, the City should implement the detailed recommendations and guidelines for the Riverfront Mixed Use and Riverfront Residential zones that are provided in the *Arkansas River Corridor Master Plan*. These recommendations and guidelines provide standards for preservation and restoration, prohibit traditional industrial uses, and promote optimal residential infill development.

The City should require a minimum 30-foot riparian development buffer through the downtown riverfront area, between 1st Street and 9th Street. New development near the riverbank should take riverfront restoration into account. Green stormwater designs should also be employed to improve the water quality as it flows through downtown.

Restore the Natural State

Alterations to the river channel have affected the river’s health and habitat. Meandering portions of the river were straightened, banks built up, and berms installed, impacting the natural water flow. It is not possible to return the river to its natural state in all areas, but the City should work with Fremont County and Royal Gorge RIO to remove old industrial fill from streambanks, install habitat structures, restore riparian buffers, revegetate with native plantings, and retrofit diversion structures to improve recreational safety.

In some areas, such as downstream from the 9th Street bridge, the river is already in a more natural state. The City should preserve these areas and protect open space, floodplain wetlands, and riparian zones. The City should use a minimum 50-foot riparian buffer in this downstream area, which will encourage vegetated areas between develop areas and the river to filter toxins and debris, slowing runoff, preserving water quality, and conserving wildlife habitat. Passive uses such as trails should be allowed in the buffer zone, but not more intense forms of development.



Arkansas River Improvements

1. Pink House to City Water Intake Diversion

The City made several improvements to the Low Head Dam and Intake Structure in 1992, installing a boat chute with an incorporated fish ladder to allow rafts and kayakers to safely pass the Low Head Dam. A portage path offers an option to take boats out of the water and walk around. Additional improvements to the Intake Structure include fiberglass grating and a debris boom to divert debris past the intake opening. The City should continue to monitor and maintain this important river infrastructure to facilitate safe and responsible recreation. Should the opportunity arise, the City should work with Royal Gorge RIO and local landowners to provide public access at this location.

2. Oil Creek Diversion

The *Eastern Fremont County Trails, Open Space, and River Corridor Master Plan's* River Improvements Detail Plan (2016) has outlined opportunities to reconfigure the Oil Creek Ditch Diversion for improved recreational safety. The City should use this project to improve the condition of the Sand Gulch confluence and remove industrial debris from the riverbanks.

3. 1st Street Bridge Area

The downstream portion of the Black Hills property includes an opportunity to rehabilitate the north streambank by removing concrete and revegetating with native planting. Additionally, a small low-lying area to temporarily store floodwaters, also known as a floodplain bench, should be excavated. Channel habitat improvements will enhance fishing and boating in this area. This project can be combined with other Black Hills site development work or be completed as a stand-alone.

4. 4th Street and Downtown Corridor

The *Eastern Fremont County Trails, Open Space, and River Corridor Master Plan* includes a River Improvements Detail Plan (2016). The Detail Plan recommends in-channel whitewater and habitat feature locations from the City's water intake diversion downstream to the railroad bridge. The core of these improvements is located within the Downtown river corridor. The *Arkansas River Corridor Master Plan* also support the concepts. The City should work to implement these recommendations and concepts.

5. Centennial Park Stormwater

The City should improve the water quality in the river. Improving the water quality of the Arkansas River will depend on implementing on-site water catchment and treatment when opportunities arise during the redevelopment of the Downtown Core.

The City should implement green infrastructure demonstration projects to treat stormwater before it enters the river. Several stormwater drainage routes, pond-outlets, and an irrigation ditch return are located along the Riverwalk in the vicinity of Centennial Park.

These stormwater outlets appear to flow unchecked directly to the Arkansas River. An educational demonstration project should be used near open spaces and in areas of high pedestrian traffic. The project should include rain gardens and construct wetlands or similar green stormwater treatment systems for the benefit of the river and the enjoyment of the public. The EPA offers grant opportunities for communities interested in pursuing innovative projects.

6. 9th Street Area

The City should consider promoting river-friendly development practices along 9th Street. The street is identified in the ARCMP as an area for future redevelopment for a river-friendly community. The assessment identifies several projects to undertake in conjunction with any site development work, including removal of historical floodplain fill to reconnect historical floodwater holding areas, removal of industrial debris, rehabilitation of the riparian buffer, and improvement of in-channel habitat.

7. Reconnect Griffin Park Hydrology

Working with Fremont County, the City should create a management strategy that supports the long-term health of the Park's ecosystem and places it squarely as a part of, and not separate from, the Arkansas River. Griffin Park is located on an important floodplain of the Arkansas River and the long-term health of its plant and animal communities will rely in part on restoring an active connection with the river. The Riverwalk and other trail systems within the park were built without frequent culverts or boardwalk sections to allow for seasonal high water flows to inundate low lying areas of the Park.

High water inundation of low-lying floodplain lands is critical for native plant regeneration, the vigor of existing established riparian vegetation (such as the Cottonwoods, willows, dogwood, and alder), and the control of non-native species. Overbank flows also freshen wetland systems and support the amphibians, reptiles, birds, and mammals that rely on wetlands and connected riparian areas for some stage of their life cycle and feeding habits. As opportunities arise to rehabilitate and update trail sections, the City should ensure high water flows can pass under the trails in and out of low-lying areas of Griffin Park. Coordination with Fremont County is imperative.

8. Study Reynolds Reach

Water and sediment transport through a river channel causes deposits of sediment, degradation, and widening to occur over time. Treating river "problem areas" with temporary solutions can lead to project failure or transfer of the problem to another site. Where numerous issues exist and river instability is evident it is best to approach the river at a "reach scale," or consider small sections of the river with similar hydrologic characteristics. This makes sense for the very "active" portion that is bisected by Reynolds Avenue in the vicinity of the eastern City limits and continuing downstream to the mouth of Fourmile Creek.

This reach has a complex form and is exhibiting active planform migration and aggradation. Large meander scars visible in the aerial images indicate that this reach has historically been very active. Sediment transport issues threaten Reynolds Avenue Bridge. New developments have crept into areas that may be prone to fluvial erosion hazards, and further infrastructure is in jeopardy within the reach. The City should protect existing infrastructure and maintain and enhance the functioning river corridor. Rather than treating these projects individually, this area should be studied at the reach-scale where planform alignment and sediment transport can be evaluated.

9. Open Space Protection and Restoration of the Riparian Buffer

The City should work with private landowners in this reach to promote projects that help maintain and restore a natural river corridor. Leveraging grant opportunities to tackle projects such as fencing and planting may be available through the US Fish and Wildlife Service, Trout Unlimited, and the USDA Natural Resource Conservation Service.



Environmental Hazards

Protecting sensitive areas with hazard mitigation and resiliency best practices.

The City of Cañon City, like most of the US Mountain West region, experiences a wide variety of natural hazards due to its unique geography. According to the Colorado Resiliency Office, the top hazards that cause damage to communities across the state are droughts, wildfires, floods, and winter storms. Cañon City’s location in Colorado’s “Banana Belt” means it has a milder climate than other areas even at similar elevations, so the first three hazards are the focus of this section of this plan. Every community faces both natural and man-made hazards and can be considered vulnerable when hazards can cause negative effects. Communities that work to become more resilient reduce their vulnerability to risks and improve their ability to bounce back after hazards. Underlying community stresses, or long-term economic, social, and environmental conditions that affect a community’s ability to bounce back, can also make it harder to recover from natural hazards. Cañon City ranks high on the Federal Emergency Management Agency (FEMA) National Risk Index (NRI) for social vulnerability, meaning its population is under a proportionately higher number of these types of stresses. The City should work to protect its most vulnerable residents in the face of natural hazards by implementing strong preparation and recovery plans.

Flooding

Flooding is a general and temporary state where normally dry land is inundated with water from the overflow of stream and riverbanks, a rapid accumulation of runoff, or mudflows, or the collapse of shoreline. Excess water can lead to flooding from precipitation, rapid snowmelt, or the failure of manmade containment structures such as dams.

Like many agencies, Cañon City uses the 100-year floodplain as a regulatory boundary. Significant flooding has occurred throughout the county along the Arkansas River, but the construction of large reservoirs along the Colorado Front Range has helped that issue. Now, snowmelt and severe, sudden rainstorms are the leading causes of flash flooding.

The City should work with Fremont County to ensure the Fluvial Hazard Zone (FHZ) is defined within the Arkansas River to analyze encroachment areas for future and existing developments. Improvements to the river should be focused on reducing the FHZ encroachment into existing developments and in areas where the zone greatly exceeds the river corridor and limits future development options. In certain areas, river widening should be considered to reduce FHZs.

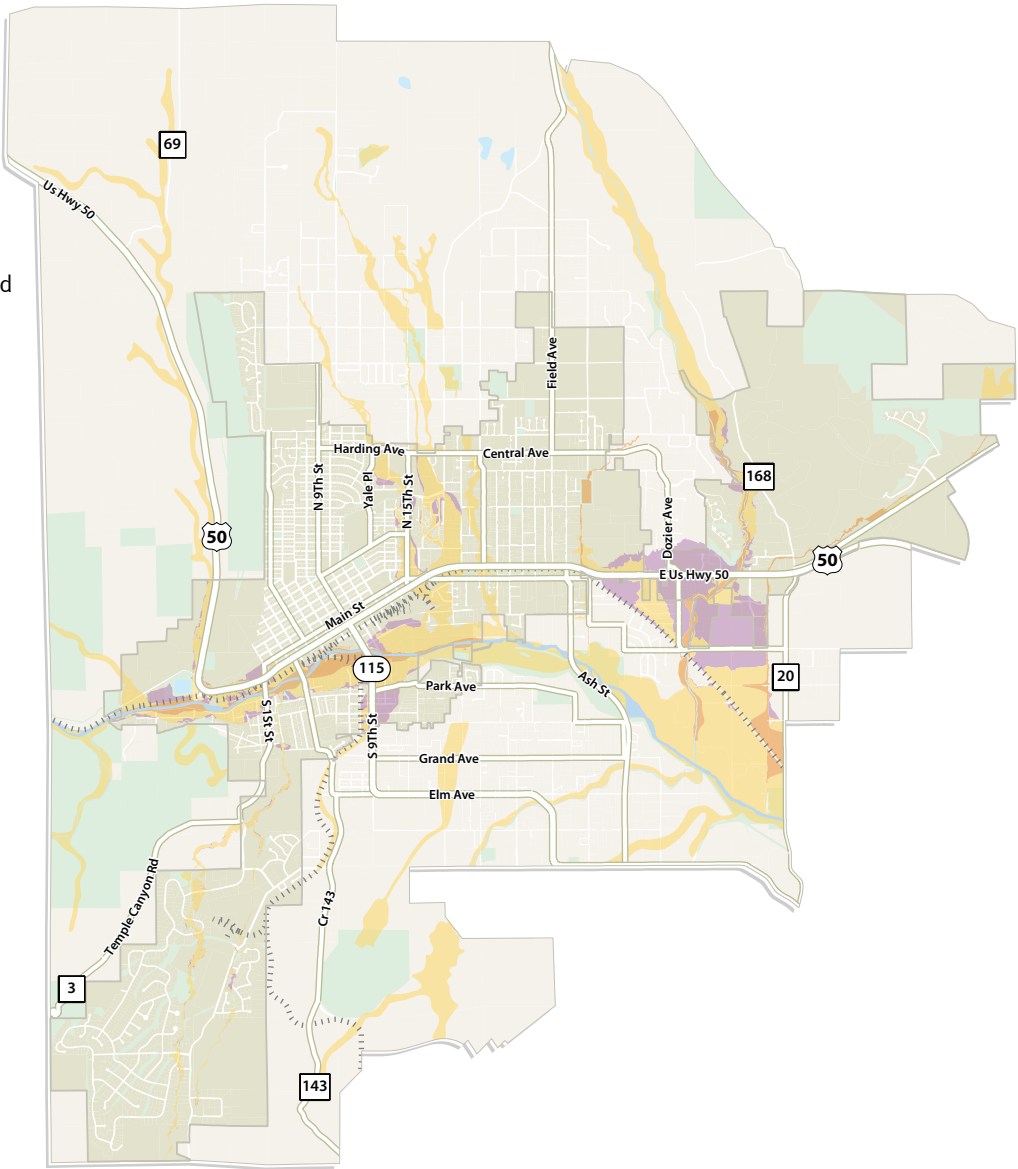
Hazard Mitigation Plan Projects

The *Fremont County Hazard Mitigation Plan* suggests several flood-control measures for the greater Cañon City area.

- ~ **Four-Mile Creek Drainage Basin:**
Channel improvements, construction of detention basin, and installation of a reinforced concrete box culvert (RCBC)
- ~ **Hogbacks Area Drainage Basin:**
Construction of 10 detention basins and three culverts
- ~ **North 9th Street Drainage Basin:**
Construction of storm sewer and inlets
- ~ **North Sand Creek Drainage Basin:**
Erosion repair work and installation of corrugated metal piping and RCBC
- ~ **Northeast Cañon Drainage Basin:**
Installing riprap in channels, improving channels, installing a drainage basin, RCBC, and arch pipe
- ~ **South Sand Creek Drainage Basin:**
Installation of a pedestrian crossing and ditch crossing, open channels, construction of drop structures, RCBCs, reinforced concrete pipe, and a detention basin

Flood Risk

- 0.2% Annual Chance Flood Hazard
- 1% Annual Chance Flood Hazard
- Floodway





Drought

Drought is one of the most serious hazards affecting the state of Colorado. Colorado’s water supply comes almost entirely from precipitation, in the form of rain, snow, and hail, which fill rivers and recharge aquifers. According to the Natural Resources Conservation Service (NRCS), the federal agency that measures snowpack, approximately 80 percent of river runoff comes from snowmelt. Semi-arid conditions ensure that drought is a natural part of the climate and can directly or indirectly affect the entire population of the state. Since 2010, every county in the state has experienced drought impacts. Droughts in Colorado can be short- or long-lived, and their impacts come in many forms, particularly in water-intensive sectors such as agriculture, municipal water supply, recreation, tourism, and wildfire protection.

According to the Climate Change in Colorado report, which was published in 2014 and updated in 2018, some drought indicators have worsened over the past 30 years due to increasing global temperatures. The southern part of the state specifically is predicted to see less precipitation. The warmer atmosphere leads to a higher rate of evaporation from snowpack, soil, vegetation, and surface water, each impacting the water cycle. The US Drought Monitor shows Fremont County as either D1 – Moderate Drought or D2 – Severe Drought.

Drought Education Program

As encouraged in the *Fremont County Hazard Mitigation Plan Update*, the City should develop a program to provide water users with resources on how to use water more efficiently inside and outside of homes and businesses. An online Water Efficiency Plan should be provided with tools to develop good water-use habits. Good water management practices can also save homeowners money. The City of Cañon City Water Department should spearhead this effort with grant funding to print and distribute materials.

Drought Mitigation

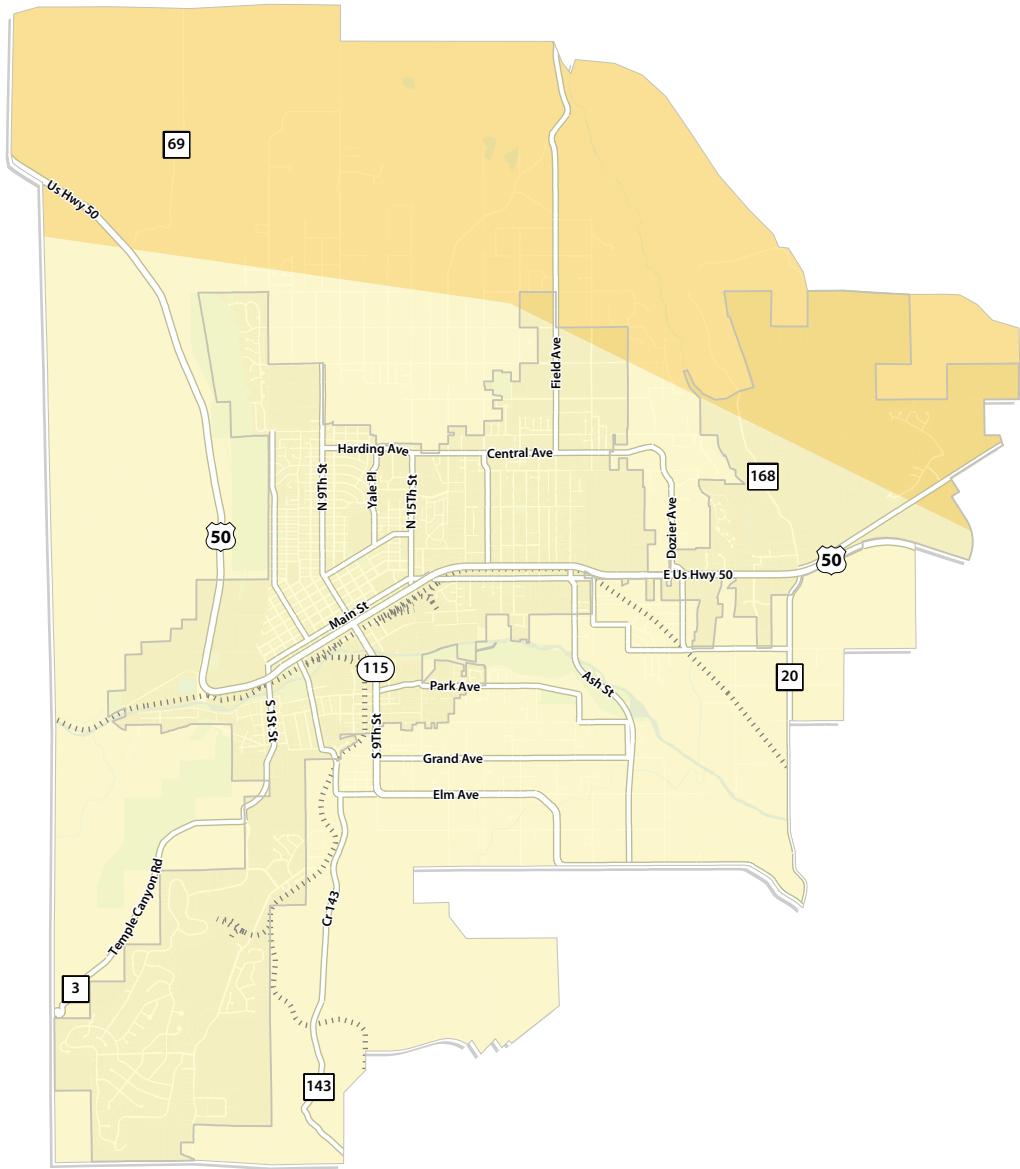
Early drought mitigation planning is critical to secure water resources and increase resiliency in the long-term, allowing communities to recover more rapidly. The City should include water suppliers in its planning processes to allow these groups to share data and resources, and to avoid conflicting policies. Integrating water supply or drought mitigation requirements in new developments will go a long way to preserving precious water resources.

Research in Portland in 2010 found that for new single-family residential developments, a 25 percent reduction in the average building size in the study region is associated with a 20.3 acre-foot reduction in water consumption per year. Also, for a new subdivision of 100 homes, a 25 percent increase in the number of households per acre, from four to five households per acre, should reduce cumulative water consumption by approximately 126 acre-feet.

Planning agencies have a greater ability to effect change in water use patterns than do water management agencies, and they can take a leading role moving forward. Aside from land use and zoning changes, plumbing codes should be updated to encourage water-efficient devices. Water-efficient landscape ordinances are another successful tool used in California.

Drought

- D1 - Moderate Drought
- D2 - Severe Drought





Fire

According to the 2014 *Climate Change in Colorado* report, climate model projections show that by the middle of the 21st century, the wildfire season will be longer, the annual area burned will be much greater, and the risk of very large wildfires will be higher than in previous decades. A more serious risk indicates the need for strong planning and safety measures.

Community Wildfire Protection Plans

The Fremont Conservation District maintains the *Community Wildfire Protection Plans* (CWPPs) for the Cañon City area. CWPPs help reduce the risk of wildfire loss and improve the health of natural ecosystems. CWPPs are local plans that change with the needs of the community they serve, helping the community define its priorities for the protection of life, property, and critical infrastructure in the wildland-urban interface (WUI). They also help communities compete for grants to fund fire mitigation projects and education for residents. Four protection plans are in place in Fremont County:

- ~ **Dakota Hideout:** covers 6,759 acres within 168 land parcels. The Dakota Hideout landowners on the eastern side of Cañon City are included.
- ~ **Garden Park:** covers 37,319 acres, 4 subdivisions with 65 lots, 74 parcels of private lands, and 148 structures. Dilley Ranch North and South, Cooper Mountain, and Cliffside Heights subdivisions are included.

- ~ **Southwest Cañon:** covers 12,340 acres, 3 subdivisions (Dawson Ranch, Wolf Park, and Eagle Heights), and 841 structures. Private lands on County Roads 3 and 143 down to Prospect Heights are included.
- ~ **Upper Beaver Creek:** covers 18,903 acres within 157 land parcels. Private landowners on County Road 132 are included.

The City should work with the County to ensure that other areas within the community and the planning area that will benefit from a CWPP are identified as needed and plans are developed. The US Fire Administration’s Protection Plan guide includes templates to create an action plan that documents assets at risk, forest health issues, and key stakeholders. These needs should be identified and pursued by the Cañon City Fire Protection District.

Education Programs on Fire Mitigation

The 2020 YMCA fire and 2013 Royal Gorge fire show that these disasters are an ever-present threat in the mountain west. A resources page should be added to the City’s website with links to materials for residents to use. The CWPPs can be leveraged for grant funding for more education programs. Additional resources are available from the National Fire Protection Association, the USFS, the Colorado State Forest Service, and Colorado state government. Brochures, public information campaigns, workshops, and informal discussions in neighborhoods can help a community become more resilient to wildfire risks.

A local example is Fremont County’s Fire Wise trailer, which can be requested at local gatherings to educate on the benefits of “Fire Wise” behavior. It is overseen by the Fremont County Office of Emergency Management. The Cañon City Fire Protection District also offers a “Ready, Set, Go!” program to help property owners prepare for the threat of fire.

Wildland Urban Interface

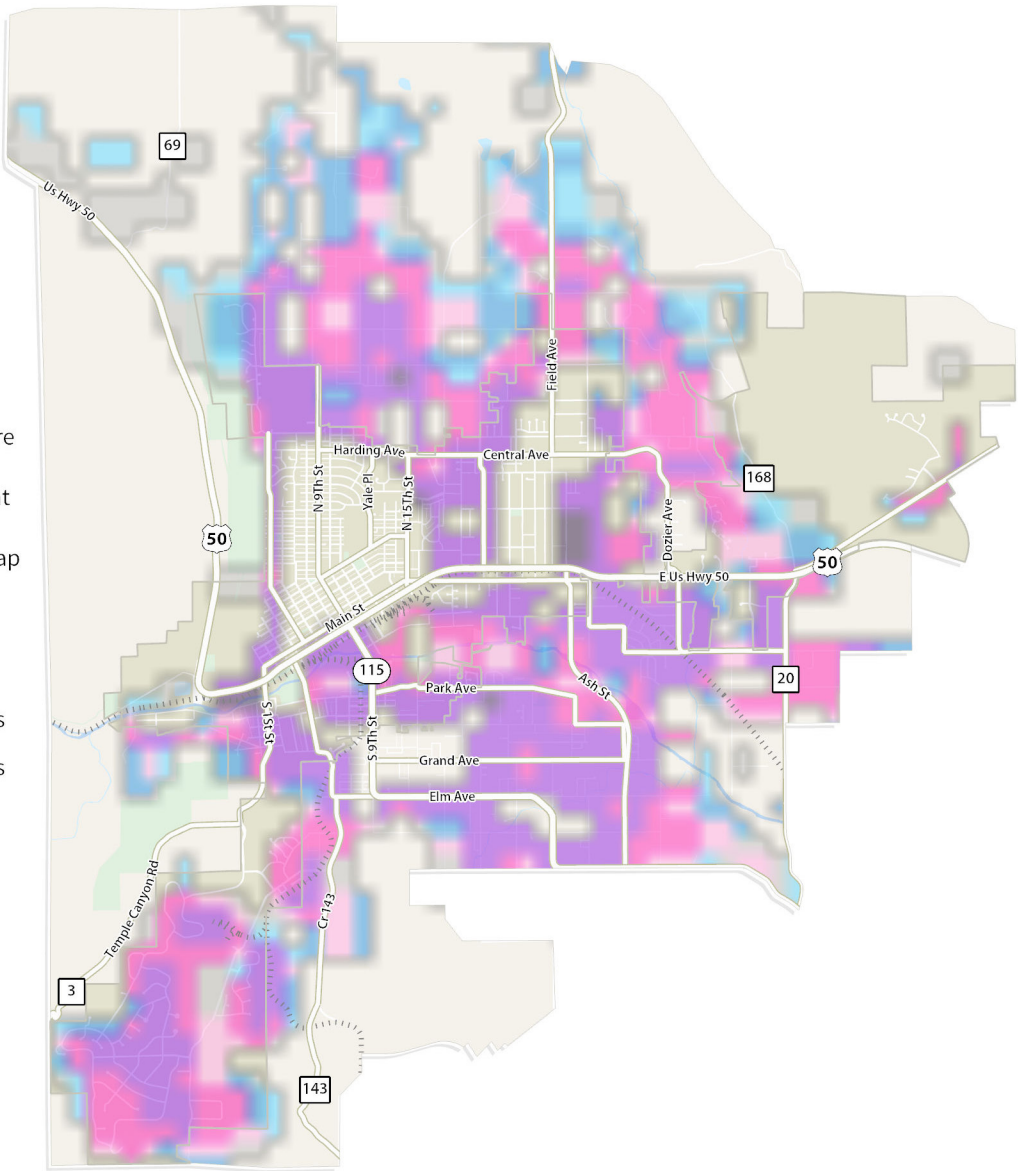
Cañon City has a sufficient raw water supply via the river and its settling ponds to support access in the Wildland Urban Interface (WUI) in the event of a fire incident, meeting one of the *Fremont County Hazard Mitigation Plan’s* protective measures. There are several additional measures that should be encouraged in the WUI. Creating defensible space around structures, infrastructure, and critical facilities reduces the amount of fuel available to burn. The City should seek grants to fund a local slash and chipping program for residents to exchange spare brush and small trees for landscaping materials such as mulch. The City should work with the County to investigate WUI building code best practices, which would encourage fire-safe practices such as lot clearing and employing metal roofs.

Though not specified in the WUI, the City should monitor parkland within city limits for excess tree debris and other fire hazards. The City should work with the Recreation District, Great Outdoors Colorado (GOCO), and the Mile High Youth Corps for support to take care of tree debris.

Wildland Urban Interface

The WUI map shows the density in the transition zone between urban and wildland, so areas that are completely urban or completely wildland show up on the map as uncolored gaps. Human settlements in the transition areas where a built environment meets or intermingles with a natural environment are most vulnerable to catastrophic wildfires. These areas, colored in the map by density, would most benefit from a WUI building code that encourages defensible space around structures.

- 1 house/40 acres - 1 house/20 acres
- 1 house/20 acres - 1 house/10 acres
- 1 house/10 acres - 1 house/5 acres
- 1 house/5 acres - 1 house/2 acres
- 1 house/2 acres - 3 house/1 acre
- More than 3 houses/1 acre





Resiliency

The concept of resiliency is tied to several areas of comprehensive community planning but is often most closely associated with hazard mitigation. Resiliency provides a broad lens for understanding natural and man-made hazards related to hazard mitigation and emergency preparedness as well as the underlying social, environmental, and economic issues in communities that lead to the hazards or affect the impacts of hazards. A resilient community is simultaneously less susceptible to the hazards themselves and better able to minimize the impact of hazards and other shocks and stresses that communities experience.

Identifying which resiliency issues and hazards Cañon City faces based on location, climate, demographics, and history is the first step in creating a resilient community. Understanding the complex relationship among different hazards and taking a holistic approach to mitigating them is critical. For example, Colorado’s semiarid climate can lead to conditions that cause drought, which in turn can lead to greater wildfire activity, which then can lead to flash flooding issues after vegetation has burned. Because so many factors are at play, agencies must forge partnerships and work together to manage resiliency issues, hazards, and their impacts.

FEMA has compiled the NRI to rank counties and census tracts across the United States according to how susceptible they are to natural hazards. It is intended to provide a holistic view of risks by considering numerous factors. Risk is defined as the potential for negative impacts caused by these hazards and is calculated using three components:

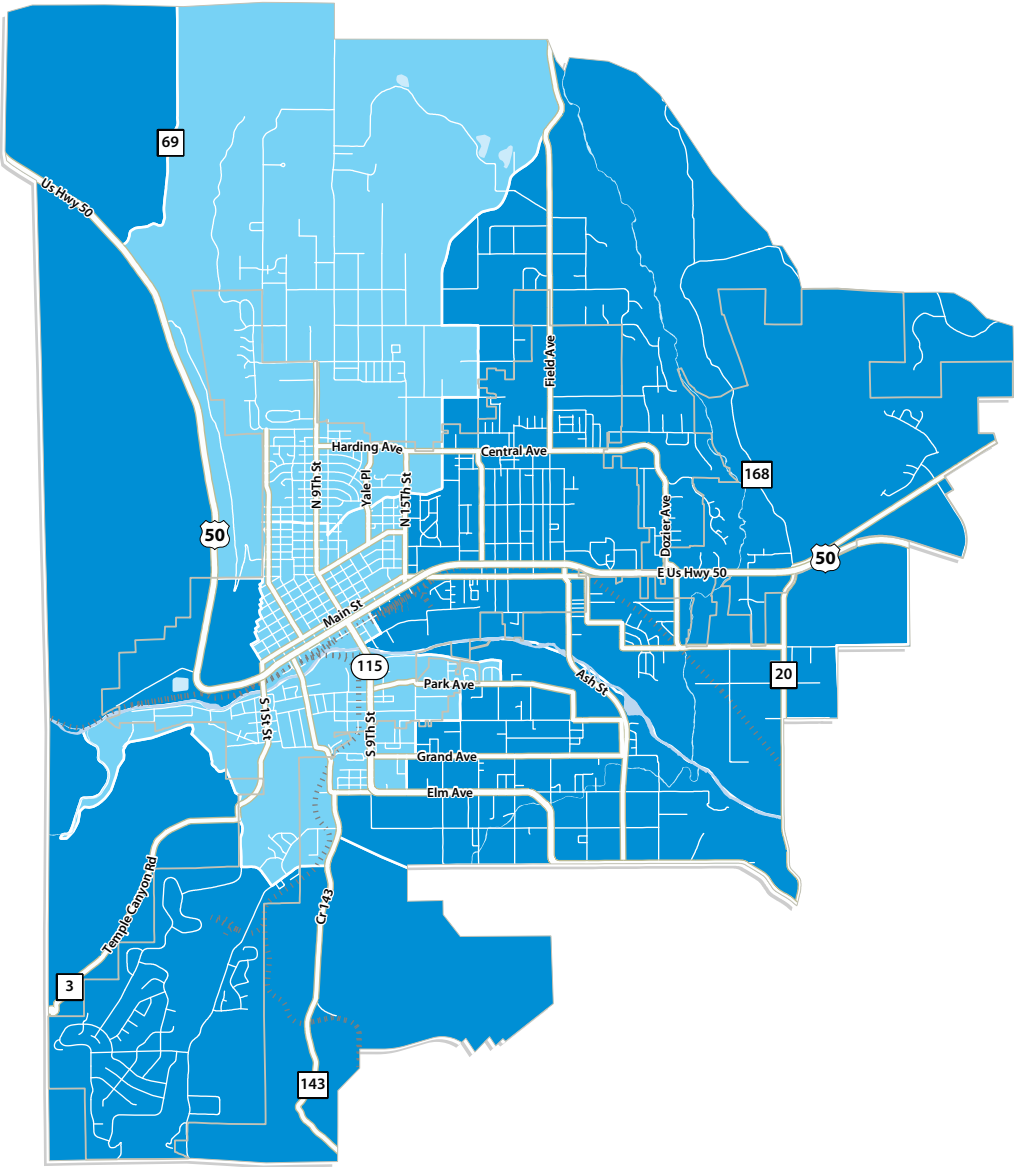
- ~ Expected annual loss, or the predicted dollar loss from building value, population, and/or agriculture exposure
- ~ Social vulnerability, or the susceptibility of social groups to the adverse impacts of natural hazards, including disproportionate death, injury, loss, or disruption of livelihood
- ~ Community resilience, or the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions, and withstand and recover rapidly from disruptions

The index covers 18 hazards, determined by reviewing all 50 state hazard mitigation plans for the most frequently listed hazards. The ones that are most relevant to the Cañon City area are a cold wave, hail, lightning, riverine flooding, strong wind, and tornado, with lightning the only hazard ranking a “very high” risk rating in the area.

While the overall risk index ranks Cañon City area Census tracts as “very low” or “relatively low” overall, when looking at the data in detail, the area has a high risk of social vulnerability, ranking in the 97th percentile nationwide. This rating is a comparative metric that facilitates the examination of the differences in social vulnerability across the nation. Social vulnerability is calculated using 29 key demographic data points from the US Census Bureau, such as median rent, population age, income, family statistics, racial breakdown, percentage of residents with health insurance, and others. Social resiliency should be researched in the context of the local area, and assistance programs should be considered to help vulnerable populations.

National Risk Index (NRI)

- Relatively Low
- Very Low



Chapter 9

IMPLEMENTATION

The Implementation chapter identifies critical next steps to assist the City in implementing *Picture Cañon City 2040*. These steps focus on the Comprehensive Plan as a primary resource for planning efforts and policy decisions within Cañon City. The Implementation chapter also establishes a foundation for implementing the goals, objectives, and recommendations identified in the Comprehensive Plan for the next 10 to 20 years.



Regular Use of the Comprehensive Plan

The Comprehensive Plan should be used as the official policy guide for planning decisions made by City staff, City Council, Planning Commission, and other boards and commissions. The Plan should serve as a primary reference in guiding policy formation, evaluating projects and planning initiatives, reviewing development proposals, and prioritizing public expenditures. Referencing the Comprehensive Plan will ensure future planning efforts and decisions align with the community’s long-term vision and goals. Service providers and partner organizations should also be encouraged to use the Comprehensive Plan when considering new development, facilities, infrastructure updates, and programming within their parameters.

To promote regular use of the Plan, the City should:

- ~ Post the Comprehensive Plan document on the City website and make it available in hardcopy at City Hall and the Public Library for easy public access.
- ~ Educate the public on how the Plan connects to development projects and other proposals occurring within the City.
- ~ Guide the City Council, Planning Commission, and other boards and commissions in the administration, interpretation, and continuous application of the Plan.
- ~ Meet with key department heads and officials to explain the purpose, importance, and benefits of the Plan.
- ~ Maintain a list of possible amendments, issues, or needs which may be the subject of change, addition, or deletion from the Plan.
- ~ Coordinate with and assist the City Council and Planning Commission in the Plan amendment process, as necessary.

Cooperation and Partnerships

Implementation requires a coordinated effort between local service providers and community organizations. The City of Cañon City should assume the leadership role in taking action on the Comprehensive Plan, but it will need to maintain partnerships to facilitate regular communication and cooperation with local groups. Partnerships will help identify opportunities to work collaboratively toward mutual interests and create an organized approach to implementation.

Cañon City already has a variety of partnerships that should be maintained. Ongoing partnerships should include nearby municipalities, regional and state agencies, local community organizations and not-for-profits, school districts and other taxing districts, local business communities, and other groups with a vested interest in Cañon City.

Cañon City Partner Organizations

- ~ Cañon City Chamber of Commerce
- ~ Cañon City Public Library
- ~ Cañon City Schools Fremont RE-1
- ~ Colorado Department of Transportation (CDOT)
- ~ Cultural Organizations and Institutions
 - Fremont Center for the Arts
 - Fremont Civic Choir
 - Fremont Civic Theater
 - Fremont Community Foundation
 - Fremont County Tourism Board
 - Museum of Colorado Prisons
 - Royal Gorge Park and Bridge Company
 - Royal Gorge Regional Museum and History Center
- ~ Cañon City Area Fire Protection District (CCAFPD)
- ~ Cañon City Police Department (CCPD)
- ~ Developers/Property Owners
- ~ Fremont Area Chamber of Commerce
- ~ Fremont County
- ~ Fremont County Planning Commission
- ~ Fremont County Transit
- ~ Historic Preservation
 - Cañon City Historic Preservation Commission
 - Fremont County Heritage Commission
 - Fremont County Historical Society

- ~ Not-for-Profit Organizations
 - The Golden Age Center
 - Journey Home
 - Loaves and Fishes Ministry
 - Oxford House
 - Built for Zero Initiative
 - Boys and Girls Club of Fremont County
- ~ Pueblo Community College Fremont Campus (PCC)
- ~ Recreation/Outdoors Organizations and Not-For-Profits
 - Bureau of Land Management (BLM)
 - Cañon City Area Recreation and Park District
 - Fremont Adventure Recreation (FAR)
 - Great Outdoors Colorado (GOCO)
 - Mile High Youth Corps
 - Royal Gorge RIO
 - Rocky Mountain Field Institute
 - United States Forest Service (USFS)
- ~ Royal Gorge Route Railroad
- ~ Utility and Service Providers
 - Cañon City Water Department
 - Fremont Sanitation District (FSD)
 - Park Center Water District
 - Atmos Energy
 - Black Hills Energy
 - SECOM
 - Spectrum
 - Century Link
- ~ Upper Arkansas Area Council of Governments (UAACOG)
- ~ Urban Renewal Authority (URA)

Public Communication

The Comprehensive Plan community outreach program was designed to solicit feedback on issues and opportunities from residents and stakeholders. Public engagement included kickoff meetings, a community workshop, a series of discussion sessions with the Planning Commission and City Council, stakeholder interviews and focus group discussions, an online questionnaire, and an interactive mapping tool to engage with community stakeholders. In addition to supporting the planning process, these outreach efforts helped foster stewardship for the Comprehensive Plan and communicate the importance of planning within Cañon City.

Sustaining this core value of public engagement, the City should continue to communicate with the public via online updates, announcements of major project achievements, and newsletters including information about planning and development efforts.

The City should maintain a way for residents and stakeholders to offer feedback and ask questions about planning initiatives and ongoing projects. Further, the City should consider hosting additional workshops and engagement opportunities in the future where residents could review the Plan and offer feedback about changing issues, opportunities, trends, and community preferences.

Capital Improvement Program Development

The City should formalize its public improvement projects list in a Capital Improvement Program (CIP) that prioritizes and schedules public improvement projects within the City. CIPs provide detail for all planned public projects within a community, offering information for funding, priority, time frame, phases, and other details. Typically, CIPs are completed for five or six years and updated annually to reflect new priorities and completed projects.

As planned projects are completed and new funding sources form, the CIP should be updated to include new projects, cost estimates, and priorities, guided by the Comprehensive Plan. As financial resources in Cañon City will always be limited and public dollars must be spent wisely, aligning the CIP with the Comprehensive Plan will ensure completion of the most desirable public improvements and help keep public improvement projects within the City's budget.

Plan Review and Updates

The Comprehensive Plan is not a static document and must be able to evolve and change over time. For example, if community attitudes change or new issues arise that are beyond the scope of the current Plan, the Plan should be revised and updated accordingly.

The City should undertake a complete review and update of the Plan every five years, and intermittent evaluations every two to three years to identify smaller changes. The City should maintain a public list of potential amendments, issues, or needs. Plan reviews should coincide with the preparation of the City's budget and the public improvement project list or CIP. In this manner, recommendations or changes relating to capital improvements or other programs can be considered as part of the commitments for the upcoming fiscal year. Routine examination of the Plan will help ensure that the planning program remains relevant to community needs and aspirations.

Unified Development Code

The planning process for *Picture Cañon City 2040* ran concurrently with an update of the City's land development regulations and the compilation into a Unified Development Code (UDC). The parallel process ensured that the City's zoning regulations in Title 17 and subdivision regulations in Title 16 of the municipal code are aligned with the community's aspirations for Cañon City over the next 20 years.

The UDC is the most direct tool in implementing Comprehensive Plan recommendations. The Code regulates the nature and design of development throughout the City. Going forward, development controls should remain consistent with and complement the Comprehensive Plan.

Targeting Land Acquisition to Facilitate Development Opportunities

Depending on financial capacity, the City may wish to strategically acquire sites to further the development goals of the Comprehensive Plan. Through site acquisition, the City can maintain control over future use and timing of development. Ultimately, the City would need to go through a developer solicitation process to relinquish properties for redevelopment. A subsequent development agreement would be predicated on policy decisions related to use/type of development; fiscal/economic impacts; ability to attract additional development; and/or return on investment.

While municipal ownership affords the best control over development, it is understood that the capacity for the City to purchase and maintain multiple properties may be fiscally constrained. A viable alternative is to work with property owners to help them develop their properties or facilitate arrangements with buyers and/or developers. The City can then take an active role in the development process through development incentives, infrastructure improvements, relaxing/waiving permit fees, granting variances, and other actions.

While site acquisition can be an extremely effective means of controlling and facilitating development, it must be done strategically. The City should adhere to a policy governing land acquisition. The following represents general guidance for site acquisition in the City.

- ~ **Catalytic development sites** are well-positioned to spur other development or anchor an area. These sites are typically well located, but currently underutilized or devoid of development and/or currently impacted by inadequate infrastructure.
- ~ **Sites that complete or enhance a larger development area** could improve access or exposure to a larger site or provide for more options and flexibility. For example, a parcel near or adjacent to a commercial development could provide the opportunity for out-lots and an additional entry point.
- ~ **Sites that provide a buffer to existing uses** offer development potential for a use that is more intensive or may negatively impact a nearby or adjacent use. Acquiring surrounding property can afford the opportunity to create a buffer through landscaping, sound walls, open space, or other mechanisms.

- ~ **Sites that can be leveraged as a part of a land exchange or relocation** include locations that are well suited for a public facility or related use such as a new police or fire station but are not currently under municipal ownership. The City could acquire a site that may be more attractive from a development perspective and negotiate a land swap to secure the desired property. An additional example would involve securing multiple sites to help relocate a use better suited for another location elsewhere in the City.
- ~ **Sites that represent key pieces of a site assemblage.** Development opportunities are often lost due to the inability to assemble the necessary parcels or acreage. Whether in a coordinated effort with a developer or as a proactive approach, the City should consider these opportunities on a case-by-case basis.
- ~ **Blighted sites or uses that have a detrimental impact on an area.** Site development is not always the final objective of acquisition. In some cases, the removal of a particular use can enhance the desirability of a larger area. Even if allowed under current zoning or operating as a legal non-conforming use, an existing business or use can detract from the potential of adjacent or nearby properties. The existing use may include a viable business that the City would like to retain but would be better suited for another location. The City should work to relocate those businesses including the potential for land exchanges.

Measure Progress

A key element of implementation is measuring progress in achieving the goals and objectives set out in *Picture Cañon City 2040*. Measuring the success of planning initiatives and projects informs additional implementation efforts and provides an understanding of when core goals have been achieved. To measure the Plan's progress, the City should use the Action Matrix and identify additional potential metrics organized by the goals of the Comprehensive Plan to mark improvements over the life of the Plan.

Funding Sources

There are several potential funding sources that the City can pursue to support the implementation of the Comprehensive Plan. It is important to note that funding sources are subject to change over time. As such, the City should continue to research and monitor grants, funding agencies, and programs to identify deadlines, funding specifications, and new opportunities as they become available. These programs are organized by funding categories, which include:

- ~ Housing
- ~ Economic Development
- ~ Transportation
- ~ Parks, Open Space, and Trails
- ~ Environment and Sustainability

Housing

Low-Income Housing Tax Credits (LIHTC)

LIHTCs are dollar-for-dollar federal tax credits for the creation of multifamily, affordable housing units. A developer could receive either a four or nine percent credit to cover the costs of redeveloping a multifamily building. This credit helps to increase the housing stock of livable housing units in neighborhoods. In addition, it provides affordable options for low-income families and helps them access better neighborhoods.

Senior and Active Military Property Tax Deferral Program

The Colorado Department of Treasury makes payments directly to Fremont County for property taxes of qualifying seniors and active military personnel. This direct payment of property taxes is a lien against the property and does not have to be paid back until the individual is no longer eligible for deferment. Seniors must be at least 65 years old. Military personnel must be actively serving by January 1 of the year they sign up for the program. All previous years' property taxes must be paid and participants must own and occupy the property to participate in the program.

Senior and Veteran Property Tax Abatement Program

The Colorado Department of Local Affairs (DOLA) administers this program for seniors, their surviving spouses, and veterans living with disabilities. Through DOLA, the State Treasury distributes funds that cover half of the first \$200,000 in the actual value of their property. Seniors must be at least 65 years old and have owned and occupied the property as their primary residence for the past ten years. Veterans must be rated by the US Department of Veterans Affairs as permanently disabled and owned and occupied the property as their primary residence on January 1 of their application year.

Community Development Block Grant (CDBG)

The Community Development Block Grant (CDBG) program provides local governments, in conjunction with citizen participation, the opportunity to address a wide range of unique community development needs. The CDBG prioritizes activities benefiting low- and moderate-income residents, aiding in the prevention or elimination of slums or blight, or meeting an urgent community need.

Upper Arkansas Area Council of Governments (UAACOG)

The UAACOG serves Planning and Management Region 13 including Fremont County, acting as an umbrella organization to provide programs for the workforce population, housing, business assistance, and senior services. UAACOG operates the **Central Colorado Housing** program and offers a wide variety of sub-programs and funding to help individuals achieve self-sufficiency through housing, including:

- ~ Home Loan Improvement
- ~ Section 8 Rental Assistance
- ~ Section 8 Home Ownership
- ~ Family Self-Sufficiency
- ~ Housing Counseling and Education
- ~ Self Help
- ~ 502 Loans

Economic Development

Southern Colorado Small Business Development Center

The Southern Colorado Small Business Development Center (SBDC) is a resource for Cañon City's small business establishments. The SBDC helps existing and new businesses grow and prosper by providing free and confidential consulting and no- or low-cost training programs. The center also writes comprehensive business plans, conducts financial forecasts, strategizes marketing tactics, applies for funding, and improves operations for businesses.

Colorado Main Street Loans

This loan program offers character-based financing options for small businesses unable to secure a conventional loan or start their business. Loans range between \$5,000 to \$50,000 and are intended to support a variety of business purposes in underserved communities. Funds are available for start-up expenses, working capital, purchasing equipment, leasehold improvements, buying a business or franchise, or business debt refinancing. Funding for this loan program comes from a variety of sources, including Colorado Lending Source, banks, foundations, private entities, investors, and government agencies.

Planning Program and Local Technical Assistance Program

The Local Technical Assistance program strengthens the capacity of local or state organizations, institutions of higher education, and other eligible recipients to create regional economic development plans to improve economic prosperity and resiliency of an area, such as through feasibility studies and impact analyses. The Program is administered by the Department of Commerce Economic Development Administration and offers up to \$300,000 with a cost-share/match requirement.

New Markets Tax Credit (NMTC)

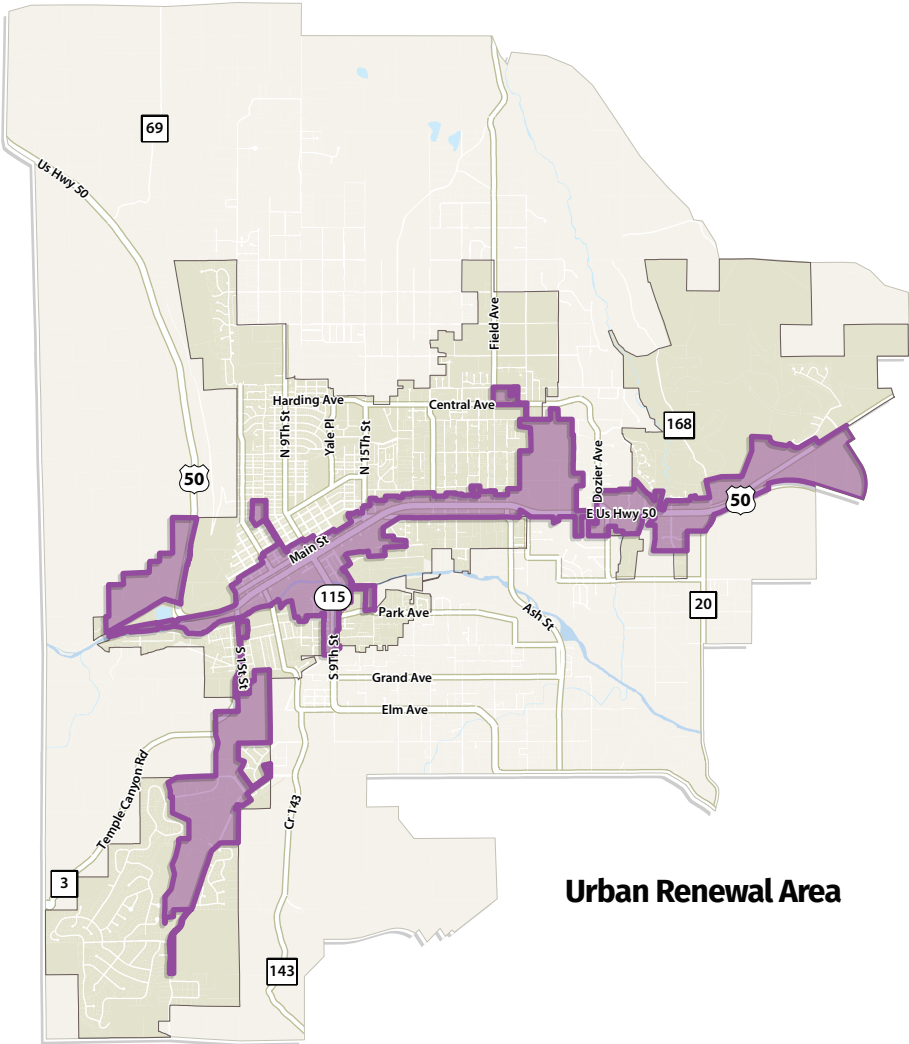
Administered by the Department of the Treasury, the NMTC increases the flow of capital to businesses and low-income areas by providing a modest tax incentive to private investors, businesses, and communities across the country. The Colorado Housing and Finance Authority (CHFA), through the Colorado Growth and Revitalization (CGR) fund, administers NMTCs in the State of Colorado.

Tax Increment Financing/
Urban Renewal Areas

Urban Renewal Areas (URA) provide the opportunity to fund eligible improvements within a specific geographic area as property tax revenue increases. The increase in tax revenue, or increment, over the base year of establishing tax increment financing (TIF) can be leveraged for infrastructure improvements, property acquisition, improvements to existing development, and related allocations. TIF is only available within a designated area for a time not to exceed 25 years after an urban renewal plan is adopted and new investment occurs.

The 2020 Cañon City Reinvestment Expansion Area Conditions Survey and Urban Renewal Plan was prepared per the provision found in the Urban Renewal Law of the Colorado Revised Statutes, Article 25, Part 1, Title 31. The provision grants power to municipalities to develop plans to improve the state of blighted areas and to assemble an authority to carry out those plans. The Urban Renewal Plan will be carried out by the Cañon City Authority for Reinvestment.

The Urban Renewal Plan outlines authorized authorities and activities that may be undertaken by the Cañon City Authority for Reinvestment to mitigate and eliminate blight. Despite the powers authorized by the Colorado Revised Statutes, the Plan specifically notes that it does not authorize the use of eminent domain, per direction provided by the City Council.



Urban Renewal Area

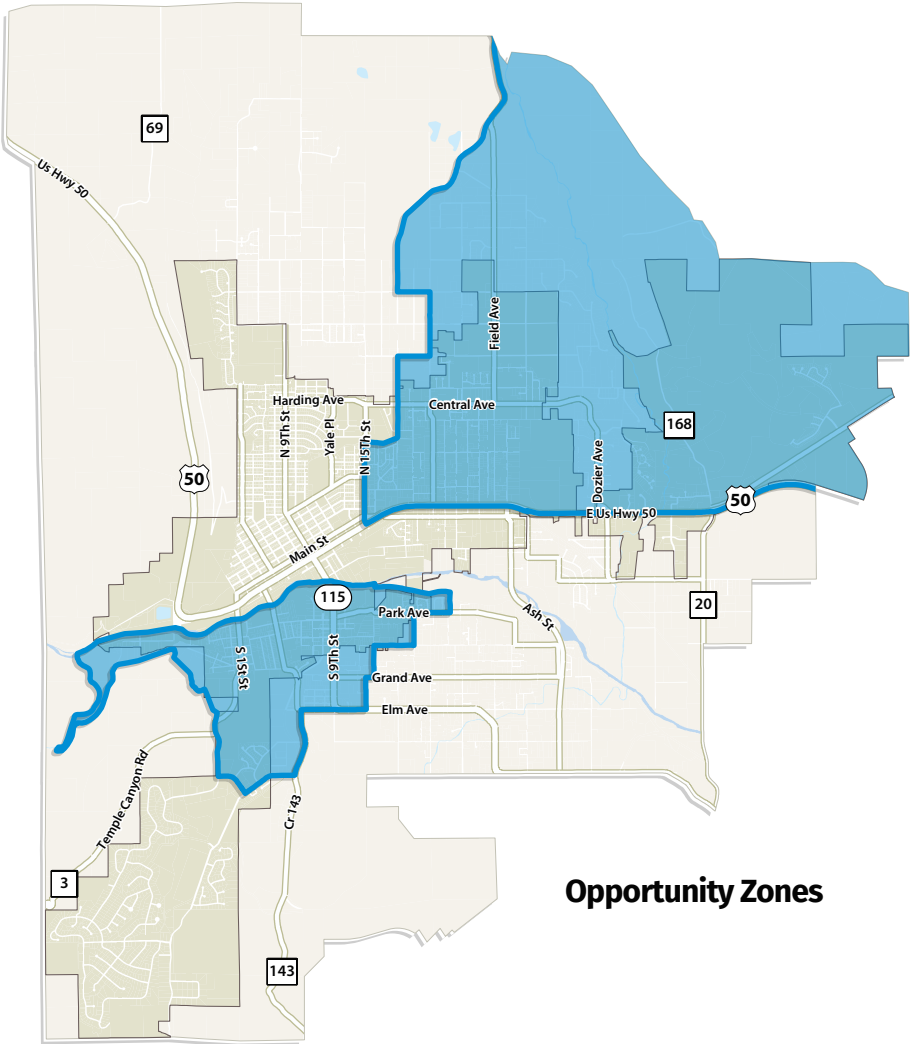
Opportunity Zones

Enacted as part of the 2017 tax reform package (Tax Cuts and Jobs Act), Opportunity Zones are federal tax incentives to increase investment in low-income urban and rural communities. This economic development incentive allows investors to support distressed communities through private equity investments in businesses and real estate projects. The incentive is the deferral, reduction, and potential elimination of specific federal capital gains taxes. Investments are only applicable in a federally designated low-income census tract. Investments must be made into a Qualified Opportunity Fund (QOF). The QOF then must deploy 90 percent of the funds into qualified opportunity zone properties or businesses within six months. Cañon City has two opportunity zones, for Census tracts 978300 and 978800.

Opportunity Zone Program

The Colorado Opportunity Zone Program encourages long-term private investments in designated low-income communities by giving investors tax incentives for investing in real estate projects and operating businesses. Investors receive tax incentives in the form of deferrals, reductions, and possible elimination of certain federal capital gains taxes. The Colorado Office of Economic Development and International Trade (OEDIT) supports the opportunity zone program by:

- ~ Helping economically distressed communities use this program
- ~ Supporting businesses in opportunity zones secure an investment through the Opportunity Zone Capital Accelerator Program
- ~ Educating investors, community leaders, developers, and other stakeholders
- ~ Connecting investors and projects through Colorado’s Investment Database



Opportunity Zones

Manufacturing Sales and Use Tax Exemption

This tax exemption is offered through the Colorado Department of Revenue. It provides an exemption from state sales and use tax on purchases of manufacturing machinery, machine tools, and parts. Industrial businesses throughout Cañon City may be eligible for this exemption.

Biotechnology Sales and Use Tax Refund

Qualified taxpayers may seek a refund every year for all Colorado sales and use taxes they paid on purchases of tangible personal property used directly in the research and development of biotechnology. This includes properties such as microscopes, chemical reagents, and software.

Advanced Industry Investment Tax Credit

This tax credit administered through the Colorado Office of Economic Development helps Colorado advanced industry companies that are headquartered in Colorado receive more capital from Colorado investors. Colorado’s seven advanced industries are Advanced Manufacturing, Aerospace, Bioscience, Electronics, Energy/Natural Resources/Cleantech, Infrastructure Engineering, and Technology and Information. The investor, the investee, and the investment all must meet certain criteria (more detailed information available on the Colorado Office of Economic Development and International Trade website).

Clean Tech and Media Tech Sales and Use Tax Refund

Through the Colorado Department of Revenue, this refund is available to businesses employing fewer than 36 full-time employees in Colorado with its headquarters or 50 percent of all employees in the State. Covered items and activities include the sale, storage, use, or consumption of property used for research and development of clean or medical technology.

Job Growth Incentive Tax Credit

This state funding source through the Colorado Office of Economic Development is intended to provide a state income tax credit to businesses undertaking job creation projects that would not occur in Colorado without this program. Businesses need to create at least 20 new jobs in Colorado, with an average yearly wage of at least 100 percent of the average wage rate based on where the business is located. A business located in an Enhanced Rural Enterprise Zone must create at least five new jobs in Colorado, with an average yearly wage of at least 100 percent of the local average wage. All new jobs must be maintained for at least one year after the positions are hired to qualify.

Strategic Fund Incentive

Offered through the Colorado Office of Economic Development and International Trade, this incentive supports and encourages new business development, business expansions, and relocations that have generated new jobs throughout the State. Local businesses must create new jobs in Colorado that are maintained for at least one year (see fact sheet on the Strategic Fund Incentive website for full requirements).

Work Opportunity Tax Credit (WOTC)

This tax credit encourages employers to hire nine targeted groups of job seekers: Welfare/TANF recipients, Veterans receiving Food Stamps, Disabled Veterans, Ex-Offenders, Designated Community Residents, Vocational Rehabilitation, Food Stamp recipients between the ages of 18 and 39, Supplemental Security Income recipients, and Long Term TANF Recipients. The tax credit is administered by the Colorado Office of Economic Development and International Trades, and eligible employers can receive \$2,400 to \$9,000 per new employee.

Colorado FIRST Grants

Administered jointly between the Colorado Office of Economic Development and International Trade and the Colorado Community College System, the grants offer up to \$1,400 per full-time employee for companies relocating to or expanding in Colorado to assist with training funds for net new hires.

Existing Industry Customized Training Programs

Administered by the Colorado Office of Economic Development and International Trade and the Colorado Community College System, the program provides up to \$1,200 per full-time employee. The training program provides funds for net new hire training and focuses on businesses relocating to or expanding in Colorado and need training for workers with the skills necessary to improve their productivity, increase wages, and reduce the need for public support. The program focuses on assisting Colorado companies in remaining competitive within their industry, adapting to new technology, and preventing layoffs.

2018 Fremont County Coalition Site Reuse and Revitalization Program

The 2018 Fremont County Coalition Site Reuse and Revitalization Program was led by Fremont County and supported by Cañon City and the City of Florence. The program provides funds awarded by the US Environmental Protection Agency (EPA). The funds can be used for environmental site assessments, regulated building material surveys, and development of site cleanup plans for redevelopment or sale of the property. The purpose of the program is to encourage the revitalization of vacant and underutilized property. The program is active from October 2018 to September 2021.

Historic Preservation and Rehabilitation

Historic Rehabilitation Tax Credit (HTC)

HTCs are subsidies used for the preservation of historically significant buildings and/or neighborhoods. A developer could receive up to a 45 percent tax credit for the rehabilitation and maintenance of a historic property. The Federal Historic Tax Credit provides a 20 percent federal income-tax credit to renovate income-producing, historic buildings. The State’s Historic Preservation Tax Credit allows developers to obtain up to a 35 percent state income tax credit on the rehabilitation of a historic property. By using HTCs qualifying housing could be saved, and properties of significance preserved.

Colorado Historical Foundation (CHF) Revolving Loan Fund: Preservation Loans

The Colorado Historical Foundation established the CHF Revolving Loan Fund to provide financing for preservation projects and the acquisition of historically designated properties. CHF Revolving Loan Fund loans are for rehabilitation, restoration, or adaptive reuse. Projects must adhere to the Secretary of the Interior’s Standards for the Treatment of Historic Buildings. The funds can also be applied to the purchase of a national or local historically designated property in Colorado.

Transportation

There are various federal and state-funded programs for which Cañon City may apply. Most of the programs require a local match. Below are a few of the programs available:

- ~ CDOT Regional Project Priority (RPP) Funds (CDOT)
- ~ Surface Transportation Block Grant Program (STBG)
- ~ Transportation Alternatives Program (TAP)
- ~ Highway Safety Improvement Program (HSIP)
- ~ Highway Users Tax Fund
- ~ Congressional Appropriation Earmarked Federal Funding with Local Match (Demonstration)
- ~ Safe Routes to Schools Program – non-infrastructure projects only

The Cañon City *US 50 Corridor Plan* includes greater details on available funding sources for transportation improvements in Cañon City.

Parks, Open Space, and Trails

Land and Water Conservation Fund

This fund provides matching grants to states and local governments for the acquisition and development of public outdoor recreation areas and facilities (as well as funding for shared federal land acquisition and conservation strategies). Funds are provided through the US Forest Service, US Fish and Wildlife Service, National Park Service, and Bureau of Land Management.

Nonmotorized Trail Grants

The mission of the Colorado Parks and Wildlife Trails Program is to promote understanding and stewardship of Colorado’s outdoors by providing opportunities for the public use and support of Colorado’s diverse system of trails. The grant program is a partnership among Colorado Parks and Wildlife, Great Outdoors Colorado (GOCO), the Colorado Lottery, the federal Recreational Trails Program (RTP), and the Land and Water Conservation Fund (LWCF).

Community Development Block Grants (CDBG)

Community Development Block Grants (CDBG) can be used to improve parks and trails and other recreational opportunities in low- and middle-income areas of the community.

Environment and Sustainability

Colorado Brownfields Revolving Loan Fund (CBRLF)

This fund is intended to facilitate the reuse and/or redevelopment of contaminated sites by making low-cost funding available for financing environmental cleanups. It is administered by the US EPA and Colorado Department of Public Health and Environment.

Natural Resources Matching Grants Program

This program provides matching state funds towards the costs of on-the-ground conservation projects and educational conservation activities. Grant funds range between \$1,000 and \$25,000. Administered through the Colorado Department of Agriculture, the matching grant is a competitive program. A committee of government and private conservation experts score the applications based on the following criteria: focused approach with measurable outcomes, conservation impact, feasibility, district involvement, and partner involvement.

Source Water Assessment and Protection Pilot Planning Project

The Colorado Department of Public Health and Environment provides funds for source water protection entities that develop exemplary and comprehensive source water protection plans. Funding ranges between \$25,000 and \$50,000.

Protection Plan Development and Implementation Grants

This grant program provides funds for source water protection entities to develop and implement a protection plan up to \$5,000. It is administered by the Colorado Department of Public Health and Environment.

Wildlife Restoration Program

This program provides grant funds to states and insular areas fish and wildlife agencies for projects to restore, conserve, manage, and enhance wild birds and mammals and their habitats.

Colorado Healthy Rivers Fund Grants

Administered by the Colorado Department of Natural Resources, this fund provides both project and planning grants. Project grants are intended for projects that promote the improvement and/or protection of the condition of the watershed. Planning grants are for the planning of successful watershed restoration or protection projects. Eligible applicants include locally-based watershed protection groups who are committed to a collaborative approach to the restoration and protection of lands and natural resources within Colorado's watersheds.

Colorado Watershed Restoration Grants

The Colorado Department of Natural Resources provides grants for watershed/ stream restoration and flood mitigation projects throughout the State.

Action Matrix

The Action Matrix presents a complete list of all actionable recommendations made within the *Picture Cañon City 2040 Comprehensive Plan*. The matrix includes a key action, time estimate, and potential partnerships. The Action Matrix should be used to evaluate the City's progress based on completed actions. As with the rest of the Comprehensive Plan, the Action Matrix is a flexible tool that should be regularly revisited and updated to reflect the evolving needs and opportunities within the Cañon City community.

Key Action

Key actions include capital projects, policy recommendations, and strategies that should be prioritized to lay the foundation for Plan implementation.

Priority Level

Priority is assigned with consideration for cost and importance. Each action in the Action Matrix is indicated with one of the following:

- ~ **Priority 1:** Near-term, low-cost, easier to implement, critical
- ~ **Priority 2:** Mid-term, essential
- ~ **Priority 3:** Long-term, desirable

Ease of Implementation

The ease of implementation is indicated by a traditional grading scale from **A** to **F**, with **A** being easiest to implement and **F** being most difficult to implement. This category is a collective indicator of the anticipated level of effort by responsible parties, estimated cost, budget opportunities, and general stakeholder interest.

Time Estimate

Time estimates indicate, in years, how long it would take to complete a specific action.

- ~ **Short-term:** less than two years.
- ~ **Mid-term:** two to five years.
- ~ **Long-term:** greater than five years.
- ~ **Ongoing:** requires immediate action and continued attention throughout the life of the Comprehensive Plan

Partners

Cañon City will require the assistance of neighboring government units, organizations, and community groups to fully implement the Comprehensive Plan. While the City of Cañon City is generally responsible for initiating and implementing most of the Plan’s policies and recommendations, many partnership opportunities will be required to achieve the goals and supporting strategies within the Comprehensive Plan. The Partners section of the Action Matrix identifies potential partner organizations; however, there may be instances where an organization that is well-matched to one of the Plan goals, supporting policies, or recommendations is not listed as a potential partner for a given topic and should be added.

Action Matrix					
#	Action	Priority	Ease (ABCDF)	Timeline	Partner
5A Land Use and Development					
5A-1	Conduct a feasibility study to determine the cost of infrastructure extension to the 8 Mile / Royal Gorge area.	3	C	Long-term	Private Consultant, Fremont County, Utility and Service Providers
5A-2	Use the established priority annexation areas as a tool to guide outward municipal growth.	1	B	Ongoing	Fremont County
5B Residential Areas Framework					
Residential Growth					
5B-1	Target residential growth near established neighborhoods.	1	D	Ongoing	Developers/Property Owners
5B-2	Build out existing subdivisions.	1	D	Mid-term	Developers/Property Owners
5B-3	Offer flexibility on water tap costs for residential developments within the current municipal boundary.	1	A	Ongoing	Utility and Service Providers
5B-4	Invest and maintain infrastructure and amenities in established neighborhoods.	2	C	Ongoing	Utility and Service Providers
5B-5	Expedite development review for infill projects on already annexed parcels.	2	D	Mid-term	
5B-6	Adopt an adaptive reuse ordinance to redevelop structures on underutilized parcels.	2	A	Short-term	
Housing Options					
5B-7	Encourage specific areas for higher density options such as single-family attached and multifamily.	2	B	Ongoing	Developers/Property Owners
Attainability					
5B-8	Meet regularly with local developers and builders to evaluate attainable housing incentives.	2	A	Ongoing	Developers/Property Owners
5B-9	Offer affordable housing density bonuses, expedited permit processing, parking reductions, and tax abatements.	2	C	Ongoing	Developers/Property Owners
Aging in Place					
5B-10	Develop housing types that are accessible and affordable.	2	C	Mid-term	Developers/Property Owners
5B-11	Encourage small-lot single-family detached homes, high-density single-family attached, and multifamily developments.	2	C	Mid-term	Developers/Property Owners
5B-12	Identify locations for senior housing near amenities.	2	B	Mid-term	
5B-13	Encourage senior living communities and assisted living housing.	2	C	Mid-term	Developers/Property Owners
Accessory Dwelling Units (ADU)					
5B-14	Use a conditional review process to streamline ADU permitting.	2	A	Ongoing	
Quality and Maintenance					
5B-15	Ensure adequate code enforcement staffing to maintain consistent operations.	1	C	Mid-term	
5B-16	Cite visible code violations before complaints occur.	1	B	Short-term	
5B-17	Bring substandard housing and unmaintained properties into compliance with City codes.	2	D	Mid-term	
5B-18	Continue the Code Enforcement Department's "Keep Cañon Clean Team" volunteer effort.	1	A	Ongoing	
5B-19	Offer permit fee waivers for qualifying home repairs and maintenance projects.	2	B	Short-term	
5B-20	Advertise grants, low-interest loans, or tax credits to property owners to help fund private property improvements.	2	B	Short-term	Cañon City Chamber of Commerce, Fremont County, Fremont Area Chamber of Commerce
5C Economic Development					
New Businesses					
5C-1	Audit development processes to ensure clarity for new and existing businesses.	2	D	Ongoing	Developers/Property Owners, Cañon City Chamber of Commerce
5C-2	Review and amend development approval procedures to clarify the process and identify specific criteria that trigger proposal review.	2	C	Short-term	
Entrepreneurial Spirit					
5C-3	Host an annual meeting with members of the business community.	2	A	Ongoing	Cañon City Chamber of Commerce, Fremont Area Chamber of Commerce
5C-4	Establishing regular business communication via email blasts or newsletters.	1	A	Ongoing	Cañon City Chamber of Commerce, Fremont Area Chamber of Commerce
5C-5	Assist businesses owners looking to invest in or improve their properties.	1	C	Ongoing	Cañon City Chamber of Commerce, Fremont Area Chamber of Commerce
5C-6	Conduct exit interviews with businesses that choose to relocate.	2	C	Ongoing	Cañon City Chamber of Commerce, Fremont Area Chamber of Commerce
5C-7	Continue offering the Downtown Life Safety Grant.	1	A	Ongoing	Urban Renewal Authority (URA)
5C-8	Continue offering the Façade Improvement Grant.	1	A	Ongoing	URA
5C-9	Partner with local, regional, and State economic development agencies and organizations.	1	B	Ongoing	Fremont County, Upper Arkansas Area Council of Governments (UAACOG), Cañon City Chamber of Commerce, Fremont Area Chamber of Commerce

Action Matrix					
#	Action	Priority	Ease (ABCDF)	Timeline	Partner
Broadband for Business					
5C-10	Upgrade broadband technology as part of the capital improvement program.	2	D	Ongoing	Utility and Service Providers
5C-11	Work with utility providers to ensure that broadband services is adequate to support innovation and business growth.	2	D	Long-term	Utility and Service Providers
5C-12	Monitor regional, state, and federal grants for broadband infrastructure improvements.	2	B	Ongoing	Utility and Service Providers
Workforce Development					
5C-13	Inventory workforce gaps to guide educational and training needs.	2	B	Short-term	Pueblo Community College Fremont Campus (PCC), UAACOG, Cañon City Chamber of Commerce, Fremont Area Chamber of Commerce
5C-14	Work with Pueblo Community College and the Chamber of Commerce to support professional development and ongoing education opportunities.	1	B	Ongoing	PCC, Cañon City Chamber of Commerce
Reinvestment in Commercial Areas					
5C-15	Continue the authorities and activities identified in the Cañon City Reinvestment Expansion Area – Urban Renewal Plan.	2	C	Ongoing	URA
Tourist Economy					
5C-16	Maintain the partnership with the Royal Gorge Park and Bridge Company.	2	A	Ongoing	Royal Gorge Park and Bridge Company
5C-17	Promote Cañon City as a tourist and business destination.	1	B	Ongoing	Cultural Organizations and Institutions, Cañon City Chamber of Commerce, Fremont Area Chamber of Commerce
5D Downtown and Riverfront Framework					
Mixed Use					
5D-1	Encourage mixed use development on the riverfront in the core of the City.	3	C	Long-term	Developers/Property Owners
5D-2	Provide new pedestrian access as development occurs.	2	C	Mid-term	
5D-3	Orient development toward the river.	3	C	Long-term	
Key Redevelopment Opportunities					
5D-4	Promote development on the North Site with context sensitive design that complements downtown’s historic buildings.	3	C	Long-term	Developers/Property Owners
5D-5	Promote the South Site for a mixed use building.	3	C	Long-term	Developers/Property Owners
5D-6	Extend the Riverfront Mixed Use Zoning to the Black Hills Energy Site along the riverfront.	2	A	Short-term	Developers/Property Owners
Connecting the Downtown and Riverfront					
5D-7	Establish 3rd Street as a Complete Street.	3	D	Mid-term	
5D-8	Improve the signalized at-grade crossing on 3rd Street at Royal Gorge Boulevard with pedestrian plazas and a pedestrian-activated crosswalk.	2	B	Short-term	Colorado Department of Transportation (CDOT)
5D-9	Formalize the “Downtown-Riverfront Loop.”	2	C	Mid-term	Cañon City Area Recreation and Park District, Great Outdoors Colorado (GOCO)
5D-10	Establish “Downtown-Riverfront Loop” wayfinding and pavement markings.	2	A	Short-term	Cañon City Area Recreation and Park District, Great Outdoors Colorado (GOCO)
Activating the Downtown and Riverfront					
5D-11	Promote existing public spaces for events and activities.	1	A	Short-term	Cultural Organizations and Institutions, Cañon City Chamber of Commerce
5D-12	Improve Clock Tower Plaza with green space and public picnic tables.	1	A	Short-term	Cañon City Chamber of Commerce
5D-13	Activate Macon Plaza with food truck hookups on 5th and 6th streets, and in the parking lot to the east of the Library.	1	A	Short-term	Cañon City Public Library
6 Transportation and Mobility					
Jurisdiction					
6-1	Collaborate with CDOT and Fremont County on improvements and extensions to Cañon City’s street system.	2	B	Ongoing	Fremont County, CDOT
Roadway Conditions					
6-2	Conduct a regular pavement study program.	1	A	Ongoing	Fremont County, CDOT
6-3	Work with county, regional, State, and federal partners to identify funding for roadway improvements.	2	B	Ongoing	Fremont County, CDOT
US Highway 50					
6-4	Continue implementation of the US Highway 50 Corridor Plan.	2	C	Long-term	Fremont County, CDOT
6-5	Adopt the US Highway 50 East Access Control Plan.	1	A	Short-term	
6-6	Prioritize intersection improvements based on accident rate.	2	A	Ongoing	Fremont County, CDOT
6-7	Adopt a comprehensive road safety plan or a Vision Zero policy.	1	B	Short-term	
6-8	Conduct targeted speed enforcement at locations with safety problems.	1	B	Short-term	Fremont County, CDOT
6-9	Perform regular safety evaluations of completed intersection projects.	1	C	Short-term	Fremont County, CDOT
6-10	Improve the 1st Street intersection with a traffic signal, median treatments, pedestrian crossing, entry signage, and curbs.	2	C	Long-term	CDOT
6-11	Consider dedicated left-turn lanes on the 1st Street approaches to US Highway 50.	3	B	Long-term	CDOT

Action Matrix					
#	Action	Priority	Ease (ABCDF)	Timeline	Partner
6-12	Remove the Fremont Drive frontage road at the 15th Street intersection to create a more direct entrance to Main Street.	2	F	Long-term	CDOT
6-13	Work with business owners to resolve access issues northeast of 16th Street and Fremont Drive.	3	D	Long-term	Business Owners, CDOT
Connectivity					
6-14	Complete the key connections identified in the US Highway 50 Corridor Plan.	2	F	Long-term	Fremont County, CDOT
6-15	Coordinate new roadway connections with planned new developments.	1	B	Ongoing	Developers/Property Owners, Fremont County, CDOT
Electric Vehicle Infrastructure					
6-16	Install electric vehicle charging stations on City-owned parking lots.	2	C	Mid-term	
6-17	Evaluate charging station usage and expand the network based on demand.	2	C	Ongoing	
Complete Streets					
6-18	Adopt a Complete Streets Policy.	1	A	Short-term	
6-19	Establish complete streets principles and context-sensitive design standards as a consideration for all transportation construction and reconstruction.	2	A	Ongoing	
Downtown Parking					
6-20	Conduct a downtown parking study to right-size parking supply in the central business district.	1	A	Short-term	
Downtown Alleys					
6-21	Maintain the downtown alleys, keeping them free of visual clutter, litter, or impediment.	1	A	Ongoing	
6-22	Screen outdoor utility boxes and trash receptacles.	3	B	Short-term	
Pedestrian and Bicycle Network					
6-23	Prepare a dedicated bike and pedestrian plan.	1	A	Short-term	Cañon City Area Recreation and Park District, Fremont Adventure Recreation (FAR), Great Outdoors Colorado (GOCO), CDOT
Sidewalks					
6-24	Identify gaps in the sidewalk network and prioritize improvements.	1	A	Ongoing	Cañon City Schools Fremont RE-1, CDOT, Property Owners
6-25	Monitor ADA guidelines and best practices as transportation projects are undertaken.	1	A	Ongoing	CDOT
6-26	Prioritize the sidewalk recommendations from the US Highway 50 Access Control Plans.	2	C	Long-term	Fremont County, CDOT
6-27	Build bulb-outs and median refuges to reduce crossing distances.	3	C	Long-term	CDOT
Bikeways and Trails					
6-28	Prepare a dedicated pedestrian and bike plan.	1	A	Short-term	Cañon City Area Recreation and Park District, FAR, GOCO, CDOT
6-29	Connect on-street sidewalks and bikeways to the trail system.	2	C	Long-term	CDOT
6-30	Establish new secondary trails that branch off of the Arkansas Riverwalk Trail.	3	C	Long-term	Cañon City Area Recreation and Park District, FAR, GOCO, CDOT
6-31	Consider access to key civic and recreational destinations when prioritizing new bike lanes and trails.	2	C	Long-term	Cultural Organizations and Institutions, Not-for-Profit Organizations, CCPL, Cañon City Schools Fremont RE-1
6-32	Install bikeways that link neighborhoods, the Riverwalk, the Hogbacks Open Space Recreation Area, and downtown.	2	C	Long-term	Cañon City Chamber of Commerce
6-33	Install bikeways that cohesively fit with the Eastern Fremont County Trail, Open Space and River Corridor Master Plan.	2	C	Long-term	Cañon City Area Recreation and Park District, FAR, GOCO, CDOT
6-34	Encourage business owners and developers to include bike infrastructure, such as parking and trails.	3	A	Short-term	Business Owners, Developers
Connecting Downtown and Riverfront					
6-35	Consider a grade-separated or special pavement treatment at the US Highway 50 and 3rd Street intersection.	3	D	Long-term	CDOT
Safe Routes to School (SRTS)					
6-36	Work with community schools to identify necessary pedestrian and bicycle routes.	1	A	Short-term	Cañon City Schools Fremont RE-1, PCC
6-37	Evaluate the condition and frequency of pedestrian sidewalks and crosswalks in residential neighborhoods near schools.	1	A	Short-term	Cañon City Schools Fremont RE-1, PCC
Pedestrian Crossings and Streetscapes					
6-38	Carry forward the technical recommendations of the US Highway 50 Pedestrian Crossing Study's preferred alternative.	2	C	Long-term	CDOT
Public Transportation					
6-39	Monitor demand for the Fremont County Transit door-to-door shuttle service.	3	A	Ongoing	Fremont County Transit, Fremont County
Regional Transportation					
6-40	Work with regional transportation providers to assess bus frequency and stop locations.	2	B	Ongoing	Fremont County Transit, Fremont County
Senior Transportation					
6-41	Conduct a demand study to assess how senior citizens are relying on the Fremont County Transit senior service.	1	A	Short-term	Fremont County Transit, Golden Age Center

Action Matrix					
#	Action	Priority	Ease (ABCDF)	Timeline	Partner
Railroads					
6-42	Facilitate conversations with local industrial businesses and railroad representatives.	3	B	Ongoing	Business Owners, Royal Gorge Route Railroad
6-43	Continue to work with Royal Gorge Route Railroad to promote the historic line for local tourism.	1	A	Ongoing	Royal Gorge Route Railroad
Railroad Crossings					
6-44	Improve at-grade railroad crossings to include gates, flashing light signals, crossbuck signs, audible devices, and pavement markings.	2	C	Mid-term	CDOT, Royal Gorge Route Railroad
7 Community Facilities					
7-1	Identify and address areas needing hydrants and water main upgrades.	1	A	Short-term	Park Center Water District, Cañon City Water Department
7-2	Identify a fire station location on the east side of the district.	1	A	Short-term	Cañon City Area Fire Protection District (CCAFPD)
7-3	Support the police department’s technology needs for community policing.	2	C	Ongoing	Cañon City Police Department (CCPD)
7-4	Maintain partnerships with key community nonprofits.	1	A	Ongoing	Cultural Organizations and Institutions, Not-for-Profit Organizations
7-5	Work with CCPL to identify a potential satellite location.	1	B	Mid-term	CCPL
7-6	Require new developments to provide adequate surface, subsurface, and road storm drainage facilities.	1	B	Ongoing	Developers/Property Owners, Fremont Sanitation District (FSD), Park Center Water District, Cañon City Water Department
7-7	Require full-spectrum detention and water quality facilities for future developments.	1	B	Ongoing	Developers/Property Owners, FSD, Park Center Water District
7-8	Construct sanitary sewers and potable water mains within street rights-of-way.	2	C	Long-term	CDOT, FSD, Park Center Water District, Cañon City Water Department
7-9	Construct sanitary sewers potable water mains with appropriate offsets from the curb and gutter and other utilities.	2	F	Long-term	CDOT, FSD, Park Center Water District, Cañon City Water Department
7-10	Prepare an updated master water report for the long-term planning of the waterline infrastructure.	2	B	Short-term	FSD, Park Center Water District, Cañon City Water Department
7-11	Provide the Water Distribution Master Plan to developers to ensure clarity on the City’s infrastructure capabilities.	1	A	Ongoing	Developers/Property Owners, FSD, Park Center Water District, Cañon City Water Department
7-12	Require new developments to provide infrastructure improvements in relation to the impact of on the City’s system.	1	A	Ongoing	Developers/Property Owners, Utility and Service Providers
7-13	Evaluate water quality treatment practices to reduce the required water quality capture volume.	2	C	Ongoing	FSD, Park Center Water District, Cañon City Water Department
Floodplain					
7-14	Analyze development encroachment areas.	1	A	Short-term	Developers/Property Owners, Utility and Service Providers
Hydraulics and Erosion Control					
7-15	Evaluate the Arkansas River for erosion.	1	A	Ongoing	Fremont County, UAACOG, Royal Gorge RIO
7-16	Require detention in future developments near the Arkansas River.	2	A	Ongoing	Fremont County, UAACOG, Developers/Property Owners
7-17	Use a naturalized channel for river improvements, rather than concrete structures.	3	C	Long-term	Fremont County, UAACOG, Royal Gorge RIO
Ecosystem					
7-18	Undertake landscaping projects as the riverfront develops.	3	C	Ongoing	UAACOG, Fremont County, Royal Gorge RIO
7-19	Establish an easement for the river riparian zone.	1	A	Short-term	Fremont County
Utilities					
7-20	Underground utilities as development occurs, especially in the downtown.	2	F	Ongoing	Utility and Service Providers
7-21	Promote solar energy in future developments.	1	A	Ongoing	Utility and Service Providers
7-22	Work with internet service providers to identify new tower locations.	1	B	Long-term	SECOM, Spectrum, Century Link
8 Community Character					
Arts and Culture					
8-1	Identify new locations for local public art.	1	A	Short-term	Cañon City Historic Preservation Commission, Cultural Organizations and Institutions, Cañon City Chamber of Commerce, CCPL
8-2	Incentivize privately-funded public art throughout the community.	3	A	Ongoing	Cultural Organizations and Institutions, Cañon City Chamber of Commerce, URA
8-3	Adopt a policy encouraging local art installations.	3	A	Short-term	URA
8-4	Develop a marketing strategy for the arts in Canon City.	3	A	Short-term	Cultural Organizations and Institutions, Cañon City Chamber of Commerce, URA
8-5	Work with local institutions to promote the City’s cultural resources.	3	A	Ongoing	Cultural Organizations and Institutions, Cañon City Chamber of Commerce, CCPL, URA
Historic Preservation					
8-6	Continue the Façade Improvement Grant Program.	1	A	Ongoing	URA
8-7	Continue the Downtown Life Safety Grant Program.	1	A	Ongoing	URA
8-8	Develop guidelines for preserving and rehabilitating historic structures.	1	A	Short-term	Cañon City Historic Preservation Commission, Fremont County Historical Society
8-9	Provide general design and technical recommendations to assist historic property owners.	3	B	Ongoing	Cañon City Historic Preservation Commission

Action Matrix					
#	Action	Priority	Ease (ABCDF)	Timeline	Partner
8-10	Identify areas for new historic districts.	1	A	Ongoing	Cañon City Historic Preservation Commission, Fremont County Historical Society, Fremont County Heritage Commission
8-11	Inform property owners of the importance of historic preservation.	2	A	Ongoing	Cañon City Historic Preservation Commission, Fremont County Historical Society, Fremont County Heritage Commission
8-12	Advertise the Fremont County Heritage Tours for the downtown.	1	A	Ongoing	Cañon City Chamber of Commerce, Cañon City Historic Preservation Commission, Fremont County Historical Society, Fremont County Heritage Commission
8-13	Review Municipal Code Chapter 12.30 to ensure up-to-date and relevant historic preservation controls.	1	B	Short-term	Cañon City Historic Preservation Commission, URA
Image and Identity					
8-14	Use and update the 2014 Vision Plan as a guide for branding and marketing efforts.	1	A	Short-term	
8-15	Install new wayfinding signage as needed that fits thematically with the City's blue and weathered-steel monument gateway signs.	1	B	Short-term	CDOT
8-16	Install additional wayfinding, landscape, and signage improvements on US Highway 50.	3	C	Short-term	CDOT
8-17	Promote the “Downtown Riverfront Loop” with wayfinding signage.	1	B	Short-term	Cañon City Area Recreation and Park District, Great Outdoors Colorado (GOCO)
8-18	Review the Nuisance Ordinance in Municipal Code Title 8 to ensure it is clear and effective.	1	A	Short-term	
8-19	Create Neighborhood Service Teams to enhance neighborhood appearance and community pride.	1	B	Ongoing	Not-for-Profit Organizations, Property Owners, Business Owners, Cañon City Chamber of Commerce
8-20	Coordinate efforts across the City's Community Vitality division to create a list of vacant, foreclosed, and abandoned homes.	3	B	Ongoing	
8-21	Market vacant, foreclosed, and abandoned homes to investors and developers.	2	C	Ongoing	Developers/Property Owners, Business Owners
8-22	Create a set of design standards/guidelines to guide preservation and investment in the downtown area.	1	A	Short-term	URA, Cañon City Historic Preservation Commission, Cañon City Chamber of Commerce
8-23	Enforce signage and code standards (Municipal Code Title 17 – Zoning).	3	B	Ongoing	
8-24	Continue participation in the Colorado Main Street program.	1	A	Ongoing	
8-25	Promote the City's public spaces for events and activities.	1	A	Ongoing	Cañon City Chamber of Commerce, Cultural Organizations and Institutions, CCPL
Tourism					
8-26	Update tourism information.	1	A	Ongoing	Cañon City Chamber of Commerce, Cultural Organizations and Institutions
8-27	Encourage hospitality uses in the downtown and along the riverfront.	1	B	Ongoing	URA, Cañon City Chamber of Commerce
8-28	Encourage related supporting uses in its downtown and commercial areas, such as hotels, restaurants, and commercial retail.	1	B	Ongoing	URA, Cañon City Chamber of Commerce, Developers/Property Owners
8-29	Develop nearby trails and campgrounds.	3	C	Mid-term	Recreation/Outdoors Organizations and Not-For-Profits
8-30	Leverage public and private partnerships to optimize recreational opportunities along the Arkansas River corridor.	1	B	Ongoing	URA, Cañon City Chamber of Commerce, Developers/Property Owners
Community Events and Gathering Spaces					
8-31	Expand existing events and launch new community events and festivals.	2	B	Ongoing	Cañon City Chamber of Commerce, Cultural Organizations and Institutions
8-32	Continue to program downtown and riverfront events.	1	A	Ongoing	Cañon City Chamber of Commerce, Fremont County Tourism Board, Cultural Organizations and Institutions
8-33	Develop new public gathering spaces.	3	C	Ongoing	Developers/Property Owners
8-34	Consider permitting density or building height bonuses on a case-by-case basis in exchange for public space incorporated into new development.	3	B	Short-term	Developers/Property Owners
8-35	Encourage the development of new outdoor public spaces along the Arkansas River.	3	A	Ongoing	Developers/Property Owners
9 Parks and Open Space					
Park and Trail Connectivity and Improvements					
9-1	Connect the City's multiple soft-surface trails.	3	C	Long-term	Cañon City Area Recreation and Park District, FAR, GOCO, Developers/Property Owners
9-2	Utilize state and federal grant funding for trails.	1	A	Long-term	Cañon City Area Recreation and Park District, FAR, GOCO, Developers/Property Owners
9-3	Create new trail segments on both sides of the river that connect back to the Arkansas River Trail.	3	D	Long-term	Fremont County, Cañon City Area Recreation and Park District, FAR, GOCO, Developers/Property Owners
9-4	Support the construction of planned pedestrian connection projects in the City.	1	A	Ongoing	Cañon City Area Recreation and Park District, CDOT
9-5	Continue to explore opportunities for additional multi-use and mountain bike-specific trails and parks.	1	B	Ongoing	Cañon City Area Recreation and Park District, FAR, GOCO
9-6	Expand rail-trails in the City.	3	D	Long-term	Cañon City Area Recreation and Park District, FAR, GOCO
9-7	Complete the City's portions of the Royal Loop Trail and make trail connections to new parks, the Dawson Ranch and Eagle Heights subdivisions, and to Downtown Cañon City.	2	C	Long-term	Cañon City Area Recreation and Park District, FAR, GOCO, Developers/Property Owners

Action Matrix					
#	Action	Priority	Ease (ABCDF)	Timeline	Partner
Park Development and Improvements					
9-8	Explore opportunities for new parkland.	2	F	Long-term	Cañon City Area Recreation and Park District
9-9	Regularly review existing parkland and programming to identify necessary improvements, replacements, and expansions over time.	3	B	Ongoing	Cañon City Area Recreation and Park District
9-10	Strategically acquire open space parcels as they become available, particularly adjacent to existing public properties.	3	D	Ongoing	Cañon City Area Recreation and Park District
9-11	Incorporate the defunct sanitation plant in Griffin Park into Griffin park.	2	D	Long-term	Cañon City Area Recreation and Park District
9-12	Explore opportunities for a new park in the eastern Cañon City area.	1	A	Mid-term	Cañon City Area Recreation and Park District, Developers/Property Owners
9-13	Encourage the preservation of some of the open space in the 187-acre Holy Cross Abbey site to fill gaps in park access.	1	A	Short-term	Developers/Property Owners
9-14	Consider the Abbey property as a potential location for the new community Aquatic/Recreation Center.	3	B	Short-term	Cañon City Area Recreation and Park District
9-15	Seek funding partners to develop the planned sports complex on the unused 65-acre parcel in Pathfinder Park.	1	C	Mid-term	Cañon City Area Recreation and Park District, Recreation/Outdoors Organizations and Not-For-Profits
9-16	Evaluate potential funding sources such as grants for youth sports equipment and programming, public partnerships, or private investors to finance park projects.	1	A	Ongoing	Cañon City Area Recreation and Park District, Recreation/Outdoors Organizations and Not-For-Profits
Market Recreation Amenities					
9-17	Promote the City as a regional outdoor recreation destination.	1	B	Ongoing	Cañon City Area Recreation and Park District, Recreation/Outdoors Organizations and Not-For-Profits, Cañon City Chamber of Commerce
9-18	Build a comprehensive marketing program that ties together existing branding and materials.	1	B	Short-term	Cañon City Area Recreation and Park District, Recreation/Outdoors Organizations and Not-For-Profits, Cañon City Chamber of Commerce
9-19	Work with partners to develop specific materials promoting biking, hiking, whitewater, off-highway vehicle use, and the area’s parks.	1	B	Ongoing	Cañon City Area Recreation and Park District, Recreation/Outdoors Organizations and Not-For-Profits, Cañon City Chamber of Commerce
New Aquatic/Recreation Center					
9-20	Support a new Aquatic/Recreation Center.	1	B	Short-term	Cañon City Area Recreation and Park District
9-21	Create programming and amenities that will engage multiple age groups and needs.	1	C	Ongoing	Cañon City Area Recreation and Park District
Hogbacks Open Space Recreation Area					
9-22	Use a “Complete Streets” approach to define the 3rd Street corridor as the primary and best access for all modes to the Hogbacks Open Space Recreation Area.	3	C	Long-term	
9-23	Utilize wayfinding to tie the 3rd Street open space, the Santa Fe Depot rail station, and the Arkansas Riverwalk to Downtown, and to vistas within the Hogbacks area.	3	B	Long-term	
9-24	Improve trail access within the Hogbacks Trail system.	2	C	Long-term	FAR, GOCO
9-25	Continue to partner with organizations for trail building and sign installation.	1	A	Ongoing	FAR, Rocky Mountain Field Institute, Mile High Youth Corps
9-26	Designate trails within the Hogbacks Trail system as either multi-use trails, open to hikers, bicycles, or horses.	1	A	Short-term	FAR, GOCO
9-27	Provide special access trails for visitors with mobility challenges.	1	C	Mid-term	FAR, GOCO
Interpretive Elements and Wayfinding					
9-28	Provide content for interpretive signs as new trails develop.	1	A	Ongoing	Recreation/Outdoors Organizations and Not-For-Profits, Bureau of Land Management (BLM)
9-29	Promote passive interpretive signs and general trail improvements that are sustainable and require little maintenance.	1	A	Ongoing	Recreation/Outdoors Organizations and Not-For-Profits, BLM
Trailhead Facilities					
9-30	Consider a variety of facility upgrades and installations at designated trailheads to improve the Hogbacks Open Space Recreation Area for visitors.	3	D	Mid-term	Cañon City Area Recreation and Park District, FAR, GOCO
9-31	Establish clear trailheads that funnel visitors to several key entry points of the Hogbacks Open Space Recreation Area.	1	C	Long-term	FAR, GOCO
9-32	Provide wayfinding maps at all trailheads.	1	B	Short-term	Cañon City Area Recreation and Park District, FAR, GOCO
9-33	Improve the visitor experience with the addition of water fountains, benches, and dog waste stations.	1	B	Short-term	Cañon City Area Recreation and Park District
9-34	Add restrooms in the form of a full-service public facility or a low-cost, low-maintenance vault toilet.	3	C	Long-term	Cañon City Area Recreation and Park District
9-35	Add wildlife-proof trash receptacles.	1	A	Short-term	Cañon City Area Recreation and Park District
9-36	Follow the Hogbacks Master Plan for guidance on amenity placement.	1	A	Mid-term	
9-37	Ensure the 3rd Street extension leads to the Hogbacks trailhead, creating a highly visible “gateway” into the area.	2	C	Long-term	
Preservation Efforts					
9-38	Promote an annual volunteer-staffed native-planting day to combat erosion.	1	A	Ongoing	Recreation/Outdoors Organizations and Not-For-Profits
9-39	Utilize stormwater improvement funds to finance erosion related projects.	1	A	Ongoing	

Action Matrix					
#	Action	Priority	Ease (ABCDF)	Timeline	Partner
Royal Gorge Bridge and Park					
9-40	Continue to implement projects identified in the Royal Gorge Park Area Master Plan.	1	D	Long-term	Royal Gorge Park and Bridge Company, Royal Gorge Regional Museum and History Center
Public Lands					
9-41	Maintain partnerships with federal agencies to secure federal funding for public land.	1	A	Ongoing	BLM, United States Forest Service (USFS)
Creeks and Ditches					
9-42	Continue to pursue future trails along smaller waterways, including creeks and ditches to connect to the larger trail system and bike and pedestrian network.	3	C	Ongoing	Cañon City Area Recreation and Park District, FAR, GOCO
Four Mile Creek					
9-43	Use the Four Mile Creek Trail project proposed in the Eastern Fremont County Trails, Open Space, and River Corridor Master Plan to preserve the riparian area as defined by the 100-year floodplain.	2	C	Long-term	FAR, GOCO, Fremont County
9-44	Provide multiple trailheads that connect to the Arkansas Riverwalk Trail, Red Canyon Park, and Oil Well Flats, creating a regional trail system.	2	C	Long-term	Cañon City Area Recreation and Park District, FAR, GOCO
9-45	Provide an underpass below US Highway 50, creek crossings, and a pedestrian bridge over the Arkansas River.	2	D	Long-term	CDOT, Fremont County
Grape Creek					
9-46	Formalize a low-maintenance, primitive trail to best serve the Grape Creek area.	1	B	Short-term	Cañon City Area Recreation and Park District, FAR, GOCO
9-47	Tie the Grape Creek Trail into the existing trail system at Ecology Park.	3	C	Long-term	Cañon City Area Recreation and Park District, FAR, GOCO
Arkansas River					
9-48	Ensure development near the Arkansas River is balanced with restoration efforts.	2	B	Ongoing	Fremont County, Developers/Property Owners
9-49	Protect the river from unnecessary development, and restore the natural state of the river wherever possible.	2	C	Ongoing	Fremont County, Developers/Property Owners
Improve Accessibility and Wayfinding					
9-50	Implement the wayfinding plan from the Arkansas River Corridor Master Plan (ARCMP).	1	B	Mid-term	
9-51	Coordinate wayfinding signage to match the look and feel of the City's gateway signage.	1	B	Short-term	
9-52	Implement new pedestrian circulation along the river, in accordance with the vision for the river corridor presented in the ARCMP.	1	B	Ongoing	Cañon City Area Recreation and Park District, Fremont County
9-53	Create a well-marked and traffic-calmed crossing at 3rd Street, connecting Main Street to Centennial Park.	3	D	Long-term	CDOT
Reconnect People to the River					
9-54	Clean and remove hazards from the river.	1	F	Ongoing	Fremont County, Royal Gorge RIO
9-55	Promote thoughtful mixed use development adjacent to the river in accordance with the Land Use Plan.	3	C	Ongoing	Developers/Property Owners
9-56	Promote active and passive recreation in the corridor.	1	B	Ongoing	Cañon City Area Recreation and Park District, Fremont County, Royal Gorge RIO
Protect the River from Encroachment					
9-57	Implement recommendations and guidelines for the Riverfront Mixed Use and Riverfront Residential zones from the Arkansas River Corridor Master Plan.	1	C	Long-term	Developers/Property Owners, Fremont County
9-58	Require a minimum 30-foot riparian development buffer through the downtown riverfront area, between 1st Street and 9th Street.	1	A	Short-term	Developers/Property Owners, Fremont County
9-59	Encourage new development near the riverbank incorporate riverfront restoration.	3	B	Ongoing	Developers/Property Owners, Fremont County
9-60	Employ green stormwater designs to improve water quality.	2	D	Long-term	Developers/Property Owners, FSD, Fremont County
Restore the Natural State (9th Street bridge area)					
9-65	Remove old industrial fill from streambanks, install habitat structures, restore riparian buffers, revegetate with native plantings, and retrofit diversion structures to improve recreational safety.	2	D	Ongoing	Fremont County, Royal Gorge RIO
9-66	Preserve natural areas downstream from the 9th Street bridge.	2	C	Long-term	Fremont County, Royal Gorge RIO
9-67	Use a minimum 50-foot riparian buffer in the 9th Street bridge downstream area.	1	C	Mid-term	Fremont County
9-68	Allow passive uses such as trails in the buffer zone.	1	B	Long-term	Fremont County
Western Gateway					
9-69	Continue to monitor and maintain river infrastructure from Pink House to the City Water Intake Diversion.	1	C	Ongoing	Fremont County, Royal Gorge RIO
9-70	Work with landowners to provide public access from Pink House to the City Water Intake Diversion.	3	C	Long-term	Fremont County, Property Owners
9-71	Reconfigure the Oil Creek Ditch Diversion for improved recreational safety following the Eastern Fremont County Trails, Open Space, and River Corridor Master Plan's River Improvements Detail Plan.	1	C	Mid-term	Fremont County
9-72	Excavate the floodplain bench in the 1st Street Bridge Area.	3	F	Long-term	Fremont County
Downtown Core					
9-73	Implement for in-channel whitewater and habitat features in the 4th Street and Downtown Corridor areas following the Eastern Fremont County Trails, Open Space, and River Corridor Master Plan's River Improve-ments Detail Plan.	1	D	Long-term	Fremont County
9-74	Implement green infrastructure demonstration projects in Centennial Park.	3	B	Mid-term	Cañon City Area Recreation and Park District

Action Matrix					
#	Action	Priority	Ease (ABCDF)	Timeline	Partner
9-75	Promote river-friendly development practices along 9th Street.	1	B	Ongoing	Developers/Property Owners
Griffin Park					
9-76	Create a management strategy that supports the long-term health of the Park's ecosystem.	1	B	Short-term	Fremont County
9-77	Ensure updated trail sections can support high water flows under them.	2	C	Long-term	Fremont County
9-78	Study the Raynolds Reach area for planform alignment and sediment transport.	1	A	Short-term	Fremont County
Eastern Corridor					
9-79	Promote development projects that help maintain and restore a natural river corridor.	3	B	Ongoing	Developers/Property Owners
Environmental Hazards					
9-80	Protect sensitive areas with hazard mitigation and resiliency best practices.	2	C	Ongoing	Fremont County
9-81	Protect vulnerable residents in the face of natural hazards by implementing strong preparation and recovery plans.	1	B	Ongoing	Fremont County
Flooding					
9-82	Ensure the Fluvial Hazard Zone (FHZ) is defined within the Arkansas River to analyze encroachment areas for future and existing developments.	1	A	Short-term	Fremont County
9-83	Focus river improvements on reducing the FHZ encroachment into existing developments and in areas where the zone greatly exceeds the river corridor and limits future development options.	1	D	Ongoing	Fremont County
9-84	Consider river widening to reduce FHZs.	3	D	Long-term	Fremont County
Drought Education Program					
9-85	Develop a program to provide water users with resources on how to use water more efficiently inside and outside of homes and businesses.	1	A	Short-term	Park Center Water District, Cañon City Water Department
9-86	Create a Water Efficiency Plan with tools to develop good water-use habits.	1	A	Short-term	Park Center Water District, Cañon City Water Department
Drought Mitigation					
9-87	Include water suppliers in the planning processes to allow these groups to share data and resources, and to avoid conflicting policies.	1	A	Ongoing	Park Center Water District, Cañon City Water Department
9-88	Take a leading role in supporting denser subdivision development to reduce water consumption.	1	A	Ongoing	Developers/Property Owners, Utility and Service Providers
9-89	Update plumbing codes to encourage water-efficient devices.	1	A	Short-term	Cañon City Water Department
9-90	Consider water-efficient landscape ordinances.	1	A	Short-term	Cañon City Water Department
Community Wildfire Protection Plans					
9-91	Identify communities that do not have Community Wildfire Protection Plans (CWPPs) and help them to develop one.	1	B	Mid-term	Fremont County, CCAFPD
Education Programs on Fire Mitigation					
9-92	Add a resources page on the City's website with links to education and fire mitigation materials for residents to use.	1	A	Short-term	CCAFPD
9-93	Leverage grant funding for more education programs.	1	A	Ongoing	Fremont County, CCAFPD
Wildland Urban Interface					
9-94	Seek grants to fund a local slash and chipping program for residents to exchange spare brush and small trees for landscaping materials such as mulch.	1	A	Ongoing	Fremont County, CCAFPD
9-95	Work with the County to investigate WUI building code best practices.	1	A	Short-term	Fremont County, CCAFPD
9-96	Monitor parkland within city limits for excess tree debris and other fire hazards.	1	C	Ongoing	Fremont County, Cañon City Area Recreation and Park District
9-97	Work with the Recreation District, Great Outdoors Colorado (GOCO), and the Mile High Youth Corps for support to take care of tree debris.	1	C	Ongoing	Fremont County, Cañon City Area Recreation and Park District, GOCO, Mile High Youth Corps