



Town of Calhan Comprehensive Plan 2035

JULY 2025

Acknowledgments

We want to extend our heartfelt thanks to the more than 150 individuals, groups, institutions, organizations, and dedicated staff from the town of Calhan and the surrounding El Paso County area, as well as appointed and elected officials, who contributed to the creation of the Calhan Comprehensive Plan 2035. This Plan is possible through collaboration between the town of Calhan community and HR Green. We also want to acknowledge the countless work hours of the elected officials, staff, and volunteer committees whose contributions positively impacted this planning initiative. To the right is a list of key contributing groups and the individuals who provided their generosity of time and talent to make this Plan a success. Thank you, all!

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EXECUTIVE SUMMARY

COMPREHENSIVE PLAN 2035 - WHAT IS IT AND WHERE DID IT COME FROM?

The town of Calhan Comprehensive Plan 2035 (Plan) is a blueprint we can use to navigate our future providing policy and direction related to future growth and redevelopment, jobs, economy, transportation, housing, town services, and other important aspects of our community. The Plan will inform current and future decision-makers about where we've been, where we are today, where we want to go, and how we intend to get there.

Since 2023, the town has experienced an increase in development pressure with the emergence of interested applicants who aspire to annex into the town and introduce a mix of uses including commercial and residential. The residential development has the potential to introduce 500 new housing units to the community. This growth would double the size of the town (144%) from the 347 households currently within town limits.

To ensure our town grows responsibly, the town's Board of Trustees initiated an initial due diligence effort (May - June 2024), followed by community-wide engagement to develop a new comprehensive plan (Summer 2024 – Summer 2025). This Plan is the culmination of the Community's efforts to set the town on a new track of success for the next 5 to 10 years.

HOW WILL THE PLAN BE USED?

This Plan is a dual-purpose advisory tool for public and private entities, marketing the Community's character and desired vision. The Plan can be used in a variety of ways by a variety of people. It is a reference to guide important decisions about how we invest in the community, preserve our identity and enhance the quality of life in Calhan. For example, residents can use the Plan to see how we as a community intend to guide sensible growth in ways that meet our needs and aspirations; landowners can use the Plan as a reference when thinking about future projects, potential businesses can use the Plan when deciding to invest or locate to Calhan, and town Board / town Staff can use the Plan to help with decisions on development proposals and where best to invest the town's resources.

WHATS IN THE PLAN?

Values - Our values reflect who we are collectively as the people of Calhan. Our core values express what we hold dear, and they play a significant role in why we continue to choose to invest our time, build our dreams, and live our lives here in Calhan. During the planning process, the appointed volunteer steering committee drafted supporting expressions of these core values, then vetted by the larger community in the Phase III Community Workshop.

Vision - Our vision is a declaration of aspirations for the future. Our vision outlines what we hope to achieve over the next decade, making Calhan the best version of itself for both our residents and those who choose to live, work, and visit here in eastern El Paso County. During the planning process, the steering committee drafted supporting vision statements vetted by the community in the Phase III Community Workshop.

Categories – A high-level set of buckets (roads, jobs and economy, infrastructure etc.) to place the Priorities and Actions Items into for organization.

Priorities- These are the “big ideas” from our community, what we want to see happen in the next 5 to 10 years. They are the consensus of community feedback from surveys, outreach efforts (example: booth at the County Fair) and the Community Workshop.



Next Steps for Calhan

Action Items- These are the detailed steps to achieve the Priorities. They provide specifics and examples of how the Priorities could be achieved (including timeframes). Think of Action Items as the first things on our community to-do list so we can accomplish our Priorities (big ideas).

Maps – The Future Land Use Map conveys aspirational land uses. It illustrates the patterns of conservation, development, economic vitality and neighborhood character from the perspective of Calhan’s vision and values. The Three-Mile Plan is a long range planning tool for the town to consider where they want to annex, how they will provide service in the newly annexed areas, and how they will sustain adequate levels of service throughout the rest of the municipality. It illustrates the three-mile offset from the current town boundary and the future land uses identified by the community.

WHAT HAPPENS NEXT?

An outline of recommendations to begin “checking off the boxes” for our Community’s Action Items and begin to see our Priorities implemented can be found on the right. This can be used to measure the success of this Plan and is intended to be updated annually or bi-annually. It is a way to keep accountability and track our progress over the next 5 to 10 years.

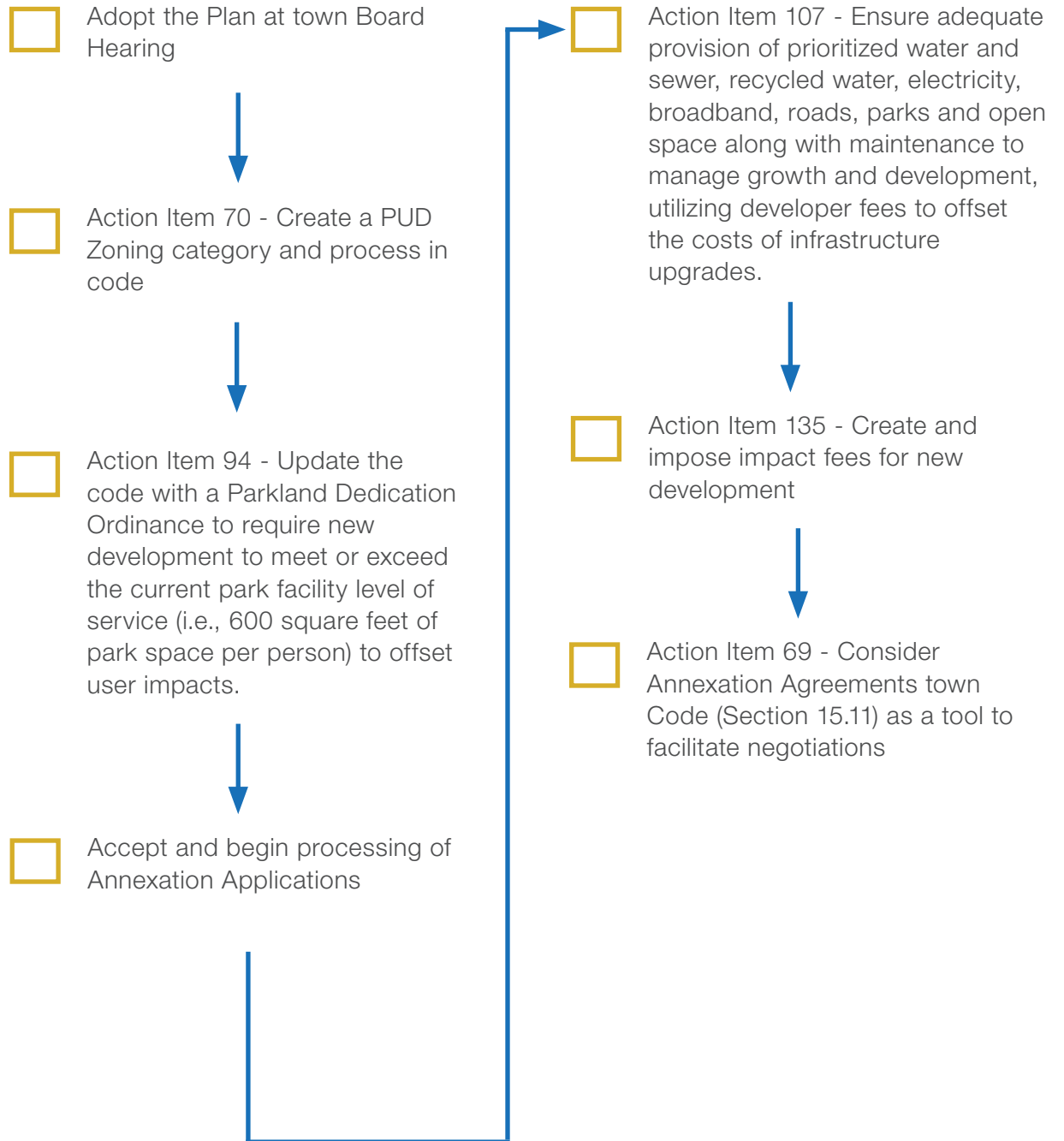






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Pikes Peak



Colorado Springs



Fairgrounds

Paint Mines



Calhan



CHAPTER 1. INTRODUCTION

The town of Calhan, Colorado, is an incorporated statutory town in eastern El Paso County, approximately thirty-five miles east of Colorado Springs, between Peyton and Ramah, along State Highway 24. Sitting at 6,535 feet, Calhan is the highest incorporated non-mountain town in the United States. The town and surrounding area have a population of approximately 2,785, with approximately eight hundred living in the town and an additional 2,000 living within the two census blocks surrounding Calhan in unincorporated El Paso County. (2020 United State Decennial Census).

Since 2023, the town has experienced an increase in development pressure with the emergence of interested applicants who aspire to annex into the town and introduce a mix of uses including commercial and residential. The residential development has the potential to introduce 500 new housing units to the community. This growth would double the size of the town (144%) from the 347 households currently within town limits.

To ensure our town grows responsibly, the town's Board of Trustees initiated an initial due diligence effort (May - June 2024), followed by community-wide engagement in developing a new comprehensive plan (Summer 2024 – Summer 2025). The town of Calhan Comprehensive Plan 2035 (Plan) is the culmination of the Community's efforts to set the town on a new track of success for the next 5 to 10 years.

What is a Comprehensive Plan? / Why Plan?

In Colorado, towns are authorized to prepare comprehensive plans as a long-range guiding document for a community to achieve their vision and goals. The comprehensive plan provides the framework for regulatory tools like zoning, subdivision regulations, annexations, and other policies. A comprehensive plan shapes the decisions affecting our town's physical, social and economic realms. Because comprehensive plans reflect the goals of the majority of citizens, they can guide policy direction, land use decisions and public investments which realize the Community's vision. By promoting the Community's vision, through goals, objectives and policies, a comprehensive plan establishes processes for responsible growth and development. The comprehensive plan addresses both current and long term needs and balances the natural and built environment. (See C.R.S. 30-28-106 and 31-23-206).

Comprehensive plans provide direction for a Community's future across key areas, such as:



How this Plan is Used

Local governments rely on comprehensive plans as an everyday tool to guide town Staff, appointed planning commissions, and elected boards/councils in making sound decisions that reflect the Community's collective voice.

Town Staff utilizes these plans to monitor growth by considering Community desires for land uses and locations and prioritizing public improvements and amenities. These plans also guide the town Staff's pursuit of funding through grants, partnerships, and loans to realize the Community's vision.

The town Planning Commission uses the plan to evaluate land use/zoning applications and provide policy recommendations to town Board of Trustees.

The elected Board of Trustees employ a broader perspective when deciding on development applications, considering five key factors: the Comprehensive Plan (representing the Community's voice), public comment, the town Code (regulation), advice and opinions from town Staff, the Planning Commission's recommendation, and legal counsel. This Plan informs their decisions on approval, conditional approval, or denial of development applications requiring public review.

Residents use this plan as a guide on what you can expect for future development in Calhan. Each component of the Plan serves as a roadmap to achieving Calhan's overarching vision.

Developers and Land Owners must demonstrate that their project meets the intent of the Plan.

This Plan is a dual-purpose advisory tool for public and private entities, marketing the Community's character and desired vision. This Plan guides the development community and elected officials in ongoing decision-making regarding Calhan's future growth. Within the following pages are descriptions and illustrations of the vision for Calhan from the voices of its residents, business and property owners, and community leaders. The following chapters serve as a road-map to the vision through actionable steps accomplished over the near- and long-term. Ultimately, the Plan's intent is to serve as the foundational catalyst for Calhan to become the Rural Center of eastern El Paso County, as desired by the people of Calhan.

COMPREHENSIVE PLANNING *BUILDING BLOCKS OF THE FUTURE*

TOWN BOARD OF TRUSTEES

TOWN PLANNING COMMISSION

TOWN STAFF

RESIDENTS

**DEVELOPERS/
LANDOWNERS**



Town of Calhan Circa 1910

Plan Updates and Amendments

The Calhan Comprehensive Plan 2035 is intended to be a living document that will be flexible enough to incorporate change as our community evolves over time. The Planning and Development Committee in conjunction with the Board of Trustees, town Staff and community should annually evaluate and update the plan in response to changes in the Community's vision. Both the written and graphic elements may be amended. If an amendment is proposed, a public hearing must be held regarding potential change. Citizens should be involved and notified of any potential change before a formal hearing. Amending the Plan must be done by an adopted resolution by the town Board of Trustees. The Plan may be amended if the following criteria are met:

1. The suggested amendment improves the implementation capabilities of one or more of the priorities and action items of the comprehensive plan;
2. The amendment will not pose a detrimental impact on existing or planned town facilities, services, or transportation arteries; and
3. Critical community concerns regarding the proposed change have been adequately addressed.

A Brief History Late 1800's Establishment

The eastern Colorado plains Calhan calls home have long been a thriving ecosystem. Before European settlers in the early 1800s, the Ute, Arapaho, Cheyenne, Comanche, Kiowa, and Pawnee, inhabited the area for millennia, supported by the abundant wildlife and resources of what are known today as the Paint Mines geological area and the Big Sandy Creek watershed.

The arrival of the Rock Island Railroad, driven by Western expansion and the Industrial Revolution, transformed the region. As described in historian Larry King's "The History of Calhan and Vicinity".

"in 1887, Dad McRae caught news that the Rock Island Railroad Line was extending its tracks through eastern Colorado to Colorado Springs. Scouting around the path planned for the tracks, he found water at a fairly shallow depth at the site where the town now stands and marked the spot as a likely gamble for where the Line would put a depot and purchased the surrounding land."

A year later—1888—his gamble paid off as tough "two fisted" Michael Calahan, who had the contract to lay track through the area, built a water tower and loading platform on McRae's spot. As the spot had no name, Calahan named it with his own, but by the time the train depot was built in 1906, the middle "a" had disappeared and the town officially became "Calhan".

“On November 5, 1888, the first Rock Island Line steamer came through, bringing with it a boom that lasted until the Great Depression. Following closely on its heels, the first U.S. Post Office in Calhan opened on November 24, 1888 taking mail from the fading Pony Express service and the new railroad. Calhan was now directly connected to the rest of the continent.”

Calhan became a vital water stop for steam engines and a growing community. The railroad spurred early growth, boosting ranching and agriculture through the transport of crops and livestock, which ultimately led to Calhan’s incorporation in 1919. This agricultural foundation is evident in the El Paso County Fairgrounds, which evolved from a 1905 potato festival into a permanent fixture, solidifying Calhan’s connection to its heritage.

20th Century Growth

The 20th century brought about significant transportation changes, marked by the rise of automobiles and the construction of US 24. While the highway introduced new commercial uses, like gas stations and Woolsey’s Grocery, it also contributed to a decline in rail travel. Calhan, however, maintained its agricultural and ranching roots.

Since 1950, Calhan has experienced fluctuating populations due to economic shifts and urbanization of nearby Colorado Springs. Despite this, agriculture and a growing construction industry have remained central to the town’s economy. Residential growth, such as the Southridge subdivision (1985-2015), occurred alongside these changes.

In recent decades, Calhan has faced challenges common to small towns in Colorado: maintaining infrastructure, preserving its unique character, and attracting new residents. Business closures, including the bowling alley, hardware store, and restaurants, reflect the economic pressures.

Calhan has demonstrated remarkable resilience, fostering a strong community through local events. For example, the annual El Paso County Fair draws people from all over Colorado and beyond to celebrate Calhan’s agricultural heritage and community spirit. Calhan’s story since 1950 is one of adaptation, maintaining its agricultural heritage and community spirit amid broader rural changes.

Today, Calhan presents an authentic picture of rural life, with a population of approximately 762 (2023 American Community Survey 5-year estimate, Calhan Community Profile, US Census.gov). The town’s identity is defined by unique attractions: the Paint Mines geological area, an El Paso County open space with striking geological formations; the El Paso County Fair, a significant annual community event; and the Calhan Auction, a weekly market showcasing the region’s livestock trade and heritage for over 28 years.

Consistency with Other Plans

This Plan builds on and acknowledges previous planning efforts, including:

- Your El Paso Master Plan 2021
- El Paso County Zoning Map
- El Paso County Community Services Department Parks Master Plan Update 2022
- CDOT 2045 Regional Transportation Plan – Central Front Range 2020

Many of the goals, objectives, and ideas articulated in these plans are shared with the Calhan Comprehensive Plan. Examples of shared intentions include:

- Responsible Growth In and Around Calhan
- Regional Trails and Connectivity
- Resiliency and Main Street
- Develop and Strengthen Economic Generators





Outreach and Engagement

The planning process involved a broad community outreach effort aimed at gaining a comprehensive understanding of Calhan by engaging diverse voices. Such voices included lifelong residents and newcomers, descendants of early settlers, representatives from local businesses and financial institutions, town and school district employees, and the local Chamber of Commerce.

To ensure the process captured a wider perspective, input was also gathered from regional organizations, such as El Paso County, the Eastern Plains Food Pantry, and the Big Sandy Groundwater Management District, as well as individuals who visit and engage in Calhan for events and business purposes.

In every engagement effort, the diverse group of stakeholders was asked to complete questionnaires, allowing them to express their thoughts on different aspects of Calhan, share their likes and dislikes, and outline their visions. Throughout the five-phase planning process, multiple forms of community outreach and engagement ensured strong community involvement, including:

Outreach Events and Tools

- Booths at Summerfest and El Paso County Fair
- Water Bill Mailers
- Town Website Postings
- Facebook – 3 postings

Engagement Approaches for Gathering Feedback

- 30-minute Stakeholder Interviews (33 Respondents)
- Questionnaire - Card (53 Respondents), Online (80 Respondents), and
- Mailer (21 Respondents)

Public Meetings and Focus Groups

- Steering Committee (2 Meetings and 1 Draft Review)
- Community Workshop (1)
- Planning and Development Committee/ Planning Commission (PDC/PC) (2)
- Board of Trustees (2)
- Public Draft Open House (1)
- PDC/PC Recommendation of Approval (1)
- Board of Trustees Approval (1)

For more information regarding the outcomes of the community questionnaire please see the Community and Engagement section (COE) in Appendix A: Existing Conditions Report towards the back of the Plan.



Chapter 1. Introduction

The small town of Calhan, Colorado is a 762 people strong community on the eastern plains of El Paso County along US 24. The community finds itself under increasing development pressure and sought to update the town's comprehensive plan to help position the community to guide forthcoming change. Chapter 1 describes this reality, the town's past and its desire to be prepared for the future.

Chapter 2. We are Calhan! Our Values and Vision

Calhan community members clearly understand who they are, what they aspire to become, and how they can achieve their goals. The framework in Chapter 2 is Calhan's communal understanding of authenticity and shared desires, on which the town and other partners' agreement decisions ought to be based as Calhan charts a new path forward.

Chapter 3. Our People and Their Needs

Having an accurate understanding of the existing perspectives of the community is necessary to develop an effective plan. Chapter 3 provides an overview of the current conditions and needs expressed by the community and is designed to act as the starting point by which to move forward with identifying shared priorities and action items to achieve the community vision.

Chapter 4. Our Character, Look and Feel

Chapter 4 explores how we retain our small-town character while providing the housing, economic environment and infrastructure for more residents and businesses. The character of the private and public realms is discussed and the relationships between them. The priorities outlined in this chapter are first and foremost, meant to provide the foundational direction for advancing the Community's vision of building a thriving town for everyone. They act as a tool for guiding future decisions. Our priorities provide the foundation for progress upon which action items build. Action items discussed in this chapter are how the priorities and ultimate vision of the community are achieved.

Chapter 5. A Framework for Our Future

The Future Land Use Map conveys the patterns and priorities of conservation, development, economic vitality, neighborhood character, and the preservation of natural, agricultural, and rural landscapes creating the future framework of Calhan. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating the interrelationship between seemingly separate and uncoordinated land use activities. The Three-Mile Plan is a long range planning opportunity for the town to consider where they want to annex, how they will provide service in the newly annexed areas, and how they will sustain adequate levels of service throughout the rest of the municipality. It helps ensure that the town will annex land only when it is consistent with pre-existing plans for the surrounding area.

Chapter 6. Protecting & Improving Our Quality of Life

Chapter 6 provides specific Action Items to achieve the Priorities of chapters 4 and 5 with recommendations for action. There is much the town can leverage to help bring the community vision to reality. Chapter 6 lists various funding sources to advance the Priorities. It includes the priority projects and sequencing for short-, mid-, and long-term. Each Action Item provides roles and responsibilities for the public and private sectors to implement and monitor the Plan.





CHAPTER 2. WE ARE CALHAN! OUR VALUES AND VISION

Our values and vision found in this chapter are the foundational framework for the Plan, articulating the Community’s self-proclaimed intrinsic principles and character for the future. Developed through a thorough and structured engagement process with broad community vetting, these values and vision establish a critical baseline understanding of Calhan’s present identity and future aspirations. The Priorities and Action Items of the “how” are shaped by the “why” of our values and vision.



Values - Who We Are Today

Our values reflect who we are collectively as the people of Calhan. Our core values express what we hold dear; and they play a significant role in why we continue to choose to invest our time, build our dreams, and live our lives here in Calhan.

During the planning process, the appointed volunteer steering committee drafted supporting expressions of this core values statement, then vetted by the community review in the Phase 3 Community Workshop. These expressions refine elements captured in the more comprehensive core value to provide us with tangible examples of these core values in action.

Vision - Who We Want to Be

Our vision is a declaration of aspirations for the future. Our vision outlines what we hope to achieve over the next decade, making Calhan the best version of itself for both our residents and those who choose to live, work, and visit here in eastern El Paso County.

During the planning process, the steering committee drafted supporting vision statements vetted by the community in the Phase 3 Community Workshop. These vision statements describe specific characteristics of our future deemed critical to measuring the success of achieving the Community’s vision.

To best serve the community, all future planning efforts in Calhan should strive to reflect these fundamental truths held by its people.



OUR CORE



WE

Are a town that values our rural authenticity and character;
our strong, safe, and welcoming community;
and our resilience through hope and prosperity.

Love the **country lifestyle**

Strive to maintain our **small-town feel**

Value our **history**

Cherish our surrounding **farming and ranching** area

Are proud that Calhan has always been a **great place to live**

Hold **church and family** number one

Put our **people first**

Support **generational** continuity

Treasure **our young and older** residents as integral members of our **community**

Respect **friendships** and love our **neighbors**

Encourage **active living** for **all ages**

Protect our ability to walk down **any street at any time** of day or night

Foster a **culture** that is welcoming, caring, and safe

Realize the importance of accepting **growth**

Stand behind and support our **local businesses**

Nurture our assets and relationships by **reinvesting in our infrastructure**

Raise up **our school system** and **our students** who attend it

Plan for the **future**

Encourage and are open to **new ideas**

Attract people who want to stay and make a **meaningful contribution**

OUR



In 2035 and beyond we are a great rural center of eastern El Paso County; a beautifully designed, planned, clean, and growing community; supporters of local businesses who encourage economic vitality; and stewards of our future through investment in our youth and their legacy.

*We've returned to a **great midway stop** on US 24.*

*We offer amenities that support a community who values an **active, healthy lifestyle**.*

*We are a Town that offers **a range of opportunities** for families, businesses, and fun.*

*We are **financially rejuvenated**, with increasing resources for public services.*

*We have a growing community that has been **carefully planned** and **well-organized**.*

*Our **community continues to strengthen** its population through well-thought-out expansion.*

*We are **still a small town** that has grown and prospered.*

*We have maintained our small-town feel while **embracing the future**.*

*We have **community pride**, still know who we are, and have a strengthened sense of community and ownership.*

*Our town supports local businesses that meet the needs of our community, **creating jobs** and sustaining essential services.*

*We have **grown in a healthy way** to support new businesses, young families, and a meaningful relevance to the health of eastern El Paso County.*

*We support new families, have **growing school enrollment**, and are experiencing increased job opportunities and places to work.*

*Our youth are educated about the importance of our **historical values** and appreciation.*

*Our community continues to **support our school**, allowing it to thrive and bring everyone together.*

*We have **leadership who champion** our vision for the future.*





CHAPTER 3. OUR PEOPLE AND THEIR NEEDS

When asked what you like most about Calhan, “the people” is by far the most common response you will hear from the broader community. Adjectives like “kind,” “polite,” “friendly,” and “helpful” often accompany the sentiment, and there is probably no better endorsement in expressing how welcoming Calhan is as a community. In essence, the people of Calhan are the town’s identity and the most important asset.

Understanding the characteristics of our Community’s people and market conditions are key to future decisions and critical in developing a sound basis, grounded in realities, for our Priorities and Action Items. If we look more closely at Calhan’s folks as a population, some potentially concerning demographic trends start to reveal and suggest the Community’s population may struggle in the future to progress, let alone maintain its current quality of life.

Over the past three decades, fluctuations in population size have shown little change, ranging from 700 to 800 people. If we look more closely at age and employment status, 56% are employed. However, 40% of the population is already over the age of 50, while youth under the age of 15, the town’s future workforce, make up only 18% of the population.

This trend indicates a potential negative growth rate for the town and a demographic challenge for Calhan’s future (2023 American Community Survey 5-year estimate, Calhan Community Profile, US Census.gov).

Our Quality of Life and Competitive Edge

Small towns need people. Not only to be warm and welcoming but also industrious, entrepreneurial, hard-working, and accountable. The people are what influence a town's appearance, the level of services offered, goods sold, and amenities that are experienced on a day-to-day basis. These indicators of a town's quality of life are fundamental to a town's ability to compete.

Cities and towns compete with each other for strong businesses, schools, and households. When asked, "How competitive do you think Calhan is with surrounding communities?" The Calhan Community is split on how they feel. This split in opinion and perception is why Calhan is updating the Comprehensive Plan.

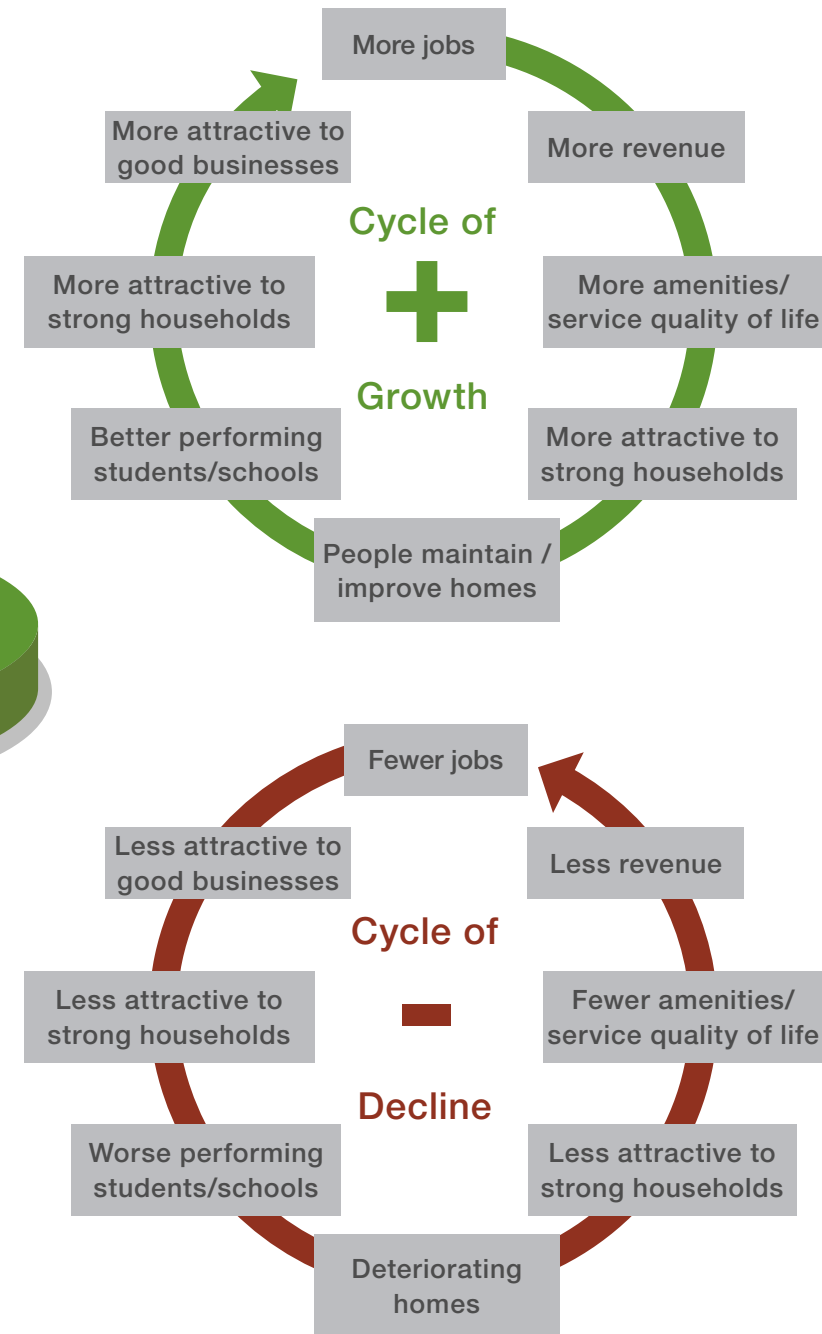
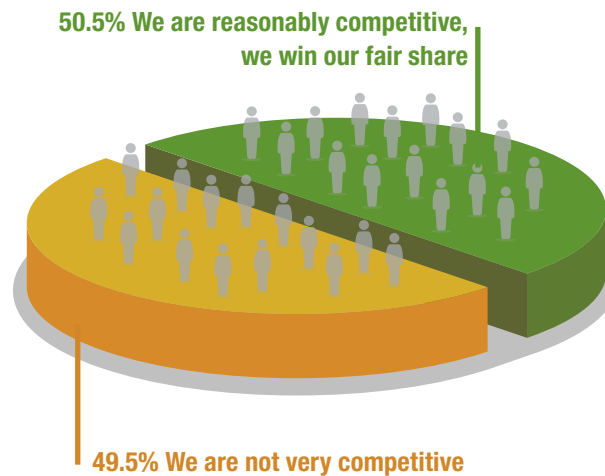
If a community is not competitive it may mean the community and its economy are no longer growing maybe even declining. All communities will experience cycles of growth and decline over time. These cycles mirror each other – amenities attract businesses that generate sales tax dollars that make more revenue-generating amenities possible, and the reverse. Intertwined in these divergent cycles, the general force moving in either direction involves people.

Before the initiation of this planning process, Calhan resembled a town in a cycle of decline, an observation supported by demographic data, site visits, stakeholder discussions, and community questionnaire responses expressing they want to improve their quality of life.

Top Requests

The top responses from community outreach and engagement included requests for:

- better roads;
- more jobs and businesses;
- things to do;
- economic development;
- a cleaner community; and
- a plan for sensible growth.



Sensible Growth and Calhan's Target Market

Maybe the most consequential question for Calhan is how necessary we think population growth (new/more people) must play in achieving our Community's list of wants and desires for Calhan.

When faced with data indicating that the community is not thriving and the population is aging, a broad majority, 85% of community members, expressed that growth is necessary to achieve Calhan's desired future. Attracting new people (businesses and households) requires incentives and amenities. Different market segments of the population (e.g., tradespeople, young professionals, young families, middle-aged families, empty-nesters, retired seniors, and even those with disabilities) all have unique needs, wants, and desires when deciding where they want to live.

Calhan, like many smaller communities, cannot afford nor do they want to attempt to appeal to every market segment. The people of Calhan were asked: "Who are their ideal target markets to attract to Calhan?" 58% of respondents expressed that young and middle-aged families are Calhan's top target market. Young Professionals and Trades/Laborers were split with the next 30% of respondents, and the remaining 10% focused on empty nesters, seniors, retired, and ADA. So, what do we want to offer people so they will choose Calhan over other places to live? It has a lot to do with a town's look and feel, often referred to a town's character.

85% of community members, expressed that growth is necessary to achieve Calhan's desired future



Plan Structure

Chapter 1

Chapter 2

Chapter 3

Chapter 4

Chapter 5

Chapter 6

Categories

Infrastructure
Jobs and Economy
Land Use and Town Code
Fiber and Broadband
Regional Assets
Governance

Housing
Character
Roads and Transportation
Resilience
Parks

Vision

Our vision is a declaration of aspirations for the future. Our vision outlines what we hope to achieve over the next decade, making Calhan the best version of itself for both our residents and those who choose to live, work, and visit here in eastern El Paso County.

Values

Values are what people care most about in our Community. The characteristics that make it special and help to create a shared sense of place and identity.

Priorities

Our priorities were built iteratively from multiple layers of Community conversation, vetting, and feedback - and are based on points of consensus regarding the community's concerns and aspirations for our Town. Priorities provide the foundation direction for advancing the Community's vision of building a thriving Town for everyone.

Action Items

Action Items were created by our Community in direct response to our Values, Vision and Priorities. Action items are the next steps we can take as a community, in the short-,mid- and long-term, to see our Priorities realized and ultimately achieve our Vision.

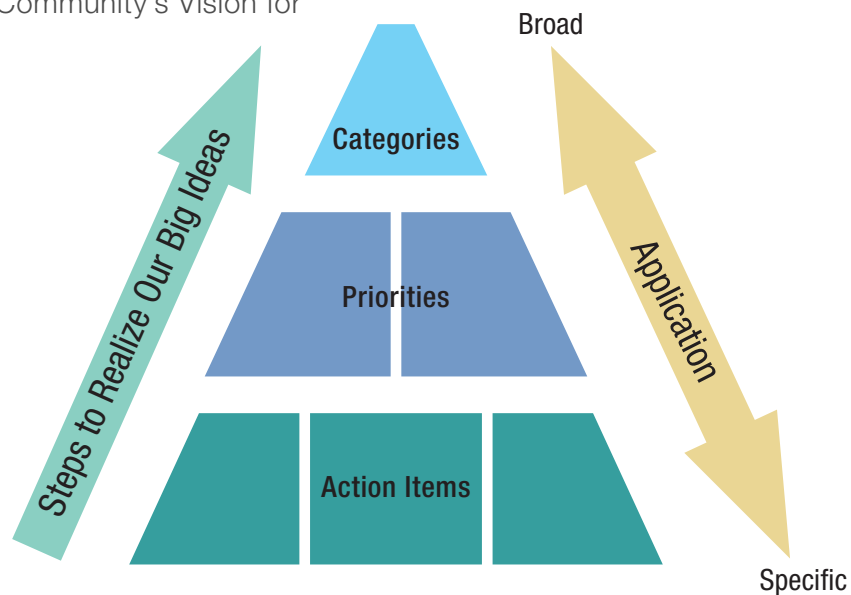
How do we achieve the Plan? Categories, Priorities, and Action Items

The potential is there for the town of Calhan to achieve these big ideas (fix our roads, a recreation center etc.) even within the next 10 years. To do so, however, requires some re-prioritization of the list and approaching it as a series of steps that can be built from one to the next. Put them in the right order and more can be accomplished more quickly.

Priorities, Action Items, and Categories are the core organization of this Plan. They build from the current conditions, vision and values, and target market from Chapters 1, 2, and 3, and are presented in Chapters 4, 5 and 6 as the collective approach to support and advance the Community's Vision for Calhan.

- **Categories** are high-level topics used to organize the Priorities and Action Items, and guide professionals and town staff to key actions associated with their professional disciplines.
- **Priorities** articulate the intended ideal and value to be pursued by the community, are outcome-based, and should guide decision-making.
- **Action Items** support the Priorities providing more specific steps and examples of means to achieve the Priorities.

The Categories, Priorities, and Action Items of this Plan fall within a range of application from the broad topics (Categories) to our Big Ideas (Priorities), and refine in focus and definition across a range down to specific steps (Action Items). This provides a structure and accountability to see the big ideas of the Priorities realized in our Community at a sensible and realistic pace. Completing the initial Action Items routes us on a course to complete the big ideas of our Priorities. Chapters 4 and 5 detail the Priorities and identify key Action Items to achieve them. Chapter 6 details the Action Items in an Implementation Matrix which includes short-, mid-, long-term and ongoing timeframes for accomplishing the Action Item.







CHAPTER 4. OUR CHARACTER, LOOK AND FEEL

People make a lot of initial decisions based on the appearance of how we and our things look. These decisions based on appearance play into our personal pride, our individual likes, and dislikes, and ultimately help us to have more confidence and ease about ourselves and the places we choose to live.

The “character” of a place, sometimes called its design, is what defines its visual appeal (look) and experiential quality (feel). This chapter in Calhan’s Comprehensive Plan articulates the Calhan Community’s collective expression of how Calhan ought to look and feel in hopes of attracting new people to town. Understanding our shared vision for Calhan’s preferred character and sense of place can be further divided into private and public realms.

The Private Realm

The Public and Private Realm distinctions are universal understandings and are not specifics in our town code as of today. The Private Realm is everything, land and improvements, which are privately owned. As a statutory town, Calhan has a legislative right to express what should be allowed to occur within private property (land use or function) and how the built environment should be designed and built (character or form). Typically design standards of a town code provide guidance on block layout, building mass and articulation, materials and colors, landscaping and buffering, decks, fencing, and screening.

The Public Realm

The Public Realm is everything, land and improvements, which are collectively owned, maintained, and freely accessible among the community, including gateways, signage and monumentation, streets and connections, parks and plazas, public buildings, and other areas intended for public use and interaction. These spaces should be designed to protect and facilitate public safety while fostering the freedom of community engagement, commerce, and civic discourse. Often, the consistency of design and design elements in the public realm allows a community the best opportunity to directly shape the overall character of the town.

Our Private Realm

PLACES FOR LIVING

The town of Calhan is comprised of three distinct residential neighborhoods, including two original neighborhoods divided by US 24 that date back to the late 1880s before the incorporation of the town in 1919, and a more recent subdivision built between 1985 and 2015. Example pictures and descriptions help to express Calhan's current residential character on the following pages.

Calhan North

This neighborhood is an original neighborhood of Calhan located north of US 24 with fifty-four single-family residential lots that vary in size from 18,000 to 34,000 square feet. The housing stock varies in age, dating back to 1898 and as new as 2023. Home types range from 2 bed/1 baths to 4 bed/2 bath. Thirty percent (30%) of the homes are manufactured/modular homes; and the range of assessed value of each lot and home at the time of the writing of this plan was between \$120,000 and \$484,000 dollars.

Calhan South

"South" is the older original neighborhood of Calhan located south of US 24 with 138 slightly smaller single-family residential lots that vary in size from 11,000 to almost 13,000 square feet. The housing stock varies in age, dating back to 1889 and as new as 2022. Home types range from 3 bed/1bath to 4 bed/2 bath. Fifteen percent (15%) of the homes are manufactured/modular homes; and the range of assessed value of each lot and home at the time of the writing of this plan was between \$114,000 and \$565,000 dollars.

Southridge

Southridge is Calhan's newest single-family residential neighborhood. Pushing 30 years of age in 2025, Southridge is located south of 10th Street along both sides of Monument Street southwest of Calhan South. The subdivision is more contemporary, comprised of forty residential lots that vary in size. Majority of the lots are around 9,000 square feet with a few larger square footage offerings. The housing stock is as old as 1985 and as new as 2015. Most home types are 3-4 bed and 2-3 bath with a mix of single and two stories. The larger-lot homes offer more beds and baths. The range of assessed value of each lot and home at the time of the writing of this plan was between \$332,000 and \$850,000 dollars.

OTHER RESIDENTIAL OPTIONS

Senior Living

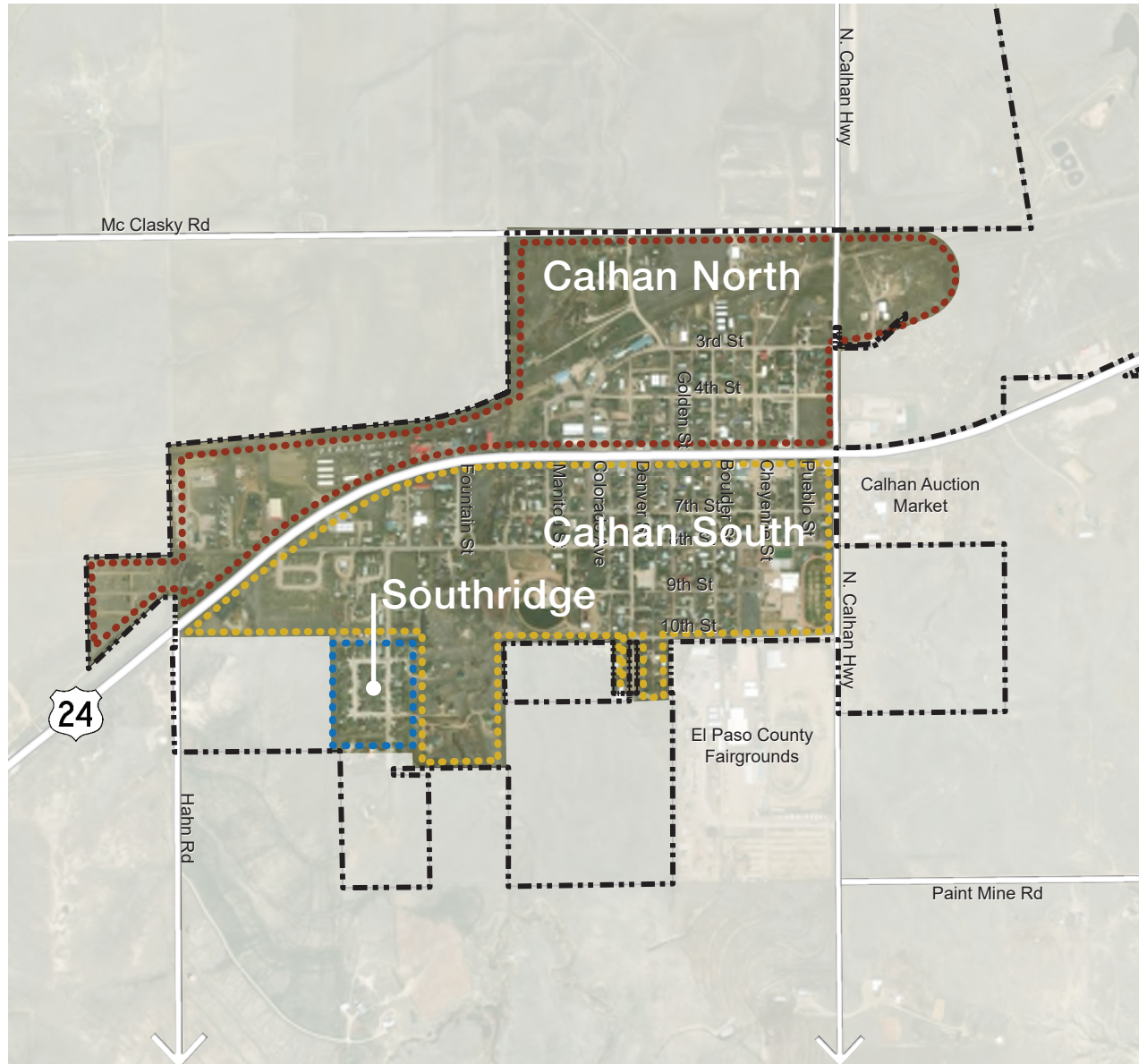
Silvercrest Villas – Housing Authority of the town of Calhan is in Calhan North between Cheyenne and Pueblo streets north of US 24 and south of 4th Street. Housing Authority of the town of Calhan is an unincorporated nonprofit association and is the landlord/owner of Silvercrest Villas - an apartment complex for seniors 62 years of age or older, along with disabled persons over 55 years of age. This is an independent living facility that features 20 1 bedroom/1 bath units. At the time of this writing, this senior living option is at risk of closing. Should that occur the only “Age-in-place” option for Calhan residents would no longer be available.

Multifamily

Nine multifamily lots are scattered about town offering a total of forty residential units ranging from 1-3 bedrooms and 1-2 bathrooms per unit. Unit square footages range between 750 and 1,800 square feet.

Mobile and Manufactured Housing Parks

North of the Southridge neighborhood and in the northwest commercial district north of US 24, Calhan offers two mobile home parks of about thirty-six lots that contain approximately fifty-two mobile home units for sale and spaces for leasing. Mobile homes provide individuals with a cost-effective housing solution that can be leveraged as people save for a down payment on more permanent housing.



Desired Features of New Homes

- **“Open concept layouts:** Spacious living areas with integrated kitchen, dining, and family room spaces.”
- **“Mountain-inspired design:** Exteriors with elements like stone accents, wood detailing, and large windows to capitalize on views.”
- **“Smart home technology:** Integrated systems for lighting, thermostats, security, and appliances.”
- **“Luxury finishes:** High-end kitchen appliances, upgraded flooring, and custom lighting.“
- **“Outdoor living spaces:** Large patios, decks, and covered porches with outdoor kitchens”
- **“Variety of housing options:** Single-family homes, townhomes, and condominiums to suit different lifestyles.“
- **“Sustainability features:** Energy-efficient appliances, solar panel readiness, and increased insulation.”

The Future of Housing in Calhan

Calhan’s existing housing stock is diverse and offers a choice in size, price, type, and style. But the community also knows that the housing market and technology are ever-changing. Considering that the newest neighborhood is already 30 years old now, the Calhan community recognizes that if they want to attract their top desired target market of young and middle-aged families to town, growth will need to include some further diversification of residential. But what is it that today’s home buyers in the post-COVID era are looking for here in the greater El Paso County region?

CALHAN’S DESIRED RESIDENTIAL CHARACTER

For Calhan, the mix of offerings includes new choices in both single-family and multifamily housing. The pictures shown on the following pages were used in a visual preference survey presented to the community for response. They represent initial reactions to type, look, and feel. They do not represent a strict interpretation of the desired character, but offer visual guidance of what the community is open to accepting as new housing choice offerings for residential development are contemplated in the future.

Single Family Residential



During Community Workshops we indicated new ranch homes with street-facing garages and large-lot residential homes are the most highly preferred housing among our community members. Two-story homes of both alley-loaded and street-facing garages were also considered desirable. Three-story homes with street-facing garages came in third place.

Multifamily Residential



Calhan knows the cost of housing is going up, and offering housing choices in multifamily is becoming more important to attract young people and families. For Calhan, single-story duplexes are most highly preferred, followed by two-story duplexes and multi-plex (3,4,+unit) buildings. Three-story multiplex buildings with a strong “Colorado” architectural style came in third place with very little desire for units that were more modern in look and feel.

Manufactured Housing



As of the date of this plan, manufactured housing is not a prohibited housing type and is allowed on residential lots throughout Calhan. In general, allowing manufactured homes to be built adjacent to existing residential homes in established and new residential neighborhoods can potentially negatively impact the property values of neighboring homes and neighborhoods.

Both manufactured housing as a single-family housing option, and mobile-home parks in multifamily housing were presented as housing choices in the visual preference survey, both receiving the least number of favorable responses. To ensure Calhan continues to provide broad choices in housing but also protects the investments of established neighborhoods, the town may want to consider policies to limit the use of manufactured housing for designated areas of town-like the town's existing mobile/manufactured home parks.

HOUSING (HG) PRIORITY #1 – PROVIDE A BALANCED AND DIVERSE HOUSING SUPPLY THAT IS WELL-DESIGNED, WELL-MAINTAINED, AND AVAILABLE TO ALL CITIZENS THROUGHOUT THE ENTIRE COMMUNITY

Who calls Calhan home defines the character and identity of our town. The town's potential for growth and development represents an opportunity to diversify housing and employment options. Expanding the variety of housing options and price points can assist in retaining those already living within our community as their housing needs may change, attracting new residents, and supporting new and existing employers in enticing their workforce.

New development should generally be compatible with adjacent development. Compatibility can take many forms and does not indicate a new development will be a replica of existing neighborhoods. For example, because one single-family neighborhood exists, it does not guarantee all future development in the area will be similar single-family homes.

Future development should respond to adjacent context. Residential land use should be given the necessary flexibility to accommodate the evolving needs of our community and our target market. Our community identified young/middle-aged families and young professionals/trades/laborers as our target markets of growth to attract and plan for.

Whether a young professional, looking to establish roots, or a middle-aged family looking for a residence that meets their financial, physical and social needs, our community should strive to provide a smart variety of attainable and desirable housing options. The current gaps in housing options can have negative impacts on our efforts to diversify Calhan's economy. Strategically locating different densities of housing can focus development where cost-effective infrastructure improvements can be made available in an efficient manner.



Key Action Items from the Implementation Matrix (Ch. 6) to Achieve HG Priority#1:

1. Promote the development of a mix of housing types in identified areas.
2. Preserve and develop neighborhoods with a mix of housing types.

Engaging developers who believe in connecting with local people and neighboring businesses can be an opportunity to add value to our community. To ensure transparency and build relationships with community members, an open, honest dialogue needs to take place. Interactions between developers, our town staff and community provide developers an opportunity to gain new insights that can help shape a project and save time and money in the long run. Actively working to build and strengthen local relationships creates trust and respect among all parties. By meeting our residents, keeping the community in mind when designing, and minimizing disturbances, developers can leave lasting impressions as good neighbors within the community.



Key Action Items from the Implementation Matrix (Ch. 6) to Achieve HE Priority#1:

3. Preserve the character of rural and environmentally sensitive areas.
4. Support aging-in-place housing options to meet residents' needs through all stages of life.
5. Promote best practices for all proposed residential development and ensure consistent enforcement of town Code.

Support organic growth and discourage leapfrog development. Explore impact fees and a parkland dedication ordinance to ensure all existing and future residents have access to green spaces. Consistently enforce the town Code to ensure our Community's health, welfare and safety are protected. Encourage residential developments to retain and integrate environmental features into their ultimate design.



Key Action Items from the Implementation Matrix (Ch. 6) to Achieve HE Priority#1:

6. Locate attainable housing that provides convenient access to goods, services, and employment.
7. Encourage economic and residential development that caters to the needs of young and middle-aged families.

Our Community's housing needs are linked to our economic development goals. For our community to succeed in attracting our target markets of young/middle-age families and young professional/trades laborers, an adequate supply of housing must be in reasonable proximity to employment and community facilities. Offering a variety of housing options and price points attracts new residents and retains existing members of the community as their housing needs evolve (age in place). This creates a housing environment supporting existing/new employers in attracting the needed workforce to contribute to a thriving economy and successful community.





Our Private Realm Continued

PLACES FOR WORKING, SHOPPING AND DINING

Existing Commercial Areas

Colorado Avenue and US 24, also known as 5th Street, are the original corridors that Calhan has most utilized for organizing commercial, retail, office, and industrial uses throughout the town's history. Today, these corridors still function this way, with some additional auto-related and other general commercial activity occurring along Yoder Street (Calhan Highway) boarding the eastern edge of town. In short, Calhan essentially offers three types of commercial land use areas: main street, general, and highway commercial. The adjacent pictures offer a visual sampling of Calhan's current commercial character, which strongly influences the overall impression of the town.

Colorado Avenue - Main Street Commercial Character



US 24 - Highway Commercial Character



Yoder/Calhan Highway - General Commercial Character



AN ECONOMY IN DECLINE

2016 was the last update to Calhan's Comprehensive Plan. In that plan writeup Colorado Avenue and 5th Street were able to boast a variety of businesses including, a mix of: **goods** (hardware store, grocery store, pet and livestock feed stores, liquor store, convenience stores, gun shop, regional livestock auction house, automotive parts and repair stores); **services** (medical clinic, insurance firm, bank, post office, library, newspaper office); **food and lodging** (bar, two restaurants, hotel), and a handful of entertainment services (video store and a bowling alley).

In the past 10 years, much of that variety has dwindled with the closing of the hardware store, a five-and-dime, the bowling alley, the hotel, one of the feed stores, and most recently, a Family Dollar along Chystola Street. As for restaurants, multiple attempts have been made to help local businesses establish a presence, but most attempts have struggled to succeed.

FUTURE OF BUSINESS

There is anticipation for new growth knocking at the town’s doorstep, and it often contemplates more residential development. What is great about housing is that the people who buy it often have or need jobs. Community members throughout the planning process for Calhan have expressed a strong need for a new economic development strategy focused on bringing more jobs and businesses to town. Specifically, the community has expressed a desire to attract young professionals, tradespeople, and laborers as the second most important target market. But what kinds of businesses could we support, need, want, and what should the spaces where they will work look like?

CALHAN’S IMPORTS AND EXPORTS

A simple, often-used statistical tool for understanding a town’s existing economic performance is called a location quotient (LQ). In simplest terms, the LQ of a place can give a community a sense of what industries are active within the community and whether those activities are being imported into or exported out of the community. This is determined by comparing the concentration of an industry or occupation in a smaller location to a larger region on average and presented as a ratio based on the number 1.

An LQ greater than 1 typically indicates an industry is producing more than is consumed locally, suggesting it is an export industry. Conversely, an LQ less than 1 suggests the region is importing more than it produces in that industry. Please see the Location Quotient table for Calhan comparing the communities’ industries to those of El Paso County, the State of Colorado, and the USA.

Calhan’s top employment sectors include Construction (18.3%), Retail Trade (16.5%), Education Services, Health Care and Social Assistance (15.9%), and Public Administration (13.4%) making up more than 64 percent of the workforce in Calhan. The table has been organized to reflect Calhan’s employment industry breakdown from greatest to least.

Calhan’s biggest export industries include agriculture, construction, public administration, retail trade, and other services except public administration (e.g., repair, maintenance, laundry, religious and civic organizations). Industries with an LQ of 1.25 or greater were considered strong export industries for the town.

| NAICS Industry Category | Calhan Employment % | Location Quotient | | |
|--|---------------------|-------------------|------|------|
| | | EPC | CO | USA |
| Construction | 18.30% | 2.65 | 2.32 | 2.65 |
| Retail trade | 16.50% | 1.53 | 1.67 | 1.56 |
| Educational services, health care and social assistance | 15.90% | 0.67 | 0.73 | 0.68 |
| Public administration | 13.40% | 2.03 | 2.79 | 2.91 |
| Other services, except public administration | 7.30% | 1.28 | 1.49 | 1.52 |
| Professional, scientific, management, administrative and waste management services | 6.70% | 0.43 | 0.42 | 0.52 |
| Agriculture, forestry, fishing and hunting, and mining | 5.50% | 7.85 | 2.89 | 3.44 |
| Transportation and warehousing, and utilities | 5.50% | 1.25 | 1.08 | 0.92 |
| Finance and insurance, and real estate and rental and leasing | 4.90% | 0.65 | 0.71 | 0.74 |
| Arts, entertainment, recreation, accommodation and food services | 2.40% | 0.27 | 0.25 | 0.27 |
| Manufacturing | 2.40% | 0.43 | 0.36 | 0.24 |
| Wholesale trade | 1.20% | 1.20 | 0.63 | 0.60 |
| Information | 0.00% | - | - | - |

(2023 American Community Survey 5-year estimate, US Census.gov)

ATTRACTING A NEW WORKFORCE AND INDUSTRY

Calhan’s highest imported industries include: arts, entertainment, recreation, accommodation and food services; Manufacturing; and Professional, scientific, management, administrative, and waste management services. The industries with an LQ of less than 0.50 are highlighted and are considered the strongest imported industries and should be considered opportunity indicators with a high enough demand to suggest the development of local businesses might be supported.

Thriving communities typically aim to have multiple industries with a LQ greater than 1.0, because it means that the area is not too reliant on any one industry. For Calhan, its highest imported industries may offer the lowest-hanging fruit for creating more local jobs.

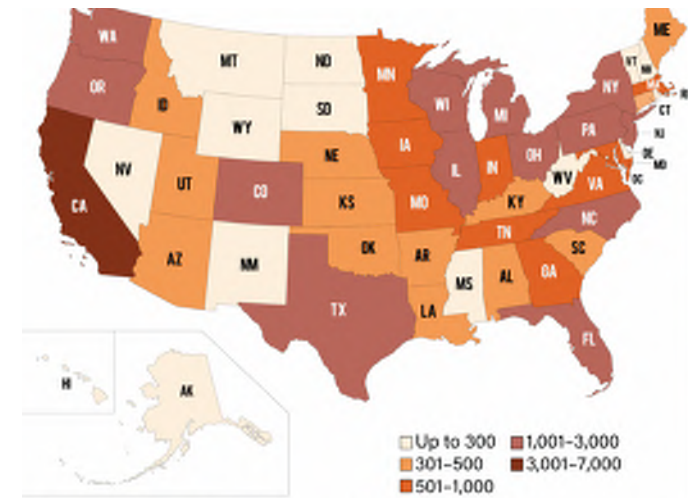
Approximately 11 percent of Calhan’s land use is commercial, retail, office, or industrial. Vacant buildings do exist in town, but the available building stock is older requiring repair and renovation that may limit the building stock’s ability to attract the kinds of businesses that may want to employ the young professionals, tradespeople, and laborers that Calhan has identified as their target market workforce.

MANUFACTURING

Manufacturing jobs are generally considered skilled trades, requiring specialized knowledge, training, and direct skills. While some manufacturing roles may involve general labor tasks, many, especially those involving precision work or complex machinery, fall squarely under the skilled trades category. Looking at the industry regionally, manufacturing is very established in Colorado with room to grow according to the USDA. (Source: <https://www.ers.usda.gov/topics/food-markets-prices/processing-marketing/food-and-beverage-manufacturing>).

With Calhan’s LQ for manufacturing at 0.24 and the town’s prominent location along US 24 between Colorado Springs and Limon, a strong local business opportunity in manufacturing may exist to broaden the town’s economic development offerings. Calhan’s unique positioning with surrounding ranching and farming may offer ideal manufacturing opportunities for: meat processing, dairy, bakery (e.g., tortillas), animal food, grain and oils, and even beverages. If Calhan could establish manufacturing in town, attracting strong local tradespeople and laborers target market could be achieved.

Number of Food and Beverage Manufacturing Established, 2022



Source: USDA, Economic Research Service using data from U.S. Department of Commerce, Bureau of the Census, 2022 County Business Patterns; data as of June 2024.

Components of food and beverage manufacturing: Sales, values of shipments, or revenue by industry, 2021

Meat processing (26 percent) and dairy product manufacturing (13 percent) are the largest components of the food sector’s sales



Source: USDA, Economic Research Service using data from U.S. Department of Commerce, Bureau of the Census, 2021 Annual Survey of Manufactures; data as of December 2022.

DINING, SHOPPING, AND HANGING OUT

If we look at the list of amenities and services community members want to see in town and compare them to the greatest importing industries, it is evident that Calhan residents most likely travel out of town to spend money (lost sales tax dollars) on the things not available in town, like arts, entertainment, recreation, and restaurants.

Dining and shopping jobs are generally considered service jobs, not necessarily professional, trades, or labor, but the Community's low LQ for entertainment, arts, and food suggests there is an opportunity to grow this industry in Calhan.

CALHAN'S DESIRED COMMERCIAL CHARACTER

If Calhan could attract new businesses that follow residential rooftops, what would the community want the expanded commercial aspect of the town to look like? The pictures shown on the following pages were used in a visual preference survey presented to the community for response. These pictures represent initial reactions to type, look, and feel. They do not represent a strict interpretation of the desired character but offer visual guidance to what the community is open to seeing, as new choice offerings for **commercial, office, restaurant, retail, and industrial development** are contemplated for Calhan in the future.



Mixed Commercial, Business and Industrial Park



Calhan community members' impressions of possible commercial properties are broad and welcoming. They are sensitive to scale and most prefer single-story business park development to offer places for businesses that would draw in young professionals. Manufacturing A-frame type warehouse architecture, residential neighborhood office conversions, and light industrial warehouse development all received similar interest. The three-story adaptive reuse building received a few votes of interest. The least desired building type was the modern three-story adaptive corporate office building.

Mixed Retail, Restaurant Commercial



The community has a strong desire to cater to the town's existing main street and highway commercial character. Highway convenience, and walkable/bikeable retail commercial development types received the strongest support. Arterial strip commercial, and auto-oriented drive through restaurants shared second place; while big-box retail, a mixed character and use example received very little support.



JOBS AND ECONOMY (JE) PRIORITY #1 - NURTURE A RESILIENT ECONOMY THAT CONTRIBUTES TO A STRONG, VIBRANT COMMUNITY

Expanding and diversifying the types of businesses in our community increases employment opportunities, generates additional tax revenues, diversifies the economic base, and improves the quality of life for residents. Bringing new employers to our community will create a multiplier effect and add other jobs and income. To attract new businesses, our community must provide a competitive and attractive environment. Marketing and promotion are used extensively to promote the positive business climate, environment and services available for targeted firms.



Key Action Items from the Implementation Matrix (Ch. 6) to Achieve JE Priority#1:

8. Utilize economic opportunity zones to support new business development.
9. Strengthen the economy with a skilled workforce and targeted investment.
10. Encourage the development of commercial and industrial districts in under served areas.

Our town's business climate is the cornerstone of building and maintaining our Community's economy. There are three components to our Community's business climate:

- Retention and expansion of existing businesses;
- Entrepreneurial development; and
- Business attraction.

All are important to our Community's healthy business climate and diversified business base. To support these components, we need to:

- Promote the availability of fiber-optic lines and the availability of suitable industrial and manufacturing sites in and around the town;
- Evaluate various incentive packages to attract commercial developments to desired areas within the town;
- Identify those target industries we can attract to our community which will support a more diverse local economy resilient to the ebbs and flows of any one industry;
- Review and update our existing zoning code to ensure it can adapt to new uses and technologies; and
- Explore strategic investments in infrastructure, use of incentives, and annexation to attract target industries.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve JE Priority#1:

11. Recruit new businesses and spur the development of growing sectors.
12. Support efforts to recruit, train, and retain a skilled workforce.

Characteristics of new and small businesses include the willingness and ability to innovate and respond quickly to rapid changes in the market, strong ties to the community and less willingness to relocate, and high profit margins if successful. Small business development diversifies the economic base and creates new jobs but also provides stability to the economic base. Small firms can respond quickly and easily to remain competitive in economic downturns. Many successful economic development strategies, which bring new dollars into a community, are the result of public-private partnerships that focus on serving growing sectors in the economy, and which bring in both individual and institutional dollars. Work with local business and economic development groups to develop a business recruitment and retention strategy for the town.







Our Public Realm

The Public Realm and how it is designed is a Community's most direct way to express a shared character and aesthetic because it involves the creation and maintenance of all the shared public property in town including: streets and connections, parks and plazas, trails and open spaces, gateways and public art.

Calhan's public realm has experienced years of delayed maintenance, and that erosive burden impacts the Community's ability to pull itself out of a cycle of decline back into healthy growth.

Improving and maintaining an attractive public realm will require the Calhan community to cultivate partnerships among all community stakeholders to actively contribute in a commitment of shared resources. The town and its citizens, private landowners, the development community, the school district, local business, the county and state agencies will all need to come together to ensure Calhan can reach its Vision.

This Plan effort signifies an inflection point in time where the community recognizes it has been in a cycle of decline in the recent past, and now with this comprehensive effort has collectively come together to seek an action-oriented strategy to redirect the community towards purposeful growth.

"WHAT IF WE" IDEAS

During the planning process, various "What if we did this?" Ideas were presented to attending community members during a Community Workshop hosted in town at the local Methodist church. With food in hand community members had the opportunity to watch a 25-minute self-read presentation covering all the ideas and then were welcomed to walk around the room and re-review the ideas on large presentation boards. The community members were asked to envision a new future and weigh in on a new vision, character imagery, as well as the "what if" ideas, and then organize their preferences in order based on expressed priority. These "what if" ideas are illustrated on the adjacent page.



WHAT IF WE

- *Fix Our **Local Streets***
- *Improve the **Town Infrastructure** By Allowing for New Development*
- *Build a Regional **Recreation Center***
- *Implement **Main Street** Streetscape Improvements*
- *Pursue Programming to **Share Resources** with the School District and Other Entities in Town*
- *Create New Gateway **Signage / Monumentation** for the Town of Calhan*
- *Provide **Green Connections** Through New Development and Connect to the Town's Current Trail System*
- *Build a New Recycled **Water Utility***
- *Creation of a Regional **Multi-Use Trail** and Network Through Town*
- *Install **Roundabouts** at Either End of the Town on Highway 24*

MANAGING FOR SENSIBLE GROWTH

WHAT IF..... Calhan was approached by an interested party, a developer, to annex a piece of adjacent land large enough to seek services for and build a 400-unit development in town? What would be the potential impact and how would such an idea be accomplished?

INFRASTRUCTURE, ROADS AND TRANSPORTATION (IRT) PRIORITY #1 - LOCAL STREETS, INFRASTRUCTURE, AND DEVELOPMENT GROWTH (FIX THE ROADS)

Our local roads really need help! Our water and sewer infrastructure is aging underneath and our street pavement is cracking. To fix our streets now, we will be ripping them up again to repair failing pipes underneath. For some time, we have relied on the strategy of deferred maintenance and, now, are stuck with a costly infrastructure problem that we cannot afford to fix. As a result, our Community's worn public realm appearance is affecting our ability to thrive.

The development community wants to bring a significant amount of housing to the area. It's possible that encroaching growth could more than double the town's size within a decade. This challenge is an opportunity because it brings restorative financial resources into play. If Calhan allowed for some growth through annexation and development of neighborhoods, the influx of financial resources could help to expedite needed upgrades as well as generate revenue through taxes and fees to help fund street resurfacing around town.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve IRT Priority#1:

17. Modernize town infrastructure to incorporate a greater diversity of utilities and position Calhan for future growth.

Infrastructure, provided by both the town and private business, is the support system needed for producing and delivering goods and services. Smart investments and upgrades to our infrastructure is an effort which positively impacts all of us in one way or another.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve IRT Priority#1:

18. Evaluate, review compliance or potentially re-rate capacity at Waste Water Treatment Plant (WWTP).
19. Increase the size of the main interceptor to WWTP prior to roadway improvements.
20. Add redundant supply to and from Hahn Storage Tank and WWTP.
21. Build additional water storage capacity and booster pumps to serve future annexations.
22. Erect additional wells to pump the maximum amount of legally allowed water for Calhan.

Before any significant development can occur in Calhan, the community needs to ensure we are prepared to handle any increase in sewer and water services. This is not only a matter of condition due to the age of the current system but also its capacity. For example the water demands of different types of new businesses can vary and some , such as beverage manufacturing, may be in excess of current capacities. During 2023 and 2024, the town, in collaboration with a local landowner, increased the Wastewater Treatment Plant (WWTP) landholding from approximately 10 acres to a platted 46+ acre site, identified as Lot 1, town of Calhan Treatment Facility Filing No. 1. Quadrupling the size of the town's wastewater treatment facility is a foundational win, putting in place a key infrastructure component that will be necessary should the town decide to allow for growth in the future.



Key Action Items from the Implementation Matrix (Ch. 6) to Achieve IRT Priority#1:

23. Adopt a Stormwater Manual.
24. Prioritize defective areas per televised pipe segments.
25. Up-size pipe segments where flow capacity is limited.
26. Design culvert approaches to prevent clogging.
27. Replace culverts and improve channels to increase capacity along the creek beds.
28. Roadway cross-section improvements.
29. Paved Roadways with improved cross-sections will help prevent roadway erosion.
30. Seek opportunities to partner with development interests to help improve the town's aging infrastructure.
31. Foster partnerships with the private sector to pool resources to bring street improvements, a rec center and more amenities to town.
118. Promote sustainable best practices in development and infrastructure, including the use of renewable energy, water conservation, and green building techniques.

Strategically coordinate proposed growth/land use with the future placement of utilities, roads, and other infrastructure between the involved public and private stakeholders. Create and/or update functional plans for streets, water, wastewater, recreation and other community infrastructure to provide the basis for capital improvement programming. Consider adoption of adequacy standards to require property owners/developers demonstrate adequate facilities exist to support a proposed project, considering both existing and programmed infrastructure.

Direct growth to areas with provisions for adequate utility service. Explore alternatives in which new development can pay its fair share of the costs of community improvements and facilities that are necessary to serve the development.

Promote the balanced and intelligent extension and maintenance of utilities and infrastructure. Leverage the ability to provide services (such as electricity, sewer and water) to accomplish Plan goals and objectives. Continue to evaluate infrastructure expansion needs through the analysis of development patterns.

- For this Plan effort, HR Green built a model of the town's existing sewer system and have determined the existing system can handle approximately 185 more single-family equivalent (SFE) homes based on the size of the existing interceptor to the WWTP.
- In 2024, state water rights attorneys retained by the town determined that Calhan's 'paper rights' are approximately 580 acre-feet per year, sufficient to support up to 1,160 SFE units. However, current infrastructure restricts access to only 300 acre-feet, which supports the existing 330 homes and allows for only 270 more SFE's, should additional residential be approved to be built within the town. To unlock the potential for yet an additional 560 SFEs, based on remaining water paper rights, new wells will be required to draw the necessary water to support such expansion.

Development Growth is Perpetual

In Colorado, development impact is resolved by those who create the impact for an existing community. Calhan's existing sewer interceptor has a capacity to handle 185 more SFE's, and the existing wells in town can only pump enough water to support 270 more SFE's, If a developer wanted and were approved to build 400 homes in Calhan, that developer would need to pay for the necessary improvements to accommodate the remaining 215 homes that need sewer service and the other 130 that would still need service to fresh water. Having a developer pay for such improvements would mean a windfall for the town, but what would be the real impact? New development will impact existing mains for water and sewer along 8th Street and throughout town. Once capacities are reached in the existing infrastructure, expansion of the 8th Street mains infrastructure will be necessary. Future development will also require construction of a second main most likely built along the county road, McClasky Road. When that expansion is necessary, it will open up the surrounding land for more growth to the north and south of town.

As infrastructure is updated and different local roadways are deemed "clear" from necessary future upgrades, there will be opportunities to improve the character of Calhan's local streets and public realm. Cobbling of resources will be needed, our town will need to be resourceful and actively build good partnerships the development community.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve IRT Priority#1:

32. Initiate a Capital Improvements Plan.

A Capital Improvements Plan (CIP) for the town would outline the financing, location, and timing for capital improvement projects over several years. A CIP would help our community anticipate needs rather than just reacting to problems in the moment. The forward planning encompassed in capital planning allocates time for community leaders to assemble the necessary resources gradually in a responsible manner as opposed to all at once.

What if . . . as we improve our roads and add sidewalks, we could also add parking, bury our electrical lines to improve our resilience to harsh weather, add landscaping for beautification, add bulb-outs for traffic calming, and improve our pedestrian routes through town?

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve IRT Priority#1:

33. Leverage PPRTA (Pikes Peak Rural Transportation Authority) Funding [(PPACG) 2050 and LRTP 2050] to improve multi-modal connections for Yoder Street/Calhan Highway and Mc Clasky Road Bridge Replacement and roadway upgrades to Major Collector with future northern growth.

Pikes Peak Rural Transportation Authority (PPRTA) and the Pikes Peak Area Council of Governments (PPACG) are developing a 2050 Long Range Transportation Plan (LRTP 2050) that has set aside funding to reconstruct Yoder Street and provide a necessary bridge replacement along El Paso County's Mc Clasky Road.

Sidewalks continue to play an important role in the life of our Community. They are the conduits for pedestrian movement and access throughout the transportation network of our town. Sidewalks are a key part of connectivity and promoting walking. In the role of public spaces, they act as the front steps to the community, enhancing our streets socially and economically. Investment in our sidewalk network to be safe, accessible, and well maintained demonstrates a commitment to enhancing public health and safety, and maximizing our social capital.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve IRT Priority#1:

- 34. Consider bike trails or sidewalk connections all the way to Paint Mines.
- 35. Explore a town-wide multimodal connection that ties Main Street to Paint Mine Road.
- 36. With funding, look to create connections between Hwy 24 and Paint Mine Road.
- 37. Encourage trail connections between town and park.
- 38. Engage El Paso County Parks for grant efforts to establish a regional trail system associated with Rock Island Regional Trail, and a North Calhan Highway Route Connection to Paint Mines.
- 39. Contemplate a sidewalk network for the areas north of Hwy 24.
- 40. Explore investing in modest additions to make new sidewalks and bike connections near destinations south of Hwy 24 including the public school and the El Paso County Fair Grounds.

Like to Haves.....

The world is always improving and ever changing. Technology and design are no different, but they all come with a cost in dollars and resources. As Calhan pursues the implementation of IRT Priority #1 - Local Streets, Infrastructure, and Development Growth, other potential "like-to-haves" should be considered so that the town can best efficiently leverage the timing of every short-term opportunity for long-term gains.

17. Modernize town infrastructure to incorporate a greater diversity of utilities and position Calhan for future growth

The town has expanded its land acreage utilized for sanitation and the wastewater system. This comes with new opportunities for broadening Calhan's offerings of the town's water/wastewater utility, such as "purple pipe" or recycled water. Many communities are implementing recycled water systems that redirect grey water from sinks and drains throughout town for non-potable purposes like irrigating landscapes. This helps to bring cost down on treatment and allows "used" water to be repurposed before being treated again.



Key Action Items from the Implementation Matrix (Ch. 6) to Achieve IRT Priority#1:

41. Prioritize Colorado Ave and Cheyenne Ave as key pedestrian travel paths for new/improved sidewalks with any future development north of US 24.
42. Ensure key roads (Yoder, Bulldog Drive, and 8th Street) have sidewalks to facilitate safe pedestrian mobility to school, the library, and parks.
43. Leverage the opportunity to improve the standard of quality in access and spacing of bike and sidewalk connections with new development west of town to ensure safer and more attractive connections to the rest of town to the east.
44. Any new roads that are developed due to growth should include bike and pedestrian functions to support the network – especially for westside development and 8th street.

The Colorado Department of Transportation awarded the town of Calhan a series of sidewalk improvement grants in 2024-2025 with the most recent estimated total at \$640,000. These grants will include various sidewalk installations and renovations throughout the town, as well as ADA ramps on US 24. The sidewalks are anticipated to reflect CDOT's 5' standard walk to help improve pedestrian connectivity and enhance the town's local and highway street character.

WHAT IF . . . a roundabout solution could reduce accidents, resolve access conflicts, calm traffic, create a safer pedestrian environment, and improve the town's appearance as visible gateways for Calhan at both 8th Street and Yoder/Calhan Hwy?

INFRASTRUCTURE, ROADS AND TRANSPORTATION (IRT) PRIORITY #2 -US 24 IS A CENTRAL SPINE IN OUR TRAFFIC SYSTEM

US 24 serves as one of the main travel routes to eastern Colorado and beyond for the growing cities around the Front Range is through the core of Calhan. This gateway to our town can serve as a driver of commerce and economic resiliency in partnership with CDOT. By embracing US 24 as a component of our town's character and integrating it into our future decisions we can benefit from the positive aspects (i.e.: more people spending money in town) and plan to mitigate the concerns (i.e.: safety of crossings for pedestrians, bicycles and vehicles).

US 24 is a CDOT highway. State highways are tough to change almost impossible; however good ideas that make sense can happen even in Calhan. US 24 is our connection to the region the rest of the USA. As the spine of town, it can also be an unsafe zone for crashes and crossing on foot. 8th Street and US 24 on the western end of town is a six-point intersection caused by the crossings of 8th Street and Crystola Street over US 24. At this intersection four legs of local roads designed for less than 25 miles per hour speeds are abruptly bifurcated by a 55 miles per hour state highway. The Yoder/Calhan Highway and US 24 intersection is located on the eastern end

of town. Between 2018 through 2022, 22 crashes occurred on US Highway 24 with one of those being fatal. 5 occurred at 8th Street and another 5 occurred at Yoder. See Roadways and Transportation in Appendix A at the end of the Plan.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve IRT Priority#2:

45. Consider opening conversations with CDOT about Bustang services to Limon maybe even to Burlington along US 24.
46. Mix of residential and non-residential occurring along and near US 24 that is pedestrian and bike oriented with automotive accommodating infrastructure.
47. Avoid skewed multi-road intersections (8th and Hwy 24).
48. Monitor E Central Front Range TPR's US 24 Installation of fiber optics and Intelligent Transportation Systems (ITS) devices between Colorado Springs and Limon: the benefits of the project include freight and safety.



INFRASTRUCTURE, ROADS AND TRANSPORTATION (IRT) PRIORITY #3 -OUR TRANSPORTATION NETWORK WILL NEED TO EXPAND AS OUR COMMUNITY GROWS. WE SHOULD CAPITALIZE ON POSITIVE ASPECTS AND MITIGATE THE NEGATIVE CONSEQUENCES.

In 2025, at the intersection of Yoder/Calhan Highway and US 24, a flashing beacon light was installed above the stop sign for northbound traffic along Yoder/Calhan Highway by CDOT. The intent of the light installation is to provide a relatively low-cost solution to help mitigate traffic conflicts at the intersection due to poor sight angles of the state highway. If new development comes to Calhan requesting to build as many as 400 homes, that will create a significant increase in traffic along US 24.

When the town of Calhan engages in future residential development discussions, the town should seek opportunities to broker partnerships with developers, regional agencies, El Paso County and Colorado Department of Transportation.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve IRT Priority#3:

49. Create a Management Plan to prioritize program maintenance and improvements.
50. When a new development is considered in Calhan, take the time to review and compare street and road-related codes of Chapter 6 Article 4 6.04 and Chapter 16 Traffic with similar communities - like Limon or Idaho Springs for any additional street-related codes that may be needed to better refine the town's code and put the town in a better position as growth may continue into the future.
51. Examine the implications of the northside growth for traffic and travel patterns.
52. Growth potential north, south and west. El Paso County envisions growth occurring further east on the US 24 Corridor.
53. In the short term proactively identify northside network plans for accessing new development.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve IRT Priority#3:

54. Consider a Southside Arterial connection.
55. Utilize anticipated traffic impacts of new development to reimagine/improve street and block design to better serve pedestrians and cyclists.
56. Continue to support Envida Moves, a private ride service, so the community has an alternative transportation option for those who do not or cannot drive.
57. Design new roads to manage access points with adequate spacing, safety and visibility.
58. Engage El Paso County to prioritize the EPC Major Transportation Corridor Plans identified projects for N Calhan Hwy US 24, Paint Mine Rd, 0.6 miles, 2 lanes Rural Minor Collector \$7.1 million, and rural county road upgrades: Two-lane paved rural county roads by adding needed turn lanes and shoulders and improving alignments and drainage to bring them up to the county road standards.



BROADBAND AND FIBER (BF) PRIORITY #1 – BRIDGE THE DIGITAL DIVIDE TO PROVIDE OUR COMMUNITY WITH ACCESSIBLE, RELIABLE AND AFFORDABLE BROADBAND

Calhan is on the verge of receiving comprehensive broadband internet service thanks to partnerships with Conexon, MVEA (Mountain View Electric Association), El Paso County, and CDOT. This crucial infrastructure development aims to bring the entire community online unlocking significant economic opportunities. The introduction of broadband has the potential to drive job creation, increase property values, stimulate new business formation, and reduce unemployment in the area.

Suggested next steps for Calhan include implementing right-of-way permitting as a revenue source, and ensuring careful oversight through required inspections of the installation process to minimize disruption to other town projects. Financial resources and programs that come from other agencies are finite and built work is permanent. If Calhan plays a more active role in partnering with these groups, we may be able to influence how these planned improvements are designed and implemented and help us, more quickly, achieve our vision.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve BF Priority#1:

59. Incorporate broadband planning and implementation into overall strategic plan for the Community.
60. Enable economic development and local entrepreneurial e-commerce businesses by creating a broadband supported Economic Development Strategy .
61. Bolster local neighborhood and home security with infrastructure that supports systems like Ring and Google Home.
62. Implement “Fiber Friendly” policies to develop broadband currency to facilitate private sector deployment.
63. Seek in-kind trades with El Paso County to solve and avoid complications with TABOR law.
64. Establish Right-of-Way Permitting process to help facilitate broadband installation roll-out process in town.
65. Require inspection services during installation process to ensure installation occurs to code and corresponds with other ROW work occurring in the town.
66. Coordinate with MVEA and Conexon to advocate for earlier installation of broadband through Calhan with Fully BEAD Grant dollars.
67. Collaborate with County to leverage fiber installation into the El Paso County Fairgrounds via 8th Street allowing for additional conduits be laid for anticipated growth.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve BF Priority#1:

68. Foster new sales tax dollar revenue streams from online purchasing.
111. Develop a collaborative strategy with El Paso County and private broadband providers to secure funding and implement broadband expansion to the fairgrounds and surrounding areas via US 24 and 8th Street.



Colorado Avenue Transformation



What if.... we could transform Colorado Avenue into a Main Street Activity Hub? What if we could do all the things listed here?

- Widened our sidewalks and added bulb-outs so pedestrians had more room?
- Added street trees, seating, and trash receptacles for comfort and rest?
- Illuminated the space with streetlights, and festoon lighting to extend the time people use the space during the day and night?
- Activated the street with banners, festivals, vendors, and food trucks to entice people to stop and spend?
- Enjoyed our main street and once a month closed the street and had a Friday or Saturday night hang out with music, food, and games to stay and hang out?
- Celebrated, even in the cold months, during the Holidays to bring people together?
- Could use a small circle, bulb-outs, and landscaping on Colorado Ave. at US 24 to slow traffic, improve appearances, entice passersby to stop and explore, and create a safer crossing environment for bikes and pedestrians?

Colorado Avenue – Activated and a Place to Gather



OUR COMMERCIAL DISTRICT'S STORY SO FAR

For the past century, Colorado Avenue and 5th Street have served as Calhan's commercial district and main street. Over time, as transportation evolved from rail to cars, the focus of Calhan's commercial district pivoted. Initially, the commercial district was centered on Colorado Avenue, a very walkable, human-scaled main street that benefited from the Rock Island Depot just beyond the Street's northern apex. Now, the commercial district is more associated with 5th Street, also known as US 24, and the mix of businesses and the commercial engine of the town have shifted to car-oriented, highway commercial.

The completion of US 24 through Calhan in the late 1920s forced a fundamental shift in moving people, goods, and services. Pushing cars through the middle of town created a barrier to north-south walkability and severed Colorado Avenue in half, disrupting the Street's original design and function for people. Over time, the railroad to the north proved obsolete, and by the early 1970s, the north end of Colorado Avenue changed from a rail-based front door gateway to a backdoor abandoned rail yard, and the flow of people from the north end of the street ceased.

All these shifts in the activity of people transformed Colorado Avenue into north and southside streets; and consequently, it is no longer perceived as a central place or destination for people in Calhan but more as off-street parking lots for what remains of business and civic uses. The result is that existing businesses struggle and many have gone away leaving behind vacant buildings and lots.

JOBS AND ECONOMY (JE) PRIORITY #1 - COLORADO AVENUE CALHAN'S MAIN STREET

All across the USA, in every community, large and small, you can easily bet there is a main street somewhere in town, and it is most likely the most historic part of the community. Main streets are so important because they can serve many roles in economics, transportation, and local culture merely because they are human scaled.

Main streets are typically walkable, and businesses often utilize every square inch of the street edge for storefronts with shared-walled buildings. Get enough diverse mix of businesses and services along both sides of the street, and you have created an entrepreneurial hub and destination where people want to stop, spend their time and money, and gather with other people in the stores and businesses and on the street. If we break everything down, a thriving main street combines a physical place, the spirit of passionate, caring, and industrious people, and the investment, creation, and growth of financial resources through commerce that all work together to create a resilient economy and vibrant community.





Key Action Items from the Implementation Matrix (Ch. 6) to Achieve JE Priority #1:

13. Re-Imagining Colorado Avenue

Streets are public spaces owned by the people. Calhan's second largest land holding in town is the public right of way at 14% of the town. We say we want to repave all our streets, but what if we took that collective cost and focused it on revitalizing our main street first in a way that catalyzed business growth, sales tax dollars, and community identity?

There is a lot that can be done in 75 feet of public right of way with a block length of 400 feet. That is literally 30,000 square feet. Consider that Colorado Avenue is actually two blocks long when combining both blocks on either side of US 24 and now the space to work with is 60,000 square feet of public space with the potential to have 1,600 linear feet of commercial frontage. What if we re-imagined Colorado Avenue as it was originally intended as the public square and communal heart of Calhan, providing a main street and a civic center for the community? What if we prioritized people when thinking about the design, operation, and management of Colorado Avenue and made the car less important?

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve JE Priority #1:

14. Building Blocks: Calhan's Main Street Gems.

Main streets are often the best specimens of historic preservation, and it has a lot to do with how a community celebrates buildings of the past and finds new purpose for each remaining gem through restoration and activation. For Calhan, there is a solid base of historic building stock to bring Colorado Avenue back to life.



Rock Island Depot

Calhan's Rock Island Railroad Depot sits north of Colorado Avenue off 3rd Street along a dirt road between 3rd and Golden Street behind the grain elevator on a two-acre parcel in the same location. Built in 1906, this depot may be the only remaining Rock Island Railroad Depot still intact and standing on its original site. The one-story depot was built according to a common Rock Island depot plan designed with a waiting room, ticket office, freight storage area, and a pot belly coal stove. The building, about 24 by 64 feet, originally had wood clapboard siding and windows facing the train tracks in the passenger waiting area. Station personnel viewed passing trains from a bay window. Recently, attempts have been made to convert the property into a railroad museum to showcase the Rock Island Railroad. There are three historic rail cars on site and the property is privately owned.



El Dorado Building (the Old Bank Building) – Adaptive Reuse

In 2014, the Farmers State Bank of Calhan, originally located at the corner of Colorado Avenue and Bank Street, decided to relocate from that space on Colorado Avenue and constructed a new bank building on the western edge of town, situated on the northern side of US 24, adjacent to the Calhan town cemetery. This relocation created an opportunity for redevelopment to occur with the old building by the new owner and tenant, improving the facade of the old bank building and updating the interior to meet current building codes. The exterior remains much the same with only a few graphic embellishments along the building’s stucco columns and glass facades along Colorado Avenue and Bank Street. The building is actively used but the specific use is unclear.



Calhan Motor Co. Building – Renovation and Character Preservation

During the coronavirus pandemic, the Calhan Motor Co. building, located at 420 Colorado Avenue, underwent renovation and refurbishment, and now stands as a historically significant architectural jewel on the town’s main street. Although the future intended uses of the vacant space are unclear, the resulting character of the architectural shell building creates a strong precedent for future design standards for Calhan’s “main street” along Colorado Avenue.

Woolsey’s Food Center

Calhan’s grocery store is a historic retail anchor that has existed since 1920. It has served generation after generation of Calhan residents and continues to sustain as a prominent fixture along Colorado Avenue for the town.



Eastern Plains Community Pantry

At the northern end of the street just before veering right onto 3rd Street toward the Depot stands the Eastern Plains Community Pantry. With its awning-covered porch front, this building adds character and homage to the town’s pioneering beginnings and currently serves as a quaint focal point at the northern end of the street providing a sense of enclosure and an edge of the street activated by patrons who come for community support, food, life necessities and other resources.

Other significant buildings and lots exist along Colorado Avenue, including 2 vacant buildings on the west side of the street, 2 prominent vacant/underutilized corner lots on US 24 with high visibility, and 7 additional interior vacant/underutilized lots north and south of the highway intersection.

What if . . . Colorado Avenue improvements bring more interest and development? When communities invest in themselves people notice and pretty soon:

- New interest and businesses come and fill vacant buildings;
- Infill development takes advantage of vacant lots and builds new places; and
- More infill development arrives because we love our Street.

Our Main Street is What Our People Make of It

The alliance of local clergy, town government, businesses, civic organizations and concerned citizens that are the backbone of Eastern Plains Community Pantry (EPCP) non-profit, should provide an inspiration for local business leaders and entrepreneurs that our community can organize around an idea for the collective good. As a small 501(c)3 that started just over 10 years ago, the EPCP provides a series of services including commodities distributions, senior food boxes, emergency food, clothing, small household appliances, and social service support to address any other needs a family or an individual may have. The Pantry is supported strictly through donations and grants from within the Pikes Peak Region. Most donations are small and come from our local community. All staff and the Board of Directors are volunteers.

According to the Dallas-based non-profit, Better Block, science has shown that when we prioritize people over cars and build social infrastructure, the positive outcomes result in:

- People spend more time in public spaces;
- Social networks strengthen;
- Crime goes down;
- Older and sick people become more connected;
- Trust rises;
- Civic participation skyrockets;
- Small and local business opportunities arise; and
- Automotive emissions decrease.

Ideas for Inspiration

If we really want Calhan to thrive again, our biggest ROI (return on investment) will most likely rely on how we think about our main street. Ultimately, we will need our people to come together and organize around bringing life back to our Colorado Avenue. Below are some concepts to ponder and organize community members around to spark interest and catalyze action.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve JE Priority #1:

15. Make Calhan “stickier” attracting and holding guests for longer stays.

This implies the need for improved signage, parking, landscape, and building standards. US 24 is a year-round commercial and retail driver producing sales tax and supporting the fiscal wellbeing of the community. This corridor is an opportunity to provide retail that is attractive to pass-by travelers and communicates our town is an interesting place, suitable for exploration.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve JE Priority #1:

16. Quick-Wins for fostering interest and an economic development start-up.

Calhan will need to find the social capacity through volunteers, much like how the Pantry was organized, to build an effective economic development strategy that garners community interests, markets existing assets as opportunities, and leverages ongoing events to activate Calhan’s commercial spaces. The following are some low-investment high-return strategies to get the economic development ball rolling:

- **Buzz Generating Events.** Utilize the success of the town’s most vibrant events like Summerfest by staging them in the most visible locations in town like Colorado Avenue. The Park has proven a good space for vendors and facilities, bathrooms, shelters, playground but is it the most visible location to attract visitors?
- **Large Public Art Installations.** Inviting a local artist to do an installation strategically located so it can be a centerpiece to draw attention and a backdrop for live events and gatherings.
- **Historic Walking Tours and Reenactments.** Recreate Colorado Avenue as it was back in days before US 24. Have a “Rock Island Days” event to celebrate Main Street’s historic buildings and create programs that educate the Community about Calhan’s past and get excited to contribute to the Community’s future.

The Power of Ten

- **Large Print Marketing Signage for Economic Development.** Use temporary storefront and window treatments (e.g., “this space is not empty, it’s full of opportunity!” posters) to highlight opportunities on the street.
- **Open House Property Tours.** Organize and host periodic open house-style property tours for prospective businesses, entrepreneurs, and investors to tour available properties and spaces.
- **First-Friday’s Pop-up Market.** Work with property owners and agents to rethink and adapt or retrofit appropriate sites for pop-up shops, kiosks or other shared space or co-working arrangements.
- **Networking Mixers.** Host small-scale events, entertainment, and networking mixers at opportunity sites along Main Street.
- **Local Economic Development Workshops.** Host a workshop to share hints and tips for building owners to prepare and fill spaces, including examples of funding sources, technical assistance, and commercial leasing practices and options.
- **Co-working Spaces.** Consider activating empty building spaces by offering limited-term or rent-reduced space to startup businesses and entrepreneurs as an incentive to work on Main Street.
- **Market the El Paso County Fair Traffic.** Draw visitors of the El Paso County Fair downtown for specific events so our businesses get more exposure. Encourage local businesses to offer discounts or vouchers to fair attendees with fair tickets to draw them to Main Street. Engage local sports leagues to

compete in town, if the facilities and space are available, and then encourage people to stay and eat on Main Street.

- **Relocate Existing Businesses to Optimize Character and create the Critical Mass to energize Main Street.** In 2014, Farmers State Bank of Calhan’s (FSB) moved from Main Street resulting in the construction of a new bank building on the western edge of town, situated on the northside of US 24, adjacent to the Calhan Cemetery. The FSB’s decision to develop a new building elsewhere in town created opportunities for reshaping the town’s appearance and character. Building a new facility on the western edge altered the experience for travelers coming through Calhan from the west, essentially reshaping the town’s western gateway and creating new opportunities for changing the face of Calhan. What if other local businesses relocated onto Main Street like a local real estate agent, or the business community worked together to relocate auto-oriented commercials elsewhere on 5th Street or over to Yoder? What if an artist shop came to Colorado Avenue or a barbershop or salon?

People are attracted to places where there are lots of things to do. In their article Placemaking Main Street into a Destination Downtown, Gary Toth and Fred Kent of Project for Public Spaces describe a mapping process to engage community stakeholders to collectively analyze their public spaces and specifically main streets to understand where a Community’s most important commercial space is under-performing.

The writers encourage community members to identify the best, worst, and highest opportunity places and help them figure out how to make substantive physical and social connections between existing spaces and think of the main street as a network of destinations. Some key strategies provided include:

- *Walking and Street Audits*
- *Wish Lists of Desired Change*
- *LQC strategies (Lighter, Quicker, Cheaper)*

Involving the community in the actual creation of such studies brings the main street to life in the minds of participants in a way a basic traffic study cannot and the experience of working together helps to cultivate real community buy-in.

(Source: Placemaking Main Street into a Destination Downtown written by Gary Toth and Fred Kent of Project for Public Spaces, Dec 3, 2014).



FUNDING PROGRAMS FOR ORGANIZING, PLANNING AND BUILDING

DOLA – Main Street Program. The State Department of Local Affairs has a very strong main street program ready to provide Colorado communities with technical assistance and funding to support vibrant downtown and enhance local character.

CDOT - Revitalizing Main Streets (RMS). The Colorado Department of Transportation’s Revitalizing Main Streets Grant Program is intended to help communities across the state implement transportation-related projects that improve safety and yield long-term benefits to community main streets. When defining a main street, CDOT aims to support areas in or adjacent to community-focused downtown where people work, dine, and shop. These routes help form a specific region’s identity and act as the major economic hub in many towns and cities across Colorado. Revitalizing Main Streets provides two separate grant opportunities to support local communities as they find innovative ways to reuse public spaces and help businesses reopen safely while improving multimodal safety and accessibility along urban arterials.

USDA Rural Development Programs. The Colorado Division of United States Department of Agriculture has over 30 different loan and grant programs for assisting rural communities throughout the State from infrastructure support to community facilities development, to entrepreneur programs, even cooperative organization establishment programs.

Pikes Peak Enterprise Zone - Enterprise Zone (EZ) Program Overview

The Colorado Legislature created the Colorado Enterprise Zone (EZ) Program (C.R.S. Title 39, Article 30) to promote a business-friendly environment in economically distressed areas by offering state income tax credits that incentivize businesses to locate and develop in – and nonprofit organizations to assist with the needs of – these communities. Taxpayers investing in Enterprise Zones can earn a Colorado income tax credit by planning and executing specific economic development activities. Only taxpayers engaged in business activities that are legal under both state and federal law are eligible to claim EZ income tax credits.

OTHER NON-PROFIT SUPPORT ORGANIZATIONS AND OPEN-SOURCE RESOURCES

Main Street America™ has been helping to revitalize older and historic commercial districts since the late 1970s. Today, it is a movement consisting of more than 1,600 neighborhoods and communities, rural and urban, who share both a commitment to place and to building stronger communities through preservation-based economic development. Main Street America is a program of the nonprofit National Main Street Center, Inc., a subsidiary of the National Trust for Historic Preservation.

Project for Public Spaces (PPS) is a nonprofit organization dedicated to helping people create and sustain public spaces that build strong communities. Since its founding in 1975, PPS has worked in more than 3,500 communities in 52 countries and all 50 U.S. states. Today, PPS is the central hub of the global placemaking movement, connecting people to ideas, resources, expertise, and partners who see place as the key to addressing our greatest challenges.

Navigating Main Streets as Places: A People-First Transportation Toolkit, is an open-source toolkit provided by Project for Public Spaces and Main Street America, to provide empowered communities with guidance to help position their unique main streets for growth and new purpose. Pages 74 and 75 offer a good case study to model for implementation “This section focuses on low-cost, low-risk, short-term interventions that will influence the life and livelihood of our Main Streets.”

Better Block. Better Block Foundation is a 501(c)3 nonprofit that educates, equips, and empowers communities and their leaders to reshape and reactivate built environments to promote the growth of healthy and vibrant neighborhoods. These are fun temporary measures for the activation of the offer on their website. <https://www.betterblock.org/recipes-1>





What if....Our town could be more efficient, able to negotiate for our Vision and have more capacity to get things done?

CHARACTER & DESIGN, PUBLIC SERVICES PARTNERSHIPS AND GOVERNANCE (CPG) PRIORITY #1 -TOOLS IN GOVERNANCE FOR INFLUENCING AND MANAGING GROWTH

Calhan has existed for over 130 years. The last big boom of development in town occurred over the last 40 years with the Southridge residential development on the southwest side of town which occurred during the first 30 years of that run. Over the past decade, 2014-2024, Calhan has only issued 440 building permits. 391 (89%) of those permits were for minor building projects valued at less than \$10,000. The remaining 49 permits allowed for the building of 4 new homes, 2 commercial buildings, 9 accessory buildings, 11 remodel/rebuilds and 5 solar installations. That is less than 4 permits issued per year on average.

In 2024, the town was approached with a proposal asking for the town to consider annexing a 92-acre site and building 450 homes that would increase the Calhan community by almost 140%. Intense growth such as this could have the ability to disrupt the way of life we enjoy in our town.

Powers of a Statutory town in Colorado

In IRT Priority #1, we acknowledge the opportunity a new development like this can bring to town to help Calhan be revitalized with updates to our various public realm infrastructure (water, sewer, and roadways). In CPG Priority #1 we need to proactively exercise our local governmental rights and powers as a statutory town of Colorado to protect our Community's collective vision.

Calhan is an incorporated statutory town within El Paso County, Colorado with a Mayor and Board of Trustees government. Statutory municipalities are granted **planning** and **zoning** powers that allow Calhan the ability to divide the town into districts and regulate the location and use of buildings, structures, and land for trade, industry, and other purposes (C.R.S. 31-23-301).

Historically, location decisions about what uses are allowed have been addressed site-by-site, without much consistency due to a lack of established criteria. Therefore, governance has played a less significant role in land development and the town's overall layout and organization of land uses.

The town Code development standards include a universal minimum lot size of 7,500 square feet and have a choice of four land use types: residential, multifamily, commercial, and industrial use, each with its own set of unique development restrictions. A zoning code does exist, but it does not include any districts associated with a town land use map and the only uses addressed include a prohibition of marijuana-based land uses, a prohibition of camping on public land, and limitations for both on private land.

With development interests asking to more than double our town, CPG Priority #1 recognizes recent successes we have already accomplished in our town code and highlights the next set of regulatory adjustments we should implement to empower our local government to be good stewards with tools of negotiation to influence growth that supports our community vision.

Key Planning Tools for Negotiation and Partnership

In 1987, the Colorado legislature, through senate bill 45 required that a municipality adopt an annexation master plan for the three-mile area (or three-mile plan, as they are commonly known) before the completion of any annexation (C.R.S. 31-12-105(e)). How does this align with our Comprehensive Plan? In a nutshell, combining Colorado Regulatory Statute and town of Calhan Code:

- Before an annexation can occur, a three-mile plan for a municipality must be in place (C.R.S. 31-12-105(e));
- To achieve approval of an annexation into Calhan, the Annexation Agreement must include an agreed upon zoning classification (Section 15.11.030); and
- To zone an area to be annexed the chosen zoning should be consistent with the town of Calhan’s Comprehensive Plan (Section 15.11.050.D).
 - Section 15.11.040 - Proposed Zoning, states . . . “The proposed zoning for the area to be annexed shall be included in the annexation agreement, and final annexation of the property may be made contingent on the subsequent adoption of zoning.”

Recent Successes

Code Updates for Water Rights and Annexations

In 2024 update to town code clarified water rights and annexation development policy, reviewed criteria and processes, as well as private and public improvement agreement requirements and permitting procedures.

Subdivision Improvement Agreements and Required Surety

With the intent to protect the town financially from any development that would not be able to complete their public improvements, Code was updated mid-year in 2024 with a required subdivision improvement agreement that the town may require as a condition of approval of a subdivision plat.

Streamlined Development Review Processes

In anticipation of completion of this comprehensive plan effort, new pre-application forms, and Annexation and Subdivisions Checklists were created in 2024 and 2025 to help clarify and streamline development application processes for the development community to ensure clarity in expectations regarding completeness checks, compliance reviews, proposal notices, and planning and development committee and board of trustees approval processes and scheduling.

School Impact Fees

On November 12, 2024, a new school impact fee was added to the town’s Impact Fee Schedule, requiring a \$2,724 impact fee to be collected at the time of permitting for any new single-family home built within the town of Calhan.

These updates position the town to be better prepared in protecting the Community’s future interests through transparency, accountability, and standardization of the process.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve CPG Priority #1:

69. Consider Annexation Agreements town code (Section 15.11) as a tool to facilitate negotiations.

Per the town code (Section 15.11.020) an annexation agreement will be required in any annexation proposal to help facilitate negotiations addressing the timing and requirements of any development that would be approved with the annexation.

Most agreements will require:

- Assigning all rights, title and interest in any water rights associated with the property and in all water located beneath the property to be annexed to the town;
- A dedication of sufficient land and rights-of-way to the town for required public streets and alleys;
- A dedication of sufficient and unobstructed rights-of-way for utility easements and storm drainage to serve the proposed development;
- A dedication of land or a fee-in-line for the value of land and improvements to be used for public purposes such as schools and/or parks;
- Payment of utility development fees and tap fees;
- Providing connection with such improvements to existing town systems and/or the dedication of such improvements to the town shall be at the town's convenience; and
- Constructing all roads, utilities, and other improvements at the applicant's sole expense and according to the requirements, standards, and specifications of the town.

Annexation Agreement and Zoning for New Developments

Calhan is a community of 330+ households and we have maintained that scale of community for at least a generation. We are accustomed to sharing our public resources and amenities amongst our current community size for a long time. We are also relatively small when considering that we are the 246th most populous community out of 482 in Colorado. (2020 United State Decennial Census).

Allowing new development to be built without at least comparable shared amenities places an undue burden on the town. It forces existing amenities to serve more people, which reduces the individual benefit for current residents and risks making the new development inadequate for its own community.

It stands to reason, then. That if we are to consider welcoming the impact of development that which proposes to more than double the scale of our town, we will want to ensure that any development of such magnitude will contribute to the Community by bringing with it certain resources and amenities that will allow the new community addition to sustain and ,if possible, improve upon our current level of services and overall quality of life.

Within the town Code, and specifically the updated article on Annexation, we know key standards have been included as tools for negotiation. Specifically, Section 15.11.050 - Standards for Annexation states,

“In considering a petition for annexation, the Board of Trustees shall make findings of facts and conclusions on the following standards for annexation: A. The property to be annexed is a reasonable and logical extension of the town, and compatible with the goals and intents of the town Comprehensive Plan”. . . “H. Any additional considerations the Board of Trustees deems relevant.”



Zoning: A Local Tool for Land Use Control

When community members were asked, “Which would you avoid?” about their preferences regarding land use as something that occurs adjacent to other land uses, Only 14% of votes cast reveal that the community is comfortable with allowing adjacent land uses to occur randomly and organically from lot to lot.

Instead, 85% of votes revealed that most of the Calhan community would favor establishing and regulating a certain level of land use control at the local level. This is why the State gave statutory towns the planning power for zoning. But what is zoning?

Key points about what zoning is:

- **Separation of incompatible uses:** The main goal is to prevent conflicting land uses, such as separating industrial areas from residential neighborhoods.
- **Property value protection:** Zoning can help preserve property values within a neighborhood by maintaining compatible land uses.
- **Community planning:** Zoning helps to plan and manage town/urban growth by ensuring a cohesive and orderly development pattern.
- **Land use control:** Zoning dictates what land-use-specific structures can be built on a parcel of land based on the designated zone.

In truth, Calhan does have a zoning code; but we do not have any zoning classifications for residential, multifamily, commercial, or industrial land uses. Our development standards address these land uses; but they are not tied to a zoning map, or even a land use map. Instead, the development standards-based land uses are aligned with our subdivision standards. In essence, the town has one zone district with minimum lot sizes of 7,500 square feet and a choice of residential, multifamily, commercial, and industrial land use. If someone wanted to tear down a residential home and build a warehouse in the middle of a residential street, there is not much in code that Administration, Planning and Development Committee, or the Board of Trustees could point to that would restrict such action.

The 7,500 square foot minimum lot size presents another limitation with our current Code. While this standard was historically sufficient for town layouts one hundred years ago, development patterns have significantly evolved over the past century due to escalating costs associated with land, materials, entitlement processes, professional services, and construction. The development community addresses these rising costs by transferring them to individual lot prices, thereby impacting housing and commercial real estate values. Consequently, the potential yield of saleable units becomes a critical factor in ensuring a development’s financial viability.



Planned Unit Developments (PUD) A Zoning Solution Where There is No Zoning

With the approval of this Plan, comes the approval of the town's Future Land Use Map and Three-Mile Plan, which is essentially our Community's long-range concept plan of how we would like to see Calhan be built out overtime (see chapter 5).

This Plan does not include a zoning map nor a zoning code update. Those planning tools are typically developed following the adoption of the comprehensive plan and are based on the future land use map approved with the Plan. Developing a full zoning code and map takes additional resources and time that may not occur before Calhan receives an application for annexation.

To allow our community to remain open to business as we further refine our zoning code, PUD (Planned Unit Development) Zoning is a recognized zoning classification by statute that we can easily adopt through ordinance as an amendment to our existing zoning code. Doing this builds upon the recent success of policy change we have accomplished over the past year and further protects and positions us to strategically facilitate our Plan's vision to fruition.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve CPG Priority #1:

70. Establish a PUD Zoning Category.

Planned Unit Development (PUD) Zoning is a zoning designation offering flexibility in land use and development standards compared to traditional zoning districts. The most common reasons for considering PUD Zoning include:

- Comprehensive Plan and Future Land Use Map Goals Incorporation: Without an adopted zoning map, PUD zoning is the most flexible regulatory land use tool for a town to use in collaborating with interested parties seeking annexation and development approval. Allowing PUD Zoning gives the development community a way to acknowledge and incorporate as much of the vision of the Comprehensive Plan as possible, considering market trends and demand.
- Design Flexibility in Lot Layout and Standards: PUD zoning often allows for a unified site design comprised of clustered buildings, a mix of housing types, and broader considerations with the land use mix (residential, recreational, multifamily, commercial, etc.) and organized based on the master plan of the site that takes into account a town's comprehensive plan vision.
- More Common Open Spaces: The provision of common open space (i.e. parks, plazas, pocket parks, green corridors, etc.) are a key characteristic of PUDs that helps development to meet park land dedication requirements of a municipality while organizing the land so that the open space is best used to achieve optimal enjoyment of residents, other occupants and the broader municipality.

- Density Increases: PUDs sometimes facilitate trade-offs that can provide for a greater level of amenities for the municipality's benefit while allowing for a higher density (more housing units) development in certain areas.
- Site Plan Review: The approval process for a PUD will involve a detailed site plan review where town staff and regional review partners will have significant input on the development's overall nature and design.
- Custom Regulations: Each approved PUD essentially becomes its own specific zoning district with regulations tailored to the project, often written by the applicant, and approved by the local governing body (e.g., Board of Trustees). This allows for maximum flexibility and ensures that development proceeds as proposed.

Other examples of potential elements in a PUD can include, a mix of single-family homes, townhouses, and apartments, commercial areas such as small retail shops or restaurants integrated within the residential areas along key commercial corridors, recreational facilities like community centers, pools, or parks, and protection of potentially hazardous natural features or open spaces (i.e. floodways) that ought not be developed but utilize to enhance the natural landscape that the development is built upon.

LIKE TO HAVES.....

What If we ask new developments to contribute to our parks, open spaces, and recreational amenities. What if we could ask the development community to contribute to our public character, brand, and aesthetic? Communities need green space and parks for sitting, passive recreation and trail connections, fields for active recreation, and all of it needs water. A larger population with younger people also needs to be active with places to go and things to do on foot and without a car.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve CPG Priority #1:

83. Plan for a Local Recreation Center with Regional Benefit

Calhan's last major Comprehensive Plan effort occurred in 2002 – over 20 years ago. Back then our community dreamed of building and opening a 20,000 square foot pool house facility to be located at the southeast corner of 8th and Bijou next to the town park and ballfields. Conceptual drawings included a site plan, architectural drawings, landscape designs, and a preliminary cost estimate of around \$2 million. The town campaigned for this, and a collection took place to gather financial support from the community. Due to several challenges with private support and administrative turnover, the project was never able to get off the ground. Within this Comprehensive Plan effort, the idea of bringing a recreation center to fruition has come back and, in survey responses, was considered the third most important initiative to pursue after fixing our infrastructure and improving our roads.

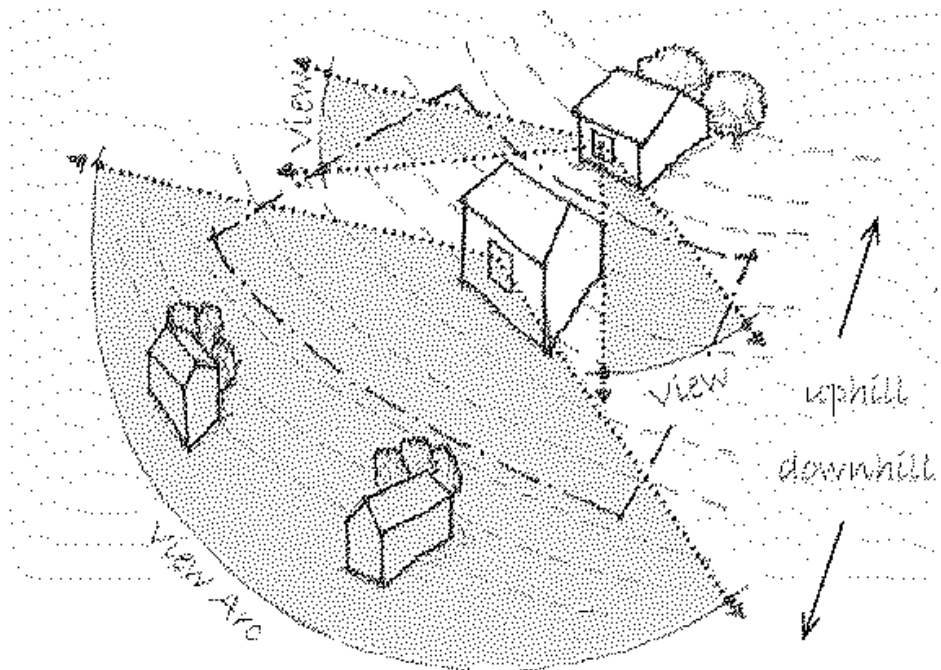
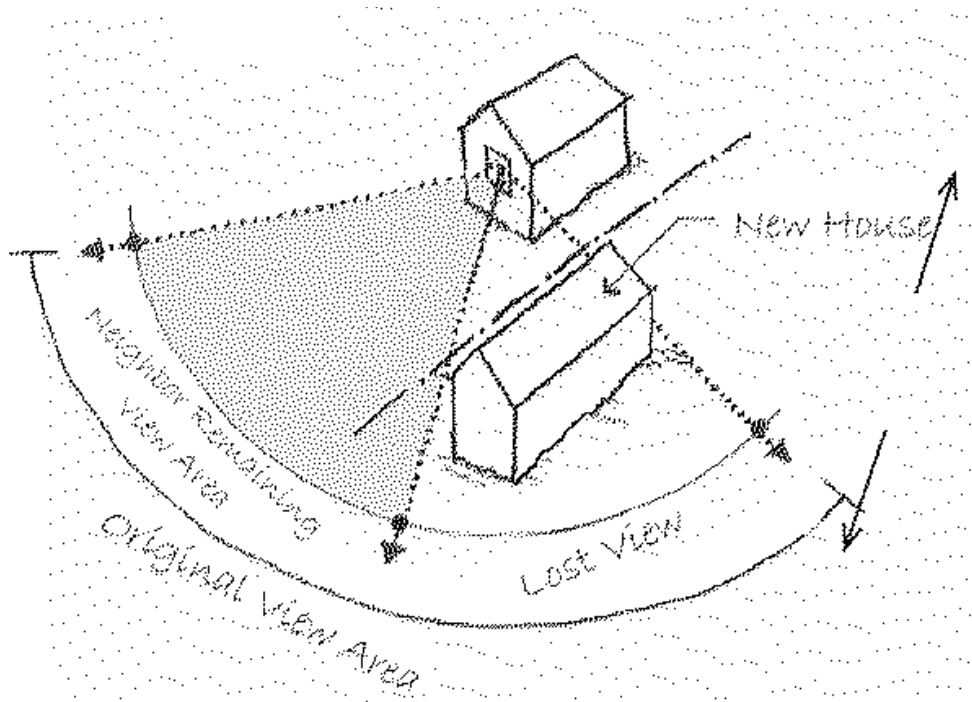
Looking at the Limon Pool and Rec center for inspiration, the town is hopeful that a regional recreation center for the eastern plains of El Paso County could be located in Calhan as the County's rural center through the help of strong partnerships with the development community ("asks of" within an annexation agreement or approved PUD) and the County seeking support of El Paso Parks and Recreation.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve CPG Priority #1:

96. Build physical improvements in signage and monumentation to help refresh and re-brand the town's public facing appearance.

Here is Calhan's most recent gateway experience: In late Summer 2024, the "Welcome to Calhan" sign was damaged beyond repair. Instead of replacing it with the same. Community members were asked, "What if we did something different?" Community members were shown various character driven examples from archways to monumentation signage, wall murals, and even Calhan's current sign. Many declined to comment. 27% of the those who commented were happy with Calhan's current monument sign but the remaining 72% expressed interest in re-envisioning Calhan's public appearance regarding our town gateway image. This item along with the ideas related to US 24 in IRT Priority #1 can all be a part of negotiations with the development community when discussing specific details of an annexation agreement and/or a PUD application.





OTHER PLANNING TOOLS TO CONSIDER IN THE FUTURE:

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve CPG Priority #1:

- 97. Set expectations for development regarding town character, style, and feel for architecture and landscape with Design Guidelines and Topic Specific Master Plans.
- 115. Establish noise limit standards in the town Code including standards for residential, commercial, and industrial areas.

In time, as a community grows, the scale of planning within a particular topic can require its own master plan. Many communities have master plans for parks and open space, transportation, affordable housing, even pedestrian and bicycle networks. For Calhan, the most pressing are master plans for our infrastructure. A model of the town's existing sewer and stormwater are built and ready to be used to test proposed development scenarios, but a higher-level plan that takes the findings of this comprehensive plan effort further to bring our next version of sewer and water will be required.

Communities will sometimes develop design guidelines to further explain how the community would like for development to look and function within the community. They provide a more detailed layer of guidance than the broader character-based goals and policies found in the comprehensive plan and help to translate the Community's vision for its physical character into specific design elements.

CHARACTER & DESIGN, PUBLIC SERVICES PARTNERSHIPS AND GOVERNANCE (CPG) PRIORITY #2: STAFFING FOR GROWTH, RELATIONSHIPS AND CLEAR GOVERNANCE

Calhan has a lot to do over the next 10 years, and it is more than we have had to do over the past century. If the town embraces growth, it is going to need to consider reciprocal growth among the town administration and staff to be able to handle the influx of responsibilities and facilitation of municipal tasks that will be necessary for effectively growing the town.

towns are created and incorporated to provide essential shared services that are then managed by local government on behalf of the incorporated town's residents. Incorporation grants a town or area the ability to have its own elected officials, manage local finances, and implement policies specific to its needs. This allows for greater autonomy and control over community development, public safety, and the delivery of services like police, fire protection, and utilities.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve CPG Priority #2:

99. Build Town Staff Capacity for Significant Growth

Calhan has a town staff of nine people, including a town clerk, office administrator, public works director, two public works staff, a police chief, and three officers on the police force. Some people in the community believe that the town's government is too big.

When ratios of population size to town staff size are compared across the eight incorporated municipalities in El Paso County, however, Calhan is the third smallest incorporated town with a population of 762 in the 2020 Census, while having the sixth lowest ratio of town employees to citizens 1:108, compared to its contemporaries. (2020 United State Decennial Census)

Green Mountain Falls has a very similar population of 729 citizens but has a town staff of 11 with a ratio of 1:66. Palmer Lake has a population 3.45 times larger than Calhan at 2,636, but they have a staff of 40, 5.71 times larger town staff but a similar ratio to Green Mountain Falls also at 1:66. Limon in Lincoln County is the size of community Calhan is most likely to grow to in size over the next 10 years. Their ratio is 1:48.

In Priority #1, growth is a necessary strategy that Calhan needs to embrace so that the town can get ahead of many years of deferred maintenance and repair of our aging infrastructure and shared services. Most current development opportunities suggest Calhan could more than double in size over the next decade, possibly averaging as many as 45 homes per year by 2035. Over the past decade, Calhan has been used to only processing, on average, 4 building permits per year. Increasing the trend of growth in Calhan by 10 times over a year or two that will last for the next 10 years will most likely create a difficult challenge for the town staff, and there is a high probability that the work required in entitlements, land development, utilities, construction, and code enforcement will overextend the town's current staff of 9 by asking them to handle more responsibilities than they should be expected to do in their respective roles.



Rounding out the Team

If our Calhan community members want to have a complete community with the kind of thoughtful growth that the community has asked for that occurs in an orderly and effective manner, the Board of Trustees may need to augment the current staff bench by hiring a few additional key roles to ensure the town has adequate staff capacity to run the town effectively, efficiently, and with sound governance.

The legislative and corporate authority of statutory towns in Colorado is vested in a board of trustees that consists of a mayor and up to six trustees. According to the statute the board of trustees is required to appoint:

- **A town clerk** (custodian of municipal records);
- **A town treasurer** (accountable for managing the town budget);
- **A town attorney** (legal strategy and compliance advisor), and may appoint;
- **A town administrator** (oversee staff and the daily operations of the town).

Currently, Calhan's mayor and six trustees are elected community volunteers. In their appointments, they have appointed a town clerk who is also the treasurer, a public works director, and a police chief, but there is not an appointed town administrator. The clerk has an office administrative assistant for customer service, record keeping, and event coordination for the town. The police chief has three officers who help with day-to-day law enforcement. All three of Calhan's executive appointees report directly to the Board and are independent of each other. Each has a particular role and capacity for which they serve Calhan.

It is common for smaller towns to have clerks who also take other roles like town treasurer. town clerks are the official custodians of records and meeting management, elections, licenses, permits, public information, and compliance. When the role includes treasurer duties, those responsibilities expand to comprehensive financial record keeping, budget and payroll administration, and cash and banking management.

Public works directors traditionally focus on infrastructure maintenance and capital projects, public services and safety oversight, budget, contracts, building code compliance, and future utility planning and management. They lead their staff and act as public liaisons for their responsibilities as public works director.

A police chief's primary role is to provide adequate law enforcement. To do so requires the chief to provide ongoing community relations and crime prevention with the public, coordinate emergency response measures, ensure investigation oversight, and enforce legal compliance. In the back office, the chief oversees their department operations, manages the department budget and policies, administers personnel supervision and training, and serves as a liaison to adjacent agencies and the public.

The town does have an attorney on retainer to assist on a case-by-case basis, along with planning and engineering services through a third-party contract.

With an anticipated growing workload and evolving needs of the town expressed in this Plan, the Calhan Board of Trustees may finally be facing a reality where a town administrator might be needed to ensure Calhan can sustain clear and effective governance while we grow.



What If.....

Calhan Police and the County Sheriff's office renegotiate agency agreements to allow the Calhan police force to focus more on local needs and expand their capacity for Code enforcement?

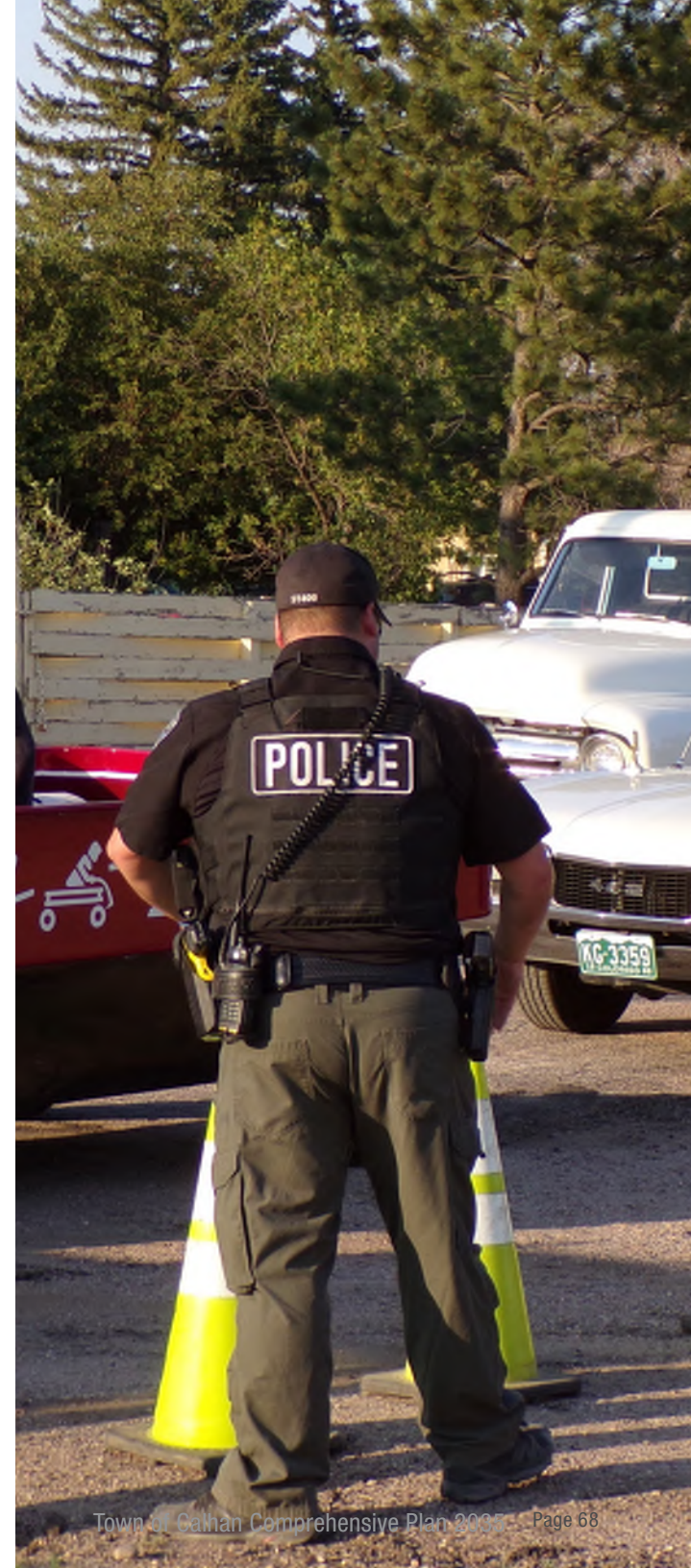
Working with the Calhan Police Chief and the County Sheriff, a town Administrator could collaborate with both agencies and explore a revised division of labor, where the Sheriff's office might potentially reduce the distance and number of calls requiring local assistance from Calhan Police, perhaps even assume some additional responsibility for certain calls within Calhan.

The goal would be to formalize this understanding through a new intergovernmental agreement, freeing up Calhan Police resources to dedicate more time and personnel to enforcing town codes related to property maintenance and nuisances. Such a focused effort will contribute to a cleaner, more appealing environment for residents. Over time, through continuous monitoring, the effectiveness of this partnership could be adjusted as needed to ensure Calhan's code enforcement needs are effectively met.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve CPG Priority #2:

101. Elevate town appearance and consider staffing capacity and code enforcement to help correct existing visual nuisances of blight and junk in the public realm
102. Examine/Establish formal Inter-Governmental Agreements with El Paso County and Calhan to improve shared public safety resources (Police, Fire, EMS, Rescue), and to help local resources be reallocated to increase staff capacity for covering code enforcement in town over the next 12 months.
103. Improve the effectiveness of public safety through enhanced inter-agency coordination via Intergovernmental Agreements (IGAs), strategic funding allocations, data-driven planning initiatives, and rigorous code compliance enforcement.

Calhan's Police Department and the El Paso County Sheriff's Rural Enforcement and Outreach Unit, located outside of Calhan, have a strong relationship supporting each other throughout the eastern El Paso County area. Sometimes, this means town police receive calls for backup further out in the County and get pulled away from town. For some in town, the preferred focus of town Police ought to be town specific. A good example of where that local need exists is in code enforcement.



Key Action Items from the Implementation Matrix (Ch. 6) to Achieve CPG Priority #2:

100. Secure a town Administrator for Calhan.

In a small town, the Town Administrator often wears many hats and serves as a crucial linchpin for the efficient operation of the municipality. Due to limited staffing, their role tends to be broad and hands-on. For Calhan, the traditional responsibilities of this role have been shared by the Public Works Director and the town Clerk/Treasurer for many years. This has worked for us and our staff does an amazing job keeping our community going. That said, a changing focus to embrace growth for the betterment of the town so that it can harness change to thrive as the next best version of Calhan will bring challenges in the form of:

- Addressing a larger population's daily needs;
- An increase in the frequency of project review and processing; and
- An expansion in volume of each existing service for town staff, creating a greater demand for administrative support.

If a Town Administrator were to join Calhan's administrative team, that dedicated person could help alleviate added pressure, allowing the Town Clerk, Treasurer, and Public Works Director to focus on their core duties and potentially enhance overall town efficiency, community engagement, and responsiveness to residents and our other partnering stakeholders.

Section 2.07 and 2.07.010 of the town code regarding the role of a town Administrator states, ". . .the town Administrator shall be the chief administrative officer of the town." Among other duties listed in the Code, here are some strategic roles a town Administrator could offer Calhan to relieve the other executive roles in town and expand administrative capacity:

- **Management and Coordination:** The Administrator would act as the Chief Administrative Officer, and their key coordination efforts would be primarily focused on partnering with the department executives and contracted professionals. They would ensure these entities are working together towards the town's goals and that communication flows effectively between them. Direct staff supervision would mostly remain under department executives, maintaining more direct management within their areas.
- **Financial Oversight and Resource Development:** While the town Clerk/Treasurer would continue to handle detailed financial record-keeping, budget administration, and cash management, the Administrator would focus on the overall financial health of the town, long-term financial planning, and actively pursue and manage significant grants that span multiple departments. They would work closely with the Clerk/Treasurer to ensure sound fiscal practices.
- **Project and Risk Management:** The Administrator would likely oversee major town-wide projects, coordinating the efforts of the Public Works Director,

Planner, and potentially the Police Chief. Risk management would become a more collaborative effort, with each department head responsible for identifying and mitigating risks within their area, while the Administrator maintains an overall perspective and works with the town Attorney on legal risks and insurance.

- **Personnel and Legal Compliance:** Human Resources functions would likely be shared. The Administrator might still handle high-level personnel policy and benefits administration, but the department heads (especially Police Chief and Public Works Director) would manage hiring, training, and day-to-day supervision within their departments, ensuring compliance with relevant laws. The contracted town Attorney would handle all legal matters and compliance issues, advising the Administrator and other departments as needed.
- **Economic Development Leadership and External Relations:** The Administrator could take a leading role in attracting businesses and promoting economic growth, serving as the primary point of contact for potential developers and crafting the town's economic development strategy. They also oversee the town's overall public relations with the Clerk's office potentially handling routine inquiries. The contracted Planner provides expertise in land use, zoning, and development regulations to support the Administrator's economic development goals.

- **Administrative Support Functions:** The need for the Administrator to provide direct code enforcement support would likely decrease significantly, as this function could potentially be housed within the Public Works Department (related to building codes and infrastructure) or possibly the Police Department (for certain nuisance violations). The town Clerk’s office would handle the core administrative tasks like records management, meeting administration, and licensing.

POTENTIAL INITIATIVES FOR A TOWN ADMINISTRATOR TO CHAMPION

In this structure, the town Administrator transitions towards a more strategic and oversight role, delegating significant operational and specialized tasks to the dedicated staff and contracted professionals. They become more of a facilitator, coordinator, and strategic planner, ensuring all parts of the town government are working in concert towards the overall vision and goals.

Town and Gown Relationship

A vital component of a thriving Calhan is a strong and collaborative relationship between the Town and Calhan School District RJ-1. By working together, we can enhance opportunities for our residents, maximize the use of our resources, and address shared community needs more effectively. The town of Calhan recognizes the Calhan School District has taken strategic steps recently to further advance the District’s mission to:

1. To offer students unlimited opportunities to succeed in a safe environment, and

2. To ensure that students understand the value of learning by offering education that matters.

Both parts of this mission can be seen in the District’s most recent successes, including the opening of the new Career and Technology Education Facility and the District’s strategic acquisition of the Frontier Charter Academy.

Calhan High School CTE Career and Technical Education Facility

In November 2022, Calhan voters approved a \$7.5 million bond to expand Calhan High School with a new Career and Technical Education (CTE) Facility that represents a significant investment in our students’ futures and the local workforce. This state-of-the-art center provides valuable training in skilled trades, agriculture, and family and consumer sciences highlighting diverse and well-paid career paths available right here in our region. The town can support this success by raising community awareness of the facility and exploring potential future opportunities for community access to its resources, further integrating the school’s capabilities with the needs of our residents.



Frontier Charter Academy – Special Needs Campus

Frontier Charter Academy initially opened in 2001 as a charter school under Calhan School District RJ-1 and later transitioned to state authorization in 2010. By 2018, the academy was voluntarily closed due to a lack of enrolled students and was purchased by the Pikes Peak Board of Cooperative Education Services (PPBOCES) representing the Calhan, Simla, Peyton, Ellicott, Elbert, Miami Yoder, Edison, Hanover, and Fremont school districts. In 2023, the Calhan School District took over ownership of the property, while PPBOCES continues to utilize the space to serve many high-needs special education students for all BOCES member schools east of Colorado Springs. This innovative collaboration between PPBOCES and Calhan School District demonstrates a commitment to resourceful partnerships. This arrangement benefits students across multiple districts and allows for efficient use of resources. Calhan School District and PPBOCES’s successful model of inter-agency cooperation displays our Community’s dedication to both our local students and our commitment to regional collaboration.





Key Action Items from the Implementation Matrix (Ch. 6) to Achieve CPG Priority #2:

105. Kindle new beginnings with long established organizations in town and revisit ways to share resources for the community.

Strengthening the relationship between the town and School District allows us to build trust and opportunities to nurture our children into the workforce and find ways to share resources to improve Calhan's overall quality of life for everyone in town.

To build upon the District's successes and foster a more robust "town and gown" relationship, the town Administrator could champion a focused effort centered on enhanced communication, shared initiatives, and mutual respect that could involve:

- Establishing regular dialogue and a joint committee with school officials to ensure open communication and identify opportunities for collaboration;
- Explore opportunities for projects that allow for shared use of facilities, such as responsible community access to the High School's recreational areas outside of school hours; and
- Support student volunteerism in town initiatives, fostering civic engagement and a stronger sense of community connection.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve CPG Priority #2:

109. Continue to coordinate with local and regional (County) agencies to provide well-managed, high-quality community facilities and services including parks, libraries, and public transportation.

110. Coordinate with agencies to improve existing community facilities, services, and infrastructure to enhance quality of life.

Parks can greatly enhance school programs by providing engaging, real-world learning experiences, promoting physical and mental health, and fostering a sense of community. They offer unique opportunities for hands-on learning, experiential education, and place-based learning which can make educational concepts more relatable and memorable for students. Not all schools or districts have enough appropriate outdoor space to support the scale of outdoor learning that they would need to be able to accommodate all their classes and programs. The parks and other outdoor public spaces in our community could greatly increase the options and allow the district to take outdoor learning to a scale our students and schools desire.

Ultimately, by actively engaging with Calhan High School, celebrating its achievements, and pursuing joint initiatives, we can create a more vibrant, resourceful, and connected Calhan for all residents. This collaborative vision will ensure that the success of our High School directly contributes to the strength and prosperity of our entire community.

WHAT IF . . . Calhan had a regional bike trail network to Paint Mines, Ramah State Park, Ramah, Simla, and even Peyton?

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve CPG Priority #2:

- 91. Promote and support future planning for a trail system that interconnects with regional and public land system trails

Biking is a big deal. Many do it for recreation, and some “die-hards” bike- even commute to work this way. El Paso County sees opportunities for regional trails along the HWY 24 corridor.

Building off the momentum of recent CDBG money for additional trails throughout Calhan and Extending the Rock Island Regional Trail through Calhan aligns with regional transportation and bike plans, offering potential access to resources like wayfinding and additional ADA support. Collaborative efforts with regional tourism bureaus and other partners to market this expanded trail system would also enhance Calhan’s recreation offerings and contribute to the county’s tourism goals.

A town Administrator could proactively drive Calhan’s participation in regional efforts to enhance recreational opportunities, capitalize on the growing demand for outdoor activities, and leverage unique assets like the Rock Island Right-of-Way to benefit the community and the broader region.



WHAT IF . . . we, as a community, had the appetite to tax ourselves for a brief time to get long-term gains on some of these initiatives?

Often when a town is experiencing significant growth where there is a lot of active development, a dedicated Code Enforcement Officer can become necessary to:

- Enforce local ordinances related to land use and zoning, building codes, property maintenance, nuisance control, and other community standards,
- Respond to complaints about potential violations,
- Conduct inspections, and
- Issue notices of violation and follow up on compliance.

To help utilize Calhan’s police force locally and enhance Calhan’s code enforcement capabilities a strategic shift is needed in shared responsibilities and support with the El Paso County Sheriff’s Office.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve CPG Priority #2:

98. Campaigning Community Support through fiscal mechanisms such as bonding, fees, rate increases

This is a longer-term exploratory task that will specifically delve into the concept of a potential temporary, dedicated funding source to finance significant long-term community improvements. This task involves thoroughly analyzing various funding mechanisms, including short-term dedicated taxes, bond measures, and adjustments to existing fees and rates (water and sewer). Recognizing the Calhan community’s diverse perspectives on these options (as indicated by the responses to the right to the Willingness Survey that was part of the winter community workshop), any exploration of these ideas will prioritize further open dialogue and clear communication with the community, along with robust community engagement to understand residents’ perspectives on these options, their priorities for investment, and their willingness to support different approaches.

Willingness Survey

Which of the following rate increases are you not willing to consider?

- 22% Increase in Sales Tax
- 20% Raising Property Taxes – G.O. Bond
- 19% Raising Water Fee
- 16% Raising Sewer Fee
- 12% I am okay with any of these.
- 11% I won’t consider any of these.

Source: December 2024 Community Workshop

As the town pursues the implementation of the Plan’s various strategies and action items, A town administrator could provide the needed extra support to investigate the feasibility and potential impact of options such as a short-term sales tax increase or a General Obligation (G.O.) Bond, alongside analyzing the potential of adjustments to water and sewer fees to help bring the Community’s collective vision to reality. The goal in this initiative will be to identify a financially sound and supported path to invest in Calhan’s future moving beyond the limitations of relying solely on development and existing sales tax revenue.



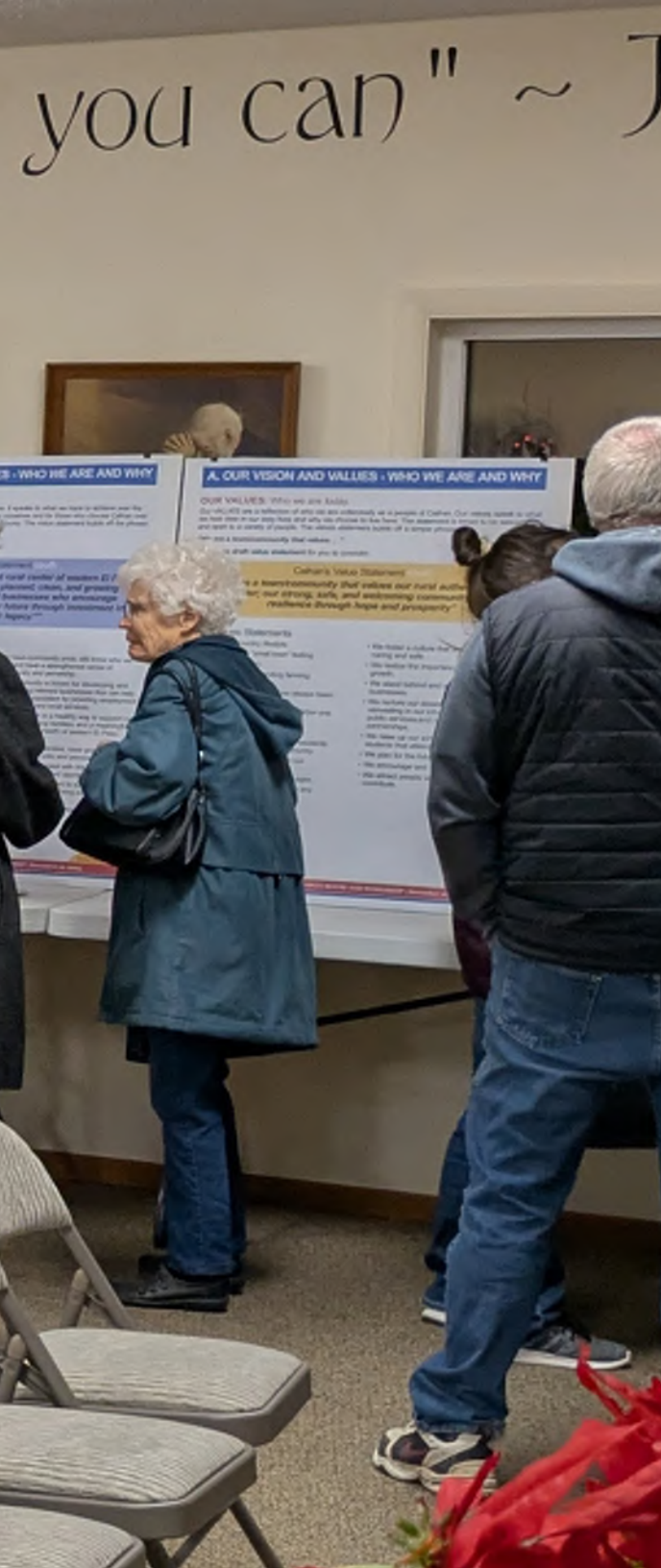
CALHAN CHURCH OF CHRIST
WELCOMES YOU
TO OUR CHURCH
SERVICES
SUNDAY 10:00 AM
WEDNESDAY 7:00 PM
PASTOR: [unreadable]

NOW ENROLLING!
[unreadable]

WELCOME TO
Calhan

n, at all the times you can, to all the people you can, as long as ever





CHAPTER 5. A FRAMEWORK FOR OUR FUTURE

This chapter is the result of our community coming together to identify the steps that will transform our vision into reality. This Plan was developed at a pivotal time for our community. There are strong forces for change that must be managed from the perspective of our Community's health and well-being. How we navigate the possible changes ahead will influence our Community's future. At the heart of the matter lies the decision made by our community to guide the change on our own terms, instead of letting it happen to us and hoping for the best. The Future Land Use Map and Three-Mile Plan which form the content of this chapter were developed by our community. They create a measure of accountability to our town government and citizens in seeing the Vision of this Plan realized. Local government is not the lowest form of government in an ecosystem of governments, but the highest form of coordination and advocacy for the community.

Establishing the framework for our Community's future should be informed by the desires and voices of our people. Part of our small-town identity comes from our interactions and relationships we develop living in a community where people know each other. For example, future parks and trail connections provide opportunities for community gatherings and events, improve the economy by introducing recreation tourism, preserve and protect open spaces/heritage, and create avenues for physical activity to improve our fitness and mental health.

Future Land Use Considerations

During the process of creating the Future Land Use Plan, several factors were taken into consideration. These factors included:

- *Existing land uses of Calhan and the surrounding area;*
- *Previous planning efforts;*
- *Location of the floodplain and other impacting natural features;*
- *Proposed roadway alignments;*
- *Infrastructure capacity*
- *Public input related to the vision of the Community; and*
- *Anticipated growth patterns in the area.*

Introduction to the Future Land Use Map

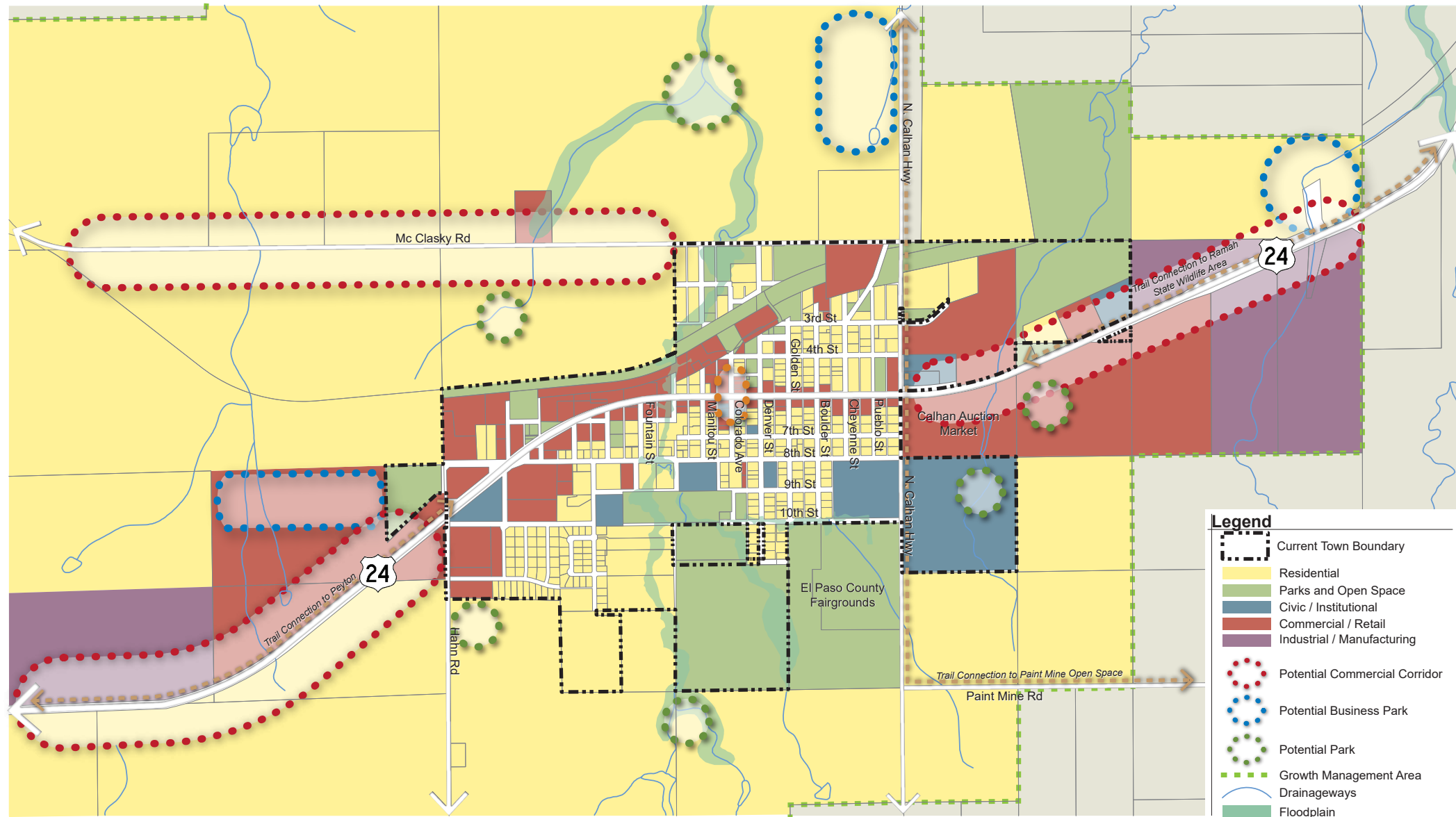
The Future Land Use Map conveys the patterns and priorities of conservation, development, economic vitality, neighborhood character, and the preservation of natural, agricultural, and rural landscapes of Calhan. It serves as a starting point for conversations about regional initiatives and development proposals by illustrating the interrelationship between seemingly separate and uncoordinated land use activities.

The Future Land Use Map also enhances predictability for residents and developers about the desired character of each area. It is a guide for decision-makers as they consider how proposed development can help or harm our desired future, and where and how the community will grow or not grow.

The Future Land Use categories, overlays, and related land use policies are intended to define and support the town's distinctive character. The Future Land Use Map identifies the current planning boundary for the town. This boundary expands beyond the existing town limits to provide flexibility in ultimate land development and guide annexations within the three-mile buffer. Land use decisions on individual properties should consider not only the Future Land Use Map, but also other Comprehensive Plan policies, the context of the surrounding area, and other individual site considerations that cannot be evaluated as part of the high-level policy guidance of the Comprehensive Plan.

The Future Land Use Map illustrated within this chapter presents the ultimate vision for the next 5 to 10 years of Calhan's future growth and development. The planning boundary is intended to provide flexibility in its ultimate composition. The Future Land Use designations identified in the Future Land Use Plan reflect the land use with the highest number of votes from community input. The Future Land Use Categories are not zoning districts. They convey aspirational land use policy, in contrast to zoning which is legally enforceable. Zoning refers to land use entitlements and requirements that regulate appropriate use, form, density, and other characteristics appropriate for a specific site. Adoption of the Comprehensive Plan and the Future Land Use Map does not alter, circumvent, or supersede established zoning or overlay districts without following the legislative process for amending the zoning map or town and county development codes. A place type in a land use map may contain several zoning districts, and a zoning district may be included in several place types. Whereas place types are very general, zoning districts are more tightly bound, often governing lot size, structure coverage area, and specific types of business operations allowed; as well as, the distance between property lines and buildings if the municipality wants that level of control.

Future Land Use Map



Legend

- Current Town Boundary
- Residential
- Parks and Open Space
- Civic / Institutional
- Commercial / Retail
- Industrial / Manufacturing
- Potential Commercial Corridor
- Potential Business Park
- Potential Park
- Growth Management Area
- Drainageways
- Floodplain
- Multimodal Connections

Future Land Use designations reflect the land use with the highest number of votes from community and steering committee input. This map is advisory in nature, and should not be used independent of the policies set forth in the Comprehensive Plan.

**LAND USE AND TOWN CODE (LU)
PRIORITY #1 – PLAN FOR SENSIBLE
GROWTH WHICH SUPPORTS AND FITS
INTO OUR SMALL-TOWN IDENTITY**

We, as a community, expressed the need to designate areas where growth makes the most sense for our future. It is important that decisions on growth and land use achieve the best possible economic, social, environmental, and public health outcomes. The town must strategically facilitate our community decision making and policies and make the most of our natural features and amenities, recognizing that no community has endless resources. Responsible growth, in alignment with our Values and Vision, has the potential to build vibrant, enduring neighborhoods that people, especially young people, don't want to leave.



Key Action Items from the Implementation Matrix (Ch. 6) to Achieve LU Priority #1:

104. Secure third-party planning and engineering support to comprehensively update the town's zoning and building codes within 18 months, leading to improved code enforcement, streamlined development processes, and effective facilitation of current development interests including: annexations, zoning, subdivisions, permitting and inspection requests.
106. Establish formal processes for proactive engagement with developer and landowner stakeholders during the development review process to identify and secure private-sector investment opportunities that align with the Community's Comprehensive Plan, within 12 months of adoption of this Plan.
107. Ensure adequate provision of prioritized water and sewer, recycled water, electricity, broadband, roads, parks and open spaces along with maintenance to manage growth and development, utilizing developer fees to offset the costs of infrastructure upgrades.
108. Evaluate the trade-offs/ROI of raising specific rates in town to cover potential costs incurred to bring desired improvements to fruition.
109. Use best management practices to protect water quality, conserve water, minimize the impacts of flooding, and beautify Calhan and the surrounding area through collaboration with regional, county, and state agencies.

**LAND USE AND TOWN CODE (LU)
PRIORITY #2 - BECOME A FULL-SERVICE
COMMUNITY WITH A RANGE OF
OPTIONS FOR AMENITIES, SERVICES,
JOBS, AND HOUSING TYPES**

Incorporating parks, schools, commercial and industrial/manufacturing land uses can serve and support our existing and future residential neighborhoods. A variety of land uses supports population growth by providing our residents with the necessary places to work and play.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve LU Priority #2:

71. Re-imagine Land Use Policies. Code and Ordinance Audits/Updates
72. Create a Simple Zoning Code for the town including 5 zones for residential, commercial, civic/institutional, parks, open spaces, and industrial.
73. Streamline development review processes that are predictable for annexation, zoning and subdivision.
75. Introduce a land use matrix in code that identifies permitted, conditional, and prohibited land uses based on the Land Use Types presented in the Future Land Use Map.
76. Embrace the County's Rural Center place-type designation to help Calhan direct future growth and development.
120. Adopt the core principles and goals regarding regional and county assets of the Your El Paso County Master Plan 2021.

To encourage sensible future growth an update to our local land use policies is needed to manage for the type of development we as a community wish to target. Our Community's policies and zoning will function as a set of checks and balances in place for smart development. Not to gatekeep but to ensure growth occurs at a pace and scale fitting to our town's character and identity; ensure that new development fits the intent of the Future Land Use Map and uses the land and community resources/facilities efficiently and in an environmentally sensitive manner. All new development, expansion, and redevelopment should contribute to Calhan's small-town eastern-plains, rural identity. Updated policies and zoning will be able to guide our community in determining what is the highest and best use of an area for the long term. Updating policies and zoning takes time and steps beyond the scope of this plan. However, the first step would be to conduct a code audit.



Future Land Use Categories and Overlays

The proposed Future Land Use Categories and Overlays unify the town and County's framework for the built and natural character, work to protect the town's distinctive character and follow smart growth principles. This approach coordinates development and conservation to provide for fiscally and environmentally responsible growth. During early community engagement, 85% of Calhan residents, who participated in the Comprehensive Plan process, voiced the need for future growth.

The five (5) Future Land Use Categories and three (3) Future Land Use Overlays represent development patterns that share similar attributes of environmental and built character within Calhan and El Paso County. Shared attributes within each area include: the size and type of buildings and their relationship to the street; the street type and block pattern; supported transportation modes; the intensity of land use; and density of development. Future Land Uses provide a guide for land use policies and decisions that direct growth according to character and intensity of use.

Future Land Use Categories

RESIDENTIAL – Calhan's future economic development success is closely tied to addressing housing needs. Limited housing availability increases prices, diminishing the town's appeal to employers and potential residents, which has negative fiscal consequences.

It is important to acknowledge the connection between the availability and attainability of both rented and owned housing units and the prosperity of Calhan's workforce. To support a healthy level of growth and attractiveness, it is important to concentrate focus on housing as an integral part of talent solution. Residential neighborhoods should be established with varying scales and intensities to support the needs of residents and businesses. Ensuring residents have a place to call home, that is safe and affordable is a pivotal piece of responsible growth for Calhan and realizing the Vision of the Comprehensive Plan. Calhan is poised to compete for residential diversity - providing housing products with high demand that are not being provided in the market (e.g., small lot single family, townhomes, rowhouses, patio homes, etc.).

With space to grow, Calhan could position itself to compete for a broader range of housing types, from single-family detached to niche products in higher demand. Calhan's current housing is limited in diversity of shapes and sizes, price points, and types. As more people look to call Calhan home, the town could welcome many new residents and support them as they establish their place in the community. The current residential offerings in Calhan are dominated by detached, single-family homes; however, not all future residents may wish to live in a detached, single-family home. Calhan should keep an open mind on the diversity of future residential development and entertain a variety of densities/intensities where deemed appropriate for the community. The decision to locate specific types of residential development, such as medium-to-high density residential (8 dwelling units per acre) or multi-family (12 dwelling units per acre), will be guided by zone districts and should be cognizant of, and respond to, the adjacent existing/planned land uses. Where there are greater densities and intensities of commercial users, residential land uses can reflect this characteristic. In less developed lands not as conducive to density, rural-to-low (up to 3 dwelling units per acre) and low-medium density Residential (up to 7 dwelling units per acre) is more fitting.

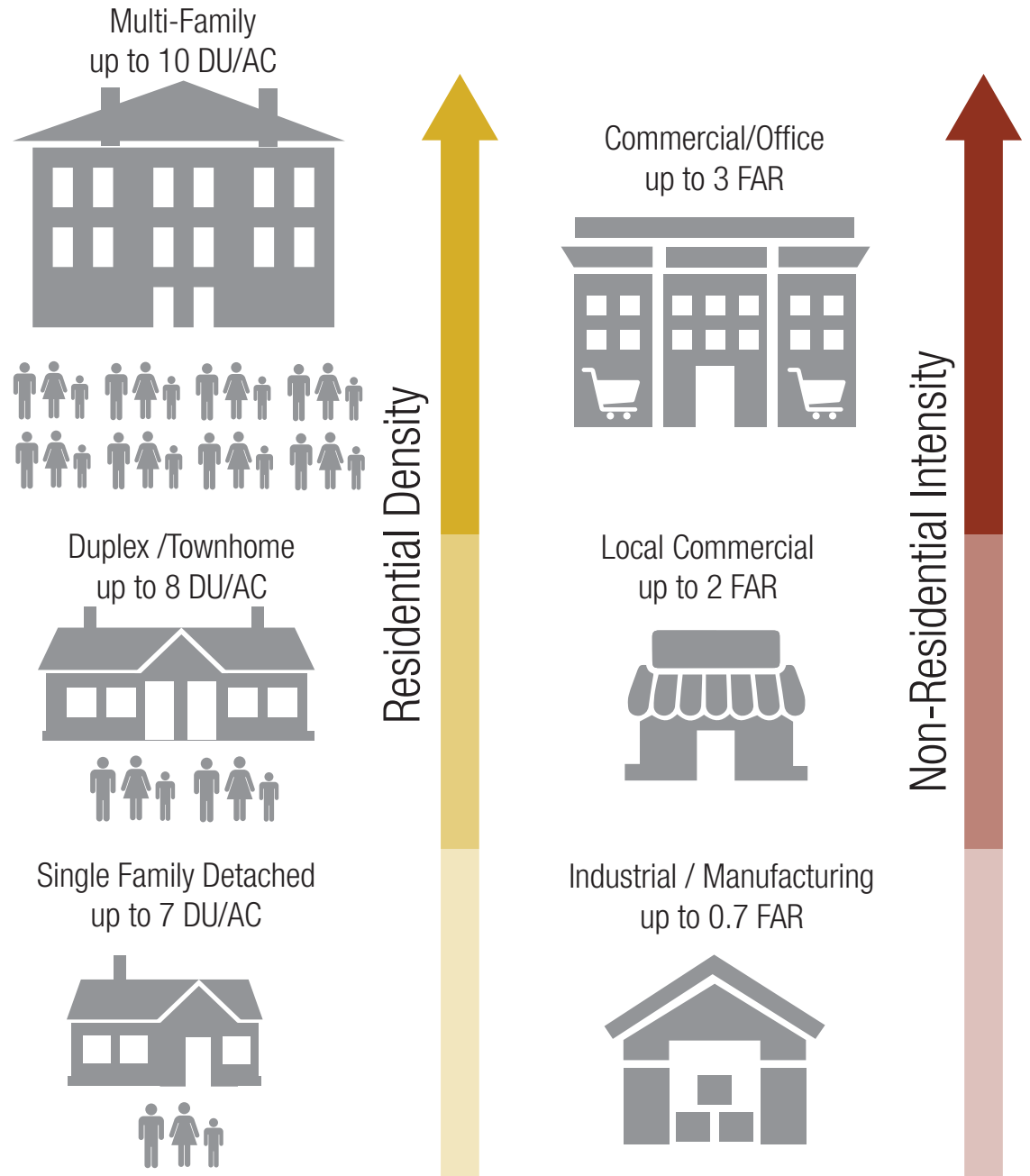


Residential Density

Du/ac is short for Dwelling Units Per Acre, which is a common way to measure the residential density in an area: the more dwelling units located on an acre of land, the higher the density. Calhan zone districts, especially those that allow apartments or townhomes, can use du/ac to set limits on the maximum residential density allowed in the zone district. Density alone does not guarantee the size, form, or use of a building. Other components factor into the appearance and compatibility of developments, including building heights, setbacks, intensity, ownership type, unit size, and parking - all are important to understand the form of development.

Non-Residential Intensity

Floor area ratio (FAR) is the measurement of a building's floor area in relation to the size of the lot/parcel that the building is located on. FAR is most often used to express development intensity of non-residential land uses and integrated into a Community's zoning and other land development controls. FAR is expressed as a decimal number and is derived by dividing the total area of the building by the total area of the parcel (building area ÷ lot area). FAR is an effective way to calculate the bulk or mass of building volume on a development site and is often used in conjunction with other development standards such as building heights, lot coverage and lot area to encourage a Community's desired arrangement and form of development. In this context, higher FARs indicate greater building volume.



To communicate density and intensity of use, actual densities and intensities in Calhan are regulated by Zoning Code

Residential Density Comparison



2 DU/AC
Single Family Detached



5 DU/AC
Single Family Detached





8 DU/AC
Single Family Detached



10 DU/AC
Multi-family 4-Plex & 6-Plex





PARKS AND OPEN SPACES – Parks, open spaces and trails are important community assets for numerous reasons. Parks and open spaces provide opportunities for community gatherings and events, have the potential to improve the economy by contributing to the tourism industry, preserve and protect open spaces, and provide opportunities for physical activity to improve fitness and mental health. A trail network fosters strong community connections and offers residents and visitors alternatives for travel. Trails can encourage all season visitation, enhancing Calhan’s year-round economy. Strong parks, open spaces, trails, and recreation systems foster a family-oriented community, which is a cornerstone of the Calhan Comprehensive Plan. As noted in other portions of the Comprehensive Plan, the El Paso County Fairgrounds and the annual El Paso County Fair remain vital to celebrating Calhan’s agricultural heritage and community spirit.

As future development occurs in Calhan, community and neighborhood parks should be provided in proximity to new development and population centers. Requirements for acreage dedications and program requirements should be developed and described in the municipal Land Use Code. Fee-in-lieu payments may be appropriate and a consideration for smaller developments.

Open spaces are parcels of land set aside to retain land, water, vegetative, historic, cultural and aesthetic features in their natural or primarily natural state. These areas provide wildlife habitat, help shape healthy growth, maintain scenic vistas, and provide recreational opportunities. Establishing a system of connected open spaces can contribute to protecting the town’s unique character and scenic image. In consideration of the Future Land Use Plan, strategic thought of how to leverage the floodplain as a recreational amenity and maintain it as a strong natural asset will help increase outdoor amenities for residents and preserve greenspace throughout. Determining candidate open space is often a process with multiple considerations; for example, designating land within the floodplain for open space can provide quality wildlife habitat and recreation value.

Connectivity is the central focus of trail planning in Calhan, both in town and with broader connections between El Paso County trails, parks and recreation systems. Examples of strategic new connections to regional trails and nearby key locations are the connection to Paint Mines Interpretive Park to the southeast and Ramah State Wildlife Area to the northeast. The El Paso County Parks Master Plan identifies the Rock Island Regional Trail along US 24 directly through the center of Calhan. The planning for this type of Regional Trail is ongoing and will improve linkages throughout Calhan and El Paso County. Development of new parks, open spaces, trails and recreation facilities should be considered in conjunction with El Paso County Parks and examined with a regional perspective to secure the most beneficial outcome for the Calhan community.

INSTITUTIONAL – Institutions can be broadly defined as land uses which serve Calhan’s educational, religious, social, healthcare, and cultural needs. Institutions may be privately owned or owned and/ or operated by government agencies. These institutions contribute to residents’ quality of life and serve as cornerstones of the community. Institutions can have economic contributions in the form of jobs and the support of local businesses. Many of Calhan’s current institutions are well established such as the Calhan School District Complex southeast of 8th St and Bulldog Dr. Calhan has a long history of collaboration with the Calhan School District RJ1 which provides education services to residents. Care should be taken to ensure that existing facilities are supported, and new facilities are in areas that best meet the needs of the community. Proposed new neighborhoods, and new homes within them, may likely require some sort of educational infrastructure. Consideration of how to meet the anticipated needs of new students will be an ongoing item of discussion and coordination between developers, the town and the School District.

Collectively, institutions exert a unique influence upon the community. Many institutions are in a continuing state of evolution with some institutions expanding to meet new needs or declining as a result of demographic or market forces. Because institutional land uses are so ingrained within the fabric of the town, the physical and operational changes generated by institutional evolution have the potential to significantly impact surrounding land uses. The economic, traffic and visual implications should be considered for new institutions or the expansion of existing institutions.





COMMERCIAL OFFICE – The Calhan Comprehensive Plan recognizes and affirms the necessity to grow the local economy through the attraction of new and expansion of existing businesses and industries. Although comparatively modest in size and building class today, Calhan’s future for employment opportunities will likely expand. As its housing inventory expands and diversifies, regional growth along the US 24 Corridor continues, and the town better advertises its economic assets and connection to natural amenities.

Small local service businesses will find desirable office opportunities in future infill developments, while larger tracts will hold appeal for business park and commercial shopping center development - capturing a share of forecasted employment growth for El Paso County. As Calhan increases its prominence in El Paso County, it will be able to better compete for new businesses and begin to balance its future development growth in a more sustainable manner.

Calhan is currently a bedroom community; its future lies in attracting commercial and employment growth – both to expand its retail base and to enhance live-work opportunities for residents of the community. With significant growth in the town’s daytime and nighttime populations, along with enhanced regional transportation infrastructure along US 24, and development of regionally recognized business “addresses”, Calhan’s community will be better positioned to capture an increasing share of the commercial growth being realized throughout the US 24 Corridor and El Paso County.

Coordinated public/private efforts will be critical in catalyzing commercial and employment development that stands out from growing regional competition in surrounding communities. El Paso County is expected to continue to grow, and Calhan is well positioned to capture a fair share of new development if the town continues to make strides towards effectively positioning itself for this investment. Commercial is a supporting land use at densities able to transition between non-residential and residential uses. Where conditions present circumstances resulting from either improvements that are insufficient to support development or an absence of improvements; capital investments by the town, or in partnership with the private sector, will be essential.

INDUSTRIAL/MANUFACTURING –

Industrial/Manufacturing uses are fairly limited today and should be further explored with consideration given to the Community's needs and supportive nodes within the road network. The presence of industrial and manufacturing land uses will bring increased industrial demand, job growth and economic diversity to the community. Finding opportunities to provide appropriate growth areas for industrial and manufacturing land uses will allow these industries to contribute and support Calhan economy. Industrial and manufacturing uses will represent high standards of development, quality building materials, and consistent signage, and lighting. Businesses and industries are anticipated to be the dominant product types, along with large format and free-standing operators, primarily serving the employment population. Industrial/manufacturing is typically supported by major transportation corridors, public water, and wastewater infrastructure. This Land Use category provides for a range of industrial manufacturing, warehouses, limited commercial, and large-scale institutional uses. New and redeveloped sites should reflect a variety of building types, typically on very large lots. Buildings should be appropriately screened or set back from the lot lines to minimize impacts to adjacent non-industrial properties.



Future Land Use Overlays

Overlays are areas of land use interconnected with the underlying Future Land Use Category and to surrounding neighborhoods. Their intent is to identify specific types of growth in several key areas of Calhan. Communities that succeed in becoming known as great places to live, work and visit are also successful at attracting talent, investment and entrepreneurship. Defining placemaking goals for strategic portions of town is a method of communicating we want to make our community a cool, fun, interesting and welcoming place to be.

COMMERCIAL CORRIDOR – Commercial corridors are vibrant, compelling, and sustainable assets to communities. They serve a critical role in building healthy vibrant communities. These corridors serve as not just places where Calhan can shop and gather, but places where people build wealth through small businesses, find jobs, and share, celebrate and preserve community culture.

New corridor additions to Calhan are an opportunity to embrace new avenues of property and sales tax revenue generation. The success of Commercial Corridors typically correlates with enhancing the economic position and profile of the municipality. As the commercial corridors of Calhan along US 24 and Mc Clasky Road develop, it will be important to understand the market demand and supply conditions. These corridors are anticipated to grow alongside, and in harmony with, new development in the underlying land use categories.

Understanding compatibility between uses and intentional transitions are critical to successful corridors and well-being of Calhan residents. For example, high density residential uses adjacent to a service commercial area are generally compatible with regard to traffic volumes and intensity. However, a low-density residential development would not be the best neighbor for a large industrial operation.

BUSINESS PARK – Business parks are purpose-built environments designed to provide businesses with everything they need to flourish. These hubs bring together organizations of all sizes, offering shared facilities, modern infrastructure, and excellent accessibility. Whether it is a startup looking for their first office or an established company seeking an inspiring new base, business parks can offer a wealth of advantages and opportunities. Business parks provide focused locations for intensive uses and create strong business environments in localities. The business park is generally dominated by a mix of employment products, often classified under the general headings of office and industry, hosting tenants with limited impacts. Encouraging entrepreneurship is a major component of strengthening the economic foundation of Calhan. Entrepreneurship supports vitality and resiliency in the economy, creates jobs, and facilitates the creation and dispersal of new ideas.

One of Calhan's most promising opportunities for success, developing primary employers contributing to economic diversification and career opportunities, is the nurturing of business start-ups and local businesses growth.

Essential amenities within business park settings include well-landscaped roadways, lighted streets, consistent signage or wayfinding, accommodations for non-vehicular mobility, and access to regional trail systems. Business parks are typically located adjacent to and are visible from major transportation corridors (e.g., major arterials, highways). Strategically placed business parks foster a sense of community among tenants, encouraging collaboration and a greater sense of connection within the hub, and interconnectedness with the municipality it is located in.





PARK – Planning parks for the current and future residents of Calhan assures that land is preserved, available, and equitably distributed as development occurs. The intent is to maintain a consistent and equitable level of service by filling gaps in existing service levels and providing new parks to meet future population demand. These efforts contribute to a successful park system that allows all Calhan's community access to quality outdoor experiences and accurately responds to the needs of the community.

Park Classifications



Community



Neighborhood



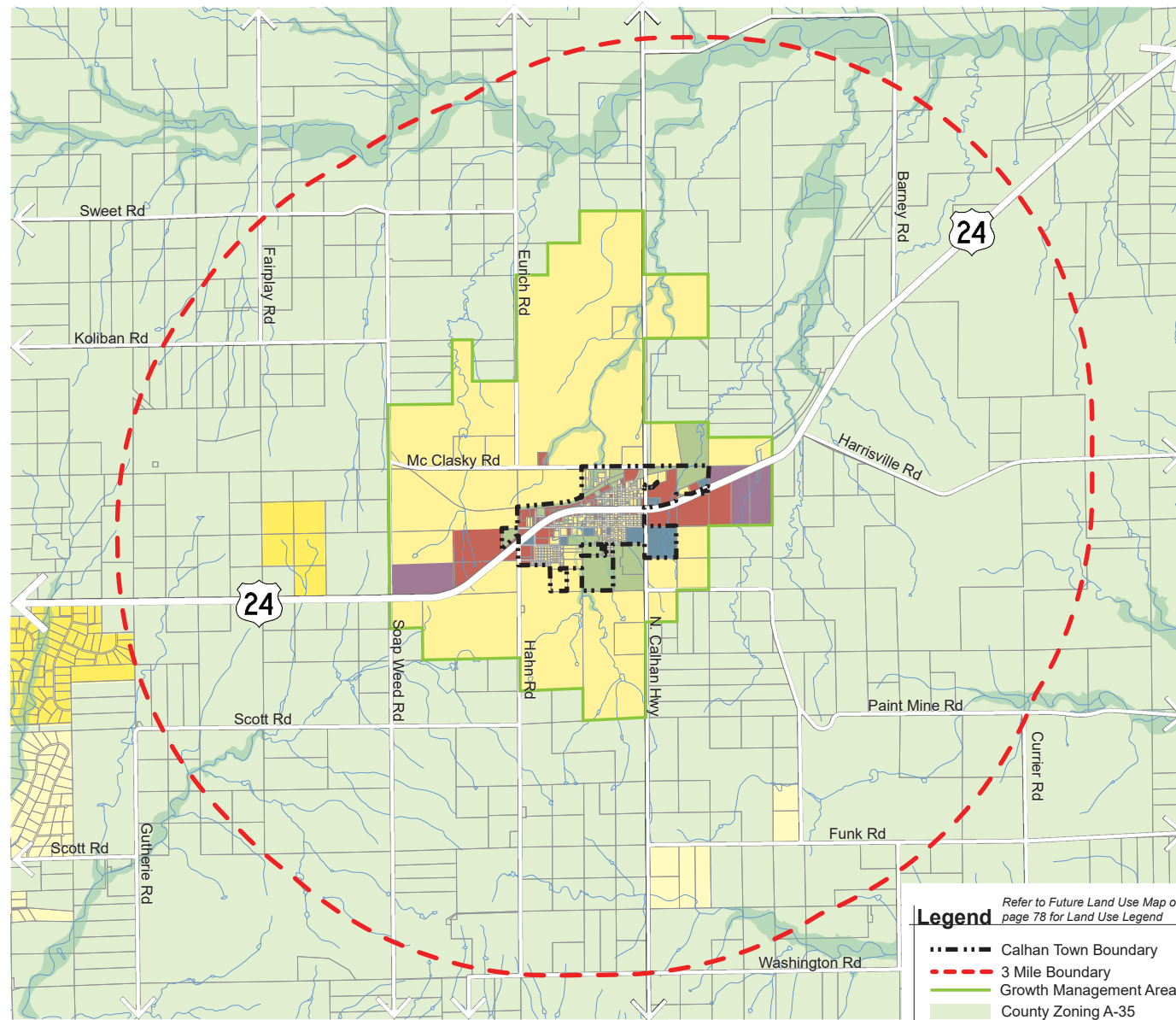
Pocket



Three-Mile Plan

Three-Mile Plan

This portion of the Comprehensive Plan constitutes the Three-Mile Plan for the town of Calhan, as required by and in conformance with Section 31-12-105(1)(e) of the Colorado Revised Statutes (C.R.S.). The Three-Mile Plan is a long range planning opportunity for the town to consider where they want to annex, how they will provide service in the newly annexed areas, and how they will sustain adequate levels of service throughout the rest of the municipality. It helps ensure that the town will annex land only when it is consistent with pre-existing plans for the surrounding area. The failure to plan specifically for the physical growth of the town could result in haphazard annexations that prove expensive to the town, the county in which the land is located, and the neighboring communities.

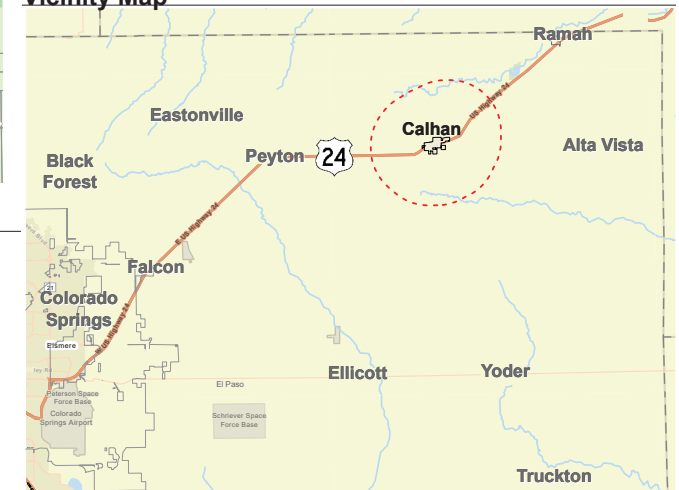


Refer to Future Land Use Map on page 78 for Land Use Legend

Legend

- Calhan Town Boundary
- - - 3 Mile Boundary
- Growth Management Area
- County Zoning A-35
- County Zoning A-5
- County Zoning RR-5
- Town of Calhan
- Drainageways
- Floodplain
- Existing Connections

Vicinity Map



STATUTORY REQUIREMENTS – In 1987, the Colorado legislature amended state statutes relating to municipal annexations. The change restricts annexations from extending from a municipal boundary any more than three miles in any given year. State statutes also require that municipalities have in place a plan that generally describes potential future growth within three miles of the municipal boundary and that the plan be updated at least annually. Colorado Revised Statute C.R.S. 31-12-105(1)(e) defines the plan as a document that generally describes the proposed: location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area.

The proposed location, character, and extent of elements of the plan to be relevant to any proposed annexation by the town of Calhan are described as follows:

Streets: As identified in the then-effective CDOT 2045 Regional Transportation Plan – Central Front Range and Transportation Plan for El Paso County.

Subways: No subways exist or are planned for the area.

Bridges: No bridges other than those planned in the then-effective CDOT 2045 Regional Transportation Plan – Central Front Range and El Paso County Transportation Master Plan are planned.

Waterways: No changes are proposed.

Waterfronts: No waterfronts are planned.

Parkways, Playgrounds, Squares, and Parks and Open Spaces: As identified in the then-effective town of Calhan Comprehensive Plan and the El Paso County Parks Master Plan
Aviation fields: No aviation fields are planned for the area.

Other Public Ways, Grounds, and Open Spaces: As identified in the then-effective town of Calhan Comprehensive Plan and the El Paso County Parks

Public Utilities and Terminals for Water, Light, Sanitation and Power: Water and sewer service is provided to residents in Calhan. Private wells and septic systems within town limits are prohibited. Tap fees; water and sewer rates; and connection, usage, payment, and termination policies are set by the Board of Trustees. Based on 0.5 Acre-Feet/Year per Single Family Equivalent, there are currently approximately 300 Acre-Feet of legal water available for town use. The existing wastewater system has a maximum capacity for approximately 185 more Single Family Equivalents based on interceptor to wastewater treatment plant. The town does not provide the other services.

Transportation: As identified in the then-effective town of Calhan Comprehensive Plan, the then-effective CDOT 2045 Regional Transportation Plan – Central Front Range and Transportation Plan for El Paso County. The town owns and maintains all public streets within the town of Calhan boundary and anticipates the existing primary transportation system including all streets to continue except to the extent that local and access roads will be constructed as needed and upgrades to the street network as reflected in the town’s Capital Improvement Program. Private streets and roads may be permitted through the land development approval process of the town.

Land Use: Areas not governed by a sub-area or special plan area will generally be compatible and consistent with the established land use pattern as supported by existing infrastructure and may be upgraded. Notwithstanding, any land use proposed by this Plan, the town retains the legislative authority to establish, alter, change, or amend any proposed land use through the town’s zoning and land development processes. Not all area within three miles of current town limits are incorporated into the Comprehensive Plan or anticipated for future annexation into town of Calhan, see the attached Future Land Use Map for the extents of the current anticipated Growth Management Area (GMA).

Agriculture, open spaces, single family residential, limited commercial, and/or multifamily residential uses are desired. Refer to El Paso County and town of Calhan Comprehensive Plans and El Paso County Zoning Map.

TOWN INTENT – The Plan addresses land within three miles of the current boundaries of the town limits in unincorporated El Paso County. The Plan briefly describes existing conditions and does not seek to duplicate existing planning efforts that more thoroughly characterize extraterritorial areas. Instead, this document references existing plans or policies that have been adopted by the town, El Paso County, or other entities. This vision seeks to guide the types of development that may be proposed for each area in the future. This is a living and public document which should evolve based on new development, changes in town, as well as community values and priorities. The Three-Mile Plan does not assume, propose, or guarantee that any property within three miles will be annexed by the town. The process for annexation is extensive and is regulated by the requirements of C.R.S. Title 31, Article 12 and town Land Use Code Section 15.11. This plan does not propose specific improvements or land uses for extraterritorial areas. If annexation is considered in the future, a more detailed analysis will be required.

Any development that occurs within town limits or outside of town limits with an annexation agreement including those with an extraterritorial water allocation from town, must be analyzed with an eye toward water consumption and availability. It must be determined that the town has sufficient future water supplies to service any potential future development within the Three-Mile Growth Management Area.

The town will require that any connection to the Calhan municipal water system must be accompanied by water rights, and a secured and useful water allocation from another water provider that seamlessly can be used within town limits, or a cash-in-lieu fee.

THREE-MILE BOUNDARY – The Three-Mile boundary area is shown on the maps with this Plan. The land areas described by this document and the rest of the Comprehensive Plan include properties in unincorporated El Paso County located within the Three-Mile boundary and area of desired growth. C.R.S. 31-12-104 includes contiguity requirements for annexation. Certain areas of unincorporated El Paso County are within three miles of the town but are not eligible for annexation because they do not meet contiguity requirements.

EXISTING PLANS – In acknowledgment of the work completed by various boards and commissions which may affect the development of the three-mile area, and in the spirit of coordinating planning within the three-mile area at the edge of town with potentially affected jurisdictions, the following plans will be considered as part of annexation procedures as appropriate:

[El Paso County Comprehensive Plan and Zoning Map](#)

El Paso County adopted a new Comprehensive Master Plan in May 2025. The County’s current plan has divided unincorporated land into twelve Placetypes. If any land within the Three-Mile area is proposed to be annexed in the future, annexation proposals would be evaluated using the town’s Plans, the El Paso County Placetypes, the property’s current zoning and any intended uses within the town of Calhan as guidance for future land uses during its consideration for annexation. The town of Calhan may have future uses that differ from the County’s as its zoning allows for more dense development than the County.

[El Paso County Parks Master Plan](#)

El Paso County adopted its Parks Master Plan in 2022 and it outlines trail connections and potential future parks/open spaces outside the current town limits. If any part of or abutting land within the Three-Mile area is proposed to be annexed in the future, annexation proposals would be evaluated based off this plan.

[CDOT 2045 Regional Transportation Plan – Central Front Range](#)

Adopted by CDOT in September of 2020, this plan provides overall priorities for the region and is vital for securing funding for transportation projects. This plan helps to inform decisions that the Colorado Department of Transportation (CDOT) makes about the state’s transportation system which includes US 24. If any land abutting CDOT right-of-way within the Three-Mile area is annexed in the future, annexation proposals would be evaluated with this plan.

FUTURE ANNEXATION POLICY – In an effort to ensure annexations occur in an orderly and cost-effective manner, and without adverse physical or economic impacts to the community, the town has an Annexation Policy (the Policy) in section 15.11 of Land Use Code. In addition to specific provisions called out in the Policy, properties considered for annexation should: offer a logical extension of the municipal boundaries, support connections to services and facilities, provide an opportunity to strengthen local economic conditions, and be suitable for either development or community improvements.

Eligibility for Annexation

In order for property to be annexed, it must meet the following eligibility requirements:

- One-sixth boundary contiguity between municipality and property to be annexed;
- Shared community interest;
- Capable of being integrated into the municipal boundaries;
- Comprising more than fifty percent (50%) of the landowners and own more than fifty percent (50%) of the property to be annexed, excluding public streets, alleys and lands owned by the town of Calhan;
- Not part of annexation proceedings initiated by another municipality;
- Located within three miles of the municipal boundary;
- Contiguous to other parcels located within the municipal boundaries (not a flagpole);
- Eligible for inclusion in all special districts;
- Accessible to adjoining land, easement and franchise owners; and

- Landowner or district consent if:
 - Divided property interest held in “identical ownership” unless separated by a “dedicated street, road or other public way”*
 - Exceeding 20 acres and valued in excess of \$200,000*
 - Requiring detachment from a school district*

In addition to the findings of fact required by state law, in order for property to be eligible for annexation to the town by petition, the town Board must determine that the land use plan of the property to be annexed is in full compliance with the town of Calhan Comprehensive Plan.

Annexation Petition and Affidavit of Circulator

Petitions seeking annexation of land to the town shall comply in all respects with the requirements and laws of the State of Colorado. The petition for annexation and zoning must be signed by persons comprising more than 50% of the property owners and owning more than 50% of the property or properties. The petition shall contain the signatures and addresses of such owners, as well as the date of each signature.

Annexation Impact Report

town shall prepare an impact report concerning the proposed annexation at least twenty-five days before the date of the hearing established pursuant to section 31-12-108 and shall file one copy with the board of county commissioners governing the area proposed to be annexed within five days thereafter.

Such report shall not be required for annexations of ten acres or less in total area or when the town and the board of county commissioners governing the area proposed to be annexed agree that the report may be waived. Such report shall include, as a minimum:

- A map or maps of the municipality and adjacent territory to show the following information:
 - *The present and proposed boundaries of the municipality in the vicinity of the proposed annexation;*
 - *The present streets, major trunk water mains, sewer interceptors and outfalls, other utility lines and ditches, and the proposed extension of such streets and utility lines in the vicinity of the proposed annexation; and*
 - *The existing and proposed land use pattern in the areas to be annexed;*
- A copy of any draft or final pre-annexation agreement, if available;
- A statement setting forth the plans of the municipality for extending to or otherwise providing for, within the area to be annexed, municipal services performed by or on behalf of the municipality at the time of annexation;
- A statement setting forth the method under which the municipality plans to finance the extension of the municipal services into the area to be annexed;
- A statement identifying existing districts within the area to be annexed; and
- A statement on the effect of annexation upon local-public school district systems,

Parks, Trails, Open Spaces and Environmental Resiliency

PARKS AND RECREATION (PR) PRIORITY #1 – A BALANCED PARKS AND RECREATION SYSTEM

Parks, trails and open spaces provide indisputable benefits to the communities they serve. They are a place for people to recreate, relax, and convene while also contributing to a Community's economic and social well-being. The potential opportunities for parks, trails and open spaces within Calhan connected regionally to El Paso County are no exception. As stated previously, parks, open spaces and trails are an important community asset for the town of Calhan for numerous reasons, more than can be articulated in this document. Parks provide opportunities for community gatherings and events, improve the economy, preserve and protect open space, and provide opportunities for physical activity to improve fitness and mental health. A robust trail system provides residents and visitors alternatives for travel between home, workplace, school, businesses, parks, and open spaces. Research has proven that parks and trails play a pivotal role in communities' economies. Properties within close proximity of parks and trails have higher property value than properties further away. And people are willing to pay more to live close to parks, open spaces, and greenery.

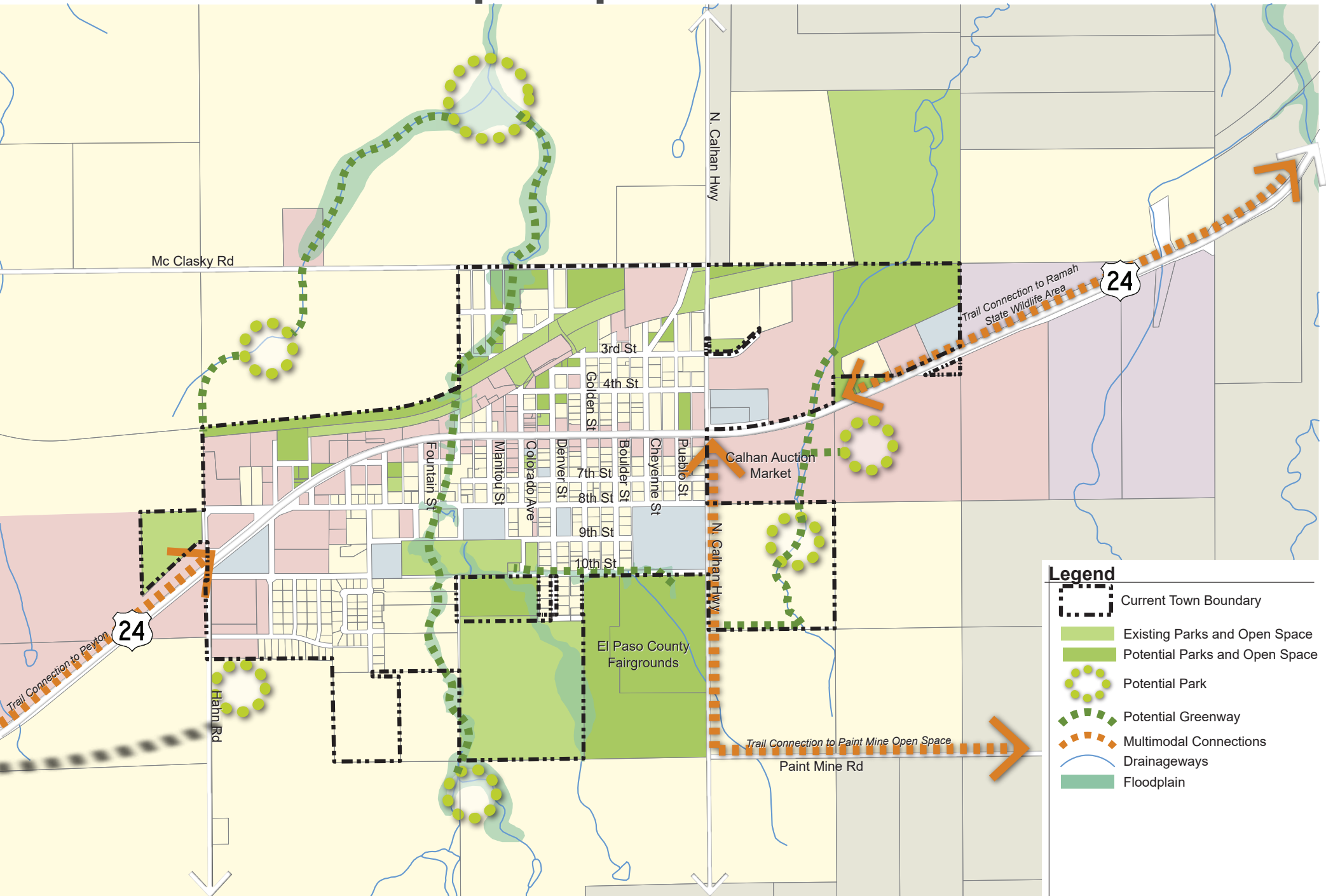
A review by Crompton of over 60 studies found that municipalities can assume a 20 percent increase in residential property value located within 500 to 600 feet from passive parks. Higher property values typically lead to increased municipal revenues, making park and trail development and maintenance a worthwhile investment.

Ultimately, this section is intended to help the community navigate the future of parks, open spaces and trails in the town. For example, securing more open spaces would support passive recreation; serve an important function in mitigating stormwater runoff and flood impacts to buildings and infrastructure; provide habitat for wildlife; and generally, assist in preserving the rural character of Calhan. In the future, developing a Parks and Recreation Master Plan could be a means to better refine the ideas and concepts presented in this Plan.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve PR Priority #1:

89. Increase the availability of water for irrigation and landscape improvement through the strategic integration of recycled water resources.
90. Maintain a balanced and equitable distribution of park resources throughout the town by implementing a fair and effective fee-in-lieu program.
93. Consider requiring new development to offer parkland dedications with improvements.
92. Include trail easement criteria in the Land Use Code to ensure that new subdivisions provide adequate easements for trail facilities
94. Update the code to require new development to meet or exceed the current park facility level of service (i.e., 600 square feet of park space per person) to offset user impacts.
114. Partner with EPC to maintain and expand the county's recreation and tourism options.
116. Plan for and provide a variety of parks, including community parks, natural preserves, and pocket parks, trails for hiking, biking, and walking, and diverse open space areas within and around Calhan.

Future Parks and Open Space Exhibit



Legend

- Current Town Boundary
- Existing Parks and Open Space
- Potential Parks and Open Space
- Potential Park
- Potential Greenway
- Multimodal Connections
- Drainageways
- Floodplain



As Colorado land costs become increasingly expensive, acquisition of parklands can become challenging. Requiring not only that local governments have plans in place to keep up with new resident demands, but also that jurisdictions have funding mechanisms precisely related to desired service levels. New development can be a great partner in expanding our trail system with the proper structure in place. Trail easements are a tool to secure the necessary corridors for new trails in our community. Understanding the existing and future connections possible from a development is important in determining ultimate trail corridors.

Without quantitative definitions of service standards and goals, municipally provided parks and open space systems are typically only abstractly defined and revenue allotments can be arbitrary. Inevitably, un-regimented park planning often results in parks and open space service level deficits that are difficult to measure and expensive to recover from.

Park planning standards simply represent the demand for, and capacity of, parks and recreation facilities for Colorado's small communities. They are a general statement of the minimum facilities that small communities should provide residents. Essentially, Park Standards are a function of both the level of demand per capita (the number and frequency of individual participation) and the capacity of the facility types.

Defining a threshold in the Land Use Code: rewrite for the size of new development that will require actual land dedication rather than cash-in-lieu. It will be important as our community grows that we continue to provide a Park Level of Service at or above those identified as industry standards. This can be achieved through a combination of approaches including acquisition and park land dedication. Both statutory counties and municipalities in Colorado are enabled to require park land dedications on new subdivisions. A typical standard equation for determining the park land required to serve new residential development is outlined below.

Number of Units Proposed in Subdivision X
 $2.5 = \text{Projected Population}$
 $(\text{Projected Population} / 1000) * 14 = \text{Land Dedication Requirement}$

While envisioning new housing character, Calhan community members expressed support that new neighborhood developments should be designed to incorporate green linkages, open spaces, and other amenities that not only connect to the rest of Calhan but that also can be shared and incorporated within the town's greater network of parks to ensure the overall offerings of recreational programming can be a benefit to the whole community. When the town engages in future residential development discussions, the town should seek these opportunities to broker partnerships with developers, regional agencies, El Paso County and Colorado Department of Transportation to help the town advance as many items of the Comprehensive Plan Vision as possible.

PARKS AND RECREATION (PR) PRIORITY #2 - FOCUS FUTURE EXPANSION OF OPEN SPACES, PARKS, AND TRAILS WITHIN THE FLOODPLAIN AND VACANT PROPERTIES

Currently there are a few isolated recreation facilities in town, but no other parks and many residential properties are more than ¼ mile away. Sprinkled through town are various vacant properties. There are notable drainage ways in town where a number of properties may suffer damage from a 500-year even a 100-year flood event. Mapped together, a potential park and open space framework begins to emerge that could overtime develop into a more robust park and open space system for the town. Scenic views of the eastern plains, Pikes Peak, and adjacent to the Paint Mines Recreation Area could be reasons many people choose to visit and/or make Calhan their home. The future development of Calhan's recreation system should focus on the protection of habitat and scenic resources, recreational uses, trail connectivity, and accessibility.

Future trail expansion should connect existing trails to improve and maintain easy access to parks and open spaces. The town's recreation programs and facilities could become a valuable community asset, and an integral part of residents' quality of life. These types of programs and facilities best serve the community when developed in close collaboration with our residents to meet changing demographic needs and community desires.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve PR Priority #2:

87. Foster partnerships with other jurisdictions and organizations including the School District, El Paso County Parks Department and Trails and Open Space Coalition

As noted in previous sections of this Plan, our town has a network of potential partners for realizing our Priorities and Strategies. Many of the existing challenges faced by our parks and recreation are best addressed with a regional/partnership approach, engaging leaders and organizations to holistically problem-solve. Developing relationships with other agencies and regional entities can go a long way to implementing many of the Priorities and Strategies of this Plan. Partnering with El Paso County Parks, our regional neighbor, could potentially minimize costs, share responsibilities and resources, and create a better outcome for our communities experience in the parks, trails and open spaces. Collaboration with entities inside and outside our town boundaries is important to exploring prospects such as trail connectivity and open space networks. There is also potential financial value to increasing partnerships. It may not increase our town's revenue directly, but the partnerships can result in substantial reduction in expenses by sharing the costs.





Key Action Items from the Implementation Matrix (Ch. 6) to Achieve PR Priority #2:

88. Develop and install access and wayfinding signage

Signage at trailheads and throughout the parks and trails system should be used to inform and educate users. Properly located signs can be an indicator of location, distance, property boundaries or restricted uses (preventing unwanted conflicts, or confusion). Interpretive signs (kiosks) should be located along trails and parks wherever historical, environmental or educational opportunities increase the user's enjoyment. When developing wayfinding signage for our trails and parks system the following should be considered:

- Signs should be of a consistent design with those used throughout the town.
- Signs should be professionally designed. This includes typography, vocabulary and other design elements.
- Signs may inform users of the trail's characteristics such as direction, distance, location of the trail, location of private property, or other information.
- Signs should be low maintenance and be capable of withstanding extreme weather conditions and abuse.
- Signs should not obstruct the trail or natural scenery. Informational signs can be grouped together at the trailhead while warning signs should be located to give trail users a chance to react.
- Educational or interpretive signs should be located in areas that have historical or natural interest that would enhance the user experience.
- Over use of signs can diminish the natural effect while under use can leave the trail user confused.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve PR Priority #2:

95. Create parks in existing neighborhoods that lack park space within walking distance of the general population focusing on centrally located vacant lots within the neighborhood

Currently Calhan has one 10-acre park, which serves as a baseball field for our entire community. The National Parks and Recreation (NRPA) measures a communities Park LOS (level of service) as total square feet per person of a population. The NRPA Park LOS Standard is 435 sf of park space per person. Calhan currently exceeds the standard with a Park LOS of 605 sf per person. [10 acres of park space (435,600 sf) ÷ Calhan's population (762) = 572]. The Colorado Office of Smart Growth developed standards for park services that refine the NRPA Park LOS tailored to the unique characteristics of smaller communities under 10,000 population. The general park land dedication standard developed recommends 14 acres per 1,000 residents. Calhan's current 10-acre park meets this standard for the current population of approximately 762 residents. The flexible definition of open space results in its consideration separate from other parks and recreation facilities due to the diversity of needs, uses, forms, and understanding of this concept.

Parkland Classifications and Standards

| Acreage | Purpose / Function | Site Characteristics | Service Area/Access |
|-------------------------------|---|---|---|
| Special Use Mini Parks | | | |
| Less than 3.5 acres | Often much smaller and are for unique uses. Intended to serve a neighborhood where opportunities for a larger park site are not available. | Character can vary and may include free play area, play equipment, seating, art and shelter. | 0.25 mile radius typically located central to the neighborhood being served and accessible by foot or bike via trails and sidewalks. |
| Neighborhood Parks | | | |
| 3.5 to 20 acres | Provide nearby recreation and leisure opportunities for the individual neighborhoods they are intended to serve. These parks serve as a common area for neighbors of all ages to gather, socialize, and play. They should be equipped with play structures for children age three to five, independent of school facilities. | Portions of the site should be relatively flat to accommodate amenity development. Typically these parks include a paved multi-purpose area for court games, a play field, play equipment, and shaded areas for picnics and sitting. | 0.5 mile radius; parkland standard of 2.5 acres/1000 people. Located centrally within the service area and accessible by foot or bike via trails and sidewalks. |
| Community Parks | | | |
| 20 acres or greater | Provide a focal point for community-wide activities and provide facilities, such as recreation centers, that are less appropriate for neighborhood parks due to noise, lights, traffic, etc. Often opportunities exist to reserve large group picnic areas. Community Parks maintain a balance between programmed sports facilities and other community activity areas, such as playgrounds, plazas, etc. | Community/Recreation Centers, sports facilities and other athletically programmed areas should be limited to a maximum of 50% of the total park area, including parking. Portions of the site should have gentle topography to accommodate active sports fields and open turf areas for passive recreation. | 2.0 mile radius; parkland standard of 7.5 acres/1000 people. Prefer access from an arterial street. |

PARKS AND RECREATION (PR) PRIORITY #3 - DEVELOP NEW TRAILS AND EXPAND THE EXISTING TRAIL SYSTEM

Connectivity is key. A study, published in the American Journal of Public Health, found that parks connected to trail systems or with trails in them were seven times more likely to lead to physical activity than any other amenity. Connecting pedestrian pathways to downtown, parks and surrounding regional trails provide greater choice for destinations and more opportunities for physical activity. There are numerous documented benefits for communities to secure for their residents by encouraging the development of a trail network. A successful trail system offers an alternative for residents to get around town without a car trip. This alternative travel throughout town can lower the need for parking, reduce the amount of car exhaust, and limit run-off from impervious surfaces. The placement of green infrastructure in parks and along trails can also mitigate pressures on hard infrastructure by absorbing rainwater, curbing surface runoff, and reducing costs to the town. Greenway corridors often associated with the development of trails can also help connect parks and open spaces enhancing and preserving wildlife habitat and corridors. Through our community there is an existing network of natural floodplains which over time could be developed into the spine of a trail system.

Considerations for trail design should include the following: Intersections, Surfaces and Wayfinding Signage.

Intersections should be highly visible and provide good sight distance, clear zones and proper signage. Accommodation of sufficient stopping sight distance at roadway intersections is critical and an adequate warning should be given to permit trail users to stop before reaching the intersection. On high volume trail/vehicular intersections, a flat approach grade is especially important and appropriate striping and regulatory signage may be necessary. In less developed areas containing low volume soft surface or natural trails, less formal intersections may be possible (depending on the volume of traffic) and signage may not be necessary. Pavement markings applied at intersections should be evaluated annually to determine if maintenance is necessary.

Trail surfaces can be either soft or hard defined by the material's ability to absorb or repel moisture. Many single use trails throughout Colorado, particularly hiking and equestrian trails have soft surfaces. These surfaces do not hold up well under heavy use or varying weather conditions and therefore are not ideal for multi-use trails. Hard surface materials are more practical for multi-use trails in populated rural areas. Common hard surfaces for trails include granular stone, asphalt and concrete. Each material has benefits and drawbacks. Selection of a material should consider the exposure, level of use and maintenance needs during the design phase.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve PR Priority #3:

85. Rock Island Right of Way - Legacy for Regional Tourism.

El Paso County's Your El Paso County Master Plan 2021 aims to boost regional tourism by 25% by 2028, anticipating \$1.3 billion in spending through its regional trails network. The 10.5-mile Rock Island Regional Trail between Falcon and Peyton already utilizes the abandoned (1972) Rock Island Railway right-of-way.

The original railway land in Calhan is now fragmented and part of other properties along the original corridor, but through legal decision, the town discovered its rights to the original railway corridor. Instead of purchasing the land or going through a complex re-platting process that would impact 19 parcels, the town established a 30-foot wide, unobstructed utility easement along the historic rail right-of-way centerline. This easement allows landowners to keep their property while dedicating a clear unobstructed corridor to the town.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve PR Priority #3:

86. New Trails Added – Local Trail System Expansion.

112. Partner with El Paso County through a formal agreement in joint trail development projects and marketing initiatives to strengthen and promote local and regional recreation and tourism options.

In 2024, Calhan qualified for a Trails/ADA grant through a federal Community Development Block Grant (CDBG), which enabled the town to enhance the existing trail system behind the ball fields making it ADA accessible and providing new benches for residents to sit along the trail network.

Trails Classifications

| Purpose / Function | Design Goals |
|---|--|
| Recreational | |
| Less improved trails located in natural settings serving primarily hikers, mountain bikers and equestrians. The goal of the user experience is typically for purely recreational pursuits. | Four- to six-foot wide, soft surface trails with no shoulders. Equestrians would share use of the four- to six-foot wide trail. |
| Community | |
| Feeder trails for the Regional trails - provide for a diversity of users including bicyclists, in-line skaters, walkers, runners, and equestrians. | Single 12-foot trail paved with concrete. A four-foot soft shoulder on each side of the trail should be provided to reduce user conflicts. |
| Regional | |
| Multi-purpose trails - accommodate a variety of trail users including walkers, joggers, recreational bikers, commute bikers, and horseback riders (as appropriate) within the same trail corridor. Serve the highest volume of users. | Single 12-foot trail paved with concrete. A four-foot soft shoulder on each side of the trail should be provided to reduce user conflicts. Layout designed for commuter speeds and a high volume of users. |



NATURAL AREAS - Natural Areas are typically parcels of land set aside to retain land, water, vegetative, historic, cultural and aesthetic features in their natural or primarily natural state. These areas can provide the town with wildlife habitat, help shape healthy growth, maintain scenic vistas, and provide passive recreational opportunities. Establishing a comprehensive system of open spaces, parks and trails is critical to protecting the town's unique character and scenic beauty. When planning for and examining candidate open spaces the town will consider the following:

- Potential for connections/trails, access to streams and other suitable candidate open space, stream and drainage corridors, and scenic corridors along major roadways;
- Preservation of ecosystems, scenic vistas, or important areas supporting biodiversity. Conservation of natural, cultural, visual, historical and archaeological resources;
- Promoting spatial definition between intensities of development;
- Adjacency to existing or future parks and open spaces; and
- The potential for educational opportunities.

This Plan proposes the establishment of distinct natural areas classifications: open spaces, special resource areas, greenways.

Natural Areas Classifications

| Acreage | Purpose / Function | Site Characteristics |
|------------------------------|--|--|
| Open Space | | |
| 8 acre minimum | Protect natural values. These areas may also provide opportunities for nature oriented, outdoor recreation. | The ultimate intent is to preserve and protect the open space resources. Public uses should be determined on a case-by-case basis. Park type uses including roads, parking, environmental education/interpretation, picnic sites, and visitor support facilities should not exceed 20% of the site area. |
| Special Resource Area | | |
| Varies | This designation indicates areas with important natural or cultural significance. For example: areas of critical vegetation communities, important wildlife habitat or scenic areas. | Priority is the protection of the value that qualifies the area for designation as a special resource which may limit public access and the type of amenities that may be developed. |
| Greenway | | |
| Varies | Linear open spaces along logical corridors such as canals, scenic road, creeks, valley and ridge lines. Either natural or landscaped and accessible by foot, bike or both (multi-modal). Often serve as the catalyst for trails connecting between existing and future open space and parks. | Strive to maintain a balance between the linear recreational element, natural resource conservation, and water quality improvements. |



Resiliency and Hazard Mitigation

RESILIENCY AND HAZARD MITIGATION (RHM) PRIORITY #1 - MAINTAINING AND ENHANCING OUR COMMUNITY'S PREPAREDNESS, EMERGENCY RESPONSE AND RECOVERY CAPACITY TO PROMOTE PUBLIC HEALTH AND SAFETY

When our community plans for hazard events, considers how to mitigate risk, and develops strategies for post-event recovery, we integrate the concept of resilience—the ability to bounce back from disruptions—in a proactive and continuous manner. There are four laws of ecology applicable to the level of discussion within this Plan with regards to our community's future ecosystem:

1. Everything is connected to everything else (What affects one affects another).
2. Everything must go somewhere (matter cannot be destroyed). We must ask ourselves when land use and permitting decisions “Where do the waste and byproducts of this endeavor go and what are the impacts to our community ecosystem's health and stability?”
3. Nature is the ultimate arbitrator (Nature knows best). Wildfire, flooding and weather events are a part of the natural cycle and our community will be more successful working with these events instead of against them through strategic planning.
4. There is no such thing as a free lunch (All decisions involve trade-offs). Constructing large developments in rural areas can be attractive from the perspective of land costs and growth, but this is balanced with the realities of demands for water, wastewater, transportation and other costs on the community.

When these principles are viewed through the perspective of land use policy, they align with this Plan and our community's goal of encouraging logical land use patterns in appropriate areas where growth is sensible by an understanding of its true costs and benefits. As noted in the Action Items of Chapter 6, Partner with neighboring Ramah and El Paso County to implement key identified initiatives of the 2015 El Paso County Multi-Jurisdictional Hazard Mitigation Plan helps ensure our communities along US 24 are as resilient to natural and man-made hazards as possible.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve RHM Priority #1:

121. Prioritize hazard mitigation as growth and development occur.
122. Support efforts to reduce, respond, and react to natural and man-made hazards in and around the surrounding area of Calhan.
123. Continue to support planning efforts and best practices to ensure resiliency is achieved for the Calhan community.
124. Fulfill the Action Items/Initiatives of the EPC HMP (2015).
125. Partner with neighboring Ramah and El Paso County to implement key identified initiatives of the 2015 El Paso County Multi-Jurisdictional Hazard Mitigation Plan to ensure that region along US 24 is as resilient to natural and man-made hazards as possible.
131. Utilize utility billing like water bills to disseminate emergency response information.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve RHM Priority #1:

- 132. Adopt the core principles and goals regarding resiliency and hazard mitigation of the Your El Paso County Master Plan 2021.
- 134. Develop Decision Tree Outlining Roles and Responsibilities during Emergencies.
- 138. Continue to coordinate communication and activity among Office of Emergency Management (OEM), emergency service providers, and military installations to improve responses and recovery to natural hazards and emergencies.

The major natural hazard posing highest risk to Calhan's current and future community is flooding. The intent of this plan is to guide development away from flood hazard areas, or where necessary, to mitigate impacts by following federal, state, and local regulations regarding flood hazard areas. The following is a brief summary of existing conditions and recommended next steps towards planning for our Community's future environmental resilience.

The Federal Emergency Management Agency (FEMA) identifies several floodplains through Calhan. The creeks and tributaries through Calhan can pose hazards to our structures and property when these channels flow at their peak from warm temperatures and snowmelt. Water flows typically peak in June or early July and can present challenging conditions to adjacent properties in or near the flood hazard areas as provided by the flood insurance studies from FEMA.

Colorado Parks and Wildlife (CPW) is committed to researching better ways to restore and improve wildlife habitat. Many CPW researchers, biologists and managers are actively engaged as wildlife habitat restoration and improvement requires a broad knowledge base. This is an excellent resource and partner for our town in understanding the existing wildlife habitat in and around Calhan. CPW could also assist with developing guidelines, mitigation measures and priorities for securing future parks and open spaces based on the types of wildlife that utilize the land.





RESILIENCY AND HAZARD MITIGATION (RHM) PRIORITY #2 – BUILD AND GROW AS A COMMUNITY RESILIENT TO NATURAL HAZARDS BY ENCOURAGING DISASTER RESILIENT COMMUNITY INFRASTRUCTURE

Developing mechanisms that encourage us as a community to build smart to the realities of flooding and other natural hazards furthers our resiliency. We should identify and implement reasonable steps in construction and design that improve the structures odds of surviving natural hazard events. As an example, encourage new structures to be constructed with ignition resistant materials and employ defensible space principles for landscaping etc. In addition, require further studies of flooding and working with the local FEMA administrator to develop detailed understanding of the designs and locations of structures to best avoid damage during a flood event. The Colorado State Forest Service’s Forest Atlas identifies the majority of Calhan’s current boundary in an area of low burn probability and low to moderate fire intensity. Within the three-mile growth area around Calhan the burn probability becomes moderate due to the largely undeveloped nature of the surrounding agricultural lands, the fire intensity remains low to moderate. Calhan and the three-mile area is primarily an eastern plains prairie ecosystem with limited forests.

Key Action Items from the Implementation Matrix (Ch. 6) to Achieve RHM Priority #2:

126. Establish a strategic Capital Improvement Plan that prioritizes infrastructure hardening for increased climate resilience.
127. Identify potential Community Development Block Grant applications to support strategic community development goals.
128. Leverage fees for water, sewer, gas, or electrical services.
129. Plant vegetation along roadways to prevent erosion.
130. Identify Temporary Source of Water.
135. Create and impose impact fees for new development.
136. Incur debt through special tax bonds and/or private activity bonds.
137. Incur debt through general obligation bonds (voters must approve).
139. Utilize authority to levy taxes for specific purposes.
140. Obtain Geographic Information System (GIS) mapping Data.



| HOME | INNING | GUESTS |
|------|--------|--------|
| 0 | 1 | 0 |
| 0 | 2 | 0 |
| 0 | 3 | 0 |
| 0 | 4 | 0 |
| 0 | 5 | 0 |
| 0 | 6 | 0 |
| 0 | 7 | 0 |
| 0 | 8 | 0 |
| 0 | 9 | 0 |
| 0 | | 0 |

| AT BAT | BALL | STRIKE | OUT |
|--------|------|--------|-----|
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |
| 0 | 0 | 0 | 0 |

Compliments of PEPSI-COLA

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CHAPTER 6.

PROTECTING / IMPROVING OUR QUALITY OF LIFE

Chapter 6 presents an Implementation Matrix of Action Items for the town of Calhan, comprised of tables representing the list of items identified by our community and stakeholders during the Calhan Comprehensive Plan effort. The tables are organized into ten key consideration aspects that align with the Priorities outlined in Chapter 4. These key aspects include an action item, whether the action item involves policy, programs, or projects, the responsible party(ies) necessary to achieve the action, and an estimated time-frame for completion. Below is a vocabulary list describing the intent of key terms in the tables.

| Key Term | Intent |
|----------------------|--|
| Policy | The stated action item requires adoption of policy into Code by ordinance and/or resolution. |
| Program | The stated action item may involve local impact fee and other agency funding support programs. |
| Project | The stated action item will result in a consultant deliverable, a private development, or a public capital improvement. |
| Town | The action item will require support of town Board and/or the community. |
| Staff | The action item will require Staff coordination and/or execution. |
| Town Attorney | The action item will require town Attorney review to ensure what is suggested follows statutory law and/or is permissible for local control. |
| Consultant | The action item may require third-party consultant support to be completed. |
| Other Agency | The action item may require collaboration, agreements, and/or financial support from other non-profit, regional, county, and/or state public entities. |
| Developer | The action item may require support from a developer proposing new development in town that presents potential impacts that will need to be mitigated to ensure the proposed project can be a success for both the town and the Developer. |
| Short | This action item can and should be pursued within the next 12-24 months. |
| Mid | This action item may be pursued within 12-24 months but may require a timeline of up to 5 years to come to fruition. |
| Long | This action item may be pursued within 12-24 months but is more of a long-term goal that may require a longer timeline possibly up to 10 years or more. |
| Ongoing | This action item should be implemented within 12 months and become apart of the regular operations of the town moving forward. |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|--------------------------|--|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Housing | | | | | | | | | | | | | | |
| 1 | Promote the development of mixed housing types in identified areas | X | | X | | X | | X | | X | X | X | X | |
| 2 | Preserve and develop neighborhoods with a mix of housing types | X | | | X | X | | X | | X | X | X | | X |
| 3 | Preserve the character of rural and environmentally sensitive areas | X | X | | X | X | | | | X | | | | X |
| 4 | Support aging-in-place housing options to meet residents' needs through all stages of life | X | | | X | X | | X | | X | | | | X |
| 5 | Promote best practices for all proposed residential development and ensure consistent enforcement of town Code | X | | | X | X | | X | | X | | | | X |
| 6 | Locate attainable housing that provides convenient access to goods, services, and employment | X | X | | | X | | X | | X | X | | | X |
| 7 | Encourage economic and residential development that caters to the needs of young and middle-aged families | X | | | | X | | X | | X | | | | X |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|-----------------------------|---|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Jobs and the Economy | | | | | | | | | | | | | | |
| 8 | Utilize economic opportunity zones to support new business development | X | X | | X | X | | X | | X | X | | | X |
| 9 | Strengthen the economy with a skilled workforce and targeted investment | X | | | X | X | | X | | X | | | | X |
| 10 | Encourage the development of commercial and industrial districts in underserved areas | X | | | X | X | | X | | X | | | | X |
| 11 | Recruit new businesses and spur the development of growing sectors | X | X | | X | X | | X | | X | | | | X |
| 12 | Support efforts to recruit, train, and retain a skilled workforce | X | X | | X | X | | X | | X | | | | X |
| 13 | Re-imagining Colorado Avenue | | X | X | X | X | | | X | X | | X | | |
| 14 | Building Blocks: Calhan’s Main Street Gems | | X | X | X | X | | X | X | X | | | X | X |
| 15 | Make Calhan “stickier” attracting and holding guests for longer stays | | | X | X | X | | X | | | | | | |
| 16 | Quick-Wins for Fostering Interest and an Economic Development Start-Up | | | X | X | X | | | X | X | | | X | |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|--------------------------|---|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Infrastructure | | | | | | | | | | | | | | |
| 17 | Modernize town infrastructure to incorporate a greater diversity of utilities and position Calhan for future growth | | | X | | X | | X | X | X | | X | X | |
| 18 | Evaluate, review compliance or potentially re-rate capacity at Waste Water Treatment Plant (WWTP) | | X | X | | X | | X | | | X | X | | |
| 19 | Increase the size of the main interceptor to WWTP prior to roadway improvements | X | | | | X | | X | | X | | X | X | |
| 20 | Add redundant supply to and from Hahn Storage Tank and WWTP | | | X | | X | | X | | X | | | | X |
| 21 | Build additional water storage capacity and booster pumps to serve future annexations | | | X | | X | | X | | X | | X | X | |
| 22 | Erect additional wells to pump the maximum amount of legally allowed water for Calhan | | | X | | X | | X | | X | | X | X | |
| 23 | Adopt a stormwater manual – future detention and water quality requirements | | | X | | X | | X | | | X | | | |
| 24 | Prioritize defective areas per televised pipe segments | X | | X | | X | | X | | X | | | | X |
| 25 | Up-size pipe segments where flow capacity is limited | | | X | | X | | X | | X | | | | X |
| 26 | Design culvert approaches to prevent clogging | X | | | | X | | X | | X | X | X | | |
| 27 | Replace culverts and improve channels to increase capacity along the creek beds | | | X | | X | | X | | | | X | X | X |
| 28 | Roadway cross-section improvements | | | X | | X | | X | | | X | X | X | |
| 29 | Paved roadways with improved cross-sections will help prevent roadway erosion | X | | | | X | | X | | | | X | X | |
| 30 | Seek opportunities to partner with development interests to help improve the town's aging infrastructure | X | | X | X | X | | X | | X | | | | X |
| 31 | Foster partnerships with the private sector to pool resources to bring street improvements, a rec center and more amenities to town | | | X | X | X | | X | X | X | | | | X |
| 32 | Initiate a Capital Improvements Plan | | X | | | X | | | | | X | | | |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | Time-frame | | | |
|---|---|--------|---------|---------|-------------------|-------|---------------|------------|--------------|------------|-------|-----|------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long |
| Roads and Transportation Part 1 of 3 | | | | | | | | | | | | | |
| 33 | Leverage PPRTA (Pikes Peak Rural Transportation Authority) Funding [PPACG 2050 and LRTP 2050] to improve multimodal connections for Yoder Street/Calhan Highway and Mc Clasky Road Bridge Replacement and roadway upgrades to major collector with future northern growth | | X | X | | X | | X | X | | X | X | |
| 34 | Consider bike trails or sidewalk connections all the way to Paint Mines | | X | X | | X | | | X | | X | X | X |
| 35 | Explore a town-wide multi-modal connection that ties Main Street to Paint Mine Road | X | X | X | | X | | | X | X | | X | |
| 36 | With funding, look to create connections between Hwy 24 and Paint Mines Road | X | X | X | | X | | X | X | | | X | |
| 37 | Encourage trail connections between town and park | X | X | X | | X | | | X | X | X | | |
| 38 | Engage El Paso County Parks for grant efforts to establish a regional trail system associated with Rock Island Regional Trail, and a North Calhan Highway Route Connection to Paint Mines | | X | X | | X | | X | | | | X | |
| 39 | Contemplate a sidewalk network for the areas north of Hwy 24 | X | | | | X | | X | X | | | | X |
| 40 | Explore investing in modest additions to make new sidewalks and bike connections near destinations south of Hwy 24 including the public school and the El Paso County Fairgrounds | | X | X | | X | | X | X | | | | X |
| 41 | Prioritize Colorado Ave and Cheyenne Ave as key pedestrian travel paths for new/improved sidewalks with any future development north of US 24 | X | | X | | X | | X | | | X | X | |
| 42 | Ensure key roads (Yoder, Bulldog Drive, and 8th Street) have sidewalks to facilitate safe pedestrian mobility to school, the library, and parks | X | X | X | | X | | X | X | | X | X | |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|---|--|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Roads and Transportation Part 2 of 3 | | | | | | | | | | | | | | |
| 43 | Leverage the opportunity to improve the standard of quality in access and spacing of bike and sidewalk connections with new development west of town to ensure safer and more attractive connections to the rest of town to the east | X | | X | X | X | | X | | X | | | | X |
| 44 | Any new roads that are developed due to growth should include bike and pedestrian functions to support the network – especially for westside development and 8th street | X | | | X | X | | | | X | | | | X |
| 45 | Consider opening conversations with CDOT about Bustang services to Limon maybe even to Burlington along US 24 | | X | | | X | | X | X | | | X | X | |
| 46 | Mix of residential and non-residential occurring along and near US 24 that is pedestrian and bike oriented with automotive accommodating infrastructure | X | | | X | X | | X | X | X | | | | X |
| 47 | Avoid skewed multi-road intersections (8th and Hwy 24) | X | | | | X | | X | X | X | | | X | |
| 48 | Monitor E Central Front Range TPR's US 24 Installation of fiber optics and Intelligent Transportation Systems (ITS) devices between Colorado Springs and Limon: the benefits of the project include Freight and Safety | | X | X | | X | | X | X | | X | | | |
| 49 | Create a management plan to prioritize program maintenance and improvements | X | | X | | X | | X | | | X | | | |
| 50 | When a new development is considered in Calhan, take the time to review and compare street and road-related codes of Chapter 6 Article 4 6.04 and Chapter 16 Traffic with similar communities like Limon or Idaho Springs for any additional street-related codes that may be needed to better refine the town's code and put the town in a better position as growth may continue into the future | X | | X | X | X | X | X | | X | | | | X |
| 51 | Examine the implications of the northside growth for traffic and travel patterns | X | | | | X | | X | | X | X | | | |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|---|---|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Roads and Transportation Part 3 of 3 | | | | | | | | | | | | | | |
| 52 | Growth potential north, south and west. El Paso County envisions growth occurring further east on the US 24 Corridor | X | | X | | X | | | X | X | | | | X |
| 53 | In the short-term proactively identify northside network plans for accessing new development | | | X | | X | | X | | X | X | | | |
| 54 | Consider a southside arterial connection | X | X | X | | X | | | X | X | | X | | |
| 55 | Utilize anticipated traffic impacts of new development to reimagine/improve street and block design to better serve pedestrians and cyclists | X | | X | | X | | X | | X | | | | X |
| 56 | Continue to support Envida Moves as a private ride service so the community has an alternative transportation option for those who do not or cannot drive | X | | | | X | | | X | X | | | | X |
| 57 | Design new roads to manage access points with adequate spacing, safety and visibility | X | | | | X | | X | | | | | X | |
| 58 | Engage El Paso County to prioritize the EPC Major Transportation Corridor Plans identified projects for N Calhan Hwy, US 24, Paint Mine Rd, 0.6 miles, 2 lanes Rural Minor Collector \$7.1 million, and Rural County Road upgrades: Two-lane paved rural county roads by adding needed turn lanes and shoulders and improving alignments and drainage to bring them up to the county road standards | | X | X | | X | | X | X | | X | X | | |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|----------------------------|---|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Broadband and Fiber | | | | | | | | | | | | | | |
| 59 | Incorporate broadband planning and implementation into overall strategic plan for the Community | X | X | X | | X | | X | X | X | X | X | | |
| 60 | Enable economic development and local entrepreneurial e-commerce businesses by creating a broadband supported Economic Development Strategy | X | X | X | X | X | | X | X | | X | X | | |
| 61 | Bolster local neighborhood and home security with infrastructure that supports systems like Ring and Google Home | X | X | | X | | | | | X | X | X | | |
| 62 | Implement “Fiber Friendly” policies to develop broadband currency to facilitate private sector deployment | X | | | X | X | X | X | | | X | X | | |
| 63 | Seek-in-kind trades with El Paso County to solve and avoid complications with TABOR law | X | | | | X | X | X | X | | X | X | | |
| 64 | Establish Right-of-Way (ROW) Permitting process to help facilitate broadband installation roll-out process in town | X | X | X | X | X | X | X | | | X | | | |
| 65 | Require inspection services during installation process to ensure installation occurs to Code and corresponds with other Right-of-Way (ROW) work occurring in the town | X | X | X | | X | X | X | | X | X | | | |
| 66 | Coordinate with MVEA and Conexon to advocate for earlier installation of broadband through Calhan with Fully BEAD Grant dollars | | X | X | | X | | X | X | | X | | | |
| 67 | Collaborate with County to leverage fiber installation into the El Paso County Fairgrounds via 8th Street allowing for additional conduits be laid for anticipated growth | | X | X | | X | | X | X | X | X | | | |
| 68 | Foster new sales tax dollar revenue streams from online purchasing | | X | | X | | | | X | | | X | X | |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|------------------------------------|---|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Land Use and Town Code Part 1 of 2 | | | | | | | | | | | | | | |
| 69 | Consider annexation agreements town code (Section 15.11) as a tool to facilitate negotiations | X | | X | X | X | X | | | X | X | | | X |
| 70 | Establish a PUD Zoning Category | X | | | X | X | X | X | | | X | | | |
| 71 | Re-imagine Land Use Policies: Code and Ordinance Audits / Updates | X | | X | X | X | X | X | | | X | | | |
| 72 | Create a Simple Zoning Code for the town including 5 zones: residential, commercial, civic/institutional, parks and open spaces, and industrial | X | | | X | X | X | X | | | X | X | | |
| 73 | Streamline development review processes that are predictable for annexation, zoning and subdivision | X | | | | X | X | X | | | X | X | | |
| 74 | Create a zoning code that directly aligns with and reflects the land use types outlined in the Future Land Use Map | X | | | X | X | X | X | | | X | X | | |
| 75 | Introduce a land use matrix in Code that identifies permitted, conditional, and prohibited land uses based on the Land Use Types presented in the Future Land Use Map | X | X | | X | X | X | X | | | X | X | | |
| 76 | Embrace the County's Rural Center place-type designation to help Calhan direct future growth and development | X | | | X | X | X | X | | | X | | | |
| 77 | Update town impact fees for new development to address the need to grow financial provisions for land dedication, parks, and schools | X | | | X | X | X | X | | | X | | | |

| Categorized Action Item4 | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|------------------------------------|--|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Land Use and Town Code Part 2 of 2 | | | | | | | | | | | | | | |
| 78 | Within 12 months of the adoption of this Plan, conduct a review of Calhan's development standards for residential, commercial, and industrial uses; comparing them to regional benchmarks to identify any standards that may be hindering development due to misalignment with current market conditions | X | X | X | | X | X | X | | | X | | | |
| 79 | Within 18 months, conduct a comprehensive review of the existing permitting process, identify bottlenecks and inefficiencies, and implement revisions to reduce average permitting times for annexation and subdivision applications | X | X | X | | X | | X | | | X | | | |
| 80 | Better serve the population with additional commercial development | X | | | X | X | | X | | X | | | | X |
| 81 | Transform vacant parcels into productive assets that contribute to the town's overall development | X | | X | X | X | | X | | X | | | | X |
| 82 | When and where appropriate, additional commercial development should be strongly considered for annexation by the town to better support the county | X | | X | X | X | | X | X | X | | | | X |
| 83 | Commercial development that offers goods and services to support rural residential should be located along Main Street and key arterial corridors of the town to promote a town center and place for gathering | X | | X | X | X | | X | | X | | | | X |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|--|---|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Parks and Recreation Facilities | | | | | | | | | | | | | | |
| 84 | Plan for a local recreation center with regional benefit | | | X | | X | | X | | X | X | | | |
| 85 | Rock Island Right of Way - legacy for regional tourism | | | X | | X | | X | X | | | X | | |
| 86 | New trails added – local trail system expansion | | | X | | X | | | X | X | | | | X |
| 87 | Foster partnerships with other jurisdictions and organizations including the school district, El Paso County Parks Department, and Trails and Open Space Coalition | | X | | | X | | | X | | | | | X |
| 88 | Develop and install access and wayfinding signage | | | X | | X | | X | | | | | X | |
| 89 | Increase the availability of water for irrigation and landscape improvement through the strategic integration of recycled water resources | X | X | X | | X | | X | | X | X | X | | |
| 90 | Maintain a balanced and equitable distribution of park resources throughout the town by implementing a fair and effective fee-in-lieu program | X | X | | | X | X | X | | X | X | | | |
| 91 | Promote and support future planning for a trail system that interconnects with regional and public land system trails | | | X | | X | | X | | X | X | X | | |
| 92 | Include trail easement criteria in the Land Use Code to ensure that new subdivisions provide adequate easements for trail facilities | X | | | | X | X | | | | | | X | |
| 93 | Consider requiring new development to offer parkland dedications with improvements | X | | | X | X | X | X | | | X | | | |
| 94 | Update the Code to require new development to meet or exceed the current park facility level of service (i.e., 600 square feet of park space per person) to offset user impacts | X | | | X | X | X | X | | | X | | | |
| 95 | Create parks in existing neighborhoods that lack park space within walking distance of the general population focusing on centrally located vacant lots within the neighborhood | X | X | | | | | | | X | X | | | |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|-----------------------------|--|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Character and Design | | | | | | | | | | | | | | |
| 96 | Build physical improvements in signage and monumentation to help refresh and re-brand the town's public facing appearance | | | X | | X | | X | | X | | X | X | |
| 97 | Set expectations for development regarding town character, style, and feel for architecture and landscape with Design Guidelines and Topic Specific Master Plans | X | | | | X | | X | | | X | X | | |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|--|--|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Public Services Partnerships and Governance Part 1 of 2 | | | | | | | | | | | | | | |
| 98 | Campaigning community support through fiscal mechanisms such as bonding, fees, rate increases | | X | | X | X | X | | | | | | | X |
| 99 | Build town staff capacity for significant growth | | | X | X | X | | | | X | X | X | X | X |
| 100 | Secure a town Administrator for Calhan | | | X | X | X | X | | | X | | | | |
| 101 | Elevate town appearance and consider staffing capacity and code enforcement to help correct existing visual nuisances of blight and junk in the public realm | X | X | | X | X | X | X | | X | X | X | X | X |
| 102 | Examine/establish formal Inter-Governmental Agreements (IGAs) with El Paso County to improve shared public safety resources (Police, Fire, EMS, Rescue) and to help local resources be reallocated to increase staff capacity for covering code enforcement in town over the next 12 months | | X | | | X | | X | X | X | X | X | X | X |
| 103 | Improve the effectiveness of public safety through enhanced inter-agency coordination via Intergovernmental Agreements (IGAs), strategic funding allocations, data-driven planning initiatives, and rigorous code compliance enforcement | | X | | | X | | X | X | X | X | X | X | X |
| 104 | Secure third-party planning and engineering support to comprehensively update the town's zoning and building codes within 18 months, leading to improved code enforcement, streamlined development processes, and effective facilitation of current development interests including: annexations, zoning, subdivisions, permitting and inspection requests | | X | X | X | X | | X | | X | X | | | |
| 105 | Kindle new beginnings with long established organizations in town and revisit ways to share resources for the community | | X | | X | X | | | | X | X | | | X |
| 106 | Establish formal processes for proactive engagement with developer and landowner stakeholders during the development review process to identify and secure private-sector investment opportunities that align with the Community's Comprehensive Plan within 12 months of adoption of this Plan | X | X | | | X | | X | | X | | | | |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|---|--|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Public Services Partnerships and Governance Part 2 of 2 | | | | | | | | | | | | | | |
| 107 | Ensure adequate provision of prioritized water and sewer, recycled water, electricity, broadband, roads, parks and open spaces, along with maintenance to manage growth and development, utilizing developer fees to offset the costs of infrastructure upgrades | X | X | X | | X | | X | X | X | | X | X | |
| 108 | Evaluate the trade-offs/ROI of raising specific rates in town to cover potential costs incurred to bring desired improvements to fruition | | X | | X | X | | | | | | | | X |
| 109 | Continue to coordinate with local and regional agencies to provide well-managed, high-quality, community facilities and services, including parks, libraries, and public transportation | | X | | | X | | X | X | | | | | X |
| 110 | Coordinate with agencies to improve existing community facilities, services, and infrastructure to enhance quality of life | | X | | | X | | X | X | | | | | X |
| 111 | Use best management practices to protect water quality, conserve water, minimize the impacts of flooding, and beautify Calhan and the surrounding area through collaboration with regional, county, and state agencies | X | X | | | X | | X | X | | | | | X |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|-----------------------------------|--|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Regional and County Assets | | | | | | | | | | | | | | |
| 112 | Partner with El Paso County, through a formal agreement, in joint trail development projects and marketing initiatives to strengthen and promote local and regional recreation and tourism options | X | X | X | | X | | X | X | | X | X | X | X |
| 113 | Develop a collaborative strategy with El Paso County and private broadband providers to secure funding and implement broadband expansion to the Fairgrounds and surrounding areas via US 24 and 8th Street | | X | X | | X | | X | X | X | X | X | | |
| 114 | Partner with EPC to maintain and expand the county’s recreation and tourism options | X | | | | X | | X | X | | X | | | X |
| 115 | Establish noise limit standards in the town Code, including standards for residential, commercial, and industrial areas | X | X | X | X | X | | X | | X | X | | | |
| 116 | Plan for and provide a variety of parks, including community parks, natural preserves, and pocket parks; trails for hiking, biking, and walking; and diverse open space areas within and around Calhan | X | | X | | X | | X | X | X | | | | X |
| 117 | Prioritize and protect Calhan’s surrounding natural environment through sustainable land management practices and conservation initiatives | X | | | | X | | | | | | | | X |
| 118 | Promote sustainable best practices in development and infrastructure, including the use of renewable energy, water conservation, and green building techniques | X | | | | X | | X | X | X | | | | X |
| 119 | Explore projects, programs, and initiatives for enhancing tourism in and around Calhan | X | | | | X | | X | | X | | | | X |
| 120 | Adopt the core principles and goals regarding regional and county assets of the Your El Paso County Master Plan 2021 | X | | | X | X | | | | | | | | |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|---|--|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Resiliency and Hazard Mitigation Part 1 of 2 | | | | | | | | | | | | | | |
| 121 | Prioritize hazard mitigation as growth and development occur | X | | | X | X | | | X | X | X | X | X | X |
| 122 | Support efforts to reduce, respond, and react to natural and man-made hazards in and around the surrounding area of Calhan | X | X | | | X | | | X | | X | X | X | X |
| 123 | Continue to support planning efforts and best practices to ensure resiliency is achieved for the Calhan community | X | | | | X | | X | X | X | X | X | X | X |
| 124 | Fulfill the Action Items/Initiatives of the EPC HMP (2015) | X | X | | | X | | X | X | | X | X | X | X |
| 125 | Partner with neighboring Ramah and El Paso County to implement key identified initiatives of the 2015 El Paso County Multi-Jurisdictional Hazard Mitigation Plan to ensure that region along US 24 is as resilient to natural and man-made hazards as possible | X | | | X | X | | X | X | | X | X | X | X |
| 126 | Establish a strategic Capital Improvement Plan that prioritizes infrastructure hardening for increased climate resilience | X | X | X | | X | | | | | X | X | X | X |
| 127 | Identify potential Community Development Block Grant applications to support strategic community development goals | | X | X | | X | | X | X | | X | X | X | X |
| 128 | Leverage fees for water, sewer, gas, and/or electrical services | X | X | X | X | X | X | | | | X | X | X | X |
| 129 | Plant vegetation along roadways to prevent erosion | X | | | | X | | X | X | X | X | X | X | X |
| 130 | Identify temporary source of water | | | X | | X | | X | X | X | X | X | X | X |
| 131 | Utilize utility billing, like water bills, to disseminate emergency response information | X | X | | | X | | X | | X | X | | | X |
| 132 | Adopt the core principles and goals regarding resiliency and hazard mitigation of the Your El Paso County Master Plan 2021 | X | | | X | X | X | X | | | X | | | |
| 133 | Identify at-risk residents and potential safe shelters | | | X | | X | | X | | | X | | | |

| Categorized Action Items | | P/P/P | | | Responsible Party | | | | | | Time-frame | | | |
|--|---|--------|---------|---------|-------------------|-------|---------------|------------|--------------|-----------|------------|-----|------|----------|
| | | Policy | Program | Project | Town | Staff | Town Attorney | Consultant | Other Agency | Developer | Short | Mid | Long | On-going |
| Resiliency and Hazard Mitigation Part 2 of 2 | | | | | | | | | | | | | | |
| 134 | Develop decision tree outlining roles and responsibilities during emergencies | | | X | | X | | X | | | X | | | |
| 135 | Create and impose impact fees for new development | X | X | X | X | X | X | X | | | X | | | |
| 136 | Incur debt through special tax bonds and/or private activity bonds. | | X | | X | X | X | | | | | X | X | |
| 137 | Incur debt through general obligation bonds (voters must approve) | | X | | X | X | X | | | | | X | X | |
| 138 | Continue to coordinate communication and activity among Office of Emergency Management (OEM), emergency service providers, and military installations to improve responsiveness and recovery from natural hazards and emergencies | X | | | | X | | | X | | | | | X |
| 139 | Utilize authority to levy taxes for specific purposes | X | X | | X | X | X | | | | | | | X |
| 140 | Obtain Geographic Information System (GIS) mapping Data | X | | | | X | | X | X | X | | | | X |

APPENDIX A: EXISTING CONDITIONS REPORT

Broadband and Fiber BAF-1 - BAF-14

Community Character and Design CCD-1 - CCD-26

Community Engagement COE-1 - COE-18

Housing HSG-1 - HSG-8

Jobs and the Economy JAE-1 - JAE-15

Land Use and Town Code LUZ-1 - LUZ-10

Parks and Rec Facilities PRF-1 - PRF-8

Public Services, Partnerships, and Governance SPG-1 - SPG-19

Regional and County Assets RCA-1 - RCA-15

Resiliency and Hazard Mitigation RHM-1 - RHM-13

Roads and Transportation RTC-1 - RTC-30

Water Infrastructure INF-1 - INF-12



TOWN OF
CALHAN

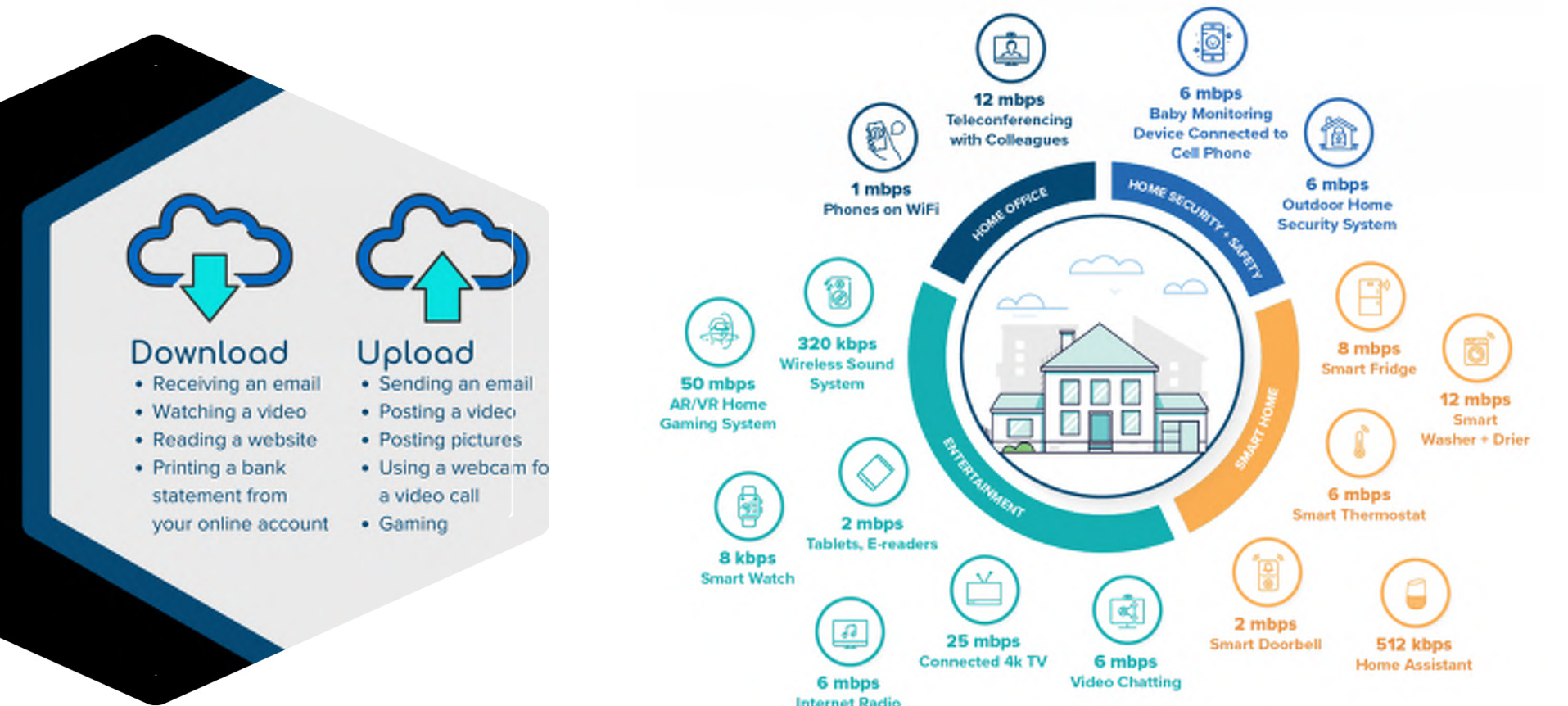
Broadband and Fiber



Town of Calhan Comprehensive Plan 2035 | EXISTING CONDITIONS

What is Broadband, and how do we use it?

The FCC defines broadband to mean download speeds of 100 megabits per second, and upload speeds of 20 megabits per



Why Broadband Matters, the Economic Benefits

- 1. Increased Job and Population Growth:** Broadband access can lead to higher job creation and population growth, particularly in rural areas.
- 2. Higher Property Values:** Areas with better broadband access often see an increase in property values, especially when delivered via a Fiber To The Home (FTTH) network.
- 3. New Business Formation:** Broadband access supports the creation of new businesses by providing essential digital infrastructure. This is crucial for modern business operations, particularly in the Information sector.
- 4. Lower Unemployment Rates:** With better access to online job resources and remote work opportunities, areas with broadband access tend to have lower unemployment rates.
- 5. Increased GDP Growth:** Studies have shown that a 10-percentage point increase in broadband penetration can lead to a significant increase in real per capita GDP growth, ranging from .9 to 1.5 percentage points

Understanding Broadband and Fiber

Wireless Delivery Technology



[This Photo](#) by Unknown Author is licensed under [CC BY-NC](#)

Wired Delivery Technology

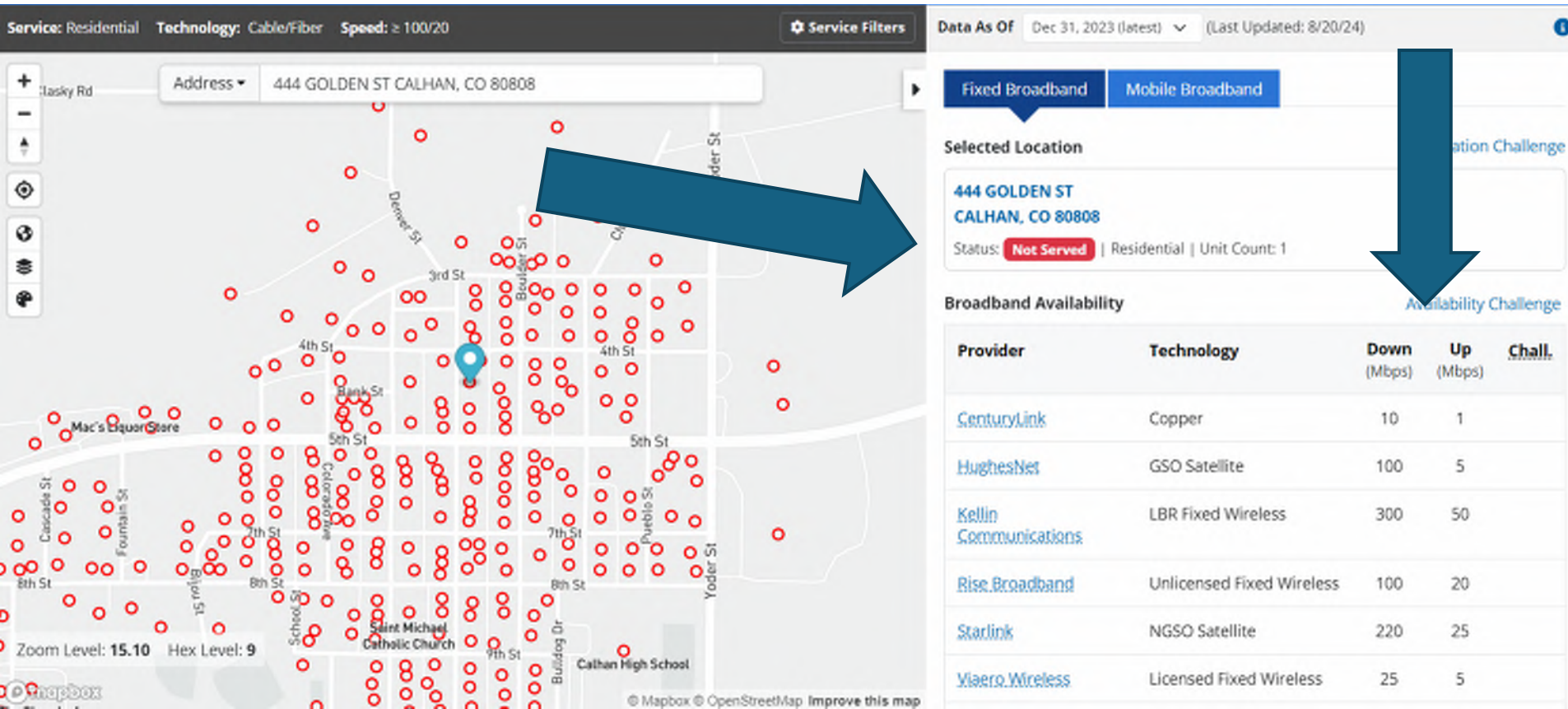
| Fiber | Cable |
|--|---|
| <ul style="list-style-type: none">• Transmits data via pulses of light through hair thin strands of glass• Not susceptible to magnetic or electric interference• Extremely low signal loss over long distances• Download and upload speeds are the same (symmetrical) and very fast• Speeds are constant regardless of number of users on the network• Extremely difficult to tap or hack• Low latency | <ul style="list-style-type: none">• Transmits data via a small electric current through a copper cable• Susceptible to magnetic and electric interference• High loss of signal strength on distances over 100 yards• Significantly lower upload than download speed (non symmetrical)• Speeds vary based on number of users on the network at any given time• Can be easily tapped and hacked• High latency |

Delivery Technology Attributes

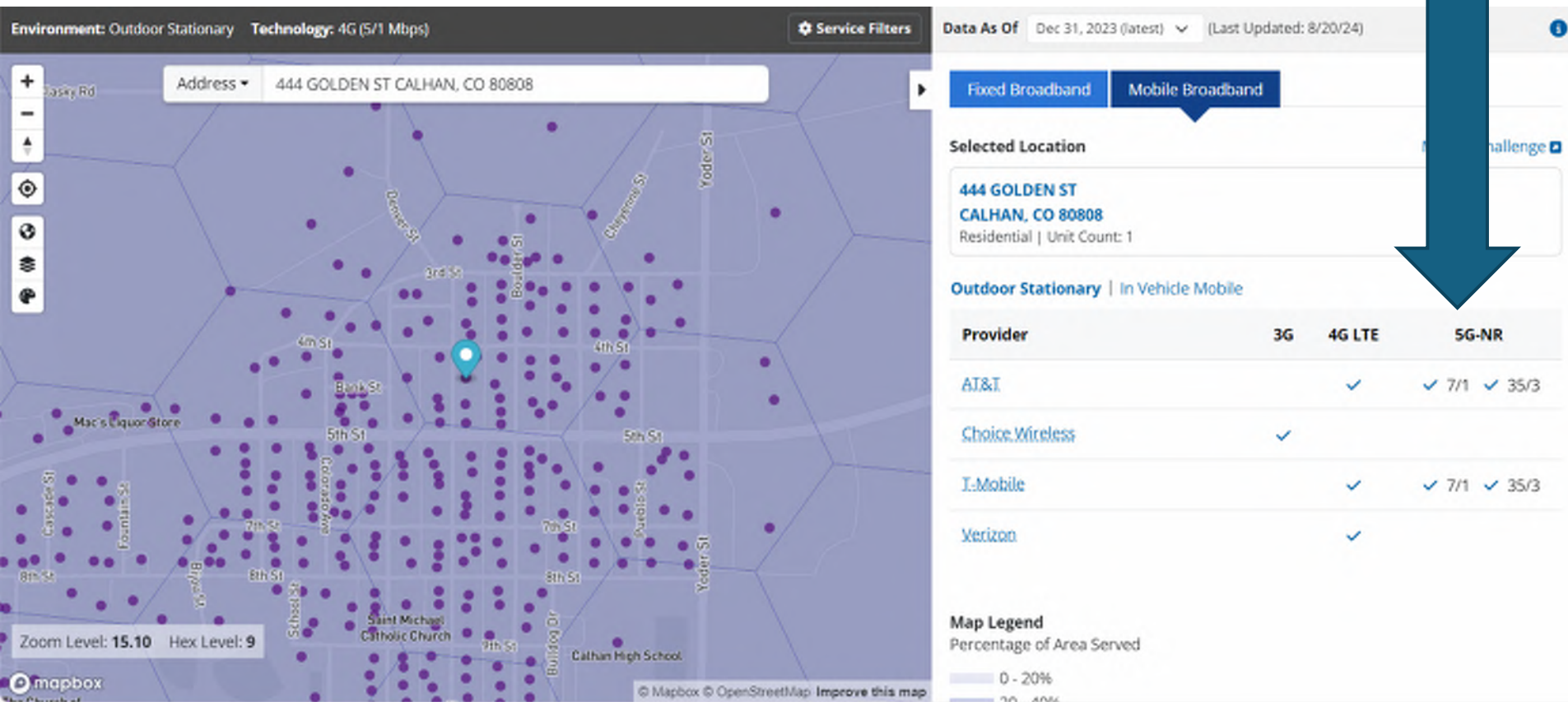
| | Wired | | | Wireless | | | |
|----------------------------|--------|--------|--------|----------------|---------------|---------------|----------|
| | Fiber | Cable | DSL | Fixed Wireless | GEO Satellite | LEO Satellite | Cellular |
| Area of Coverage | Yellow | Yellow | Green | Green | Green | Green | Yellow |
| Cost to Subscribers | Green | Green | Green | Green | Red | Yellow | Green |
| Deployment Cost | Red | Red | Green | Yellow | Yellow | Red | Yellow |
| Throughput/Speed/Data Rate | Green | Green | Red | Yellow | Red | Yellow | Yellow |
| Service Reliability | Green | Green | Yellow | Red | Red | Yellow | Yellow |
| Latency | Green | Green | Yellow | Yellow | Red | Yellow | Yellow |
| Jitter | Green | Green | Green | Yellow | Red | Red | Yellow |
| Packet Loss | Green | Green | Yellow | Yellow | Red | Red | Yellow |

Takeaway: Fiber is the gold standard

Fixed Service Availability in Calhan



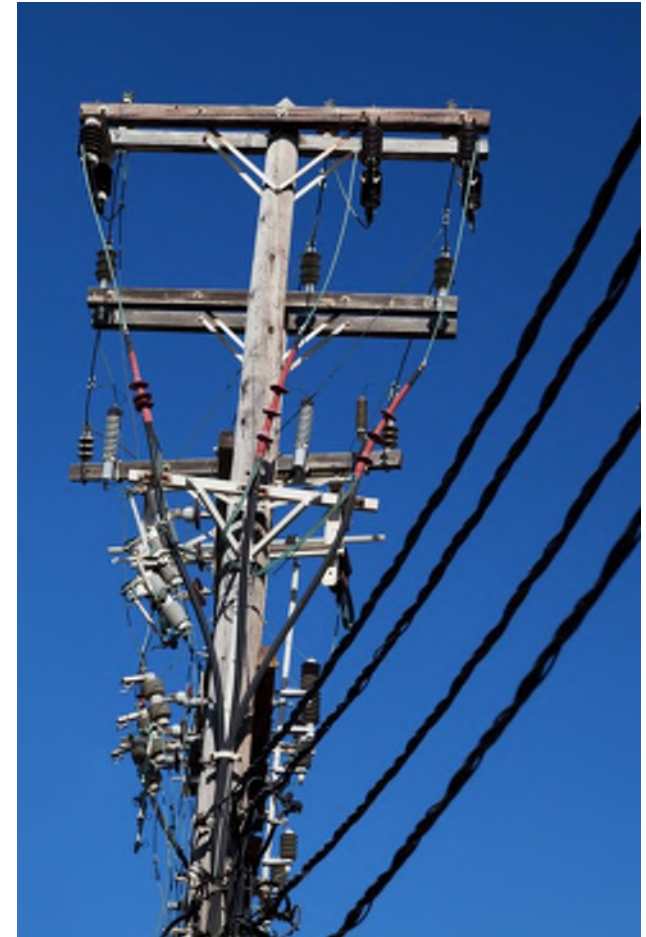
Mobile Service Availability in Calhan



Broadband and Fiber

EMERGING IDEAS (OPPORTUNITIES)

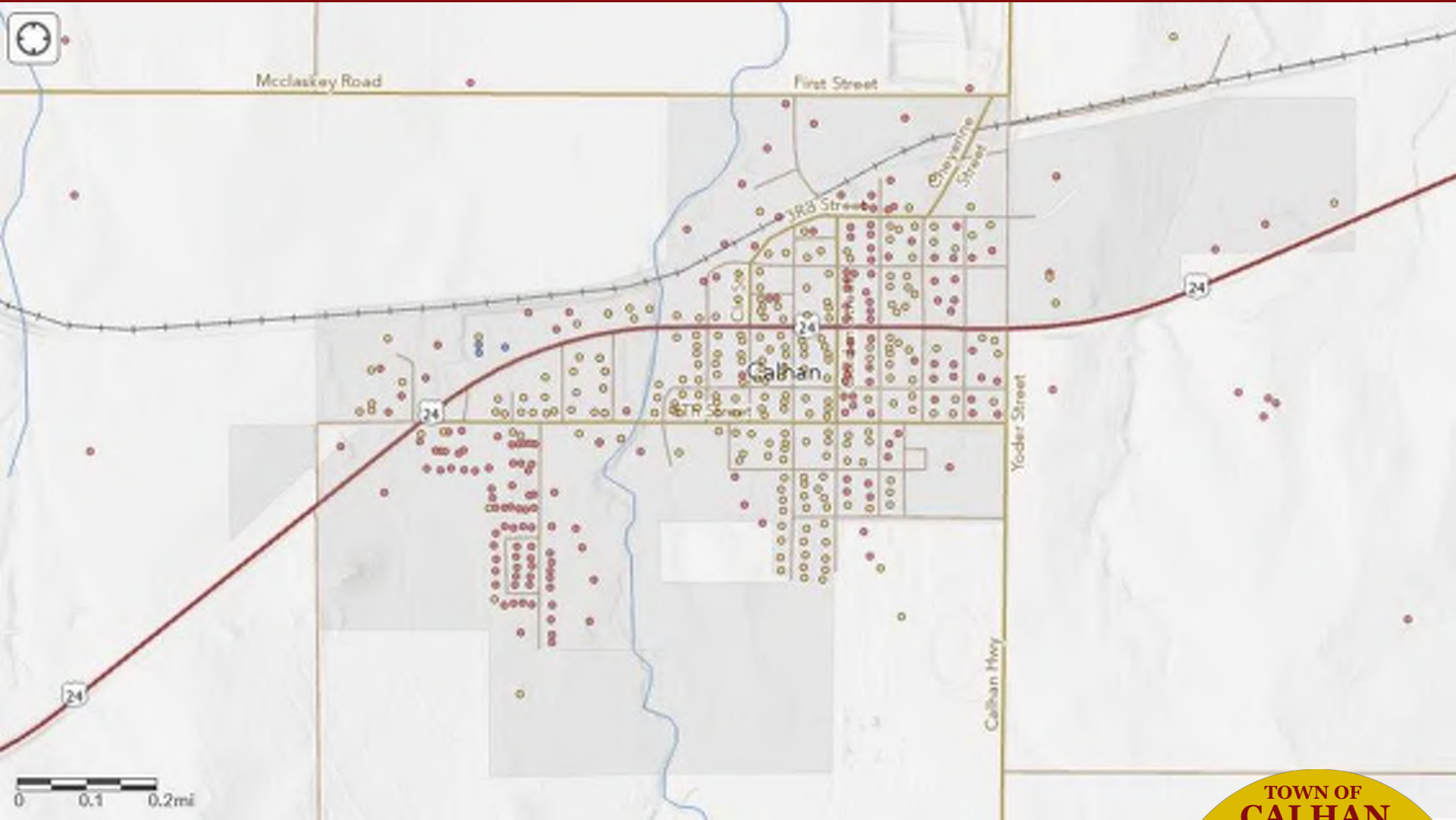
- Rely on Incumbent Internet Service Providers to build using grant funds (BEAD)
- Wait for Mountain View Electric COOP/Conexon (5-6 years according to their website)
- Form public private partnership leveraging El Paso County infrastructure and a private provider
- Implement “fiber friendly” policies, develop broadband currency to facilitate private sector deployment



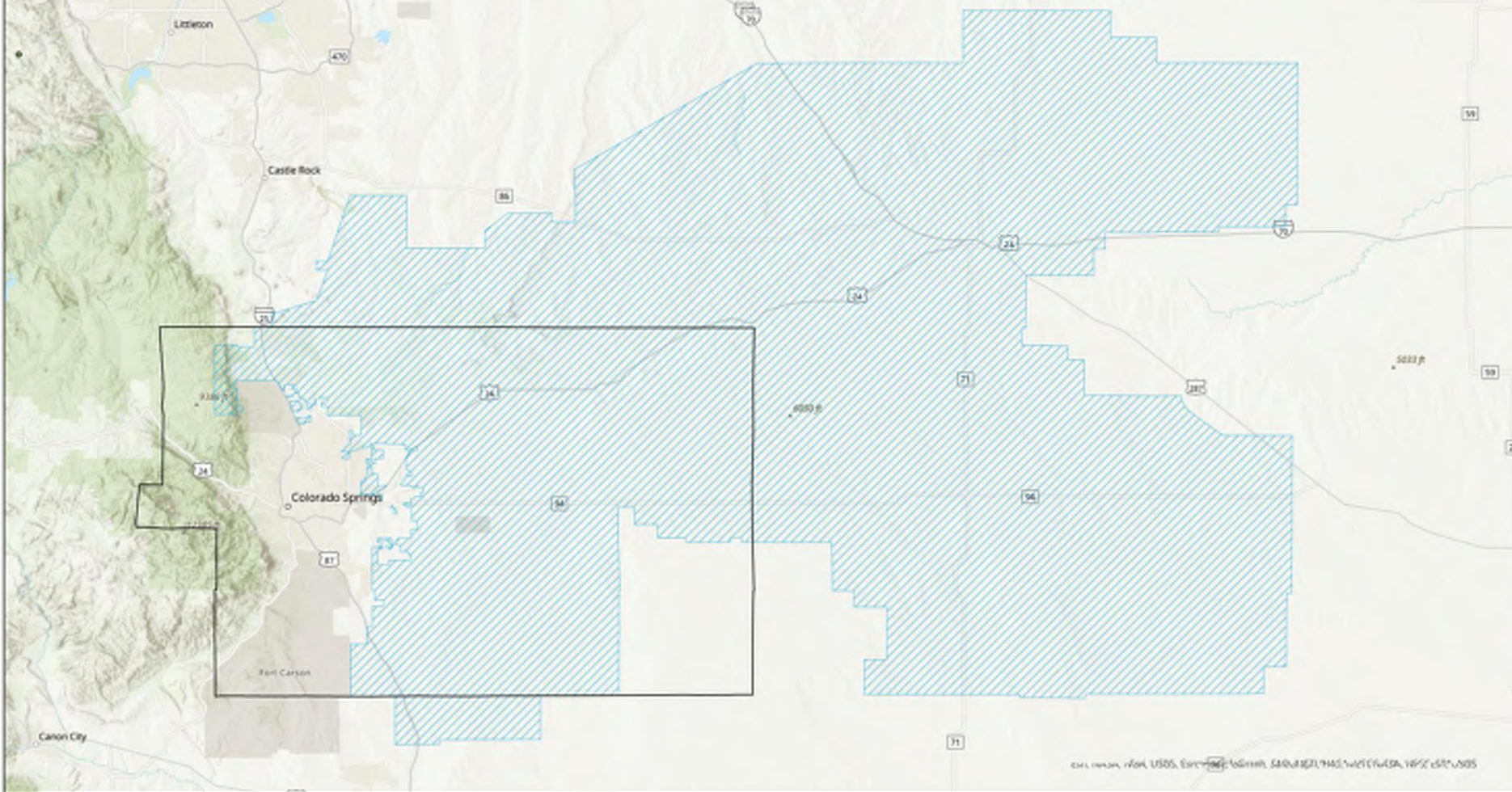
Planned County Fiber



Broadband Grant Eligibility



Planned Fiber To The Home (FTTH)



**Mountain View
Electric Association (MVEA)
in El Paso County Boundaries**

- El Paso County Boundaries
- MVEA_ServiceTerritory

Data Source:
Coordinate System: GCS NAD 1984
Datum: NAD 1984
Units: Degree



**TOWN OF
CALHAN**

Broadband and Fiber Strategic Planning

THE GOOD

- Calhan has options
- Calhan is fully BEAD grant eligible
- Calhan's planned growth over the coming years makes it more attractive for investment

THE NOT SO GOOD

- Incumbent providers have historically overlooked Calhan
- Because of MVEA/Conexon's publicized plans, other providers may not want to overbuild
- Public Private Partnership may be cost prohibitive because of scale

THE SILVER LINING

- A well thought out strategic planning effort can take advantage of the good while mitigating the not so good, positioning Calhan for success



TOWN OF
CALHAN

The Best Path Forward For Calhan

- Go through a facilitated exercise to determine which approach aligns with your values
- Perform outreach to your incumbent Internet service providers to determine their interest in a public private partnership, and if they plan to apply for BEAD grants in your community
- Survey your residents to determine whether they would prefer to continue receiving service from their existing provider, or if they would like the town to explore the possibility of forming a broadband utility
- Hire a consultant to assess the financial feasibility of your chosen direction

TOWN OF
CALHAN

Broadband and Fiber Recommendations



In Summary

Improved broadband in Calhan will improve its economic outlook in several important ways

Calhan has multiple avenues by which to solve its broadband access problem

Incorporating broadband planning into the overall strategic plan for the community is an important step

The time to act is now

TOWN OF
CALHAN

Broadband and Fiber Recommendations





TOWN OF
CALHAN

Community Character and Design



Town of Calhan Comprehensive Plan 2035 | EXISTING CONDITIONS

FIRST IMPRESSIONS . . .



BEAUTIFUL. RURAL. EAST. COLORADO.



CALHAN CHURCHES
WELCOME YOU

| | |
|---------------------------------------|---------------------------------------|
| CALHAN ASSEMBLY OF GOD | ST PAUL LUTHERAN |
| CALHAN UNITED METHODIST | ST MICHAEL'S ROMAN CATHOLIC |
| LIVING WORD COMMUNITY | CALHAN COUNTRY CHURCH |
| ST MARY HOLY DORMITION ORTHODOX | PLEASE COME AND WORSHIP WITH US |

SALT OF THE EARTH.





HOW DO I GET IN HERE?



WAIT, WHERE ARE WE?



THERE IS A LOT OF STUFF.



THERE'S AN AIRPORT!



PEOPLE HAVE LAND TO DO WHAT THEY WANT.



CAUSE HE CAN.



COWBOY COUNTRY.



Don Bailey
781-888-1111

BANK
(708) 494-2265

All Bulls Sold
World Wide!

Country Supply
All Items Available

Randy's Custom Processing

Country Supply
All Items Available

Country Supply
All Items Available

Country Supply
All Items Available

Country Supply
All Items Available

Country Supply
All Items Available

Country Supply
All Items Available

Country Supply
All Items Available

Country Supply
All Items Available

Country Supply
All Items Available

purple wave AUCTIONS MADE EASY
NOW! purplewave.com

CALHAN AUCTION MARKET, INC.
LARGE ENOUGH TO SERVE YOU • SMALL ENOUGH TO KNOW YOU
NOT RESPONSIBLE FOR ACCIDENTS!
ALL SINGLES SOLD "AS IS"

BIGGER GAINS. BETTER REPRODUCTION. GREATER RETURNS.

THE REAL DEAL.

CCD-13



RURAL STYLE.



CCD- 14



THERE IS COMFORT.



THERE IS HISTORY.



THERE IS NECESSITY.



I CAN STILL STAY.



THOMASON FIELD

WE LOVE BASEBALL AND OUR KIDS.



THIS MUST BE MAIN STREET.



IS THIS TOWN CENTER?



THAT'S AUTHENTIC.



WE KEEP CHANGING.

Community Character and Design

CALHAN'S CHARACTER ASSETS

- There is an **identifiable threshold to the town** while driving through on Highway 24.
- There are **distinct and separate areas** (neighborhoods/ districts) of and for civic, residential, and commercial land uses.
- The **layout of a “main street”** is still intact and recognizable with viable building stock adding architectural interest.

Community Character and Design

CALHAN'S CHARACTER ISSUES

- Roads, ditches, signage, crosswalks, sidewalks, and landscaping in **the public right of way are in various stages of disrepair** and appear unkept.
- The **architectural character is varied, inconsistent, and appears non-code-compliant** in some instances.
- There is **visible blight** along the state highway.
- There is a **lack of buffers, screening and fencing** in the commercial area adding to the appearance of blight.
- **Property appearances** suggest a **lack of code compliance/enforcement** with some commercial and residential properties.
- There is **inconsistent branding** for the town

Community Character and Design

OPPORTUNITY – TOWNWIDE DESIGN GUIDELINES

The Town of Calhan is a sum of all your parts and characteristics. Those unique characteristics are cues of style, color, materials and texture, which you can draw inspiration from and establish consistency in Calhan's overall look and feel.

By developing/adopting a set of **design guidelines** you can as a community - in turn - sustain the rural character you love while protecting property values and overall community appearance. The following are a number of topics many communities consider when establishing their own guidelines.

- **Gateways, Monumentation and Signage**
- **Block Length and Width**
- **Building Mass, Height and Separation**
- **Mobility and Connectivity**
- **Architectural Character**
- **Landscape Character**
- **Buffers, Edges and Fencing**



TOWN OF CALHAN

Community Engagement



Town of Calhan Comprehensive Plan 2035 | EXISTING CONDITIONS



Calhan Summerfest 2024



Town of Calhan
Comprehensive Plan 2035
Community Questionnaire

The town of Calhan has begun a 12-month process to update its Comprehensive Plan. We need your help to identify the issues and opportunities facing the town now and into the future. Please take a moment to fill out this questionnaire. Thanks for your time and participation!

1. What are the three things you like most about Calhan?

2. What are three changes that you think would most improve Calhan?

3. What makes Calhan unique from other nearby communities?

Stay informed and provide comments! Thank you!



Town of Calhan
Comprehensive Plan 2035
Community Questionnaire

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Calhan Summerfest 2024



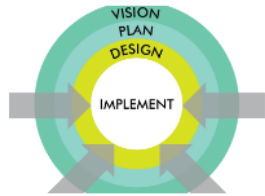


El Paso County State Fair 2024

Community Engagement

Latest News

[VIEW ALL NEWS](#)



Town of Calhan Comprehensive Plan 2035 | WE NEED YOUR HELP!

The Town of Calhan has just begun a 12-month process to update its Comprehensive Plan and we need your help to identify the issues and opportunities facing the town now and into the future. If you can spare just 3 minutes of your time, please take a moment to fill out this questionnaire. Thanks so much for your time and participation!

You can access the questionnaire by clicking [here](#) or scan the QR code below with your phone.



For more information please click on the following links:
[What is a Comprehensive Plan?](#)
[Current Town of Calhan Statistics](#)

Events

[VIEW ALL EVENTS](#)

September 2024

| S | M | T | W | T | F | S |
|----|-------------------|-------------------|----|----|-----------|----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 8 | 9 | 10 | 11 | 12 | 13 | 14 |
| 15 | 16 | 17 | 18 | 19 | 20 | 21 |
| 22 | 23 | 24 | 25 | 26 | 27 | 28 |
| 29 | 30 | 1 | 2 | 3 | 4 | 5 |



Court



Closed for Columbus Day



Board Meeting

Community Engagement

PUBLIC OUTREACH



Stakeholder Interviews = 33 (Phase 1 | May-June 2024)

Card Questionnaire = 53 submissions

- Summerfest 2024 - July 12, 2024
- El Paso County Fair – July 15, 2024

Online Questionnaire = 81 submissions (July 12 – Today)

- Locked for 1 response per phone/computer
- QR Code and Weblink
 - Posted at Summerfest and El Paso County Fair
 - Posted on Facebook 3 times
 - Posted on the Town website
 - Posted on Water Bill Mailer

Mailer Questionnaire August Water Bill = 23 hand-in submissions

- 355 Mailed recipients (every household in town = 100% notice)

190 TOTAL RESPONDENTS = 25% Response Rate
(190/762 = 0.2493)

Community Engagement

PUBLIC OUTREACH – Is 25% a good response rate?

In general what is considered a good response rate on community en X



All Images Forums Videos News Shopping Web More

Tools

AI Overview

Learn more

A good response rate for community engagement surveys can vary, but generally, a response rate between 5% and 30% is considered acceptable, and a response rate of 50% or higher is considered excellent. However, there is no universally defined threshold for a "good" response rate.

Factors that can impact response rates include:

- Survey length: How long the survey is can affect the response rate.
- Survey topic: What the survey is about can affect the response rate.
- Survey administration: How the survey is administered can affect the response rate. For example, the National Citizen Survey is usually conducted by mail and web.
- Community size: The size of the community can affect the response rate.
- Survey publicity: Letting people know about the survey can help ensure a higher response rate.

The number of responses you get for your survey is more important than the rate of response or completion. For example, if only 30 people started a survey, even if the completion rate was 80%, you'd only have 24 sets of answers.

“ . . . a response rate between **5% - 30% is considered acceptable** [for community engagement].”

What is a good survey response rate for online customer surveys?

So, what is a good survey response rate? Factors that impact this include, how engaged your customers are...

Delighted

Optimizing Your Survey Response Rate - Kantar

Jul 19, 2023 — Exactly what constitutes a 'good' response rate can vary. But generally speaking, an...

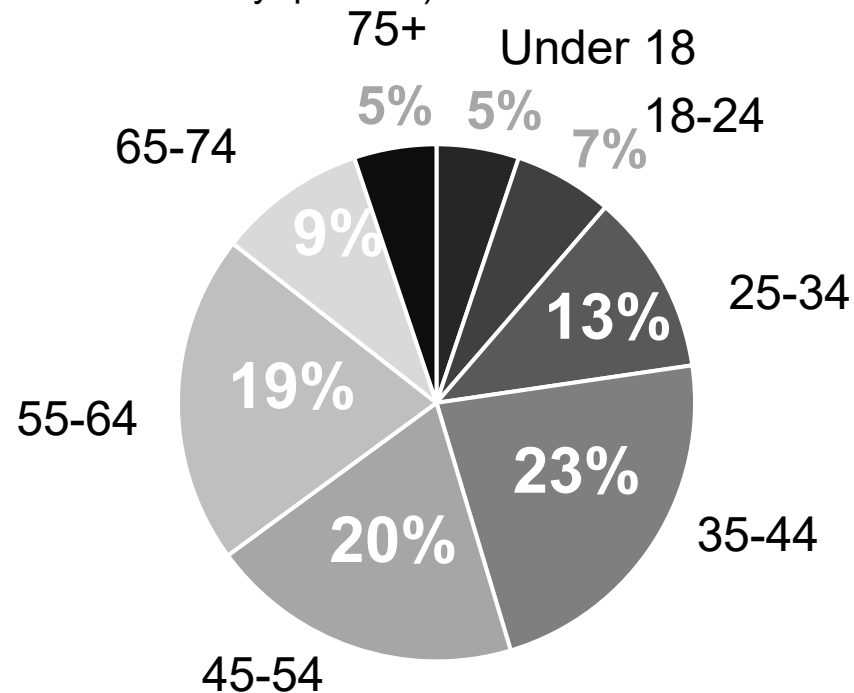
Kantar

Community Engagement

PUBLIC OUTREACH QUESTIONS

Which **age** group are you in?

104 Respondents (online and mailer only question)

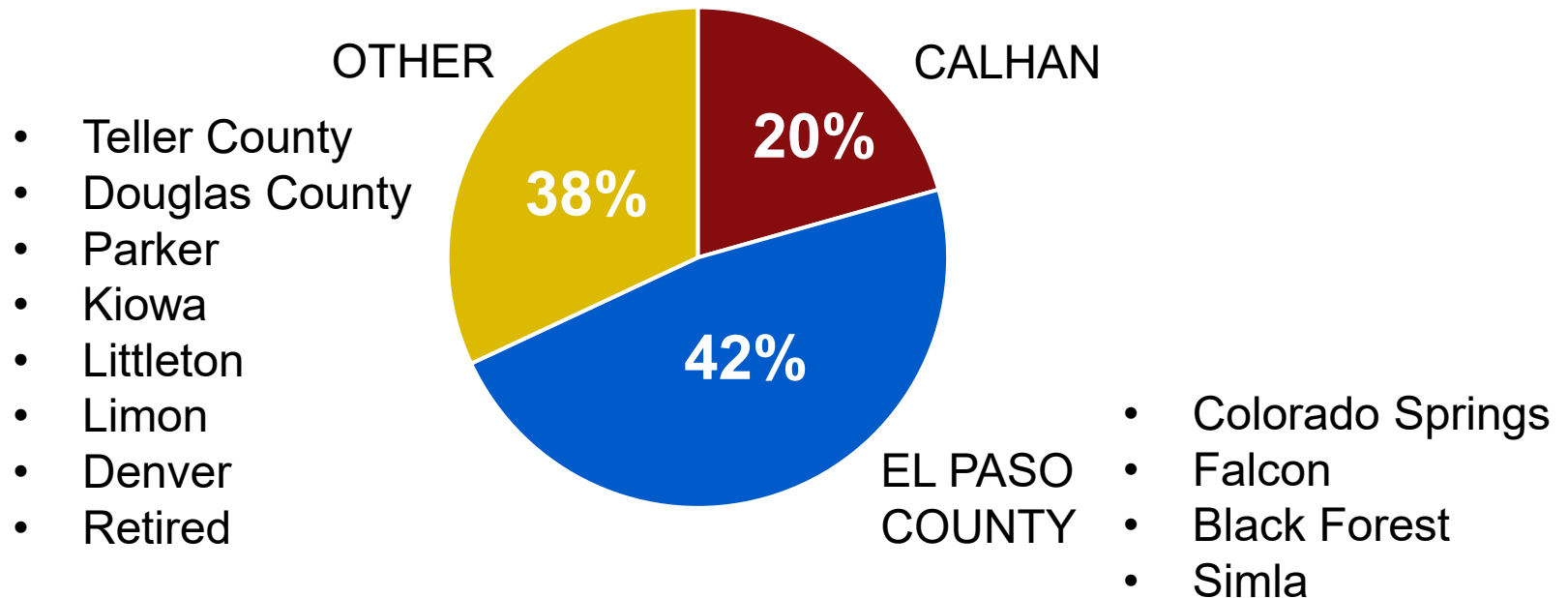


Community Engagement

PUBLIC OUTREACH QUESTIONS

Where do you **work**?

104 Respondents (online and mailer only question)



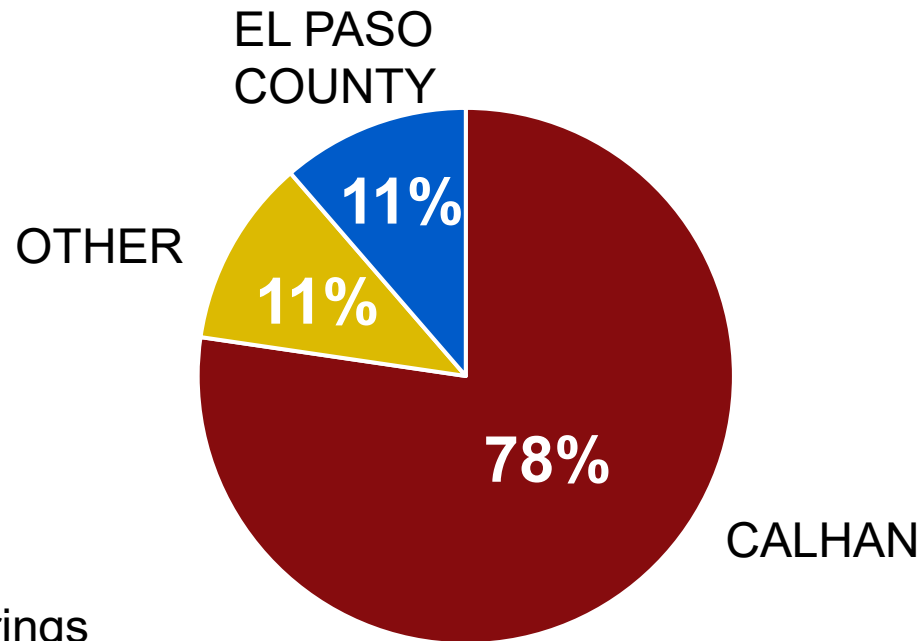
Community Engagement

PUBLIC OUTREACH QUESTIONS

Where do you **live**?

104 Respondents (online/mailed only question)

- Peyton
- Yoder
- Simla
- Rush
- Monument
- Florrisant
- Falcon
- Elbert
- Colorado Springs



Community Engagement

PUBLIC OUTREACH QUESTIONS

1. What are (3) three things **you like** about Calhan?
2. What are (3) three things you think **would improve** Calhan?
3. What makes Calhan **unique** from other nearby communities?

(universal questions)

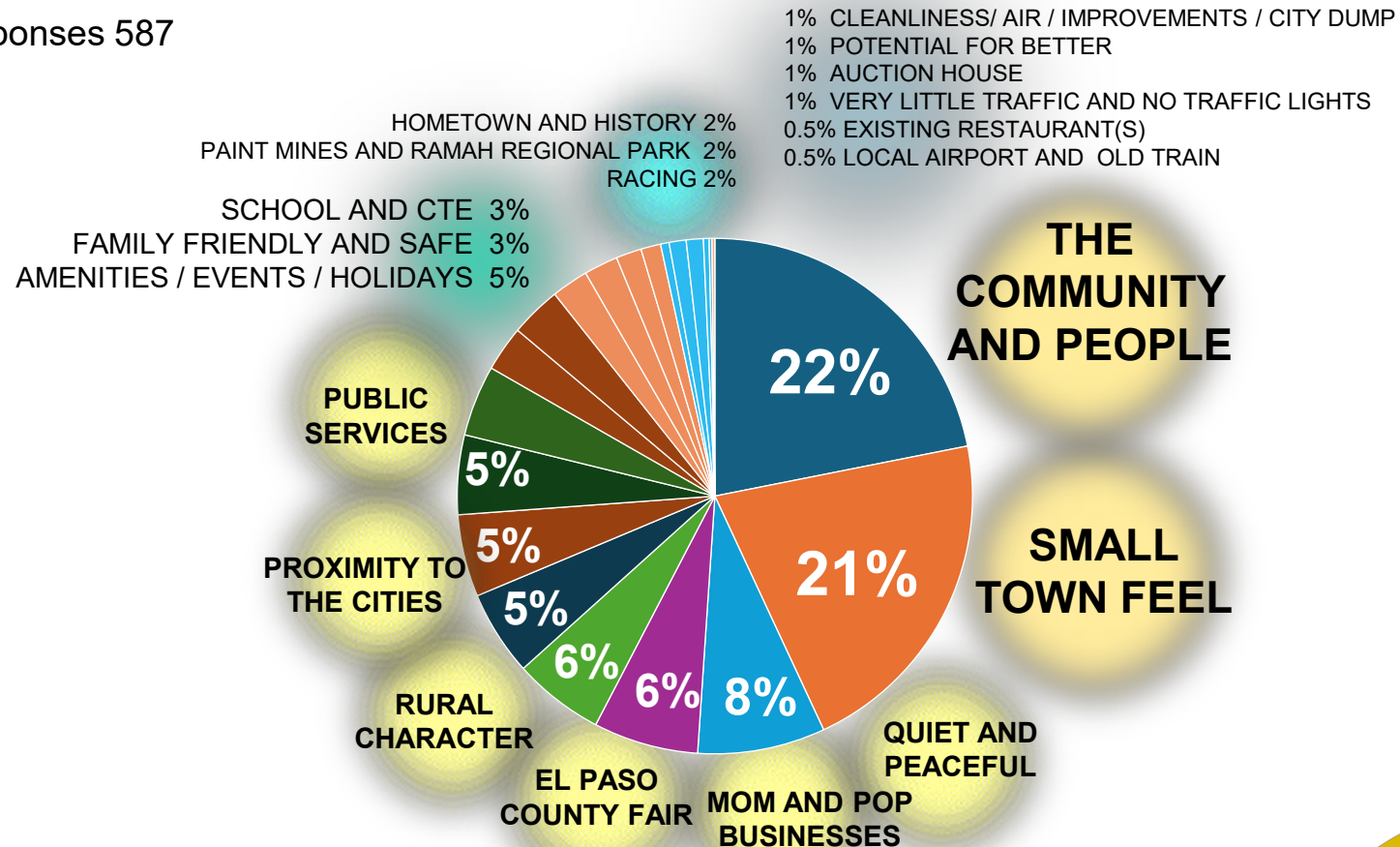
-
4. Where do you **live**? *(online and mailer only)*
 5. Which **age** group are you in?
 6. Where do you **work**?
 7. What **other community** either in the Colorado Springs area or beyond has something you would like Calhan **to draw inspiration from**?
 8. Cities and towns compete for strong businesses, schools, and households. **How competitive do you think Calhan is with surrounding communities?**

Community Engagement

PUBLIC OUTREACH QUESTIONS

What are (3) three things you like about Calhan?

Responses 587



Community Engagement

PUBLIC OUTREACH QUESTIONS

What are (3) three **things you think would improve Calhan?**

Responses 484

Level 1: **Fix the Roads** and transportation. (86 responses)

Level 2: **Grow more Businesses.** (55 responses)

Level 3: **Build a Community Center/Pool** and **offer more Events/Activities.**
(36 and 33 responses)

Level 4: Clean up **Highway 24**, improve **Town Services/Governance**, provide more **Restaurants**, repair and offer more outdoor **Parks and Gathering Amenities**, push **Economic Development**, and keep the Town Small.

(Response range 28-20)

Level 5: Expand/add more **Sidewalks**, allow but Manage Growth, increase/enforce individual **Property Maintenance**, keep the **Small-Town Charm/Character**, improve **Utilities and Infrastructure**, and bolster the **Schools for the Future.**

(Response range (17-12))

Community Engagement

PUBLIC OUTREACH QUESTIONS

What are (3) three **things** you think would improve Calhan?

Responses 484

Level 6: Cultivate welcoming **Community Culture**, mitigate **Green/Clean Energy presence**, build **Town Center building stock** backup, manage **Noise**, broaden **food/grocery offerings**, invest in **E-commerce** infrastructure, leverage/expand the **County Fair**, diversify **housing choice**, address **drug use** presence and enhance **healthcare choices** for the community.

(Response range 8-2)

Community Engagement

PUBLIC OUTREACH QUESTIONS

What other community either in the Colorado Springs area or beyond has something you would like Calhan **to draw inspiration from?**

71 Responses

TOP 5

1. Peyton (Tie for 1st)
2. Limon (Tie for 1st)
3. Elizabeth
4. Elbert (Tie for 3rd)
5. Falcon (Tie for 3rd)

Next 6 Tied at 4

- Monument
- Simla
- Manitou
- Kiowa
- Highlands Ranch
- Flagler

WHY?

- Community, Events, Main Street
- Pool and School
- Business and Industry and leveraging housing
- Size and Events
- Restaurants and Options

- Econ. Dev.
- Schools
- Character and shops
- Main Street
- Maintenance and Upkeep
- Parks

Community Engagement

PUBLIC OUTREACH QUESTIONS

What other community either in the Colorado Springs area or beyond has something you would like Calhan **to draw inspiration from?**

71 Responses

Also Mentioned

- Sargents
- Meridian Ranch
- Parker
- Craig
- Silverton
- Estes Park
- Colorado Springs
- Loveland
- Mayberry
- Fountain
- Bandimere
- Castle Rock
- Phillipsburg,KS
- Lamar
- Woodland Park
- Burlington
- Stratton
- Haxtun
- Old Colorado City
- Buena Vista
- Salida

WHY?

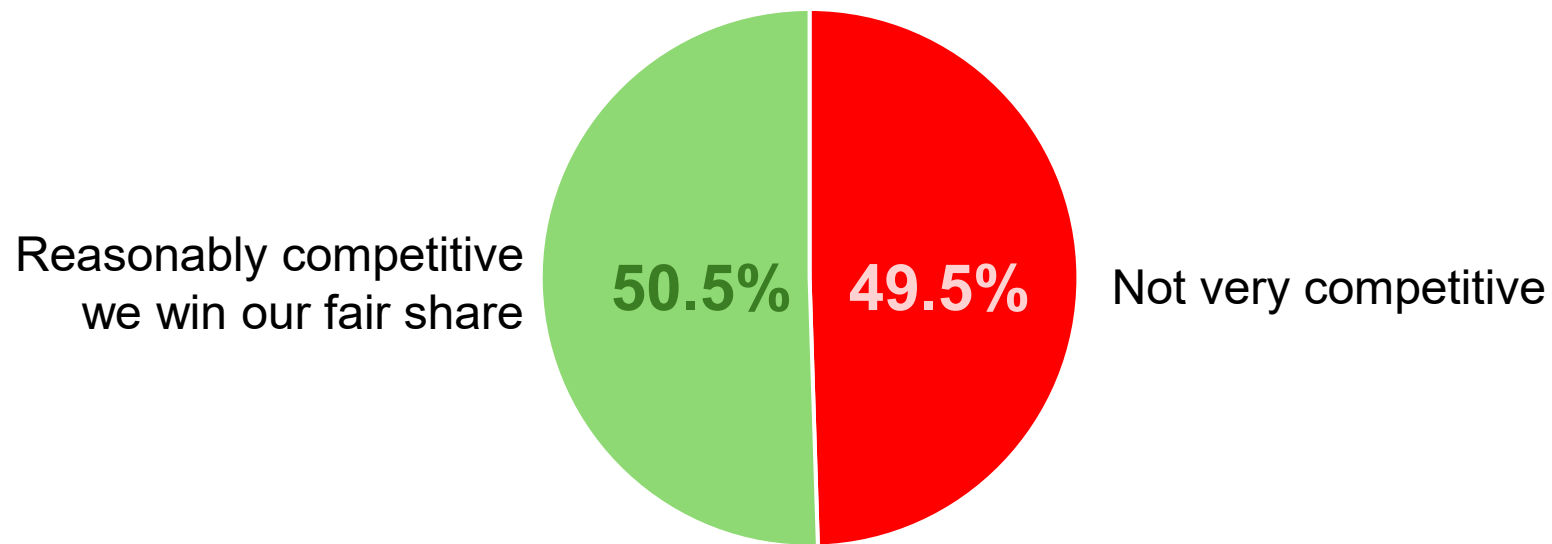
- Rec Center
- Warehouses
- Food Hall
- Quiet lifestyle
- Commuter Town
- Basic Necessities
- Caring community
- Pretty and Clean
- Allowed Growth
- Landscaping

Community Engagement

PUBLIC OUTREACH QUESTIONS

Cities and towns compete for strong businesses, schools, and households. How competitive do you think Calhan is with surrounding communities?

101 Responses





TOWN OF
CALHAN



Housing



Town of Calhan Comprehensive Plan 2035 | EXISTING CONDITIONS

Housing Mix

EXISTING HOUSING - ASSETS

| LAND USE | UNIT COUNT | UNIT COUNT % | PARCEL COUNT | PARCEL ACREAGE | BED ROOMS RANGE | BATH ROOMS RANGE | HOUSING SQ. FT. |
|--------------------------------|------------|----------------|--------------|-----------------|----------------------|----------------------|----------------------------|
| SINGLE FAMILY RESIDENTIAL | 245 | 72.7 % | 245 | 119.6 AC | 2 - 5 BDRMS PER UNIT | 2 - 3 BATHS PER UNIT | 1,000 - 4,000 PER UNIT |
| MULTI-FAMILY RESIDENTIAL | 40 | 11.8 % | 9 | 9.9 AC | 1 - 3 BDRMS PER UNIT | 1 - 2 BATHS PER UNIT | 750 - 1,800 PER UNIT |
| MANUFACTURED/ MOBILE HOME PARK | 52 | 15.4 % | 36 | 13.9 AC | 1 - 2 BDRMS PER UNIT | 1 BATHS PER UNIT | 500 - 1,300 PER PARCEL |
| TOTAL | 337 | 100.0 % | 290 | 143.4 AC | 652 - 1,639 | 652 - 987 | 343,500 - 1,253,600 |

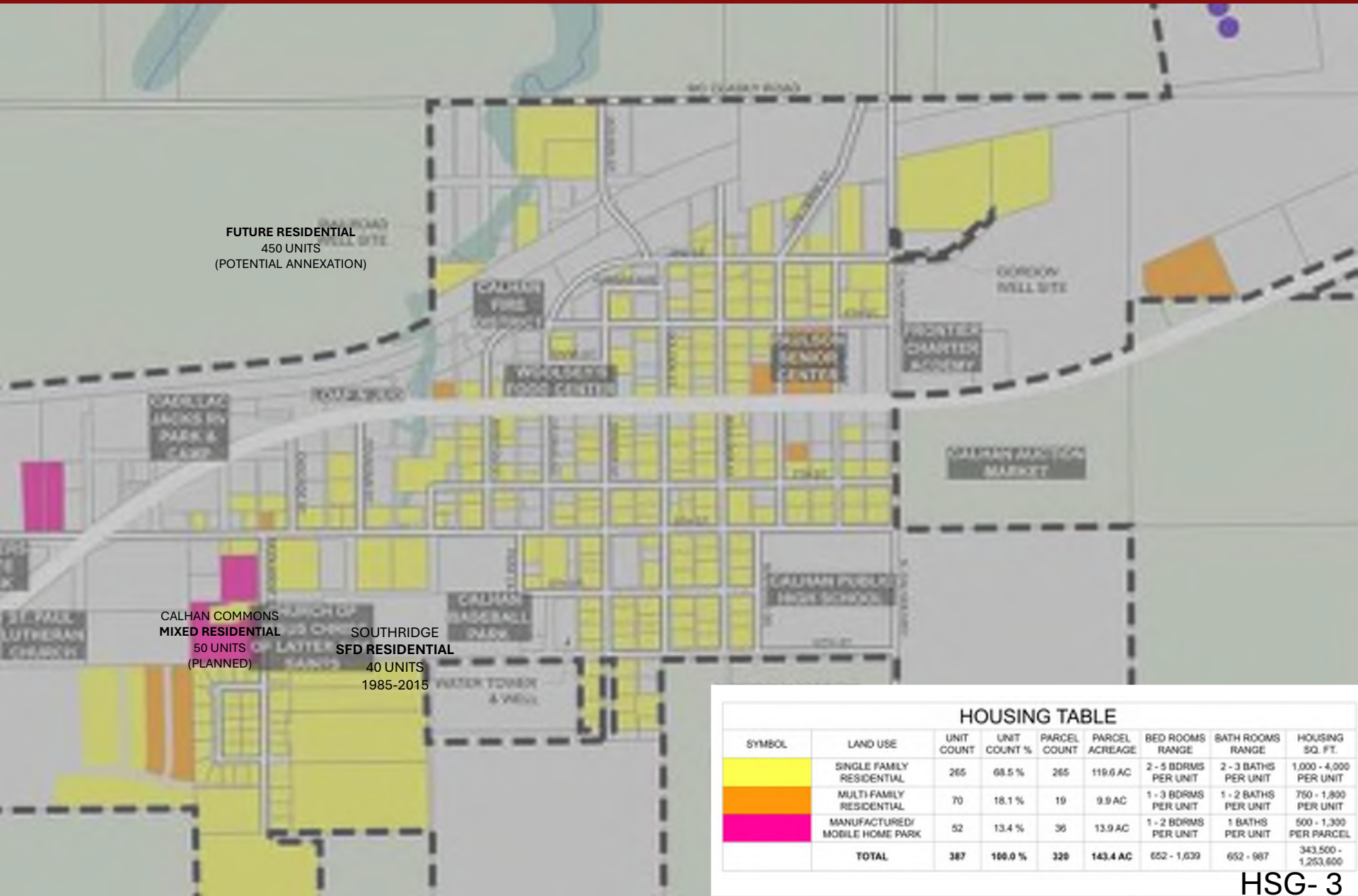
PLANNED HOUSING – FUTURE ASSETS

| | | | | | | | |
|---------------------------|------|--------|------|-----------|------------------------|---------|---------|
| SINGLE FAMILY RESIDENTIAL | + 20 | + 5.9% | + 20 | + 5.56 AC | UNKNOWN | UNKNOWN | UNKNOWN |
| MULTI-FAMILY RESIDENTIAL | + 30 | + 8.9% | + 10 | + 2.78 AC | 5 DUPLEX 5 QUADPLEX | UNKNOWN | UNKNOWN |

POTENTIAL HOUSING

| | | | | | | | |
|---------------------------|--------------|-----------------|--------------|--------------------|----------------|----------------|----------------|
| SINGLE FAMILY RESIDENTIAL | + 450 | + 134.0% | + 450 | + 92 AC | UNKNOWN | UNKNOWN | UNKNOWN |
| TOTAL | + 500 | + 148.3% | + 480 | + 100.34 AC | UNKNOWN | UNKNOWN | UNKNOWN |

Existing Housing Choice in Calhan



| HOUSING TABLE | | | | | | | | |
|---|--------------------------------|------------|----------------|--------------|-----------------|----------------------|----------------------|----------------------------|
| SYMBOL | LAND USE | UNIT COUNT | UNIT COUNT % | PARCEL COUNT | PARCEL ACREAGE | BED ROOMS RANGE | BATH ROOMS RANGE | HOUSING SQ. FT. |
| | SINGLE FAMILY RESIDENTIAL | 265 | 68.5 % | 265 | 119.6 AC | 2 - 5 BDRMS PER UNIT | 2 - 3 BATHS PER UNIT | 1,000 - 4,000 PER UNIT |
| | MULTI FAMILY RESIDENTIAL | 70 | 18.1 % | 19 | 9.9 AC | 1 - 3 BDRMS PER UNIT | 1 - 2 BATHS PER UNIT | 750 - 1,800 PER UNIT |
| | MANUFACTURED/ MOBILE HOME PARK | 52 | 13.4 % | 36 | 13.9 AC | 1 - 2 BDRMS PER UNIT | 1 BATHS PER UNIT | 500 - 1,300 PER PARCEL |
| | TOTAL | 387 | 100.0 % | 320 | 143.4 AC | 652 - 1,639 | 652 - 987 | 343,500 - 1,263,600 |

Existing Housing Choice in Calhan

ASSETS – 3 EXISTING “NEIGHBORHOODS”

FUTURE RESIDENTIAL
450 UNITS
(POTENTIAL ANNEXATION)

“NORTH OF HWY 24”

SFD RESIDENTIAL - 54 UNITS

1898 – 1919 | 31% | 2 BED / 1 BATH | 1,295 sf | 22,000 lot | \$248K
 1969 – 1979 | 28% | 3 BED / 2 BATH | 1,346 sf | 34,000 lot | \$306K
 1984 – 1988 | 13% | 4 BED / 2 BATH | 1,430 sf | 18,000 lot | \$285K
 1994 – 2002 | 19% | 3 BED / 2 BATH | 1,529 sf | 18,000 lot | \$290K

30% of all homes are manufactured/modular 1971-2023

Remaining 9% were built in 1945, 1961, 2022 and 2023

Lowest Value = \$121,583, Highest Value = \$484,680

#Properties > \$400K = 4 (7%), #Properties \$300K to \$400K = 17 (32%)

“SOUTH OF HWY 24”

SFD RESIDENTIAL - 138 UNITS

1889 – 1919 | 41% | 3 BED / 1 BATH | 1,197 sf | 12,500 lot | \$250K
 1920 – 1969 | 27% | 3 BED / 2 BATH | 1,221 sf | 12,750 lot | \$283K
 1970 – 1979 | 15% | 4 BED / 2 BATH | 1,583 sf | 11,750 lot | \$302K
 1980 – 2000 | 12% | 3 BED / 2 BATH | 1,534 sf | 12,250 lot | \$306K
 2001 – 2022 | 5% | 3 BED / 2 BATH | 1,389 sf | 11,200 lot | \$306K

15% of all homes are manufactured/modular 1970-2022

Lowest Value = \$114,188, Highest Value = \$565,898,

#Properties > \$400K = 6 (4%), #Properties \$300K to \$400K = 40 (29%)

CALHAN COMMONS
MIXED RESIDENTIAL
50 UNITS
(PLANNED)

SOUTHRIDGE SFD RESIDENTIAL

40 UNITS
1985-2015

3-4 BED | 2-3 BATH
1,761 sf | 9,150 lot
\$428K

Lowest Value = \$332,168

Highest Value = \$850,506

#Properties > \$500 = 9
(23%)

LOT SIZES

North of 24

smallest lot = 2,888 sf, largest lot = 239,580 sf (5.5 acres)

South of 24

smallest lot = 3,812 sf, largest lot = 82,764 sf (1.9 acres)

Southridge

smallest lot = 6,000 sf, largest lot = 673,002 sf (15.45 acres)

** Numbers are averages. \$ Value can fluctuate +/- 10-20%

(Source: El Paso County Assessor Property Search 10/21/24)

HOUSING TABLE

| SYMBOL | LAND USE | UNIT COUNT | UNIT COUNT % | PARCEL COUNT | PARCEL ACREAGE | BED ROOMS RANGE | BATH ROOMS RANGE | HOUSING SQ. FT. |
|--------|--------------------------------|------------|----------------|--------------|-----------------|----------------------|----------------------|----------------------------|
| | SINGLE FAMILY RESIDENTIAL | 265 | 68.5 % | 265 | 119.6 AC | 2 - 5 BDRMS PER UNIT | 2 - 3 BATHS PER UNIT | 1,000 - 4,000 PER UNIT |
| | MULTI FAMILY RESIDENTIAL | 70 | 18.1 % | 19 | 9.9 AC | 1 - 3 BDRMS PER UNIT | 1 - 2 BATHS PER UNIT | 750 - 1,800 PER UNIT |
| | MANUFACTURED/ MOBILE HOME PARK | 52 | 13.4 % | 36 | 13.9 AC | 1 - 2 BDRMS PER UNIT | 1 BATHS PER UNIT | 500 - 1,300 PER PARCEL |
| | TOTAL | 387 | 100.0 % | 320 | 143.4 AC | 652 - 1,639 | 652 - 987 | 343,500 - 1,263,600 |

Housing Mix

ISSUES - HOUSING MARKET TRENDS 2024 IN COLORADO SPRINGS

- 2023 **Housing Deficit** ~ 16,500 – 27,360 units
- Population estimates suggest an overall housing need of **32K-43K new housing units built by 2028** .
- Purchase + Mortgage **cost to own a home have increased 82.6%** in the past 10 years – a large portion just since 2020.
- Household incomes are not keeping in pace with rising housing costs. **Hourly wages have gone up 38%. Hours worked required to cover median monthly mortgage payment has doubled from 43 hours to 86 hours.**
- 6,400-8,560 **permits required annually** through 2028 to close current unit deficit and meet demand of future population growth in Colorado Springs. Historic yearly issued permits average at 4,879 permits – a 76% to 57% yearly fulfillment of needed permits by 2028.
- Current Mortgage rates show a **mismatch between household mortgage capacity and value of housing**. There is **shortage of housing available under \$300,000** and an excess of homes valued north of \$300K - \$1Million.

Housing Mix

OPPORTUNITIES - MARKET TRENDS (continued)

DESIRED FEATURES OF NEW HOMES

- **Open concept layouts:** Spacious living areas with integrated kitchen, dining, and family room spaces.
- **Mountain-inspired design:** Exteriors with elements like stone accents, wood detailing, and large windows to capitalize on views.
- **Smart home technology:** Integrated systems for lighting, thermostats, security, and appliances.
- **Luxury finishes:** High-end kitchen appliances, upgraded flooring, and custom lighting
- **Outdoor living spaces:** Large patios, decks, and covered porches with outdoor kitchens
- **Variety of housing options:** Single-family homes, townhomes, and condos to suit different lifestyles
- **Sustainability** features: Energy-efficient appliances, solar panel readiness, and increased insulation.

Housing in the County

OPPORTUNITIES - EL PASO COUNTY

Core Principle: Preserve and develop neighborhoods with **a mix of housing types.**

Goal 2.1 - Promote development of a mix of housing types in identified areas.

Goal 2.2 - Preserve the character of rural and environmentally sensitive areas.

Goal 2.3 - Locate attainable housing that provides convenient access to goods, services, and employment.

Goal 2.4 - Support aging-in-place housing options to meet residents' needs through all stages of life



Housing Mix

OPPORTUNITIES - WHO ARE YOUR DESIRED TARGET MARKET(S) FOR CALHAN?

- Tradesmen / tradesperson
- Young professionals

- Young families
- Middle-age families

- Empty-nesters
- Retired / seniors

Primary choice (SCM 10/08/2024)

Secondary choice (SCM 10/08/2024)

Does Calhan offer in its existing housing stock **your desired target market** the kinds of homes they **can, need, and want** to buy?

Does potential growth offer you the **opportunity** to guide/ask for what your target market wants, so **you can influence how your community grows?**



TOWN OF
CALHAN



Jobs and the Economy



Town of Calhan Comprehensive Plan 2035 | EXISTING CONDITIONS

Economic Development in Calhan

ASSETS - TOWNWIDE DEMOGRAPHICS

Noteworthy Data Points (verses the County, State and USA)

| Source: <i>US Census Bureau (2020)</i> | CALHAN | EL PASO COUNTY | COLORADO | USA |
|--|----------------------|----------------|-----------|-------------|
| Population | 762 | 730,395 | 5,773,714 | 331,449,281 |
| Education (Bachelors Degree or Higher) | 26.3% | 42.5% | 46.4% | 36.2% |
| Employment Rate | 49.5 | 60.6% | 65.4% | 60.6% |
| Population with Disability | 15.8% | 12.1% | 10.8% | 13% |
| Population Density (per square mile) | 733 | 343 | 55 | 98 |
| Children Under 18 | 17.3 % | 22.9% | 21.9% | 22% |
| Homeownership Rate | 70.5% | 64.4% | 65.7% | 65.2% |
| Median Household Income | \$41,477 | \$89,550 | \$96,640 | \$80,610 |
| Median Home Value | >\$300,000 | \$470,000 | \$621,800 | \$412,300 |

Economic Development in Calhan

ASSETS - TOWNWIDE DEMOGRAPHICS

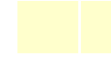
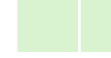
Noteworthy Data Points (verses the County, State and USA)

KEY TAKEAWAYS

- Median home listing values are < \$450,000 within a 30-45 min drive of a major city
- Median household income is half the average in the County at \$ 41,000+
- 200 of 762 (population) have earned a B.A. or higher
- 25 of 377(population) are working in professional occupations
- Latent transient migration potential with schools

Economic Development in Calhan

Understanding Calhan's Industries Market Calhan's Location Quotient (LQ)

-  An LQ > 0.5 indicates an **opportunity to develop local business** to meet local demand.
-  An LQ < 1.25 indicates the industry is an export for the local community

Source: *US Census Bureau*

| | CALHAN | EPC | CO | USA |
|--|--------|------|------|------|
| AGRICULTURE, FORESTRY, FISHING AND HUNTING, AND MINING | 5.5% | 7.85 | 2.89 | 3.44 |
| CONSTRUCTION | 18.3% | 2.65 | 2.32 | 2.65 |
| MANUFACTURING | 2.4% | 0.43 | 0.36 | 0.24 |
| WHOLESALE TRADE | 1.2% | 1.20 | 0.63 | 0.60 |
| RETAIL TRADE | 16.5% | 1.53 | 1.67 | 1.56 |
| TRANSPORTATION AND WAREHOUSING, AND UTILITIES | 5.5% | 1.25 | 1.08 | 0.92 |
| INFORMATION | 0.0% | - | - | - |
| FINANCE AND INSURANCE, AND REAL ESTATE AND RENTAL AND LEASING | 4.9% | 0.65 | 0.71 | 0.74 |
| PROFESSIONAL, SCIENTIFIC, AND MANAGEMENT, AND ADMINISTRATIVE AND WASTE MANAGEMENT SERVICES | 6.7% | 0.43 | 0.42 | 0.52 |
| EDUCATIONAL SERVICES, AND HEALTH CARE AND SOCIAL ASSISTANCE | 15.9% | 0.67 | 0.73 | 0.68 |
| ARTS, ENTERTAINMENT, AND RECREATION, AND ACCOMMODATION AND FOOD SERVICES | 2.4% | 0.27 | 0.25 | 0.27 |
| OTHER SERVICES, EXCEPT PUBLIC ADMINISTRATION | 7.3% | 1.28 | 1.49 | 1.52 |
| PUBLIC ADMINISTRATION | 13.4% | 2.03 | 2.79 | 2.91 |

A location quotient (LQ) is a statistical tool that compares the concentration of an industry or occupation in a smaller location to a larger region on average.



Economic Development in Calhan

Understanding Calhan's Industries Market

Calhan's Location Quotient (LQ)

KEY TAKEAWAYS

- Calhan's **top employment** sectors
 - Construction
 - Retail Trade
 - Public Administration
- Calhan's biggest **export industries** (LQ > 1.25)
 - Agriculture
 - Construction, and
 - Public Administration
- Calhan's **highest imported** (LQ <.05) industries
 - Arts, entertainment, recreation, accommodation and food services
 - Manufacturing
 - Professional, scientific, management, administrative and waste management services
- Location Quotient indicators of <.05 suggest **opportunity to develop local business** to meet local demand

Economic Development in the County

EL PASO COUNTY

Core Principle: Strengthen the economy with a **skilled workforce** and **targeted investment**.

Goal 3.1 - **Recruit new businesses** and spur the development of **growing sectors**.

Goal 3.2 - Support efforts to recruit, train, and retain a skilled workforce.

Goal 3.3 - Encourage the development of **commercial districts** in underserved areas.

Goal 3.4 - Utilize **economic opportunity zones** to support new business development.

Goal 3.5 - Coordinate with **military installations** to foster new development that is compatible with installations and **create new jobs**.



Jobs and the Economy

WHO ARE YOUR DESIRED TARGET MARKET(S) FOR CALHAN?

- Young families
- Middle-age families
- Empty-nesters
- Retired / seniors

Primary choice (SCM 10/08/2024)

Secondary choice (SCM 10/08/2024)

Housing Mix

WHO ARE YOUR DESIRED TARGET MARKET(S) FOR CALHAN?

- **Part-time minimum wage employees**
- **Tradespersons**
- **Small-business entrepreneurs**
- **Farmers/Ranchers**
- **Young professionals**
- **Corporate management**
- **Medicine/Law**
- **Retired**

Most lucrative trade jobs

From sources across the web

Electrician



Aircraft Mechanic



Dental hygienist



Elevator mechanic



Heating, Air Conditioning, and Refri...



Construction Manager



Respiratory therapist



Pipefitter



Boilermaker



Construction and Building Inspectors



Licensed Practical Nurse



Plumber



Wind Turbine Technicians



Industrial Machinery Mechanic



Sonographer



Nuclear Medicine Technologist



Radiation Therapist



Real Estate Broker



Auto mechanic



Ironworker



Ultrasonographer



Cable Technician



Carpenter



Electrical power-line Installer



Jobs, Housing and the Economy

HOW MUCH HOUSING IS NEEDED?

Coffee Shop / Starbucks *

- 1500-2000 square feet
- **Daily customer need 200-600**
- Households = 100-300 homes (Calhan could support this now)
- Close proximity to an employment district *
- Avg daily customers served 400 - 1,000 per day *
- Households = **200 - 500 homes** *

Gas Station / Buc-ees *

- 3,000-5,000 square feet *
- 10,000 sf lot
- **1,100 customers a day**
- Hwy-24 has ADT of 4,000-6,000
- 100 new housing units +/- 200 more trips
- **500 new housing units** +/- 1,000 more trips

Jobs, Housing and the Economy

HOW MUCH HOUSING IS NEEDED?

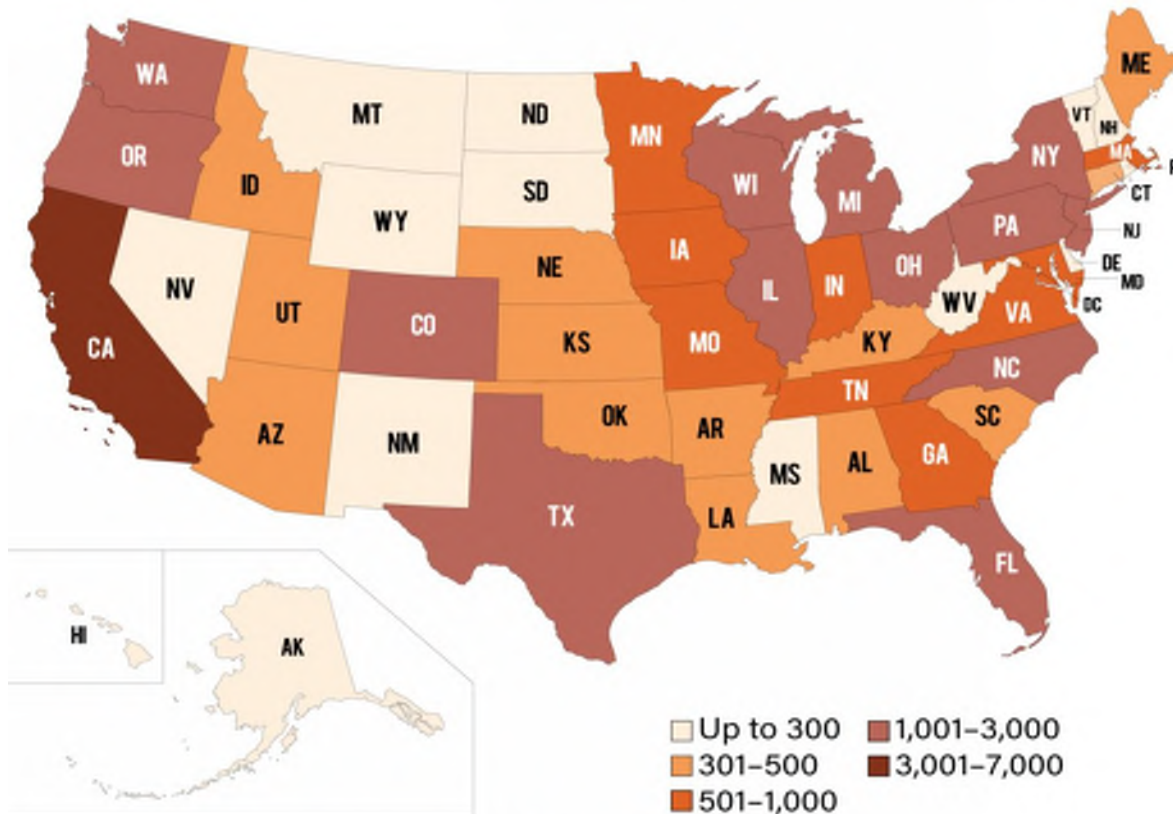
Chick Fil A

- 5,000-6500 sf
 - 14,500 sf lot (minimum)
-
- Average unit volumes for a stand-alone Chick-fil-A ~ **\$8 million/year**
 - Avg daily customers during peak hours is over 100 customers
 - The average Chick-fil-A customer spends **\$15.91 per trip, 11 trips/year** (lemonade, french fries, milkshakes, chicken tenders, and soda).
 - CFA works ~ 312 days a year ~ \$25,641/day ~ **1,611 customers/day**
-
- 502,632 customers per year/11 trips =45,693 unique customers/2.5 per household ~**18,300 households**
 - Calhan, Ramah, Simla, Matheson, Ellicott, Peyton, and Limon = **2,677 households** (assumes Calhan growing by 500 units)
-
- Note: traffic on Highway 24 ~ **4,000 – 6,000 per day (ADT)**
(1,611 customers / 4,000 ADT = 40%)
40% of HWY 24 daily traffic could support a standalone CFA

Jobs and the Economy

OPPORTUNITIES - MANUFACTURING

Number of food and beverage manufacturing establishments, 2022



Source: USDA, Economic Research Service using data from U.S. Department of Commerce, Bureau of the Census, 2022 County Business Patterns; data as of June 2024.

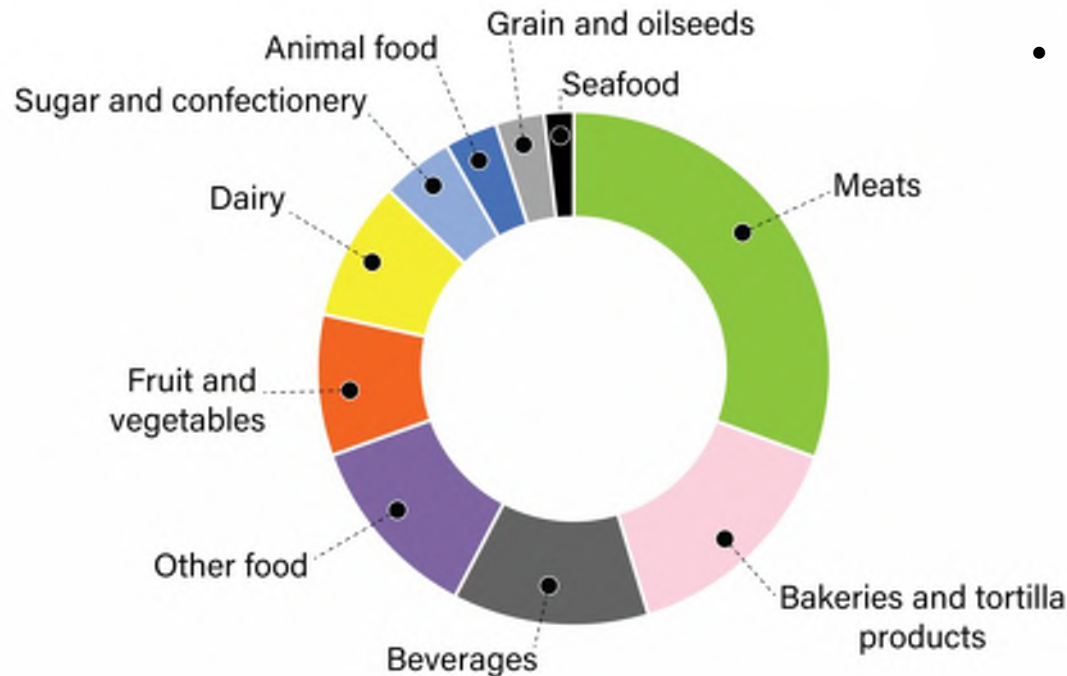
- Manufacturing is a very **established industry** in Colorado with room to grow
- Calhan's LQ for manufacturing is .24 indicating a **strong local business opportunity**
- Industry experts are in the region to reach out and **build partnerships** with.

Jobs and the Economy

OPPORTUNITIES – MANUFACTURING EMPLOYEES

Food and beverage manufacturing employees by industry, 2021

Meat processing (31 percent) and bakeries and tortilla product manufacturing (15 percent) were the largest employers in food and beverage manufacturing in 2021



- Calhan may have **unique positioning** with surrounding ranching and farming for:
 - Meat processing
 - Dairy
 - Bakery/tortilla
 - Animal food
 - Grain and oilseeds
 - Beverages

Source: USDA, Economic Research Service using data from U.S. Department of Commerce, Bureau of the Census, 2021 Annual Survey of Manufactures; data as of December 2022.

Jobs and the Economy

OPPORTUNITIES – MANUFACTURING OTHER IDEAS

- Food / Drink Manufacturer
 - Motherlode CoPacking – Hudson, CO (3PLs)
 - (3PLs = third-party logistics and packaging companies)
 - 3PLs, who offer logistics and warehousing services for retailers and wholesalers who choose to outsource, remain the **top occupier of industrial space** because of the sheer volume of companies who service every industry in the business.
- Distribution Center
- Semiconductor Factory (Colorado Springs)
- Costco

Source: <https://knowledge-leader.colliers.com/editor/food-and-beverage-industry-continues-to-grow-but-3pls-dominate-activity-in-first-half-of-2019/>

Jobs, Housing and the Economy

OPPORTUNITY - MANUFACTURING - HOW MUCH HOUSING NEEDED?

Rules of Thumb

- Square footage needed for a food or beverage manufacturer could be between **20,000 and 100,000 square feet** for a mid-sized operation.
(can vary greatly depending on product, production volume, and level of automation)
- A 20,000 s.f. food manufacturing plant typically requires **1-2 acres** of land (can depend on building design, parking requirements, and necessary loading docks)
- A 100,000 s.f. manufacturing plant typically requires **around 2 acres** of land, (for larger plants or those with extensive outdoor storage needs, the land requirement could be significantly higher)
- A typical employment ratio estimate for a food manufacturing plant is around **0.005 to 0.01 employees per square foot**
(can depend on specific production processes and layout of a facility)
- 20,000 plant ~ 100 to 200 employees ~ **100-200+ households**

Note: These metrics were generated through the help of Google Gemini AI and are only intended for general planning purposes 10/22/24



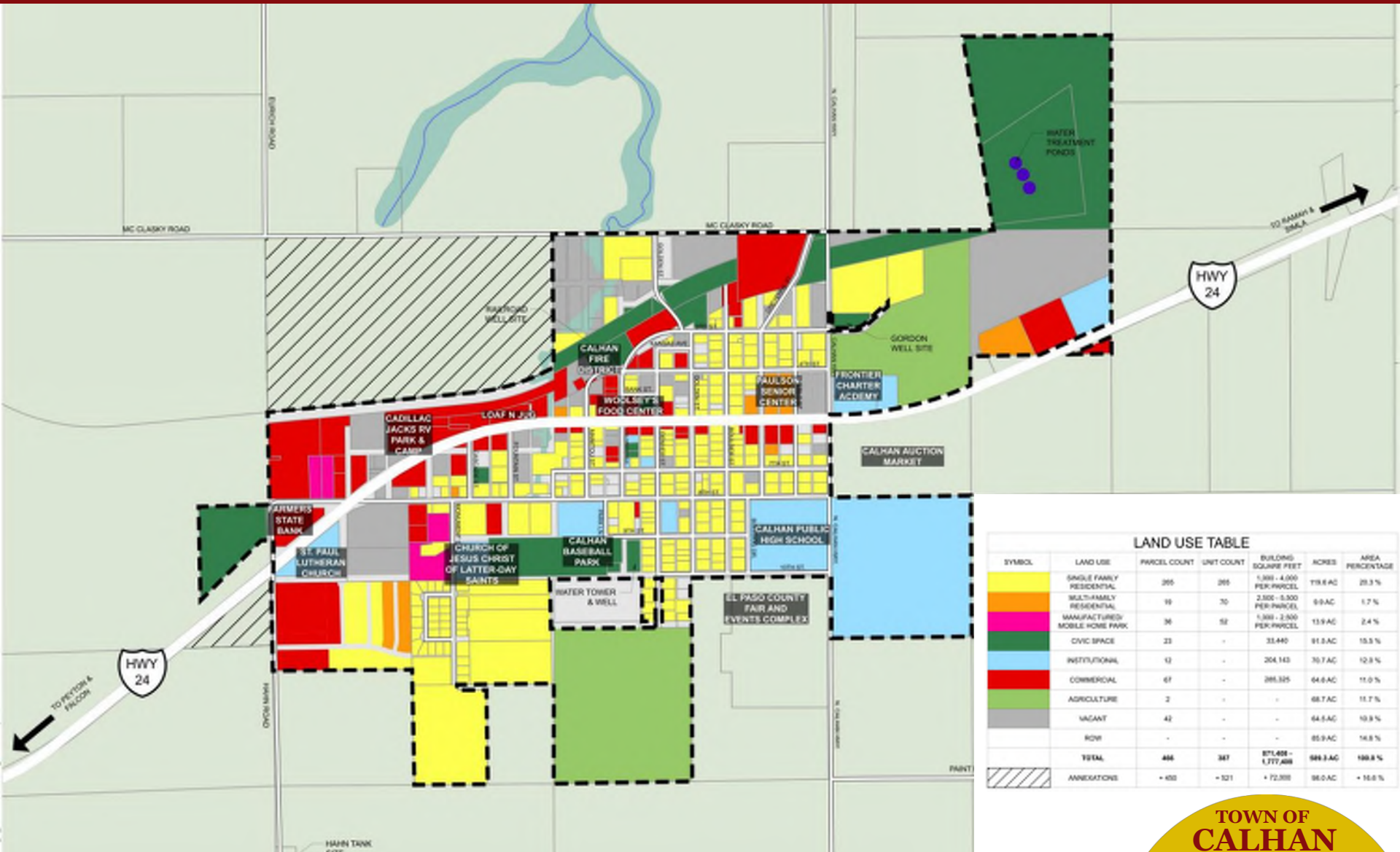
TOWN OF
CALHAN

Land Use and Town Code



Town of Calhan Comprehensive Plan 2035 | EXISTING CONDITIONS

Existing Land Use Analysis



LAND USE TABLE

| SYMBOL | LAND USE | PARCEL COUNT | UNIT COUNT | BUILDING SQUARE FEET | ACRES | AREA PERCENTAGE |
|--------------|-------------------------------|--------------|------------|----------------------------|-----------------|-----------------|
| Yellow | SINGLE FAMILY RESIDENTIAL | 265 | 265 | 1,000 - 4,000 PER PARCEL | 118.6 AC | 20.3 % |
| Orange | MULTI-FAMILY RESIDENTIAL | 19 | 70 | 2,500 - 8,500 PER PARCEL | 9.9 AC | 1.7 % |
| Pink | MANUFACTURED MOBILE HOME PARK | 36 | 52 | 1,000 - 2,000 PER PARCEL | 13.9 AC | 2.4 % |
| Green | CIVIC SPACE | 23 | - | 33,440 | 81.8 AC | 15.5 % |
| Light Blue | INSTITUTIONAL | 13 | - | 204,143 | 70.7 AC | 12.9 % |
| Red | COMMERCIAL | 67 | - | 285,325 | 64.6 AC | 11.9 % |
| Light Green | AGRICULTURE | 2 | - | - | 68.7 AC | 11.7 % |
| Grey | VACANT | 42 | - | - | 64.8 AC | 11.9 % |
| Dark Grey | ROW | - | - | - | 85.9 AC | 16.8 % |
| TOTAL | | 486 | 347 | 874,608 - 1,777,688 | 689.3 AC | 100.0 % |
| Hatched | ANNEXATIONS | + 400 | + 321 | + 72,300 | 96.0 AC | + 14.0 % |

TOWN OF CALHAN

Existing Land Use Analysis

LAND USE TABLE

| LAND USE | PARCEL COUNT | UNIT COUNT | BUILDING SQUARE FEET | ACRES | AREA PERCENTAGE |
|--------------------------------|--------------|------------|----------------------------|-----------------|-----------------|
| SINGLE FAMILY RESIDENTIAL | 265 | 265 | 1,000 - 4,000 PER PARCEL | 119.6 AC | 20.3 % |
| MULTI-FAMILY RESIDENTIAL | 19 | 70 | 2,500 - 5,500 PER PARCEL | 9.9 AC | 1.7 % |
| MANUFACTURED/ MOBILE HOME PARK | 36 | 52 | 1,000 - 2,500 PER PARCEL | 13.9 AC | 2.4 % |
| CIVIC SPACE | 23 | - | 33,440 | 91.5 AC | 15.5 % |
| INSTITUTIONAL | 12 | - | 204,143 | 70.7 AC | 12.0 % |
| COMMERCIAL | 67 | - | 285,325 | 64.6 AC | 11.0 % |
| AGRICULTURE | 2 | - | - | 68.7 AC | 11.7 % |
| VACANT | 42 | - | - | 64.5 AC | 10.9 % |
| ROW | - | - | - | 85.9 AC | 14.6 % |
| TOTAL | 466 | 387 | 871,408 - 1,777,408 | 589.3 AC | 100.0 % |
| ANNEXATIONS | + 450 | + 521 | + 72,000 | 98.0 AC | + 16.6 % |

Existing Land Use Analysis

EXISTING LAND USE AND DEVELOPMENT PATTERNS

Between January 1, 2014 through September 2024, the Town of Calhan has issued a total of only **440 building permits over the past decade.**

The vast majority, **391 (89%)** of these permits, were for minor building projects **valued at less than \$10,000** each of improvement (i.e., re-roofing, furnace/ac, awning, garage, interior, imp., siding, fence, etc).

Higher valued improvements permitted in the Town **over the past 10 years** include:

- **4 new homes,**
- **2 new commercial buildings,**
- 9 new accessory buildings,
- 11 rebuild/remodels, and
- 5 Solar installations.

These improvements represent **cumulative value over \$3.85 million.**

Existing Land Use Analysis

EXISTING LAND USE AND DEVELOPMENT PATTERNS (continued)

Residential land uses = 24.4%
 Civic/Institutional Uses = 27.5%
 Agriculture = 11.7%
 Commercial and office uses = 11.0%

| EXISTING LAND USE DISTRIBUTION | | | | | |
|--------------------------------|--------------|-------------|----------------------|---------------|---------------|
| Land Use | Parcel Count | Unit Count | Building Square Feet | Acres | Area Percent |
| Agricultural | 2 | - | - | 68.7 | 11.7% |
| Single Family Residential | 265 | 265 | 1,000-4,000 | 119.6 | 20.3% |
| Multi-Family Residential | 19 | 70 | 2,500-5,500 | 9.9 | 1.7% |
| Manufactured Homes | 36 | 52 | 1,000-2,500 | 13.9 | 2.4% |
| Civic Space | 23 | - | 33,440 | 91.5 | 15.5% |
| Institutional | 12 | - | 204,143 | 70.7 | 12.0% |
| Commercial | 67 | - | 285,325 | 64.6 | 11.0% |
| Vacant | 42 | - | - | 64.5 | 10.9% |
| ROW | - | - | - | 85.9 | 14.6% |
| TOTAL | 496 | 437 | 512,908 | 514.69 | 100% |
| Potential Annexations | +2 | +450 | +72,000 | 98 | +16.6% |

Town Code Analysis

LAND DEVELOPMENT CODE

Chapter 15 of the Town of Calhan Municipal Code includes the following provisions for regulating land uses, subdivision, development standards, public noticing, and approval processes for entitlements through the elected and appointed boards and commissions of the town.

Chapter 15 Land Development Code

Article 1 15.01 – General Provisions

Article 2 15.02 – Administration and Enforcement

Article 3 15.03 – Definitions

Article 4 15.04 – Subdivision

Article 5 15.05 – Development Standards and Supplemental Regulations

Article 6 15.06 – Required Improvements

Article 7 15.07 – Notice Requirements

Article 8 15.08 – Manufactured Homes

Article 9 15.09 – Wireless Service Facilities

Article 10 15.10 – Recreational Vehicle Park Development

ISSUE:

Article 5 provides **limited standards** regarding lot sizes, setbacks, and other general site design direction for residential, commercial, and industrial land uses.

Town Code Analysis

ZONING CODE

Chapter 18 of the Town of Calhan Municipal Code includes the following provisions for regulating established zoning codes in the town.

Chapter 18 Zoning

Article 1 18.01 – Medical Marijuana

Article 2 18.02 – Retail Marijuana

Article 3 18.03 – Marijuana Clubs

Article 4 18.04 – Personal Cultivation of Marijuana

Article 5 18.05 – Camping

FINDINGS

- **Marijuana-based land uses are prohibited** in the Town of Calhan.
- Personal **cultivation of the plant is allowed** within the Town boundary.
- **Camping anywhere in Town on public property is prohibited.**
- **Camping on private property is limited** to 2-nights within 30 days and only allowed on properties with a residential structure and to those people who have 24-hour access to the residential structure on the private property.

Existing Land Use Analysis

EL PASO COUNTY

Calhan is recognized as apart of the County's *Rural Center* placetype.

Character: Heart of Rural Areas, mix of uses that support rural residents, grocery, grocery, convenience stores, restuarants, commercial services, schools, places of worship, and post office. Development should be located along the main street to promote a town center and places for gathering.

Land Uses envisioned include primary uses of Restaurants, Commercial Retail, Commercial Services, Institutional, Single Family Detached Residential, and supporting uses of Single-Family Attached Residential and Multifamily Residential.



Existing Land Use Analysis

EL PASO COUNTY (continued)

Calhan is an incorporated statutory town within the County with approximately **704 residents**. With its own established identities that support neighboring rural residents.

The County Master Plan calls on the small towns and rural communities of the county to better serve their populations with **additional commercial development**. Doing so will improve **access to** necessary goods and services such as **grocery stores** and **gas stations**.

Where appropriate, the County asks such additional **commercial development be annexed** by the municipalities.







Existing Land Use Analysis

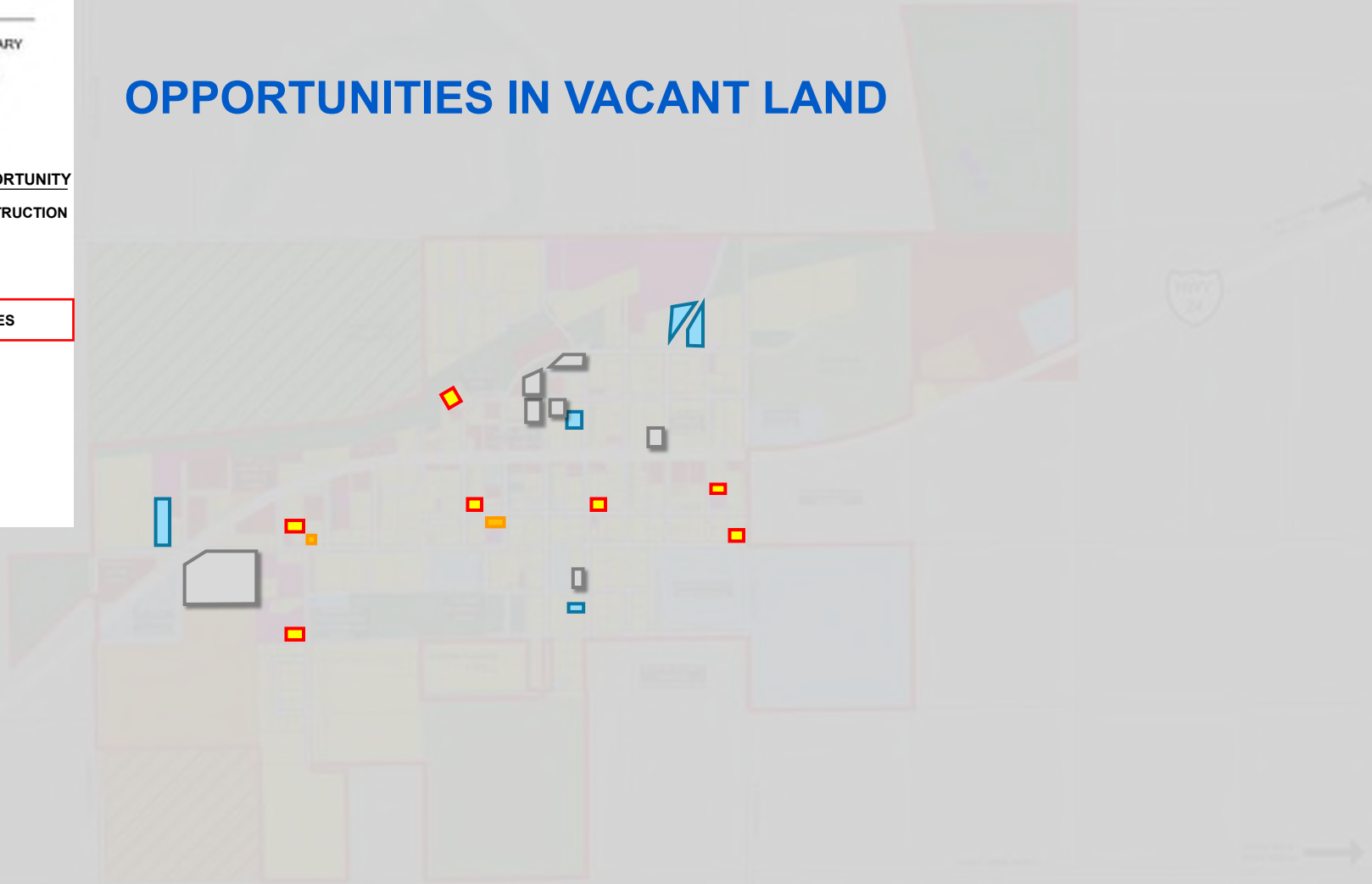
OPPORTUNITIES IN VACANT LAND

LEGEND

-  CALHAN CITY BOUNDARY
-  EXISTING ROADWAYS
-  EXISTING PARCELS
-  EXISTING DRAINAGE

POTENTIAL AREAS OF OPPORTUNITY

-  PROJECTS UNDER CONSTRUCTION
-  PLANNED PROJECTS
-  PROPOSED PROJECTS
-  POTENTIAL OPPORTUNITIES





TOWN OF
CALHAN



Parks and Rec Facilities



Town of Calhan Comprehensive Plan 2035 | EXISTING CONDITIONS



Google







Existing Parks and Rec Facilities

EXISTING PARKS AND RECREATION FACILITY ASSETS AND ISSUES

EXISTING PARK AND REC FACILITIES ASSETS

| ASSETS | UNIT COUNT |
|----------------------------|------------|
| Baseball Fields | 2 |
| Basketball Court Full Size | 1 |
| Basketball Court Half Size | 1 |
| Playground | 2 |
| Gymnasium | 2 |
| Horseshoe Pit | 1 |
| Pavilion | 2 |
| Bathroom | 4 |
| Water fountain | 1 |
| Fridge/freezer | 1 |
| Air Conditioning | 1 |

Park Facility Issues

- Maintenance costs
- Water expenses for landscaping
- No park land requirements in code for new development
- No impact fees required of new development


Existing Parks and Rec Facilities

LEGEND

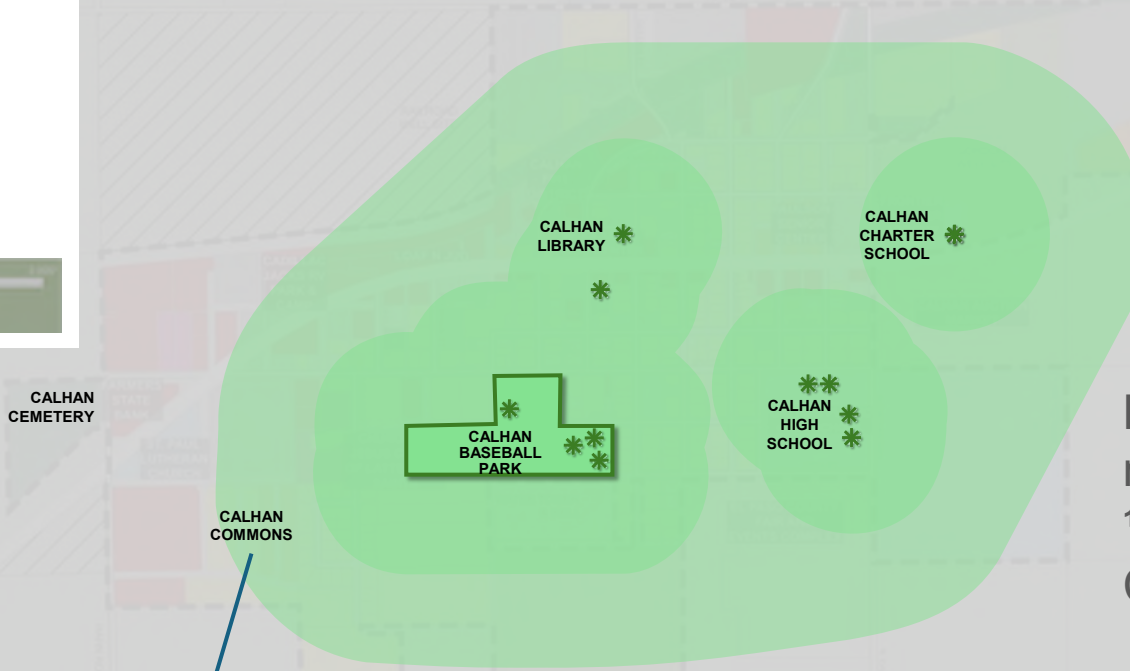
- CALHAN CITY BOUNDARY
- EXISTING ROADWAYS
- EXISTING PARCELS
- EXISTING DRAINAGE

EXISTING PARKS ASSETS ANALYSIS

- 1/4 and 1/2 MILE SERVICE RADIUS
- PARK LAND
- ASSET



Calhan Park Facility
Level of Service (Sq Ft/pop) = 447,000/750
Park LOS ~ 600 sf per person (current)



Most of Calhan residents are **within 1/2 mile radius** of the Calhan Baseball Park

Recent annexation could mean a population increase of 100-150 people. Such developments could offset user impacts by **adding park space** or **pay park fees-in-lieu**.

Existing Parks and Rec Facilities

POTENTIAL AREAS OF OPPORTUNITY

- **Update code to require new development to meet or exceed town current park facility level of service** (i.e., 600 square feet of park space per person) to offset user impacts.
- Consider requiring new development to:
 - Offer **park land dedications** with improvements,
or
 - Pay a **fee-in-lieu** (*equivalent to the land dedication req.*) based on:
 - + Current land value \$
 - + Estimated necessary park improvement (price/sf – current market value) \$, and
 - + Park maintenance fee \$
- Explore the incorporation of **recycled water** (purple pipe) into the Town infrastructure services portfolio to increase available water for irrigation and improved landscape.



TOWN OF
CALHAN

Public Services, Partnerships, and Governance



Town of Calhan Comprehensive Plan 2035 | EXISTING CONDITIONS

Public Services, Partnerships, and Governance

SERVICES PROVIDED IN CALHAN

Calhan Police Department

- Responsible for both **law and code enforcement** in the Town of Calhan.
- **Inter-governmental agreements** Calhan PD:
 - cover/support **El Paso County Deputies** on an as-needed basis per with the EPC Sheriff's Office
 - Reciprocally, **backup is provided to Calhan PD** by El Paso County **Sheriff's Office** and the Colorado **State Patrol** on as-needed basis.
- Calhan PD consists of **4 employees** for 762 population.
- El Paso County Sheriff's office has approximately 197 employees for a county population of 730,000.
- The **US national ratio is 3.5 officers per 1,000** citizens.



Public Services, Partnerships, and Governance

SERVICES PROVIDED IN CALHAN

Calhan Fire Protection District

- Calhan FPD **works closely with**
 - Surrounding fire departments,
 - American Medical Response,
 - Flight for Life, and
 - UCHealth Lifelineper **inter-governmental agreements.**
- **6 employees** and **15 Volunteers.** (supported by approved bonds)
- Trained **Firefighters**, EMT's, and **Paramedics**
- **Fleet**
 - 5 Fire apparatus vehicles
 - 2 EMS apparatus vehicles



Public Services, Partnerships, and Governance

SERVICES PROVIDED IN CALHAN

TOWN HALL

- Water and Sewer
- Town Attorney
- Land Use and Planning
- Building Permits and Inspections
- Calhan Cemetery
- Dog Licensing
- Notary Public
- Copies
- VIN identification



GOVERNANCE (statutory town)

- Elected, Appointed, and Volunteer Boards
- Board of Trustees
- Planning Commission
- Cemetery Committee
- CCP 2035 Steering Committee

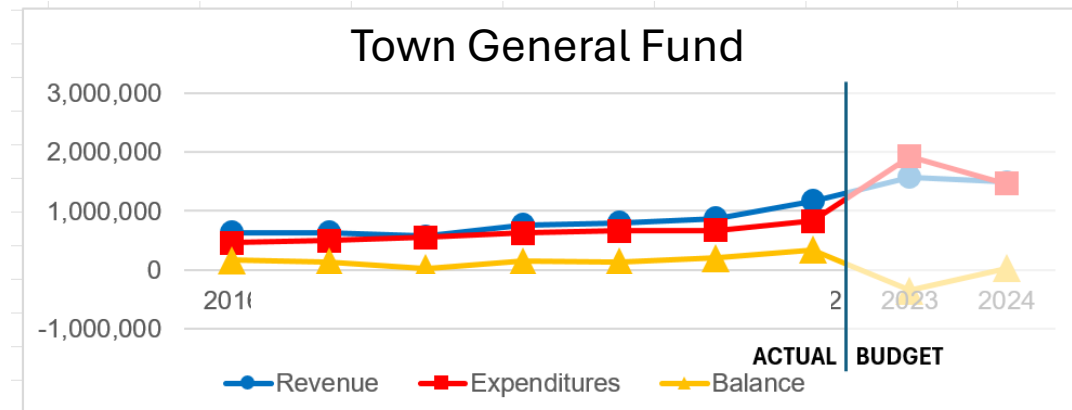
Hours: 9-4:30 most days

Public Services, Partnerships, and Governance

CURRENT TOWN FINANCES

General Fund

- Relatively steady for 8 years
- Since 2020:
 - Fund has grown
 - Gap between revenue and expenditures has widened positively
- 2023 numbers are trending towards a deficit
 - New Police Vehicle

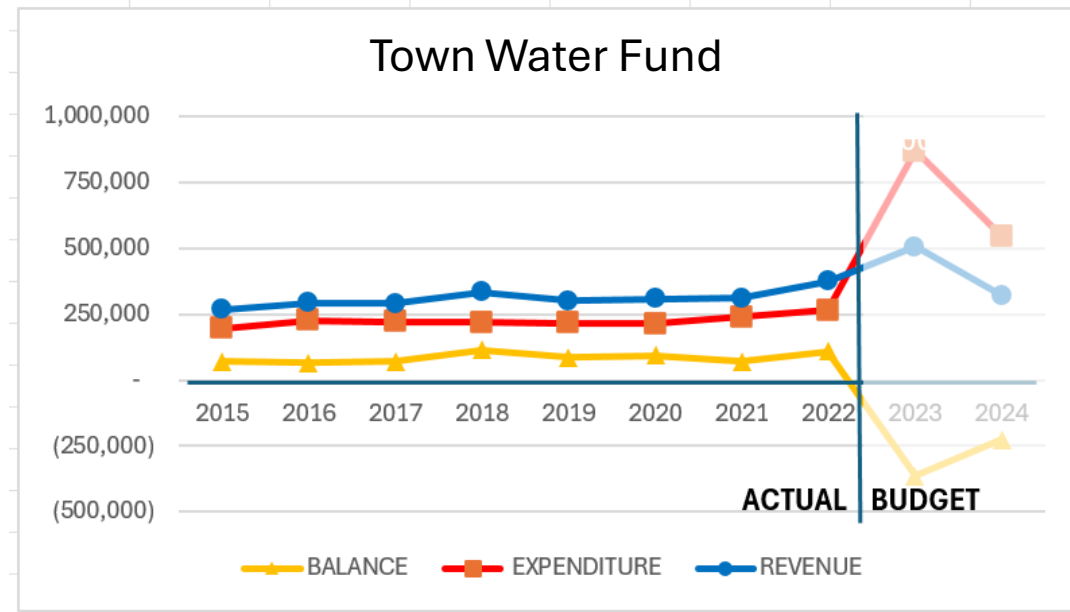


Public Services, Partnerships, and Governance

CURRENT TOWN FINANCES

Water Fund

- Relatively steady for 8 years
- Revenue annually **exceeds** expenditures
- 2023 numbers are trending towards a deficit
 - Why?

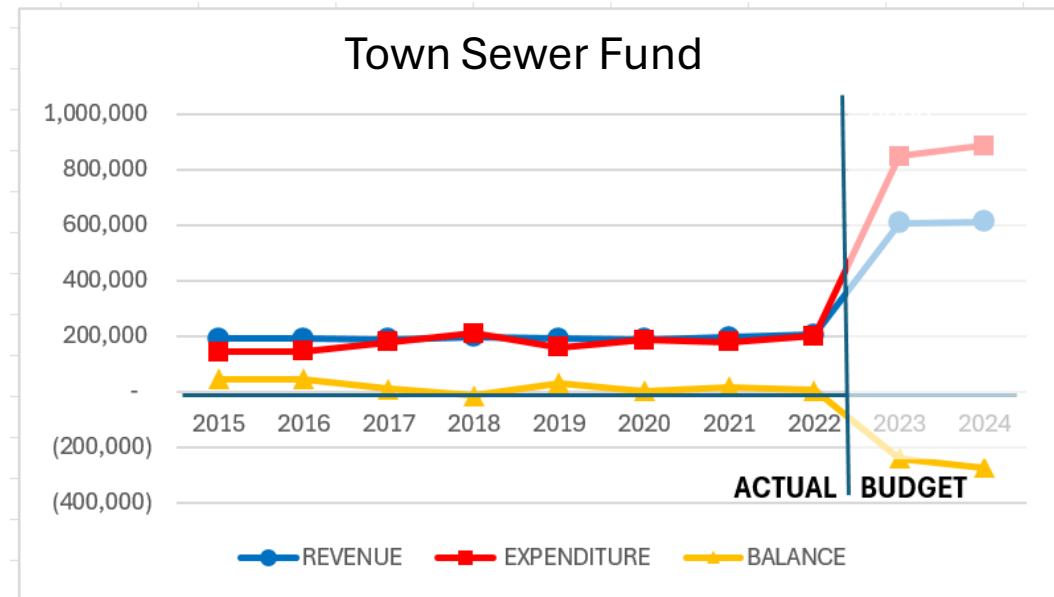


Public Services, Partnerships, and Governance

CURRENT TOWN FINANCES

Sewer Fund

- Relatively steady for 8 years
- Revenue annually **meets** expenditures
- 2023 numbers are trending towards a deficit
 - Why?

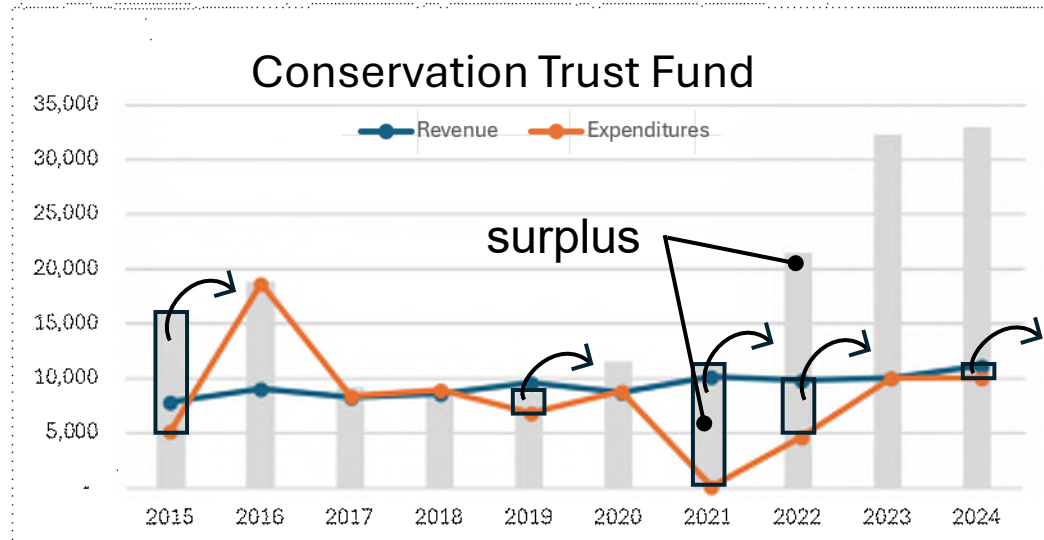


Public Services, Partnerships, and Governance

CURRENT TOWN FINANCES

Conservation Trust Fund

- Revenue annually grows incrementally and steady
- 2016 expenditures utilized available margins carried from 2015
- 2019, 2021 and 2022 pandemic shutdown dramatically decreased expenditures creating a margin of surplus funds that show up in 2022, 2023, and 2024 numbers.
- 2024 is trending to also have an addition to surplus.



Public Services, Partnerships, and Governance

OTHER SERVICES PROVIDED IN CALHAN

Calhan Library

Services

- Laptop Loans
- Art Exhibits
- Library Tours
- Scanning/Faxing
- Software
- Wireless/Wireless Printing
- Pickup
- Parking
- Paratransit (Envida)
- Workforce Readiness Training
- Homeschool Hub
- Research Databases

Hours: 9-6 pm most days



Public Services, Partnerships, and Governance

OTHER SERVICES PROVIDED IN CA

USPS Calhan Office

Services

- Mailing
- Pickup
- Business
- Passport
- Financial

Hours: 9-4:30 most days



Public Services, Partnerships, and Governance

OTHER SERVICES PROVIDED IN CALHAN

COMMUNITY AND CHARITY SERVICES

- Eastern Plains Community Pantry
- Energy Outreach Colorado
- FamilySPEAK of El Paso County
- TESSA



Public Services, Partnerships, and Governance

ISSUES WITH SERVICES PROVIDED IN CALHAN

Competing Perceptions of Costs/Value/Quality of Life Trade-offs

“There are too many employees on the police force”.

vs.

“We like how family-friendly and safe our community is”.

We need to fix our roads, and the water doesn’t taste good”.

vs.

“Don’t raise taxes, bills or fees”.

“The town administration/staff has too much power”.

vs.

“Our elected officials (the board) do not do enough”.

“We need more businesses, restaurants, jobs and things to do”.

vs.

“We don’t need any more houses”.

*“ . . .cities [Towns] are playing what game theory describes as **an infinite game**. In an infinite game, the primary objective isn't to win; it's to keep playing”.*

- Charles Marohn



What Strong Towns Really Says About Infrastructure Spending, July 22, 2024

Towns are not static.

Everything ages and atrophies.

Strong Communities reinvest and grow their Town over time to pay forward the shared quality of life they enjoy for future generations.

Public Services, Partnerships, and Governance

SCHOOL ASSETS IN CALHAN

Calhan Public Schools (District RJ-1)

- Calhan Preschool
- Calhan Elementary
- Calhan Middle
- Calhan High School
- Career and Technical Education Center
- Eastern Plains Career Accelerator (EPCA)
- Student/teacher ratio 16:1*
- Full student-athlete programs
- Performing and Fine Arts programs

Frontier Charter Academy

- Public charter school
- Kindergarten through 8th Grade
- Student/teacher ratio 6:1*
- Performing and Fine Arts programs

* State average is 17:1



TOWN OF
CALHAN

Public Services, Partnerships, and Governance

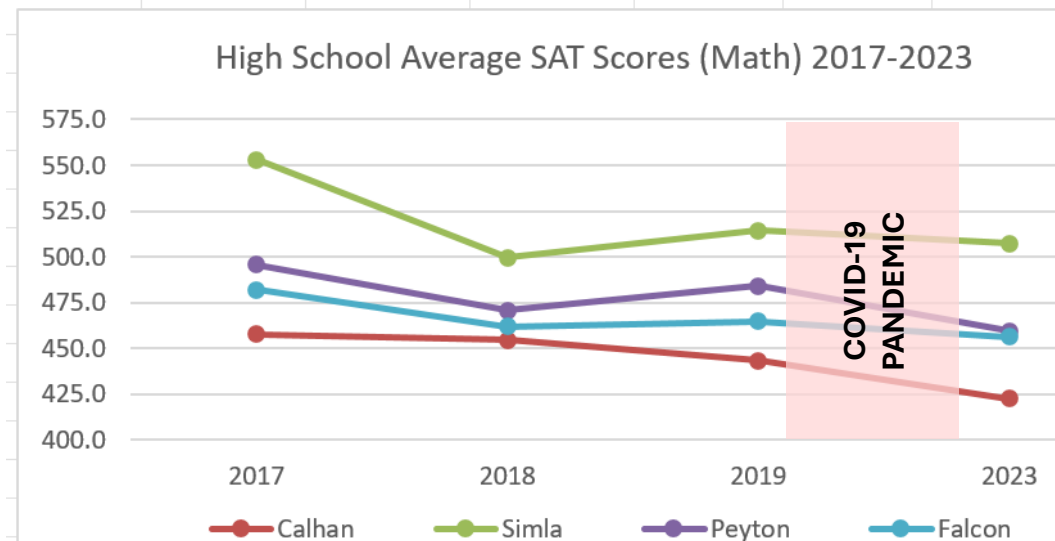
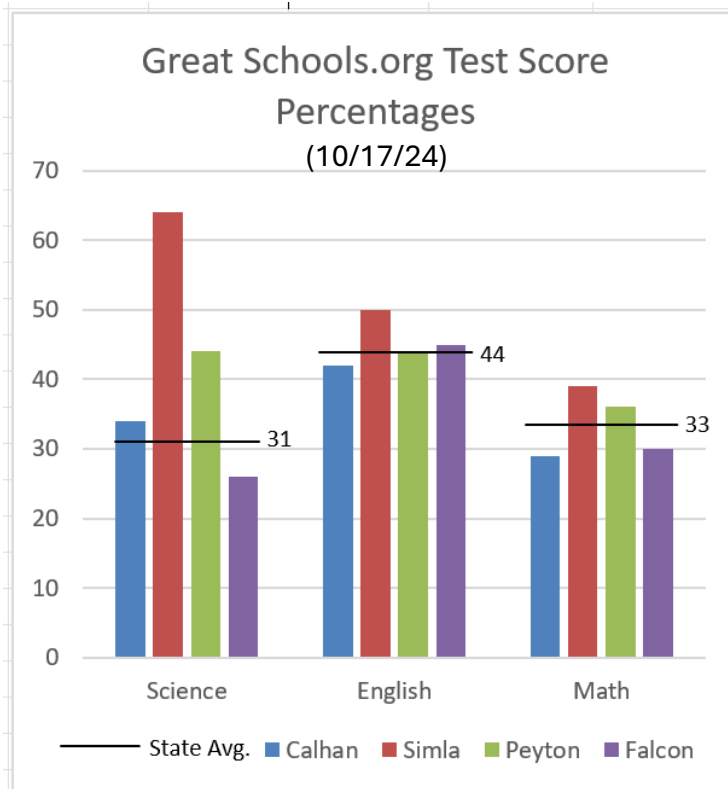
SCHOOL CHALLENGES

- **Teacher salaries** are 23% below the state average
- 50 - 60% students come from **low-income families**
- 2% of students are learning **English as a second language**
- **Transient youth population** permeates the system
 - Homes are **housing more than one family**
 - In-bound families and youth from other parts of the county/state and out-of-state move into Calhan for **low rent/free lodging** by family/friends, and **proximity to available jobs** in COS.
 - Leverage school resources without investing into the Community (i.e., buying a home – **lost property taxes**, raising a family – **minimum sales taxes**, contributing to the community for a longer term – **no new jobs** or businesses)

Public Services, Partnerships, and Governance

SCHOOL CHALLENGES

- Adjacent **school districts compete with Calhan for strong families** in the region.



The **quality of schools** is a common **Top 5** consideration when someone is looking to buy a home.

Public Services, Partnerships, and Governance

EL PASO COUNTY

Core Principle: Continue to coordinate with local and regional agencies to provide well-managed, high-quality community facilities and services.

Goal 5.1 - Coordinate with agencies to provide **high-quality community facilities**, services, and infrastructure to enhance quality of life.

Goal 5.2 - Improve the effectiveness of **public safety** through coordination, funding, and planning.

Goal 5.3 - Ensure adequate provision of **utilities** to manage growth and development.

Goal 5.4 - Use best management practices to **protect water quality, conserve water**, minimize impacts of flooding, and beautify El Paso County.



- [El Paso County Department of Human Services](#)
- [El Paso County Prescription Discount Card](#)
- [Low-income Energy Assistance Program \(LEAP\)](#)
- [Pikes Peak Workforce Center](#)

Public Services, Partnerships, and Governance

OPPORTUNITIES

- The **Comprehensive Plan** effort is a first step opportunity to identify missing gaps the Town needs to enhance and improve upon within its current service offerings.
- Issues identified in the overall **existing conditions report** are the key list of items to be addressed, fixed, and improved upon for the Town providing the foundation for an action plan that can lead to the next best version of Calhan.
- Proactive conversations towards **partnerships** through inter-governmental /public agency agreements, and private-sector investment from developer and landowner stakeholders in the community
- A **strong community-led implementation** of an action plan will lead to the execution of new policy, programs and capital improvement projects that will move the needle towards a better Calhan
- **Third-party planning and engineering support** for advancing town codes and governance, and assisting with facilitation of current development interest inquiring to annex and grow in Town



TOWN OF
CALHAN



Regional and County Assets



Town of Calhan Comprehensive Plan 2035 | EXISTING CONDITIONS



Regional and County Assets

SIGNIFICANT NATIONAL AND REGIONAL ASSETS

Paint Mines Interpretive Park

- Unique landscape with colorful clay formations shaped by erosion
- Ancient volcanic activity formed the clay prehistorically
- Vibrant hues of red orange and yellow
- Stunning, picturesque backdrop
- Must-see destination for nature lovers and geologists



Regional and County Assets

ISSUES

Paint Mines Interpretive Park

- Vandalism growing from new interest during pandemic isolation brought more visitors creating more trash graffiti and carving to the Park.
- Social trails that have led to destructive climbing on the delicate rock formations
- Vehicle congestion from visitors
- County funding to maintain/manage the park



Regional and County Assets

OPPORTUNITIES

Paint Mines Interpretive Park

- Regional **bike/walk trail connections** along **Calhan Highway** and **Paint Mines Road** to expand connectivity for both residents and visitors to Calhan who may want to take part in **recreational trail** activities.
- **County/Town partnership** for recreation-based **economic development**



Source: Visit Fort Collins
FOCO Fondo 50-Miler



Regional and County Assets

SIGNIFICANT NATIONAL AND REGIONAL ASSETS

Ramah State Wildlife Area

- Wildlife conservation and recreation
- Hunting, fishing, camping, birdwatching
- Waterfowl, shorebirds, and prairie wildlife
- Reservoir, wetlands, grasslands
- Licenses are required for hunting and fishing
- Popular destination for outdoor lovers and enthusiasts



Regional and County Assets

ISSUES

Ramah State Wildlife Area

- Human-wildlife conflicts are increasing due to increased recreational use raising potential for encounters with bears, and other larger predator species in the area.
- Development impacts could cause habitat fragmentation as development creeps closer to the wildlife area boundary.
- Drought susceptibility of the Ramah Reservoir has potential of significantly affecting related wildlife populations that use the refuge.



Regional and County Assets

OPPORTUNITIES

Ramah State Wildlife Area

- El Paso County's **Rock Island Regional Trail** runs parallel to Highway 24 for 10.5 miles between Falcon and Peyton, CO and **could be extended to Calhan and beyond** to the Ramah Wildlife area, town of Ramah and even to Simla.



*Source: El Paso County Parks and Rec.
Rock Island Regional Trail
Falcon and Peyton, CO*



Regional and County Assets

SIGNIFICANT NATIONAL AND REGIONAL ASSETS

EL Paso County Fair

- Attractions include: livestock shows, carnival rides, food vendors, and live entertainment
- Competitions offered include 4-H, FFA, baking, gardening, and art
- Family-friendly activities for children like bounce houses, petting zoo, and educational exhibits
- A Regional community celebration in Calhan
- Economic boost for Calhan's local economy via tourism and visitor spending



Regional and County Assets

ISSUES

EL Paso County Fair

- Weather and rain showers may impact attendance.
- Mechanical issues like a Ferris wheel not being operational can occur.
- Biosecurity can threaten the spread of illness among animals from different herds.
- Summer heat at the fair can be hot, creating potential medical emergencies like heat stroke.
- Noise from the raceway is an identified nuisance among the residents of Calhan.



Regional Assets in the County

EL PASO COUNTY

Recreation and Tourism

Core Principle: Maintain and expand the County's recreation and tourism options.

Goal 7.1 - Support high-quality, sustainable **outdoor recreation as a key amenity** for residents and visitors.

Goal 7.2 - Explore projects, programs, and initiatives for **enhancing tourism** in unincorporated areas.

Goal 7.3 - Plan for and provide a **variety of parks, trails, and open space** within the region.



Regional Assets in the County

EL PASO COUNTY

Environment and Natural Resources

Core Principle: Prioritize and protect the County's natural environment.

Goal 9.1 - Consider the environmental impacts related to **natural resource conservation**, air quality, water quality, wildlife habitat, and waste management during any planning process.

Goal 9.2 - Promote **sustainable best practices** with regard to **development and infrastructure**



Regional and County Assets

OPPORTUNITIES

El Paso County Fair

- The state veterinarian's office has issued guidelines to prevent the spread of avian influenza, including increased biosecurity measures.
- The fair's livestock holding area is shaded and ventilated, and animals receive cool baths and electrolyte drinks.
- Partnerships on **broadband expansion to the Fairgrounds** via Highway 24 and 8th Street through town offer **compounding economic development** growth potential.
- Establish **noise limit standards** in the Town Code.





TOWN OF
CALHAN

Resiliency and Hazard Mitigation



Town of Calhan Comprehensive Plan 2035 | EXISTING CONDITIONS

Resiliency and Hazard Mitigation

EL PASO COUNTY RESILIENCY/HAZARD MITIGATION FOR CALHAN

- Vulnerable to wildfires, floods tornadoes, and earthquakes
- Mitigation tools include emergency preparedness plans, evacuation routes, public education campaigns
- Resiliency initiatives include infrastructure improvements, community outreach programs, disaster recovery efforts
- Partnerships are in place between government, nonprofits, and private sector
- Challenges facing the area include funding, public awareness and changing climate conditions



Resiliency and Hazard Mitigation

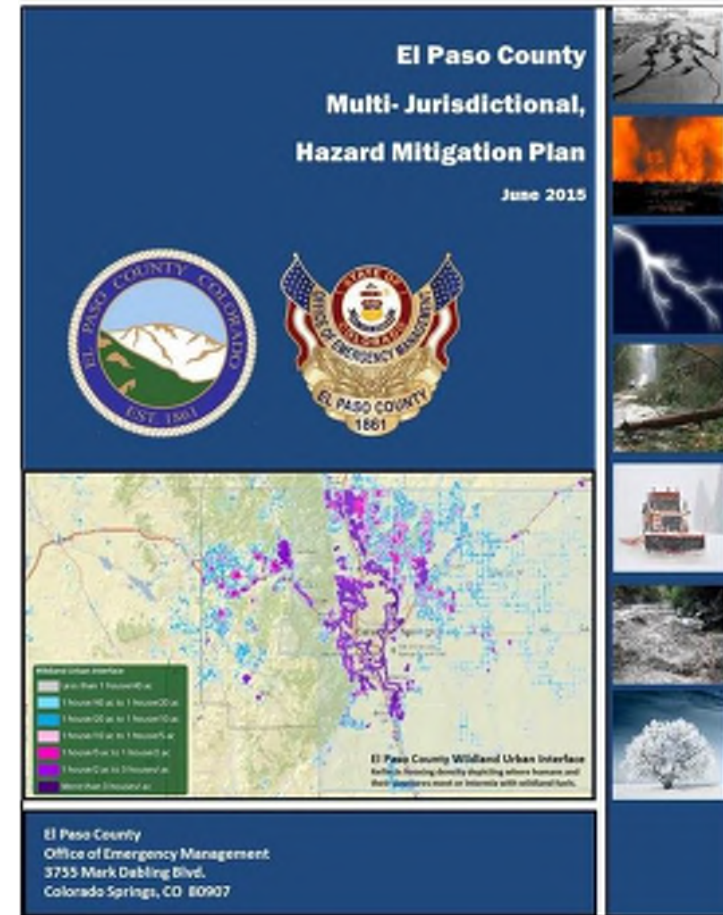
ASSETS (According to the EPC HMP)

People

- Fire Protection District (ISO Rating 6)
- Emergency Manager (Fire Chief)
- Police Department
- Public Works Department
- Part time building inspector
- Planning Commission

Infrastructure

- **Water** rights, **wells and pumps**
- **51 additional acres** newly acquired for expanding sanitary sewer system for both sanitary and recycled water
- There are **6 critical facilities** in the planning area (2 protection functions, 4 schools)
- **2 bridges**, **3 water storage** areas
- **529 structures** in the in the planning area
- There are no critical facilities in floodplain



[WEBLINK](#)

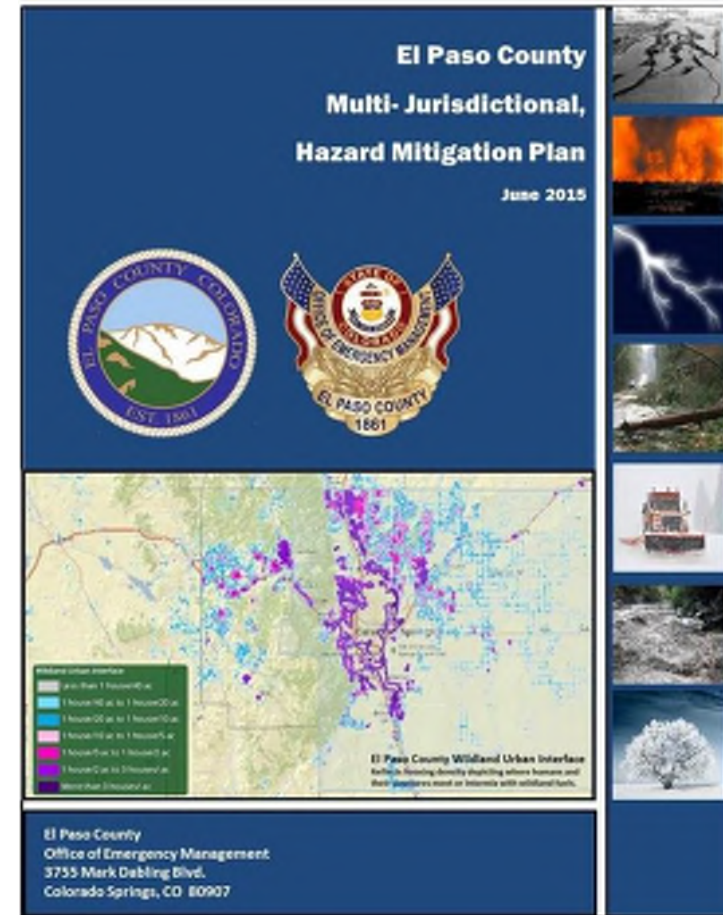
TOWN OF
CALHAN

Resiliency and Hazard Mitigation

ASSETS (Continued)

Town Code/Policy

- Section 15 Subdivision Ordinances
- Site Plan review requirements (Section 15)
- International Building Code
- Flood Ordinance 2013-09
- Warning Systems/Services
- Local Emergency Operations Plan



[WEBLINK](#)

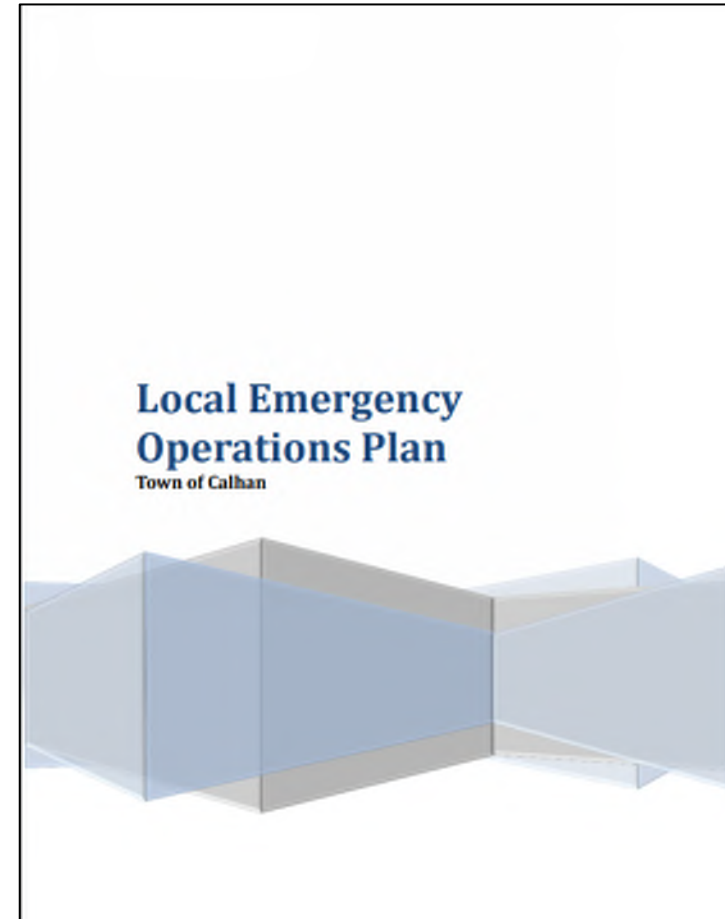
TOWN OF
CALHAN

Resiliency and Hazard Mitigation

ASSETS (Continued)

Local Emergency Operations Plan

| HAZARD/THREAT | DESCRIPTION | RISK |
|---|--|---|
| Propane Blev Gasoline Storage | LPG is a prime heating fuel for the area with a major distributor located in the community. The fuel is stored in a variety of tank sizes and clusters up to 90,000 gallons. Diesel fuel and gasoline are stored in above and below ground tanks. | The highest risk period in the life cycle of these fuels is in the transportation exchange mode. The safety procedures, as well as heightened public awareness make fire a low risk. In the event of an uncontrolled fire, the entire town could be evacuated. |
| Tornado | Tornado sightings occur every year on the plains of eastern El Paso County. Calhan is vulnerable between May and September with a peak period of July 15 to August 30. Tornadoes are of short duration but are capable of major property damage. | Injury to life and property is caused primarily from flying debris and collapsed buildings. During the past 20 years, there have been reports of severe property damage but risk to life is low. Property damage risks increase corresponding to the El Paso County Fair when population increases due to fair attendance. |
| Severe Thunderstorms | Thunderstorms with associated lightning, ¼ inch hail and wind gusts to 50 knots may affect the area between May and September. Reports of lightning strikes killing cattle and hail the size of baseballs have been reported in the area. | |
| Flash Flood | Two generally dry creek beds become partially active after periods of intense thunderstorms in the May-September period. Arroyos and other drainage channels that feed the Big Sandy could overflow their banks after heavy rains (one inch an hour for 3 hours). Average rainfall is between 10-16 inches, but a cloudburst could dump up to 4-5 inches in a few hours. | Heavy rains become major problems when they are preceded by several days of soaking rain which saturate the soil. Roads become impassible due to mud and standing water. Major flooding occurs on a frequency of every 30 years. |
| Blizzard (visibility of less than ¼ mile with winds of 50 mph or more) Heavy Snow (6 inches in 12 hours) | Average snowfall is 20-30 inches per year; but is sometimes compounded by immobilizing snowdrifts created by strong winds. Drifts in excess of 15 feet are not uncommon between December and February. | Blizzard conditions have closed roads and knocked out electricity for 2 to 4 days at a time. Loss of life under these conditions is possible for those unfamiliar with the area who are stranded in vehicles and livestock death is common. A major blizzard affects the area once every 3 years on the average. |
| Strong Winds | Strong winds associated with weather fronts moving through the area in the Spring and Winter have generated winds in excess of 50 mph for periods of up to 12 hours. | Risk is low to life but could be moderate for property damage in terms of fences and roofs. |
| Grassland Fires | Grassland fires occur annually from Spring to Fall and are caused by outdoor burning, lighting and vandalism. A combination of the semi-arid climate and abundance of natural range grasses makes this phenomenon common. | A short response time (less than 15 minutes) from the Calhan Volunteer Fire Department and mutual aid has reduced the risk of major structural property damage; however, the growth in the outlying areas has increased the risk of property damage. Several hundred acres of grassland fires could be destroyed if strong winds are present. |
| Feed Elevator Explosion | A 120,000 pound ammonia nitrate storage facility and feed elevator is located on the northern side of Calhan. | There is the potential of an elevator explosion due to dust, which could produce extensive property damage within a ¼ mile radius of the facility. The loss of life under such an event could be extensive. There have been 2 structural fires at the feed elevator. |
| Transportation Hazmat | US Highway 24 passes through the center of Town and is a corridor for the transport of hazardous material cargo (fuels, chlorine). | Outside of a truck accident involving fire and explosion, a short-term evacuation of citizens within ¼ mile is the most likely scenario. Possible pollution and injury is possible in a fire/explosion. Risk is low unless compounded by the weather. |



[WEBLINK](#)

TOWN OF
CALHAN

Resiliency and Hazard Mitigation

ISSUES (According to the EPC HMP)

People

- No Floodplain Manager (Town Board)

Infrastructure

- There are 25.1 acres in the 100-year floodplain
- There are **29.3 acres in the 500-year floodplain**
- There are **3 buildings in the floodplain** (2 residential + 1 commercial = \$674,123 value)
- **8/5/2004 Flood event \$200,000 damage** recorded.
- **16 Buildings in Low Wildfire Risk Area** (\$8.9 million of exposed value)
- There is **no existing GIS Data managed** for
 - Hazard Areas (See County For Data)
 - Land Use
 - Critical Facilities
 - Building Footprints
 - Links to Assessor Data



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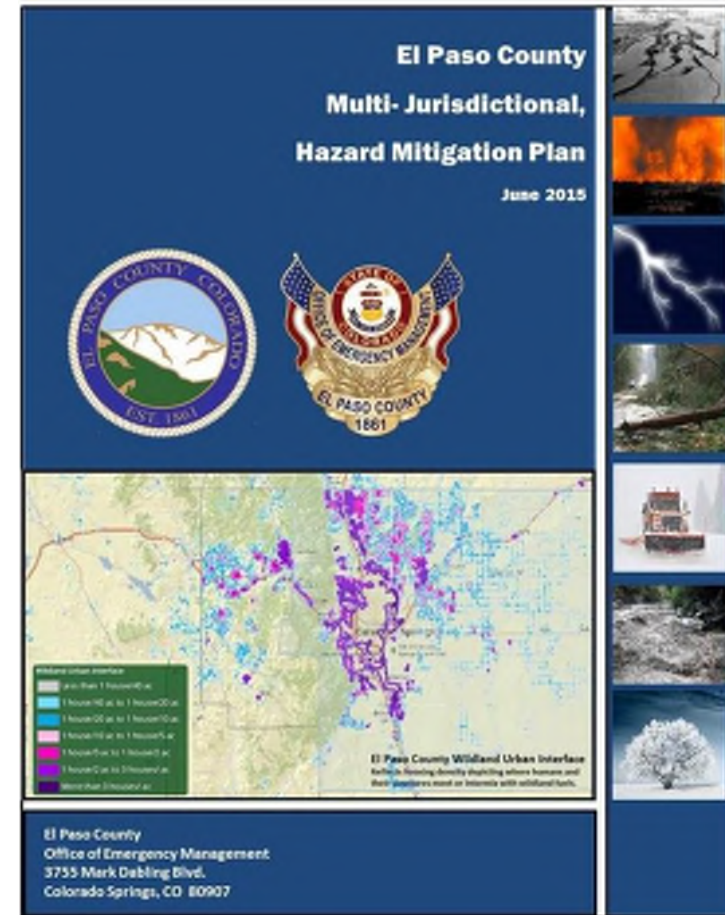
TOWN OF
CALHAN

Resiliency and Hazard Mitigation

ISSUES (Continued)

Policy (continued)

- There are currently **no impact fees** for new development imposed in Calhan.
- The Town is **not zoned**.
- There is **no growth management** policy
- There are **no ordinances for stormwater, steep slopes, or wildfire**.
- There is **no erosion/sediment control program**
- There is **no Stormwater Management Plan**
- There is **no Capital Improvements Plan**
- There is **no Economic Development Plan**
- There is **no flood insurance study** or existing engineering study for streams
- There are **no elevation certificates**
- Calhan **does not have a CRS classification** in the EPC MJ HMP.



[WEBLINK](#)

TOWN OF
CALHAN

Resiliency and Hazard Mitigation

ISSUES (Continued)

Loss Estimates

- Earthquake = \$1.8 million
- Flood = \$2.2 million
- Hail = \$19.7- \$98.8 million
- Lightning = \$19.7- \$98.8 million
- Tornado = \$19.7- \$98.8 million
- Severe Wind = \$19.7- \$98.8 million
- Wildfire = \$19.7- \$98.8 million
- Winter storms = \$19.7- \$98.8 million

Aircraft Accidents

- 4 fatal with 5 fatalities
- 9 non-fatal
- 800+ population exposed to aircraft accidents
- 417 residential = \$28.9 million exposed
- 274 commercial = \$17.3 million exposed
- 82 mobile home = \$997,571 exposed



[WEBLINK](#)

TOWN OF
CALHAN

Resiliency and Hazard Mitigation

ISSUES (Continued)

Hazard Risk Rankings for Calhan

| Man Made | | | Natural Hazards | | | | | | | | | | | | | | | |
|--------------------|--------|--------------------------|--------------------|-----------------------|-----------|--------------|---------|------------------------|------------------|-----------|----------|-----------------------|------------|---------|-------------|----------|-------------|-----------|
| Aircraft Accidents | HAZMAT | Extreme Acts of Violence | Mud or Debris Flow | Landslide or Rockfall | Avalanche | Winter Storm | Tornado | Sinkholes & Subsidence | Pandemic Disease | Lightning | Flooding | Flooding & Deposition | Earthquake | Drought | Dam Failure | Wildfire | Severe Wind | Hailstorm |

Table 27-1. Hazard Risk Ranking, (Page 27-3)

El Paso County
Multi-Jurisdictional,
Hazard Mitigation Plan
June 2015





El Paso County Wildland Urban Interface
Background showing density depicting where homes and businesses meet or interface with wildland fuels.

El Paso County
Office of Emergency Management
3755 Mark Dabbling Blvd.
Colorado Springs, CO 80907



[WEBLINK](#)

TOWN OF
CALHAN

**TABLE ES-1.
RECOMMENDED MITIGATION INITIATIVES**

| Priority | Project Status | Benefit To County | Hazards Mitigated (see hazard ID codes at end of table) | | | | | | | | | | | | | | | | | | Estimated Cost | Target Funding Source | Target Completion Date | Supported by Goal/Obj. |
|--|--|-------------------|---|----|---|---|----|---|---|----|---|----|----|---|----|----|---|----|----|----|----------------|-----------------------|------------------------|---|
| | | | A | DF | D | E | ED | F | H | LR | L | MD | PD | T | SS | SW | W | WS | AA | EV | | | | |
| CALHAN/RAMAH INITIATIVES | | | | | | | | | | | | | | | | | | | | | | | | |
| Initiative #33— Identify At-Risk Residents and Potential Safe Shelters | | | | | | | | | | | | | | | | | | | | | | | | |
| Description: Identify at risk residents – those without basements, limited mobility and find them safe spots to take shelter in case of emergency. | | | | | | | | | | | | | | | | | | | | | | | | |
| Lead & Support Agency: Town of Ramah/Calhan | | | | | | | | | | | | | | | | | | | | | | | | |
| Medium | New | Medium | | | | | | X | X | | | X | | X | X | | | | | | Low | Town Budget | Short-term | Goals 1, 3, & 4 Objectives 1.1, 3.1, 3.2, 3.3, & 4.1 |
| Initiative #34— Utilize Water Bills to Disseminate Emergency Response Information | | | | | | | | | | | | | | | | | | | | | | | | |
| Description: Develop season-specific fliers to address hazards and ways each resident can mitigate their own risks and mail to residents with their water bill. | | | | | | | | | | | | | | | | | | | | | | | | |
| Lead & Support Agency: Town of Ramah/Calhan | | | | | | | | | | | | | | | | | | | | | | | | |
| High | New | High | X | X | X | | | X | X | | | | | X | X | X | | | | | Low | Town Budget | Short-term | Goals 1, 2, & 3 Objectives 1.4, 2.2, 3.1, & 3.3 |
| Initiative #35— Plant Vegetation Along Roadways to Mitigate Erosion | | | | | | | | | | | | | | | | | | | | | | | | |
| Description: Develop a drainage or erosion control plan to incorporate plants and natural resources to mitigate erosion along roadways. | | | | | | | | | | | | | | | | | | | | | | | | |
| Lead & Support Agency: Town of Ramah/Calhan | | | | | | | | | | | | | | | | | | | | | | | | |
| Low | New | Medium | | | | | X | X | | | | | | | | | | | | | Medium | Grants, Town Budget | Short- to Long-term | Goals 2, 3, & 5 Objectives 2.1, 2.2, 3.2, 3.3, & 5.2 |
| Initiative #36— Develop Decision Tree Outlining Roles and Responsibilities During Emergencies | | | | | | | | | | | | | | | | | | | | | | | | |
| Description: Develop a decision tree fully outlining the roles and responsibilities of local, regional, and state response teams, including HAZMAT teams and other specialized response teams. Coordinate with the county to develop a plan and point person to contact immediately. | | | | | | | | | | | | | | | | | | | | | | | | |
| Lead & Support Agency: Town of Ramah/Calhan and El Paso County | | | | | | | | | | | | | | | | | | | | | | | | |
| Medium | New | Medium | X | X | X | | | | | | X | X | | X | | X | X | | | | Low | Town Budget | Short-term | Goals 1, 2, & 4 Objectives 1.2, 2.4, 4.1, 4.2, & 4.3 |
| Initiative #37— Obtain GIS Data | | | | | | | | | | | | | | | | | | | | | | | | |
| Description: Work with county, regional, and state organizations to obtain GIS data for the town. Use existing GIS data to identify areas at risk for natural or man-made hazards, to aid responders during emergencies (locations of critical facilities, infrastructure, alternative access routes, etc), and to incorporate the areas at risk for hazards into local planning and land use document. | | | | | | | | | | | | | | | | | | | | | | | | |
| Lead & Support Agency: Town of Ramah/Calhan | | | | | | | | | | | | | | | | | | | | | | | | |
| Low | New | Medium | X | | | X | X | | | | | | X | X | | | | | | | Medium | Grants, Town Budget | Short-term | Goals 1 & 5 Objectives 1.2, 1.4, 5.1, & 5.2 |
| Initiative #38— Identify Temporary Source of Water | | | | | | | | | | | | | | | | | | | | | | | | |
| Description: Identify a temporary supply of water in case of contamination or any other hazard that would affect the treatment or transportation of water to the towns. Coordinate with local, county, or regional governments (IOA or MOA) to supply water temporarily during or immediately following a hazard event | | | | | | | | | | | | | | | | | | | | | | | | |
| Lead & Support Agency: Town of Ramah/Calhan | | | | | | | | | | | | | | | | | | | | | | | | |
| High | New/ Modified from Previous Plan (2.2) | Medium | | X | | | X | | | | | | | X | | X | | | | | Low | Town Budget | Short-term | Goals 2, 4, 5, & 6 Objectives 2.1, 4.1, 4.2, 4.3, 5.2, 6.1, 6.2, & 6.3 |

Hazard ID Codes: A = Avalanche; DF = Dam Failure; D = Drought; E = Earthquake; ED = Erosion and Deposition; F = Flood; H= Hailstorm; LR = Landslide or Rockfall; L = Lightning; MD = Mud or Debris Flow; PD = Pandemic Disease; T= Tornado; SS = Subsidence and Sinkholes; SW = Severe Wind; W = Wildfire; WS = Winter Storm; AA = Aircraft Accident; EV = Acts of Extreme Violence; HZ = Hazardous Material Release

**TABLE 2.
ACTION PLAN MATRIX**

| Action Taken? (Yes or No) | Time Line | Priority | Status | Status (X, O,✓) |
|--|--|----------|--------|--------------------|
| CAHEN RAMAH INITIATIVES | | | | |
| <i>Initiative #33: Identify At-Risk Residents and Potential Safe Shelters</i> | | | | |
| | | | | |
| <i>Initiative #34: Utilize Water Bills to Disseminate Emergency Response Information</i> | | | | |
| | | | | |
| <i>Initiative #35: Plant Vegetation Along Roadways to Mitigate Erosion</i> | | | | |
| | | | | |
| Initiative #36 | Develop Decision Tree Outlining Roles and Responsibilities During Emergencies | | | |
| | | | | |
| Initiative #37 | Obtain GIS Data | | | |
| | | | | |
| Initiative #38 | Identify Temporary Source of Water | | | |
| | | | | |

Resiliency and Hazard Mitigation

EL PASO COUNTY MASTER PLAN

Resiliency and Hazard Mitigation

Core Principle: Support efforts to reduce, respond, and react to natural and manmade hazards across the County

Goal 10.1 - Prioritize hazard mitigation as growth and development occurs.

Goal 10.2 - Continue to support planning efforts and best practices to ensure community resiliency.

Goal 10.3 - Continue to coordinate communication and activity among Office of Emergency Management (OEM), emergency service providers, and military installations to improve responses and recovery to natural hazards and emergencies.



Resiliency and Hazard Mitigation

OPPORTUNITIES (According to the EPC HMP)

Fulfill the Action Items/Initiatives of the EPC HMP (2015)

- Initiative #33: Identify At-Risk Residents and Potential Safe Shelters
- Initiative #34: Utilities, Water Bills to Disseminate Emergency Response information
- Initiative #35: Plant Vegetation Along Roadways to Mitigate Erosion
- Initiative #36: Develop Decision Tree Outlining Roles and Responsibilities during emergencies
- Initiative #37: Obtain GIS Data
- Initiative #38: Identify Temporary Source of Water

Funding Sources

- Community Development Block Grants
- Capital improvements project funding
- Authority to levy taxes for specific purposes
- Fees for water, sewer, gas, or electrical services
- Incur debt through general obligation bonds (voters must approve)
- Create and impose impact fees for new development
- Incur debt through special tax bonds and/or private activities bonds



TOWN OF
CALHAN

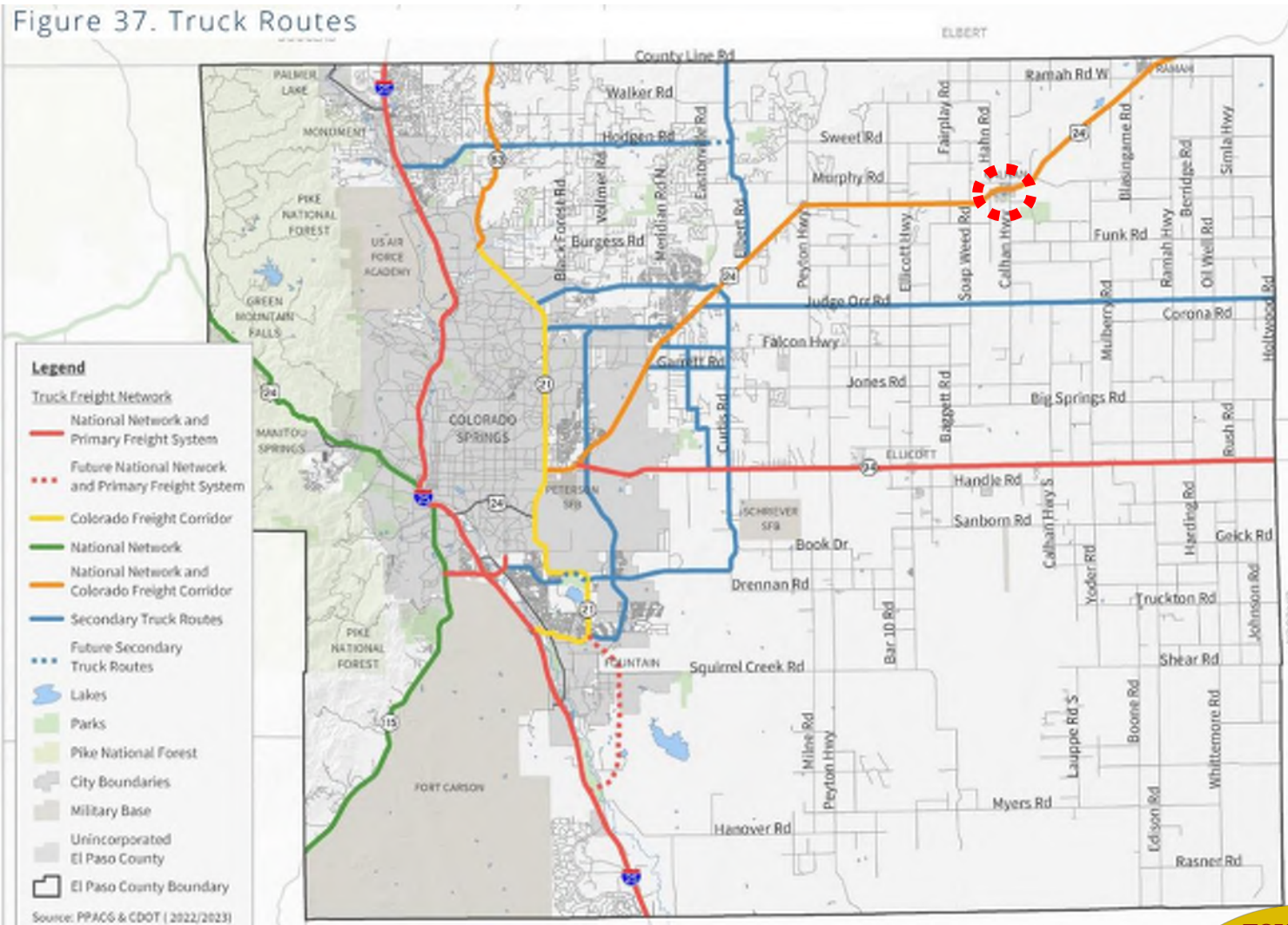
Roads and Transportation



Town of Calhan Comprehensive Plan 2035 | EXISTING CONDITIONS

Roads and Transportation - Context

Figure 37. Truck Routes



Roads and Transportation - Context

U.S. HIGHWAY 24 IS THE DOMINANT TRANSPORTATION ROUTE FOR CALHAN AND THIS PORTION OF EL PASO COUNTY

- A National Freight Corridor, Hwy 24 offers a direct connection between Interstate 70 (Limon) and Colorado Springs
- Calhan has developed on both sides of Hwy 24, making the highway a center of daily life and activity in town.
- With present day traffic volumes over 6,000 vehicles per day in some locations, Hwy 24 can be a barrier or a lifeline for the community



Existing and Future Traffic Volumes

Volume drop off on east side of town shows a substantial portion of traffic is coming to Calhan as destination or origin of travel. You can also infer that there is a large portion of traffic passing through town to other destinations

- Present volumes of approximately 6,000 vpd on west end of Calhan; 4,600 vpd on the east end
- Over next 20 years, corridor traffic will grow 10-25%
- CDOT forecast for 2044 ranges from 7,700 to 5,800

Hwy 24 Traffic Volumes in Calhan (Average Annual Daily Traffic – AADT)

| Location | 2023 (AADT) | 2023 V/C Ratio* | 2044 Forecast (AADT) | Forecast V/C Ratio |
|---|-------------|-----------------|----------------------|--------------------|
| West of 8 th Street Intersection | 6,000 | 0.25 | 7,632 | 0.32 |
| East of Colorado | 6,200 | 0.21 | 7,700 | 0.26 |
| East of Yoder St | 5,200 | 0.21 | 5,764 | 0.26 |

*V/C ratio is a comparison of Volume (V) to Capacity (C). Anything less than 0.5 is generally considered to be operating at a Level of Service “A” – no congestion, free-flow conditions

Highway 24 Design Features

HWY 24 IN TOWN

- Three lane cross section (center left turn lane)
- Wide shoulder/Parking on both sides
- Approximately 66' width (curb to curb)
- Easy to speed
- Hard to cross (esp. as a pedestrian)

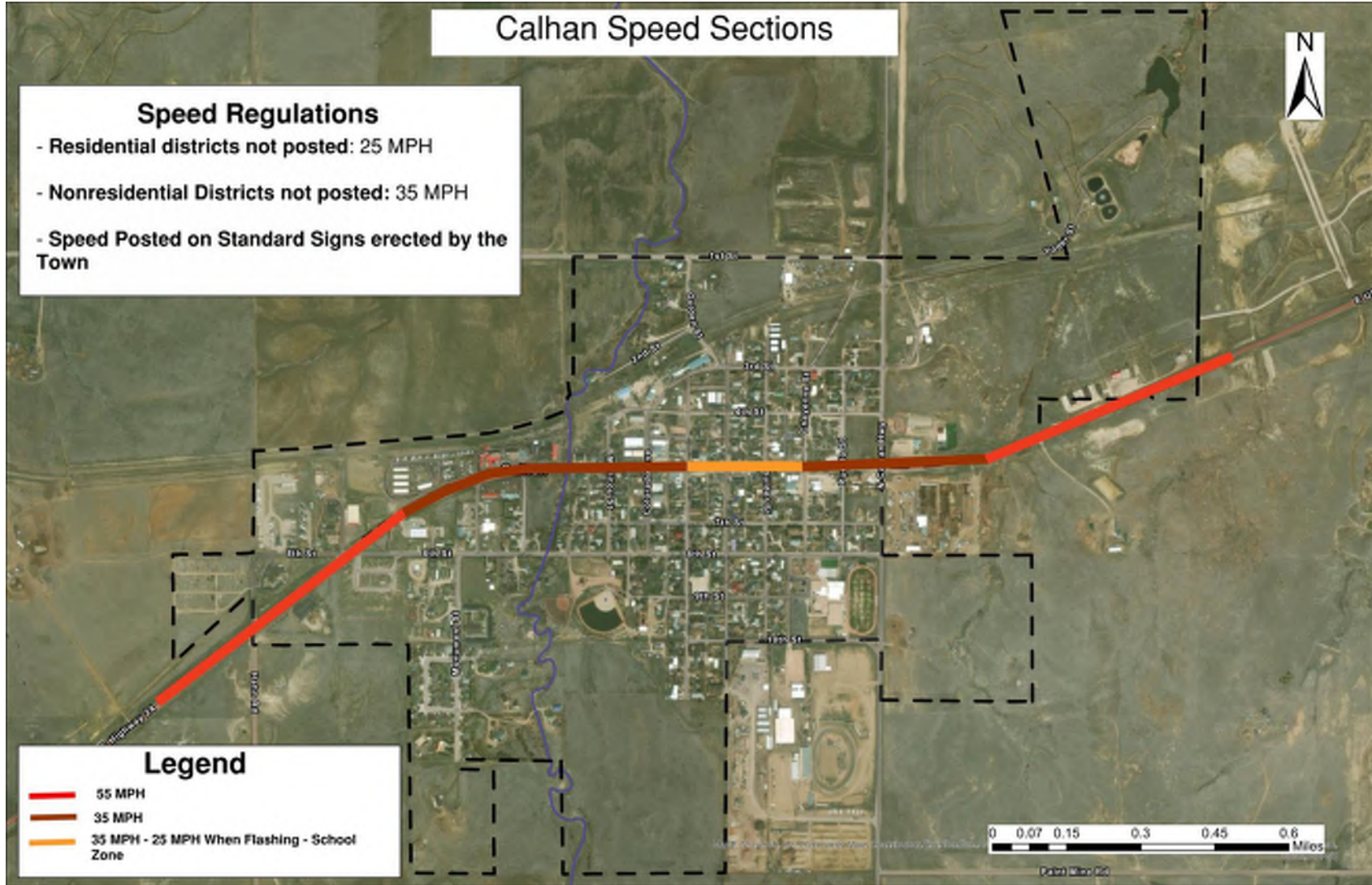


HWY 24 ENTERING TOWN

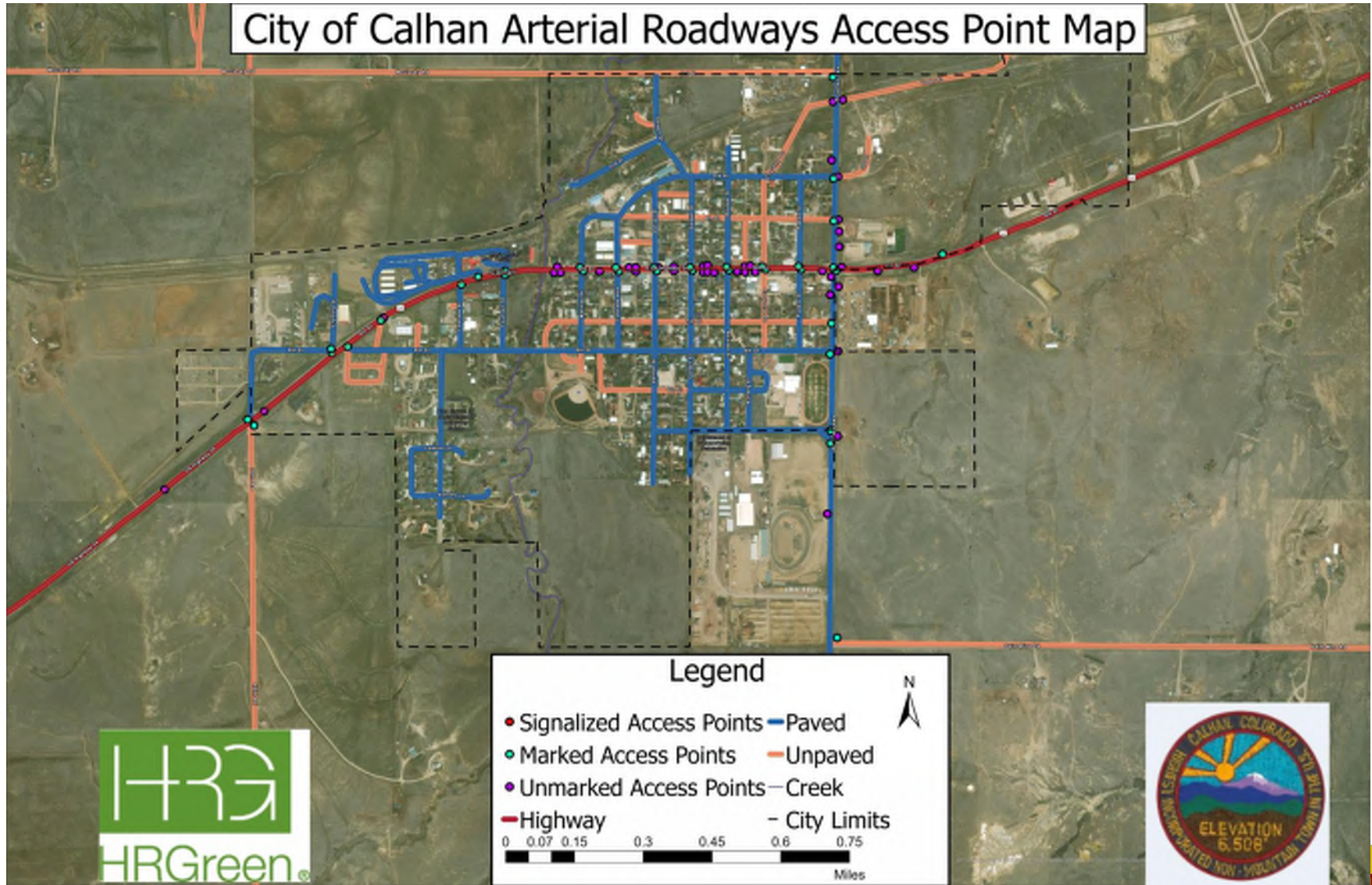
- Two lane cross section
- “Rural” section (no curb) with drainage ditches
- Approximately 36' width (two twelve foot lanes and six foot shoulders)



Speed Limits



Access Points on Highway 24



Access Points on Highway 24

OBSERVATIONS

- Calhan's core provides a high-degree of access to Hwy 24
- Alleys are a significant component
- With a three-lane section, all access points are equally available
- Properties generally face the side streets (in the core)
- Access entering town is less dense, but potentially unclear at locations
- These issues likely correlate more to safety risks and less to operations concerns



Crash History

Crash Severity Map 2018 - 2022

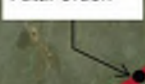
Crashes Overview

- Hwy 24 is the Crash Hot Spot
- The Majority of Crashes are Property Damage Only
- One fatality on Hwy 24 west of Calhan
- Yoder Street intersection shows a cluster of crashes

8th Street and Hwy 24



Fatal Crash



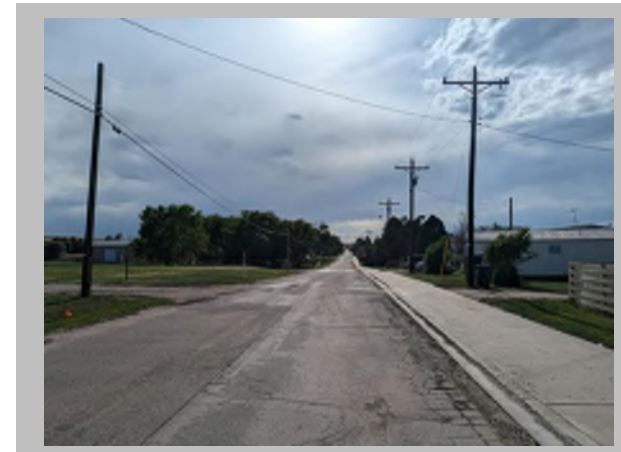
Legend

| | | |
|---------------------|-----------|--------|
| — City Limits | — Highway | N ↑ |
| ● Fatal Crash | — Paved | |
| ● Serious Injury | — Unpaved | |
| ● Property Damage | — Creek | |
| 0 0.1 0.2 0.4 Miles | | |

Road Safety in Calhan

OBSERVATIONS

- Most crashes occur on Hwy 24
- Crash locations correlate to traffic volume
- Predominantly property damage incidents
- Major intersections in speed transition zones are most notable (8th Street and Yoder Street)
- No obvious “hot spots” off the Hwy 24 corridor
- The “skewed” Hwy 24 corridor creates challenges for building out the city road network
- Density of access issue could warrant select closure of access locations (e.g. alley entrances to Hwy 24)



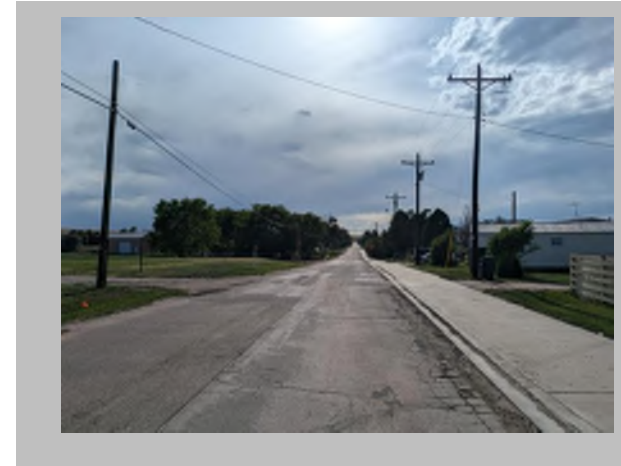
Roadway Classification



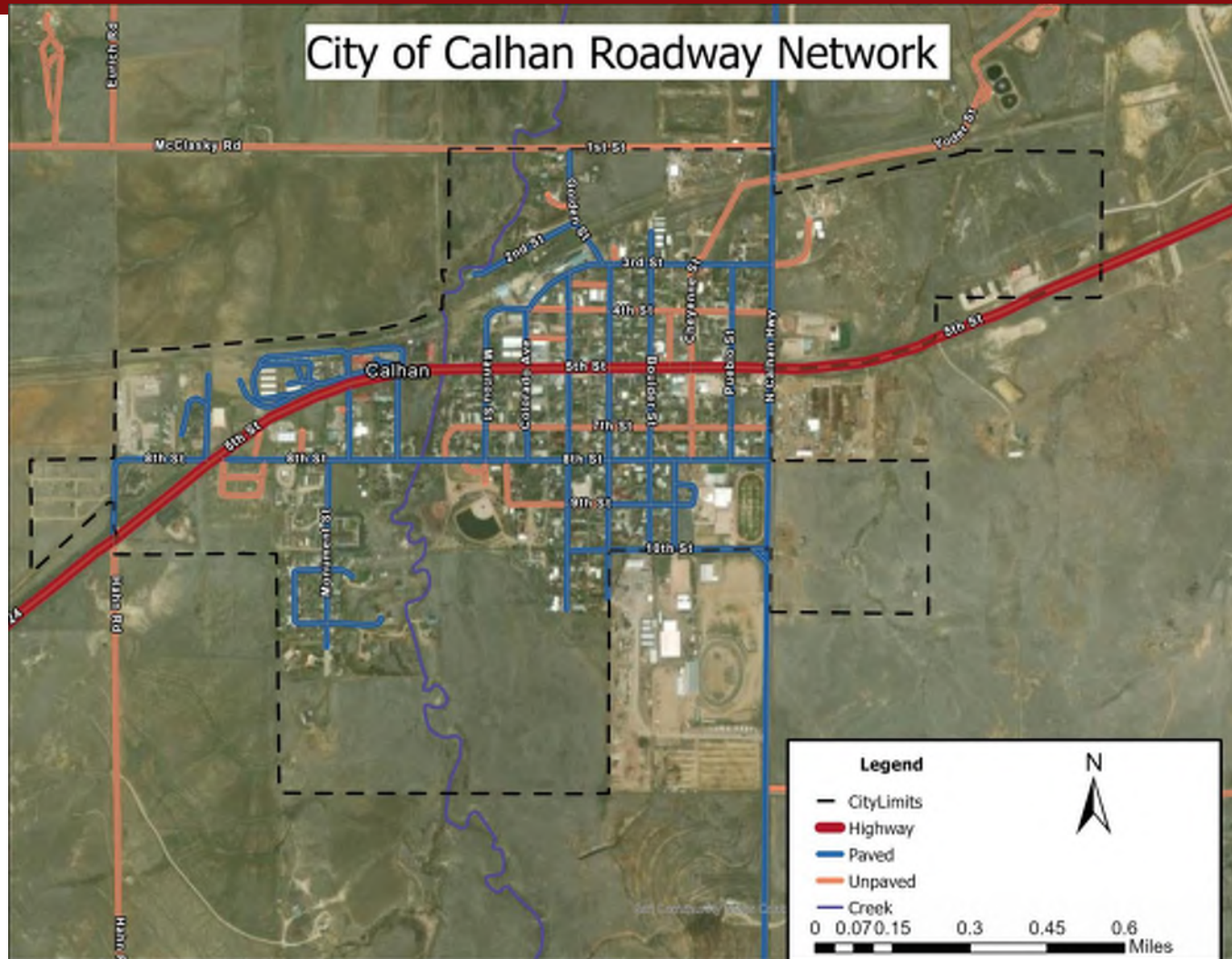
Roadway Class and Network

OBSERVATIONS

- Community has an appropriate hierarchy of road types and proportions
- Historic rail corridor served as a constraint on the network to the north
- Colorado Avenue acts like Calhan's "Main Street"
- South of Hwy 24, an appropriate grid is available, and it aligns well with current land uses
- As Calhan grows, extending the street network to meet development will be easier on the south side of town
- Now is a good time to proactively identify north side network plans for accessing new development



Roadway Surface and Design



Roadway Surface and Design

OBSERVATIONS

- While gravel roads are present, most roads are paved
- The condition and design of paved roads varies significantly
- Newer roads may point to some standards that are desired for future use (sidewalks, parking, drainage, etc.)
- Depending on the desired condition, maintenance costs could become prohibitively expensive
- A management plan could help prioritize and program maintenance improvements



Other Agency Plans

OTHER JURISDICTION PLANNING DOCUMENTS

Pikes Peak Rural Transportation Authority

- Developing Council of Govt (PPACG)2050 LRTP 2050
- Reconstructing Yoder Street
- Bridge replacement on McClasky Road

El Paso County Major Transportation Corridors Plan

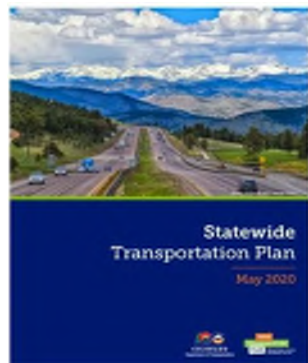
- N Calhan Hwy US 24 Paint Mine Rd, 0.6 miles, 2 lanes Rural Minor Collector - \$7,100,000
- **Rural County Road Upgrades:** Two-lane paved rural County roads by adding needed turn lanes and shoulders and improving alignments and drainage to bring them up to the county road standards

E Central Front Range TPR's Top 20 Project Priorities

US 24 installation of fiber-optics and ITS devices between Colorado Springs and Limon: The benefits of the project include Freight and Safety.

El Paso County Master Plan and Related

- Active transportation
- Trails
- Accommodating growth



TOWN OF
CALHAN

Active Transportation – Biking and Walking

Current Sidewalks In Calhan

- Majority of streets have no sidewalk available
- Key roads (e.g. 8th St. and Colorado Ave.) do have a sidewalk
- Newer development (e.g. Trinidad St. with mountable curbs and back of curb sidewalk) offers a potential model for continued investment in ped/bike infrastructure

Legend

- City Limits
- One SideWalk Good Condi
- No Side Walk
- BothSideSidewalks

0 0.13 0.25 0.5 Miles

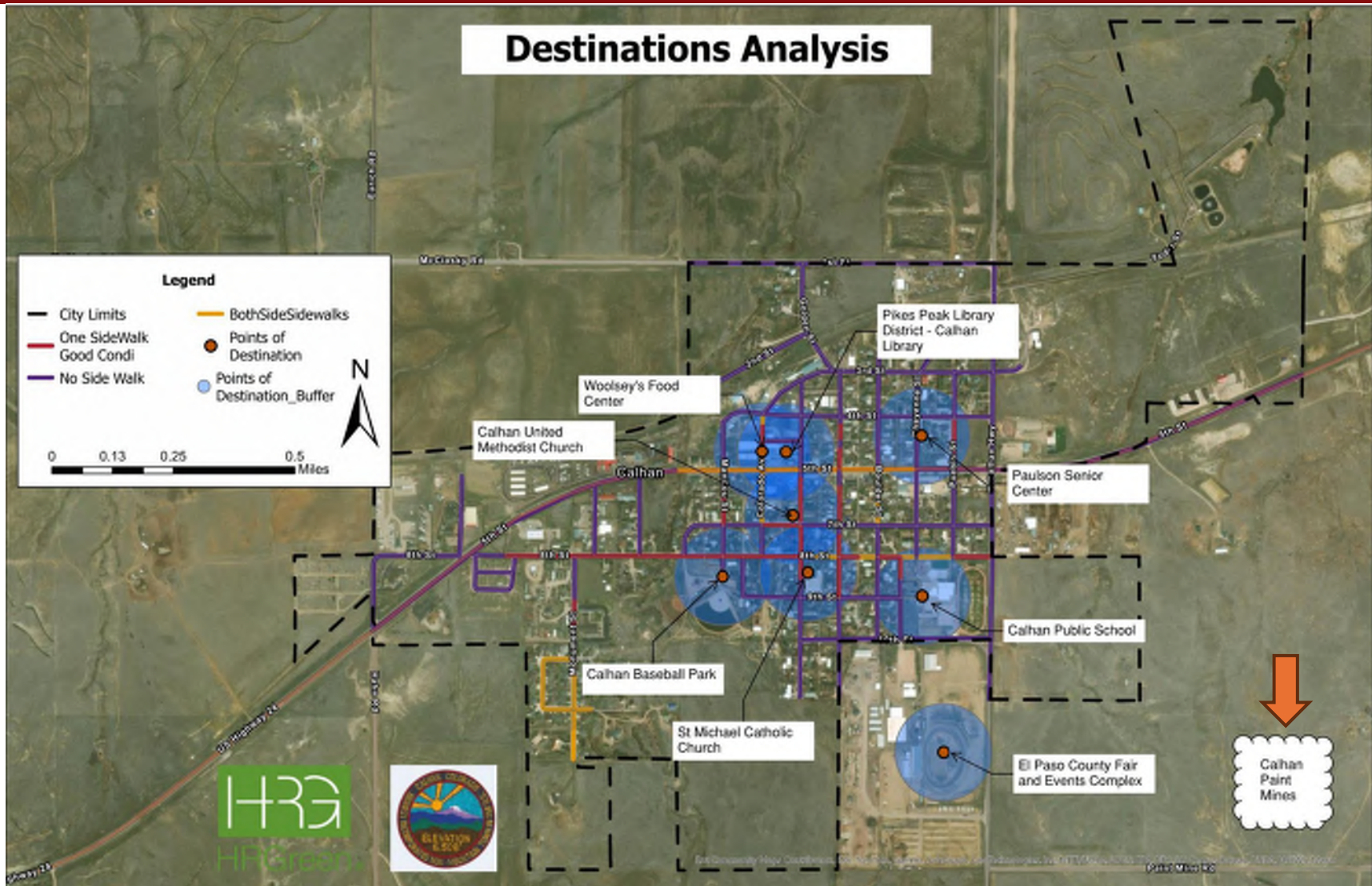
Walk & Bike Score
(1-100 scale, walkscore.com)

Walk Score 38 Car-Dependent
Most errands require a car.

Bike Score 40 Somewhat Bikeable
Minimal bike infrastructure.



Sidewalks Analysis



Active Transportation – Biking and Walking

By the analysis of certain destination (library, school, place of worship,...) the following are the observations:

- Hwy 24 has a good sidewalk network on both sides of the highway starting from bridge on Eastside to Cheyenne St.
- South of Hwy 24 there is a network of sidewalks available.
- New sidewalks could be warranted near destinations on the south side of town, especially near the public school and the County Fair and Events Complex.
- The Calhan Paint Mines is a tourist attraction which is only 2 miles from Calhan downtown. The presence of a bike trail or sidewalk could encourage more biking and/ or walking to the site.
- North of Hwy 24 there is a notable lack of sidewalks.
- South of Hwy 24:
 - good foundation in place for a sidewalk network to provide mobility
- North of Hwy 24
 - existing conditions feature less sidewalk options
- West side of Calhan
 - development pressure will require attention for how spacing and access are managed
- East side of Calhan
 - Look for opportunities to connect to Paint Mines attraction

Sidewalks Analysis

Recommendations

- With some modest additions for bike and pedestrian mobility, most of the public destinations could be made safely accessible by walking or biking
- As new development occurs, new roads should include bike/ped functions to support the network.
 - Westside need connections with 8th Street
- North of Hwy 24: Future development may necessitate identification of key pedestrian travel paths for new/improved sidewalks.
 - Colorado Ave
 - Cheyenne Ave
- Roads like Yoder Street, School Street, and 8th Street should have sidewalks to facilitate mobility to school, library, and parks.

Opportunities from the El Paso Bike Trails Plan

To better increase the mobility and accessibility within Calhan, the Town can take advantage of the planned Bike Trails in Your El Paso Master Plan adopted on May 26, 2021. Those can be connected to the new built sidewalks and trails within the Town.

- Source:

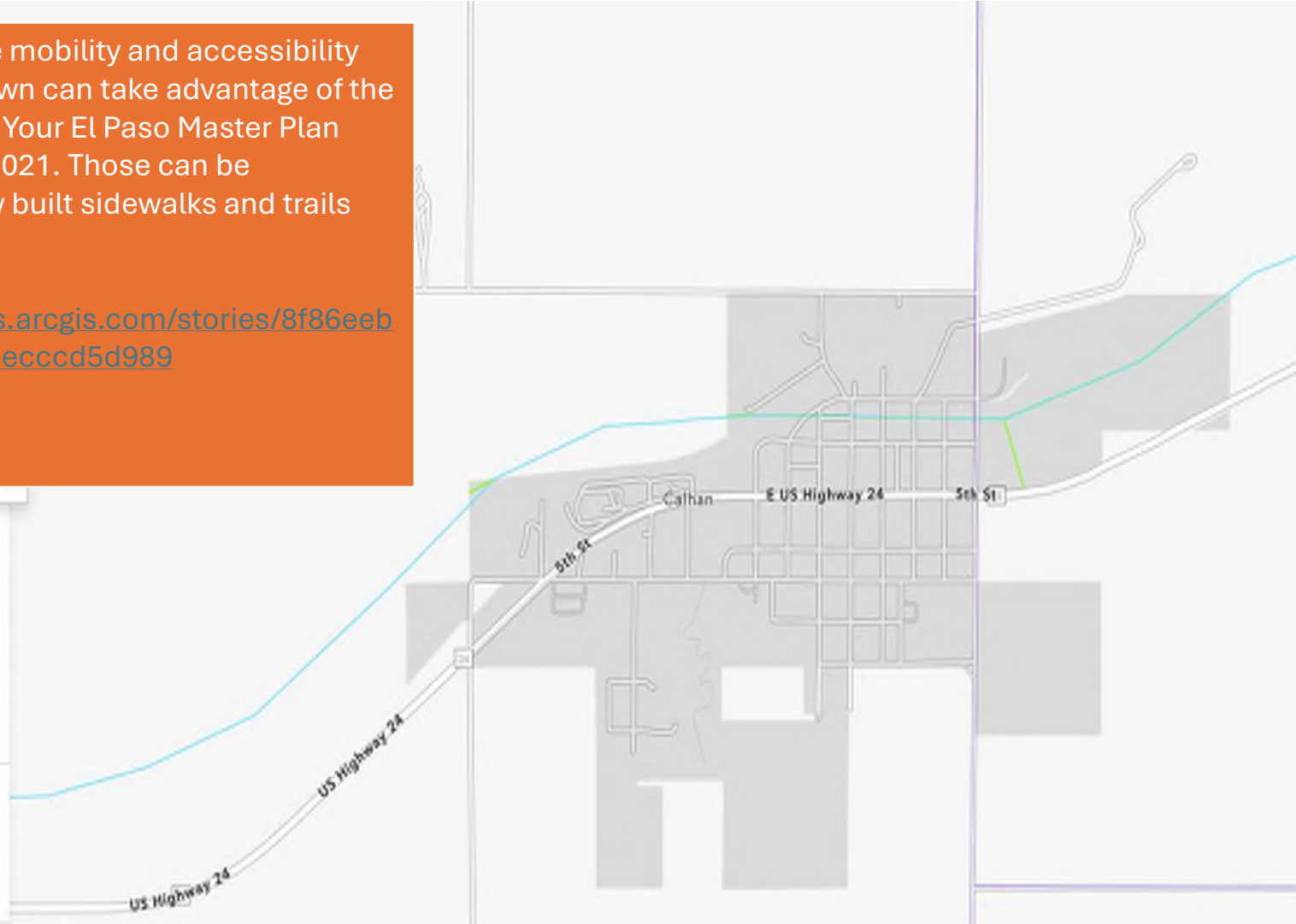
<https://storymaps.arcgis.com/stories/8f86eeb8f5754fb9bd4060eccc5d989>

Pikes Peak Trails

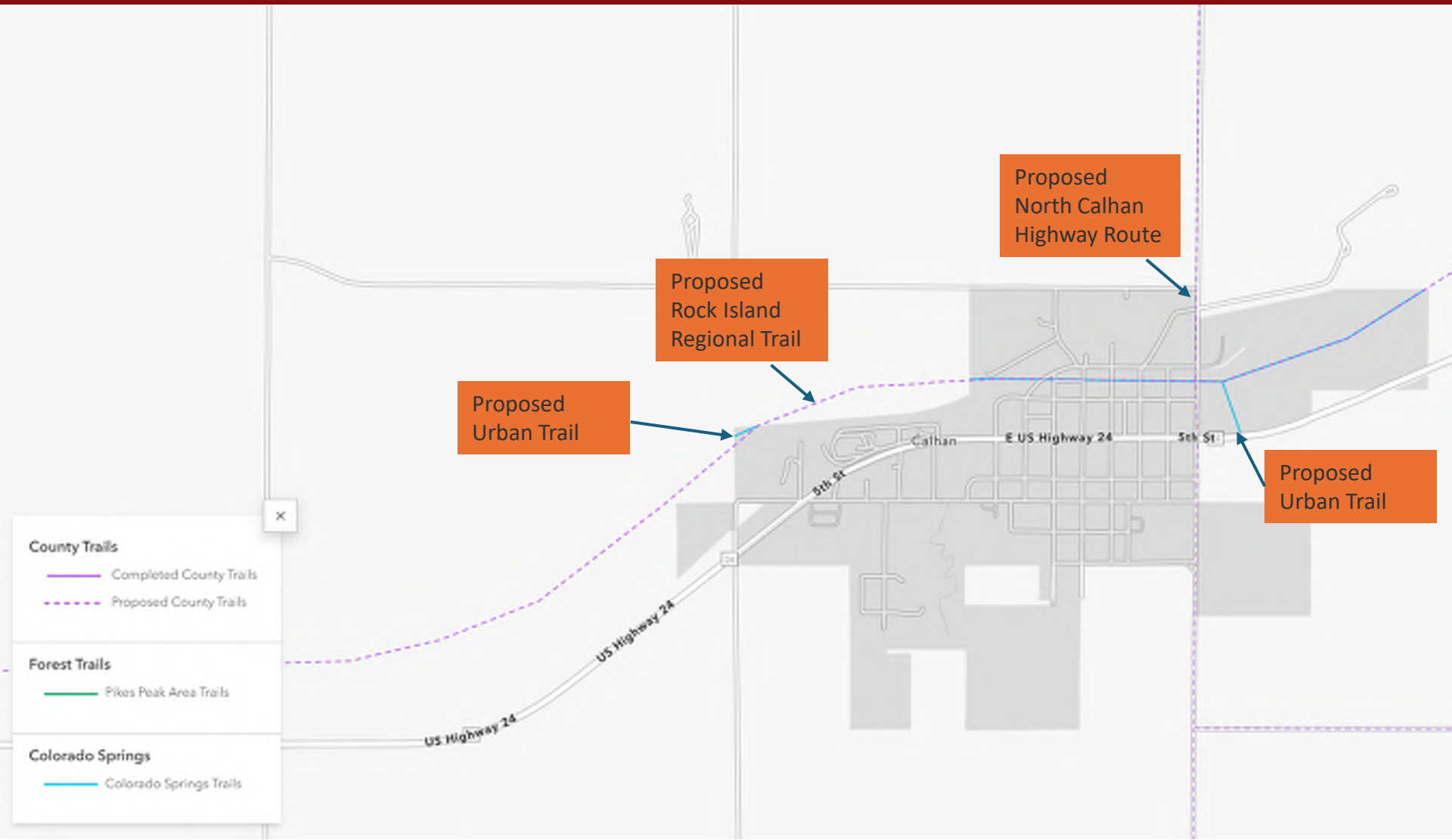
- Proposed Proposed Bicycle Routes
- Existing Primary Regional Trail
- Proposed Primary Regional Trail
- Existing Secondary Regional Trail
- Proposed Secondary Regional Trail

Colorado Springs Trails

- Existing Urban Trail
- Proposed Urban Trail



Proposed Bike Trails Your El Paso Master Plan Bike



Current Transit

CURRENT TRANSIT SYSTEMS

No public transit options are available

Envida Moves

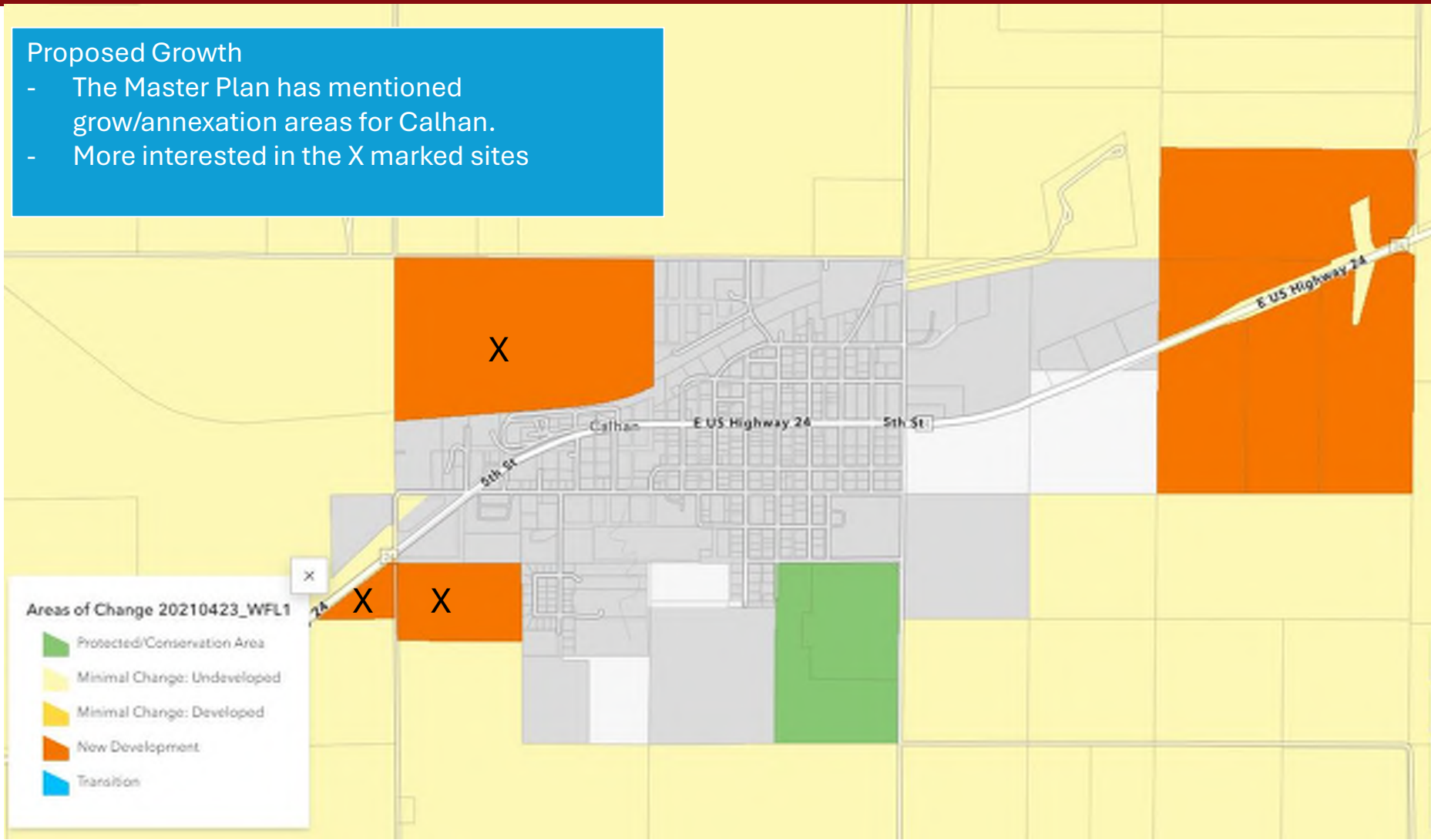
- A private ride service that helps people who are disabled, elderly, or struggling financially in El Paso County.
- Uses Area Agency on Aging (AAA) Medicaid, and grant funding.
- Service Monday – Thursday: 6:40 am – 4:10 PM
- Stop: Calhan Post Office, Calhan, CO 80808
- \$5 one-way trip



Your El Paso Master Plan 2021 Future Growth

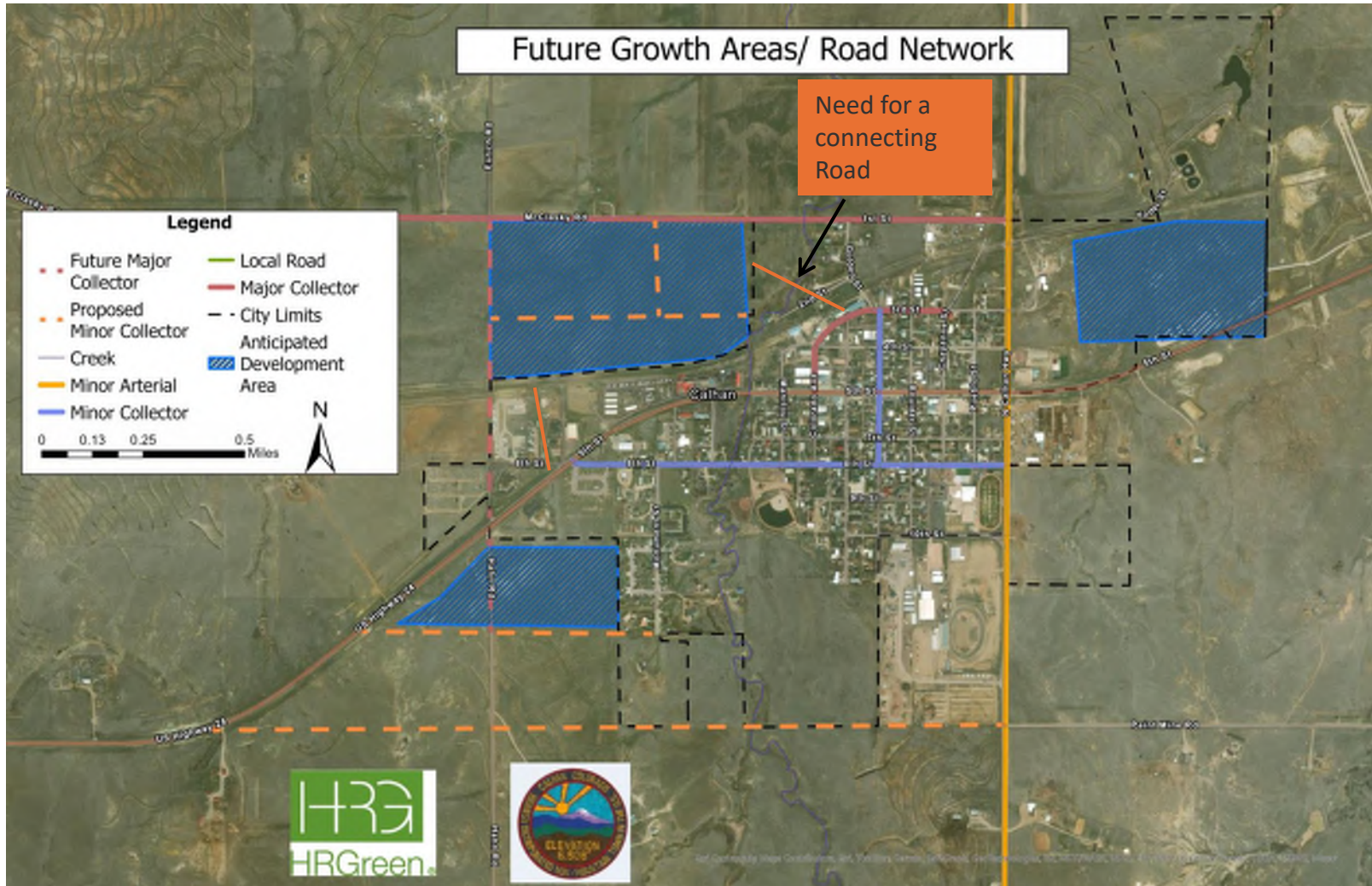
Proposed Growth

- The Master Plan has mentioned grow/annexation areas for Calhan.
- More interested in the X marked sites



Future Growth Areas/ Road Network

BUILDING THE NETWORK



Future Growth Areas/ Road Network

BUILDING THE NETWORK

Observations

- Major growth area on north side will demand a network to support it along with multiple access roads
- West side development can tie into existing network but needs consideration for accessing Hwy 24
- Continued spacing of arterials combined with local road standards will help create a strong road network in Calhan

Recommendations

- Examine the implications of north side growth for traffic and travel patterns.
- As funding is available, look to create connections between Hwy 24 and the Paint Mines Road
 - That could include a long-term south side arterial
 - Short term: encourage trail connections between town and park
- **Need to Manage Access points:** New roads should be designed with adequate spacing and safe visibility (avoid multiple roads entering a “skewed” intersection.

Town Code Analysis

TOWN OF CALHAN MUNICIPAL CODE T.O.C. (continued)

The Town of Calhan Municipal Code was analyzed and compared with similar towns in Colorado. The tables on following slides shows offer a comparison of transportation-related municipal code items with the following communities.

- **Idaho Springs:** Population: 1,752
- **Limon:** Population: 2,018

These communities' municipal codes give a reference point for potential additions or priorities for Calhan to consider.

Town Code Analysis

TOWN OF CALHAN MUNICIPAL CODE T.O.C. (continued)

Chapter 6 Buildings, Flood Regulations and Streets

Article 1 6.01 – Public Works Department

Article 2 6.02 – Flood Regulations

Article 3 6.03 – Vacation of Streets and Alleys

Article 4 6.04 – Streets and Sidewalks

Article 5 6.05 – Building Code

Article 6 6.06 – Mechanical Code

Article 7 6.07 – Fire Code

Article 8 6.08 – Electrical Code

Article 9 6.09 – Plumbing Code

Article 10 6.10 – Energy Conservation Code

Article 11 6.11 – Residential Building Code

Article 12 6.12 – Fuel Gas Code

Article 13 6.13 – Existing Building Code

Chapter 16

Article 1 16.01 – Traffic

Town Code Analysis

TOWN OF CALHAN MUNICIPAL CODE T.O.C. (continued)

Chapter 6 Buildings, Flood Regulations and Streets

Article 4 6.04 – Streets and Sidewalks

| Calhan | Idaho Springs | Town of Limon |
|--|---|--|
| <ul style="list-style-type: none"> • Chapter 6, Article 4 • Definitions • Grade determination • Permit requirements • Specifications • Construction, maintenance, and repair • Assessment of costs • Inspection • Marking • Power line polies • Cutting of pavement • Movement of buildings • Roadway names and house numbers | <p>Chapter 13 – Streets and Sidewalks</p> <ul style="list-style-type: none"> • Street Names • Street Grades • Sidewalk snow and ice removal • Trees to be kept trimmed; performance of work by City • Retaining Walls. • Skateboards, rollerblades, roller skates, bicycles restricted from sidewalks • encroachments; permit required • Responsibility for construction, repair, etc., of sidewalks, curbs and gutters • Permit for excavations. • Supervision of work, cost, bond • Construction upon unapproved grade lines prohibited • Restoration of street surfaces. • Barricades and lights required • Street closures • Standards And Specifications For Design And Construction | <p>321 - Sidewalks, Curbs and Gutters</p> <ul style="list-style-type: none"> • Permit and Fee for Sidewalk Constructions. • Permit application • Construction and Materials • Cross Drains, Alley Gutters • Sidewalks in Residential/Commercial Areas • Curbing in Commercial Areas • Materials for excavations • Establishing Grade • Curb Cuts |

Town Code Analysis

TOWN OF CALHAN MUNICIPAL CODE T.O.C. (continued)

Chapter 16 Traffic

| Calhan | Idaho Springs | Town of Limon |
|---|---|--|
| <p>Adopted the Model Traffic Code, modified with amendments:</p> <ul style="list-style-type: none"> • Posted speed limits • Abandoned/immobilized vehicles • Drivers License requirement | <p>Chapter 15 – Traffic</p> <ul style="list-style-type: none"> • Manual on Uniform Traffic Control Devices adopted • Parking plan. • Violations of parking plan prohibited • Tourist-oriented directional signs. • Limitations on the use of certain vehicles and equipment. • Vehicle type and weight restrictions. • Parking violations; impoundment for unpaid fines; disposition of vehicles. • Obstructing highway or other passageway <p>ARTICLE III – Schedules</p> <p>ARTICLE IV - Traffic Hazards and Vehicles</p> <ul style="list-style-type: none"> • Traffic hazards; public and private property. • Operation of certain vehicles on school grounds prohibited • Operation of motorcycles and other vehicular devices • Abandoned vehicles • Parking of certain vehicles limited | <p>636 - Traffic Regulation and Offenses</p> <ul style="list-style-type: none"> • Angle Parking • Through Streets • Section 1102 Decreased And Increased Speed Limits <p>637 - Heavy Vehicle Routes</p> |



TOWN OF
CALHAN



Water Infrastructure



Town of Calhan Comprehensive Plan 2035 | EXISTING CONDITIONS

Water Infrastructure

INTRODUCTION

The Town of Calhan is improving their infrastructure master planning for their water system, wastewater system, and stormwater conveyance in efforts to set the town up for success in anticipation of growth.

In order to meet the goals for the Town to provide future direction for development, we are assisting, by assembling the following that will address our observations, immediate areas for Town growth and future considerations of improvements for the Towns infrastructure:

- **Water System:** Compiled information for storage tanks and associated equipment. Updated existing water main map and analyzed reliability.
- **Wastewater System:** Created map illustrating existing sewer system and recommended sewer extensions for proposed developments based on current and expected design flows.
- **Stormwater System:** Overall major basin and sub-basin map review critical surface drainage flow areas

Water Infrastructure

BASIS OF DESIGN

Creating a foundation for modeling and assessment of the current infrastructure was obtained by the following methods:

WATER [In-process]

- Town provided system as-builts, demands and available information on storage tank and water treatment plant capacities and pump performance
- Review of current water rights provided by the Town Attorney
- Simulating demand scenarios on the existing distribution system

WASTEWATER [In-process]

- Town provided system as-builts and wastewater treatment plant capacities
- Simulating flow events routed through the existing collection system.

STORMWATER

- Basin delineation of Calhan, considering both onsite and offsite flow.
- Analyzing topography to identify location with risk of roadway overtopping, pooling, or erosion.
- Evaluating the FEMA floodplain to detect high risk flooding areas.

Water Infrastructure | Water

Northwest development:

- 450 lots anticipated
- Water main extension possible from south or east connection

Southwest development:

- Storage buildings, 30 single family homes, 20 multi-family homes, and a gas station
- No pressure or flow capacity concerns expected

PENDING TOWN WATER INFO



KEY OBSERVATIONS

- Based on 0.5 AC-FT/Year per SFE, there are approximately 300 AC-FT of legal water available for Town use.
- Connection points/looping are available for proposed development(s)

POTENTIAL AREAS FOR EXPANSION

- **[TO BE DETERMINED ONCE MODEL FINALIZED]**

CIP FOCUS AREAS

- Adding redundant supply to/from Hahn Storage Tank and WWTP
- Additional water storage capacity and booster pumps to serve future annexations
- Additional wells to pump max legal water allowed
- Upsize pipe segments limiting flow capacity



Water Infrastructure | Wastewater

LEGEND

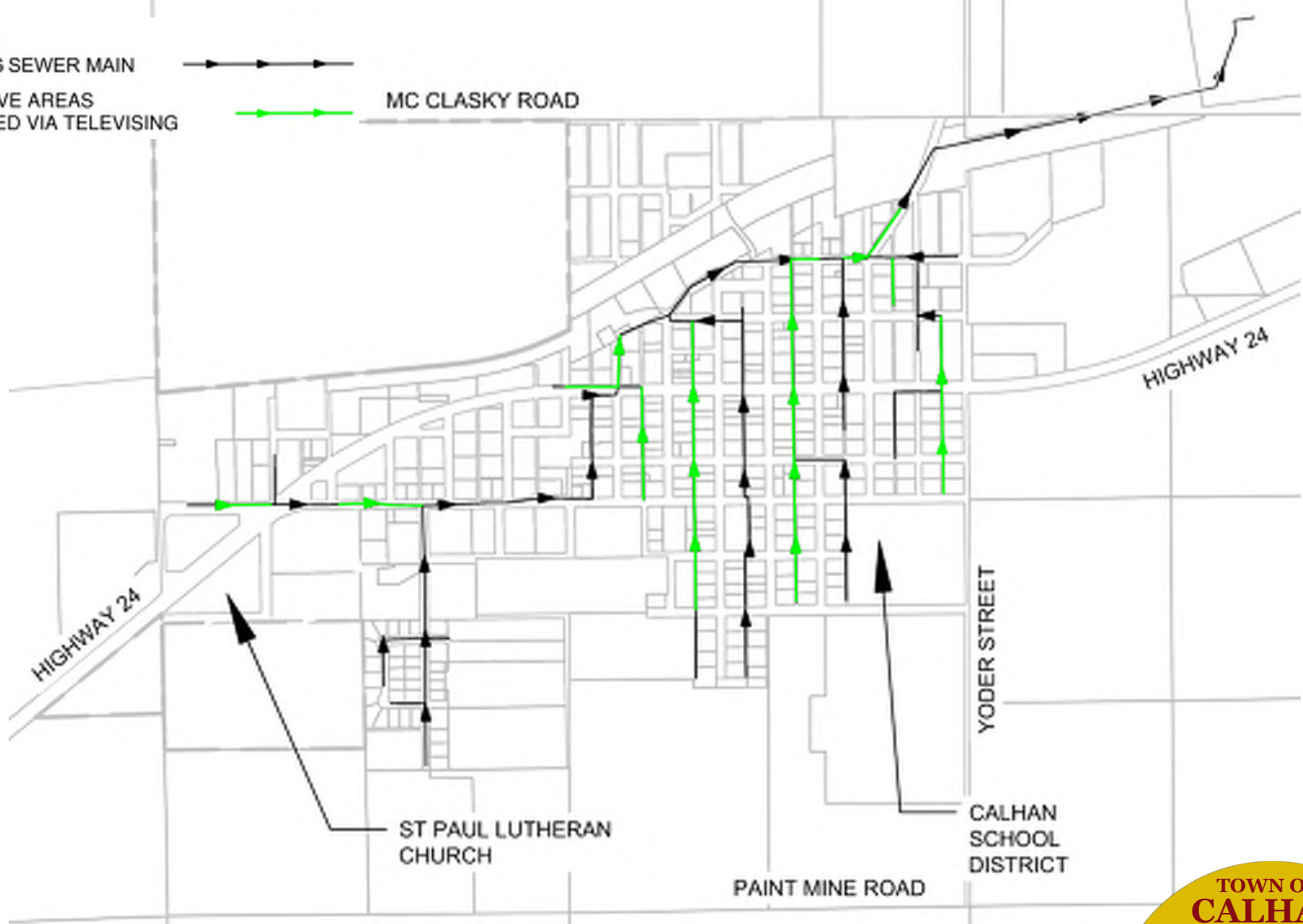
EXISTING SEWER MAIN



DEFECTIVE AREAS
IDENTIFIED VIA TELEVISIONING



MC CLASKY ROAD



TOWN OF
CALHAN

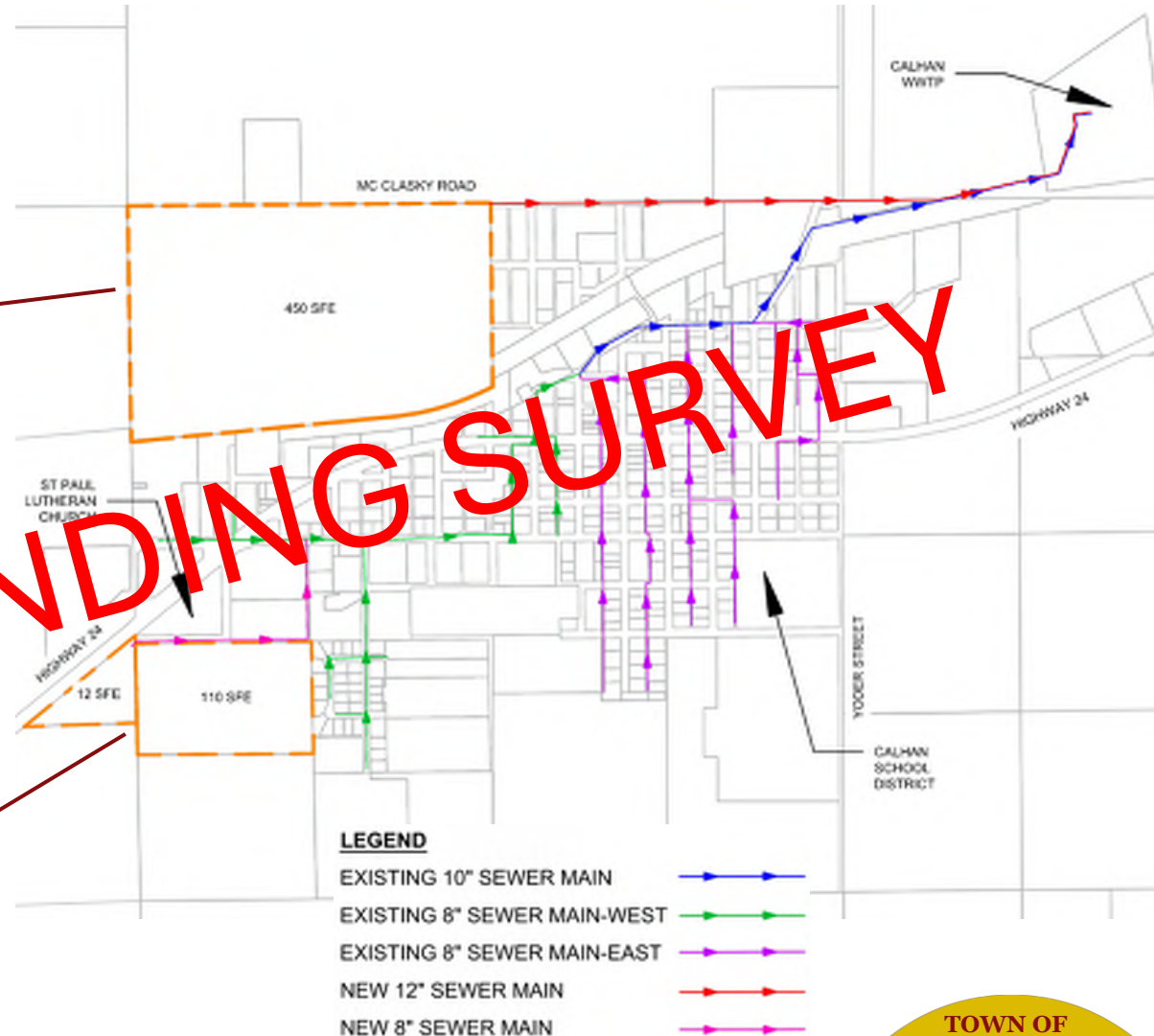
Water Infrastructure | Wastewater

Northwest development:

- 450 lots – for design purposes, approximately 2,880 people
- Peak hourly flows anticipated to surcharge the existing collection system (both the 8-inch and 10-inch pipes)
- Recommend either a parallel trunk sewer or a new 12-inch main along McClasky Road

Southwest development:

- Storage buildings, 30 single family homes, 20 multi-family homes, and a gas station
- No areas of concern to the downstream collection system



KEY OBSERVATIONS

- Existing system has a maximum capacity* for approximately 185 more SFEs based on interceptor to WWTP

POTENTIAL AREAS FOR EXPANSION

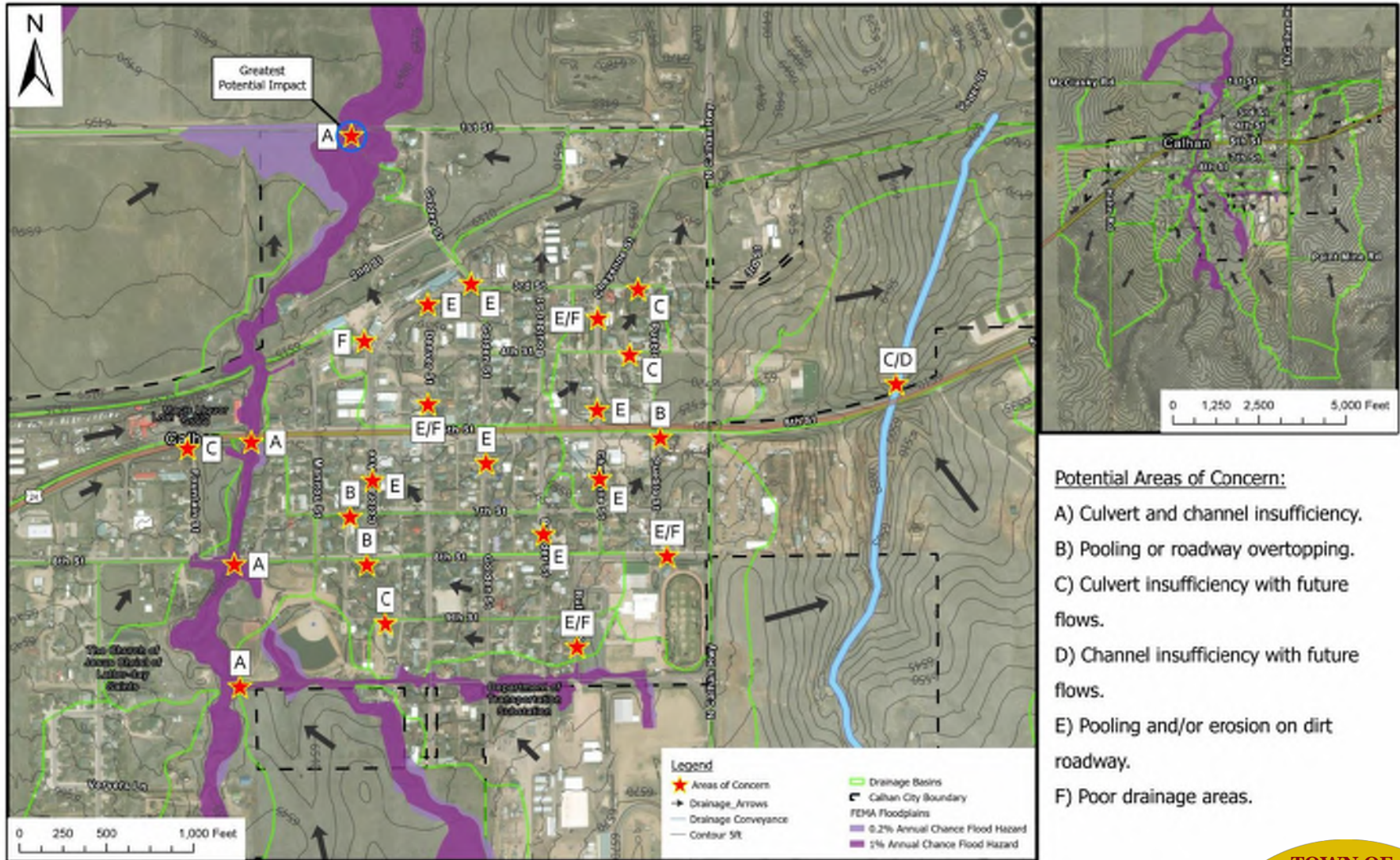
- [TO BE DETERMINED ONCE MODEL FINALIZED]
- New 12-inch sewer main to serve the NW area

CIP FOCUS AREAS

- Prioritize defective areas per televised pipe segments
- Increase size of main interceptor to WWTP prior to roadway improvements
- Evaluate, review compliance or potentially re-rate capacity at WWTP



Water Infrastructure | Stormwater



Water Infrastructure | Stormwater

KEY OBSERVATIONS

- Multiple areas of concern within the Town
 - Different levels of potential flooding or pooling
- Some minimally paved road have steep slopes
 - High potential for roadway erosion

CIP FOCUS AREAS

- Culverts and/or channel capacity along creek bed
- Paved roadways with improved cross sections will help prevent roadway erosion
- Adopt a stormwater manual; i.e future detention requirements
- Culvert replacement to improve capacity
- Designed culvert approaches to prevent culvert clogging
- Roadway cross section improvements



Town Code Analysis

TOWN OF CALHAN MUNICIPAL CODE T.O.C. (continued)

Chapter 14 Water and Wastewater Services

Article 1 14.01 – General Provisions

Article 2 14.02 – Water System

Article 3 14.03 – Maintenance of Water System

Article 4 14.04 – Extension of Water Mains

Article 5 14.05 – Water Meters

Article 6 14.06 – Groundwater Underlying Lands

Article 7 14.07 – Wastewater System

Article 8 14.08 – Cross Connection Regulations for the Distribution System

Article 9 14.09 – Enforcement

Article 10 14.10 – Fats, Oils, and Grease Control Ordinance

OUT OF SCOPE

APPENDIX B: REFERENCES

- **American Planning Association. (2006). Housing Policy Guide adopted by the American Planning Association (APA) in 2006**
- **Crompton, J. (2004). The Proximate Principle: The Impact of Parks, Open Space and Water Features on Residential Property Values and the Property Tax Base. National Recreation and Park Association**
- **Crompton, J. (2005). The impact of parks on property values: empirical evidence from the past two decades in the United States. Managing Leisure, 10(4), 203-218.**
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- **https://demography.dola.colorado.gov/assets/lookups/ctymuni_pop_lookup.html**
- **Larry I. King (1987). The History of Calhan and Vicinity 1888–1988. Gaddy Printing Company. p. 10. ISBN 0-9619442-0-X.**
- **National Association of City Transportation Officials (NACTO). (October 2012) Urban Street Design Guide pp 24-25. <http://www.nyc.gov/html/dot/downloads/pdf/2012-nacto-urban-street-design-guide.pdf>**
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