



CITY OF
GLENWOOD
SPRINGS
COLORADO



MOVING FORWARD TOGETHER

Welcome to GLENWOOD SPRINGS, COLORADO



COMMUNITY OVERVIEW

Situated at the confluence of the Colorado and Roaring Fork Rivers and the intersection of I-70 and SH 82, Glenwood Springs (population 9,614) is a regional hub that is on the cusp of transformation. Best known as a historic destination for vacationers with diverse natural amenities, most particularly hot springs, Glenwood Springs threads together the Roaring Fork Valley and a series of smaller towns up and down the Colorado and Roaring Fork Rivers.



“TOP ADVENTURE TOWN 2018
- ELEVATION OUTDOORS MAGAZINE”



Glenwood Springs' center is its downtown commercial district, which offers a diverse mix of entertainment and cultural venues, and retail, government, higher education, and professional offices that serve residents and visitors alike.



Access to world class ski areas and mountain biking, a mountain-top adventure park, spectacular fly fishing, kayaking and healing waters attracted approximately 1.3 million visitors from June 2015 to July 2016.



We value maintaining the city's role as a regional center, promoting sustainable economic diversity, encouraging diverse businesses and industries to locate to the community, and continuing to encourage the development of affordable and attainable housing, especially multi-family and rental units.

“ONE OF THE 16 BEST PLACES TO LIVE “
- OUTSIDE MAGAZINE

MOVING FORWARD TOGETHER

1

REVITALIZATION OF THE 6TH STREET HISTORIC CORRIDOR

This historic corridor is expected to change dramatically due to the 2018 completion and realignment of the new Grand Avenue (SH-82). The 6th Street Master plan is a blueprint for future North Glenwood revitalization.



2

7TH STREET BEAUTIFICATION PROJECT

The 7th Street project extends from Cooper to Colorado Avenues and is a collaboration between the City and the Downtown Development Authority. Seventh Street will become a pedestrian destination by providing space for community events and supporting year-round commercial activity.



3

SHORELINE RESTORATION

The City plans to complete a shoreline restoration at Two Rivers Park in 2020 to improve river access and the overall park experience, including an improved shoreline, boat ramp, and restroom.



4

CONFLUENCE AREA

The City anticipates partnering with a master developer on an infill mixed-use project that extends the City's downtown to the Roaring Fork River. The Confluence Area is located in the heart of the City for a destination development with river access that can increase the mix of housing options, provide new retail and office opportunities, and provide additional space for civic and public use.



5

SOUTH MIDLAND RECONSTRUCTION PROJECT

Midland Avenue connects South Glenwood to downtown. Reconstruction of South Midland will repair dangerous roadway, include the construction of a sidewalk, and allow for deployment of municipal broadband infrastructure to existing neighborhoods. The project will take place in 2020.



6

27TH STREET BRIDGE

The replacement of the 27th Street Bridge, including the construction of a roundabout at 27th Street and Grand Avenue, is underway with completion expected by winter 2019.



7

LOVA

The LoVa trail will tie into the existing trail system in West Glenwood providing bike and pedestrian access from Glenwood Springs to South Canyon and eventually connect to Canyon Creek and New Castle. The City is actively pursuing funding for final design and construction.



8

SOUTH BRIDGE

The City is actively planning to build South Bridge in South Glenwood to provide access from SH-82 to residents along Midland Avenue. This project will also aid the opportunity for future development of South Glenwood. A first phase of the project could start in 2021 or 2022.





Improvements in Glenwood Springs

The City is undertaking several capital projects over the next few years to better serve residents and improve quality of life. These projects invest in connectivity, places for people to gather, and enhanced safety. In all, the projects underway in 2019 amount to approximately \$14 million.

Glenwood Springs is a hub for outdoor recreation year-round and the City aims to improve experiences here for residents and visitors alike.

The eight projects represented on this map are just a few of Glenwood Springs' ongoing projects. For more information, go to: cogs.us/projects

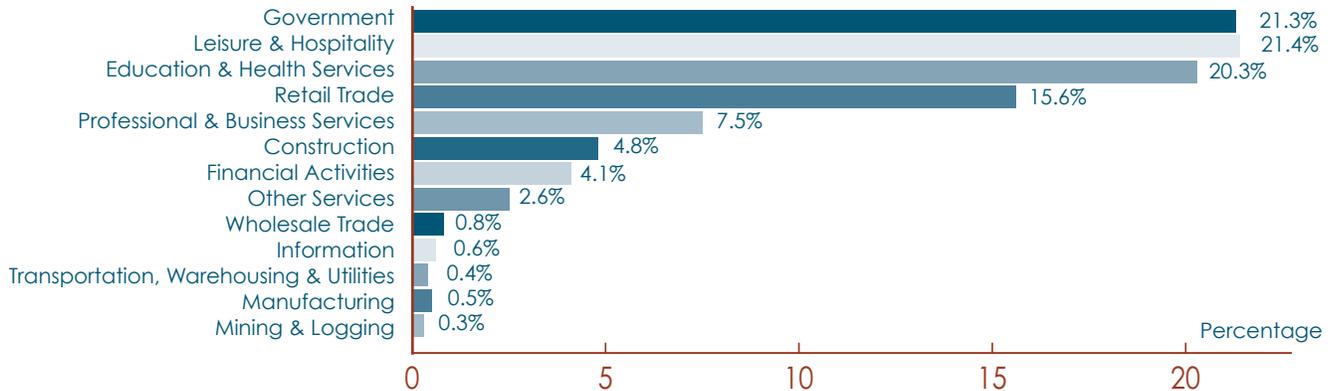
LEGEND

-  Project Areas
-  Opportunity Zone
-  Streets
-  Railroad

STATISTICS

GLENWOOD SPRINGS SECTOR EMPLOYMENT DISTRIBUTION

The City's top super sectors for employment in spring 2017 were leisure and hospitality (21.4 percent), government (21.3 percent), education and health services (20.3 percent) and retail trade (15.6 percent). *Source: Colorado Department of Labor and Employment, Quarterly Census of Employment and Wages.*



Median Household Income
\$61,044

Mean Household Income
\$77,254

Number of Households
4,333

Daytime Population*
12,720

EDUCATIONAL ATTAINMENT

Bachelor's degree: 24.8 %
Graduate degree: 12.6%

*Source: 2017 American FactFinder, *U.S. Census Bureau, 2006-2010 American Community Survey 5-year estimates*

TOP EMPLOYERS

Berthod Motors
City of Glenwood Springs
City Market
Colorado Mountain College
Garfield County
Glenwood Caverns Adventure Park
Glenwood Hot Springs Resort
Glenwood Springs Health Care
Gould Construction
Holy Cross Energy
Hotel Colorado
Lowe's
Mountain Valley Development Services
Roaring Fork School District RE-1
SGM Engineering, Consulting and Surveying
Valley View Hospital

TRAFFIC COUNTS - AADT 2017

Grand Avenue Bridge (Highway 82)	28,000
Highway 82 (near Wal-Mart)	27,000
Highway 6, west of Laurel St.	10,000

Source: Colorado Dept. of Transportation

SALES TAX COLLECTIONS

The City of Glenwood Springs reported sales tax receipts of \$16.8 million in 2015 and \$17.5 million in 2016. In 2017, during the Grand Avenue Bridge project, sales tax collection was \$17.2 million. 2018 was a banner year at \$18.2 million.
Source: City of Glenwood Springs Finance Dept.

OPPORTUNITY ZONES

In April of 2018, the U.S. Treasury approved Glenwood Springs' two eligible Census Tracts for Opportunity Zone designation.

Part of the 2017 Tax Cuts and Jobs Act, the Opportunity Zone program offers a temporary deferral, reduction and potential elimination of certain federal capital gains when they are invested into long-term investments within the Opportunity Zones areas through an Opportunity Fund. For more information, go to: <https://choosecolorado.com/opportunity-zones/> and <https://eig.org/opportunityzones/resources>



6TH STREET CORRIDOR OPPORTUNITY ZONE (CENSUS TRACT 9516)

Census Tract 9516 encompasses the 6th Street Corridor and North Glenwood neighborhood. This neighborhood has unique, unrealized potential for economic growth and is home to many of the city's historic resources (Hotel Colorado, Glenwood Hot Springs Pool).



DOWNTOWN & COMMERCIAL DISTRICT (CENSUS TRACT 9517.02)

Census Tract 9517.02 captures the downtown commercial district, which includes 7th Street's "restaurant row," a hub of civic institutions on 8th Street, eclectic dining and shopping along Grand Avenue, and a stretch of residential neighborhoods. It also includes a portion of the Confluence Area and the Vogelaar Park Site, which may advance first as a primarily residential project with limited commercial development.



VOGELAAR PARK SITE

- Developable property
A not-yet-complete land exchange between the City and the Roaring Fork School District facilitated the renovation and reconfiguration of Glenwood Springs Elementary School, maintained and improved the recreational opportunities at Vogelaar Park, and will allow a portion of the centrally located property to be used for development.
- Near confluence of the Roaring Fork and Colorado Rivers
- Recreational trails access
- Both Opportunity and Enterprise Zones
- Potential system improvement fee waivers for affordable rental housing
- Potential rebates of City sales tax generation for projects using local labor

The City of Glenwood Springs offers a sales tax rebate to offset the costs of certain City imposed fees for qualifying businesses:

- Sales Tax Rebate Program



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