

Ouray 2020 – Imagine The Possibilities

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The Community Development Committee of the City of Ouray, CO

Introduction

In early 2006 the city of Ouray's Community Development Committee (CDC) envisioned a comprehensive community survey for the purpose of providing Ouray's City Council with a comprehensive view of community concerns and priorities as they implement policy in the coming years. Likewise, the CDC sought to gain guidance on its efforts to prioritize its economic and community development efforts.

The *Ouray 2020* survey is a result of those efforts. With the help of community stakeholder groups we were able to obtain written input on our community's future from approximately half of the City's population. We present here a summary view of the survey results. It is our hope that our public servants, our community members, and members of our stakeholder groups will use this information to help to preserve and improve this place we call home.

Survey Procedure

The survey (as shown in Appendix I) consisted of twenty questions and was formatted to fit on a single sheet of 8 X 10 inch paper. The survey questions were formulated by the CDC to gauge public opinion on a broad spectrum of community concerns ranging from economic, to lifestyle and identity. The survey included sixteen objective questions and four questions requiring a short subjective (essay) answer. Questions were all geared toward envisioning Ouray in the year 2020.

Many non-residents such as business owners, second-home owners, and community organization members also have a stake in our community. Therefore the survey was open to all and we included a question about each survey-taker's residency.

The survey was distributed and collected by several means. First, key people in our community stakeholder groups (clubs, organizations, government, etc.) took responsibility for the distribution and collection of surveys within their respective groups. Second, the survey was distributed as an insert to mail subscribers of the *Plaindealer*; return was by mail. Third, newspaper and radio publicity gave an Internet address where the survey could be downloaded and then returned by mail. Fourth, the survey could be picked up at several locations in Ouray. These methods allowed us to reach a broad portion of the population including part-year residents.

The survey was opened from February 18, 2007 through March 30, 2007. CDC members entered the survey results into a central database through a password-protected interface.

A widely publicized town meeting was held on June 7, 2007. This meeting was the first community-wide opportunity to view the *Ouray 2020* survey results, interpret their meaning, and begin the discussion about how we might like Ouray to be in the year 2020.

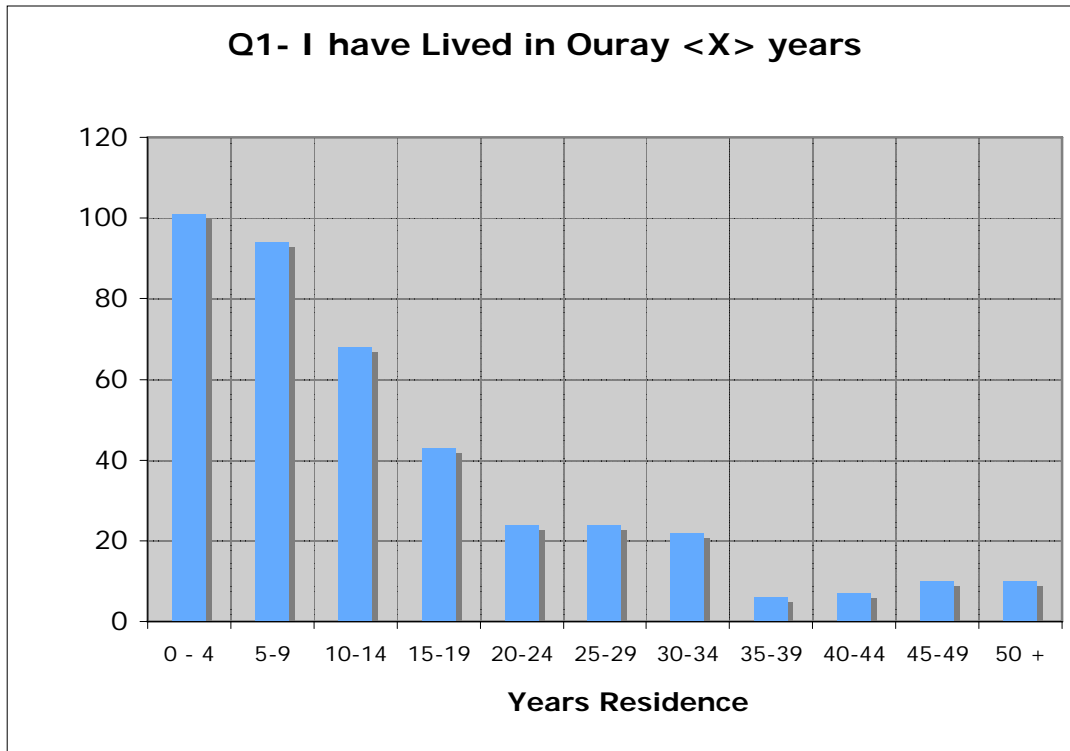


Figure 1. Length of Residence. 52% have lived in Ouray 10 or more years.

Survey Results

A Diverse Sample

The CDC made every effort to ensure that the survey was completed by a large and diverse sample of our population. A total of 486 completed surveys were returned. 421 people answered that this was their first time taking the survey, and these are the results presented here. 323 of the 421 surveys came from residents of the City of Ouray. (We note that if non-residents are excluded from the graphed results, the differences in opinion are small and not statistically significant.)

As shown in Figure 1, respondents represent an excellent balance of long-time and newer residents. 52% of respondents say that they have lived in Ouray 10 or more years.

Based on a sample size of $n = 421$, the estimated maximum margin of error, M_e , at 90% confidence is $M_e = \pm 0.82 / \sqrt{n} = \pm 4\%$.

Impact of Growth

Not surprisingly, population growth was viewed as having the largest economic impact on the Ouray way of life in the year 2020. As shown in Figure 2, we felt that the “growth in year round population” would have the largest economic impact. The “types of jobs” and “types of housing” were tied for second place.

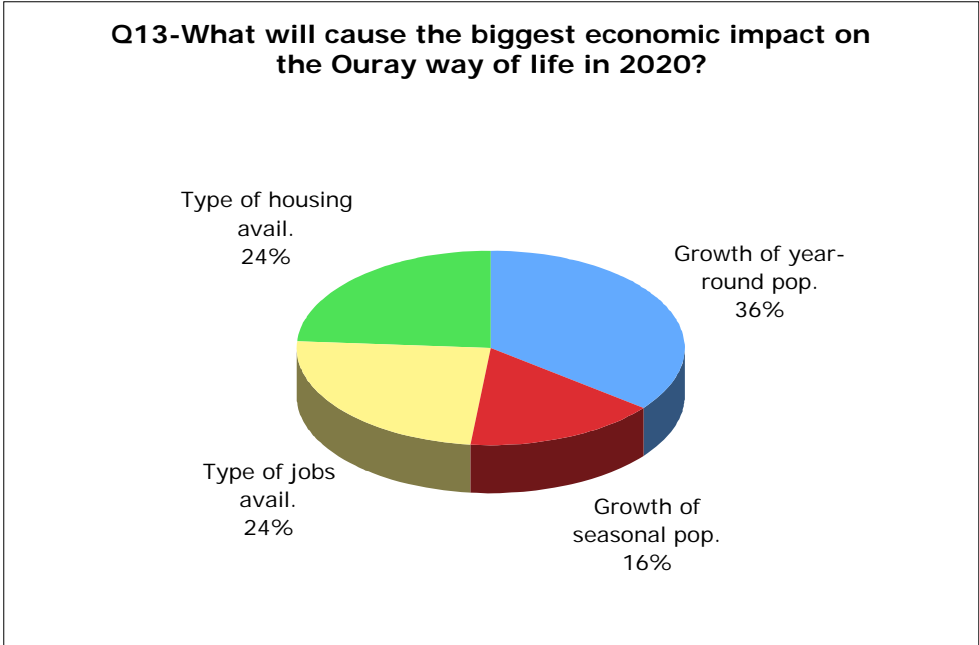


Figure 2. Population growth will have greatest impact.

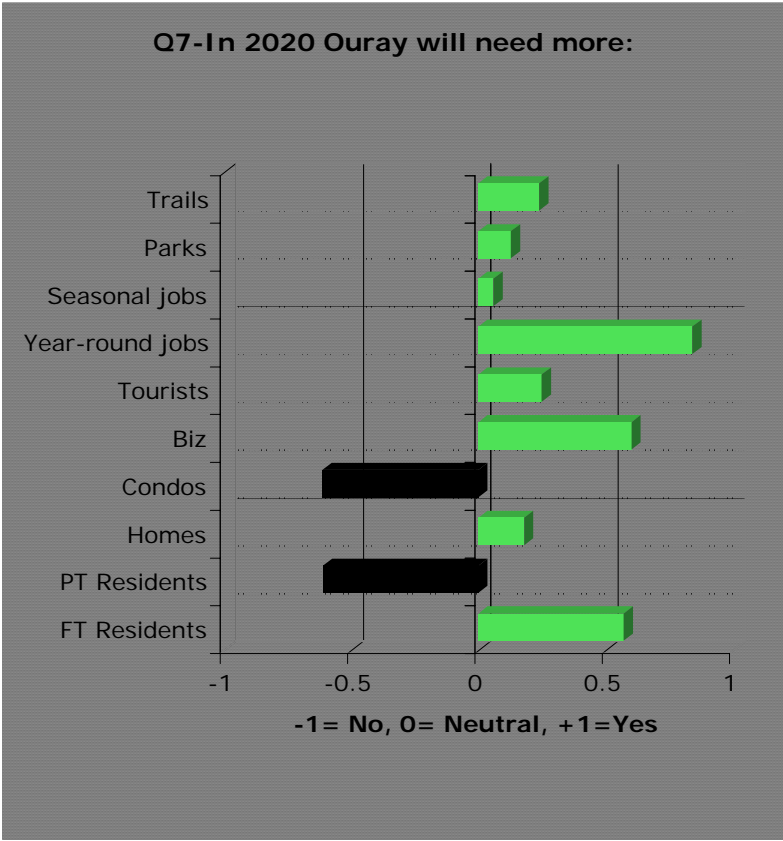


Figure 3. Ouray will need growth in year-round jobs, business, full-time residents, etc.

Although, we note that population growth is largely seen as positive. As shown in Figure 3, respondents to question 7 indicated that Ouray will need of more full-time residents in the year 2020. We also consider growth in year-round jobs and growth in business as very important. Not surprisingly, we would prefer to have more full-time residents, fewer part-time residents and fewer condos.

Economic Diversity

As Ouray grows, we also hope that our economy will become more diverse, but not at the expense of our already successful tourism sector. As shown in Figure 4, we would like tourism to remain “very important” to “important.” Likewise when asked what the “next big thing” for Ouray will be, many of us think that it will remain tourism. However, based on essay answers, many of us think that tourism should include Ouray as a year-round recreational destination for eco-tourism and mountain sports such as backcountry skiing, hunting, and backpacking, ice-climbing, and extreme adventure. Some of us would also like to see Ouray also as a destination for conventions, and spiritual or business retreats. We’d also like Ouray’s draw to include the arts, history, and respect for the natural environment.

The sentiment for diversification is further reflected in Figures 5 and 6. We view economic diversification in our services and goods as a top priority. As shown in Figure 6, 94% of us view having non-tourist services and products as “very important” or “important.” This is one of the strongest opinions of the survey.

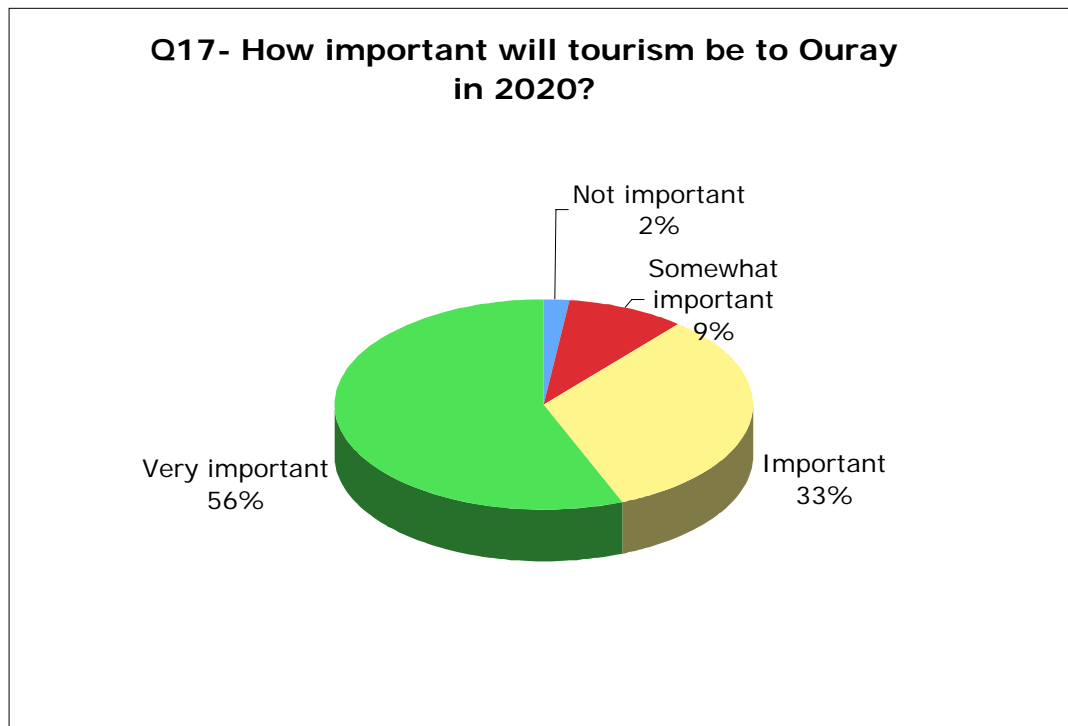


Figure 4. Tourism is to remain “very important” in 2020.

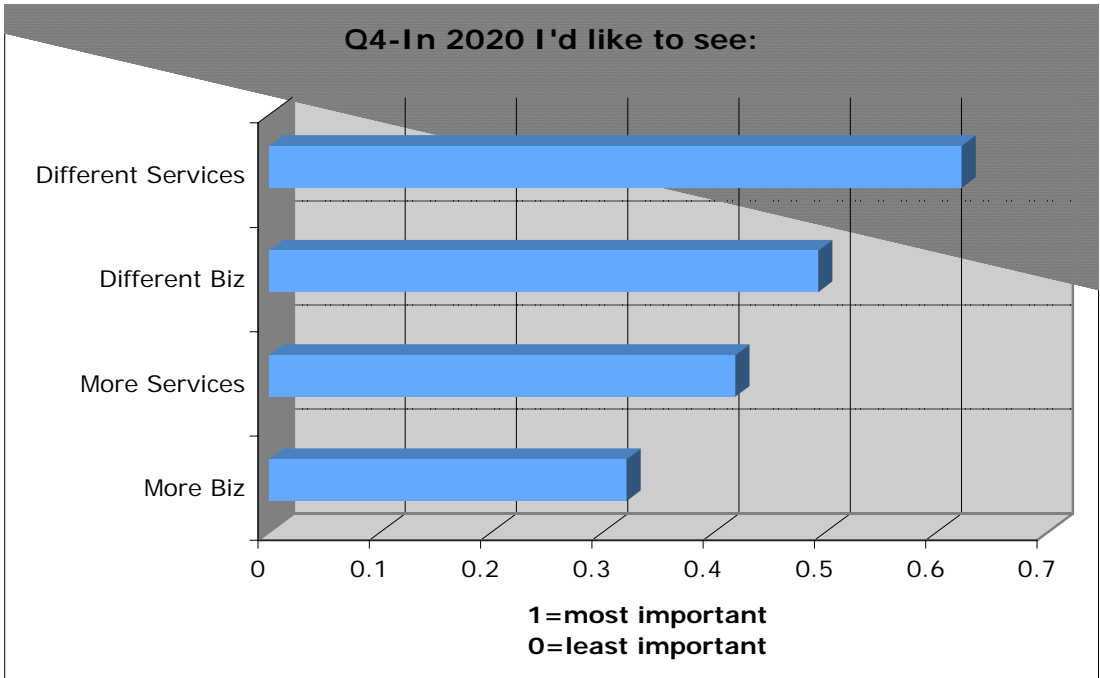


Figure 5. Economic diversification in businesses and services is very important.

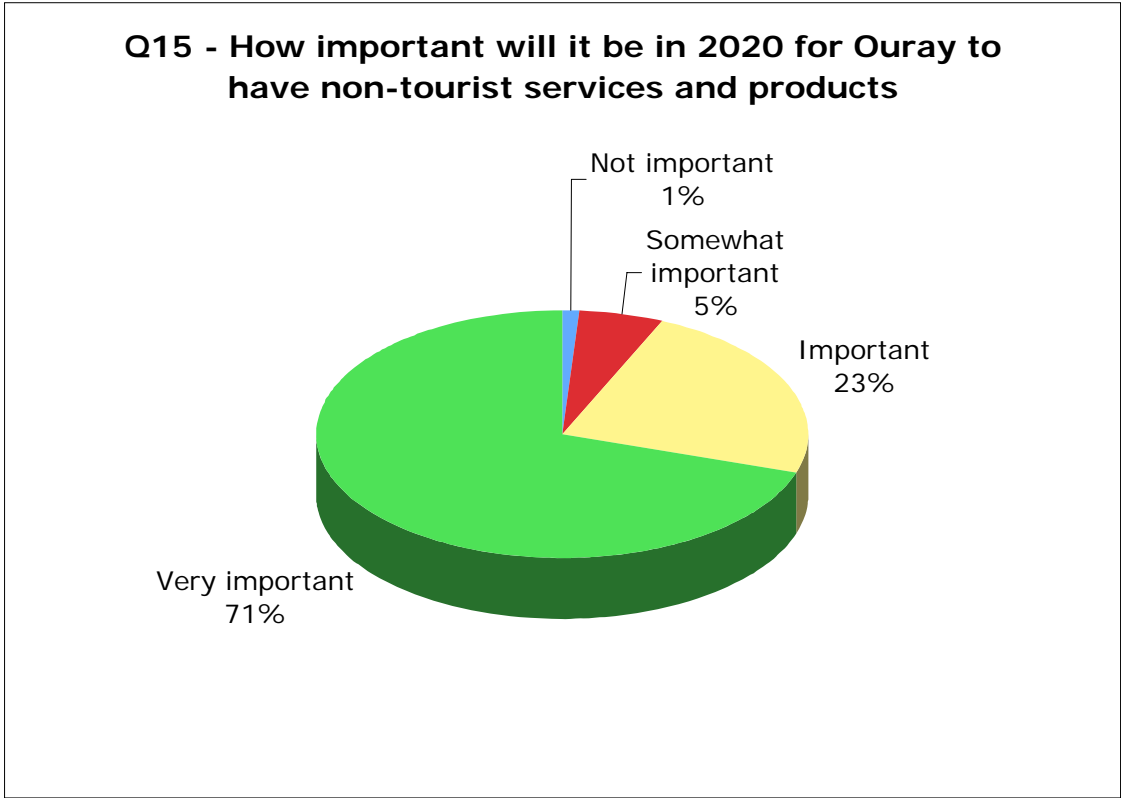


Figure 6. Having non-tourist services and products in 2020 is critical. 94% view this as “very important” or “important.”

This opinion concerning economic diversity is also expressed distinctly in answers to all of the essay questions. Indeed, many of us (Q10) say that if we had to leave, it would probably be for lack of jobs, housing, or other economic reasons. We would like people to be able to make year-round living here, not simply retire here. We also want access to our day-to-day goods and services from medical care to house wares.

To many of us, non-tourism based businesses includes high-tech, home-based business, entrepreneurship, Internet based business, and light industry. Some of us think that we should be actively recruiting these types of diverse businesses and, perhaps, providing incentives for locating or starting up here.

Vibrant Arts

Vibrant arts may well be a part of the diverse 2020 economy that so many of us envision. As show in Figure 7, when asked what would be most important to us as a community, “vibrant arts” was our first choice, ranking ahead of the number of tourists. As shown in Figure 8, when asked how important the arts should be to our community, 66% of ranked the arts as either “very important” or “important.”

Turning to the essay answers, many of us would like Ouray to be known as an arts destination and many of us listed the arts as Ouray’s next “big thing.” We seem to view the arts not only as an asset for the local community, but also as part of diversifying our tourism base. Some of us would even consider leaving for lack of arts and culture (Q10).

A surprising number of us lamented the loss of Ouray’s movie theater and expressed hopes that it could return and be used to further performing arts.

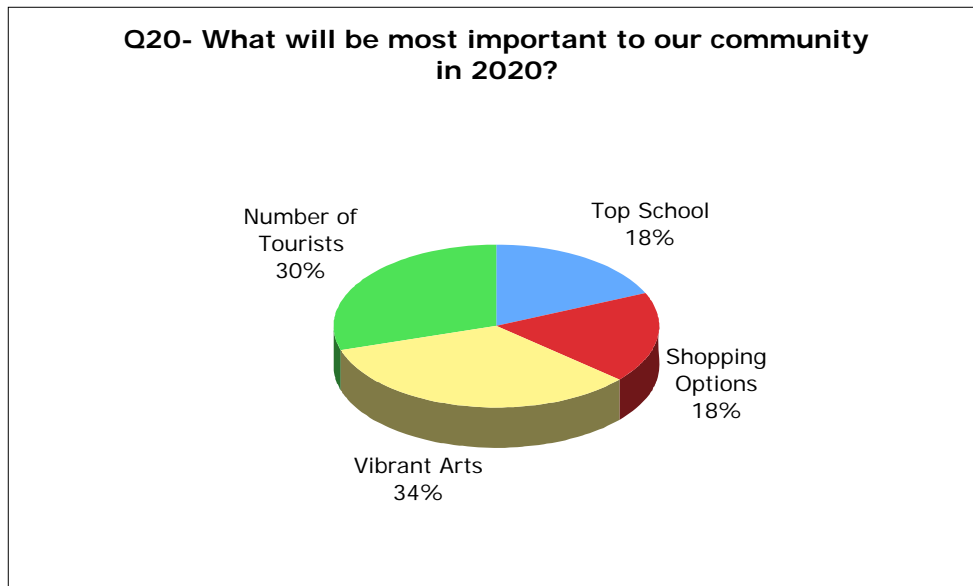


Figure 7. “Vibrant Arts” will be “most important” to our community in 2020.

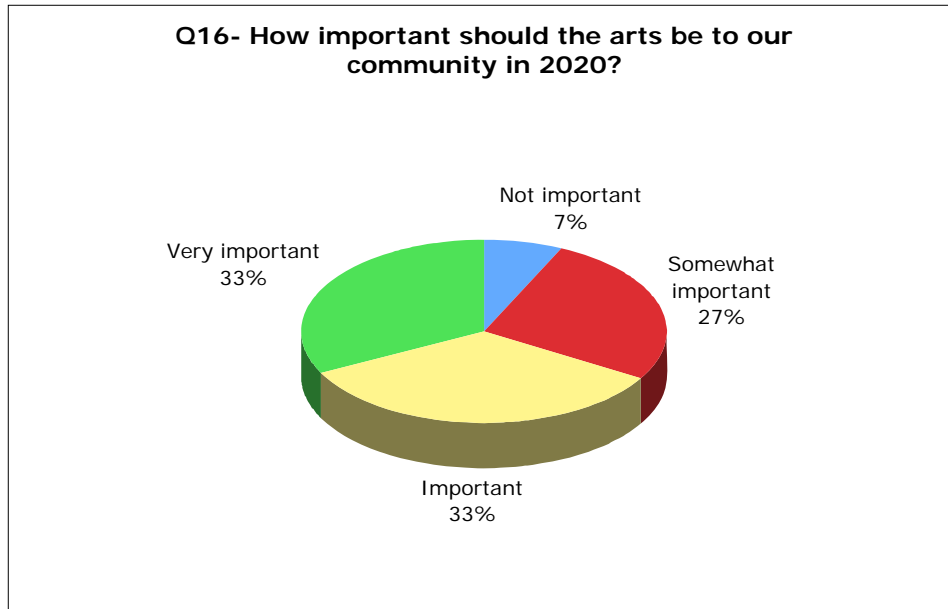


Figure 8. The arts should be regarded with great importance in 2020.

Ouray's Assets

Our natural environment is viewed as being our top value (Figure 9) and “scenic beauty” our top economic asset in the year 2020 (Figure 10). We likely regard natural scenic beauty as the main tourist and quality of life attraction in Ouray, from which there are countless economic and intangible benefits.

Notably, the Ouray Hot Springs pool is not viewed as a top asset, in spite of its current status as one of the largest generator’s of non-grant revenue for the City. Also of note is the relatively low ranking of our “historical character” in Figures 10 and 11. We may believe that we are at risk of losing this character. As shown in Figure 11, 90% of us think that history of Ouray should be just as important if not more important in 2020 than it is now. Perhaps we need to take second look at how our pool and our historical assets fit in with the overall economic health of our community.

In the essay answers, many of us expressed an interest in further developing our recreational assets. Suggestions included the addition of a recreation center, improvements to the pool, a teaching winter sports facility, and paving of the pool’s parking lot, or the addition of a climbing wall or a kayaking park. Likewise, as we discuss tourism, we often point to the value of year-round tourist activities such as ice-climbing, skiing (cross-country, backcountry) and tourist activities that show respect for our natural environment (eco-tourism).

In the essays we also expressed concern about the importance of protecting and preserving. We would like to protect our historical assets, keeping Ouray “a contemporary town with historic appeal.” This might include building codes to protect

our architectural heritage. Likewise we'd like Ouray to be known as a place that is ecologically sound, environmentally friendly, and "in-step with the natural environment."

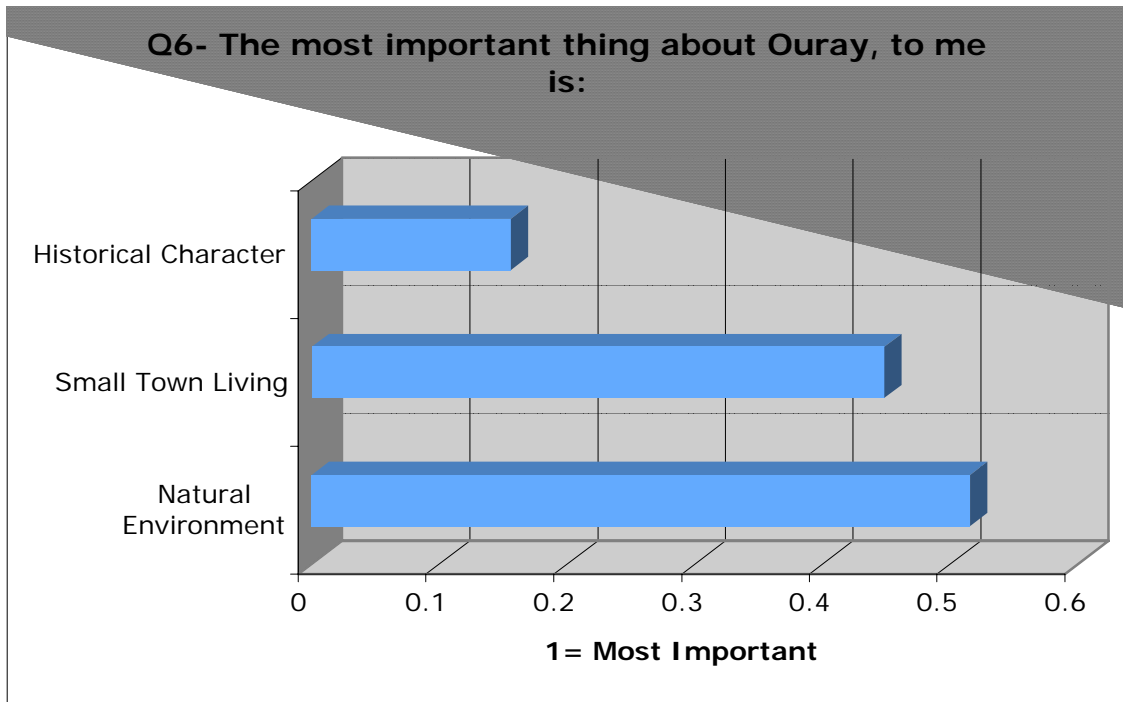


Figure 9. Ouray's "natural environment," is regarded as our top value.

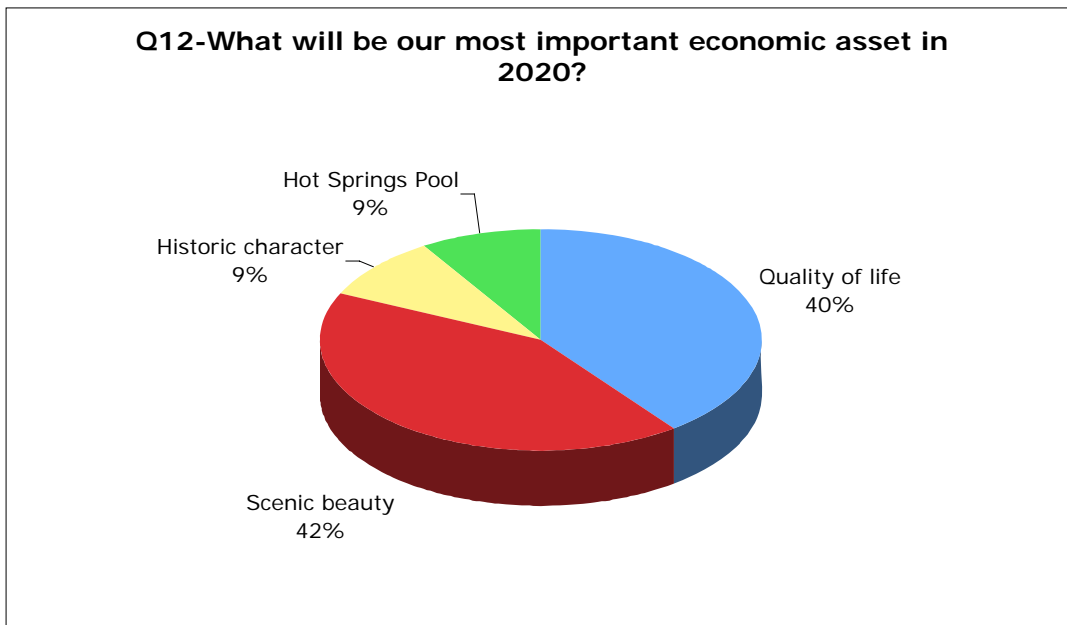


Figure 10. "Scenic beauty" is envisioned as our top economic asset in the year 2020.

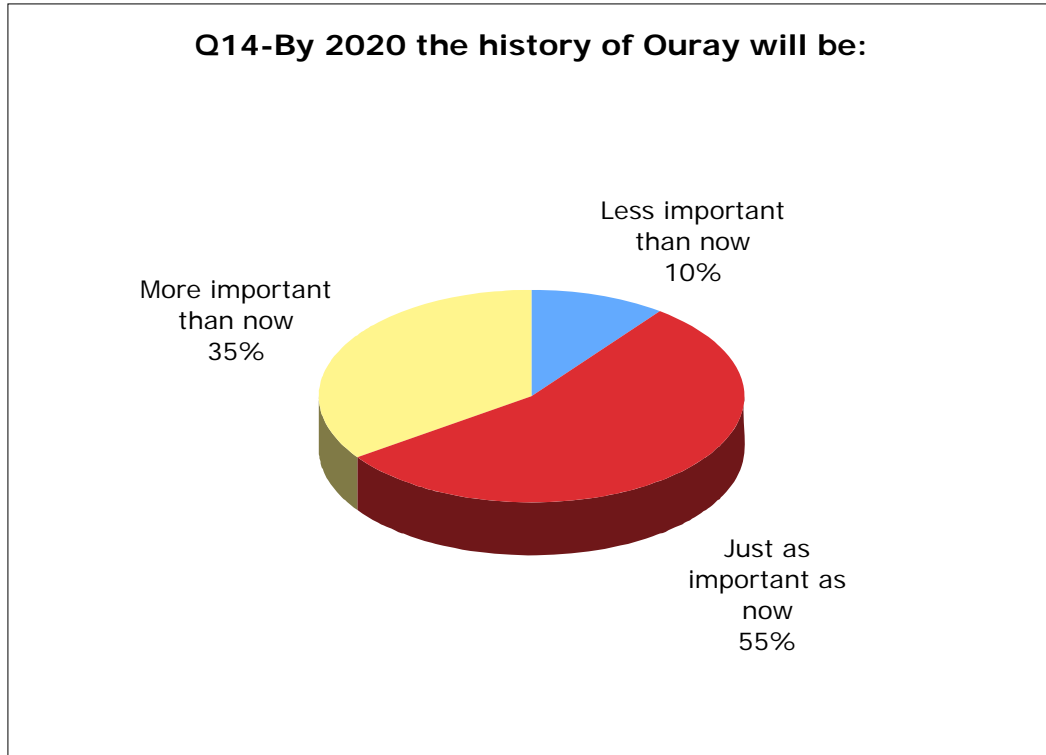


Figure 11. 90% of us agree that Ouray’s history should be “just as important” or “more important” than it is now.

A Vital Community

When asked what we’d like Ouray to be known for in the year 2020 (Question #2), we communicated the need to keep Ouray a friendly, small town. Ouray should be a great place for everyone from families to retirees to live and work. We repeatedly use words and phrases such as “healthy,” “vibrant,” “friendly,” “great place to raise a family,” and “self-sustaining” to describe how we’d like Ouray to be. It would be the potential loss of these values (Q10) that would cause many of us to leave. This subjective description of our vision provides us with the much-needed subjective context for the raw data presented in the graphs and charts.

In short, the intangibles such as “friendliness,” “small town,” and “safety” must be considered as we tackle the challenges of economic development and affordable housing. For instance, our strong opinions about the need for diverse services (Figs. 5 and 6), the need for more year-round residents and jobs (Fig 3) and the importance of vibrant arts (Figs. 7 and 8) likely point toward our desire to keep Ouray a vital place where people can live, work, learn, and play year-round.

Fortunately, as shown in Figure 12, we are confident in the key social aspects of our vibrant community such as volunteerism and civic involvement. However, we do fear

losing the ability to live and work in Ouray; this underscores the need for a year-round economy to supplement seasonal tourism.

Furthermore, our commitment to a livable community continues into the realm of education. As shown in Figure 13, 95% of us feel that the Ouray School should be just as important (39%) or more important (56%) than it is now. When asked what one change today would make Ouray a better place in 2020, a very large percentage answered that the school facilities should be expanded and improved. Many of us indicate that we would leave town if the school were not supported (Q10).

This vote of confidence in education comes in the context of a recently overturned ballot issue for a school bond. These results would seem to indicate that the community strongly supports the school, but may have disagreed with certain aspects of the bond issue.

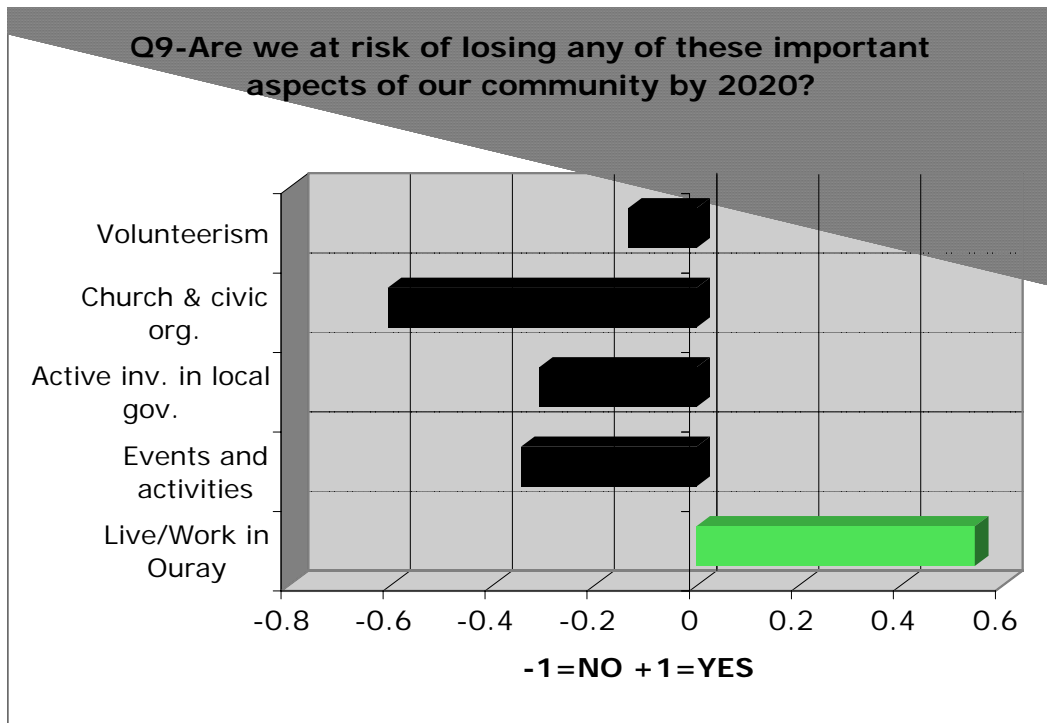


Figure 12. We believe that most of the vital aspects of our community are not at-risk of loss. However, we are concerned the ability to live and work and Ouray in the future.

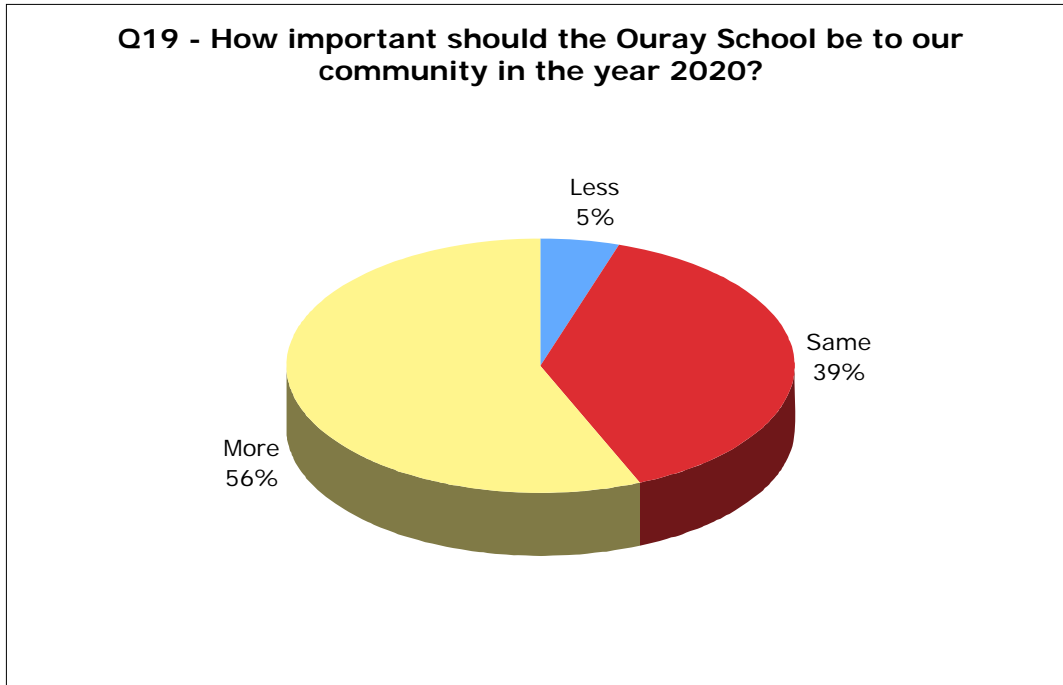


Figure 13. We think that education should be more important to our community by 2020.

Affordable Housing

Many of us expressed concern about losing the ability to live and work in Ouray (see Fig. 12). Current statistics from Region 10 show that an ever-increasing number of our workers are commuting into Ouray from the north. One possible cause of this trend is the cost of housing within the City.

The cost of housing has an impact on practically every aspect of community life. Hiring and retaining good teachers and government workers, finding workers for the seasonal economy, and attracting new businesses and service providers to our community; each of these are tied to the availability of affordable housing. Thus, it is not surprising that most of us (55%) believe that the cost of housing will have the greatest impact on Ouray’s economy in 2020. As shown in Figure 14, we believe that the cost of housing will have greater economic impact than even the seasonal economy.

While we are concerned about the cost of housing, we are not in support of significantly more housing in Ouray and this includes increased density in the North corridor. In fact, $\frac{3}{4}$ of us say “no” to increased housing as shown in Figure 15. Percentage-wise, this is the strongest opinion presented in the survey.

If we turn to the essay questions, when asked what one change today would make Ouray a better place in 2020, the overwhelming opinion is that we need to create or maintain affordable housing and slow the rate of building.

Maintaining affordable housing while not significantly increasing the number of units will require great creativity. Much of our present housing stock is unoccupied through most of the year. If we could encourage the use of these units for affordable year-round leases, we may be able to reduce housing costs with very little change in density.

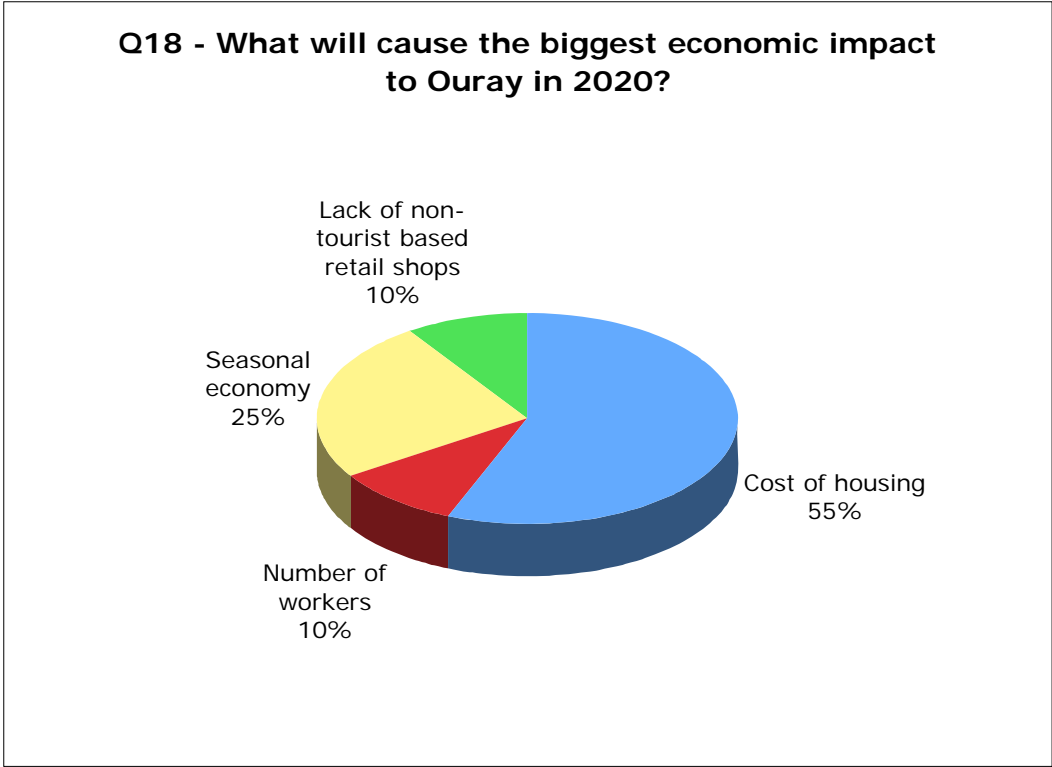
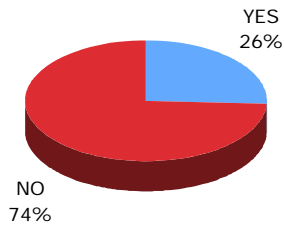


Figure 14. The cost of housing will have the biggest economic impact on the Ouray economy in 2020.

Q11-Do you want higher density housing in north Ouray?



Q11-Do you want significantly more housing in Ouray?

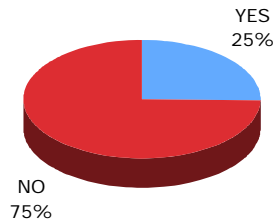


Figure 15. We do not want significantly more housing in Ouray; we also do not want increased density in the north corridor.

The Ten Million Dollar Question

Question 5 of the survey provided us to look at community priorities with a different perspective; if the city were given a ten million dollar gift to be spent for the good of the community, how would that money be spent. Note that we indicated that the money was a gift, not a tax increase. We wanted to gauge opinion on how funds should be spent, if without being concerned about the funding source.

Not surprisingly, our top ten million-dollar gift spending priorities would be affordable housing and education. These results agree with sentiments expressed elsewhere in the survey. We present the results graphically in three different ways. First, Figure 16 shows the percentage of people that rated each spending area as with highest priority. Figure 17 shows the average ranking of the spending priorities. Figure 18 shows the distribution of ratings for each spending area. Note that many respondents chose to rate only their top few priorities, thus the sample size is smaller on lower-priority answers.

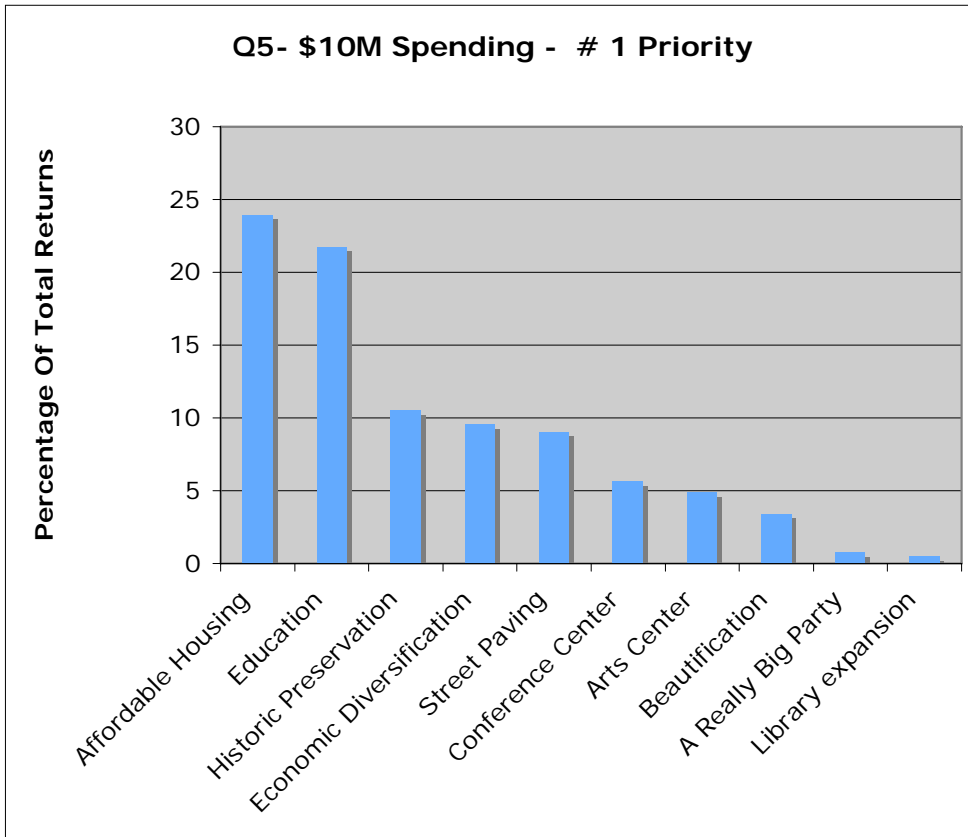


Figure 16. Number one (most important) ten million dollar gift spending priority. Chart shows percentage of respondents ranking each choice as their highest priority.

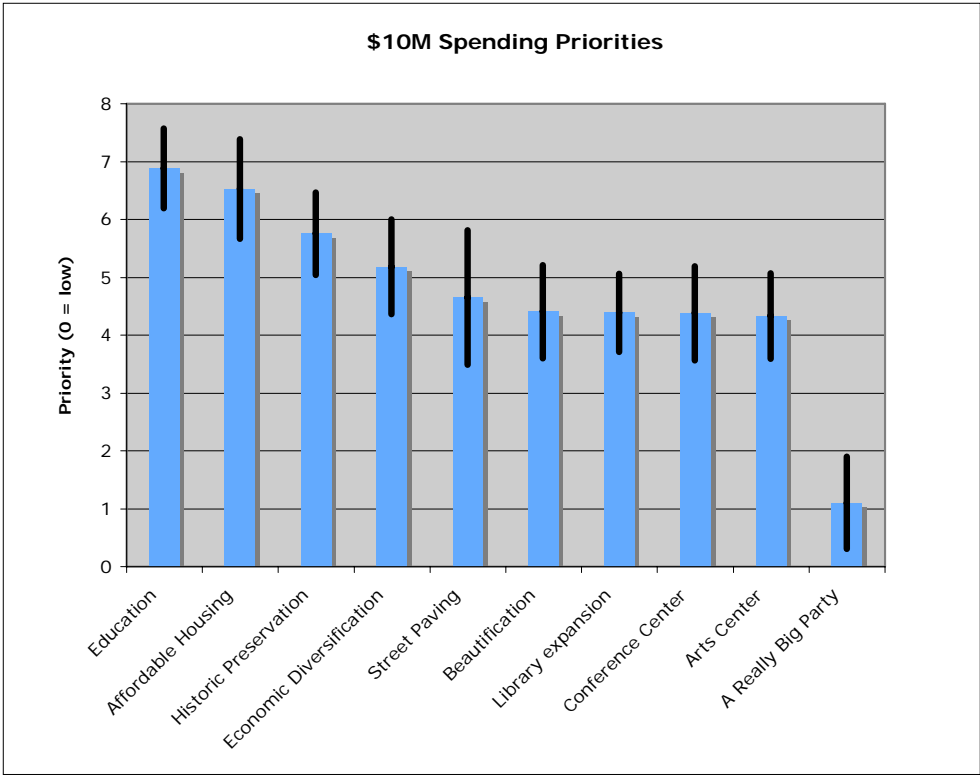


Figure 17. Ten million dollar gift spending priorities. Chart shows average ranking of each choice. Higher numbers are higher priority. Narrow line shows distribution (variance) of each ranking.

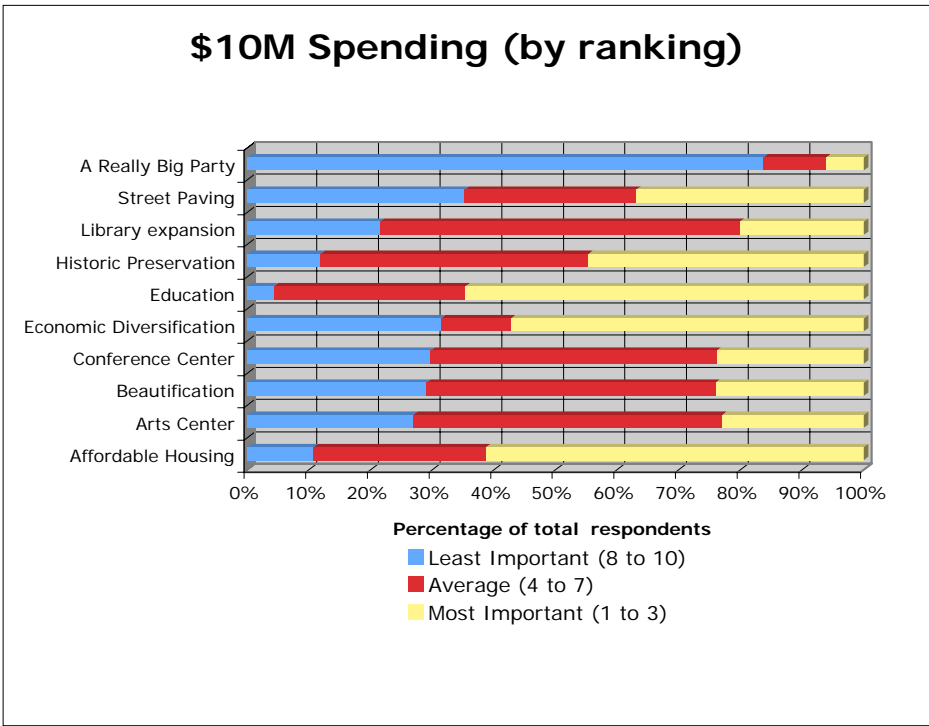


Figure 18. Ten million dollar gift spending priorities. Chart shows distribution of ranking.

The top \$10 million dollar spending priorities are largely in agreement with other responses in the survey. For instance, the importance of education is echoed in Figure 19, while the importance of affordable housing is echoed in Figure 18. The importance of historic preservation is echoed in our high view of Ouray's history as shown in Figure 11.

Interestingly, the top three priorities shown in Figure 17 (Education, Affordable Housing, and Historic Preservation) are tied within the range of opinion (variance). These are each very important to our community.

When we consider that vibrant arts is considered to be most important to our community in 2020 (Figure 7), it is interesting that we rank spending on an arts center near the bottom of our list. We seem to be saying that we would like to see the arts thrive in our existing venues.

Likewise, note that "beautification," a "conference center," and an "arts center" are ranked near the bottom of our spending priorities while at the same time we seek to maintain a thriving tourism sector as shown in Figure 4. Perhaps we feel that these needs have already been adequately addressed, or, perhaps, we do not view them as important components of the tourism sector.

Lastly, we note that though "street paving" was ranked as only a moderate priority, many of us indicated on essay Question 8 that we would like the streets to be paved. Some of us also said "no street paving".

Medical Care

Although there were no questions on the survey regarding the quality of medical care in the City, a surprising number of us stated that health problems might cause us to leave (Q10). Many of us also indicated on other essay answers that we'd like to have access to doctors and better medical care in-town. A large fraction of our residents in 2020 may be seniors with health care concerns. Our seniors help make this a vital community and we would probably like to make sure that they receive high quality medical care.

Furthermore, the quality of medical care can be an important factor in our efforts to recruit good schoolteachers and public servants to our community. The importance of high quality, easily accessible local medical care should not be overlooked in our vision of Ouray in 2020.

Other Unique Ideas

The CDC purposely chose to some include subjective questions on the survey so that we could solicit new ideas that, perhaps, none of us on the committee or in city government

had considered. We include here a list of some of the more interesting answers that have not been addressed elsewhere in this report:

Q2. In the year 2020 I'd like Ouray to be known for...

- A first-class retirement community for active, educated people.
- A mecca for intelligent telecommunication and pros.
- A community centered around eco-tourism.
- A green city.
- A community that has not lost it's soul.
- Funky, creative mountain community that attracts young families.
- Leading alternative beverage producer.

Q3. What is the "next big thing" in Ouray?

- Do we need a "big thing?"
- National Park.
- Entrepreneurship.
- Geo-thermal.
- Non-motorized wilderness expeditions.
- Big name factory.
- Wellness.
- Mining.
- Industrial.
- Alternative energy.
- Telecommuters in environmental and alternate energy fields.
- Cinema.
- Art colony.
- Health resort.
- Extreme adventure capital.
- Athlete training.
- Retirement industry.
- Environmental stewardship.
- Popular music festival.

Q8. What one change today would make Ouray a better place in 2020?

Water meters

- Better ice control on the west or downhill side of Main St.
- Light code and energy conservation.
- Have Ouray- Ridgway be one entity of police, school, etc.
- Take down cross on mountain.
- Chairlift in Yankee Boy Basin
- Gondola to Telluride

- Unlikely, but an aerial tram to the top of the Amphitheater for skiing and hiking.
- More attractions for teens.
- Establish a regular bus service with Telluride and Montrose.

Q10. What if anything would cause you to leave Ouray by 2020?

- Nothing short of a disaster.
- Maybe a pine box -- I am 75.
- If the water was no longer available.
- A paternalistic central government passing laws, regulations, and taxes for the 'common good.'

Commitment to Preserve, Commitment to Change

While the objective questions on the 2020 survey have provided insight into our community priorities; answers to the essay questions and discussions at the June 2007 town meeting have provided what may perhaps, be the most valuable insight.

One common concern expressed in these subjective forums is the need for creative leadership and proactive government. Is there a commitment to preserve what we love about Ouray and do we have the will to ensure that needs such as affordable housing, education, and diversification will be addressed?

The CDC believes that we can reach these goals if effort comes from both government and the community. The CDC is now meeting with representatives of the education, housing, and other sectors and developing a formal strategy to help us reach the year 2020 goals expressed by our community. We are also making the raw survey results available to our stakeholder groups and are available to discuss details of the data beyond what has been discussed in this report.

Conclusion

Developing this survey and obtaining results from approximately 50% of Ouray's residents was a monumental effort.

CDC members believe that we have achieved a high response rate for the following reasons:

* Approximately 40 team leaders took on the responsibility to attend training sessions, distribute the surveys to assigned population segments, and actively seek the completed surveys. In that way, we did not rely on responders' initiative, received more responses, and had better control of appropriate sampling.

* We communicated to the team leaders, in training sessions, the reason for the survey and the intent to use the responses to recommend policy regarding the future economic

health of their community. When we sought volunteer team leaders in the different population segments, no one refused the task and almost all were enthusiastic about the process and the intended use of the survey. The information about the reason and the intent was then to be related to those receiving the surveys. Anecdotal reporting indicated that those being asked to complete the surveys were not only enthusiastic, but also pleased that the effort was being attempted.

* Residents were pleased to be asked and anxious to have an opportunity to affect policy.

At the June town Meeting, the CDC verbally committed to following through to formulate a plan reflecting the survey responses to present to the current City Council and assure that a follow-up process will be completed.

Below, we provide a succinct summary of the key opinions communicated to us via both the subjective and objective answers of this survey.

2020 Opinion Summary

- Housing –The people of Ouray want a diverse community to be able to live and work in Ouray. We don't want significantly more structures.
- Education – We want to improve our school, both its physical structure and its quality.
- Economic Diversification – We want a year-round economy with non-tourist goods and services. We want to be able to live and work in Ouray year-round. We'd like to see our tourism sector expand to be less seasonal and include other types of tourism.
- Arts – We want vibrant arts to be a significant part of our community, tourism, and our diverse economy.
- Preservation- We don't want to compromise our architectural heritage, the natural quality of our environment, or our small town community-oriented spirit.

Appendix I - Ouray 2020 Survey



Please return to:
Ouray 2020 WWW Survey, P.O. Box 468, Ouray, CO 81427

Is your primary residence in the City of Ouray?
 Yes No

Is this your first time to take this survey?
 Yes No

Ouray 2020 Community Survey www.ouraycolorado.us

- I have lived in Ouray ____ years.
- By the year 2020, I'd like Ouray to be known not only as a beautiful tourist destination but also as _____.
- There have been different things that have driven the local economy. What is the next "big thing" for Ouray?
 1890 = Mining
 1960 = Tourism
 2020 = _____

For the next three questions please prioritize your answers, assigning a different number to each, with one being your first choice.

- In 2020 I would like to see:
 - More businesses
 - More services
 - Different businesses
 - Different services
- If the City of Ouray were to receive a \$10 million gift that had to be spent for the good of our community, rank how you think it should be spent:

<input type="checkbox"/> Affordable Housing	<input type="checkbox"/> Education
<input type="checkbox"/> Arts Center	<input type="checkbox"/> Historic preservation
<input type="checkbox"/> Beautification	<input type="checkbox"/> Library expansion
<input type="checkbox"/> Conference Center	<input type="checkbox"/> Street paving
<input type="checkbox"/> Economic diversification	<input type="checkbox"/> A really big party
- The most important thing about Ouray, to me, is:

<input type="checkbox"/> Natural environment	<input type="checkbox"/> Small town living	<input type="checkbox"/> Historical character
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- In the year 2020 Ouray will need more:

Yes	No		Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Full time residents	<input type="checkbox"/>	<input type="checkbox"/>	Tourists
<input type="checkbox"/>	<input type="checkbox"/>	Part time residents	<input type="checkbox"/>	<input type="checkbox"/>	Year around jobs
<input type="checkbox"/>	<input type="checkbox"/>	Homes	<input type="checkbox"/>	<input type="checkbox"/>	Seasonal jobs
<input type="checkbox"/>	<input type="checkbox"/>	Condominiums	<input type="checkbox"/>	<input type="checkbox"/>	Parks
<input type="checkbox"/>	<input type="checkbox"/>	Businesses	<input type="checkbox"/>	<input type="checkbox"/>	Trails
- What one change today would make Ouray a better place in 2020?

- Are we at risk of losing any of these important aspects of our community by 2020?

Yes	No	
<input type="checkbox"/>	<input type="checkbox"/>	Living and working in Ouray
<input type="checkbox"/>	<input type="checkbox"/>	Events and activities to meet and socialize
<input type="checkbox"/>	<input type="checkbox"/>	Active involvement in local government
<input type="checkbox"/>	<input type="checkbox"/>	Churches and civic organizations
<input type="checkbox"/>	<input type="checkbox"/>	Volunteerism

10. What, if anything would cause you to leave Ouray by 2020?

11. It has been estimated that Ouray could double its population by 2020 through higher-density housing along our northern edge.

- | Yes | No | |
|--------------------------|--------------------------|--|
| <input type="checkbox"/> | <input type="checkbox"/> | Do you want significantly more housing in Ouray? |
| <input type="checkbox"/> | <input type="checkbox"/> | Do you want higher density housing in north Ouray? |

Please choose only one for the following answers:

12. What will be our most important economic asset in 2020?

- Quality of life
- Scenic beauty
- Historic character
- Hot Springs Pool

13. What will cause the biggest impact on the Ouray way of life in 2020?

- Growth of year-round population
- Growth of seasonal population
- Type of jobs available
- Type of housing available

14. By 2020 the history of Ouray will be:

- Less important than now
- Just as important as now
- More important than now

15. How important will it be in 2020 for Ouray to have non-tourist services and products (Duckett's, V & S Variety Store, Lumber Yard, Pharmacy, etc)

- Not important
- Somewhat important
- Important
- Very important

16. How important should the arts be to our community in 2020?

- Not important
- Somewhat important
- Important
- Very important

17. How important will tourism be to Ouray in 2020?

- Not important
- Somewhat important
- Important
- Very important

18. What will cause the biggest economic impact to Ouray in 2020?

- Cost of housing
- Number of workers
- Seasonal economy
- Lack of non-tourist based retail shops

19. How important will the Ouray School be to our community in the year 2020?

- Less
- Same
- More

20. What will be most important to our community in 2020?

- Having the top school in our state
- Having more or different local shopping options
- Having a vibrant arts and cultural identity
- The number of tourist visitors

imagine the possibilities...

Appendix II – Essay Question Answers

By the year 2020, I'd like Ouray to be known not only as a beautiful tourist destination... but also as:

- A great place to live and raise kids
- Viable community with a 365 day economy
- A vibrant, progressive, forward-looking, happy small town
- A small thriving community
- Economic powerhouse
- A strong community with people that live, work and contribute here
- An independent city with adequate services to make it self-sufficient (medical center, dentist, etc. movie rental, thrift store, title escrow office, natural food store
- Thriving business district
- A fantastic place to live and work
- Viable year-round business community
- A vibrant and creative community
- Organized
- A terrific place to live full time, raise children, work, and retire
- Year round economy for residents
- Healthy vibrant community
- A well planned year round economic environment
- Vibrant livable community with appropriate services
- A beautifully preserved all encompassing mountain village
- A town that attracts full time residents with families
- Economically sound
- Diversified residents - Income- 2 parent families
- A year-round town
- A place to live and work
- A desirable place to live and work
- A town self-sufficient in its economy and proudly preserving its resources
- Corporate retreat, a place where the middleman can make a living
- Vibrant, working community of full-time residents
- A vibrant community of full-time residents of all ages (not just a retirement community of second home-owners)
- Year-round community for all ages
- A strong community that uses its skills for everyone.
- A place where you can get all your needs without going to Montrose or GJ.
- A place where you can get all of your needs met without going to Montrose or GJ.
- A place to make a decent living
- A Self Sustaining small city
- A Vital year-round community
- Environmentally friendly, sustainable local economy
- An affordable culture center with some unique small industry to sustain residents
- A town in which people of all ages and diverse economic levels can live comfortably
- An active, progressive, environmentally conscious town
- Thriving town
- A Smart growth City
- An art destination and a viable well rounded community
- A viable year round place to live and work i.e. doctor, dentist, lumber yard, conference center, theater, movie theater, skating rink, etc.
- A sustainable community that does not depend upon growth!
- Sustainable work and housing that workers can afford
- A model small town w/ vibrant economy and cultural attractions
- A more diversified economy
- A town with home based businesses and an active retirement community
- A town w/plenty of job opportunities
- A thriving small town community
- A prosperous community
- Still small and quaint but thriving year around
- A place which welcomes new commerce
- A quiet, safe small town with basic shops and services
- A real working town where I can still live
- A place where working class (not just the wealthy) can live and own a home
- A business friendly town
- A great family town with a year round economy
- Year round town
- High tech, up to date, upward thinking community
- A vibrant business community, with great restaurants and shopping
- More self sustaining for local workers
- A thriving economically viable, self sustaining, family oriented community
- A vibrant community

A beautiful mountain town, good tourist destination, with a year round reason to visit and live
 A wonderful small town with real people and a diverse economy.
 A wholesome, healthy place to raise a family
 Friendly - down-home place to raise a family
 Family based fun, localized community
 A friendly family-oriented community
 A great place to raise a family
 A nice family community
 A great place to live and raise a family
 A safe, good place to raise kids w/small town atmosphere - rare!
 A place to live as a family
 A year-round family community
 A family oriented community
 A good place to raise children
 A sanction for hardworking, honest families.
 A beautiful, clean living, and family area.
 A family oriented getaway; healthily famous.
 A family oriented town, good children's education and jobs for parents.
 A good place to raise a family
 A wonderful place to live and raise a family
 A great place to live and raise a family
 A good place to raise a family
 The Place to raise a family
 Safe, high tech, smartly educated kid's city, excellent for families
 Family-friendly
 A place for families and their kids.
 A wholesome place to raise a family
 An excellent place to live and raise a family
 A safe place to raise a family
 A family community
 Great place to raise a family
 Great place for families that is tolerant
 A safe place to raise my family
 Great place to raise a family
 Excellent school and place to raise a family
 An excellent place to live and raise a family
 A rural family oriented beautiful place to live, not like Telluride
 A great place for young families to live
 A great community and a safe place to raise my family
 A great place to live or/and raise a family
 The ideal place to raise a family, keep it as 'the last utopia.'
 Family living -grandparents-newborns
 Friendly, family oriented, non ski area, small rural town, residents not empty houses.
 An affordable small town to raise children
 A town to raise a family that is affordable
 An affordable place to live

I like to see more low income housing not what the City sees as low income
 Great place to raise a family and live
 A great place to live that is affordable family friendly and a great tourist attraction/destination
 A well-run small town that is family friendly
 A wonderful place to raise children and it's good housing costs.
 An affordable place for workers to live
 A family friendly town with a solid infrastructure
 A city with diversity in its housing such that its work force can reside locally
 An energetic and economical place for locals
 Viable, affordable and ecologically concerned
 A place with affordable housing
 Too expensive to visit
 A place where businesses can work via internet and computer
 A self sufficient town that young families can afford to live in
 A good place for affordable year round families
 Affordable for non-rich Texans (locals)
 An affordable place to live
 A place where people can afford to live
 I like the town now
 Safest community on the western slope
 A traditional town that has retained its identity
 Great place to live
 A good place to live
 Quiet town
 A quaint small town
 An unchanged community without development issues
 A small friendly town
 Good secure community.
 A beautiful home community
 A laid back peaceful small community
 Filled with loving and beautiful people
 A comfortable livable small town
 Clean high-end mountain town
 Caring, close community with a larger core of year round residents.
 A place to escape with no chains or overcrowding
 Friendliest place in Colorado
 A community where everyone knows and helps each other
 Funky, creative mountain community that attracts young families
 A place where you can raise a family, a climbing mecca, a better place to live than visit
 A safe, exciting town
 Great community
 An interesting place to live

Small town atmosphere
 Small town attitude/atmosphere
 A friendly community with a minimum of
 conflict among citizens; reduce the number of
 negative issues
 A safe, friendly place to live
 Quietest unchanged city
 A small town
 Small town
 A small town
 A great home to me
 A calming, nice area, also touring
 As a safe place to live
 A close-knit community that is more family than
 friends
 The little town that has kept its charm
 A beautiful Victorian town with a small
 population
 A town that has maintained its small town
 uniqueness
 yet enhanced its natural draw for the Hot
 Springs
 Community
 A beautiful town
 A real community, with locals
 A nice place to live
 Prosperous, but not much bigger
 A beautiful Victorian town with a small
 population
 A great place to live
 Little town
 A hang out place.
 Clean town
 A place where there is no such thing as
 overpopulation.
 A place to clear the mind
 A peaceful destination, WITHOUT TOURISTS
 Not the smallest town in the world
 A great place to live
 A community
 Home town living
 A community that has not lost it's soul
 A great place to live
 A healthy community
 Friendly and good to its seniors; drug free
 Still my home
 A great place to live (which it already is)
 The only town in the area not spoiled by
 overdevelopment
 Community of volunteers and a sense of home
 Renewed sense of community
 A genuine welcoming community among its
 people
 The friendliest place in CO
 A community and not a town of 2nd homes
 A great place to live

One of the best places to live in America
 The most healthy and safest place to live in the
 world
 A friendly welcoming community
 The town that time forgot. I don't need it to
 change that much.
 A very safe place to live
 A friendly hometown community as it was oh, so
 long ago
 The example of community
 A refuge from big city life - a quaint place to get
 away from it all - quiet - beauty - small family
 businesses
 Friendly community
 A progressive forward looking community
 Quality life in Small Town America
 A town where community and friendly are in the
 same sentence together
 A great place to live
 Great community
 An exciting place to be
 A small quaint quiet town
 A town with small town values
 The best safe place to live
 An uncrowded little town
 A quiet place and small town to live in
 A place that has preserved it's beauty
 A small town
 Prosperous homesite
 The friendliest town in America
 I like Ouray just as it is
 A great place to live
 As a good place to live
 A place to call home
 Place to shop, good restaurants and a good place
 for children to go to school
 A great community - friendly honest neighborly
 Friendly small town
 Well run city, resident friendly, public-visitor
 friendly
 Place to live
 A friendly community
 A united community that celebrates differences
 A well rounded and socially diverse community
 The same warm friendly community where we
 still all know each other
 Small town
 Friendly and fair
 Great place to live in natural beauty
 Historically preserved community
 A healthy place to live for all strata of the
 population
 A center for arts and historic preservation
 An 'artisan' community
 Vibrant culture center
 Arts community

Adventure activities mecca (not just jeeping)
 A premier recreation and mountaineering community
 A world-class outdoor education center
 Mining town
 Artist capital of Colorado
 An outdoor recreation center
 Winter recreation destination
 City of historical pride and character
 An historic attraction
 Recreation
 Clean, friendly, historical, more restaurants
 A full community not just a rich retirement community or second home community
 A cultural arts center
 A center of well being/healthy activities
 A viable arts and crafts community with an attractive retail trade
 For all the arts, performing and visual
 An arts center
 Vibrant arts/culture community with diverse shopping
 An arts center
 A cultural center
 That respects and reserves the historic heritage
 The hiking mecca of the world
 Education and artistic center
 A historically intact, warm, friendly little town
 An outdoor recreation center especially winter sports
 Center of arts and outdoor recreation
 A friendly historical town, part of Colorado history
 An historic culture center
 Thriving arts and culture mecca
 A premium arts community and adventure capital
 Cultural destination
 Arts center
 A place with a lot of history
 The city that has the best hikes
 A historic place
 Ice climbing capital of the world
 A culturally and artistically (not galleries) diverse city
 A mecca of summer-long performing arts events
 Town heated by geo-thermal with a wonderful hot springs spa and recreation area
 Mecca for outdoor sports
 A center of performing arts - music and theater
 Arts and cultural center
 A historical reference to the character of days gone by... people do not come here to see the same things they left at home
 An arts center
 Arts and culture
 A historic destination
 A historic destination
 An original place
 A place where people have things to do
 A mecca for night life
 A city that has retained its architectural heritage
 A town not plagued with parking problems, muddy streets, confusing street/avenue signs-- and more respect for historical preservation
 A community that respects and preserves its architectural heritage
 A good fun active living
 A growing community of artists/musicians & historians
 Outdoor paradise for hiker, bikers, ice and rock climbers and a family destination place
 Historic mining town
 Outdoor sports destination
 A destination for health and wellness
 An art community protecting its natural environment architecturally and visually
 A mecca for conservation/preservation of its environment and the San Juans
 A site famous for non-motorized (i.e. healthy) recreation
 A cultural center without pretension
 Arts and outdoor recreation/education area
 A spiritual center of Christian renewal
 A cultural mecca - leader in environmentalism
 Historical and quaint - (not a Telluride style!)
 A town that cares about its residents and its history
 A center of culture
 A center for outdoors and the arts
 Outdoor enthusiast destination
 Analyze and list (or create) features for amenities, be realistic about resources, take advantage of magnificent natural resources
 A step back in time
 A really cool place to live; a climbing mecca; environmentally correct leader; affordable
 Extreme sports mecca
 An active, recreation destination
 A performing arts mecca
 Destination place to play and enjoy year-round outdoor activities, motorized and non-motorized
 Art capitol
 A location that attracts intellectual and artistic gatherings
 An entrepreneurial and lively arts center
 Historically preserved city
 A 'green' city
 Clean friendly place for a vacation
 Clean air/ clean water/ peaceful environment.
 Environmentally friendly

A town that valued its open space, did not let
 development ruin its beauty
 A quiet unpopulated wildlife loving community
 A place to visit a pristine environment.
 A city that has not been overbuilt
 Clean and FAIR!!!
 Environmentally friendly
 A community centered around eco-tourism
 A town that is really in step with the natural
 environment
 A place that respects the environment and the
 humans that live there
 A place where people are healthy; ecologically
 sound; open spaces preserved
 A wildlife refuge
 Destination alpine ski resort
 A mecca for intelligent telecommunication and
 pros
 Business retreat
 A comprehensive recreation area with a new
 fantastic
 school and a beautiful spiritual center
 Retirement Center
 The corporate headquarters of Biota, a successful
 water bottling company
 A shopping destination
 A thriving retirement community
 A ski resort.
 A not so beautiful tourist destination.
 Tourism is always going to be here; it won't
 leave.
 Get away town
 A ski resort
 Environmentally conscious town
 A first class convention destination
 The best place for knowledge workers
 (telecommuters) to live
 A tourist destination
 A beautiful tourist destination
 A great place to retire, a hot springs mecca
 A wonderful place to shop
 Year-round tourist destination
 Great place to retire
 A center for high technology research and
 development.
 1st class retirement community for active,
 educated, people.
 A town with a great school system
 Having an amazing school system that is very
 active in the community.
 A town with fantastic educational opportunities
 School of excellence
 The town with the best school in the state
 A community that supports our school age
 children and education system
 An excellent school system K - 12

A great place to go to school
 Tourist town only
 Whatever it becomes
 Leading alternative beverage producer.
 What is there
 Won't be around
 My former home
 Same
 A city with paved streets
 Best roads and sidewalks in the US

There have been different things that have driven the local economy, what is the next 'big thing' for Ouray?

1890=Mining 1960=Tourism 2020=?

Tourism and new retirees	Tourism	Tourism
Tourism	Tourism	Tourism
Tourism	Still tourism	Tourism
Tourism	Tourism	Tourism
Tourism	Tourism	Tourism
Still tourism	Tourism	Tourism
Year-Round Tourism	Tourism	Tourism
Tourism	Tourism	Tourism, nice place to live & work
Tourism	Tourism	Tourism - with a large focus on community
Year-round destination	Still tourism	Continuing to be recognized for its beauty & historical value
Tourism	Tourism	Arts/Cultural/Heritage Destination
Tourism	Tourism	Cultural tourism linked to landscape culture
Tourism/outdoor entertainment	More tourism	Arts & Crafts mecca
Tourism!	Tourism	Arts and culture
Attractions	Tourism, small clean and efficient government	The arts
Tourism	Tourism	A lovely small town
Tourism	Tourism year round	History and culture
Tourism	Tourism - come and visit - DON'T STAY	Year-round tourism and center for music and arts
Tourism	(? probably tourism)	Health Resort
Tourism	Tourism	Arts and culture
Tourism	Winter and summer tourism	Professionals / Artists
Tourism	Tourism has not been big here although it could be	History
Tourism	Tourism	Arts center
More tourism	Tourism	The arts
Tourism	Still tourism, unfortunately	The arts
Tourism	Tourism	Historic Tourism and beauty
Expanded Tourism	Tourism	Arts
It will always be about mining and tourism	Tourism	Quality of life
No idea - still tourism	Tourism	Performing arts
Foreign tourism	Tourism will remain the big thing	Historic preservation or not
Tourism	Tourism	Tourism/Arts
Tourism	Winter tourism (i.e.; ice climbing)	Scenery
Tourism (still)	Tourism	
Tourism	Tourism	
More tourism	Tourism	

Cinema
 New tourism, cultural and arts
 Art colony
 Art and recreation
 Arts
 Desirable location to live
 Safe/enjoyable 'home town' atmosphere
 History
 History
 Arts and culture
 Popular for music festivals
 History
 Environmental Quality
 Family values
 Entertainment
 Diverse economy including tourism, natural environment and more business
 Quality of life
 Community
 Real community presence
 Hospitality
 Crafts
 Environmental stewardship
 Performing arts in tandem with Ouray School
 Preservation of the San Juan Mountain environment
 Still tourism but featuring history and non-motorized recreation
 Tourism and culture
 We could be an event destination. Also someone could resurrect Biota. They would call it 'Chief Ouray Water'.
 I also see telecommuting.
 Environment
 The arts
 A great place to live and raise a family
 Life style
 The arts

Arts
 Culture
 Ecology and respect for the past, and we humans who live there
 History-tourism-nature
 Nature (wildlife)
 Family activities
 Lifestyle
 Performing arts
 A great place to move to or have a home in from the city
 A retirement location
 Everybody has two homes
 Retirement homes
 Retirement and tourism
 Second home for the rich
 A summer home for the wealthy
 Retirement
 Retirement
 Senior retirement area
 Part time rich residents
 Second home ownership
 Retirement
 Making Ouray an attractive retirement center for year-round living
 Retirement Location
 Entertainment
 Second homes
 2nd houses
 Second homes
 2nd home market
 High-end economic retirement
 Home owners who don't live here year round but drive up the cost of living to the stratosphere
 Retirement community
 Retirement
 Retired (growth)
 Retirement industry
 Draw baby boomers to retire here

Retirement
 Retirement Community
 Mining, extreme sports
 Sports
 Adventure sports - Back country or grass roots skiing
 (Silverton)
 Recreation
 Outdoor recreation and education
 Outdoors
 Recreation/Arts
 Recreation
 Recreation
 Recreation
 Ski Town
 Seasonal events: i.e.: Ice Climbing, skiing, backpacking,
 Summer events; trail runs, jeeping events etc
 Winter activity destination
 Athlete training
 Mountain Sports Mecca
 Recreation
 Sports i.e. ice climbing
 Recreation center
 Recreation
 Outdoor Rec. and Arts
 Hunting
 Ice climbing
 Ski resort
 Ice climbing
 Recreation for McDonalds
 Ice Park
 Outdoor activities
 Sports and recreation
 Recreation
 Hang gliding
 Theme Park/Skydiving
 Ski resort
 Playground for Colorado Adventures
 Winter Sports
 Recreation (outdoor)

Outdoor sports
 Frisbee golf
 Sports
 Extreme adventure capital
 Recreation
 Outdoor mecca
 Outdoor destination
 Winter sports
 Winter sports
 Sports
 Retired people and seasonal sports/outdoor enthusiasts
 Non-motorized wilderness expeditions
 Skiing?
 Recreation: ice climbing, hiking, rock climbing, back country skiing
 Outdoor Athletic Activities - Ice climbing, rock climbing, hiking, mountain climbing
 Extreme sports
 Outdoor education
 Outdoor recreation
 Ice Climbing/Tourism/extreme sports/Rich Californians
 Expanded recreation
 Skiing
 Production
 Telecommuting
 Small local manufacturing-clean
 Computer industry
 Establish a year-round economic base
 Small Industry
 Clean industry
 Diversified business
 Services
 Big name factory
 Home business/internet
 Small business
 Remote computing center
 A prosperous small town

Clean industry - tourism will always be here no matter what we do. A real community hopefully will be a priority
 Wellness
 Retreat from the typical big box/franchise driven, stressful town
 Classy retail
 Conference center, place for large conf. to hold meetings
 Internet businesses
 Conference tourism, local businesses, top notch spa, ice rink, and rec. center
 Mining
 long-term residents, viable jobs
 Self-sustaining
 Industrial
 Good business, family business/Industrial
 Not so dependent on tourism
 People who can work anywhere, not tied to a specific workplace
 Conventions/training
 Eco-tourism
 Water
 Photography
 Health and Wellness, clean air, H2O and Hot Springs/Spa
 A mall
 Clean industry
 Sales and manufacturing
 New business opportunities
 Alternative energy
 Energy
 High tech telecommuters in environmental and alternate energy fields
 Telecommuting
 Telecommuting mecca
 Global economy

New business
 Mining tourism
 Food
 Leading alternative beverage producer
 Internet based business/don't need stores etc
 Sustained development
 Something between tourism and home town
 Year round community
 Something in addition to tourism??
 Real estate development
 Conferences and educational opportunities
 Drugs
 Gambling
 Eco-tourism
 Eco-tourism/health/community
 Home based business
 Diverse opportunity
 Thriving year round economy
 Sustainability
 Sustainability- a living year round community
 Telecommuting
 Retirement/home-based business/tourism
 Tourism and home based businesses
 Employment & opportunities
 Community Commitment (local support of businesses)
 Increased cottage industries (home based creation of products and services)
 Retail
 Retreat center
 Commerce, home-based business
 Permanent residents who telecommute
 Fitness resort
 Internet based small business
 Internet businesses

Diversified economy
Self-sustaining economy that
does not overly rely upon
tourism
Telecommuting
Education training center
Economic Diversification
Telecommuting
Long-term viable residents &
jobs
Shopping
Tourism/Year Round Local
Business/Jobs/Housing
Web based
businesses/continuing
education ?
Small independent businesses
Mining
Clean industry
internet business
Virtual business
Technology
Geo-thermal
Entrepreneurship
Great conference location, all
seasons
Year-round business
Tranquil retreats or
conventions
Services
High tech
Telecommuting remote
knowledge workers
City?
Education
Flooding
People
Development?
Growth
National Park
Great, innovative school
Beauty
Remaining the same
Great school
Growth
Middle of nowhere

Big houses
More population
Town without a stoplight
Moving sidewalks
Flying
Parking
Multi unit housing
developments (not a good
thing)
Relocation of hwy 550 from
Main Street to 1st
(w/modifications)
Schools
\$\$\$\$\$
Expanded growth
Being near Telluride where
it's unaffordable for most
More taxes and more
government
Overcrowding-too touristy
Real roads
The Arts
Do we need a 'big thing'?

What one change today would make Ouray a better place in 2020?

Afford-ability for middle-class workers - so as not to become a community that has to bring in its workforce - that effects schools - businesses and the longevity of the community.

Affordable Housing.

Affordable housing for year-round job-holders.

Affordable housing.

Affordable housing.

Affordable housing.

Affordable housing (under \$200,000) - not condos.

Affordable housing for full time residents.

Affordable housing and more winter tourism in addition to Ice Climbing.

Affordable housing and more young families.

Less high density housing, no more condos.

Completion of affordable housing plan.

A place for the workers to live.

Starting to develop affordable housing.

A commitment to affordable housing and keeping people in town.

Cap 2nd homes; affordable housing tax to help work force live in town.

Affordable housing, year round residents, year round businesses and keep the town historical.

Ordinances protecting hillsides from development-zoning changes.

More affordable land and houses.

Developing affordable housing.

Affordable housing.

Stop building houses.

Much slow-down in expansion.

More housing for the people that work year round.

Affordable housing followed closely by an improved school.

Affordable housing; New school.

Affordable housing.

If more people that work in Ouray could afford to live in Ouray.

Less real estate development.

Less emphasis on real estate development (especially of exclusive, high-range homes of \$600K(+/-), keep housing affordable so we don't become another Mountain Village, with

empty, expensive homes and a shrinking infrastructure. Also, be friendlier (rent and tax-wise) to small businesses.

More emphasis on affordable housing and economic diversity.

No more town houses or condominiums.

Allow more condos/affordable housing in the North Ouray Corridor. Without this expansion the town will be going backwards.

Less vacation homes and vacation rentals

Slow down building

No more tearing up our amphitheater to build homes

Commit to affordable housing.

Affordable housing.

Way to keep young families living in Ouray, affordable housing so they won't have to commute.

More affordable housing and better use of residences that sit empty.

More affordable housing for ordinary people.

Affordable housing.

Affordable housing.

No more condos.

No more development.

Stop building apartments and condominiums.

Making it more affordable for working families to actually own a home and provide for our kids.

Affordable housing.

Proactive work toward affordable housing on a permanent basis.

Less residential development.

More affordable housing.

Affordable housing.

Affordable housing for young families. The natural beauty and small town charm and character will draw people of all ages who will bring ideas for economic diversity.

Forget the idea of the \$150K is 'affordable housing.' Establish a regular bus service with Telluride and Montrose. Low income persons could live down valley. Ouranians could work in Telluride, skiers could stay in Ouray.

Affordable housing.

No More condos.

Affordable Housing and a better school building.
 Affordable housing to keep our economic diversity
 NO MORE CONDOS!!!
 No condominiums. Street paving.
 Less condos.
 No condominiums ever!
 Stop the glut of condo/ town-homes being squeezed into every available space/lot in town.
 More single family homes and families.
 More single family homes, affordable housing
 Affordable housing.
 A better school building and paved roads and improved sidewalks. All three are important.
 A new and better school.
 Improvements in the school and more jobs.
 Improve the school.
 Improve the school.
 School expansion.
 Responsible school update and expansion.
 Better school buildings.
 A big addition to the school like the one propose last year.
 A wonderful new school building.
 Better School.
 Focus on a great school and liberal arts, better services (groceries, restaurants, movie theater).
 Pay the school teachers more, they deserve it!!!
 Expand the school so it has more to offer.
 A bigger school with a practice gym.
 Pass bond to improve school facilities.
 I would get a better school. Right now there are students sharing lockers. If they force these kids to go to school, shouldn't the building be better.
 Fix our school instead of 'beautification' use it on the school.
 More buildings/bigger school because more people moving into town.
 Better school.
 Expanding the school and spread it out.
 Focusing on the needs at our school to graduate our children on equal footing with their college peers. Affordable housing - not expensive apartment type housing that we manage to pay for.
 School remodeling and expansion.

A new school, more jobs, more things to do
 An investment in our schools good schools attract new families.
 Expansion of the schools.
 Better school facilities.
 Expand the school, improve the facilities, attract families.
 Better school.
 Building a new school/gym facility next to the pool.
 Focus on education.
 Help our school grow - build it they will come.
 Safer, more visible school facilities/continued excellence in faculty.
 Better school facilities.
 Put the power lines underground then pave the streets; put in a year round gondola to Telluride.
 Bigger school.
 Bigger school.
 Known for good schooling, a better facility for kids – rec. center type, a kayak park, a good ice skating rink that is maintained.
 Enlarged and modernized school.
 Better school facility.
 Pass the school bond that was voted down last year.
 New school and more pavement.
 Valuing our children's education more than fiscal conservatism.
 School - education.
 Build better school facilities.
 Put more money into children's education.
 Change the school
 A new school.
 Paved streets, more variety in businesses, more affordable housing.
 Paved streets.
 Paved streets.
 Continue paving streets.
 Pave our roads. Then correct planning and look at what we have then expand on it.
 Paved streets, more variety in businesses, more affordable housing.
 Better streets, paved. Better affordable housing, better sign-age and public restrooms
 Get the dust down and no more black coal dust.

Streets paved! Sidewalks!
Paving streets and expanding the town.
Pave the streets and keep them clean.
Paved streets.
Pave the streets.
Paving.
Paving - getting rid of all the dust, mud, particulate matter in our eyes and lungs.
Street paving (neither tourists nor residents like the supposed 'historical uniqueness' of muddy, dusty and/or icy streets).
Paving the streets and upgrading the infrastructure.
Paved streets. It is difficult to walk anywhere in winter without falling or getting muddy. Paving will only improve our life as long as we hang onto our historical small town living.
Pave the roads.
Paving all the streets, but before 2020.
Better streets and sidewalks with drainage.
Pave the streets
Pave streets.
Paving of streets would control both dust and mud.
Pave the streets
Pavement on streets, landscaping on homes and businesses, preserved historical buildings
Paved streets.
Streets paved.
Pave the streets and gravel the alleys and grade them for drainage.
Paved streets, less government- a parking garage, no condos stacked on condos. Better sewage treatment so it doesn't stink! Business expanding along other streets besides Main St.
No street paving!!
A medical clinic, paved streets, paved pool parking lot.
Street paving.
Street paving.
Paved streets and take out all box elders lining streets and replace with less invasive roots and less breakable species.
Paved streets.
Leave the third world and arrive in the 20th century, with sidewalks, curbs and gutters, and paved roads.
Streets paved!

Paving, services
Pave the streets!
Pave the streets, create a real infrastructure of parks--fixing the ice park and maybe moving it back up to the parking lot of Box Canyon, have a concession stand up there for the ice park & the ice skating park.
Street Paving.
Pavement.
Paved streets
Bigger city budget.
More full-time or part-time jobs.
More year-round businesses.
Encourage a diversity of business (Hi-tech, mining, arts, conventions).
More houses and jobs.
Consistent business community, stores and hours are consistently open, year-round activities for both community and tourists.
Making Ouray a more viable community during the seasons other than the summer time.
More year-round jobs for all ages, providing more opportunities and a feeling of less restriction.
Diverse work force, attracting all kinds of skills to Ouray.
Year around economy.
Increased economic base.
Stronger 2 season or year round economy.
Plan for more year-round residents offering services and products and jobs, to stimulate non-tourist based income. And plan zoning codes for housing that will not disturb or ruin the scenic beauty of Ouray.
Economic development.
A stable work force available year round
Better business main street more affordable eating places.
More jobs that can sustain a family.
More businesses to fill empty spaces that are already vacant.
Attract high tech businesses, startups, and individuals whose payrolls are not dependent on the local economy, tourism, or real estate.
More diversified businesses, more businesses.
More full-time jobs.
Create year-round industry and have paved streets.

More kinds of jobs-diversity with better pay.
 Maybe light industry? hi-tech? a conference center would bring customers for existing businesses, but jobs created are likely to be low paid.

Some sort of tax break, financial help, or other support/incentive for diversification and growth of businesses and services.

More jobs and youth activities.

Filling empty retail spaces with viable businesses.

Building moratorium; maintain small family owned businesses.

Make sure it is economically feasible for people to live here (retail that accommodates local people not just tourists by offering reasonable prices, good service, etc).

Have a year round economy.

A year round economy.

Year round businesses.

More consistent economy not based on tourism.

Fund bringing business to Ouray very seriously.
 It will be the lifeblood of the future here.

More steady jobs so families can continue to live there - not so dependent upon tourism, transients, or exclusivity.

Get rid of the junk stores.

Encouraging a more diversified economy.

Stable year round economy that is NOT based on tourism.

Coordinated efforts to develop a sustainable economy (govt., schools, business community, volunteers).

Enough full time residents that local business could stay open all year.

Cheaper living.

Bigger, more cafes.

Advertising.

Better marketing of the area as a destination and better support for local businesses and artisans.

Improve marketing of Ouray.

Year round marketing. Ouray was a mining AND tourism town in 1890's people forget that fact.

Create a new chamber of commerce with a commitment to recruitment and retention of new types of business and the cultivation of a lively artistic (music/performance/film/theater) Main Street.

Targeting strategic development to make Ouray more enticing to retired boomers.

Look into mass transit servicing the valley. Seek to protect quality of domestic water. Upgrade hot springs facility.

Improve the pool -- hotter water, cleaner bathrooms, building a conference center (sorry, that was two changes).

Maintain the hot springs pool and park with additional recreation programs to support tourist activities

An increase in services and cultural activities for locals and tourists -- bring back theater, plays, movie rental, pharmacy, etc.

More attractions for teens.

A renovated pool with high quality spa features, wash tub, aromatherapy, quiet areas and family areas, and warm water in the winter, and warm water in the lap lanes!!! Connected to the new spa is an indoor ice rink/roller blading rink like the one Marc Hitchcox designed.

Improve the pool, with paved parking lot, new building, new piping system.

Improve the Ouray Hot Springs; it's the first thing you see when you come into town.

Get grants to clean the hot springs pool.

Improve the hot springs. Should be more natural and spa-like.

Pave the pool parking lot and make more parking.

Hot Springs Pool striped paved parking lot to provide more parking spaces.

Maximize development of the pool ala Pagosa Springs - possibly with a reserve.

I would just encourage environmental protection initiatives and continue creating/maintaining trails/parks.

A movie theater.

A movie theater.

Re-open the cinema.

More activities.

Adding a rec. center.

Another movie theater.

More things for kids to do.

There must be reasons to stay in Ouray for the night. Look at all the fun things to do in Silverton at night. After 8:00 PM Ouray is a ghost town.

Make Canyon Creek, Camp Bird mine Rd., Yankee Boy Basin more restricted.

Pool expansion, including new pool house.

Indoor recreation center; track, Ice rink, climbing wall , racquetball.

Expanding winter facilities, combine gym, training center, ice skating, ice climbing, avalanche school - teaching winter sports facility, gymnastic center, expand and groom VITA courses, X-country ski trails

Free admission to the hot springs pool for all residents.

Somebody needs to step up and start up a movie house.

A gondola from Ouray to Telluride.

High alpine trails towards Whitehouse and up and over the Amphitheater to Horsethief. Unlikely, but an Aerial tram to the top of the Amphitheater for skiing and hiking.

Ban ATV and dirt bike usage in our beautiful mountains.

Tennis courts.

Update pool and park.

A gondola to Telluride. Also allow ATV's to be in town.

A kayak park.

More family - oriented social gatherings/live music and movies. Water generated power along the Uncompahgre River.

More year around activities for families.

Chairlift in Yankee Boy Basin.

Conversion of the BIOTA plant to a rec. center with ice rink + other community facilities (perhaps performance space as well).

More natural looking or better looking Hot Springs Pool (the public one).

You know how REI has a big climbing wall as the front part of their Denver store- perhaps a big climbing wall to teach kids to climb and for 'tourists' to do while on vacation.

Skiers to not close Red Mountain to snowmobilers

Improve Pool area (gain some class) maintenance of our assets.

Better Arts facility and a new school.

Less galleries.

Less art galleries.

Replace the art galleries with useful businesses.

Creative arts center.

Arts and cultural diversity.

If there were a thriving cultural center, like the old theater, it would serve as a beacon of light to draw tourists and locals. Think of all the activities and attractions to generate interest and therefore business.

Less art galleries, more jobs.

City government having a more forward-looking attitude rather than handling just day-to-day issues.

More funds, including grants, tax dollars.

Bigger city budget

Buying land so that no more development can be done.

Have a full time commitment from local government and citizens to make and keep this a primo place to live full time.

Leadership with creative can-do ability to move a plan forward with fiscal accountability.

Government practices.

A comprehensive plan that is carried out. Adherence to a comprehensive zoning plan with architectural restrictions.

Taking the action steps in the Community Plan.

A proactive plan that we stick to.

Open-minded government that better utilizes the money at hand - why does the City have no money? Previous administration and city council seemed to do okay with money at hand -- even able to Save money.

Forward-thinking on the part of Ouray government.

City government needs to acknowledge and support the current/existing local businesses. How can you ad [sic] or create more, when you don't support those of us who are already here!

Ordinances protecting hillsides from development.

More up to date government, better technology, paid EMS.

A city wide lighting plan.

Better government!!!

Implement a use tax.

The City taking responsibility to improve Ouray's ski hill and ice rink.

Downsize City government.

Stricter zoning regulations - do not become condo heaven. Preserve small town life.

A government that follows through with what people want, not what they or a small group of people want.

Change of local government to Proactive, not Reactive

Doubling the city budget.

More City crew for cleaner, well-kept city.
Beautify Ouray.

City Government for it's citizens

Building. Don't do it. Keep these small historical monuments. There are few there.

Better building and historical codes and enforcement.

Hmmm, preservation. I like the way it is now.

Historic preservation.

Historic preservation guidelines.

Building codes to retain our architectural heritage.

More historic preservation

Stop loss of historical character.

Preservation of Red Mountain/Ironton as a natural resource area free of climate impacting recreation.

Innovative and creative use of existing structures/buildings.

A new beautiful arts center, performing and visual, with a vibrant program.

Preservation rather than growth.

Preservation rather than condos, paved streets, more roads and more buildings.

Historic preservation.

This foresight encompassing the big picture of Ouray's identity as a historical town with contemporary appeal.

A large industry - brings money- jobs-better schools.

A good, suitable employer of 100+.

More industry, less tourism.

Clean the water, make the river beautiful, find an industry to sustain year-round residents.

One or more large industries.

More industry full time jobs with better pay.

A private (non-government) group that identifies suitable kinds of companies and specific companies, to attract to Ouray (or start from scratch).

Make this a family vacation spot with numerous diversified activities.

Bring more tourists to town.

More tourist attractions than just the hot springs, or an update to the hot springs.

Reduce tourists.

De-emphasize tourism at any cost.

Switch emphasis on tourists to your locals. Make the pool open early. Create a sense of community in everyone, not just the old-timers, business owners, and OCRA members.

Quality of tourists, shops improved, more summer events.

More winter tourism

For the City/Citizens to recognize that tourism is our main industry; that we need to have a real Conference/Arts Center. Take the pool and parks and make them a place that people must use the experience and run it like a business.

Realizing that tourism is Ouray's industry to welcome it.....not to complain about it.

Promote year round tourism.

Not push tourism too much further; it is at a good level.

Clean up the town and public places (i.e. the pool and grounds); make 'downtown' more festive and welcoming.

Develop 6th as planned into a scenic walkway and stream.

Planning for an affordable environmentally friendly community. Keep it a small town environment. Don't compete with Wash, D.C.

A open mind to change.

More involvement and commitment from the people that live here. Not just the few that have moved here the past five years.

Clean up 'junk' on home-sites.

Price of base metals have gone up, need to investigate and lure mining companies to open or reopen mining possibilities.

More affordable restaurants.

Less rental units and no loose dogs

Ease to live here.

Less change, preserve our community character, PLEASE! Sometimes less is more - less construction equals more natural beauty.

Coming together with Ridgway in cooperation of mutual goals.

More chocolate shops.
 An establishment that serves good coffee and is open regularly.
 An acceptance by everyone, residents, part and full time (especially retirees) that allows us all to live here.
 Slow down the growth.
 Take back our town and the homes in it. We've all sold out for money and moved away and only the rich live here. The price of housing needs to go down, we're as bad as Telluride.
 Return the medical offices to Ouray and keep county offices in the town of Ouray.
 For people to be more open and receptive to thoughtful change -- not the old 'this is the way we've done it' attitude.
 Beautification - trees planted now - some sort of esthetic control on construction.
 It's perfect - no congestion, stop lights, everyone knows everyone. No changes.
 More respect for people's private property and driveways.
 Don't let the city hippies move in and change everything.
 Start expanding the town.
 I would try to ignore the new people coming in and trying to change everything.
 Investing in our geothermal resource.
 Cooperative community spirit - congrats to 2020 group.
 Spend money more wisely.
 Improve the north entrance to Ouray - all the cars along the road, the old motel, also the condos right on 550 should come down (fat chance).
 1. Get rid of the condos on the river. No more condos! 2. Get rid of dilapidated cars by gas station 3. Get rid of eyesore of vacant motel across from service station Because of the above, entry to Ouray is UGLY!
 Ouray is perfect.
 More help for wildlife.
 Make it bigger.
 Ouray should tighten down on building to keep the population under control.
 For us to elect a new mayor and have the community respect others. I hate the way people treat each other in this town and it can be changed.
 Fast food marketing.
 Environmentally sensitive zoning regulations.

The entrance to the city without cars to be fixed.
 In Town medical services improved grocery and restaurant services. Take down cross on mountain.
 Recycle, consult of sustainable energy engineer.
 Emphasis on family values.
 Expanded grocery shopping.
 Open mindedness
 Improved community collaborations
 Recycling bins outside, less real estate signs outside, I hate them.
 More sense of community.
 Have Ouray-Ridgway to be one entity of police, school etc.
 Be community minded.
 A desire for forgiveness and reconciliation among the people of Ouray.
 Unities in all areas- school, govt. community.
 Better water quality in a secure and clean and protected environment for residents and businesses in Ouray with expanded storage ad water treatment to ensure potable water (ultra-filtration system installation) and maintenance to remove bacteria, viruses, and parasites for large volumes of water.
 No snow and better parking at the schools.
 Start looking at ways of preventing growth sustaining what we have.
 Stop turning the land into big house sites. Maintain open spaces and natural beauty.
 Protection of natural environment which is why everyone comes to visit and live.
 Better water quality. It seems to me that the ambulance garage is too far from the ambulance drivers. Geo-thermal could be developed and used.
 Light code and energy conservation. Better use of geothermal energy
 A vision. Make a plan and stick with it!
 Leadership.
 Community pride & support.
 Ecumenical cooperation among local churches.
 Better ice control on the west or downhill side of Main Street.
 Limit the growth amount so as not to take away from the beauty of our mountains.
 Less council members and politicians who are more concerned w/ \$\$ and revenue than preserving our quality of life and the

characteristics of Ouray which is what we moved here for in the first place. If people don't like Ouray like it is - move to Vail, Aspen, or Telluride.

Plan ahead for whatever the next 'big thing'.
Form a committee and advertise, maintain input, don't lose what we currently have to 'progress'.

Bury electric lines (start beautifying).
Less crowding, back to small town living.
Water meters.

Less construction that impacts game and habitat, preservation of open spaces.

A u-turn and change in the direction Ouray is currently headed would be good. Growth doesn't necessarily mean progress.

Taking care of people who live here, make it a real and affordable town.

Beautification.
Stop condos- too much stress on everything.
No change at all.
Stop trying to make it a metropolitan city. Don't come to Ouray to get rich! Come to Ouray to live a better simpler life.
Better broadband access.

Ouray is a beautiful place and we have too many city folk moving in trying to make it a city. It is simply not a city so if you don't like that then move to Montrose!

Preserving open space/controlling growth!
Losing our fear of change - it is the ONLY constant. We should embrace change and be pro-active about encouraging healthy change that can better the community. Ouray has a recreational style of change management. Ironically, by 'not changing' we are signing up for change that we have little control over.

Fewer second home owners and more full time year-round families.
Putting people before profits.
Parking.
Keep it small.
Progressive thinking. We need to lead the way in all areas instead of fearing progress.
Attention to the physical appearance of the entry into town.
Getting its own house in order - infrastructure and financially.
Investing in the future on a (illegible) level.

Year round stores open there for year round resident.
Nothing.
People come for the scenery, let's stop destroying it.
Mail delivery to all homes and businesses; housing for retired people who want to work.
Less littering.
Less people smoking and less air pollution.
Keep the livery barn in business year round.
I don't think we should change anything except to have a cleaner environment.
Greater community involvement.
A buffet restaurant. There are too many high class/high priced restaurants.
Less worrying about bringing the city life to Ouray
More diversification.
Common sense growth, less condos.

What, if anything would cause you to leave Ouray by 2020?

Affordability to live here.
Winter! Employment opportunities, too many people
Expensive housing and business rent
More people, changing the history, big building.
Housing costs and cost of living
Cost of living
Health problems, possibly cost of living here
Death
Death - God
None
Career
Family or health
Nothing short of a disaster
Greener pastures, health concerns
Poor health, family needs
Live in a big city - more culture
Poorly planned development and growth
Health issues
Too many condos and too many part-time residents
A flood or fire
Overcrowding
Housing prices already forced our family out
Lack of social opportunities
Economics
Family concerns - proximity.
High taxes - City management of income - Priority
If growth and development become more important than environment, historic and community preservation
Retirement
Not being able to afford living here
Lack of affordable housing
Affordable housing
Failure to see change being used to benefit our community
Destruction of natural resources; overcrowding; lost of services and businesses
The continued influx of people that leave the City, come to Ouray, and then want to change Ouray from a small mountain town into the place they came from. They are taking Ouray's soul and destroying that extra part that makes Ouray special.
Lack of affordable housing, lack of income to support cost of living, lack of improvement to our school
Cost of living here
Rising prices
A major economic decline
Unemployed
No place cheap enough to live
Poor health
Loss of tourism
The loss of tourist trade
Adequate salary to afford housing
Cost of living
Long winters
Rude people and 'click' people
Death
Not being able to afford living here
Cost of living
Cost of living, lack of general services (handyman, electricians, plumbers)
No jobs, living costs become unmanageable, if it turns into Telluride
Loss of winter income
Non-affordable homes
Not being able to afford housing on a local income
Too many people
Too much growth
Priced out of town- to many city rich types with no sense of community or an excess of rules
Too much development.
More part time residents coming to town to make a quick dollar. These people screw our town over.
Education, boredom, work, cheap living
Basically, if it stayed the same. The constant small town feeling, no opportunities, no theater. no worthwhile activities.
cost to live here and lack of jobs to supply for living.
Getting fed up with tourism and small town feel.
If I could not be able to live here.
School (college)

Nothing
College
Volcanic activity filling the city with lava.
Health
Death
Growth - more people, more trees cut for gas lines, condos and parking lots
Exhaust fumes
Deceased
Higher utility rates
Health, wanting to be closer to medical facilities
Can not afford to live or have a business here year round
Starvation, lack of economy
Overgrowth, overtaxing, influx of mostly self-absorbed unfriendly people
Driven out by mindless pandering to the tourists
Being unable to afford to live here or run my business here. rents are already rising, what will they be in 2020?
If I could not afford to live here
Nothing except health
Age lack of culture, services, community feel from residence
Health state of poor leadership inability to make a living
Financial
More dense housing, to become a place that has the big city atmosphere, not having some of the rural setting, people not being friendly
More dense housing and population. the draw is the small-town atmosphere, friendly people and rural/environmentally-friendly settings.
Retirement
Retirement
Black soot in air and water
Winter climate, health, retirement
Cost of living, health
The difficulties of age
Lack of government and business support
Attitudes remain stuck and no one wants Ouray to grow, to offer more services, to add on to the school and contribute highly to the next generation
If it lost it's small town charm
Illness
Death

Health
Not being able to afford the cost of living here
Nothing
Cost of living
Too many people
If it is an Aspen, too much change, too expensive
If Ouray was overcome with the wrong people and that we are trying to change Ouray to accommodate them and not the people who already live here
Death or ill health
Most of our friends leaving to live in other areas
Employment
No job no house
It lost its charm and became another Telluride
Too crowded
Excessive and non controlled growth in the city and North Corridor
Cost of living too high.
School not meeting my child's needs, not enough culture-theater, restaurants, activities, arts. Close minded, conservative community.
Bad school; out-dated run down facility. Loss of good teachers who can't afford to live here; loss of work/job.
Ouray has more interest in part time visitors than it does in its own community.
Only health because of altitude.
Price of living- altitude.
My health, price of living.
Property tax too high to afford to live here.
Graduating and wanting to move on to a bigger city with more resources.
The next adventure
Cost of living and lack of Arts, and too much ice and too much mud
Death
Health reasons - or death
Health, death
My health, death
Making Ouray a 'Telluride' rather than a family type community
Health
Pollution; too many condos
The north corridor has become a disgrace due to excessive number of condos on the river's edge. Pollution, excessive cars parked on east side of highway all jammed together

Health reasons, altitude
 Ill health, death
 Health issues
 Valuing the tourist dollar and real estate appreciation above quality of life—we're getting close!
 So far from family and altitude
 More congestion and housing growth
 Cost of living, overrun by corporations.
 If the city burst into a megalopolis between here and up the valley or if the pristine trails/parks/natural environment were sacrificed, I'd probably leave.
 Not being able to afford to live here
 Deterioration of infrastructure and social outlets
 Warmer climate, death Male extinction.
 Long winter months with nothing stimulating
 College
 The price of housing mostly.
 I am leaving as soon as I get the chance.
 Too many people and too small a school.
 Lack of services, snow and ice
 People coming in and trying to change Ouray to a big city.
 If the town grew to the size of a mountain.
 All of the deer that a running around here.
 College in Arkansas.
 Graduating from high school.
 Cost of living here.
 Graduating and moving somewhere I actually like.
 Inability to buy a home
 Loss of work
 The price of living here continuing to rise yet the pay for jobs not growing with it
 The City losing the characteristics we have all come to know and love (small town quaint atmosphere)
 Nothing
 Housing, lack of business aspects, lack of tourist revenue
 Higher density housing populated by year-round residents
 Health
 Serious medical issues
 The community becoming more, rather than less, conservative politically and culturally

Death
 Over-crowding of over-building, and the high cost of living
 Rising taxes
 Rising taxes and skyrocketing utilities costs, or loss of the school before my children have graduated.
 Over-development and increase in year-round population
 Getting older
 Health reasons
 Over-regulation and an unsupportive attitude towards the business community
 Old age - not able to handle steps or perhaps altitude
 Death or inability to maneuver the muddy or icy roads
 Incapacitation - we need more health services
 1. Excessive property taxes, 2. Loss of small town living
 1. Health issues, 2. Continual rise in cost of housing
 If houses were packed in the area
 Death
 Health problems
 Health and cost of living
 Too much growth
 A ski resort and larger population.
 Going back to my family
 Overpopulation and the presence of fast-food chains. I would NOT live in Ouray if they built a Walmart.
 The expense of housing.
 (Not legible)
 Small town living.
 Um, I'm leaving by 2010
 Too many people.
 I have been here my whole life and I'm leaving.
 Overpopulation.
 Boredom! And the weather.
 So I could not stay where I grew up. The mountains are suffocating.
 Zombie penguins clawing at our feet.
 Some of the newer residents.
 (not legible)
 The weather or better opportunities.
 Overpopulation.

Too small, nothing to do.
 Too small, nothing to do.
 'cause I'm older and don't want to stay here my whole life. Don't like small towns.
 It's too small.
 Graduation, I'm out of here.
 Turning 18 or getting (illegible).
 Age, college, jobs, family.
 College, I'll be gone.
 The cops.
 My 18th birthday.
 The continuation of the city taking lodging dollars away from advertising and using them for city general fund projects.
 Too high taxes, over building lack of diversification
 Limited and lock of medical service, same and deteriorating conditions of jeep roads, limited grocery services
 Lack of progress with environmentally sustainable technology and building; w2 exchange, green building, recycling
 My death
 Overbuilding and lack of historic character
 Already did, lack of wholesome environment for growth and service
 Lack of community character
 The place is dull as hell. There's no night-life and little fun after dark
 Family/sale of house
 Inability to make a living in current high property low income situation
 More traffic more county density ski resort
 Health
 A local ski resort filling the valley between Ridgway and Ouray with homes
 Health, cost of living
 Crowded
 Medical reasons, if you get older and need to live at a lower elevation/milder climate
 Significant increase in vacation homes and vacation rentals such that the sense of community in Ouray is lost
 Can't afford it, too ritzy
 Health concerns a one way trip to Cedar Hill
 Ridiculous price of living/real estate
 The list is long; unaffordable housing, loss of full time residents

No affordable housing or good job
 If we become to rich
 I my health would deteriorate until I need oxygen
 For the people of Ouray to not have any need of my gifts and abilities
 If God said 'go' I would go
 Better job opportunities
 Lack of employment by a local business
 Loss sense of community
 Congestion and overuse by non environmental users
 Commercialism. Too many 'part time' people
 Over commercialization and over expansion
 If I can't pay my bills due to low pay and high rent. Right now I am barely making it
 Altitude/health
 High taxes, and family illness without adequate local health care
 Death
 Loss of town's character
 You never know, nothing I foresee
 If the development gets out of control if the schools are not invested in if our historic properties are not cherished and are torn down for bigger mnt. homes
 Too high taxes
 Weather, boredom, prison
 Going somewhere more is offered for family/kids-activities church groups, sports etc..
 Work, lack of work, unhappy with school
 Leaving the condition of our streets the way the presently exist
 Health and family responsibilities; changes in my neighborhood or character of town that I find undesirable
 Health only
 Death / old age
 Had to leave for health reasons
 I left for reasons of health
 Visual deterioration of natural environment and quality of life due to an indifference of services provided and the towns non-regulated growth
 Deteriorating health, with any luck it won't have happened by 2020

Overcrowding with too many homes and condos.
 Rental rates for businesses. Too many people.
 My health, or having to go take care of other family members
 Death / health
 I think I mentioned it earlier but I am going to leave ASAP BECAUSE I (and most my age) cannot afford to live here.
 If people started being mean and losing the sense of family. If too many arrogant, self-centered move to Ouray and spoil the karma.
 Not being able to find a job, the younger generation can't afford to live here
 Death
 Small minded bigots
 If the mountains disappeared (or if access to the mountains disappeared)
 Cost of living and being unable to physically function during the winter and at this altitude
 Loss of small town atmosphere with too much emphasis given to Aspen/ Telluride mentality of living. Physically demanding winters
 Too many condos, housing growth - it's becoming less of the quaint Mt town tourists love. My age or health combined with weather - why do tourists come here - to get away from 'big city life' for awhile, to a place of natural beauty and charm - let's not become Telluride, or even Ridgway!
 Selling my business health problems high cost of living in a remote town lack of things to do Oct-May
 The cost of doing business plus the long winters
 Lack of employment
 Deteriorating health and inability to breathe, but I don't anticipate it.
 No doctor, no pharmacy, no lumberyard/hardware store, decreasing human services, and conversion of city into elite playground
 Lack of work
 Lack of jobs and population base to support businesses at the risk of being oxymoronic too much population growth would hurt the local character
 Lack of affordable housing - growing too large
 Lack of income
 If Ouray were to become like Aspen or Telluride; i.e., too pricey, parking meters, chain stores, loss of community closeness

Lack of medical care facilities
 Need for alternate church experience
 Death, lack of Christian spiritual growth
 No tourism to provide for our needs
 Who knows?
 Intolerance, too conservative, poor schools
 Inflation
 Traffic and noise
 Health & property taxes & too high taxes period
 Too much growth
 Death
 Loss of sense of community
 Maybe a pine box—I am 75. But probably the altitude before that.
 More exciting life elsewhere
 Too much growth
 Population growth paved streets more condos
 Poor health
 Family health
 Health, retirement, needing an easier place to live
 Health departure of extended family from Ouray
 over growth - becoming a trust fund city like Telluride - excessive tourism
 Financial
 Weather and age
 Lack of closeness of people moving to Ouray. I am frustrated by new residents not volunteering and being involved
 Getting to old to drive there from Texas
 Development
 If the water was no longer available
 Higher property taxes
 Continued economic decline
 Not being able to afford living here
 Employment, activities, and educational decline
 Poor schools, too many people
 Lack of housing for me, my family, and friends
 Cost of property
 Lack of affordable housing (a place I can afford and purchase)
 I would love to live in Ouray but housing is too expensive and zero jobs for raising my family there (I'm in Montrose).
 Death!

Growth and excessive development
 Expansion similar to what occurred in Telluride
 Age and health care
 Age and availability of health care
 Lack of health care facility
 Too much tax
 Nothing, I'm not there now
 If town lost small town identity
 Higher property taxes
 Death
 Congestion, non-wise building and development,
 lack of health services and public health
 Growth and development. We don't need to
 provide jobs and housing for thousands or
 even hundreds to move here.
 Higher taxes
 Too expensive- I hate driving to Montrose for....
 Health reasons
 Personal health issues
 Too expensive to live here
 Ouray more like Telluride
 Government going out of control like other
 towns
 Death; uncertain family or personal
 circumstances; an ability to make a living
 Too many people, too high taxes
 Never ending mud and dust
 Current quality of life changing dramatically.
 Crime - lack of community mindset
 I left in 1997. You can't eat the scenery, this was
 prior to the internet. I'll be moving back prior
 to 2020.
 Old age
 Poor education, loss of teachers, poor school
 facility, no long term benefitted jobs. No
 services - grocery, banks, restaurants
 No affordable housing
 Bubonic plague, Branch Davidians
 The school
 Death of my spouse, because I probably
 wouldn't be able to afford to live here and
 keep business running.
 For our community NOT to support our school
 and school age children and focus on arts and
 culture and ice climbing.
 Delay by the school board in upgrading our
 facilities

Not affording to live (rent/MOSTLY OWN)
 property
 Can't imagine leaving for any reason ever! Love
 Ouray and want to make it great for the future
 and for the children.
 A large corporate resort dominating the economy
 The school system. School needs to be
 expanded.
 Loss of key services (grocery as one example) a
 declining in the quality of the school, and a
 loss of youth coming into the community.
 When we moved here in 1996, we were part of
 a new 'young' crew in town. 10 yrs later, I
 don't see our replacements. Not passing the
 school bond was a catastrophic error; we really
 blew an opportunity to create a focal point to
 attract new young families.
 Too many rich people
 A Telluride/Aspen situation of total
 absentee/second home owners that drive out
 individuals and family's that cant live/work in
 the area due to absurd economics
 The loss of amenities is a big concern for me.
 For example we have lost our hardware store,
 several restaurants and shops which carry
 necessary items at a reasonable price - No
 childcare options and school bond shot down
 Sense of community has disappeared to be
 replaced by out of town people who don't
 value the community and participating in it or
 money hungry values
 Unaffordable taxes and/or utilities. Fire wiping
 out our neighborhood unless we could rebuild
 with insurance proceeds
 Too high cost of living
 Grow too large
 Feel of town changes - too much like
 Telluride/Aspen no longer small town feel
 not knowing neighbors no sense of
 community
 Health
 Losing job/not being able to pay bills
 Cost of living- too congested, loss of historical
 appeal, further corrupt politics- Co. City
 Level. The people loss of voice.
 Poor health
 City Government that does only what they want-
 not what the people want
 Loss of business
 Gambling

Drop in retail business higher rent for retail
business

Rent goes up

Accessibility to buildings

Cost of living

Lack of affordable housing

Financially unable to live here.

Expense, lack of services, old age

Cost of living

Lack of work

Loss of our offbeat/friendly character as
symbolized by trends such as paving our
streets or eliminating our mobile homes

Finances

Houses on the hillsides

Cost of living.

Too many seasonal businesses and big homes
and condos with no one in them most of the
time.

All retirement/second homes. Atmosphere like
T-ride. High business taxes.

Cost of living - better job.

Property taxes rising.

Extreme tourism

Aspenization

A paternalistic central government passing laws,
regulations, and taxes for the 'common good.'

If we couldn't afford any place to live at all.

Health Problems

Bad health