

Destination: Bailey! – Survey Results

February 1, 2009

SUMMARY

Survey question.....Please rate the importance of each category to you.

Number of Respondents:.....100 by on-line survey. *(Not everyone responded to every selection)*

Survey Period.....November 17, 2008 – January 31, 2009

General Trends

(subjective assessment)

| Not Important (Alphabetical order) | Neutral (Alphabetical order) | Slightly to Very Important (Alphabetical order) |
|---------------------------------------|-----------------------------------|--|
| Dry cleaner | Antique store | Access to high speed Internet |
| Gun store | Bailey Business Information Kiosk | Amenities to expand tourism |
| Tennis | Bank | Bike paths |
| | Book store | Craft and art gallery for visitors |
| | Flower Shop | Flower Planter boxes throughout town |
| | Health food store | Horseback riding |
| | Historic Tours | Improve local roads |
| | Microbrewery | Infrastructure |
| | Movie Theater | Landscaping in downtown Bailey |
| | RV Park | MCPN Clinic - Attract a provider |
| | Snow boarding | More variety of local activities |
| | Snow shoeing | New businesses |
| | Sporting goods store | Old fashion street lamps along Main Street. |
| | Swimming | Pharmacy/Grocery store |
| | Tourism Office | Playground |
| | Wine and cheese shop | Public Restrooms |
| | | Recreation Center |
| | | River walk |
| | | Sidewalks along main street |
| | | Snow tubing |
| | | Spruce up the Visitor Kiosk at Coney Island |
| | | Spruce up the Visitor Kiosk at Dellwood Square |
| | | Walking path from high school to Bailey |

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General Trends

(objective assessment)

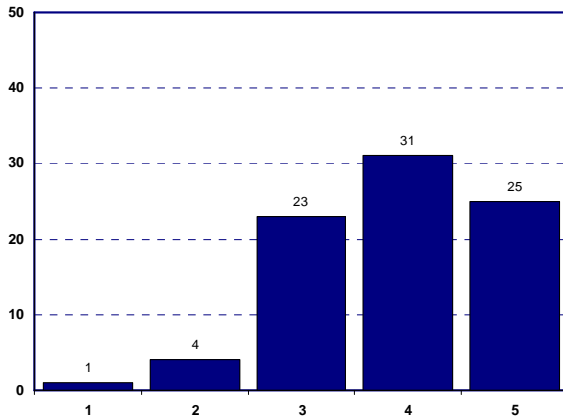
| Lowest Priority Ranking (decending order) | 1 | 2 | 3 | Σ | Highest Priority Ranking (decending order) | 3 | 4 | 5 | Σ |
|--|----|----|----|----|---|----|----|----|----|
| Tennis | 28 | 24 | 25 | 77 | Improve local roads | 26 | 29 | 31 | 86 |
| Dry cleaner | 21 | 22 | 27 | 70 | River walk | 11 | 28 | 46 | 85 |
| Flower shop | 17 | 24 | 29 | 70 | New businesses | 15 | 25 | 45 | 85 |
| Gun store | 31 | 17 | 16 | 64 | More variety of local activiities | 14 | 30 | 37 | 81 |
| Antique store | 21 | 12 | 29 | 62 | Infrastructure | 23 | 31 | 25 | 79 |
| RV Park | 20 | 15 | 26 | 61 | Access to high speed Internet | 13 | 19 | 47 | 79 |
| Health food store | 14 | 17 | 27 | 58 | Old fashion street lamps along Main Street. | 24 | 32 | 22 | 78 |
| Book store | 12 | 15 | 30 | 57 | Bike paths | 13 | 26 | 39 | 78 |
| Tourism Office | 11 | 16 | 30 | 57 | Landscaping in downtown Bailey | 14 | 30 | 33 | 77 |
| Snow boarding | 19 | 16 | 19 | 54 | Amenities to expand tourism | 20 | 23 | 33 | 76 |
| Swimming | 10 | 14 | 29 | 53 | Public Restrooms | 27 | 24 | 25 | 76 |
| Wine and cheese shop | 17 | 14 | 21 | 52 | Playground | 26 | 27 | 22 | 75 |
| Sporting goods store | 14 | 10 | 28 | 52 | MCPN Clinic - Attract a provider | 33 | 15 | 26 | 74 |
| Historic Tours | 5 | 18 | 28 | 51 | Sidewalks along main street | 16 | 26 | 31 | 73 |
| Bailey Business Information Kiosk | 7 | 12 | 30 | 49 | Improve access to McGraw Park | 25 | 25 | 23 | 73 |
| Microbrewery | 19 | 9 | 21 | 49 | Walking path from high school to Bailey | 14 | 28 | 31 | 73 |
| Movie Theater | 19 | 14 | 15 | 48 | Pharmacy/Grocery store | 19 | 23 | 31 | 73 |
| Bank | 10 | 16 | 21 | 47 | Flower Planter boxes throughout town | 23 | 28 | 21 | 72 |
| Visitor Kiosk at Dellwood Square | 7 | 12 | 28 | 47 | Craft and art gallery for visitors | 24 | 25 | 23 | 72 |
| Visitor Kiosk accross from Coney Island | 8 | 12 | 27 | 47 | Recreation Center | 21 | 15 | 35 | 71 |
| Horseback riding | 10 | 10 | 24 | 44 | Visitor Kiosk at Dellwood Square | 28 | 22 | 20 | 70 |
| Snow shoeing | 9 | 13 | 22 | 44 | Horseback riding | 24 | 28 | 17 | 69 |
| MCPN Clinic - Attract a provider | 4 | 7 | 33 | 44 | Bailey Business Information Kiosk | 30 | 24 | 14 | 68 |
| Improve access to McGraw Park | 7 | 10 | 25 | 42 | Visitor Kiosk accross from Coney Island | 27 | 23 | 18 | 68 |
| Snow tubing | 10 | 12 | 20 | 42 | Snow shoeing | 22 | 28 | 16 | 66 |
| Craft and art gallery for visitors | 10 | 8 | 24 | 42 | Snow tubing | 20 | 22 | 24 | 66 |
| Playground | 5 | 10 | 26 | 41 | Swimming | 29 | 22 | 13 | 64 |
| Flower Planter boxes throughout town | 6 | 11 | 23 | 40 | Sporting goods store | 28 | 22 | 14 | 64 |
| Public Restrooms | 4 | 8 | 27 | 39 | Historic Tours | 28 | 19 | 16 | 63 |
| Street lamps along Main Street. | 8 | 6 | 24 | 38 | Bank | 21 | 24 | 18 | 63 |
| Recreation Center | 9 | 8 | 21 | 38 | Book store | 30 | 18 | 14 | 62 |
| Sidewalks along main street | 10 | 8 | 16 | 34 | Microbrewery | 21 | 17 | 23 | 61 |
| Pharmacy/Grocery store | 10 | 5 | 19 | 34 | Tourism Office | 30 | 18 | 13 | 61 |
| Amenities to expand tourism | 3 | 9 | 20 | 32 | Health food store | 27 | 16 | 15 | 58 |
| Improve local roads | 2 | 2 | 26 | 30 | Movie Theater | 15 | 22 | 20 | 57 |
| Infrastructure | 1 | 4 | 23 | 28 | Wine and cheese shop | 21 | 16 | 20 | 57 |
| Landscaping in downtown Bailey | 4 | 10 | 14 | 28 | Antique store | 29 | 17 | 10 | 56 |
| Walking path from high school to Bailey | 7 | 7 | 14 | 28 | RV Park | 26 | 19 | 9 | 54 |
| Access to high speed Internet | 2 | 9 | 13 | 24 | Snow boarding | 19 | 20 | 13 | 52 |
| More variety of local activiities | 4 | 3 | 14 | 21 | Flower shop | 29 | 13 | 5 | 47 |
| Bike paths | 5 | 3 | 13 | 21 | Dry cleaner | 27 | 10 | 8 | 45 |
| New businesses | 3 | 2 | 15 | 20 | Gun store | 16 | 17 | 8 | 41 |
| River walk | 4 | 3 | 11 | 18 | Tennis | 25 | 7 | 5 | 37 |

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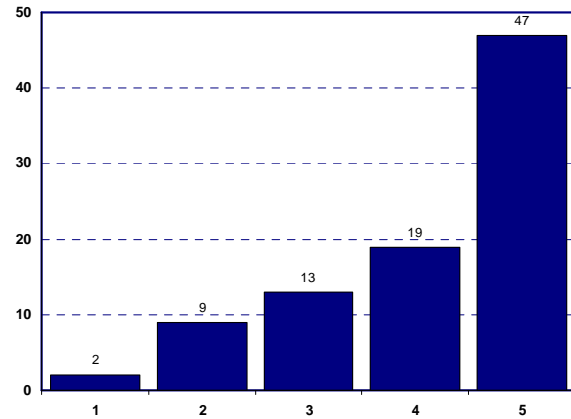
February 1, 2009

Question: Please rate the importance of each category to you. 1 equals a very low priority, 5 equals a very high priority.

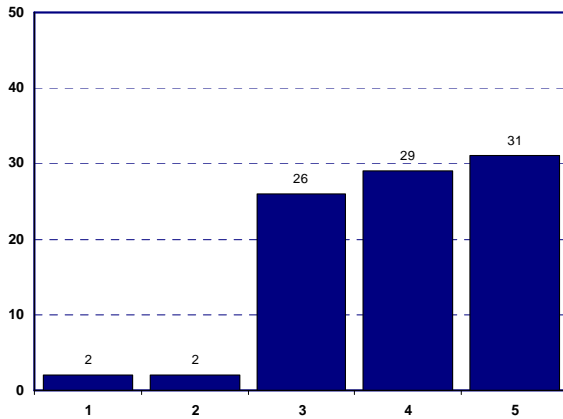
Infrastructure



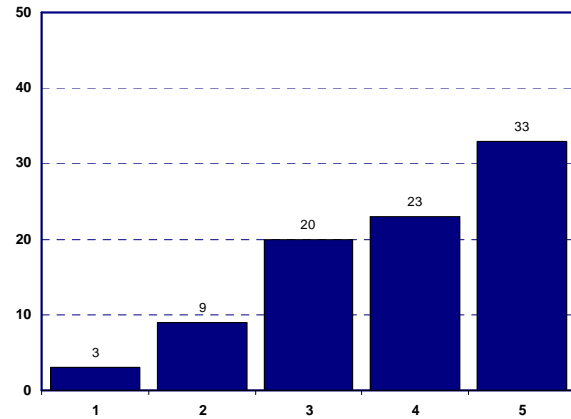
Access to high speed Internet



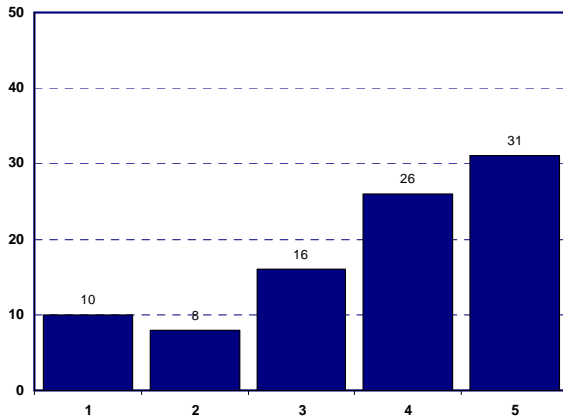
Improve local roads



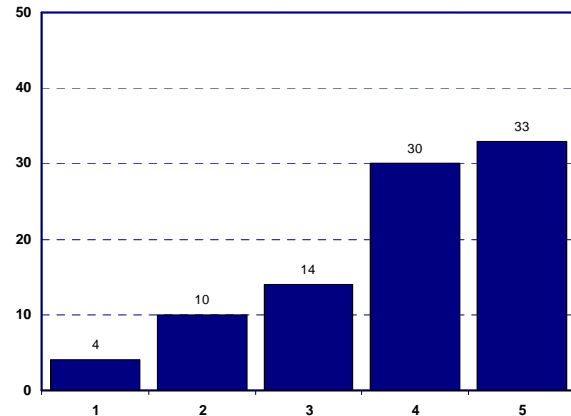
Amenities to expand tourism



Sidewalks along main street



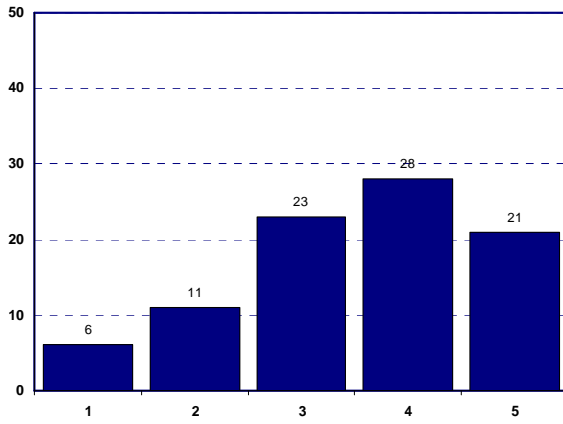
Landscaping in downtown Bailey



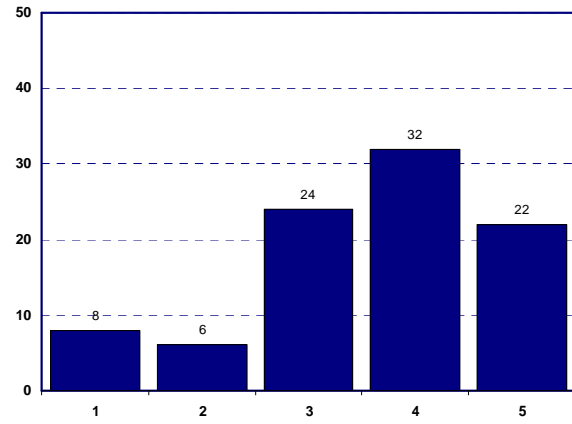
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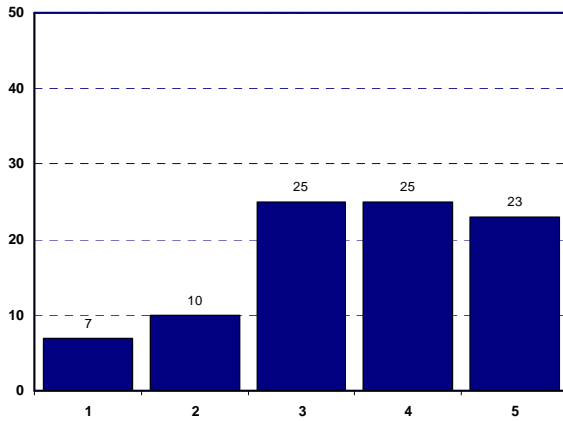
Flower Planter boxes throughout town



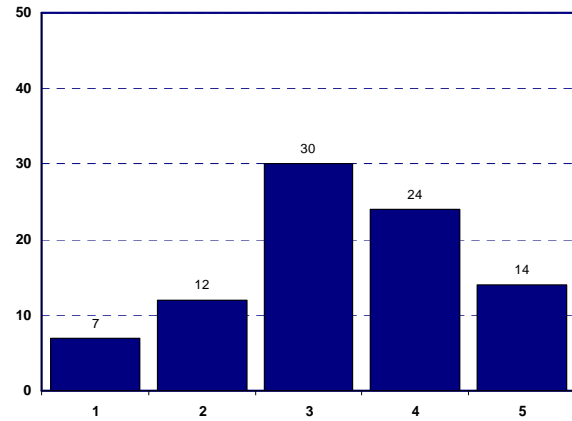
Old fashion street lamps along Main Street.



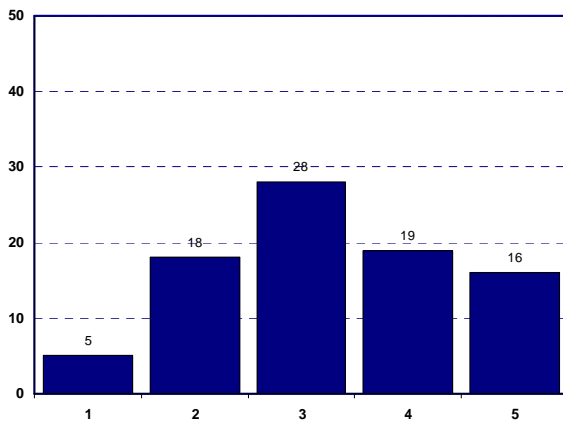
Improve access to McGraw Park



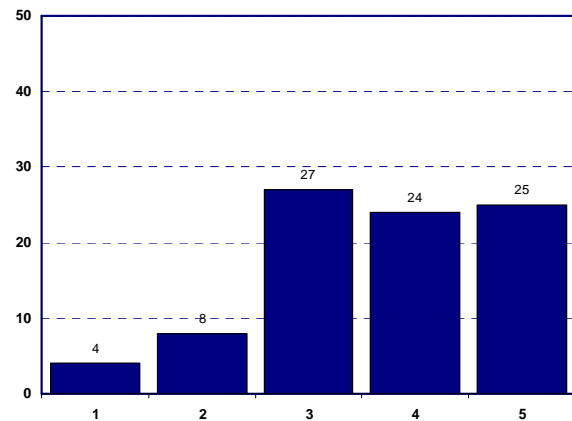
Bailey Business Information Kiosk



Historic Tours



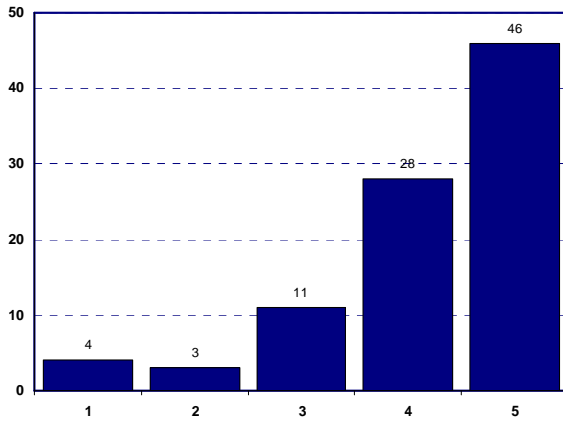
Public Restrooms



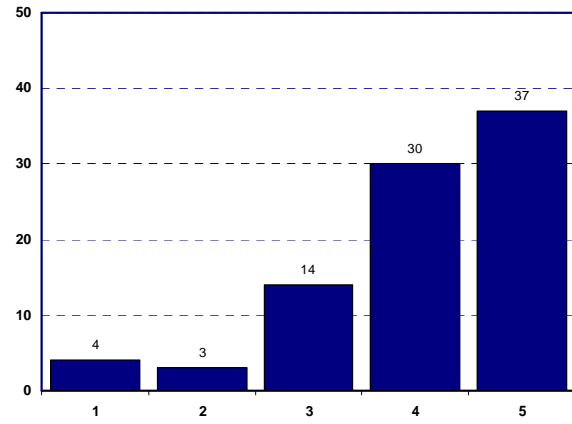
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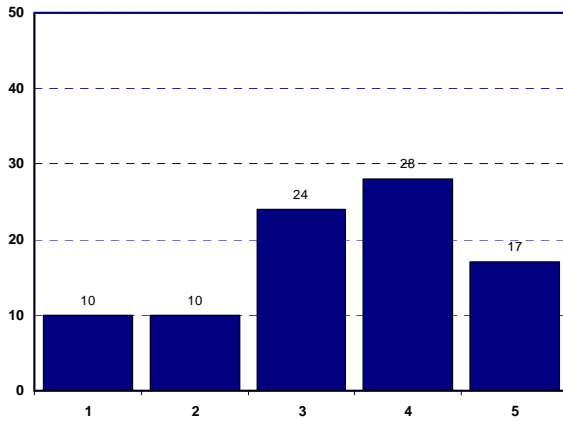
River walk



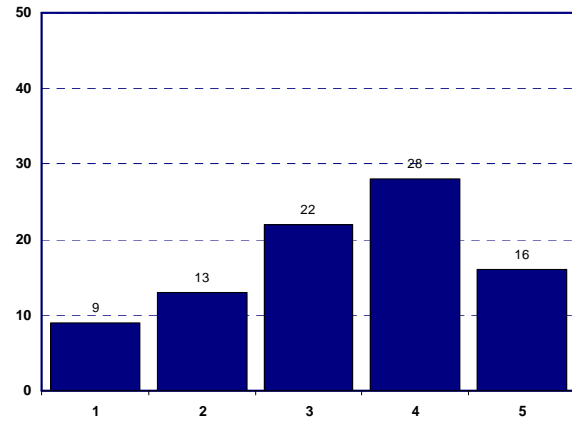
More variety of local activities



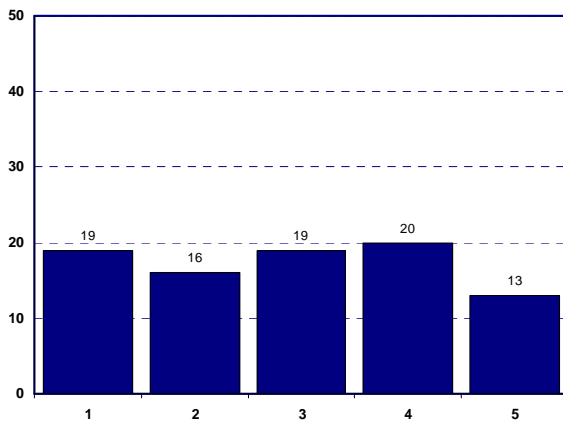
Horseback riding



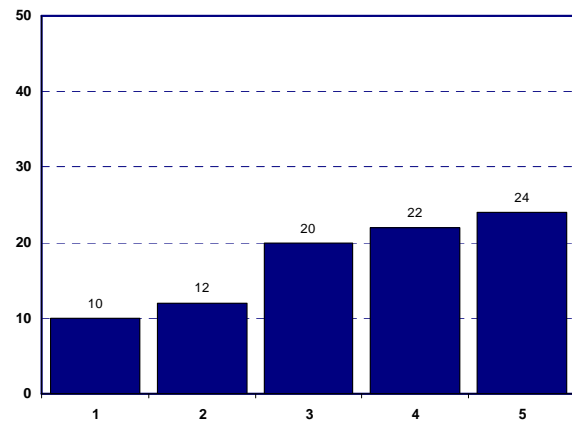
Snow shoeing



Snow boarding



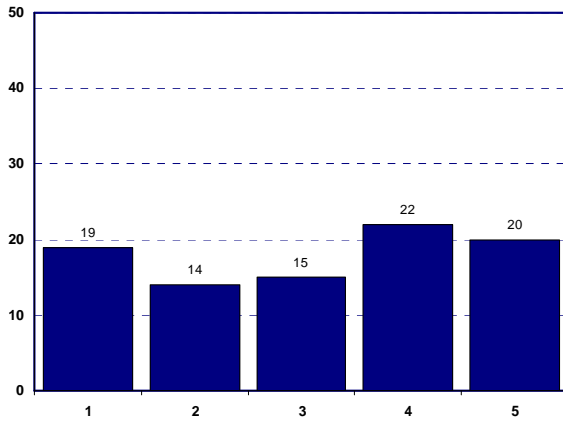
Snow tubing



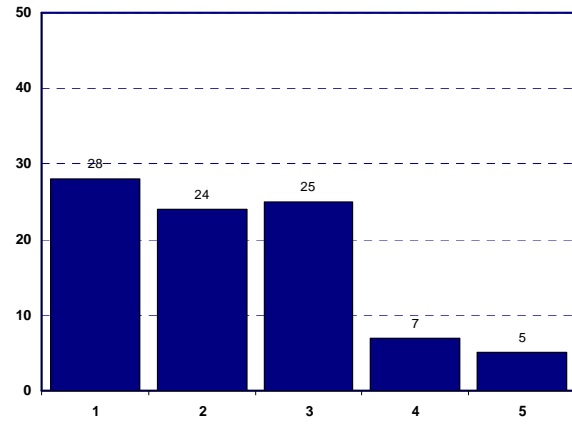
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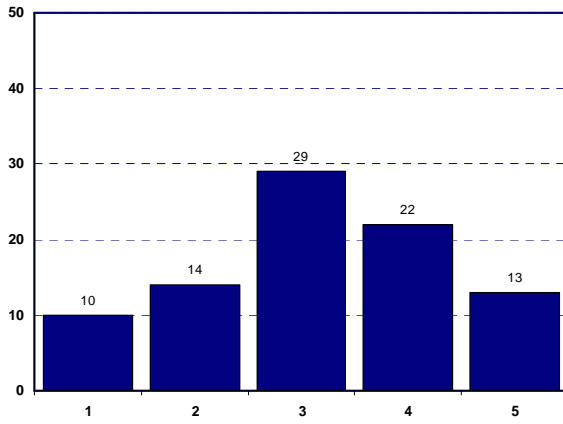
Movie Theater



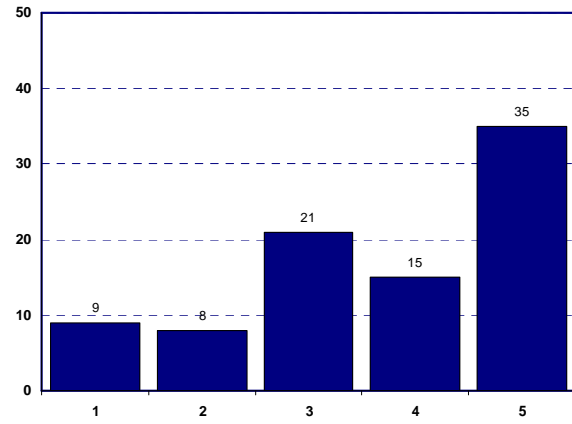
Tennis



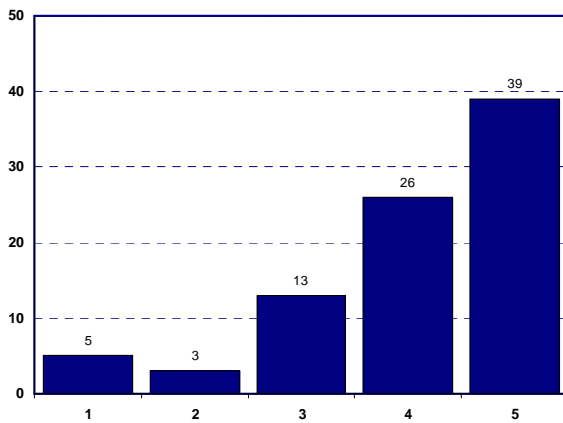
Swimming



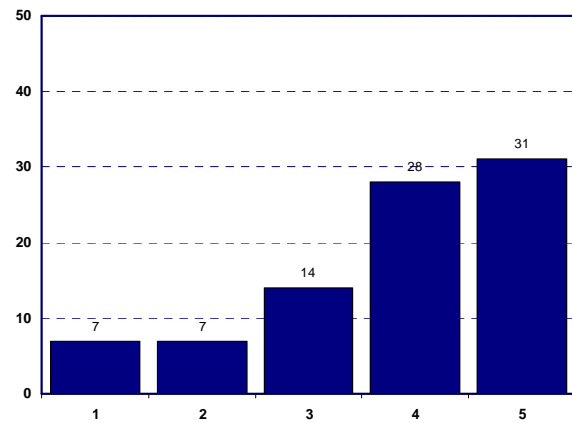
Recreation Center



Bike paths



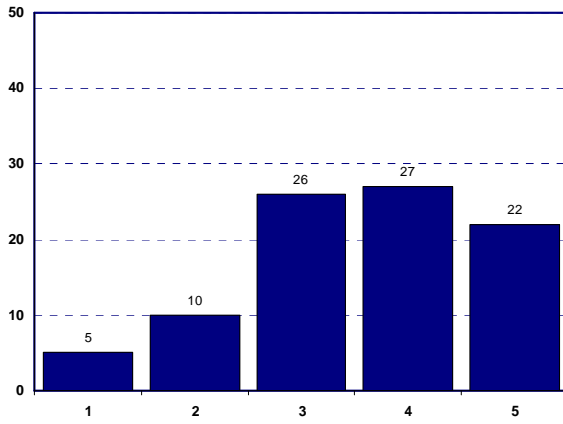
Walking path from high school to Bailey



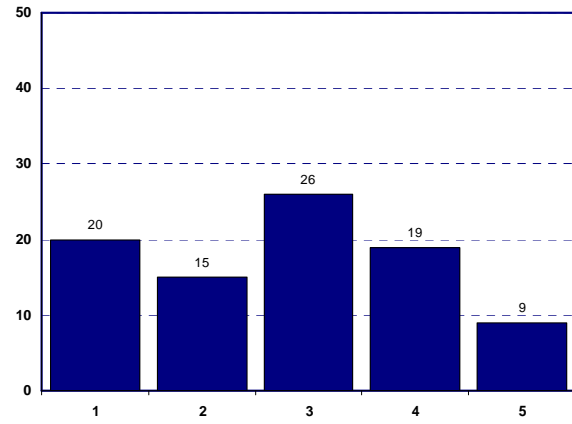
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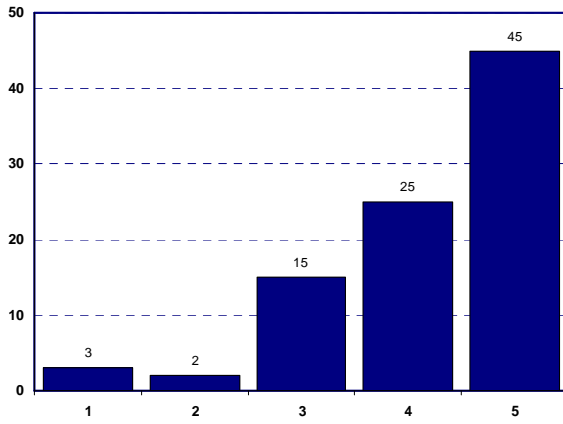
Playground



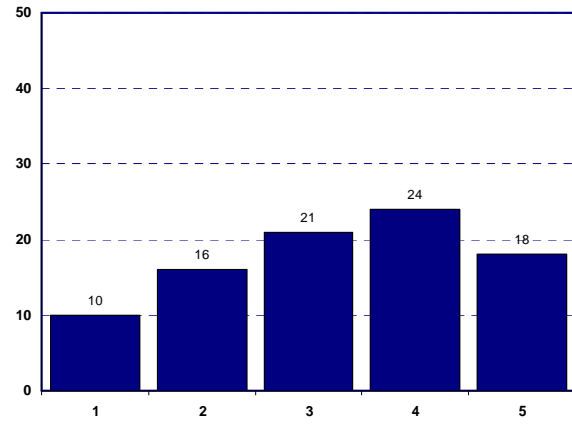
RV Park



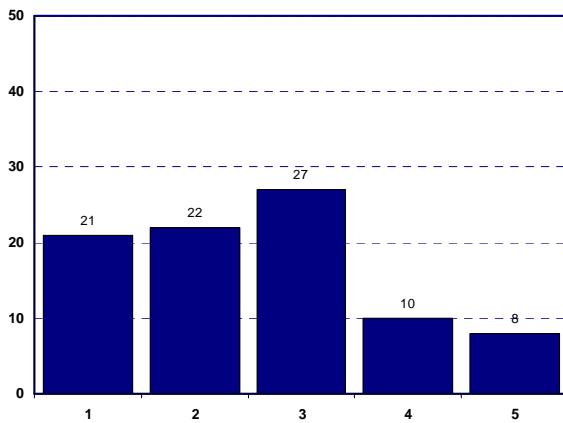
New businesses



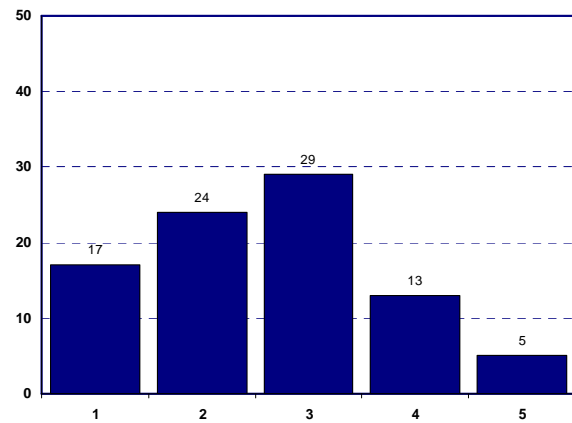
Bank



Dry cleaner



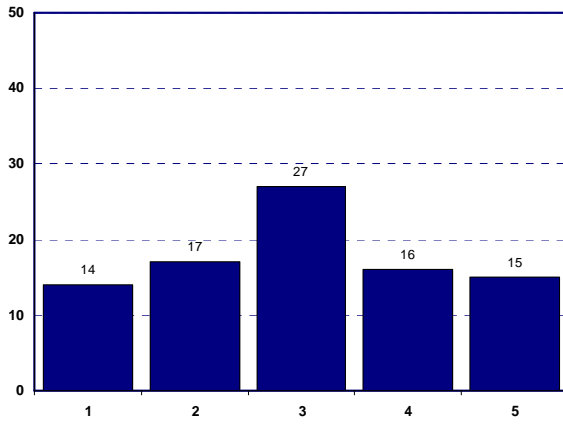
Flower shop



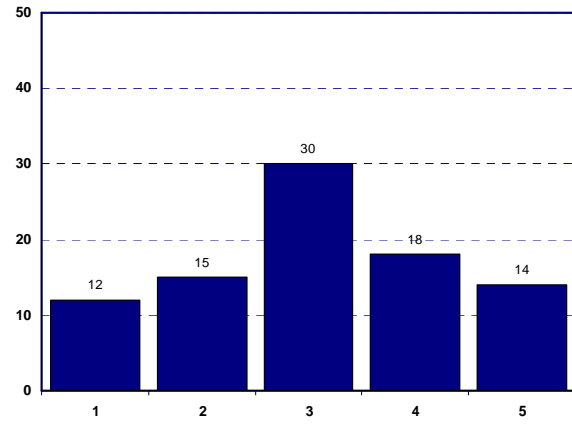
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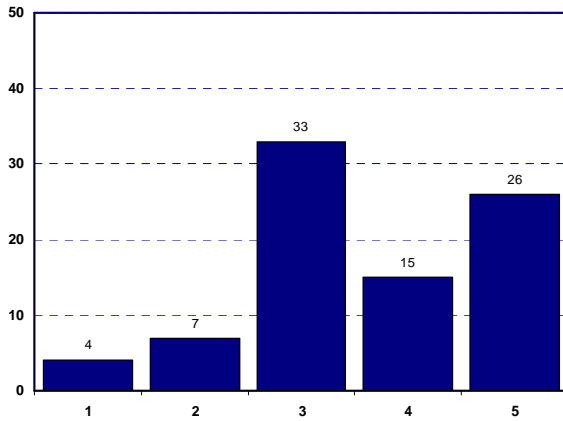
Health food store



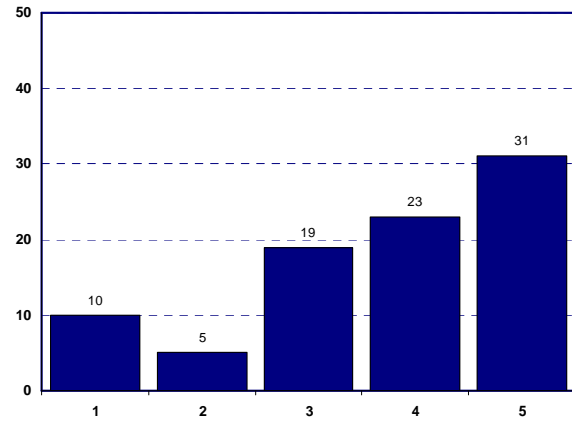
Book store



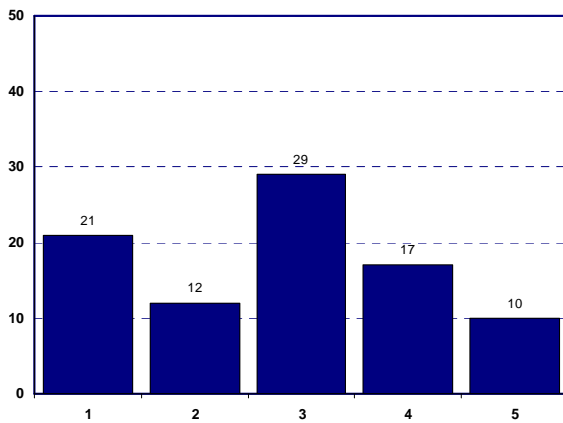
MCPN Clinic - Attract a provider



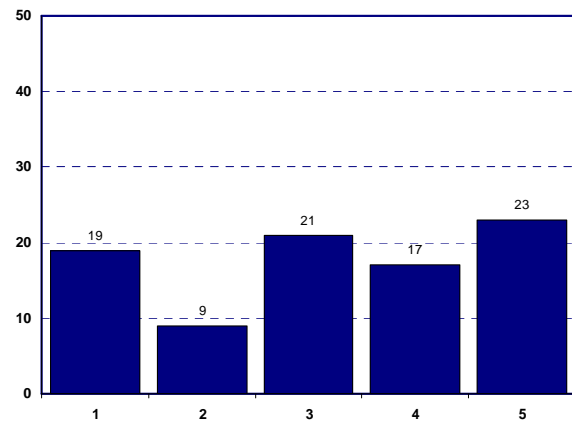
Pharmacy/Grocery store



Antique store



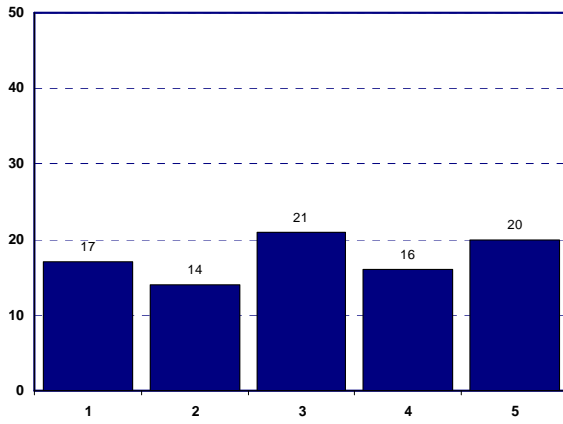
Microbrewery



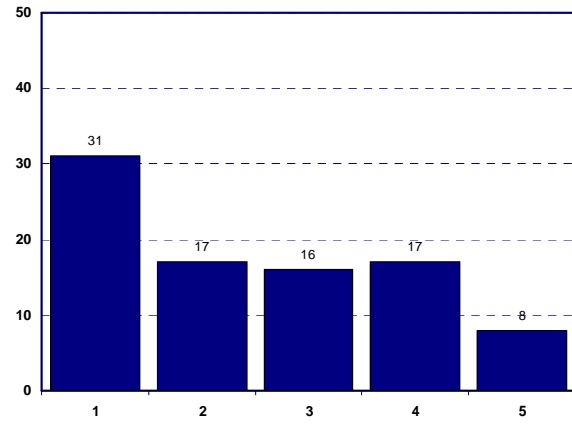
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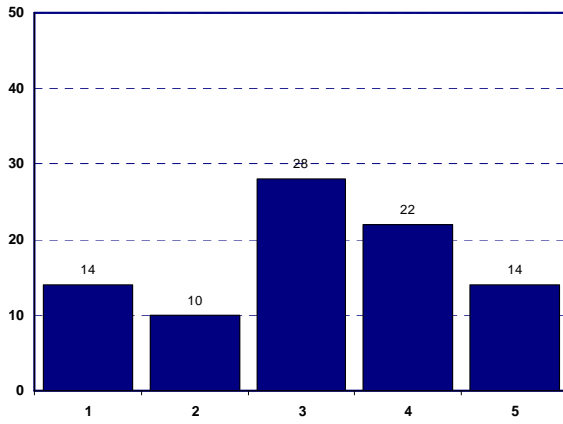
Wine and cheese shop



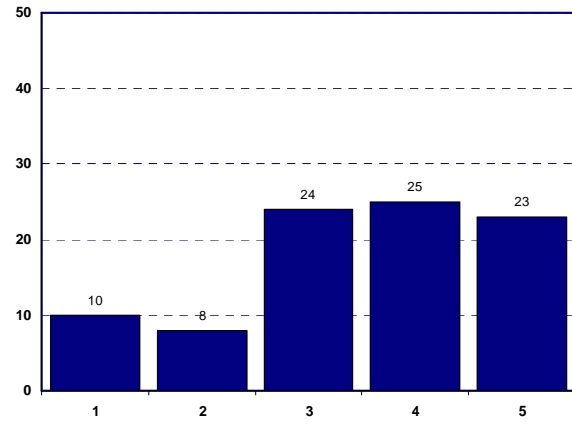
Gun store



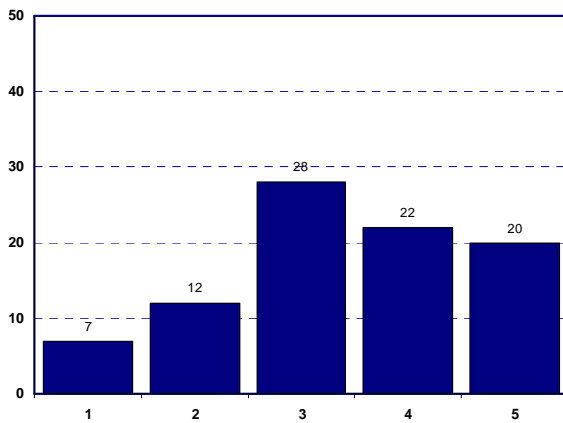
Sporting goods store



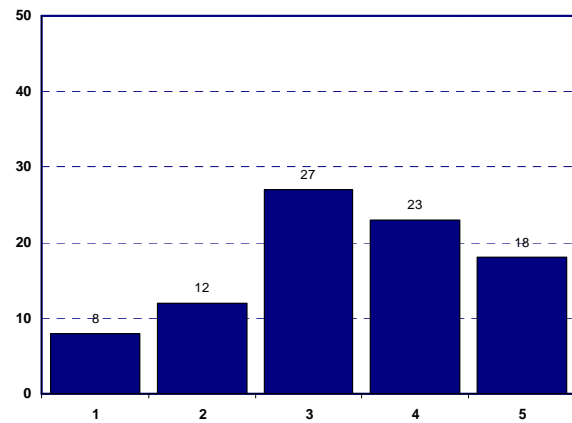
Craft and art gallery for visitors



"Spruce up" the Visitor Kiosk at Dellwood Square

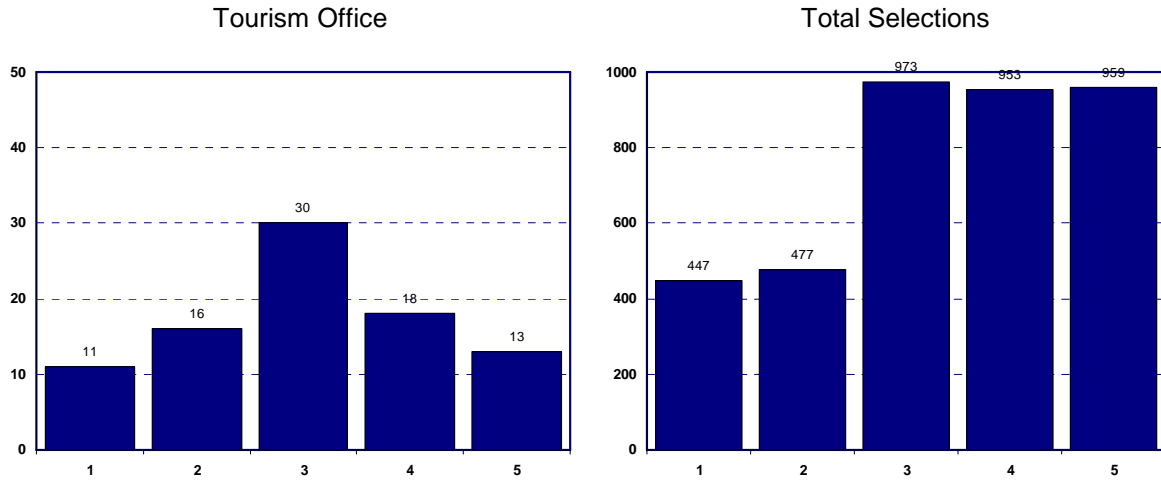


"Spruce up" the Visitor Kiosk at Coney Island



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Comments

Pinecam Comments:

With the economy where it's at, it will be really difficult to attract new business. I heard a while ago that the Bailey Country Store building was in foreclosure. As far as clean-up of the "downtown" area, maybe a group of citizens could get together a la barn raisers and do a "Bailey Pride Day" in the Spring.

Well, it is missing a gun shop--I think it's important. We do have hunters come through now and then.

Bailey's already got everything I want.

Survey Comments:

I think destination bailey is a great idea. Hope you are able to accomplish something. I love living in Bailey very much, but it would be nice to have more amenities closer to home.

We go into Bailey often to shop and have dinner. It is a very nice place to visit and enjoy talking to the cafe owners and guests. I would like to see improvements to the appearance of the area, but not lose the small mountain community atmosphere. That is one of the main things that appealed to us when we moved here.

Bailey is currently a business center, not a destination for tourism. Until you evolve from a town with junk yards, industrial type businesses and run down buildings, Bailey will not evolve into a destination. The premise that old fashioned street lights and sidewalks along main street will attract people is ludicrous. Main street consists of the Country Store, the Cutthroat, an apartment building, forest service (looks like a house), a garden center, houses, heating and plumbing business and the very unattractive back side of the businesses along Hwy 285. I really have to ask, what a sidewalk and street lights will help there. The river is Bailey's best asset. A river walk sounds great! However, access is restricted by private property and the highway. On the east end of Bailey, you have McGraw park behind a feed store and next to a Laundromat. The area smells like sewage. Moving west, there is the back of a metal building then a junk yard. Beyond that the river is inaccessible on that side, due to the highway, all the way to the fire station. The other side of the river has a road for access to residential property, Moore Lumber and a long section of residential properties. I am not trying to be a nay-sayer but a more realistic plan may be more prudent. Putting lipstick on a pig and hoping it will attract people and business is unrealistic. I want to promote Bailey and Park county as a whole. The benefits of making it a destination will raise the standard of living for all of us in the community. I believe a longer term strategic and realistic master plan is a more prudent approach.

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Bailey looks like zoning gone wild. Don't try to put lipstick on a pig... make it look like a quaint mountain town or all the other stuff planned will not help.

Actually all sounds good, Not with taxpayer \$\$, accept roads. Local events--NOT based on last year where couches were lined up down 285. This is the mountains--not to attract city hicks. ALL must join to fight the pine beetles--spraying does work (22yrs of it- it works. Plus force Forestry dept to reduce deer herds from 214 counted in Bailey area--to 4 deer per section! As per original forestry guidelines. There are no more wild flowers, few birds, more bugs, dead bushes stripped clean--creating duff, erosion, thus makes trees weak (+drought) = WILDFIRES. Too many deer--16 years of it. Nothing left to eat; they are so inbred that "mini deer"/midgets are appearing.

My #1 suggestion is for a local theatre. My wife and I love to go to the movies wish we did not have to go all the way to Denver. #2 is the idea of new businesses. #3 is a clinic. #4 the idea of fixing up the downtown, I like the street lights. #5 is the river walk. I like the idea of trying to make this a visitor destination, but I like the idea of taking care of the needs of the residences also!!!

I would like to see Bailey look like a rustic mountain town ... lots of half-log siding with the bark still on. We can have all of the nice improvements in the survey, but the town needs a planned rustic look and theme to be a destination.

Where is McGraw Park? There are two kiosks in town? Has anyone ever thought of buying up some of the "old" ghettoish area of Harris Park and creating a "resort" like feel back here? We have Nat'l Forest at our door, but we definitely have a bad rep. Did you know we have the highest foreclosure rate in the county? Maybe create an open space park back near where the little store was. CC ski trails that are groomed and maintained would be awesome! What about a reservoir that people could canoe in and let their dogs swim. In order to attract more young people who will stay up here, we need more opportunities and more resources. It would be great to have a bike path on CO 43 from Harris Park to the Loaf N Jug. A rec center would be awesome! A grocery store--health food even better and a brewpub would rock!

There are good ideas/suggestions listed here but nothing will improve Bailey as much as 'sprucing up' Bailey proper. I know it sounds harsh, but legislation requiring changes to buildings to conform to a certain code would be helpful. Grant money to help buy out or relocate undesirable businesses (those that produce much of the 'eye sore' Bailey is) would be icing on the cake! Face it, as it stands today, there is nothing attractive about Bailey. It is a huge undertaking to change this, as many a feather will be ruffled, but it is worth the effort. There is so much room for improvement.

Summer music program including local and groups, classical and chamber music, period music, jazz, etc,... It is rewarding to see an increasing interest in avoiding urbanization and suburbanization of Bailey. I would like to see a pro and con list about incorporation.

Thanks for doing this Jim! You rock!

I guess I would like to see more in downtown bailey so I (and others) would have more reason to go there.

Coffee shop with wireless internet.

Bailey is a unique place to live and could be a wonderful place to visit for a day or a weekend. We need more business to provide a bigger tax base for better roads and schools. There will be growth, so let's plan for it and hopefully we will all benefit from it in one way or another.

Natural landscaping and views are much nicer than planter boxes and contrived landscaping. We utilized downtown amenities a lot on the way to/from work. If such amenities existed in bailey, we would not stop before or after work. When tourists refer to bailey, it's usually that they've "been thru and it's beautiful and quaint." few ever stop.

I live around pine junction, and drive down through bailey to get to the DMV on occasion. It has a long ways to go, seems depressed, run down, sloppy area. No desires to go there right now for anything. Compare the new shopping center at Safeway to bailey. Complete opposites. Safeway is inviting and nice, bailey is a run down depressed looking area. Holiday lights on new street lamps would be a starter, Fraser, co added some lights finally, makes a big difference.

Public park areas. Various connections to hi bay and lo bay: walking trail, public transport, radio, different services (lo bay tourism, hi bay local), RTD extension to Kenosha pass. Higher taxes for everyone and in every area to improve services. Federal funding. Designated areas for commercial development away from residences and tourist areas with roads to them off 285. Hiking and biking trails everywhere.

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I would love to see a downtown Bailey!

Personally, I like bailey the way it is - I like being isolated from Wacko's from town...but - downtown bailey could stand to be more warm and welcoming.

I have so many that it would take up too much space. I'll try to limit it to the important issues (for me). As a 20+ year resident of the area, I would be very happy if the term "lo-bay" were eliminated. I find it demeaning to the entire area. Downtown bailey is bailey, it is not lower bailey. We should be enormously proud of our name and our geographic perimeters. Just what is so-called upper bailey? Is it a reference to crow hill? Well, call it crow hill and be proud of that area as well. We definitely need to spruce up the area and become a great, strong identity. I do not find the pride in our area, simply griping about what it is not. We do have some limitations, but often forget that this corridor area is a true destination for camping, dirt biking, Christmas tree cutting, hiking, etc. It's just that most of that happens on public land. Has any true work been done with the local USFS district? This is the south Platte district, not the south park district. Another area of great concern to me is in relation to our children. Obviously we have no official rec. District, but I am interested in things such as the different organizations actually working together to coordinate and publicize their activities, rather than being isolated and defensive about what is available in the community. This also extends to my concern that there is not a restaurant that encourages families to dine with them. Often a new restaurant opens with only the focus of "we need a bar up here", and does not want children in there. They are missing a huge population; families! In the end, I want to make it clear that I love my community and want to see it thrive. Yes, I am a business owner and former member of the chamber. I do not want to be perceived as hostile or offensive, I simply am concerned about certain issues and hope for improvement. Thank you for the efforts made so far!

Bailey appears to be too industrial and like a junk yard in some areas. Auto repair shops and the area that looks like a fuel depot of some sort, need to be moved out of the downtown area. The river is the best asset of bailey and if we could get a cafe with outdoor seating along the river and some other small businesses nearby, I believe we could attract tourist as well as locals.

I'll have to think about it a while.

I am a building designer and will be willing to be of a help with drawings for the program. I was the designer for the Platte canyon rescue service building. I have many ideas and am willing to share.

We already have a sporting good store, the knotty pine, the motel is an eye sore, look at conservation easement on farmers union property, a huge potential for park county and bailey

This is a very nice start to your destination bailey campaign. I especially like the old photos. It would be nice to have text explaining the picture.

First impressions are important! The section along 285 needs to be cleaned up. Businesses need to be inviting with appropriate signage and advertising. The "main street" side of bailey needs to promote its historical background with 285 signage to "historic bailey" to get folks to stop-n-look. There must be new businesses and attractions to make them want to stay. Of course, new businesses will only come after bailey is cleaned up and appropriate infrastructure is in place. Historical museums (early settlers, trains, mining, etc.) Often get folks to stop.....and shop. McGraw park is a good start but it needs to be developed further and advertised.

Tourism would be a great boost to our local economy. Creating a downtown through re-facing, walking paths, etc. Is a great start.

I love that this website now exists and hope something can come of it - wishing the best for bailey!

I think any improvement would be great! Bailey is located in a central area and we should do our best to give people who are passing through something to stop and look at, buy, eat and just enjoy our town.

Clean up peoples personal properties...so many junk cars and just plain junk...even on the main street, right by the highway, near the Chinese restaurant, that truck of junk has been sitting there for the world to see every since we have moved up here. We have been here for a year and a half. That looks so ugly and should not be there to represent bailey. We live in bur land and there are lots of houses with too much junk, cars, bikes, trikes and garbage! Clean it up!

I'd like to see some consideration about incorporating bailey. Also, instead of improving access to McGraw park, how about improving McGraw park so people can actually see it? I laud you on the long-range vision, but some of this is hard to imagine without addressing some short-term issues first. Lights along Main Street. Would be pretty;

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they'd light up the dumpsters and dog poop. A public trash facility for tourists is necessary, and a recycling program would also help a lot. Is this included in infrastructure?

I would love for the town to be more family friendly. A playground and picnic area would be welcome so that our families do not have to head down the hill. Safe paths, landscaping, toilet. A nice place to sit back and listen to the Platte river.

Bowling alley would be nice!

Make your questions less opaque--what is a MNCP?

Need some unique shops and restaurants to make it a destination. Convince Zokas to relocate there (better for both). Microbrewery with restaurant brilliant. Reduce the "running the gauntlet" provided by revenue hungry state and local cops in the way into town - it's overly zealous and taints the visit. Rafting on the river - perhaps a simple "float" for all ages. Main Street needs a sprucing up - Platte c grill great but appearance needs improving.

I am excited to see what may come of such a committee; I wish it was open to more residence.

I have lived in bailey for 11 years and have not seen much improvement. I am glad someone is finally addressing the issue. I have felt for a long time that most of the longtime residents do not want increased taxes or to spend money to get any amenities and they have shown a resistance for change. If you speak up, there is backlash that we should move back to the city. It would be nice to see bike and walk paths (some thing we can all use, not just tourists). The ball parks here are in great need of repair. Improved landscaping in lodo would be a nice improvement. I have always admired Morrison, Frisco, and Breckenridge's landscaping and flowers on their main streets. I will like to attend your next meeting. I wish you the best for all your effort and would support you in any way.

The local businesses need to be improved! We need a decent place to eat. I would recommend checking into Quincy's which has places in Leadville, Buena Vista and Salida.

What great ideas! Good for you guys for doing something other than whining about things!

It's time we get business in the bailey area so that revenue is kept in park county. Everyone goes to conifer and Denver for their services. It's especially important to get recreation for the residents as well as tourists.

Definitely some 'pride of ownership' efforts in the downtown area. Clean up weeds, etc. Volunteer efforts should be available through business owners. Keep lower speed limit 'outside' of all commercial efforts (i.e. Coney island).

What about an "upper bailey" area- centered around coffee shack/loaf and jug/library area- lots of land there, would be easy access for the majority of the population. Could be a pedestrian bridge over 285, bike/ped. Paths built along Rosalie, pc 72, and pc 43. Reopen Bulldogger; use that as the new "Main St." This seems like an area that needs to be paid attention to, or there will be a bunch on banks (ala conifer) at the top of crow hill someday.