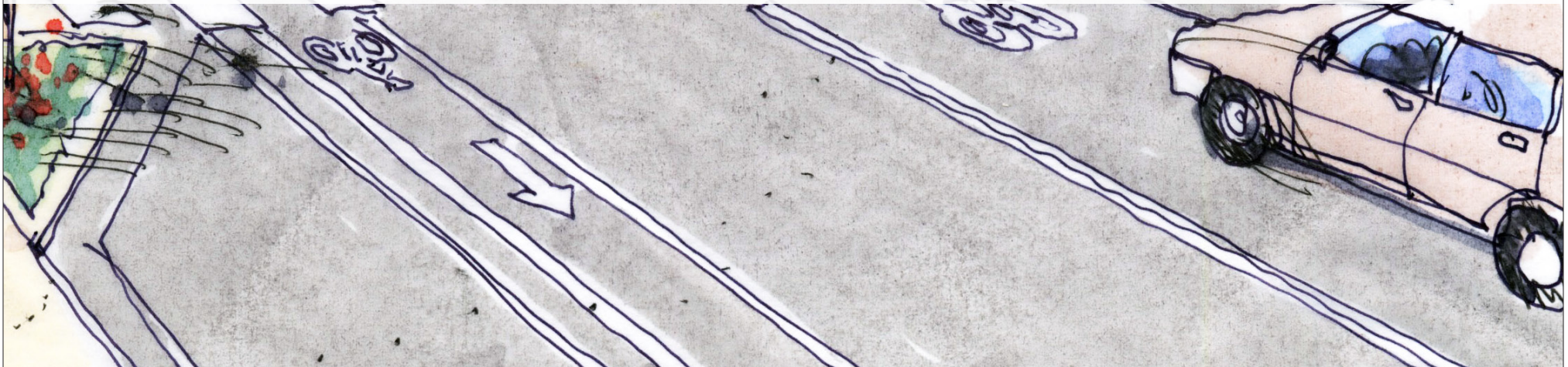




ADOPTED: NOVEMBER 18, 2019







FOREWORD

The Town of Fairplay is the fifth-highest incorporated community in Colorado, is the center of commerce and government for our region and it is our home. In 1859, the founders of our community called this place “Fair Play.” They wanted to establish a settlement based on the premise of equity not greed like they had encountered in neighboring mining settlements. Over the years, our community has endured economic booms and busts, as well as several devastating fires. Fairplay is a resilient community and as we continue working to strengthen our community, we also take pride in staying true to our roots and preserving what makes our town a unique and authentic place.

Today, we are not that different from our founders. We want our community to be a great place to live and offer opportunities for us all to succeed and prosper. We recognize that one of the keys to a great community is a great downtown. Downtown is the heart of our community and plays an important role in making Fairplay a special place. To strengthen our downtown and manage its transformation in a way that preserves its authenticity and unique sense of place, we need to think ahead. That is what Fairplay Forward is all about!

Great downtowns don’t happen by chance. Fairplay Forward is being driven by a collaborative spirit aimed at bringing our community together to implement our shared vision and goals for the downtown. This plan represents the first step in a successful path forward for downtown Fairplay. We hope that everyone’s considers this to be OUR PLAN, one that we all can use to move our community into the future.

Sincerely,

The Community Connection Team

- | | |
|-------------|----------------|
| Frank Just | Kristin Farr |
| Eve Stapp | Carrie Fabel |
| Ray Douglas | Cheryl Piderit |
| James Dean | Wayne Albers |
| Paul Kemp | Tina Darrah |
| Megan Kemp | Julie Bullock |

ADOPTION & USE OF THIS PLAN

The Fairplay Forward plan was prepared by Western Slope Consulting, LLC (www.coloradoplanning.com) in collaboration with the Community Connection Team, Town of Fairplay, local stakeholders and Fairplay’s community. The plan was adopted by Fairplay’s Mayor and Board of Trustees on November 18, 2019 (refer to Resolution No. 32 | Series of 2019) on behalf of the citizens of the town.

The Fairplay Forward plan is to be used to inform and guide local decision-making, policies and regulations related to the economic and physical development of downtown Fairplay.

TOWN OF FAIRPLAY, COLORADO

RESOLUTION NO. 32
Series of 2019

A RESOLUTION OF THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, APPROVING ADOPTION OF THE FAIRPLAY FORWARD PLAN.

WHEREAS, the Town of Fairplay entered into a Professional Services Agreement with Western Slope Consulting for Community Assessment Services; and,

WHEREAS, the purpose of the Community Assessment was to determine how best to support the Town of Fairplay's downtown core and business community; and,

WHEREAS, a Community Connection Team was established to serve as a guiding body for the Community Assessment project, and which included a representative of the South Park Chamber of Commerce, local business owners, members of the Board of Trustees, and Town staff; and,

WHEREAS, the Town of Fairplay and Western Slope Consulting hosted several public input sessions in order to determine the desires of the community; and,

WHEREAS, Western Slope Consulting has developed a plan, dubbed the Fairplay Forward Plan, which is reflective of the desires of the community and which the Town Board is fully in support of; and,

WHEREAS, the Board of Trustees desires to adopt the Fairplay Forward Plan and begin to undertake its execution.

NOW THEREFORE, BE IT RESOLVED THAT THE BOARD OF TRUSTEES FOR THE TOWN OF FAIRPLAY, COLORADO, that the Fairplay Forward Plan, attached hereto as Exhibit A, is hereby authorized and approved and the Mayor and Town of Fairplay Board of Trustees.

RESOLVED, APPROVED, and ADOPTED this 18th day of November, 2019.

(Seal)



ATTEST:

Tina Darrah
Tina Darrah, Town Clerk

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WHAT IS FAIRPLAY FORWARD?

PURPOSE

Fairplay exemplifies the best of what Colorado has to offer. Downtown Fairplay is the historic, economic, civic and cultural heart of the community. It is a place where the area's rich history and promising future come together, offering an authenticity and sense of place that are increasingly hard to find. Given the existing strengths of Fairplay's downtown, many residents and businesses feel that their are a number of opportunities to build upon these and further solidify the downtown as the hub of local history, business, culture and activity.

A strong and vibrant downtown can be the most productive place in a community and serve as a major economic driver. Downtowns are one of the few places where housing, restaurants, shops, institutions, community spaces, and cultural and civic activities come together. This concentration and mix of activities facilitates business, social and cultural exchange. In this light, the success of downtown Fairplay has everything to do with the economic well-being of the entire community.

In 2019, the Town of Fairplay embarked on a downtown assessment project, named "Fairplay Forward." The town worked to engage all facets of the community in a conversation around the following issues...

- What do we cherish about our downtown?
- What type of place do we want our downtown to be?
- As we grow and change, how do we retain all that is great about our downtown, while realizing its immense potential?
- How can our downtown best reflect our authenticity and unique sense of place?

The process for Fairplay Forward was designed to answer these questions and to develop a strategy for proactively shaping a downtown that celebrates Fairplay's past while also creating a roadmap for its future.

This document is the culmination of the Fairplay Forward process. It is to be used as a guide for the physical and economic development of Fairplay's downtown. Included are:

- The community's shared vision and goals for the downtown.
- Recommendations for achieving the vision and goals for the downtown.
- An implementation action plan for getting things done.



photo credit: Gary Nichols

DOWNTOWN FAIRPLAY

Downtown Fairplay represents the best of what Colorado has to offer. It is a truly authentic and unique place that reflects the community's heritage and offers a window into Colorado's history. Many in the community recognize that downtown is a special place.

The motivation behind Fairplay Forward was to develop a community-driven strategy to be used to guide the physical and economic development of the downtown. Fairplay Forward works to preserve what people love about Fairplay while helping the community realize their aspirations for the downtown.

PHASE I

*Where are we today?
Where do we want to be?*

The first phase of Fairplay Forward focused on working with the community to...

- Identify assets, opportunities, challenges and needs in the downtown.
- Identify ideas for how to best address the assets, opportunities, challenges and needs identified.
- Better understand current conditions in Fairplay and trends that could affect the town over the coming years.



COMMUNITY ENGAGEMENT OVERVIEW

Fairplay Forward is a community-driven effort working to implement a shared vision and goals for the downtown, as well as identify the tools, resources and leadership capacity necessary for successful implementation.

The town and Community Connection Team implemented a robust public engagement process that provided different viewpoints a chance to find common ground and reach win-win solutions.

Community Connection Team (CCT)

A team of local leaders (i.e. the “Community Connection Team”) comprising elected officials, business owners, and representatives from the Chamber of Commerce and the town was convened to:

- Guide, support and participate in the community engagement process and outreach efforts to ensure broad community involvement in Fairplay Forward.
- Work to build community support and accountability for implementation of the outcomes from the project.
- Continue to lead and organize within the community to sustain momentum and inspire on the ground change, even after the planning process is complete.

Identifying Aspirations, Opportunities, Assets, Challenges and Needs

The first step in the engagement process for the Fairplay Forward was working with the community to identify their aspirations for downtown Fairplay, as well as what they thought were opportunities, assets, challenges and needs in the downtown.

The following engagement activities were offered to gather input:

- A downtown Fairplay questionnaire
- Focus group sessions/stakeholder meetings
- A project website that allowed people to submit ideas via an “Idea Wall”
- Gathering ideas for the downtown via Instagram
- Collaboration with local teachers to gather input from Fairplay’s youth
- A community workshop hosted in March 2019
- Downtown Walkshops (i.e. walking audits of downtown Fairplay)

From the input gathered, a vision and four goal statements were crafted to define what a successful downtown looks like for Fairplay (refer to page 5). The vision and goals are important as they provide a framework for taking action and will be used to guide long-term decision making for the downtown.

PHASE II

How do we get there?

The second phase of Fairplay Forward focused on working with the community to...

- Share and gather input on the outcomes of Phase I.
- Continue gathering ideas for how to best address the assets, opportunities, challenges and needs identified.
- Identify and prioritize implementation actions.

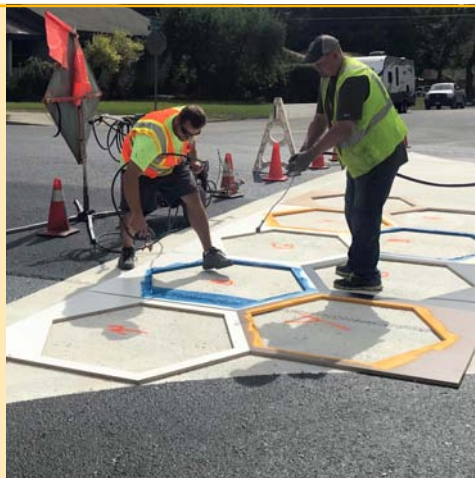


PHASE III

Taking Action!

The third phase of Fairplay Forward focused on working with the community to...

- Develop a detailed action plan/ implementation matrix for the Fairplay Forward.
- Prepare the Fairplay Forward Plan.
- Begin taking action!

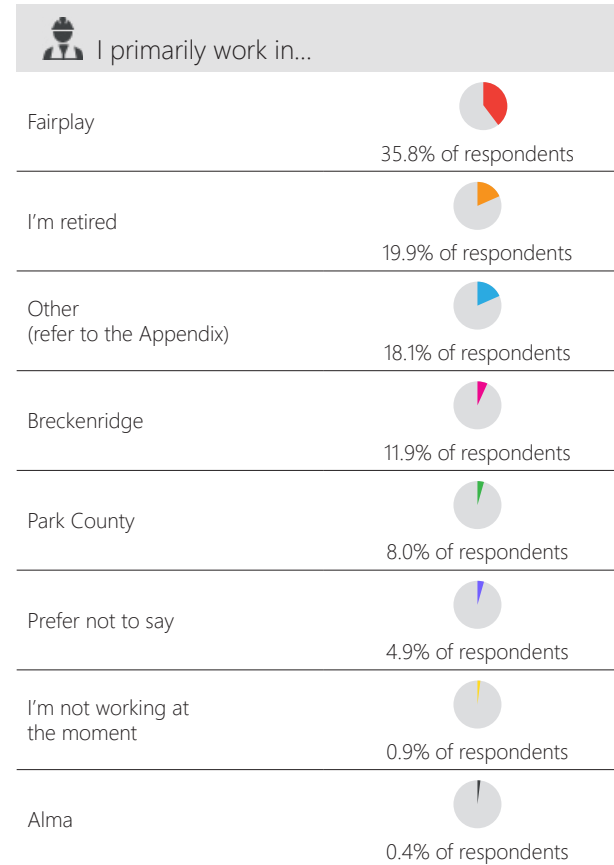
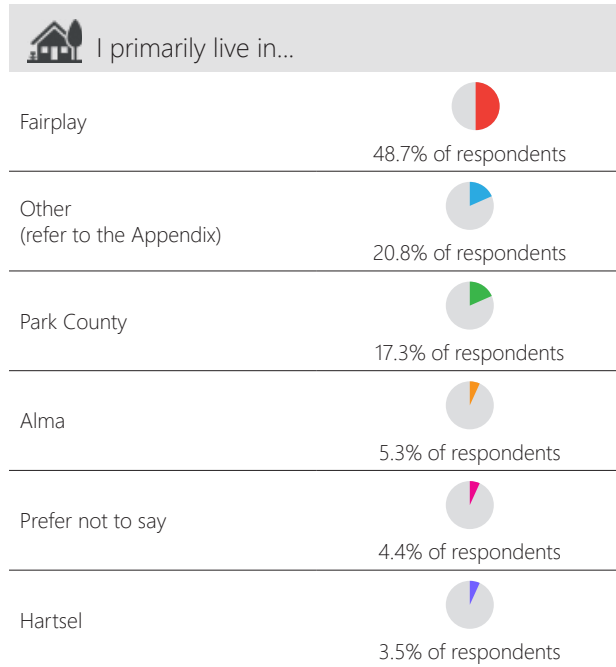



Identifying Specific Steps to Take

With the vision and goals for downtown Fairplay in hand, the second-step in the engagement process was working with the community to identify specific steps/ actions to be taken to work towards the community's vision and goals. A multi-day "Downtown Design Workshop" was held in April 2019 that resulted in the design concepts and implementation recommendations in this plan.

WHO DID WE HEAR FROM?

Respondents to the Downtown Fairplay Questionnaire were asked to answer three (3) demographic questions in order to better understand who was participating. Demographic information was not collected via any of the other community engagement activities. 226, of the total 280 respondents, provided responses to the demographic questions. The results are presented below:



 The following apply to me...

I own the place where I live.	44.7% of respondents
I own a second-home in Park County (which is not my primary residence).	7.0% of respondents
I own a second-home in Fairplay (which is not my primary residence).	6.7% of respondents
I own a business in another part of Fairplay.	6.4% of respondents
Other (refer to the Appendix)	5.8% of respondents
I am interested in purchasing/investing in real estate in downtown Fairplay.	5.3% of respondents
I am interested in opening a business in downtown Fairplay.	5.3% of respondents
I rent the place where I live.	5.0% of respondents
I own a business in downtown Fairplay.	5.0% of respondents
I own real estate in downtown Fairplay.	4.1% of respondents
I am looking to buy a place to live in downtown Fairplay.	2.3% of respondents
Prefer not to say.	1.8% of respondents
I am looking to rent a place to live in downtown Fairplay.	0.6% of respondents
I own a short-term rental (AirBNB, VRBO, etc.) in downtown Fairplay.	0.0% of respondents

KEY FINDINGS FROM THE COMMUNITY ENGAGEMENT PROCESS

From the input offered by the community, it became clear that there was strong interest in downtown Fairplay becoming a place that:

- Is welcoming, alluring, bustling and offers a variety of things for residents and visitors to do and see.
- Serves as the foundation for a strong and diverse local economy; an economy that offers opportunities for those who live in Fairplay and enables the community to thrive and prosper.
- Celebrates and showcases Fairplay's authentic small town vibe, unique culture, heritage and natural setting.
- Is safe, convenient and comfortable to travel to, through and around whether on foot, on a bike or in a vehicle.

OUR VISION

Downtown Fairplay...

A vibrant and attractive place that acts as a hub for our social and economic success.



OUR GOALS



PRESERVE OUR UNIQUE & AUTHENTIC CHARACTER

Downtown is the ever-evolving heart of our community that embodies our authentic character – history, culture, nature and art. A place where locals and guests are drawn for a variety of experiences unique to Fairplay.



IMPROVE & ENHANCE DOWNTOWN AESTHETICS

The built environment - streets, sidewalks, buildings, public and private spaces - creates a welcoming and attractive downtown.



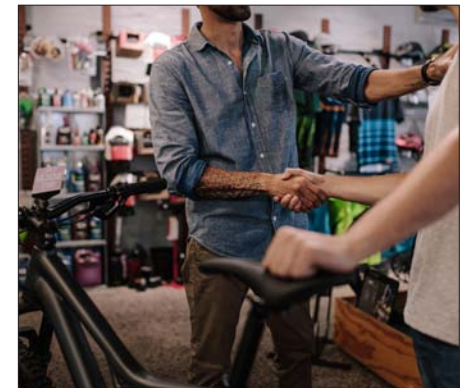
STRENGTHEN CONNECTIONS TO THE DOWNTOWN

Downtown has safe, comfortable and convenient options for traveling to, from and around whether on foot, bike or in a vehicle and is well-connected to the rest of the community.



CREATE A COHESIVE & PROSPEROUS COMMUNITY

Downtown fosters civic pride and encourages investment in Fairplay as a place, and a community.



DOWNTOWN CHARACTER AREAS & GATEWAYS

DOWNTOWN CHARACTER AREAS

There are three (3) distinct areas within the downtown study area. Each area has its own unique character, opportunities and challenges. The three (3) “Character Areas” in downtown Fairplay are described below:



1. Main Street Corridor

This area can best be described as the Main Street/State Highway 9 corridor (refer to the map on the following page). This is an important area as it serves as the primary route into and out of the downtown and as such, provides people with their initial impression of downtown Fairplay. Properties within this area are zoned: Civic Center (CC); Single-Family Residential (SF-Res); Town Center (TC); Town Center Overlay; and, Transitional (T).



2. Front Street | Historic Business Area

This area extends from 4th Street to 6th Street and includes a half-block on either side of Front Street (refer to the map on the following page). This area encompasses the commercial/business part of the Front Street corridor and recommendations for this part of downtown were developed accordingly. Properties in this area are zoned Civic Center (CC) and Town Center (TC).



3. Front Street | Historic Residential Area

This area extends from 6th Street to 8th Street and includes a half-block on either side of Front Street (refer to the map on the following page). The recommendations for this area work to distinguish it as a unique residential neighborhood in the downtown, as well as Fairplay as a whole. Properties in this area are zoned Town Center (TC) and Single-Family Residential (SF-Res).



DOWNTOWN GATEWAYS

Gateways have been identified for each character area (refer to the map on the following page). Gateways are important features as they serve as visual cues letting people know they are entering/leaving a unique part of the downtown. The gateways identified are:



1. Main Street Corridor Gateways

The intersection of Main Street & 4th Street serves as the western gateway to the Main Street corridor and the gateway to the Historic Business Area. An initial concept for this gateway is provided on page 8.

The intersection of Main Street & Highway 285 serves as the eastern gateway to the Main Street corridor and presents an opportunity to draw people off of Highway 285 and into downtown Fairplay. A concept for this gateway is presented on page 8, as well as in the Fairplay River Park Master Plan (refer to www.fairplayriverpark.com).



2. Historic Business Area Gateways

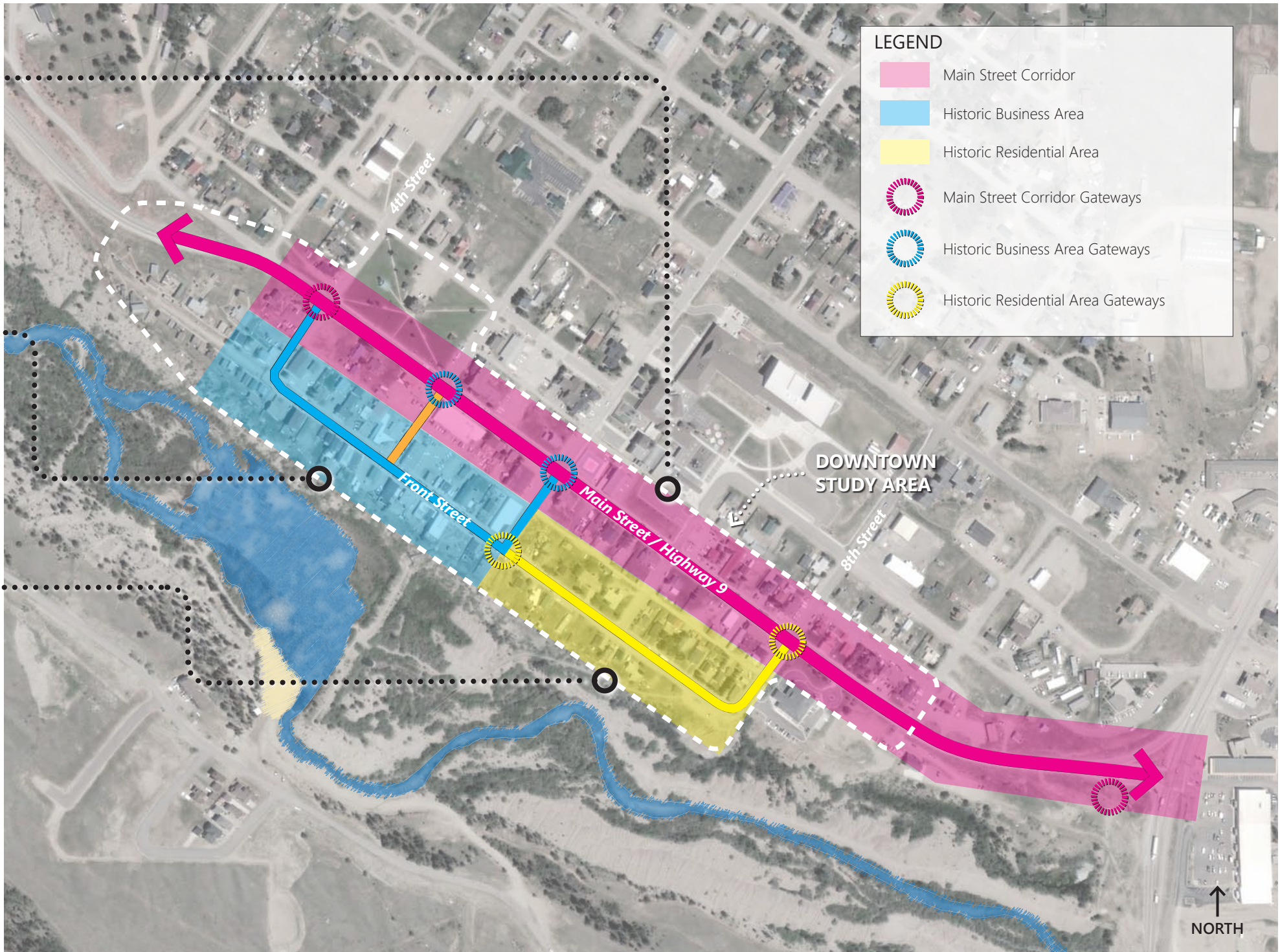
The intersections of Main Street & 4th Street, Main Street & 5th Street and Main Street & 6th Street serve as the gateways to the Historic Business Area.



3. Historic Residential Area Gateways

The intersections of Front Street & 6th Street and Main Street & 8th Street serve as the gateways to the Historic Residential Area. An initial gateway concept is included on page 8.

DOWNTOWN CHARACTER AREAS & GATEWAYS



MAIN STREET CORRIDOR | WESTERN GATEWAY CONCEPT

Shown to the right is a preliminary concept for the western gateway to Fairplay's Main Street corridor and the downtown. This gateway is an important feature as it provides an initial impression of Fairplay when entering the town from the west (i.e. from Alma/Breckenridge). It also serves an opportunity to create a sense of arrival and an opportunity to slow vehicle speeds.

Elements incorporated into this concept include:

- A "Fairplay" monument sign designed to reflect the materials used for and style of the eastern gateway to the Main Street corridor.
- Curb extensions/bulb-outs at the intersection of Main Street/State Highway 9 and 4th Street. The curb extensions/bulb-outs will help to provide a sense of arrival and to slow vehicles entering downtown Fairplay.
- Native landscaping materials and historical elements (ex. ore carts).



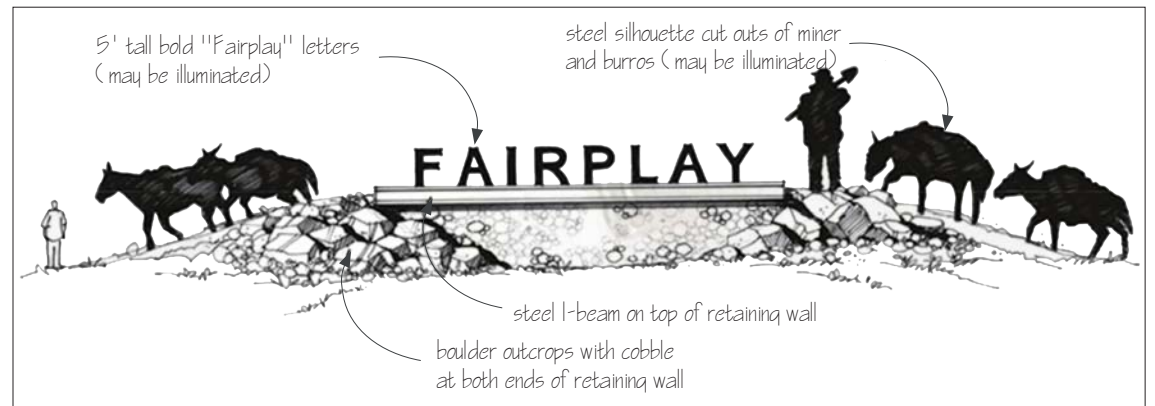
Concept for the western gateway to the Main Street corridor (near the intersection of Main Street & 4th Street).

MAIN STREET CORRIDOR | EASTERN GATEWAY CONCEPT

To the right is a concept sketch that was developed for the eastern gateway to Fairplay's Main Street and downtown. This concept was prepared in conjunction with the Fairplay River Park Master Plan. Similar to the western gateway, this gateway is an key feature as it provides an initial impression of and sense of arrival for the town's Main Street when entering Fairplay from from State Highway 285 (i.e. from the east).

Elements included in this concept are:

- Five (5') foot tall, bold "Fairplay" lettering. Illumination of the lettering is an option being considered. The "Fairplay" lettering is to be installed on a steel I-beam that sits on top of a retaining wall.
- Steel silhouettes of a miner and burros. Illumination of the steel cut outs is an option being considered.
- Boulder outcrops with cobbles at both ends of the retaining wall.



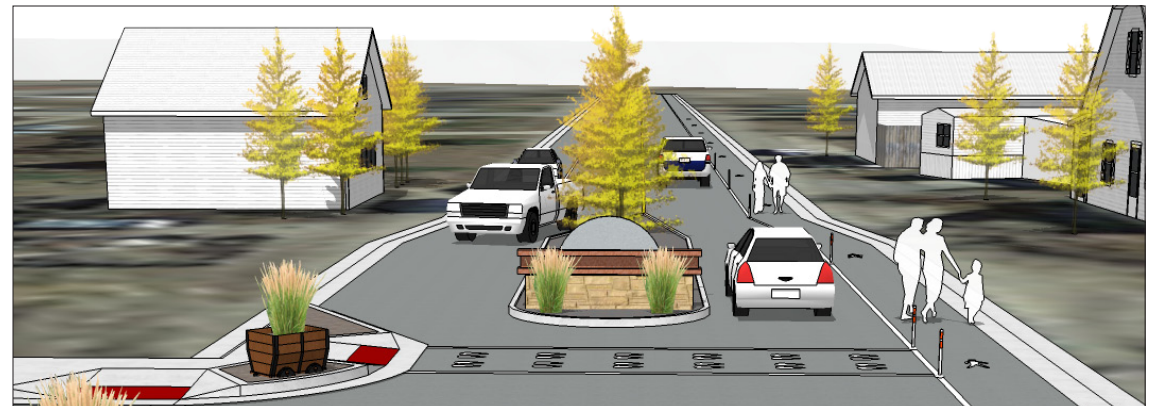
Concept for the eastern gateway to the Main Street corridor (near the intersection of Main Street & State Highway 285).

HISTORIC RESIDENTIAL AREA | GATEWAY CONCEPT

The adjacent image depicts a preliminary gateway concept for the Front Street Historic Residential Area. This concept could be applied near the intersection of Front Street and 6th Street, as well as near the intersection of Main Street and 8th Street. The intent this gateway concept is to distinguish the Historic Residential Area from the Historic Business Area and to slow the speed of vehicles entering the residential area.

This concept includes the following elements:

- A monument sign (messaging to be determined) designed to reflect the materials used for and style of the Main Street gateways.
- Curb extensions/bulb-outs and a median that will help to provide a sense of arrival and slow vehicles entering the residential area.
- Native landscaping materials and historical elements (ex. ore carts).



Concept for the gateway to the Front Street Historic Residential Area.

MAKING THINGS HAPPEN

Successful implementation of a community plan is usually contingent upon the following:



COMMUNITY SUPPORT & BUY-IN

Without community support and buy-in, successful implementation can be quite challenging. When the community is not in favor of what is being done, push back can be encountered when trying to move forward with implementation efforts.

Fortunately, the Fairplay Forward planning process offered a number of opportunities for people to participate and provide input. Furthermore, the input from the community was used to develop the vision, goals and implementation projects identified.

In addition, the CCT was formed and tasked with continuing to share information about Fairplay Forward and encouraging on-going community involvement with the project.



FUNDING

When community plans, such as Fairplay Forward, are prepared, the inevitable question is - we have all these great ideas but how do we actually fund them?

The Fairplay Forward effort recognizes that it is pretty challenging to do much without adequate funding for design work, materials, labor, etc. It is also understood that small, rural communities, such as Fairplay, have limited financial resources.

Therefore, an in-depth discussion regarding potential funding options for the implementation of Fairplay Forward has been included on the following pages. The hope is that this information will provide access to financial resources that will bring positive change to Fairplay.



ORGANIZATIONAL CAPACITY

“Organizational capacity” (i.e. someone(s) to lead, manage, organize, coordinate and advocate for implementation efforts) is an essential component of successful implementation and one that is often overlooked. Town staff is usually the go to for implementation efforts. However, this usually backfires as staff becomes overburdened and is unable to allocate the time and effort necessary for successfully implementing a plan.

A key to Fairplay Forward’s success will be to have someone(s) that can focus their time and effort on ensuring that the projects identified, move forward.

The town and the CCT will need to work to identify the someone(s) best suited to serve as the lead on implementing Fairplay Forward. Information about potential people and/or organizations to consider for this role is included on the following pages.



A DETAILED LIST OF SPECIFIC THINGS TO DO

The Fairplay Forward implementation plan, starting on page 19, organizes implementation projects around the four (4) goals for downtown Fairplay:

1. Preserve our unique & authentic character.
2. Improve & enhance downtown aesthetics.
3. Strengthen connections to the downtown.
4. Create a cohesive & prosperous community.

It is important to note that many of the implementation projects identified in this plan work to achieve several of the goals for the downtown. Every effort has been made to categorize the projects based on the goal they are most relevant to.

FUNDING

It is recommended that a multi-pronged approach be developed and pursued for implementing Fairplay Forward. The outcome of this approach will be to pull together a number financial resources from various sources. This approach will help keep implementation from being reliant on a sole source of funding. Furthermore, the successful compilation of multiple financial resources could enable Fairplay to move forward on a number of implementation projects in the near-term.

Listed on the following pages are a number of potential funding sources to be considered.

1. The Town of Fairplay's General Fund

The town's General Fund (funded primarily by local sales and property tax revenues) can serve as a source of funding for implementation projects in the downtown. However, the General Fund must also provide funding for the many services provided by the town and for other projects in the community. It is recommended that monies from the town's General Fund be leveraged by combining these funds with those from other sources (ex. grants).

In recent years, the town has implemented two (2) successful incentive programs aimed at stimulating economic activity in Fairplay. Those are:

- **Enhanced Sales Tax Incentive Program (ESTIP).** This program was established in 2009 and offers a sales tax "payback" on a portion of the town's retail sales tax collected by a business. Each agreement that the town enters into is unique and based on similar historical sales and sales projections. Since 2009, seventeen (17) local businesses (ex. South Park Brewing) have benefited from Fairplay's ESTIP. To date, the payback from the town's ESTIP has been \$463,954.
- **Property Improvement Incentive Program (PIIP).** This program was established in 2014 and offers funds towards exterior improvements to a property (ex. new landscaping, siding, sidewalks, etc.). The amount of funding that can be obtained via Fairplay's PIIP is based on property taxes paid to the town over the preceding five (5) years. Since 2014, the town has distributed a total of \$69,633 for forty-one (41) projects in Fairplay via the PIIP. This in turn has catalyzed \$397,814 in private property improvements - roughly six (6x's) times the amount of funding distributed by the town.

Potential opportunities for enhancing the town's PIIP include:

- Establishing a pool of local volunteers that could be called upon to assist (at no cost) with property improvement projects in Fairplay.
- Exploring options for encouraging/incentivizing local contractors to provide low or no cost assistance with property improvement projects. It is recommended that the town investigate whether a donation of labor and/or materials could be considered a charitable contribution (i.e. a tax write off).

It is recommended that town consider establishing a revolving loan fund (RLF) as another initiative for stimulating economic activity in Fairplay. The purpose of an RLF would be to enhance the ability of local entrepreneurs and business owners to access capital for financing a start-up, existing business operations, expansion of an existing business, etc. The Town of Carbondale, Colorado has an RLF (https://carbondalegov.org/departments/finance/revolving_loan_fund.php), which could serve as a template for developing an RLF in Fairplay.

2. Federal, State and Private Financial Assistance/Grant Programs

There are a number of Federal, State and Private financial assistance/grant programs for Fairplay to explore in order to assist with funding the successful implementation of the projects described in this plan. A selection of financial assistance/grant programs relevant to Fairplay Forward are offered below:

Federal Financial Assistance/Grant Programs

Name of Program/Grant	Description of Program/Grant
1. Highway Safety Improvement Program (HSIP) For More Information: https://www.codot.gov/library/traffic/hsip OR Traffic & Safety Engineering 303.757.9662	The HSIP is a Federal Highway Administration (FHWA) that funds highway safety projects aimed at reducing fatalities and serious injuries. Bicycle and pedestrian projects (ex. bike lanes, bike parking, crosswalks and signage) are eligible for HSIP funding. Any improvements funded by HSIP <i>MUST USE</i> crash data to demonstrate that there is a safety issue that the improvements will help to address. Colorado's HSIP funds are administered by the Safety and Traffic Engineering (S&TE) branch of the Colorado Department of Transportation (CDOT).

Federal Financial Assistance/Grant Programs (continued...)

Name of Program/Grant	Description of Program/Grant
<p>2. USDA Community Facilities Direct Loan & Grant Program (CFDLG)</p> <p>For More Information: https://www.rd.usda.gov/programs-services/community-facilities-direct-loan-grant-program/co OR Sallie Clark USDA State Director 720.544.2903</p>	<p>The USDA's CFDLG Program, in Colorado, is a program that offers affordable funding to develop essential community facilities in rural areas (a place with less than 20,000 residents). An essential community facility is defined as "a facility that provides an essential service to the local community for the orderly development of the community in a primarily rural area, and does not include private, commercial or business undertakings." Funds can be used to purchase, construct, and/or improve essential community facilities, purchase equipment and pay related project expenses.</p> <p>The programs funding priorities are:</p> <ul style="list-style-type: none"> • Small communities with a population of 5,500 or less. • Low-income communities having a median household income below 80% of the state non-metropolitan median household income.
<p>3. USDA Rural Business Development Grant (RBDG)</p> <p>For More Information: https://www.rd.usda.gov/programs-services/rural-business-development-grants OR Sallie Clark USDA State Director 720.544.2903</p>	<p>The USDA's RBDG is a competitive grant designed to support targeted technical assistance, training and other activities leading to the development or expansion of small and emerging private businesses in rural areas that have fewer than fifty (50) employees and less than \$1 million in gross revenues. Programmatic activities are separated into enterprise or opportunity type grant activities.</p> <p><i>Grant requests can be for \$10,000 to \$500,000.</i></p>

State Financial Assistance/Grant Programs

Name of Program/Grant	Description of Program/Grant
<p>1. Rural Economic Development Initiative (REDI)</p> <p>For More Information: https://www.colorado.gov/pacific/dola/rural-economic-development-initiative OR Trish Thibodo 970.248.7311 trish.thibodo@state.co.us</p>	<p>The REDI program aims to help rural communities in Colorado comprehensively diversify their local economy. The most successful REDI applications are those from towns/cities with fewer than 20,000 people and with projects that are designed to strengthen their community through investments in the local economy and facilitate the diversification of local industries.</p> <p>There are three (3) types of projects eligible for REDI funding:</p> <ol style="list-style-type: none"> 1. Local Government Economic Planning Grants Eligible projects include those that result in a plan that will help to diversify the local economy, such as strategic plans, engineering plans, land use feasibility, and/or marketing studies. Consulting services for specific project implementation are also eligible. <i>Grant requests can be for up to \$100,000.</i> 2. Infrastructure Grants that Support Economic Diversification Eligible projects include those that result in infrastructure that supports the diversification of the local economy, such as facility expansion, business incubators, or industrial park infrastructure. <i>Grant requests can be for up to \$500,000.</i> 3. Grants that Support the Growth & Development of Rural Entrepreneurial Eco-systems Eligible projects include those that support community, economic or workforce development. Projects that support entrepreneurship, leverage private investment or public/private partnerships (e.g. innovation centers, co-working spaces, maker-spaces, business expansion and scaling up) could be eligible.

State Financial Assistance/Grant Programs (continued...)

Name of Program/Grant	Description of Program/Grant
<p>2. Energy/Mineral Impact Assistance Fund (EIAF) Grant</p> <p>For More Information: https://www.colorado.gov/pacific/dola/energymineral-impact-assistance-fund-eiaf OR Greg Winkler 970.668.6160 greg.winkler@state.co.us</p>	<p>The EIAF is administered through the Colorado Department of Local Affairs (DOLA). EIAF funds can be used for a variety of public purposes including planning, engineering and design studies. EIAF funds can also be used for capital projects.</p> <ul style="list-style-type: none"> • <i>Administrative Planning Grant requests can be for up to \$25,000.</i> • <i>Tier 1 Grant requests can be for up to \$200,000.</i> • <i>Tier 2 Grant requests can be for amounts over \$200,000 but not more than \$2,000,000.</i> <p><i>All grants require a 50/50 match, unless financial circumstances warrant a reduction.</i></p>
<p>3. Colorado Tourism Office (CTO) Co-ops & Grants</p> <p>For More Information: https://industry.colorado.com/co-ops-grants OR Dave Fluegge Social Media Co-op Advertising dave.fluegge@colorado.com</p> <p>Natasha Kubura User Generated Content Co-op natasha.kubura@crowdriff.com</p> <p>Charles Lewis Digital Marketing Attribution & Research Co-op charles@arrivalist.com</p> <p>John Reiss Digital Marketing Attribution & Research Co-op john@arrivalist.com</p> <p>Elizabeth O'Rear CTO Senior Manager of Grant Programs elizabeth.orear@state.co.us</p>	<p>The CTO has a number of programs available to support a community's destination marketing efforts. Those include:</p> <ul style="list-style-type: none"> • Co-Ops. The CTO has created a variety of partnerships to help the Colorado tourism industry leverage their dollars to greater effect. These Co-ops include: (1) Digital Media Co-op Advertising; (2) Social Media Co-op Advertising; (3) User Generated Content Co-op with Crowdriff; and, (4) Digital Marketing Attribution & Research via Arrivalist. • Marketing Matching Grants. The CTO provides funding to non-profit organizations, municipalities or counties for the purpose of promoting the state or a region as a tourism destination and is intended to increase overnight stays and visitation beyond 50-miles. <i>Marketing Match Grant requests can be for up to \$25,000. There is a minimum 1:1 cash match required.</i> <i>Small Marketing Matching Grant requests can be for up to \$10,000. There is a minimum 1:4 cash match required.</i> • Tourism Development Grants. The CTO provides funding to non-profit organizations, municipal or county governments for the purpose of supporting projects that contribute to the development of Colorado's tourism industry. Funding will go to projects that target the technical development of tourism and support NEW efforts and initiatives. These grants are competitive and are awarded annually. <i>Grant requests can be for up to \$15,000. There is a minimum cash match of 25%.</i>
<p>4. Great Outdoors Colorado (GOCO) Grant Programs</p> <p>For More Information: http://www.goco.org/node/60 OR 303.226.4500 info@goco.org</p>	<p>Great Outdoors Colorado (GOCO) offers a variety of grant programs that can be used to fund outdoor recreation and land conservation projects in the state of Colorado. Relevant GOCO grant programs include:</p> <ul style="list-style-type: none"> • Local Government Parks & Recreation Grants (http://www.goco.org/node/60) • Youth Corps Grants (http://www.goco.org/grants/apply/youth-corps) • Habitat Restoration Grants (http://www.goco.org/grants/apply/habitat-restoration-grants) • Stewardship Impact Grants (http://www.goco.org/grants/apply/stewardship-impact-grants)
<p>5. Colorado Parks and Wildlife (CPW) Grant Programs</p> <p>For More Information: https://cpw.state.co.us/aboutus/Pages/GrantPrograms.aspx OR CPW Grants Unit DNR_CPW_Grants@state.co.us</p>	<p>CPW has a number of programs to help fund projects developed or led by outside (non-CPW) personnel or groups. Programs are available to help communities: (1) build regional and local trails; (2) improve fishing opportunities; (3) with wildlife rehabilitation efforts; (4) with off-highway vehicle (OHV) trail maintenance; (5) establish, improve or expand shooting ranges, including archery; (6) enhance trails and amenities for snowmobile users; and, much more. Focus areas, eligibility requirements, matching fund requirements and other aspects of CPW's grants vary for each program.</p>

State of Colorado Financial Assistance/Grant Programs (continued...)

Name of Program/Grant	Description of Program/Grant
<p>6. Rural Technical Assistance Program (RTAP)</p> <p>For More Information: https://choosecolorado.com/programs-initiatives/rural-technical-assistance-program/ OR oedit.info@state.co.us 303.892.3840</p>	<p>RTAP, formerly Colorado Blueprint 2.0, is a compilation of technical assistance initiatives offered by the Colorado Office of Economic Development & International Trade (OEDIT). RTAP's initiatives are aimed at enhancing economic development strategies in Colorado's rural communities. RTAP technical assistance programs relevant to Fairplay Forward include:</p> <ul style="list-style-type: none"> • CRAFT Studio 201. CRAFT Studio 201 provides customized support for communities or regions wishing to advance a specific tourism-related goal or strategy. • Coworking 101. For Coworking 101, OEDIT partners with Proximity Space (https://www.proximity.space/) and Startup Colorado (https://startupcolorado.org/) in a two-phase initiative to: (1) provide communities with a comprehensive overview of coworking as a business and community asset; and, (2) work to identify end-users. • Certified Small Business Community (CSBC). The CSBC Initiative is offered by the Colorado Small Business Development Center (SBDC) Network and works to assist rural communities with taking their entrepreneurship promotion and retention to the next level. Selected communities will receive a "Certified Small Business Community" designation to help promote themselves as great place to "Work, Live and Play" in Colorado. • Film Festival Initiative. The Colorado Office of Film, Television and Media (COFTM) will partner with a limited number of communities to plan and organize a niche festival in their region. The COFTM team will partner with Colorado film festival experts, and provide consultation to help these communities determine how regional interests might be parlayed into a successful, annual event.
<p>7. Colorado Brownfields Partnership</p> <p>For More Information: http://coloradobrownfields.org/ OR Jesse Silverstein 303.991.0074</p>	<p>The Colorado Brownfields Partnership provides access to a number of state programs that support local efforts to assess and/or cleanup community brownfields sites. Those programs include:</p> <ul style="list-style-type: none"> • Brownfields Site Assessments (https://www.colorado.gov/pacific/cdphe/brownfields-site-assessments) • Voluntary Cleanup and Redevelopment Program (https://www.colorado.gov/pacific/cdphe/voluntary-cleanup) • Revolving Loan Fund (https://www.colorado.gov/pacific/cdphe/brownfields-revolving-loan-fund) • Grants & Tax Credits (https://www.colorado.gov/pacific/cdphe/brownfields-state-incentives)
<p>8. Safe Routes to School (SRTS)</p> <p>For More Information: https://www.codot.gov/programs/bikeped/safe-routes OR Colorado Safe Routes to School 303.757.9822 dot_srts@state.co.us</p>	<p>Colorado's SRTS program uses a comprehensive approach to make walking and biking routes to school safe for children.</p> <p>The Colorado Department of Transportation (CDOT) administers Colorado's SRTS program. SRTS funding can be used for education and infrastructure that enable children to walk and bike to school safely.</p>



FOOD FOR THOUGHT | SUGGESTIONS FOR TRACKING AND PURSUING GRANT OPPORTUNITIES

The following suggestions are offered in hopes of helping Fairplay stay on top of grant opportunities and with preparing/submitting strong applications:

- Annually, prepare a grant strategy that identifies: (1) key dates/timeframes associated with each grant to be pursued; (2) resources needed for the grant (ex. match funding, technical expertise, etc.); (3) a person(s) with the capacity (i.e. time & energy) and expertise necessary to serve as the lead on preparing and submitting what will hopefully be a successful application; and, (4) capacity for administering a grant awarded to Fairplay (ex. is there a person(s) who has the time to report back to the funding agency?).
- Contact the grant administrator(s) and ask them for: (1) feedback on the eligibility of the implementation project that there is interest in pursuing a grant for; (2) advice on what they look for in a successful application; and/or, (3) if they'd be willing to review a draft of the application prior to it being submitted.

Private Financial Assistance/Grant Programs

Name of Program/Grant	Description of Program/Grant
<p>1. AARP Community Challenge Grant</p> <p>For More Information: https://www.aarp.org/livable-communities/community-challenge/ OR CommunityChallenge@AARP.org</p>	<p>The AARP Community Challenge grant program is part of AARP's nationwide "Livable Communities" initiative. AARP's grant program is intended to help communities make immediate improvements and jump-start long-term progress in support of residents of all ages.</p> <p>Grant funds can be used for projects related to: creating vibrant public spaces; delivering a range of transportation and mobility options; supporting the availability of a range of housing options; or, the demonstration of the tangible values of being a "Smart City" (i.e. using data to increase quality of life).</p> <p>The grant program is open to: 501(C)(3), 501(C)(4) and 501(c)(6) nonprofit organizations; government entities; and, other types of organizations considered on a case-by-case basis.</p> <p><i>Grants can range from several hundred dollars for smaller short-term activities to several thousand for larger projects.</i></p>
<p>2. Xcel Energy Focus Area Grants</p> <p>For More Information: https://www.xcelenergy.com/community/focus_area_grants OR Kynnie Martin Colorado Giving Representative Kynnie.Martin@xcelenergy.com OR Kelly Flenniken Local Government Affairs Manager Kelly.Flenniken@xcelenergy.com</p>	<p>Xcel Energy's Focus Area Grants are intended to support nonprofit 501(c)(3) organizations (i.e. the Town of Fairplay is not eligible) that have initiatives/programs that align with one (1) or more of Xcel's four (4) focus areas:</p> <ul style="list-style-type: none">• Economic Sustainability (https://www.xcelenergy.com/community/focus_area_grants/economic_sustainability_grant)• Education (https://www.xcelenergy.com/community/focus_area_grants/education_grant)• Environment (https://www.xcelenergy.com/community/focus_area_grants/environment_grant)• Arts & Culture (https://www.xcelenergy.com/community/focus_area_grants/arts_and_culture_grant) <p>While the town might not be eligible for Xcel Energy's Focus Area Grants, there may be other opportunities for the town and Xcel to partner on Fairplay Forward implementation projects. It is recommended that the town contact Xcel's Local Government Affairs Manager to explore what those opportunities could be.</p>
<p>3. National Association of Realtors (NAR) Placemaking Program and Grant</p> <p>For More Information: http://www.realtorparty.realtor/community-outreach/placemaking OR Holly Moskerintz 202.383.1157 hmoskerintz@realtors.org</p>	<p>This grant is intended to fund the creation of new, outdoor public spaces and destinations in a community. Grant funding is only available to state and local REALTOR® Associations.</p> <p>There are two levels of grants, Level 1 and Level 2:</p> <ul style="list-style-type: none">• Level 1 Grants Grant funds can be used for demonstration and temporary projects to provide an opportunity to test the viability of long-range plans and investment initiatives that increase community livability and downtown revitalization. The intent is that these types of projects will lead to permanent projects. <i>Level 1 Grant requests can be for up to \$1,500.</i>• Level 2 Grants Grant funds can be used to fund the creation of new public spaces and destinations in a community accessible to everyone and open at all, or most, times. The grant focuses on "lighter, cheaper, quicker" placemaking projects, which can be built under a year and cost less than \$200,000. <i>Level 2 Grant requests can be for up to \$5,000.</i> <p>An association can be approved for one (1) Level 1 and one (1) Level 2 grant per year.</p>
<p>4. Home Depot Community Impact Grant Program</p> <p>For More Information: https://corporate.homedepot.com/grants/community-impact-grants OR THDF_CIG@homedepot.com</p>	<p>The Home Depot Foundation offers grant awards to tax-exempt public service agencies in the U.S. and 501(c)(3) organizations (recognized and in good standing with the IRS for a minimum of one (1) year) that are using the power of volunteers to improve the community.</p> <p>Grants are given in the form of The Home Depot gift cards for the purchase of tools, materials, or services and are required to be completed within six (6) months of approval date.</p> <p><i>Grant requests can be for up to \$5,000.</i></p>

Private Financial Assistance/Grant Programs (continued...)

Name of Program/Grant	Description of Program/Grant
<p>5. National Endowment for the Arts (NEA) Our Town Grant</p> <p>For More Information: https://www.arts.gov/grants-organizations/our-town/grant-program-description OR OT@arts.gov</p>	<p>Our Town is the NEAs' creative placemaking grants program. Through project-based funding, NEA supports projects that integrate arts, culture, and design activities into efforts that strengthen communities by advancing local economic, physical, and/or social outcomes.</p> <p>These projects require a partnership between a local government entity and nonprofit organization, one of which must be a cultural organization; and should engage in partnership with other sectors (such as agriculture and food, economic development, education and youth, environment and energy, health, housing, public safety, transportation, and workforce development).</p> <p><i>Matching grants range from \$25,000 to \$200,000, with a minimum cost share/match equal to the grant amount.</i></p>
<p>6. Gates Family Foundation</p> <p>For More Information: https://gatesfamilyfoundation.org/strategic-priorities/vibrant-communities/ OR Lisa Rucker 303.722.1881 lrucker@gatesfamilyfoundation.org</p>	<p>The Gates Family Foundation offers a number of grant opportunities. One of the foundation's strategic priorities is "Vibrant Communities." Under this priority, the Gates Family Foundation offers grants for:</p> <ul style="list-style-type: none">• Multi-Modal Mobility• Placemaking• Economic Opportunity• Community Planning• Informed Communities• Food Systems

3. Colorado Main Street Program

The Colorado Main Street Program (www.colorado.gov/pacific/dola/main-street-story) provides a framework to assist communities with focusing their downtown revitalization efforts and resources. For those towns/cities that become a designated Main Street community, the program offers a number of resources, including non-competitive mini grants that can be used for planning, training, and physical improvements.

It is recommended that the town contact Johanna Jamison (johanna.jamison@state.co.us) at the Colorado Department of Local Affairs (DOLA) to explore becoming an "Affiliate Community" or a "Main Street Candidate."

4. Strategic Partnerships

Strategic partnerships between the town, Park County, local institutions/organizations, the Colorado Department of Transportation, the Bureau of Land Management, US Forest Service, etc. could serve as an effective way to fund specific implementation projects. For example, partnering with Park County to construct "singletrack sidewalks" along county roads would provide benefit to both the county and town's outdoor recreation efforts and could be approached as a partnership between the town and county with both entities bringing resources to the table.

5. Tax Increment Financing (TIF)

"Tax Increment Financing" (TIF) is a process by which municipalities use a portion of future tax revenue from a defined area/district (ex. a downtown) to encourage development in that area. In Colorado, a TIF District can be created through the establishment of an Urban Renewal Authority (URA) or a Downtown Development Authority (DDA).

TIF is one of the most powerful local tools for funding a range of public improvements, such as public space improvements, streetscape improvements, affordable housing and economic development initiatives. The potential to generate TIF revenue depends on growth in taxes as a result of private investment and expanded economic activity, like sales, within the boundaries of an established TIF District over the lifespan of the district (usually 25-years for a URA or 30-years for a DDA). The rate and scale of that growth is directly related to the amount of tax increment that is generated. Thus, TIF districts work best if they are paired with regulatory changes that support private investment.

For more information about TIF Districts please refer to the Appendix.

6. Crowdfunding

Crowdfunding platforms helped revolutionize the startup industry at the turn of the decade. Now, crowdfunding has made its way toward supporting social causes, making easier for people to invest in the transformation of their community. There are numerous crowdfunding platforms available these days. Listed below are just select examples of crowdfunding platforms that could be explored and possibly pursued to raise funding for Fairplay Forward implementation efforts:

Name of Crowdfunding Platform	Description of Crowdfunding Platform	For More Information
1. Patronicity	Patronicity is an organization that works with communities to create online crowdfunding campaigns for public improvement projects. These campaigns not only provided valuable income for projects (that may be beyond the budgets of cash-strapped municipal governments) but also provide incredible community building experiences that bring people together in support of improving the livability of their community.	https://www.patronicity.com/#/
2. Ioby	Ioby stands for “in our backyards,” but it also stands for taking care of each other, for civic participation, and for trusting neighbors to know what’s best for the neighborhood. Ioby is an organization that gives local leaders the ability to crowdfund the resources they need to build real, lasting change from the ground up. Their crowdfunding platform helps connect local leaders with support and funding from their communities.	https://www.ioby.org/
3. Plumfund	Plumfund’s fundraising website allows anyone to raise money online for community projects. It’s simple: (1) create a Plumfund campaign; (2) spread the word; and, (3) start collecting funds. Plumfund offers no platform fees and very low transaction fees.	https://www.plumfund.com/community-crowdfunding/
4. StartSomeGood	StartSomeGood is an organization that supports your cause-driven crowdfunding efforts, innovative partnerships and social entrepreneur education. Whether big or small, if you have an idea to change your world, or want to support people who do, StartSomeGood can help. StartSomeGood will work with you to refine your story, identify your target market and plan your outreach strategy.	https://startsomegood.com/
5. WeFunder	WeFunder enables people to invest in local startups and/or businesses with the hope that, that investment will earn a return. WeFunder allows you to decide which companies are worthy of funding. If the business does well, you may make money. On the other hand, if it doesn’t do well, you may lose money.	https://wefunder.com/

7. Donations and Volunteer Opportunities

Creating opportunities for people to donate to and/or volunteer for Fairplay Forward implementation projects could help to:

- Create local ownership of implementation projects.
- Reduce costs associated with implementing Fairplay Forward projects.
- Provide an option for people to contribute financially if they are otherwise unable to contribute to Fairplay Forward.

ORGANIZATIONAL CAPACITY

1. Colorado Main Street Program

A governing board and volunteers or specific project committees make up the fundamental organizational structure of the volunteer-driven Colorado Main Street program. In some Main Street communities, volunteers are coordinated and supported by a paid program director or by a local government staff person. The organizational structure provided by the Colorado Main Street program not only divides the workload and clearly delineates responsibilities, but also builds consensus and cooperation among the various stakeholders.

2. Volunteer Organization/Committee

The CCT, or similar type of volunteer organization, could be established to provide the organizational support necessary for implementing Fairplay Forward. Strong leadership and commitment from volunteers will be necessary to ensure this approach is effective. Fairplay's elected officials will also need to look to instill this organization with some authority to enable the group to make meaningful change in the downtown.

3. Town Staff

The town could explore hiring a part-time or full-time employee to spearhead Fairplay Forward implementation efforts. Successful implementation necessitates a staff position that focuses on overseeing implementation projects and researching and pursuing various financial resources. Burdening an existing staff person(s) with these duties is likely to be unsuccessful.

4. Tax Increment Financing (TIF) Entity

A TIF entity, such as a Downtown Development Authority (DDA) or an Urban Renewal Authority (URA), could provide the organizational, and financial, support necessary for successful implementation. If Fairplay were to establish a TIF entity, the community would need to determine what role this entity plays in the implementation of Fairplay Forward.

TENTATIVE TIMELINE FOR IMPLEMENTATION PROJECTS

The table below provides a tentative timeline for the implementation of Fairplay Forward projects. The projects are have been categorized based on their tentative start date and by the goal for downtown Fairplay that they are most closely associated with. It is important to recognize that because these are tentative time-frames, they are subject to change. The table is intended to assist the town, and others working on implementation of Fairplay Forward, with planning for and prioritizing the projects identified for moving Fairplay forward.


TENTATIVE PROJECT START	GOAL	IMPLEMENTATION PROJECTS
2019	 PRESERVE OUR UNIQUE & AUTHENTIC CHARACTER	<ol style="list-style-type: none"> 1. Continue working to create a well-rounded schedule of community events. 2. Encourage and support efforts to showcase Fairplay's unique heritage/history. 3. Conduct an "Adaptive Reuse Feasibility Study" for 501 Main Street. 4. Establish town policies and regulations for parklets. 5. Develop and implement a "Parklet Pilot Program." 6. Activate the lawn space in front of the old Park County Courthouse.
	 IMPROVE & ENHANCE DOWNTOWN AESTHETICS	<ol style="list-style-type: none"> 1. Continue expanding the town's bench and flower program. 2. Fix existing downtown street lights.

TENTATIVE PROJECT START	GOAL	IMPLEMENTATION PROJECTS
2019 (continued...)	 STRENGTHEN CONNECTIONS TO THE DOWNTOWN	<ol style="list-style-type: none"> 1. Support local efforts to establish a trails organization. 2. Continue working to strengthen connections between downtown Fairplay, the South Platte River and "the Beach." 3. Work with the Colorado Department of Transportation (CDOT) to explore re-striping of Main Street/State Highway 9. 4. Work with the Colorado Department of Transportation (CDOT) on a strategy for making safety improvements to Main Street/State Highway 9.
	 CREATE A COHESIVE & PROSPEROUS COMMUNITY	<ol style="list-style-type: none"> 1. Evolve the CCT into an "Action Team/Advisory Committee" focused on implementing Fairplay Forward. 2. Continue building and strengthening partnerships and collaboration. 3. Explore revisions to the Town of Fairplay's Unified Development Code (UDC). 4. Meet with the South Park Chamber of Commerce to clarify their interest and potential role(s) in implementing Fairplay Forward. 5. Develop and implement a Fairplay Forward marketing strategy. 6. Encourage and support local youth involvement in Fairplay Forward.
2020	 PRESERVE OUR UNIQUE & AUTHENTIC CHARACTER	<ol style="list-style-type: none"> 1. Encourage and support efforts to activate vacant downtown properties. 2. Design and construct "Burro Park." 3. Renovate and re-purpose 501 Main Street. 4. Encourage "experiential" businesses in Fairplay. 5. Work to offer a variety of things to do and see in downtown Fairplay.
	 IMPROVE & ENHANCE DOWNTOWN AESTHETICS	<ol style="list-style-type: none"> 1. Transform 5th Street into an "Event Street." 2. Install additional pet waste stations in downtown Fairplay. 3. Develop and implement a multi-faceted initiative/program for enhancing the aesthetics of downtown Fairplay.
	 STRENGTHEN CONNECTIONS TO THE DOWNTOWN	<ol style="list-style-type: none"> 1. Conduct a Downtown Parking Audit. 2. Evaluate streetscape improvement options for Front Street in the Historic Business Area. 3. Evaluate streetscape improvement options for Front Street in the Historic Residential Area. 4. Explore the feasibility of constructing a trail connection between the football field and ballfields in Fairplay. 5. Develop and implement a wayfinding signage plan for the downtown. 6. Finalize the design for and construct the permanent streetscape improvements along Front Street. 7. Develop and implement a phased strategy for funding and constructing curb-extensions along Front Street and Main Street (as appropriate).
	 CREATE A COHESIVE & PROSPEROUS COMMUNITY	<ol style="list-style-type: none"> 1. Explore becoming a Colorado Main Street Community. 2. Explore options for enhancing Fairplay's incentive programs. 3. Develop and implement a comprehensive strategy for increasing awareness of what there is to do and see in Fairplay.
2021	 PRESERVE OUR UNIQUE & AUTHENTIC CHARACTER	<ol style="list-style-type: none"> 1. Explore the feasibility of offering public WiFi in downtown Fairplay.
	 IMPROVE & ENHANCE DOWNTOWN AESTHETICS	<ol style="list-style-type: none"> 1. Install pedestrian scale lighting in downtown Fairplay. 2. Enhance the Fairplay overlook off of State Highway 9.



TENTATIVE PROJECT START	GOAL	IMPLEMENTATION PROJECTS
2021 (continued...)	 STRENGTHEN CONNECTIONS TO THE DOWNTOWN	1. Connect downtown Fairplay with nearby public lands and trail networks.
	 CREATE A COHESIVE & PROSPEROUS COMMUNITY	1. Create and implement a business development program. 2. Develop and implement a “Buy Local” initiative/campaign.

FAIRPLAY FORWARD IMPLEMENTATION PROJECTS



The table below offers a detailed list of the Fairplay Forward implementation projects. The projects have been categorized by the downtown goal that they are most closely associated with. Note that the timeframes provided in the table are tentative and therefore, subject to change. Furthermore, this table offers a starting point for implementation of Fairplay Forward. The Town of Fairplay has been provided a spreadsheet that is to be used for maintaining an up-to-date list of implementation efforts. The pages following the table (i.e. pages 22-66) provide detailed information for each implementation project identified as part of Fairplay Forward. The table and subsequent pages are to be used to inform and guide the efforts to implement Fairplay Forward.

PROJECT	PROJECT DETAILS	2019				2020				2021				2022				2023				2024 & BEYOND			
		SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT
 PRESERVE OUR UNIQUE & AUTHENTIC CHARACTER Downtown is the ever-evolving heart of our community that embodies our authentic character – history, culture, nature and art. A place where locals and guests are drawn for a variety of experiences unique to Fairplay.																									
1.	Continue developing a well-rounded schedule of community events.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
2.	Encourage and support efforts to showcase Fairplay's unique history and heritage.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
3.	Conduct an “Adaptive Reuse Feasibility Study” for 501 Main Street.			•	•	•	•																		
4.	Establish town policies and regulations for parklets.			•	•																				
5.	Develop and implement a “Parklet Pilot Program.”				•	•	•	•																	
6.	Activate the lawn space in front of the old Park County Courthouse.				•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
7.	Encourage and support efforts to activate vacant downtown properties.					•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
8.	Design and construct “Burro Park.”						•	•	•	•	•	•	•	•	•										
9.	Renovate and re-purpose 501 Main Street.							•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
10.	Encourage “experiential” businesses in Fairplay.								•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
11.	Work to offer a variety of things to do and see in downtown Fairplay.								•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
12.	Explore the feasibility of offering public WiFi in downtown Fairplay.											•	•	•	•	•									

SPG: Spring (April-June) • SUM: Summer (June-August) • FALL: Fall (September-November) • WNT: Winter (December-March)

PROJECT	PROJECT DETAILS	2019				2020				2021				2022				2023				2024 & Beyond					
		SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT		
 IMPROVE & ENHANCE DOWNTOWN AESTHETICS The built environment - streets, sidewalks, buildings, public and private spaces - creates a welcoming and attractive downtown.																											
1.	Continue expanding the town's flower and bench program.	Refer to p. 34	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
2.	Fix existing downtown street lights.	Refer to p. 34		•	•	•		•	•	•		•	•	•		•	•	•		•	•	•		•	•	•	
3.	Transform 5 th Street into an "Event Street."	Refer to p. 35						•	•	•	•		•	•	•		•	•	•		•	•	•		•	•	
4.	Install additional pet waste stations in downtown Fairplay.	Refer to p. 36						•	•	•	•		•	•	•		•	•	•		•	•	•		•	•	
5.	Develop and implement a multi-faceted initiative/program for enhancing the aesthetics of downtown Fairplay.	Refer to p. 37								•	•		•	•	•		•	•	•		•	•	•		•	•	
6.	Install pedestrian scale lighting in downtown Fairplay.	Refer to p. 38											•	•	•	•											
7.	Enhance the Fairplay overlook off of State Highway 9.	Refer to p. 39											•	•	•	•											
 STRENGTHEN CONNECTIONS TO THE DOWNTOWN Downtown has safe, comfortable and convenient options for traveling to, from and around whether on foot, bike or in a vehicle and is well-connected to the rest of the community.																											
1.	Support local efforts to establish a trails organization.	Refer to p. 40	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
2.	Continue working to strengthen connections between downtown Fairplay, the South Platte River and "the Beach."	Refer to p. 41		•	•	•		•	•	•	•		•	•	•	•		•	•	•	•		•	•	•	•	
3.	Work with the Colorado Department of Transportation (CDOT) to explore re-striping of Main Street/State Highway 9.	Refer to p. 42											•	•	•	•		•	•	•		•	•	•		•	
4.	Work with the Colorado Department of Transportation (CDOT) on a strategy for making safety improvements to Main Street/State Highway 9.	Refer to p. 45											•	•	•	•		•	•	•		•	•	•		•	
5.	Conduct a Downtown Parking Audit.	Refer to p. 47											•	•	•												
6.	Evaluate streetscape improvement options for Front Street in the Historic Business Area.	Refer to p. 48											•	•	•	•											
7.	Evaluate streetscape improvement options for Front Street in the Historic Residential Area.	Refer to p. 51											•	•	•	•											
8.	Explore the feasibility of constructing a trail connection between the football field and ballfields in Fairplay.	Refer to p. 53																									
9.	Develop and implement a comprehensive wayfinding strategy.	Refer to p. 54																									

SPG: Spring (April-June) • SUM: Summer (June-August) • FALL: Fall (September-November) • WNT: Winter (December-March)

PROJECT	PROJECT DETAILS	2019				2020				2021				2022				2023				2024 & BEYOND								
		SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT	SPG	SUM	FALL	WNT					
 STRENGTHEN CONNECTIONS TO THE DOWNTOWN (continued...) Downtown has safe, comfortable and convenient options for traveling to, from and around whether on foot, bike or in a vehicle and is well-connected to the rest of the community.																														
10.	Finalize the design for and construct the permanent streetscape improvements along Front Street.	Refer to p. 55																												
11.	Develop and implement a phased strategy for funding and constructing curb-extensions along Front Street and Main Street (as appropriate).	Refer to p. 56																												
12.	Connect downtown Fairplay with nearby public lands and trail networks.	Refer to p. 57																												
 CREATE A COHESIVE & PROSPEROUS COMMUNITY Downtown fosters civic pride and encourages investment in Fairplay as a place, and a community.																														
1.	Evolve the CCT into an "Action Team/ Advisory Committee" focused on implementing Fairplay Forward.	Refer to p. 59	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
2.	Continue strengthening partnerships and collaboration.	Refer to p. 59	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
3.	Explore revisions to the Fairplay Unified Development Code.	Refer to p. 60																												
4.	Meet with the South Park Chamber of Commerce to clarify their interest and potential role(s) in implementing Fairplay Forward.	Refer to p. 61																												
5.	Develop and implement a Fairplay Forward marketing strategy.	Refer to p. 61																												
6.	Encourage and support local youth involvement in Fairplay Forward.	Refer to p. 62																												
7.	Explore becoming a Colorado Main Street community.	Refer to p. 62																												
8.	Explore options for enhancing Fairplay's incentive programs.	Refer to p. 63																												
9.	Develop and implement a comprehensive strategy for increasing awareness of what there is to do and see in Fairplay.	Refer to p. 64																												
10.	Create and implement a local business development program.	Refer to p. 65																												
11.	Develop and implement a "Buy Local" initiative/campaign.	Refer to p. 66																												

SPG: Spring (April-June) • SUM: Summer (June-August) • FALL: Fall (September-November) • WNT: Winter (December-March)

✂ 1. Continue developing a well-rounded schedule of community events.

PROJECT DESCRIPTION	Develop a well-rounded and balanced annual calendar of events to ensure that there are unique events in Fairplay during the spring, summer, fall and winter.	
TENTATIVE TIME-FRAME	<i>start:</i> On-going	<i>complete:</i> On-going
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. Local event coordinators 2. CCT 3. Local business owners and residents 4. South Park Chamber of Commerce 5. Park County 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. Town staff dedicated to special events and business development. 2. Fairplay's natural setting offers opportunities to host creative and unique events. 3. CCT to assist with outreach to and engagement with the community. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Community input on new community events in Fairplay. 2. Community support for additional community events. 3. Maintain relationships with existing event volunteers in order to keep them interested in and involved with community events. 4. Work to attract additional event volunteers in order to grow the pool of volunteers that can be called upon to assist with/support community events in Fairplay. 5. Identify, connect and build relationships with third parties that can serve as the lead on or a partner for additional community events in Fairplay.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Opposition to too many events in Fairplay. 2. Opposition from local businesses and/or residents due to impact(s) that events have on them. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Listen to and work to address issues/concerns related to events in Fairplay. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Number of events hosted in Fairplay during spring, summer, fall and winter. 2. Number of visitors coming to Fairplay for events. 3. Growth in the net revenue gains resulting from events. In other words, growth in the amount of revenue generated once the cost of putting on an event has been subtracted. 	



BUILD UPON THE SUCCESS OF EXISTING COMMUNITY EVENTS

The Town of Fairplay has a number of well-established and successful community events that include: TGI Fairplay Free Concert Series (June-August); Burro Days (July); South Park Plein Air Arts Celebration (September); and, Victorian & Cowboy Ball (December)

Fairplay's schedule of community events appears to concentrate activities between April and September, with a limited number of events in March, October and December. The lull in events between September and April presents an opportunity for the community to explore options for fall and winter events that could serve as opportunities to bring the community together, as well as draw visitors to Fairplay. Winter was identified as a slow time for businesses in Fairplay. Therefore, events could help to catalyze some economic activity over the winter. It is recommended that new community events strive to reflect Fairplay's uniqueness and authenticity, as do many of the existing events.

✂ 2. Encourage and support efforts to showcase Fairplay's unique history and heritage.

PROJECT DESCRIPTION	<p>Fairplay has a unique heritage and history and is something that the community has a lot of a pride in. Fairplay has an opportunity to strengthen and diversify its economy by emphasizing and showcasing its heritage and history.</p> <p>The community provided a number of ideas for how to show off Fairplay's heritage and history that included:</p> <ul style="list-style-type: none"> • Installing ore carts and/or ore buckets on the corners of downtown intersections. • Installing a covered wagon with changeable signage at the corner of 5th and Main Street. • Painting murals of Fairplay's history on the walls of downtown buildings. • Integration of historical elements with Fairplay's gateways. • Repairing the Prunes Monument. • Repairing the Cattle Ranchers Sign. • Enhancing Fairplay's History Tours. 	
TENTATIVE TIME-FRAME	<i>start:</i> On-going	<i>complete:</i> On-going
LEAD	Town of Fairplay	
PARTNERS/ PARTNERSHIPS	<ol style="list-style-type: none"> 1. Park County Heritage and Tourism Department 2. South Park Chamber of Commerce 3. Downtown business owners, residents and property owners 4. South Park City 5. CCT 	
RESOURCES/ SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. The town's General Fund. 2. Unique historical attractions (ex. South Park City) and historical buildings in and around Fairplay. 3. The Snowstorm Dredge. 4. Park County Heritage & Tourism Department. 5. Federal grant programs (i.e. National Park Service Grants). 6. State grant programs (i.e. State Historical Fund; Historic Preservation Tax Credits; CTO Grants; and/or, REDI). 7. Private grant programs (i.e. National Trust for Historic Preservation Grants; AARP Community Challenge Grant; NAR Placemaking Program & Grant; Home Depot Community Impact Grant; and/or Gates Family Foundation). 8. Fairplay Main Street Program (as applicable). 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. A local initiative/program for implementing efforts to showcasing Fairplay's unique heritage and history. 2. Someone(s) to lead, manage and coordinate the local initiative/program to showcase Fairplay's unique heritage and history. 3. Funding for efforts the local heritage and history initiative/program. 4. A strategy for transporting the Snowstorm Dredge or elements of the dredge to Fairplay. This strategy should also identify how the dredge or elements of the dredge will be incorporated into Fairplay. 5. Funding for transporting the Snowstorm Dredge or elements of the dredge to Fairplay.

POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Lack of interest in promoting Fairplay's history and heritage (i.e. a desire to "move beyond" the town's mining history/heritage). 2. Little or no consensus on what aspects of Fairplay's history and heritage to keep/showcase. For example, there is some debate over whether the dredge rock is "historic." 3. Little or no consensus around how to showcase/highlight Fairplay's history and heritage. 4. Determining whether or not efforts to showcase/highlight Fairplay's history and heritage are having a positive impact on the community, specifically the downtown.
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Prepare and distribute educational materials that explain the benefits of maintaining connections to a communities history and heritage, as well as the impact that heritage tourism has, and could have, on the local economy. 2. Work to strengthen partnerships and collaboration among organizations and/or people focused on preservation of Fairplay's history and heritage (ex. South Park City, South Park National Heritage Area, local historians, etc.) 3. Conduct a collaborative process that results in an initiative/program for what to showcase and how to showcase Fairplay's history and heritage. 4. Gather information about/track factors that bring visitors to Fairplay.
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Increasing number of visitors coming to Fairplay specifically for its heritage and history. 2. Number of historical elements (ex. ore carts, ore buckets, wall murals, etc.) integrated throughout Fairplay. 3. Number of community events based around Fairplay's heritage and history.



photo credit: Larry Lamsa (Flickr)

✂ 3. Conduct an “Adaptive Reuse Feasibility Study” for 501 Main Street.

PROJECT DESCRIPTION	Conduct a feasibility and pro-forma analysis for the reuse of 501 Main Street (i.e. the former Park County office building) to determine what mix of uses would be most appropriate for that space and most beneficial to the community and to downtown Fairplay.	
TENTATIVE TIME-FRAME	<i>start:</i> Fall/Winter 2019	<i>complete:</i> Spring/Summer 2020
LEAD	Town of Fairplay	
PARTNERS/ PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. South Park Chamber of Commerce 3. Friends of Fairplay Community 4. Park County Creative Alliance 5. South Park Food Bank 	
RESOURCES/ SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. CCT to assist with outreach to and engagement with the community. 2. Fairplay Forward website (www.downtownfairplay.com) and mailing list for community outreach and engagement. 3. The town’s General Fund. 4. Federal grant programs (i.e. CFDLG and/or RBDG). 5. State grant programs (i.e. REDI; EIAF; RTAP; and/or, CBP). 6. Private grant programs (i.e. AARP Community Challenge Grant; Xcel Energy Focus Area Grants; NEA Our Town Grant; and/or, Gates Family Foundation). 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Qualified consultant to conduct the feasibility and pro-forma analysis of 501 Main Street. 2. Funding for renovating and re-purposing 501 Main Street.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Lack of consensus on how to renovate and/or re-purpose 501 Main Street. 2. 501 Main Street becomes a financial burden for the town. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Ensure that there are opportunities for the community and key stakeholders to weigh in on the reuse plan for 501 Main Street. 2. Ensure that the community is provided with information about why certain types of uses may or may not be suitable for 501 Main Street. 3. Work to understand the financial implications of renovating and re-purposing 501 Main Street and work to mitigate negative financial impacts, as feasible. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. General consensus on how to renovate and re-purpose 501 Main Street. 2. Community support for the renovation and re-purposing of 501 Main Street. 3. Plan for 501 Main Street that works to have it positively impact the town’s finances. 4. Plan for how 501 Main Street will be operated and maintained, once renovated and re-purposed. 	



501 MAIN STREET: AN EXCITING OPPORTUNITY FOR FAIRPLAY!

The town of Fairplay recently acquired the former Park County office building located at 501 Main Street. The town’s acquisition of this property presents an exciting opportunity for Fairplay as re-use and rehabilitation of the building could serve as a catalyst for the downtown. From the outside the building may not appear that large but inside there is a tremendous amount of space that could potentially be used for:

- Housing the Fairplay Visitor Center
- Co-working/Small Business Incubator Space
- Makerspace
- A Community Center
- An Arts Center and/or a Community Theater
- A Local Business Development Center

The feasibility study will be used to determine what uses are best suited for the property.

✂ 4. Establish town policies and regulations for parklets.

PROJECT DESCRIPTION	<p>Prepare and adopt policies and regulations that allow for parklets in downtown Fairplay. Key considerations for developing parklet policies and regulations can be found on the following page.</p> <p>The subsequent "Parklet Pilot Program" will serve as an opportunity to compile observations and feedback from the community on parklets. This information can then be used to modify (as necessary) the town's policies and regulations for parklets.</p>	
TENTATIVE TIME-FRAME	<i>start:</i> Fall 2019	<i>complete:</i> Spring 2020
LEAD	Town of Fairplay	
PARTNERS/ PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Downtown business owners and property owners 3. South Park Chamber of Commerce 	
RESOURCES/ SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. Information from other small Colorado communities to better understand: what lessons they've learned; and, what policies and regulations they've enacted. 2. CCT to assist with outreach to and engagement with the community. 3. The town has the ability to establish policies and regulations that work to achieve the community's vision and goals for the downtown. 4. Downtown streets, with the exception of Main Street/State Highway 9, are under the town's jurisdiction. 5. Support from the local parties interested in parklets. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Support from business owners and residents in developing parklet policies and regulations. 2. Demonstrated support from the local parties interested in parklets. 3. Political support for enacting parklet policies and regulations.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Opposition to parklets in downtown Fairplay. 2. Concerns about: parklet safety and liability issues; use of parklets (ex. used for smoking and/or drinking outside); and/or, parklet maintenance. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Compile and share information about how other small Colorado communities have regulated parklets and information about the lessons these communities have had learned about parklets. 2. Engage the community, specifically downtown business owners, property owners and residents, in developing the policies and regulations for parklets in the downtown. 3. Work with the town attorney and CIRSA to address potential liability issues via the town's policies and regulations. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Adoption of policies and regulations for parklets in downtown Fairplay. 2. Number of parties demonstrating their support for and/or interest in parklets. 	

✂ 5. Develop and implement a "Parklet Pilot Program."

PROJECT DESCRIPTION	<p>Establish a Parklet Pilot Program in downtown Fairplay that enables interested parties to construct a parklet in front of their property. The pilot project is intended to serve as a trial period for parklets (i.e. Spring 2020-Fall 2020) and as an opportunity to:</p> <ol style="list-style-type: none"> 1. Test out the functionality of and impact of parklets on the downtown. 2. Gather community feedback and gauge local interest in parklets. 3. Evaluate town parklet policies and regulations and identify any needed revisions. 	
TENTATIVE TIME-FRAME	<i>start:</i> Spring 2020	<i>complete:</i> Fall 2020
LEAD	Town of Fairplay	
PARTNERS/ PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. South Park Chamber of Commerce 3. Downtown business owners and property owners 4. Local youth groups/organizations and/or volunteer organizations 	
RESOURCES/ SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. Downtown streets, with the exception of Main Street/State Highway 9, are under the town's jurisdiction. 2. The town's General Fund. 3. Support from local businesses to construct and/or sponsor parklets in the downtown. 4. Private grant programs (i.e. AARP Community Challenge Grant; NAR Placemaking Grant; and/or, Home Depot Community Impact Grant). 5. Potential support from local financial institution(s). 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Town parklet policies and regulations. 2. Direction from CDOT as to whether parklets are permitted on Main Street/State Highway 9. If so, information from CDOT as to how they would regulate parklets. 3. Local businesses, volunteers, etc. to fund and/or construct parklets. 4. Commitment from owners to maintain their parklets. 5. Grant funding for "Parklet Pilot Program," and/or for the construction of parklets (as appropriate).
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Opposition to the potential impacts that parklets could have on downtown parking. 2. Concerns about: parklet safety; parklet liability issues; use of parklets (ex. used for smoking and/or drinking outside); parklet maintenance; and/or, the potential costs associated with the Parklet Pilot Program. 3. Not all interested parties may be permitted to have a parklet. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Work with the community, specifically downtown business owners, property owners and residents, to identify and discuss the trade-offs of parklets in the downtown. 2. Monitor parklets and ensure that any issues with are promptly addressed. 3. Identify and pursue funding options for the "Parklet Pilot Program," including the town's General Fund, private funding and grants. 4. As necessary, conduct outreach efforts to inform interested parties that a limited number of parklets will be allowed and that permission for parklets will be granted on a first come, first serve basis. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Direction on whether there's a desire to allow for parklets in downtown Fairplay on an on-going basis. 2. Number of Parklet Pilot Program participants. 3. Growth in downtown activity levels, specifically pedestrian activity. 4. Growth in downtown sales tax revenues. 	

KEY CONSIDERATIONS FOR DEVELOPING PARKLET POLICIES & REGULATIONS



Permitting & Fees

Many communities regulate parklets via permits. It is common for the permitting process to require the submittal of an application that includes: information about the applicant; existing conditions information; a site plan; design drawings; and payment for any applicable fees. In some communities, applicants are required to submit documentation of support from adjacent business owners/property owners. Most of these communities require parklet permits to be renewed annually.

Another issue to give consideration to is whether liquor can be served and if so, how that will be handled via the parklet permitting and/or liquor license process.



Design & Safety

The following is a list of issues to consider in developing parklet design requirements:

- **Location.** Where will parklets be permitted? How many on-street parking spaces will a parklet be allowed to occupy? How will parklets at intersection corners be handled? How will parklets be kept from encroaching on sidewalks?
- **Size.** What minimum and maximum parklet widths should be allowed? To avoid street safety issues, it is recommended that on-street parklet widths be no wider than the parking lane it is located in.
- **Materials & Lighting.** What types of materials can be used to construct parklets? What type of lighting will parklets be permitted to have?
- **Allowance.** How many parklets should be permitted per street? How many parklets should each business, organization, etc. be allowed to have?
- **Safety.** How will parklets be buffered from moving traffic and parking cars? Should vertical elements (ex. flexible posts or bollards) and/or reflective elements be required to help ensure that parklets are visible to traffic during the day and at night? Should security measures be required to prevent theft of parklets? Should security measures also be required for parklet furniture (tables, chairs, umbrellas, etc.)?
- **Building Code Requirements.** What building code requirements are applicable to parklets (ex. parklet floor load bearing weight, handrails, etc.)?
- **ADA Requirements.** How will ADA requirements be met (if applicable)?

The National Association of City Transportation Officials (NACTO) offers a number of parklet design recommendations that can be found here:

<https://nacto.org/publication/urban-street-design-guide/interim-design-strategies/parklets/>



Liability

To address potential liability issues, it is recommended that the town require owners of parklets in the public right-of-way to: obtain an encroachment license from the town; and, provide the town with proof of liability insurance that lists the town as an "additional insured."



Upkeep & Maintenance

In developing parklet policies and regulations, the town is advised to consider inclusion of maintenance requirements and enforcement procedures and penalties in order to keep parklets from falling into disrepair.



photo credit: Michigan Municipal League



photo credit: SF Planning



photo credit: Ted Eytan

WHAT IS A "PARKLET?"

Parklets are on-street parking spaces that have been converted into outdoor seating areas or public spaces. They are typically applied where narrow or congested sidewalks prevent outdoor seating for businesses, or where the community identifies a need to expand public space.

Parklets can offer the following benefits:

- *Increase public space along downtown streets.*
- *Bring life and activity to downtown streets.*
- *Studies have shown that parklets can increase revenue for nearby businesses.*



✂ 6. Activate the lawn area in front of the old Park County Courthouse.

PROJECT DESCRIPTION	<p>Work with Park County to activate/allow for more public use of the lawn area in front of the old Park County Courthouse. Activating this space will help to enliven the western gateway to downtown Fairplay.</p> <p>Suggested ideas for activating the lawn area include:</p> <ul style="list-style-type: none"> • Hosting outdoor movies for the community. • Hosting local Farmer's Markets and/or other community events. • Installing picnic tables and trees and/or shade structures to create shaded picnic areas. • Irrigating and maintaining the lawn to keep it green and inviting. • Allowing dogs but installing dog waste stations to limit waste left in the lawn area. • Installing a temporary ice skating rink in the winter. 	
TENTATIVE TIME-FRAME	start: Winter 2019	complete: On-going
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. Park County 2. CCT 3. South Park Chamber of Commerce 4. Local youth groups/organizations 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. Potential support from and/or partnership with Park County. 1. CCT to assist with outreach to and engagement with the community. 2. The town's General Fund. 3. State grant programs (i.e. REDI and/or EIAF). 4. Private grant programs (i.e. AARP Community Challenge Grant; Xcel Energy Focus Area Grants, NAR Placemaking Grant; and/or, Home Depot Community Impact Grant). 5. Crowdfunding. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. An agreement with Park County to use and/or enhance the lawn space in front of the old Park County Courthouse. 2. Funding for implementation, operation and/or on-going maintenance of ideas for activating the lawn area.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Liability concerns. 2. Obtaining permission from Park County to enhance and/or host activities on the lawn area. 3. Issues arising from allowing pets on the lawn area. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Consult town attorney, county attorney and/or CIRSA to better understand the potential liability issues associated with different activities on the lawn area. 2. Town and county collaboration on efforts to enhance and/or host activities on the lawn area. 3. Town and county partner on addressing enforcement of any pet related issues. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Growth in activity along Main Street stemming from enhancements to and/or activities on the lawn area. 2. Growth in downtown sales tax revenue. 	

7. Encourage and support efforts to activate vacant downtown properties.

PROJECT DESCRIPTION	<p>Work with property owners to discuss and identify opportunities to activate vacant downtown properties.</p> <p>Recommended actions:</p> <ol style="list-style-type: none"> 1. Revise local regulations and policies to allow mobile vendors (ex. food trucks or food carts) and small-scale commercial spaces (ex. trailers or shacks) on vacant downtown lots. 2. Work with property owners to transform vacant lots and/or buildings into community gathering spaces. 3. Work with property owners to make aesthetic enhancements to vacant lots and/or buildings. 	
TENTATIVE TIME-FRAME	start: Spring 2020	complete: On-Going
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. South Park Chamber of Commerce 3. Downtown property owners 4. Local entrepreneurs and business owners 5. Local investors 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. CCT to assist with outreach to and engagement with the community. 2. As necessary, the town has the ability to review and modify the UDC to better align local regulations with the community's vision and goals for the downtown. 3. Information and/or advice from other rural Colorado communities (ex. the City of Gunnison) that are working to activate vacant properties in their downtowns. 4. The town's General Fund and PIIP. 5. State grant programs (i.e. REDI and/or CTO Grants). 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Regulations and/or policies that enable activation of vacant lots and buildings in downtown Fairplay. 2. Participation from downtown property owners in efforts to activate vacant downtown properties.

RESOURCES/SUPPORT (continued...)	<p><i>available:</i></p> <ol style="list-style-type: none"> 6. Private grant programs (i.e. AARP Community Challenge Grant; NAR Placemaking Grants; and/or, Home Depot Community Impact Grant). 	<p><i>needed:</i></p>
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Opposition from brick and mortar stores. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Work with local business owners to ensure that the town's regulations are equitable for all types of businesses. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Drop in the number of vacant properties and buildings in downtown Fairplay. 2. Diversity of businesses in downtown Fairplay. 3. Growth in downtown sales tax revenue. 4. Growth in activity levels in downtown Fairplay. 	



VACANT PROPERTIES ARE A DRAG!

Vacant properties create voids that impact the energy and vibrancy of a downtown. Creating greater flexibility for what can be done on vacant lots or in vacant buildings can go a long ways towards bringing activity and life to a downtown, as depicted by concept sketches to the right.

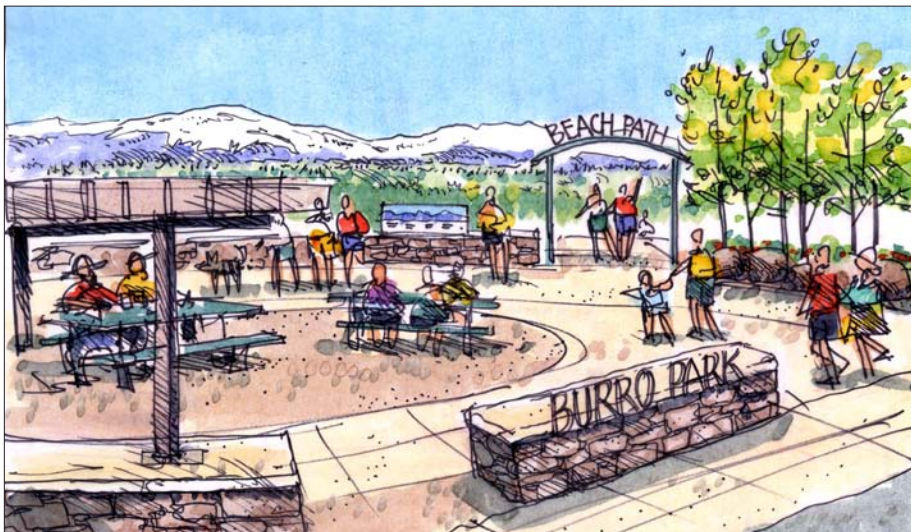


FOOD FOR THOUGHT | INCREMENTAL DEVELOPMENT

Enabling "incremental development" opens the door for small-scale investors and developers. These investors and developers do not always have the means to make large-scale investments, such as constructing a multi-story building, right off the bat. However, if they have the opportunity to start small - say lease their property to a food truck or two - they have a greater ability to build capital, which in turn enables them to make a large-scale investment down the road.

Incremental development can also result in a broader range of spaces for entrepreneurs and businesses. This in turn improves their ability to find a space suitable for their needs, which can lead to a better local business environment and growth in local economy activity.





✂ 8. Design and construct “Burro Park.”

PROJECT DESCRIPTION	<p>The Fairplay River Park Master Plan (that can be found at www.fairplayriverpark.com) identifies this location as an opportunity to provide better defined parking and better signage for an existing trail that accesses the South Platte River.</p> <p>Building upon this is the concept of developing this trail head into a public park space and gateway to the Fairplay River Park. The sketch to the right provides an initial concept for this space and offers the suggestion to name this area “Burro Park,” as a nod to Fairplay’s heritage and history.</p>	
TENTATIVE TIME-FRAME	start: Summer 2020	complete: Fall 2022
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Local youth groups/organizations 3. Front Street residents, property owners and business owners 4. Great Outdoors Colorado (GOCO) 	
RESOURCES/SUPPORT	<p>available:</p> <ol style="list-style-type: none"> 1. Initial concept sketches for “Burro Park.” 2. CCT to assist with outreach to and engagement with the community. 3. The town’s General Fund. 4. State grant programs (i.e. GOCO Grants and/or EIAF). 5. Private grant programs (i.e. AARP Community Challenge Grant; Xcel Energy Focus Area Grants; NAR Placemaking Grant; and/or, Home Depot Community Impact Grant). 6. Crowdfunding. 	<p>needed:</p> <ol style="list-style-type: none"> 1. Design professional to work with the town and the community to develop a plan for “Burro Park.” 2. Contractor and/or volunteers to construct “Burro Park.” 3. Funding for the design and construction of “Burro Park.”
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Opposition to constructing a community park at this location. 2. “Burro Park” becomes a financial burden for the town. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Provide opportunities for Front Street residents, property owners, business owners and the community to participate in the design of “Burro Park.” 2. Use temporary improvements to “try out” different ideas/concepts for Burro Park before making permanent improvements. 3. As appropriate, develop and implement a low maintenance, incremental design and/or phased approach to the construction of “Burro Park” that allows the town to prioritize installation of certain elements. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Construction of “Burro Park.” 2. Community support for the construction of “Burro Park.” 3. Growth in downtown activity levels. 4. Growth in use of and activity in the Fairplay River Park. 5. Growth in downtown sales tax revenues. 	

STRENGTHENING CONNECTIONS TO THE SOUTH PLATTE RIVER

Fairplay is fortunate to have the South Platte River and “the Beach” adjacent to the downtown. These natural amenities are a wonderful local asset. The community recently completed a river park planning effort that resulted in a master plan for the enhancement and preservation of the South Platte River (for more information visit www.fairplayriverpark.com). The master plan identifies the river access point (shown in the top image) as an opportunity to develop a gateway to the river park gateway, as well as an opportunity to strengthen connections between the downtown and the river.

Building upon this, is the concept of transforming this access point into a public park space. The above sketch offers an initial concept for what this park space could look like and how it could function. It was suggested that this park be named “Burro Park” as a nod to Fairplay’s history and heritage.

✂ 9. Renovate and Re-Purpose 501 Main Street.

PROJECT DESCRIPTION	Using the outcomes from the Adaptive Reuse Feasibility Study for 501 Main Street, renovate and re-purpose the building in order to accommodate the mix of uses identified for the space.	
TENTATIVE TIME-FRAME	<i>start:</i> Summer 2020	<i>complete:</i> Fall 2024
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. South Park Chamber of Commerce 2. Park County 3. CCT 4. Local youth groups/organizations 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. Town staff to lead and/or assist with the renovation and re-purposing of 501 Main Street. 2. The town's General Fund. 3. Federal grant programs (i.e. CFDLG; and/or RBDG). 4. State grant programs (i.e. REDi; EIAF; and/or CBP). 5. Private grant programs (i.e. AARP Community Challenge Grant; Xcel Energy Focus Area Grants; NEA Our Town Grant; and/or, Gates Family Foundation). 6. Crowdfunding. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Plan for the renovation and re-purposing of the building at 501 Main Street. 2. Funding for the renovation of 501 Main Street. 3. Contractor to lead the renovation work for 501 Main Street. 4. Volunteers to assist with the renovation of 501 Main Street (if appropriate). 5. Organizational capacity for operating and maintaining 501 Main Street, once renovation is complete.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. 501 Main Street becomes a financial burden for the town. 2. Organizational capacity for operating and maintaining 501 Main Street. 3. Concerns about 501 Main Street competing with and negatively impacting Fairplay's business community. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Monitor the financial impact of 501 Main Street on the town's budget. As necessary, work to mitigate any negative financial impacts. 2. Work to identify someone(s) who can serve as the lead on managing the operation and maintenance of 501 Main Street. 3. Work to ensure that 501 Main Street does not adversely impact Fairplay's business community. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Completion of the renovation and re-purposing of 501 Main Street. 2. Growth in downtown activity levels, specifically that related to 501 Main Street. 3. Growth in downtown sales tax revenues. 4. Occupancy level of 501 Main Street. 5. Mix of organizations, businesses, uses, etc. occupying 501 Main Street. 6. Investment catalyzed by the renovation and re-purposing of 501 Main Street. 	



ACTIVATING 5TH & MAIN STREET VIA THE RENOVATION OF 501 MAIN

Through the efforts to renovate and re-purpose 501 Main Street, it is recommended that careful consideration be given to how the exterior of the building is designed and how the interior of the building is programmed. It will be important for the exterior and interior of the building to be designed to support "activation" of the Main Street and 5th Street.

Shown above is a concept sketch that illustrates ideas for how the exterior of 501 Main Street could be designed to support and encourage activity along Main Street and 5th Street. These ideas include:

- Large windows and/or garage doors that allow for interaction between people in the building and people on the street.
- A facade that makes the building appear as if it is multiple buildings and incorporates architectural elements that mimic historical buildings in Fairplay.



photo credit: Stephen (Flickr)



✂ 10. Encourage "experiential" businesses in Fairplay.

PROJECT DESCRIPTION	<p>There is a growing trend among consumers that has them moving away from strictly shopping for products, and instead are seeking to spend their money on an "experience." Meow Wolf (www.meowwolf.com) in Santa Fe, NM is a great example of an "experiential" business.</p> <p>In light of this emerging trend, it is recommended that Fairplay explore ways to encourage and support the growth of "experiential" businesses. Some ideas suggested for experiential businesses include:</p> <ul style="list-style-type: none"> • Create your own pottery business. • Escape room business. • Historic blacksmithing business. • Historic woodworking business. 	
TENTATIVE TIME-FRAME	<i>start:</i> Fall 2020	<i>complete:</i> On-going
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Local entrepreneurs and business owners 3. Local investors 4. Local youth groups/organizations 5. South Park Chamber of Commerce 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. As necessary, the town has the ability to review and modify the UDC to better align the local regulations with the community's vision and goals for the downtown. 2. The town's ESTIP. 3. The town's General Fund. 4. Federal grant programs (i.e. RBDG). 5. State grant programs (i.e. CTO Grants and/or REDI). 6. Private grant programs (i.e. Xcel Energy Focus Area Grants; NEA Our Town Grant; and/or, Gates Family Foundation). 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. An initiative/program for encouraging the growth of experiential businesses in Fairplay. 2. Someone(s) to lead, manage and coordinate the experiential business initiative/program in Fairplay 3. As necessary, collaboration with local business owners, entrepreneurs, etc. to identify barriers in the town's UDC and ideas for addressing those.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Opposition from other businesses in Fairplay that are concerned about "experiential" businesses being given an unfair competitive advantage. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Work to ensure that any sort of incentive program treats all types of businesses in Fairplay equitably. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Number of experiential businesses in Fairplay. 2. Growth in sales tax revenues resulting from "experiential" businesses. 3. Number of visitors being drawn to Fairplay for its "experiential" businesses. 	

EXPERIENTIAL RETAIL: A GROWING TREND

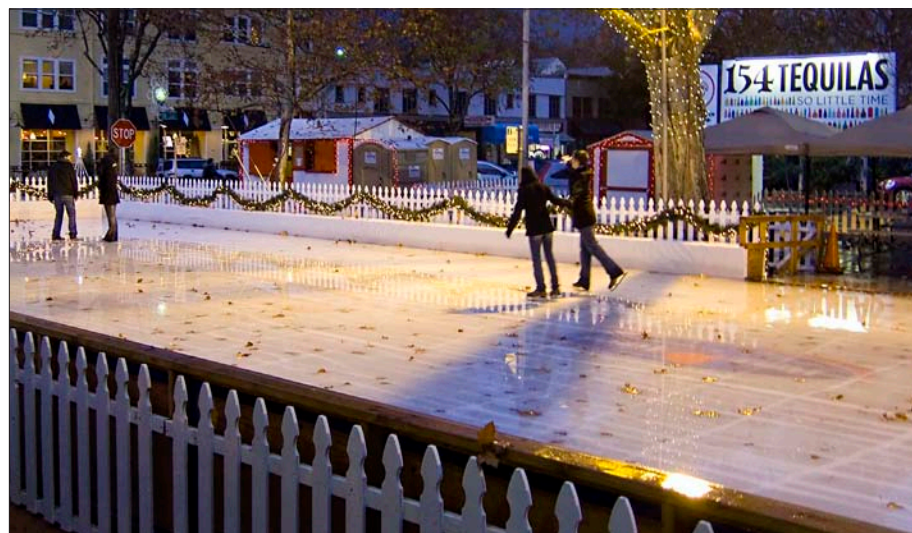
A 2016 online NAIOP article, "The Rise of Experiential Retail," it is stated "...that while most "stuff" can be bought online, people will still go to brick-and-mortar locations to have "experiences." These experiences can be wide-ranging, and include the following: Personal services; Health and fitness facilities; Restaurants; Cinemas and theaters that present plays, concerts, comedy shows, lectures and more; and, Art galleries and stores."

According to a 2018 online Forbes article, "5 Trends That Will Redefine Retail in 2019," consumers are slowly but surely moving away from strictly shopping for products, and instead are seeking a more engaging experience.

Meow Wolf (top image) is a great example of an experiential business located in Santa Fe, NM. Experiential businesses in Fairplay should be tailored to Fairplay but examples of experiential businesses in other communities can be looked to for inspiration.

✂ 11. Work to offer a variety of things to do and see in the downtown.

PROJECT DESCRIPTION	<p>A diverse economy is a strong and resilient economy. A key aspect of a diverse economy is providing locals and visitors with a variety of things to do and spend money on. Therefore, it is recommended that Fairplay encourage, support and pursue opportunities to offer a greater variety of things to do in the downtown, especially for local youth.</p> <p>Suggested ideas for things to do in downtown Fairplay include:</p> <ul style="list-style-type: none"> • Community movie night(s) • Ice skating rink • Rollerskating rink • Disc Golf Circuit/Tournaments • Sledding 	
TENTATIVE TIME-FRAME	<i>start:</i> Fall 2020	<i>complete:</i> On-going
LEAD	Town of Fairplay	
PARTNERS/ PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Local entrepreneurs and business owners 3. Local youth groups/organizations 4. South Park Parks and Recreation District 5. South Park Chamber of Commerce 	
RESOURCES/ SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. As necessary, the town has the ability to review and modify the UDC to better align the local regulations with the community's vision and goals for the downtown. 2. Space in 501 Main Street could provide an opportunity to host community movie nights, amenities/ things to do for local youth, etc. 3. Publicly owned outdoor spaces (ex. the lawn area in front of the old Park County Courthouse) could serve as a location for a temporary outdoor ice rink. 4. Other successful, small Colorado communities (ex. Carbondale) can serve as a resource for better understanding what other towns/ cities are doing to diversify the types of things to do and see in their downtowns. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. As necessary, collaboration with local business owners, entrepreneurs, etc. to identify barriers in the town's UDC and ideas for addressing those. 2. Plan for renovating and re-purposing 501 Main Street. 3. Renovation of 501 Main Street. 4. An agreement with Park County to use the lawn space in front of the old Park County Courthouse.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Concerns about the liability of different activities on public property in Fairplay. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Work with the town attorney and/or CIRSA to better understand the potential liability issues associated with different activities in downtown Fairplay. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Growth in downtown activity levels. 2. Growth in downtown sales tax revenues. 	



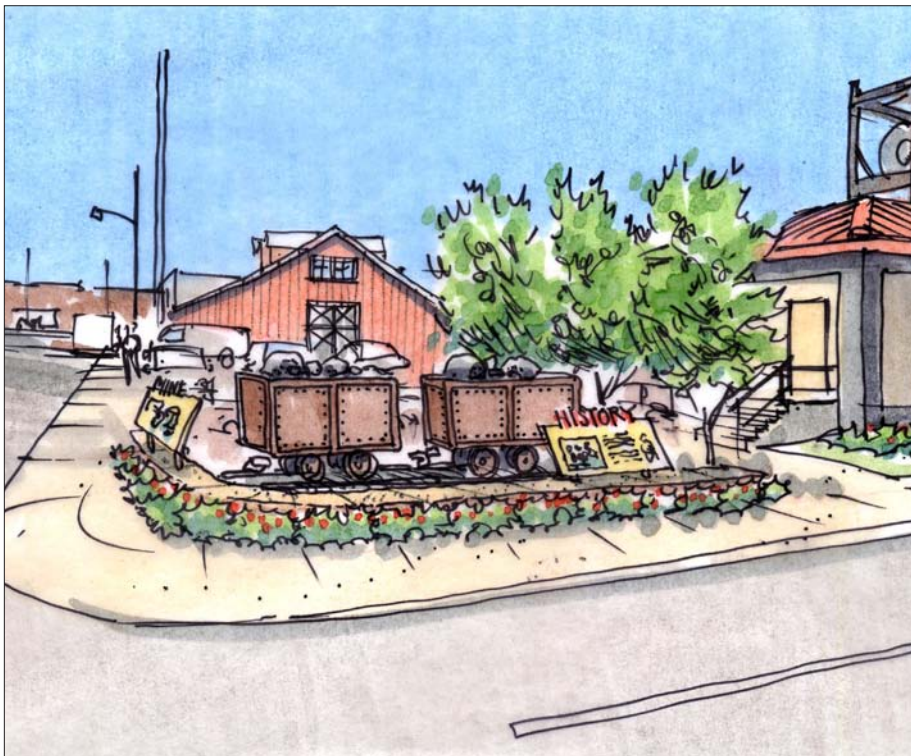
MORE THINGS TO DO & SEE = MORE REASON TO VISIT DOWNTOWN

Successful downtowns offer a variety of reasons (i.e. things to do and see) for people to be there. They also encourage and support opportunities to showcase activity. Why you ask? Well, people out and about often serve as a magnet for other people.

An outdoor community movie night (top) and an outdoor public ice skating rink (bottom) are examples of efforts other communities are working on in order to attract, and highlight, activity in their downtowns.

Ideas offered by the community for things to do and see in downtown Fairplay included:

- Community movie night(s)
- An ice skating and/or roller skating rink
- Sledding areas



✂ 12. Explore the feasibility of offering public WiFi in the downtown.

PROJECT DESCRIPTION	Explore the feasibility of offering free public WiFi in downtown Fairplay. Free public WiFi could serve as an attractive downtown amenity for both visitors and locals. It could also be a valuable amenity to have for events and activities in the downtown.	
TENTATIVE TIME-FRAME	<i>start:</i> Spring 2021	<i>complete:</i> Spring 2022
LEAD	Town of Fairplay	
PARTNERS/ PARTNERSHIPS	<ol style="list-style-type: none"> 1. South Park Telephone 2. Park County 3. Park County RE-2 School District 4. Local youth groups/organizations 	
RESOURCES/ SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. Availability of high speed internet in Fairplay. 2. Information from other communities that offer public WiFi in their downtown (ex. Grand Junction: https://downtowngj.org/wifi/). 3. The town's General Fund. 4. State grant programs (i.e. CTO Grants; REDI; and/or, EIAF). 5. Private grant programs (i.e. Xcel Energy Focus Area Grants; and/or Gates Family Foundation). 6. Potential opportunities to partner with South Park Telephone, Park County, RE-2 School District, local businesses, etc. on the downtown WiFi system. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Fiscal impact analysis of public WiFi in downtown Fairplay. 2. Funding and personnel to install, operate and maintain the public WiFi system.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Operation and maintenance issues resulting from many users on the public WiFi network. 2. Public WiFi becomes a financial burden for the town. 3. Local residents, businesses, etc. use the public WiFi as an alternative to having their own WiFi service. 4. Aesthetics/design of WiFi infrastructure (poles/antennae apparatus may not fit character of community). 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Work with local internet service provider to develop and implement strategies for addressing issues that may result from many users on the WiFi network. 2. Conduct a fiscal impact analysis of a public WiFi system. 3. Work with the local internet service provider to address exploitation of the public WiFi. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. General awareness of public WiFi in downtown Fairplay. 2. Number of people coming to the downtown and using the public WiFi. 3. Growth in downtown activity levels. 4. Growth in downtown sales tax revenues. 	

1. Continue expanding the town's flower and bench program.

PROJECT DESCRIPTION	The town has been working on expanding the Fairplay flower and bench program that was established in 2018. There is expressed interest in the town continuing to expand this program in order to further enhance the aesthetics of the community.	
TENTATIVE TIME-FRAME	<i>start:</i> On-going	<i>complete:</i> On-going (as needed)
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. South Park Chamber of Commerce 	
RESOURCES/SUPPORT	<i>available:</i> <ol style="list-style-type: none"> 1. CCT to assist with outreach to and engagement with the community. 2. The town's General Fund. 3. Private Grants (i.e. AARP Community Challenge Grant; NAR Placemaking Grant; and/or, Home Depot Community Impact Grant). 	<i>needed:</i> <ol style="list-style-type: none"> 1. Local businesses willing to participate in the town's flower and bench program.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Street benches and/or flower containers not being located where people in the community would like for them to be. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Gather input from the community as to where benches and/or flower containers are most needed in Fairplay. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Growth in participation in the Fairplay's flower and bench program. 2. Growth in downtown activity levels. 3. Growth in downtown sales tax revenues. 	



2. Fix existing downtown street lights.

PROJECT DESCRIPTION	Fix the base of streetlights in the downtown in order to enhance the aesthetics of downtown Fairplay.	
TENTATIVE TIME-FRAME	<i>start:</i> Fall 2019	<i>complete:</i> On-going (as needed)
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. Downtown business owners, residents and property owners 2. Colorado Department of Transportation (CDOT) 	
RESOURCES/SUPPORT	<i>available:</i> <ol style="list-style-type: none"> 3. Town staff to fix street lights in need of repair. 4. The town's General Fund. 	<i>needed:</i> <ol style="list-style-type: none"> 1. Consider establishing an "adopt-a-streetlight" initiative/program to assist with funding repairs. 2. Collaboration with CDOT, as appropriate, to explore options for reducing the risk of future damage to street lights along Main Street/State Highway 9.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Accidental damage to street light bases during snow plowing. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Monitor the condition of street light bases and repair as necessary. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Reduction in the number of downtown street lights in need of repair. 	



FOOD FOR THOUGHT | THE "BROKEN WINDOWS" THEORY

The "broken windows" theory was first introduced by James Q. Wilson and George Kelling in 1982. The gist of their theory is that criminals perceive broken windows and other forms of disorder as signs of weak social control; in turn, they assume that crimes committed there are unlikely to be checked. This theory also applies to community aesthetics. If places in a community (ex. the downtown) appear unkempt and abandoned, people will get the impression that, that place is uncared for and may be inclined to avoid it. Small things, such as putting out flowers, installing benches, repairing street lights, cleaning sidewalks, etc. can go a long ways towards creating an aesthetically pleasing and inviting place to spend time.

3. Transform 5th Street into an “Event Street.”

PROJECT DESCRIPTION	<p>5th Street was identified as a key connector between Main Street and Front Street and one that could be transformed into an “Event Street.” Event Streets are streets designed to accommodate events while still functioning as a street and allowing for through-traffic and on-street parking. Often, Event Streets have distinguishing characteristics that set them apart, such as:</p> <ul style="list-style-type: none"> • Unique/decorative paving. • Overhead festival lighting. • Landscaping. • Utility hook ups for food trucks, events, etc. • Furnishings (ex. recycling containers, benches, bike racks, etc). <p>In an effort to begin transforming 5th Street into an Event Street, it is recommended that “festival lighting” (i.e. overhead string lights) be installed over the street. This lighting should also serve as a way to pull people driving along Main Street to Front Street.</p> <p>There are a number of solar powered string light options available and it is recommended that these be explored in order to avoid the need to extend power lines and to reduce the town’s consumption of electricity. It is also recommended that the string lights be installed on a timer and/or be dark-sky compliant in order to minimize their impact on Fairplay’s night sky.</p>	
TENTATIVE TIME-FRAME	start: Spring 2020	complete: On-going (as needed)
LEAD	Town of Fairplay	
PARTNERS/ PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. South Park Chamber of Commerce 3. Local youth groups/organizations 	
RESOURCES/ SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. CCT to assist with outreach to and engagement with Fairplay’s businesses and residents. 2. Town staff to install festival lighting over 5th Street. 3. The town’s General Fund. 4. State grant programs (i.e. EIAF and/or CTO Grants). 5. Private grant programs (i.e. AARP Community Challenge Grant; NAR Placemaking Grant; and/or, Home Depot Community Impact Grant). 6. Opportunity for a local business or businesses to sponsor the festival lighting over 5th Street. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Materials for installing string lights over 5th Street. 2. Volunteers to assist with installing string lights over 5th Street. 3. Phased strategy/plan for transforming 5th Street into an Event Street.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Costs associated with installing and operating the festival lights. 2. Wind, large vehicles, etc. that could damage festival lighting over 5th Street. 3. Concerns regarding light pollution from lights over 5th Street. 	

OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Install solar powered festival lights to minimize the installation and operational costs. 2. Consider having festival lights up for a select period of time (i.e. seasonally). 3. Install signage that warns large vehicles of the lower clearance along 5th Street 4. Put lights on a timer and/or install lights that are dark-sky compliant in order to minimize their impact on Fairplay’s night sky.
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Installation of festival lighting over 5th Street. 2. Growth in downtown activity levels. 3. Growth in downtown sales tax revenues. 4. Enhanced community perception of safety and/or comfort along 5th Street. 5. Number of vehicles drawn off of Main Street and to Front Street as a result of the enhancements to 5th Street. 6. Community support for making additional, phased improvements to 5th Street in order to transform it into an Event Street.



4. Install additional pet waste stations around Fairplay.

PROJECT DESCRIPTION	Install additional pet waste stations around Fairplay (on an as needed basis) to ensure that there sufficient options for people to dispose of their pet's waste. Priority areas for additional pet waste stations include the downtown and the Fairplay River Park. As necessary, the town may benefit for incorporating funding for additional pet waste stations into the annual budget.	
TENTATIVE TIME-FRAME	<i>start:</i> Spring 2020	<i>complete:</i> On-going (as needed)
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. Park County 2. Park County RE-2 School District 3. CCT 4. Local youth groups/organizations 	
RESOURCES/SUPPORT	<i>available:</i> <ol style="list-style-type: none"> 1. Town staff to install pet waste stations around Fairplay. 2. The town's General Fund. 3. Crowdfunding. 	<i>needed:</i> <ol style="list-style-type: none"> 1. Consider establishing an "adopt-a-dog waste station" program to assist with funding the purchase and installation of stations.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Pet waste stations not installed in appropriate locations around Fairplay. 2. Maintenance of pet waste stations becomes a burden on the town staff and/or the town's finances. 3. Complaints about pet waste stations not being emptied when necessary. 4. People not disposing of their pet's waste in an appropriate manner despite the presence of pet waste stations. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Gather input from the community as to where pet waste stations are most needed in Fairplay. 2. Monitor and evaluate the impact that maintenance of pet waste stations has on the town's staff and the town's finances. 3. Track which pet waste stations are most heavily used and develop a priority list for emptying stations based on this information. 4. Develop education materials and/or signage that helps people better understand what impact pet waste has on the community, specifically the impact that pet waste can have on the South Platte River. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Reduction in the amount of pet waste not disposed of in an appropriate manner. 2. Number of complaints received by the town regarding dog waste. 3. An efficient and successful dog waste removal program in Fairplay. 4. Greater awareness in the community of the need for and benefits of appropriate disposal of pet waste. 	



FOOD FOR THOUGHT | IMPACTS OF PET DOODY

According to "Dogs in Parks: Managing the Waste," a 2018 online article by Richard J. Dolesh posted to the National Recreation and Park Association (NRPA) website...

"Environmental management of dog waste has become a more pressing issue for park and recreation agencies as the percentage of households with dogs increases and the demand for dog parks continues to grow..."

...The scope of the problem of dog waste in America is huge. America's nearly 90 million dogs produce about 11 million tons of dog waste per year. A widely quoted estimate of the volume of dog poop by a commercial dog-waste collection company, named Doody Calls, is that it would fill a line of dump trucks stretching bumper to bumper from Boston to Seattle.

The stark fact is that only about 60% of dog owners pick up after their dogs; 40% do not. This seems to hold true with some exceptions on the type of area according to studies done in parks, in urban communities, and in suburban areas.

A 2017 Penn State University study of dog waste for the Leave No Trace Outdoor Ethics Center in Open Space and Mountain Parks of Boulder (Colorado) found that dog caretakers with dogs on a leash were most likely to pick up after their dogs and dispose of the waste in receptacles. However, park visitors with dogs said the infrequent number of pet waste stations made them less likely to pick up and dispose of their dog's waste."

Furthermore, a "Pick Up After Your Pet" brochure prepared by the Mid-America Regional Council states...

"Pets, children playing outside, and adults gardening are most at risk for infection from some of the bacteria and parasites found in pet waste. Diseases that can be transmitted from pet waste include the following:

Salmonellosis: *the most common bacterial infection transmitted to humans by other animals. Symptoms include fever, muscle aches, headache, vomiting and diarrhea.*

Toxocariasis: *roundworms usually transmitted from dogs to humans, often without noticeable symptoms, but may cause vision loss, a rash, fever or cough.*

Toxoplasmosis: *a parasite carried by cats that can cause birth defects if a woman becomes infected during pregnancy, and can also be a problem for people with depressed immune systems."*

6. Install pedestrian scale lighting in downtown Fairplay.

PROJECT DESCRIPTION	Install pedestrian scale street lighting in the downtown to improve nighttime safety and encourage downtown activity. It is recommended that the street lighting installed be dark-sky compliant and be solar powered.	
TENTATIVE TIME-FRAME	<i>start:</i> Spring 2021	<i>complete:</i> Fall 2022
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Colorado Department of Transportation (CDOT) 3. Park County 4. Xcel Energy 5. Downtown business owners, residents and property owners 6. State of Colorado Energy Office 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. A number of options for solar powered street lights available on the market. Installation of solar powered street lights could help to highlight the town's efforts to be environmentally conscious and to reduce the costs associated with installation and on-going operation. 2. The Town of Alma and Town of Collbran have solar powered street lights and could serve as a resource for better understanding the pros/cons of this type of lighting. 3. The town's General Fund. 4. State grant programs (i.e. EIAF). 5. Private grant programs (i.e. AARP Community Challenge Grant; NAR Placemaking Program & Grant; and/or, Home Depot Community Impact Grant). 6. Potential opportunity to obtain support from the State of Colorado Energy Office (https://www.colorado.gov/energyoffice). 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Person, firm, etc. to develop a plan and/or design for street lighting in downtown Fairplay. 2. A contractor to lead or assist with the installation of street lights in the downtown.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Concerns about the impact of lighting on residential areas in the downtown. 2. Costs associated with installing and/or operating the street lights. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Engage downtown residents in the planning and/or design process for street lighting in the downtown in order to understand and address, if possible, their concerns. 2. Install dark-sky compliant light fixtures to mitigate impacts of downtown lights. 3. Install solar powered lighting to help reduce the costs associated with installing and operating street lights in the downtown. 	

MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Installation of pedestrian-scale lighting in downtown Fairplay. 2. Growth in activity levels in downtown Fairplay, specifically nighttime activity. 3. Enhanced community perception of nighttime safety and/or comfort in downtown Fairplay. 4. Growth in downtown sales tax revenues.
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EXAMPLE: DOWNTOWN SOLAR STREET LIGHTS IN COLLBRAN, COLORADO

The Town of Collbran, Colorado recently installed solar powered, dark-sky compliant street lights as part of an effort to enhance their Main Street. Images of these street lights are shown above. The solar powered street lights in downtown Collbran were inspired by the use of similar lighting in the Town of Alma, Colorado. If the Town of Fairplay opts to pursue solar powered street lighting in the downtown area, it is recommended that the Town's of Collbran and Alma be contacted in order to understand their experience with this type of lighting.



7. Enhance the Fairplay overlook off of State Highway 9.

PROJECT DESCRIPTION	Develop and implement a detailed design for enhancing the Fairplay overlook along State Highway 9.	
TENTATIVE TIME-FRAME	<i>start:</i> Spring 2021	<i>complete:</i> Fall 2022
LEAD	Town of Fairplay	
PARTNERS/ PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Local youth groups/organizations 3. Colorado Department of Transportation (CDOT) 4. Park County 5. Great Outdoors Colorado (GOCO) 	
RESOURCES/ SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. Initial concept sketch for enhancements to the Fairplay overlook. 2. Opportunity to coordinate overlook enhancements with implementation of the Fairplay River Park Master Plan (www.fairplayriverpark.com). 3. The town's General Fund. 4. State grant programs (i.e. GOCO Grants). 5. Private grant programs (i.e. AARP Community Challenge Grant; Xcel Energy Focus Area Grants; NAR Placemaking Grant; and/or, Home Depot Community Impact Grant). 6. Crowdfunding. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Design professional(s) to work with the town and the community to develop a design and construction documents for enhancing the Fairplay overlook. 2. Permission from CDOT to make enhancements to the overlook (if required). 3. Contractor and/or volunteers to construct the enhancements to the overlook. 4. Funding for the design and construction of the Fairplay overlook enhancements.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Push back from CDOT on making enhancements to the Fairplay overlook. 2. The overlook becomes a financial burden for the town. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Collaborate with CDOT on the design and construction of enhancements to the Fairplay overlook. 2. Use temporary improvements to "try out" different ideas/concepts for the Fairplay overlook before installing permanent improvements. 3. Work with the design professional(s), contractor(s) and/or volunteer(s) to ensure that the enhancements made to the overlook are cost-effective, durable and low maintenance. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Construction of Fairplay overlook enhancements. 2. Community support for the enhancements to the overlook. 3. Growth in Fairplay's online/social media presence, resulting from photos taken at this location. 4. Growth in the use of and activity in the Fairplay River Park. 5. Growth in downtown activity levels. 6. Growth in downtown sales tax revenues. 	

MAKING THE FAIRPLAY OVERLOOK AN INSTAGRAM WORTHY SPOT

The Fairplay overlook, just west of town off of State Highway 9, offers spectacular views of the Town of Fairplay and the South Platte River. The Fairplay River Park Master Plan (www.fairplayriverpark.com) identifies the overlook as a potential trailhead for a singletrack trail that would provide fishing access to the South Platte River. The overlook also provides an initial impression of Fairplay for people traveling eastbound on State Highway 9.

Given the importance of this amenity, it is recommended that the community work together to develop and implement a design for enhancing the Fairplay overlook. The concept sketch shown above offers some initial ideas for how the overlook might be improved. It could be worth exploring how the overlook could be designed as a popular place for people to take photos, which they in turn post to social media and potentially generate "buzz" about Fairplay.

1. Support local efforts to establish a trails organization.

PROJECT DESCRIPTION	<p>A number of communities in Colorado have local trails organizations that help to champion and support local trail efforts. They also help to coordinate volunteer trail work days. Examples of such organizations include:</p> <ul style="list-style-type: none"> • Red Hill Council (www.redhillcouncil.org) • Roaring Fork Mountain Bike Association (www.rfmba.org) • Hardscrabble Trails Coalition (www.hardscrabbletrailscoalition.org) <p>If local trail advocates in Fairplay chose to pursue establishing this type of organization, it is recommended that the town support these efforts in order to support the community's larger objective of strengthening connections between downtown Fairplay and nearby public lands and trail networks.</p>	
TENTATIVE TIME-FRAME	<i>start:</i> On-going	<i>complete:</i> On-going (as needed)
LEAD	Local Trail Advocates	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Town of Fairplay 3. Park County 4. US Forest Service (USFS) 5. Bureau of Land Management (BLM) 6. South Park Chamber of Commerce 7. Local youth groups/organizations 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. Information and advice for other non-profit trail organizations in Colorado. 2. Partnership with and/or support from the Town of Fairplay for local trail efforts. 3. The town's General Fund. 4. Crowdfunding. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Local advocates/volunteers to organize and establish a local trails organization. 2. Funding for a local non-profit trails organization. 3. Partnership with and support from Park County, USFS and/or BLM for local trail efforts.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. No one to lead efforts to organize/establish a local trails organization. 2. Limited to no participation in local trails organization. 3. Limited to no funding for local trails organization. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. The Town of Fairplay may need to serve as the lead on local trail efforts until someone(s) take the initiative to organize/establish a local trails organization that can take over local trail efforts. 2. The local trails organization could reach out to other trails organizations in Colorado to identify "best practices" for getting and keeping people involved with the organization. 3. Town of Fairplay and/or Park County may want to consider offering initial seed money to the local trails organization so that they are able to get established and seek other sources of funding. 4. The local trails organization could reach out to other trails organizations in Colorado to identify "best practices" for funding the organization. 	


MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Establishment of a local non-profit trails organization. 2. Number of people involved with local trails organization. 3. Planning and construction of local trails being led by local non-profit trails organization. 4. Miles of trails constructed by local trails organization. 5. Partnerships and collaboration between local trails organization and the Town of Fairplay, Park County, Colorado State Land Board, USFS, BLM and/or private property owners. 6. Amount of donations and/or grant dollars acquired by local trails organization.
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photo credit: Bureau of Land Management (BLM)

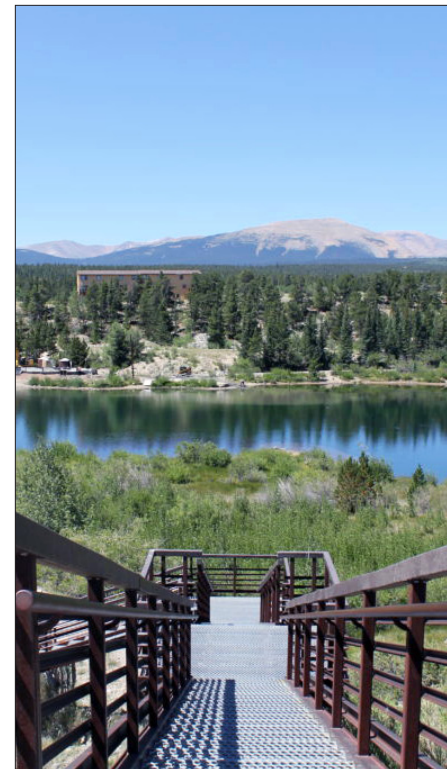
TRAILS ORGANIZATIONS HELP TO GROW & ENHANCE LOCAL TRAILS

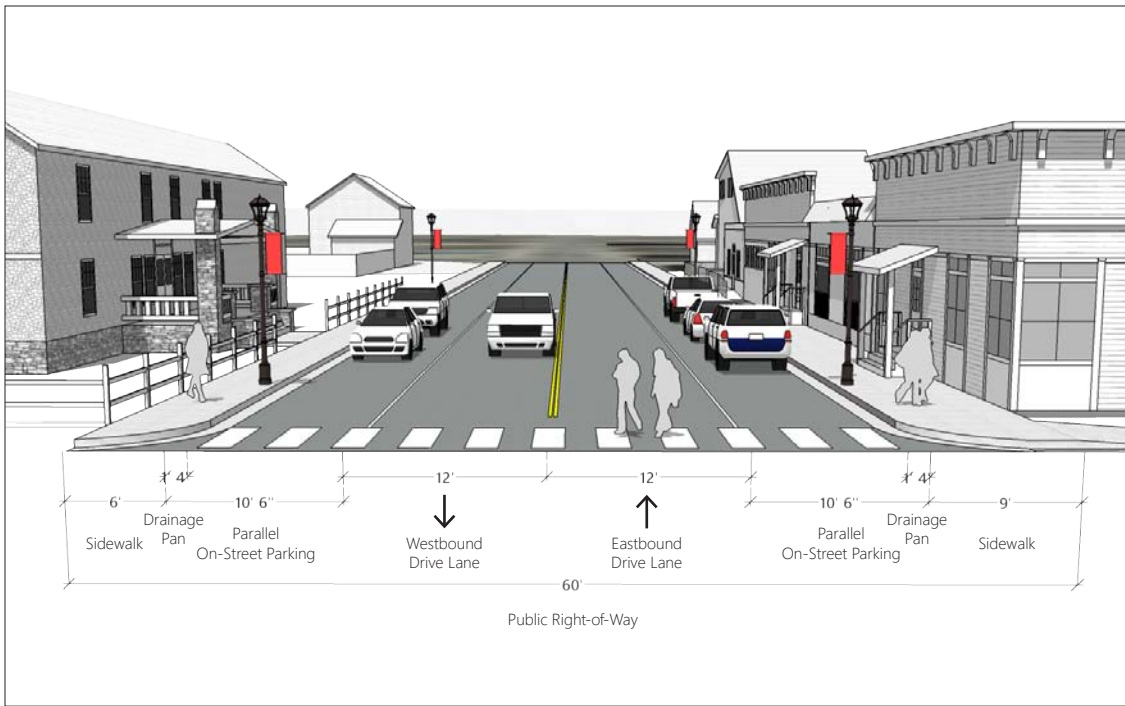
Shown above (top image) is a Red Hill Council (www.redhillcouncil.org) trail work day. Trail work days bring together local volunteers to work on building, maintaining and/or improving the popular Red Hill Trail System just north of Carbondale, Colorado. The Red Hill Council is an all-volunteer community non-profit organization established to preserve and maintain trails on Red Hill. The Red Hill Council is just one example of the many volunteer trails organizations that have been established in Colorado. These organizations often play an important role in supporting efforts to grow and enhance local trail networks.

 2. Continue working to strengthen connections between downtown Fairplay, the South Platte River and “the Beach.”

PROJECT DESCRIPTION	<p>Implement the Fairplay River Park plan in order to strengthen connections between downtown Fairplay, the South Platte River and “the Beach.”</p> <p>It is recommended that the town explore opportunities to activate the Beach. Suggested ideas include hosting events at the Beach and allowing for temporary vendors to set up shop there.</p>	
TENTATIVE TIME-FRAME	<i>start:</i> Summer 2019	<i>complete:</i> On-going
LEAD	Town of Fairplay	
PARTNERS/ PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Downtown business owners, residents and property owners 3. Park County 4. Great Outdoors Colorado (GOCO) 5. Colorado Parks & Wildlife (CPW) 6. Local youth groups/organizations 	
RESOURCES/ SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. The Fairplay River Park Master Plan. 2. CCT to assist with outreach to and engagement with the community. 3. Volunteers to lead and/or assist with construction of improvements. 4. As necessary, the town has the ability to review and modify the UDC to better align the local regulations with the community’s vision and goals for the downtown. 5. The town’s General Fund. 6. State grant programs (i.e. REDI; EIAF; GOCO Grants; CTO Grants; and/or, CPW Grants). 7. Private grant programs (i.e. AARP Community Challenge Grant; Xcel Energy Focus Area Grants; NAR Placemaking Grant; Home Depot Community Impact Grant; and/or Gates Family Foundation). 8. Crowdfunding. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Someone(s) to lead, manage and oversee the implementation of the Fairplay River Park Master Plan 2. A realistic long-term funding strategy/plan for implementation of the River Park Master Plan. 3. As necessary, review of and modification to the town’s policies and regulations to allow for greater activation of the Beach.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Push back on river park implementation projects from downtown residents, business owners and/or property owners. 2. Push back from local “brick and mortar” businesses on allowing temporary vendors to locate at the Beach. 3. Limited town staff capacity for implementation of the River Park Master Plan. 4. Limited funding for implementation of the River Park Master Plan. 	

OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Develop and implement an educational campaign that helps the community better understand the vision and goals of the Fairplay River Park Master plan, as well as the positive impacts that are anticipated to result from implementation of the master plan. 2. Create opportunities for local volunteers to participate in the implementation of the river park master plan in order to build ownership of the park. 3. Collaborate with business owners on developing policies and regulations for temporary vendors at the Beach, as appropriate. 4. Evaluate the capacity of town staff and determine if it would be appropriate to bring on a new staff person to oversee implementation of the River Park Master Plan, as well as the Fairplay Forward Plan. 5. Develop a long-term funding strategy/plan for implementation of the River Park Master Plan.
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Number of implementation projects from the Fairplay River Park Master Plan completed. 2. Growth in Fairplay River Park visitation numbers. 3. Number of connections between downtown, the river and “the beach.” 4. Growth in the number of people traveling between downtown, the river and “the beach.” 5. Number of businesses taking advantage of the Fairplay River Park.





Existing cross-section of Main Street/State Highway 9.

MAIN STREET/STATE HIGHWAY 9 EXISTING CONDITIONS

PROS

1. Drivers of larger vehicles (ex. semi-trucks or delivery trucks) may find it easier to navigate Main Street with the wider drive lanes.
2. Few obstacles to navigate while plowing snow.

CONS

1. A street crossing distance of roughly forty-five (45) feet.
2. Sight lines at street crossings may be limited by vehicles parked along Main Street.
3. Wider drive lanes (12') and wider on-street parking lanes (10'-6") increase the perceived width of the street, which encourages faster traffic speeds.
4. On-street parking lanes are roughly ten feet six inches (10'-6") wide, which is unnecessary. Nine foot (9') wide on-street parking lanes are adequate.
5. No accommodations for cyclists.
6. Limited space for streetscape enhancements such as landscaping, public art, trash/recycling receptacles, etc.
7. Limited space for snow storage.



Conceptual cross-section for Main Street/State Highway 9.

MAIN STREET/STATE HIGHWAY 9 RE-STRIPING CONCEPT

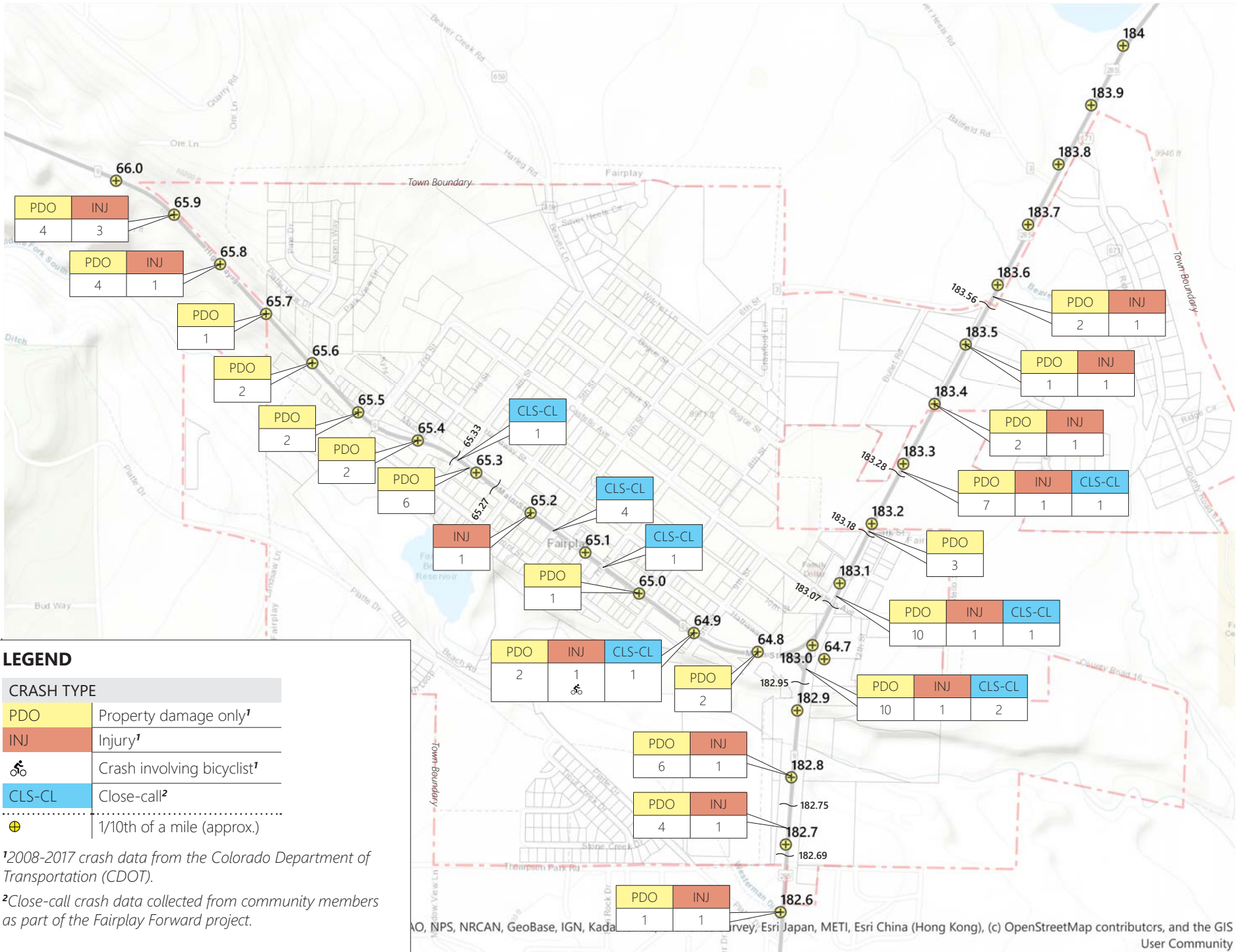
PROS

1. Installation of curb extensions helps to reduce the street crossing distance at intersections (roughly thirty (30) feet).
2. Curb extensions help to narrow the perceived street width, which encourages slower traffic speeds.
3. Curb extensions provide additional space for snow storage, landscaping, public art, trash/recycling receptacles, etc.
4. Narrower drive lanes (11') help to slow traffic speeds.
5. A five foot (5') wide buffered on-street bike lane helps to improve safety and comfort for cyclists traveling westbound along Main Street.

CONS

1. Drivers of larger vehicles (ex. semi-trucks or delivery trucks) may find it more challenging to navigate Main Street with narrower drive lanes.
2. Snow plow drivers have to navigate the curb extensions. However, curb extensions can be designed to accommodate snow plows.

FAIRPLAY CRASHES AND CLOSE-CALLS DATA



LEGEND

CRASH TYPE

PDO	Property damage only ¹
INJ	Injury ¹
	Crash involving bicyclist ¹
CLS-CL	Close-call ²

⊕ 1/10th of a mile (approx.)

¹2008-2017 crash data from the Colorado Department of Transportation (CDOT).

²Close-call crash data collected from community members as part of the Fairplay Forward project.



4. Work with the Colorado Department of Transportation (CDOT) to develop and implement a strategy for making safety improvements to Main Street/State Highway 9.

PROJECT DESCRIPTION	<p>There are a number of safety improvements that are recommended for Main Street (i.e. State Highway 9). Main Street is a state highway and therefore is under the jurisdiction of the Colorado Department of Transportation (CDOT). It is recommended that the Town of Fairplay partner with CDOT to explore the feasibility of and if appropriate, pursue the following safety improvements:</p> <ul style="list-style-type: none"> • Crosswalk Signals. There are no traffic control devices (i.e. stop signs, traffic lights, roundabouts, etc.) along Main Street in downtown Fairplay. Consequently, when there is steady flow of traffic it can be difficult and sometimes dangerous for people walking, biking or driving to cross Main Street. To enhance the safety of pedestrians and bicyclists crossing Main Street, it is recommended that a crossing signal(s) be pursued. • Curb Extensions. Curb extensions (aka bulb-outs) at the intersection of downtown streets and Main Street would help to slow traffic speeds along Main Street and help to enhance the safety and convenience for pedestrians crossing Main Street at these intersections. 	
TENTATIVE TIME-FRAME	<i>start:</i> Winter 2019	<i>complete:</i> On-going (as needed)
LEAD	Town of Fairplay	
PARTNERS/ PARTNERSHIPS	<ol style="list-style-type: none"> 1. Colorado Department of Transportation (CDOT) 2. CCT 3. Downtown business owners, residents and property owners 4. South Park Chamber of Commerce 5. Park County RE-2 School District 6. Local cycling/trail advocates and/or local trails organization 	
RESOURCES/ SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. CCT to assist with outreach to and engagement with the community. 2. Examples of similar safety improvements that have been installed on state highways in other Colorado communities. Please refer to the following page for select examples. 3. Information/advice from other Colorado communities that have worked with CDOT to install safety improvements on state highways in their downtown. 4. Opportunity to combine this project with working with CDOT to explore re-striping of Main Street. 5. CDOT's 2040 Regional Transportation Plan for the Central Front Range (https://www.codot.gov/programs/colorado-transportation-matters/regional-transportation-plans). 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Partnership and collaboration with CDOT on Main Street safety improvements. 2. Permission from CDOT to install safety improvements. 3. An understanding of CDOT's plans for Main Street and whether there's an opportunity to integrate the proposed safety improvements with CDOT's future project(s). 4. Qualified design professional(s) to work with the town, CDOT, key stakeholders and the community to develop designs and construction documents for safety improvements. 5. Funding for hiring a design professional(s) to prepare designs and construction documents.

RESOURCES/ SUPPORT (continued...)	<p><i>available:</i></p> <ol style="list-style-type: none"> 6. The town's General Fund. 7. Federal grant programs (i.e. HSIP). 8. State grant programs (i.e. EIAF and/or SRTS). 9. Private grant programs (i.e. AARP Community Challenge Grant and/or Gates Family Foundation). 10. Crowdfunding. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 6. Technical expertise/assistance with HSIP and/or SRTS grant applications. Assistance from a transportation planner or engineer may help to improve the town's chances of being awarded grant funds. A transportation planner or engineer could provide additional insight into how the proposed street improvements would help to improve the safety of Main Street while still maintaining adequate capacity for current and projected the traffic volumes They may also be able to provide additional insight into the potential economic benefits that Fairplay would experience from the proposed improvements. 7. Funding for Main Street safety improvements.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Opposition to altering Main Street from the community (specifically Main Street businesses and/or residents). 2. Push back on/opposition from CDOT on Main Street safety improvements. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Prepare and distribute educational materials that help to explain how the improvements to Main Street will help to improve safety. It may also be beneficial to include information about the potential economic impacts that these improvements could have on downtown Fairplay. 2. Compile information from other Colorado communities that have worked with CDOT to install safety improvements similar to those proposed for Main Street. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Demonstrated community support for Main Street safety improvements. 2. Support from CDOT for the Main Street safety improvements. 3. Successful collaboration between the Town of Fairplay and CDOT on the Main Street safety improvements. 4. Amount of SRTS and/or HSIP grant dollars allocated to Main Street safety improvements. 5. Decrease in the number of crashes, crash severity and other safety issues along Main Street. 6. Improved perception of the safety and convenience of crossing Main Street. 7. Growth in downtown pedestrian activity resulting from Main Street safety improvements. 	

MID-BLOCK CROSSING & RAPID FLASHING BEACONS | CO-24

CDOT and the Town of Buena Vista recently installed safety improvements on State Highway 24. These safety improvements included mid-block crossings and Rectangular Rapid Flashing Beacons (RRFB). The benefits of these improvements include:

1. The mid-block crossing offers a safe refuge for pedestrians and bicyclists crossing State Highway 24. This is especially important for children and seniors who may not be able to cross the full width of the highway very quickly.
2. RRFB's can significantly increase drivers yielding to pedestrians and bicyclists crossing the highway at designated locations.
3. The unique nature of the RRFB's stutter flash helps to elicit greater response from drivers.

It is recommended that installation of RRFB's be explored as part of the efforts to enhance the safety of Main Street/State Highway 9 in Fairplay.



Mid-block crossing and Rectangular Rapid Flashing Beacons (RRFBs) on State Highway 24 (CO-24), in Buena Vista, Colorado.

CURB EXTENSIONS/BULB-OUTS | CO-6

The Town of Silt was able to obtain permission from CDOT to construct curb extensions (aka bulb-outs) along State Highway 6. It can be assumed that these curb extensions were installed in an effort to improve safety on State Highway 6 in Silt's downtown. The safety benefits of curb extensions:

1. Narrowing the perceived width of the street, which can help to reduce traffic speeds.
2. Shortens the crossing distance for pedestrians. This is especially important for young children, elderly and the disabled who may need more time to cross the street.
3. Improves sight lines at street crossings by enabling motorists to see pedestrians, as well as pedestrians able to see approaching vehicles.

It is recommended curb extensions/bulb-outs be explored as part of the efforts to enhance the safety of Main Street/State Highway 9 in Fairplay.



Curb Extensions/Bulb-Outs on State Highway 6 (CO-6) in downtown Silt, Colorado.

BUFFERED ON-STREET BIKE LANES | CO-40

The Town of Kremmling was able to obtain permission from CDOT to stripe buffered bike lanes on State Highway 40. The bike lanes were likely striped in an effort to improve safety for bicyclists traveling along the highway corridor and to improve safety and comfort for pedestrians along the corridor by offering an alternative option for cyclists who might otherwise bike on the sidewalk.

It is recommended that the Town of Fairplay and CDOT explore striping of a buffered bike lane along westbound Main Street/State Highway 9 in order to provide improved mobility and safety for cyclists in downtown Fairplay. A buffered bike lane will also serve as an opportunity to connect the bike lane along State Highway 285 with the Fairplay-Alma bike path. It is also recommended that the Town of Fairplay and CDOT explore striping "sharrows" along eastbound Main Street/State Highway 9 to improve the safety and comfort for cyclists traveling east on Main Street/Highway 9.



Buffered on-street bike lanes on State Highway 40 (CO-40) in Kremmling, Colorado.



5. Conduct a Downtown Parking Audit.

PROJECT DESCRIPTION	<p>Conduct a Parking Audit (aka Parking Study) for the downtown during peak season in Fairplay.</p> <p>Data from the audit will be valuable for better understanding current parking conditions in the downtown and for developing strategies for future downtown parking needs.</p> <p>Recommended steps for the Parking Audit:</p> <ul style="list-style-type: none"> Recruit local volunteers to assist with collecting the necessary parking data. Identify opportunities to increase the supply of on-street parking in the downtown area. Identify opportunities for shared parking facilities - for example, public use of school parking lots during the summer. Once downtown parking data is collected, work with a qualified transportation consultant to develop short-term and long-term parking strategies for downtown Fairplay. <p>Refer to the Appendix for information about how to conduct a Parking Audit.</p>	
TIME-FRAME	<p><i>start:</i> Spring 2021 <i>complete:</i> Fall 2021</p>	
LEAD	Town of Fairplay	
PARTNERS/ PARTNERSHIPS	<ol style="list-style-type: none"> CCT South Park Chamber of Commerce Downtown business owners, residents and property owners Local youth groups/organizations and/or students 	
RESOURCES/ SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> Town staff to collect parking data. CCT to assist with outreach to and engagement with the community. The town's General Fund. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> Volunteers to collect parking data. A qualified transportation consultant that is capable of working with the community to develop parking strategies that are tailored and well-suited to Fairplay. Funding for a qualified transportation consultant.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> Availability of volunteers to collect the data necessary for a successful downtown parking audit. Opposition to the proposed/recommended parking strategies for downtown Fairplay. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> Work to have a group of volunteers that can commit to collecting the data necessary for the downtown parking audit. Ensure that there is an effective outreach and engagement process associated with developing downtown parking strategies. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> More community awareness of current downtown parking conditions. More community awareness of the trade-offs between different parking strategies for the downtown. General consensus on short-term and long-term parking strategies for downtown Fairplay. Implementation of downtown parking strategies. 	

IS THERE A “PARKING PROBLEM” IN DOWNTOWN FAIRPLAY?

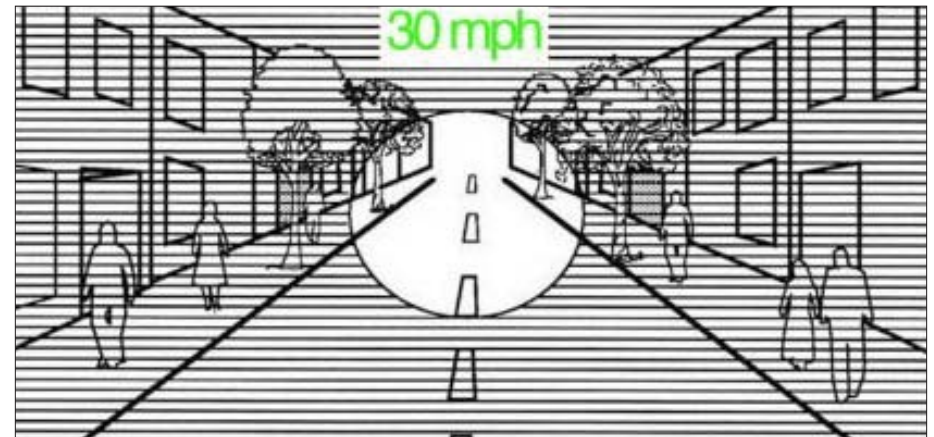
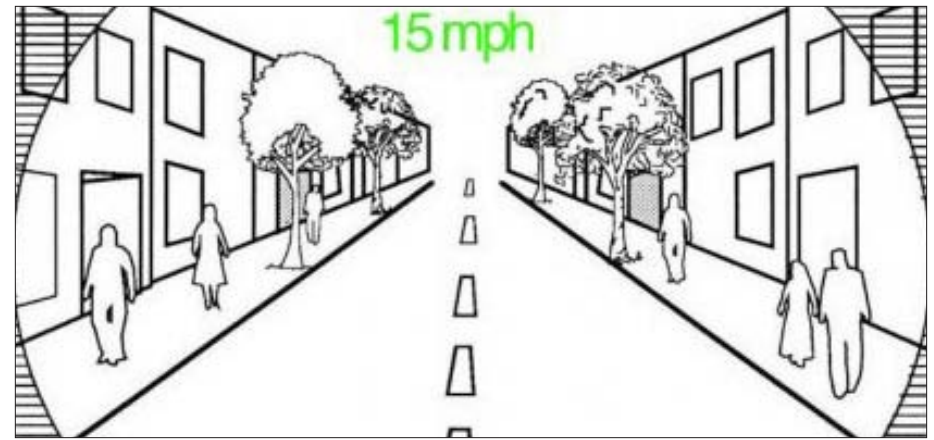
Every person has an opinion about whether their community has too much or too little parking in the downtown. Often, debates about parking occur in the absence of factual information about the supply of parking and its utilization. It can be difficult to have a productive discussion about parking policies when the community is debating perceptions and not facts. Parking audits enable communities to gather the facts and develop a plan for parking that is driven by this data.

A number of parking related topics emerged through discussions during the community engagement process. Those included:

- On-street parking issues arising from employees parking in front of businesses.
- Providing parking for large vehicles and 5th wheels.
- Exploring opportunities to increase the on-street parking supply in the downtown.
- Partnering with the school district to use their parking facilities during the summer.

 **6. Evaluate temporary streetscape concepts for Front Street in the Historic Business Area.**

PROJECT DESCRIPTION	<p>Three (3) potential concepts have been developed for re-configuring/re-striping Front Street in the Historic Business Area (i.e. the portion of Front Street between 4th and 6th Street). These concepts can be found on the following pages and in the Appendix.</p> <p>Through the use of temporary striping materials, such as water-based paint or field striping chalk, it is recommended that the town work with key stakeholders along Front Street and the community to temporarily re-stripe Front Street and evaluate the functionality of these three (3) concepts. Installation of temporary streetscape improvements will serve as an opportunity to gather input and to identify which concept is most preferred. Key to this exercise will be educating stakeholders and the community about the trade-offs between each concept and how the concepts compare to the existing configuration of Front Street.</p> <p>Once there is general consensus around a preferred option, it is recommended that the town pursue the construction of permanent improvements.</p>	
TENTATIVE TIME-FRAME	start: Spring 2021	complete: Winter 2021
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Front Street business owners, residents and property owners 3. South Park Chamber of Commerce 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. CCT to assist with outreach to and engagement with Fairplay's businesses and residents. 2. Front Street is under the town's jurisdiction. 3. The town has access to field striping chalk and a street sweeper 4. Private Grants (i.e. AARP Community Challenge Grant; NAR Placemaking Grant; and/or Home Depot Community Impact Grant). 5. Potential support from a local financial institution(s) and/or local business(es) via sponsorship and/or donations. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Organizational capacity to install, monitor and gather feedback on the temporary streetscape concepts. 2. A process for gathering feedback on the temporary streetscape concepts. 3. Funding for the installation of temporary streetscape improvements.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Opposition to altering Front Street. 2. Lack of consensus on which streetscape concept to make permanent. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Educational campaign to explain why there is interest in re-configuring Front Street and to explain how the three (3) concepts for Front Street work to achieve the community's aspirations for downtown Fairplay. 2. Work to ensure that key stakeholders and the community have opportunities to participate in identifying the most preferred streetscape concept. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Testing and evaluation of the three (3) streetscape concepts for Front Street between 4th and 6th Street. 2. General consensus on the improvements to be made to this section of Front Street. 3. Community support for the design and installation of permanent improvements. 	



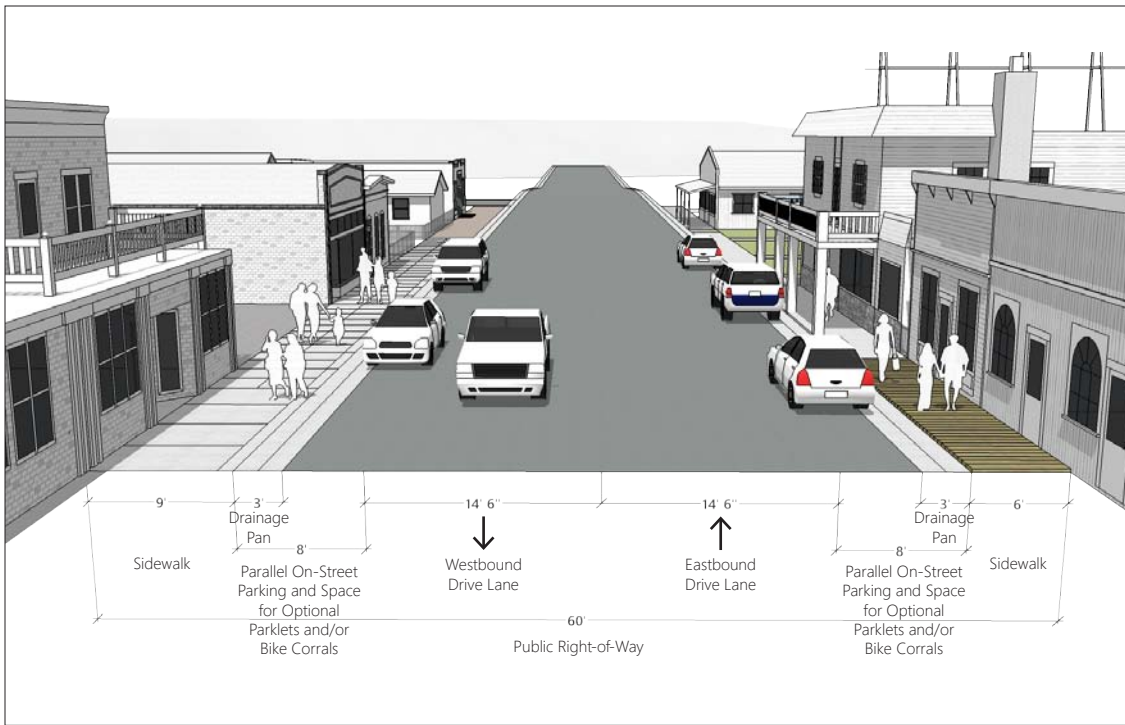
FOOD FOR THOUGHT | DESIGNING SAFE STREETS

Street design, especially in downtown settings, is essential to slowing traffic speeds and creating an environment where people feel safe and comfortable walking and biking. While speed limits and enforcement can be effective tools, they are, for the most part, band-aids for poorly designed streets. Drivers often go the speed that a street is designed for, despite the speed limit.

The diagrams above depict a driver's "cone of vision," which varies based on the speed they are traveling. At 15 mph, a driver has broader awareness, whereas at 30 mph their "cone of vision" narrows drastically. Furthermore, the severity of injuries resulting from a crash between a pedestrian and vehicle increases with the speed that the vehicle is traveling (refer to the table below for additional information).

		Chance that the pedestrian...		
		Is Uninjured	Is Injured	Dies
Vehicle Speed	20 mph	30%	65%	5%
	30 mph	5%	50%	45%

Properly designed streets (i.e. streets designed for slower speeds) are essential to creating a downtown that is safe and comfortable for pedestrians, bicyclists and vehicles.



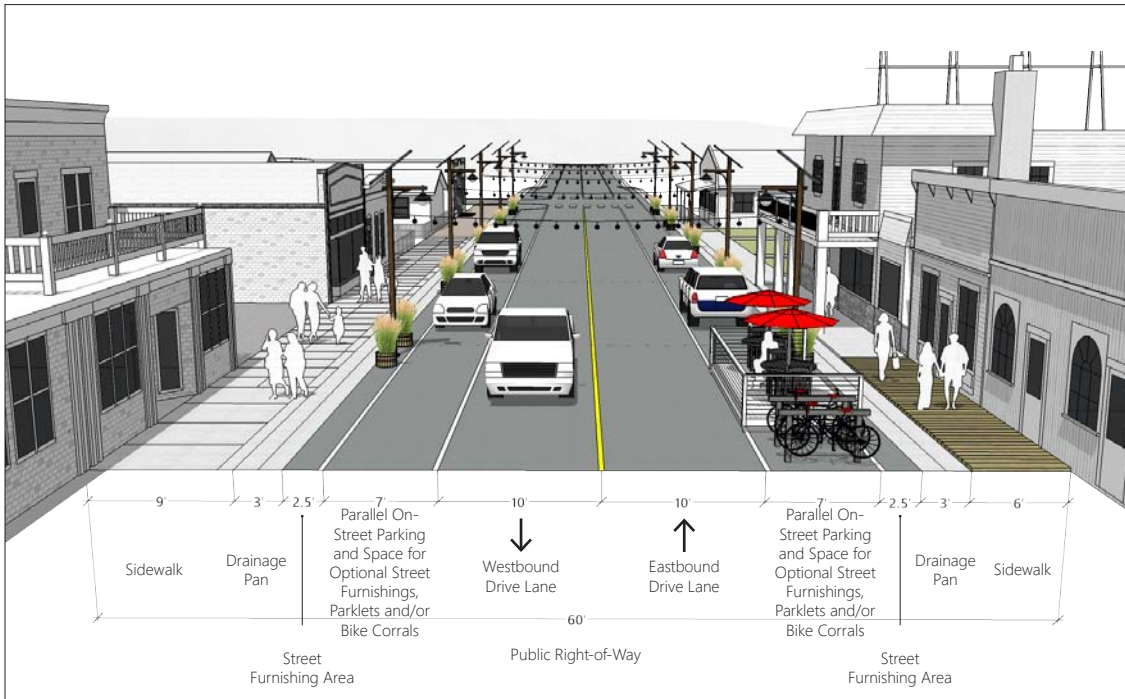
EXISTING CONDITION

PROS

1. Drivers of larger vehicles (ex. delivery trucks) may find it easier to navigate the wider street.
2. Vehicles parked on the street create a buffer between people on the sidewalk and vehicles driving along Front Street.

CONS

1. Inconsistent sidewalks along Front Street present challenges for pedestrians and people with disabilities.
2. There is no striping on Front Street to delineate on-street parking. In addition, much of the sidewalk along Front Street is "at grade" (i.e. at the same height as the street) so there are few areas with a curb. Therefore, a number of vehicles end up parked on the sidewalk.
3. Wider drive lanes encourage higher traffic speeds along Front Street because the design of the street gives drivers the perception that this is an "auto-oriented" part of town.



CONCEPT A

PROS

1. Narrower drive lanes help to reduce traffic speeds along Front Street.
2. The addition of a centerline stripe (optional) could also help reduce traffic speeds by giving drivers the perception of a narrow street.
3. The addition of the street furnishing area:
 - Offers space for the installation of streetscape enhancements, such as movable planters and/or street lights.
 - Provides a buffer between the existing sidewalks and vehicles on Front Street, making the street safer and more comfortable for pedestrians.
 - Provides additional space for snow storage.

CONS

1. Sidewalks remain the same as they are today.
2. Drivers of larger vehicles (ex. delivery trucks) may find it challenging to learn to navigate the narrower street.
3. Does not increase the supply of on-street public parking.

Conceptual cross-section of Front Street Option A.

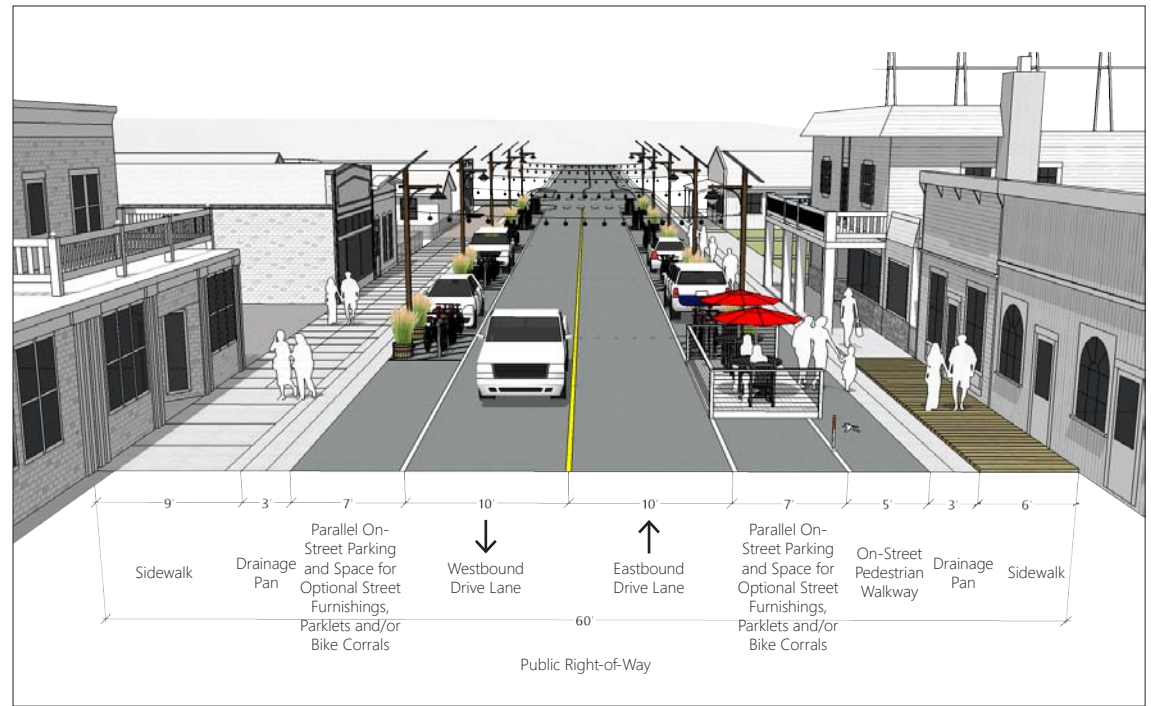
CONCEPT B

PROS

1. Narrower drive lanes help to reduce traffic speeds along Front Street.
2. The addition of a centerline stripe (optional) could also help to reduce traffic speeds by giving drivers the perception of a narrow street.
3. The addition of the on-street pedestrian walkway (which could be located on either the north or south side of Front Street) provides a continuous walking space for pedestrians and unimpeded space along Front Street for those with disabilities.

CONS

1. Streetscape enhancements, such as streetlights, moveable planters and/or bike corrals, would likely need to be installed in the parallel on-street parking area. This would slightly impact the amount of on-street public parking.
2. Drivers of larger vehicles (ex. delivery trucks) may find it challenging to learn to navigate the narrower street.



Conceptual cross-section of Front Street Option B.

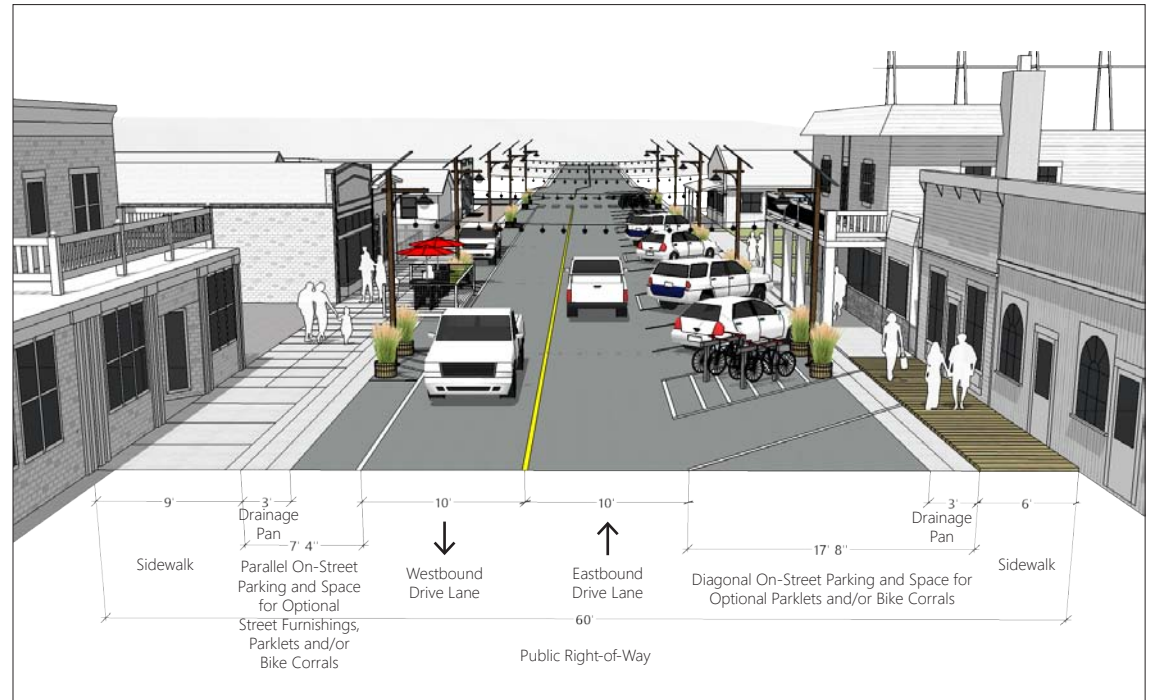
CONCEPT C

PROS

1. Narrower drive lanes help to reduce traffic speeds along Front Street.
2. The addition of a centerline stripe (optional) could also help reduce traffic speeds by giving drivers the perception of a narrow street.
3. The addition of 45° diagonal parking will likely increase the amount of on-street public parking.
4. Narrow drive lanes, in combination with vehicles backing out of diagonal parking spaces, may help to reduce traffic speeds and increase driver awareness of and attention to street activity.

CONS

1. Sidewalks remain the same as they are today.
2. Streetscape enhancements, such as streetlights, moveable planters and/or bike corrals, would likely need to be installed in the parallel and diagonal on-street parking areas. This would slightly impact the amount of on-street public parking.
3. The recommended minimum width of a lane adjacent to 45° diagonal on-street parking is 12'-8". This concept provides a 10' wide lane adjacent to the diagonal parking so vehicles backing out may encroach into the westbound drive lane.
4. Drivers of larger vehicles (ex. delivery trucks) may find it challenging to learn to navigate the narrower street.



Conceptual cross-section of Front Street Option C.



7. Evaluate the temporary streetscape concept for Front Street in the Historic Residential Area.

PROJECT DESCRIPTION	<p>A concept for phased improvements to Front Street in the Historic Downtown Residential Area (between 6th Street and 8th Street) are provided on this page and the following page. The concept presented is intended to:</p> <ul style="list-style-type: none"> • Distinguish the Historic Residential Area from the Historic Business Area. • Slow vehicles, reduce traffic and improve the safety and comfort of pedestrians and bicyclists along this portion of Front Street. <p>Through the use of temporary striping materials, such as water-based paint or field striping chalk, it is recommended that the town work with key stakeholders along Front Street and the community to temporarily re-stripe Front Street, between 6th and 8th Street, and evaluate the functionality of this concept. Installation of temporary streetscape improvements will serve as an opportunity to gather feedback from the community on what they like and don't like about the temporary re-configuration of the street. Key to this exercise will be educating stakeholders and the community about the trade-offs between this concept and the existing configuration of Front Street between 6th Street and 8th Street.</p> <p>It is recommended that the town use feedback from stakeholders and the community to develop a final streetscape concept. Once this has been done, it is recommended that the town pursue the construction of permanent improvements.</p>	
TIME-FRAME	start: Spring 2021	complete: Winter 2021
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Front Street residents, property owners and business owners 	
RESOURCES/SUPPORT	<p>available:</p> <ol style="list-style-type: none"> 1. CCT to assist with outreach to and engagement with the community. 2. Front Street is under the town's jurisdiction. 3. The town has access to field striping chalk and a street sweeper 4. Private grant programs (i.e. AARP Community Challenge Grant; NAR Placemaking Grant; and/or, Home Depot Community Impact Grant). 5. Potential support from a local financial institution(s) via sponsorship and/or donations. 	<p>needed:</p> <ol style="list-style-type: none"> 1. Organizational capacity to install, monitor and gather feedback on the temporary streetscape concepts. 2. A process for gathering feedback on the temporary streetscape concepts. 3. Funding for the installation of temporary streetscape improvements.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Opposition to altering Front Street. 2. Lack of consensus on which streetscape concept to make permanent. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Educational campaign to explain why there is interest in re-configuring this portion of Front Street and to explain how the streetscape concept works to achieve the community's aspirations for downtown Fairplay. 2. Work to ensure that key stakeholders and the community have opportunities to provide feedback on the streetscape concept. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Testing and evaluation of temporary streetscape improvements. 2. General consensus on the improvements to be made to this section of Front Street. 3. Community support for the design and installation of permanent improvements. 	

DISTINGUISH THE FRONT STREET BUSINESS AND RESIDENTIAL AREAS

A key issue identified by Front Street stakeholders was the need to distinguish the business area (between 4th Street and 6th Street) from the residential area (between 6th Street and 8th Street). There was an expressed desire to transform Front Street, between 6th Street and 8th Street, into more of a residential street, with slow-moving vehicles and less traffic. A number of ideas were explored during the Fairplay Forward process that could be implemented to achieve this transformation. Those ideas include:

- Creating gateways at either end of the Front Street residential area that would serve to narrow the perceived street width and provide a visual cue letting people know that they are entering/leaving a unique part of Front Street.
- Installation of curb extensions at key intersections to narrow the perceived street width and to improve the safety and ease of crossing downtown streets.

PHASE I | TEMPORARY IMPROVEMENTS

1. Use temporary striping materials, such as water-based paint or field striping chalk, to:
 - Paint curb extensions at the intersection of 6th Street & Front Street and 8th Street & Front Street. If curb extensions are to be painted on Main Street, coordination with the Colorado Department of Transportation will be required.
 - Paint a gateway feature, such as a median, slightly east of the intersection of 6th Street & Front Street and slightly south of the intersection of 8th and Main Street.
2. Locate temporary features such as ore carts, planters, delineator posts, or similar in a manner that keeps people from driving over the temporary striping.
3. Work with Front Street stakeholders to modify the design concepts prior to designing and installing permanent improvements (i.e. Phase II & III).



Concept for temporary improvements at the intersection of 6th Street & Front Street.

PHASE II | INSTALL PERMANENT STRIPING & GATEWAY FEATURES

1. Using feedback gathered from Front Street stakeholders, during Phase I, work with the appropriate design professionals (ex. civil engineer, landscape architect, etc.) to develop construction drawings for permanently re-striping this portion of Front Street and installing permanent gateway features.

As part of this work, the design professionals should be asked to prepare cost estimates for constructing the gateway features.
2. Identify funding sources for constructing the permanent gateway features and develop a construction phasing plan based on the available funding.
3. Hire a contractor to construct the permanent gateway features at the intersection of 6th Street & Front Street and 8th Street & Main Street.



Concept for a permanent gateway feature at the intersection of 6th Street & Front Street.

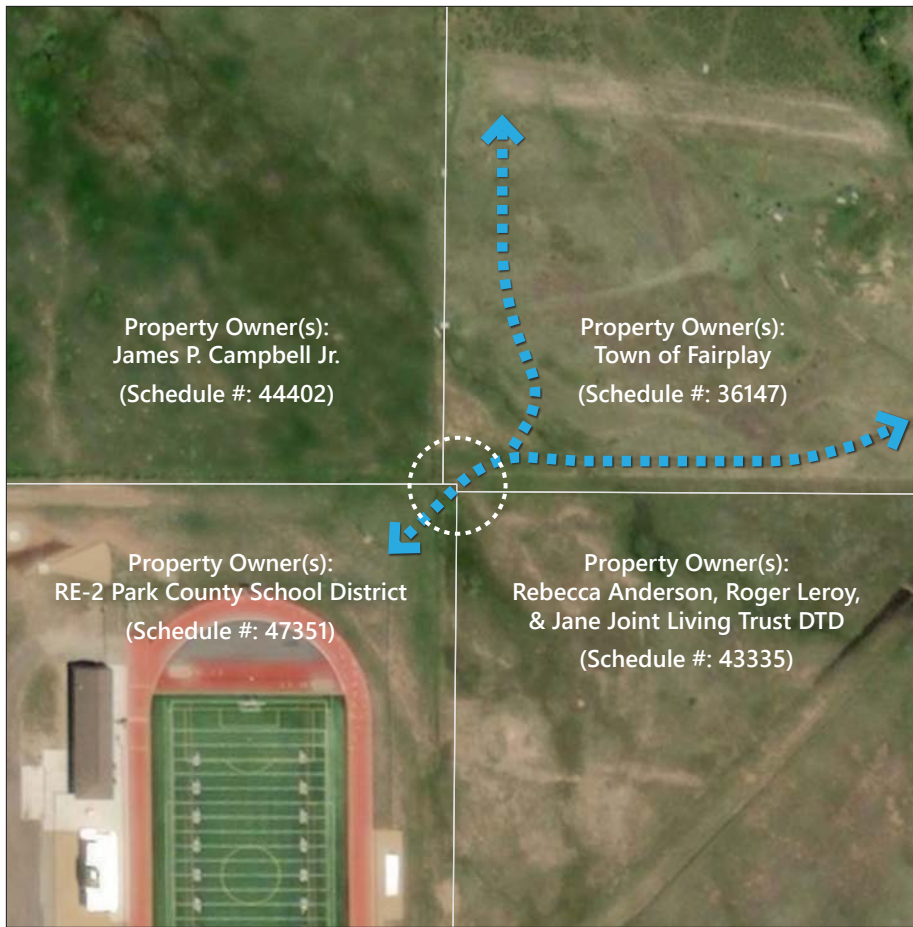
PHASE III | INSTALL PERMANENT CURB EXTENSIONS/BULB-OUTS

1. Based on the feedback gathered from Front Street stakeholders, during Phase I, work with the appropriate design professionals (ex. civil engineer, landscape architect, etc.) to develop construction drawings for curb extensions at the intersection of 6th Street & Front Street, 8th Street & Main Street, and 7th Street & Main Street, as well as 7th Street & Front Street (if desired). Integration of native, low-water plant species, public art, and/or solar powered lighting is recommended.

As part of this work, have the design professionals prepare cost estimates for construction of permanent curb extensions.
2. Identify funding sources for constructing curb extensions and develop a construction phasing plan based on the available funding.
3. Hire a contractor to construct permanent curb extensions at the intersection of 6th Street & Front Street and 8th Street & Main Street, and 7th Street & Main Street and 7th Street & Front Street (if desired).



Concept for permanent curb extensions at the intersection of 6th Street & Front Street.



8. Explore the feasibility of constructing a trail connection between the football field and ballfields in Fairplay.

PROJECT DESCRIPTION	<p>Explore the feasibility of constructing a trail connection between the RE-2 School District's football field and the Town of Fairplay's ballfields.</p> <p>A trail connection in this location would:</p> <ul style="list-style-type: none"> Enhance connectivity between these two amenities. Improve the convenience and safety for people, especially youth, traveling between Fairplay and the town's ballfields. <p>A trail connection in this location also presents the opportunity to connect Fairplay with BLM lands to the north of the town's ballfields and to the Silver Heels Ranch Trailhead. Refer to the map on page 58.</p>	
TIME-FRAME	<i>start:</i> Winter 2021	<i>complete:</i> Fall 2022
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> Park County RE-2 School District Adjacent property owners Mosquito Range Heritage Initiative (MRHI) Local youth groups/organizations Park County Bureau of Land Management (BLM) Local trail advocates and/or local trails organization 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> Opportunity for a partnership between the Town of Fairplay, RE-2 School District, Park County and local advocates and organizations. Public ownership of properties that trail connection would be constructed on. 30-foot wide "Cons.-Rec." corridor that connects the town's ballfields to BLM lands to the north. Plats of subject properties. State grant programs (ex. GOCO Grants and/or CPW Grants). 	<p><i>needed:</i></p> <ol style="list-style-type: none"> Survey of subject properties to determine whether an easement across private property will be necessary in order to construct a trail connection between the football field and the ballfields. Funding for survey work. Volunteers and/or funding for trail construction, if trail is deemed feasible.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> Opposition to trail from adjacent property owners. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> Collaboration with adjacent property owners to understand their perspective on the possibility of a trail connection in this location. Work to address adjacent property owner concerns, as feasible. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> Clarity on whether an easement is necessary to construct the trail connection between the football field and the ballfields. Construction of trail connection between the football field and the ballfields. Construction of trail connection between the ballfields and the BLM lands to the north. Construction of trail connection between the BLM lands and the Silver Heels Ranch Trailhead. 	

EXPLORE OPTIONS FOR A BALLFIELDS TRAIL CONNECTION

The RE-2 School District and Town of Fairplay own property near the town's northern boundary. The school district has a football field on their property, while the town has a couple of baseball fields on their property. The school district and town properties abut each other however, there is currently no direct connection between the two.

The community expressed interest in exploring the feasibility of a trail connection between these properties as a connection in this location would:

- Improve the convenience and safety for people, especially youth, traveling between Fairplay, the football field and the town's baseball fields.
- Create an opportunity to connect Fairplay with the BLM lands north of the town's baseball fields and to the Silver Heels Ranch Trailhead. Refer to the map on page 58.

Exploration of Park County's online mapping program (<http://maps.parkco.us:3000/>) found that the northeast corner of the school district's property appears to protrude into the town's property (refer to the map above), which might allow for a trail connection to be constructed without necessitating a crossing of private property. However, there can be inaccuracies in how online mapping programs display of property boundaries. Further investigation into this is recommended.

9. Develop and implement a comprehensive wayfinding strategy.

PROJECT DESCRIPTION	<p>Develop and implement a comprehensive wayfinding strategy for Fairplay. Wayfinding components (ex. signs) are to be designed to reflect Fairplay's unique character and are to be located in a manner that provides effective wayfinding throughout town.</p> <p>It is recommended that the wayfinding strategy for Fairplay include the following elements:</p> <ul style="list-style-type: none"> • Gateway signage. • Auto-oriented signs along key roadways. • Pedestrian and bicycle-oriented signs in the downtown and along trail connections. 	
TIME-FRAME	start: Winter 2021	complete: On-going (as needed)
LEAD	Town of Fairplay	
PARTNERS/ PARTNERSHIPS	<ol style="list-style-type: none"> 1. South Park Chamber of Commerce 2. CCT 3. Colorado Department of Transportation (CDOT) 4. Park County Heritage and Tourism Department 5. Local business owners 6. Local trail advocates and/or local trails organization 7. University of Colorado at Denver (CU Denver) 	
RESOURCES/ SUPPORT	<p>available:</p> <ol style="list-style-type: none"> 1. CCT to assist with outreach to and engagement with the community. 2. The town's General Fund 3. Volunteers to lead or assist with identifying best locations for wayfinding signs. 4. State grant programs (i.e. CTO Grants). 5. Town staff to install wayfinding elements. 6. Crowdfunding. 7. Potential opportunity to partner with the CU Denver's School of Architecture and Planning. 	<p>needed:</p> <ol style="list-style-type: none"> 1. Someone(s) to develop layout and design(s) for wayfinding elements. 2. Process for engaging key stakeholders (ex. local business owners) in the preparation of the layout and design(s) for wayfinding elements. 3. Collaboration with CDOT on wayfinding elements within state highway rights-of-way. 4. Funding for developing a layout and design(s) for wayfinding elements. 5. Funding for the construction of wayfinding elements. 6. Volunteers and/or contractor to lead or assist with installation of wayfinding elements.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Lack of consensus on the locations and types of wayfinding elements necessary to have effective wayfinding in Fairplay. 2. Lack of consensus on messaging to be included on wayfinding elements, specifically wayfinding elements for business areas in Fairplay. 3. Pushback from CDOT on the wayfinding elements proposed within the rights-of-ways for State Highway 9 and/or 285. 	

OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Incorporate a process for engaging key stakeholders, the community and CDOT in the planning and design process for wayfinding in Fairplay. 2. Educational campaign that provides information about and examples of effective wayfinding programs in other communities.
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Adoption of a strategy for wayfinding in Fairplay. 2. Installation of wayfinding elements. 3. Growth in activity levels in Fairplay. 4. Growth in sales tax revenues. 5. Greater general awareness of all that Fairplay has to offer.



WAYFINDING SIGNAGE HELP PEOPLE TO FIND THEIR WAY

A common issue raised by the community was the lack of signage in Fairplay aimed at helping both visitors and residents find their way around town. This need for wayfinding signage in Fairplay was emphasized, especially by those with businesses along Front Street.

In developing and implementing a strategy for wayfinding in Fairplay, it is recommended that careful consideration be given to: (1) locating signage in strategic and effective places; (2) designing signage unique to Fairplay; and, (3) signs for pedestrians, cyclists and drivers.



10. Finalize the design for, and construct, the permanent streetscape improvements along Front Street.

PROJECT DESCRIPTION	<p>Using stakeholder and community feedback from the temporary streetscape improvement projects on Front Street, identify the preferred streetscape improvements for both the Historic Business Area and Historic Residential Area.</p> <p>As necessary, work with a qualified design professional(s) to develop the final design and construction documents for the streetscape improvements along the entirety of Front Street.</p> <p>As necessary, work with a contractor to install the permanent streetscape improvements along Front Street.</p>	
TENTATIVE TIME-FRAME	<i>start:</i> Winter 2021	<i>complete:</i> Fall 2024
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Front Street business owners, residents and property owners 3. South Park Chamber of Commerce 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. CCT to assist with outreach to and engagement with the community. 2. Town staff to lead and/or assist with installing streetscape improvements along Front Street. 3. The town's General Fund. 4. State grant programs (i.e. EIAF). 5. Private grant programs (i.e. AARP Community Challenge Grant; Xcel Energy Focus Area Grants, NAR Placemaking Grant; Home Depot Community Impact Grant; and/or Gate Family Foundation). 6. Crowdfunding. 7. Opportunity to host a celebration, following re-striping, in order to showcase the community's efforts implement Fairplay Forward and enhance the downtown. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. General community consensus and support for Front Street streetscape improvements. Ideally consensus will be achieved via the evaluation of temporary streetscape improvements along Front Street. 2. As necessary, a qualified design professional(s) to develop construction documents for the final Front Street streetscape improvements. 3. As necessary, a qualified contractor to install the streetscape improvements along Front Street. 4. Funding for design professional(s); materials for streetscape improvements; and, contractor to install permanent streetscape improvements along Front Street.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Community disagreement with streetscape plan. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Create/utilize consensus during trial/temporary striping phase. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Installation of permanent streetscape improvements along Front Street. 2. Improving community opinion of the real and perceived safety of Front Street. 3. Improving community opinion of the aesthetics of Front Street. 4. Growth in activity levels in downtown Fairplay. 5. Growth in downtown sales tax revenues. 	

ENHANCING SENSE OF PLACE VIA STREETScape IMPROVEMENTS

Designing and constructing permanent streetscape improvements presents an opportunity to enhance Front Street's unique "sense of place." Streetscape improvements that might contribute to Front Street's unique character include:

Decorative Overhead Lighting. Larmier square (top image) offers an example for how decorative overhead lighting (and Colorado flags) can be used to enhance the unique character of this part of downtown Denver, Colorado.

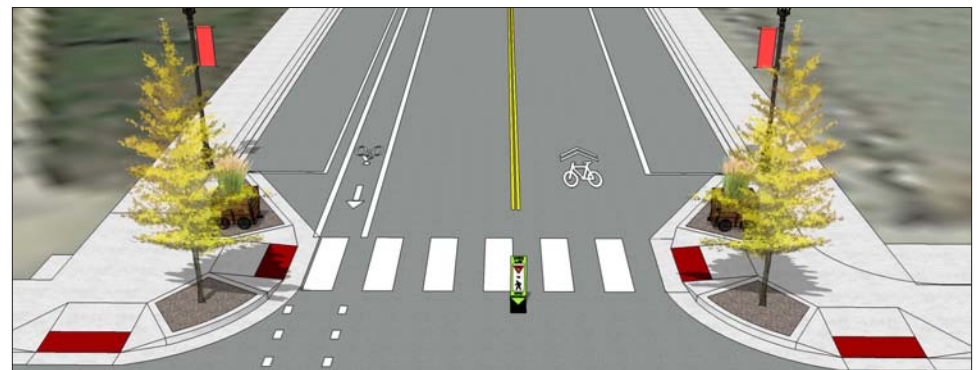
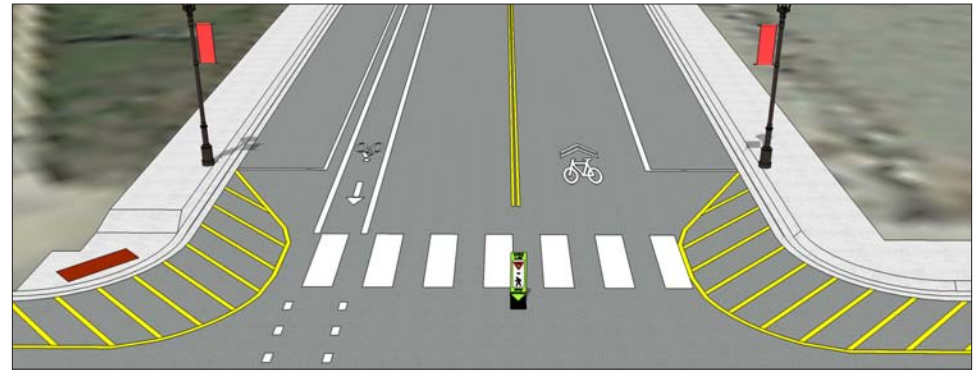
Creative Crosswalks. Getting creative with crosswalk designs can add to the eclectic character of a special part of a community. As an alternative to chicken footprints (middle image), Fairplay could paint Burro hoofprints for Front Street crosswalks.

Unique Bike Racks. Bike racks can be both functional, as well as works of art. While a book shaped bike rack(s) (bottom image) might not gel with the Front Street motif, a bike rack(s) designed to look like a hitching post could be a good fit.

 11. Develop and implement a phased strategy for funding and constructing curb extensions along Front Street and Main Street (as appropriate).

PROJECT DESCRIPTION	<p>Curb extensions (aka bulb-outs) at Front Street intersections are to be considered as a potential streetscape improvement. In addition, curb extensions at Main Street intersections are to be explored as a potential safety improvement.</p> <p>Curb extensions offer a number of benefits, including: (1) slowing traffic speeds; (2) improving the safety and convenience of street crossings; and, (3) providing space for snow storage and landscaping, public art, trash/recycling receptacles, etc.</p> <p>Curb extensions can be an expensive investment. Therefore, if the community expresses a desire to pursue the construction of curb extensions along Front Street and/or Main Street, it is recommended that the town develop a phased strategy for funding and constructing downtown curb extensions.</p>	
TENTATIVE TIME-FRAME	start: Winter 2021	complete: On-going (as needed)
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Downtown business owners, residents and property owners 3. Colorado Department of Transportation (CDOT) 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. CCT to assist with outreach to and engagement with the community. 2. Town staff (i.e. Public Works) to lead and/or assist with the construction of curb extensions. 3. Information and/or advice from other small Colorado communities with curb extensions to better understand options for reducing construction costs (ex. limiting the amount of concrete used). 4. The town's General Fund. 5. Federal grant programs (i.e. HSIP). 6. State grant programs (i.e. EIAF and/or SRTS). 7. Private grant programs (i.e. Gates Family Foundation). 8. Crowdfunding. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. General community consensus and support for Front Street streetscape improvements. 2. A phased strategy for funding and constructing curb extensions along Front Street. 3. A qualified professional to design and prepare construction documents for curb extensions. 4. Funding to hire a qualified design professional. 5. Funding to construct curb extensions along Front Street and/or Main Street.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Community opposition to curb extensions along Front Street and/or Main Street. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Install striping for, and evaluate the functionality of, curb extensions as part of the evaluation of temporary streetscape concepts for Front Street. If agreeable with CDOT, do the same along Main Street 2. Prepare and distribute educational materials on curb extensions to help the community better understand their benefits. 3. In the absence of community support for curb extensions, the town and community could benefit from exploring alternative traffic calming measures for Front Street. Visit: https://nacto.org/publication/urban-bikeway-design-guide/bicycle-boulevards/speed-management/ for other traffic calming ideas. 	

MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Number of curb extensions constructed in downtown Fairplay. 2. Improving community opinion of the real and perceived safety of Front Street and/or Main Street. 3. Fewer concerns/complaints about speeding vehicles in the downtown. 4. Growth in pedestrian activity along Front Street and/or Main Street. 5. Improving community opinion of Front Street and/or Main Street aesthetics.
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PHASING THE FUNDING & CONSTRUCTION OF CURB EXTENSIONS

Constructing curb extensions (aka bulb-outs) can be an expensive endeavor. Therefore, it is recommended that Fairplay first stripe curb extensions on Front Street, and if possible on Main Street, in order to: (1) evaluate their functionality; and, (2) determine if there is support from the community to make them a permanent feature in the downtown.

If there is expressed interest in moving forward with the construction of permanent curb extensions it is recommended that the design work for the curb extensions strive to minimize costs (ex. limiting the amount of concrete needed for the curb extensions).

Furthermore, it is recommended that the town develop a phased strategy that prioritizes the locations for constructing curb extensions (ex. the intersection of 4th and Main Street) and includes an on-going/long-term funding plan.

 12. Strengthen connections between downtown Fairplay and nearby public lands and trail networks

PROJECT DESCRIPTION	<p>Access to the outdoors was the top underutilized asset identified by respondents to the Downtown Fairplay Questionnaire. The Town of Fairplay is surrounded by an abundance of public lands and public trails. However, private property surrounding the town makes it challenging to connect Fairplay, specifically downtown Fairplay, with these lands and trails.</p> <p>Existing county roads and portions of public lands could be used to connect the downtown with public lands and trail networks near Fairplay. The map on the following page presents concepts for:</p> <ul style="list-style-type: none"> • Creating connections to existing public lands and trail networks. • Concepts for developing new trail networks closer to Fairplay. 	
TENTATIVE TIME-FRAME	<i>start:</i> Spring 2022	<i>complete:</i> On-going
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. Local trail advocates and/or local trails organization 2. CCT 3. Park County 4. Local youth groups/organizations 5. Colorado State Land Board 6. US Forest Service (USFS) 7. Bureau of Land Management (BLM) 8. Colorado Parks & Wildlife (CPW) 9. Great Outdoors Colorado (GOCO) 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. Many acres of public lands and trail systems near Fairplay. 2. Paved trail system that connects Fairplay to Alma. 3. County roads that could provide connections to public lands and trail systems near Fairplay. 4. Town-owned properties that could be used for new trails. 5. Opportunities to share information and raise awareness about trails in and around Fairplay online (ex. www.mtbproject.com). 6. Unique opportunity to construct trail system(s) on dredge tailings. Permission from private property owner(s) may be required. 7. Examples/case studies from other communities that are working to enhance their quality of life and economy via investments in outdoor recreation amenities. 8. The town's General Fund. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Someone(s) to lead, manage and coordinate with efforts to connect Fairplay with nearby public lands and trail networks. 2. Funding for efforts to connect Fairplay with nearby public lands and trail networks. 3. Advocates and/or volunteers to assist with efforts to connect Fairplay with nearby public lands and trail networks. 4. Partnership with and financial support from Park County. 5. Permission from Park County to construct trails within county road rights-of-way. 6. Permission from Park County to allow for Off-Highway Vehicles (OHVs) on county roads in order to access public lands and trail networks near Fairplay.

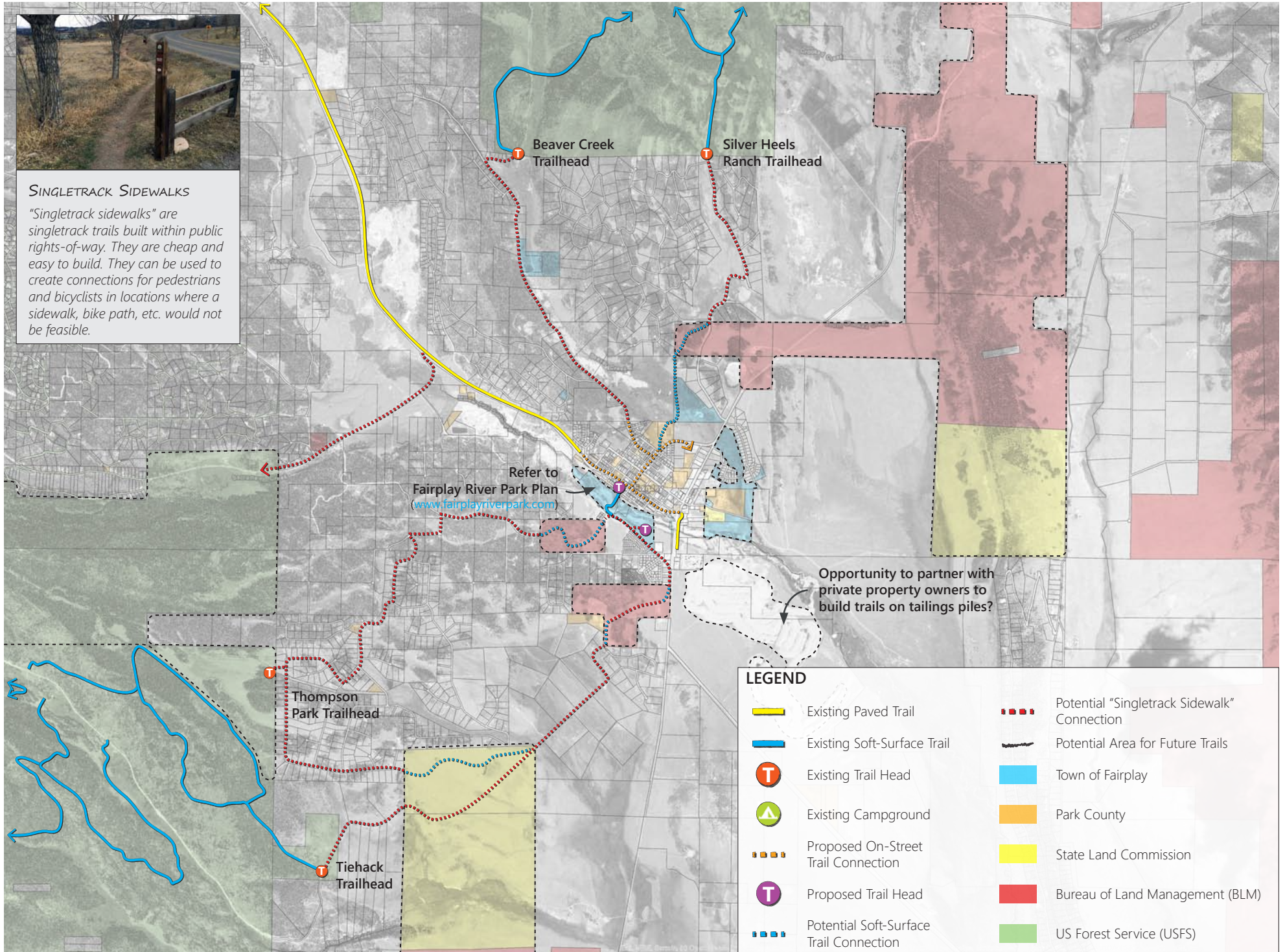
RESOURCES/SUPPORT (continued...)	<p><i>available:</i></p> <ol style="list-style-type: none"> 9. State grant programs (i.e. GOCO Grants and/or CPW Grants). 10. Crowdfunding. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 7. Partnership with and/or permission from Colorado State Land Board for trails (as appropriate). 8. Partnerships with and/or permissions from public land agencies (i.e. BLM or USFS) for trails.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Opposition to trails within county road rights-of-way. 2. Push back or opposition to trails from public land agencies (ex. USFS or BLM). 3. Opposition to trails due to conflicts among user groups. 4. Need for trail(s) to cross state highway(s) and/or cross private property. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Collaborate with the county and county residents on efforts to construct trails within the county's rights-of-way. Work to address concerns, as feasible. 2. Prepare and distribute educational materials regarding the benefits of owning property adjacent to trail systems. 3. Foster partnerships and collaboration with public land agencies. 4. Participate in any relevant public land agency planning processes to ensure that the Fairplay's interests are represented in this efforts. 5. Work to create trail systems that can accommodate a variety of trail users. 6. As necessary, work with CDOT to identify and explore opportunities to provide trail crossings across state highways. 7. Work to avoid the need for trails to cross private property. As necessary and where feasible, work with private property owners to acquire easements for trails. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. The number of trail connections between downtown Fairplay and nearby public lands and trail networks. 2. Miles of trails that can be accessed from downtown Fairplay. 3. Growth in Fairplay's population, resulting from access to outdoor recreation opportunities. 4. Number of outdoor recreation oriented businesses in Fairplay. 5. Number of visitors coming to Fairplay for outdoor recreation opportunities. 6. Growth in sales tax revenues. 7. Growth in lodging occupancy resulting from outdoor recreation. 8. Growth in Fairplay trail events. 9. Growth in awareness about the outdoor recreation opportunities available in and around Fairplay. 10. Improving partnerships and collaboration with Park County, Colorado Land Board, BLM and/or USFS. 11. Amount of grant dollars acquired for efforts to connect Fairplay with nearby public lands and trail networks. 	

DOWNTOWN <-> TRAIL SYSTEM CONNECTION CONCEPTS



SINGLETRACK SIDEWALKS

"Singletrack sidewalks" are singletrack trails built within public rights-of-way. They are cheap and easy to build. They can be used to create connections for pedestrians and bicyclists in locations where a sidewalk, bike path, etc. would not be feasible.



LEGEND	
	Existing Paved Trail
	Existing Soft-Surface Trail
	Existing Trail Head
	Existing Campground
	Proposed On-Street Trail Connection
	Proposed Trail Head
	Potential Soft-Surface Trail Connection
	Potential "Singletrack Sidewalk" Connection
	Potential Area for Future Trails
	Town of Fairplay
	Park County
	State Land Commission
	Bureau of Land Management (BLM)
	US Forest Service (USFS)



1. Evolve the CCT into an “Action Team/Advisory Committee” focused on implementing Fairplay Forward.

PROJECT DESCRIPTION	<p>The Community Connection Team (CCT) played a key role in the success of the Fairplay Forward planning process. As that process comes to a conclusion the CCT will need to shift their focus towards implementation. Therefore, the CCT may find it appropriate to evolve into an “Action Team/Advisory Committee.” The roles and responsibilities of this group might include:</p> <ul style="list-style-type: none"> • Advising the town on prioritization of implementation efforts. • Serving as the lead for, or a partner on, implementation projects. • Supporting efforts to continue raising awareness about, and engaging the community with, the Fairplay Forward movement. • Helping to celebrate the accomplishments of Fairplay Forward. <p>It is recommended that the Action Team/Advisory Committee:</p> <ul style="list-style-type: none"> • Establish a team/committee structure and consider nominating a chair. • Host meetings, at intervals deemed appropriate, in order to sustain the cohesion and momentum of the group. 	
TENTATIVE TIME-FRAME	<i>start:</i> Spring 2019	<i>complete:</i> On-going
LEAD	Town of Fairplay and CCT	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. Park County 2. South Park Chamber of Commerce 3. Park County RE-2 School District 4. South Park Parks and Recreation District 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. Local volunteers to serve on the Action Team/Advisory Committee. 2. Support from the town’s elected officials. 3. Plan for achieving change in downtown Fairplay (i.e the Fairplay Forward plan). 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Someone(s) to coordinate and/or facilitate group meetings. 2. Continued participation from members of the CCT on the Action Team/Advisory Committee.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Group members losing interest in and/or are unable to continue serving. 2. Action Team/Advisory Committee not empowered to assist with and support Fairplay Forward implementation efforts. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Work to ensure that participation on the team/committee is fun, engaging and results in actual change in Fairplay. While losing members may be inevitable, it does present an opportunity for others that are interested to join. 2. The town and Action Team/Advisory Committee will need to work together to understand how the team/committee can be empowered to assist with and support Fairplay Forward implementation efforts. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Level of interest and participation in the team/committee. 2. Increased community awareness of and participation in Fairplay Forward. 3. Number of implementation projects that Action Team/Advisory Committee is involved with. 4. Number of celebrations hosted to recognize the completion of projects. 	



2. Continue strengthening partnerships and collaboration.

PROJECT DESCRIPTION	<p>One of the key's to Fairplay Forward's success will be partnerships and collaboration between the Town of Fairplay, the Recreation District, Park County, CDOT, School District, USFS, BLM and other key governmental agencies. Strong working relationships between these entities will enhance the capacity for taking action on the Fairplay Forward implementation projects.</p>	
TENTATIVE TIME-FRAME	<i>start:</i> On-going	<i>complete:</i> On-going
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. South Park Chamber of Commerce 3. South Park Parks and Recreation District 4. Park County 5. Colorado Department of Transportation (CDOT) 6. Park County RE-2 School District 7. US Forest Service (USFS) 8. Bureau of Land Management (BLM) 9. Colorado State Land Board 10. Colorado Department of Local Affairs (DOLA) 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. The Town of Fairplay's existing relationships with local government agencies, institutions, organizations, etc. 2. Opportunities to partner on implementation projects that work to achieve the community's vision and goals for downtown Fairplay. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Someone(s) to lead, coordinate and facilitate efforts to strengthen partnerships and collaboration among government agencies, institutions, organizations, etc. in Fairplay.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Lack of interest in participating in efforts to improve partnerships and collaboration among government agencies, institutions, organizations, etc. in Fairplay. 2. Turnover on staff and/or turnover of elected officials. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Work to raise awareness about the mutual benefits that could result from better partnerships and collaboration among government agencies, institutions, organizations, etc. in Fairplay. 2. Share information about Fairplay Forward with government agencies, institutions, organizations, etc. in Fairplay. 3. Continue to involve local government agencies, institutions, organizations, etc. in the Fairplay Forward implementation efforts. 4. Work to engage new staff members and/or elected officials in efforts to improve partnerships and collaboration among government agencies, institutions, organizations, etc. in Fairplay. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Improving relationships, partnerships, collaboration, etc. among government agencies, institutions, organizations, etc. in Fairplay. 2. Number of Fairplay Forward projects implemented as a result of partnerships. 	

3. Explore revisions to the Fairplay Unified Development Code.

PROJECT DESCRIPTION	Explore revisions to the Town of Fairplay's Unified Development Code (UDC) in order to: <ul style="list-style-type: none"> Align the town's UDC with the community's vision and goals for downtown Fairplay. Expand opportunities for housing units to be constructed in and around the downtown. Support and stimulate local economic activity, specifically in the downtown. 	
TENTATIVE TIME-FRAME	start: Winter 2019	complete: Spring 2020
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	1. CCT	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> As necessary, the town has the ability to review and modify the UDC to better align the local regulations with the community's vision and goals for the downtown. CCT to assist with outreach to and engagement with the community. 	<p><i>needed:</i></p> <ol style="list-style-type: none"> Review of the Fairplay UDC to identify opportunities to better align the town's regulations with the community's vision and goals for the downtown.
POTENTIAL BARRIERS	1. Opposition to the modifications to the UDC.	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> Prepare and distribute educational materials that help people better understand how modifications to the UDC modifications could be beneficial to Fairplay and how they work to achieve the community's vision and goals for the downtown. Engage key stakeholders in discussions about the modifications to the UDC, as appropriate. Work to find compromises on the modifications to the UDC, as appropriate. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> Adoption of the modifications to the UDC by the Fairplay Mayor and Board of Trustees. Growth in private investment in downtown Fairplay stemming from the modifications to the UDC. 	



FOOD FOR THOUGHT | PARKING'S IMPACT ON AFFORDABILITY

There is a growing body of data that highlights the impact that off-street parking requirements can have on housing affordability. In 2014, Todd Litman prepared a study titled, "Parking Requirement Impacts on Housing Affordability."

This study found that:

- Parking typically represents 10-20% of the cost of housing.
- Excessive parking requirements... increase development costs of lower-priced housing, reducing housing affordability.
- Better parking management practices have proven successful at reducing residential parking costs, increasing housing affordability and supporting other strategic land use objectives, such as supporting infill development.

RECOMMENDED MODIFICATIONS TO THE UNIFIED DEVELOPMENT CODE

1. Town Center (TC) Zone District

- Allow first-floor residential uses on the sides and rear of buildings. This will make it easier to comply with ADA requirements and avoid the need for an elevator in multi-story buildings.
- Review the table of uses for the TC Zone District (refer to Section 16-5-30 of the UDC) and work to create greater flexibility in the types of uses permitted by right (i.e. increase the number of Permitted Uses (P)) and reduce the number of uses that require a Special Use Permit. Allowing for more Permitted Uses (P) will help facilitate greater interest in and potentially more investment in downtown Fairplay.
- Allow Accessory Dwelling Units (ADUs) as a Special Use in the TC Zone District in order to create more opportunity for housing in the downtown. Alternatively, the town may want to develop a streamlined process for ADUs that still allows for a review of potential issues but is less cumbersome than process for a Special Use Permit.
- Consider increasing the maximum building height, for principal buildings, to 3-stories and eliminating the maximum building height of thirty-five (35') feet. This will allow for greater flexibility in building design. If there are concerns about the height of building stories, it would be reasonable to establish a maximum floor to ceiling height of fifteen (15') feet.
- Existing Buildings:
 - Exempt existing buildings from off-street parking requirements when changing use or being renovated (including a substantial renovation). This will help to encourage re-use of existing buildings as it can be very challenging, if not impossible, to accommodate an increase in off-street parking on an already developed property.
- New Construction:
 - Allow on-street parking spaces, directly adjacent to the property, to be counted towards the required off-street parking. This will allow for more of the property to be used for development, which in turn will help to increase unit affordability (off-street parking typically results in more expensive units) and increase property tax generation.
 - Exempt commercial uses from off-street parking requirements.
 - Reduce off-street parking requirements to an average of one (1) space per unit for residential uses.
 - Consider establishing a "build to" or maximum front yard setback requirement to ensure that new buildings front along downtown streets, helping to make the downtown a more inviting place for pedestrians.

2. Single-Family Residential (SF-Res) Zone District

- Allow ADUs as a Permitted Use.

3. Transitional (T) Zone District

- Allow ADUs as a Permitted Use.

4. Supplemental Standards

- Eliminate Section 16-7-10.C, which prohibits ADUs on lots smaller than 3,500 square feet.
- Consider reducing or eliminating the minimum ADU size of 400 square feet.

5. Fee In-Lieu for Off-Street Parking

Consider establishing a fee in-lieu option to allow for a developer to "buy down" off-street parking requirements and to help the town pay for improvements to downtown streets. For example, a \$1,000 per space fee in-lieu could allow a developer to buy-down up to 50% of their off-street parking requirements and enable the town to cover the cost of re-striping an on-street parking spaces along Front Street.



4. Meet with the South Park Chamber of Commerce to clarify their interest and potential role(s) in implementing Fairplay Forward.

PROJECT DESCRIPTION	Meet with the South Park Chamber of Commerce to discuss and clarify their interest and/or capacity for taking on Fairplay Forward implementation projects that work to strengthen the local business environment and economy.	
TENTATIVE TIME-FRAME	<i>start:</i> Winter 2019	<i>complete:</i> Summer 2020
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. South Park Chamber of Commerce 2. CCT 	
RESOURCES/SUPPORT	<i>available:</i> <ol style="list-style-type: none"> 1. Participation by the Chamber of Commerce on the CCT. 2. CCT to assist with outreach to and engagement with the Chamber of Commerce, as necessary. 	<i>needed:</i> <ol style="list-style-type: none"> 1. Process for working with the Chamber of Commerce to better understand and clarify their role in implementing Fairplay Forward.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Chamber of Commerce has limited or no capacity for and/or interest in participating in the implementation of Fairplay Forward. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Explore the value and feasibility of establishing a "Local Business Alliance," if appropriate. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Clarity on the role(s) that the Chamber of Commerce will play in implementing Fairplay Forward. 2. Number of Fairplay Forward implementation projects that the Chamber of Commerce is involved with (as applicable). 	



5. Develop and implement a Fairplay Forward marketing strategy.

PROJECT DESCRIPTION	<p>In order to raise awareness about and encourage participation in Fairplay Forward, it is recommended that a strategy for marketing Fairplay Forward be developed and implemented. The purpose of this marketing strategy is to:</p> <ul style="list-style-type: none"> • Sustain and builds upon the momentum from the Fairplay Forward planning process. • Continue to increase community awareness about the efforts to strengthen downtown Fairplay. <p>Suggested marketing tools include:</p> <ul style="list-style-type: none"> • Fairplay Forward stickers. • Fairplay Forward coffee sleeves and/or reusable shopping bags. • Fairplay Forward yard signs. • Fairplay Forward posters. • Modifying www.downtownfairplay.com to serve as a source of information regarding implementation efforts. • Fairplay Forward social media posts. • Using word of mouth to let others know about Fairplay Forward.. 	
TENTATIVE TIME-FRAME	<i>start:</i> Winter 2019	<i>complete:</i> On-going (as needed)
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. South Park Chamber of Commerce 3. Local business owners 4. Downtown property owners 5. Local youth groups/organizations 	
RESOURCES/SUPPORT	<i>available:</i> <ol style="list-style-type: none"> 1. The existing Fairplay Forward website (www.downtownfairplay.com). 2. CCT to assist with and support Fairplay Forward marketing efforts. 3. The town's General Fund. 4. State grant programs (i.e. REDI and/or CTO Grants) 5. Crowdfunding. 	<i>needed:</i> <ol style="list-style-type: none"> 1. Someone(s) to spearhead Fairplay Forward marketing efforts 2. Someone(s) to develop Fairplay Forward marketing materials (ex. Graphic Designer). 3. Funding for printing marketing materials. 4. Volunteers to distribute Fairplay Forward marketing materials.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Funding if CCT is the lead on developing and implementing a marketing strategy for Fairplay Forward. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Financial assistance from the Town of Fairplay. 2. Assistance from the Town of Fairplay with pursuing grant opportunities. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Increased community awareness of Fairplay Forward. 2. Increased community participation in Fairplay Forward. 3. Increased community support for Fairplay Forward. 4. Number of volunteers participating in Fairplay Forward implementation. 	

6. Encourage and support local youth involvement.

PROJECT DESCRIPTION	Involve local schools, local youth groups/programs, etc. in efforts to enhance downtown Fairplay. Recommended actions include: <ul style="list-style-type: none"> • Establish a Youth Advisory Committee (YAC). • Involve local youth in implementation projects. 	
TENTATIVE TIME-FRAME	<i>start:</i> Winter 2019	<i>complete:</i> On-going
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Park County RE-2 School District 3. Local principals and teachers 4. Local youth groups/organizations 5. South Park Parks and Recreation District 	
RESOURCES/SUPPORT	<i>available:</i> <ol style="list-style-type: none"> 1. CCT to assist with outreach to and engagement with local youth. 2. The town's General Fund. 3. Resources at Fairplay Town Hall. 4. Opportunity for town staff and/or members of the CCT to mentor local youth. 	<i>needed:</i> <ol style="list-style-type: none"> 1. Partnership and collaboration with the School District, local principals and teachers, local youth groups/organizations, the Park and Recreation District, etc. 2. Participation from local youth. 3. Someone(s) to coordinate and/or facilitate youth involvement in Fairplay Forward.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Local youth lose interest in and/or are unable to participate on a YAC. 2. YAC not empowered to support Fairplay Forward implementation efforts. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Keep participation in the YAC fun and engaging. Work to ensure that the time and effort volunteered by members of the YAC results in actual change in Fairplay. 2. The town and YAC need work together to understand how the YAC can be empowered to support Fairplay Forward implementation efforts. 3. Ensure that local youth are informed about and encourage to participate in Fairplay Forward implementation projects. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Increased youth awareness of Fairplay Forward. 2. Increased youth participation in Fairplay Forward. 3. Number of implementation projects that local youth are involved with. 	

7. Explore becoming a Colorado Main Street Community.

PROJECT DESCRIPTION	Explore the value and feasibility of the Town of Fairplay becoming a Main Street Community (https://www.colorado.gov/pacific/dola/main-street-communities). If the state's Main Street program is determined to be a good fit for Fairplay, it is recommend that the town pursue becoming a Main Street Community.	
TENTATIVE TIME-FRAME	<i>start:</i> Spring 2020	<i>complete:</i> On-going (as needed)
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Colorado Department of Local Affairs (DOLA) 3. South Park Chamber of Commerce 	
RESOURCES/SUPPORT	<i>available:</i> <ol style="list-style-type: none"> 1. DOLA 2. Information and/or advice from neighboring Main Street Communities (i.e. Leadville and Buena Vista). 3. Plan for the economic and physical development of downtown Fairplay (i.e. the Fairplay Forward plan). 4. CCT to assist with outreach to and engagement with the community. 5. The town's General Fund. 	<i>needed:</i> <ol style="list-style-type: none"> 1. Someone(s) to pursue, lead and/or manage the town's Main Street program.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Limited town staff capacity for pursuing and/or overseeing Fairplay's Main Street program. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Evaluate staff capacity and determine if it would be appropriate to bring on a consultant or new staff person to lead the town's Main Street efforts. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Decision on whether or not to pursue becoming a Colorado Main Street community. 2. Fairplay becoming a designated Colorado Main Street Community (as appropriate). 3. Number of Fairplay Forward projects successfully implemented by Fairplay's Main Street program (as appropriate). 	

WHY BECOME A COLORADO MAIN STREET COMMUNITY?

The Colorado Main Street Program offers support for community-led downtown revitalization. The program helps communities thrive by providing a customizable framework to focus efforts, energy, and resources. Proven revitalization strategies and needed organization help communities identify opportunities and leverage their assets and resources. The Main Street Program is a catalyst for moving a community forward, one step at a time.

The perks available to Main Street Communities include: (1) training and technical assistance; (2) conference scholarships; (3) noncompetitive mini grants; (4) consulting funds; (5) access to preservation architectural services; and, (6) access to custom highway signs from CDOT.

For additional information visit:

<https://www.colorado.gov/pacific/dola/main-street-communities>

8. Explore options for enhancing Fairplay's incentive programs.

PROJECT DESCRIPTION	<p>The Town of Fairplay has developed and implemented two (2) incentive programs aimed at stimulating economic activity. These programs are:</p> <ul style="list-style-type: none"> • The Enhanced Sales Tax Incentive Program (ESTIP) that offers a sales tax “payback” on a portion of the town’s retail sales tax collected by a business. • The Property Improvement Incentive Program (PIIP) that offers funds towards exterior improvements to a property (ex. new landscaping, siding, sidewalks, etc.). <p>Given the success that the town has had with these programs, it is recommended that the town explore ways to further enhance these incentive programs. Suggested ideas include:</p> <ul style="list-style-type: none"> • Establishing a pool of local volunteers that could be called upon to assist (at no cost) with property improvement projects in Fairplay. • Exploring options for encouraging/incentivizing local contractors to provide low or no cost assistance with property improvement projects. It is recommended that the town investigate whether a donation of labor and/or materials could be considered a charitable contribution (i.e. a tax write off). <p>An additional program that the town could benefit from exploring is a revolving loan fund (RLF). An RLF would serve to enhance the ability of local entrepreneurs and business owners to access capital for financing a start-up, existing business operations, expansion of an existing business, etc. The Town of Carbondale, Colorado has an RLF (https://carbondalegov.org/departments/finance/revolving_loan_fund.php), which could serve as a template for an RLF in Fairplay.</p>	
TENTATIVE TIME-FRAME	start: Fall 2020	complete: Spring 2021
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. South Park Chamber of Commerce 3. Local entrepreneurs and business owners 4. Local property owners 5. Colorado Department of Local Affairs (DOLA) 6. Colorado Office of Economic Development and International Trade (OEDIT) 	
RESOURCES/SUPPORT	<p>available:</p> <ol style="list-style-type: none"> 1. CCT to assist with and support the town's efforts to enhance local incentive programs. 2. The town's General Fund, which could be used to establish an RLF. 3. Information and/or advice from other small Colorado communities on lessons they've learned about different types of incentive programs they implemented. 	<p>needed:</p> <ol style="list-style-type: none"> 4. Partnership
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Opposition/push back from people who do not want local tax dollars to be used for incentive programs. 2. Opposition/push back from existing local businesses regarding incentives for new businesses vs. those for existing businesses. 	

OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Share information regarding the success of the town's existing incentive programs and the return on investment (ROI) that has been achieved vis these programs. 2. Track and monitor the ROI of the town's incentive programs to ensure that they are resulting in positive outcomes for Fairplay's taxpayers. 3. Partner and collaborate with key stakeholders (ex. local business owners, entrepreneurs, downtown property owners, etc.) in order to explore options for enhancing local incentive programs. Ensure that incentive programs offer equal opportunity to existing and new businesses in Fairplay.
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Number of existing businesses that have utilized incentive programs. 2. Number of new businesses that have utilized incentive programs. 3. Growth in the return on investment (ROI) from the town's incentive programs. 4. Growth in Fairplay's sales and property tax revenues.



 9. Develop and implement a comprehensive strategy for increasing awareness of what there is to do and see in Fairplay.

PROJECT DESCRIPTION	<p>The community identified a need to raise awareness about what Fairplay has to offer. This includes sharing information about what there is to do and see in Fairplay at both the local level and beyond.</p> <p>Ideas that were suggested to assist with this included:</p> <ul style="list-style-type: none"> • Creating a single, online resource (ex. a webpage or website) that serves as a central hub of information for all that there is to do and see in and around Fairplay. It is recommended that a shared community calendar be incorporated with this online resource. It is also recommended that a marketing campaign be developed in order to share information about this resource. <p>An example of such an online resource is: www.laramiemainstreet.org</p> <ul style="list-style-type: none"> • Work with South Park City to offer tours for local business employees, Town of Fairplay staff and Park County staff. This is intended to allow local employees, town staff and county staff to share information about what there is to do and see at South Park City. • Joint marketing of local businesses. • A referral program between businesses in Fairplay and between businesses in Fairplay and businesses (ex. hotels) in neighboring communities (ex. Breckenridge). 	
TENTATIVE TIME-FRAME	start: Winter 2020	complete: On-going
LEAD	Town of Fairplay	
PARTNERS/ PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. Local entrepreneurs, business owners, event coordinators, organizations and non-profits 3. South Park City 4. South Park Chamber of Commerce 5. Park County Heritage and Tourism Department 6. South Park Parks and Recreation District 7. US Forest Service (USFS) 8. Bureau of Land Management (BLM) 	
RESOURCES/ SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. CCT to assist with efforts to develop a strategy for Fairplay. 2. State grant programs (i.e. RED1; CTO Grants; and/or RTAPS). 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. A comprehensive strategy for increasing awareness of what there is to do and see in Fairplay. 2. Funding for developing and implementing a strategy. 3. Someone(s) to lead, manage and coordinate the development and/or implementation of a strategy. 3. Funding for developing and maintaining a website. 4. Someone(s) to create and maintain the website.

RESOURCES/ SUPPORT (continued...)	<i>available:</i>	<i>needed:</i>
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Getting people to recognize and use the online resource for information about Fairplay. 2. Getting local businesses, organizations, etc. to participate and share information via this online resource. 3. Creating general consensus for website hosting, content and standards for sharing/promoting/advertising the site to locals and non-locals. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. Prepare marketing materials and utilize word of mouth to share information about the online resource. 2. Partner and collaborate with key stakeholders (ex. local businesses, organizations, etc.) in developing the online resource to ensure that they support and have ownership over it. This will also help to reach consensus around website hosting, content and standards for sharing/promoting/ advertising the site to locals and non-locals. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Amount of online traffic being generated by the online resource. 2. Growth in awareness of/buzz about the online resource. 3. Number of local businesses, organizations, etc. sharing information via this online resource. 4. Growth in awareness of what there is to do and see in Fairplay both at the local level and beyond. 5. Number of referrals that local businesses make for one another. 6. Number of referrals that businesses in other communities (ex. Breckenridge, Buena Vista, etc.) make for activities, businesses, etc. in Fairplay. 	



10. Create and implement a local business development program.

PROJECT DESCRIPTION	<p>Establish a business development program in Fairplay that:</p> <ul style="list-style-type: none"> Offers a mentorship program for people looking to start/open a business in Fairplay. Connects local business owners/entrepreneurs with local property owners, local investors, local financial institutions and the town. Provides training to local business owners/entrepreneur on: <ul style="list-style-type: none"> Customer service the Fairplay way. Effective marketing strategies and tools. The ins/outs of local regulations, policies and incentive programs. Provides opportunities for local business owners/entrepreneurs to teach classes at schools in Fairplay. Works with local businesses to ensure that they have consistent business hours. Works with local businesses to explore opportunities to expand hours and/or tailor hours to better align with other activities in Fairplay. 	
TENTATIVE TIME-FRAME	<i>start:</i> Spring 2021	<i>complete:</i> On-going
LEAD	Town of Fairplay	
PARTNERS/ PARTNERSHIPS	<ol style="list-style-type: none"> CCT South Park Chamber of Commerce Park County Local entrepreneurs and business owners Local property owners Local investors Park County RE-2 School District Local principals and teachers Local financial institutions West Central Small Business Development Center (SBDC) 	
RESOURCES/ SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 501 Main Street, which could serve as a space to host Fairplay's business development program; co-working space; business incubator space; and/or makers space. West Central Small Business Development Center (SBDC) in Salida, Colorado (https://clients.coloradosbdc.org/center.aspx?center=2160&subloc=1). The town's ESTIP and PIIP. The town's General Fund. Federal grant programs (i.e. RBDG). State grant programs (i.e. RED1; EIAF; and/or RTAPS). 	<p><i>needed:</i></p> <ol style="list-style-type: none"> Someone(s) to lead, manage and coordinate the creation and implementation of Fairplay's business development program. Funding for the creation and implementation of Fairplay's business development program. Local business owners and entrepreneurs interested in serving as mentors and helping other businesses get established and be successful in Fairplay.

RESOURCES/ SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> Private grant programs (i.e. Xcel Energy Focus Area Grants and/or Gates Family Foundation). Fairplay Main Street Program (if applicable). 	<p><i>needed:</i></p>
POTENTIAL BARRIERS	<ol style="list-style-type: none"> Lack of leadership and/or momentum for the business development program. 	
OVERCOMING BARRIERS	<ol style="list-style-type: none"> Partner and collaborate with key stakeholders (ex. local business owners, entrepreneurs, investors, schools, etc.) to ensure that they support and have ownership of Fairplay's business development program. This could be a program that Fairplay's Main Street program serves as the lead on in order to ensure its efficacy and success. 	
MEASURING SUCCESS	<ol style="list-style-type: none"> Number of locally owned and operated businesses that stem from Fairplay's business development program. Fairplay developing a reputation for outstanding customer service. The number and variety of businesses in Fairplay. Growth in sales tax revenues. Number of vacant commercial properties in Fairplay. 	



11. Develop and implement a “Buy Local” initiative/campaign.

PROJECT DESCRIPTION	Explore the value and feasibility of a “Buy Local” initiative/campaign. If deemed appropriate for Fairplay, develop and implement a “Buy Local” initiative/campaign. Suggested ideas for a “Buy Local” initiative/campaign in Fairplay include: <ul style="list-style-type: none"> • Local Reward/Loyalty cards. • A “Fairplay App” that could be downloaded onto smartphones. • A shared “Shop Fairplay” website where local businesses can offer/sell goods and services (refer to www.shopcity.com for a potential example). • Campaign to raise awareness about the benefits of shopping locally. 	
TENTATIVE TIME-FRAME	<i>start:</i> Spring 2021	<i>complete:</i> On-going
LEAD	Town of Fairplay	
PARTNERS/PARTNERSHIPS	<ol style="list-style-type: none"> 1. CCT 2. South Park Chamber of Commerce 3. Local entrepreneurs and business owners 4. Park County 	
RESOURCES/SUPPORT	<p><i>available:</i></p> <ol style="list-style-type: none"> 1. CCT to assist with and/or support efforts to establish a “Buy Local” initiative/campaign. 2. Local business owners interested in participating in a “Buy Local” initiative/campaign. 3. Information and/or advice for other small Colorado communities that have implemented “Buy Local” initiatives/campaigns (ex. Chaffee County/Town of Salida). 4. The American Independent Business Alliance (AMIBA). 5. The town’s General Fund. 6. Federal grant programs (i.e. RBDG). 7. State grant programs (i.e. REDI). 8. Private grant programs (i.e. Xcel Energy Focus Area Grants and/or Gates Family Foundation). 9. Fairplay Main Street Program (if applicable). 	<p><i>needed:</i></p> <ol style="list-style-type: none"> 1. Development of a “Buy Local” initiative/campaign. 2. Discussion with Park County and other neighboring communities (ex. Alma and Hartsel) to explore the value of having a “Buy Local” initiative/campaign that extends beyond the Town of Fairplay. 3. Someone(s) to lead, manage and coordinate Fairplay’s “Buy Local” initiative/campaign. 4. Funding for implementation of a “Buy Local” initiative/campaign.
POTENTIAL BARRIERS	<ol style="list-style-type: none"> 1. Developing and implementing an effective and successful “Buy Local” initiative/campaign. 2. Determining which types of businesses to include in the initiative/campaign. 3. Getting local businesses and local consumers to participate in a “Buy Local” initiative/campaign. 4. Ensuring that the “Buy Local” initiative/campaign doesn’t fizzle out quickly. 5. Concerns about the Chamber of Commerce overseeing a “Buy Local” initiative/campaign that is only available to members of the chamber. 	

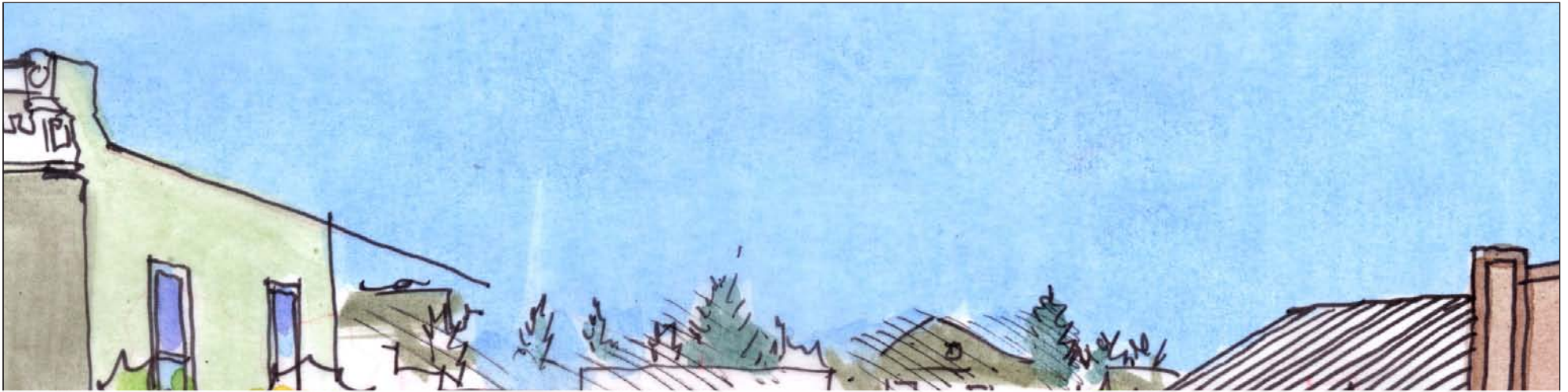
OVERCOMING BARRIERS	<ol style="list-style-type: none"> 1. While it is important for Fairplay’s “Buy Local” initiative/campaign to reflect local personality, there are tried and true core principles and best practices for these types of initiatives/campaigns that should serve as the foundation for Fairplay’s buy local efforts. 2. “Buy Local” initiatives/campaigns are intended to focus on locally-owned, independent businesses, not local branches of large corporations. This may help to inform what types of businesses Fairplay wants to incorporate in to its “Buy Local” initiative/campaign. 3. Ensure that there is local interest and commitment before pursuing a “Buy Local” initiative/campaign. Explore the benefits of expanding the “Buy Local” initiative/campaign beyond just Fairplay. 4. Collecting and presenting data to clearly articulate how the “Buy Local” initiative/campaign benefits local businesses and the community will be important for getting people to participate. 5. While it is important to encourage individual consumers to participate in the “Buy Local” initiative/campaign, it will also be beneficial to encourage schools, local government agencies and other institutions to do more local sourcing and spending. 6. If the Chamber of Commerce is to serve as the lead on the “Buy Local” initiative/campaign, ensure that it does not become exclusive to just chamber members.
MEASURING SUCCESS	<ol style="list-style-type: none"> 1. Number of business participating in the “Buy Local” initiative/campaign. 2. Number of schools, local government agencies and other institutions supporting locally-owned, independent businesses. 3. Number of local consumers supporting locally-owned, independent businesses. 4. Growth in sales tax revenues generated by locally-owned, independent businesses. 5. Local awareness of the benefits of supporting locally-owned, independent businesses.

SOME “BUY LOCAL” BEST PRACTICES

Below are some select best practices for encouraging residents and visitors to “Buy Local”:

- **Establish a Local Business Alliance.** Many successful “Buy Local” initiatives are spearheaded by a coalition of locally-owned independent businesses and community advocates.
- **Define “Local.”** A number of initiatives define “local” as locally-owned independent businesses. It needs to be clear to your audience that “local” means local ownership and control, not merely location.
- **Emphasize All Forms of Local Patronage.** Initiatives that stick too closely to words like “buy” or “shop” overlook the small banks, service businesses, etc. that are an integral part of the independent local economy.
- **Unique Inventory and Offerings.** Local businesses need to work to offer patrons something that can’t easily be replicated online. This could be specialty local products, face-to-face time with expert staff, etc.

For additional information and resources visit: www.amiba.net



APPENDIX





OVERVIEW OF METHODOLOGY

Every person has an opinion about whether their downtown has too much or too little parking. Often, debates about parking occur in the absence of factual information about the supply of parking and its utilization. It can be difficult to have a productive discussion about parking policies when the community is debating perceptions and not facts. Parking audits enable communities to gather the facts and develop a plan for parking that is driven by this data.

The following methodology was developed by Charlier Associates, Inc. (www.charlier.org) to assist communities with conducting an audit of their downtown parking. The term, “audit,” describes an approach that begins with an objective examination and evaluation of the current situation. Collection of this existing conditions data can then be used to better understand where things are at today and what future scenarios might unfold depending on how parking is handled. A parking audit supports a fair and accurate assessment of the community’s strategic choices for downtown parking.

There are four (4) key components of a successful parking audit:

1. Parking supply inventory.
2. Parking utilization field counts.
3. Identification of recommended parking policies/strategies.
4. Identification of implementation actions.

PARKING SUPPLY INVENTORY

The first step of a parking audit is to develop an inventory of the parking supply currently available in the study area. This inventory is created by simply counting the number of parking spaces in the study area. Both formal (delineated) spaces and informal (places people park that are not marked) should be counted. Inventory data should be mapped, ideally, using mapping software, such as GIS, so that it can be updated over time and made available to the public.

Parking supply data should be classified according to key characteristics, such as:

- Location of parking space.
- Type of parking space (on-street, off-street, in a parking structure, etc.).
- Ownership (public entity, private owner, HOA, etc.).
- Free or paid parking (if paid parking include payment type – meter, app, permit, etc.).
- Special use parking spaces (for delivery vehicles, long spaces for recreational vehicles, etc.).
- Reserved “handicap” spaces.
- Spaces with time limits (include the time limit).

Spreadsheets should be created that break down the inventory data by street, neighborhood or sub-area within the study area. This will help to simplify the display of inventory results and will set the stage for the display of parking utilization data. Often, it is feasible to obtain an aerial image of the study area from a free on-line map source, such as Google Earth. That image can be used as the base map/base image for displaying the parking supply inventory and parking utilization data.

PARKING UTILIZATION FIELD COUNTS

At their simplest, field counts are conducted by people walking through the study area, recording the number of vehicles parked in the spaces identified via the corresponding parking supply inventory. In larger areas, bicycles can help to speed the count process. In very large areas or during inclement weather, counts can be conducted from inside vehicles, although this is not ideal.

COLLECTING PARKING DURATION & TURNOVER DATA

It is useful to record information about parked cars (such as license plate numbers) to allow for an analysis of how long cars are parked (i.e. parking duration) and parking space turnover. Recording this information can be time-consuming and slow down the counting process. Therefore, it is reasonable to identify a sample of specific parking spaces in high-use and low-use areas to collect this data for. This should provide a fair representation of parking duration and turnover in these areas.

INTERCEPT INTERVIEWS

For intensive parking audits, intercept interviews can be conducted with people as they leave or approach their parked vehicles to determine: (1) the purpose of their trip; and, (2) the number of occupants in their vehicle. Intercept interviews may require additional staffing for the parking audit field counts. Intercept interviews are usually only necessary in areas where there is specific issue – such as residential neighborhoods impacted by overflow parking from a college campus. Intercept interviews can be difficult to conduct as they may result in stressful encounters and occasional hostility.

WHEN TO CONDUCT PARKING COUNTS

Ideally, hourly parking counts are conducted during times when there is heavy parking demand, but not during major special events – special events require specific parking management techniques that are not needed the rest of the year. Busy days during a peak season are ideal.

Parking counts should be conducted on multiple days and should cover the hours of the day during which significant parking demand occurs. Often, counting a Thursday, a Friday and a Saturday can provide a usable range of data in support of an accurate representation of parking utilization. Although hourly counts are recommended, a low-budget audit could be done with counts every two hours.

The times of day for counts depends on the land uses within the study area. In commercial areas, hourly counts that start at 9:00am or 10:00am and run through 7:00pm or 8:00pm are reasonable. In areas where there are popular destination restaurants, and/or brewpubs, counts should run through 9:00pm. In areas where parking for businesses and/or offices overflow into neighborhoods counts should start earlier.

TOOLS FOR CONDUCTING PARKING COUNTS

There are a number of techniques for equipping people to perform parking counts, including digital tablets (ex. I-Pads). The simplest and least-expensive approach is to design and print count sheets with boxes that information can be written into (refer to example on page 4). These sheets be carried on clipboards for a fully-functional, low-tech approach. If rain or snow is a possibility, small plastic bags to protect the sheets can be a good idea. If parking data is to be input using mapping software, such as GIS, the printed sheets should be designed to correspond directly with the digital tables to minimize workload and errors.

RECOMMENDED PARKING POLICIES/STRATEGIES

Once accurate data has been gathered and organized for presentation, the stage has been set for a discussion of parking policies/strategies. This is where support from a parking expert/professional can be beneficial, as parking policies/strategies are a technical and rapidly-evolving issue.

It is important to engage in some amount of goal-setting before embarking on parking policy/strategy discussions. In other words... What do we hope to achieve (i.e. what are our objectives)? Do people agree and support those objectives? How will we measure success? What metrics should we use to monitor the performance of our chosen approach?

Some items to consider in developing parking policies/strategies include:

- Land-use plans and potential future parking demand resulting from these plans.
- Impact of parking regulations on development feasibility and unit affordability.
- Impact of parking regulations on municipal tax revenues (ex. property tax revenues).

- Opportunities to maximize on-street parking supply.
- Wayfinding signage to help drivers locate parking during busy times.
- Travel demand management measures, such as bus passes, etc.
- Integration of technology, such as parking apps to help drivers access parking, etc.
- Developing a comfortable and safe walking environment to support the creation of “park once” districts.
- Need for parking management, such as time limited parking, paid parking, etc.
- Enforcement of reserved “handicap” spaces, time limits, paid parking, etc.
- Special needs parking, such as long recreational vehicles, delivery vehicles, etc.
- Minimum ADA/handicap parking supply and location criteria.
- Potential impact of rideshare trends, such as carshare, Uber, etc.
- Potential impact of public transit on parking needs.
- Potential impact of transportation technology (ex. driverless vehicles) on parking needs.
- Special event parking management.
- If absolutely necessary, additional supply of public parking - including location and source of funding.

Development of parking policies/strategies requires active participation by key stakeholders, local decision-makers and the general public. Parking is one of the most controversial subjects that communities tackle, and care must be taken to foster a transparent and informed discussion. Full consensus is unlikely, but the hope is to find enough common ground to support specific policies/strategies and implementation actions.

NEAR-TERM IMPLEMENTATION ACTIONS

It is important that a parking audit result in a short list of specific action items (i.e. implementation actions) that will be undertaken in the near-term (ex. within the next 18-months). Most parking “studies” collect dust on shelves at town hall/city hall and quickly fade from memory. Successfully addressing parking issues requires positive energy, momentum and on the ground change. A longer-term plan or strategy is also important, but will never come to pass unless there are near-term, incremental successes that set the stage for future actions. The “big plan” can be the enemy of progress. Look for “low-hanging fruit” – actions that can be done with existing resources.

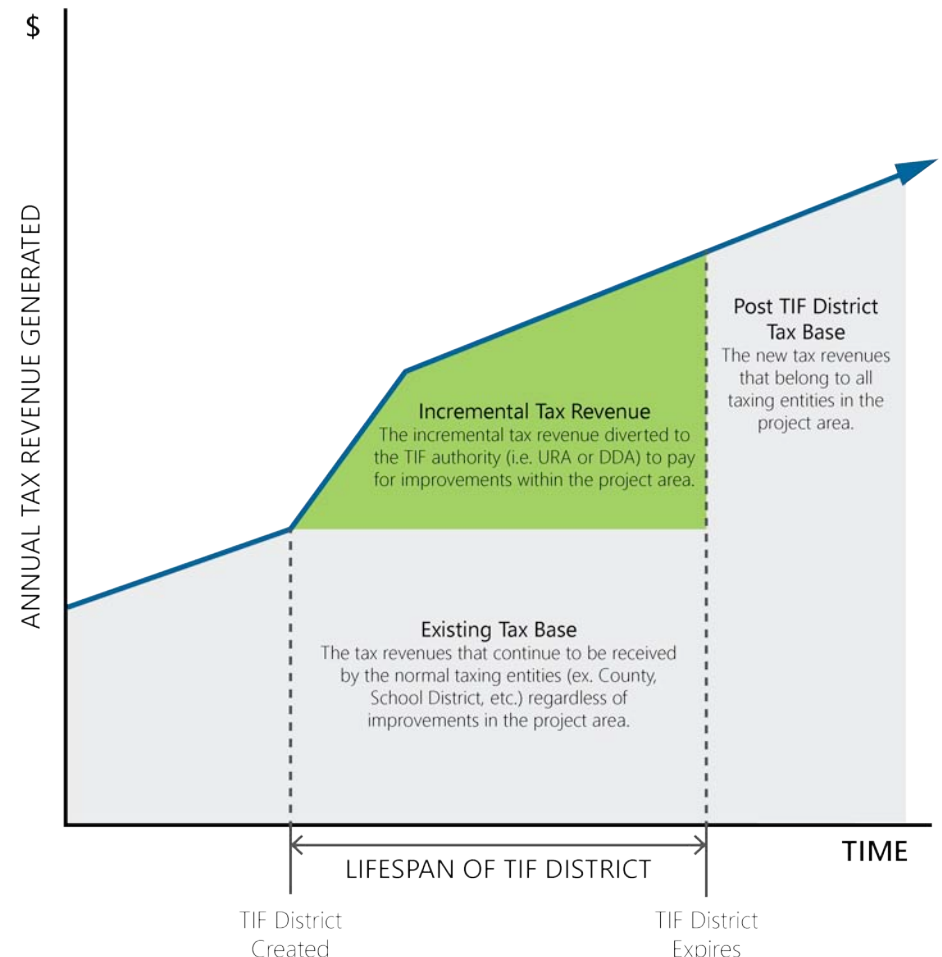
WHAT IS TAX INCREMENT FINANCING (TIF)?

“Tax Increment Financing” (TIF) is a tool available to municipalities and enables them to use a portion of future tax revenues from a defined area/district (ex. a downtown) to fund a variety of projects and/or programs in that area. The private investment, which ideally follow TIF investment in the district, can result in significant new tax revenue.

Prior to establishing a TIF district, an “Existing Tax Base” is determined by calculating the total amount of existing property and/or sales tax revenue generated within the proposed district. The Existing Tax Base continues to be paid to the existing taxing entities (ex. County, School District, Recreation District, etc.), while the increment, called the “Incremental Tax Revenue,” goes to the TIF Authority (i.e. Urban Renewal Authority (URA) or Downtown Development Authority (DDA)) for a specified period of time - usually 25 to 30 years. Often the Incremental Tax Revenue is used to payback bonds issued by the TIF Authority to finance projects and/or programs in the district. It should be noted that while there is no increase in tax rates resulting from TIF, increased property values do often result, which in turn can produce property tax increases.

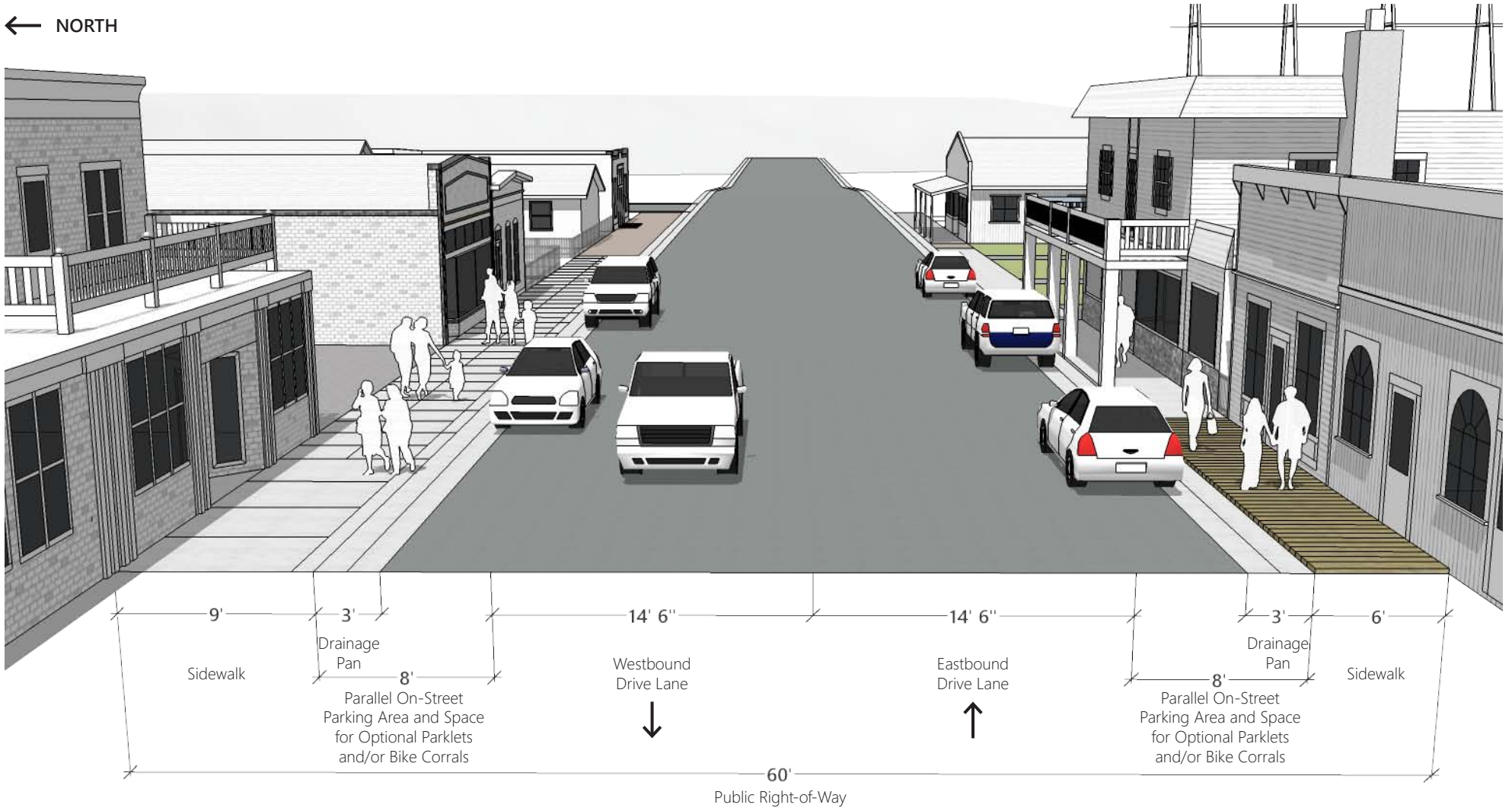
At the end of the TIF district’s life span, all tax revenues, called the “Post TIF District Tax Base,” are distributed among all taxing entities in the district. Over the long term, these entities benefit because once the TIF district expires, they receive the additional tax increment resulting from the investments made in the district.

	Urban Renewal Authority (URA) ¹	Downtown Development Authority (DDA) ¹
Background/Summary	Established to eliminate blighted areas for development or redevelopment by purchasing, rehabilitating and selling land for development.	A quasi-municipal corporation that is intended to halt or prevent deterioration of property values or structures in a community's Central Business District.
Focus	Real estate development, rehab financing, infrastructure.	Real estate development, infrastructure, operations.
Formation Steps	Finding of blight; Petition by 25 electors; Council resolution. Separate approval for projects within the authority.	Town ordinance subject to vote by affected property owners. TABOR election.
Assessment Method	TIF on property and/or sales tax.	TIF on property and/or sales and 5-mill property tax for operations.
Pros/Cons	Can generate sales and/or tax increment to finance future development. Can be controversial.	Ability to finance improvements and provide services; can have a mill levy and TIF.
Governance	5- to 11-member board appointed by the Board of Trustees.	5- to 11-member board appointed by the Board of Trustees.
Condemn Property?	Yes.	No.
Operate Facilities?	Yes.	Yes.
Levy Property Tax w/ Voter Approval?	No, but can use TIF.	5-mill property tax for operations.
Levy Sales Tax w/ Voter Approval?	No, but can use TIF.	No, but can use sales tax TIF.
Assess Cost?	No.	Yes.
Issue GO Bonds w/ Voter Approval?	Bonds secured by tax increment.	Bonds secured by tax increment.
Issue Revenue Bonds?	Yes.	Yes.
Issue Special Assessment Bonds?	No.	No.



Front Street | Existing Condition (between 4th & 6th Street)

← NORTH



PROS

1. Drivers of larger vehicles (ex. delivery trucks) may find it easier to navigate Front Street with wider drive lanes.
2. Vehicles parked on the street create a buffer between people on the sidewalk and vehicles driving along Front Street.

CONS

1. Inconsistent sidewalks along Front Street present challenges for pedestrians and people with disabilities.
2. There is no striping on Front Street to delineate where on-street parking should occur so some drivers park their vehicle on the sidewalk. In addition, much of the sidewalk along Front Street is "at grade" (i.e. at the same height as the street) so there are few areas with a curb to keep drivers from parking on the sidewalk.
3. The current design of Front Street gives drivers the perception of a wide street designed for traffic speeds faster than the posted speed limit.

Front Street | Concept A (between 4th & 6th Street)

← NORTH



PROS

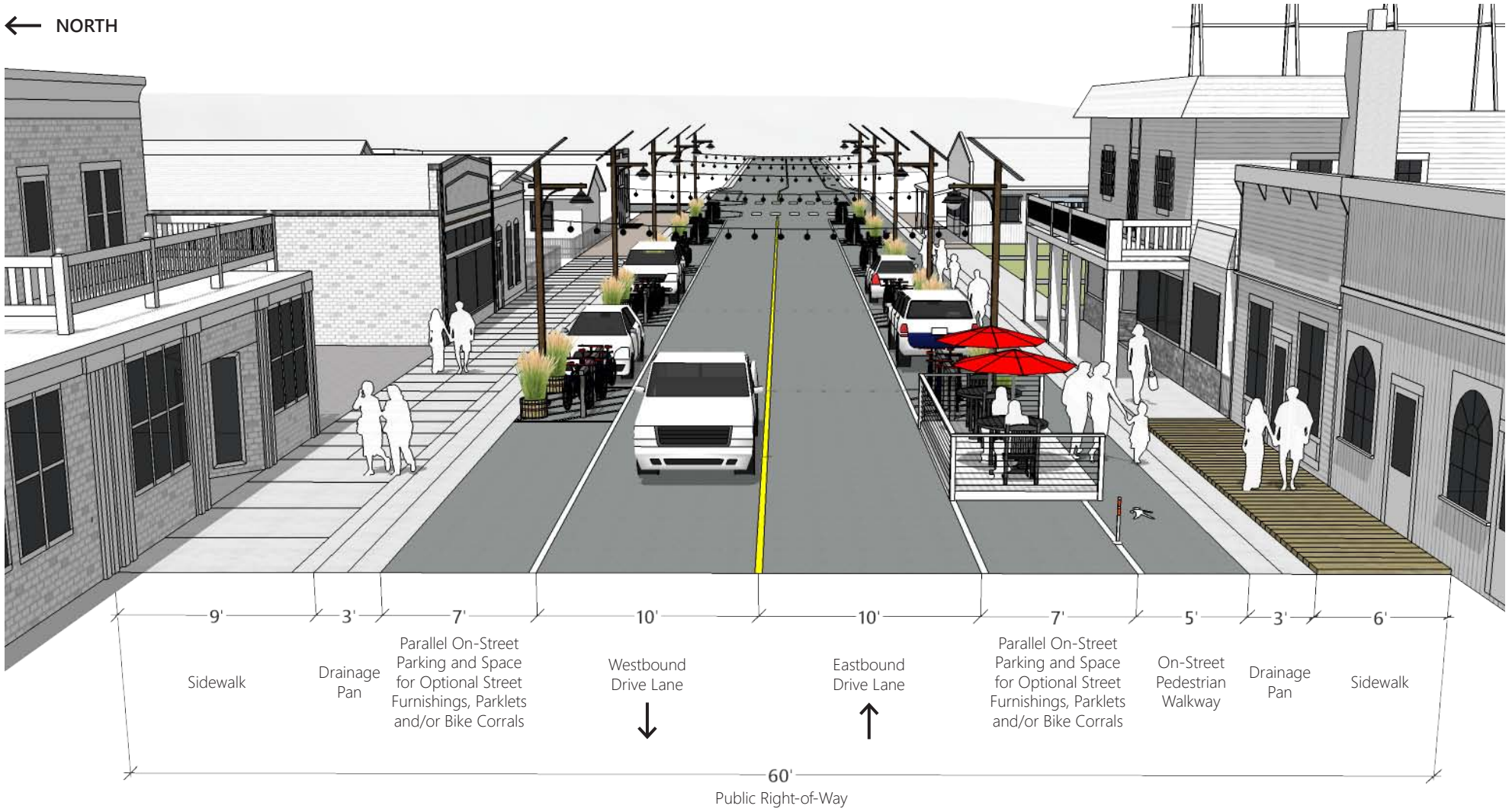
1. Narrower drive lanes help to slow traffic speeds along Front Street.
2. The addition of a centerline stripe (optional) may also help to reduce traffic speeds by giving drivers the perception of a narrow street.
3. The addition of a street furnishing area offers space for the installation of streetscape enhancements, such as movable planters and/or street lights.
4. The street furnishing area also provides a buffer between the existing sidewalks and vehicles on Front Street - improving safety for and comfort of pedestrians.
5. The street furnishing area provides additional space for snow storage.

CONS

1. Sidewalks remain the same as they are today.
2. Drivers of larger vehicles (ex. delivery trucks) may find it challenging to navigate Front Street with the narrower drive lanes.
3. Does not increase the supply of on-street public parking.

Front Street | Concept B (between 4th & 6th Street)

← NORTH



PROS

1. Narrower drive lanes help to slow traffic speeds along Front Street.
2. The addition of a centerline stripe (optional) may also help to reduce traffic speeds by giving drivers the perception of a narrow street.
3. The addition of an on-street pedestrian walkway (that could be located on either the north or south side of Front Street) creates a continuous walking space for pedestrians and unimpeded space along Front Street for those with disabilities.

CONS

1. Streetscape enhancements, such as streetlights, moveable planters and/or bike corrals, will likely need to be installed in the parallel and diagonal on-street parking areas. It is anticipated that this will slightly impact the supply of on-street public parking.
2. Drivers of larger vehicles (ex. delivery trucks) may find it challenging to navigate Front Street with the narrower drive lanes.

Front Street | Concept C (between 4th & 6th Street)

← NORTH



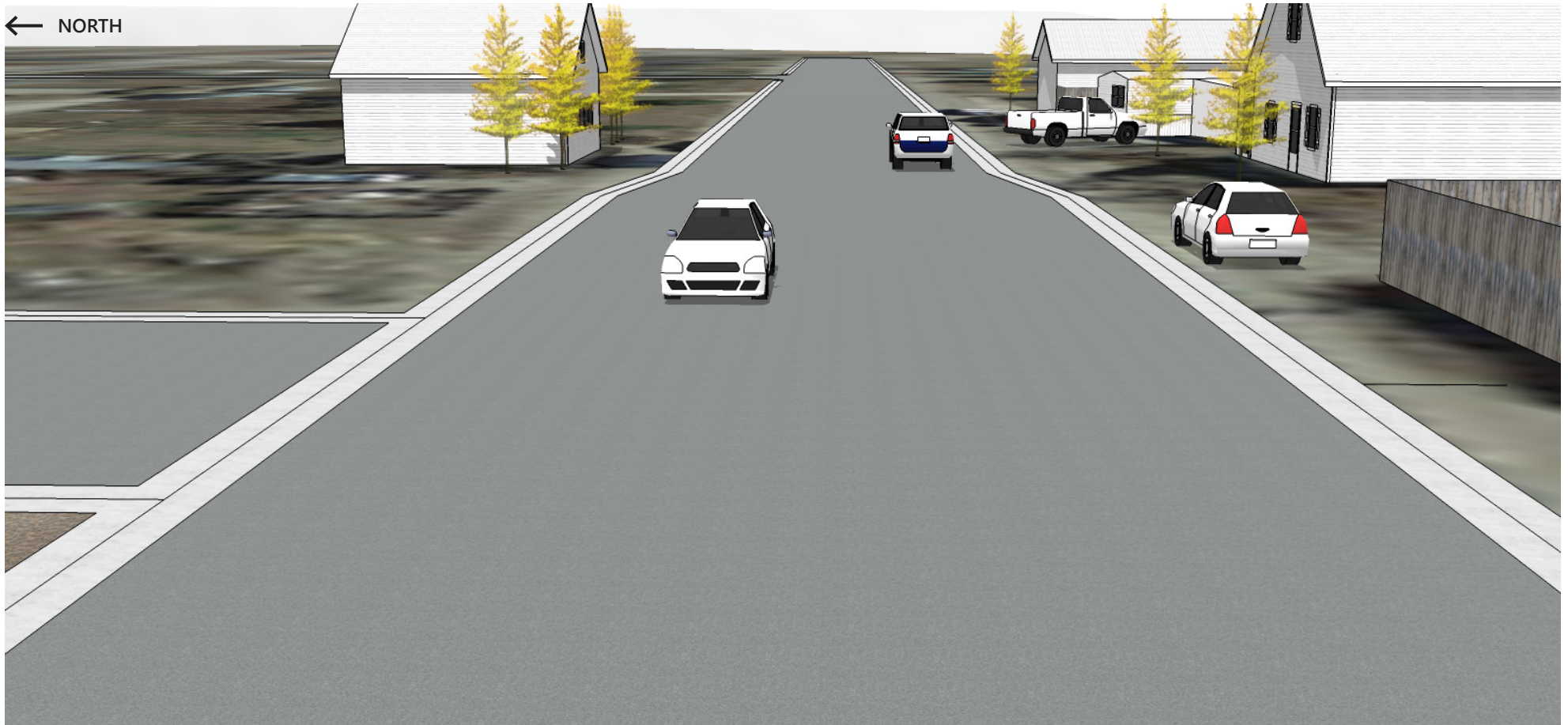
PROS

1. Narrower drive lanes help to slow traffic speeds along Front Street.
2. The addition of a centerline stripe (optional) may also help to reduce traffic speeds by giving drivers the perception of a narrow street.
3. It is anticipated that the addition of 45° diagonal parking will increase the supply of on-street public parking.
4. Narrow drive lanes, in combination with vehicles backing out of diagonal parking spaces, may help to reduce traffic speeds and increase driver awareness of, and attention to, activity along Front Street.

CONS

1. Sidewalks remain the same as they are today.
2. Streetscape enhancements, such as streetlights, moveable planters and/or bike corrals, will likely need to be installed in the parallel and diagonal on-street parking areas. It is anticipated that this will slightly impact the supply of on-street public parking.
3. The recommended minimum width of a lane adjacent to 45° diagonal on-street parking is 12'-8". This concept provides a 10' wide lane adjacent to the diagonal parking so vehicles backing out may slightly encroach into the westbound drive lane.
4. Drivers of larger vehicles (ex. delivery trucks) may find it challenging to navigate Front Street with the narrower drive lanes.

Front Street | Existing Condition (between 6th & 8th Street)



PROS

1. Drivers of larger vehicles (ex. delivery trucks) may find it easier to navigate this portion of Front Street with the wider drive lanes.
2. Few obstacles to navigate while plowing snow.
3. The graveled parking areas along this portion of Front Street help to reduce the amount of paved (i.e. impervious) surfaces. This in turn reduces the amount of stormwater runoff generated by this part of Front Street.

CONS

1. There are no streetscape elements to distinguish the residential portion of Front Street (6th-8th Street) from the business portion of Front Street (4th-6th Street), which based on input from the community is an issue of concern.
2. There are no sidewalks along this portion of Front Street, which may present challenges for pedestrians and people with disabilities.
3. There are graveled on-street parking areas along much of this section of Front Street. The graveled parking areas appear to be adequate to meet the parking needs of Front Street residents. There are locations where on-street parking occurs along paved portions of the street. In these locations, the lack of delineated on-street parking may result in drivers parking in a haphazard manner.
4. The current design of this portion of Front Street gives drivers the perception of a wide street designed for traffic speeds faster than the posted speed limit.

Front Street | Concept for Historic Residential Area (between 6th & 8th Street)



PROS

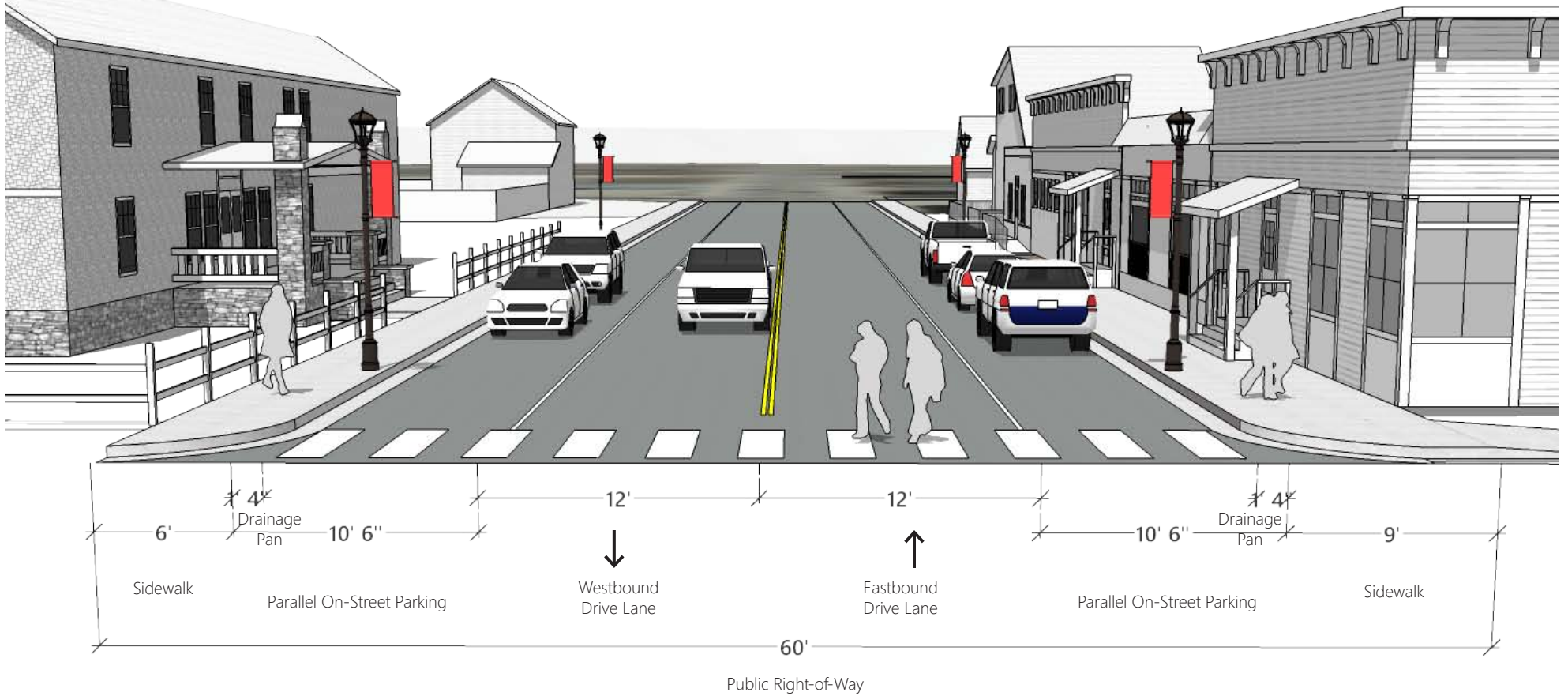
1. Narrower ten foot (10') wide drive lanes help to slow traffic speeds along this portion of Front Street.
2. The addition of a median helps to distinguish the residential portion of Front Street (6th-8th Street) from the business portion of Front Street (4th-6th Street). The median also presents an opportunity to install landscaping and/or gateway signage.
3. The addition of a on-street pedestrian walkway (the on-street walkway is optional and could be located on either the north or south side of Front Street) will create a continuous walking space along this portion of Front Street for pedestrians and unimpeded space along Front Street for those with disabilities.
4. The addition of striping to delineate on-street parking areas, where necessary, may help to keep drivers from parking in a haphazard manner in certain areas along this portion of Front Street. Striped on-street parking areas to be a minimum of nine feet (9') wide.

CONS

1. Drivers of larger vehicles (ex. delivery trucks) may find it challenging to navigate this portion of Front Street with the narrower drive lanes.
2. Snow plow drivers will need to navigate the streetscape improvements, which may include a landscaped median and/or curb extensions. However, both the median and curb extensions can be designed to accommodate snow plows.
3. Residents along this portion of Front Street may dislike having to navigate the on-street pedestrian walkway (optional) in order to access gravel parking areas.

Main Street/State Highway 9 | Existing Condition

← NORTH



PROS

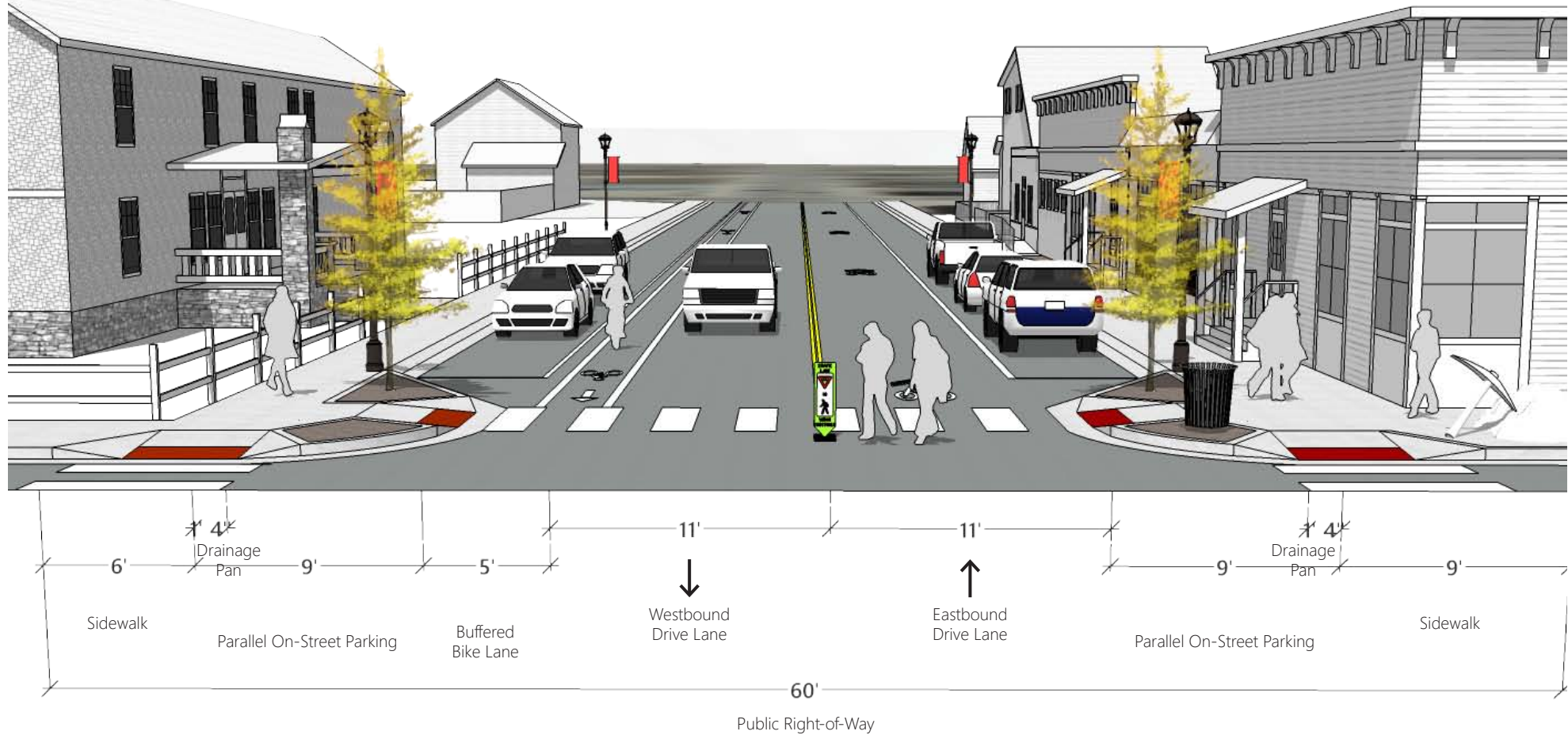
1. Drivers of larger vehicles (ex. semi-trucks or delivery trucks) may find it easier to navigate Main Street with the wider drive lanes.
2. Few obstacles to navigate while plowing snow.

CONS

1. A street crossing distance of roughly forty-five (45) feet.
2. Sight lines at street crossings may be limited by vehicles parked along Main Street.
3. Wider drive lanes (12') and wider on-street parking lanes (10'-6") increase the perceived width of the street, which encourages faster traffic speeds.
4. On-street parking lanes are roughly ten feet six inches (10'-6") wide, which is unnecessary. Nine foot (9') wide on-street parking lanes are adequate.
5. No accommodations for cyclists.
6. Limited space for streetscape enhancements such as landscaping, public art, trash/recycling receptacles, etc.
7. Limited space for snow storage.

Main Street/State Highway 9 | Re-striping Concept

← NORTH



PROS

1. Installation of curb extensions helps to reduce the street crossing distance at intersections (roughly thirty (30') feet).
2. Curb extensions help to narrow the perceived street width, which encourages slower traffic speeds.
3. Curb extensions provide additional space for snow storage, landscaping, public art, trash/recycling receptacles, etc.
4. Narrower drive lanes (11') help to slow traffic speeds.
5. A five foot (5') wide buffered on-street bike lane helps to improve safety and comfort for cyclists traveling westbound along Main Street.

CONS

1. Drivers of larger vehicles (ex. semi-trucks or delivery trucks) may find it more challenging to navigate Main Street with narrower drive lanes.
2. Snow plow drivers have to navigate the curb extensions. However, curb extensions can be designed to accommodate snow plows.

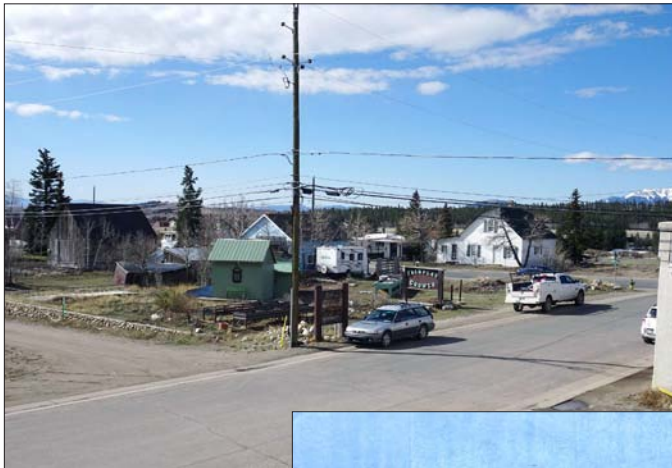
SUMMARY OF DEMOGRAPHIC QUESTION RESPONSES FROM THE DOWNTOWN FAIRPLAY QUESTIONNAIRE



Question 1: I primarily live in... (Select one)

(Responses: 226 | Skipped: 54)

ANSWER CHOICES	NO. OF RESPONSES	% OF RESPONSES	
1. Fairplay	110	48.7%	
2. Other (refer to write-in comments)	47	20.8%	
3. Park County	39	17.3%	
4. Alma	12	5.3%	
5. Prefer not to say	10	4.4%	
6. Hartsel	8	3.5%	



WRITE-IN COMMENTS

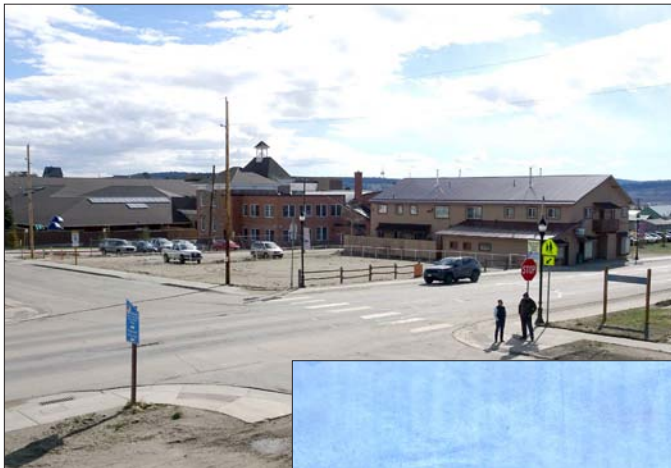
- Silverheels
- Foxtail Pines
- Part time Fairplay, part time Denver
- I live off of the Elkhorn in the Santa Maria Ranches sub area. I am not a business owner per se with a brick and mortar business. I sell residential Real Estate specializing in out of area/out of state Buyers.
- Colorado Springs, but one week a month in Valley of the Sun
- Boulder
- Have family cabin off C.R. 14 Mother lived their for years
- Silverheels
- Nebraska resident but have house in Foxtail Pines.
- Denver
- Second home in Fairplay - up 2 or 3x a month
- Kansas City
- Warm Springs Ranch
- Co Springs. 30% of time in Fairplay.
- Denver but have a second home in Fairplay
- Jefferson
- Outside of town off a dirt road - not far in miles (9) but it takes me 25 minutes to get to town and there is nothing there worth going to for
- Grand Junction
- Como
- Property in Valley of the sun live in kcmo plans on moving there
- Fox Tail Pines
- Arizona
- VOS
- Outside of Fairplay
- Summit
- Denver. I come to Fairplay (black mountain ranches) 20+ times/ year between March and October (since 1988)
- VOS
- Como
- I work in Fairplay
- Denver
- Recently purchased property in Fairplay
- About 1 mile out of town
- Valley of The Sun
- Denver
- Bbuoldingnin Indian mountain
- Own a business in Fairplay (Continental Divide Winery). Live in Breckenridge and San Diego
- Wyoming but I own a business in Fairplay.
- Englewood Co
- Lived in Fairplay for many years, my heart is still here, but feel like progress is stifled by fear, Tina Darrah is a godsend to this community I just wish she weren't so constrained by fearful. self-serving County powers
- We live in Parker but have had a cabin in fairplay for 27 years! We love Fairplay!
- Lived there 20 years recently moved to Frisco
- Our second home is in Fairplay. We live there about 50% of the time for now. Plan to be there more over time.
- Own property in Fairplay
- Littleton
- Littleton. I own a cabin in Fairplay.
- Live in kc have property in vos



Question 2: I primarily work in... (Select one)

(Responses: 226 | Skipped: 54)

ANSWER CHOICES	NO. OF RESPONSES	% OF RESPONSES	
1. Fairplay	81	35.8%	
2. I'm retired	45	19.9%	
3. Other (refer to write-in comments)	41	18.1%	
4. Breckenridge	27	11.9%	
5. Park County	18	8.0%	
6. Prefer not to say	11	4.9%	
7. I'm not working at the moment	2	0.9%	
8. Alma	1	0.4%	



WRITE-IN COMMENTS

- Work from home
- From home in both Fairplay and Denver
- I work in Denver and in Park County as a Realtor. I have a retirement home off of the Elkhorn and spend 50% of the time up here presently with hopes of transitioning as a full-timer in the next 3-5 years.
- Frisco
- Work remote
- Boulder
- I'm retired working part time in Dillon
- Denver
- Denver Metro area
- Kansas City
- All of South Park
- I work remote from home
- We have our own business and can work wherever we are.
- Denver
- Denver
- Home. Self-employed but need a part time job that pays good and there aren't any here.
- Kcmo but spend my free time enjoying fairplay
- I retired last year from teaching in Summit County and commuting for 25 years from my home in Fairplay to work over the pass. It was at times bumper to bumper traffic of Workforce heading over there to support a different County.
- Denver
- Summit County
- Self-employed. Office in fairplay, Summit Co primary business area
- Denver
- Have yet to move to FairPlay.
- Denver
- Live full time in Denver plan to retire in Indian mountain
- Split my time between Fairplay, Breckenridge and California
- Summit County other than Breckenridge
- Frisco—ugg
- Silverthorne, CO
- Parker.
- Frisco
- See question 8
- Denver Metro but own property up there
- Littleton
- Denver metro
- Telecommute
- Work at home
- Summit County
- Denver Metro area.
- Kc



Question 3: The following apply to me... (Select all that apply)

(Responses: 226 | Skipped: 54)

ANSWER CHOICES	NO. OF RESPONSES	% OF RESPONSES
1. I own the place where I live	153	44.7% of respondents
2. I own a second-home in Park County (which is not my primary residence)	24	7.0% of respondents
3. I own a second-home in Fairplay (which is not my primary residence)	23	6.7% of respondents
4. I own a business in another part of Fairplay	22	6.4% of respondents
5. Other (see responses below)	20	5.8% of respondents
6. I am interested in purchasing / investing in real estate in downtown Fairplay	18	5.3% of respondents
7. I am interested in opening a business in downtown Fairplay	18	5.3% of respondents
8. I rent the place where I live	17	5.0% of respondents
9. I own a business in downtown Fairplay	17	5.0% of respondents
10. I own real estate in downtown Fairplay	14	4.1% of respondents
11. I am looking to buy a place to live in downtown Fairplay	8	2.3% of respondents
12. Prefer not to say	6	1.8% of respondents
13. I am looking to rent a place to live in downtown Fairplay	2	0.6% of respondents
14. I own a short-term rental(AirBNB, VRBO, etc.) in downtown Fairplay	0	0.0% of respondents



WRITE-IN COMMENTS

- I have considered buying downtown Fairplay real estate but it lacks viability for me to presently pursue such.
- We have a business but it does not require a store front.
- Live in house owned by my company in park county.
- I live just north of town; Fairplay is my preference for shopping and most other needs, but often have to go to the Front Range, or "over the Mtn" for health care, shopping, an evening out, etc.
- Whatever happened to the traffic circle? Seems the configuration would give an interesting welcome plus an additional area to develop for town-related activities.
- I own a permanent residence in Indian Mountain, and frequent Fairplay for shopping, eating out, and entertainment.
- I own property in valley of the sun.
- Rent in Fairplay.
- I do own a property where the tenant I rent to uses her space as an air b& b. I would rather see the hotels and motels get the business instead of the Air B&B and VRBOs.
- I own several rental homes in Fairplay proper and an Airbnb outside of town limits.
- Have purchased property in FairPlay, and will be building in the future.
- Looking to build.
- I own vacant property that I camp on through out the summer.
- I am so glad there is now bus service to Summit, I just hope it gets used so it will continue, I would love to move back.
- Live on Clark Street... not technically downtown, but close.
- Just want to see Fairplay keep the momentum that was started a decade ago.
- My home is just outside of town limits.
- Own a home, building a home, and own many vacant land parcels in Fairplay and Park County.
- Own Buisness by Prathers.
- Live at rv Park in Fairplay while building home in valley of the sun in Fairplay.

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