

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Multi-Purpose Room
November 16, 2016 - 6:30pm – 8:00pm
AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT ON NON-AGENDA ITEMS (Speakers limited to 3 minutes)

D. CONSENT AGENDA

1. Approval of the August 17, 2016 meeting minutes
2. Approval of warrants

E. INFORMATIONAL ITEMS

1. NedPeds Report - Alisha Reis
2. Downtown Deveopment Incentive Task Force - Charles Wood

F. ACTION ITEMS

G. DISCUSSION ITEMS

1. 2017 project planning

H. OTHER BUSINESS

J. ADJOURNMENT

NEXT REGULAR MEETING: December 21, 2016

The NDDA Board encourages citizen participation. Public hearings and the “unscheduled citizens” agenda item allow an opportunity to address the Board. Discussion is limited to 3 minutes and please address your comments to the Board. Thank you for your cooperation.

The NDDA Board may take action on any item included on this agenda, regardless of the heading under which such item appears. Discussion items may become action items if the Board determines that deferring final action on an item to a subsequent meeting is unnecessary or unwarranted and that taking immediate action does not compromise any third-party's rights.

The NDDA Board meeting packets and agendas are prepared on Monday before the Wednesday meetings and are available on the NDDA website by noon on Tuesday, www.nederlanddowntown.org. Copies of the agendas and meeting packet are available at no cost via email from cindydowning0@gmail.com. The information is reviewed and studied by the Board members, eliminating lengthy discussions to gain basic understanding. Short discussion on agenda items does not reflect lack of thought or analysis.

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Multi-Purpose Room
August 17, 2016 @ 6:30 pm
DRAFT MEETING MINUTES

A. CALL TO ORDER

Meeting called to order at 6:32 pm

B. ROLL CALL

1. Present: Charles Wood, Jeffrey Green, Katrina Harms, Amanda Kneer, Susan Schneider
Brent Tregaskis

Peter Marshall arrived at 6:35pm.

C. PUBLIC COMMENT ON NON-AGENDA ITEMS (Speakers limited to 3 minutes)

No public comments

D. CONSENT AGENDA

1. Approval of the July 20, 2016 meeting minutes

Motion to approve the July 20, 2016 meeting minutes made by Jeffrey Green, seconded by Susan Schneider. Motion approved unanimously.

2. Approval of warrants

Motion to approve the warrants made by Amanda Kneer, seconded by Susan Schneider.

E. INFORMATIONAL ITEMS

1. NedPeds Report - Alisha Reis

A NedPeds report was included in the packet. Alisha said an addition to the report is that the contractors are largely complete with concrete placement. There is currently a question as to pathway materials for highway 72 because CDOT anticipated the project being completed before now, thus they are having difficulty with the interface to the gravel. The current idea is that they will cap the road with porous asphalt, which will actually be easier to care for than gravel. The striping and signage will occur at the end of the project. The contractors are still working on finding a porous asphalt vendor and they should hopefully find someone in the next few days. The gas lines were laid about 60 years ago so they have run into issues and have to design around them. There will be an extension on to the culvert on Second and Snyder so there will be better drainage. The estimated completion has been extended to September 30. CDOT only allows one extension so it is vital this date is adhered to. The owners representative said CDOT has approved gravel along 72 but they might be motivated to assist with a porous asphalt vendor since they do about 100 million dollars a year in asphalt. Alisha added that there will be a secondary crew coming in on Monday August 22 and that the contractors are absorbing that cost.

F. ACTION ITEMS

There were no action items

G. DISCUSSION ITEMS

1. Preliminary 2017 Budget discussion Budget.

Katrina Harms attached the proposed budget in the packet.

Alisha Reis said any funds not used can roll over into the next year. Alisha said the beginning balance for this year will come from the audit, which will be completed in the next week. As soon as they know the beginning balance they will be able to forecast the end balance for the year.

Alisha suggested the DDA have a fairly decent draft ready by September. She recommends the DDA do two budgets; one that would include funds from the debt authorization and one that does not. If they do get the authorization then it will guide the budget process for that next year.

H. OTHER BUSINESS

On October 24, Joe Minicozzi will come in to make a presentation. Minicozzi is a community economic analyst and DCI has offered to sponsor him to come to Nederland to make the presentation. DCI has offered to have a facilitated discussion with the BOT, Planning Commission and property owners. There will be more information on this soon.

I. ADJOURNMENT

Motion to adjourn made by Amanda Kneer seconded by Susan Schneider. Meeting adjourned at 7:43 pm.

NEXT REGULAR MEETING:

September 21, 2016 @ 6:30 pm Nederland Community Center Multi-purpose room.

The NDDA Board encourages citizen participation. Public hearings and the "unscheduled citizens" agenda item allow an opportunity to address the Board. Discussion is limited to 3 minutes and please address your comments to the Board. Thank you for your cooperation.

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213	Cindy Downing, PO Box 302, Nederland, CO, 80466								
2016-09	09/30/16 Sept DDA Secretary Services	10/10/16	\$240.00	\$240.00	70-75-5129	DDA Secretary Services	\$3,600.00	\$1,808.00	

\$240.00

Total Downtown Development Fund

\$240.00

Downtown Development Fund

213	Cindy Downing, PO Box 302, Nederland, CO, 80466								
2016-09	09/30/16 Sept DDA Secretary Services	10/10/16	\$240.00	\$240.00	70-75-5129	DDA Secretary Services	\$3,600.00	\$1,808.00	

\$240.00

Total Downtown Development Fund

\$240.00

Downtown Development Fund

	Asphalt Coatings Co, Inc., P.O. Box 472918, Aurora, CO, 80047								
101264	10/21/16 Speed Bumps	10/21/16	\$1,600.00	\$1,600.00	70-75-6500	Infrastructure	\$0.00	(\$214,309.47)	

\$1,600.00

Total Downtown Development Fund

\$1,600.00



MEMORANDUM

To: Nederland Board of Trustees
CC: Nederland Downtown Development Authority
From: Alisha Reis
Date: November 7, 2016
Re: Administrator's Report

Housing Projects, Policies to Come Forward in Next Few Weeks



Several housing-related policies are moving through final development at the Planning Commission in the next few weeks, for introduction to the Board of Trustees in early 2017. First on deck will be finalization of a program to license rental housing, updating 20-year-old regulations that hadn't ever really been implemented.

Planning Commission will host a public hearing on that proposed ordinance at its next meeting on Dec. 14 at 7 p.m. After considering public input and making any needed adjustments, the Commission is expected to forward the language for Board consideration in January.

Additionally, Planning Commission will review a draft ordinance for short-term rental units (e.g. VRBO-type units) at the same meeting, expecting to forward that proposal to the Board in February. The Commission also is scheduled to consider other language related to accessory dwelling units and multi-family units (duplexes, etc. up to four units).

Lastly, work continues to prepare the current Town Shop site at 5th Street for future development as workforce-targeted housing. Additional housing projects are expected to come forth in the first few months of 2017.

Town Clean-up Increase Diversion to 57%

Boulder County's Zero Waste Program informed the Town this week that we beat our diversion goal by 7 percent. The annual spring Town Clean-up event in June resulted in a 57 percent diversion rate from the landfill, notably collecting 14 tons in slash/wood waste at the sort yard (in conjunction with our annual Firewise community efforts), 4 tons of electronics, nearly 4 tons of scrap metal (which the Town sells to offset the cost of the event) and nearly 3 tons of tires.



The annual Town Cleanup event was held again at the County Road & Bridge Yard, providing residents each access to other services, such as composting.

We also collected more than 20 tons of landfill waste, which we will continue to seek to decrease each year. The 57 percent diversion rate is *10 percent* more than diverted in 2015's event. The diversion rate also didn't take into account the amount of items redirected to reuse through our partnership with the Mountain Forum for Peace annual sale, as well as an annual bicycle reuse station.

Update on Town Projects

- *NedPeds* – Final punch list items were identified during a project walk-through with the project team and CDOT engineers on Oct. 27. The work is expected to be completed this week, though final schedule information has not yet been received from the contractor. Project owner's representatives F&D International and Town staff will finalize parking and maintenance plans in the next few weeks, publishing the parking plan on the Town's and NDDA's web sites. Plans are also forthcoming for next spring for replacement of the 2nd Street paving material with porous asphalt.
- *Town Shop Project* – Electrical, heating and insulation work is underway. Milestones this week include pours and sealants for concrete, to allow for move-in for some equipment from the existing shop. The project is still on track for temporary occupancy approval later this month and final completion on Jan. 9, 2017.
- *Flood Recovery Work* – The Town has submitted all necessary grants reporting and reimbursement requests to the Boulder County Flood Recovery Collaborative for federal pass-through grant funds (CDBG-DR) and continues to await the reimbursements, which will go to replenish our capital funds for pipeline and roadway projects. The Town is awaiting some \$265,000 in reimbursements for flood repairs since 2014.

Follow-up Information Requests

- All requests are captured in the Board directives sheet attached.

Upcoming Meetings & Events*

Friday, November 11		Town Offices Closed: Veterans Day
Sunday, November 13	12 to 3 p.m.	Community Thanksgiving
Tuesday, November 15	7 p.m.	BOT Regular Meeting
Wednesday, November 16	6:30 p.m.	DDA Regular Meeting
Thursday, November 17	7 p.m.	PROSAB Regular Meeting
Thursday/Friday, Nov. 24-25		Town Offices Closed: Thanksgiving Holiday
Friday, December 2		Tree lighting at Town Hall
Tuesday, December 6	7 p.m.	BOT Regular Meeting (Budget Adoption)
Thursday, December 8	5 to 7 p.m.	Annual Volunteer Appreciation Dinner
Wednesday, December 13	6 p.m.	BOT Work Session: Town Administrator Evaluation
Wednesday, December 14	7 p.m.	Planning Commission Regular Meeting
Tuesday, December 20		BOT Regular Meeting (Typically Cancelled)

Friday, December 23		Town Offices Closed at Noon: Christmas Eve Holiday (Observance)
Monday, December 26		Town Offices Closed: Christmas Day Holiday (Observance)
Friday, December 30		Town Offices Closed at Noon: New Year's Eve Holiday (Observance)
Monday, January 2		Town Offices Closed: New Year's Day Holiday (Observance)
Tuesday, January 3	7 p.m.	BOT Regular Meeting
Monday, January 16		Town Offices Closed: Martin Luther King Day Holiday
Tuesday, January 17	7 p.m.	BOT Regular Meeting
Tuesday, January 31		2017 Budget Book Posted

**All events at the Community Center, unless otherwise noted.*

BOT Directives -- from Meetings

**Completed projects moved to next tab

Date	Deliverable	Responsible Party	Due	Status
5/17/2016	Policy recommendations re: SAFEbuilt code recommendations (camping, odor, accessory buildings/sheds)	DDA, Planning Commission	End of summer for BOT intro	Camping interpretation memo sent to BOT from Town Attorney (8/16); Odor/Accessory buildings codes remain
5/17/2016	Code change recommendations related to Town Criminal Code; creation of resolution to seat Mayor's Task Force on the subject, with scope	Mayor, Alisha, Paul	Timeline TBD after initial scope draft	Meeting with the 3, to formulate scope; ideas for initial reviews with Town Attorney
5/17/2016	Review of Advisory Boards (gender representation & function) for possible reorganization	Board	in the future	BOT discussed also considering missions of groups (9/6/2016)
7/19/2016	Mayor/Dallas to develop teleconferencing solution for remote attendance by Board members at work sessions	Mayor, Dallas	Over next six months, experiment period	Discussed at 7/19 meeting; determined Mayor/Dallas would work on teleconf'g solution for remote access at work sessions; mics for streaming all updated; LauraJane checking with IT contractor re: streaming timeline (10/25/2016)
7/19/2016	Follow up on code complaint reported by several Old Town residents involving unpermitted duplexes in the neighborhood (lacking required SRU permits)	Code Enforcement, Land Use staff; Alisha in oversight	ASAP	Case filed in code complaint system, follow-up was required to identify properties; meeting of Atty, Bldg Official, Alisha to plan response
8/16/2016	Review the policy for Fee Waivers/Discounts for potential streamlining of the process	LauraJane	No timeline noted	
8/16/2016	Work on LiveWell grant for repairs to Tungsten Trail along Barker Reservoir, in conjunction with owner City of Boulder	LauraJane, Kathy	In line with grant deadlines	Staff unable to meet grant deadlines, with existing workload; pursuing GOCO funding for portion of this work at Chipeta Park to weir; planning needed for portion downtown to dam
8/24/2016	Pursue DOLA grant to integrate Comp Plan with Municipal Code	Alisha, LauraJane	Fall 2016	Discussed the idea with DOLA rep., to begin development of application materials; will need work estimates for budget

8/24/2016	Advance housing policies from Planning Commission: ADUs, tiny homes, duplex/triplex streamline, VRBO, rental licensing	Alisha, Cynthia, Planning Commission, Stephanie	Fall/Winter 2016	Background info developed; work break down estab'd at PC 9/28; PC starting with VRBO/rentals -- public hearing on 12/14/16
9/6/2016	Revisit request to formalize Forestry Committee until after larger advisory boards discussion above	Alisha, Mayor	No timeline noted	
10/4/2016	Work on researching and drafting potential amendments to the Noise Code	Alisha, Carmen	Winter 2016	Working to draft for Jan. 3, 2017
10/18/2016	Draft an ordinance to amend the Town's sign code, with direction given to Town Attorney at the 10/18 meeting	Carmen, Alisha	January 2017 public hearing, consideration	Scheduled for 01/17/2017
11/1/2016	Draft notes from BOT input on 2017 Draft Budget for consideration in budget next steps; send around to BOT	Alisha, LauraJane	Prior to next draft (11/15)	To send out 11/7/2016
11/1/2016	Re-issue the Citizen Survey prior to 2018 Budget kick-off in June 2017	Alisha, LauraJane	Spring 2017	\$4,500 contained in 2017 Draft Budget to fund re-issue of the survey last issued in 2010; using same questions by permission of survey author



AGENDA INFORMATION MEMORANDUM NEDERLAND BOARD OF TRUSTEES

Meeting Date: November 15, 2016
Prepared By: Mayor Pro Tem Charles Wood
Dept: Board of Trustees
Consent Information Action Discussion

AGENDA ITEM:

Creation of a Task Force for a Downtown Development Incentive Policy

SUMMARY:

Attached for the Board's consideration is a proposed resolution **Downtown Development Guidelines and Incentives**. For the purpose of studying and recommending limited term policies to encourage mixed use development in Downtown Nederland. The purpose of such policies is to incentivize property owners and developers to create appropriate housing and commercial development in underused infill areas Downtown.

HISTORY AND PREVIOUS BOARD ACTION:

The Board attended a work session with the Nederland Downtown Development Authority and the Planning Commission on October 24, which presented ideas on maximizing a local economy through proper development in downtown areas. As part of that discussion, planning consultant Joe Minicozzi discussed the concept a short-term policy that could provide incentive for housing or other economic development.

In discussion of the topic in its meeting of November 1, the board was in unanimous agreement to proceed with formation of a Task Force to study such a policy and make recommendations to the Board.

QUESTION BEFORE THE BOARD:

Do you wish to create a task force to make recommendations to the Board on this subject?

ATTACHMENTS:

- 1) Proposed Resolution
- 2) Joe Minicozzi example/model of policy

FINANCIAL CONSIDERATIONS:

If the policy is successful the Town would realize increased property tax and sales tax revenues.

**TOWN OF NEDERLAND
Boulder County, Colorado**

RESOLUTION 2016-29

**A RESOLUTION OF THE BOARD OF TRUSTEES OF THE TOWN OF NEDERLAND
FORMING THE MAYOR'S TASK FORCE ON DOWNTOWN DEVELOPMENT
GUIDELINES AND INCENTIVES**

WHEREAS, Nederland Vision 2020 promotes a strong local economy: "In 2020, Nederland's economic is local, community based, self-sufficient and is characterized by diverse and essential products, services and jobs that both support the local community and are mindful of potential impacts on the environment"; and

WHEREAS, Nederland Vision 2020 encourages a balanced economy: "In 2020, Nederland's economy encourages and welcomes new, non-traditional economic models, the responsible management of tourism and the stewardship of the environment. The community consistently recognizes and responsibly encourages the thoughtful and meaningful relationship between recreation, culture and the economy"; and

WHEREAS, current shortages of both housing and commercial space contribute to economic hardship and environmentally unsustainable commuting; and

WHEREAS, the Board of Trustees identified Economic Sustainability, Housing and Infrastructure as its top three goals in 2016 and 2017; and

WHEREAS, it is widely recognized that multi-use development, especially in downtown infill areas improves environmental sustainability through walkability, reduced commuting, maximizing road and utility infrastructure and reducing urban sprawl; and

WHEREAS, much of Nederland downtown is underutilized for the above purposes, and it is in the Town's interest to realize increased property and sales tax revenues that would result from better downtown infill property utilization; and

WHEREAS, current "use by right" development would likely not serve these purposes, and the Board of Trustees recognizes it is in the Town's best interests to take the lead in defining the appropriate downtown development and incentivize property owners to create such developments, and

WHEREAS, there are models and examples where municipalities have used temporary, area specific, multi-use guidelines and codes to incentivize appropriate development, and

WHEREAS, the Board of Trustees wishes to establish a task force of the Town to be known as the Mayor's Task Force on Downtown Development Guidelines and Incentives and to appoint the members thereof.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF NEDERLAND, COLORADO:

There is hereby established the Mayor's Task Force on Downtown Development Guidelines and Incentives, which shall be created in accordance with the attached proposal (Exhibit A).

RESOLVED, APPROVED and ADOPTED this 15th day of November, 2016.

TOWN OF NEDERLAND

By: _____

Kristopher Larsen, Mayor Pro Tem

ATTEST:

LauraJane Bauer, Town Clerk



Town of Nederland, Colorado

45 West First Street – P.O. Box 396
Nederland, CO 80466-0396
www.nederlandco.org
Phone: (303) 258-3266

FAX: (303) 258-1240

Exhibit A

2016-17 Nederland Downtown Development Guidelines and Incentives Task Force Proposal

1. Goals and Expectations
 - a. Task Force (TF) recommendations will adhere to the principles expressed in Nederland Vision 2020
 - b. TF will consider, and make as a priority, the Town's long-term economic and environmental sustainability.
 - c. TF will consider the wishes of the community to: 1) reduce carbon emissions caused by unnecessary commuting, 2) increase walkability in the downtown area, 3) increase quality housing stock, 4) increase available commercial space, 4) improve downtown parking options to reduce driving encourage walking.
 - d. TF will research successful development incentive programs from other communities and adapt, as appropriate to Nederland.
 - e. TF will provide to BOT recommendations for an ordinance, reflecting the above criteria that will incentivize responsible property owners and developers to actually develop downtown properties that achieve the above criteria in a timely manner.
2. Membership and Recruitment
 - a. Task Force members will be approved by the Nederland Board of Trustees and composed of elected officials and current members of Town advisory boards, as follows:
 - i. Two members of the Nederland Board of Trustees.
 - ii. Two members of the Downtown Development Authority Board.
 - iii. One member each from the Sustainability Advisory Board and the Planning Commission.
3. Leadership
 - a. The Task Force will be co-chaired the two members of the Board of Trustees.
4. Process and Timeline
 - a. Authorization by BOT 11/15/2016
 - b. Approval of Task Force membership by the Mayor and BOT 12/4/2017
 - c. Research of successful models from other communities and draft outline by 1/17/2017
 - d. Community outreach and input by 2/21/2017
 - e. Preliminary recommendations, public comment, BOT review 3/7/2016
 - f. NPP (if determined by the BOT) 3/7-4/18/2017
 - g. Final report and recommendations to BOT 4/18/2017

A1 PURPOSE OF THE GUIDELINES

These Guidelines are set forth by the City Commission and the Planning Department of the City of West Palm Beach. They are intended to support the vision of the Downtown Master Plan of 1994 for Building Types IId, IIIa, and IIIb by:

- A1.1** Establishing a measure of architectural harmony by guiding building proportion, scale, and materials.
- A1.2** Encouraging the design of building frontages that support pedestrian activity.
- A1.3** Supporting the regional architectural heritage of Florida and Palm Beach County.
- A1.4** Facilitating the review process by making the architectural expectations of the community more predictable.

A2 SCOPE OF THE GUIDELINES

These Guidelines are to be used in conjunction with the Urban Code of the Downtown Master Plan.

- A2.1** To expedite the permitting process, the design of buildings should follow these guidelines.
- A2.2** There are three degrees of importance in the provisions of these guidelines. Developers are required to incorporate those components that are activated by the verb "shall". Those components activated by the verb "should" are recommended. Those activated by the verb "may" are considered good practice but remain optional. The City will measure proposals for compliance with these guidelines.
- A2.3** The approval process shall be initiated by a preliminary meeting with the Planning Department staff to assure that the provisions of these guidelines are properly understood.
- A2.4** These guidelines apply to private buildings where harmony is expected. This is in contrast to civic buildings, which are expected to express the aspirations of the institutions they embody. Civic Buildings shall not be subject to these guidelines but shall nevertheless require the approval from the Downtown Action Committee (the DAC).

A2.5 Palm Beach County manifests a sample of virtually every Western architectural style. One of the more predominant styles is Mediterranean Revival. This style is responsive to the climate, the quality of light, and culture. It has proven its flexibility in economically accommodating a wide variety of modern building programs, commercial as well as residential.

A2.6 The Mediterranean Revival style predominates along the eastern seaboard of Florida from St. Augustine to Coral Gables. **FIGURE 1** It involves, in various combination, those elements of masonry construction derived from the architecture of the Mediterranean basin, seen in areas of historic Hispanic settlement in Florida, and later influenced by the techniques of wood construction brought by settlers from the Northern states and the Caribbean. Within this range there is sufficient variety for an urbanism that, providing that its architects are skilled, does not risk monotony. The reference here to Mediterranean Revival does not preclude the use of other architectural styles as described on A2.7-A2.9.

A2.7 Fundamental to these guidelines is the conviction that the suburban, Neo-eclectic building styles that have defined the suburbs in recent years are contrary to the vision of a pedestrian-oriented downtown; their

use is not encouraged. Regardless of a building's architectural style, the implementation of components that define that style must remain consistent. The free adaptations and blending of various architectural styles diminishes the regional architectural qualities so skillfully nurtured by the pioneering architects of Florida.

A2.8 These guidelines are intended to provide a framework for the successful execution of quality, urban architecture. The contents address components of architectural composition, scale, and building articulation.

A2.9 Proposed designs must strictly adhere to a documented and substantiated Florida vernacular architecture that is appropriate for buildings five stories and taller. Mediterranean Revival, Art Deco and Art Moderne are examples of significant architectural styles in Florida's historical development, which accommodate buildings of this scale.

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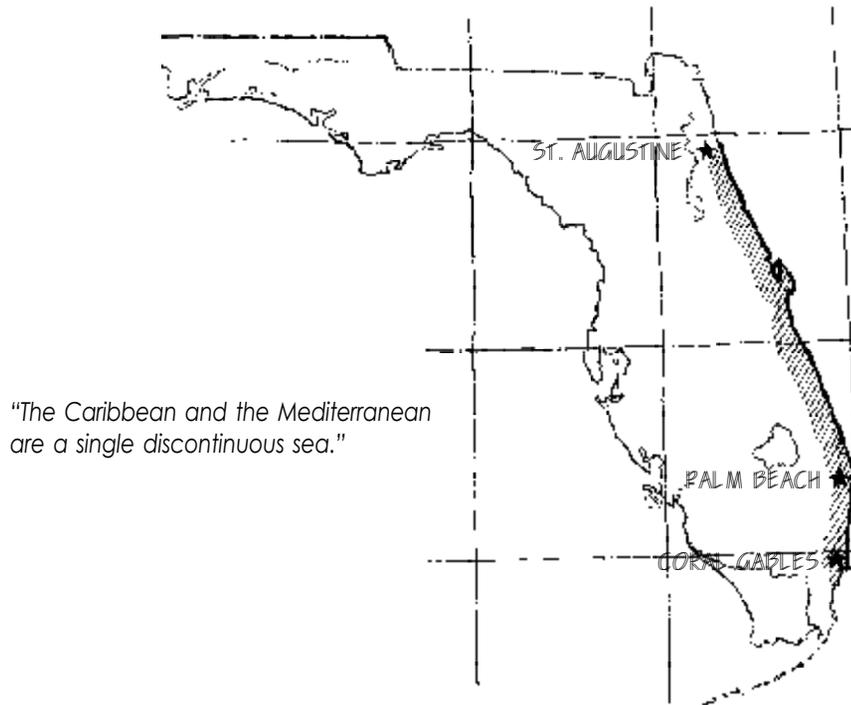
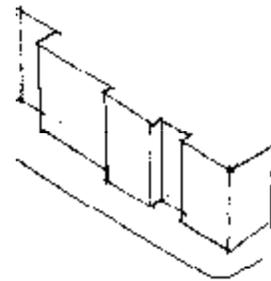


FIGURE 1. MAP OF THE FLORIDA EAST COAST where an architecture influenced by the Mediterranean is the prevalent vernacular

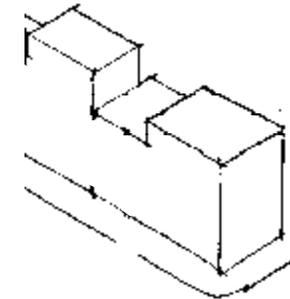
B1 BUILDING ARTICULATION

B1.1 The size of a building is independent of its scale. The scale can be modified by articulation.

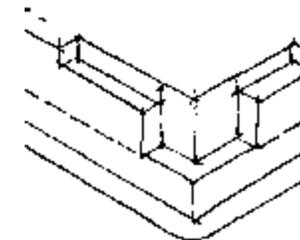
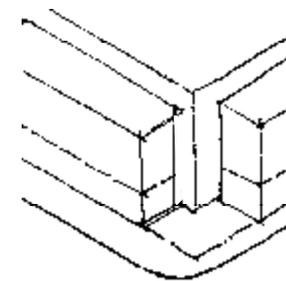
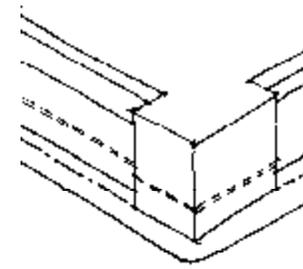
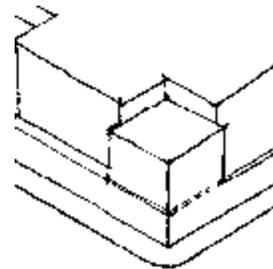
B1.2 The problem of size results from building on a large lot within an urban context of small lots. Most original lots in Downtown West Palm Beach are only 50 feet wide. This dimension or its double multiple has been a determinant of building size from the better part of a century. Overly long buildings should be broken down to a scale comparable to that of the buildings on the rest of block face. This can be accomplished by articulating the building in plan or elevation inches may be enough. **FIGURE 2**



ARTICULATION IN PLAN



ARTICULATION IN ELEVATION



ARTICULATION IN BOTH PLAN & ELEVATION

FIGURE 2. THE ARTICULATION OF A BUILDING is the composition of the large-scale volumes, excluding smaller elements and details. Buildings may be articulated in plan or in section and usually, both ways. The articulation of larger buildings is a powerful tool to break down the mass to one compatible with the general run of smaller buildings on a block face.

B1.3 Scale is most effectively modified when the various integral elements of the facade (windows, balconies, loggias and parapets) support the articulation. **FIGURE 3**

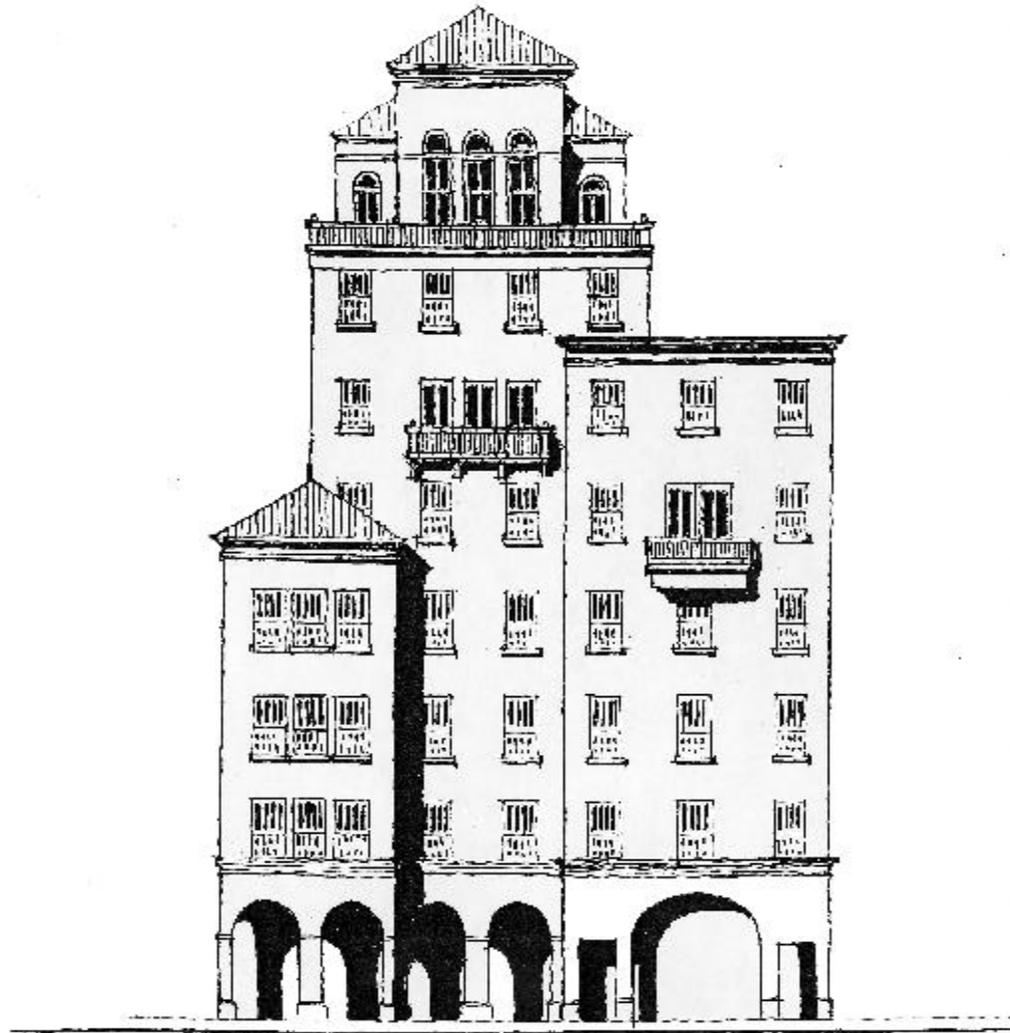
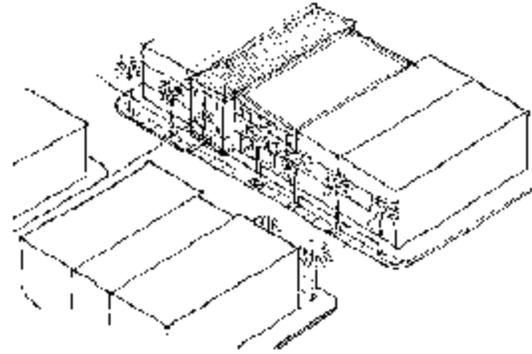
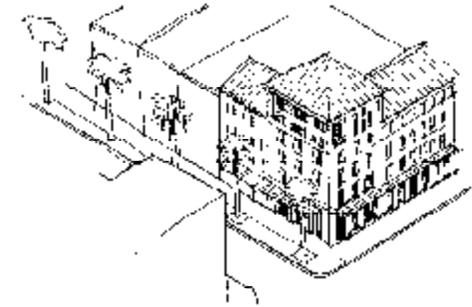


FIGURE 3. ARTICULATION SUPPORTED by windows, balconies and parapet elements.

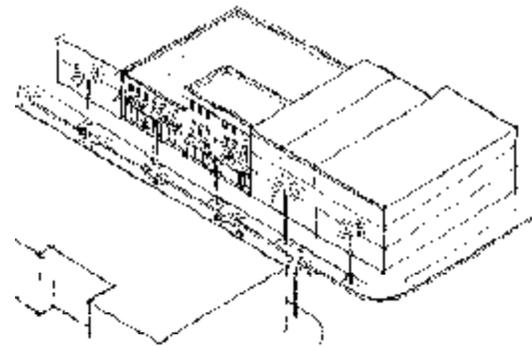
B1.4 It is not necessary that articulation be catalyzed exclusively by the necessity to manipulate scale. Articulation is a compositional technique justified by its meaningful relationship to an urban condition. One such articulation may acknowledge the corner of a block; another may emphasize an entrance; yet another may receive the visual axis of an adjacent street. **FIGURE 4**



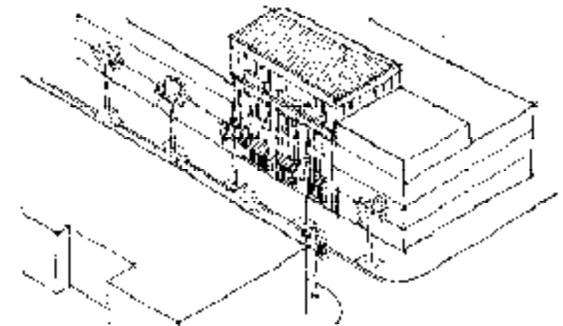
ARTICULATION RESPONDING TO AN AXIS



ARTICULATION MARKING A CORNER



ARTICULATION IN SECTION ADJUSTING TO BLOCK FACE



TRANSITION LINE ADJUSTING TO BLOCK FACE

FIGURE 4. THE ARTICULATION OF A BUILDING may respond to its urban context, rather than its internal concerns.

B2 BUILDING FRONTAGES

B2.1 Those aspects related to the overall composition of the facade are addressed in this section. Others, generally concerned with elements in detail, appear in subsequent sections.

B2.2 The frontage of a building is a primary contribution to pedestrian activity. The frontage is that elevation which faces a public street or public open space. Frontages are sometimes called facades. Elevations to interior side and rear property lines, including those facing alleys, shall not constitute frontages. Greater care shall be taken on frontages by the architect's design and the relative allocation of expense and workmanship by the developer.

FIGURE 5

B2.3 The frontages of new buildings shall be harmonious with the block face on both sides of its street. The existing buildings will provide the design context unless they are non-conforming or non-contributing. Applicants shall provide drawn and/or photo documentation of the block faces with the frontage proposed building drawn within its urban context.

FIGURE 6

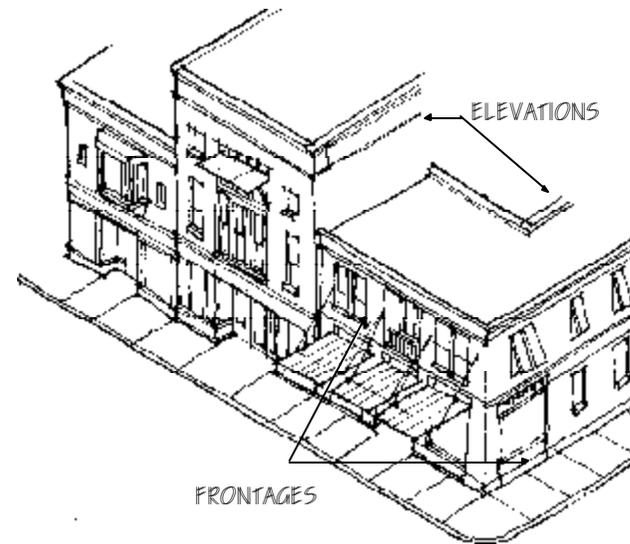


FIGURE 5. THE FRONTAGES AND ELEVATIONS of buildings have different roles to play in the urban fabric. Frontages face the streets and are therefore important to the pedestrian experience while elevations do not.

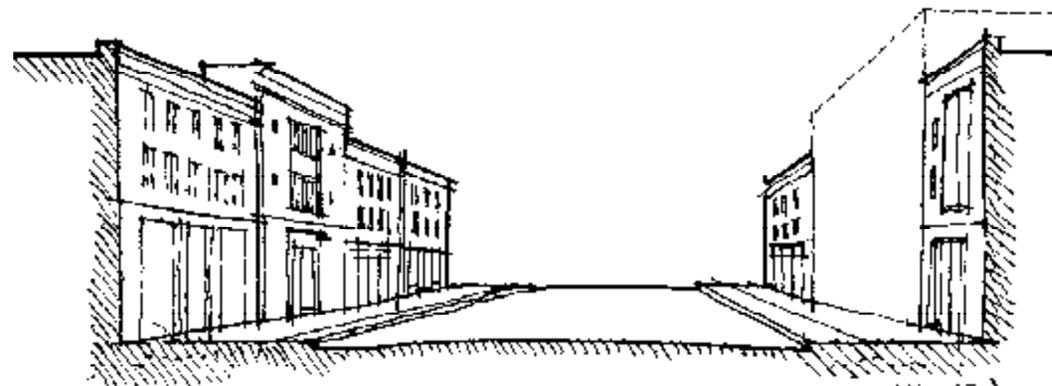


FIGURE 6. THE BLOCK FACE constitutes the row of buildings that share the viewshed with the proposed building. This includes adjacent buildings and those across the street. The provisions of these guidelines reference the blockface.

B2.4 The base is comprised of the first to third stories of the frontage of a building. It is this portion that has the greatest effect on pedestrian activity. The design of the base, as well as the quality and durability of its materials, should be emphasized. The building's base shall be presented to the Planning Department in a larger scale, and in a more detailed drawing than the remainder of the facade. **FIGURE 7**

B2.5 In addition to a base, an urban building includes a middle section and a cap. The middle of the building shall be differentiated from the base by a transition line at the top of the first, second or third floor. The transition line's specific location is determined primarily by the overall height of the building and that of the adjacent buildings. If adjacent buildings are lower than the proposed building, and judged likely to be permanent, then an effort should be made to have the transition line relate to them.

B2.6 Base frontages are, in descending order of their positive pedestrian contribution; (a) a gallery or arcade; (b) a shopfront with awning; (c) a residential stoop; (d) a fence and porch; (e) a landscaped front yard; (f) a blank wall; (g) an unbuffered parking structure; and (h) an open parking lot. The latter three types shall be avoided. **FIGURE 8**

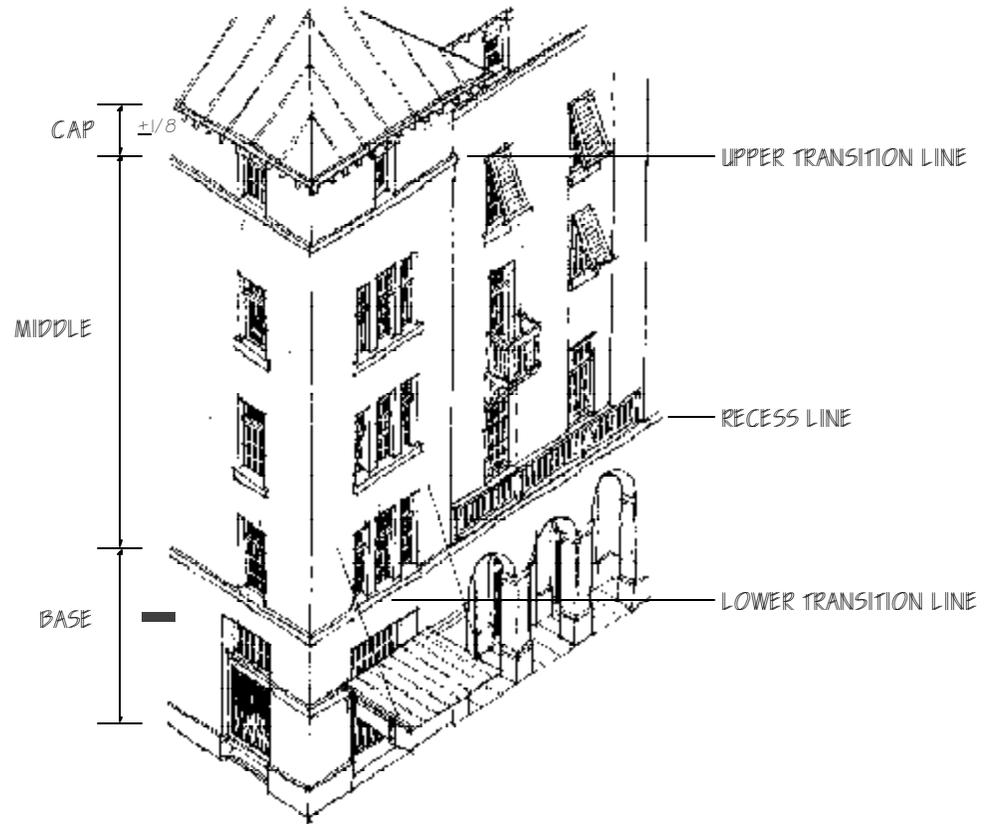
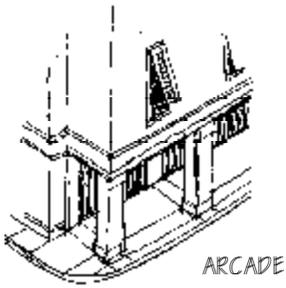
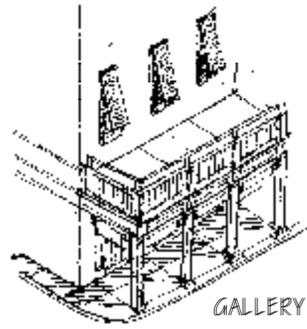


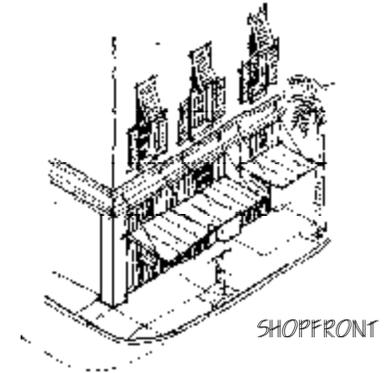
FIGURE 7. THE BASE, MIDDLE AND CAP of a building are the base, the middle, and the top of the facade. The appropriate articulation of each of these elements is the basis for architectural co-position.



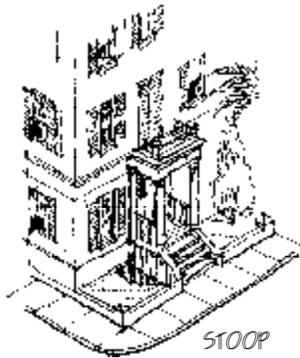
ARCADE



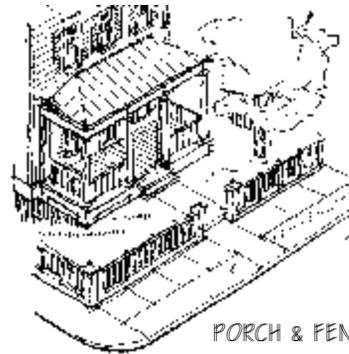
GALLERY



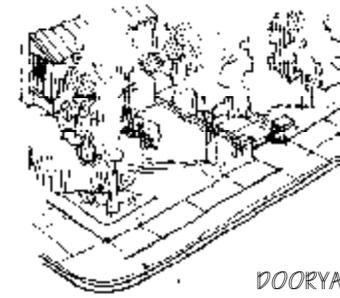
SHOPFRONT



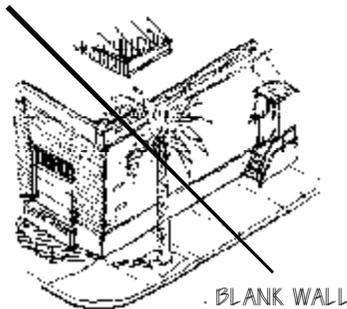
STOOP



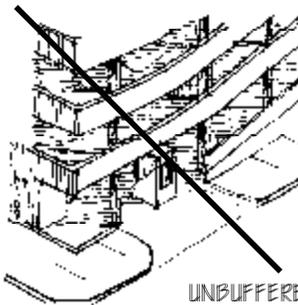
PORCH & FENCE



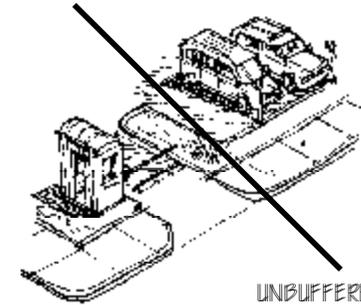
DOORYARD



BLANK WALL



UNBUFFERED PARKING



UNBUFFERED LOT

Page 109 of 121

FIGURE 8. THE FRONTAGE is that part of the building that has the most effect on the pedestrian. It is where the facade meets the pedestrian at eye level. Some frontages are known to be more effective than others. The first six frontages illustrated here are more pedestrian friendly than the latter three. There is nothing more interesting than passing by a storefront and few things more boring than looking at an open parking lot.

B2.7 In the absence of a context, the base transition line shall be judged to be between one-fifth to one-quarter of the overall height. An additional upper-transition line, articulating the cap, shall be placed approximately one-eighth of the overall height from the top. Expression lines shall consist of a continuous, shallow balcony; a short setback; a covered loggia; or a slightly articulated trim course. The transition should be supported by a change of window rhythm or size and a change in material or color. **FIGURE 9**

B2.8 The roof of a building may be flat, pitched, or both. The rooftop shall be designed to be seen from taller buildings, existing or potential. If the roof is pitched, it shall be clad with one of the high-grade materials described in section B3. If the roof is flat, designing it as a terrace attached to a partial penthouse is the best way to achieve visual adequacy, as the materials, landscaping and furnishing of a terrace provide an adequate visual finish.

B2.9 The location and masking of rooftop machinery shall be as consciously designed as any other aspect of the building. Adequate parapets shall mask any negative impact from street level, as well as horizontally from adjacent buildings.

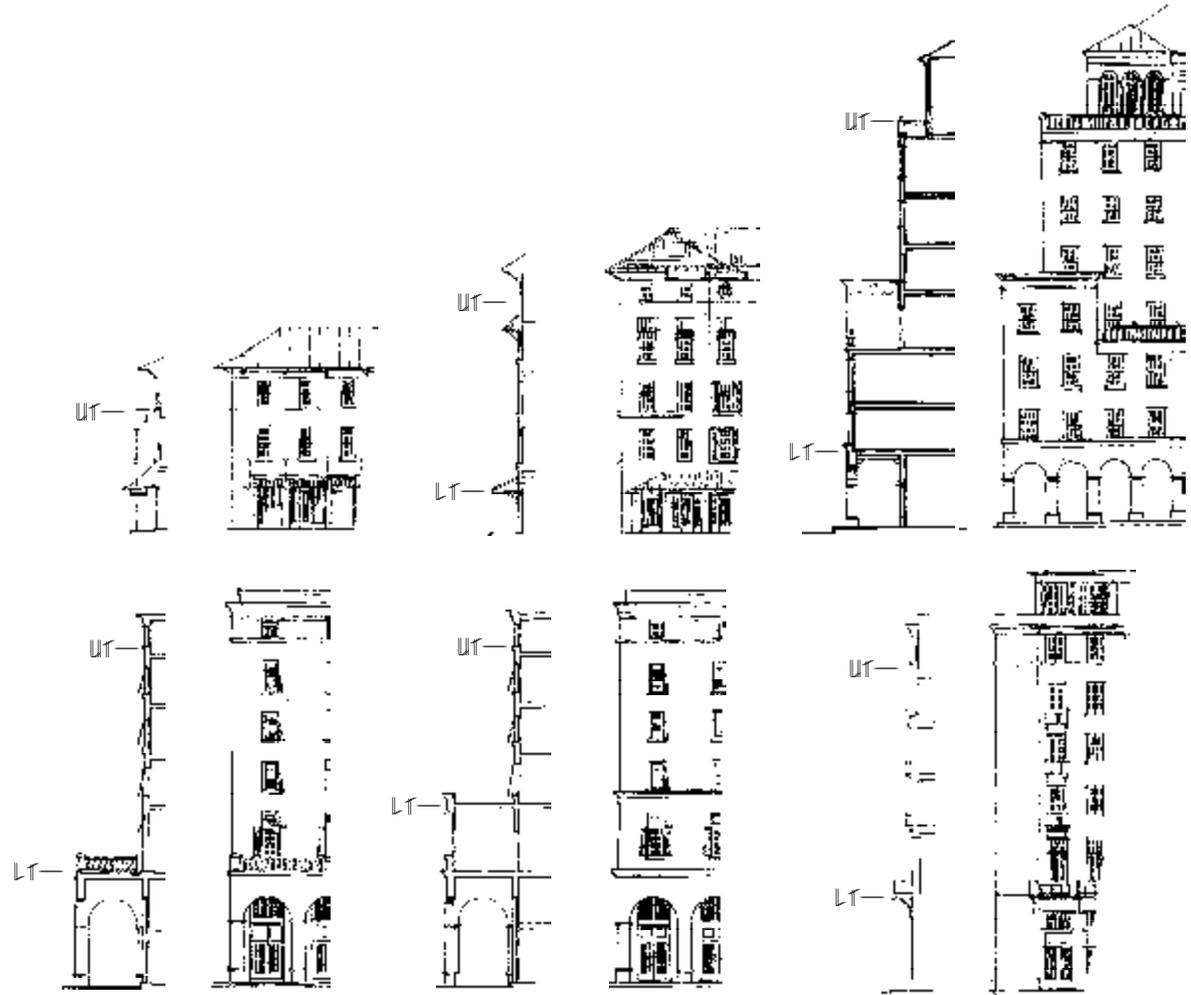


FIGURE 9. VARIATIONS The lower transition (LT) and upper transition (UT) lines.

B2.10 Parking decks shall not be considered exempt from the provisions of these guidelines. Particular attention shall be placed in the design and programming of the base of parking decks. On Primary Streets, which strive for pedestrian continuity, the building shall be masked by a habitable liner building on all stories. On Regular streets, a habitable liner shall mask the decks on the first story, and the decks above shall be screened from view by a designed facade consistent with the overall building design. **FIGURE 10**

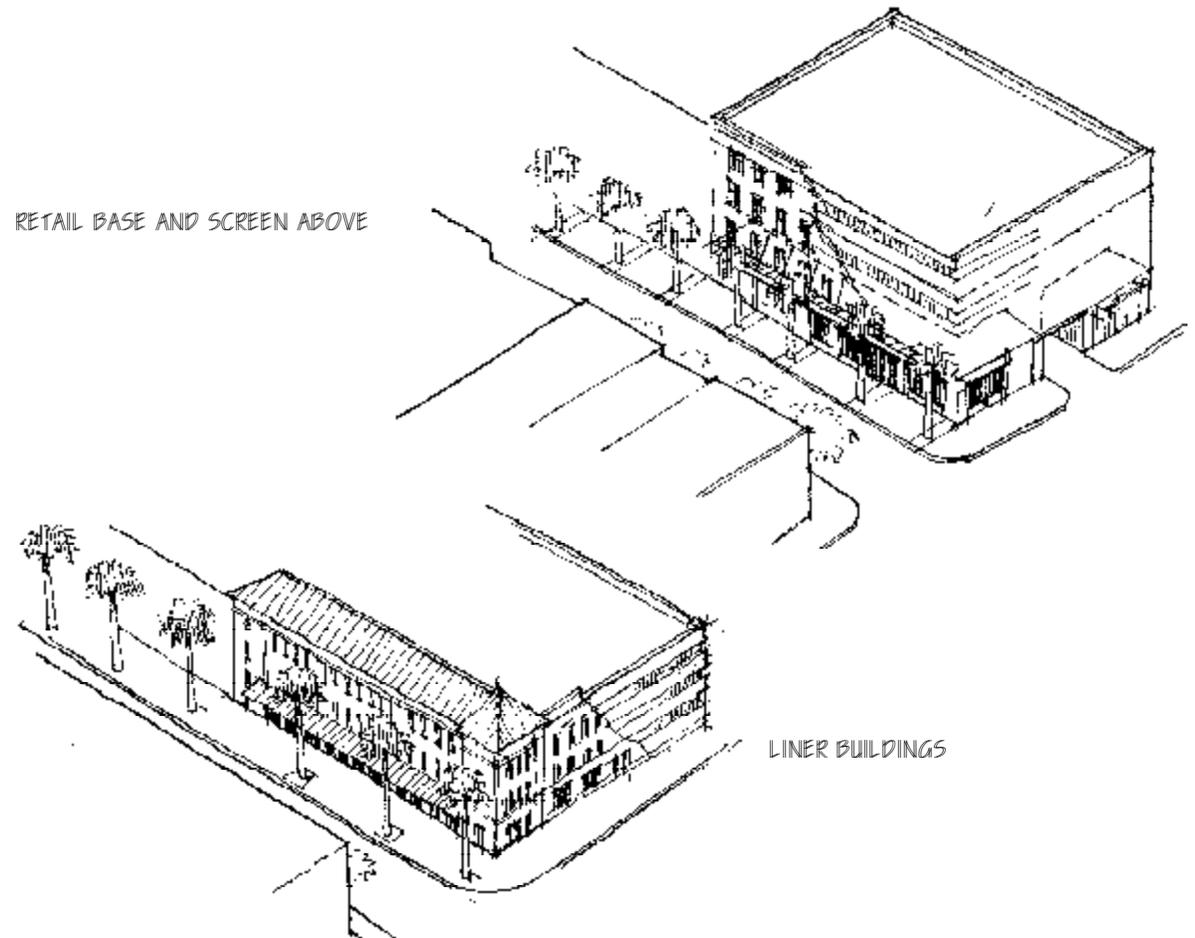


FIGURE 10. SCREENING is important, particularly on parking structures. On the best pedestrian streets this should be done by habitable liner buildings, and in other streets by compatible facades.

B3 INTEGRAL ELEMENTS

B3.1 Exterior building materials shall be consistent with the architectural style of the building. Wall finish (including walls, chimneys and other appurtenances) shall be primarily smooth stucco or its visual equivalent, native stone, terracotta, marble, granite, brick, wood, and other natural materials that age with integrity. Materials at the base shall be more durable and easier to repair than those at the middle and top. Pitched roofs may be tile or metal.

B3.2 Certain trim elements (especially at the eaves or associated with balconies and trellises) may be made of heavy, finished, timber. Wood may be used for the fabrication of small architectural elements such as posts, brackets, railings, and shutters, etc. The design of the wood components shall be drawn in detail.

B3.3 The openings on a frontage shall remain within a void-to-solid ratio of no more than 45 percent with each facade measured independently. The void-to-solid calculations shall not include the shopfront. Disharmony arises when the range of void-to-solid variation is extreme, approaching that of the all-glass office building or the multi-balconied condominium.

FIGURE 11

B3.4 The void -to-solid ratio of the frontage includes fenestration (windows), porches, arcades, loggias and

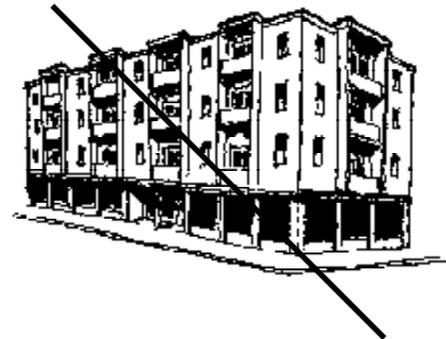
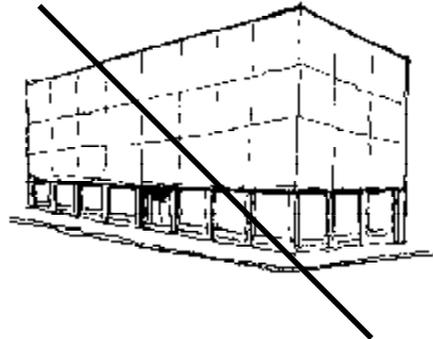


FIGURE 11. The void to solid ratio is disrupted by facades that are primarily glazed and by a predominance of balconies.

balconies. The minimum requirement for fenestration on facades shall be 20 percent.

B3.5 Commercial fenestration at the base – or shopfronts – has the opposite constraint. It should be not less than 70 percent void. A shopfront shall have a kick plate between 18 and 42 inches high running continuously.

B3.6 Porches, arcades and loggias may have high localized void-to-solid ratios. However, a continuous series of these elements can undermine the solidity of a façade, and should be avoided.

B3.7 Balconies shall be used in moderation and shall be integrated into the overall composition of the facade. Balconies shall not be implemented in a monotonous or repetitive configuration. This pertains to both indented balconies (loggias) and to cantilevered ones. **FIGURE 12**

B3.8 Cantilevered balconies shall extend no more than 3 feet from the building facade and shall be visibly supported by brackets. In the case of balconies that are nearly flush with the facade and associated with inwardly swinging doors (French balconies), there may be as many balconies as there are doors. Being co-planar with the façade, such balconies do not de-materialize the facade.

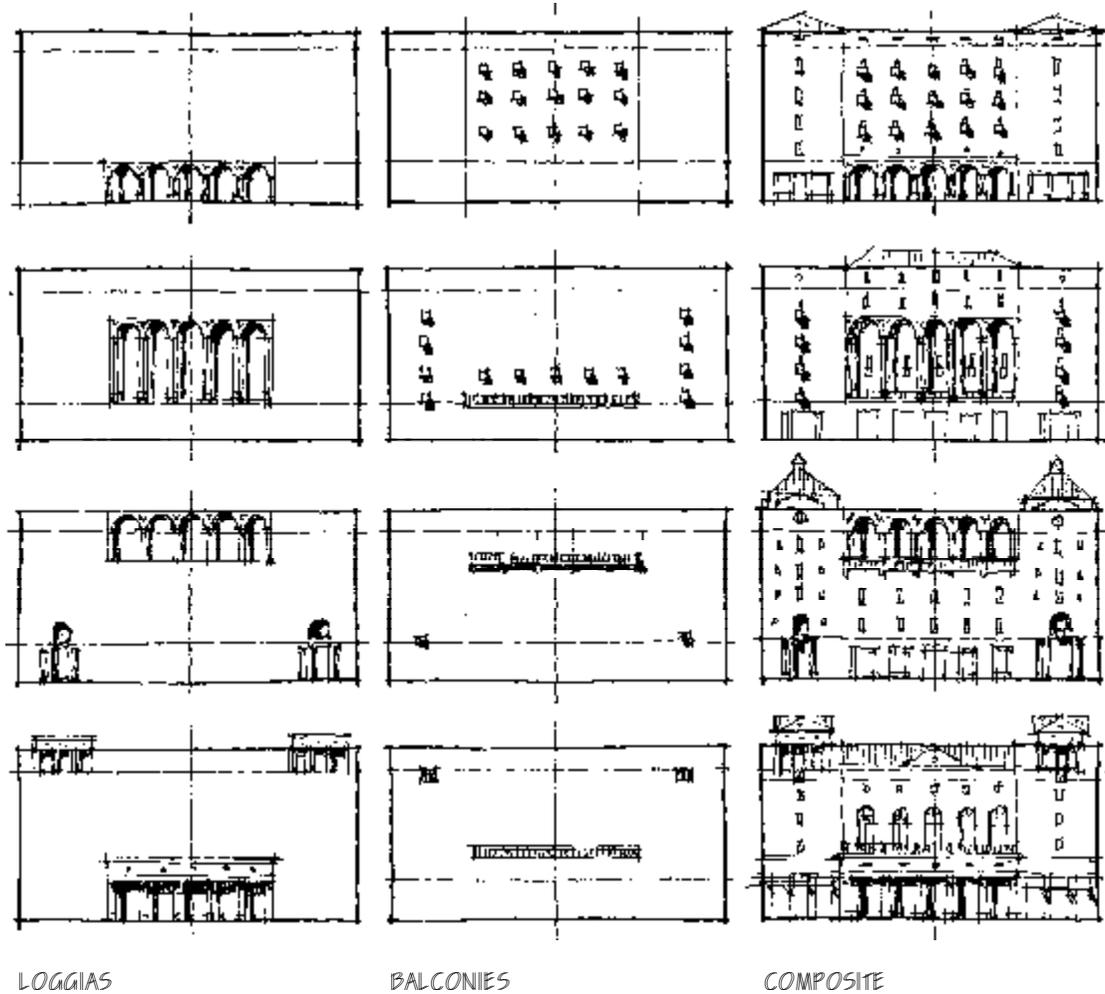


FIGURE 12. THE ELEMENTS of a facade should support the articulation.

B3.9 Balconies may have masonry or metal balustrades. They shall be detailed so that the required 42-inch railing height is re-proportioned by a separation of the grille and the handrail, or by a similar method. Balconies shall be presented in a larger scale, and in a more detailed drawing than the remainder of the facade.

B3.10 All windows, except storefronts, shall be operable as hung or casement. Sliding and awning windows shall not be permitted. **FIGURE 15** Whenever insect screens are provided, they shall cover the full opening, not just the operable portion. A majority of the windows shall be rectangular with a height-to-width ratio between 1:1.6 and 1:3. Square, circular and semi-circular windows are also allowed in moderation.

B3.11 Windows, except storefronts, shall be subdivided into lights by muntins, and the lights shall be square or vertical in proportion. The lights throughout the building shall be uniform in size or proportion, an exception being when windows become gradually smaller toward the upper stories. Lights at the ground level shall be visibly divided by muntins and spacers.

B3.12 The general characteristic of the Mediterranean architectural vernacular is that of mass and weight. Thus, showing the frontage wall thickness is integral to the Mediterranean Revival vernacular. Under no

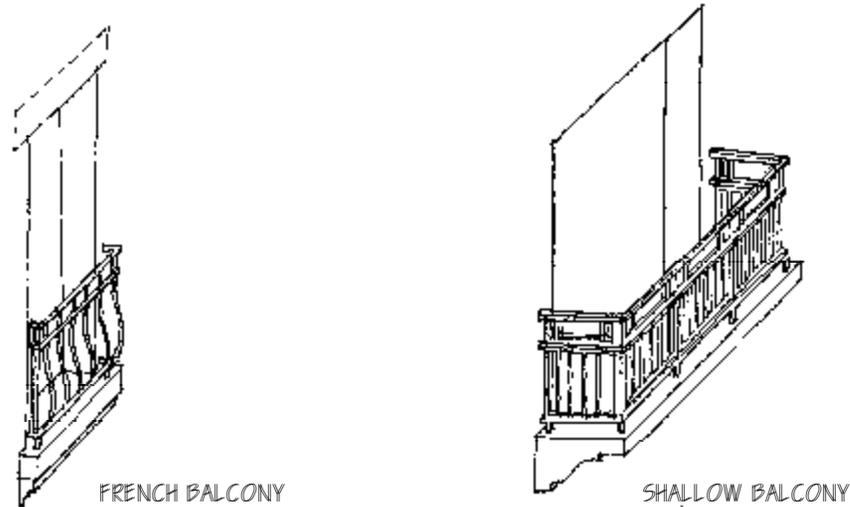


FIGURE 13. BALCONIES The shallow "French" and the cantilevered version with supporting brackets.

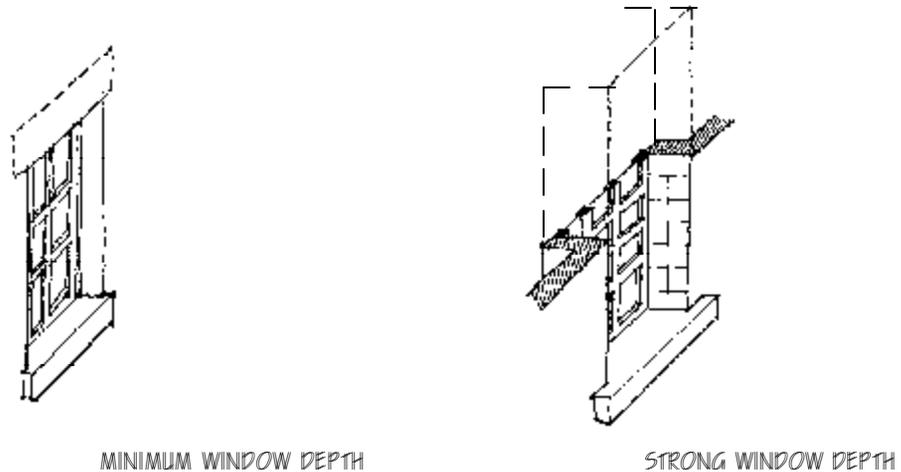


FIGURE 14. The mass of the wall is supported when the window is set flush with the interior, and better yet when the masonry unit is turned in one block's width.

circumstances shall the windows be installed flush with the outer surface of the facade. Installation may be flush with the interior wall, as this increases the depth of the shadow cast. It is possible to turn the masonry unit inward at each opening to visually create a thick wall. This shall be the practice in the case of French balconies, loggias and larger openings.

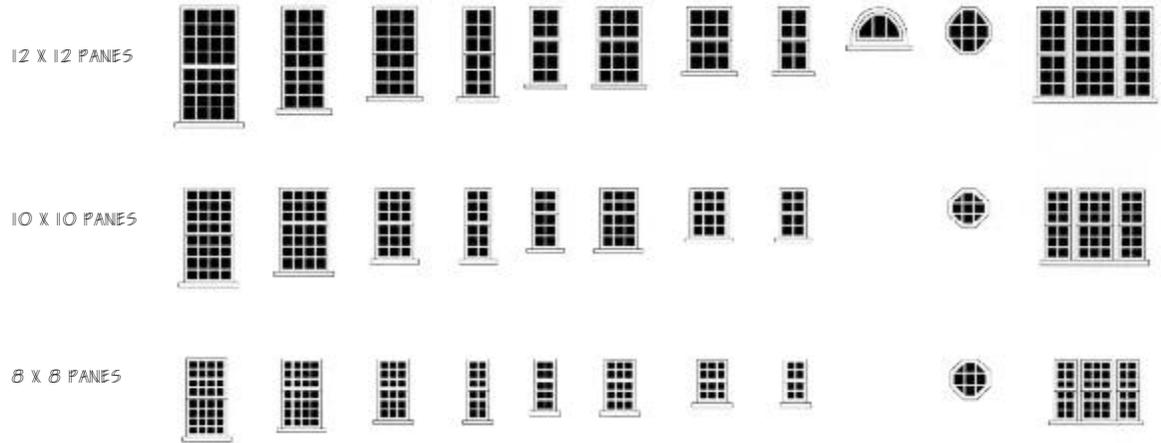
FIGURE 14.

B3.13 Window sills should be provided, and lintels may be shown. The window sill should slightly overlap the width of the window opening, but shall not project more than 2 inches.

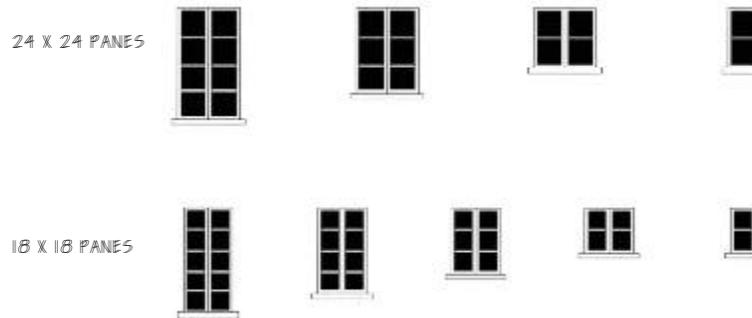
B3.14 Loggias and arcades shall have columns and piers of a width and depth proportional to the height of the element. A rule of thumb is a width-to-height ratio between 1:6 and 1:8 but in no case less than 16 inches wide. FIGURE 16

B3.15 The proportion and detail of columns or piers in the classical language shall be exactly as described in the manual *The American Vignola* (Dover Press) and shall require the correct use of the classical syntax, including capital, base, and moldings, corresponding with the selected order.

B3.16 Chimneys shall be substantial, no less than 32 x 32 inches in plan and they shall be finished with a design at their top. Waterspouts shall be made of



HUNG WINDOWS



CASEMENT WINDOWS

FIGURE 15

stone, cast stone, terracotta or metal. Bay windows shall be fabricated of material other than the wall material and shall be three-sided.

B3.17 Arcades and galleries shall overlap the front sidewalk to within eighteen inches of the curb. The interior passage of arcades should be a minimum of 12 feet deep. The openings of the arcade/ gallery on the facade shall be vertical, measured to the top of its arch or lintel. An air-rights easement must be obtained from the City Commission for use of the Public right-of-way for arcades.

B3.18 Arcades shall be 14 feet clear from sidewalk to ceiling. This measure shall be taken to the top of the vault or to the ceiling between visible beams or coffers. The ceiling of the arcade shall be formed as vaults or coffers or equipped with visible beams.

FIGURE 16

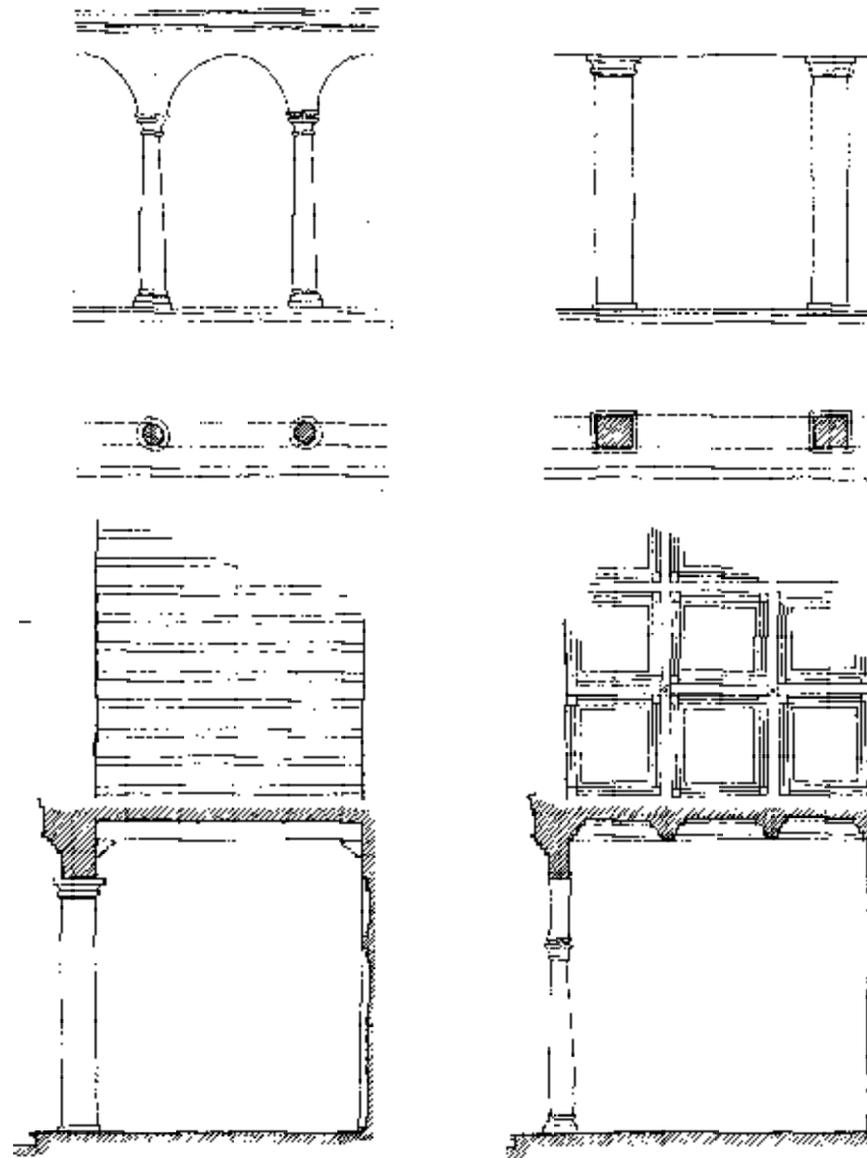


FIGURE 16. LOGGIAS & ARCADES shown with alternative details.

B4 ATTACHED ELEMENTS

B4.1 Storefront glass shall be clear, as any saturation will cause the display to become invisible behind the resulting reflection. Neither reflective (mirror) nor colored glass shall be permitted on any shopfront, or windows above.

B4.2 The shopfront, door, signage and lighting shall be designed as a unified design **FIGURE 17**

B4.3 Signage shall be permitted within the following constraints **FIGURE 18**:

- a. A building may have a postal number applied anywhere in the entrance area.
- b. One two-sided blade sign is permitted for each business with a door on the sidewalk level. The blade sign shall be securely affixed to the facade or storefront and may project over the sidewalk so long as it does not interfere with pedestrian flow. The blade sign may not exceed 4 square feet in area (including mounting hardware) and may not be translucent.
- c. Each building may have a single sign band 60% of the width of the building frontage, with a height not to exceed 3 feet. The sign shall be integrally designed with the building or the associated storefronts in material and paint

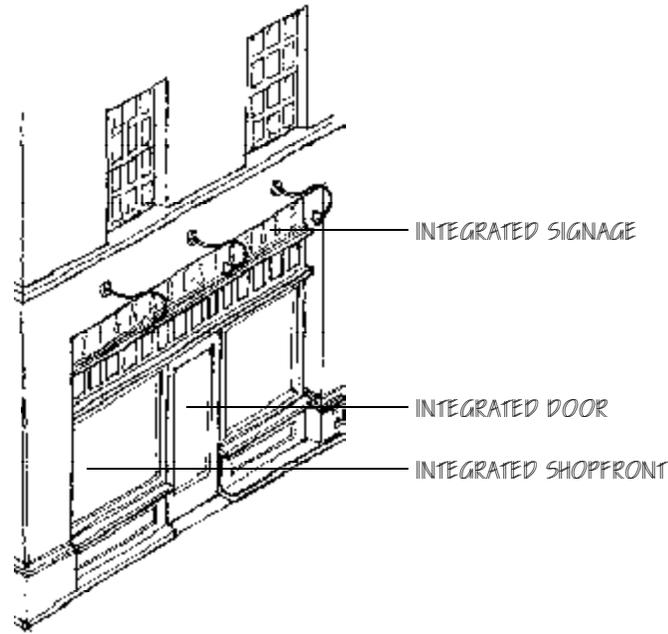


FIGURE 17. AN INTEGRALLY DESIGNED SHOPFRONT The windows, doors and signage are conceived as a unified design within the masonry frame.

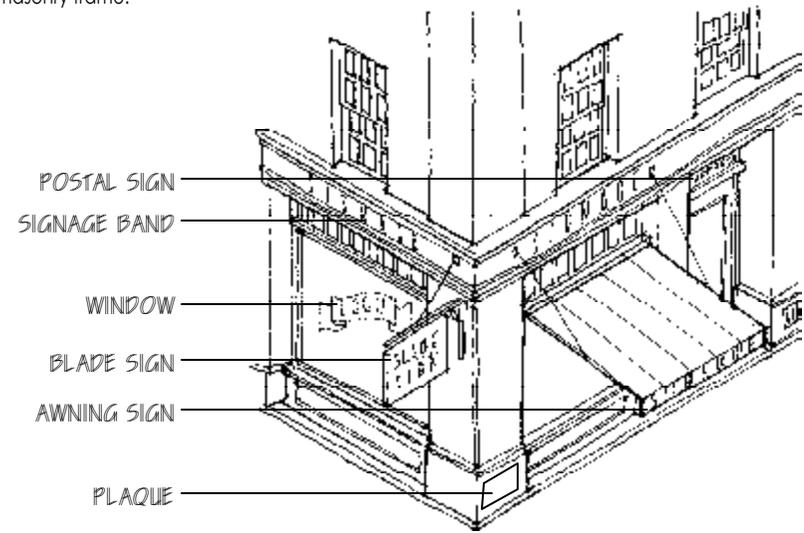


FIGURE 18. SIGNAGE There are five types of signage permitted. a) a postal number b) a signage band c) a pedestrian blade sign d) a window logo e) an awning band f) a construction memorial plaque

- d. A logo including the name of the store inscribed on the storefront glass is permitted.
- e. An awning may have an inscription on its valance, so long as it does not exceed 6 inches in height.
- f. The building should have the name of its architect, the builder, and the year of its construction inscribed on a plaque, permanently affixed in a conspicuous location.

B4.4 Awnings shall be colored canvas or painted metal. Awnings shall be straight, even when associated with arched openings. Such awnings shall be open at their ends (without triangular panels), and they may be fixed or retractable. Awnings shall overlap the sidewalk as much as possible, the encroachment being confined only by street lamps, street trees and potential interference with parked vehicles at the curb. **FIGURE 19**

B4.5 Vertically hinged shutters, when provided, shall coincide in size to the opening with which it is associated. Horizontally hinged shutters ("Bahamas shutters") may exceed in width and be shorter in height than the associated opening. Shutters may be made of any durable material. All hurricane or security shutters shall be designed to be visually integrated with the façade composition. **FIGURE 20**

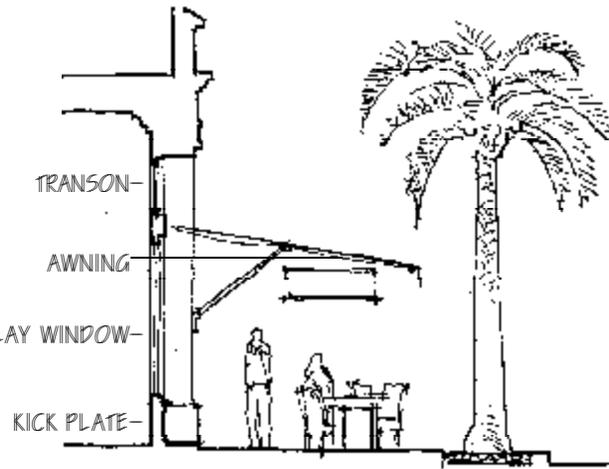


FIGURE 19

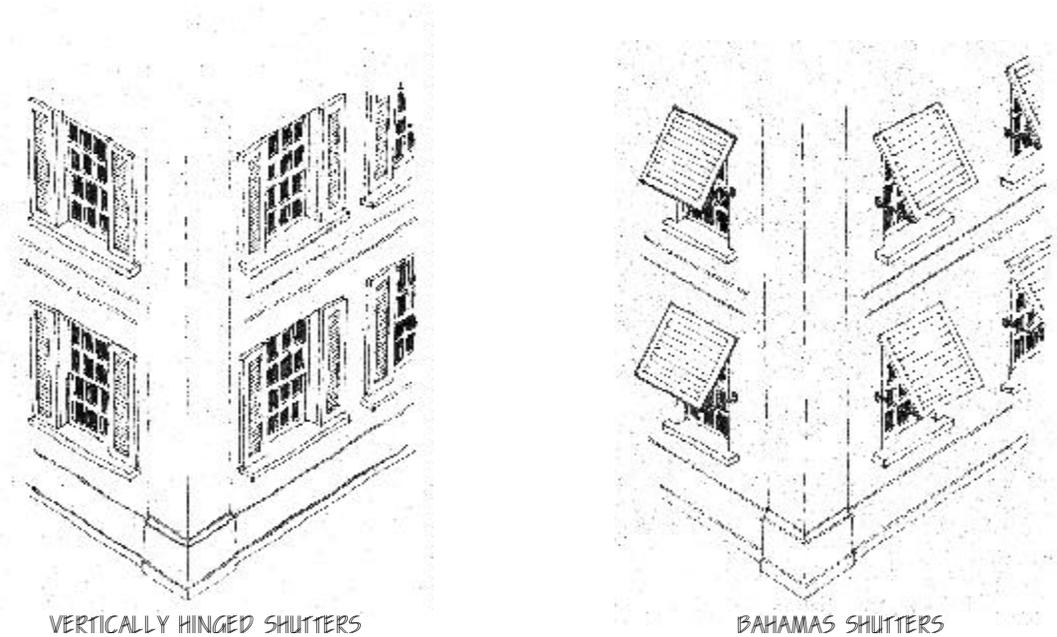
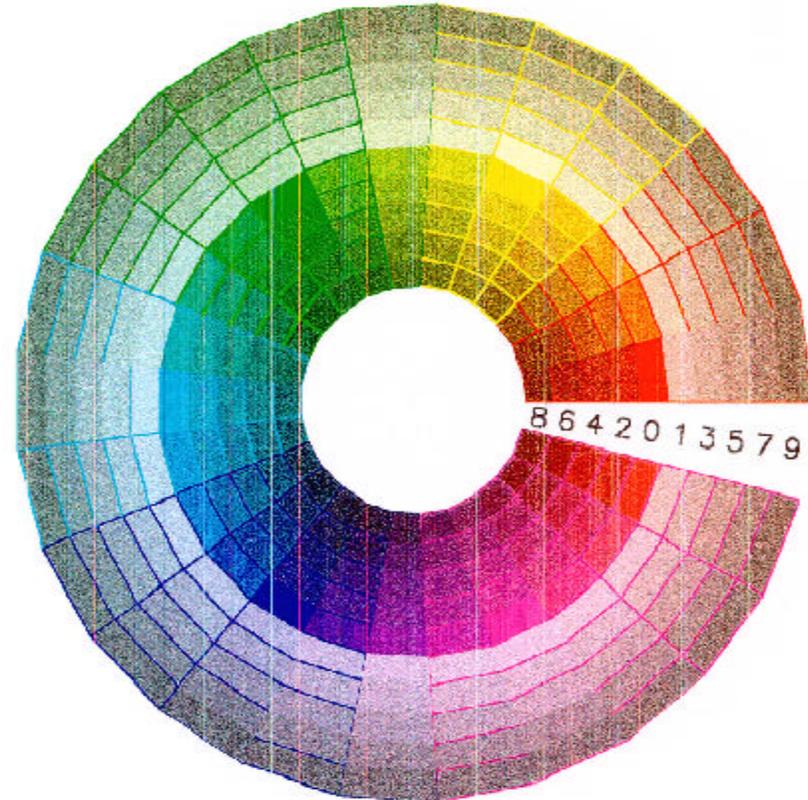


FIGURE 20

B4.6 Facade colors for each building should be selected from any one of the four quadrants of the color wheel. This technique, without specifying particular colors, allows a range that is automatically harmonious. Trim and attached elements may be white or a darker or lighter saturation of the wall color. Awnings, signage, doors and shutters may be any color, however, dark blues, greens and reds are traditional.





AGENDA INFORMATION MEMORANDUM NEDERLAND BOARD OF TRUSTEES

Meeting Date: November 15, 2016

Prepared By: Katrina Harms

Consent Information Action Discussion

DISCUSSION ITEM:

2017 Calendar

SUMMARY:

The DDA needs to look at the coming year for election timeline and possible projects. Opportunities exist with the Downtown Development Incentive Task Force, TARP funding for Business Assistance, training and education and reviewing ordinances in the Commercial Business District for changes.

ATTACHED:

TARP proposal

Downtown Development Incentive Task Force

2017 Calendar

Draft 2017 Calendar

January

- ordinance committee(s) and action plan
- Downtown Task Force (from 2016)
- start grant searching/research for funding for research and projects

February

- finish draft Master Plan
- Business Support and Education plan (tarp)

March

- BOT approves MP
- MP Project outlines and budgets
 prioritize master plan project for budgeting

April

- Final Master Plan sent to district

May

June

- draft Debt Authorization Question approved by DDA

July

- final approval of Debt Authorization Question

August

- Debt Authorization Question to BOT for approval
 prepare materials for outreach

September

- Debt Authorization Education
 mailing and advertising

October

- Debt Authorization Campaign
 mailing and advertising

November

- Election November 7

December

Exhibit A – Contractor’s Proposal for Services

For the year 2017, the Tourism and Recreation Program (TARP) is requesting County Economic Development funding in the amount of \$11,475 for two programs. TARP was incorporated in 1990 to be the representative for economic development activities of local governments, local economic and business organizations, and the citizens of Western Boulder County. In this proposal these segments are actively cooperating. This proposal is the result of efforts of the Nederland Downtown Development Authority (NDDA) and local businesses. It is designed to provide future support for similar programs at The Old Gallery in Allenspark as they might fit into that organization’s activities.

In past proposals TARP focused on improving the economic climate for tourism related businesses directly. (Past efforts included sidewalks for Nederland, support of the capital campaign for The Old Gallery, Electric Vehicle Stations and solar power for those stations, support of the Wild Bear Center and improvement of the Nederland Visitor’s Center among others.) This year the TARP proposal expands on that effort to include all types of very small businesses in Western Boulder County. The logic of this expansion is to continue to build a base for environmental friendly economy activity that improves the lives of residents and visitors alike. The coffee shop and grocery store that are supported by the single entrepreneur yields amenities for the visitor as well. This proposal helps that single entrepreneur who’s activities support the retail communities along the Peak to Peak.

Western Boulder County is home to hundreds of what might be called “pico businesses.” (For a matter of scale “pico” is a lot smaller than “micro.”) For the most part these businesses operate out of a spare bedroom or a garage. They are usually one person. They are the beginning of a lot of good ideas. Some become larger but even at their small scale they produce little to no environmental negative impact. Yet people in these efforts have unmet needs. They have no where to meet clients. They miss the collaboration of others trying to do similar things. They have few ways to access experts. Often they lack sufficient internet access. But they are usually good neighbors. Done correctly they support the land use objectives of Boulder County.

This need for support has been recognized for the past several years. Beginning in 2012 the Nederland Board of Trustees launched a study of the local economy. In the final report issued in April, 2016, *The Nederland Mayor’s Economic Development Task Force Report* recommended several activities related to these businesses including development or support for a business incubator. (Report, page 8) Every other planning document from the Town and the Nederland Downtown Development Authority, The TARP Corridor Management Plan, and Boulder County recognize the intertwined concepts of sustainability, environmental protection, keeping the economy local and support of economic activities that fit these requirements.

Until now, however, these ideas were mostly only ideas when it came to encouragement of very small, non-storefront businesses. The Nederland Chamber of Commerce had tried ten years ago to provide training for local businesses but it required membership in the Chamber and the activities were lightly attended and were not focused on in-home entrepreneurs. The Nederland Chamber dissolved in 2014. Basically there was no space, no program, and no “risk capital” for



this in-home activity. Now at the end of 2016 one missing piece, the space for co-working, has developed. In a new building being erected to the east of The Black Forest Restaurant in Nederland a number of activities are being planned including a 2,000 square foot co-work space with those services needed by the home business including work space, high speed internet, and ad hoc collaboration with others in similar situations. Still there was no immediate plan for access to outside experts, training, and connections to the very strong entrepreneur community in the Boulder area.

This year TARP is proposing to contract with The Nederland Downtown Development Authority to design and provide these missing training, experts, and general collaboration activities. The privately owned co-workspace has agreed to make its facilities for training and collaboration available without charge as part of the TARP grant match.

In 2017 TARP proposes two expenditures. \$475 for required liability insurance, bank charges and the like and the remaining request of \$11,000 as a grant to the NDDA to develop and operate a program providing resources for persons involved in very small businesses available to anyone throughout the Peak to Peak area. The grant match will come from the donated services of co-working and from small charges for some of the programs. Some training

programs will be free. Some programs will be offered in The Allenspark area or at other venues such as the Nederland Area Library, facilities of the various Fire Districts, and local non-profits as well. In addition, the NDDA will work with the Governor's Office of Economic Development and similar agencies to increase the financial base and make this program sustaining for future years.

If the program is successful, TARP will consider asking for similar funding for 2018 and 2019.

**EXHIBIT B - CONTRACTOR'S SCOPE OF SERVICES
2017 ECONOMIC DEVELOPMENT SERVICES AGREEMENT
Boulder County Commissioners' Office**

Organization Name: TARP (Tourism and Recreation Partnership of Boulder County)

Proposal Submitted By: Scott Bruntjen

Description of Services Provided	County Funds Applied (\$ Amount)	Contractor Match Applied (\$ Amount)
1. NDDA business training support	\$11,000	\$11,000 In-kind, program fees Other grants
1. Liability insurance, bank charges	\$475	
1.		
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List the metrics your organization will use to measure the success and effectiveness of the services described in this Exhibit B and your Exhibit A narrative proposal, and project the expected outcome that will be achieved in each metric.

(Examples might include: Number of persons utilizing a coupon or rebate; number of persons attending an event; number of vendors sponsoring an event; or successful completion of [a specific project].)

Metric Used for Measuring Success and Effectiveness of Each Service Described Above	Number or Other Outcome Expected
1. Programs presented; Individuals reached	Increased capabilities for small businesses.
1. Survey of participants	New funds available for businesses; employees hired; contracts acquired; other measures of increased activities.
1.	
1.	