



July 10, 2017

The Nederland Downtown Development Authority (NDDA) is happy to present its 2017 Master Plan. You can read about the process in the plan itself, but as we send the final master plan out, and at the request of those who reviewed the final draft, I wanted to include a summary of the parts of the plan that the NDDA could tackle as early as next year. These will be dependent on the passing of a Debt Authorization in November.

Parking, pedestrian, and traffic flow improvements Lakeview, Conger, Big Springs and HWY 119. Improving the flow of

traffic around the shopping center would help people navigate, whether on foot, bicycle or car quicker and safer. While working on improving flow we estimate we could increase parking spaces by about 30 just on the streets. Parking at Chipeta Park could also be improved and the capacity increased in an area that meets our goal of increasing parking outside of the downtown core.



Signage and Wayfinding There are several parking areas that are underutilized and by improving signage and wayfinding not only will people know where parking areas are, they will see signs at the parking areas that will help them get to their destination. We will also work on the entrances to town to let visitor know early on what to expect and how to get there.

Events, Beautification, and Visitor Center The NDDA is committed to supporting the events that both our residents and visitors continue to enjoy. We also want to help keep Nederland’s downtown neat and clean for everyone. Another way to help businesses, events, and traffic is through the Visitor Center. We can make physical improvements and invest in the operations with a focus on information about the town and surrounding area for visitors and residents alike.

Sustainability As the NDDA works to enhance business opportunities in the downtown area, we will keep preservation and restoration of the amazing environment in which we live at the heart of the organization's development philosophy.

Financing This Master Plan would guide projects and programs, not only for the next few years, but with a look to the future use of the approximately \$3 million in funding for which the NDDA is eligible between the years of 2017 and 2035. With careful management, the DDA could potentially leverage the \$3 million into \$9+ million through grants and matching fund opportunities with county, state and federal agencies.

	TIF	Principal Borrowed	Principal & Interest
2006-2016 Debt Authorizations: Sidewalks Phase 1, NedPeds, NedPeds Path links to Bus Stops, Master Plan update	\$1,216,061	\$913,589	\$1,143,640
	Forecasted TIF	Principal	Principal & Interest
Forecasted Borrowing Ability in 2017	\$4,273,598	\$3,313,589	\$4,273,599

This table details the estimated amount of TIF funding available to the NDDA over its 30-year lifetime.

Please take some time to review the plan, learn about the NDDA and if you have any questions, please send me an email... katrina@katrinaharms.com

On behalf of the NDDA Board of Directors I want thank you for your continued support.

Katrina Harms,
Chair, Nederland Downtown Development Authority