

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Multi-Purpose Room
September 12, 2018 @ 6:00 pm
AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT

D. CONSENT AGENDA

1. Approval of Warrants - Amanda Kneer/Treasurer
2. Approval of the August 8, 2018 Meeting Minutes - Cindy Downing/Secretary
3. Approval of August 14, 2018 Prioritization Meeting Notes – Josiah Masingale/Executive Director

E. INFORMATIONAL ITEMS

1. Treasurers Report - Amanda Kneer/Treasurer
2. Town of Nederland Administrator Report - Karen Gerrity/Town Administrator
3. Chair Report – Susan Schneider/Chair
4. Executive Director Report - Josiah Masingale/Executive Director

F. ACTION ITEMS

1. 2019 DRAFT Budget
2. Parking, Pedestrian, and Traffic Study and Comprehensive Plan Request for Proposals
3. Public Art Project Call for Artists and Call for Property Owners
4. NDDA Board Committee List

G. DISCUSSION ITEMS

H. OTHER BUSINESS

I. ADJOURNMENT

NEXT REGULAR MEETING: October 10, 2018 6:00 pm at the Nederland Community Center Multi Purpose Room

The NDDA Board encourages citizen participation. Public Comment period allows 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.

Copies of the agendas and meeting packet are available at no cost via email from josiah@nederlanddowntown.org. 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.

Nederland Downtown Development Authority
Warrant Report

Invoice Number	Date	Vendor	Invoice Amt	Approved Amt	Account Number	Account Description	Budgeted \$	Budget Remaining	Warrants presented at:
2018-34	8/31/2018	Cindy Downing	\$ 144.00	\$ 144.00	70-75-5129	DDA Secretary & Personnel	12,600.00	6,223.27	
2018-35	8/27/2018	Eileen Purdy	\$ 10.32	\$ 10.32	70-75-6000	2018/2019 TARP Grant Expenses	11,475.00	11,288.94	
	8/31/2018	Town of Nederland	\$ 1,617.94	\$ 1,617.94	70-75-5129	DDA Secretary & Personnel	12,600.00	4,605.33	
	9/12/2018	Town of Nederland	\$ 48,105.65						
				\$ 150.00	80-7200	Loan Interest			
				\$ 47,955.65	80-7100	Loan Proceeds			

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Multi-Purpose Room
August 8, 2018 at 6:00 pm
BOARD OF DIRECTORS MEETING MINUTES

A. CALL TO ORDER

Chair Susan Schneider called the meeting to order at 6:08 pm

B. ROLL CALL

Board Present: Susan Schneider, Mark Stringfellow, Steve Karowe, Dallas Masters, Claudia Schaffler

Staff Present: Josiah Masingale (Executive Director) and Cindy Downing (Secretary)

Guests Present: Karen Gerrity, Town of Nederland Administrator; Chris Pelletier, Town of Nederland Public Works

Absent: Mandy Kneer and Brent Tregaskis had excused absences

C. PUBLIC COMMENTS

There were no public comments

D. CONSENT AGENDA

1. Approval of Warrants – Amanda Kneer/Treasurer

Motion to approve June-July 2018 warrants; 2nd. Motion was approved unanimously.

2. Approval of the July 11, 2018 Meeting Minutes – Cindy Downing/Secretary

Motion to approve July 11, 2018 Meeting Minutes; 2nd. Motion was approved unanimously.

E. INFORMATIONAL ITEMS

1. Treasurers Report – Amanda Kneer/Treasurer

Amanda was not present for the meeting. A report was included in the packet.

2. Town of Nederland Administrator Report – Karen Territory/Town Administrator

A report was included in the packet. Some highlights:

US Forest Service Meeting at West Magnolia: In attendance were the US Forest Service, Trustee Baumhover, the Nederland Town Marshall, Colorado Parks and Wildlife, Boulder County Sheriffs Office, and the Nederland Fire Protection District. They evaluated dispersed camping impacts and management of the area. Karen said the campsites are clean and there were many recreational campers. They focused on engineering, education, and enforcement.

There was discussion of an on site presence (ie: a camp host). The USFS Boulder Ranger Angela Gee will bring back these ideas to her team for further evaluation.

Short term rentals. The BOT held a work session after the regular meeting on August 7th and will be having a meeting with the Planning Commission on August 22nd at 6pm.

Chipeta Park: Chris Pelletier reported that the park renovations are almost complete. Trails are complete, they planted trees, added ADA compliant picnic tables.

Visitors Center: Chris Pelletier reported that the Visitors Center renovations should be complete by the second week of September.

Chris Pelletier also reported that the Town received a DOLA grant for \$950,000 for additions to the water treatment plant. They plan on additions starting in October of 2018, with completion in September 2019.

3. Chair Report – Susan Schneider/Chair

No Chair Report

4. Executive Director Report – Josiah Masingale/Executive Director

Staff report: Cindy and Josiah are going to start planning around TARP activity and will strategize how to budget for time.

Conflict of interest annual statements: Statements have been emailed to the Board to sign and return.

Board Committees: Still in the process of trying to find members for the Constituent Relations Committee.

Noxious weed workshop: Good turnout for the workshop. No volunteers from the community showed up for the weed pull on July 29 but Teen's Inc. brought in volunteers to help.

Public Art Project: BOT approved \$2,500 for the project. The committee is starting to reach out to potential artists. It was decided by the Board to put out a public notice and a call for artists for the public art project. This will be drafted and presented to the Board for approval at the next meeting.

Parking on Lakeview and Big Springs Drive: Working on getting additional quotes from engineering firms. Josiah met with the new property manager for Tebo and they indicated they were in approval of moving forward with both projects.

F. ACTION ITEMS

No action items

G. DISCUSSION ITEMS

1. Lakeview Drive and CO 119/72 Intersection

Mark said he is going to try to find any surveys that have been done in that corridor.
Chris said he would try to find any as-builts from when the sidewalks were put in in that area.

Karen suggested that the Board have a priority list ready for the CDOT meeting she will be attending this fall, which will be held for municipalities to discuss issues they would like to see addressed. CDOT has already planned out through 2020, so the potential assistance/collaboration from CDOT will not take place until 2021. The funds are not available until 2021. This would delay this project but the Town could show that they are matching funds through the DDA, and that would leverage those dollars. Karen also added that there may be a possibility to collaborate with CDOT and it could be a sub-regional TIF project. The regional grants will be allocated by the end of the year. The smaller funds for sub regional projects will become available once DRCOG has allocated the regional projects, then the leftover funding will go into a sub-regional pool. Karen has discussed with CDOT the potential of them collaborating with the Town.

Karen said there is a possibility of getting a free traffic study and will initiate the process with CDOT.

2. Paid Parking in Visitor's Center Parking Lot and along 1 st Street

Mark said he would look at parking studies and have a proposal prepared for the next meeting.

3. Discover Nederland Guide Marketing

Josiah said there is a possibility to apply for small technical assistance grant through the Colorado Tourism office up to \$10,000 that they could use for marketing and branding.

It was decided by the Board to table the idea of advertising in the guide for now, but to possibly distribute information to local businesses about advertising in the guide.

The Board did express interest in the value of branding, so that will be discussed further in the future.

4. Riverwalk Preliminary Design

Josiah sent out a letter to all of the property owners on the creek. He received 4 positive responses out of the 12 letters sent. The only response with concern was from the Mountain People's Co-Op. He met with the Co-Op Board and discussed the Riverwalk at their July meeting. The Board sent a letter to Rea Orthner with questions and concerns about the riparian wetland habitat assessment that was done in 2016.

Mark said he spoke with the Army Corps of Engineers and they are on board with issuing a permit for the project. Mark also said there is an existing utility easement that runs from the walking bridge to the James Peak back parking lot, so perhaps it would be best to do the riverwalk on that easement. Mark said the Town is required to send the Corps a letter and then they need to send a letter back that will say a permit is not required.

It was decided by the Board to draft another letter for property owners and specify what protections and conservation areas will be built in with the riverwalk.

Josiah is going to write a letter to the Co-op and request a formal discussion.

H. OTHER BUSINESS

No other business

I. ADJOURNMENT

Motion to adjourn; 2nd. Meeting adjourned at 7:59 pm

NEXT REGULAR MEETING:

Wednesday September 12, 2018 at 6:00 pm

The NDDA Board encourages citizen participation. Public comments 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 of Directors meeting packets and agendas are prepared on Monday before the Wednesday meetings and are available on the NDDA website, www.NederlandDowntown.org. Copies of the agendas and meeting packet are available at no cost via email from ndda.secretary@gmail.com. Short discussion on agenda items does not reflect lack of thought or analysis.

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
Hub Ned Community Room
August 14, 2018 @ 6:00 pm
MASTER PLAN PRIORITIZATION MEETING NOTES

A. Overview of Process

- a. Board Members Present: Susan Schneider; Brent Tregaskis; Steve Karowe; Dallas Masters; Claudie Schauffler; and Mark Stringfellow.
- b. Staff Present: Josiah Masingale as facilitator

B. Key Informant Survey

- a. Survey – Asked each board member to list their top 5 needs statements for the DDA District. Board members were asked to label the need either a “community” or “agency” level need. Each board member was requested to list their needs in turn by ranking, compiling the following list of needs statements by prioritization:
 - i. Better traffic and pedestrian movement through town (5 votes; community-level)
 - ii. Parking needs to be more efficient (4 votes; community-level)
 1. Additional Parking (2 votes; community-level)
 2. Need better signage to parking (1 vote; community-level)
 3. Need better pedestrian infrastructure linking to different parts of town (1 vote; community-level)
 - iii. Need more Economic Development (3 votes; community-level)
 - iv. Need to address downtown blight (2 votes; community-level)
 - v. Need to update and bury utilities (1 vote; community-level)
 - vi. Need to increase sales tax revenue (1 vote; community-level)
 - vii. DDA needs increased staffing (1 vote; agency-level)
 - viii. RiverWalk for environmental protection (1 vote; community-level)
 - ix. Nederland needs branding and marketing (1 vote; community-level)
 - x. Need increased affordable housing units (1 vote; community-level)

b. Customers Feedback

- i. Reviewed survey results to date along with anecdotal information as to what DDA customers believe and prioritized, including comments from community members in attendance (Ron Mitchell and Michael Laatsch). Discussed different types of customers, including DDA property owners; DDA business owners, managers and employees; DDA residents; Town of Nederland; and town and area residents.
- ii. The following topics were discussed and noted:
 1. Lots of differing views
 2. Parking is important
 - a. Free parking for employees
 - b. Free short-term parking for customers
 - c. High cost of free parking
 - d. Additional parking needed
 3. Parking is mis-understood or mis-communicated
 - a. Feelings against paid parking and/or mixed feelings
 - b. Parking for customers
 - c. Parking for longer-term
 - d. Enforcement how?

- e. Businesses or others pay?
 - f. Short-Term Parking
 - g. Free versus Paid Parking and the messaging
 - 4. Need to increase the business scene
 - 5. Need Economic Development
 - 6. Need Traffic Circulation
 - 7. Dog Park
 - 8. RiverWalk ambivalence is noteworthy
 - 9. Board of Trustees Priorities: Infrastructure and Economic Development
 - 10. Purple People Example from Tucson (local staff that are resources in town).
- c. Analyzation/Prioritization of Needs
- i. Reviewed the identified needs along with the 2017 Master Plan and customer feedback and discussed prioritization of needs/activities.
 - ii. Priorities:
 - 1. Parking is the KEY
 - a. Additional
 - b. Efficiency
 - c. Signage
 - d. Long-Term vs Short-Term
 - e. Turn-over/Enforcement
 - f. Paid vs non-Paid
 - 2. Traffic and Pedestrian Flow very important
 - a. SIGNAGE
 - 3. Economic Development
 - a. Sales Tax
 - b. Marketing
 - c. Beautification/Blight
 - d. Affordable Housing
 - e. RiverWalk
 - 4. Staff Capacity
 - a. Revenue Streams
 - b. Project Time in Projects
 - c. Grants

C. Goals and Outcomes

- a. Using the findings from our key informant survey, assessment and prioritization, the group identified the following goals outcomes:
 - i. Comprehensive Parking, Pedestrian and Traffic Plan
 - ii. Increase free parking
 - iii. Increase use of available parking
 - iv. Visitor Center and 1st Street solution

D. Strategies

- a. After identifying the goals and outcomes, the following strategies were identified:
 - i. Create RFQ for Comprehensive Parking, Pedestrian and Traffic Plan
 - 1. Plan should identify challenges and solutions for walkability, connectivity, trails, bicycle usage, traffic flow and parking.
 - 2. Following should be deliverables of the Plan:
 - a. How to implement?
 - b. Messaging of overall strategies
 - c. What are the overall strategies?
 - d. Identify hubs of town and strategies for each hub
 - e. Identify commerce strategies and ways to facilitate economic development through the plan

- f. Identify existing parking and usage of existing parking
- g. Identify ideal spots for additional parking
- h. Study connectivity around the creek, down 1st street and throughout Town and offer solutions and key steps/partners in solutions
- i. Identify steps to implementing this Comprehensive Plan
- ii. Ask DCI for potential firms
- iii. Get Quotes and Bring to future DDA/BOT Meetings
- iv. Look for other grants for connectivity and traffic studies and projects
- v. Obtain recent traffic counts from CDOT

E. Next Steps and Master Plan Implementation Guide

- a. The group ended on discussing next steps and how to implement the priorities identified.
 - i. Work with ED/Infrastructure Committee Members to obtain Quotes and submit AIM at future DDA/BOT Meetings
 - ii. Work with chosen consultant to conduct Comprehensive Plan along with major priorities identified in the plan and immediate steps to implement strategies.

NO ADDITIONAL PRIORITIZATION MEETING NEEDED FOR AUGUST 20th

Nederland Downtown Development Authority
Balance Sheet
As of August 31, 2018

	Aug 31, 18
ASSETS	
Current Assets	
Checking/Savings	
70-1002 · DDA Cash Accounts	174,670.73
80-1002 · DDA Cash Accounts (TIF)	375,562.71
Total Checking/Savings	550,233.44
Accounts Receivable	
70-1100 · Taxes Receivable	2,190.94
70-1200 · Accounts Receivable	76,344.85
80-1100 · Taxes Receivable (TIF)	18,124.61
Total Accounts Receivable	96,660.40
Total Current Assets	646,893.84
TOTAL ASSETS	646,893.84
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
70-2000 · Accounts Payable	154.32
Total Accounts Payable	154.32
Other Current Liabilities	
Payable to Town	1,617.94
70-2100 · Accrued Payables	259,467.81
Total Other Current Liabilities	261,085.75
Total Current Liabilities	261,240.07
Total Liabilities	261,240.07
Equity	385,653.77
TOTAL LIABILITIES & EQUITY	646,893.84

Nederland Downtown Development Authority

	Jan 2018	Feb 2018	Mar 2018	Apr-18	May-18	Jun-18	Jul-18	Aug-18	YTD Actual
DDA (70):									
Revenues									
70-75-4000 Property Taxes	5,043.58	5,263.41	1,441.11	6,298.91	2,623.27	3,407.05	255.96	2,038.11	26,371.40
70-75-4002 Specific Ownership Taxes	152.85	173.59	154.37	175.53	159.07	170.08	159.29	183.40	1,328.18
70-75-4900 Interest	132.15	149.05	210.58	256.03	279.78	297.64	397.04	444.83	2,167.10
70-75-4915 Donations	0.00	0.00	0.00	0.00	0.00	0.00	600.00	0.00	600.00
70-75-4916 In-Kind Donations	0.00	0.00	0.00	124.99	18.46	0.00	0.00	0.00	143.45
70-75-XXXX Loan Proceeds	0.00	0.00	0.00	0.00	0.00	40,000.00	0.00	0.00	40,000.00
70-75-8402 TARP	0.00	0.00	0.00	525.00	0.00	0.00	0.00	0.00	525.00
	<u>5,328.58</u>	<u>5,586.05</u>	<u>1,806.06</u>	<u>7,380.46</u>	<u>3,080.58</u>	<u>43,874.77</u>	<u>1,412.29</u>	<u>2,666.34</u>	<u>71,135.13</u>
Expenditures									
Downtown Area/Beautification	0.00	0.00	150.00	23.88	3,268.00	2,360.00	0.00	(880.00)	4,921.88
Office Rent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
70-75-5110 IT	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
70-75-5115 Website	0.00	0.00	0.00	0.00	0.00	110.00	0.00	0.00	110.00
70-75-5125 Accounting	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
70-75-5129 Personnel	104.00	144.00	144.00	1,569.00	1,626.31	955.24	1,690.18	1,648.69	7,881.42
70-75-5175 Elections	0.00	7,050.00	0.00	(7,050.00)	0.00	0.00	0.00	0.00	0.00
70-75-5410 Office Supplies	30.00	0.00	0.00	124.99	18.46	0.00	0.00	0.00	173.45
70-75-5710 Postage/Shipping	0.00	0.00	10.00	0.00	0.00	0.00	10.00	0.00	20.00
70-75-5735 Boulder County Tax Collection	75.65	78.95	21.62	94.49	39.34	51.10	3.84	30.57	395.56
70-75-5740 Bank Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
70-75-5750 Advertising	14.99	125.00	0.00	0.00	250.00	50.00	0.00	0.00	439.99
70-75-5770 Printing/Copying	0.00	2.50	10.27	4.95	0.00	0.00	0.00	0.00	17.72
70-75-5810 Conference/Training	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
70-75-5830 Meals	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
70-75-5850 Annual Membership/Dues	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
70-75-5999 Admin & Finance Allocation	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
70-75-6000 TARP grant expenses	996.87	3,399.64	1,538.13	3,595.94	5.97	58.98	46.76	145.04	9,787.33
70-75-6500 Infrastructure	0.00	0.00	135.65	10,854.38	10,075.00	3,383.39	2,196.99	928.53	27,573.94
	<u>1,221.51</u>	<u>10,800.09</u>	<u>2,009.67</u>	<u>9,217.63</u>	<u>15,283.08</u>	<u>6,968.71</u>	<u>3,947.77</u>	<u>1,872.83</u>	<u>51,321.29</u>
Net Income	<u>4,107.07</u>	<u>(5,214.04)</u>	<u>(203.61)</u>	<u>(1,837.17)</u>	<u>(12,202.50)</u>	<u>36,906.06</u>	<u>(2,535.48)</u>	<u>793.51</u>	<u>19,813.84</u>

	Jan 2018	Feb 2018	Mar 2018	Apr-18	May-18	Jun-18	Jul-18	Aug-18	YTD Actual
DDA TIF (80):									
Revenues									
80-75-4005 TIF Taxes	48,104.52	50,201.16	13,744.30	59,965.41	24,937.01	32,487.78	2,338.99	18,400.62	250,179.79
80-75-4998 Fund Reserve - Transfer In	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
	<u>48,104.52</u>	<u>50,201.16</u>	<u>13,744.30</u>	<u>59,965.41</u>	<u>24,937.01</u>	<u>32,487.78</u>	<u>2,338.99</u>	<u>18,400.62</u>	<u>250,179.79</u>
Expenditures									
80-75-5735 Boulder County Tax Collection	721.59	753.00	206.16	899.48	374.06	487.30	35.07	276.01	3,752.67
80-75-7100 Loan Principal	0.00	0.00	0.00	7,000.00	0.00	0.00	0.00	0.00	7,000.00
80-75-7200 Loan Interest	0.00	0.00	0.00	50.00	0.00	0.00	0.00	0.00	50.00
	<u>721.59</u>	<u>753.00</u>	<u>206.16</u>	<u>7,949.48</u>	<u>374.06</u>	<u>487.30</u>	<u>35.07</u>	<u>276.01</u>	<u>10,802.67</u>
Net Income	<u>47,382.93</u>	<u>49,448.16</u>	<u>13,538.14</u>	<u>52,015.93</u>	<u>24,562.95</u>	<u>32,000.48</u>	<u>2,303.92</u>	<u>18,124.61</u>	<u>240,377.12</u>

	2018 Budget	Actual vs. Budget
DDA (70):		
Revenues		
70-75-4000 Property Taxes	28,673.00	(2,301.60)
70-75-4002 Specific Ownership Taxes	1,600.00	(271.82)
70-75-4900 Interest	600.00	1,567.10
70-75-4915 Donations	0.00	600.00
70-75-4916 In-Kind Donations	0.00	143.45
70-75-XXXX Loan Proceeds	0.00	40,000.00
70-75-8402 TARP	0.00	525.00
	<u>30,873.00</u>	<u>40,262.13</u>
Expenditures		
Downtown Area/Beautification	10,000.00	(5,078.12)
Office Rent	600.00	(600.00)
70-75-5110 IT	250.00	(250.00)
70-75-5115 Website	1,200.00	(1,090.00)
70-75-5125 Accounting	600.00	(600.00)
70-75-5129 Personnel	12,600.00	(4,718.58)
70-75-5175 Elections	10,000.00	(10,000.00)
70-75-5410 Office Supplies	100.00	73.45
70-75-5710 Postage/Shipping	100.00	(80.00)
70-75-5735 Boulder County Tax Collection	450.00	(54.44)
70-75-5740 Bank Fees	50.00	(50.00)
70-75-5750 Advertising	500.00	(60.01)
70-75-5770 Printing/Copying	250.00	(232.28)
70-75-5810 Conference/Training	2,000.00	(2,000.00)
70-75-5830 Meals	500.00	(500.00)
70-75-5850 Annual Membership/Dues	300.00	(300.00)
70-75-5999 Admin & Finance Allocation	1,200.00	(1,200.00)
70-75-6000 TARP grant expenses	8,547.71	1,239.62
70-75-6500 Infrastructure	0.00	27,573.94
	<u>38,647.71</u>	<u>12,673.58</u>
Net Income	<u>(7,774.71)</u>	<u>27,588.55</u>

	2018 Budget	Actual vs. Budget
DDA TIF (80):		
Revenues		
80-75-4005 TIF Taxes	190,000.00	60,179.79
80-75-4998 Fund Reserve - Transfer In	0.00	0.00
	<u>190,000.00</u>	<u>60,179.79</u>
Expenditures		
80-75-5735 Boulder County Tax Collection	2,900.00	852.67
80-75-7100 Loan Principal	0.00	7,000.00
80-75-7200 Loan Interest	0.00	50.00
	<u>2,900.00</u>	<u>7,902.67</u>
Net Income	<u>187,100.00</u>	<u>52,277.12</u>

Nederland Downtown Development Authority
Transaction Detail By Account
January through July 2018

	Type	Date	Num	Name	Memo	Amount		Loan Proceeds/Budget	Remaining
70-6500 - Infrastructure								Borrowed from Town	to Spend
	Bill	06/05/2018	001289	City Floral	hanging baskets	880.00			
	Bill	06/26/2018	001294	City Floral	hanging baskets	330.00			
						1,210.00	YTD Spent	1,800.00	590.00
							Hanging Baskets		
	General Journal	04/30/2018		Town of Nederland	January - April visitors center upgrade	10,854.38			
	General Journal	06/30/2018		Town of Nederland	June visitors center upgrade	937.37			
	General Journal	05/31/2018		Town of Nederland	May visitors center upgrade	10,075.00			
	General Journal	07/31/2018		Town of Nederland	Visitor Center July 2018	1,975.35			
						23,842.10	YTD Spent	30,000.00	6,157.90
							Visitor Center		
	Bill	07/02/2018	3153	The Mountain-Ear	noxious weeds	150.00			
	General Journal	07/31/2018		Town of Nederland	Noxious Weeds project 3 hours Josiah Masingale July 2018	71.64			
	General Journal	08/31/2018		Town of Nederland	Noxious Weeds project 1.5 hours Josiah Masingale August 2018	48.53			
						270.17	YTD Spent	1,900.00	1,629.83
							Noxious Weeds		
	Bill	03/12/2018	2018-22	Ronald Mitchell	roundabout	135.65			
	Bill	06/04/2018	DDA 2018-01	Mark Stringfellow	roundabout	1,267.02			
	Bill	06/19/2018	2018-27	Elizabeth Allen	roundabout	849.00			
						2,251.67	YTD Spent	1,755.65	(496.02)
							Roundabout		
						0.00	YTD Spent	2,500.00	2,500.00
							Public Art		
	70-6500 Infrastructure TOTAL					26,693.94		37,955.65	10,381.71

	<u>Exec Director</u>	<u>Secretary</u>
Jan		104.00
Feb		144.00
Mar		144.00
Apr	1409	160.00
May	1546.31	80.00
June	955.24	
July	1570.18	120.00
August	1504.69	144.00
	6,985.42	896.00
Budget	9,000.00	3,600.00
Remaining	2,014.58	2,704.00
to Spend		



AGENDA INFORMATION MEMORANDUM NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY

Meeting Date: September 12, 2018

Prepared By: Karen Gerrity, Town Administrator

Dept: Admin

Consent Information Action Discussion

STAFF REPORT FROM TOWN ADMINISTRATOR

SHORT TERM RENTALS

The Board of Trustees (BOT) held a Short Term Rentals works session with the Planning Commission on August 22 at 6 pm. Based on the discussion, staff was directed to analyze various definitions and regulations in the existing town code to identify what short term rental situations are currently allowed. The BOT will continue the discussion at their September 18 meeting.

CHIPETA PARK

The improvements to Chipeta Park are complete, the benches are installed and trees have been purchased and are being planted. The BOT hosted a Kids Fishing Day event on September 10 to celebrate!

VISITOR CENTER

The last item is the flooring. Public Works will need two full days to replace the flooring and is working with Visitor Center staff to schedule.

NEDPEDS UPDATE



Residents on 2nd Street complained to the staff and the Board of Trustees because the permeable road didn't work very well during the last big rain. This is due to an accumulation of dirt, rocks and other debris on the road. It has been emphasized throughout the design and construction process that the most important and critical factor of these types of surfaces is that they not become dirty. This is a requirement that is simply not possible to achieve regardless of how many times staff contracts to

vacuum it. That said staff will continue to do their best to maintain the surface within the constraints of the budget. It is important to point out that even though the permeability has been compromised the result is still a structurally sound road with a dedicated walking path. Staff will come up with a practical solution to mitigate storm water and still utilize the “recharge zone” under the road for water quality purposes.

ROAD MAINTENANCE

Staff is focusing their attention on repairs to Big Springs Drive. Concerns expressing the condition of Big Springs Drive have been noted and Public Works has been researching ways to repair this road with a limited budget. Proper drainage will be the main focus for repairs and are fundamental to preserving the road’s surface. A storm water run-off analysis was performed on this road last year to help identify the best areas to install culverts and intercept storm water run-off. Staff has also researched and quoted guard rails for various locations along the road which we hope to budget for next year. Another challenge on this road are the numerous excessively steep driveways that spill into the road. These driveways spill directly into the road causing damage and deterioration of the road. The point here is that Public Works will work to address all these issues before repairing the road itself.

On the upper portion of Big Springs Drive, Staff will be exploring an innovative road maintenance technique to stabilize the surface into a semi-permanent condition using environmentally friendly products. This will serve as an experimental pilot to determine how well the road performs under the extreme weather conditions that are normal to Nederland. We will show case this technique from the end of the pavement to the intersection of Barker Road. Preparations will continue throughout this month. This type of road surface might be a good alternative to asphalt.

CDOT

The Town Administrator and Public Works Manager met with Daniel Marcucci of CDOT on August 23, 2018. The intersection of Lakeview and Highway 72 was discussed. If the town uses their own funding, including grant money, then CDOT would need to approve the design and construction documents. If the Town wants to collaborate with CDOT on the project, it could take a number of years since this project is not currently on the CDOT project list and funds have been allocated through 2020. Town Staff will attend the next quarterly CDOT Region 4/DRCOG Communities meeting and will learn more about the process for municipalities to get projects on the list.

NEDERLAND INTERAGENCY COUNCIL FOR HOMELESS ENCAMPMENT

NICHE has a new mission statement and is as follows: The Nederland Interagency Counsel for Homeless Encampments (NICHE) is a collaborative organization with shared responsibilities that foster public health and safety through care for the vulnerable, stewardship of natural resources, and respect for the needs of the mountain community. In a recent meeting the members agreed that they are hearing fewer complaints about shooting and illegal campfires. The campgrounds are cleaner and they are seeing more recreational campers. The fire ban has made a positive impact as well as an increased presence by law enforcement and community outreach staff.

TRAIL TO NEDERLAND MIDDLE/HIGH SCHOOL

The Town Administrator met with County staff, the school principal and the impacted property owner to discuss the trail location, right of way easements and the design. The decision was made to create a soft trail that will be located several feet above and away from the road once the pedestrians cross CR130. A safe crossing spot was also identified.

The status of the project is as follows:

- **Evans Property Trail Assessment:** County will hire a design consultant to examine conceptual alignments parallel to CR130. Identify Right Of Way needs, potential walls/structures and how the trail fits in with development plans. The assessment will also include a crossing location. This will probably occur this fall.
- **Engineering Design Plans:** County will complete the design plans based on the revised trail alignment and crossing location. Expected to begin in early 2019.
- **Safe Routes to School Grant Application:** Depending on the status of the design plans and right-of-way acquisition, partner on an infrastructure grant application with the local match covered by the County's regional transportation sales tax funds for this trail. Typically have to have right-of-way secure before applying for these grant funds. Construction will be dependent on available funding.

AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: September 12, 2018

INITIATED BY: Josiah Masingale, Executive Director

INFORMATION: X ACTION: OR DISCUSSION:
=====

AGENDA ITEM: Executive Director’s Report for September 2018

SUMMARY:

- Staffing Report: Staff costs on budget, working to slow spend-down of general operations salary time and effort through the end of 2018. Will begin working more on TARP 2018 activities (Sustainability Workshop; Small Business Workshops; Women’s and Entrepreneurial Group).

- TARP 2018 Update: Will begin outreach activities to businesses on training and technical assistance needs in September/October with survey being developed. Will implement trainings, workshops and technical assistance visits in fall through December. Working on Sustainability Workshop with Boulder PACE on Tuesday October 30th in Nederland.

- Food Truck Usage: Members of the proposed ad hoc Food Truck Committee have been introduced and provided secondary research material to review. The committee will propose next steps at a future board meeting.

- RiverWalk Preliminary Design: As per August DDA Board of Directors Meeting, a follow-up letter was sent to the Mountain Co-Op Board. Follow-up with the Co-Op Board President will take place in September.

- Attorney Services: Mill Levy Expiration Update and other items under attorney review.

RECOMMENDATIONS: N/A

FINANCIAL CONSIDERATIONS: N/A

ATTACHMENTS: N/A

AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: September 12, 2018

INITIATED BY: Josiah Masingale, Executive Director

INFORMATION:___ ACTION: X OR DISCUSSION:___
=====

AGENDA ITEM:

Nederland Downtown Development Authority DRAFT 2019 Budget.

SUMMARY:

The DDA Board of Directors is required to submit a DRAFT Annual Budget to the Nederland Town Board of Trustees to be reviewed and approved. Attached is a Town of Nederland 2019 Budget Approval Schedule which outlines the steps to be taken to have an approved budget prior to January 2019.

The attached budget revenue projections and budgeted expenses is based upon past budget activities and 2019 activities that have been identified by the Board of Directors as priorities.

RECOMMENDATIONS:

Board Approval of DRAFT DDA 2019 Budget to be provided to the Nederland Town Treasurer, or provide other guidance.

FINANCIAL CONSIDERATIONS: \$32,600 in projected Mill Levy revenue and approximate TIF funds for 2019.

ATTACHMENT(S):

1. Town of Nederland 2018 Budget Approval Schedule
2. NDDA DRAFT 2019 Budget

Town of Nederland 2019 Budget Calendar

<u>Date</u>	<u>Item</u>
Mon, 7/27/18	Issue Budget templates to staff
Mon, 8/6/18	Send advertisement to The Mountain Ear for Public Charrette (8/16 & 8/23 papers)
Friday, 8/10/18	Budget Templates/ Budget requests from staff due to Treasurer
Tues, 8/21/18	Budget Kick-off with Schedule presentation to Board
Tues, 8/28/18	Public Charrette (Staff, BOT, DDA on hand) 6-8 pm at Community Center
Tues, 9/25/18	BOT Work Session #1: First draft of Budget all funds 6-8 pm Community Center
Tues, 10/9/18	BOT Work Session #2: Second draft of Budget all funds and CIP 6-8 pm CC
Thurs, 10/31/18	Draft Budget posted for Public Review
Tues, 11/6/18	Budget Hearing at BOT regular meeting
Tues, 11/14/18	Deadline for public comment (2 weeks)
Tues, 11/20/18	Public comments and Draft Final 2019 Budget for BOT meeting
Tues, 12/4/18	Pass 2018 Budget for Town & DDA and Certify 2018 Mill Levy
1/31/2018	Send Final Budget Book to DOLA

**Nederland Downtown Development Authority
 Profit & Loss Budget vs. Actual
 January through August 2018**

OPERATING BUDGET		ACTUAL TD	2018	2019
		Jan - Aug 18	Budget	PROPOSED
Income				
	70-4000 · Property Taxes	26,371.40	28,673.00	29,000
	70-4002 · Specific Ownership Taxes	1,328.18	1,600.00	1,600
	70-4900 · Interest	2,167.10	600.00	2,000
	70-4915 · Donations	600.00		
	70-4916 · In-Kind Donations	143.45		
	70-8402 · TARP	525.00		
	70 · Loan Proceeds	40,000.00		
Total Income		71,135.13	30,873.00	32,600
Expense				
	Office Rent	0.00	600.00	600
	70-5110 · IT	0.00	250.00	250
	70-5115 · Website	110.00	1,200.00	1,200
	70-5125 · Accounting	0.00	600.00	600
	70-5129 · DDA Secretary & Personnel	7,881.42	12,600.00	
	70-5175 · Election	0.00	10,000.00	
	70-5270 · Downtown Area (DDA)	5,801.88		-
	70-5410 · Office Supplies	173.45	100.00	200
	70-5710 · Postage/Shipping	20.00	100.00	100
	70-5735 · Bo County Tax Collection	395.56	450.00	500
	70-5740 · Bank Fees	0.00	50.00	50
	70-5750 · Advertising	439.99	500.00	500
	70-5770 · Printing/Copying	17.72	250.00	250
	70-5810 · Conference/Training	0.00	2,000.00	1,000
	70-5830 · Meals for Meetings	0.00	500.00	500
	70-5850 · Annual Membership/Dues	0.00	300.00	300
	70-5999 · Admin & Finance Allocation	0.00	1,200.00	1,200
	70-6000 · TARP grant expenses	9,787.33	8,547.71	-
	70-6500 · Infrastructure	26,693.94	0.00	-
Total Expense		62,123.96	42,147.71	7,250
Net Income		9,011.17	-11,274.71	25,350

**Nederland Downtown Development Authority
 Profit & Loss Budget vs. Actual
 January through August 2018**

OPERATING BUDGET		ACTUAL TD	2018	2019
		Jan - Aug 18	Budget	PROPOSED
TIF FUNDS BUDGET				
				2019
	Income	Jan - Aug 18	Budget	PROPOSED
	80-4005 · TIF Taxes	250,179.79	190,000.00	250,000
	Expense			
	80-5735 · Bldr County Tax Collection	3,752.67	2,900.00	3,800
	80-7100 · Loan Principal	7,000.00	0.00	
	80-7200 · Loan Interest	50.00	0.00	
	Total Expense	10,802.67	2,900.00	3,800
	Net Income	239,377.12	187,100.00	246,200

AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: September 12, 2018
INITIATED BY: Josiah Masingale, Executive Director

INFORMATION:____ ACTION: X OR DISCUSSION:____
=====

AGENDA ITEM: Nederland Downtown Development Authority Parking, Pedestrian, and Traffic Study and Plan RFP.

SUMMARY: Through the 2018 DDA Prioritization Meeting (see earlier in meeting packet) the DDA Board of Directors prioritized an RFP to select a firm to conduct a study and provide a plan regarding parking, pedestrian mobility, and traffic flow in Nederland and specific to the Downtown District and DDA 2017 Master Plan priorities.

The attached DRAFT RFP outlines this Study and Plan, including the requested study areas and objectives, and clear project deliverables in the resulting plan, which will definitively answer crucial questions posed by the DDA. This RFP includes references to key resources including the Envision Ned 2020 report and pending development projects such as Boulder County Housing Authority’s Tungsten Village.

The RFP would be released immediately with a submission deadline of October 19, 2018. Proposals will be evaluated using the following criteria, without limitation, in determining the recommendation of the firm for the Nederland Downtown Development Authority Board of Directors to submit a recommendation of an award of the project to the Nederland Town Board of Trustees for final approval. Work will be expected to commence by early 2019:

- Completeness and responsiveness to the requirements of the RFP
- Demonstrated qualifications, professional experience and competency in the analysis associated with the scope of work
- Proposed fee to the DDA and the viability of the firm or team to complete the scope of services in a timely fashion.
- Innovative nature and extent of creativity in addressing various aspects of the RFP, including presentation methods and materials.

The Nederland Downtown Development Authority Board Directors in partnership with the Town of Nederland will review the RFPs and may short-list up to three firms.

RECOMMENDATIONS: Board Approval of public release of the RFP, or provide other guidance.

FINANCIAL CONSIDERATIONS: There is no established budget for this project, but it is anticipated that TIF funds will be used to fund some or all of this Study and Plan.

ATTACHMENT(S):

1. Parking, Pedestrian, and Traffic Flow RFP with attachments

**Nederland Downtown
Development Authority
Nederland, Colorado**



**REQUEST FOR PROPOSAL:
Parking, Pedestrian and Traffic Study
and Comprehensive Plan**

***RFP DEADLINE:
Friday October 19, 2018
5:00 PM MST***

A vibrant downtown must accommodate accessible transportation in multiple forms and supports projects and programs that promote alternatives to fossil fuel vehicles, enhance walkability, and provide easy transit, regardless of age or the physical condition of users. Nederland values the diversity of its residents and visitors, and the NDDA will work to ensure that downtown provides a welcoming atmosphere for all. (NDDA 2017 Master Plan)

The Nederland Downtown Development Authority (the DDA) is soliciting professional parking, travel demand management, and transportation planning consulting firms or teams to assist in development of an innovative, district-wide parking, mobility, access and traffic flow management Study and Comprehensive Plan (the Study and Plan).

BACKGROUND

Nederland is located in southwestern Boulder County, occupying the Middle Boulder Creek Basin at an approximate elevation of 8,200 feet, and located in a glacial valley at the confluence of two creeks, Middle Boulder Creek and Beaver Creek, which flow through town on the way to Barker Reservoir (owned by the City of Boulder). Nederland's climate, like many other mountain communities, is one of frequent change. Winter temperatures can drop as low as -20 degrees F and summer temperatures can be in the high 80's. Winter is many times accompanied by high winds from the northwest. In general though temperatures are moderate with 20's & 30's in the winter months and 60's & 70's in summer. Moisture generally comes to the town in the form of snow with the months of April and May having the most precipitation. Summers are generally dry with afternoon thunderstorms that can be brief but intense.

Nederland has a rich and varied history reflecting many influences. It began as a mining settlement for the gold, silver, and tungsten mining booms in the late 1800's and early 1900's. Today Nederland is better known as a gateway to outdoor recreation in the nearby Indian Peaks Wilderness, Rocky Mountain National Park, Roosevelt National Forest, and the James Peak Wilderness. Nederland is located 17 miles (27 km) west of Boulder, 41 miles (66 km) south of Estes Park, and 47 miles (76 km) northwest of Denver at the Junction of SH 119 and SH 72 on the Peak to Peak Highway.

Starting in about 2013, Nederland began experiencing a period of growth after several years of stagnation caused by a nation-wide recession. Denver and Boulder metropolitan areas are having a population explosion, and Nederland, as a result, is experiencing greater visitor traffic. Local sales tax receipts have increased more than 30 percent between 2010 and 2014, most likely due to this increased tourism, and also due to new businesses in the area. According to 2014 census survey data, the median household income in Nederland is \$62,125, well above state and national averages. Census data further shows that the total number of households in Nederland has increased by about 10 percent since 2010, from 598 households to 662.

The Nederland DDA was created in 2005 by a majority of voters within the DDA boundaries to promote the development and improve the infrastructure of downtown Nederland. Projects are established and prioritized that meet the needs of commercial property owners, businesses, and the community at large. (Nederland DDA District map is attached at **Appendix A**).

The DDA is funded through two methods: a mill levy for operating purposes and Tax Increment Financing. The mill levy is a self-imposed tax, approved by voters within the DDA district, which is voted on every seven years. Tax Increment Financing (TIF) is a unique tool, allowed by state law, for communities to capture a portion of property tax from a designated area so that the money can be reinvested in that area. This ensures that the dollars spent in this area will be used to improve development and infrastructure for the benefit of the public. Projects undertaken by the DDA must also be approved by the Nederland Board of Trustees, but the funds come from only the DDA property tax payers (not all Nederland residents).

In 2016-2017 the DDA went through a process that culminated in the 2017 Master Plan (**Appendix B**). This Master Plan identified several major strategies for each “neighborhood” of the district, along with general strategies that may be addressed by the DDA in the future. This process included several public engagement events as well as feedback from DDA constituents and stakeholders. The 2017 Master Plan should be used as a foundation for this study and plan. Additionally, this study and plan should align with the Town of Nederland Envision Nederland 2020 Process Report (**Appendix C**).

In August 2018, the DDA Board of Directors conducted a needs/resources assessment and prioritization process (**Appendix D**) that clearly identified parking (“parking is the key”), way-fare finding and signage, pedestrian access and traffic flow as the major needs to be addressed in the immediate future for the Downtown area using DDA and other partner resources. Recognizing this an opportunity to establish a framework and create a plan to strategically and creatively manage parking, traffic flow, access and mobility in the district, the Nederland DDA is advancing this study and plan. The scope of the work envisioned in this proposal is for the successful consultant firm or team to provide a thorough analysis of existing conditions and future demand and to provide innovative, forward-thinking and creative solutions and strategies to address need, including step by step recommendations for immediate project implementation.

Nederland has consistently positioned itself as community in which new ideas are welcomed and piloted. We seek the same mentality in exploring how best to serve the needs of our downtown area while planning for a future in which transportation as we know it may change. The Nederland DDA envisions a pedestrian, bicyclist, visitor and resident friendly downtown that has efficient and available parking and corresponding connectivity of town while facilitating flow of traffic through town. To plan towards future developments, this Study and Plan should directly address possible future projects in the downtown district,

including the RiverWalk area (see RiverWalk Site Survey - Appendix E and the Wetland and Riparian Habitat Assessment – Appendix F), the proposed Nederland CBD Redevelopment Sites (see Nederland CBD Redevelopment Sites PUD – Appendix G), and the pending Boulder County Housing Authority development “Tungsten Village (<https://www.bouldercounty.org/families/housing/developments/nederland/#1519752479833-a6755ba4-f49f>).

SCOPE OF WORK

The Study and Plan should identify challenges and solutions for walkability, connectivity, parking availability and traffic flow specific to the Downtown area while incorporating area resources and opportunities for partnerships.

This Study and Plan will have the following major components:

1. **Parking:** An analysis of current on-street and off-street parking supply throughout the entire DDA district as well as an analysis of current parking regulations, demand – including present demand, events demand, and potential future demand. The analysis should also include way-fare finding, signage, possible additional parking opportunities, and/or any additional efficiency improvements for parking. This work should include a vision for desired uses of paid versus non-paid options, and/or additional street parking, in key areas (visitor center parking lot, down 1st Street, near Jefferson Street, and along Lakeview Drive and Big Springs Drive) by stakeholders with consideration for how that may change as the district develops, as well as considering short-term and long-term parking recommendations. This section should also analyze other options for facilitating turn-over of parking spots in key areas as well as possible enforcement systems. This parking conditions data includes parking restrictions, capacity and occupancy. Occupancy counts will be conducted at 5 AM, 12 PM and 7 PM and should be available by summer 2019. The DDA does not have the capacity to conduct duration counts (i.e. length of stay) which should be factored into proposals. This study should include scope to complete on-street parking conditions data for the remainder of the DDA district and should provide on-street parking management strategies that look at metered parking opportunities, loading zones, opportunities to accommodate car share, electric vehicles and accommodating ride-sharing. In making recommendations the scope of work should include strategies to pilot new parking strategies and technologies.
2. **Infrastructure and Traffic Flow:** The DDA district encompasses a major state highway (CO 119/72) running through the middle of downtown, essentially creating a barrier to walkability and connectivity, while also resulting in traffic flow and access issues into adjoining neighborhoods. This study and plan should analyze traffic flow at key times and provide concrete steps for its improvement, as well as analyzing current infrastructure within DDA district limits prioritizing improvements that will immediately affect positive pedestrian access, mobility, and ADA compliance while also addressing traffic flow barriers. Key areas that will need to be addressed in the

study and corresponding plan of action will be the CO 119/72 and Lakeview Drive intersection, the CO 119/72 and CityWide Banks/Ace Hardware intersection, and pedestrian mobility from the visitor center parking lot to 1st Street (including plans for an underpass pedestrian walkway from west of CO 119/72 to the current pedestrian bridge on the east of the highway), down 1st Street to the Skatepark, and from the Skatepark to the Chipeta Park area. The Study and Plan should take into consideration storm-water management, drainage, environmental protection of Beaver Creek and Middle Boulder Creek, and other key infrastructure improvements in its recommendations, including possible urgent re-paving needs. The study and plan should clearly delineate key partners in potential projects, including property owners, the Town, and Local, State and Federal entities.

3. ***Bicycle and Pedestrian Access and Amenities:*** This study and plan should explore current bicycle and pedestrian infrastructure and amenities, identify problem areas and opportunities for improvements, and provide recommendations on how best to create a pedestrian and bicycle infrastructure that enhances connectivity, livability, and ADA access.
4. ***Circulation and Economic Hubs:*** This study and plan should identify methods to promote circulation throughout, and to DDA district economic hubs, by means other than vehicular travel, specifically how to encourage walking and biking and how to provide circulation throughout the district through other creative means. The study should also include recommendations for long-term improvements to transit systems, and strategies as to how the DDA district may advance other opportunities, while increasing and supporting local economic development and commerce.
5. ***Management and Communication Strategies:*** The study should provide recommendations on creative strategies to address future demand for parking, bicycle/pedestrian access and circulation with a focus on how the DDA may take a leadership role in managing parking, mobility and access in the district through approaches including but not limited to parking district approaches, utilization of new technologies, incentives to not drive vehicles, private development tools that may be utilized, district circulator and/or other innovative approaches, etc. Additionally, this study and plan should look at how the DDA can help to better manage parking throughout the district, including but not limited to utilizing shared technologies (e.g. utilizing the same pay-by-phone applications, etc.), working with business owners to coordinate parking for their employees, transportation demand management, incentives to carpool and consistent parking management strategies. This could also include any potential partnerships the DDA may want to explore with RTD or other mobility providers. Additionally, a communications plan should be included in the overall comprehensive plan that incorporates key messaging tactics for a successful implementation of its key strategies.
6. ***Implementation:*** This study should identify a clear plan for implementation that

identifies short-term actions as well as a long-term strategies. Recommendations should include clear plans for phasing and general costs associated with each recommend task. The study should also explore how the DDA can utilize parking as a potential revenue generation tool that may bring in monies to be reinvested into the downtown district. Implementation strategies should identify items that fall within the Town's purview (e.g. changes in on-street restrictions) and those that the DDA would be responsible for implementation of (e.g. new amenities, branded signage). The implementation strategy should also identify other sources of funding that could be utilized to support implementation of these projects (e.g. Denver Regional Council of Governments (DRCOG), RTD).

It's important to note that this piece of work is intended to be a plan; it is envisioned to provide a thorough study of the issues and provide a set of actionable strategies clear steps for implementation.

The following should be addressed in the final study and plan:

- A thorough analysis of existing conditions, and likely future conditions, as it relates to parking (including review and analysis of parking availability and turn-over), transit, and pedestrian and bicycle access, parking and amenities.
- Research on national and international best practices and recommendations based on comparable towns or areas including on-street and off-street parking, integration with other modes of travel, complete streets, new technologies and management practices.
- Development of an overarching district-wide plan for parking, mobility and access management with specific management solutions.
- Identification of areas that are ideal for additional parking and clear steps for implementation.
- Development of a district-wide plan for traffic flow improvements.
- Development of a toolbox of policies, programs, etc. for creation of tailored parking, mobility and access strategies.
- Identify key hubs of economic development and commerce and how the plan will support these areas.
- A thorough analysis of financing strategies including but not limited to parking benefit areas, fee-in-lieu, parking requirement reform, parking cash out, etc.
- Development of a communications plan for proposed strategies.
- Development of a phased implementation strategy for the comprehensive plan with benchmarks, schedules and cost estimates.

The following questions should be specifically answered in the final study and plan with references to best-practices and/or other research informed conclusions:

- How should the DDA improve the intersection of CO 72/119 and Lakeview Drive?
- Should the DDA consider paid parking in certain areas? Why or why not? If so, how and what restrictions should be placed on revenue of paid parking?
- What are the pros and cons of back-in parking? Where, if anywhere, should back-in

parking be required in the DDA District? Why or why not?

- Where should additional free parking be developed within the DDA District?
- In relation to potential and pending future developments (RiverWalk; Nederland CBD Redevelopment Sites; Boulder County Housing Authority's Tungsten Village) what are the likely impacts to parking, pedestrian mobility and traffic flow?
- Should potential and pending future developments (RiverWalk; Nederland CBD Redevelopment Sites; BCHA's Tungsten Village) be provided with any guidance in relations to current plans and future impacts to parking, pedestrian mobility and traffic flow?
- Should there be a 2nd river crossing in-town? What impact would a bridge between Conger and Snyder crossing the Middle Boulder Creek have on pedestrian mobility and traffic flow?

The final study and comprehensive plan completed by the consultant firm or team should include these items at a minimum, but additional recommendations are welcomed.

SUBMISSION REQUIREMENTS

The selected consultant team or firm will have demonstrated extensive background and understanding of municipal parking, on-and off-street parking expertise, traffic management, multimodal access, Transportation Demand Management (TDM) experience, complete streets, bike and pedestrian improvements and other mobility solutions include car/bike sharing. The selected firm or team should also have significant knowledge of land use and zoning codes related to parking and access, integration with rural/mountain design principles, a proven track record with industry-leading parking management strategies, experience with instituting district parking management solutions and the ability to research and draft a formal comprehensive plan document.

Experience and a good relationship with the Town of Nederland, Boulder County, the City of Boulder, RTD, Colorado Department of Transportation (CDOT) and DRCOG is preferred, and any past experience working on similar strategies with a Downtown Development Authority is strongly desired.

The appropriate consulting fit for the DDA district will be one that understands not only where the industry is now, but also where it is headed (i.e. autonomous vehicles, sharing economy, changing attitudes about vehicle ownership, meter-less payment options, creating a "menu" of mobility choices so that those visiting the district can make decisions based on their daily needs).

Your firm or team should respond to the RFP by including the following elements:

- ***Project Vision and Approach:*** Taking into account the vision of the DDA district, the Town of Nederland, and this project as scoped here, provide your definition and vision for this study and plan and what you identify as key priorities and tasks. Please include:

- An overview of the consultant team project approach
 - Detailed task list/scope of work
 - Project schedule and timeline
 - Anticipated staff hours for each part of the project, and availability of staff relative to other assignments during the term of the contract
- **Qualifications and Experience:** Qualifications should demonstrate experience developing innovative approaches to the integration of parking management and TDM strategies, comprehensive approaches to district-wide solutions, the ability to conduct research and present technical information to non-technical decision-makers, knowledge of best practices in transportation, traffic flow, parking and TDM, integration of access strategies with broader district goals, strong public process facilitation including a variety of outreach strategies and familiarity with Boulder County and Nederland in particular. Please include:
 - Qualifications and experience of the lead firm
 - Information on each of the team members and sub-consultants including their roles in the project
 - Information on at least three similar projects to include challenges, successes and reference information
 - Examples of any project completed by the lead firm and sub-consultant relative to this project. In additional, please provide digital copies or web-based links to similar reports prepared by the firm or any sub-consultants.
- **Public Engagement and Outreach:** The respondent should identify how it will conduct stakeholder engagement to identify parking related issues and opportunities. Consultant may employ public forums, engagement meetings with stakeholder groups, online surveys, intercept surveys or other methods. You should describe your engagement methodology in your proposal, and clearly identify methods of surveying DDA District property owners and business owners in the study.
- **Budget:** A proposed budget for completion of work tied to the specific tasks and/or deliverables identified within this RFP.

All materials developed under this RFP shall become the property of the Nederland Downtown Development Authority. The Nederland Downtown Development Authority shall not be liable for costs incurred in the preparation of a response to this RFP.

PRE-SUBMISSION QUESTIONS

Interested respondents may submit questions about the proposal to Josiah@NederlandDowntown.org by Friday, September 28 at 5 PM MST. Questions and responses to those questions will be compiled and emailed out to interested parties by Wednesday, October 3 at 5 PM MST.

SUBMISSION INFORMATION

All proposals, fully completed, must be submitted by Friday, October 19, 2018 at 5 PM.
Responders should email a PDF to:

Josiah Masingale, Executive Director, Nederland Downtown Development Authority
Josiah@NederlandDowntown.org

A copy of this RFP may also be obtained from our website: www.NederlandDowntown.org

EVALUATION

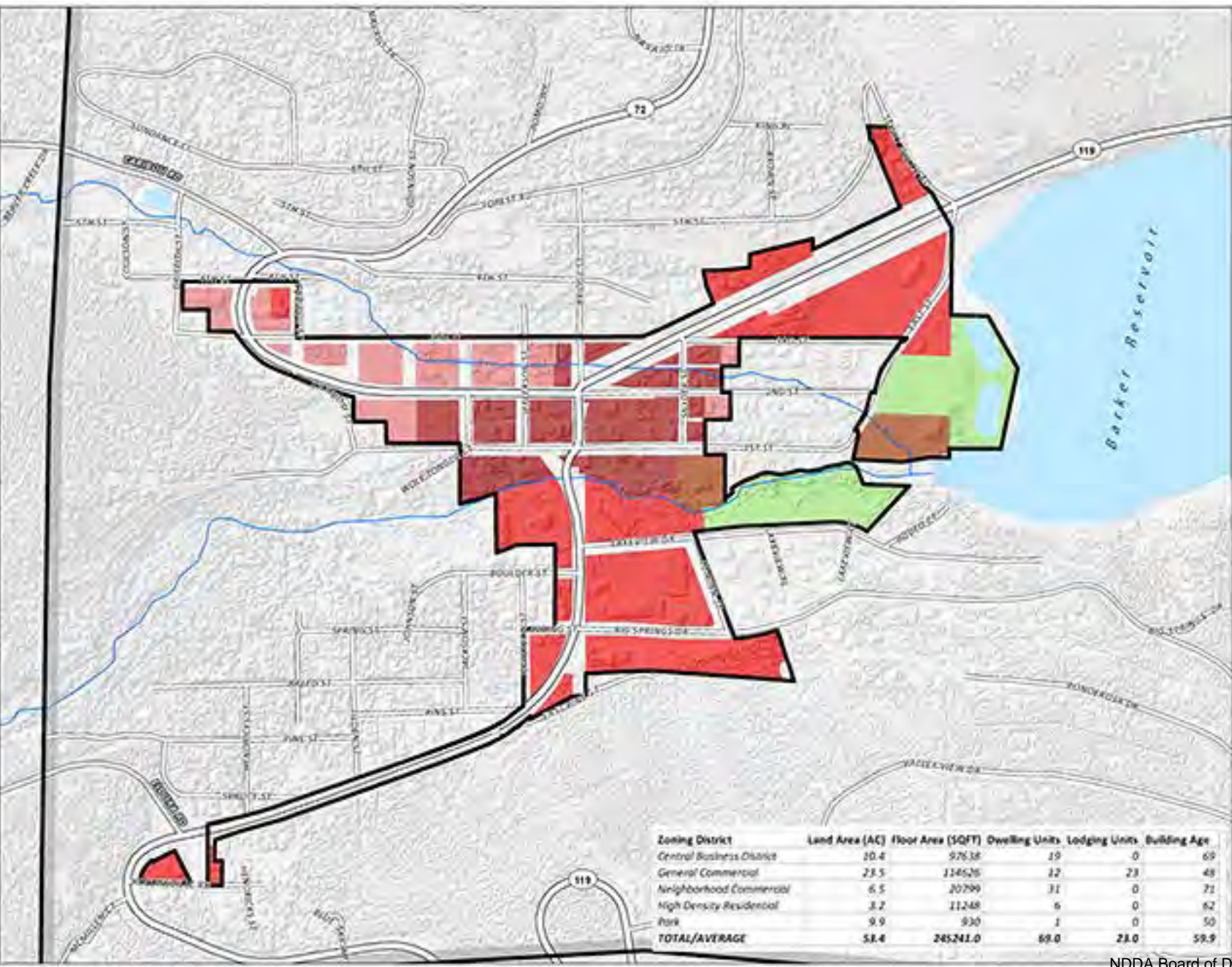
Proposals will be evaluated using the following criteria, without limitation, in determining the recommendation of the firm for the Nederland Downtown Development Authority Board of Directors to submit a recommendation of an award of the project to the Nederland Town Board of Trustees for final approval. Work will be expected to commence by early 2019:

- Completeness and responsiveness to the requirements of the RFP
- Demonstrated qualifications, professional experience and competency in the analysis associated with the scope of work
- Proposed fee to the DDA and the viability of the firm or team to complete the scope of services in a timely fashion.
- Innovative nature and extent of creativity in addressing various aspects of the RFP, including presentation methods and materials.

The Nederland Downtown Development Authority Board Directors in partnership with the Town of Nederland will review the RFPs and may short-list up to three firms.

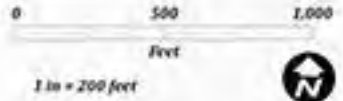
Town of Nederland

Downtown Development Authority



- DDA Boundary
- DDA Zoning Districts**
- Central Business District
- General Commercial
- Neighborhood Commercial
- High Density Residential
- Park
- Nederland town boundary
- Parcel boundary
- Highway
- Major road
- Local road
- Stream
- Water body

Zoning District	Land Area (AC)	Floor Area (SQFT)	Dwelling Units	Lodging Units	Building Age
Central Business District	10.4	97638	19	0	69
General Commercial	23.5	114626	32	23	48
Neighborhood Commercial	6.5	20799	31	0	71
High Density Residential	3.2	11248	6	0	62
Park	9.9	930	1	0	50
TOTAL/AVERAGE	53.4	245241.0	69.0	23.0	59.9



Nederland Downtown Development Authority *2017 Master Plan*



Contents

- 3. Map
- 4. Executive Summary
- 7. Current Conditions
- 9. Planning Process
 - 9. Organizational Development*
 - 9. Vision and Guiding Principles*
 - 10. Plan Goals*
- 11. Master Plan Organization
- 12. Capital Projects
- 13. Project Areas
 - 14. First Street Corridor*
 - 17. Highway 72 South*
 - 19. Jefferson Street Corridor*
 - 22. Second Street Corridor*
 - 22. Second River Crossing for Middle Boulder Creek*
 - 23. Barker Meadow Park*
 - 25. Second Street Corridor*
- 26. Downtown Programs
 - 27. Beautification*
 - 28. Downtown Circulation*
 - 30. Events & Programming*
 - 32. Business Services*
- 33. Implementation Strategies & Next Steps
 - 33. Strategic Partnerships*
 - 34. Financing Opportunities*
 - 35. Action Matrix*
- 36. Appendices
 - 36. Long Term Considerations*
 - 36. Town Square*
 - 37. Visitor Center*
 - 39. Riparian Corridor Ecological Assessment*
- 39. Community feedback
- 42. Resources

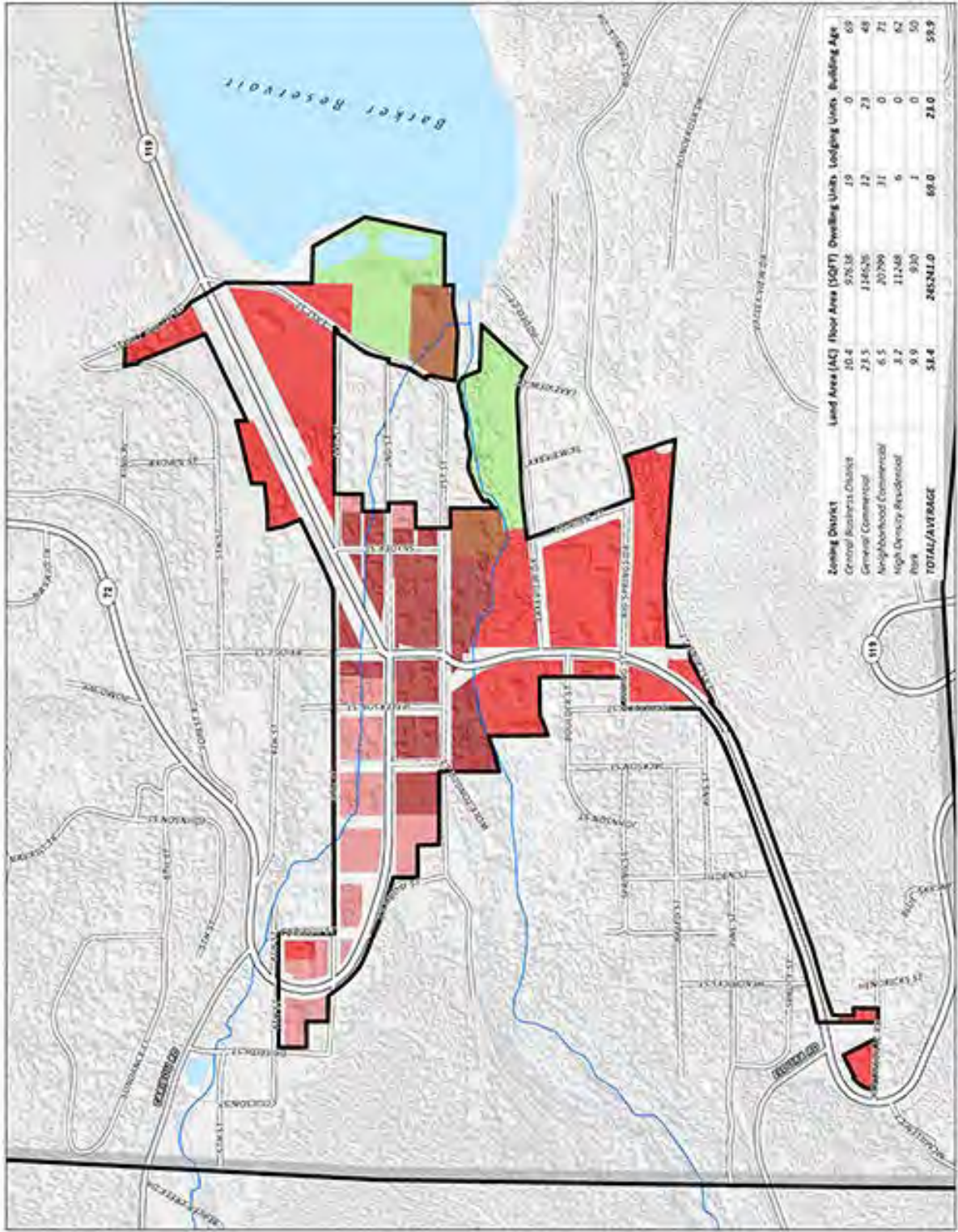
Town of Nederland

Downtown Development Authority

- NDDA Boundary
- D01 Zoning Districts**
 - Central Business District
 - General Commercial
 - Neighborhood Commercial
 - High Density Residential
 - Park
 - Undeveloped Area Boundary
- Parcel boundary
- Highway
- Major road
- Local road
- Stream
- Water body



Prepared by the Boulder Board of Directors
by Hydrologic GIS, Inc. September 2015



Zoning District	Land Area (AC)	Floor Area (SQFT)	Dwelling Units	Lodging Units	Building Age
Central Business District	20.4	576,136	19	0	69
General Commercial	23.5	1,146,526	12	23	48
Neighborhood Commercial	6.5	207,999	11	0	71
High Density Residential	3.2	112,448	6	0	62
Park	9.9	9,340	1	0	50
TOTAL/AVERAGE	53.4	2,052,449.0	69.0	23.0	59.9

Approved by the Boulder Board of Directors
by Hydrologic GIS, Inc. May 18, 2015

Executive Summary

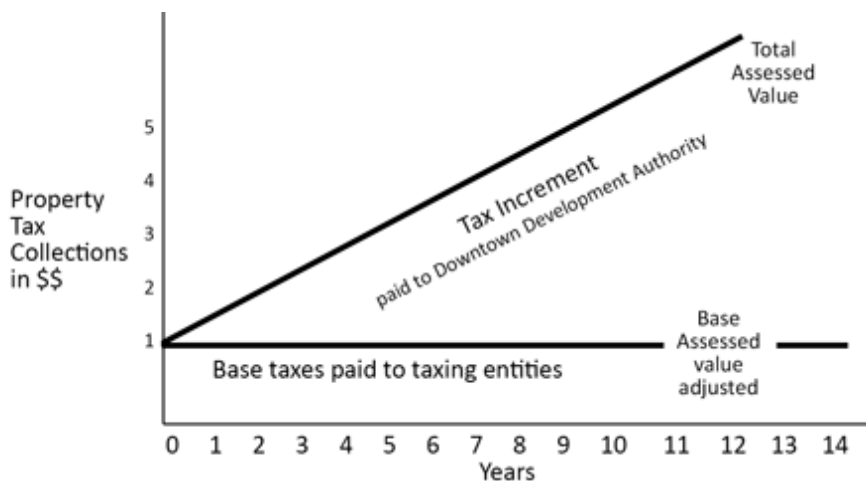
The area around Nederland, Colorado, was first settled by white men in the 1850s. After silver was discovered in nearby Caribou at 10,000 feet above sea level, Abel Breed sold his mining interests to a Dutch company, The Nederland Mining Company of Hague. Breed then constructed a mill to process the silver ore in the valley below at 8,200 feet. To the miners at Caribou, the area the mill was located in the lowlands, so they called it Nederland, the Dutch word for low lands.

The town was incorporated as Nederland in the 1870s. The silver market collapsed in the late 1800s and only seven families remained until Tungsten was discovered in the early 1900a, and Nederland grew to 3,000 people. When mining Tungsten became unprofitable, Nederland became a destination for tourists on the Front Range of Colorado, and a community for many who worked in the Boulder and Denver areas below.

Now with a population of about 1,500, Nederland has grown to be not only a tourist destination but a hub for the Peak to Peak area stretching from Allenspark to Rollinsville. The town has been challenged to serve a growing number of tourists and residents who look to the town for shopping and recreational needs.

In 2004, the Nederland Chamber of Commerce commissioned a Market Analysis that led to the establishment of the Nederland Downtown Development Authority (NDDA) in 2005. The new district was intended to drive investment in commercial areas of the town after many years of stagnant and declining sales and property tax. It required a vote of the business and property owners within the proposed district, and gave the town a way to oversee and finance improvements in the downtown area. Strategic planning and project implementation are the primary functions of the NDDA, which is funded via tax increment financing (TIF).

TIF establishes a compounding system of guaranteed income from, and concentrated for, a specified area that is in need of economic development, and against which money can be borrowed for physical improvements and economic development programs. The NDDA can leverage that income with grants and other funding sources and can also attract outside investments in the district. This allows the NDDA to fund and implement projects fairly quickly in the district, which should increase sales and property taxes and allow the Town of Nederland's funds to go to infrastructure projects in other neighborhoods.



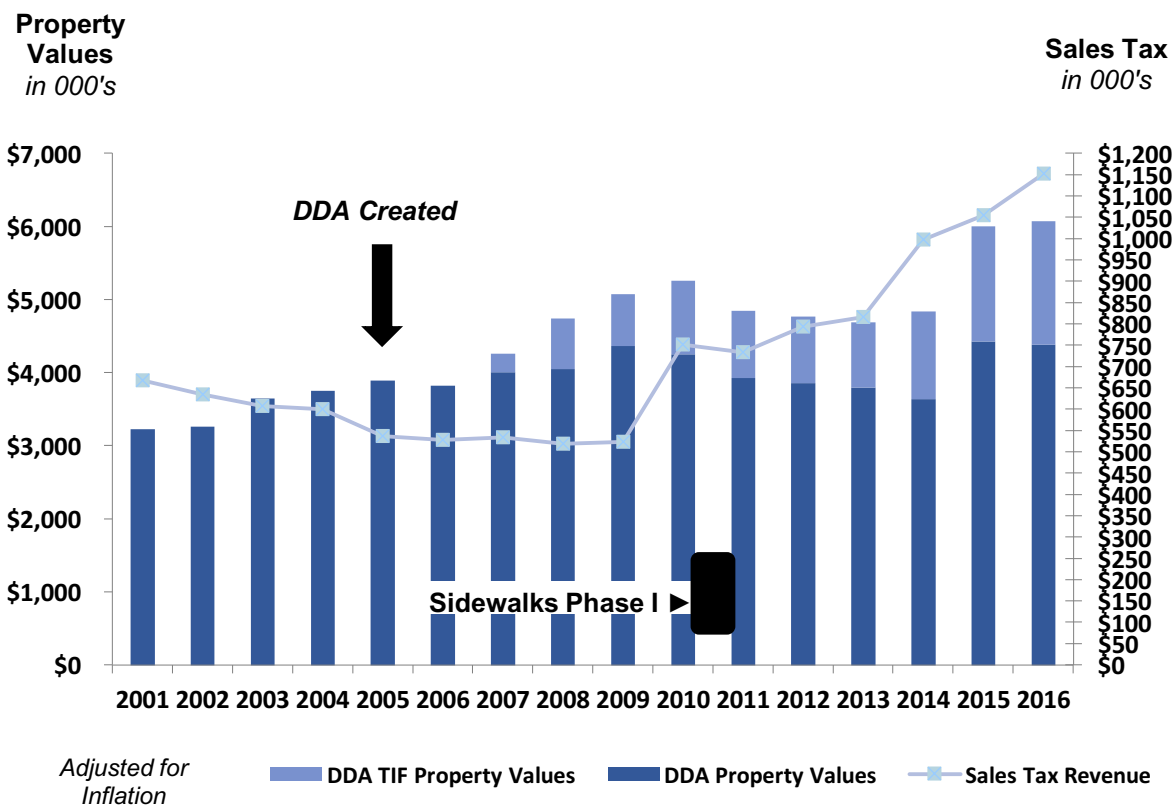
This Master Plan is intended to guide projects and programs, not only for the next three to five years, but with a look to the future use of the approximately \$3 million in funding for which the NDDA is eligible between the years of 2017 and 2035, the end of its mandate.

	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.

In addition to the TIF dollars, the NDDA is supported by a five-mill levy on commercial properties in the district that generates about \$20,000 per year. This money is used to cover NDDA operations and administrative costs, as TIF funding is limited to project and program implementation.

Nederland Sales Tax and DDA Property Value Growth



The NDDA approved its first Master Plan in 2007, as an initial guide to improvements in the downtown district. Since that time, the NDDA has funded Sidewalks Phase I, an extensive project that connected local neighborhoods to commercial areas, and improved access to downtown businesses. Since 2014, one of the main projects for the NDDA has been NedPeds, a renovation of Second Street that includes critical drainage improvements, street resurfacing and installation of a multi-modal pathway connecting the Nederland Community Library and the Post Office.



In addition to this valuable connection between the east and west ends of town, NedPeds also installed sidewalk spurs on Snyder and East Streets to connect sidewalks to RTD bus stops on Highway 119. The project is scheduled to be completed in June 2017. To fund Sidewalks Phase I and NedPeds, the NDDA received voter-approved debt authorizations in 2009 and 2012. The NDDA was able to leverage these funds to receive additional funding from the Colorado Department of Transportation (CDOT).

In addition to the large TIF funded projects, the NDDA used operating funds for beautification, providing downtown with flowers for existing planters during the summer and creating a Holiday Light Program for purchasing, hanging and loaning out lights to help make downtown more festive during the holidays.

Current Conditions

Starting in about 2013, Nederland began experiencing a period of growth after several years of stagnation caused by a nation-wide recession. Denver and Boulder metropolitan areas are having a population explosion, and Nederland, as a result, is experiencing greater visitor traffic. Local sales tax receipts have increased more than 30 percent between 2010 and 2014, most likely due to this increased tourism, and also due to new businesses in the area.

According to 2014 census survey data, the median household income in Nederland is \$62,125, well above state and national averages. Census data further shows that the total number of households in Nederland has increased by about 10 percent since 2010, from 598 households to 662.

Despite a high degree of affluence and recent growth, Nederland still struggles for affordable housing. Boulder County housing data indicates that the average monthly housing cost in the county is \$1,650, up 32 percent since 2012. As a result, 55 percent of Boulder County residents are burdened by housing costs, spending 30 percent or more of their monthly income for housing.

Area wages do not tend to keep pace with housing costs. Only 35 percent of working adults in Nederland are actually employed in the town. The majority of residents either work from home for businesses not located in the town, or commute elsewhere to work. These commuters usually take their medical, grocery and other retail business with them to the area of their employment. This represents a consistent loss of revenue to local businesses. To address this loss, and in line with the Town's Comprehensive Plan, the NDDA can explore "shop locally" programs, and incentives.

Conversely, local businesses have a difficult time finding employees because of the high cost and low availability of affordable housing in the area. Opportunities to add affordable housing to the community need to be explored whenever possible.

Availability of retail space in Nederland, particularly in the downtown area, also remains a challenge. The 2008 recession brought most new development to a halt for several years. The town is beginning to rebound, and 10 new residential building permits were issued in 2015.

Commercial development is slowly coming back as well, with a new mixed-use property being developed on Big Springs Drive, and a new commercial property being developed on First Street; however, with the Caribou Village Shopping Center at near capacity, new retail space is becoming increasingly difficult to find -- a sharp contrast to the recession years.

With increasing sales tax revenue and tentative steps toward development, Nederland appears to be experiencing a period of economic growth. Managed growth, however, is preferable at a time when the local infrastructure needs more than \$10 million worth of repair and maintenance as identified in the Town's 2014 Master Infrastructure Plan. Parking and traffic flow were cited as some of the biggest threats to a thriving local economy. Increased tourism and commercial activity will only further burden this problematic infrastructure.

The massive flood which took place in September 2013 practically isolated the area for many months, and helped establish and affirm Nederland's status as a very needed commercial hub of the Peak to Peak area. It became clear that a healthy business climate in the area was vital to supporting a population that had limited access to other retail and service operations for several months. One of the vital lessons learned

during that period was how difficult it would have been for the area if it had not already had a grocery store, a hardware store and other support businesses to supply the needs of a nearly isolated population.

Among the continued challenges to local businesses is the limited availability of commercial and retail space. Also, since many existing businesses do not own their buildings -- a barrier to business improvement because maintenance on old, poorly maintained structures is expensive -- the businesses also are vulnerable to unexpected rent increases. Nederland is now home to more than 100 licensed businesses, approximately 80 percent of which are located in the NDDA district.

Still, a lack of specific products and slightly higher prices due to transportation costs, as well as the nearby availability of Big Box store discounts, cause many residents to shop elsewhere. Another trend providing competition to Nederland businesses is that of e-commerce, or online shopping. About 50 percent of people responding to the 2015 Economic Development Survey said that they shop online. While this could affect bricks-and-mortar businesses counter sales, it can also provide an opportunity for local businesses to create online shops and create e-businesses themselves.

A single property owner is in control of a large portion of the old part of downtown. He has a concept that involves redeveloping parcels between Highway 119, Snyder Street and First Street as three mixed use structures including a hotel and retail space with residential units and an internal parking structure. As much of this area has become decrepit, the buildings no longer salvageable, and used for residences instead of retail the Town and NDDA would like to see this area redeveloped. A Mayors Task Force for Downtown Development was created to work with the Planning Commission, Board of Trustees and the NDDA to address this and other potential development in the downtown area.



In 2014, the NDDA helped fund the installation of Nederland's first electric vehicle charging station at the Visitor Center parking lot. The NDDA installed this EV charging station using funds awarded through the Regional Air Quality Council's Charge Ahead Colorado grant program. The grant funds totaled more than \$6,200, and the NDDA provided \$1,000 in matching funds. This is an example of how the NDDA can leverage funding to attract additional investment in downtown. This project is also an example of how the NDDA can implement small improvements between larger capital projects.

Planning Process

Organizational Development

The Nederland Downtown Development Authority began a process of organizational development in 2014. It focused on creating a new identity for the organization and re-establishing it as an effective partner for economic and community development in Nederland. The process began with the development of new branding and a website. The NDDA Board then created the vision statement that would guide future planning processes.

In the Fall of 2014, the NDDA began a series of social events and forums that brought district business and property owners together. The NDDA hosted eight events from May 14, 2014, to April 7, 2015. This effort culminated in a technical assistance workshop with Downtown Colorado Inc. (DCI) which helped the transition from organizational development and networking, to an organization that could produce a formal plan.

With the assistance of lessons learned from the DCI technical assistance workshop in May 2015, the formal planning process was begun. It incorporated regular meeting discussions, special workshops, and targeted planning events. The process has been aided by the administration of the 2015 Nederland Area Economic Development Survey, the results of which appear in the Appendices.



To assess impacts of development on the Middle Boulder Creek riparian corridor and to determine best practices for accessing and protecting this valuable natural asset, the NDDA commissioned an ecological assessment of the area in September 2015.

In November of the same year, the NDDA partnered with the Center for Community Development at the University of Colorado, Denver, to develop conceptual designs for several of the Plan's proposed capital projects and infrastructure improvements. Representatives from the Center for Community Development also assisted in assessing current wayfinding conditions in the downtown district and surrounding area, and in identifying potential strategies for improvement.

Vision and Guiding Principles

After completing major projects in line with its first Master Plan, the NDDA has developed the 2016 Master Plan to guide the next round of development projects, improvements and economic development programs. The components of the plan are based on a comprehensive vision for downtown. This vision adheres to the principles of Nederland's Envision 2020 and the policy recommendations of the town's 2013 Comprehensive Plan and #NedZero, while addressing the inherent challenges of economic development in a unique rural mountain community.

In this 2016 Master Plan, the NDDA embraces the ideals presented in the town's comprehensive plan, which states: "Of these changing ideals, none has had a greater impact on this plan than our increasing awareness of our impact, both individually and as a town, on the global environment. We recognize that minimizing our impact, both in the resources we consume and the waste we produce, is of paramount importance if we are to maintain the lifestyles that drew us to Nederland in the first place. The concept of sustainability has been woven into the fiber of this plan at its most basic level. The Town of Nederland has a commitment to quality of life, sustainability and preservation of small town character."

To help achieve the Town's goals, the ultimate objective driving the NDDA's vision is to develop a downtown that supports a self-sufficient local economy and uses sustainable practices to meet the needs of current and future generations. Nederland's most valuable asset is its natural setting. The key to a beautiful downtown lies in preserving natural and historical assets and the NDDA will support projects and programs that incorporate unique natural features and historical artifacts as part of downtown beautification. As the NDDA works to enhance business opportunities in the downtown area, it keeps preservation and restoration of this environment at the heart of the organization's development philosophy.

All NDDA-supported improvements in downtown will adhere to measurable standards of low-impact development, in an effort to fit well with the natural surroundings. The plan's objectives will be stated in measurable terms. Nederland's downtown provides the ideal framework for a small, localized model of social, economic, and environmental sustainability as a social and commercial center in the Peak-to-Peak Region.

NDDA priorities include a self-sufficient local economy, which is critical to the resiliency and long-term vitality of the entire community, and supporting projects and programs that provide high-quality jobs for local residents, essential goods for consumers, and opportunities for local business owners to prosper.

A vibrant downtown must accommodate accessible transportation in multiple forms and supports projects and programs that promote alternatives to fossil fuel vehicles, enhance walkability, and provide easy transit, regardless of age or the physical condition of users. Nederland values the diversity of its residents and visitors, and the NDDA will work to ensure that downtown provides a welcoming atmosphere for all.

The NDDA vision and principles are the foundation by which the NDDA will approach all of its activities, from large capital and infrastructure projects, to programming and economic development. All documents and programs are developed within the belief that Nederland's downtown can be a vibrant community hub and an example of sound, sustainable principles in development, circulation and business practices.

Plan Goals

To ensure the successful implementation of the 2016 Master Plan, the NDDA has set forth the following goals:

Alignment with Envision 2020 and existing Town plans

The NDDA supports vision, objectives and past planning efforts of the community and the Nederland Board of Trustees, and seeks to be an engine for action on Town plans. As a financial tool with resources to support implementation, the NDDA is an optimal partner for completing projects and programs previously identified as desired by the community. In support of the Town's 2013 Comprehensive Plan, the NDDA can offer incentives for mixed-use development and also engage property owners in a discussion regarding barriers to development and potential solutions.

The NDDA also will seek opportunities to partner with the Town in planning and financing improvements proposed in the 2014 Master Infrastructure Plan. The NDDA will use the 2013 Parks, Recreation, Open Space & Trails Master Plan to guide improvements in trails, public spaces and pedestrian pathways in the downtown district. In addition to supporting these plans, the NDDA commits to relevant items in the #NedZero Action Plan.

Effective partnership with business and property owners

Downtown business and property owners authorized the formation of the NDDA with a vote in 2005. To this day, the debt authorizations used by the NDDA to fund projects and programs must be approved by the same group.

It is critical that the NDDA serves as a partner and advocate for them; therefore, the NDDA seeks to identify projects and programs that serve the needs and interests of its constituent base, as well as the greater Nederland community. The NDDA commits to maintaining ongoing communication with business and property owners to ensure that collaboration continues after projects and programs from the 2016 Master Plan are complete.

Sustainable long-term vision guides future planning

The NDDA will continue adding plan updates until the year 2035, at which point statutory limitations will terminate the NDDA as an active tax district. The 2016 Master Plan will guide projects and programs for the next five to seven years. The intention for the current Master Plan is to create a strong, actionable vision that will build continuity through these successive plans.

Increase transparency

The NDDA exists to fund needed improvements identified by the community. The Master Plan is important in communicating the NDDA's intentions for spending money acquired through voter-approved debt authorizations; therefore, it recognizes that the best way to build support for its projects is by producing a Master Plan that is clear and reflects the needs and interests of the community. The Plan is a pact between the NDDA and the community to use funds on mutually-supported projects and programs.

Actionable steps to ensure plan success

The NDDA recognizes that the key to a successful strategic plan lies in the implementation. It aims to build on past success by providing clear, measurable steps toward completion of each project and program proposed in the 2016 Master Plan. These steps will include recommendations for financing, partnerships, and board actions. Also, the 2016 Master Plan establishes tentative timelines and prioritization of projects and programs.

Master Plan Organization

The 2016 Plan is organized into two categories: Capital Projects and District Programs. The Capital Projects section focuses on improvements to downtown's physical environment, including street and sidewalk improvements, building improvements, parking and traffic flow projects, construction of public venues and amenities, new commercial development and re-development.

District Programs contribute to the vibrancy of downtown by focusing on elements including circulation, beautification, events and programming, and business services. Major components of the 2016 Master Plan include strategies for local business support. The NDDA recognizes the critical role businesses play in ensuring the overall health of the community. With circulation programs, the NDDA seeks to improve access to local businesses while improving the health of citizens and visitors, encouraging people to walk instead of drive, thus furthering the Town objective of sustainability.

Through event programs, the Master Plan aims to attract more consumers to downtown businesses. In addition, the NDDA will launch a specific set of programs targeting business promotion, improvement and development. By supporting local businesses, the NDDA is not only helping to fulfill consumer needs but also increasing sales tax revenues that can be reinvested in the broader community.

The plan also proposes long-term consideration for future debt authorizations, representing potential components of future master plans.



The above image shows the distinct areas that make up the downtown district. Each area is meant to play a special role within the district, with the Jefferson Street area and the Barker Meadow Park area serving as the west and east gateways to downtown. The First Street area is the centerpiece of downtown, providing opportunities to dine, drink, and shop.

The Second Street Corridor will serve as a main passageway between the east and west ends of downtown when NedPeds is completed in 2017. This area also presents ample opportunities for mixed-use and commercial development. Finally, the Highway 72 South Area is the main commercial destination in Nederland with a wide range of retail outlets and services as well as prominent local attractions such as the Wild Bear Mountain Ecology Center and the Carousel of Happiness.

Capital Projects

The Nederland Downtown Development Authority has identified potential capital projects and infrastructure improvements that could substantially enhance the long-term viability and sustainability of the downtown area within the guidelines of the Town’s Comprehensive and Infrastructure plans. The following projects are organized by geographic area, are conceptual in nature and provide a foundation for future, in-depth planning.

Project Areas:

1. First Street Commercial Area
2. Highway 72 South Commercial Area
3. Jefferson Street Commercial Area
4. Second Street Corridor
5. Middle Boulder Creek and Second River Crossing
6. Barker Meadow Park

Content Overview:

Each of the project areas identified play a special role in relation to the downtown district. The First Street Commercial Area, along with Middle Boulder Creek, is the centerpiece of downtown, known for its visitor-focused retail, and with the pedestrian bridge: the more visual “Nederland” downtown area. The Highway 72 Commercial Area represents the commercial core of downtown, providing the greatest range of goods and services.

Barker Meadow Park is the east gateway to Nederland’s downtown, and the Jefferson Street Commercial Area along with the RTD Park and Ride is downtown’s west gateway. The Second Street Corridor is a critical passage connecting downtown residential neighborhoods to commercial areas. With a mix of General Commercial and Neighborhood Commercial zoning, the Second Street Corridor also presents an opportune area for mixed-use development. The projects proposed for these areas are meant to support the special role that each one plays in the downtown core. Each area has the potential to contribute to a thriving downtown.



Sidewalks Phase I, an extensive project that connected local neighborhoods to commercial areas, and improved access to downtown businesses was completed in 2010.

First Street Commercial Area



The First Street Commercial Area extends from the Visitor Center parking lot on the west end of First Street to Snyder Street on the east end of First Street. Middle Boulder Creek flows adjacent to First Street to the south. The First Street Commercial Area contains a blend of unique businesses including bars, cafés, gift shops, and a food co-op.

The Nederland Town Hall and Visitor Center are also located in the First Street Commercial Area. Through planned improvements, the NDDA seeks to establish First Street as the "Main Street" of downtown, creating a walkable corridor between the RTD Park and Ride and First Street and Middle Boulder Creek.

Issues to be addressed

The following issues have been identified for the First Street Commercial Area, based upon NDDA's community outreach, and responses gathered in the 2015 Economic Development Survey:

1. Limited parking
2. Poorly maintained buildings
3. Poor walkability
4. Lack of commercial and retail space
5. Inadequate loading zones for businesses in the area.

Proposed Improvements

1. The NDDA proposed the following capital projects and infrastructure improvements:
2. Construction of a new business loading zone
3. Expansion of sidewalks and crosswalks
4. Development of new commercial and mixed-use properties
5. Bury utility lines.

Project Concepts



Guided by Nederland’s Comprehensive Plan, these conceptual designs take advantage of infill on an undeveloped lot in the downtown core. These designs also create a more welcoming atmosphere by incorporating public spaces such as an outdoor dining area and amenities such as an information kiosk. The bottom illustration is an example of mixed-use development, with a commercial use on the ground level and residential uses on the second level. By supporting mixed-use development, the NDDA can attract workforce housing while also providing needed commercial space. To advance such development the NDDA may offer development incentives or purchase undeveloped land for publicly funded projects.



Current loading zone conditions

These images show the current area used for loading and unloading goods for surrounding businesses. Through its planning process, the NDDA has received feedback indicating several issues with this space. When in use, the space impedes through traffic and interferes with public space and pedestrian walkways. Also, the space does not provide adequate access to all businesses. The NDDA should engage in collaborative planning with business and property owners in the immediate area to determine a more appropriate location for a loading and unloading zone. The NDDA not only offers property owners and businesses in the area a partner in planning but also has the ability to share costs in constructing a new loading and unloading zone and repurposing the presently used area.



Currently, sidewalks on First Street only extend about halfway down the street, ending at the points indicated by the red X's in the above image. Pedestrians walking down First Street are forced to walk in the street between parked cars and moving traffic.

The sidewalks on First Street are entirely inadequate, limiting access to businesses and pushing pedestrians to walk among parking and moving traffic in some areas. In order to improve walkability along the First Street corridor, and enhance connectivity between First Street and Barker Meadow Park, the NDDA can

fund additional sidewalk installations. The primary challenge, though, will be providing sidewalks at the expense of parking spaces. First Street is narrow, leaving little space for both travel patterns.

The Parking Study of 2009, and discussions during the development of this plan, lead the NDDA to determine that under-utilized parking lots outside the downtown core could be used to compensate for limited parking in commercial areas. External lots will relieve traffic congestion in the downtown core while still providing visitors and residents easy access to businesses. The NDDA also could consider a pilot program for timed and metered parking along First Street to increase vehicle turnover and encourage parking in external areas.



This conceptual rendering offers a glimpse of First Street with buried utility lines. With the substantial challenges that go with undergrounding, it may be more of a long-term goal. If it is made a priority, then any planning for First Street improvements must take undergrounding into consideration. Funds available through Xcel and other partners can be brought into play for this project. Addressing the utility line issue as part of larger First Street issues that include loading zones, parking, and sidewalks, the NDDA can create a plan for addressing everything and ensuring a more comprehensive solution.

Highway 72 South Commercial Area



The Highway 72 South commercial area comprises properties on the south side of Middle Boulder Creek, extending to Big Springs Drive. The centerpiece of the Highway 72 South Commercial area is the Caribou Village Shopping Center, which includes an extensive mix of businesses, attractions and services. While the First Street Commercial Area represents a more traditional downtown corridor, the Highway 72 South Commercial Area is, essentially, Nederland’s commercial center. It also is worth noting that the Highway 72 South Commercial Area is currently served by two bus stops along the regional N route.

Issues to be addressed

Through its planning process, the NDDA has identified the following issues to be addressed in the Highway 72 South commercial area:

1. Traffic congestion (specifically at Hwy. 72 and Lakeview Dr. intersection)
2. Lack of developed parking
3. Connectivity with First Street Commercial Area
4. Connectivity with surrounding residential neighborhoods (Old Town, Big Springs, Lakeview).

Proposed Improvements

The Highway 72 South Commercial Area is particularly prone to vehicular congestion and vehicle and pedestrian dangers; therefore, the NDDA has prioritized improvements in traffic flow, better accommodation for pedestrians, and parking in this area. In order to improve the flow, ease navigation, and accommodate the needs for additional parking during events and peak tourism, the following improvements are proposed:

1. Funding a traffic and parking assessment to guide future improvements
2. A reconstruction of the Highway 72 and Lakeview Drive intersection
3. Improving on-street parking at Lakeview Drive and Big Springs Drive
4. Construction of new pedestrian pathways to create a “downtown loop.”

One of the greatest challenges Nederland faces is the fact that there is only one, single thoroughfare through the center of town. This challenge is further complicated as the single passage is a state-owned highway with an estimated annual traffic count exceeding one million vehicles. The NDDA must assume a leadership role in collaborating with the Colorado Department of Transportation in order to spur needed improvements in traffic flow. The traffic congestion at Lakeview Drive and the highway through town affects the entire downtown district. By reconstructing this key intersection, the NDDA aims to not only improve traffic flow, but also to enhance wayfinding through improved signage, while simultaneously providing better passage for pedestrians. Commissioning a traffic and parking assessment will be a necessary first step in planning improvements to circulation in the area.

Project Concepts

Presently, on-street parking occurs on both Lakeview Drive and Big Springs Drive, but without clear demarcation, this parking remains largely informal and underutilized. Using the traffic and parking assessment as a guide, the NDDA can fund improvements, such as creating formal spaces to ensure that the parking in these areas maximizes available space. The NDDA also will consider expanding sidewalks or constructing multi-modal pathways in both areas. These pathways would provide a vital connection between Chipeta Park and the Highway 72 South Commercial Area, and access to RTD bus stops.

The conceptual rendering below was prepared by a team from the Center for Community Development at the University of Colorado-Denver. It shows the addition of right turn lanes at the intersection of Lakeview Drive and Highway 72. Currently, this intersection is a major source of traffic congestion, especially during weekends and peak tourist season. This design accounts for special limitations while preserving pedestrian walkways. Additional concepts will be explored with a professional traffic study of the area.



Jefferson Street Commercial Area

This commercial area encompasses properties between West Third Street to the north and West First Street to the south, extending from North Jefferson Street on the east, to the RTD Park and Ride on the west end. This is the least densely populated commercial area in the downtown district; however, it offers ample space for parking and infill development. In addition, the Jefferson Street Commercial Area serves as the western gateway to downtown, specifically for traffic coming from the north on Highway 72 from Ward, Lyons and Estes Park, and also for visitors arriving in Nederland on the regional RTD "N" bus.

Issues to be addressed

The NDDA has identified the following issues to be addressed in this area:

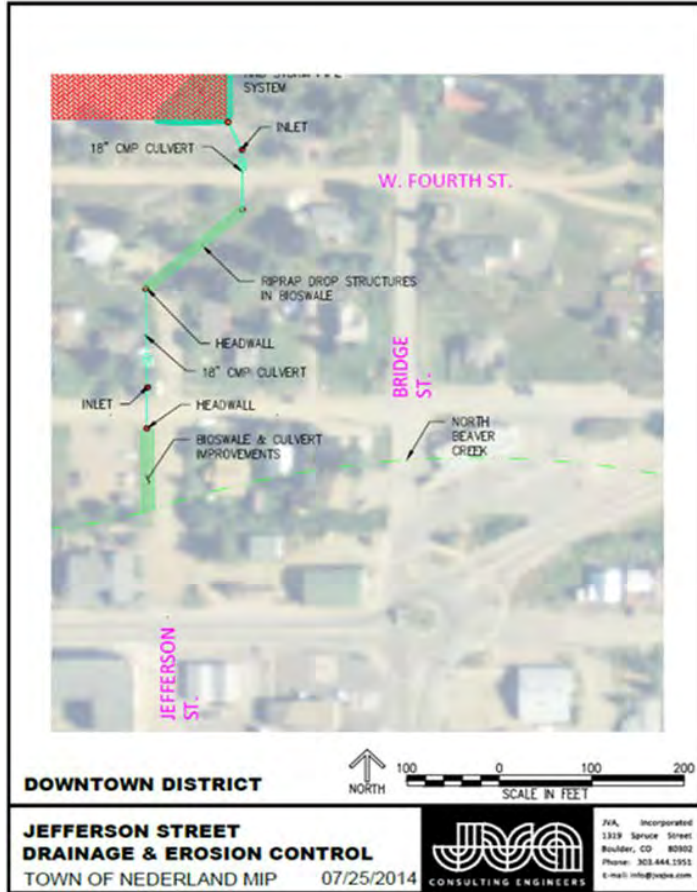
1. Poor road conditions and drainage (storm water management)
2. Lack of developed parking
3. "Gateway" improvements.

Proposed Improvements

1. Plans for mitigation identified in the Master Infrastructure Plan (MIP) were used in NedPeds construction
2. Identify underutilized public and private lots, incentivize improvements
3. Create a gateway area with wayfinding signage and information.

To address poor road conditions and drainage, the NDDA will need to partner with and help the Town of Nederland in implementing the Community Center Storm Water Management from the 2014 Master Infrastructure Plan. These improvements will supplement drainage and road improvements completed at North Jefferson and West Third Street in 2015 as part of NedPeds improvements, creating a better system of storm water management that will mitigate erosion issues and contribute to the long-term health of the infrastructure throughout the downtown district.

These images show the current condition of Jefferson Street south of Highway 119, between the Business Connection and Kathmandu Plaza. Upon the completion of the planned drainage improvements at North Jefferson Street, the NDDA may consider leading planning and implementation of a repaving project at Jefferson Street, south of Highway 119.



This section from the 2014 Master Infrastructure Plan outlines existing plans for improvement of drainage in this corridor, and will contribute to better drainage and road conditions throughout downtown, by mitigating impacts of runoff at the source. The NDDA could support these improvements by contributing funds and involving businesses and property owners in the planning.

The following pictures are of two parking lots in the Jefferson Street Commercial area that are currently underutilized. According to a 2009 parking study, both of the lots shown here contain 20 spaces. These lots offer the opportunity for the NDDA to partner with property owners toward improvements that will attract more vehicles to park in these areas, relieving vehicle congestion in the downtown core and encouraging visitors to explore Nederland on foot.



Privately owned parking lot at the corner of Jackson Street and West First Street.



Public parking lot located at the corner of North Jefferson Street and West Third Street.

The NDDA could also consider incentivizing or funding parking lot resurfacing that utilizes permeable surfaces as a means to improve drainage throughout the downtown district. The use of permeable surfaces is a major component of the NedPeds Second Street Drainage Project as it allows water to permeate through the surface to the ground where sediment and oils are naturally filtered out of the water before it gets to Middle Boulder or North Beaver creeks.

Besides improving signage and visitor information to establish the Jefferson Street Commercial Area as a western gateway to downtown, the NDDA may consider partnering with the Nederland Area Historical Society to renovate the historic Bryant House and the lot upon which it is placed.

This location could be developed into a pocket park with public benches, landscaping, and art installations. Any improvements to this area could focus on capturing visitors who arrive via the RTD bus, or who park in the RTD lot, directing these visitors to businesses and attractions in town. To make this area more pedestrian-friendly, additional sidewalks and crosswalks have been added on Highway 119 between the Nederland Library and the Traffic Circle as part of the NedPeds project.



The historic Bryant House adjacent to the RTD Park and Ride at Jackson Street and West First Street.



Examples of murals and map kiosks that could be used at the Bryant House location.

Second Street Corridor

Issues to be addressed:

The NDDA has identified the following issues to be addressed in this area:

1. Poor road conditions and drainage (Storm water Management)
2. Not very pedestrian-friendly
3. Lack of usable commercial space.

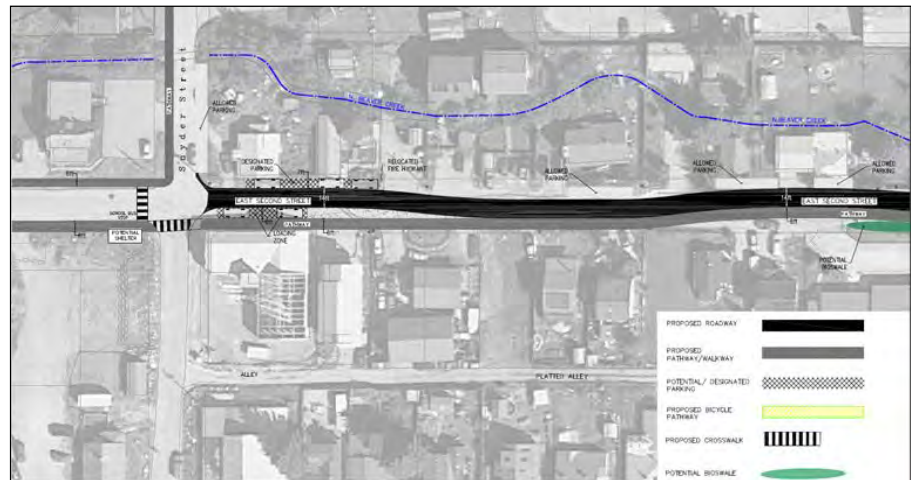
Proposed Improvements:

1. Completion of the NedPeds project from the roundabout to post office and bus stops.
2. Redevelopment of existing property where viable and new development in 'gaps.'

At this time, Second Street is one of the unsightliest corridors in the Downtown District. Although a few businesses are well-designed, the street mostly consists of poorly maintained residences, storage sheds or former commercial buildings being used as residences. These buildings are side-by-side with empty lots. The NDDA can work with and encourage property owners in the area to replace or maintain the extant buildings and convert to commercial use, and begin in-fill development on empty lots.

The Second Street Corridor is undergoing major street and storm water management improvements through the NedPeds Streets Project. Second Street resurfacing and storm-water management began at Snyder

Street and extends to East Street. In addition to the resurfacing, a pedestrian pathway extends from the traffic circle to East Street and then north to the Post Office and bus stop on Highway 119. Another path extends north on Snyder Street to the bus stop on Third Street and 119. These pathways will help connect resident commuters and visitors to their homes and the First Street shopping area. The bus stop at East Street services Teens, Inc., and the Nathan Lazarus Skate Park.



Middle Boulder Creek Riverwalk and Second River Crossing



Issues to be addressed

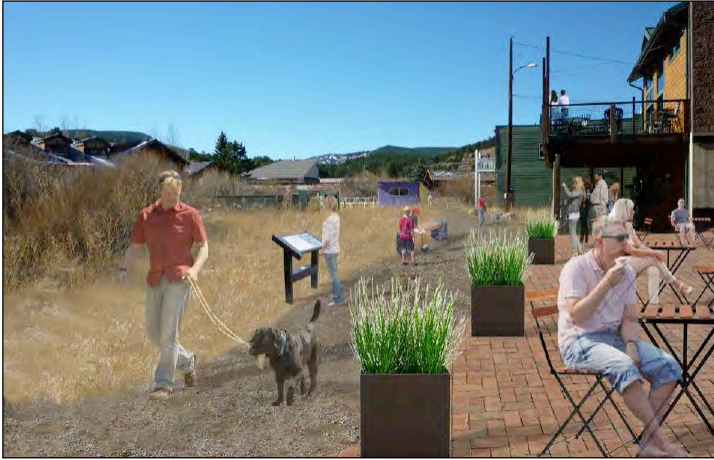
The NDDA has identified the following issues to be addressed in this area:

1. Building and overuse has damaged areas along Middle Boulder Creek
2. Lack of access to river for residents and visitors
3. Second river crossing for emergencies.

Proposed Improvements

1. Use Assessment to heal damaged areas and create spaces to interact with the water.
2. Use Riparian Assessment and results of the Traffic Flow Study to determine the best place for a second crossing.

The NDDA supports the development of a pedestrian pathway and public space on the north side of Boulder Creek east of Highway 119. Such development would provide dual access to the riparian corridor and to First Street businesses, who could develop new spaces facing the river.



In conjunction with this development, the NDDA proposes a reclamation project of the wetlands on the south side of Middle Boulder Creek, where a pedestrian trail runs. Reclamation and possible re-development of a path will incorporate the findings of the Riparian Corridor Ecological Assessment to ensure best practices in reclamation and minimal impact on the environment. The NDDA could also partner with other entities to lead reclamation in other areas as called for in the assessment.

During high traffic times and large events, it could be dangerous or problematic for emergency vehicles to get over the one bridge and one way through town. A second crossing over Middle Boulder Creek could be built for at least one-way traffic, allowing single-file vehicles to bypass the bridge and a significant amount of traffic. It could also be used as a pedestrian bridge to create a loop between shopping areas.

The NDDA has identified three possible second-crossing areas and would use a combination of Riparian Assessment and Traffic Flow studies to determine the best area and type of bridge that could be constructed with the most benefit to pedestrians and least impact on the river.



An option to constructing a bridge that also would alleviate traffic issues along the highway through downtown would be to create an underpass at the existing bridge. An underpass would keep pedestrians who are crossing the highway at the Visitor Center from stopping traffic.

Barker Meadow Amphitheater



This conceptual rendering shows a potential design for a performance space at Barker Meadow Park. In supporting improvements to the Barker Meadow Park

area, the NDDA seeks to establish an eastern gateway that contributes to the vibrancy and user experience of downtown. Completion of the NedPeds Project, anticipated in 2017, represents an important first step in developing this area, as it provides a vital connection between Barker Meadow Park and the downtown district. Future planning for a performance space should take into consideration the use of natural materials available in the immediate area.

Image prepared by the Center for Community Development (circa 2015)

Downtown Programs

The Nederland Downtown Development Authority has identified four focus areas for downtown programs. These items address specific, ongoing issues in downtown such as parking, traffic flow, wayfinding, downtown aesthetics, business promotion, and downtown culture. Downtown programs will help the NDDA establish its ongoing role in the community, and bridge large capital projects.

Program Focus Areas:

1. Beautification
2. Circulation
3. Events & Programming
4. Business Services.

Beautification

Beautification of a populated area that is set in an outstanding natural setting should focus on preserving and promoting the distinguishing features of the mountain landscape. The 2015 Economic Survey shows that the community stakeholders prefer beautification that is non-generic, and embodies Nederland's unique character. The NDDA advocates decorative elements that enhance the functionality and the user experience of downtown, through well-maintained public spaces and pedestrian amenities, including benches, lighting fixtures, coordinated signage and strategically placed waste and recycling receptacles.

NDDA guiding principles for beautification programs

The NDDA has developed its guiding principles in accordance with research, meetings with local residents and in accordance with the Town of Nederland's Comprehensive Plan.

1. Beautification should take advantage of the natural environment and reflect Nederland's rural, mountain setting.
2. Beautification should enhance the functionality and user experience of the downtown district.
3. Beautification should incorporate local artists and craftsmanship, and historical artifacts to represent Nederland's unique character and to avoid a "generic" aesthetic.

Strategies for beautification:

1. Commissioning public art installations
2. Painting and refurbishing existing amenities such as waste receptacles
3. Sponsoring pocket parks and public space improvements
4. Expanding native planting and landscaping
5. Purchasing and installing pedestrian-scale lighting fixtures to improve public safety and walkability
6. Funding dust mitigation in downtown.

Beautification Concepts

Existing fixtures in the downtown district capture the themes that the NDDA's beautification efforts should follow.

1. Old mining equipment repurposed for beautification at Wolf Tongue Square.
2. A sculpture designed and built by a Nederland-area artist
3. Signage that embodies Nederland's unique character.



The NDDA may consider commissioning local artists to repaint waste receptacles such as the one pictured here to create an aesthetically appealing amenity that also serves an important function by helping to maintain a clean downtown.

This artist rendition of a trailhead nook by the covered bridge is an example of how well-maintained public spaces can enhance beautification while improving the user experience of the downtown district.





The NDDA’s Downtown Planters were contracted out to a local botanist in 2015. In addition to seeking strategies for expanding the downtown planting, the NDDA will consider strategies for local landscaping that use native plants, contribute to the health of local ecosystems, help to mitigate storm water runoff, and provide buffers to sensitive natural areas.

Downtown Circulation

NDDA’s community outreach and the 2015 Economic Development Survey overwhelmingly indicate that parking and traffic flow are the greatest barriers to a vibrant and welcoming downtown. On a busy day, according to CDOT estimates, 9,000 vehicles can pass through Nederland via the Peak to Peak Scenic Byway.

This high volume of pass-through traffic, combined with local vehicle traffic, has created congestion and limited parking. This hinders commerce, and deters local residents from visiting their own downtown. The congestion further complicates pedestrian safety. Poor signage also has been identified as a barrier to adequate downtown circulation.

Issues to be addressed

1. Traffic congestion
2. Poor wayfinding.

Proposed Improvements

1. In 2017, the NDDA will use the wayfinding recommendations provided by the team from the Center for Community Development to design a program for installing strategically coordinated wayfinding signage around downtown.
2. Funding a comprehensive traffic study of the downtown area will need to be a top priority of the NDDA in 2017. This represents an important first step in addressing both vehicle congestion and parking throughout the district, as findings from a traffic study will help inform the most appropriate strategies for addressing these issues.



Signs would be placed to direct visitors toward local businesses and attractions. It is recommended that such signs be thematic, meeting a consistent design standard to ease navigation and increase visibility. In addition to direction, the signs can also educate pedestrians on Nederland's history, culture, and environment.

The NDDA will consider a tiered system of both vehicle scale and pedestrian scale wayfinding signs. The first tier of vehicle signage should target motorists as they enter town, letting them know about amenities and services available. A second tier of signs would direct drivers to appropriate parking areas once they arrive in town. The third tier would then direct them, as pedestrians, to attractions and shops. This tiered system has the potential to capture vehicles that may otherwise pass through Nederland without stopping.



The above image is a wayfinding assessment administered by consultants from Downtown Colorado, Inc. (DCI). The assessment shows existing parking areas and potential parking areas in the downtown district that could be improved to accommodate additional parking. Several of the areas are located outside the downtown core and are currently underutilized; developing these areas may relieve vehicle congestion and encourage alternative transportation such as walking or biking.

The assessment also shows strategic locations for coordinated wayfinding signage. The red lines indicate existing pedestrian walkways and trails. By looking at the picture, it is clear that several gaps exist in pedestrian pathways, specifically on First Street, Second Street, Lakeview Drive, and Big Springs Drive. The sign shown here illustrates how wayfinding signage can encourage walkability, especially in Nederland where businesses and attractions are within walking distance.

Downtown Events & Programming

Infrastructure improvements and beautification go a long way toward improving the physical environment, but the NDDA also recognizes the need to support programs that add vibrancy to downtown. Events and special programming not only create a more welcoming atmosphere, but they also provide an opportunity to engage and educate visitors on the area's environment and history. Another outcome of events and programming is to attract shoppers to businesses in the downtown district.

Community feedback has suggested that local events could be more inclusive and diverse. Many residents would like to see events that are family-friendly, occurring outside the late-night bar scene. They have also expressed interest in events that celebrate the environment, and encourage outdoor activities such as biking, hiking, and skiing. A significant number of responders to the 2015 Economic Development Survey urged the establishment of a local farmer's market-style event, offering local food and locally-produced goods. Respondents also expressed preferences for events such as a downtown music series, outdoor movies, performing arts events, and more arts festivals.

In recent years, the NDDA supported "First Fridays," which featured art exhibits at businesses throughout town, and often included specials at participating businesses. By engaging local businesses, the NDDA can continue strategies that lead to recurring, signature downtown events.

The NDDA also has received a proposal to consider an Entertainment District within downtown Nederland. An entertainment district, when approved by the State Liquor Licensing Authority, creates an area located within a municipality that is designated as its Entertainment District of no more than 100 acres containing at least 20,000 square feet of premises licensed as a tavern, hotel or restaurant.

It authorizes a Common Consumption Area that uses physical barriers to close the area to motor vehicle traffic and limit pedestrian access. Customers may walk throughout the area with open containers, and hours may be extended past the usual 2 p.m. closing time. The NDDA has expressed support for such a proposal when conditions exist to create and manage a successful Entertainment District.

Support by the NDDA for existing and future events works to everyone's benefit. Although the NDDA has occasionally contributed funds to event organizations, support activities would be far more helpful than the few dollars here and there from limited operating funds. For example, the NDDA could purchase and store sandwich-board style signs, traffic cones, tents, or other high-ticket items that cost organizers a great deal to purchase or rent, and provide them to all town-based events.

This would provide unique assistance to event organizers. The NDDA could offer a number of services, including traffic and parking assistance, security, and storage during events. Some of the events that take place in Nederland include the, the High Peaks Art Festival, Nedfest (an annual music festival) and Frozen Dead Guy Days.



2011 NedFest Crowd

The conceptual drawing below is an example of how the NDDA could support temporary uses for special events in the downtown district. Street markets, such as the one depicted here, contribute to the vibrancy of the district by attracting visitors while also providing a venue for local craftspeople, artisans, and food producers to sell their goods. By converting the Visitors Center parking area for temporary use, the NDDA can host events without permanently sacrificing parking spaces that may be needed at other times.



Prepared by Downtown Colorado, Inc.

Downtown Business Services

Upon publishing its new website in 2014, the NDDA launched a directory of downtown businesses. In the absence of a Chamber of Commerce, the NDDA can use funding to implement programs that focus on business services. The ultimate goal of such programs is to work with prospective business owners who are developing new businesses, and improve existing businesses.

Some business service concepts that the NDDA may consider pursuing include:

1. Supporting a small-business incubator
2. Offering financial incentives for new business development and existing business improvement
3. Soliciting feedback from local businesses on improving the Town's building and permitting processes
4. Developing "Shop Local" and "Nederland Downtown" marketing and advertising campaigns
5. Hosting networking and professional development events for local businesses
6. Issuing a downtown businesses newsletter
7. Advocating policies that support the interests of downtown businesses and property owners
8. Hosting collaborative planning workshops for major capital projects and infrastructure improvements



Implementation Strategies & Next Steps

Strategic Partnerships

The NDDA acknowledges that implementing its proposed projects and programs will require collaboration with local partners as well as external partners. Forging local partnerships will ensure that NDDA projects and programs align with existing Town goals and support the valuable work of other groups in the community.

The NDDA is committed to fostering a culture of collaboration both in the downtown district and in the broader community. In pursuing external partnerships, the NDDA can attract professional expertise and other support services that are currently unavailable without a full-time administrative staff.

Nature of Partnership:

1. **Planning (P):** The Partner is actively engaged in the planning process helping to determine desired outcomes and specific actions for achieving those outcomes.
2. **Implementation (I):** The Partner's support is required to successfully implement a project whether it is through decision-making or actual administration of the respective project.
3. **Cost sharing (CS):** The Partner's interest in a specific project is significant enough that they may be reasonably considered a potential partner for sharing costs

Local Partners:

1. Nederland Board of Trustees
2. Nederland Town Staff
3. Nederland Planning Commission (PC)
4. Nederland Sustainability Advisory Board (SAB)
5. Nederland Parks, Recreation, and Open Space Advisory Board (PROSAB)
6. Eldora Mountain Resort
7. Wild Bear Mountain Ecology Center
8. Tebo Development Company (Tebo)
9. Nederland Central Business District Redevelopment LLC (NCBDR)

External Partners:

1. Boulder County (BoCo)
2. Colorado Department of Transportation (CDOT)
3. Downtown Colorado Inc. (DCI)
4. Colorado Department of Local Affairs (DOLA)
5. University of Colorado Denver-Center for Community Development (CCD)
6. Colorado Office of Economic Development and International Trade (OEDIT)
7. Colorado Department of Public Health (CDPHE)
8. Xcel Energy (Xcel)

Funding Opportunities

1. Colorado Department of Transportation
 - Safe Routes to School
 - Rural Planning Assistance Program
 - Transit Grants Program
 - Transportation Safety Grants
 - Transportation Alternatives Program

2. Colorado Department of Local Affairs
 - Community Development Block Grants (Housing and Community Development)
 - Energy & Mineral Impact Assistance Fund
 - Conservation Trust Fund
 - Direct Distributions
 - Community Services Block Grant

3. Colorado Office of Economic Development and International Trade
 - Commercial Historic Preservation Tax Credit
 - Regional Tourism Act Funding
 - Community Development Block Grant-Business Loan Funds
 - Community Development Block Grant-Disaster Recovery
 - Community Development Block Grant-Planning & Feasibility

4. Xcel Energy
 - Underground Accrual Fund

5. Colorado Department of Public Health & Environment
 - Brownfields Revolving Fund
 - Recycling Grants
 - Water Quality Grants

Action Matrix

NDDA Partnership Matrix		EXTERNAL PARTNERS							
		BoCo	CDOT	DCI	DOLA	CCD	OEDIT	CDPHE	XCEL
PROJECTS & PROGRAMS	Business Loading Zone	--	--	--	--	P	--	--	--
	1 st Street Sidewalks	--	P/I/CS	--	--	P	--	--	--
	Commercial Development	P/CS	--	P	P/CS	--	P/CS	--	--
	Burying Utility Lines	--	--	--	--	--	--	P/CS	P/I/CS
	Traffic Study	P/I/CS	P/I/CS	P/I	P/I	P	P/CS	--	--
	Lakeview/72 Intersection	--	--	--	--	P	--	--	--
	On-street parking (Lakeview & Big Springs)	--	P/I/CS	--	--	P	--	--	--
	Parking Lot Improvements (Jefferson St. Area)	--	--	--	--	--	--	--	--
	Second Bridge	--	P/I/CS	--	--	P	P/I/CS	--	--
	Riverwalk	--	--	--	--	P	P/I/CS	P	--
	Amphitheater	P/I/CS	--	--	--	P	--	--	--
	Beautification Programs	--	--	P	--	P	--	--	--
	Circulation Programs	--	P/I/CS	P/I	P	P	P/CS	--	--
	Event Programs	--	--	P/I	--	--	P/CS	--	--
Business Services	P/I/CS	--	P/I	P/I	--	P/I/CS	--	--	

Appendices

Long-term Considerations

The 2016 Master Plan guides projects and programs for the next five to seven years; however, good planning will always take into consideration future needs and goals. The following conceptual drawings will help the NDDA think forward as they design and implement current projects.

Town Square



Development of a Town Square at the Visitor Center parking lot was originally proposed in the NDDA’s 2007 Master Plan as a “functional gathering place for the community and visitors.” As the Town progresses in its efforts to improve parking in the downtown core, a Town Square will likely become more feasible.



Visitor Center

This conceptual drawing was prepared for the NDDA by consultants from Downtown Colorado, Inc., (DCI) in May 2015. It proposes the idea of partnering with Boulder County to manage a combined Mining Museum and Visitor Center. In future planning, the NDDA may convene a dialogue with Boulder County to discuss the potential of this collaborative project. In the more immediate future, the NDDA will partner with the Town of Nederland to identify and implement improvements at Nederland’s existing Visitor Center.



Riparian Corridor Ecological Assessment

The NDDA commissioned an ecological assessment of the Middle Boulder Creek riparian corridor in September 2015. The assessment, conducted by Western Ecological Resources, captures the current condition of the riparian habitat, focusing specifically on hydrology, vegetation, and geomorphology. A full version of the Assessment can be found at <http://www.nederlanddowntown.org/the-ndda/ndda-documents/>.

The assessment determined that the riparian corridor is in “proper functioning condition” with no immediate threats to functionality present. Proper functioning condition indicates that adequate vegetation, landform, or large, woody debris is present to:

- Dissipate stream energy associated with high water flow, thereby reducing erosion and improving water quality
- Capture sediment and aid floodplain development
- Improve floodwater retention and ground-water recharge
- Develop root masses that stabilize streambanks against erosion
- Maintain channel characteristics.

Though the riparian corridor was found to be in proper functioning condition, the assessment does identify issues with high inundation on the creek’s south side and two instances of fill material on the north side of the creek limiting riparian-wetland development. The assessment also recommends planting additional vegetation on the creek’s south side.

The NDDA will use the findings and recommendations of the ecological assessment to guide planning of projects that are expected to impact the creek ecosystem. Relevant projects include the Riverwalk, the Second Crossing, and beautification programs.



View of Middle Boulder Creek looking west



View of Middle Boulder Creek looking east

Community Feedback

The Mayor's Economic Development Task Force administered the Nederland Area Economic Development Survey in the summer of 2015 to gauge consumer behaviors and local preferences for economic development objectives and strategies. A total of 285 respondents participated in the survey, with a vast majority residing in Nederland and the surrounding area. The results of the survey were compiled in a report, which assisted the Economic Development Task Force in determining recommendations to present to the Nederland Board of Trustees.

The survey was largely composed of open-ended questions, generating more than 3,000 unique comments. While the survey reflected diverse opinions, several notable trends did emerge. This appendix contains comments excerpted from the survey that embody the most prominent themes. A full version of the survey, results and a report from the Task Force can be found at nederlanddowntown.org.

Community feedback regarding First Street improvements:

- "First street is pretty narrow when crowded and parking can be scarce."
- "...obtain more grant money for improvements more commercial development in the downtown area particularly First St.
- Make 1st street a destination, not just a few stores.
- "First street is quite narrow when there is a lot of traffic/delivery trucks/tourists."
- "First Street could be cleaned up a bit."
- "change the first street block, no more tuff sheds and motorcycle parking, that block is perfect for multi-use buildings (underground parking, retail, office spaces, and lofts for living)."
- "make 1st Street for bikes and peds only. Car-free downtown core."
- "Make 1st street a walking mall with a clearer connection to shopping center."
- "More free parking for E 1st Street"
- "I would like Sidewalk down 1st street to the reservoir"
- "more continuous store front on first st"

Community feedback regarding the Second Bridge at Middle Boulder Creek

- "Second bridge across the creek to facilitate traffic flow, and aid in best traffic control, Bridge at Snider Street is best"
- "I would like to see another bridge -or a wider bridge for car traffic."
- "Build a second auto bridge connecting the shopping center and the First St. commercial district"
- "Bridge from Snyder Street to Conger Street making business loop"
- "2nd bridge connecting north and south side of Town."
- "Keep us simple-make another bridge across the creek"

Community feedback regarding a Riverwalk:

- “Development of a river walk with shops, park benches, bike paths, walking paths, a band shell for outdoor concerts in the park”
- “Creation of a river walk area along the creek.”
- “Creek walkway with shops and restaurants”
- “More shopping and creek walking opportunities”
- “...river walk would be amazing.”
- “Creek walkway with shops!”

Community feedback regarding Lakeview/Hwy. 72 intersection:

- “A stop light at the intersection in front of the bank.”
- “The intersection where the Shopping Center exit and the Bank/ Hardware exit coincide across the highway.”
- “Better/safer traffic control (4-way STOP signs on Hwy 119 and entrances to B & F and Bank /ACE Hardware).”
- “Fix the roads/entrance at the bank and the shopping center”
- “Getting out of the B&F parking lot or Ace is a NIGHTMARE”
- “Better flow of traffic between B&F Shopping Center and ACE”

Community feedback regarding the Barker Meadow Amphitheater:

- “Local performance space at Barker Res!”
- “Live local music at farmers market style events at the performance space at Barker Res”
- “Complete the performance space at the reservoir”
- “The town needs a performance space for events”
- “Amphitheater for the town for various events.”

Community feedback regarding beautification and community aesthetics:

- “Clean it up...it looks really outdated and dirty.”
- “Clean up. Fix potholes. Landscape and maintain public spaces”
- “Improved physical condition of the overall district, e.g. roadways, trails, cleanliness”
- “Make it pretty. It often looks like we don't care and don't want to care”
- “Look at the beauty of this place! Let's take down the power lines, sheds and propane tanks to make this town more beautiful and inviting”
- “Conservation of natural areas with nature trails”
- “We have beautiful surrounding scenery”
- “keep it rustic and unique”

Community feedback on parking and traffic flow:

- “Improve traffic flow across Peak to Peak between the two sides of town connected by the bridge—there's now only the single thruway for travel across the creek, and traffic grinds to a halt along Peak to Peak around events or at peak flow times”
- “As long as cars, trucks and motorcycles dominate the space there will not be a true sense of community in the downtown area. Route through-traffic differently. Then tie the three different areas together with true pedestrian-friendly paths, roads, walkways.”

- “Parking meters to turn over traffic and eliminate employees from taking up all the parking.”
- “Better, more clearly marked, ample, obvious, free parking”
- “BETTER SIGNAGE (where the heck is the carousel? The Skatepark?)”
- “developing entire downtown with signage and easy walking throughout.”

Community feedback on events and programming:

- “family oriented, less marijuana based. Outdoor/athletically focused”
- “Outdoor activity festivals...cycling, hiking, skiing”
- “First Friday events town-wide, more art shows in the summer”
- “monthly music and arts event and make sure we know about it!”
- “Biking and running events, art festival, farmers market”
- “local farmer's market style, with art, craftsmanship”
- “monthly event that was family friendly and free to attend”
- “Outdoor film series; better or more frequent movie times”
- “historical and interactive things for all ages”
- “Educational events free/cheap for residents, like a food growing expo”

Community feedback regarding new business development, existing business improvement and business district promotion:

- “1. Promote year-round tourism 2. Encourage businesses (non-retail, non-restaurant) that hire locals 3. Offer a properly funded/staffed Chamber/small business development and tourism bureau 4. Town budget for business/tourism promotion 5. Improved (centralized) communications systems in Town and to outsiders”
- “Town partnership, economic development tools/mentoring programs, identification and development of commercial areas/incubators”
- “I would like to see Nederland be more welcoming to small businesses without overwhelming paperwork and fees”
- “More local business opportunities. More real estate incentives to help people buy property and fix it up”
- “Attract and support start-ups, investors and incubators to help fuel new business ideas and innovation at 8,000 feet.”
- “Target specifically areas that Nederland lacks. For example, we don't have a home store. Do what it takes to make it attractive for one to located here -- tax breaks good location.”
- “Dollars for small business to renovate existing spaces?”
- “I would like to see the town offer promotion, encouragement, incentive, campaigning to buy local.”

Resources

Links to the following documents can be found at:

<http://nederlandco.org/government/town-documents/>

- 2013 Comprehensive Plan
- Master Infrastructure Plan
- Housing Needs Assessment
- Nederland Sustainability Action Plan
- #NedZero
- Economic Development Task Force Report

Information and progress reports on Envision 2020 can be found at:

<http://nederlandco.org/board-of-trustees/envision-nederland-2020/>

Links do NDDA Documents can be found below or at:

<http://www.nederlanddowntown.org/the-ndda/ndda-documents/>

- [DDA-Related Resolutions of the Board of Trustees 2005-Present](#)
- [2016 Master Plan](#)
- [March 2016 Wetland and Riparian Habitat Assessment](#)
- [2016 Operating budget](#)
- [State Statute governing Downtown Development Authorities](#)
- [Map of NDDA District](#)
- [Board of Trustee approval of revised district boundaries – Ordinance 702](#)
- [NDDA Bylaws](#)
- [Board of Trustee Resolution – 2004-06 Environmental Preference Practices](#)
- [Board of Trustee ordinance approving Plan of Development – Resolution 2005-17](#)
- [2006 Plan of Development/Amendment](#)
- [Resolution 2008-19 Plan of Development/Amendment](#)
- [Strategic Master Plan – 2007](#)
- [Board of Trustee Ordinance 2005 599 establishing the need for a DDA and approving Ballot question](#)



Town of Nederland, Colorado

Envision Nederland 2020 Process Report

July 2011

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Table of Contents

Background	2
Process.....	2
Timeline	3
Nederland 2020 Vision.....	4
Envision Nederland 2020 Community Process	6
Community Forums	6
Community Forum #1: Recreation	6
Community Forum #2: Environment	10
Community Forum #3: Government.....	13
Community Forum #4: Business	15
Community Forum #5: Education	20
Community Forum #6: Community Service.....	23
Community Forum #7: Open.....	25
Nederland Youth Survey.....	28
Nederland Community Summit Planning Meeting.....	31
Nederland Community Survey.....	32
Envision Nederland 2020 Community Summit.....	59
Gallery Walk	60
Small Group Activities.....	61
Reporting Results.....	63
Summit Notes	64
Draft Vision Statements	84
Steering Committee	89
Sponsors.....	90

Background

In the fall of 2010, the Nederland, Colorado Board of Trustees requested that the community create a vision for its future. Similar to Nederland's 2010 Vision created a decade before, the 2020 vision would include both a process and a result – citizens would come together in meetings and forums, online and through community surveys, in committees and informal groups and, after several months of this extensive community process would develop a planning and focusing vision for Nederland in the year 2020.

The Board of Trustees asked for community volunteers to oversee the process and the Envision Nederland 2020 Committee was born. Comprised of business owners, volunteers, educators, consultants and citizens with an interest in Nederland's future, the committee developed a process for engaging community members in the development of the vision statement.

Envision Nederland 2020 Steering Committee Objectives:

The Envision Nederland 2020 Steering Committee believes in the power of people. Together, with respect and honesty, we will discuss and shape our future. Through this process our community will activate to help shape town culture, policies, economy, and aesthetics with a goal of long-term livability. Envision Nederland 2020 will welcome to the table residents, businesses, regional organizations and non-profits to work together to craft a shared, dynamic vision for Nederland's future.¹

Process

The Envision Nederland 2020 Steering Committee (Steering Committee) developed a comprehensive process designed to allow as many members of the community to participate as possible. The resulting process included:

- a Web site to keep residents informed of the process
- an interactive blog to allow residents to respond to weekly questions and share their impressions of the process
- seven community forums on topics of importance to the community
- a youth survey of middle and high school aged young people
- a community-wide survey
- the Community Summit

¹ Envision Nederland 2020 Web site: <http://envisionnederland2020.wordpress.com/about/>

Each part of the process informed the next and the feedback shared by residents along the way allowed the Steering Committee to continually adjust the process to ensure it met the needs of community members as well as resulting in a written vision for Nederland’s future. A diagram of the full process and timeline is provided on the following page.

Timeline



Nederland Vision 2020

(Draft: June 30, 2011. Submitted to the committee for review and revisions.)

In Nederland, our greatest assets are our residents – the diverse people who live, work, play and contribute to all aspects of our unique mountain community.

Nederland is a complete community guided by a shared vision reflecting community values and priorities. It is a place where our children thrive and people connect; neighbors know and care for one another, and community members are proud of their town, their deep and rich history, and a quality of life that is both deliberate and second to none.

Our community proudly maintains its small-town feel and distinct identity—a small is beautiful, less is more approach. While our town has grown, we have remained true to our origins while internalizing a model of sustainability in which a healthy society comes from a healthy economy and a healthy environment is essential for both.

In 2020, Nederland is a town recognized for its trails, natural areas and unwavering commitment to the environment. Open spaces are abundant and balanced with active recreation areas and opportunities. Nederland’s surrounding wilderness area and other sensitive natural areas are restored, protected and preserved.

In 2020, Nederland continues to focus planning and economic development activities on efforts that address:

- alternative energy sources to fossil fuels for transportation
- alternatives for building and the use of sustainable materials
- non-motorized travel in town
- clean air, clean water and water conservation in and around Nederland
- connections to the outdoor environment providing active, healthy lifestyles for people of all ages
- minimal/reduced light and noise pollution
- focused community education programs and stewardship to reduce environmental impact fostering agricultural, economical and community sustainability

In 2020, Nederland’s elected leaders are qualified, competent and representative of the entire community. They are committed to open and clear communication with town staff and all citizens. They actively encourage connections between residents, service providers, businesses and government. Critical information is easily accessible to all, and residents feel included and have a sense of responsibility and ownership in the governance process.

In 2020, Nederland provides arts and culture, education and community activities that include the entire community and provide opportunities for youth.

In 2020, every student in Nederland schools is afforded the opportunity to succeed regardless of ability. Nederland's education system is strong, has high levels of parental involvement and higher than average youth retention rates.

In 2020, Nederland has an accessible social service system for community members. The community ensures that its aging population remains healthy, fully-integrated and an active part of the community.

In 2020, Nederland's economy 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.

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.

In 2020, Nederland supports its local businesses and works to attract new businesses that enhance local services while supporting local values, qualities and the 2020 vision.

Envision Nederland 2020 Community Process

Community Forums

The Steering Committee held community forums on seven topics of importance to developing the vision statement. Approximately 219 attendees² were present to share their opinions, ideas and vision for Nederland's future. They also had a chance to discuss trends that the community should be aware of, think about what they wanted and *did not* want to see happen in Nederland and talk about fears for the future.

The following are notes from the seven community forums held from January—March 2011. These notes, along with transcribed flip charts from the Community Summit and responses to the community survey are largely provided as expressed by the community. Minor spelling and grammar corrections were made to assist with readability.

Community Forum #1: Recreation

January 24, 2011

In what ways is Nederland a great place to live?

- make own fun
- quiet
- can get involved enjoy outdoors history
- clean air
- beauty, scenery proximity to everything
- people watch out for each other
- everyone works together

What is Nederland's unique contribution to the world?

- dead guy days carousel
- medical marijuana, decriminalization the rink
- diversity
- gateway to mountains and RNF
- wind
- custodians to the environment animal populations, moose
- Envision Nederland 2020
- real mountain town

² Total count, many residents attended two or more community forums

What are the critical trends in recreation that have impacted the town over the last 10 years?

- fees at Brainard Lake which caused more folks to visit Hessie and other trail heads we have created many opportunities here for recreation
- motorcycle traffic has increased - noise pollution great rink
- Eldora proposed expansion - ski area impact
- 2001 Nederland recreation master plan has given focus to recreation efforts
- Mud Lake open space
- destination for recreation especially mountain biking music scene is growing
- place where kids can play outside
- recreation is going towards more structured recreation lots of options for kids that are safe and fun
- Do we have the infrastructure to support kid's recreation?
- now on the radar for as a place to go to recreate and that has drawn more people metro area growth is pushing more people to us
- Are we going to follow others and the trends or make our own?
- we must plan for the growth that is coming
- need to unify parents/sports/kids/programs/teams - parks and rec program

What will be the critical trends in recreation that will impact the town over the next 10 years?

- need parks and rec department
- form of parks and rec is what is needed, the nuts and bolts
- manipulation of natural spaces; altering of creek area is changing the natural environment we should manage the creek area
- don't change the creek
- more venues = more people = more impact focus should be on natural environment
- Nederland needs to take ownership over our recreation like other mountain towns (crested butte, steamboat)
- need parks and rec district - peak to peak area
- money for recreation should go to other social services like housing medical care, etc let's control the change
- save and appreciate what we have
- people will come see the natural world not things education will guide us
- we moved to a town not to a wilderness, we are surrounded by wilderness, it's ok to create within our town creek path will add to town, let's not close doors
- Same trends as 10 years ago, how do harness these trends?
- Make sure that growth supports our town are there impact studies being done?
- we need to decide how much we want to grow
- How do we control/manage access to recreation areas?
- What are the nuts and bolts of our expanded programming?
- need to support local businesses to grow anything

- let's develop for what we want not for what others would desire
- older folks will be moving to town, need to plan for growth to prepare for it stop development and enjoy what we have
- parks and rec is not to create more but to preserve what we have
- need more people getting involved and giving time volunteerism needs to be cultivated
- rising gas prices will slow down tourism
- no, it will bring more people here as folks don't want to go to winter park or summit co

What major losses do we fear?

- rink - not sustainable, no town money, based on volunteers loss of town due to fire
- recreation growth - more people and loss of small town atmosphere don't need to grow
- landscape and wind will prevent major growth, let's make the best of what we have can't make a left hand turn
- come up with an urban planning solution for recreation traffic
- ability to see stars - light pollution businesses that are here for locals
- lack of caring about the environment, outsiders don't have the same care loss of control, slow down and keep control of our community
- need to look at impact of growth
- loss of communication and misunderstanding more people need to get involved
- loss of peak soccer - many things need more community support
- loss of trails due to trail conditions and how they have been built, need trail management trust in the continued involvement of people
- loss of history about how projects came to be fear of loss of secret zones and special places tourism is not new
- need parks and rec coordinator without increased taxes the wilderness
- night sky, peace and quiet, can't afford to live here

How do people treat each other and how does that impact our future?

- lack of communication or better information about things/meetings happening in town
- we know each other in different roles and may have disagreements in some but it helps us work together
- let's just go do it
- we take each other for granted; there hasn't been community support for meetings
- need to see the learning opportunity that is right in front of us in nature; need to get people together to talk about it
- like neighbors, great to have good people around
- we are respectful, nobody tonight raised voices or got upset Nederland is great



Community Forum #2: Environment

January 31, 2011

What role does the environment play in making Nederland a great place to live?

- The blue sky
- Clean air
- Awareness of nature over human control
- Preservation of wild places
- Beauty of nature (creeks, trees, wildlife) Habitat for wildlife (making room for animals)
- If it weren't for the environment it wouldn't be Nederland
- We are here because of it
- Increased awareness creates symbiotic relationships
- Humans are part of the environment
- More awareness of environmental issues

What are the critical trends in the environment that have impacted the town over the past ten years?

- Mountain pine beetle
- Increase in population and a change in attitudes
- Consumption per capita
- Understanding our impact! making it positive Increase in human factor in the environment Increased building
- Increased preservation and public effort and usage of trails
- Increased traffic, development of sensitive areas
- Increased light pollution
- Climate change
- More cement and asphalt
- More noise
- More families
- Drought
- Trending towards creating recreation opportunities where we don't need them
- In past 10 years the town has successfully managed growth. Added illegal trails
- Added options for things to do rather than going to Boulder
- Locals feel pushed out of regular stomping grounds. We have a strong sense of ownership to these places. Nederland trails maintained by outside groups
- Locals removed 30 tons of trash from Mud Lake Increased gathering places (teen center, skate park)
- More awareness of environmental issues
- Increased bus routes and use of public transportation
- Progress at state level for funding

- Rising energy costs Diminishing energy sources Increased attempts to garden More photovoltaic installation
- Recreation impacting environment negatively
- Devotion to recreating
- How do we quantify all of this? Wildness restoration Caretaking of existing trails
- Increased complexity of our impact and need for an environmental program
- Addition of sidewalks

What will be the critical trends in the environment that will impact Nederland over the next ten years?

- Revised building code
- Global warming and pine beetle infestation
- Landscape change as a result of pine beetle
- Forest fires, how do we take care of the dead trees? With increased visitors= increased danger of fire
- Education people to pick up trash
- Shortage of clean water and the legalities of protecting it.
- Increasing public and private participation in issues that affect the environment
- Invasive plant species
- Increased opportunities for education and awareness
- Recycling-creating more opportunities to do better
- Food access/quality. Economic hardships as costs increase for these. Species migration to higher altitudes
- Trend is leaning towards larger homes
- Create migration corridors for animals
- Have a plan to accommodate increased visitor numbers Aging population increasing- how will we provide for them Accommodate locals for recreation
- Motorized recreational vehicles will increase
- More people telecommuting from here
- Increased lawlessness in woods due to lack of patrolling.

What would you like/not like to see happen in the environment in Nederland over the next 10 years?

- Encourage volunteer to pick up slack where law enforcement can't
- Increased population means increased stewardship
- We need to protect our watershed and riparian woodlands
- Greater community resiliency-local engagement
- Mountain Ecology Center at Mud Lake
- Business using more post-consumer/recycled products-green building
- Using less harmful products in our daily lives
- Become a net Zero community

- Becoming more energy self-sufficient
- Want vs. need-how does this impact us? Consider what one really needs vs. wants
- Maintaining our uniqueness without focusing on dressing up the town. Not increase Nederland foot print-reduce urban infill
- Every new building off the grid
- Town/county regulations aimed towards smaller building footprints and energy efficiency
- Reduce light/noise pollution and asphalt footprint
- Natural habitat preservation along creek
- Ecopass program for entire area
- EIS codes for development
- Pass Citizens Resolution for the preservation of our town
- Need to make sure we are respectful of each other and our choices
- ½ acre or larger community green house to grow food
- Take the dam down
- No more cell phone tower
- Have something Nederland can make for industry
- Lowering consumerism
- Creation of defensible space
- Creation of venue outside of town to reduce crowds and noise from festivals/music
- More cooperation between Eldora Ski Resort and community
- Community Investment Fund
- Skillshare programs-barter system-time trades Take Responsibility for managing toxic mining sites Develop tool library
- Everything is one big Co-op
- Chemical library
- More connections with neighbors Salt water pool-swimming pool No boating on Barker
- Use the population/visitor increase as an opportunity to educate people to be energy efficient and about our environment
- Monthly community forums
- Develop a deep sense of cooperation amongst ourselves.

What major losses are we concerned about?

- The forest
- Beauty and peacefulness of the reservoir
- Riparian watershed loss for both humans and animals
- Ecosystem functionality
- Trend with climate change and the loss of water quantity. How do we store it?
- Biodiversity
- Habitat

How do people treat each other and how does that impact our future?

- These topics can be divisive, we must think about minimizing that. Work together, communicate
- Be adaptable and accept changes for the future

Community Forum #3: Government

February 7, 2011

We had a pretty small turnout for tonight's meeting, so we had more of a free-flowing discussion rather than sticking to the 10 Questions. We had representation from town government, Town Fire, Boulder County, and RTD.

We held a transportation/Eco-Pass discussion for the first hour. Topics included the possibility of a Nederland Eco-Pass, changing the N bus schedule, improving bus stops, and bus reliability.

Some attendees expressed interest in forming a committee to look into EcoPass viability and possible funding sources. Boulder County will help with a survey to see if area residents would be interested.

Other transportation topics included a second bridge across creek and a fire escape route out of Big Springs.

In keeping with the theme of the night, Government, the following observances were made:

- We need an Emergency Services Plan
- County Open Space, Forrest Service and Anchor Point are studying Big Springs
- County is working on a County Wildfire Plan
- Where should the second bridge be located?
- Town needs to examine infrastructure of underground gas lines and have an emergency plan
- Is there a Northern Energy Emergency Plan?
- Town is working toward an emergency management plan to be complete this year
- 24-7 Police staffing
- Are we on the verge of volunteer burn-out? Town board should be paid
- Town board should not be paid
- We need a localized community and economy
- Discussion of history of town boards
- Outside world and its complexities are encroaching and we need to respond to them
- Critical to have a professional staff
- How do we get more people involved?
- How to get people involved without having a crisis?
- Preserve small town character, but listen to what majority want
- We wear ourselves down by over-discussing issues

- We need to respect zoning
- DDA should be downtown, not spreading towards outskirts of town
- Impact of a project is more important than how much planning it took
- Grow or die isn't valid
- This is not a rural area
- Loss of small town feel is more from increased activity than from increased growth
We like the services that sales tax gives us, but hate the increased people/tourists/activities/events that generate it
- Continuity of government is important
- What can we do better plan-wise? Are we meeting to death?
- Town website should be a portal to organize interests/groups
- A monthly town meeting just for citizens to discuss projects/issues
- No anonymous comments on blogs/ letters to the editor
- What are our collective needs vs. individual needs?
- Look at zoning changes to allow more home-based businesses
- Can we be too unique?



Community Forum #4: Business

February 16, 2011

What role does business play in making Nederland a great place to live?

- Provide tax base for services to use for everyone in Ned
- Enjoy amenities, services, conveniences locally, don't have to drive down below, both local oriented and tourist types
- Creates the appearance of town, its face, it's what makes our town cute and visible
- Makes it appealing to move here, have a family here, for residents
- Allows more people to live and work here
- Offer sustainability in terms of higher paid jobs, a place where our children can return and work here
- Provide donations to nonprofits and local efforts
- DDA self-taxed so doesn't tax all properties
- Makes living here possible and have a town that exists
- Eldora provides a lot of jobs for locals and local skiing and recreation
- Behind economic base, provides more variety of lifestyle than we used to have

What are the critical trends in business that have impacted the town over the last 10 years?

- Demographics: more people working from home
- Allows some to provide more services to the people who work from home
- Medical marijuana, majority of retail space owned by 2 property owners which has increased rents
- Higher rents
- Local economic goes as the national economy goes
- Increase arts and music, growing culturally
- Sales tax peaked in 2000, 2005 is low point contrary to national trend, now there is a steady increase
- Increase tourists
- Increase weekend events
- Increase online purchasing and downloading
- Negative press from time to time
- Homogenization trend nationally, but not in Nederland, we've retained our unique businesses
- Nederland businesses bucking national economic trend
- Unity of businesses: Chamber and DDA Increase property and sales taxes
- More steady business (self-employed business owner)
- Increase friendly, character of town, good service and quality improvements
- Increase sustainability: businesses bottom-line, lowers infrastructure costs, use less resources, saves money Adjusted for inflation sales tax below 2000 level

- Increase globalization affects cost, where and what we buy
- Increase localization, buy local (Transition Towns)
- Town staff more friendly, approachable, increase communication
- Increase unemployment
- Increase self-employment
- Less money therefore less money spent on fun things, more outside tourists spending more
- Increase family friendly business

What will be the critical trends in business that will impact the town over the next 10 years?

- Nederland is doing more with localization
- More conscious of buying locally
- Cost of transportation and gas
- People come into town to do business such as Post Office which supports sense of community
- New barber, businesses that cater to local needs
- Increase telecommuting, work from home will need services
- Increase energy prices
- Decrease prices
- Increase innovation, increase small cottage businesses Increase community investing, invest in our local businesses Increase polarization between rich and poor
- Increase economic shenanigans
- Increase China's economic growth which increases demand for commodities, increases cost of oil
- Increase demand for water
- Increase tourism in Nederland
- Increase tourism from carousel which changes our little mountain town, it's more sophisticated
- Increase neighborhood businesses, live above your shop
- Increase cooperatives due to climate change and growth economy, innovation in how we buy and sell
- Increase gas by double which means more pedestrian and transit oriented, increase options for transit local and tourist, learn from
- Ft. Collins and Steamboat Dissolution of RTD Increase carpooling
- Increase fees for public services
- Increase privatization of public lands and services
- Increase impoverishment
- Increase amount of our assets going toward public services Increase buying online and local businesses selling online Increase communication technologies (cell, internet...) Decrease sales tax revenue due to increase online sales Decrease revenues decreases services
- Increase products and services available or do we forgo them? Businesses running by foot traffic and online

- Opportunity to take advantage of our uniqueness and take advantage of online to centralize
- Providing order opportunities in Nederland delivered here, we reap the sales tax
- Dependent on weather/nature, wind, snow has big impact on us, also pine beetle
- Increase use of technology
- Increase stay at home for vacation
- Increase locally grown food
- Increase low technology, e.g., keeping food fresh
- Increase local currencies and complimentary currencies

What would you like to see happen in business over the next 10 years?

- Town provide ECO passes
- Local discounts
- More professional services and space for them to work in town
- Freeing up real estate for new business looking at cabins in different way, next generation
- Town rezone mixed use or allow live/work space regulations
- More business owners in meetings like this
- Code enforcement to ensure business is used as business
- Business don't provide products wrapped in plastic
- Community appreciates the work of the DDA
- Evolve European style of lodging, invite people into homes rather than big hotel
- More products available, clothing, furniture
- Local industry, local products (wood) Preserve historic properties via subsidy
- Our economy diversify from focus on tourism, cottage industry, center for excellence
- Tungsten mining
- Protect water and natural environment, it's part of us and sustainable goals
- People come here to experience clean and natural beauty
- Business ask what locals want, tailor to locals
- Individual awareness and intention about buying cheap products from below vs. local a little more expensive
- Viable food production business
- Community business, bartering exchange
- \$5million investment fund to support existing and new businesses
- shift attitude from "that's Ned" to champions and get involved

- Increase shopping locally
- Upgrade sewer plant
- Big community solar system
- Zero leakage, 100% local employment, full contained sustainable services and Nederland peace
- New social compact between citizens and business, a new business for local living economy
- Self sustainable energy: “This town is completely energy self-sufficient.”
- Support American made products
- Increase employment, save transportation
- Increase dialogue between business and residents
- Capitalism depends on growth which is unsustainable so more discussion toward cooperation and community owned businesses (e.g., Mondragon, Spain)

What would you like to see not happen in business over the next 10 years?

- Fast food, fast life stuff
- No traffic light
- Don’t want to see businesses go away
- Businesses not paying attention to each other and community Hustle and bustle of what we moved here to get away from (e.g., events every weekend, lines, hard to park)
- Not cater to visitors only More light pollution More concrete expanses
- Traffic snarls
- Development projects that affect natural environment and natural beauty and rustic aspect of our town
- Need adequate improved mechanism ways to deal with disputes or different interests
- Not see big box buildings which impact view
- Not welcoming new people
- Can’t have it both ways (growth or no growth), need to pay for services
- Town allows using unused space rather than developing on green space
- Not lose our schools
- Third way: sustainable community, look at what you need and invest in that (sewer and water) vs. what we want (river walk, kayak park)
- More festivals, impacts our weekends, limit what we create to bring in business boundaries on growth
- Business needs to get realistic view about how many people can live here

What major losses do we fear?

- Catering more toward tourists losing quaintness of Ned (get around town, see people I know, quiet, more about the feel, the people rather than sidewalks and traffic circle, it's how we interact, rustic ruralness, architecture, natural environment)
- Loss of business increases rents and costs
- Closing gates to outsiders
- Unique need all the different people it attracts, interesting, quirkiness of people who live here and visit
- Work together to find solutions (e.g., fixing problems rather than no people or no festivals)
- Fear of losing opportunity of meeting interesting tourists
- Fear of being overrun by tourists such as festivals
- Pride of my town and sharing with visitors
- Rather than stop traffic, create solutions

How do people treat each other and how does that impact our future?

- Being respectful of each other
- Open discourse, hear what others think
- Focused on our pet projects, need to remember the big picture, making the whole better
- Acknowledge we are all passionate
- Care about Nederland
- Listening so important, mayor as great example
- Need to have more forward questions



Community Forum #5: Education

February 23, 2011

What role does education play in making Nederland a great place to live?

- pulse of young people-academics, sports, theatre, Free spirit-school reflects that
- NES-central, local, community, warm. Children see teachers out in community-connectedness.
- More than public education-continue learning beyond school walls.
- NMSHS-musical productions YAY!
- Feels safe walking the streets at night.

Critical trends that have impacted the town's education?

- budget cuts
- CSAP
- skill based education
- open enrollment down the hill
- demographics-attracting hi-tech and work at home families
- Technology and cyber schooling
- Volunteerism-decline at MS and HS level
- Parents are more involved "Infinite campus" better communication
- Paying for after school programs cuts
- more parent involvement due to budget cuts
- More participation in sports @ Teens Inc, free after-school
- Safety
- Cyber bullying downside of technology
- Public nature of MMJ
- Illegal drug influence is less
- younger use nationwide
- more home schooling nationwide
- Nature based curriculum
- Food served
- Green, environmental, reduce footprint
- Childhood obesity- promote movement and healthy lifestyles LOCAL
- CSAP-teaching to test Stress on students and teachers Changed worth and value of schools- less subjective Help us see objective view not the full picture
- Used to be fun, thought provoking and hands on
- Different in how we see these standardized tests Used to be teacher assessments
- 5th grade uses CSAP prep books
- Schools have lower standards than what should be expected

Critical trends to impact education in the next 10 years?

- Early childhood education
- online learning with traditional schools
- concern about life choices and dealing with life
- cutting “wellness” component of education PE, art, music, etc
- professional development for teachers to keep up
- climate change we need to be educating problem solvers
- small school with big district is a plus
- Principal’s job is to provide for educators
- social emotional
- obesity, stress, ADHD This is the most medicated generation
- Need unstructured play outdoors
- Ned has less of a push to put kids on drugs Use more natural means
- second language skills and technology will be necessary
- challenge-transportation to get out and play
- what people need to know to succeed-how to work as a team, things are moving so fast
- teacher compensation Competition despite low wage
- \$ states on verge of bankruptcy may lead to more home schooling and online learning

What would you like to see happen?

- Less stress in families-more time together
- Ned kids stay in Ned
- school start in mid September not August
- Mixing generations
- More life-long community learning
- More policies discussion-multi-generational
- Keep Ned kids here with locals helping schools to teach
- Natural world in curriculum
- School and community become more united
- More pre-knowledge of school stuff going on
- Elementary kids access to foreign language
- shift to preventing behavior issues in kids village to raise a child approach
- Revival of tradesmen and apprenticeships
- Instilling value of volunteerism
- Physical activity helps the brain
- Use of internet-appropriate use and integration
- More opportunities for adults and those not connected to the internet
- Keep Ned kids in Ned recognize individuals and respect different choices
- Academic rigor excellence
- Balance- teach to the head, hands and heart
- Light the schools at night time activities for community too
- Free university share expertise
- More after school and summer athletic and art experiences Transition Elem to HS

- Like Chicago- more classes and intellectual pursuits
- Keep beautiful sense of Ned where we can try lots of things
- Creativity permeate the schools
- Community that values intellectualism

What do you not want to see in education in the next 10 years?

- Homogeneous kids
- Loose school as center
- Loose personal touch-valuing individuals
- Inertia, complacency, lack of movement
- Loosing parental involvement
- Leaving education only to the teachers—it takes a village

How do we get to our future?

- Communication from schools to the community Pre-event activity
- Reward volunteerism
- Encourage involvement
- How do we change our national skills based education?
- Connect community and schools. Who and how?
- Transportation
- What is success? Show up to excel
- Community involvement would lead to CSAP success
- All grade levels communication to whole community
- We need to work together Communicate
- This forum is a great step to getting there
- Mailing to the greater Nederland area
- More grant writing

Community Forum #6: Community Service

February 28, 2011

What role does community service make Ned a great place to live?

- All the nonprofits make it a great place
- If it weren't for nonprofits there would be more gaps in services and activity
- Empty lonely place without the connections
- Awareness of needs
- Passion connected to need-what people care about
- Opportunities to get involved
- Overall contribution to healthy community
- Satisfies need to contribute to community
- Assimilates new people into community

Trends of the last 10 years

- New ones come-olds have gone or have evolved into other things
- Population changes
- Increase in tourist dollars
- Increase in hope to achieve
- Impact of Peak to Peak Healthy Communities
- Peak to Peak's celebration of volunteers
- Nonprofit started because government wasn't able to meet needs

Trends next 10 years

- Aging population
- Problems and hardships
- Aging well as a community priority
- Single aging
- Contributions of aging population
- Potential partnership with Gilpin County Seniors
- Assisted care (Possible Gilpin Partnership)
- Need for activities
- Healthy seniors want to retire in Ned
- Availability of low income/subsidized housing
- Increased need for Special Transit
- Need for healthcare options
- Money pool becoming less or going away
- Partnerships and creative thinking
- Focus on big projects
- Resources through "think tanks" and other sources for money and knowledge
- Loss of energy to keep food bank viable

- Volunteer burnout
- Lack of new volunteers
- Skepticism towards government
- Increase in public meetings to support nonprofit structure
- Relationship between nonprofits, government and the people
- Potential for more government run programming

What would you like to see happen?

- Collaboration between nonprofit ' driven by nonprofits
- Better training program for volunteers/train organizations to help volunteers
- Ability to connect volunteer energy with opportunities
- Partnership to community information, needs, and shared resources
- Increase participation in NANA
- Rerun on indicators shared outcomes
- Media support and communication community supported media
- Website/communications
- Merging nonprofits with government
- Clearing house for resources and information
- Kiosk in community center
- Radio station and other forms of communications
- Coordination connecting the missing pieces
- Volunteer connection
- A Truck!



Community Forum #7: Open

March 7, 2011

For those who have attended the forums, what are some of the themes you have seen emerge through the conversations?

- Turning towards sustainability
- Talking about bigger issues The difference between being affected by outside change and the change coming from within the community
- Listening to each other
- “Regular: people aren’t represented Most attendees are part of a group or an organization or have an agenda
- People want to live in a quiet place with few government programs
- Education is more than schools It’s a partnership between all aspects of community
- Volunteerism should be sustainable
- We need alternative access/route through town
- Social sustainability Local resources can drive local economy such as local industry using disease-killed pine
- Interior transportation within the community
- Growing need for senior services
- More local employment Shopping locally
- What is Gov responsibility and what needs must be met from private sector/individuals? What is the role of Government
- Balance between needs of older population and those who are coming to town to start their lives
- Fairness and balance
- Acceleration of tourism Good and bad. Are there too many events?
- Have more local events that don’t need to draw attendees from out of town
- Better/different management of events Especially management and ordinance enforcement of noise and light pollution

How do we treat each other? Have these forums changed or influenced the way you view and communicate with others in our town who hold an opposing vision to yours?

- They’ve been a good opportunity to touch base with others who we disagree with on some things
- Friendships have been made because of it
- Nice to have a face to look at when working through an issue/concern New connections have been made, but themes have been too general
- We should use these meetings in a general/informative way, but should talk to each other if we want specifics
- Healthy, open forum

- People like meeting in person rather than electronic communication/ newspaper letter to editor

Did we miss anything? Any subject you wish we'd covered in a forum?

- Communication. New cell phone tower, struggling newspaper
- A discussion of town justice system.

What has made past projects or efforts in Nederland successful?

- Organizations working together. Library, for example. Good communication was key. Recognition of community champions and volunteers
- Partnerships (town, county, citizens, non-profits, town boards)
- Projects that fit with town character. Steam shovel, for example. Funding. Grants and taxes
- Small groups with lots of energy
- Excitement/hype/ publicity
- Alisha
- Fun
- Feeling of being included Validation of our efforts Constructive critique

What has prevented past projects or efforts in Nederland from being successful?

- Accountability
- Quality of communication. Negative communication has brutal affect.
- People not getting involved. It's easy not to get involved
- Not listening
- Leader not organized
- Leader with animosity toward others
- Top down decisions suck
- Cost. Things fall apart when they get expensive
- Number of people involved

What would you suggest be included in the May 21st Summit? (Note the Summit date was changed to June 4th following this forum due to a conflict with high school graduation.)

- No one gets everything. We need to commit to compromise. Work with what we have to get specific solutions
- Write a concrete set of goals and emerge with a proposal

- Summit should not be broken down into small groups. We'd all like to be part of all the groups. Holistic approach.
- Perhaps each group talks about all topics. Meetings are divided by time, not topic. What is going on in the world? How does that affect our local vision?
- Questions should be more specific, thus producing more tangible results, rather than the conceptual-style format we've had so far
- Keep it positive
- We need to check in with our goals after the summit. And often.
- Food
- Make it known that everyone is invited and everyone is empowered.
- Reminders to people to attend post cards, notices in utility bills
- Remember that this is a roadmap, not a mandate
- Changed in the world will have a dramatic effect on our community such as climate change, peak oil. We should see our town in the context of the whole world.

After envision 2020 is established, what is the best way to continue the work and continue the momentum?

- Feedback to the community
- Deadlines
- Each participant is given tokens to place on a board in the area they feel is important
- Take a look at what we come up with. Should some things be directed toward government, some to chamber, some just to evolve with new or existing groups?
- Have both positive and negative place to place your tokens. Not just for what you are for, but what you are against.
- Concrete goals
- Logistics. Can we meet in a circle or use classrooms? A microphone for ease of hearing. Focus should not be on projects. Forum should not be a place to compile a wish list.

Nederland Youth Survey

As part of the Envision Nederland 2020 process, middle and high school students were asked to complete a survey. A total of 146 responses were received. The summary report is provided here.

Question 1: In what ways is Nederland a great place to live?

- 53 – Because it is small you get to know everyone.
- 15 – Mountains
- 13 – Close to Eldora
- 11 – Not a good place to live
- 10 – No answer
- 8 – All the recreation
- 7 – Not crowded
- 5 – Interesting people
- 4 – Safe
- 3 – Awesome
- 3 – Always something to do
- 3 – Quiet
- 3 – Good Schools
- 2 – Wild life near
- 2 – Clean air
- 2 – Movie Theater
- 1 – Open minded people
- 1 – Jobs for teens

Question 2: What is Nederland's unique contribution to the world?

- 33 – Frozen Dead Guy Days
- 19 – Marijuana available
- 16 – No answer
- 13 – Don't know
- 13 – Interesting/unique people
- 8 – Eldora
- 6 – Unique opportunities
- 6 – Music and musicians
- 6 – Tourist attractions
- 5 – Nature
- 5 – Mountain environment
- 4 – Hippie culture
- 3 – No fast food restaurants or big box stores

- 2 – Place to train at high altitudes
- 2 – Bottled oxygen
- 2 – Schools in the forest
- 2 – Clean
- 1 – Place with philosophy “Don’t judge a book by its cover”.

Question 3: How do people treat each other and how does this impact the future?

- 82 – Good, pretty well, nicely, friendly
- 17 – No answer
- 9 – With respect
- 9 – Not very well
- 8 – Drugs affect behavior
- 7 – Like a family
- 4 – Like everyone is a friend
- 3 – Don’t know
- 2 – Like a community
- 2 – Helpful to each other
- 1 – Same as everywhere in the world
- 1 – Believe in each other
- 1 – They keep to themselves

Question 4: If you could change one thing about Nederland, what would it be and why?

- 29 – Fewer marijuana dispensaries
- 26 – More shopping, eating, recreational opportunities
- 20 – Drug control
- 18 – Don’t change anything
- 12 – No answer
- 6 – Less traffic
- 6 – Get rid of yuppies, hippies, red necks, people I don’t like and Carousel
- 5 – Improve schools, more snow days, later start time
- 5 – More money for schools and non-profits
- 4 – Drug reputation outside of Nederland
- 4 – Wind
- 1 – Make it a city
- 1 – Bigger ski area
- 1 – Make people less judgmental
- 1 – Build a hospital
- 1 – Opportunistic government
- 1 – More “weed”
- 1 – Replace the cigarette store with a courtyard
- 1 – Cut down all the trees
- 1 – Everything

- 1 – More diverse ethnic population
- 1 – More “green”

Question 5: What changes would you like to see in Nederland that would better the community for the youth particularly?

- 24 – More shopping and recreational opportunities
- 22 – More drug control
- 19 – Fewer marijuana dispensaries
- 17 – No answer
- 15 – No changes need to be made
- 10 – Don’t know
- 9 – More activities for teens
- 4 – Increase size of ski area and have more ski days out of school
- 3 – Change drug reputation
- 3 – Increase job opportunities for teens
- 3 – Get rid of yuppies and hippies
- 3 – Improve schools
- 2 – Stop expanding
- 2 – Be less judgmental
- 1 – Fewer tourists
- 1 – Better library
- 1 – Can’t be done
- 1 – More “weed”
- 1 – Improve teen center
- 1 – Provide “pot free” places for teens
- 1 – More diversity
- 1 – More opportunities to talk about issues
- 1 – Less crime
- 1 – More volunteer opportunities for you



Nederland Community Summit Planning Meeting

May 9, 2011

The Envision Nederland 2020 Steering Committee and interSector Partners, L3c hosted a community meeting to gather input into the design of the June 4, 2011 Community Summit. Twenty-one people attended the meeting to share their ideas. Facilitators asked community members to share their desired outcomes for the Summit. Ideas included:

1. A draft 2020 vision statement or statements
2. To have interacted with fellow community members
3. The chance to hear and consider a wide variety of perspectives
4. To discuss broad concepts and specific topics, too
5. A chance to work in small groups and to work together as a whole

In addition to the outcomes, the group briefly discussed the idea of a community survey. Some people expressed concern that not as many people had attended the forums as they would have liked and the group discussed how to get more input and get the word out about the Summit.

Public pre-planning meeting for the community summit tonight!

Posted on May 9, 2011 by [envislonnederland2020](#)



We are hosting a pre-community summit meeting tonight, Monday May 9th, that the you're invited to to brainstorm what you want the community summit day to look like. Please come to the community center at 7:00 pm tonight to help us give you what you want for this gathering!

Posted in [Community Group](#), [Upcoming Events](#) | Tagged [community](#), [envislon](#), [meeting](#), [summit](#) | [Leave a comment](#)

Nederland Community Survey

During the community forums and the Summit planning meeting, as well as in many one-on-one conversations, the Steering Committee heard a lot of community interest in conducting a survey to try to reach community members who were not otherwise involved in the process.

The Steering Committee and interSector Partners developed a survey that would allow people to share their opinion of the importance of the key themes that came out of the community forums and youth survey. The survey was designed to be brief, simple and accessible and to provide additional information for consideration during the Community Summit. It was not intended to provide a vote on which items would become part of the final vision statement.

The survey was administered electronically by interSector Partners, L3c. The Steering Committee provided email addresses resulting in 442 surveys being delivered by email directly from the survey system (through interSector). The Steering Committee designed

and sent a postcard to residents and promoted the survey on the Envision Nederland 2020 blog, the Town's Web site and the Mayor's Facebook page.



Mayor Sumaya Abu-Haidar
Ned area folks: Here is your chance to put your two cents in regarding a vision for Nederland's future. If you have not received an email invite to take this Envision Nederland 2020 survey, please use this link and take the survey TODAY! Your input is really important!

**Envision Nederland 2020 Community Survey**
www.surveygizmo.com
Envision Nederland 2020 Community Survey. Created using SurveyGizmo, online survey software.

ENVISION NEDERLAND 2020

May 18 at 8:54am · Like · Comment · Share

Survey results are provided on the following pages.



Envision Nederland 2020 Community Survey Summary Report

Survey: Envision Nederland 2020 Community Survey

The following themes emerged from community input over the past several months related to Community Service. Please indicate how important these themes are to you:

	Very Important	Important	Moderately Important	Of Little Importance	Unimportant	Total
Provide services for older adults	24.6% 66	39.2% 105	24.6% 66	8.6% 23	3.0% 8	100% 268
More partnerships: nonprofit, government, business	15.7% 42	39.2% 105	31.7% 85	9.3% 25	4.1% 11	100% 268
More partnerships: between nonprofits	12.4% 33	38.2% 102	34.1% 91	12.4% 33	3.0% 8	100% 267
Better community communication	40.8% 109	41.6% 111	13.9% 37	2.6% 7	1.1% 3	100% 267
Develop volunteer program: training, connecting people to opportunities, sustainability	27.1% 72	36.5% 97	25.9% 69	7.1% 19	3.4% 9	100% 266
Minimize change - focus on keeping Nederland as it is today	17.3% 46	9.0% 24	23.3% 62	13.2% 35	37.2% 99	100% 266

The following themes emerged from community input over the past several months related to Education. Please indicate how important these themes are to you:

	Very Important	Important	Moderately Important	Of Little Importance	Unimportant	Total
Connections/communications between school and community	33.5% 89	42.5% 113	17.7% 47	4.5% 12	1.9% 5	100% 266
Parent involvement	44.4% 118	37.6% 100	12.4% 33	2.6% 7	3.0% 8	100% 266
Teachers: recruiting, compensating, retaining, professional development	44.6% 119	36.0% 96	11.6% 31	4.5% 12	3.4% 9	100% 267
Keep Nederland youth in Nederland schools	39.3% 105	30.7% 82	19.9% 53	7.1% 19	3.0% 8	100% 267
Provide out of school-time programming	30.3% 81	38.2% 102	22.1% 59	6.4% 17	3.0% 8	100% 267
Focus on wellness/health programming (obesity, social, emotional, drug prevention)	34.2% 91	36.5% 97	21.4% 57	5.6% 15	2.3% 6	100% 266
Minimize change - focus on keeping Nederland as it is today	12.0% 32	7.9% 21	18.4% 49	24.1% 64	37.6% 100	100% 266

The following themes emerged from community input over the past several months related to Youth. Please indicate how important these themes are to you:

	Very Important	Important	Moderately Important	Of Little Importance	Unimportant	Total
Focus on ways to deal with/control drugs, marijuana and dispensaries	33.5% 89	19.5% 52	22.6% 60	16.5% 44	7.9% 21	100% 266
Increased opportunities for teens (jobs, activities, eating, shopping, recreation)	38.7% 103	37.6% 100	18.8% 50	2.6% 7	2.3% 6	100% 266
Addressing teen indifference	28.8% 77	28.8% 77	29.2% 78	9.0% 24	4.1% 11	100% 267
Understanding teen's perceptions and expectations	31.1% 83	28.1% 75	28.1% 75	9.0% 24	3.7% 10	100% 267
Minimize change - focus on keeping Nederland as it is today	10.5% 28	7.9% 21	18.8% 50	19.2% 51	43.6% 116	100% 266

The following themes emerged from community input over the past several months related to Government. Please indicate how important these themes are to you:

	Very Important	Important	Moderately Important	Of Little Importance	Unimportant	Total
Create and communicate emergency plans	48.9% 130	33.5% 89	14.7% 39	1.5% 4	1.5% 4	100% 266
Better manage how our local economy reacts/responds to the outside world	25.5% 68	36.3% 97	25.5% 68	10.1% 27	2.6% 7	100% 267
Increase and/or improve public/alternative transportation options/ways to move about within Nederland	26.7% 71	26.3% 70	24.8% 66	13.5% 36	8.6% 23	100% 266
Enhance community involvement and communication with government	30.5% 81	40.2% 107	21.4% 57	6.0% 16	1.9% 5	100% 266
Have a more open and receptive government	34.6% 92	38.0% 101	20.3% 54	5.3% 14	1.9% 5	100% 266
Minimize change - focus on keeping Nederland as it is today	12.4% 33	7.1% 19	21.1% 56	15.8% 42	43.6% 116	100% 266

The following themes emerged from community input over the past several months related to the Economy. Please indicate how important these themes are to you:

	Very Important	Important	Moderately Important	Of Little Importance	Unimportant	Total
Improve/support local economy	59.1% 153	30.9% 80	8.1% 21	0.8% 2	1.2% 3	100% 259
Improve/support tourist economy	32.7% 85	33.5% 87	21.2% 55	6.5% 17	6.2% 16	100% 260
Encourage area residents to buy local	48.3% 125	35.9% 93	11.2% 29	1.9% 5	2.7% 7	100% 259
Increase opportunities to make a living locally	53.3% 138	30.9% 80	11.6% 30	1.5% 4	2.7% 7	100% 259
Support business as the pillar & economic base of the community	35.5% 92	37.8% 98	18.9% 49	3.9% 10	3.9% 10	100% 259
Attract/support innovative businesses and models (home-based, cottage industry, online, live above your shop, telecommuting)	45.2% 117	37.8% 98	11.2% 29	3.9% 10	1.9% 5	100% 259
Improve communication/interaction between business and community	33.6% 87	38.2% 99	22.0% 57	3.9% 10	2.3% 6	100% 259
Minimize change - focus on keeping Nederland as it is today	11.2% 29	6.9% 18	20.8% 54	18.1% 47	42.9% 111	100% 259

The following themes emerged from community input over the past several months related to the Environment. Please indicate how important these themes are to you:

	Very Important	Important	Moderately Important	Of Little Importance	Unimportant	Total
Commitment to stewardship of natural resources	59.5% 154	31.3% 81	7.7% 20	0.8% 2	0.8% 2	100% 259
Manage environmental impact in all areas (water quality, traffic, noise, pollution, etc.)	59.1% 153	28.2% 73	10.8% 28	0.8% 2	1.2% 3	100% 259
Develop community-wide sustainability plan	41.3% 107	30.1% 78	18.5% 48	5.8% 15	4.2% 11	100% 259
Develop alternative energy sources/options (become more energy self-sufficient)	50.0% 129	27.9% 72	11.6% 30	7.0% 18	3.5% 9	100% 258
Focus on the full ecosystem and sustainability	40.9% 106	32.4% 84	17.0% 44	5.4% 14	4.2% 11	100% 259
Develop/implement wildfire protection and forest health plans	69.8% 180	22.5% 58	4.7% 12	1.9% 5	1.2% 3	100% 258
Minimize change - focus on keeping Nederland as it is today	11.6% 30	7.7% 20	20.5% 53	16.2% 42	44.0% 114	100% 259

The following themes emerged from community input over the past several months related to Recreation. Please indicate how important these themes are to you:

	Very Important	Important	Moderately Important	Of Little Importance	Unimportant	Total
Need for a parks and recreation department/district/coordinator	22.8% 59	29.0% 75	22.4% 58	16.6% 43	9.3% 24	100% 259
Provide places for kids to recreate	35.9% 93	29.0% 75	22.8% 59	8.1% 21	4.2% 11	100% 259
Actively manage Nederland's recreation-related tourism	26.6% 69	32.4% 84	25.1% 65	12.0% 31	3.9% 10	100% 259
Continue to improve and develop parks, trails and recreational facilities.	37.8% 98	34.0% 88	15.8% 41	8.1% 21	4.2% 11	100% 259
Take ownership of our recreational resources	31.3% 81	35.9% 93	18.1% 47	10.8% 28	3.9% 10	100% 259
Preserve and protect open space on public land	47.5% 123	31.7% 82	14.7% 38	3.5% 9	2.7% 7	100% 259
Minimize change - focus on keeping Nederland as it is today	12.0% 31	9.3% 24	22.0% 57	18.1% 47	38.6% 100	100% 259

Please rank each of the Community Forum topics in the order of importance to you: [1 = MOST important | 7 = least important]

Item	Total Score ¹	Overall Rank
Environment	1308	1
Economy	1289	2
Education	1138	3
Recreation	894	4
Youth	893	5
Community Service	849	6
Government	783	7

Total Respondents:

¹ Score is a weighted calculation. Items ranked first are valued higher than the following ranks, the score is the sum of all weighted rank counts.

For the topic you chose as MOST important [#1 above] please share why this topic is most important to you: [Limit 50 words]

\$\$\$ rules the world

A good education and a healthy body and mind for our children is most important.

A healthy economy means a healthy community. Jobs, revitalization, general wellbeing

A town is an economic unit.

A vibrant economy will keep our taxes at a minimum.

As the economy goes, so the town goes.

Basis for the rest. Better communication, transparency encourage other results.

Because it's difficult or impossible to fix after you screw it up.

Being able to afford to live here.

Economy leads to being able to eat.

Education is everyone's future.

Education of all of us, not just the young is important so we don't repeat mistakes.

Education will shape our kids future, the future of Nederland and the rest of the world.

Everything begins with improved, thoughtful, and intentional education.

I have no most important issue. They are all a blend of what makes up our community.

I have two children and struggle with working in Boulder while they are in school in Ned.

I moved her because of the environment not the economy etc

I think the Environment should be the driver for many of the other topics

I'm all for helping Nederland and it's residents. We need growth.

It is the foundation on which all other aspects stand.

It seems that without a sustainable economy, our town will struggle in all areas.

It's important to have a close communication with the local Government.

Leave it alone! Keep Nederland weird!!!

Many people in the local community are seasonal employees and/or part-time employees.

No money, no town

Nothing else can really happen without a good economic base to build on.

Once it's gone we can't get it back.

Our children are the future of Nederland and beyond.

Our environment gives Ned its unique place in the world. Keep it that way!

Our town thrives on volunteers. Personally, we improve by community service of many kinds.

Recreation will bring more people to the economy, and is important for me as a resident.

Sustainability is key. The sooner the better.

The beauty of the surroundings and fresh air is why most of us live there!!!

The best thing about Ned is the outdoor opportunities. We are blessed up here!

The environment is the main reason I live here.

The primary driver of the economy drives other aspects of the town.

There's not much for youth to do here.

This is a tuff list to assemble. Without a successful economy, we would have no town.

This is the foundation for funding all other priorities.

To create a thriving town based on local and tourist input

We all live in Nederland for the environment. It's our most precious asset.

We all need to participate in our community for it to function and grow. Similar to voting.

We are stewards. We must leave our children those things that keep us sane.

We are the world, We are the children.

We need to protect our town from the biggest threat - wildfires. More forest health initiatives.

Well I think you need good infrastructure in a community to have the rest of the topics work.

Whether our economy is vital or not is the key ingredient to a viable community.

With a decent economy, I feel the rest will follow in a more productive environment.

Without a solid economy all other needs and wants cannot happen.

Without a world class education we fail as a community and nation.

You have to have work in order to live here

economy drives everything;

for quality of life, environment comes first

it covers the range of issues that make life what is and can be in Ned

it's the biggest investment in the future we can make

It's the glue!

no economy no town

prevent student/teacher brain drain to Boulder

The most wonderful thing about Nederland is the natural environment that surrounds it!

The quality of the local environment is why I live here.

The youth is this town's future.

to provide a better future for the community

Without the incredible environment here we will have nothing.

without the kind of good government that we have currently Nederland has no future

Without good government, Nederland languished for decades. Only recently have we elected/ hired a local government that is responsible, transparent and effective. The positive improvements in the last two years are exciting and appreciated.

Nederland is an environmental gem. Most folks visit and want to live in or around Ned. All the components listed above certainly help in keeping a gentle balance in what we love and the necessities of a small town. You are pursuing this in a very good way. Good Luck

we need a responsive government, that listens to the citizens and acts VERY cautiously on any changes to our town.

Through community service we bring the town together - it empowers town residents to be part of the solution.

Nederland can be a trend-setter in eco-responsibility by focusing our dialogue and instilling practices that put Earth's needs first before human desire to consume, discard, and therefore pollute. We can be famous among the first conscious communities in the world that practices a full cycle of sustainability!!!

If we don't take care of the environment, there will be nothing left to worry about in other categories

Because I am a parent of a young elementary school child and we would like to keep her in our Nederland schools. Which means they must maintain high quality standards

The other 6 items all DEPEND on a healthy economy, although there is element of interdependence (Government can nurture healthy economy; healthy youth culture could lead to a healthy future economy, people need to recreate to think clearly and creatively, the current level of ignorance is source of many problems)

Without an active and vibrant local economy our town cannot survive. We need to ensure that we have an environment that encourages businesses and consequently encourages spending within our local economy.

Limited economic development and strengthening of the local business/job climate allows a diverse, lower tax base which increases the quality of life for all residents and allows other programming opportunities (educational, recreational, tourist).

Government has squashed the residents in the past. I have attended meetings of vital importance to me, just to be ignored. Many others were present too, as it was important to them. We were all treated the same way. This promotes an attitude of "why bother" trying?

I think that if the economy of the area is strong the people that live here every day feel more at ease to focus on at least the other 6 topics.

Without a healthy environment, we won't even have the option to be healthy or not. Plus, we share the environment with creatures who are not human, but also valuable. We are inter-dependent with the environment. We need clean water and clean air.

It is important to keep our schools the best they can be; that includes keeping and attracting good teachers and administrators and having the schools be an integral part of the community.

Addressing enviro/energy issues impacts everyone and everything - providing safer living, recreations opps, jobs and a future for youth...

Maintaining a healthy environment in Ned underpins every one of the other concerns. If the environment isn't healthy and of quality, everything else is meaningless.

The future is in the hands of the youth. My hope is for the next generation to be able to make wise choices.

We must protect our natural environment--don't disturb the waterways and wetlands. No river walk, no kayak course! No more concrete sidewalks. No rock walls. No boating. Keep Nederland rustic. Clean it up but don't build it up with touristy stuff. We live here!

I donate 100's of hours per year to students, for 7.5 years now, because of FIRST Robotics' (www.usfirst.org) purpose. Good teachers should be making \$1M/yr, not athletes and entertainers. Messed up culture, going to bite us someday when all technology is owned by other countries.

Nederland is natural for recreation. Restore non-motorized boating as recreation on Barker Reservoir.

Excellent education is key to the future of our community. Every effort should be made to improve Ned area schools so that Ned children stay in the community.

Nederland is facing real issues with regard to management of its forests and trees. It will be dangerous if the area becomes a tinderbox with pinebeetle infested trees. Homeowner's can get the trees down. The town can help. Send a chipper around like it did last year.

I live in Nederland, but do not have a business in Nederland. I'm tired of the business owners (most of whom are non-residents) hijacking our town as though their wants were the same as resident's wants. Their money and profits is all they care about.

Major overhauls REQUIRED. The BOT does not listen to the majority who speak out or the PC and vote for whatever they want anyway. Once again no change in gov. transparency/ communication. They lie on record/video, waste \$. Bureaucratic mess. Favoritism.

Economy and environment are both very important to me. We need to find ways to keep Ned \$\$\$'s in town and this can be done by encouraging local shopping & more small businesses. We also need to protect our Mother Earth, not pour concrete all over town.

It is our landscape which attracts recreation, which fuels our local economy, which provides employment for community and youth, which contributes tax dollars for schools, etc. I think we should focus on intentionally managing this system for self-sufficient local community sustainability.

If Ned schools are not meeting the needs of our kids, many young, energetic & community minded families will move elsewhere. A town without young families becomes unhealthy.

Without the beauty & protection of Ned & surrounding environment all the other topics become less important.

So much of what is wonderful about our Town is made possible because of volunteers. We have a true Community in Nederland, which is increasingly rare in this world. People working to improve the lives of other people is a beautiful thing that should be encouraged and supported.

Because it impacts all areas of our lives. This is a hard survey because all areas are so important. I also realize that in improving things some things in Nederland will need to change

Government for 1 reason...safety. If we cannot maintain a "safe" town, everything else will suffer greatly. This includes community service: Vol Fire Dept; youth programs to keep unsupervised kids occupied and give them a sense of responsibility & aware of drug influence...not a destination for irresponsible (adult&kid) behavior.

The alpine environment around Nederland is fragile and unique. I believe this is one of the town's most important assets, and preserving and managing these natural areas would serve the town well into the future.

Nederland has such fantastic families and kids! It pains me to see so many choose to go below for middle school. Schools are made great by the student body and parents. I would like to know 1) why leave for school 2) what would keep you up in Nederland's schools

Without a quality environment, all the rest becomes negligible with regard to quality of life. The environment is why most of us are here, or come here. Everything below hinges on it.

Too much building of homes and businesses in Ned that the water table, etc cannot support. Many moved here for the peace and quiet - not the tourists and mass transport

If this town cannot be self sufficient with a healthy economy the town cannot provide any other services to keep quality people in town.

Environment is the base for all other activities, and is most in peril from systemic patterns of activity.

Although I have Economy as #2, it is a close second to Environment. In my mind, these two go hand-in-hand, but a healthy economy isn't good Without a Healthy Environment. Some Things Our Town Must Do Include: 1.Encourage Our Residents And Visitors To Do Away With The Use Of Plastic

Nederland government needs to have someone managing it that is not trying not make it West Boulder. Not trying to run off quality staff. A change in government would be a good start for the town.

I have kids in the school system and it's not doing the job we need. Academics are too limited, especially in Elementary. Parents and schools coddle the kids instead of preparing them for the future and making them behave so that all kids are safe and can learn.

Economic development is the only pathway for setting and achieving goals that will enable Nederland to move forward in all the other areas.

We need to have a watch dog for those of us not able because we are busy making our way through life. The Government serves us as our representatives.

If we work together for our community, the rest of these topics fall into their right place. We also feel more of a sense of ownership about our community.

Government, economy, children, services, and recreation...all change and come and go. Our environment is where

all this happens and needs to be considered a high priority for future generations.

By enhancing recreation the economic benefit will follow as this will become an attractive place to live instead of a frozen dead guys day laughing stock

I am now a parent of 2 young boys and want to see them have an awesome education even we live in a small town.

I think that education is critical to this community. We must have great schools to keep youth up here and keep people interested in being here. The schools must be creative and innovative and challenge the status quo.

Enhancing the economy through tourism, which is what we got, is what is going to sustain any community service goodies this community wants to cook up.

Because Ned is uniquely beautiful & fresh! We have sustainability options, let's use them (Solar anyone?!) Education is VITAL! Currently we are way behind & kids are leaving!!! Economy, we need to encourage local buying and strengthening.

As a parent of two children and as a community member, I recognize the importance of a good education system for our community's future. The Nederland schools need to have the resources, support and drive to be able to provide an excellent and well rounded education for our children.

I have lived in Nederland for 30 years for the way is...Without anymore SIDEWALKS or damage to our existing environment

My son is about to enter kindergarten and I am very concerned about the type of education he will get. If it is not good we will go where it is better. If we do not educate our youth we will not thrive in the future.

Building man made things means more maintenance costs for the town's people. Nature doesn't get run down. We need to be leaders in keeping the natural world a priority.

I chose Economy as #1 because if we don't create a sustainable economy all the other items will fail. People will leave, children will go elsewhere for education, and the tourism will fail because the tourists will not have a town to visit after they recreate.

Our community must take an active Role in protecting our Mother Earth by being an Example of what People can do when they put their Mind to it. Stop using Plastics, minimize Water use, protect Water from toxins, Reduce Consumption, reduce Packaging, be conscious of Manufacturing and other Processes required

People need to have economic stability for themselves and their families in order to contribute as volunteers in all other categories. Achieving stable economy can help Nederland avoid crashes that have occurred in the past when the town was reliant on one source of income.

Provide quality education in OUR community - better than moving to Boulder schools. Support for recreational opportunities, both before and after school with a focus more on 4th-12th graders & families. A Rec Center with pool!

This topic is the most important since the youth ultimately are the future of Nederland. If we lose them in their youth, it can be devastating to the future of this community.

Very important to develop multiple options for the local economy that go beyond tourism, and to thereby avoid the degradation of community and livability that tourism inevitably brings.

Encourage wide-spread participation in government: not limited to pressure groups (C of C, DDA, etc.). Provide adequate opportunity for part-time residents to participate on a level appropriate for their economic (taxes), social contributions, volunteerism, etc. (i.e. taxes).

Providing our youth education and opportunities will in turn lead to proper handling of the other topics

We are blessed to live in a beautiful place, a place people travel from every corner of the earth to see. As the lucky few who actually live here, we must remain stewards of that beauty--for ourselves, our children, for the earth, for now and forever.

People are Nederland's #1 resource. Our government is run by volunteers, and our volunteer-dependent NPOs have been responsible for nearly all community advancement in the past decade. This volunteer culture needs to be nurtured and expanded; there is no limit to what this community can accomplish.

I am concerned about why the Nederland schools have the highest rate of students open enrolling at other BVSD schools.

A strong local economy will produce a healthy community, giving folks a chance to support themselves and their families and decreasing the need to drive long distances for work, thereby contributing to protection of the environment.

The economy is the backbone of the town allowing us to make improvements and provide services and attract more businesses/projects/visitors.

Education and critical thinking are important to our improvement as a society, and the basic need of a democracy. It is necessary for the future of all young people to provide for themselves in our society.

Without strong local business, Nederland becomes a bedroom community. Town needs balance between tourism and sustainable business that attracts locals to buy local. Town govt should support, not try to control or mandate changes; continue supporting and building bridges with local business community.

We need a government to make sure that things are being handled in the best interest of the people in the town since most of these people are busy trying to make a living.

The economy within the town is the most important because it allows people to work here and commute less which is more sustainable. Also it allows more people to contribute to the town since they don't spend most of their lives somewhere else.

We need to implement a recreation taxation district to allow for management of our town's resources

Important to preserve the environment to serve as a foundation for all other topics in the town. The other topics all have a level of importance that is some way or another dependent on a healthy and well managed environment.

Our youth rely on us to help them shape their future. Our youth cannot create a good future for themselves or our community if they are unhealthy, uneducated, or decide to leave our town because they do not see their future here.

Getting government out of the way of the economy is critical. Vouchers for education is a great example of how to remove government impediments.

I chose to live in the mountains because of the natural beauty, and feel it is our responsibility to be conscious stewards of the land we live on, and share.

Nature is all around us in Nederland. It is what makes the place and the people beautiful (why recreation is also important). It needs to be preserved and revered!

This is the most important issue for the globe right now AND this is why I love Nederland. I am not opposed to changes in our little town but I absolutely think we need to focus on our environmental impact, lead certification, alternate energy, food growing.

I believe the top two are connected in order for us to preserve and protect our natural resources as well as improve our ability to live lightly. The preservation of this natural place is critical and education is one of the only ways to get there.

We need good forest and land management. Forest fires are a real threat to the community. Without the forest we don't have tourism, an economy or a place to live.

If we don't pay attention to our environment, there will be no recreation, no place for our youth. Educating people about their environmental impact and giving greater options for sustainability seems like the most important thing that our community could do, and affects all of the other above listed topics.

I would much rather see a focus on maintaining the basics like roads, water and public safety while keeping Nederland the beautiful live and let live oasis that it is from the busy manic energy that accompanies all these other goals

It is from our environment that all else springs. As our environment becomes seriously compromised and diseased (mostly human caused), we are compromising our own possibilities to learn and love and grow on this planet.

In order for Nederland to survive and thrive, it must have a sustainable economic base. One where local businesses have the opportunity to make a living year round, not depending on tourism but on locals to survive.

I support triple bottom line approach so I pick Env., Social and Econ as number one priority. Need to develop a new lens for addressing issues. Not pick one and act in isolation!

If the economy is not healthy and producing revenue for the community and the govt, than it will not be possible to

provide any other services. A vibrant economy drives a vibrant community. It promotes positive citizens with more self respect.

The main reason I moved here is because of the outdoor activities out my door. (Difficult to rank others because co-related.)

Sustainability covers both economic and environmental practices. Nederland is both a destination draw and island. Trying to remain static is futile. Save open space. Make buildings more efficient. Promote public transportation and electric vehicles. Grow more local food. Help people work at home. Get more consensuses.

Without a healthy economy a community cannot thrive, develop its tax base for future plans and needed updates to infrastructure

For households with children, education is the heart of everything we do, whether we do it in a school building or not. Nearly all of the other focus areas can provide educational experiences, and should support a healthy, learning community.

Nederland has always been close to nature and its location is what makes it so special. The LOCAL environment is very important to how the town defines itself and how it attracts visitors.

I am raising two kids and want them to stay in Ned and have a quality experience. I think kids are the foundation of Ned's future and we need to retain them as citizens.

The environment is the most important thing that we have. Without it, we can kiss the rest goodbye.

The economy is the foundation of any community. I'd love to see more opportunities to make money locally. Having more options to keep my money local.

I RELY ON GOVERNMENT SERVICES: WATER/SEWER, ROADS, POLICE, FIRE PROTECTION, CODE ENFORCEMENT AND SUCH. THE GOVERNMENT IS THE OFFICIAL PUBLIC FORUM.

I am concerned about internal politics at the elementary school that led Ms. Benitez to resign. I am fearful that the trend of having the best students leave our schools will continue, which reduces the quality of education and may ultimately cause the district to spend less resources here.

If we don't at least maintain the health of our environment, where will we be? If you can look at things in the long run, and see how drastically things have changed in the last 150 years, and even the last 50, it's enough to make your head explode

Because considering the youth makes us look beyond short term investment, gain, or special interest. It encompasses all the other elements in a single topic. Make good decision for the youth and the rest follow

Need to keep Ned economy strong. Need serious people in Ned government who care about the town and not their personal agenda. Let get the drugs and dispensaries out of here.

Have been unemployed a very long time, and the few jobs that do become available here are slightly above minimum wage.

Nature is the big draw for people to visit or move to Ned. This makes it the single most important topic, as the quality of our environment will most directly affect the other Community Forum topics.

Nederland has an abundance of sun and wind. We can/should be completely self-sufficient in regards to electricity. Our town can be a trailblazing example for a completely independent and community owned model of sustainability. We should also have large greenhouses to grow our own food. Ahhh...

Our family's life is very Nederland-based. Without good schools here our life would become focused on Boulder instead. Degradation of quality or loss of the schools would have a huge negative impact on many of the other topics.

Without sustainability of economics in our community, we cannot accomplish any other goals. Stream of funds for the town to address all other issues depends fully on improving economic conditions.

I feel that the environment is of utmost importance. If we do not work to shift the damages that are going on, nothing else can continue to exist and thrive.

Without sustaining the environment and our impact upon it, Nederland will not have the beauty and pristine living conditions it has today.

Recreation is the only tourism we have. Protect the environment and tie business to recreation/environment may help the economy.

I have young kids at the elementary school. While I don't wholeheartedly promote some improvements made around town (fancy sidewalks), I do think Ned has a dearth of extra-curricular activities and recreation opportunities for kids. We need a better Chipeta and MORE Community Center offerings.

The local economy has been in the doldrums for years. Encourage new businesses to come to town. Encourage development of accommodations so that people will stay and ski, shop and enjoy the area and increase our tax revenue so that all of the other things desired can be done.

If we don't manage our environment properly it will negatively impact recreation, economy, and youth. We have opportunity to develop our economy and recreational options in a unique way to preserve, sustain and educate. Respect where we live, moving forward without blindly developing/ catering to one interest.

This is the main reason that Nederland is sustainable for me. I can recreate right out my door without driving anywhere. That and the fact that boulder is so close giving me a place to make money.

We have lived in the mtns 30 years and chose to educate our daughter in private schools elsewhere due to Nederland's' lack of academic excellence, lack of leadership and authority within the administration, and the tolerance of disruptive/aggressive behaviors in the classroom and student body. Disgraceful and unacceptable.

If the economy is allowing people to make a living, they will be able to help with all of the other efforts. If they are struggling to make ends meet, they will not be able to spend the time to be involved and to volunteer.

Colorado has a strange relationship toward education and taxes (mostly antagonistic), and there seems to be a culture of outdoors time substituting for classroom time.

The beauty and peace I find in the environment is the reason I choose to live here and is the biggest asset our community has. It is also v. delicate and needs to be protected from being loved to death.

The government is the means by which the community sets goals, manages resources and meets the needs of the community.

If we cannot maintain Nederland's economy, it will lose its ability to retain its unique quality.

The youth in this town don't have many options. The teen center and skate park are wonderful assets. A recreation center would be another ideal addition, and job opportunities for older teens are important.

Our survival as a species and a planet is directly tied to how we treat our environment. We need to be focused on keeping our impacts to a minimum both locally and globally

I would like to see more opportunities (some paid options @ minimal wages)in the summer for the kids to help on local projects geared toward the local economy, environment & recreation

I believe it's critical that we have a commitment to being stewards of our natural resources; protect our wildlife and forests and realize our impact on the environment. If we don't begin, these wonders of nature that we love and cherish won't be around for our grandchildren.

The environment is the key to the reason to live in and/or visit Nederland and the mountains. With more and more people coming it is essential to protect the environment.

Keeping our forests healthy and being proactive with forest management are key to keeping Nederland a place that people want to visit and go on sight seeing tours.

Community service affects EVERYONE - seniors, youth, and everybody in between. Without it we wouldn't have much of a town.

You HAVE to be kidding!!!! 50 words???? How many Nedie's, who will respond to this, are there????? For next years voice, do yourself a favor and up the word limit

Without a strong economic base, some of the improvements in the rest of the selection may not be possible. Takes money to create and maintain an improved community.

Economy: As a mountain community that is isolated in many ways, it's very important for Nederland to be economically healthy and self-sustaining. This is the foundation of a strong community that can afford many of the other improvements and amenities we would like to see.

I think having good schools is the best way to develop our town and keep kids involved and interested in Nederland.

I moved up to Nederland because I wanted nature and wild culture to be right outside my backdoor. I did not move here to watch it become another Boulder or Breckenridge. Our natural and cultural environment up here is what makes us special, for locals and tourists alike.

The environment of Nederland is why I moved here. I like the peace and quiet, the access to outdoor activities, and the access to the fitness place. I do not like separating every recyclable when I take them to the dump.

A solid focus on education and children is the key to a successful future for Nederland. The schools are the heart of a town - if schools are failing and people are flocking down-below for better academic options, then families won't be committed to the town of Nederland

The primary reason I moved to Nederland 11 years ago (over other locations) was the recreational opportunities. Now, with a 6-year old child, it's an even more important - especially within town. Walking, biking, hiking, skiing, etc. should be a part of our daily lives in Nederland.

Recreational opportunities support the economy but must be done so in a way that protects the environment.

Build subsidized housing for low-income seniors who have called Nederland their home for man many years, to help keep them from becoming disenfranchised from their social and community networks because of financial circumstances.

Caring for the environment is the only way to keep the earth sustainable for human habitation. Also the natural environment around Nederland is what makes me want to live in Ned.

Government impacts all of the other areas. A responsive government will act on all aspects of community life.

The earth is in crisis due to climate change. It behooves us to be impeccable stewards of the environment we are responsible for to maintain a sustainable living environment for future generations. Leaving nature in as pristine a state as possible (or restoring it) is key!

We live in a very natural area and need to be conscious that our economy is based upon the environment being in a healthy state. Nederland could be a leader in care of the environment not only out in the forest, but right in town, with ecological design.

I believe giving our children the opportunity to receive a decent education in Nederland is the best we can give them. I would not live here if I had to drive my child to Boulder for school.

In the end, our environment is all we have. Nederland is in a position to be an example for our county and state. We live in a natural environment and should aspire to keep it as pristine and original as possible.

Keeping kids and families engaged in area schools is the only way to keep Nederland alive. If the schools are below average, families may live here but not hold the same interest in the community.

I chose to live in Nederland because of the easy access to abundant outdoor activities. If we don't protect the environment, these resources will no longer be available to us. The environment also draws tourism which supports our local economy.

We don't need more tourists, we have enough recreational opportunities in our own backyards, we need to encourage sustainable industry to create jobs for local people. Harvesting the dead pine timber to manufacture saleable goods in a solar powered plant is one idea.

It's morally responsible, but also what the tourist economy rests on and what makes our area beautiful.

A solid education system is critical to allow our kids the ability to take advantage of natural resource advantages, develop a sense of ownership about the community and ultimately sustain and improve our community.

Without a decent economy and reasonable ways to integrate workable economic and business solutions into the community, Ned will not be sustainable. I will say that I almost ranked Youth services highest, though, because if we don't take care of our kids, we'll lose that generation.

Without economic vitality, the town cannot support necessary services for a wide range of constituents. The town limits are rather confined, and the tax base is small, so we need to be creative and proactive in generating opportunities for economic development, although not haphazardly.

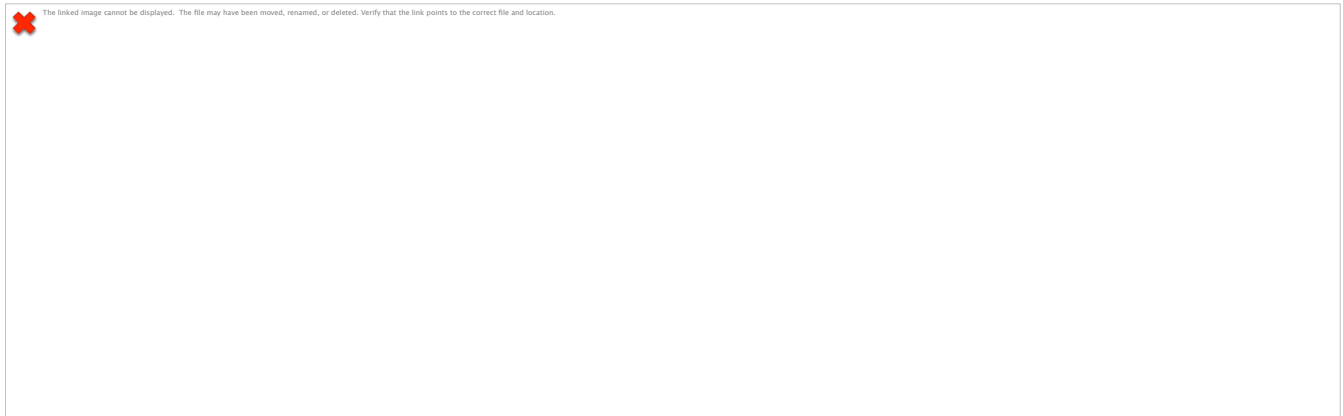
I have a teenager and it's important to make sure he has opportunities for jobs, education and recreation in this

community. It's important to fight the drug culture here with the medical marijuana dispensaries.

The rural 'pristine' environment, and the reverent attitude of the population is what stopped my wandering here 38 years ago. This is where I choose to live the rest of my life. The protection of the environment is of utmost importance to all our lives.

To maintain a vibrant, creative community with innovative new businesses and happy citizens, we need to ensure that young people want to live, work and raise families here. Looking at the things that will achieve this will largely take care of the rest of the items.

Did you attend any of the Community Forums?



Value	Count	Percent %
Yes	100	39.5%
No	153	60.5%
Statistics		
Total Responses		253

What is your age?



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Value	Count	Percent %
18-24	2	0.8%
25-34	30	11.9%
35-44	71	28.1%
45-54	68	26.9%
55-64	54	21.3%
65-74	24	9.5%
over 75	4	1.6%
Statistics		
Total Responses		253

Where do you live?

Count	Response
30	Other
58	Outside town limits/in Boulder County
165	Town of Nederland
Count	Other - Response
1	down town Ned
1	"Hummingbirds
1	Arvada
1	Denver
1	Gilpin
1	Gilpin County, Nederland School District
1	Gilpin county

Count	Response
1	I grew up in Ned. And even though I haven't lived there in 10 years, I still call it home.
1	I own a house in Nederland and hope to move there permanently.
1	I try not to stay in the same zip code for more than 5 days
1	In Nederland Town limits
1	Isan, Thailand
1	Nederland Downtown
1	Pittsburgh, PA
3	Rollinsville
1	Rollinsville, Gilpin County
1	Westminster
1	Within the town
1	fort collins
1	gilpin
1	in Gilpin County
1	in town
1	mid Gilpin
1	near Rollinsville
1	seattle, wa
1	within town limits

How long have you lived in the Nederland area?



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Value	Count	Percent %
less than a year	2	1.2%
1-3 years	28	17%
4-7 years	31	18.8%
8-10 years	26	15.8%
11-20 years	49	29.7%
more than 20 years	29	17.6%
Statistics		
Total Responses		165

Are you a business owner in the Nederland area?

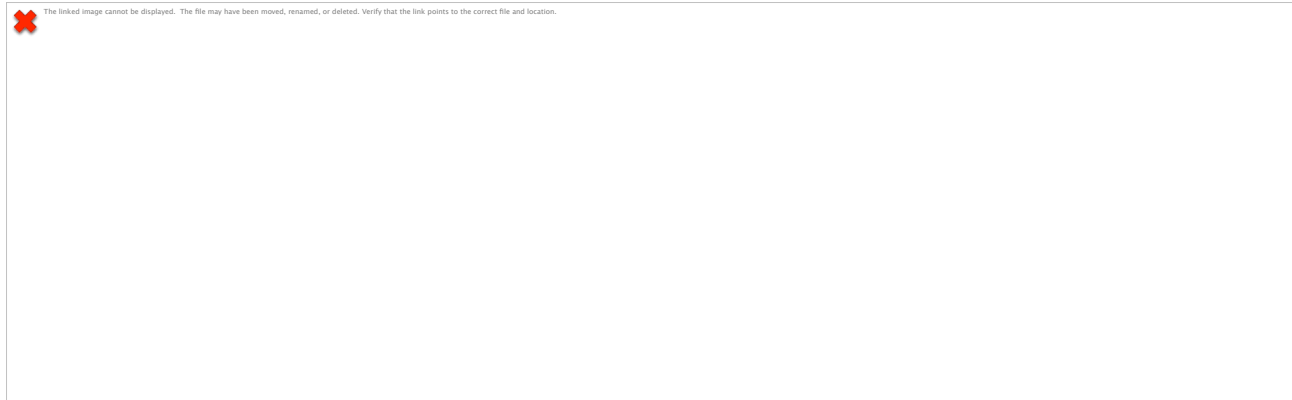


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Value	Count	Percent %
Yes	67	26.5%
No	186	73.5%

Statistics	
Total Responses	253

Are you employed in the Nederland area?



Value	Count	Percent %
Yes	88	34.8%
No	165	65.2%
Statistics		
Total Responses		253

What is your family size?




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Value	Count	Percent %
1	33	13%
2	99	39.1%
3	55	21.7%
4	47	18.6%
5 or more	19	7.5%
Statistics		
Total Responses		253



Are you planning to attend the Envision Nederland 2020 Community Summit on Saturday, June 4th from 9am - 3pm at the Community Center?

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Value	Count	Percent %
Yes, for the whole day	32	12.6%
Yes, for part of the day	34	13.4%
Maybe, for the whole day	24	9.5%
Maybe, for part of the day	72	28.5%
No	91	36%
Statistics		
Total Responses		253

What's the ONE WORD that describes what you want to get out of the Envision Nederland 2020 Summit on June 4th?

Count	Response
1	Action
1	Boating
1	CHANGE. Let's make Nederland an even better place.
1	CLEAN
2	Change
1	Character
1	Clarity
1	Cohesion
1	Collaboration
1	Commitment
2	Communication

Count	Response
2	Community
1	Community and government cohesion
1	Consensus
2	Cooperation
2	Direction
1	Education
1	Emergency evacuation plan
1	Fair representation of the real importance to this town
1	Focus
1	Focus.
1	Free lunch!
1	HOPE
6	Hope
1	Housing
1	Ideas
1	Implementation
1	Improvement
3	Information
1	Insight
1	Knowledge
1	Lifestyle
1	Minimize
1	Plan
1	Productivity
3	Progress
1	Reality
1	Recreation
1	Shrink Government
1	Solutions
1	Sustainability
1	Sustainability!
1	Sustainability

Count	Response
1	Synergy
1	Town Vision
2	Understanding
2	Vision
1	Voice
1	an action plan with follow-through
1	awareness
1	camaraderie
1	cease
2	clarity
2	commitment
3	communication
2	community
1	connections
4	consensus
1	consensus of vision to the direction of the town
1	continuity
1	cooperation
1	creative
5	direction
1	don't know
1	emergency planning
1	evolve
1	farsightedness
1	good
1	harmony
1	heard
1	hope
1	impact
1	inclusion
1	information
1	inspiration

Count	Response
1	jobs
1	knowledge
1	laid?
1	listen
1	money
1	na
1	patience
3	peace
1	pizza
1	Plan for economic enhancement
1	positive vision for future possibilities
1	priorities
1	productivity
3	progress
1	respect
1	respectfulness
2	sanity
1	satisfaction
1	shared vision
1	sharing
1	slow-growth
1	solid doable goals
1	Some focus so that specific action plans can be developed.
1	springtime
2	sustainability
1	tellyathen
1	tolerance
2	understanding
6	vision
1	Vocal minority less
1	a cohesive plan

Envision Nederland 2020 Community Summit

June 4, 2011

The Envision Nederland 2020 Community Summit was held on Saturday, June 4, 2011 from 9 a.m. to 3 p.m. at the Nederland Community Center. Approximately 100 people attended the Summit throughout the day with 60-70 people participating for the majority of the Summit.

During the Summit, the community gathered to hear opening remarks from Mayor Sumaya Abu-Haidar. The morning presentation included:

1. Overview of the outcomes for the day as designed during the May 9, 2011 community meeting
2. Overview of the agenda
3. A preview of the Nederland Community Storybook
4. A music video produced by Nederland area teens
5. Description of community visioning, what it is and what it is not; sample vision statements
6. Overview of the complete Envision Nederland 2020 community process by committee member Annette Croughwell
7. Instructions for the Gallery Walk and the Breakout Groups



Gallery Walk

The community adjourned from the Auditorium to the Gym where stations were set up to begin to gather community input. An information wall was available where community process was posted for people to review and be reminded of the work completed to date. The information wall included: community survey findings, community forum notes, and Nederland Youth survey results.

At each station, flip charts with guiding questions were posted. Questions included such items as:

In 2020, Nederland's environment is characterized by...

In 2020, Nederland's community encourages...

In 2020, Nederland's economy offers...

Community members spent approximately one hour reviewing process information, visiting the stations, discussing ideas and concepts with one another and recording their input on flip charts. During this time, the community was asked not to generate new ideas, but to begin to make note of the key themes they saw on the information wall and through their participation in the visioning process to-date.



Small Group Activities

Following a break for lunch where lively table discussions took place, the community divided into three groups to begin to further synthesize the information from the January—June community process and the themes/direction provided during the Gallery Walk. Each group elected a community facilitator/table captain to guide their conversation.

After about an hour, community members were given the opportunity to change to another station—the vast majority did so. Table captains stayed behind to lend continuity to the process and to help the second small groups to learn the thought process for the first groups so that group two could refine the information even further into the beginnings of vision statements.



Reporting Results

To conclude the Summit, each group presented their draft vision themes and statements. The full group asked clarifying questions and discussed each group's vision as well as how the visions fit together. Facilitators noted a great deal of overlap in the reports with several key words emerging:

- ✓ Local
- ✓ Environment
- ✓ Healthy
- ✓ Diversity
- ✓ Active
- ✓ Culture
- ✓ Balance/harmony
- ✓ Wild spaces
- ✓ Stewardship
- ✓ Environmentally friendly recreation
- ✓ Zero Waste



Summit Notes

Notes from the full Summit are provided on the following pages. They are divided by group—economy, environment and community—to provide structure to the day’s activities.



Summit

Sticky Wall, Flipcharts, Etc.

Sticky Wall

Using one word, in 2020 Nederland will be:

Innovative
Collaborative (2)
Involved
RECreative
Thriving
Here!
Unique
NEDAWOW!
Inspirational
HAPPY
ECLECTIC
Home
Compassionate
Special
Healthy
Nedability
Music

FLOW
Historic
WILD
INSPIRING
Change
NEDITATION
Nedercharming
DOGS
Rustic
awesome
MESS?
Off the Grid
Oasis
Happening
FUN
Friendly

Vision Presented to the Full Group by David (Combination of notes from the two small group breakout sessions)

In 2020, the Nederland's economy is characterized by:

Cottage industry
Telecommuting
Serving and supporting local people
Self-reliance, e.g. growing food locally
Branding Ned as self-reliant in terms of all the ideas below

In 2020, the Nederland's economy embraces:

Care of the environment / ecological responsibility
Non-traditional economic models for exchange and investment
Alternative energy and transportation / energy efficiency and zero waste
Responsible management of tourism

In 2020, the Nederland's economy offers:

More opportunities to live and work here
Diverse and essential products and services + business models
Local food (within 100 mile radius)

In 2020, the Nederland's economy encourages:

Communication, cooperation among stakeholders including youth
Source shop/buy and trade locally
Responsible management of tourism'
Cultural and historical preservation
Stewardship
Connection and respect between business and residents

(?) time dollars / LETS / workshare

Notes from the second small group on Environment

In 2020, the Nederland's economy is characterized by:

(Because we encourage and embrace)

Diverse and essential products, services, business and economic models that support the local community and its environment

Opportunities to earn and spend locally

In 2020, the Nederland's economy embraces:

New, non-traditional economic models, responsible management of tourism and stewardship of the/our environment

We recognize and responsibly encourage the thoughtful relationship between recreation, culture and the economy

In 2020, the Nederland's economy offers:

Opportunities to live, earn and spend locally

Nederland is a model to the world that we are doing it right.

In 2020, the Nederland's economy encourages:

Connection, respect, communication and cooperation between business owners, residents and stakeholders (inc. youngins)

Ecological responsibility (i.e. Zero Waste)

Communication between business – residents (seniors, youth, schools, churches, nonprofits) – youth – visitors

Gallery Walk

In 2020, the Nederland's economy is characterized by:

- Diversity
- Creativity
- Resiliency
- Self reliance
- Predictability
- A thriving cottage industry
- Appreciation of our incomparable ecosystem
- Local self-sufficient community based economy
- Encouraging local shoppers – supporting the tax base via directing products and services towards locals NOT tourists!
- A sense of community among business owners and mutual support (i.e. Chamber, DDA)
- A commercial district of locally owned businesses capable of meeting most daily needs of our local residents – but at competitive prices for the residents
- ** A diversified economy that is less tourist dependent but able to successfully capture the wallets of a significant portion of pass-through traffic
- No fast food chains, i.e. McDonald's
- A vital, localized economy that serves the local (regional) community! Essential to see the difference between local economy and localized economy!!
- Retail and restaurants are only a part of our economy
- The town to help provide a place for locals to sell their goods & services, i.e. use the community center on weekends (for free)
- Less dispensaries and more Bikes!
- Small is beautiful – keep our small and unique homes and businesses
- Small and simple – this is sustainable
- Events have costs on community & environment that are not figured into “net” revenues
- Events for locals – community related – not huge tourist events
- Create more cottage industry via technology – i.e. use fiber optic to make Ned a high tech community (BVSD already ran fiber)
- Zero waste mandates for large public events
- Tele-commuting
- Robust community investment environment and a fund to support small & medium businesses

In 2020, the Nederland's economy embraces:

- The needs of local residents and youth
- Respect
- Kindness
- Sustainable businesses
- Permaculture
- Emphasis on alternative energy
- Conservation of natural resources
- Cottage industry
- New business – the town makes it easy to start a new business (tax incentives)
- New great biz's
- Sustainability
- Our mining history
- Our recreational history
- Recreation based businesses
- GREEN recreational business
- Eldora ski area for skiing and mountain biking
- DDA money spent “sprucing” up existing business structures & 1st St. not developing creek front & expanding business area
- Sustainable, local, green businesses (through tax incentives)
- “enhance” creek area for local enjoyment of walking, birding, fishing, gardening and views – not for tourist kayaking but for natural beauty
- Nederland should not be a “rec” center for the front range
- Export (outside community) businesses
- We want an economy that serves and supports and benefits everyone
- locals (def: Nederland area residents)
- who consider the Ned area their home/town
- The Ned service area (as per DRCOG '94 definition)
- A reciprocity between & among business and area residents
- Model for sustainability (green education)

In 2020, the Nederland's economy offers:

- Green jobs*
- Jobs for youth
- Fresh, healthy food – some locally grown
- Community food swap (grown up here by residents in their own yards) partially subsidized by the town*
- Goods and services that local residents need to encourage: shop local
- Good and services that tourists want and need (warm clothes)
- Diversified products and services for locals, not tourists which has the added benefit of decreasing CO₂ via less trips down the mountain
- A base “living” wage @ \$10/hr
- Diversity of jobs, for adults, with a livable wage*
- More reasons for tourism
- Services that support both locals & tourists**
- Farmer’s Market*
- Compile a “local business” coupon book to encourage locals to do more business in town – have them available at the tourist info center (profits from sales go back to the town or business)
- Free bus from town to Eldora Ski Area + also 4th of July Trailhead***
- Community radio station for local news and information
- Promote Ned’s music history
- An honest look at why residents shop in Denver & Boulder
- Willingness to adapt to locals needs

In 2020, the Nederland's economy encourages:

- Green jobs*
- Residents to shop local*
- A healthy tax base
- Jobs, Jobs, Jobs
- “livable wage” jobs
- Incentivize to shop local campaign***
- Stewardship of our surrounding area (economic/natural)*
- A local, community based economy (self sufficiency)
- Farmer’s Market – monthly/weekly – some sort of reliable schedule
- More local jobs*
- Essential business to serve locals (e.g. Pharmacy)
- Business diversity
- Respect for neighbors
- Local entrepreneurs with original ideas
- Free busses
- Nederland’s business community does more outreach to town volunteers – volunteers are more knowledgeable about what the town has to offer

- More community gardens (edible)
- More local jobs – in education & community development
- The education of sustainable living on all levels – how to live in balance with ourselves and the earth
- Create taxable income to improve existing infrastructure
- Less canyon traffic for residents

Each * = one additional “vote” for the concept or idea



Vision Presented to the Full Group by ?? (Facilitated by Lara) (Combination of notes from the two small group breakout sessions)

In 2020, the Nederland's community is characterized by:

- Small, local mountain community
- Welcoming & kind locals
- Safe & peaceful
- Active, healthy lifestyle
- Community pride & involvement
- Local focus and global awareness & connectedness

In 2020, the Nederland's community embraces:

- Thoughtful planning
- Diversity – philosophical, cultural, economic, educational
- Rich educational spectrum
- Our history – mining, music/art, counterculture, recreational history, wild, natural environment
- Our current culture – music and art
- Balanced use of recreation and wild, natural environment

In 2020, the Nederland's community offers:

- Community services in Ned of all phases of life including:
 - Youth (0-21)
 - Senior
 - Health/medical
 - Prevention/education
- Communication connections
 - People
 - Services
 - Gov't
 - Forums
- Community development i.e. low income senior housing, affordable housing
- Forum/center for art/culture/music
- Education that fosters youth involvement in community
- Recreational opportunities

In 2020, the Nederland's community encourages:

- Culture of participation and youth participation
- Visioning for future generations
- Interaction between all ages
- Active, healthy lifestyle
- Environmental stewardship
- Community projects
- Respectful cooperation and communication between diverse perspectives & community entities

Notes from the first small group breakout

In 2020, the Nederland's community is characterized by:

- Small, local mountain community
- Learning & interaction
- Involvement
- Pride
- Accountability
- Feeling of safety
- Safe, peaceful, quiet
- Welcoming & kind locals

In 2020, the Nederland's community embraces:

- Diversity – education, philosophy, culturally, economically
- Live locally, think globally
- Rich educational spectrum
- Thoughtful planning
- Our history: mining, music and counter culture,
- Our current culture: music & art
- Balanced use of recreation
- Enough for all for always

In 2020, the Nederland's community offers:

- Education that fosters youth involvement in community
- Community services in Ned for all phases of life
- Community development:
 - Affordable housing
 - Senior housing
- Means to teach & learn
- Cultural/art/music center/forum

In 2020, the Nederland's community encourages:

- Creating an environment that...
- Visioning for future generations
- Peace & quiet
- Culture of participation
- Interaction – between all ages
- Active/healthy lifestyle
- Prevent destructive behaviors
- Youth participation
- Community projects



Gallery Walk

In 2020, the Nederland's community is characterized by:

- A mutual respect for diverse perspectives & needs i.e. your families, seniors, youth, homeowners, business owners, working ___**
- All kinds of workers*
- People of all ages regularly working together & learning from each other****
- A strong, consistent means of objective, communication*
- Casual, informal, simple accepting of each other, a little “wild”*
- Safe, local, welcoming community – know to be self-sufficient
- A love of learning of ALL KINDS
- Stronger volunteer community – not the same people!!*
- Locals still hang out in town
- Community pride / accountability
- People helping on another
- I ___ all are interested in these things! Stay involved! Don't drop out
- Locals to be able to offer overnight sleeping arrangements in their homes to those in need that can't afford to pay for a hotel room
- “safe house” for battered women, children & men
- Being a nice, safe, peaceful & quiet place to live & work
- I'm proud of Frozen Dead Guy Days
- Public events we can all be proud of (NOT Frozen Dead Guy Days)**
- A network of sidewalks & trails that make vehicle free travel around town both pleasant & practical
- Safe routes to school!!!*
- A lake front & creek corridor developed into an attractive parkland for active and passive recreational usage including non-motorized boating on the reservoir and kayaking on the creek
- Welcoming & kind locals

In 2020, the Nederland's community embraces:

- All residents, regardless of age, socio-economic background, race, culture, etc. Nederland should be a welcoming place for everyone! – Residency (town, Gilpin, Boulder)*
- Visitors who want to learn about a small convivial community that preaches deep sustainability with local and global perspectives***
- Community events such as more festivals, art fairs and sporting competitions
- Less community events – quiet, calm, more US in town (Well, just don't attend) (It's when you live next door)
- More local events for locals – less **BIG** events for tourists ***
- Co-operation, communication, co-creation – not competition
- EDUCATION!
- High quality academic programs*
- Our Mining history / Recreational History
- Our small town, rustic character – for our residents and tourists alike. It's who we are!*
- We efficiently utilize existing resources rather than just building more**

- Respect & kindness toward neighbors
- Less development of area around lakefront, no boating, keep beauty of the reservoir
- Creek is healthy, natural, undisturbed by human activity
- Water treatment/lakefront area returned to natural/native vegetation
- Cultural event center (not a movie theater) for music events – take advantage of our musical resources (per capita we have more musicians than any town in US)

In 2020, the Nederland's community offers:

- A resource listing of free/tradeable local services (i.e. nursing help, sharing tools, counseling, helping transport those around town that don't have transportation, childcare, reading to the elderly, shopping assistance if something can't be found in Ned – offer doing errands “down below”
- Safety, feeling of safety
- Subsidized housing for low-income seniors
- County social services – community based satellite office(s)
- Something for everyone and mutual respect*
- Local events and news radio station – or other info media*
- A healthy & safe place to raise kids and which offers family activities & opportunities
- “Social” networking site for single 50+ age residents
- Simple life of a laid back mountain town
- People involved in Care Connect
- Support aging well in place
- Ways for us to learn of neighbors needs (i.e. food, transportation, companionship)
- Forums for discussing proposed DDA change/development
- More place-based education in public schools
- More classes taught by local talent
- A real rec center like the one we used to have – showers, _____
- More nature based/outdoor education offerings for all ages (HS, College, Adult)
- Youth Services (including youth at risk & _____ leadership skills)
- Balanced social programs – wellness, affordable housing, child care
- A local medical center
- Youth sailing classes on Barker
- Showers in our Community Center – for use by transients & homeless – low priced*
- Education through forums & films & speakers related to Community Building & Sustainability

In 2020, the Nederland's community encourages:

- Focus on RESIDENTS/locals first before tourism***
- Individualism, no need to agree about everything
- Informing non-computer people in some way so they feel “in the loop” (when people don't know what's going on)*
- Inclusion of children & teens in community activities
- Advocacy for Ned in larger governance structures (county, BVSD)
- Attraction for tourism AS IS not necessary to copy Estes Park!*
- Tourism
- Honest & good faith communication between stakeholders

- Living lower on the food/energy food chain*
- Restorative justice for all citizens
- More thinking “out of the box” – not following the same ol’
- Advocacy for trail maintenance/development/protection
- Community discussion forums to get perspectives of the community... and to discuss them. Use this to build community spirit.
- Thinking of the future for our kids and their kids too.
- Too many events (13 per year) and we should not have so much commotion & noise – less events
- We shouldn’t have to leave Ned on summer weekends to get away from the noise & congestion*
- Respect for residents first and foremost
- Events that are “for and of” our community – not huge tourist related events
- Ned is not a rec center for the Front Range.

Each * = one additional “vote” for the concept or idea



Umbrella statement representing the discussion of the second small breakout group: Presented by Chris

In 2020, Nederland understands, internalizes and applies a model of sustainability in which our environment makes society possible, and society economy.

By extension, the way that Nederland evolves through 2020 flows directly from this understanding as does the way we measure and evaluate Nederland's evolution and progress.

Vision Presented to the Full Group by Merrin (Combination of notes from the two small group breakout sessions)

In 2020, the Nederland's environment is characterized by:

- Preservation and restoration of the natural environment (local, regional, global)
- Efficient use of space (parking, resources)
- Efficiency
- Zero waste
- Harmony (environment is honored, services are available, appropriate facilities, management for trash, waste parking, traffic and encouraging good behavior)
- Clean air, clean water, silence, minimal/reduced light and noise pollution
- Prioritizing environment

In 2020, Nederland's environment embraces:

- Balanced use of the environment for active recreation and preservation of wild spaces
- Energy sovereignty in production/conservation (which includes independence)
- Public transit/walkability, quiet clean energy, non-toxic, non-irritating
- Understands and internalizes the nested model with the understanding that a healthy society comes from a healthy economy and a healthy environment inspires both
- Stewardship

In 2020, Nederland's environment offers:

- Education/stewardship/protection/Leave no Trace ethic/guardianship responsibility
- Scenic/visual resources/inspiring view shed which is natural rather than man made
- Environmentally friendly recreation / a blend of natural environment and active recreation &

In 2020, Nederland's environment encourages:

- Alternatives to fossil fuels for transportation
- Alternatives for building and use of sustainable materials
- Non-motorized travel in town
- A small is beautiful, less is more
- Water conservation
- Active, healthy lifestyles for children and people of all ages
- Connections to outdoor environment/activity for children
- Sustainability (agriculture, economy, society)

In 2020, Nederland's environment prioritizes:

- Education (wise use of resources)
- Measurement



Miscellaneous Notes from Group One and Two Discussions

Environment Themes

- ✓ Creek restoration and preservation back to how it used to be or keep it as it is
- ✓ Zero waste: reduce plastic, eliminate plastic bags
- ✓ Recreation: use of environment, enjoyment of environment, types of recreation, elimination of use of public lands for shooting, recreation requires transportation to recreation and increased development
- ✓ Materials: impact of materials used in development
- ✓ Events: Impact on environment: traffic/noise pollution
- ✓ Living environment - 1° = access to environment (aesthetic)
- ✓ Impact of active recreation on environment
- ✓ Sustainability
- ✓ Stewardship
- ✓ Reservoir/Lake
- ✓ ? fate of propane
- ✓ Development
- ✓ Tourism – impact on environment
- ✓ Transportation
- ✓ Built environment and natural environment
- ✓ Harmony with nature / in balance with nature * all players *
- ✓ Internalize nested model; “get out in front a little bit” through education
- ✓ Evolving
- ✓ Simple
- ✓ Passive Solar
- ✓ Environment takes precedence over convenience
- ✓ Needs: have a house, but one that is appropriate to energy concerns, footprint, resource
- ✓ It’s what we look like (working principles)
- ✓ Balanced? Decisions. Values. Growth psychology.
- ✓ Human needs
- ✓ Boundaries / trade offs / appropriate boundaries
- ✓ Habitat – effects of humans, human footprint
- ✓ Whole
- ✓ Nuance as we grow... view shed impacts
- ✓ 3 tools to be applied differently to different goals:
 1. preservation (what we have today/defend)
 2. restoration (improved for a specific good, reclaiming, back to nature)
 3. conservation (resources, conscious management, healthy existing ecological relationships)
- ✓ The environment is the PRIMARY consideration (activities are channeled with the environment as the 1° consideration)

- ✓ When we grow, what are the impacts, while taking into account human needs
- ✓ Apply the principle
- ✓ How are human needs different or the same as environmental considerations?
- ✓ COMPROMISE

Concerns

- ✓ Population – impact on the environment (Nederland is slower growing than most of CO)
- ✓ Tourism is increasing in Ned
- ✓ ? impacts on Ned
- ✓ Needs? What are they? Set a basis for codes, laws, etc.
- ✓ Natural step 5 planets if everyone lives like U.S. citizens as perspective

Nested Model of Sustainability

- ✓ Society could not exist without a healthy environment.
- ✓ Economy arises from the needs of society and also cannot exist without a healthy society and environment.
- ✓ AMEN!

Gallery Walk

In 2020, the Nederland's community is characterized by:

- Community stewardship to reduce enviro impact*
- Zero waste
- Unpaved walking trails to reduce carbon emissions
- Excellent forestry practices to reduce risk of area wildfires
- Minimal additional development from 2010
- 70,000+ acres of wilderness – no additional industrial recreation necessary*
- Time and space for silence***
- Attention to “cutting edge” design & policy – sustainability out of the box
- Less traffic – less congestion
- Places to sit*
- Motorcycles are banned – at least address the issue of noise pollution on the Peak to Peak corridor ←NICE!
- Restoration of the creek to allow boating and fishing as regulated by the natural water flow of the creek
- Remove the don't restore B. Creek to its original form
- Barker and streams unspoiled by boating, or other development
- Sailing on Barker to appreciate the environment [Forget it]
- We have wind all the time – give us a break!
- No art around town. Nederland is not Estes Park
- (We can see) Visual respect for earth by restoration and preservation of ecosystems
- Protect/restore our natural Watershed – a beautiful creek restored/returned to a natural state
- Environment and recreation tax district to support outdoor activity, education and open space preservation
- Nederland's ecosystem is the same as the planets. What we do here effects the whole planet. Our community is one with communities around the world. We should think about this entire planet.

- Need vs. Want
- Control the use of firearms, fireworks to lessen the likelihood of fires
- Open views... no boating on Barker (i.e. no trash on shore, etc.)
- Simple, untampered with beauty
- No development/expansion of Eldora Skiing @ Hesse!!
- A holistic understanding that everything connected to everything else
- Zero waste mandates for large public events

In 2020, the Nederland's community embraces:

- Simple living*
- Restoration NOT development of creeks, forests, etc.
- WILD!! Wild!! WILD!!!*
- Environmentally friendly recreation including non motorized non-motorized boating*
- Natural beauty of the creek without paved or developed paths (wide) + no kayak course*
- A reservoir free of boating and associated clutter
- Would like to see West Magnolia made into a park/campground with volunteer attendants
- Recognition that Nederland is nestled in a natural bowl. Amplified music in the open window season is not appropriate. Bars must keep doors and windows closed when bands are playing!
- Understanding. Patience. Tolerance.
- If something isn't broke – don't try to fix it.
- A consciousness that development can't be un-developed.*
- Renewable energy locally generated, self-sufficiency, local control (energy sovereignty)
- Make creek excellent fishing habitat [IT IS!]
- Can we address the area on Magnolia Rd. where it is currently OK to shoot guns that close to a major road, hiking and biking trails and a neighborhood?? [Agreed!] [Can we also address sanitation/human waste impact]
- An attitude that identifies elements of the past & present that we value – & think creatively as to how they can be incorporated in the future.
- Tourism is transportation based – petroleum – and is not sustainable – Better economy models.
- Preservation and restoration of creek corridor – creek and protection of watershed from unnecessary development
- Less plastic!
- Intelligent design of ALL buildings, municipal projects and policies (infrastructure). Includes the highest energy efficiency standards, the environment is protected by not cheating the process. The environment is protected by making often difficult or initially expensive choices to protect resources for the future.

In 2020, the Nederland's community offers:

- Less sidewalks and more trails – [unpaved]
- Clean Air
- A relax, casual, easy feeling
- Recreation opportunities
- Views of mountains & sky not tall buildings – don't lose view like Boulder did
- The peaceful sounds of birds and breezes – not gun & rifle noise from Magnolia
- Embracing of nature – not development
- Opportunity for locals & visitors to experience natural beauty (NATURE), not asphalt, concrete, etc. It's why we live here & why tourists come here.
- A connection to the past
- Less Human Built Development
- A sense of place – to interact with wild natural environment
- A beautiful reservoir without noise, commotion, crowds of boating
- More education of visitors (& locals) on treating the natural beauty surrounding us with respect (pick-up trash, be quiet)
- Small, environmentally friendly transportation (public) (from Boulder & Nederland) to recreational sites (trade) to discourage billions of vehicles
- Local food cycle (cultivation-distribution-compost)
- More river/creek access/recreation
- More protection of wild spaces (increased wilderness delegation)
- Cooperative transportation options – minimize CO₂, noise
- Promote Ned's music history
- More environmental education for all ages (from elementary through adult)
- Easy walkable, enjoyable places to enjoy the creek downtown and concentrated recreation opportunities within the town limits – preserving the wilder areas from heavy use and impact
- Recreation can be degrading to the environment. Creating Nederland as a "rec" center for the Front Range is not a good idea!!

In 2020, the Nederland's community encourages:

- Outdoor recreation opportunities including tennis, skating as well as individual walking
- Less auto traffic
- More walking, biking & proper access to trails & walking paths (Dare I say sidewalks)
- Town citizens to have pride in our trails, open space and rec opportunities
- More gardens to grow food, flowers, trees
- Meditation & Respect for wildlife habitat
- More walking & biking on trails NOT sidewalks, where trail is defined as a narrow path, not suitable for any vehicle including emergency and town maint.
- Creek improvement, aquatic, fish, paddling, crab walk
- Creek Restoration
- People worldwide to visit & enjoy [We have this now] [Let's keep it that way]
- A deep connection to Mother Earth
- Children to spend more time outdoors – playing

- Communion with nature spirit
- Our environment doesn't need improvement, developing, destruction of kayaking, etc.
- Respect for Mother Earth above \$\$\$
- Opportunities to appreciate what nature has to offer, with less emphasis on manipulation of the environment for recreation, i.e. restore creek for birding, ecology learning, etc.
- Safe walkways to public services – sidewalks or clear trails on street sides to high school, library, post office
- Quiet neighborhoods – responsible dog owners (too much barking)
- Human interaction & recreational usage
- Respect for all wildlife – animals (including human) who live here
- Less concrete
- Less Mud
- Expression in local art esp. youth-centered art
- RESPECT for the natural world as our leader, model, inspiration and provider of quality of life
- Recycling after Reduce & Reuse
- Much less single-use plastic!*
- Fire mitigation / local efforts toward education.

Each * = one additional “vote” for the concept or idea



Draft Vision Statements

Utilizing the final group presentations from the Community Summit, interSector Partners, L3C compiled a list of potential vision statements. This list attempted to represent each idea or theme that was presented or discussed during the closing segment of the Summit.

From this list of potential vision ideas/statements/themes, the consultants categorized, combined and reduced the concepts to create a draft vision statement that was submitted to the Steering Committee for review. The draft was an attempt to maintain the ideas, ideals and concepts while simultaneously consolidating information into a one- to two-page draft community vision.

GOVERNMENT / COMMUNITY

In 2020, local government in Nederland helps citizens understand the forces of change, and works with them to promote flexibility and creativity in planning for the future. The Town of Nederland has clear procedures to ensure its vision, and plans are funded and implemented.

In 2020, Nederland's elected leaders are qualified, competent and representative of the wider community. They are committed to open, transparent leadership and clear communication with town staff and all citizens.

In 2020, Nederland's town governance is guided by a shared vision, proactive leadership and engaged citizens.

In 2020, Nederland works to keep all community members informed through regular and convenient and easy to access sources of information. Local government and citizens work together to promote clear, consistent communication.

In 2020, Nederland's town government continues to create, implement and communicate an evolving, clear and focused set of emergency plans to all in and around the community.

In 2020, People who live and work in Nederland feel a strong sense of ownership and responsibility to the community. They actively invest their time, energy and resources to help maintain the community's quality of life.

In 2020, Nederland's town government reflects the growing diversity of the community, and residents feel invited and included in the governance process regardless of their differences. The town works diligently to ensure its diverse populations receive desired and necessary services.

In 2020, local businesses in Nederland are an integral part of the community, supporting community events, and working to maximize their positive impacts on the community's environment and livability. Nederland supports its local businesses and works to attract new businesses that enhance local services while supporting local values and qualities.

In 2020, Nederland community members benefit from and participate in a dynamic public services system.

In 2020, Nederland schools leverage outside resources and passionate volunteers to ensure every student is afforded an opportunity to succeed, regardless of ability. Library programs and facilities expand learning opportunities and strengthen connections across generations and cultures.

In 2020, Nederland continues to strengthen its education system by continuing to focus on teacher recruitment, compensation, retention and professional development. Success will be evident by increased parental involvement and higher youth retention rates in Nederland schools.

In 2020, Nederland seniors are fully-integrated and an active part of the community. High quality care facilities, activity centers and wellness programs ensure the aging population remains healthy and connected. People in need have one-stop access to assistance and resources through a state-of-the-art service center and information hotline.

In 2020, homelessness has been eradicated through a combination of transitional housing and workforce training. City government is transparent, collaborative and efficient. Community investments are guided by a clear set of priorities, and critical information is easily accessible to all.

In 2020, Nederland creates and promotes mobility options by improving traffic flow, increasing energy efficient and environmentally friendly transit choices, and providing for pedestrian- and bicycle-friendly walkways and streets.

COMMUNITY

In 2020, Nederland is a small, rustic mountain community which encourages connections between all its residents, service providers and government.

In 2020, the community appreciates and celebrates its philosophical, economic, educational and culturally diverse population and provides a creative, healthy and thriving environment for all.

In 2020, Nederland has maintained a strong community identity by honoring its rich history while successfully managing new growth and development.

In 2020, Nederland provides arts and culture, education and community activities that include the entire community and provide opportunities for youth.

In 2020, any growth strategy and plans for development in Nederland consider all growth choices that contemplate community values and priorities, while benefiting local businesses, schools, parks, and roads. Yet, even as the town grows and evolves, Nederland remains true to its origins: a safe, kind and welcoming place to live and work that honors its heritage and affords all residents an opportunity for social, economic and personal growth regardless of their age, origin or individual dream.

In 2020, Nederland is an active, healthy community where residents take pride in a unique sense of place. People of all ages, from all walks of life, choose to call Nederland home because they feel welcome, engaged and heard. In Nederland, there is a deep appreciation for the people and cultures who came before, and a sustained investment in those who will help shape what Nederland is to become.

In 2020, Nederland is a safe and peaceful community. Nederland residents know and take care of their neighbors and are kind and welcoming to visitors.

In 2020, Nederland has an accessible social service system for community members. Nederland is compassionate and cares for all residents by provides access to affordable housing, transportation, social services and cultural activities. Faith-based and other community organizations are actively supported by the community and work together to help meet community needs.

In 2020, Nederland encourages respectful interaction, cooperation and communication between diverse age groups, perspectives and community entities where people of all ages are regularly learning from and working with each other.

In 2020, Nederland consistently creates a culture of participation and is known for its environmental stewardship as it balances the use of recreation and the wild, natural environment.

ENVIRONMENT

In 2020, Nederland understands, internalizes and applies a model of sustainability in which a healthy society comes from a healthy economy and a healthy environment inspires both.

By extension, the way that Nederland evolves through 2020 flows directly from this understanding as does the way we measure and evaluate Nederland's evolution and progress.

In 2020, Nederland is a town recognized for its trails, natural areas and unwavering commitment to the environment. Open spaces are abundant. Nederland's surrounding wilderness area and other sensitive natural areas are restored, protected and preserved.

In 2020, Nederland will continue to create, implement and enhance wildfire protection, emergency management and forest health plans.

In 2020, utilizing small is beautiful, less is more frameworks – Nederland implements sound, and comprehensive planning to build the foundation for Nederland's quality natural environment. The community consistently encourages and enforces high environmental standards.

In 2020, environmentally friendly parks and recreation plans ensure the balanced use of the environment for active recreation and preservation of wild spaces so that that the Nederland community can enjoy a high quality of life while preserving the full ecosystem and natural environment.

In 2020, Nederland's parks and trails are natural and inviting. Nederland is both environment and people friendly.

In 2020, Nederland continues to actively pursue, encourage and create environmental impact plans that address:

- alternative energy sources to fossil fuels for transportation
- alternatives for building and the use of sustainable materials
- non-motorized travel in town
- clean air, clean water and water conservation in and around Nederland
- connections to the outdoor environment providing active, healthy lifestyles for children and people of all ages
- minimal/reduced light and noise pollution
- focused community education programs and stewardship to reduce environmental impact
- agricultural, economical and community sustainability

ECONOMY

In 2020, the Nederland's economy is local, community based, self-sufficient and is characterized by diverse and essential products, services, business/economic models and jobs that both support the local community and are mindful of potential impacts on the environment.

In 2020, the Nederland's economy encourages and welcomes new, non-traditional economic models, the responsible management of tourism and the stewardship of our environment. Our community consistently recognizes and responsibly encourages the thoughtful and meaningful relationship between recreation, culture and the economy.

In 2020, Nederland continues to improve and support the local economy offering attractive opportunities to live, work earning a "livable" wage and buy locally while practicing and honoring cultural and historic preservation.

In 2020, Nederland's economy encourages and facilitates alternative energy, energy efficiency and zero waste while managing and promoting ecological responsibility, duty of care of the environment and conservation of Nederland's natural resources.

In 2020, the Nederland's economy encourages connection, respect, communication and cooperation between business owners, residents and all community stakeholders.

In 2010, Nederland is a sustainable, economic model to the world that we are doing it right.



Steering Committee

Nederland's 2020 Vision could not have been developed without the hard work, dedication and extensive personal time commitment of each member of the Steering Committee. The community is grateful for their significant contributions to the process. Committee members included:

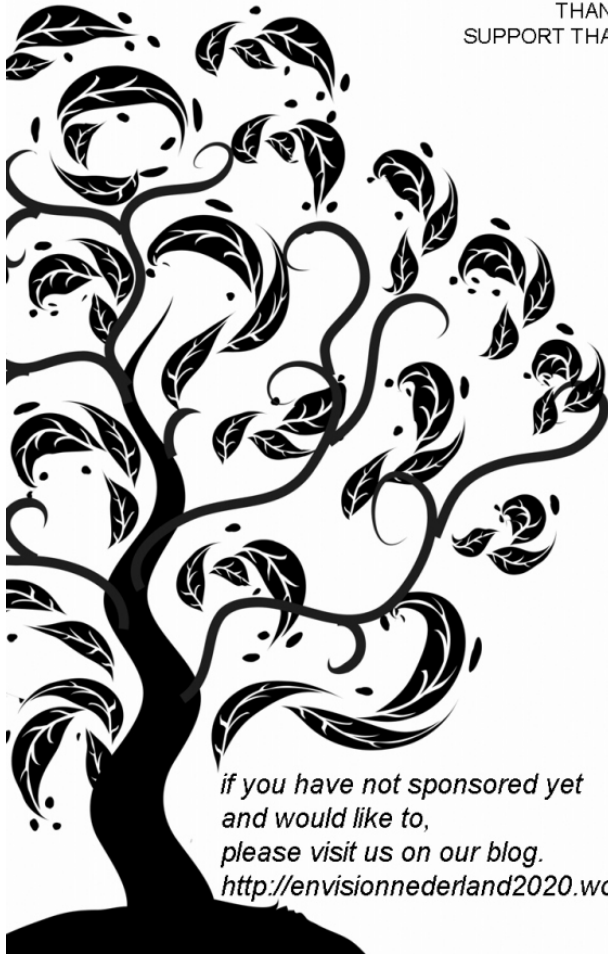
Matt Bennett (Chair)
Sumaya Abu-Haidar
Annette Croughwell
Dawn Dennison
Karina Evertsen
Dianne Fleming
Greg Guevara
Rachel Olson
Garry Sanfaçon
Elizabeth Turnburke
Jan Tafoya

Sponsors

The community process would also not have been possible without the generous support of sponsors. Envision Nederland 2020 sponsors contributed financially, through donations of products and services, and of their time and energy. Thank you to the many sponsors who supported this important community process:

ENVISION NEDERLAND 2020 WE COULD'NT HAVE COME THIS FAR WITHOUT OUR SPONSORS!

THANK YOU FOR ALL OF YOUR
SUPPORT THAT IS ALLOWING THIS PROCESS TO
HAPPEN



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and would like to,
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<http://envisionnederland2020.wordpress.com/sponsor-here/>*

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Nederland Elementary School PTA
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The Cohen Law Group
Community Center Foundation
NEDSK8, Inc

Breeze Level

Nederland Community Library
Alpen Net, LLC

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
Hub Ned Community Room
August 14, 2018 @ 6:00 pm
MASTER PLAN PRIORITIZATION MEETING NOTES

A. Overview of Process

- a. Board Members Present: Susan Schneider; Brent Tregaskis; Steve Karowe; Dallas Masters; Claudie Schauffler; and Mark Stringfellow.
- b. Staff Present: Josiah Masingale as facilitator

B. Key Informant Survey

- a. Survey – Asked each board member to list their top 5 needs statements for the DDA District. Board members were asked to label the need either a “community” or “agency” level need. Each board member was requested to list their needs in turn by ranking, compiling the following list of needs statements by prioritization:
 - i. Better traffic and pedestrian movement through town (5 votes; community-level)
 - ii. Parking needs to be more efficient (4 votes; community-level)
 1. Additional Parking (2 votes; community-level)
 2. Need better signage to parking (1 vote; community-level)
 3. Need better pedestrian infrastructure linking to different parts of town (1 vote; community-level)
 - iii. Need more Economic Development (3 votes; community-level)
 - iv. Need to address downtown blight (2 votes; community-level)
 - v. Need to update and bury utilities (1 vote; community-level)
 - vi. Need to increase sales tax revenue (1 vote; community-level)
 - vii. DDA needs increased staffing (1 vote; agency-level)
 - viii. RiverWalk for environmental protection (1 vote; community-level)
 - ix. Nederland needs branding and marketing (1 vote; community-level)
 - x. Need increased affordable housing units (1 vote; community-level)

b. Customers Feedback

- i. Reviewed survey results to date along with anecdotal information as to what DDA customers believe and prioritized, including comments from community members in attendance (Ron Mitchell and Michael Laatsch). Discussed different types of customers, including DDA property owners; DDA business owners, managers and employees; DDA residents; Town of Nederland; and town and area residents.
- ii. The following topics were discussed and noted:
 1. Lots of differing views
 2. Parking is important
 - a. Free parking for employees
 - b. Free short-term parking for customers
 - c. High cost of free parking
 - d. Additional parking needed
 3. Parking is mis-understood or mis-communicated
 - a. Feelings against paid parking and/or mixed feelings
 - b. Parking for customers
 - c. Parking for longer-term
 - d. Enforcement how?

- e. Businesses or others pay?
 - f. Short-Term Parking
 - g. Free versus Paid Parking and the messaging
 - 4. Need to increase the business scene
 - 5. Need Economic Development
 - 6. Need Traffic Circulation
 - 7. Dog Park
 - 8. RiverWalk ambivalence is noteworthy
 - 9. Board of Trustees Priorities: Infrastructure and Economic Development
 - 10. Purple People Example from Tucson (local staff that are resources in town).
- c. Analyzation/Prioritization of Needs
- i. Reviewed the identified needs along with the 2017 Master Plan and customer feedback and discussed prioritization of needs/activities.
 - ii. Priorities:
 - 1. Parking is the KEY
 - a. Additional
 - b. Efficiency
 - c. Signage
 - d. Long-Term vs Short-Term
 - e. Turn-over/Enforcement
 - f. Paid vs non-Paid
 - 2. Traffic and Pedestrian Flow very important
 - a. SIGNAGE
 - 3. Economic Development
 - a. Sales Tax
 - b. Marketing
 - c. Beautification/Blight
 - d. Affordable Housing
 - e. RiverWalk
 - 4. Staff Capacity
 - a. Revenue Streams
 - b. Project Time in Projects
 - c. Grants

C. Goals and Outcomes

- a. Using the findings from our key informant survey, assessment and prioritization, the group identified the following goals outcomes:
 - i. Comprehensive Parking, Pedestrian and Traffic Plan
 - ii. Increase free parking
 - iii. Increase use of available parking
 - iv. Visitor Center and 1st Street solution

D. Strategies

- a. After identifying the goals and outcomes, the following strategies were identified:
 - i. Create RFQ for Comprehensive Parking, Pedestrian and Traffic Plan
 - 1. Plan should identify challenges and solutions for walkability, connectivity, trails, bicycle usage, traffic flow and parking.
 - 2. Following should be deliverables of the Plan:
 - a. How to implement?
 - b. Messaging of overall strategies
 - c. What are the overall strategies?
 - d. Identify hubs of town and strategies for each hub
 - e. Identify commerce strategies and ways to facilitate economic development through the plan

- f. Identify existing parking and usage of existing parking
- g. Identify ideal spots for additional parking
- h. Study connectivity around the creek, down 1st street and throughout Town and offer solutions and key steps/partners in solutions
- i. Identify steps to implementing this Comprehensive Plan
- ii. Ask DCI for potential firms
- iii. Get Quotes and Bring to future DDA/BOT Meetings
- iv. Look for other grants for connectivity and traffic studies and projects
- v. Obtain recent traffic counts from CDOT

E. Next Steps and Master Plan Implementation Guide

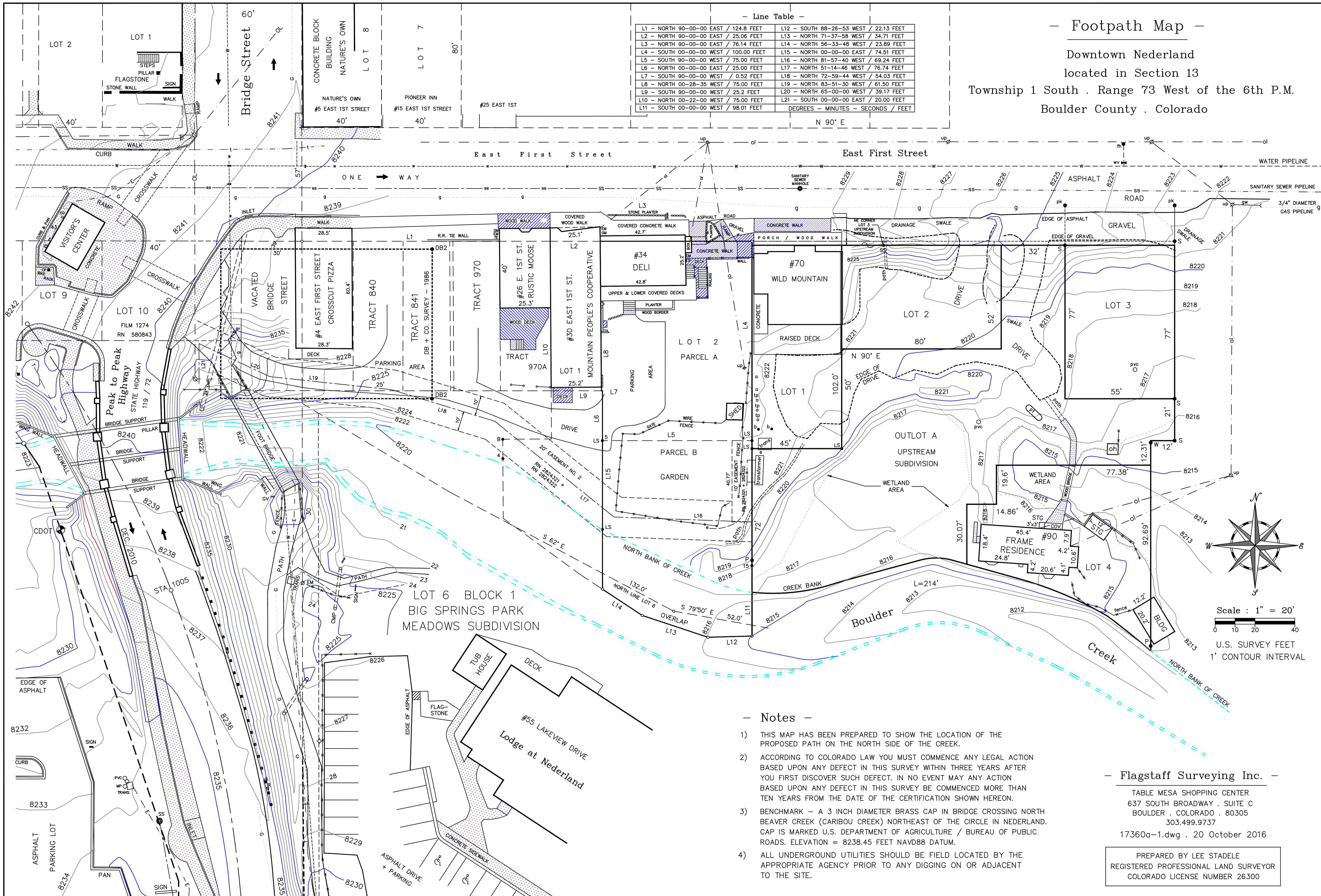
- a. The group ended on discussing next steps and how to implement the priorities identified.
 - i. Work with ED/Infrastructure Committee Members to obtain Quotes and submit AIM at future DDA/BOT Meetings
 - ii. Work with chosen consultant to conduct Comprehensive Plan along with major priorities identified in the plan and immediate steps to implement strategies.

NO ADDITIONAL PRIORITIZATION MEETING NEEDED FOR AUGUST 20th

- Footpath Map -
 Downtown Nederland
 located in Section 13
 Township 1 South . Range 73 West of the 6th P.M.
 Boulder County . Colorado

- Line Table -

L1 - NORTH 90-00-00 EAST / 124.8 FEET	L12 - SOUTH 88-26-53 WEST / 22.13 FEET
L2 - NORTH 90-00-00 EAST / 25.06 FEET	L13 - NORTH 71-37-58 WEST / 34.71 FEET
L3 - NORTH 90-00-00 EAST / 76.14 FEET	L14 - NORTH 56-33-48 WEST / 23.89 FEET
L4 - SOUTH 00-00-00 WEST / 100.00 FEET	L15 - NORTH 00-00-00 EAST / 74.51 FEET
L5 - SOUTH 90-00-00 WEST / 75.00 FEET	L16 - NORTH 81-57-40 WEST / 69.24 FEET
L6 - NORTH 00-00-00 EAST / 25.00 FEET	L17 - NORTH 51-14-46 WEST / 76.74 FEET
L7 - SOUTH 90-00-00 WEST / 0.52 FEET	L18 - NORTH 72-59-44 WEST / 54.03 FEET
L8 - NORTH 00-28-35 WEST / 75.00 FEET	L19 - NORTH 83-51-30 WEST / 61.50 FEET
L9 - SOUTH 90-00-00 WEST / 25.2 FEET	L20 - NORTH 65-00-00 WEST / 39.17 FEET
L10 - NORTH 00-22-00 WEST / 75.00 FEET	L21 - SOUTH 00-00-00 EAST / 20.00 FEET
L11 - SOUTH 00-00-00 WEST / 98.01 FEET	DEGREES - MINUTES - SECONDS / FEET



- Notes -

- 1) THIS MAP HAS BEEN PREPARED TO SHOW THE LOCATION OF THE PROPOSED PATH ON THE NORTH SIDE OF THE CREEK.
- 2) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 3) BENCHMARK - A 3 INCH DIAMETER BRASS CAP IN BRIDGE CROSSING NORTH BEAVER CREEK (CARIBOU CREEK) NORTHEAST OF THE CIRCLE IN NEDERLAND. CAP IS MARKED U.S. DEPARTMENT OF AGRICULTURE / BUREAU OF PUBLIC ROADS. ELEVATION = 8238.45 FEET NAVD88 DATUM.
- 4) ALL UNDERGROUND UTILITIES SHOULD BE FIELD LOCATED BY THE APPROPRIATE AGENCY PRIOR TO ANY DIGGING ON OR ADJACENT TO THE SITE.

- Flagstaff Surveying Inc. -

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PREPARED BY LEE STADELE
 REGISTERED PROFESSIONAL LAND SURVEYOR
 COLORADO LICENSE NUMBER 26300



Riparian & Wetland Habitat Assessment

Middle Boulder Creek
Town of Nederland
Boulder County, Colorado

prepared for:

Town of Nederland
PO Box 396, Nederland, CO 80466

prepared by:

Western Ecological Resource, Inc.
711 Walnut Street, Boulder, CO 80302

March 2016

Table of Contents

<u>Number / Section</u>	<u>Page</u>
1.0 Introduction	1
2.0 Environmental Setting	1
3.0 Methods.....	1
4.0 Results	1
4.1 Middle Boulder Creek	2
4.1.1 Description	2
4.1.2 High Quality Areas/Unique Habitats	2
4.1.3 Functional Condition Rating.....	2
4.2 North Beaver Creek	3
4.2.1 Description	3
4.2.2 High Quality Areas/Unique Habitats	3
4.2.3 Functional Condition Rating.....	3
5.0 General Development Guidelines	3
6.0 Specific Recommendations.....	4
6.1 Social and Educational Recommendations	4
6.1.1 Social Trails & Human Use	4
6.1.2 Dogs.....	4
6.2 Vegetation Recommendations.....	4
6.2.1 Woody Riparian Plantings.....	4
6.2.2 Noxious Weed Control	5
6.3 Landform Improvements	5
6.3.1 Floodplain/Riparian Habitat Restoration Activities	5
6.3.2 Bank Stabilization	5
6.3.3 Instream Rock Structure.....	6
6.3.4 Wetland Restoration (Trail Removal)	6
6.3.5 Educational Nature Park.....	6
7.0 References	7
8.0 Figures	8
9.0 Tables	12
10.0 Photographs	16
Appendix A. Proper Functioning Condition Worksheet.....	23

List of Figures

<u>Number / Section</u>	<u>Page</u>
Figure 1. Project Location Map.....	9
Figure 2. Wetland and Riparian Habitat Map.....	10
Figure 3. Map of Potential Restoration Activities.....	11

List of Tables

<u>Number / Title</u>	<u>Page</u>
Table 1. Wetland and Riparian Plant Species List.....	13
Table 2. Recommended Native Tree & Shrub Plantings	15

List of Photographs

<u>Number / Title</u>	<u>Page</u>
Photo 1. Middle Boulder Creek, looking downstream from the covered bridge.	17
Photo 2. Sweet coltsfoot. An uncommon plant found in the wetland northeast of the Magnuson Hotel.	17
Photo 3. North Beaver Creek.....	18
Photo 4. Example of one of the many social trails in the riparian habitat.	18
Photo 5. Social use of this area along Middle Boulder Creek just upstream of the weir bridge has eliminated most riparian vegetation.....	19
Photo 6. Dense stands of Canada thistle along the path behind the Magnuson Hotel.	19
Photo 7. Narrow bank of riparian vegetation on the north side of Middle Boulder Creek.....	20
Photo 8. Lack of riparian habitat along the Chipeta Park parking lot.....	20
Photo 9. Elevated fill along North Beaver Creek at Fisherman’s parking lot.	21
Photo 10. Elevated fill along Middle Boulder Creek at Fisherman’s parking lot.....	21
Photo 11. Bank instability along homes on north side of Middle Boulder Creek.....	22
Photo 12. Rock check dam below homes pictured in Photo 11.....	22

1.0 Introduction

The Middle Boulder Creek riparian corridor occurs within the heart of the Town of Nederland (Town) and provides important recreation, aesthetic, and environmental benefits. The Town's Downtown Development Authority (DDA) is currently updating their Master Plan document and requested a Riparian and Wetland Habitat Assessment in order to provide environmental guidance for future planning. This report summarizes the extent and functioning of the riparian and wetland ecosystem of the project area, provides guidance on minimizing adverse environmental impacts, lists recommendations for future restoration work to improve ecosystem functioning, and identifies any high-quality areas that would warrant special consideration or protection.

2.0 Environmental Setting

The 10 acre project area occurs along Middle Boulder Creek between Centennial Bank, located at 26 South Highway 119, and Barker Reservoir (Figure 1). The project site lies at an approximate elevation of 8,240 feet and includes a 2,000 foot long section of Middle Boulder Creek and a 300 foot long section of North Beaver Creek. The site is bordered on the north by First Street, which includes a commercial district along First Street, several residences and undeveloped land, and on the south by a hotel and a public park, Chipeta Park. There are also several developed trails within the project area.

3.0 Methods

The extent of the riparian habitat was mapped using aerial photography and field reconnaissance conducted on September 24, 2015 by Rea Orthner, botanist and ecologist with Western Ecological Resource, Inc. (Figure 2). A preliminary wetland delineation was also conducted using the same methodology and is based on vegetation and hydrology criteria of the 1987 U.S. Army Corps of Engineers (Corps) Wetland Delineation Manual and 2010 Regional Supplement. This preliminary wetland delineation is intended for general planning purposes only. In the future, a formal wetland delineation and a Clean Water Act Section 404 permit application would need to be prepared for any proposed wetland or stream impacts. It should be noted that riparian habitats, outside of any wetland areas, are not under any federal or state jurisdiction. Hence, impacts to riparian areas fall under the sole discretion of the property owner.

In order to assess the functioning of the riparian and wetland habitats, the Proper Functioning Condition (PFC) methodology was used (USDA-NRCS 1998). The PFC assessment is a qualitative method based on hydrology, vegetation and soil/landform attributes that provides information on whether a riparian-wetland area is physically functioning in a manner that allows the habitat to be resilient to change, such as high flow events or other disturbances. The PFC is a useful tool for prioritizing restoration activities and would provide a consistent approach to examining the entire project reach. A copy of the PFC checklist is contained in Appendix A.

4.0 Results

Within the project area, a total of 4.7 acres of riparian habitat and 2.3 acres of wetland habitat occur along Middle Boulder Creek and North Beaver Creek. Overall, these two streams and the willow shrub riparian habitat along their banks provide several important ecological functions. For example, their floodplains provide space for flood flows and the vegetation on the floodplain slows the movement of water and reduces its erosive power. The shrubs along the creek function to stabilize the creek channel and prevent stream banks from eroding. Willows (*Salix* spp.) in particular are excellent at stabilizing stream banks due to their deep binding root masses, and the rhizomatous native rushes and sedges such as smallfruit bulrush, beaked sedge (*Carex utriculata*) and water sedge (*Carex aquatilis*) that are present provide similar functions. In addition, the

riparian corridor provides floodwater retention and peak flood reduction functions which are important in helping to mitigate flood runoff from snow melt and heavy precipitation events. The densely vegetated banks help to remove sediment and assimilate nutrients, which is important in maintaining water quality. Finally, the riparian habitat provides quality wildlife habitat because of the availability of water, shade, and the diversity of food and cover sources.

4.1 Middle Boulder Creek

4.1.1 Description

The riparian and wetland habitat along Middle Boulder Creek (Photo 1) is generally dominated by willows with occasional shrubs of alder (*Alnus incana* subsp. *tenuifolia*) and river birch (*Betula fontinalis*). Stands of aspen trees (*Populus tremuloides*) occur in the eastern portion of the project area. The riparian understory is variable depending on hydrologic regime and degree of shading. Common understory plants in the riparian-wetland areas include fowl bluegrass (*Poa palustris*), bluejoint reedgrass (*Calamagrostis canadensis*), water sedge (*Carex utriculata*), beaked sedge (*Carex utriculata*), and smallfruit bulrush (*Scirpus microcarpus*). In drier upland riparian areas, plants such as bush honeysuckle (*Distegia involucrata*), Woods' rose (*Rosa woodsii*), starry false Solomon's seal (*Maianthemum stellatum*), cow parsnip (*Heracleum sphondylium*), field horsetail (*Equisetum arvense*), and fireweed (*Epilobium angustifolium*) occur.

Non-native plants observed include redtop (*Agrostis gigantea*), reed canarygrass (*Phalaris arundinacea*) and noxious weeds such as Canada thistle (*Cirsium arvense*), ox-eye daisy (*Leucanthemum vulgare*) and scentless chamomile (*Matricaria perforata*).

4.1.2 High Quality Areas/Unique Habitats

One high-quality wetland area was observed just northeast of the Magnusson Hotel. This wetland is dominated by wetland graminoids including water sedge, bluejoint reedgrass and Baltic rush (*Juncus balticus*). The landform of this area suggests that it may support deep organic-rich soils, or peat, indicating it could be a fen. However, no fen assessment has been completed to date. In addition, this wetland has a small population of sweet coltsfoot (*Petasites frigidus* var. *sagittatus*), an uncommon wetland plant in Colorado (Ackerfield 2015). See Photo 2. This plant carries no legal protections, *per se*, however it is considered a Species of Local Concern by the U.S. Forest Service and the presence of sweet coltsfoot can indicate specialized wetlands that harbor other rare plants (Popovich 2015). A description of the plant follows.

Sweet coltsfoot (*Petasites frigidus* var. *sagittatus*)

Sweet coltsfoot earns its common name from the sweet scent of its flowers and the large, basal leaves. Coltsfoot begins flowering as early as February in cold, swampy wetlands across Alaska and northern Canada to Newfoundland and south to California, Colorado, South Dakota, Wisconsin, and New York. Often coltsfoot is the first wetland species to begin flowering. The plant's cluster of white to pinkish-purple flower heads is borne at the tip of a fleshy stem covered by clasping, scale-like leaves. The larger basal leaves (the ones that look like horse hooves) emerge later in the spring, often after the flower heads have been replaced by silvery-white seed heads. These leaves arise a short distance from the flowering stalk at the end of an underground rhizome. (Fertig, 2015)

4.1.3 Functional Condition Rating

Overall, the riparian and wetland habitats along Middle Boulder Creek appear to be in Proper Functioning Condition (PFC). The floodplain above bankfull appears to be inundated in relatively frequent events, the sinuosity, width/depth ratio and gradient appear to be balanced with the landscape setting, the vegetation is relatively diverse and healthy, and the geomorphology appears to be stable. Appendix A contains the PFC checklist, which includes details on the assessment. However, this rating is threatened by inadequate shrubby vegetation along some of the stream banks which increases their susceptibility to erosion and reduces wildlife habitat and connectivity. In addition, numerous social trails are present throughout the riparian habitat and some of the

stream banks show extremely heavy human use. At least one home abutting the creek appears to have inadequate backfill materials along its foundation able to withstand the erosive forces of the creek when it is running at or above bankfull. Finally, the creek has an accumulation of gravel deposits and appears to be over-widened near its entrance into Barker Reservoir. However, this may simply be the result of a change in channel slope, the configuration of the weir bridge, or other factors which cause the water to slow and gravels to deposit.

4.2 North Beaver Creek

4.2.1 Description

North Beaver Creek is a small perennial stream, approximately 2 feet wide. The headwaters of North Beaver Creek are located in the Caribou Valley west of the Town of Nederland. Like Middle Boulder Creek, the riparian habitat along North Beaver Creek is comprised of willows with the occasional alder and river birch. In the understory, cow parsnip, redtop, Wood's rose, and starry false Solomon's seal are common. Canada thistle, a noxious weed, is quite common along portions of this stream. See Photo 3.

4.2.2 High Quality Areas/Unique Habitats

No high quality or unique riparian-wetland habitats were observed within the project area along North Beaver Creek.

4.2.3 Functional Condition Rating

Overall, the narrow riparian and wetland habitat along North Beaver Creek appears to be in Proper Functioning Condition (See Appendix A). The PFC rating is based on the general characteristics of this short segment, which show geomorphic stability, the presence of a diverse and healthy riparian community, and a functioning floodplain. However, there is room for improvement. For example, the western end of the creek is incised four to five feet below the Fisherman's parking lot to the south and there is no floodplain development in this area. This area also lacks well-developed willows which help stabilize stream banks. Finally, a metal fence across the creek at its eastern end accumulates debris and may inhibit natural streamflow characteristics in this area.

5.0 General Development Guidelines

The following general development guidelines should be utilized when planning activities within or adjacent to the project area.

1. Avoid impacts to the high-quality wetland area northeast of the Magnuson Hotel. Complete a more detailed floristic inventory this wetland with a focus on rare plant presence and also conduct a fen assessment. Fens are wetlands characterized by the accumulation of organic-rich soils and are primarily fed by groundwater sources. Because the rate of accumulation of peat in fens is so slow, these ecosystems are generally considered to be irreplaceable. Fen soils are Histosols, characterized by more than 40 cm (16 inches) of organic matter accumulation, commonly referred to as peat.
2. Minimize and avoid impacts to wetland areas to the most practicable extent possible. If impacts to wetlands are likely to occur, complete an official wetland delineation and Clean Water Act Section 404 permit application for the U.S. Army Corps of Engineers.
3. Consider developing a Management Plan. The Management Plan would provide a guiding vision for the Middle Boulder Creek and North Beaver Creek riparian/wetland habitat areas, describe the allowed uses as well as prohibited uses, and detail the proposed projects and programs for the preservation and community enjoyment of the area. Funding opportunities for improvement/restoration projects may be more easily obtainable when a Management Plan is in place.

4. Encourage local land owners to plant native riparian trees or shrubs on their properties which abut the creek.

6.0 Specific Recommendations

The following recommendations are for specific management actions to improve the health of the riparian and wetland ecosystem of the project area. The recommendations are grouped into three main categories: 1) social and educational; 2) vegetation; and 3) landform improvements. Social and educational recommendations are those which relate to the management of the habitat and would require little if any cost. The vegetation improvements include actions such as tree and shrub plantings and noxious weed control and would be fairly economical to implement. Finally, the landscape improvements would necessitate additional planning and possibly a greater capital expense. See Figure 3.

6.1 Social and Educational Recommendations

6.1.1 Social Trails & Human Use

The riparian and wetland habitats of the project area receive significant human use and numerous social trails were observed throughout the area (See Photo 4). The majority of these trails should be eliminated in order to preserve the ecological integrity of the area. Trails fragment habitat leading to increased human use and wildlife disturbance and are corridors for weed invasion. In addition, frequent trail use leads to soil compaction, trampling of vegetation, and lowered plant growth and reproduction. Trampling along the banks of Middle Boulder Creek was especially severe near the inlet to Barker Reservoir, just upstream of the bridge weir, where all vegetation had been eliminated and the stream banks showed evidence of erosion (See Photo 5). In addition, several trails appear to be frequented by people who leave trash and other debris, further threatening the environment. In order to eliminate social trails, signage should be posted in prime locations to dissuade people from utilizing these access points. Low-impact fencing (e.g. post and rail fencing) could also be erected across some of the social trails to prevent human use. If additional trails are needed within the project area, then the location of these trails should be closely analyzed in order to maximize public benefit while reducing environmental impacts. Finally, the old chain-link fence and trash should be removed from North Boulder Creek just upstream of where it enters Middle Boulder Creek.

6.1.2 Dogs

One of the greatest threats posed to the wildlife are off-leash dogs. Dogs can flush incubating birds from nests, leaving the eggs or young unattended for extended periods of time. Dogs chase wildlife and can kill small mammals. Off-leash dogs can also harass humans using trails. Other problems associated with dogs include their excrement and associated odors, as well as increasing soil nitrogen which non-native weeds often capitalize on. Signage should be posted to keep all dogs on-leash and for owners to pick up dog waste and dispose of it properly.

6.2 Vegetation Recommendations

6.2.1 Woody Riparian Plantings

Plant native willows and/or other shrubs along North Beaver Creek and Middle Boulder Creek in the areas identified in Figure 3. Native shrubs can either be purchased through native plant nurseries (min. 5-gallon size recommended) and planted similarly to landscape shrubs, or, for a more economical approach, we recommend sprigging willows from adjacent stands in early spring prior to leaf-out. Willows have adventitious buds and will root out if a cutting is placed in the appropriate habitat. The use of volunteers or local youth from Teens Inc. would further reduce costs. In addition, encourage private land owners abutting the creek to plant native trees and shrubs to enhance the structural and species diversity of the riparian habitat. Table 2 contains a list of native shrubs and trees appropriate for Nederland. See Photo 5.

6.2.2 Noxious Weed Control

Noxious weeds are extremely problematic in and around the project site as well as within the Town of Nederland. Noxious weeds decrease species diversity and the ecological integrity of habitats including riparian areas. In addition, weeds will continue to spread outside of the project site, and become established at local trailheads and elsewhere on National Forest Systems lands. We highly recommend that the Town implement an Integrated Weed Management Plan for the project area. Specific Colorado state-listed noxious weeds observed within and adjacent to the riparian and wetland habitats include Canada thistle, ox-eye daisy, and scentless chamomile. See Photo 6.

Before any ground-disturbing activities, ensure that the following occur:

- Survey project areas to document the presence of any pre-existing weed infestations. Treat infestations prior to ground-disturbing activities and remove all weed seed and propagules to prevent weed spread.
- Locate and use weed-free project staging areas. Where this is not possible, treat existing noxious weeds in these areas prior to the staging of any equipment.
- To minimize risk of noxious weed introduction and spread, require that all equipment used for ground-disturbing activities be clean, i.e., free of mud, dirt, plant parts, and seeds, or other debris that could contain or hold plant parts or seeds, prior to entering the project area, and prior to leaving a weed-infested project area.
- Use certified weed-free hay, straw or mulch. However, preference should be given to use of non-agricultural mulch products such as wood straw or bonded fiber matrix.
- Monitor revegetated areas for noxious weed invasion and treat infestations.

6.3 Landform Improvements

6.3.1 Floodplain/Riparian Habitat Restoration Activities

Four areas were identified as potential sites for floodplain/riparian habitat restoration (Figure 3). All four of these areas lack well developed wetlands or riparian habitats due to artificial fill. These areas include:

- North side of Middle Boulder Creek on the bank parcel. The slope below the Visitor's Center parking lot is extremely steep and limits the development of wetland and riparian habitat in this area. If the landform in this area cannot be changed due to excessive cost, additional plantings of willows or other riparian shrubs could occur on the bank in order to provide a continuous band of scrub-shrub habitat. See Photo 7.
- South side of Middle Boulder Creek adjacent to the Chipeta Park parking lot. The riparian habitat along the Chipeta Park parking area is extremely narrow and has been replaced by large boulders. The parking lot could be reconfigured to allow the same amount of parking with a smaller footprint. This would allow the riparian habitat to be widened along the south bank of the creek. (Photo 8).
- Fisherman's Parking Lot. There are two areas at Fisherman's parking lot that are constricting the riparian habitat development along Middle Boulder Creek and North Beaver Creek. The fill could be removed in these areas to restore the floodplain and additional riparian shrubs could be planted to restore the riparian habitat. (Photos 9 and 10).

6.3.2 Bank Stabilization

One or more homes along Middle Boulder Creek appear to have suffered the erosive forces of the creek in the recent past. The bank of the creek may need to be stabilized with larger materials so that the structural integrity of the building foundations is maintained. If possible, add larger

diameter willow stakes along with large cobble material to enhance the shrubby riparian habitat in this area. See Photo 11.

6.3.3 Instream Rock Structure

One instream rock structure is located in Middle Boulder Creek, just downstream of the homes identified in Section 6.3.2 above. This rock drop structure should be analyzed by a fluvial geomorphologist or a stream hydrologist to determine its effectiveness and its affect (if any) on the bank erosion adjacent to the upstream homes. See Photo 12.

6.3.4 Wetland Restoration (Trail Removal)

One high quality wetland area was identified just northeast of the Magnusson Hotel. A formal pedestrian trail currently bisects this wetland area. If desired, the trail could be removed and the area restored back to wetland. This would enhance both the hydrologic connectivity of the wetland with Middle Boulder Creek and the wildlife habitat connectivity.

6.3.5 Educational Nature Park

If possible, redevelop Fisherman's parking lot into a healthy riparian ecosystem that would benefit the vitality of this important area, namely the confluence of Middle Boulder Creek and North Beaver Creek. Ideally, any artificial fill would be removed, clean topsoil imported, and the area seeded and planted with native wetland and riparian plants. An educational component (signage) for this area could also be developed that would add to its important ecosystem benefits.

7.0 References

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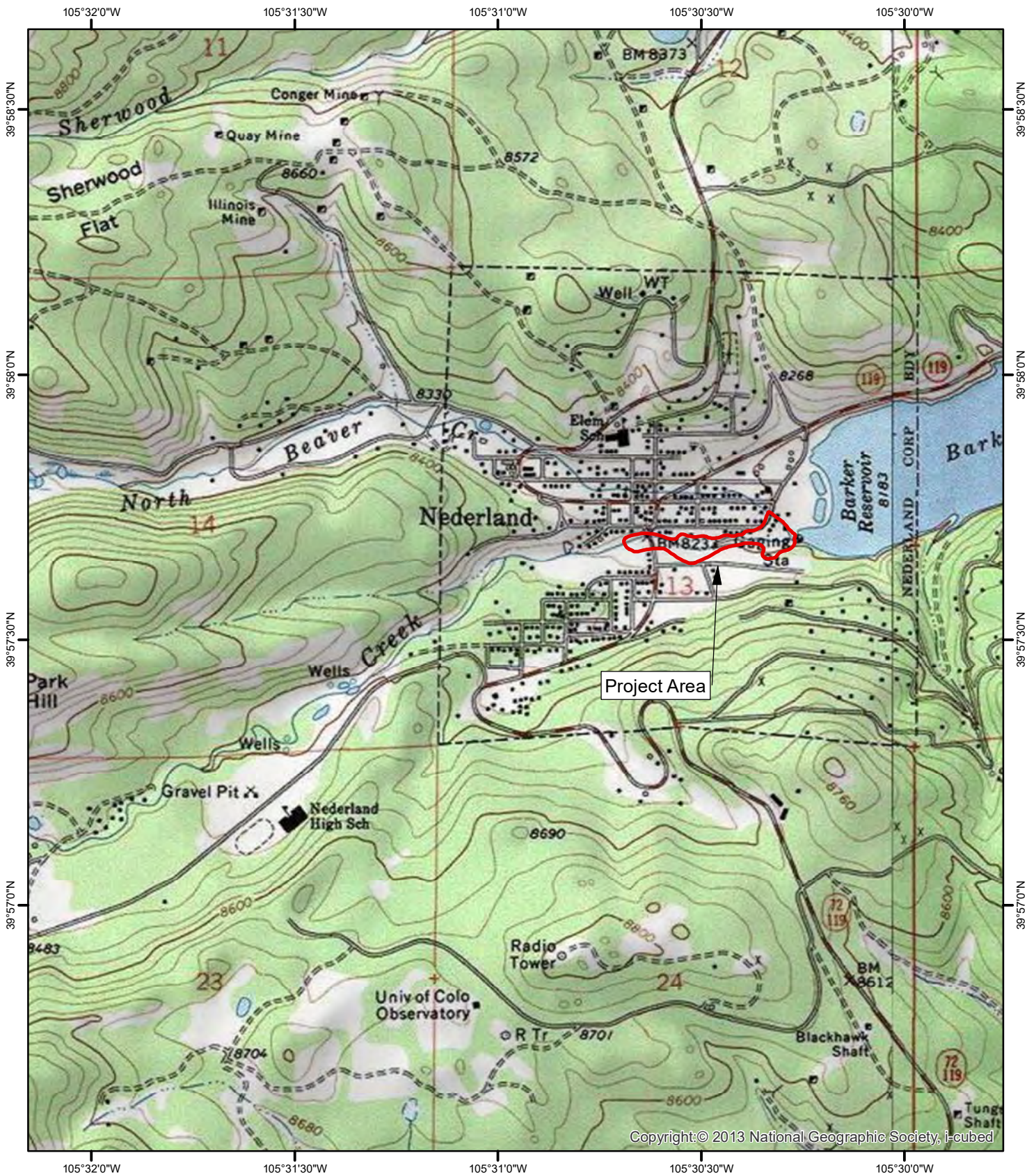
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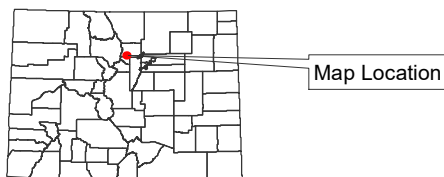
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8.0 Figures



BASE: USGS 7.5' Nederland and Tungsten, Colorado Quadrangles
 Grid Lat/Long WGS 1984

Figure 1. Project Location Map
 Middle Boulder Creek Riparian Assessment
 Town of Nederland, Boulder County, Colorado



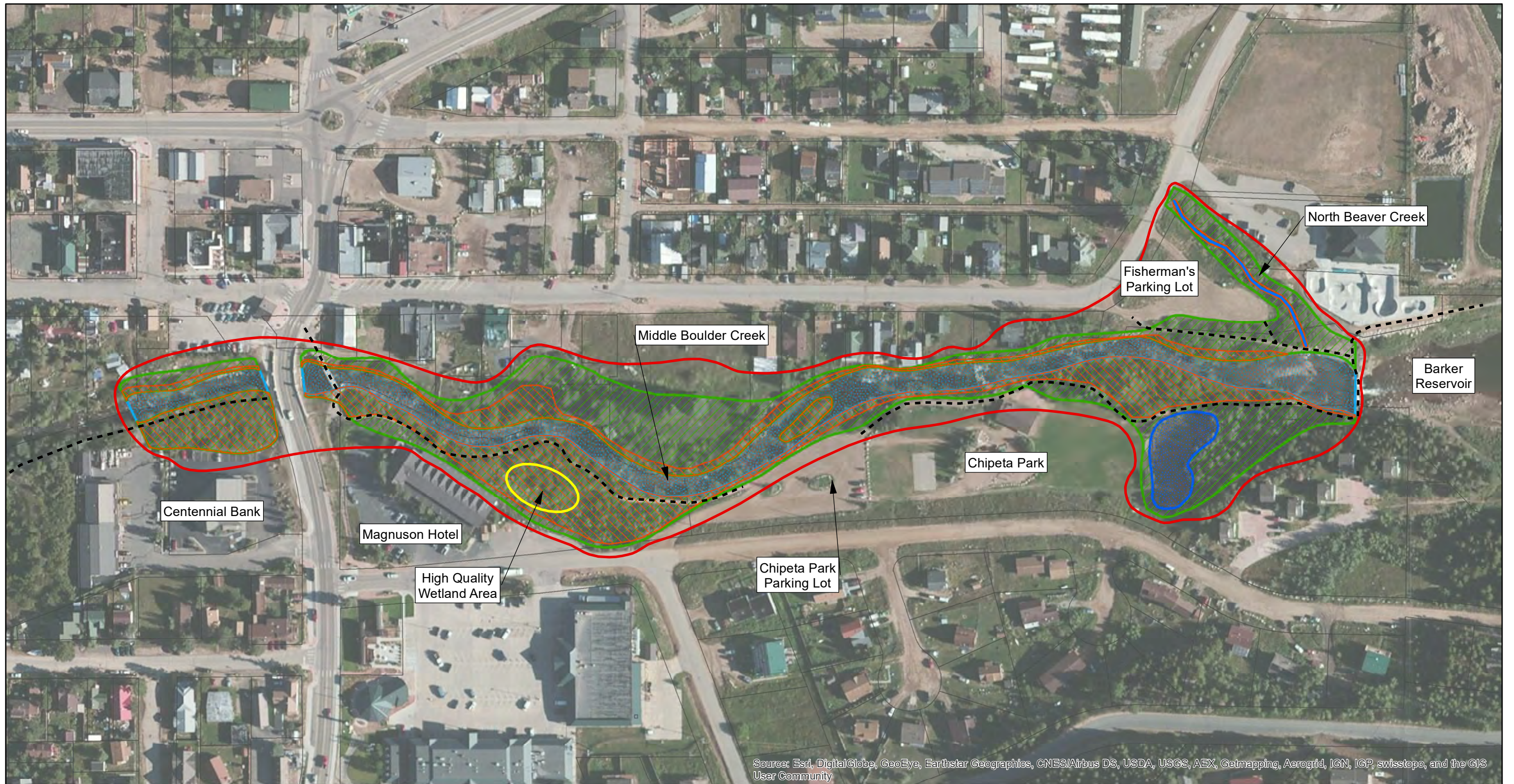
COLORADO



Scale: 1:24,000
 1 inch = 2,000 feet









Western Ecological Resource Inc.
 711 Walnut Street
 Boulder, CO 80302
 303-449-9009





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community


Legend

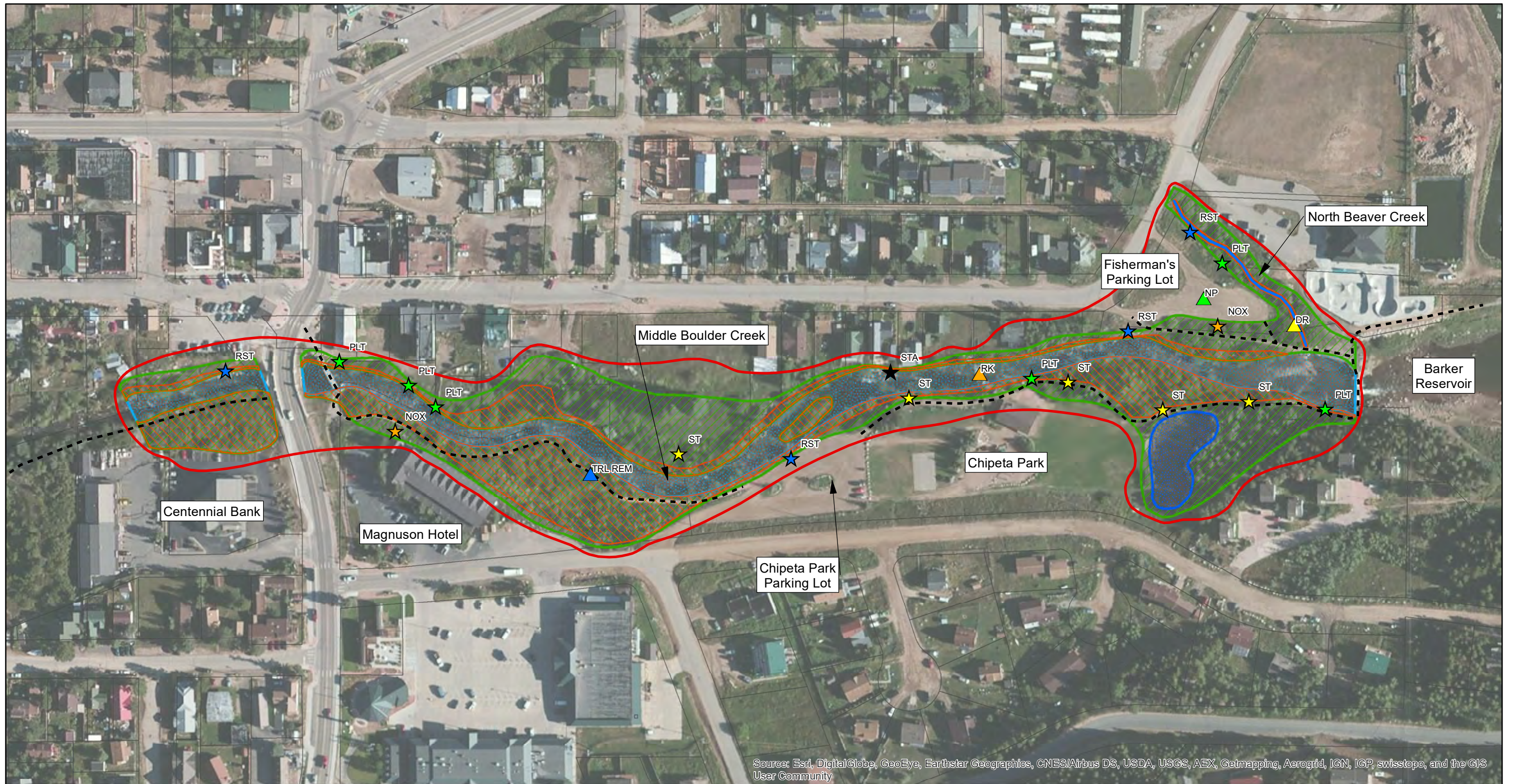
- | | | | |
|---|--------------------|---|-------------------------------|
|  | Project Area |  | Riparian/Wetland Habitat Type |
|  | Parcel Boundaries |  | Wetland Habitat |
|  | North Beaver Creek |  | Pond |
|  | Existing Trails |  | Riparian Habitat |
| | | | Stream |



Scale: 1:1,800
1 inch = 150 feet
Date: December 2015

Figure 2. Wetland and Riparian Habitat Map
Middle Boulder Creek Riparian Assessment
Town of Nederland, Boulder County, Colorado

Western Ecological Resource Inc.
711 Walnut Street
Boulder, CO 80302
303-449-9009 



Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Legend

- | | | |
|--------------------|--|--|
| Project Area | Restoration Enhancements | Restoration Enhancements (con't) |
| Parcel Boundaries | ST, Social Trail | DR, Debris Removal |
| North Beaver Creek | PLT, Woody Riparian Plantings | NP, Future Nature Park |
| Existing Trails | NOX, Dense Stands Noxious Weeds | RK, Instream Rock Structure |
| | RST, Floodplain/Riparian Habitat Restoration | TRL REM, Wetland Restoration (Trail Removal) |
| | STA, Bank Stabilization | |

Figure 3. Proposed Riparian Restoration Map
Middle Boulder Creek Riparian Assessment
Town of Nederland, Boulder County, Colorado

Scale: 1:1,800
1 inch = 150 feet
Date: December 2015

Western Ecological Resource Inc.
711 Walnut Street
Boulder, CO 80302
303-449-9009

9.0 Tables

Table 1. Wetland and Riparian Plant Species List

Scientific Name	Common Name	Family	Origin*	Wetland Status**
Trees				
<i>Picea engelmannii</i>	Engelmann spruce	Pinaceae	N	FAC
<i>Picea pungens</i>	Blue spruce	Pinaceae	N	FAC
<i>Pinus contorta</i> var. <i>latifolia</i>	Lodgepole pine	Pinaceae	N	FAC
<i>Populus tremuloides</i>	Quaking aspen	Salicaceae	N	FACU
Shrubs				
<i>Alnus incana</i> ssp. <i>tenuifolia</i>	Alder	Betulaceae	N	FACW
<i>Betula occidentalis</i> (<i>B. fontinalis</i>)	River birch	Betulaceae	N	FACW
<i>Distegia involucrata</i> (<i>Lonicera</i>)	Bush honeysuckle	Caprifoliaceae	N	FAC
<i>Prunus virginiana</i> var. <i>melanocarpa</i>	Native chokecherry	Rosaceae	N	FACU
<i>Ribes cereum</i>	Wax currant	Grossulariaceae	N	NL
<i>Ribes inerme</i>	Whitestem gooseberry	Grossulariaceae	N	FAC
<i>Rosa woodsii</i>	Wood rose	Rosaceae	N	FACU
<i>Rubus idaeus</i> spp. <i>melanolasius</i>	Red raspberry	Rosaceae	N	FACU
<i>Salix bebbiana</i>	Bebb willow	Salicaceae	N	FACW
<i>Salix brachycarpa</i>	Barrenground willow	Salicaceae	N	FACW
<i>Salix lasiandra</i> var. <i>caudata</i>	Whiplash willow	Salicaceae	N	FACW
<i>Salix monticola</i>	Mountain willow	Salicaceae	N	OBL
Perennial Graminoids				
<i>Agrostis gigantea</i> (<i>alba</i>)	Redtop	Poaceae	I	FAC
<i>Bromus inermis</i>	Smooth brome	Poaceae	I	FAC
<i>Calamagrostis canadensis</i>	Bluejoint reedgrass	Poaceae	N	FACW
<i>Carex utriculata</i>	Beaked sedge	Cyperaceae	N	OBL
<i>Dactylis glomerata</i>	Orchardgrass	Poaceae	I	FACU
<i>Deschampsia cespitosa</i>	Tufted hairgrass	Poaceae	N	FACW
<i>Glyceria striata</i>	Fowl mannagrass	Poaceae	N	OBL
<i>Juncus arcticus</i> subsp. <i>ater</i> (= <i>J. balticus</i>)	Baltic rush	Juncaceae	N	FACW
<i>Juncus ensifolius</i>	Swordleaf rush	Juncaceae	N	FACW
<i>Phalaris arundinacea</i>	Reed Canarygrass	Poaceae	I	FACW
<i>Phleum pratense</i>	Timothy	Poaceae	I	FAC
<i>Poa palustris</i>	Fowl bluegrass	Poaceae	N	FAC
<i>Scirpus microcarpus</i>	Smallfruit bulrush	Cyperaceae	N	OBL
Perennial Forbs				
<i>Achillea lanulosa</i>	Yarrow	Asteraceae	N	FACU
<i>Cirsium arvense</i> (<i>Breea</i>)	Canada thistle	Asteraceae	I+	FAC
<i>Epilobium hornemannii</i>	Hornemann willowherb	Onagraceae	N	FACW
<i>Fragaria virginiana</i> subsp. <i>glauca</i>	Mountain strawberry	Rosaceae	N	FACU
<i>Geum macrophyllum</i> var. <i>perincisum</i>	Largeleaf avens	Rosaceae	N	FAC
<i>Leucanthemum vulgare</i> (<i>Crysanthemum leucanthemum</i>)	Ox-eye daisy	Asteraceae	I+	FACU

Table 1. Wetland and Riparian Plant Species List

Scientific Name	Common Name	Family	Origin*	Wetland Status**
<i>Maianthemum amplexicaule</i>	False Solomon's seal	Convallariaceae	N	FAC
<i>Maianthemum stellatum</i> (<i>Smilacina stellata</i>)	Starry false Solomon seal	Convallariaceae	N	FAC
<i>Medicago sativa</i>	Alfalfa	Fabaceae	I	UPL
<i>Mentha arvensis</i>	Field mint	Lamiaceae	N	FACW
<i>Myosotis scorpioides</i>	Forget-me-not	Boraginaceae	I	FACW
<i>Petasites frigidus var. sagittatus</i>	Sweet coltsfoot	Asteraceae	N	FACW
<i>Platanthera huronensis</i>	Green bog orchid	Orchidaceae	N	OBL
<i>Pyrola rotundifolia ssp. asarifolia</i>	Roundleaf wintergreen	Pyrolaceae	N	FACU
<i>Senecio triangularis</i>	Arrowleaf groundsel	Asteraceae	N	FACW
<i>Sidalcea candida</i>	Checker mallow	Malvaceae	N	FACW
<i>Tanacetum vulgare</i>	Common tansy	Asteraceae	I+	
<i>Thalictrum sparsiflorum</i>	Fewflower meadowrue	Thalictraceae	N	FAC
Ferns and Fern Allies				
<i>Equisetum arvense</i>	Field horsetail	Equisetaceae	N	FAC
Annual/Biennial Forbs				
<i>Lactuca serriola</i>	Prickly lettuce	Asteraceae	I	FACU
<i>Matricaria perforata</i>	Scentless chamomile	Asteraceae	I+	FACU

* Origin

N = Native

I = Introduced

I+ = Colorado State Noxious Weed

** Wetland Status

OBL = Obligate Wetland

FACW = Facultative Wetland

FAC = Facultative

FACU = Facultative Upland

UPL = Obligate Upland

NO/NL = No Status in this Region

Table 2. Recommended Native Tree & Shrub Plantings

Scientific Name	Common Name	Family
Trees		
<i>Picea engelmannii</i>	Engelmann spruce	Pinaceae
<i>Picea pungens</i>	Blue spruce	Pinaceae
<i>Populus tremuloides</i>	Quaking aspen	Salicaceae
<i>Populus angustifolia</i>	Narrowleaf cottonwood	Salicaceae
Shrubs		
<i>Amelanchier alnifolia</i>	Serviceberry	Rosaceae
<i>Cornus sericea (C. stolonifera)</i>	Redosier dogwood	Cornaceae
<i>Jamesia americana</i>	American waxflower	Hydrangeaceae
<i>Mahonia repens</i>	Oregon grape	Berberidaceae
<i>Oreobatus deliciosus</i>	Boulder raspberry	Rosaceae
<i>Pentaphylloides floribunda</i>	Shrubby cinquefoil	Rosaceae
<i>Physocarpus monogynus</i>	Ninebark	Rosaceae
<i>Prunus virginiana var. melanocarpa</i>	Native chokecherry	Rosaceae
<i>Ribes aureum</i>	Yellow currant	Grossulariaceae
<i>Ribes cereum</i>	Wax currant	Grossulariaceae
<i>Rosa woodsii</i>	Wood rose	Rosaceae
<i>Salix bebbiana</i>	Bebb willow	Salicaceae
<i>Salix exigua</i>	Sandbar willow	Salicaceae
<i>Salix monticola</i>	Mountain willow	Salicaceae
<i>Sambucus microbotrys</i>	Red elderberry	Caprifoliaceae
<i>Sorbus scopulina</i>	Mountain ash	Rosaceae

10.0 Photographs



Photo 1. Middle Boulder Creek, looking downstream from the covered bridge.



Photo 2. Sweet coltsfoot. An uncommon plant found in the wetland northeast of the Magnuson Hotel.



Photo 3. North Beaver Creek.



Photo 4. Example of one of the many social trails in the riparian habitat.



Photo 5. Social use of this area along Middle Boulder Creek just upstream of the weir bridge has eliminated most riparian vegetation.



Photo 6. Dense stands of Canada thistle, a noxious weed, along the path behind the Magnuson Hotel.



Photo 7. Narrow bank of riparian vegetation on the north side of Middle Boulder Creek on the bank parcel.



Photo 8. Lack of riparian habitat along the Chipeta Park parking lot.



Photo 9. Elevated fill along North Beaver Creek at Fisherman's parking lot.



Photo 10. Elevated fill along Middle Boulder Creek at Fisherman's parking lot.



Photo 11. Bank instability along homes on north side of Middle Boulder Creek.



Photo 12. Rock check dam below homes pictured in Photo 11.

Appendix A. Proper Functioning Condition Worksheet

PFC Assessment Form (Lotic)

Name of Riparian-Wetland Area:	M	Middle Boulder Creek
Date:	5	September 24, 2015
ID Team Observers:	Rea Orthner, Western Ecological Resource Inc	

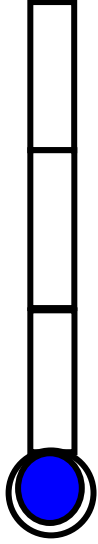
Description of potential and rationale: Hydrologic regime _____ Stream Type(s) <u>Perennial</u> Plant communities <u>? Willow (Scrub-Shrub)</u> Other _____

Yes	No	N/A	HYDROLOGY
XX			1) Floodplain inundated in “relatively frequent events” (1-3 years). Notes: <i>Evidence of frequent flooding is noticeable in the riparian habitat on the south side of MBC on the bank parcel as well as in some of the low-lying riparian habitats ust north of Chipeta Park.</i>
		X	2) Beaver dams are stable. Notes: <i>No beaver dams observed.</i>
XX			3) Width/depth ratio, sinuosity, and gradient are in balance with the landscape setting (i.e., landform, geology, and bioclimatic region). Notes: <i>Generally yes for this "high energy" stream. Stream is over-widened at east end near Barker Reservoir, but likely the result of change in chahnel slope or slowing of water velocity.</i>
X			4) Riparian-wetland area is expanding or has achieved potential extent. Notes: <i>R/W appears to have achieved max extent given existing landforms. Fill on north side of MBC on bank parcel and in one area of fisherman's parking lot are limiting R/W development in these areas.</i>
X			5) Riparian impairment from the upstream or upland watershed is absent. Notes: <i>None Noted</i>

Yes	No	N/A	VEGETATION
X			6) There is adequate diversity of stabilizing riparian vegetation for recovery/maintenance. Notes: <i>(List plant species and note their abundance and location on the NV Riparian Plant Checklist)</i> <i>Yes, there are at least a dozen native shrubs and perennial graminoids species that have stabilizing root masses</i>
X			7) There are adequate age class(es) of stabilizing riparian vegetation for recovery/maintenance Notes: <i>The site is dominated by mature willows, which are long-lived and readily resprout from the base when cut. A few saplings where present, which is adequate for this system.</i>
X			8) Species present indicate maintenance (or recovery) of riparian soil moisture characteristics. Notes: <i>Yes, a variety of wetland and riparian plants are present indicating that the R/W habitat is in good functioning condition. The noxious weed (Cirsium arvense) and invasive plant (Phalaris arundinacea) threatened biodiversity</i>
X			9) Stabilizing plant communities capable of withstanding moderately high streamflow events are present along the streambank. Notes: <i>The R/W plant community with willows, sedges and rushes have deep binding root masses that are able to withstand high streamflow events.</i>
X			10) Riparian plants exhibit high vigor. Notes: <i>In general all riparian plants are healthy and show high vigor</i>
X			11) Adequate amount of stabilizing riparian vegetative is present to protect banks and dissipate energy during moderately high flows. Notes: <i>Yes, in general adequate veg is present. However several areas could use addiitonal willow plantings to provide continuous riparian habtitat for wildlife and to help stabilize banks.</i>
X			12) Plant communities are an adequate source of woody material for maintenance/recovery. Notes: <i>These shrubby riparian-wetaldns do not produce as much woody material as forested r-w complexes, however there is an adequate source avialble</i>

Yes	No	N/A	GEOMORPHOLOGY
X			13) Floodplain and channel characteristics (i.e., rocks, woody material, vegetation, floodplain size, overflow channels) are adequate to dissipate energy. Notes: <i>Yes, in general the geomorphology is appropriate for this stream system. As mentioned in #8, the floodplain is lacking in a few areas due to fill. Overall, the stream appears to be fairly well armored with cobbles and rocks.</i>
		X	14) Point bars are revegetating with stabilizing riparian plants. Notes: <i>No point bars were observed</i>
X			15) Streambanks are laterally stable. Notes: <i>this section of MBC is fairly straight, and no lateral movement or potential was observed</i>
X			16) Stream system is vertically stable [not incising]. Notes: <i>No head-cuts or other indicators of a stream downcutting were observed</i>
X			17) Stream is in balance with the water and sediment that is being supplied by the drainage basin (i.e., no excessive erosion or deposition). Notes: <i>No excessive erosion/sed was observed. However, some of the homes on the North bank of MBC may be lacking appropriate fill material to withstand the erosive forces of the stream. In addition, sedimentation was observed near the confluence with Barker Reservoir; which may due to the slowing velocity of the water when in enters the res.</i>

SUMMARY DETERMINATION

<p>Functional Rating <input checked="" type="checkbox"/> Proper Functioning Condition <input type="checkbox"/> Functional - At Risk <input type="checkbox"/> Nonfunctional Rationale <i>MBC met all of criteria above</i> <hr/> <hr/> Trend for Functional - At Risk: Monitored Apparent <input type="checkbox"/> Upward <input type="checkbox"/> Upward <input type="checkbox"/> Downward <input type="checkbox"/> Downward <input type="checkbox"/> Not Apparent <input type="checkbox"/> Not Apparent Rationale _____ <hr/> <hr/> Are factors preventing achievement of PFC or affecting progress towards desired condition outside the control of the manager? Yes ___ No X</p>	 <p>PFC FAR NF</p>	<p>If yes, what are those factors? <input type="checkbox"/> Flow regulations <input type="checkbox"/> Mining activities <input type="checkbox"/> Upstream channel conditions <input type="checkbox"/> Channelization <input type="checkbox"/> Road encroachment <input type="checkbox"/> Oil field water discharge <input type="checkbox"/> Augmented flows <input type="checkbox"/> Other (specify) _____</p> <p>Explain factors preventing achievement of PFC: _____ _____ _____ _____ _____ _____</p>
---	--	---

(Revised 5/2015) (See Dickard et al. (2015) for reach information form & 6-page version with more room for notes)

A lotic riparian area is considered to be in PFC or “functioning properly when adequate vegetation, landform, or large woody debris is present to:

- dissipate stream energy associated with high waterflow, thereby reducing erosion & improving water quality;
- capture sediment and aid floodplain development;
- improve floodwater retention and ground-water recharge;
- develop root masses that stabilize streambanks against erosion;
- maintain channel characteristics.

PFC Assessment Form (Lotic)

Name of Riparian-Wetland Area:	North Beaver Creek		
Date:	September 24, 2015	Segment/Reach ID:	
ID Team Observers:	Rea Orthner, Western Ecological Resource Inc.		

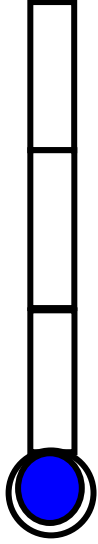
Description of potential and rationale:	
Hydrologic regime	Saturated and Seasonally Flooded
Stream Type(s)	Perennial
Plant communities	Willow Scrub-Shrub
Other	

Yes	No	N/A	HYDROLOGY
X			1) Floodplain inundated in “relatively frequent events” (1-3 years). Notes: The floodplain is relatively narrow along this section of N. Beaver Creek, but it does regularly flood. Floodplain is lacking on portions on south side adjacent to Fisherman's parking lot.
		X	2) Beaver dams are stable. Notes: No beaver dams occur here.
X			3) Width/depth ratio, sinuosity, and gradient are in balance with the landscape setting (i.e., landform, geology, and bioclimatic region). Notes: Given development constraints, yes the system seems to be in balance
	X		4) Riparian-wetland area is expanding or has achieved potential extent. Notes: R/W veg is lacking on south side of creek and could be improved with additional plantings.
X			5) Riparian impairment from the upstream or upland watershed is absent. Notes: None noted. However, creek upstream traverses through highly developed areas of town.

Yes	No	N/A	VEGETATION
X			6) There is adequate diversity of stabilizing riparian vegetation for recovery/maintenance. Notes: (List plant species and note their abundance and location on the NV Riparian Plant Checklist) There are about half a dozen R/W shrubs and perennial graminoid species here.
X			7) There are adequate age class(es) of stabilizing riparian vegetation for recovery/maintenance Notes: The site is dominated by mature willow, which are long-lived and easily resprout from the base when cut. There was one mature river birch, which appeared to be dead or dying. No saplings were noted for this system, however very few would be expected. Overall this is adequate.
X			8) Species present indicate maintenance (or recovery) of riparian soil moisture characteristics. Notes: The variety of wetland and riparian plants present are appropriate.
X			9) Stabilizing plant communities capable of withstanding moderately high streamflow events are present along the streambank. Notes: The R/W plant community with willows, sedges and rushes have deep binding root masses that are able to withstand high streamflow events.
X			10) Riparian plants exhibit high vigor. Notes: Overall, the plants exhibit high vigor. One river birch was noted to be mostly dead or dying.
X			11) Adequate amount of stabilizing riparian vegetative is present to protect banks and dissipate energy during moderately high flows. Notes: In general, adequate veg is present, however additional plantings are recommended on the south side of the creek and the western end.
X			12) Plant communities are an adequate source of woody material for maintenance/recovery. Notes: These shrubby RW communities do not produce as much large woody material as forested RW complexes, however, overall the amount is adequate.

Yes	No	N/A	GEOMORPHOLOGY
X			13) Floodplain and channel characteristics (i.e., rocks, woody material, vegetation, floodplain size, overflow channels) are adequate to dissipate energy. Notes: Yes, in general the geomorphology is adequate. As noted in #8, the floodplain is lacking in one area due to fill. However, the density of willows appears to be able to withstand flood events.
		X	14) Point bars are revegetating with stabilizing riparian plants. Notes: No point bars are present.
X			15) Streambanks are laterally stable. Notes: Yes. No lateral movement was observed.
X			16) Stream system is vertically stable [not incising]. Notes: Yes, and no headcuts were observed.
X			17) Stream is in balance with the water and sediment that is being supplied by the drainage basin (i.e., no excessive erosion or deposition). Notes: Yes. No excessive erosion or deposition was observed.

SUMMARY DETERMINATION

<p>Functional Rating <input checked="" type="checkbox"/> Proper Functioning Condition <input type="checkbox"/> Functional - At Risk <input type="checkbox"/> Nonfunctional Rationale _____ _____</p> <p>Trend for Functional - At Risk: Monitored Apparent <input type="checkbox"/> Upward <input type="checkbox"/> Upward <input type="checkbox"/> Downward <input type="checkbox"/> Downward <input type="checkbox"/> Not Apparent <input type="checkbox"/> Not Apparent Rationale _____ _____</p> <p>Are factors preventing achievement of PFC or affecting progress towards desired condition outside the control of the manager? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/></p>		<p>If yes, what are those factors? <input type="checkbox"/> Flow regulations <input type="checkbox"/> Mining activities <input type="checkbox"/> Upstream channel conditions <input type="checkbox"/> Channelization <input type="checkbox"/> Road encroachment <input type="checkbox"/> Oil field water discharge <input type="checkbox"/> Augmented flows <input type="checkbox"/> Other (specify) _____</p> <p>Explain factors preventing achievement of PFC: _____ _____ _____ _____ _____ _____</p>
---	--	---

(Revised 5/2015) (See Dickard et al. (2015) for reach information form & 6-page version with more room for notes)

A lotic riparian area is considered to be in PFC or “functioning properly when adequate vegetation, landform, or large woody debris is present to:

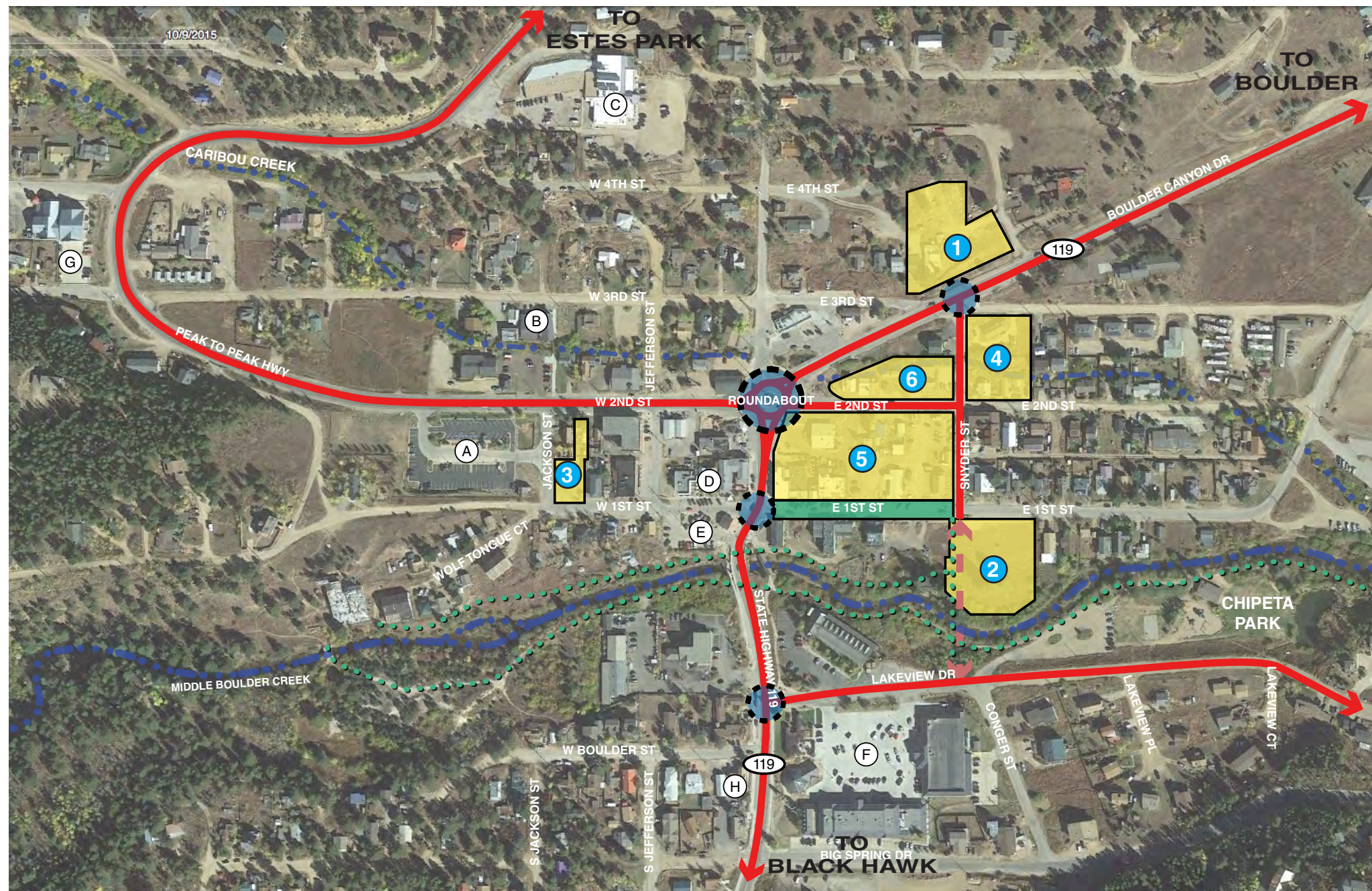
- dissipate stream energy associated with high waterflow, thereby reducing erosion & improving water quality;
- capture sediment and aid floodplain development;
- improve floodwater retention and ground-water recharge;
- develop root masses that stabilize streambanks against erosion;
- maintain channel characteristics.



NEDERLAND CBD REDEVELOPMENT SITES *NEDERLAND, CO*
114228.00 • TOWN OF NEDERLAND • PRELIMINARY PUD PLAN • 03.12.2018



LOCATION MAP AND SHEET INDEX



LEGEND

- PRIMARY ROADS / STREETS
- PROPOSED NORTH-SOUTH MULTI-MODAL CONNECTION
- CBD OPPORTUNITY SITES
- MIDDLE BOULDER CREEK PEDESTRIAN TRAIL
- POTENTIAL EVENT STREET / ENTERTAINMENT DISTRICT
- KEY INTERSECTIONS
- A RTD PARK N RIDE
- B NEDERLAND PUBLIC LIBRARY
- C NEDERLAND COMMUNITY CENTER
- D TOWN HALL
- E VISITOR CENTER
- F SHOPPING CENTER
- G FIRE STATION
- H HOP INN

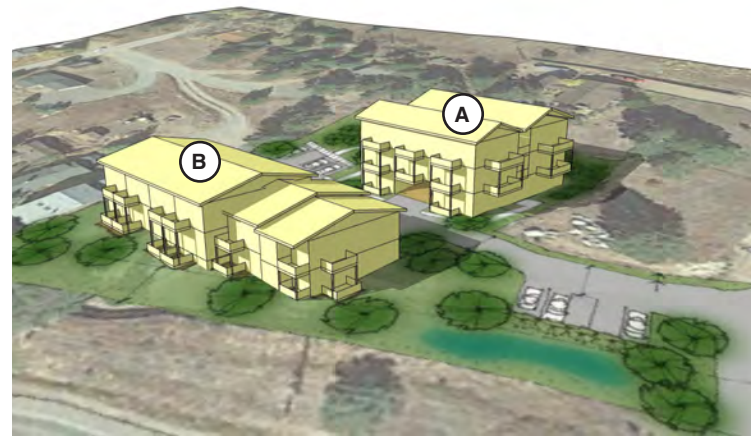
SCALE: 1" = 600' - 0" 0 300 600 1200 ft.

- 1 **HILLSIDE WORKFORCE HOUSING**
 - (20) Residential Units
- 2 **SNYDER / CONGER WORKFORCE HOUSING**
 - (16) Residential Units
- 3 **JACKSON & W. 1ST STREET**
 - 5,000 sf (+/-) Restaurant
- 4 **SNYDER & E. 2ND STREET**
 - (16) Residential Units
- 5 **ALPINE CROSSING MIXED-USE / FLEX USE**
 - Hotel, Retail, Commercial, Restaurants, Gallery Space and Art Studios, Residential, Offices and Services
- 6 **ALPINE CROSSING SERVICE SITE**
 - Service site to Alpine Crossing

SHEET INDEX

- 01** LOCATION MAP AND SHEET INDEX
- 02-03** PRELIMINARY PUD PLAN NARRATIVE
- 04** HILLSIDE WORKFORCE HOUSING SITE
- 05** SNYDER / CONGER WORKFORCE HOUSING SITE
- 06** JACKSON & W. 1ST STREET
- 07** SNYDER & E. 2ND STREET
- 08** ALPINE CROSSING MIXED-USE / FLEX USE AND SERVICE SITE - CONTEXT AND TOPOGRAPHY
- 09** ALPINE CROSSING MIXED-USE / FLEX USE
- 10** ALPINE CROSSING SERVICE SITE
- 11** PARKING PLANS - ALPINE CROSSING MIXED-USE / FLEX USE
- 12** FLOOR PLANS - ALPINE CROSSING MIXED-USE / FLEX USE
- 13** BUILDING SECTIONS - ALPINE CROSSING MIXED-USE / FLEX USE
- 14** BUILDING ELEVATIONS - ALPINE CROSSING MIXED-USE / FLEX USE
- 15** BUILDING ELEVATIONS - ALPINE CROSSING MIXED-USE / FLEX USE
- 16** BUILDING PERSPECTIVE - ALPINE CROSSING MIXED-USE / FLEX USE
- 17-21** SUMMARY: COMPLIANCE WITH TOWN OF NEDERLAND GOALS AND OBJECTIVES

PRELIMINARY PUD PLAN NARRATIVE



HILLSIDE WORKFORCE HOUSING SITE - CONCEPTUAL MASSING



SNYDER / CONGER WORKFORCE HOUSING SITE - CONCEPTUAL MASSING



JACKSON & 1ST STREET - RESTAURANT / PIONEER INN



SNYDER & E. 2ND STREET SITE - CONCEPTUAL MASSING

OVERVIEW

Economic, Environmental, Social and Transportation **Sustainability** are key components of this development and are woven throughout the site planning and design of all the sites.

This Plan encompasses multiple (6) parcels / sites within and adjacent to the Nederland CBD; including:

HILLSIDE WORKFORCE HOUSING SITE

Located on the hillside north of Hwy. 119, north of the CBD in the lakeview replat "A" subdivision.

KEY SITE CONCEPTS

- 20 Workforce Housing units (townhome and flat / apartment configurations) within walking distance to Downtown.
- Utilizes existing vehicle access from Hwy 119 and emergency access / egress from 4th Street.
- South-facing slope allows maximization of solar access.
- Building A - Set into hillside slope.
- Under building parking and garage spaces hide majority of cars.
- Pavilion at the northwest corner of site provides neighborhood gathering spaces with 180° views to west, south and east.

SUSTAINABILITY

- Economic: Provides needed workforce housing.
- Environmental: Adjacent / Walkable to downtown. Innovative sustainable building design. Compact development. Comply with EnergyStar requirements. Excellent solar opportunities.
- Social: Workforce housing.
- Transportation: Walkable to downtown.

SNYDER / CONGER WORKFORCE HOUSING SITE

Located diagonally southeast of the Alpine Crossing CBD core block at Snyder and E. 1st Street.

KEY SITE CONCEPTS

- Workforce housing in downtown.
- Development clustered on north 1/3 of site to respect Middle Boulder Creek Riparian Corridor and floodplain.
- Proposed easement for multi-modal connection between E. 1st Street and Lakeview Drive across Middle Boulder Creek
- Provides pedestrian / bike access to Middle Boulder Creek Trail.
- Traditional neighborhood design facing E. 1st Street with front porches, flower planters, tree lawns and a detached sidewalk.
- South-facing slope allows maximization of solar access.
- Garage spaces hide automobiles.
- Opportunity to accommodate storm water detention requirements from Alpine Crossing Mixed-Use / Flex Use site, including future adjacent street storm run-off.

SUSTAINABILITY

- Economic: Provides needed workforce housing.
- Environmental: In downtown. Innovative sustainable building design. Compact development (utilizes only 30% of site). Comply with EnergyStar requirements. Excellent solar opportunities.
- Social: Workforce housing.
- Transportation: Walkable within downtown core.

JACKSON & W. 1ST STREET - RESTAURANT

Located at the northeast corner of Jackson Street & W. 1st Street including an 8 space surface parking lot adjacent to and north of the restaurant with access from W. 2nd Street (Hwy. 72).

KEY SITE CONCEPTS

- 5,000 sf Restaurant.
- Potential for roof-top dining.
- Capture views to south.
- Excellent solar access.
- Provides urban edge to Jackson & W. 1st Street.

SUSTAINABILITY

- Economic: Downtown retail infill.
- Environmental: Energy efficient / sustainable building design with excellent solar opportunities.
- Social: Provides additional opportunities for gathering.
- Transportation: Walkable within downtown core.

SNYDER & E. 2ND STREET - RESIDENTIAL

Located adjacent to the CBD core block at the northeast corner of Snyder and E. 2nd Street.

KEY SITE CONCEPTS

- Mixed-income housing in downtown.
- Residential units aligned parallel with CO Hwy. 119 provide open space "front porch / gateway" at intersection of E. 3rd and Snyder Streets and provides orientation toward internal open space amenity / community garden and Creek.
- Access from all residences to North Beaver Creek (Caribou Creek).
- Traditional Neighborhood design with front porches, tree lawns and detached sidewalk.

SUSTAINABILITY

- Environmental: Infill / downtown. Innovative sustainable building design. Solar access.
- Transportation: Walkable within downtown core.

PRELIMINARY PUD PLAN NARRATIVE



ALPINE CROSSING - MIXED-USE / FLEX USE



DDA MASTER PLAN - E. 1ST STREET



DDA MASTER PLAN - EVENT STREET



DDA MASTER PLAN - MIDDLE BOULDER CREEK PATH

ALPINE CROSSING MIXED-USE / FLEX USE

Located at the north gateway into town at the crossroads of Bridge Street, Peak-to-Peak Highway and Highway 119, Alpine Crossing is envisioned to become the “heart” of downtown Nederland. Alpine Crossing and its related “Service Site” (directly north of Alpine Crossing), will revitalize the downtown core by providing much needed retail, restaurants, lodging and residential uses as well as additional parking in the block bounded by Bridge Street, E. 1st Street, Snyder and E. 2nd Street.

The proposed redevelopment of this block proposes a 25’ setback (where a 0.0’ build-to setback is allowed in the CBD district) from the south property boundary. This additional site area (approximately 11,200 sf / 12.5% of the Alpine Crossing site) creates the opportunity to reconfigure E. 1st Street and provide generous sidewalks and pedestrian amenities on either side of the street. (See Sheet 07 Concept Study for details.) This will address the current hazardous condition where pedestrians are forced to walk in E. 1st Street because the sidewalks are either extremely narrow or non-existent.

This reconfiguration has the potential to incentivize development on the south side of E. 1st Street and provide the foundation for the creation of an **Entertainment District / “Event Street”** in the E. 1st Street block.

KEY SITE CONCEPTS

- Downtown gateway. “Heart” of downtown.
- Hotel porte-cochere on E. 2nd Street just east of roundabout to avoid congestion on E. 1st Street.
- Underground parking allows for strong pedestrian environment at the street.
- N-S Paseo (Wohlcke’s Way) serves as loading and service area for hotel and businesses on E. 1st Street and divides site into two smaller blocks.
- Buildings set back 25’ from south property line to accommodate covered walkways and expanded sidewalks on both sides of street.
- Building steps down the hill to the east to accommodate grade change.

- Courtyard provides public space and access to live / work galleries.
- “Entertainment District / Event Street” - potential to close off E. 1st Street for special events.

SUSTAINABILITY

- Economic: Additional commercial development increases tax base for the Town. Provides much needed public parking in CBD.
- Environmental: Innovative sustainable building design. Compact infill development. Meets EnergyStar requirements.
- Social: Provides live / work artist studios. Provides synergistic development in downtown core.
- Transportation: Walkability. Expanded sidewalks.

Following is a brief description of the documents related to the Alpine Crossing Mixed-Use / Flex Use Site:

- The **Context and Topography** for this site is illustrated on Sheet 08 and indicates the 16’ drop in the site west to east between Bridge Street and Snyder Street.
- The **Concept Plans** on Sheets 09 and 10 provide key information regarding the site planning concepts for both sites. These are followed by Sheet 11, the Alpine Crossing **Parking Plans** that illustrate the layout of the under-building parking and include the parking space distribution tabulations. The proposal provides for both public and private parking and is envisioned as a public/private partnership with the Town of Nederland.
- The **Floor Plans** on Sheet 12 and **Building Sections** on Sheet 13 illustrate the distribution of the land uses for each floor.

- The **Building Elevations** on Sheets 14 and 15 illustrate the architectural character of the buildings, referencing historic buildings in small western mountain towns, in addition to illustrating how the buildings “step down” the hill to accommodate the 16-foot change in grade from west to east. The third floor, in most cases, is stepped back from the 2nd floor facade. The design of the buildings are further described on the building elevation sheets.

ALPINE CROSSING SERVICE SITE

The service site will provide much needed services space that will cater to the uses in the Alpine Crossing site as well as other businesses in the immediate area.

KEY SITE CONCEPTS

- Extensive use of solar panels on south facing roof creates renewable energy.
- Incorporates modified loose asher stone for exterior walls.

SUSTAINABILITY

- Economic: N/A
- Environmental: Innovative sustainable building design. Meets EnergyStar requirements. Incorporates trash / compost / recycling for Alpine Crossing
- Social: N/A
- Transportation: Walkable within downtown core.

SUMMARY: COMPLIANCE WITH TOWN OF NEDERLAND GOALS & OBJECTIVES

The end of this document includes a series of **Matrices** that summarize how this proposal supports the goals and objectives of the Nederland Comprehensive Plan 2013 Update, Nederland 2017 DDA Master Plan (specifically the First Street Commercial Area), Envision Nederland 2020, #NEDZERO and the 2014 Housing Needs Assessment.

HILLSIDE WORKFORCE HOUSING SITE - E. 4TH STREET

PRELIMINARY PUD PLAN



SITE CONCEPT STUDY

SCALE: 1" = 50' - 0"

0 25 50 100 ft.



3D MASSING STUDIES - LOOKING NORTHWEST (IN PROGRESS)



3D MASSING STUDIES - LOOKING SOUTHWEST (IN PROGRESS)

NOTE: ABOVE MASSING STUDIES ARE CONCEPTUAL IN NATURE AND NOT INTENDED TO CONVEY FINAL DESIGN.

SITE DESIGNATIONS

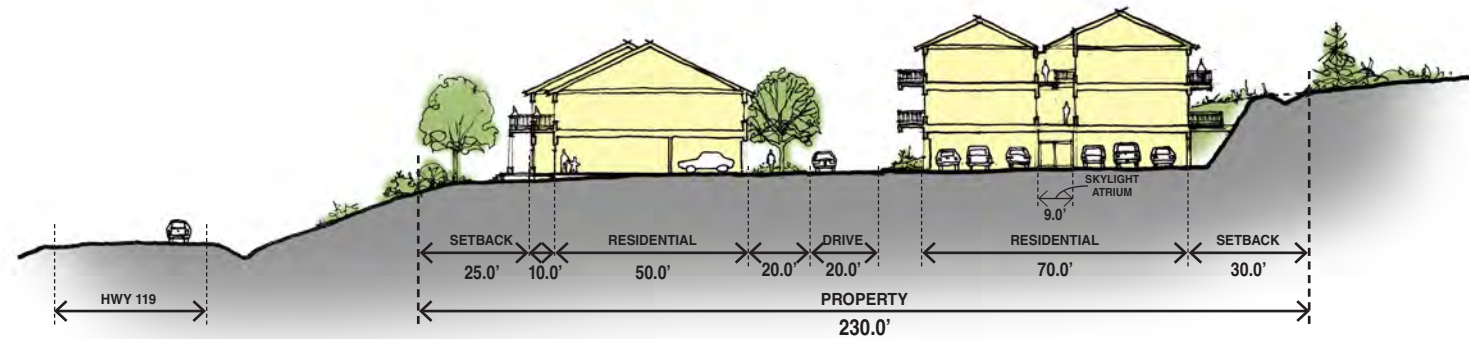
- **Zoning:** Medium Density Residential (MDR)
- 1 Unit / 8,000 SF = 5.65 Units
- **2013 Comprehensive Plan:** Medium Density Residential

SITE DATA

- **Site Area:** 45,212 SF (1.04 acres)
- **Program:** 20 Units (Studio, 1, 2 and 3 Bedrooms)
 - BUILDING A: (8) 800-1,000 sf Flats
 - BUILDING B: (6) 600-800 sf Flats + (6) 1,000-1,200 sf Townhomes
- **Parking:** 27 Spaces
 - 18 Covered Spaces + 9 Uncovered Spaces
- **Lot Coverage:** 10,840 SF / 24% (Maximum 30%)
 - Buildings: 10,840 SF (24%)
 - Access Drives / Driveways: 9,060 SF (20%)
- **Maximum Height:** 35.0'

BUILDING SETBACKS

- **Front (Hwy. 119):** 25.0'
- **Side:** 10.0'
- **Rear:** 30.0'



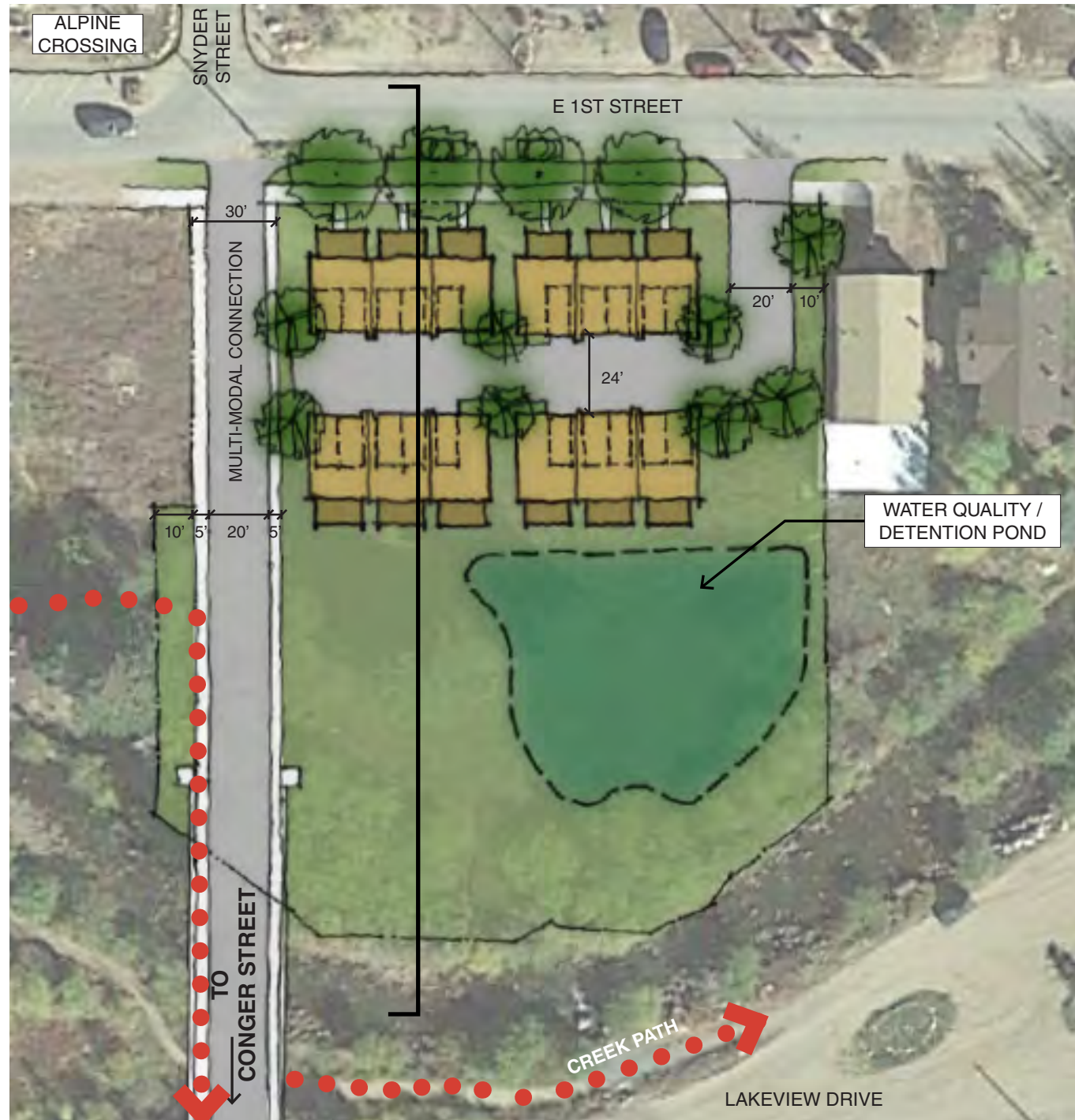
CROSS SECTION - LOOKING WEST

SCALE: 1" = 50' - 0"

0 25 50 100 ft.

SNYDER / CONGER WORKFORCE HOUSING

PRELIMINARY PUD PLAN



SITE CONCEPT STUDY

SCALE: 1" = 50' - 0"



3D MASSING STUDIES - LOOKING NORTHEAST (IN PROGRESS)



3D MASSING STUDIES - LOOKING SOUTHWEST (IN PROGRESS)

NOTE: ABOVE MASSING STUDIES ARE CONCEPTUAL IN NATURE AND NOT INTENDED TO CONVEY FINAL DESIGN.

SITE DESIGNATIONS

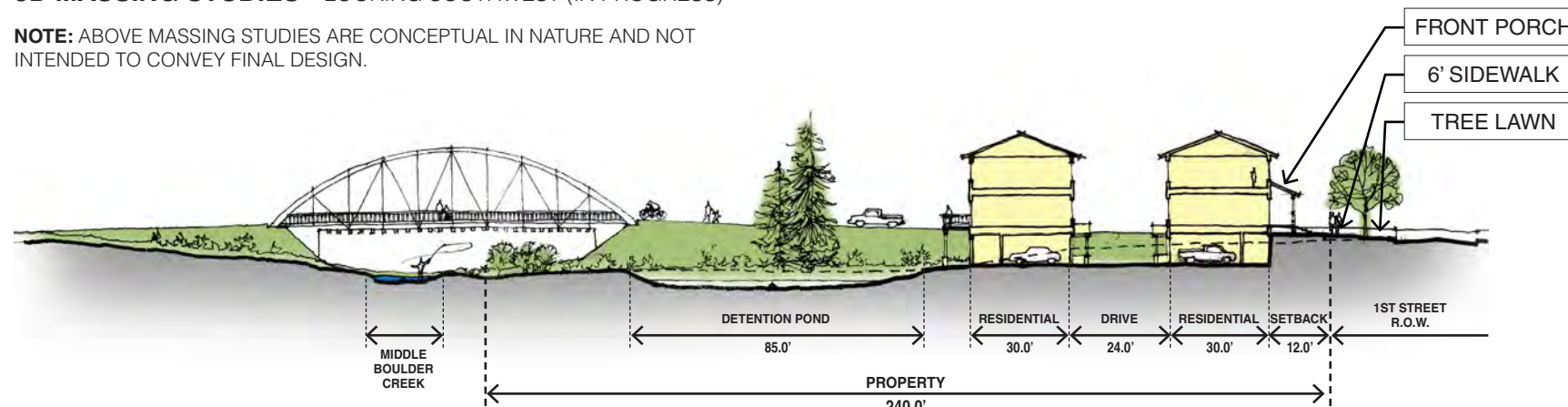
- **Zoning:** High Density Residential (HDR)
- 1 Unit / 4,000 SF = 12.6 Units
- **2013 Comprehensive Plan:** High Density Residential
- **NDDA:** Residential

SITE DATA

- **Site Area:** 50,530 SF (1.16 acres)
- **Program:** 16 Units (Studio, 1, 2 and 3 Bedrooms)
 - (4) 800-1,000 sf Flats
 - (12) 1,000-1,200 sf Townhomes
- **Parking:** 26 Spaces
 - 20 Covered Spaces + 6 On-Street Spaces
- **Lot Coverage:** 7,200 SF / 14% (Maximum 40%)
 - Buildings: 7,200 SF (14%)
 - Access Drives / Driveways: 4,700 SF (9%)
- **Maximum Height:** 35.00'

BUILDING SETBACKS

- **Front (E. 1st Street):** 6.0' to Front Porch, 12.0' to Face of Building
- **Side:** 10.0' East, 40.0' West
- **Rear:** 135.0' -- 145.0'



CROSS SECTION - LOOKING WEST

SCALE: 1" = 50' - 0"

JACKSON & W. 1ST STREET

PRELIMINARY PUD PLAN



SITE CONCEPT STUDY

SCALE: 1" = 50' - 0"
 0 25 50 100 ft.



3D MASSING STUDIES - LOOKING NORTHEAST (IN PROGRESS)



3D MASSING STUDIES - LOOKING NORTHWEST (IN PROGRESS)

SITE DESIGNATIONS

- **Zoning:** Central Business District (CBD)
- **2013 Comprehensive Plan:** Central Business District
- **NDDA:** Residential

SITE DATA

- **Site Area:** 14,000 sf (0.32 acres)
- **Program:** 5,000 SF Restaurant
- **Parking:** 12 Spaces
 - 8 Spaces on Lots 7 + 8 (north of Restaurant)
 - 4 On-Street Diagonal Parking Spaces
- **Lot Coverage:** 5,625 SF / 40% (Maximum N/A)
 - Buildings: 5,625 SF (40%)
 - Parking / Access Drives / Driveways: 4,350 SF (31%)
- **Maximum Height:** 35.0'

BUILDING SETBACKS

- **Front (Along Jackson & W. 1st Street):** 0.0'
- **Side:** 10.0' East, 18.0' West
- **Rear:** 10.0'

PARKING SETBACKS (LOTS 7 & 8)

- **Front (W. 2nd Street):** 10.0'
- **Side:** 8.0'
- **Rear:** 5.0'

SNYDER & E. 2ND STREET

PRELIMINARY PUD PLAN



SITE CONCEPT STUDY

SCALE: 1" = 50' - 0"



3D MASSING STUDIES - LOOKING SOUTHWEST (IN PROGRESS)



3D MASSING STUDIES - LOOKING NORTHEAST (IN PROGRESS)

NOTE: ABOVE MASSING STUDIES ARE CONCEPTUAL IN NATURE AND NOT INTENDED TO CONVEY FINAL DESIGN.

SITE DESIGNATIONS

- **Zoning:** Central Business District (CBD)
- **2013 Comprehensive Plan:** Central Business District
- **NDDA:** Residential

SITE DATA

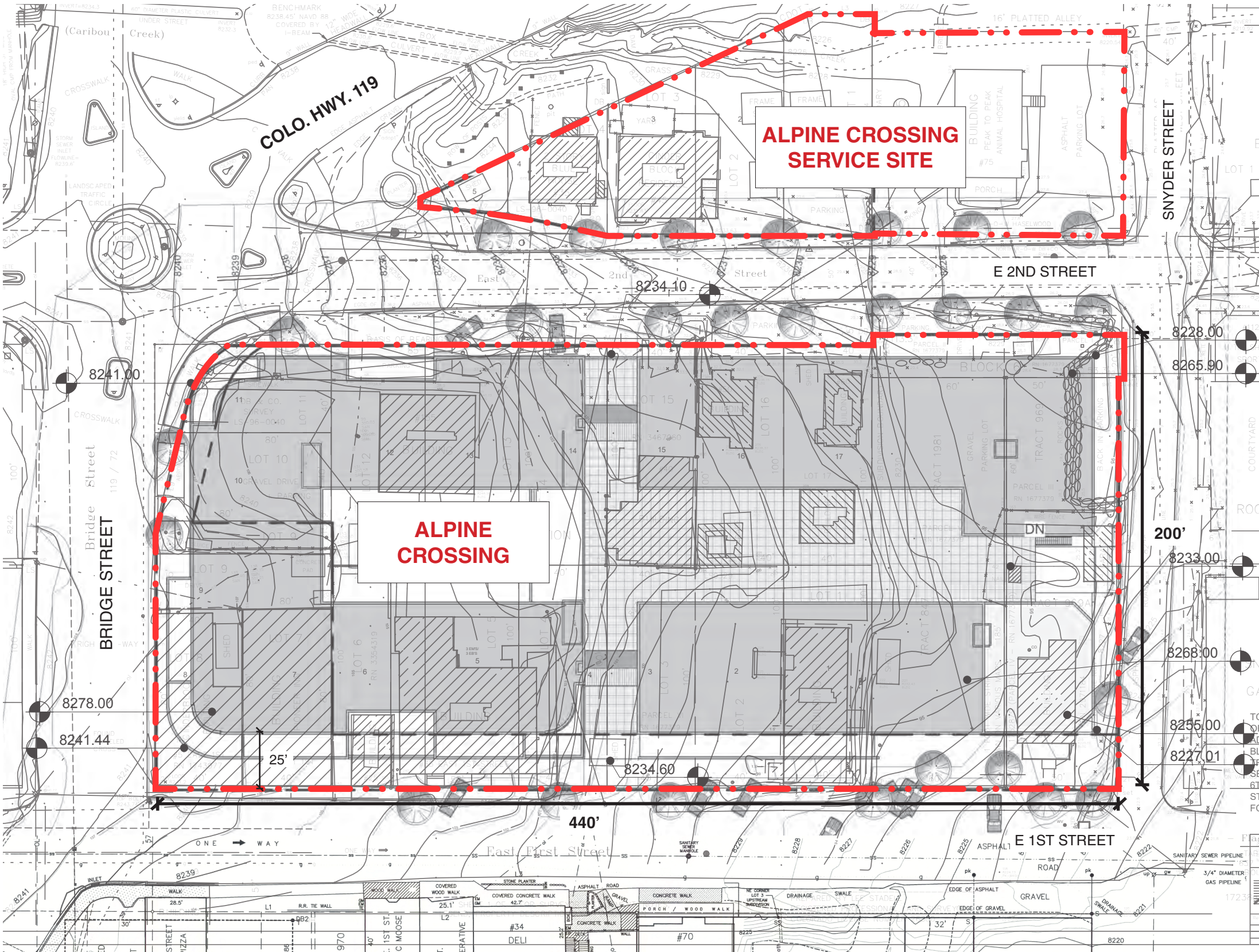
- **Site Area:** 32,000 SF (0.73 acres)
- **Program:** 17 Units (1, 2 and 3 Bedrooms)
- **Parking:** 39 Spaces
 - 27 Garage Spaces
 - 4 Surface Parking Spaces
 - 8 On-Street Perimeter Parking Spaces
- **Lot Coverage:** 8,405 SF / 26% (Maximum 40%)
 - Buildings: 8,405 SF (26%)
 - Access Drives / Driveways: 5,895 SF (18%)
- **Maximum Height:** 35.0'

BUILDING SETBACKS

- **Front (E. 2nd Street):** 10.0'
- **Side:** Snyder Street - 10.0'; East - 10.0'
- **Rear (E. 3rd Street):** 10.0'
- **Rear (Hwy. 119):** 25.0'

ALPINE CROSSING & SERVICE SITE

CONTEXT AND TOPOGRAPHY



SITE DESIGNATIONS

- **Zoning:** Central Business District (CBD)
- **2013 Comprehensive Plan:** Central Business District
- **NDDA:** Commercial

WEST SIDE HEIGHT CALCULATIONS

- **High Point:** +/- 8241.44'
- **Low Point:** +/- 8234.10'
- **Average Height:** +/- 8237.77'

EAST SIDE HEIGHT CALCULATIONS

- **High Point:** +/- 8234.60'
- **Low Point:** +/- 8227.01'
- **Average Height:** +/- 8230.80'

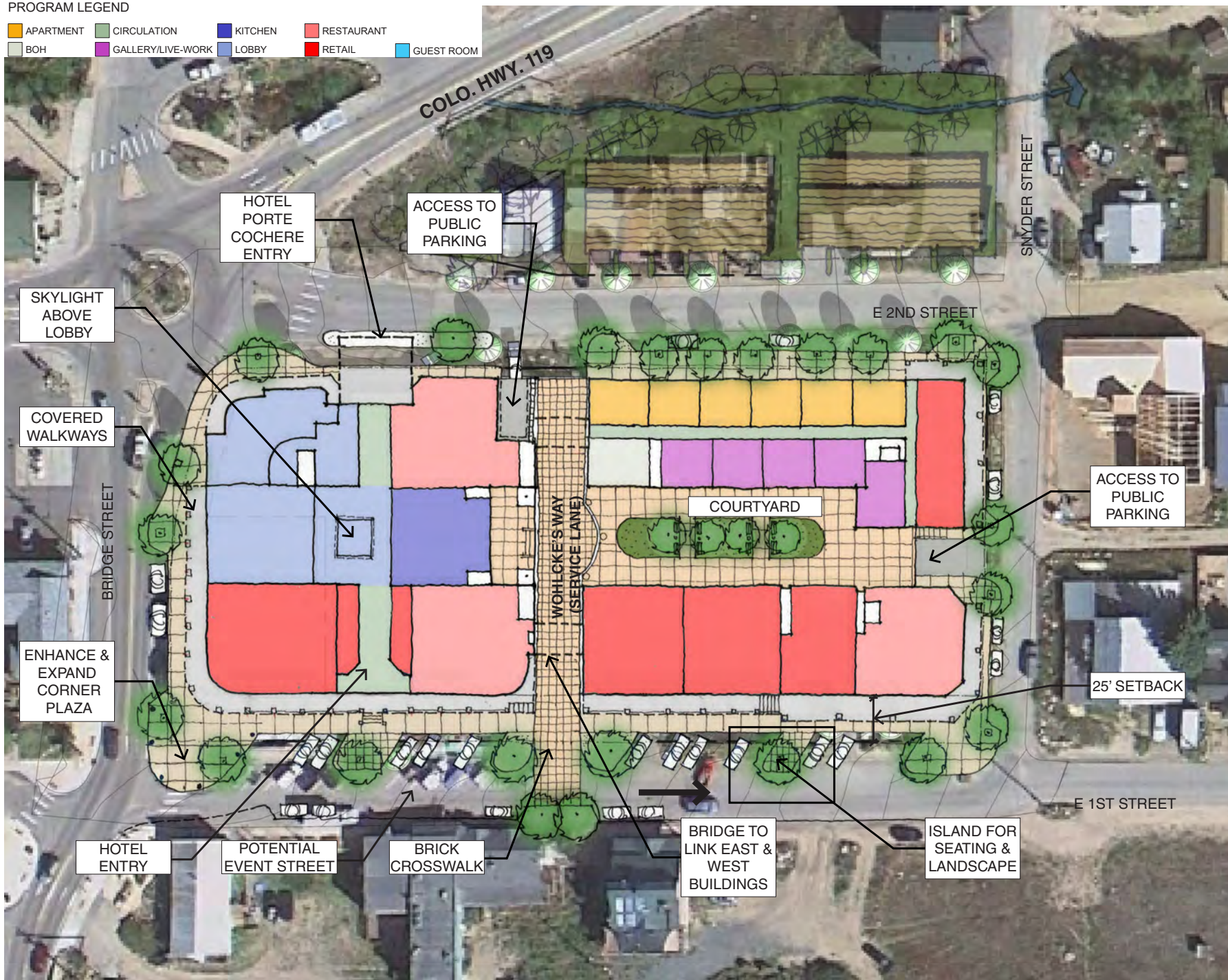
TOPOGRAPHY w/ EXISTING BUILDINGS

SCALE: 1" = 50' - 0" 0 25 50 100 ft.



ALPINE CROSSING MIXED-USE / FLEX USE

PRELIMINARY PUD PLAN



SITE CONCEPT STUDY



SITE DESIGNATIONS

- **Zoning:** Central Business District (CBD)
- **2013 Comprehensive Plan:** Central Business District
- **NDDA:** Commercial

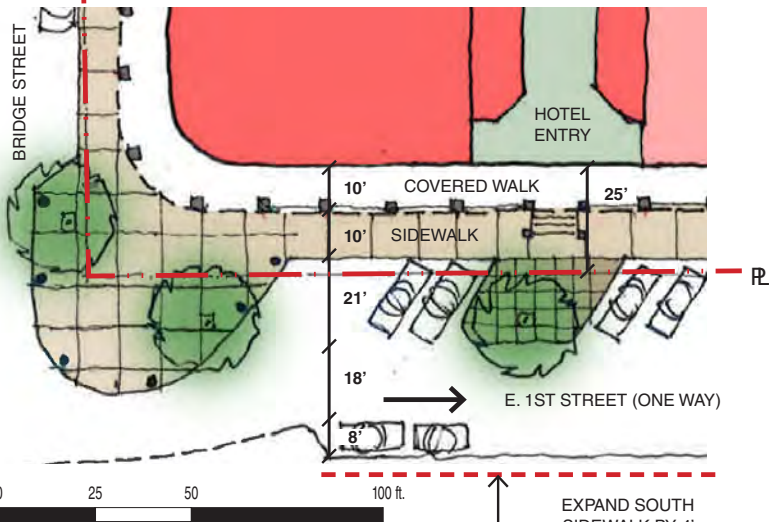
SITE DATA

- **Site Area:** 87,281 sf (+/- 2.00 acres)
- **Preliminary Program**
 - **Hotel:** 120 Rooms (70) Hotel + (50) Flex Units
 - **Residential:** 43 Units (20) 1 BR Units + (23) Gallery - Live / Work Units
 - **Retail / Restaurant:** 28,000 sf
- **Parking:** 370 Spaces
 - 331 Under Building Parking Garage Spaces
 - 39 On-Street Perimeter Parking Spaces
- **Lot Coverage:** 78,550 SF / 90% (Maximum N/A)
 - Buildings: 68,750 SF
 - Access Drives / Driveways: 9,800 SF
- **Maximum Height East Building(s):** 50.0'
- **Maximum Height West Building:** 45.0'

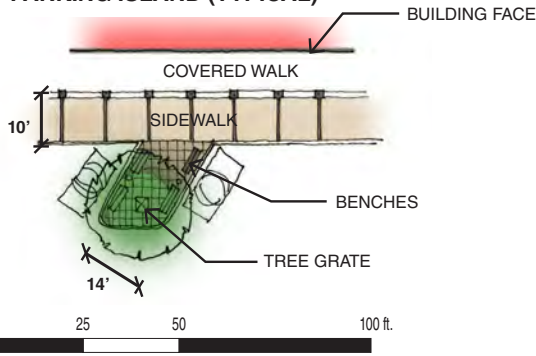
BUILDING SETBACKS

- **Front (E. 1st Street):** 25.0'
- **Side:** Bridge Street - 0.0', Snyder Street - 0.0'
- **Rear (E. 2nd Street):** 0.0'

E. 1ST STREET CONCEPT

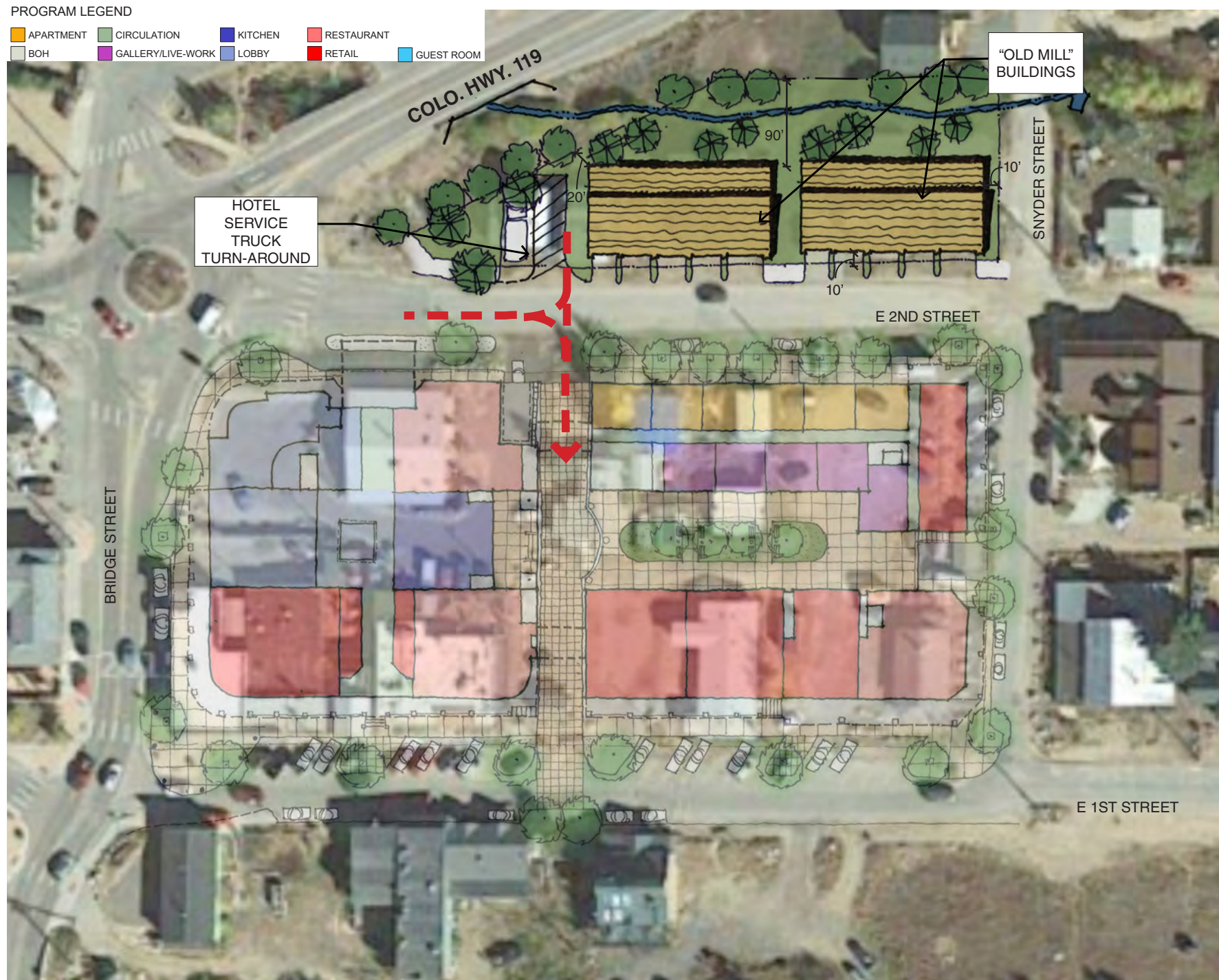


PARKING ISLAND (TYPICAL)



ALPINE CROSSING SERVICE SITE

PRELIMINARY PUD PLAN



SITE CONCEPT STUDY



SITE DESIGNATIONS

- **Zoning:** Central Business District (CBD)
- **2013 Comprehensive Plan:** Central Business District
- **NDDA:** Commercial

SITE DATA

- **Site Area:** 22,942 sf (0.52 acres)
- **"Old Mill" Buildings:** 10,000 sf
 - (2) 5,000 sf Service Buildings
- **Program:** Old Mill "Service Site" to incorporate:
 - Mechanical, Wood, Electrical, Repair and Sewing Shops
 - Inside Parking for Hotel Vehicles
 - Staff Break Room
 - Receiving Area
 - Hotel Laundry
 - Recycling / Compost Facilities
 - Emergency Response Equipment
 - Lock & Key Management
 - Conference Furniture Storage and Catering
 - HVAC Equipment
- **Lot Coverage:** 15,600 SF / 68% (Maximum N/A)
 - Buildings: 13,200 SF
 - Access Drives / Driveways: 2,400 SF
- **Maximum Building Height:** 35.0'

BUILDING SETBACKS

- **Front (E. 2nd Street):** 10.0'
- **Side:** Snyder Street - 10.0'
- **Rear:** 90.0', Highway 119 - 20.0'

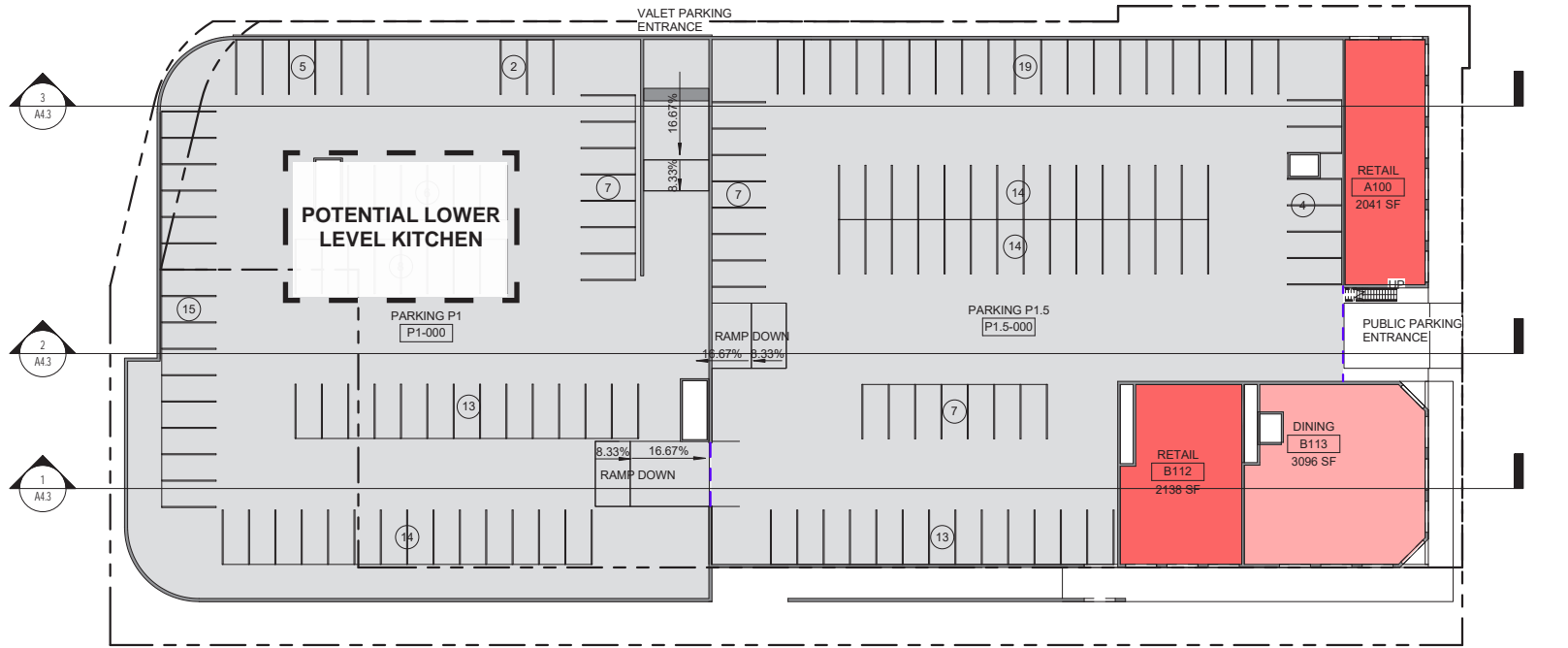


ROOFTOP SOLAR PANELS

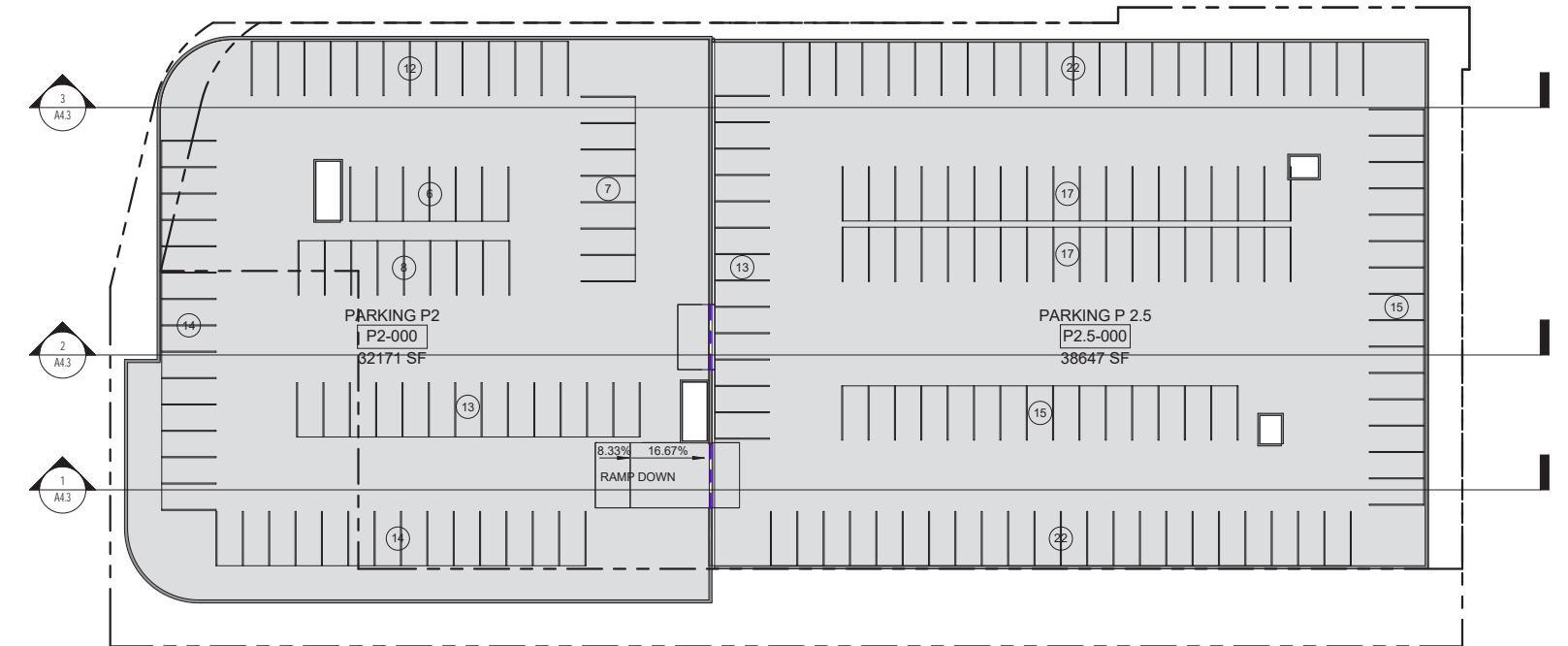
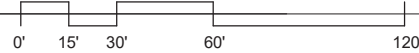


EXTERIOR BUILDING MATERIAL

ALPINE CROSSING MIXED-USE / FLEX USE PARKING PLAN



2 CONCEPT - LEVEL P1/ P1.5



1 CONCEPT - LEVEL P2/ P2.5



PROGRAM LEGEND

■ APARTMENT	■ CIRCULATION	■ KITCHEN	■ RESTAURANT
■ BOH	■ GALLERY/LIVE-WORK	■ LOBBY	■ RETAIL
		■ GUEST ROOM	

PROGRAM SCHEDULE - PARKING						
Number	Name	Department	Program Area	Area	Area Difference	Level
P1-000	PARKING P1	PARKING		32008 SF		LEVEL P1
PARKING: 1				32008 SF		
LEVEL P1: 1				32008 SF		
P1.5-000	PARKING P1.5	PARKING		30068 SF		LEVEL P1.5
PARKING: 1				30068 SF		
LEVEL P1.5: 1				30068 SF		
P2-000	PARKING P2	PARKING		32171 SF		LEVEL P2
PARKING: 1				32171 SF		
LEVEL P2: 1				32171 SF		
P2.5-000	PARKING P 2.5	PARKING		38647 SF		LEVEL P2.5
PARKING: 1				38647 SF		
LEVEL P2.5: 1				38647 SF		
				132895 SF		

PROGRAM SCHEDULE BY DEPARTMENT						
Number	Name	Department	Program Area	Area	Area Difference	
	APT	APARTMENT		25843 SF		
APARTMENT: 38				25843 SF		
BOH: 9				2827 SF		
CIRCULATION: 11				13840 SF		
GALLERY/LIVE-WORK: 10				5320 SF		
GUEST ROOM: 120				42026 SF		
H101 KITCHEN				2574 SF		
KITCHEN: 1				2574 SF		
LOBBY: 4				8379 SF		
LOBBY: 4				8379 SF		
PARKING: 4				132895 SF		
RESTAURANT: 3				9992 SF		
RETAIL: 7				15304 SF		
				259000 SF		

PARKING SPACE TABULATION		
LOCATION	LEVEL	PARKING SPACES
PUBLIC PARKING	LEVEL P1.5	80
LEVEL P1.5: 8		80
PUBLIC PARKING	LEVEL P2.5	121
LEVEL P2.5: 7		121
PUBLIC PARKING		201
HOTEL PARKING	LEVEL P1	70
LEVEL P1: 8		70
HOTEL PARKING	LEVEL P2	74
LEVEL P2: 7		74
HOTEL PARKING		144
GRAND TOTAL		345

SITE DATA

HOTEL GUEST ROOMS: 120 ROOMS	42,026 SF
HOTEL LOBBY ETC:	8,379 SF
RESIDENTIAL UNITS: 38 1 BR. UNITS	25,843 SF
RESTAURANT: 3 DINING ROOMS	9,992 SF
RETAIL: (UNDIVIDED)	15,304 SF
GALLERY LIVE/WORK: 5 - 2 LEVEL UNITS	5,320 SF
BOH:	2,827 SF
CIRCULATION:	13,840 SF
KITCHEN:	2,574 SF
COMBINED AREA:	126,105 SF

PARKING TABULATIONS

PROPRIETARY PARKING

	Units	Ratio	Spaces Required	Spaces Provided
Hotel Rooms:	120 Rooms	1.1	132	132
Residential, 1 BR	38 Units	1.0	38	38
Residential - Live / Work	5 Units	1.0	5	5
Subtotal, Proprietary Parking			175	175

UNASSIGNED "PUBLIC PARKING"

Retail / Restaurant	28,000 sf	1 sp/250 sf	112	112
Remaining Public Parking				44
Subtotal, Unassigned "Public Parking"				156

TOTAL PARKING SPACES IN STRUCTURE:

331

TOTAL ON-STREET PERIMETER PARKING:

39

ALPINE CROSSING MIXED-USE / FLEX USE FLOOR PLANS

FLOOR AREA DATA

Total Site Area: 87,200 sf

Total Floor Area: 126,105 sf (Excluding Parking)

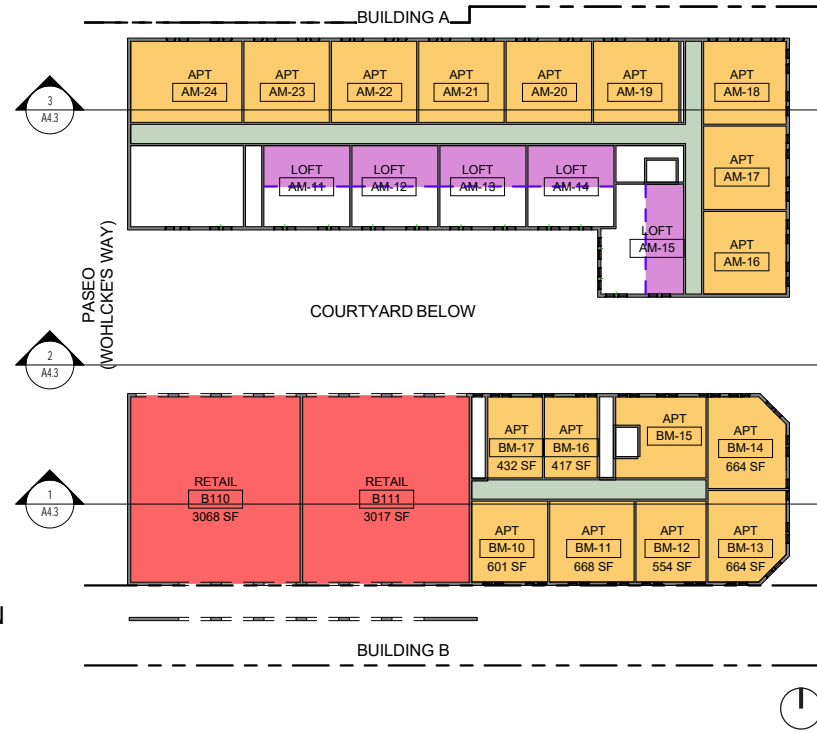
Resultant F.A.R.*: 1.44 : 1.00

*F.A.R. = Floor Area Ratio (Floor Area : Site Area)

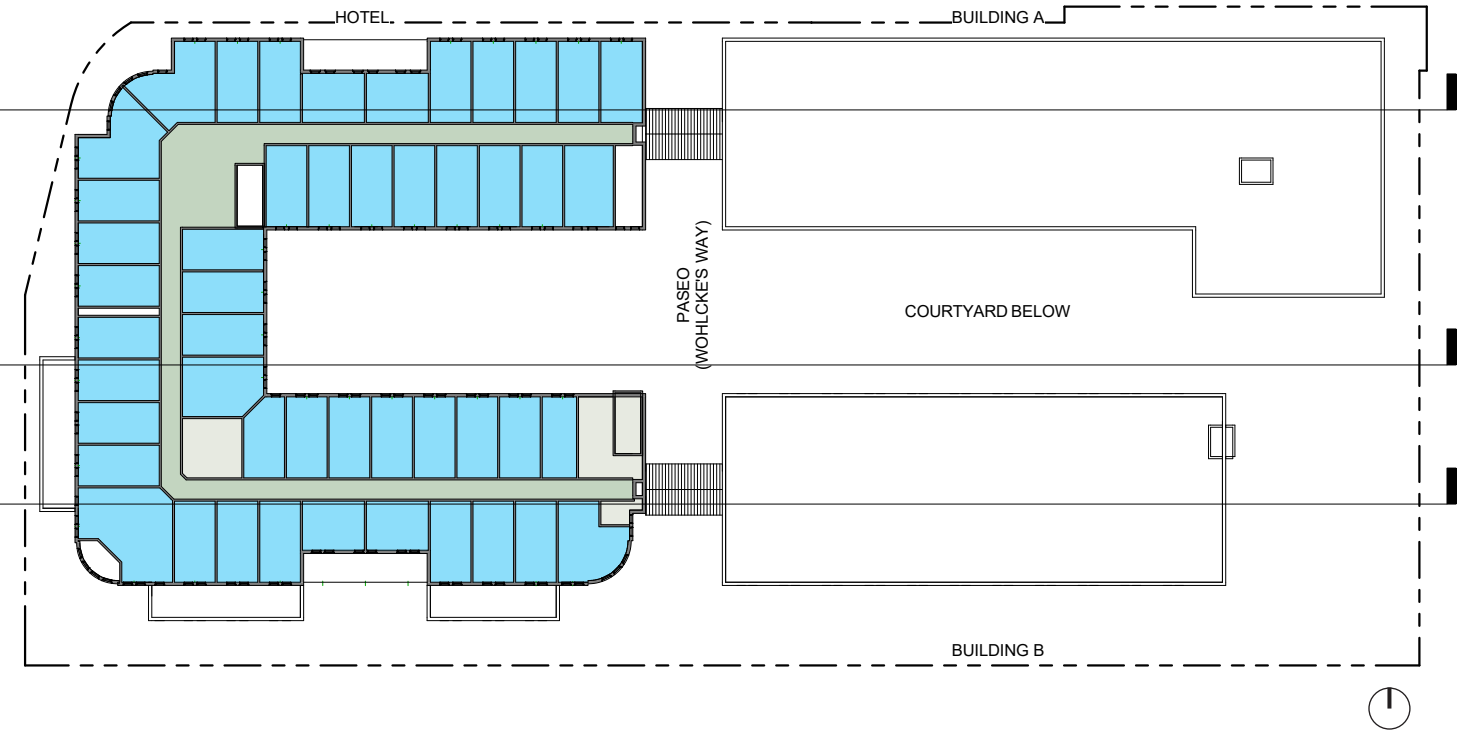
Note: Proposed Floor Area would Result in 1.44 floors covering entire site.

PROGRAM LEGEND

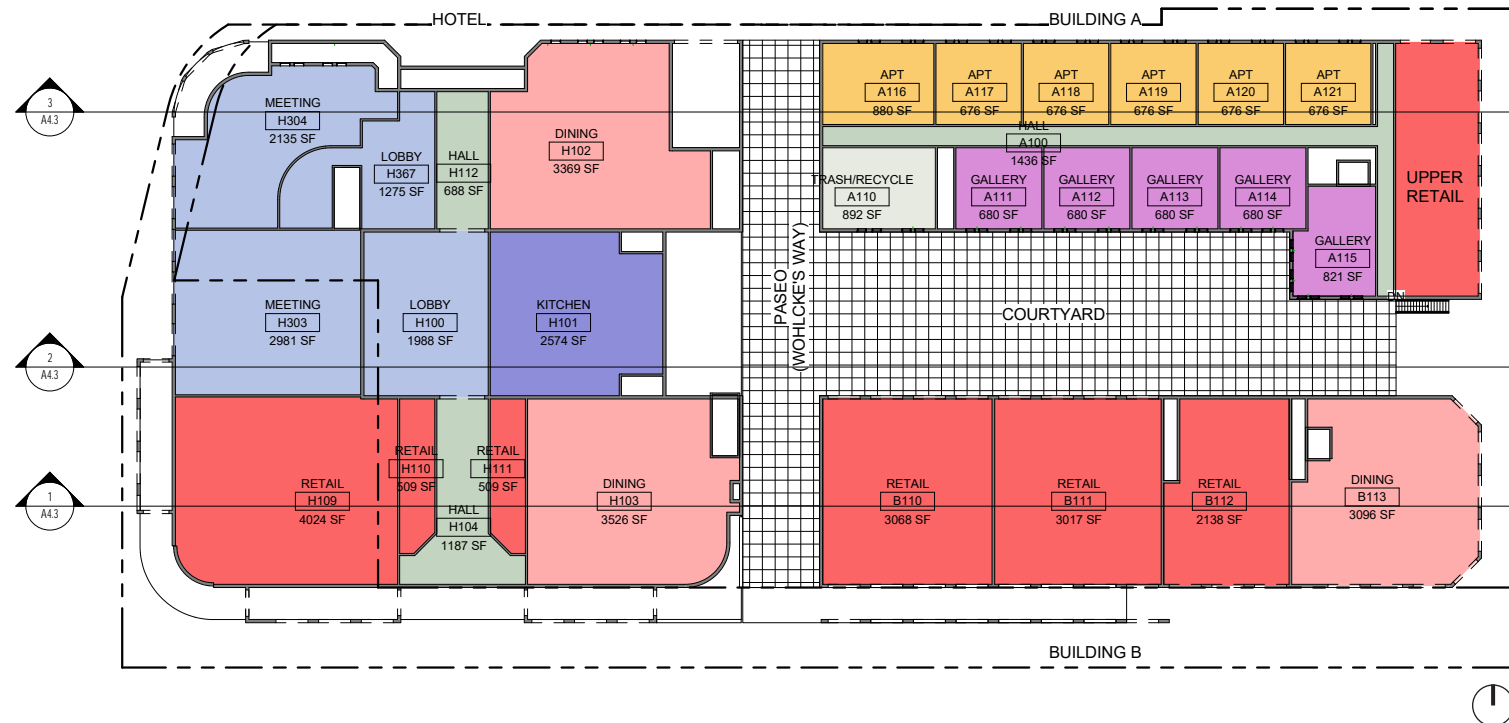
- APARTMENT
- CIRCULATION
- KITCHEN
- BOH
- GALLERY/LIVE-WORK
- LOBBY
- RESTAURANT
- GUEST ROOM
- RETAIL



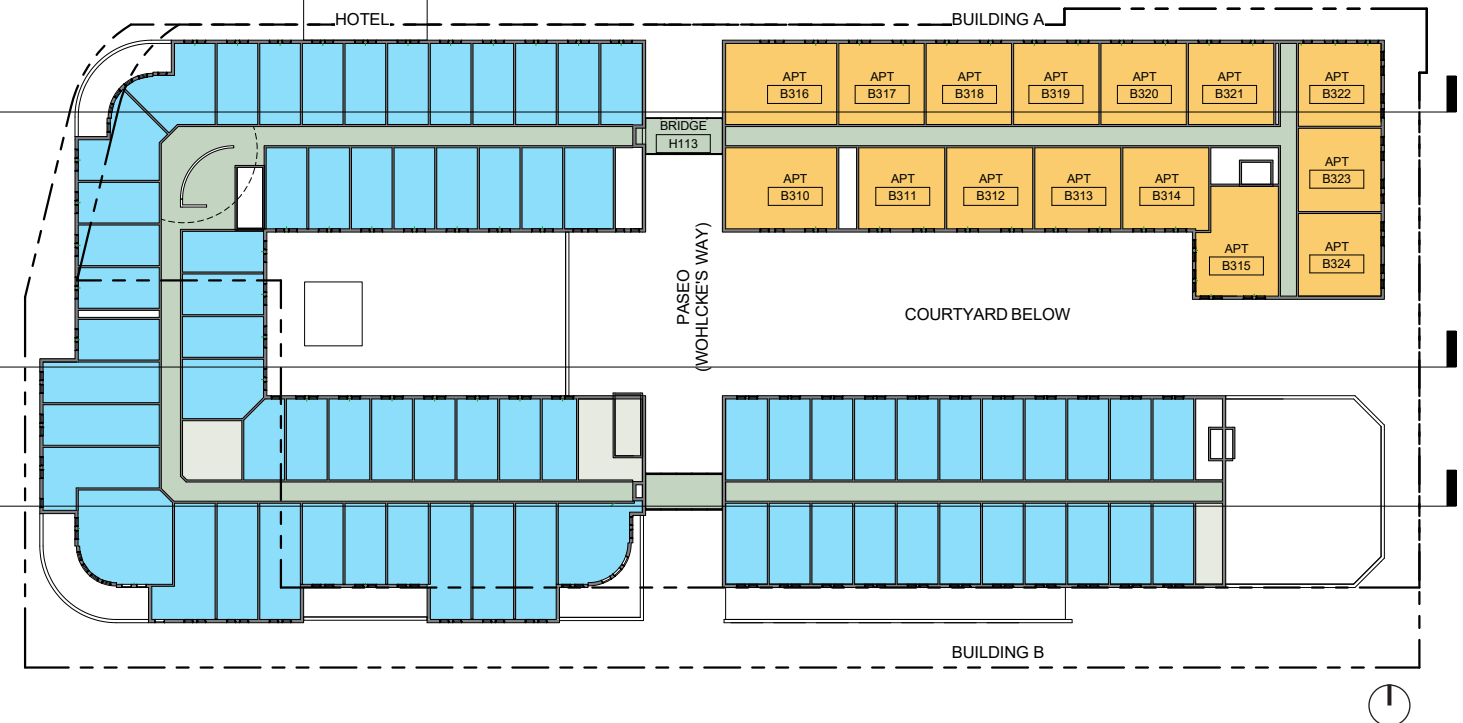
3 CONCEPT - PLAZA MEZZANINE



4 CONCEPT - LEVEL 3



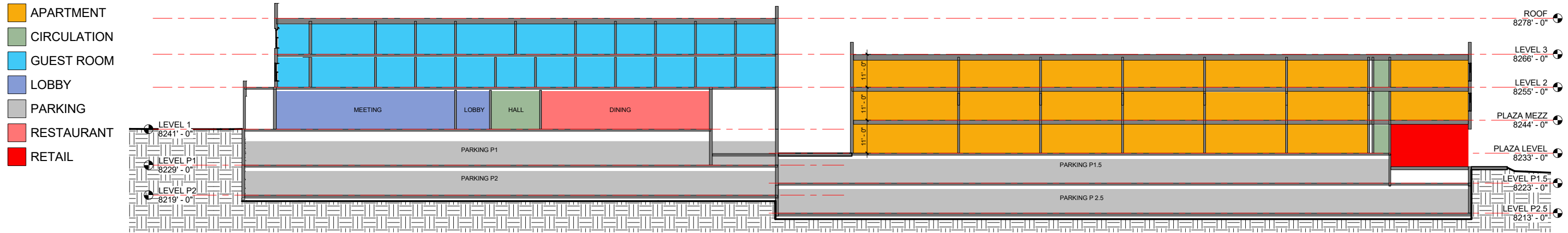
1 CONCEPT - LEVEL 1/PLAZA LEVEL



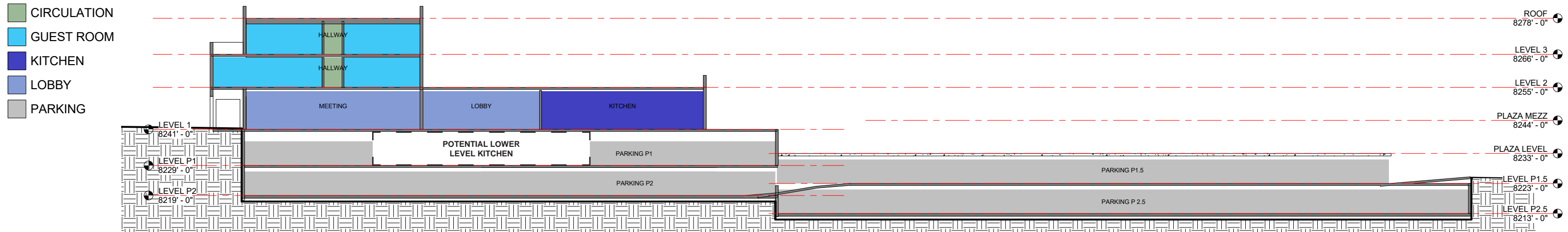
2 CONCEPT - LEVEL 2



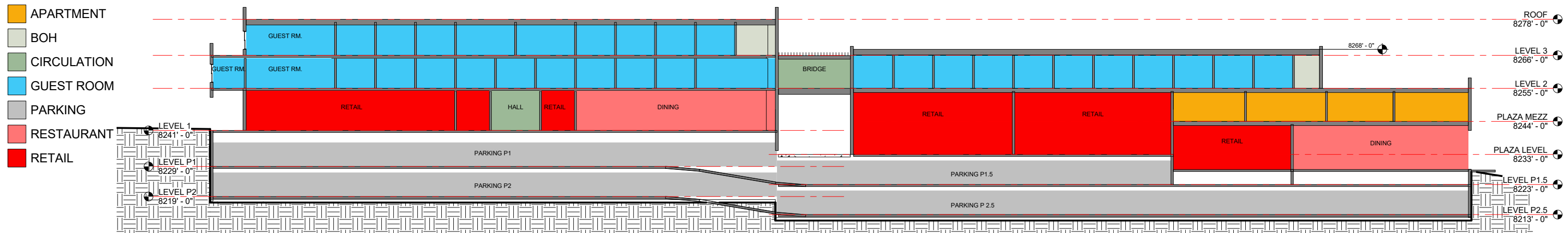
ALPINE CROSSING MIXED-USE / FLEX USE BUILDING SECTIONS



3 E/W SECTION AT NORTH WING



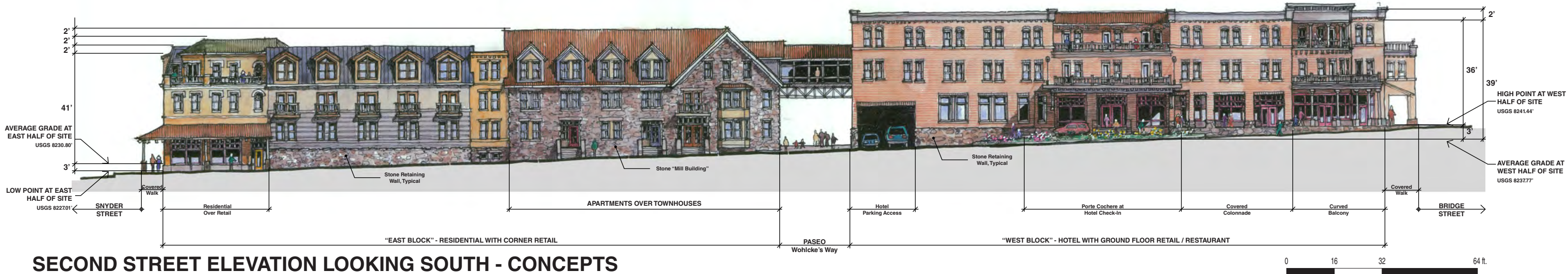
2 E/W SECTION AT PLAZA



1 E/W SECTION AT SOUTH WING

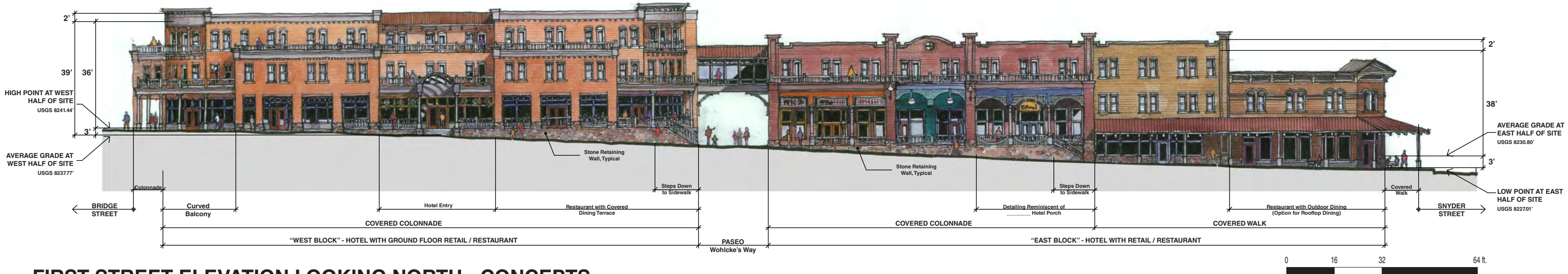


ALPINE CROSSING MIXED-USE / FLEX USE BUILDING ELEVATIONS



SECOND STREET ELEVATION LOOKING SOUTH - CONCEPTS

- Pedestrian bridge provides upper level connection for East and West blocks.
- East block, with quiet residential feel, is anchored by metal roofed stone building which might have been a re-purposed old mill building; townhouses are entered at street level.
- Hotel on the West block has a porte cochere for auto pull-in and the check-in entry; entry into the hotel underground parking is next to Wohlcke's Way.



FIRST STREET ELEVATION LOOKING NORTH - CONCEPTS

- Pedestrian bridge over Wohlcke's Way connects the hotel second level with the residential floor of the East block.
- The East block facade has the character of a mountain town, built over time.
- Varied materials, detailing and colors, referencing past buildings in Nederland.
- Continuous 10 foot wide covered walkway under balconies or sloped roof.
- Corrugated metal "Cortin" roofs are a common element on many of the buildings.
- Building bases, retaining walls and other walls throughout Alpine Crossing are of local stone, layered in the vernacular pattern used by the Welch miners of the region.

ALPINE CROSSING MIXED-USE / FLEX USE

BUILDING ELEVATIONS

KEY CONCEPTS

- Alpine Crossing will be the center of activity (a living room) for the town and surrounding communities.
- Designed for flexibility to allow for change in uses over time.
- Architecture is appropriate to the character of the town,
- Large 2nd floor balconies screen the upper level mass and animate the street below.
- 3rd floor is set back in key locations to reduce the overall building massing.



SNYDER STREET ELEVATION LOOKING WEST - CONCEPTS

- This block's facade is divided by the lower parking access and steps up onto the interior courtyard.
- Street level is "neighborhood retail", with the continuation of sloped metal covered walkways to unify the varied buildings.



BRIDGE STREET ELEVATION LOOKING EAST - CONCEPTS

- This facade features the round turret corners, rounded balconies and brick walls with punched windows which are reminiscent of the "old grand hotels" of the mining era.
- The northwest corner, with the main hotel outdoor terrace and the porte cochere (covered entrance / drop-off) on 2nd Street is what is highly visible / recognizable from the roundabout.

ALPINE CROSSING MIXED-USE / FLEX USE

BUILDING PERSPECTIVE



PROPOSED: LOOKING NORTHEAST AT 1ST AND BRIDGE STREET FROM VISITOR'S CENTER



EXISTING: LOOKING NORTHEAST TO SOUTHEAST FROM VISITOR'S CENTER

SUMMARY MATRIX

HOW DO THESE PROPOSED DEVELOPMENTS SUPPORT THE GOALS & OBJECTIVES OF THE NEDERLAND DDA MASTER PLAN (17 JULY 2017)?

HERE'S HOW:

	HILLSIDE WORKFORCE HOUSING	SNYDER/ CONGER WORKFORCE HOUSING	JACKSON & E. 1ST STREET	SNYDER & E. 2ND STREET	ALPINE CROSSING (MIXED USE/ FLEX USE)
CURRENT CONDITIONS (p. 7-8)					
• Availability of retail space in Nederland, particularly in the downtown remains a challenge ... new retail space is becoming increasingly difficult to find.	∅	∅	∅	∅	✓
• Flood of 2013 practically isolated the area for months and re-affirmed Nederland's status as a very needed commercial hub of the Peak to Peak area.	∅	∅	∅	∅	✓
• Among the continued challenges to local businesses is the limited availability of commercial and retail space.	∅	∅	∅	∅	✓
• A single property owner is in control of a large portion of the old part of downtown. He has a concept that involves redeveloping parcels between Highway 119, Snyder Street and First Street as three mixed use structures including a hotel and retail space with residential units and an internal parking structure. ... the Town and NDDA would like to see this area re-developed.	∅	∅	∅	∅	✓
GOALS AND OBJECTIVES (p. 7-8)					
• Ultimate Objective: Develop a downtown that supports a self-sufficient local economy and uses sustainable practices to meet the needs of current and future generations. (p. 10)	∅	∅	✓	∅	✓
• Goal: Alignment with Envision 2020 and existing Town plans. NDDA can offer incentives for mixed-use developments. (p. 10)	∅	∅	∅	∅	✓
• First Street Area ... is the centerpiece of downtown, providing opportunities to dine, drink and shop. (p. 12)	∅	∅	✓	∅	✓
• Second Street Corridor: A critical passage connecting downtown residential neighborhoods to commercial areas ... also presents an opportune area for mixed-use development. (p. 13)	∅	∅	∅	∅	✓
FIRST STREET COMMERCIAL AREA (P. 14-17)					
• Social and commercial center for the Peak-to-Peak region: Nederland's downtown provides the ideal framework for a small, localized model of social, economic and environmental sustainability. (FROM: 2016 DDA Master Plan)	∅	∅	✓	∅	✓
• NDDA seeks to establish First Street as the " Main Street " of downtown, creating a walkable corridor between the RTD Park-n-Ride and First Street and Middle Boulder Creek. (p. 14)	∅	∅	∅	∅	✓
• Issues to be addressed:					
- Limited parking.	∅	∅	✓	∅	✓
- Poorly maintained buildings.	∅	∅	✓	∅	✓
- Poor walkability.	∅	∅	✓	∅	✓
- Lack of commercial / retail space.	∅	∅	✓	∅	✓
- Inadequate loading zones for businesses in the area. (Space impedes through traffic and interferes with public space and pedestrian walkways.)	∅	∅	∅	∅	✓
• Proposed Improvements:					
- Construction of a new business loading zone. (NDDA should engage in collaborative planning with business and property owners to determine a more appropriate location for loading and unloading zones.)	∅	∅	∅	∅	✓
- Expansion of sidewalks and crosswalks. (The primary challenge will be providing sidewalks at the expense of parking spaces.)	∅	∅	✓	∅	✓
- Development of new commercial and mixed-use properties.	∅	∅	✓	∅	✓
- Bury utility lines.	∅	∅	✓	∅	✓
• By supporting mixed-use development, the NDDA can attract workforce housing while also providing needed commercial space. (p. 15)	✓	✓	∅	∅	✓
• To advance mixed-use development, NDDA may offer development incentives. (p. 15)	∅	∅	∅	∅	✓
• Service / Deliveries: 1st Street is narrow and congested. NDDA should engage in collaborative planning with business and property owners to determine appropriate locations for accommodating service and deliveries. (p. 16)	∅	∅	✓	∅	✓
• Sidewalks: Entirely inadequate, limiting access to walk among parking and moving traffic ... primary challenge to provide sidewalks within narrow 1st Street. (p. 16)	∅	∅	✓	∅	✓
• Local businesses have a difficult time finding employees because of the high cost and low available of affordable housing. Opportunities to add affordable housing to the community need to be explored whenever possible. (p. 10)	✓	✓	∅	∅	✓
• New retail space is becoming increasingly difficult to find. (p. 10)	∅	∅	∅	∅	✓
JEFFERSON STREET COMMERCIAL AREA (p. 19-22)					
• Least densely populated commercial area in downtown district ... offers ample space for parking and infill development. (p. 19)	∅	∅	✓	∅	∅
• Issues to be addressed:					
- Poor road conditions and drainage (storm water management).	∅	∅	✓	∅	∅
- Lack of developed buildings.	∅	∅	✓	∅	∅
- "Gateway" improvements	∅	∅	✓	∅	∅
• Proposed Improvements:					
- Use plans for mitigation identified in the MIP in NedPeds construction.	∅	∅	✓	∅	∅
- Identify under-utilized public and private lots, incentivize improvements.	∅	∅	✓	∅	∅
- Create a gateway area with signage and information.	∅	∅	✓	∅	∅
- Bryant House: NDDA may consider partnering with the Nederland Area Historical Society to renovate the historic Bryant House and lot and develop into a pocket park with public benches, landscaping, and art installations. (p. 21)	∅	∅	✓	∅	∅
• Under-utilized Parking Areas: NDDA could consider incentivizing or funding parking lot resurfacing that utilizes permeable surfaces. (p. 21)	∅	∅	✓	∅	∅
SECOND STREET CORRIDOR (p. 22-23)					
• Issues to be addressed:					
- Poor road conditions and drainage (Stormwater Management).	∅	∅	∅	✓	✓
- Not very pedestrian-friendly.	∅	∅	∅	✓	✓
- Lack of usable commercial space.	∅	∅	∅	∅	✓
• Proposed Improvements:					
- Completion of NedPeds project from round-about to Post Office and Bus Stops.	∅	∅	∅	✓	✓
- Redevelopment of existing property where viable and new development in "gaps."	∅	∅	∅	✓	✓
- NDDA can work with and encourage property owners in the area to replace or maintain the extant buildings and convert to commercial use, and begin in-fill development on empty lots.	∅	∅	∅	∅	✓
MIDDLE BOULDER CREEK RIVERWALK / SECOND BRIDGE CROSSING (p. 23-25)					
• Issues to be addressed:					
- Buildings and overuse has damaged areas along Middle Boulder Creek.	∅	✓	∅	∅	∅
- Lack of access to river for residents and visitors.	∅	✓	∅	∅	∅
- Second crossing for emergencies.	∅	✓	∅	∅	∅
• Proposed Improvements:					
- Use assessment to heal damage areas and create spaces to interact with the water.	∅	✓	∅	∅	∅
- Use Riparian Assessment and results of Traffic Flow Study to determine best place for second crossing.	∅	✓	∅	∅	∅
• Second Bridge Crossing: The most highly cited special project in response to the 2015 Economic Development Survey was construction of a second bridge at Middle Boulder Creek. During high traffic times and large events it could be dangerous or problematic for emergency vehicles to get over the one bridge ... A second crossing ... for at least one-way traffic allowing single-file vehicles to get to bypass the bridge and a significant amount of traffic. It could also be used as a pedestrian bridge to create a loop between shopping areas.	∅	✓	∅	∅	∅
DOWNTOWN PROGRAMS (p. 26-32)					
• Beautification - Strategies (p. 26)					
- Commissioning public art installations.	∅	∅	✓	∅	✓
- Painting/Refurbishing existing amenities such as waste receptacles.	∅	∅	✓	∅	✓
- Sponsoring "pocket parks" and public space improvements.	∅	∅	∅	∅	✓
- Expanding native planting and landscaping.	∅	∅	∅	∅	✓
- Purchase and install pedestrian-scale lighting fixtures to improve public safety and walkability.	∅	∅	✓	∅	✓
- Funding dust mitigation in downtown.	∅	∅	✓	∅	✓
• Downtown Circulation (p. 28-29)					
- 2015 Economic Development Survey overwhelmingly indicate that parking and traffic flow are the greatest barriers to a vibrant and welcoming downtown.	∅	∅	✓	∅	✓
- Issues to be addressed: 1) Traffic Congestion and 2) Poor Wayfinding. Commissioning public art installations.	∅	∅	✓	∅	✓
• Downtown Events and Programming (p. 30-31)					
- Survey indicated that local events should be more inclusive and diverse; family-friendly.	∅	∅	∅	∅	✓
- Survey urged establishment of local "farmers market style even, offering local food and locally produced goods, and events such as a downtown music series, outdoor movies, and performing arts events and more arts festivals.	∅	∅	∅	∅	✓
- ENTERTAINMENT DISTRICT - NDDA has expressed support for the creating of a proposed Entertainment District on E. First Street in the block between Bridge Street and Snyder Street ...	∅	∅	∅	∅	✓
- By converting the Visitor's Center parking area for temporary use, NDDA can host events without permanently sacrificing parking spaces that may be needed at other times.	∅	∅	∅	∅	✓

 SUPPORTS GOALS & OBJECTIVES
  DOES NOT SUPPORT GOALS & OBJECTIVES
  NOT APPLICABLE

SUMMARY MATRIX

HOW DO THESE PROPOSED DEVELOPMENTS SUPPORT THE GOALS & OBJECTIVES OF THE TOWN OF NEDERLAND COMPREHENSIVE PLAN 2013 UPDATE?

HERE'S HOW:

	HILLSIDE WORKFORCE HOUSING	SNYDER/ CONGER WORKFORCE HOUSING	JACKSON & E. 1ST STREET	SNYDER & E. 2ND STREET	ALPINE CROSSING (MIXED USE/ FLEX USE)
EXECUTIVE SUMMARY (p. i)					
<ul style="list-style-type: none"> Six (6) Overarching Policy Categories <ul style="list-style-type: none"> Community Facilities Housing Transportation Economy Utilities Land Use 					
<ul style="list-style-type: none"> Of these changing ideals, none has had a greater impact on this plan than our increasing awareness of our impact, both individually and as a town, on the global environment. We recognize that minimizing our impact, both in the resources we consume and the waste we produce, is of paramount importance if we are to maintain the lifestyles that drew us to Nederland in the first place. The concept of sustainability has been woven into the fiber of this plan at its most basic level. 	✓	✓	✓	✓	✓
PLAN FOUNDATION (Chapter 2)					
Sustainability and Long-Range Planning (p. 7-13)					
<ul style="list-style-type: none"> Direct growth to positively affect the sustainability of the community 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Decrease carbon footprint, minimize their impact on natural systems and promote strong social and economic vibrancy 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Sustainable ecosystem is one that puts resources into the system at the same rate that is using them 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Development footprint optimization and building technology will contribute to Nederland's community-side sustainability 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> In-fill development and redevelopment will prevent Nederland from building outward 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> TRANSPORTATION: Promote alternative forms of transportation and reduce trips out of town. Improve transportation network within town. 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> LOCAL FOOD PRODUCTION: Promote local food production. (Note the grapes & hops pilot project at 100 E. 1st Street.) 	✓	✓	∅	✓	∅
<ul style="list-style-type: none"> TOURISM BASED ECONOMY: address unsustainable practices that come with being a tourism- and recreation-based economy. Town needs revenue generated by visitor as many local restaurants and retail businesses cannot survive solely on residents to support their businesses. The town should encourage all businesses in town to have a Sustainability Plan. 	∅	∅	✓	✓	✓
<ul style="list-style-type: none"> SUSTAINABILITY RESOLUTION: Town is committed to sustainability, declaring it is "an affirmation of our Town's shift in consciousness to one of regional and global awareness, the understanding that our Town culture and its people are an integral part of our ecosystem, the need for ecological, economic and social sustainability, and an understand of the significance of the value of Nederland as a small town, within a mountain region reflecting this shift in consciousness." 	✓	✓	✓	✓	✓
POLICIES (Chapter 4)					
Community Facilities					
<ul style="list-style-type: none"> Continue to promote improvements to pathways for non-motorized circulation, consistent with Trail Master Plan and pedestrian improvements throughout the CBD. 	∅	✓	∅	∅	∅
<ul style="list-style-type: none"> Promote the riparian corridors of Middle Boulder Creek and Caribou/North Beaver Creek. 	∅	✓	∅	∅	∅
<ul style="list-style-type: none"> Town should maintain, staff and stock and attractive, welcoming Visitor Center. 	∅	∅	∅	∅	∅
<ul style="list-style-type: none"> Continue to reduce operational dependence on non-renewable resources. 	✓	✓	✓	✓	✓
Housing					
<ul style="list-style-type: none"> Identify the present and anticipated needs for housing in Nederland, as well as to promote a range of quality, affordable, and desirable housing opportunities for residents of all ages and walks of life. 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> Promote a range of desirable and affordable housing options in Nederland, such as through encourage mixed use development downtown and higher density residential units within walking distance of the town core. 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> Encourage additional housing in Nederland that would be conducive to seniors, such as units within a short distance to key destinations. 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> Work with Boulder Housing Authority to promote awareness amongst property owners of resources that may be available to them. 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> Encourage design of new housing to fit the personality and character of Nederland, which is admittedly enigmatic and eclectic. Appropriate scale, context to surrounding properties, harmony with the natural environment, and use of sustainable building practices and materials are all attributes to promote. 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> Sustainability: Having the right mix of housing provides equity to residents of all income levels and life stages. Housing supports local businesses and allows people to live, work and shop locally. Higher density housing within a walkable distance to employment and downtown further enables residents to go about their daily lives with the lowest possible impact to ecological systems. 	✓	✓	∅	✓	✓
Transportation					
<ul style="list-style-type: none"> Prioritize parking improvements...to encourage people to get out of their car and explore Nederland's businesses and amenities. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Promote alternative forms of transportation. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Establish an additional emergency vehicle crossing of Middle Boulder Creek in Nederland that is not available for general traffic use or as a business district bypass. 	∅	✓	∅	∅	∅
<ul style="list-style-type: none"> Sustainability: Encourage compact, infill development over outward, low-density growth, thus promoting a more walkable, less auto dependent community. 	✓	✓	✓	✓	✓
Economy					
<ul style="list-style-type: none"> Meet the needs of Nederland residents through the provision of basic services and facilities as efficiently and economically as possible. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Sustainable and diversified economy by exploring alternative economic opportunities. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Encourage local shopping. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Promote a mix of businesses in Nederland, especially within the downtown core, that balance the needs of residents with the desires of visitors. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Encourage businesses that contribute to the character and culture of the Nederland community. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Strive to have new growth pay its own way with implementation and maintenance of impact fees and other tools. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Continue to promote Nederland as a center for art, culture and music through public art and music spaces, local artist galleries, coop's, festivals, events and branding. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Support improvements to infrastructure in the downtown area that enhances pedestrian safety and encourage alternative forms of transportation. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Sustainability: A sustainable Nederland requires a vibrant local economy that provides a wide variety of employment opportunities, access to goods and services, and investment in community-based small businesses. 	∅	∅	✓	∅	✓
Utilities					
<ul style="list-style-type: none"> Incorporate Best Management Practices. 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Explore opportunities for water collection pilot projects, conservation and reuses, especially within new development, to promote more efficient use of water resources at the community level. 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Continue to promote recycling and minimizing solid waste on a variety of levels. 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Ensure that storm drainage is properly accommodated in all existing and future land development projects in Nederland. 	✓	✓	✓	✓	✓
Land Use					
<ul style="list-style-type: none"> Promote a compact, sustainable land use pattern in Nederland, that emphasizes infill and redevelopment of existing developed land, is well-connected and encourages decreased auto dependence, incorporates green building technologies, and is in harmony with the natural environment. 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Encourage a variety of land uses. 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Promote a variety of locally based businesses that align with the Economy policies of this plan. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Utilize best practices in sustainable neighborhood design. 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Encourage infill development and redevelopment as the primary response to growth in Nederland. Such projects must be careful to consider the context of surrounding properties, which must be rustic, historic and small in scale. 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Promote the NDDA's goals for downtown revitalization. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Sustainability: A compact and walkable land use pattern is a key element to a community's long-term sustainability. 	✓	✓	✓	✓	✓

 SUPPORTS GOALS & OBJECTIVES
  DOES NOT SUPPORT GOALS & OBJECTIVES
  NOT APPLICABLE

SUMMARY MATRIX

HOW DO THESE PROPOSED DEVELOPMENTS SUPPORT THE GOALS & OBJECTIVES OF THE HOUSING NEEDS ASSESSMENT (30 SEPTEMBER 2014)?

HERE'S HOW:

	HILLSIDE WORKFORCE HOUSING	SNYDER/ CONGER WORKFORCE HOUSING	JACKSON & E. 1ST STREET	SNYDER & E. 2ND STREET	ALPINE CROSSING (MIXED USE/ FLEX USE)
BACKGROUND (p. II-3 to II-6)					
<ul style="list-style-type: none"> From 2013-2018 Population projected to increase by 5.6% From 2013-2018 Number of Households projected to increase by 6.0% From 2013-2018 Household of Age 65-74 projected to increase by 58.5% From 2103-2018 Number of Renter-occupied Households projected to increase by 3.8% From 2013-2018 Number of Owner-occupied Households projected to increase by 7.6% From 2013-2018 Will be increasing demand for senior-oriented housing options and smaller units (1-2 BR) Rental Housing Survey - In 2014: 97% occupancy rate; indicating additional rental housing could be supported in Nederland. Rental Housing Survey - Demand for rental housing product is high as renters are choosing lower quality product due to the lack of available rental units. Projected Rental Housing Gap: Nederland can reasonably capture 15-20% of regional demand total, yielding: <ul style="list-style-type: none"> 26 to 34 rental units under \$750/month 14-18 rental units between \$750-\$1500/month 6 to 8 rental units above \$1500/month 					
BOWEN NATIONAL RESEARCH RECOMMENDATIONS					
Senior Housing Development should be a priority. (p. II-15)					
<ul style="list-style-type: none"> Nederland support senior-oriented housing that meets the needs of its diverse and growing base of seniors. 	✓	✓	∅	✓	∅
<ul style="list-style-type: none"> Product to consider: independent living housing, possibly small cottages and accessible and service-heavy housing. 	✓	✓	∅	✓	∅
<ul style="list-style-type: none"> Development of senior housing would likely free up the housing occupied by seniors and create available housing for other segments in need of housing. 	✓	✓	∅	✓	∅
Support the Development of Affordable Housing Alternatives (p. II-15 & 16)					
<ul style="list-style-type: none"> 40% of all households in study area have incomes below \$30,000. 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> Important for Nederland to increase its inventory of affordable housing. 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> With a 97% occupancy rate, there is a clear lack of available rental product. 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> Such housing is needed for both the workforce and seniors. To assist in the effort of such housing, the public and private sectors should explore the various affordable housing programs that are available to help supplement the development of affordable housing. 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> Given the preponderance of smaller household sizes, it is recommended that much of the future rental product consists of 2 BR units or smaller. 	✓	✓	∅	✓	✓
Support the Development of Housing for Young Adults/Professionals (p. II-16)					
<ul style="list-style-type: none"> Nederland has been losing a large number of young people since 2000. 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> The lack of housing that traditionally appeals to young professionals may also be a contributing factor to the exodus of young people. 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> A modern housing alternative, with features and finishes that appeal to the traditional younger adult market, and located near the center of town should be explored. Could include units over first floor-retail. 	✓	✓	∅	✓	✓
Encourage and Support Adaptive Reuse of Vacant Structures (p. II-16)					
<ul style="list-style-type: none"> Given the lack of vacant parcels that are buildable, particularly near the town's center, the Town's existing structures should be thoroughly explored as possible candidates for adaptive re-use. 	∅	∅	∅	∅	∅
Support Efforts to Renovate/Repair/Maintain Existing Housing (p. II-16)					
<ul style="list-style-type: none"> It is recommended that any housing strategies include efforts to improve and preserve the existing housing stock. 	∅	∅	∅	∅	∅
Create and/or Add Vacant Buildable Land (p. II-17)					
<ul style="list-style-type: none"> Physical capacity to add approximately 138 new residential units, while there is an overall housing need for up to 109 units of varying types and tenures through 2018.* 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Nederland should consider alternatives such as the removal of existing functionally obsolete structure through demolitions or adaptive reuse, and/or annexation of buildable land in an effort to create capacity to meet future housing needs. 	∅	∅	∅	✓	✓
Monitor Marijuana Grow House Conversions (p. II-17)					
<ul style="list-style-type: none"> The town should continue to work towards having such homes registered with the local government and policies should be considered for the enforcement of such registrations. 	∅	∅	∅	∅	∅

*NOTE: Less than 5% of this goal has been achieved as of 2018.

PROPOSED ATTAINABLE HOUSING STRATEGY FOR THE ABOVE RESIDENTIAL DEVELOPMENTS:

GOAL: To provide incentives to move into market rate housing after a maximum of 4 years, to allow others to take advantage of affordable housing opportunities.

- **YEAR 1:** 40% off Market Rate Rent
- **YEAR 2:** 30% off Market Rate Rent
- **YEAR 3:** 20% off Market Rate Rent
- **YEAR 4:** 10% off Market Rate Rent
- **YEAR 5:** 0% off Market Rate Rent

 SUPPORTS GOALS & OBJECTIVES
  DOES NOT SUPPORT GOALS & OBJECTIVES
  NOT APPLICABLE

SUMMARY MATRIX

HOW DO THESE PROPOSED DEVELOPMENTS SUPPORT THE GOALS & OBJECTIVES OF THE ENVISION NEDERLAND 2020 (JULY 2011)?

HERE'S HOW:

	HILLSIDE WORKFORCE HOUSING	SNYDER/ CONGER WORKFORCE HOUSING	JACKSON & E. 1ST STREET	SNYDER & E. 2ND STREET	ALPINE CROSSING (MIXED USE/ FLEX USE)
BACKGROUND INFORMATION					
In Nederland, our greatest asset are our residents - the diverse people who live, work, play and contribute to all aspects of our unique mountain community.					
Nederland is a complete community guided by a shared vision reflecting community values and priorities. It is a place where our children thrive and people connect; neighbors know and care for one another, and community members are proud of their town, their deep and rich history, and a quality of life that is both deliberate and second to none.					
Our community proudly maintains its small-town feel and distinct identity - a small is beautiful, less is more approach. While our town has grown, we have remained true to our origins while internalizing a model of sustainability in which a healthy society comes from a healthy economy and a healthy environment is essential for both.					
• In 2020 Nederland is a town recognized for its trails, natural areas and unwavering commitment to the environment.	∅	✓	∅	∅	∅
• in 2020 Nederland continues to focus planning and economic development activities on efforts that address:					
- Alternative energy sources	✓	✓	✓	✓	✓
- Alternatives for building and the use of sustainable materials	✓	✓	✓	✓	✓
- Non-Motorized travel in town	✓	✓	✓	✓	✓
- Clean air, clean water and conservation in and around Nederland	✓	✓	✓	✓	✓
- Connections to the outdoor environment	✓	✓	✓	✓	✓
- Minimal/Reduced light and noise pollution	∅	∅	∅	∅	∅
- Focused community education programs and stewardship to reduce environmental impact fostering sustainability	∅	∅	∅	∅	✓
• In 2020 Nederland provides arts and culture, education and community activities that include the entire community and provide opportunities for youth.	∅	∅	✓	∅	✓
• In 2020 Nederland's economy 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.	∅	∅	✓	∅	✓
• In 2020 Nederland's economy encourages and welcomes new, not-traditional economic models, the responsible management of tourism and the stewardship of the environment.	∅	∅	✓	∅	✓
• In 2020 Nederland supports its local businesses and works to attract new businesses that enhance local services while supporting local values, qualities and the 2020 vision.	∅	∅	✓	∅	✓



SUPPORTS GOALS & OBJECTIVES



DOES NOT SUPPORT GOALS & OBJECTIVES



NOT APPLICABLE

SUMMARY MATRIX

HOW DO THESE PROPOSED DEVELOPMENTS SUPPORT THE GOALS & OBJECTIVES OF #NEDZERO?

HERE'S HOW:

	HILLSIDE WORKFORCE HOUSING	SNYDER/ CONGER WORKFORCE HOUSING	JACKSON & E. 1ST STREET	SNYDER & E. 2ND STREET	ALPINE CROSSING (MIXED USE/ FLEX USE)
BACKGROUND INFORMATION					
<ul style="list-style-type: none"> #NED Goal: To Become the Most Sustainable Small Town in the U.S. Nederland participates in the Leadership STAR Community Program. STAR criteria is integrated into the action items. Nederland's sustainability model is based on the understanding that the economy and social fabric are concentrically nested within the restraints of the larger environmental system, and are limited by the carrying capacity of the natural environment. The "nested" model of sustainability incorporates economic, social and environmental sustainability. 					
HOW DO WE FACILITATE SUSTAINABILITY?					
<ul style="list-style-type: none"> Underlying message of sustainability embraces resource conservation, waste minimization and putting resources back into the system at the same rate as using them 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Adhere to the Nederland Sustainability Action Plan 	✓	✓	✓	✓	✓
NEDERLAND 2015					
<ul style="list-style-type: none"> Composting 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Sustainable Planning 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Recycling and Zero Waste Efforts 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Minimize Electricity Consumption 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Protect Wetlands and Creeks 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Nederland will be a STAR Leader 	✓	✓	✓	✓	✓
COMMUNITY FABRIC					
<ul style="list-style-type: none"> Housing Needs Assessment 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> Identify opportunities for informal pathways and connections in neighborhoods...and identify opportunities to create more permeable neighborhoods 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> Identify historic resources and seek funding for preservation of these assets 	∅	∅	∅	∅	∅
<ul style="list-style-type: none"> Central uploading depot and smaller local transport to end uses as opposed to large box trucks throughout town 	∅	∅	∅	∅	✓
<ul style="list-style-type: none"> Pursue analysis and evaluation of feasibility, funding and construction of a 2nd crossing of Middle Boulder Creek 	∅	✓	∅	∅	∅
OUR WATER					
Water Conservation					
<ul style="list-style-type: none"> Water collection pilot program to evaluate opportunities for rainwater harvesting and grey water use 	✓	✓	✓	✓	✓
Storm Water System					
<ul style="list-style-type: none"> Institute Best Management Practices (BMP's) 	✓	✓	✓	✓	✓
NUTRIENT CYCLES					
Community Dialogue					
<ul style="list-style-type: none"> Promote recycling and other waste-reduction efforts...through education and outreach materials. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Commissioning public art installations. 	∅	∅	∅	∅	✓
<ul style="list-style-type: none"> Painting/Refurbishing existing amenities such as waste receptacles. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Sponsoring "pocket parks" and public space improvements. 	∅	✓	∅	∅	✓
<ul style="list-style-type: none"> Expanding native planting and landscaping. 	∅	✓	∅	∅	∅
<ul style="list-style-type: none"> Purchase and install pedestrian-scale lighting fixtures to improve public safety and walkability. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Funding dust mitigation in downtown. 	∅	∅	✓	∅	✓
Nutrient Waste					
<ul style="list-style-type: none"> Maximize composting in all developments. 	✓	✓	✓	✓	✓
Zero Waste					
<ul style="list-style-type: none"> Maximize diversion of all waste materials from the landfill. 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Align with the Boulder County Zero Waste Initiative. 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> All new developments have a Waste Management Plan. 	✓	✓	✓	✓	✓
ECONOMY & JOBS					
<ul style="list-style-type: none"> Move to an economic paradigm that supports collaboration, local labor and the ability to reach economic satisfaction within the community. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Move toward a localized economy. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Support local downtown events. 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Revisions to Municipal Code, specifically the MU zoning, to address barriers to redevelopment or infill in the Downtown Core. 	✓	✓	✓	✓	✓
CLIMATE & ENERGY					
<ul style="list-style-type: none"> Move Nederland to a no-carbon electricity supply model. 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Move Nederland to a low or now net carbon heating supply model. 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Achieve carbon neutrality for all Nederland operations. 	∅	∅	∅	∅	∅
<ul style="list-style-type: none"> Support Town's Parking Plan 	∅	∅	✓	∅	✓
<ul style="list-style-type: none"> Site alternative energy generation and conservation demonstration sites, such as solar arrays, wind turbines, water collection/reuse and community gardens. 	∅	✓	✓	✓	✓
BUILT ENVIRONMENT					
<ul style="list-style-type: none"> All new buildings will reach net-zero energy and water. 	✓	✓	✓	✓	✓
<ul style="list-style-type: none"> Encourage development and re-development of mixed-use and multi-family housing per Comp Plan. 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> Explore creative housing concepts to meet the community's affordable housing needs. 	✓	✓	∅	✓	✓
<ul style="list-style-type: none"> Revisions to Municipal Code, specifically the MU zoning, to address barriers to redevelopment or infill in the Downtown Core. 	✓	✓	∅	✓	✓
HEALTH & WELLNESS					
<ul style="list-style-type: none"> Walkable Scale Mobility: Encourage more multi-modal streets and street diets; discourage expansion for increased traffic. All new buildings will reach net-zero energy and water. 	✓	✓	✓	✓	✓

 SUPPORTS GOALS & OBJECTIVES
  DOES NOT SUPPORT GOALS & OBJECTIVES
  NOT APPLICABLE



AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: September 12, 2018
INITIATED BY: Josiah Masingale, Executive Director

INFORMATION:____ ACTION: X OR DISCUSSION:____
=====

AGENDA ITEM: Nederland Downtown Development Authority Public Art Project Call for Artists and Call for Property Owners.

SUMMARY: The NDDA Board of Directors requested and received approval from the Town Board of Trustees a TIF Loan of \$2,500.00 to conduct a Public Art Project. At the August 2018 NDDA Board of Directors Meeting it was determined that a Call for Artists and a Call for Property Owners should be conducted to choose two site locations and two artists/conceptions to move forward with under the project.

The attached Call for Artists and Call for Property Owners outlines the scope of the project for each perspective party, along with submission requirements, and information on the selection process. The Arts and Culture Committee will review all submissions received along with the Nederland Town Administrator, the DDA Secretary, and the DDA Executive Director. The chosen artists/conceptions and property locations will be recommended by the DDA Arts and Culture Committee to the DDA Board of Directors, which will make final decision at the October 2018 DDA Board of Directors Meeting.

Two locations will be chosen, and two artists will chosen and asked to provide final project proposals which will consist of: information about design and installation of the mural, including wall preparation, painting supplies, scaffolding, labor, insurance, a budget outline, and a timeline for completion.

The deadline for submissions is September 30, 2018 assuming an immediate public release (DDA and Town Website; Social Media; and Flyers) upon DDA Board Approval.

Separate agreements between the DDA/Artists and the DDA/Property Owners have been drafted and are being reviewed by the DDA attorney. It is anticipated that these agreements will be finalized and will be ready for execution upon selection of the artists and property owners.

RECOMMENDATION: Board Approval of public release of the Call for Artists and Call for Property Owners for the DDA Public Art Project or provide other guidance.

FINANCIAL CONSIDERATIONS: There is \$2,500.00 in TIF funds approved for this project, which includes both murals along with some funds for possible maintenance.

ATTACHMENT(S):

1. Public Art Project Call for Artists
2. Public Art Project Call for Property Owners



OPEN CALL FOR MURAL ARTISTS September 2018

The Nederland Downtown Development Authority (DDA) is accepting proposals from artists or teams of artists who wish to be considered to create a mural on a property in the Downtown District.

PROJECT SCOPE:

The purpose of the mural is to bring a sense of vibrancy and curb appeal to the Nederland Downtown area. The mural locations are to be selected by the Nederland Downtown Development Authority Arts and Culture Committee. The mural will be displayed on the property for a two-year period and will be maintained by the selected artist with support of the DDA.

SUBMISSION REQUIREMENTS:

Enter digital submissions of preliminary drawings of your concept for the mural along with a one-page written proposal. Submissions should be in JPEG format with your name and title identifying the drawing. Artist must be able to provide liability insurance/bond for the mural rendering at location.

Please also include:

A current resume and/or bio with phone number and email address along with 5-10 examples of recent commissioned outdoor/indoor mural projects with a numbered image list identifying titles, sizes, materials used, locations, and approximate costs of these mural projects. Also include proof of liability insurance and bond.

The artist(s) and concepts will be recommended by the DDA Arts and Culture Committee to the DDA Board of Directors, which will make final decision. Two applicants will be chosen to submit a full proposal. This will consist of:

information about design and installation of the mural, including wall preparation, painting supplies, scaffolding, labor, insurance, a budget outline, and a timeline for completion.

Please send completed email submissions to: Josiah Masingale, Executive Director – Josiah@NederlandDowntown.org

BUDGET:

The maximum budget for the mural is \$1,000.00. The funds shall be used for design, [L] materials, labor, transportation, insurance, and installation costs ie: scaffolding or mechanical lift rental, and other related miscellaneous items, such as travel expenses. Funding to complete this project are provided by the Nederland Downtown Development Authority. There will be funds provided for maintenance if necessary.

DEADLINE FOR SUBMISSION: September 30, 2018



CALL FOR PROPERTY OWNERS TO DISPLAY PUBLIC ART **September 2018**

The Nederland Downtown Development Authority (DDA) is seeking property owners in the Nederland Downtown District who would like to provide their building as a canvas to display mural art. The purpose of the mural is to bring a sense of vibrancy and curb appeal to the Nederland Downtown area.

Scope of project:

- The owner agrees to provide access to the property for the ARTIST to complete the mural.
- Owner agrees to the mural being housed on the property as agreed upon and to leave the mural on the property for a period of two-years upon completion.
- Owner agrees to provide access to the mural to the Authority and/or the artist to conduct any necessary maintenance.
- Owner agrees to cover the project with its property insurance.
- The DDA will be responsible for the cost of the mural and any necessary maintenance such as any vandalism or any other reasonable upkeep for the two years upon completion.
- The Owner will have the opportunity to participate in artist and concept selection process.

Eligibility: The proposed property must be located within the DDA District. Properties receiving highest exposure will be prioritized.

Application Requirements: Enter with a one-page written proposal along with a picture of the proposed location of the mural in JPEG format with your name and location identifying the digital file.

Please also include:

The Property Owners phone number and email address. Please also include verification that any current business/residents on the property are in support of the project.

The property locations will be recommended by the DDA Arts and Culture Committee to the DDA Board of Directors, which will make final decision. Two locations will be chosen and provided with the project proposal which will consist of: information about design and installation of the mural, including wall preparation, painting supplies, scaffolding, labor, insurance, a budget outline, and a timeline for completion.

Please send completed email submissions to: Josiah Masingale, Executive Director – Josiah@NederlandDowntown.org

Deadline: September 30, 2018

AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: September 12, 2018
INITIATED BY: Josiah Masingale, Executive Director

INFORMATION:____ ACTION: X OR DISCUSSION:____
=====

AGENDA ITEM: Nederland Downtown Development Authority Board of Directors Committee Descriptions and Lists.

SUMMARY: The NDDA Board of Directors has established committees to work on business items and other DDA related matters on an on-going basis and to provide the larger Board of Directors with regular and key updates. These committee's may be amended by the Board of Directors at any time and may work with other partners or key stakeholders. No committee may have more than two DDA Board Members serving on it at once, and no committee work shall take place with more than two DDA Board Members present.

RECOMMENDATION: Board Approval of DDA Board of Directors Committee Descriptions and List or provide other guidance.

FINANCIAL CONSIDERATIONS: N/A

ATTACHMENT(S):

1. DDA Board of Directors Committee Descriptions and List as of September 12, 2018

**Nederland Downtown Development Authority
Committee Descriptions and Members**

Overview (from NDDA Board of Directors Bylaws Section 3.600 Committees): The Board, by resolution adopted by a majority of the Board, may designate and appoint one or more committees, each of which shall consist of no more than two board members and may contain members of the public. Committees shall have and exercise such authority as shall be granted to them by such resolution; provided, however, such committee shall not have the power or authority to adopt an agreement of merger or consolidation or an agreement for the sale, lease or exchange of all, or substantially all of the Authority's property and assets, dissolve the Authority or amend the rules of the Authority. Any member of a committee may be removed by the board whenever in their judgment the best interests of the Authority shall be served by such removal.

Executive Committee: The Executive Committee shall be composed of the duly elected officers of the Authority and shall be led by the Board Chair. This committee shall be responsible for contract review; shall be involved in necessary legal matters; and shall lead Director annual appraisal.

Executive Committee Members: Susan Schneider (Chair) and Brent Tregaskis (Vice-Chair)

Finance Committee: The Finance Committee shall be led by the Board Treasurer. This committee shall review monthly financials ahead of board meeting; maintain fiscal controls and policies; shall lead the annual budget development; and lead audits/financial reviews.

Finance Committee Members: Mandy Kneer (Treasurer) and Dallas Masters

Beautification Committee: The Beautification Committee shall be led by the Director. The committee shall provide input into Authority beautification planning and implementation projects.

Beautification Committee Members: Claudia Schaffler and Rea Orthner

Constituent Relations Committee: The Constituent Relations Committee shall be led by the Director. The committee shall provide input into Authority constituent relations, including appropriate messaging and events planning for Authority projects.

Constituent Relations Committee Members: Mandy Kneer and Brent Tregaskis

Economic Development and Infrastructure Committee: The Economic Development and Infrastructure Committee shall be led by the Director. The committee shall provide input into Authority economic development and infrastructure projects.

Economic Development and Infrastructure Committee Members: Steve Karowe and Mark Stringfellow

Arts and Culture Committee: The Arts and Culture Committee shall be led by the Director. The committee shall provide policy and procedures and recommendations for public/private art projects sponsored by the DDA, and shall provide input into Authority arts and cultural projects.

Arts and Cultural Committee Members: Susan Schneider and Claudia Schaffler

Food Truck Usage Committee: This ad-hoc committee shall be led by the Director. The ad-hoc committee shall provide input on recommendations to the Town Board of Trustees regarding Food Truck usage in the Downtown Development District.

Food Truck Usage Committee Members: Claudia Schaffler and Rea Orthner

Lakeview/119 Intersection Committee: This ad-hoc committee shall be led by the Director. The ad-hoc committee shall provide recommendations on improvements to the CO-119/72 and Lakeview Drive Intersection.

Lakeview/119 Intersection Committee Members: Steve Karowe and Mark Stringfellow