

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Small Conference Room
November 28, 2012 at 6:30 pm

AGENDA

A. CALL TO ORDER

B. ROLL CALL

C. PUBLIC COMMENT

D. CONSENT AGENDA

1. Approval of October 17, 2012 - Regular Meeting Minutes
2. Approval of November 7, 2012 - Special Meeting Minutes
3. Approval of Warrants

E. INFORMATIONAL ITEMS

1. Treasurer Report - Eva Forberger
2. Executive Director Report - Paul Turnburke
3. Introduction of Brian McLaren, P. E. - Project Manager of Huitt-Zollars, Inc.
4. Introduction of Conor Merrigan, NedPed Project Manager and Sustainability Consultant
2. DAT – NedPeds Project Report - Pat Everson

F. DISCUSSION ITEMS

1. Mining Museum Artifacts - Donna Sue Kirkpatrick
3. PROSAB Master Plan - Pat Everson
Discussion and completion of the questionnaire submitted to the NDDA board by PROSAB concerning the Draft Plan of the Parks, Recreation and Open Space Master Plan for the Town of Nederland.

G. OTHER BUSINESS (NEW)

H. ADJOURNMENT

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

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

The NDDA Board of Trustees meeting packets and agendas are prepared by Friday before the Tuesday meetings and are available on the NDDA website, www.neddda.org. Copies of the agendas and meeting packet are available at no cost via email from www.info@neddda.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.

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT
AUTHORITY

NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Multi-Purpose Room

October 17, 2012 at 6:30pm

Meeting Minutes

A. CALL TO ORDER

Meeting was called to order by Chairman Ron Mitchell at 6:31pm.

B. ROLL CALL

Members Present: Ron Mitchell, Pat Everson, Katrina Harms, Donna Kirkpatrick,
Mary Ann Rodak-Friedman,

Absent: Will Guercio, Annette Croughwell

Also present: Paul Turnburke - Executive Director, Eva Forberger -Treasurer,
Alisha Reis -Town Administrator, Peter Fiori -Town Trustee

C. PUBLIC COMMENT – there were 2 members of the community present:

Glenna Carline of Nederland, attending the meeting as a matter of general interest and
Pam North of Gilpin County, attending for the press.

D. CONSENT AGENDA

1. Approval of September 19, and 26, 2012 minutes

Motion to approve both 9/19/12 and 9/26/12 minutes was made by Ron Mitchell, and
seconded and approved by all in a unanimous voice vote.

2. Approval of Warrants

Ron Mitchell motioned for approval of the warrants, seconded and approved by all in a
unanimous voice vote.

E. INFORMATIONAL ITEMS

1. Executive Director Report

Paul Turnburke began his report with an update on the field work accomplished by Lee
Stadele and mentioned the Bio-Mimicry workshop for the NedPeds project. Paul added
to his Executive Directors report with some interesting points brought up at the LEEDS-

ND workshop he attended, and explained some of the goals and principles of the Star Community Index. He stated the advantages of removing code barriers that might exist in municipalities to allow LEED oriented plans to be implemented. Mixed use neighborhoods were mentioned, with considerations such as set-backs, parking, and landscape requirements. This index encourages a community to evaluate itself, and ordinances are voted into place to allow LEEDS sorts of projects to be implemented. Paul gave an example of El Paso, where organizations shared various town facilities and integrated transportation options and came up with a slogan "Love El Paso – Plan El Paso" as a method of engaging community input for planning purposes. He also reminded everyone about the comp plan meeting on Saturday and the ambassador packets he provided and to get responses back by the end of the month – offering assistance if necessary.

2. DAT – Ned Peds Project Report

Pat Everson presented an overview of her report including: the hiring of Huitt-Zollars, working on the hiring of the Sustainability Project Manager, and the 2013 budget for culverts on Snyder St. between 2nd street and the highway. She has agreed to work with the Assessors office to determine when buildings were built on 2nd St. and to help in identifying the need for any environmental or historical clearances. Pat also discussed working on the loan request, Resolution 2012-#29 (now referred to as 2012-#30), and the easement of the property around the Mining Museum. Glenna Carline of Nederland, contributed some specific information about the easement area as a representative of the Nederland Historic Society.

3. Treasurer Report

For her Treasurer's Report, Eva Forberger reviewed the DDA finances and added her input concerning the Boulder County Transportation presentation on construction of bus stops around town. The county has plans to work with RTD to construct 4 additional bus stops and possibly using some of the rocks from the wastewater plant construction. Eva stated that it would be important to make sure that Huitt-Zollars is kept in the loop concerning this particular project. Paul Turnburke suggested keeping an eye on the grant allocation for building bus stops in all of the proposed locations, since they were not all within the boundaries for the NedPed project.

F. ACTION ITEMS

1. Consideration of creating a selection committee for the position of Sustainability Coordinator Project Manager for the NedPed project.

Offering the opportunity to Board members to serve on the Selection Committee, Pat Everson answered questions from the Board, and explained her understanding of the position. Both she and Paul Turnburke agreed that even though the Project Manager position would be funded by the NDDA, the Town would be the employer. Even though

the Town Administrator functioned in this capacity during Phase 1 of the sidewalks, Alisha is unable to do so for Phase 2. By hiring this coordinator, it would be as if there were another Alisha coordinating the project. Paul wanted to make clear that this hire would be for the design portion only. Pat Everson made a motion to appoint Katrina Harms, Paul Turnburke and herself, to the Sustainability Coordinator Project Manager Selection Committee, along with Alisha Reis, Town Administrator and Mayor Pro Tem, Kevin Meuller. This was seconded by Mary Ann Rodak-Friedman and passed unanimously.

2. Discussion of Draft 2013 Budget – Eva Forberger

Eva Forberger requested that this action item be moved to a Discussion Item, and Ron Mitchell agreed to move the topic accordingly on the Agenda.

3. Consideration of a proposal to hold a DDA dinner for constituents

Ron Mitchell inquired about the possibility of the DDA hosting an informational gathering of constituents in 2013 and for budget purposes and there was discussion about the details and perhaps setting aside \$1,000 for this event. Pat Everson expressed her concern over utilizing taxpayer's funds and the time of year this could be held. Ron clarified that it would be for keeping people within the DDA informed, and an opportunity for communication about projects. As a possible presentation and progress report opportunity, a forum for questions about projects, as well as information gathering from constituents, and a budget for this would be set aside from funds available for outreach. A motion for \$1,000 to be allocated to Community Outreach in the 2013 budget was made by Katrina Harms and seconded by Patricia Everson. The motion carried and the roll call vote was unanimous.

4. Consideration of proposal to purchase a computer for the DDA secretary

Paul Turnburke began the discussion concerning the estimates connected to purchasing a new Mac laptop and printer. An offer was made by the town to donate a used laptop to the DDA. Sue Davis Churches will keep the Board informed if it is not a viable option due to its age and software. A motion by Pat Everson to accept the offer from the town for an HP PC and allocate \$500 to obtain software including but not limited to Adobe Standard and Microsoft Office was seconded by Mary Ann Rodak – Friedman and the roll call vote was unanimous in approval.

F. DISCUSSION ITEMS

1. Discussion to review packet from Town of Nederland for Kathmandu

Paul Turnburke introduced this with an overview of meeting the design guidelines for the town. Pat Everson listed many attributes of the LEED Citizen's Guide for Sustainability including mixed use and a potential for multi-generational living, and felt it should be encouraged. Parking was briefly discussed and Ron also supported the guidelines and encouraged this project to go forward. The Board requested that Paul

compose a memo in response to Michele Martin's request for input by the NDDA to the Planning Commission incorporating the points brought up by Pat.

2. Adopt – a – Planter Update

Put on the Agenda as a Discussion Item in case Donna Sue wanted to provide an update to the project. No comments at this time.

3. Discussion of Draft 2013 Budget

Eva Forberger presented the draft of the 2013 budget that was presented at the Budget Hearing and brought up for discussion additional items that had surfaced since then. She cited the example of the budget change for the community outreach (\$1,000), also a request by the town (public works) for a snow blower attachment and a PROSAB request for funds for an updated Parks and Recreation project. Pat Everson expressed her concern that requests for money should come to the DDA finance committee prior to appearing before the board. Alisha Reis described the budgetary restraints of the town and their efforts to find a dedicated person for sidewalk maintenance. Pat Everson also suggested that NedPeds would be the catalyst for sorting out the sidewalk issues and is willing to work over the next year to resolve them, and needed specific information about the PROSAB request. Contingency and reserve funds were discussed at length. Alisha Reis retracted her request from PROSAB and Eva Forberger put forth the idea that the DDA have a special meeting to finalize and approve the 2013 budget. Eva Forberger also introduced the loan resolution (revised from #2012-29) and after working with it as a 2 year loan discovered that a 4 year loan amortization would be more desirable for cash flow. A motion to refer loan resolution #2012-30 to go before the BoT on November 13, 2012 was made by Ron Mitchell and seconded by Mary Ann Rodak-Friedman. A roll call vote passed this unanimously.

G. OTHER BUSINESS (NEW)

1. Workshop Flyer

As a reminder that the Town of Nederland would be holding a Workshop / Potluck Meeting on the 2012 Comprehensive Plan Update 10/20 from 12-3 at the Community Center.

H. ADJOURNMENT

At 8:26 pm a motion to adjourn was made by Katrina Harms, seconded by Mary Ann Rodak-Friedman and approved unanimously. The meeting was adjourned.

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT
AUTHORITY

NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Small Conference Room

November 7, 2012 at 6:30pm

Special Meeting Minutes

A. CALL TO ORDER

Meeting was called to order by Chairman Ron Mitchell at 6:33 pm.

B. ROLL CALL

Members Present: Ron Mitchell, Pat Everson, Katrina Harms, Donna Kirkpatrick,
Mary Ann Rodak-Friedman

Absent: Will Guercio, Annette Croughwell

Also present: Paul Turnburke, Executive Director, Eva Forberger, Treasurer,

C. PUBLIC COMMENT – there was 1 member of the community present:

Pam North attending for the press. There were no public comments.

D. ACTION ITEMS

**1. Consideration of the contract for the NedPed Sustainability Coordinator
/Design Project Manager to be forwarded to the BOT**

Paul Turnburke stated that the Selection Committee approved a firm they want to work with on the NedPeds project named - C2 - and wanted to make sure questions regarding the Scope of Work were addressed and answered. With discussion about C2's commitment to the project by attending the Biomimickry workshop, Pat asked that C2 also attend the next DAT meeting to raise their awareness of community concerns about this project.

Katrina Harms made a motion that the NDDA recommend that the BOT approve the hiring of C2 as the NedPed Sustainability Coordinators and Design Project Managers. Mary Ann Rodak-Friedman seconded and this motion was approved unanimously.

2. Consideration of the revised budget for the NDDA for 2013 for final approval by the BOT at their 12/4/12 meeting

Eva Forberger reviewed revisions to the draft budget from the last board meeting and the outcome of those discussions included declining the PROSAB request for funds, looking into alternatives for the snow blower attachment, community outreach, and various contingencies. This final version of the budget would go to the BOT for approval during their 12/4/12 meeting. Pat Everson inquired specifically if at some point in 2013 if TIF funds would be borrowed to cover some of the costs listed in the budget and Eva Forberger stated this as a budget possibility. There was also discussion regarding the perceived vs. actual costs of sidewalk maintenance and an overall awareness of where money is being spent. Pat Everson suggested monitoring these costs, with public works updates, looking into sustainable alternatives as well as examining the agreement with the town. Ron Mitchell suggested to begin exploring options for next year at the next regular board meeting in December.

Patricia Everson motioned for approval of the draft 2013 budget to be forwarded on to the BOT for approval. Mary Ann Rodak-Friedman seconded and this motion was approved unanimously.

E. OTHER BUSINESS (new)

1. Paul Turnburke asked permission to take an out of town absence over the Thanksgiving break – this was granted unanimously.

H. ADJOURNMENT

At 7:03 pm a motion to adjourn was made by MaryAnn Rodak-Friedman, seconded by Pat Everson and approved unanimously. The Special Nederland DDA Meeting was adjourned.

**TOWN OF NEDERLAND
DOWNTOWN DEVELOPMENT AUTHORITY**

WARRANTS

WARRANTS FOR DDA MEETING ON 11/28

Date	Number	VENDOR	AMOUNT	DESCRIPTION
26-Oct	26758	Dog House Inc	\$ 350.00	DDA website redesign
7-Nov	26801	Mountain Design	\$ 6.95	DDA copying
7-Nov	26814	Paul Turnburke	\$ 43.00	DDA food for DAT meeting (Community outreach)
19-Nov	26819	Flagstaff Surveying	\$ 3,800.00	DDA survey work for NEDPEDs
Total Non Payroll Warrants			\$ 4,199.95	



MEMORANDUM

To: NDDA Board

From: Eva Forberger, Treasurer
Town of Nederland

cc: Alisha Reis, Town Administrator

Date: November 15, 2012

Re: Treasurer's Report

Year to date, the DDA has received 97% and 100% of general tax revenue and TIF revenue, respectively. In fact, the DDA TIF revenue has exceeded the budget by 2% due to the collection of prior year taxes in 2012.

Approximately \$6k has been spent on NEDPEDs, \$2k for Flagstaff Surveying and \$4k for project management. The final invoice for surveying was received in November. Software (Office 2010 and Adobe Acrobat Standard) was purchased for the Secretary's computer. The total for the software purchase was \$476 and this was put on the Town's credit card and allocated to the DDA.

A loan of \$117,000 was approved by the Board of Trustees at their November 13, 2012 meeting. The loan is for the NEDPEDs project and will be effective December 6, 2012.

**TOWN OF NEDERLAND
DDA FINANCIAL REPORT**

<i>Preliminary and Unaudited</i> <u>OCTOBER 2012</u>	<i>YEAR TO DATE</i>			<i>FULL YEAR</i>				
	2012			2012	2012	2011		
	ACTUALS	% OF FORECAST	FORECAST REMAINING	FORECAST	BUDGET	PRIOR YEAR	<u>VS. PRIOR YEAR</u> VAR %	
BEGINNING FUND BALANCE	70,335			70,335	122,589	96,859		
<i>NON TIF FUNDING</i>								
TAXES	26,025	97%	698	26,723	26,723	27,516	(793)	-3%
* INTERGOVERNMENTAL	66,677	100%	(10)	66,667	-	8,000	58,667	733%
* LOAN PROCEEDS	117,000	50%	117,000	234,000				
MISCELLANEOUS	491	98%	9	500	-	2,258	(1,758)	-78%
INTEREST	278	79%	72	350	-	714	(364)	-51%
TOTAL REVENUE	210,471			328,240	26,723	38,488		
PERSONNEL	16,756	74%	6,004	22,760	7,630	19,528	3,232	17%
LEGAL FEES	6,294	79%	1,706	8,000	3,000	11,121	(3,121)	-28%
TREASURER'S FEE (TAXES)	1,957	98%	43	2,000	-	1,981	19	1%
ACCOUNTING FEE	1,250	71%	500	1,750		3,178		
* CAPITAL OUTLAYS	6,412	12%	47,900	54,312		66,612	(12,300)	-18%
GRANT	1,000	100%	-	1,000				
SIDEWALK MAINTENACE	1,958	49%	2,042	4,000		5,873		
FLOWERS/PROJECTS	3,600	99%	26	3,625		4,441		
OTHER	2,134	85%	366	2,500	525	8,293	(5,793)	-70%
TOTAL EXPENDITURES	41,361			99,947	11,155	121,026		
<i>TIF FUNDING</i>								
TIF REVENUE	103,821	100.0%	-	103,821	101,929	104,413	(592)	-1%
* DEBT SERVICE	145,676	81%	34,621	180,297	47,400	48,399	131,898	273%
ENDING FUND BALANCE	197,590			222,152	192,686	70,335		
NON TIF FUNDS BALANCE	49,124			108,307	(51,750)	(119,986)		
RESEVERED	30,900			100,000				
UNRESERVED	18,224			8,307				
TIF FUNDS BALANCE	148,466			113,845	244,436	190,321		

* See Details below

TOWN OF NEDERLAND DDA FINANCIAL REPORT

DETAILS	<i>YEAR TO DATE</i>		<i>FULL YEAR</i>	
	2012		2012	
<u>OCTOBER 2012</u>	ACTUALS		FORECAST	
<i>Capital Outlays</i>				
NEDPEDs	6,100		54,000	
Sidewalks Phase 1	312		312	
Total	6,412		54,312	
<i>Loan Proceeds</i>				
NEDPEDs	37,000		154,000	
Sidewalks Ph 1/Sidewalk Maint/Flowers	80,000		80,000	
Total	117,000		234,000	
<i>Intergovernmental</i>				
CDOT Phase 2				
CDOT Phase 1	66,667		66,667	
Total	66,667		66,667	
<i>Debt Service</i>				
Mutual of Omaha Loans	22,386		22,386	
Tractor Payments	4,081		4,897	
Sidewalk Phase 1 Old Costs	80,223		80,223	
NedPeds	22,385		45,124	
Refinanced Loan	16,600		27,667	
Total	145,675		180,297	

NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
DIRECTORS' REPORT
November 28, 2012

1. Time Reporting

The following is a breakout of my time related to the NED PED project and basic administrative tasks. Since October 15, my time breakout is as follows (as of November 17):

NED PED time	48.0 hrs (67%)
Administrative time	23.0 hrs (33%)
<u>Total time</u>	<u>71.0 hrs (100%)</u>

2. Some of the tasks I worked on were:

- met with Huitt-Zollars and EPA re: biomimicry workshop for Ned Peds
- revised the project calendar for NedPeds
- assisted with the interviews and selection of the Sustainability Coordinator / PM for Ned Peds
- coordinated meeting of the TRC (Technical Review Committee) to review Schematic Plans
- began working with C2 to transition project management roles and duties
- worked with consultants and EPA to plan an educational session for the public to complement the design of Ned Peds

The Ned Peds project is proceeding well. The public meetings (DAT, PROSAB, and TRC) have all generated much input and information that will help the design team in their work. Conor Merrigan with C2 has begun his role as Sustainability Coordinator / Project Manager and will be working hard to continue the hard work done so far by many people in bringing the Ned Peds project to this point. He has many good ideas moving forward about the project and how to achieve the goals set forth.

The NDDA and BOT will be meeting twice in the near future, on November 27 and again on December 4. The first meeting on the 27th will be a joint workshop between the BOT and NDDA and will start at 7:00 pm in the Multi-Purpose room. The purpose will be to review the OPR and project goals. It will also be an opportunity to meet Conor before our regular meeting the following night.

The second joint meeting on December 4 will be a BOT work session for the purpose of reviewing the Schematic Plans for Ned Peds with comments from the advisory boards. It will be from 5:30 to 6:30 pm and also in the Multi-Purpose room.

At our regular meeting on November 28, Huitt-Zollars will be making a presentation of the Schematic Plans to the NDDA and will then join the PC meeting at approximately 7:30 for a presentation to their group.

AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: November 28, 2012

INITIATED BY: Pat Everson - DAT/NedPed

INFORMATION: X ACTION: OR DISCUSSION:

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AGENDA ITEM:

Introduction of Brian McLaren, P. E. - Project Manager of Huitt-Zollars, Inc for the NedPeds project.

SUMMARY: Brian comes on board with 6 years experience with Huitt-Zollars, Inc and 30 years experience in the design and management of public works projects. His experience covers the full scope of design and construction activities from planning and concept development through construction and project close-out. His work history also includes management of CDOT Local Agency Contract Administration (LACA) projects. His relevant project experience includes:
13th Avenue Pedestrian Improvements - Denver, Co
Hampden Avenue Pedestrian Improvements - City & County of Denver, Co
Univesity and Josephine St. Drainage Improvements.

For more information on Huitt-Zollars, Inc please visit there website at www.Huitt-Zollars.com

RECOMMENDATIONS: None

FINANCIAL CONSIDERATIONS: None

AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: November 28, 2012

INITIATED BY: Patricia H. Everson - DAT

INFORMATION: X ACTION: OR DISCUSSION:

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AGENDA ITEM: Introduction of Conor Merrigan, New NedPed Project Manager and Sustainability Consultant for the project.

SUMMARY:

Conor is an experienced sustainability consultant focused on helping clients achieve the highest levels of practical sustainability in the built environment. Conor was one of the pioneers and early advocates for the LEED for Neighborhood Development rating system, helping create the accreditation test and leading the effort to develop regional priority credits for the state of Colorado. He has worked with a variety of green development rating systems including the many flavors of LEED and Enterprise Green Communities, both nationally and internationally, as well as using a variety of frameworks to help clients reach their unique sustainability goals. Working with energy efficiency finance and performance contracting models is another specialty, as is introducing sustainability principles through training and presenting. Conor is a Certified Energy Manager, LEED AP, and holds dual masters' degrees in Urban Planning and Urban Design from the University of Colorado at Denver.

Conor and his partner Cliff Lind own C2Sustainability, a Denver based company whose mission is - "to enable projects to achieve their environmental, cultural and economic goals."

AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: November 28, 2012

INITIATED BY: Patricia H. Everson - DAT

INFORMATION: X ACTION: OR DISCUSSION:

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AGENDA ITEM: NedPed - DAT Report

- SUMMARY:
1. Report
 2. Schematic Design
 3. Minutes from 2nd DAT Meeting
 4. Minutes from 3rd DAT Meeting

RECOMMENDATIONS: None

FINANCIAL CONSIDERATIONS: None

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
Report from
The Design Advisory Team (DAT) for
Nederland Pedestrian Enhancement and Stormwater Management
Project.
by
Pat Everson
November 28, 2012

The DAT has been exceptionally busy during the months of October and November. The 2nd DAT meeting with the property owners, business owners and renters along 2nd St and SH 119 met on Oct. 18 at the Library to discuss concerns and ideas of the stakeholders. This meeting was well attended and there was much constructive and positive input for the design team from Huitt-Zollars led by Brian McLaren and Sarah Lawrence. I have attached the minutes from that meeting for your information.

During October, a selection committee of Mayor Pro-tem Kevin Mueller, Town Administrator Alisha Reis, NDDA Project Coordinator Paul Turnburke, and NDDA Vice Chairman Pat Everson went through the process of selecting a Project Manager/Sustainability Consultant for the NedPed project. After a lengthy process of review of applications and personal meetings they selected C2Sustainability from Denver, with Conor Merrigan representing that company as the Project Manager.

A Biominicry workshop was held for the professional team on November 7, 2012 in Denver. This workshop was lead by Marie Zanowick and attended by the team from Huitt-Zollars as well as our new project manager Conor Merrigan. They were assigned homework pertaining to applying the principals of Biominicry to the NedPed project. Their next meeting will be January 15, 2013 to review the plans for the design. Please refer to the summary of the workshop, prepared by Brian McLaren.

The 3rd DAT meeting was held on November 8th at the Library. It also was well attended. At this time a preliminary schematic design was presented. There was much discussion of various concerns for placing it on the northside of 2nd St. Brian McLaren conducted the meeting and placed all concerns and objections of the rough plans for consideration by the team when they returned to Denver. Please refer to the attached minutes from that meeting.

The first roll out of the 30% schmatic design was at the PROSAB meeting on November 15. This presentation was done by Sarah Lawrence from Huitt-Zollars. This was the first opportunity that the DAT team had to see the plans. I had extended an invitation to the members of the DAT and 2nd St to attend and many attended including the Mayor, Joe Gierlach. This was the start of the Nederland Public Process (NPP), but due to time constraints we were not able to get the public notified of the meeting. The PROSAB board was allowed to comment on the plans as well as the public. There

was lively discussion. Then the PROSAB board answered a questionnaire prepared by the board for projects in Town. On most of the items the plans scored very well, with a lot of positive input from the PROSAB board members. The notes of this meeting were prepared by Conor Merrigan and are attached.

On Friday, November 16, the Technical Review Committee composed of Jason Morrison, Public Works, Alisha Ries, Town Administrator, Paul Turnburke, NDDA Project Coordinator, Brian McLaren, Huitt-Zollars, Inc, Conor Merrigan, NedPed Project manager/sustainability coordinator. They walked the route and discussed various problems that might occur during construction and later with maintenance. These minutes were not available at the writing of this report.

Upcoming meetings are planned as follows:

November 27th @ 7:00 to 8:30 a joint NDDA/BoT meeting. The agenda for this meeting will cover the Owner's Project Requirements (OPR) as well as set goals for the project during the next year.

November 28th, @ 7:30 a NPP presentation to the Planning Commission after the NDDA meeting. This meeting will be in the multi-purpose room of the community center. The presentation will be by Brian McLaren and Conor Merrigan. This is the first opportunity for the entire NDDA board to view the proposed schematic design and will include input from the Planning Commission.

December 4 @ 5:30-6:30 presentation of the schmatic design to the BoT in a joint BoT/NDDA workshop. This meeting will include the input from the other advisory boards.

Submission of the 30% schematic design to CDOT is estimated for December 21st. It will take approximated 2 - 3 weeks to obtain approval of the design before we can move forward with the 90% construction documents. The design development documents will then be presented the the NDDA, DAT and proceed through another round of NPP process to all boards.

The following meetings are tentatively planned for January:

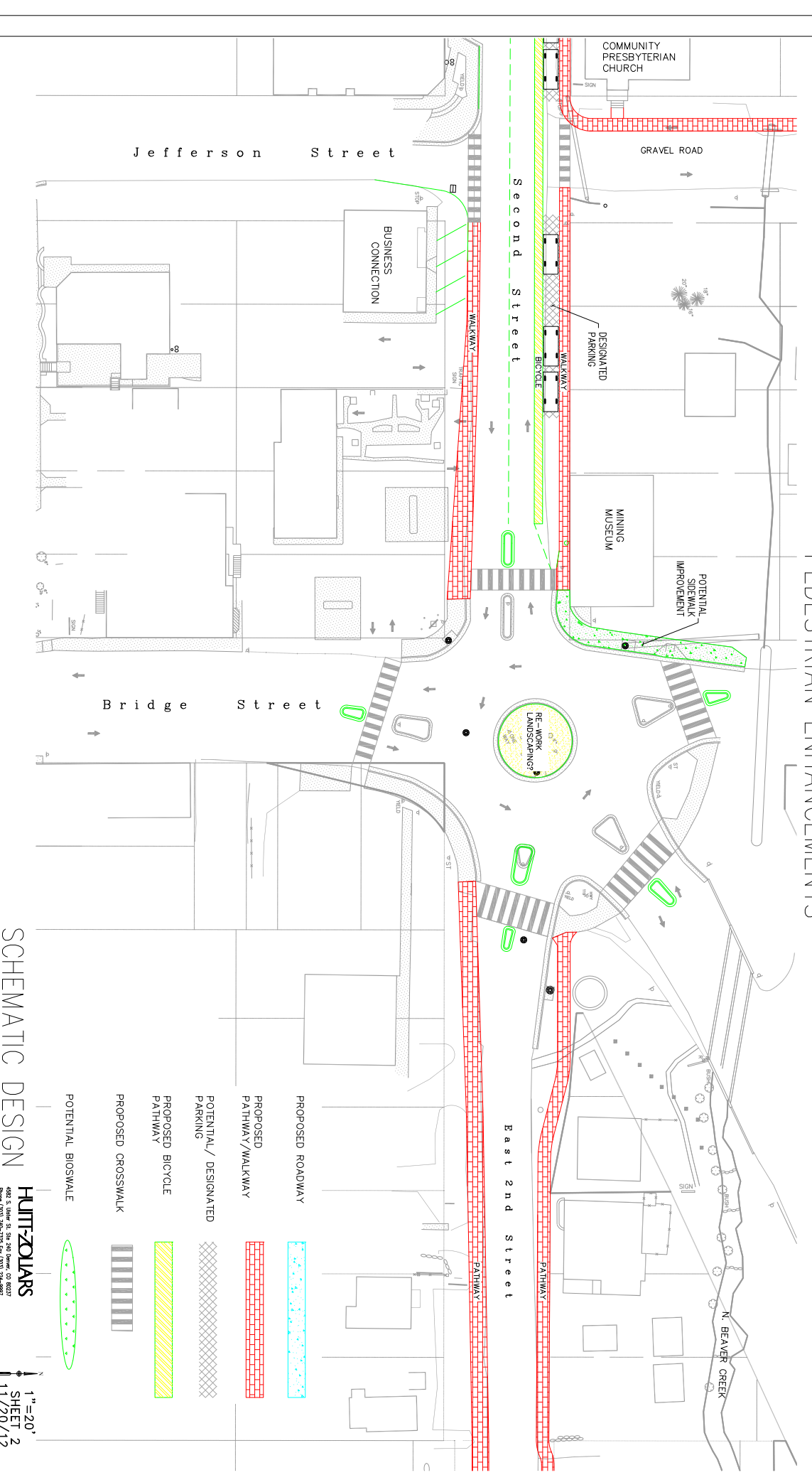
1. January 15, 2013 Part Two of the biominicry workshop for the professionals.

2. January 16, 2013 - The 4th DAT meeting. It is tentatively planned that this meeting should be opened for all public input. More details are being worked out with Conor, Paul and Brian.

Attachments:

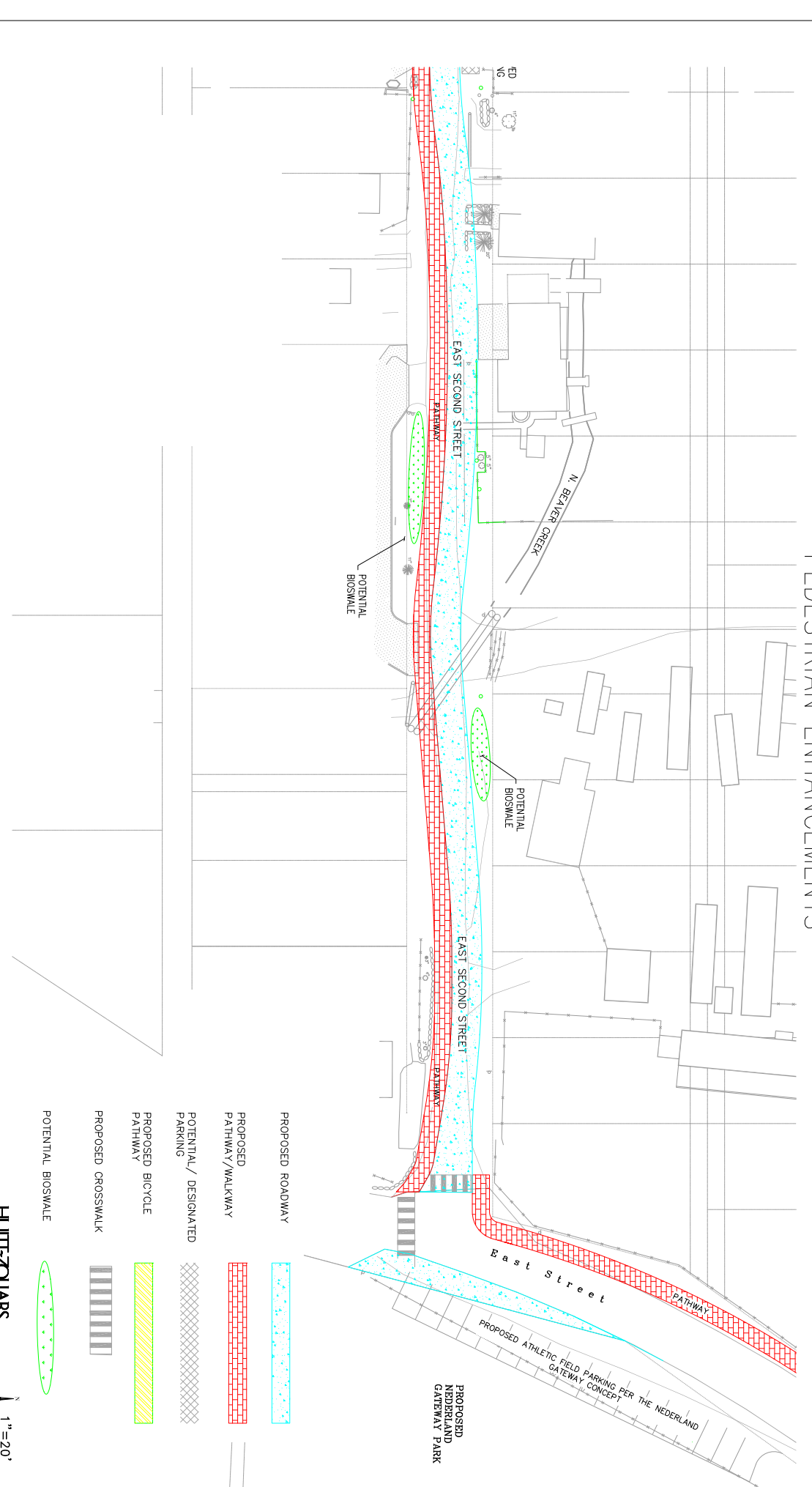
1. Draft Schematic Design
2. Summary of Biomicry Workshop
3. Minutes of DAT Meeting #2
4. Minutes of DAT Meeting #3
5. Notes on meeting with PROSAB

TOWN OF NEDERLAND
PEDESTRIAN ENHANCEMENTS



SCHEMATIC DESIGN
HUNTZIGUS
1"=50'
SHEET 2
1/25/2015

TOWN OF NEDERLAND
PEDESTRIAN ENHANCEMENTS

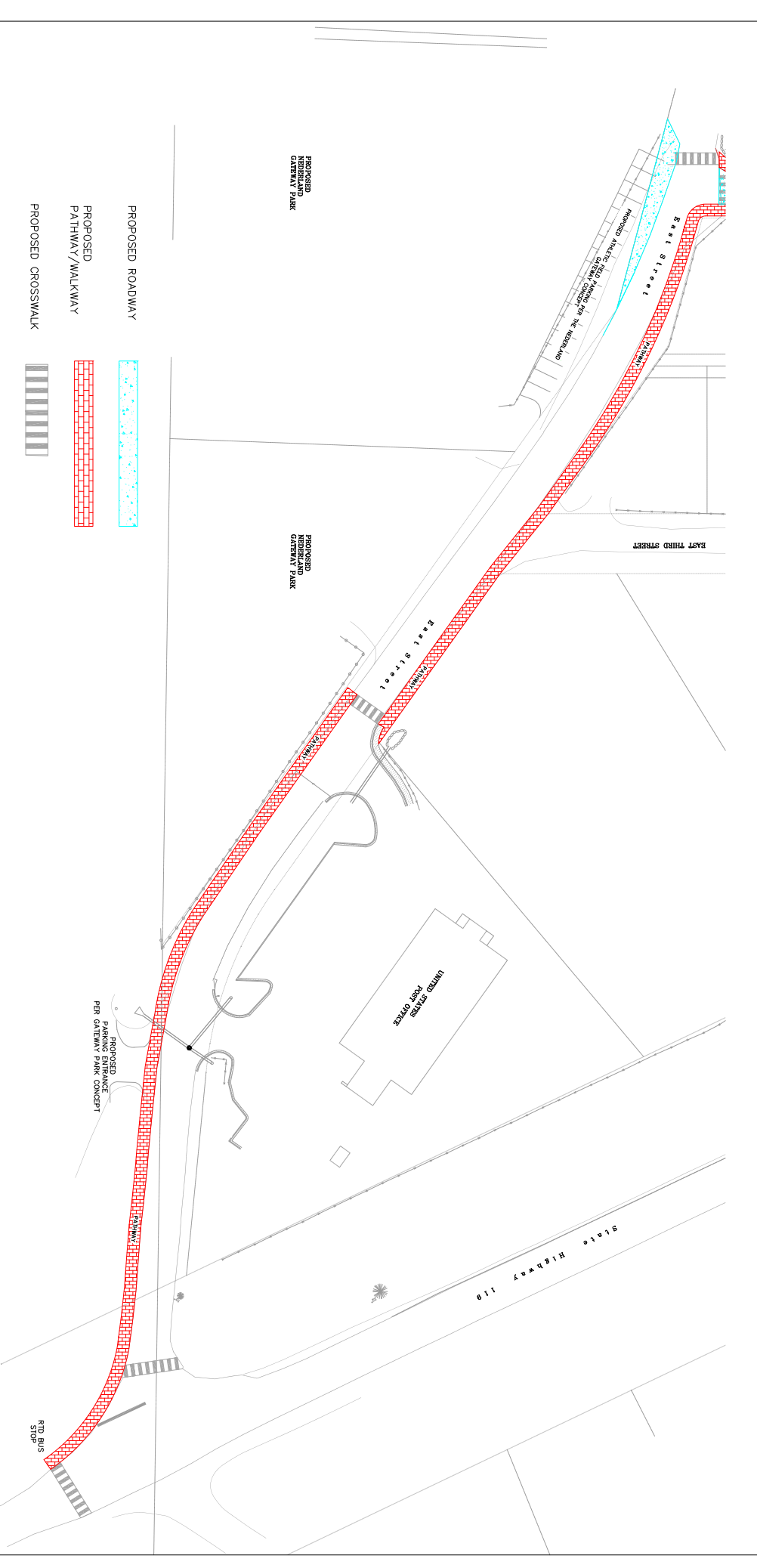


SCHEMATIC DESIGN

HUNTZIGS
ARCHITECTS
1750713

1"=30'
SHEET 4
17/2013

TOWN OF NEDERLAND
PEDESTRIAN ENHANCEMENTS



Meeting Minutes

PROJECT: Nederland Ped. Enhancements LOCATION: Nederland Public Library
PROJECT NO.: 16-0312-01 DATE: Oct. 18, 2012
OWNER: Town of Nederland TIME: 7:00 PM
PURPOSE: Design Advisory Team (DAT) Meeting No.1

ATTENDEES:

See Attached

DECISIONS, CONCLUSIONS, ETC.:

The purpose of this first meeting with the Design Advisory Team (DAT) and the consultant team was to discuss with the DAT the project scope, goals, and schedule for Nederland Pedestrian Enhancement Project (NedPeds); the positive and negative aspects of the Sidewalks Phase 1 project; and the communities expectations and concerns regarding the current project.

Project Overview

Brian McLaren (Consultant Project Manager) described the scope of the NedPeds project, which is to provide a multi-use path for use by pedestrians and bicycles that will connect the RTD park-n-Ride with the Youth & Family Center along 2nd Street, and with the Post Office along East Street. "Spur" connections are planned along Jackson St. between 1st & 2nd, along 3rd St. between the Library and Bridge St., and Snyder St. between 1st & 3rd. The project will also address storm water management issues in the project area.

The project goals were described in the Project's Needs Statement and are:

- 1. Improve non-motorized circulation:** Reducing our dependence on traditional non-renewable forms of transportation is a small but important step in becoming a sustainable community. Developing a non-motorized circulation system that allows community members to walk or bike to local destinations and to region transportation portals will result in cleaner air, healthier community members, and a greater sense of community.
In order to improve non-motorized transportation, we must first understand how well our existing non-motorized transportation system functions, then determine where and how improvements should be made in order to be successful.
- 2. Improved watershed functionality through focused improvements in storm water management systems:** It is important for the town to develop and maintain a high functioning storm water management system which allows for safe transportation and protects property from damage, while also helping to retain and restore the watersheds natural ecosystem functionality. Preserving, protecting, enhancing and learning from healthy ecosystems are an essential part of becoming a sustainable community.

In order to effectively address storm water in our developed areas, the Town would like to understand how the watershed reacts naturally to storm water, and then develop solutions for managing storm water that work with the natural systems.

The anticipated project schedule will be to complete the design work this fall and winter, and then be able to bid the project in late winter/early spring, and begin construction in the summer.

Sidewalks Phase 1 Feedback

The design team asked for feedback from the community as to what was liked about the Phase 1 project, as well as what wasn't liked.

A comment was made that the Town has "sidewalk people" and "no sidewalk" people, and that the design process needs to make people feel included.

It was noted that at one location (Lakeview Drive & SH119), the roadway width went from 2 lanes to one lane resulting in right-turning traffic having to wait on left turns exiting the B & F Foods area.

Prominent features need to fit in like you wouldn't notice it (rustic & natural).

A major issue that has arisen from the Phase 1 project is maintenance. During large snow events, the Phase 1 pathway requires special maintenance equipment to clear the snow that is not needed anywhere else in town. This results in additional funds needed in the budget to account for the new pathways. Different materials were suggested for this phase including crushed gravel and different colored/textured concrete (pathway would be flush with the road). It was noted that the current gravel road gets washed out and needs constant maintenance. The crushed gravel pathway would require the same maintenance. The colored/textured concrete could be easily maintained because during a snow event, it can be cleared using the towns existing equipment.

NedPeds Project Expectations and Concerns

The question of why the pedestrian improvements and the drainage portion of the project needed to be combined (i.e., both projects along 2nd Street) was raised. It was explained that 2nd Street was chosen as the pedestrian route because combining the multi-modal pathway and the drainage project along 2nd Street would allow for maximum utilization of the funds in a dual purpose. Improvements along 2nd Street would address the flooding issues for that area as well as tie together the various amenities in the town.

Currently, 2nd Street is a one-way street. The west end of the street is zoned as commercial while the east end of the street is designated as commercial/residential. Several options were discussed regarding the designation of the street (one-way vs. two-way). The first suggestion was that it is beneficial to the commercial area on the west end of the street to be two-way through the residential/commercial section, then have a traffic calming object (such as a planter) and a sign stating that only local traffic is permitted. This would limit the amount of commercial trucks entering into a residential area where children might be playing. The second suggestion was that 2nd Street would remain a one-way street. Traffic would enter on the west end of the street and exit on the east end. It was stated that currently, vehicles turn around and go the wrong way on the one-way to exit or back up on the one-way to exit. A third suggestion was to make the length of 2nd Street a two-way street (with no traffic calming object). The two-way in the commercial section would keep the non-local traffic out of the residential area.

The suggestion of paving the east end of 2nd Street was made. This would limit the dust issue that the residences and businesses are dealing with. The paving would also be beneficial to solving the drainage problems along 2nd Street.

The suggestion of a meandering road was proposed. This solution will provided a natural calming effect for traffic in the commercial areas. The gardens along 2nd Street could potentially be used as bio-swales.

It was noted that many residents have fences and gardens that encroach on the right-of-way. Some members of the community feel that the town should do what it can to protect those fences and gardens. Others feel that the right-of-way is owned by the city and the full extent of the right-of way should be used, if needed, for this project.

It was suggested that the project could tie into the existing pathway at The Business Connection. Parking in front of this business is head-in/angle.

It was suggested that a pathway could be placed behind the museum in the county easement.

A suggestion was made to create a separate bike lane.

The question was raised regarding the need for the pathway to be located on both the north and south side of the street. The north side of the street appears to be a good location for the pathway. The area gets plenty of sun (to facilitate snow melt) and has room for a walk because the on-street parking is mainly located on the south side. In addition to the on-street parking on the south side of the street, the snow tends to melt much slower under the shadow of the buildings.

Pat Everson provided the design team with a copy of comments that had been e-mailed to her from folks who weren't able to attend the meeting. A synopsis of those comments follows:

- One idea that has been mentioned is blocking car traffic part way down the block, with designate parking and non-parking sections to allow for space to turn around. A removable obstacle may be better for emergency vehicle access.
- How about a passable feature, like a planter, tree or other such thing that would slow traffic and a sign to indicate "local/pedestrian traffic only".
- Regarding the suggestion of blocking off one end of East Street, although this does seem to be a good idea, and would allow residents only, and pedestrians, to use the street for both driving and walking with safety, without an 8-foot wide sidewalk taking up valuable extra space, there is one consideration: A number of resident do not have driveways, and therefore would have to turn around their cars on the already narrow street each time they need to drive form their home. Visitors would have the same problem. And parking on the street, which is already inevitable, will make this problem worse because the available space for turning cars around would often be absent. Another point: it is true that many persons use Second Street as a path between the downtown and the reservoir area. A safe sidewalk along the Highway would undoubtedly absorb some of this pedestrian traffic. Current pedestrian use density changes when safe alternatives become available.
- I understand that the survey of the Second Street right-of-way has three potential purposes: (1) to determine the feasibility and desirability of adding flood water mitigation to Second Street and Beaver Creek by installing storm sewers; (2) to determine the feasibility and desirability of adding a sidewalk along Second Street, connecting the

downtown with the Post Office; and (3) potentially, to investigate paving Second Street. I have read some comments which suggest that these three possible proposed projects should be linked to reduce effort or expenses. However, I believe they should be considered separately on their separate merits, and that combining the work should only be investigated after that consideration is completed. The idea of linking them should not influence the choice as to whether to do one or more of them. Here are some comments I have on each of the three listed proposals: (1) adding flood water mitigation is long overdue. Nobody wants to have their homes flooded, bridges damaged, or yards covered with gravel, all of which occurred after a flash flood last summer; (2) putting a sidewalk along Second Street is a bad idea for several reasons; (a) Second Street is very narrow and crowded, with a lot of houses close to the street, and with a number of improvements close to the street. A sidewalk would probably require the destruction of some of these improvements. As an example, along our Second Street frontage, we have a garden with trees, native bushes, and other native plants and flowers which has taken us ten years to develop. This garden is appreciated by the community, eliciting daily comments to us from passers-by, even including picture-taking. And the fact that some homes have no driveways (and cars must park on the street) adds to the crowding, which could require some cars to park on the sidewalk because there would be no other room for them; (b) a sidewalk along the highway, which was the original proposal, is the best solution. For one thing, it is currently much more dangerous to walk along the highway than it is to walk on First, Second, or Third Street, because of the amount and speed of the traffic. There is also a lot more room to build a sidewalk along the highway without encroaching on improvements in a crowded neighborhood, and in most places the sidewalk along the highway can have a grassy buffer between it and the speeding traffic. Some claims have been made that people do not walk along the highway. This is simply not true. From our upstairs window, we have a clear view of the highway from East Street past the Post Office toward the west. Nearly every day I see people walking along the highway. Some walk to or from the bus stop at East Street, but others are obviously walking there for other reasons. And on one wither morning, my wife and I were walking along the highway from the roundabout to the Post Office after a fresh nighttime snowfall, and found a lot of fresh human footprints in the snow preceding us. If a sidewalk were built along the highway, certainly more people would use it because it would finally be safe to walk there. I urge the appropriate authorities to re-open the highway route as a possible sidewalk location. In fact, the sidewalk location should be put to a poll or ballot so that effective feedback can be obtained equitably from our entire population instead of from a few vocal individuals who do not represent the people who would use such a sidewalk, and do not represent the town as a whole. Every person I have talked to (with only one exception) has told me that he/she supported the highway sidewalk location, but never got involved with the discussion because they were unaware that the highway location was in jeopardy. (3) the issue of paving Second Street has been talked about less than the other two issues listed above. Currently, there is a lot of dust stirred up by traffic and wind along Second Street, resulting in continuous dust accretion inside our house. Undoubtedly others along Second Street have the same experience. Paving Second Street would obviously help this situation tremendously. But I have heard complaints that paving Second Street would encourage traffic to drive faster. Is that really true? First Street is paved. Has anyone tried to determine whether the First Street residents wish that their street was not paved in order to slow down traffic? Would they prefer instead to have a lot more dust blowing around and into their homes? And if indeed traffic were found to be too fast on a paved Second Street, speed bumps (or speed dents to help the snowplows) could be installed later.

FOLLOW UP: to be done, what, who, when, etc.

Huitt-Zollars will begin the schematic design.

Meetings with the DAT will be held frequently to resolve any issues with the community and to keep the community informed of the project progress.

The OPR and the project scope will be posted on the NDDA website.

DRAFT

Meeting Agenda

NEDERLAND PEDESTRIAN ENHANCEMENT DESIGN (NedPed) and NEDERLAND PEDESTRIAN & STORMWATER MANAGEMENT IMPROVEMENT PROJECT

Meeting Date: Oct. 18, 2012 Meeting Time: 7:00 pm
Location Nederland Community Library Conference Room
Meeting Purpose: Design Advisory Team (DAT) Meeting No. 1

AGENDA

- 1) Introductions
- 2) Project Overview
 - a. Scope
 - b. Goals
 - c. Schedule
- 3) Sidewalks Phase 1 Feedback
 - a. What you liked
 - b. What you didn't
- 4) NedPeds Project
 - a. Expectations
 - b. OPR (Owner's Project Report) Sustainability & Green Technology
 - c. Concerns
 - d. Specific Problem Areas
- 5) What's Next

Meeting Attendance

PROJECT: Nederland Pedestrian Enhancements LOCATION: Nederland Public Library
 PROJECT NO.: _____ DATE: Oct. 18, 2012
 HZ NO.: 16-0321-01
 CLIENT: Town of Nederland TIME: 7:00 PM
 PURPOSE: Design Advisory Team (DAT) Meeting No. 1

ATTENDEES:

Name	Address	E-mail Address
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Theresa Bradley	140 E 2nd	whandsinee@yahoo.com
Alisha Reis	Town Hall	
KAYLA EVANS	1250 ELIJAH ROAD	ANAPAH2NWX147@MSN.COM
Paul Turburke	3259 Ridge	
Kevin Mueller	140 Lakeview Place	
Judy Graham	760 East St.	
Shane Christie	936 Superior	
Alice Lemoine	10.50x1568, Wood	alice@jutndesignco.com
Ronald A. Mitchell	15 East First Street	ronaldamitchell@mail.com
JOE GUERLACIT	65 POMO WAY	JOEG@NEDERLANDCO.ORG

Meeting Minutes

PROJECT: Nederland Ped. Enhancements LOCATION: Nederland Public Library
PROJECT NO.: 16-0321-01 DATE: Nov. 08, 2012
OWNER: Town of Nederland TIME: 6:30 PM
PURPOSE: Design Advisory Team (DAT) Meeting No. 3

ATTENDEES:

See Attached

DECISIONS, CONCLUSIONS, ETC.:

The purpose of this meeting with the Design Advisory Team (DAT) and the consultant team was to present and discuss the initial schematic design concepts for the NedPeds project. The schematic design is intended to be a collaborative process – the design team does some work, listens to the community, refines the concepts, and so on, resulting in a plan that fulfills the project goals and benefits the community as a whole.

Project Overview

Brian McLaren (Consultant Project Manager) summarized the comments presented at the Oct. 18th meeting and reminded everyone of the project goals.

The project goals were described in the Project's Needs Statement and are:

- 1. Improve non-motorized circulation:** Reducing our dependence on traditional non-renewable forms of transportation is a small but important step in becoming a sustainable community. Developing a non-motorized circulation system that allows community members to walk or bike to local destinations and to region transportation portals will result in cleaner air, healthier community members, and a greater sense of community.
In order to improve non-motorized transportation, we must first understand how well our existing non-motorized transportation system functions, then determine where and how improvements should be made in order to be successful.
- 2. Improved watershed functionality through focused improvements in storm water management systems:** It is important for the town to develop and maintain a high functioning storm water management system which allows for safe transportation and protects property from damage, while also helping to retain and restore the watersheds natural ecosystem functionality. Preserving, protecting, enhancing and learning from healthy ecosystems are an essential part of becoming a sustainable community.
In order to effectively address storm water in our developed areas, the Town would like to understand how the watershed reacts naturally to storm water, and then develop solutions for managing storm water that work with the natural systems.

Feedback from the Oct. 18 meeting included:

- Consider using a meandering alignment for both the roadway and pathway to help keep traffic speeds low.
- The north side of the street would be a good location for the pathway to take advantage of sunshine to facilitate snow melt.
- Paving the entire length of 2nd Street between Snyder and East St. would help the dust issue and also prevent erosion of the street.
- The designation of 2nd St. as 2-way vs. 1-way was discussed.
- Snow removal and maintenance of the pathway are concerns.

Schematic Design Concepts

The design team presented their initial design concepts for consideration. The base project area along 2nd Street logically falls into three distinct areas – the stretch from the park-n-Ride to the roundabout; from the roundabout to Snyder St.; and from Snyder St. to East St.

The concept for the stretch from the park-n-Ride to the roundabout consists of utilizing the existing S.H. 72 shoulders for bicycle traffic, and adding pathways adjacent to the existing roadway in those areas where none currently exist.

Comments on the first section of the schematic concept:

- Show crosswalk markings at the street crossings – particularly near the library.
- The west end of the pathways should terminate at a logical location. Both the northerly & southerly paths should extend at least to the west entrance to the park-n-Ride, consideration should be given to extending the southern path to accommodate the future park-n-Ride expansion.
- Cars currently park along the north side of S.H. 72, particularly near the Presbyterian Church on Sundays.
- The Business Connection would like to maintain their current head-in/angle parking configuration.
- The roadway should be kept as wide as possible for westbound traffic near the Mining Museum. RTD buses making the left turn from NB to WB need as much width as possible. The pathway should be as close as possible to the museum building.
- A 20' access easement exists just west of the Mining Museum building. A driveway will need to be provided.
- Consideration should be given to reconstructing the existing sidewalk along the front of the Mining Museum.
- Considerable discussion concerned the safety aspects of the existing roundabout. Sight distance problems due to the existing landscaping in the center should be reviewed.

The schematic concept for the second stretch of 2nd Street (roundabout to Snyder) consisted of a more urban type improvement with curb & gutter, an 8' pathway along the north side, and an attached 5' sidewalk along the south side. Comments on the second section of the schematic design included:

- Curb & gutter is really not needed in this section, consider providing flush pathways similar to the rest of the project.
- The location of the easterly crosswalk should be reviewed to see if moving it further east would be safer.
- Provision for a bus shelter at the school bus stop at 2nd & Snyder should be made.
- Crosswalk markings should be shown.

The schematic concept for the third section of 2nd St. (Snyder to East St.) provided for an 8-ft. pathway along the north side of the street, a single lane of traffic (1-way eastbound), some parallel parking along the south side of the street, and room for bioswales to treat stormwater runoff prior to entering the creek. The existing culvert across 2nd St. for N. Beaver Creek is most likely undersized and will need to be replaced and upgraded. The existing overhead utility line is roughly 5 feet inside the street right-of-way. To avoid costly relocation of this utility line, a meandering roadway alignment is proposed that would avoid the poles. The meandering alignment also provides for a traffic calming effect to keep vehicle speeds down.

Comments on the third section of the schematic design included:

- Parking locations need to be reviewed with respect to current driveway locations.
- The design should consider parking in front of the feed store.
- The design of the spur along Snyder should consider placing the pathway along the west side of Snyder and parking along the east side.
- Considerable discussion concerned traffic flow along this stretch of 2nd St. – delivery vehicles (and others) at the westerly end of the block oftentimes exit 2nd St. to the west by going the wrong way. This has resulted in safety concerns at the 2nd & Snyder intersection because the wrong way drivers don't have a stop sign. Suggestions were made to make the westerly portion of the street two-way to alleviate this problem.
- It was noted that a better solution might be to put the path along the south side of the roadway rather than the north – many of the homes along the north side don't have off-street parking.
- Crosswalks should be shown across East St.
- There is an existing power line crossing 2nd St. that has had vertical clearance problems in the past.

FOLLOW UP: to be done, what, who, when, etc.

Huitt-Zollars will continue to refine the schematic design, considering feedback from the DAT.

The next DAT meeting is planned for mid-January to present the Design Development Documents. Presentations of the evolving schematic design to the Town's Sustainability Advisory Board, Parks, Recreation & Open Space Advisory Board, the Technical Review Committee, the NDDA, and the Board of Trustees will occur in November & December.

Meeting Attendance

PROJECT: Nederland Pedestrian Enhancements LOCATION: Nederland Public Library
 PROJECT NO.: _____ DATE: Nov. 08, 2012
 HZ NO.: 16-0321-01
 CLIENT: Town of Nederland TIME: 6:30 PM
 PURPOSE: Design Advisory Team (DAT) Meeting No. 3

ATTENDEES:

Name	Address	E-mail Address
Alice Lempine	P.O. Box 1568, Ned	alice@mtndesignco.com
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JOE GIERMACH	PO Box 361 NED	JOEG@NEDERLANDCO.ORG
Andy Johnson	P.O. 3300 ned	andyjohnson@nedernet.net



11/23/12

(Unofficial) PROSAB Meeting Notes – 11/15/2012

The following notes were taken to supplement the Official Meeting Minutes and should not be regarded as representing the views of any town board:

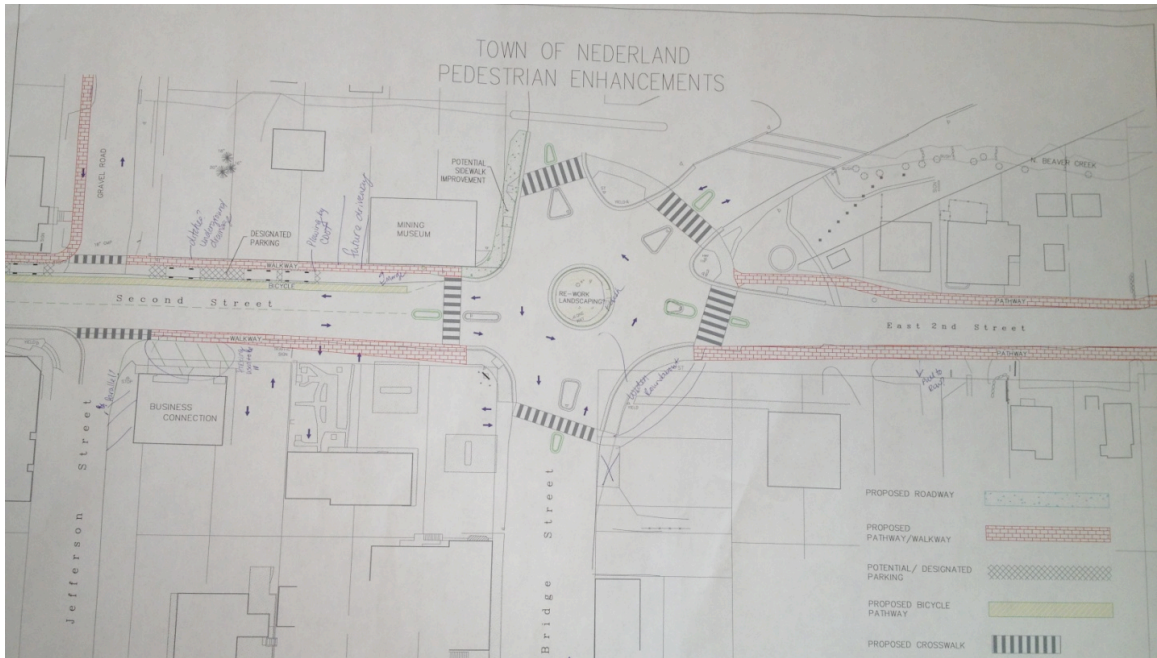
- < The walkways will not include curb and gutter to preserve rural character, allow for ease of maintenance, lower costs, and address elevation issues (street would have to be lowered or adjacent lots raised in some cases)
- < Boulder County currently owns mining building. Future access is planned for West side of building (potentially across walkway), sidewalk is in need of repair
- < Ditches on upper 2nd (Highway 119) could convey water underground in some instances allowing for ease of access to church, etc. in conjunction with construction of walkway
- < Intent is to preserve diagonal parking for Business connection, but ultimately CDOT must rule as backing into the highway may be illegal
- < Survey issues need to be solved, but currently have two different alignments of ROW where 2nd meets Snyder



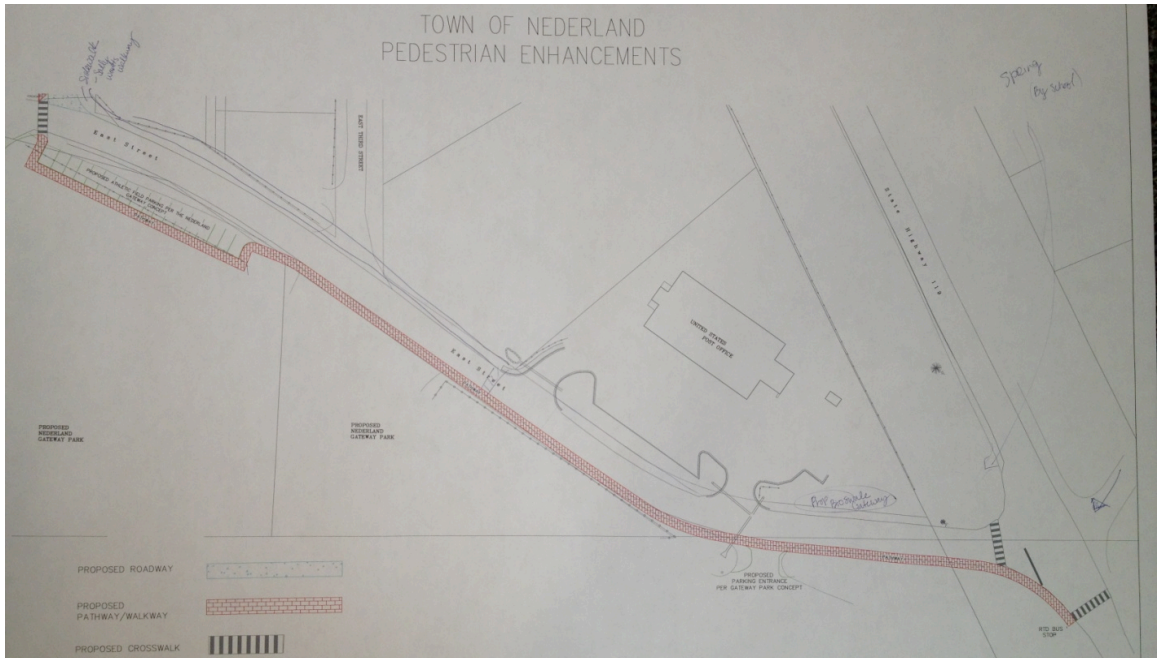
- < Maintenance and delineation of the pathway throughout the town than can be replicated (without a grant) is a big concern. The town wants to use this project as a model for future projects.
- < The signage for the trail system was important to the PROSAB. While there are no standards yet, the committee predicts there will be standards for signage by the January-March timeframe. For now, the signage must match the current signage displayed throughout the town.



11/23/12



Notes: Design suggestions for SE corner of Roundabout provided by Ron, Property Owner. The idea to merge paths on North side to one walkway was supported.



Notes: Moving Path to West side was supported. Attention was drawn to additional water drainage issues from Stinky Gulch and other areas across the Highway.

Summary Biomimicry Workshop for Nedped Project held on Nov. 7, 2012

Prepared by
Brian McLaren

The purpose of this workshop with the United States (US) Environmental Protection Agency (EPA) and the consultant team was to present and discuss the City's problem with flooding and identify potential nature-based implementations to be considered with the initial schematic design concepts for the Nederland Pedestrian Enhancements (NedPeds) project.

The EPA presented the Life's Principles basis for biomimicry. In discussions during the workshop, the non-controlled development in the valley was suggested as a contributing factor for the Town's problem with flooding. However, it was acknowledged that the scope of this project would have a limited impact of the larger flooding problem. The following functions were identified for this project:

Transit	Water Conveyance
Water Quality	Flood Control
Animal Movement	Recreation

Nature-Based strategies were discussed and the following goals identified for this specific project:

Pedestrian Transit	Storm water Quality
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To address the larger problem of flooding in the town, the following Nature-Based strategies were also identified:

Master Planning

Major Functions, applying life's principles, sustainability (with cost parameters)

In discussions during the workshop, the non-controlled development in the valley was suggested as a contributing factor for the Town's problem with flooding.

HUITT-ZOLLARS, INC.

Brian D. McLaren, P.E.

AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: November 28

INITIATED BY: Donna Sue Kirkpatrick

INFORMATION: ACTION: OR DISCUSSION: X

=====

AGENDA ITEM: Discussion of movement of mining artifacts to permanent in town locations

SUMMARY: The Nederland Historical Society has generously donated several very large artifacts to the DDA to be placed around the DDA area. We will need to begin the process of deciding where they might be able to go and how to get them moved prior to next summer 2013

RECOMMENDATIONS: We need to begin research on where we might be able to place the artifacts around town. We might need to work with the state on row issues along the highway?

FINANCIAL CONSIDERATIONS: The costs to move the items and set up in a permanent location could be significant. We were quoted approximately \$1000 just to move them.

AGENDA INFORMATION MEMORANDUM
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
MEETING DATE: November 28, 2012

INITIATED BY: PROSAB - Pat Everson - Vice Chairman

INFORMATION: ACTION: OR DISCUSSION: X

=====

AGENDA ITEM: Discussion and completion of the questionnaire submitted to the NDDA board by PROSAB concerning the Draft Plan of the Parks, Recreation and Open Space Master Plan for the Town of Nederland.

SUMMARY: November 6, 2012, Michelle Martin, Assistant Town Clerk forwarded to each NDDA board member the link to the Draft of the PROSAB Master plan with a questionnaire to be completed by the NDDA board. The deadline for submission of the completed forms is November 28, 2012. Due to the date of our meeting, and we did not consider at our special meeting, Michelle has extended the deadline for the NDDA board to Thursday November 29, 2012 at 12:00

I completed the questionnaire, but NDDA board should approve by consensus a mutually agreed upon answers to the questions. Michelle has indicated the sections that apply to the DDA District specifically, but comments can be made to any or all sections.

The plan calls for the creation of a Recreational District. There should be a discussion by the board concerning the board's position on this recommendation.

Since all of the land for the proposed Gateway Park are included within the DDA District and our existing master plan coincides with this draft, the board needs to discuss our present position on our support for the PROSAB Master Plan.

I am also attaching my personal comments on the draft plan. These comments have been submitted to Michelle by me personally. Please consider these only as a guide. Open discussion of the NDDA's board as a whole should be considered for the questionnaire.

Attachments:

1. Blank questionnaire
2. Completed questionnaire
3. Personal comments

RECOMMENDATIONS:

FINANCIAL CONSIDERATIONS: None at this time.

NEDERLAND–AREA PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN EVALUATION

Board or commission: NDDA

Aspect of focus: Congruency/conflict with DDA's downtown development goals

Plan chapter(s) to concentrate on: 1, 5, 7

(You are welcome to comment on all aspects of the plan, but please pay particular attention to your board's area of focus).

Helpful questions to answer (for both master plan and gateway park master plan):

1. Does the plan compliment the DDA plan of development? Conflict with it?
2. Does the plan support the improvement of the downtown area?
3. Is there anything else that the plan could include that would better support the goals of the DDA?

NEDERLAND–AREA PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN EVALUATION

Board or commission: NDDA

Aspect of focus: Congruency/conflict with DDA's downtown development goals

Plan chapter(s) to concentrate on: 1, 5, 7

(You are welcome to comment on all aspects of the plan, but please pay particular attention to your board's area of focus).

Helpful questions to answer (for both master plan and gateway park master plan):

1. Does the plan compliment the DDA plan of development? Conflict with it?

This plan does not compliment the present plans of the NDDA with the NedPeds project and at some points is even showing different uses for the same land, area between 1st St and SH119 on East St.

There is no mention of the plans of the NDDA for connectivity from East to West as envisioned by the present NDDA board. This uses 2nd St and has spurs tying various aspects of the present trail system to the main route, enhances the present trail system especially to the CC from 3rd St.

There is no mention of the extreme problems on 2nd St with storm water management which would ultimately be a problem for the Gateway Park area. In fact there is no mention of North Beaver Creek and it's intersection with the fishing area. This area will be impacted by the plans of the NDDA .

2. Does the plan support the improvement of the downtown area?

No, this plan does not support the improvement of the downtown area as being presently discussed by the new NDDA board. Although this area was originally included in the Nederland DDA District, this board would like to concentrate on the infrastructure problems that exist in the Downtown area. These problems would greatly effect the property values of the district by increasing the tax base to the town. Neither the State Statute nor the interpretation of the statute by the existing board leads the present NDDA board to support the plan as presented. The DDA has been

NEDERLAND–AREA PARKS, RECREATION, OPEN SPACE AND TRAILS MASTER PLAN EVALUATION

concerned with problems associated with Phase 1 Sidewalk, which also added to the trail system, and was not even included as an asset in the inventory of the Town. When this project was originally presented by the NDDA in 2009 or so this was to be one of the assets of the town and the trail system.

3. Is there anything else that the plan could include that would better support the goals of the DDA?

Yes, some mention of supporting the ideas and grants as presented by the NDDA and on the drawing board for at least a year. This NedPeds portion of the connectivity of the downtown area has been discussed and presented by the Mayor since April or May of this year and should be considered in this plan. The NDDA has worked hard to implement this grant and feel it will be a major contribution to the infrastructure of the town, as well as the trail system. There has been no attendance at the many meetings that have been held this summer by the NDDA at the BoT and the Planning Commission on this project.

There could be support mentioned in the proposed master plan and how this project would tie in with the trail system and the Gateway Park plans. There should be consultation with various principals and employees of the NDDA on how to integrate this Master Plan into the plans of the NDDA. This has never been discussed at the board level nor brought to our attention as a viable action.

I am also attaching a separate document stating other issues that I have with the plan. I do not believe that this plan is realistic in this economic environment, although it would be wonderful if we had adequately maintained streets and existing sidewalks. The infrastructure of Nederland is old, and needs major upgrading before consideration of luxuries, such as parks.

Comments on PROSAB Master Plan for Nederland
by
Pat Everson
November 2012

The survey conducted as part of the master planning process provided insights into community priorities, the activities and programs that were identified by survey respondents as the most important to be added, expanded, or improved include the following.

- Biking/hiking/running
- Indoor swimming/aquatics
- Non_motorized boating
- Events (e.g., movies, concerts, festivals)
- Cultural/arts/dance/music/crafts
- Snow and ice activities

The top ranked facilities to be added, expanded, or improved by survey respondents include the following.

- Pedestrian/bike paths (soft surface)
- Community gardens
- Indoor swimming pool
- Community greenhouse
- The proposed gateway park at the end of Barker Reservoir
- Boating on the Reservoir
- An outdoor amphitheater

The draft of the Master Plan does not include the NDDA in the on going project of Nederland Pedestrian Enhancement and Storm Water Management. In fact there appears to be a noticeable DISCONNECT between the on going projects of the NDDA and the Master Plan for Trails and proposed Gateway Park. The Multi-modal pathway being undertaken by the NDDA with a DRCOG grant, closely follows the top priority of the respondents to the survey.

Through the NedPed project the NDDA will be providing an east to west connectivity that is not even mentioned in the plan. This according to the Mayor Joe Gierlach might be considered as the entrance to the park from the Town. There is a lot of information on 1st Street, as well as ideas for correcting various pedestrian problems that exist. There is also an indication of the storm water problems that are part of the environment of 2nd St.

These problems have been directly addressed by the NDDA as part of a DRCOG Grant for connecting the Post Office to the Library and the RTD Lot, as well as 2 bus stops on the east side of Town on SH119. There is no mention of this trail service, which is presently being designed to be a multi-modal pathway to accommodate non -vehicular traffic. It addresses the needs of seniors as well as requirements of ADA along this corridor.

There does not seem to be any mention of North Beaver Creek and the intersection of that with the plan near the gateway park area. This will be incorporated in the storm water management plans of the NDDA. The PROSAB Master Plan should at least address this concern as it intersects with the proposed Gateway park. The Board of Trustees has also voted that this was of concern to the Town. If all advisory boards and agencies have the best interests of the Town in mind, then there should be overlap of concerns and considerations in their Master Plans.

Since the NDDA is also planning on connecting with a bus stop on SH119 at East St, this would be a vital part of connectivity to the proposed Gateway Park area. This multi-modal path is being planned presently (Nov, 2012) and the Consultants hired to prepare this Master Plan for PROSAB should have been advised of the plans for the NDDA NedPed project and be working with the designers of the NedPeds project to eliminate duplication of efforts. It would appear from the designs presented for the proposed Gateway Park area, that there are different land uses considered for the same areas. Such as the area on East Street between 2nd St and SH119. Input from the design professionals hired by PROSAB would be helpful at this time.

The NDDA was represented on the steering committee, as well as donating funds for the matching portion of the grant. This is not mentioned and any of the efforts being expended by the NDDA for improvement of the trails system of the Town is further not mentioned. This seems like a very major oversight that will cause much disruption in the future.

Further, there is little to no mention of activities and facilities for seniors, although mention is made that this is the largest growing demographic group for the future. Trails and paths need to be structured and surfaced with attention to the needs of seniors. Including but limited to surfaces that are level and have give for aging joints. Seniors need exercise in areas that do not present hazards for falling. There was little to no mention of this in the report.

Although photography is mentioned as an activity for the community, there is also mention of sculpture, but no mention of the visual arts, such as but not limited to painting in the various mediums. Note that the teens at the TEEN CENTER have taken this on their own with the Graffiti Wall.

One of the fastest growing fields is "Pleine Air Paint outs", these are a great activity not only for a community but also for tourism. See the paint outs for Estes Park, Moab, Utah, Grand Canyon, Sedona, Az, as well as hundreds of other venues. There is an over emphasis on music as an activity, which although important for a community, there should be emphasis for other arts, which is not really considered in the plan for the proposed Gateway Park.

One of the biggest draws for Pleine Air painters is an importance of nature and natural settings, which artist's are trying to recreate. Why not preserve the area east of the

reservoir presently as a venue for visual artists? Why is it necessary that a park be structured in a manmade way in order for people to participate in recreation, music, art, photography and whatever moves them. That's the rustic.....which means keeping the character of the town, which is also sustainable and evolving in it's own life cycle.

An analysis of the costs of the proposed park includes irrigation, sprinklers, etc. With a goal of sustainability, these are high water users in an area that is exceptionally arid, and has been referred to as high desert. We have limited resources for this type of landscaping. Please refer to work that the NDDA is doing with the EPA and biomimicry.

Note the following allowances: Trees and shrubs -\$20,000, boulders - \$3000+, bluegrass sod, popup sprinklers (where is the water coming from- we need that water to live up here) No mention is made for using reclaimed water from the waste water treatment plant. This is used by many communities for irrigation for parks and public venues.

The type of landscaping recommended by this plan for the proposed Gateway park is artificial and does not blend or complement the natural surroundings we already enjoy. To this end, the Town with the help of the NDDA has hired a Sustainability consultant to advise not only the NDDA on the NedPed project but also later to the Town on various projects that must go through the NPP process. The NPP process should be upper most in the report of the consultants.

B. Master Plan Recommendations

One of the recommendations is the plan for trails and access points to Middle Boulder Creek on the north side of the creek in the downtown area and connecting 1st Street to the creek suggests that possible funding for this project could come from the NDDA. Presently the NDDA has committed it's TIF funding through 2014 to the NedPeds project. The present NDDA has never seen nor considered this type of project although the former board may have recommended it.

Further consideration of a pathway that directs people into the riparian corridor of Middle Boulder Creek violates the intent of Resolution 2011-21, which all advising boards to the BoT should be required to consider in developing Master Plans that would impact the character of the Town in should a dramatic way. A plan by an advisory board that includes Open Space should emphasis preservation and restoration rather than further destruction of natural habitat for wildlife. The environmentalists working for the NDDA have identified species of fish in Middle Boulder Creek that are endangered. Before planning development, PROSAB should hire professionals to aid in sustainability and protection and preservation of Open Space.

It is the vision of the present Mayor Joe Gerlach and other BoT members that one of the primary entrances to the proposed Gateway Park area would be the 2nd St and to that end the NDDA has instructed the designers to consider this in the plan of NedPeds. Also there are spurs planned to connect 1st Street (The Teen Center) with the multimodal pathway.

Further the NDDA has considered the storm water problems on 2nd St to be significant and are addressing these by use of Biomimicry and other sustainable solutions further enhancing the proposed Gateway Park area by incorporating North Beaver Creek. The NDDA is seeking further funding for this portion of the project from the City of Boulder, as we will be improving water quality before it arrives at the Reservoir. Incorporating further ways to improve water quality in the reservoir should be considered if there is to be a park area on the east edge of the reservoir.

Objective 2.1

Provide opportunities for community gardens. This is another aspect of the the NedPeds project storm water management feature. By using Biomimicry and bioswales a perfect opportunity is created for community gardens.

In the 2013 budget, under the NDDA program of Adopt a Planter, we are going to provide small grant funding for the existing community gardens and strengthen the business and community involvement in the Adopt-a-Planter program along the existing sidewalk on 1st St and the newly created sidewalk west of Town.

The NDDA has recognized the need for building sustainable trail design to avoid erosion and protect natural habitats. To that end, the NDDA has hired a Sustainability consultant to guide the Town and the NDDA on sustainable practices. Part of sustainability is public education and involvement in the design portion of the project, and the NDDA has formed a Design Advisory Team of 2nd St property owners, businesses and residents to aid the actual design firm.

The NDDA has also arranged with EPA to provide Biominicry Workshops, and to train our designers in the principals of Biominicry. We hope to be able to have additional workshops for the public. One was held last February for Town Staff and some members of the public.

Objective 1.3 Promote active, healthy living and a sense of community by creating more opportunities for recreation and social interaction in the downtown area.

This objective lists the NDDA as a source of Funding. The NDDA is presently engaged in this objective by designing and constructing the NedPeds project, a multi-modal pathway that extends from the RTD lot to the west to the Post Office on the East. This

project will utilize 2nd St to also incorporate storm water management which would severely impact the Gateway park area.

CREATION OF A RECREATIONAL DISTRICT

Finally, I would like to comment on the proposal to create a Recreational District. For those property owners within the NDDA district, the property tax mill rate is already the highest in the county. To increase this further by the institution of another tax would be prohibitive for property owners. This increase would have to be passed on to tenants in the form of higher rent, or for those with triple net leases would impose another hardship on their businesses.

Nederland has a very high property tax mill rate presently, which is being increased again this year. Every time there is an increase to cover municipal services, the Town treasurer indicates that it is only a small amount hardly noticeable to the average home of approximately \$300,000, but these small amounts add up over the years, while the budget needed to adequately run this small town grows bigger, with no other source of funding.

Before considering a Recreational District, I ask the Board of Trustees and PROSAB members to look at the condition of the streets, the drainage problems within the Town, the parking problems for the current activities and businesses, the status of the police department and the further demands placed on an already extended police force.

Until we find a way to fix our roads and maintain our existing infrastructure it does not seem appropriate or sustainable to collect more taxes from an already extended tax base to spend on recreation. We have so much recreation that happens naturally in this environment, that to create a Disney like atmosphere with tax dollars does not appear to be a viable or sustainable plan.

Why promote a proposed park that did not even receive high marks on the questionnaire prepared by the consultants and taken by a lot of the citizens concerned with the town. This question was not given high priority. Why not concentrate on a swimming pool and indoor aquatic programs which received the 2nd highest response from citizens. Why use valuable land for park, and strain taxpayers even further when they do not necessarily support this type of development, or perhaps not even development at all.

Prepared by Pat Everson
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