

Town Of Nederland  
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY  
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466  
Multi-Purpose Room  
February 15, 2017 - 6:30pm – 8:00pm  
AGENDA

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A. CALL TO ORDER

B. ROLL CALL

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

D. CONSENT AGENDA

1. Approval of Warrants
2. Approval of November 2016 minutes
3. Approval of January 2017 minutes

E. INFORMATIONAL ITEMS:

1. Ron Mitchell, from the Nederland Central Business Redevelopment, LLC, will present his ideas for redevelopment of his downtown properties.

F. ACTION ITEMS:

G. DISCUSSION ITEMS

1. Review Master Plan feedback and changes.

H. OTHER BUSINESS

1. DCI conference attendance in May

J. ADJOURNMENT

**NEXT REGULAR MEETING: March 17, 2017**

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

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

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

Town Of Nederland  
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY  
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466  
Multi-Purpose Room  
November 16, 2016 @ 6:30pm  
DRAFT MEETING MINUTES

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A. CALL TO ORDER

Meeting called to order at 6:30 pm

B. ROLL CALL

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

Absent: Peter Marshall

C. PUBLIC COMMENT

There were no public comments

D. CONSENT AGENDA

1. Approval of the August 17, 2016 meeting minutes

Motion to approve the August 17, 2016 meeting minutes made by Brent Tregaskis, seconded by Amanda Kneer. A roll call was taken motion passed unanimously.

2. Approval of warrants

Motion to approve the warrants made by Amanda Kneer, seconded by Brent Tregaskis. A roll call was taken and motion passed unanimously.

E. INFORMATIONAL ITEMS

1. NedPeds Report - Alisha Reis

The contractor is close to finishing the punch list but is asking for solutions to parking on gravel. They are looking for solutions to a speedy reimbursement from CDOT but it may not happen this year. Amanda Kneer is working with the Town Accountant to reimburse the Town for NedPeds expenses. The contractor will not be paid in full and the bond will not be released until the project is completely finished.

2. Downtown Development Incentive Task Force - Charles Wood

The BOT has tabled this project until the end of the year. The incentive to move the project forward will be for the Town to be reasonable and opposed to limited money, limited area, limited time and exception to zoning rules. If the developer plans to our specifications, it will help to avoid an SRU. Town would be legally bound by the task force decisions. Grant money may be possible.

## F. ACTION ITEMS

There were no discussion items.

## G. DISCUSSION ITEMS

Chairperson Harms presented a tentative project plan for the 2017 to include completing the Master Plan and preparing for and running a Debt Authorization Election.

## H. OTHER BUSINESS

The Board discussed and decided to cancel the December 21st meeting.

Motion to cancel the December 21st meeting made by Charles Wood, seconded by Amanda Kneer. Motion passed unanimously.

## I. ADJOURNMENT

Motion to adjourn made by Amanda Kneer seconded by Charles Wood. Motion passed unanimously and meeting adjourned at 7:35 pm

## NEXT REGULAR MEETING:

January 18, 2017 @ 6:30pm at the Nederland Community Center Multi Purpose room

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

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Town Of Nederland  
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY  
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466  
Multi-Purpose Room  
January 18, 2017 at 6:30 pm  
DRAFT MEETING MINUTES

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A. CALL TO ORDER

Meeting called to order at 6:35 pm

B. ROLL CALL

Present: Jeffrey Green, Katrina Harms, Susan Schneider, Amanda Kneer, Peter Marshall,  
Charles Wood

Absent: Brent Tregaskis had an excused absence

C. PUBLIC COMMENT

Mr. Mitchell asked that the DDA set aside an hour at their February meeting for a presentation on his proposed plans for is property in the downtown area. The board agreed to give him an hour and received copies of his plans to review prior to the meeting.

D. CONSENT AGENDA

1. There were no warrants and the November minutes were not available for this packet.  
They will be approved at February's meeting.

E. INFORMATIONAL ITEMS

1. NedPeds Report - Alisha Reis

Alisha was not able to attend this meeting so Katrina Harms gave a report. Harms said Todd Ficken from F & D International presented at the January 17 Board of Trustees meeting. The BOT asked him to present so they could be given some options and costs for fixing the NedPeds project. Todd Ficken included a report in the BOT meeting packet that included options to repair the project. The BOT will be discussing NedPeds further at their February 7 meeting. Harms encouraged all DDA members to attend and provide information or questions should they have any.

2. Treasurer's Report – Amanda Kneer

Kneer reported that the the Town is still in control of DDA 2016 financials. Katrina Harms and Amanda Kneer met with Alisha Reis and the Town Accountant just after the first of the year to discuss the transition of financials to the DDA. She also said the DDA has paid the Town back for all of the operating account loans, and that the DDA needs to appoint another signer onto the bank account. It was decided by the Board that Jeffrey Green, Katrina Harms and Peter Marshall would be signers on the account.

F. ACTION ITEMS

1. Review and accept a bid for flowers and watering from Coloring Colorado

Elizabeth Allen, owner of Coloring Colorado presented and outlined her budget to the Board.

Katrina Harms informed the Board that the Town reviewed their budget and decided to cut \$7000 out of their Public Works funding toward maintaining flowers in town. A donation of \$7,000 was made by an anonymous individual to fulfill that part of the bid. The current DDA beautification budget is \$5,000 and the DDA had agreed in their budgeting process to allocate \$4,000 to the flowers, with the hopes that this amount may be less with the help of volunteers. With all of this taken into consideration, the funds are available to accept Coloring Colorado's bid with the agreement of the Board.

Motion to accept the Coloring Colorado 2017 flower bid made by Amanda Kneer, seconded by Susan Schneider. A roll call was taken and motion passed unanimously

## 2. Review request to help fund sidewalk maintenance

Katrina Harms informed the Board that the Town would like the DDA to allocate part of their budget to the sidewalk maintenance. After discussion, the Board decided to pull from a few different DDA funds to assist in sidewalk maintenance.

Motion to move \$1,000 from fireworks, \$1,000 from administrative and \$1,000 from beautification to sidewalk maintenance made by Amanda Kneer, seconded by Jeffrey Green. Roll call was taken and motion passed unanimously.

## 3. Choose a representative for Downtown Task Force, Sustainability Action Board, Planning Commission and ordinance committee

The BOT will be creating a Downtown Task Force to create guidelines for developing in the CBD to incentivize development in that area. The guidelines would be specific to CBD and be available for a limited time to encourage planned development to happen in a timely manner. The BOT was looking for participants from a few advisory boards and the DDA. The item was tabled at the BOT meeting until after the first of the year.

## G. DISCUSSION ITEMS

There were no discussion items

## H. OTHER BUSINESS

There was no other business

## I. ADJOURNMENT

Motion to adjourn made by Susan Schneider, seconded by Jeffrey Miller. Motion passed unanimously and meeting adjourned at 8:03 pm

## NEXT REGULAR MEETING:

February 15, 2017 @ 6:30 pm at the Nederland Community Center Multi Purpose Room

The NDDA Board encourages citizen participation. Public hearings and the "unscheduled citizens" agenda item allow an opportunity to address the Board. Discussion is limited to 3 minutes and please address your comments to the Board. Thank you for your cooperation. 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 on Friday before the Wednesday meetings and are available on the NDDA website [www.nederlanddowntown.org](http://www.nederlanddowntown.org). Copies of the agendas and meeting packet are available at no cost via email from [cindydowning0@gmail.com](mailto:cindydowning0@gmail.com). The information is reviewed and studied by the Board members, eliminating lengthy discussions to gain basic understanding. Short discussion on agenda items does not reflect lack of thought or analysis.



# AGENDA INFORMATION MEMORANDUM NEDERLAND BOARD OF TRUSTEES

Meeting Date: February 15, 2017  
Prepared By: Katrina Harms

Consent  Information  Action  Discussion

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## DISCUSSION ITEM:

Review master plan feedback, comments and set a direction for changes

## SUMMARY:

The Master Plan went through a pretty lengthy feedback time frame that included every business owner and property owner receiving a copy in the mail with requests for feedback and a self-addressed stamped envelope. There were multiple meetings for public feedback and several events where the DDA engaged with the public to get input and feedback. Events and opportunities to give feedback included ads, social media, direct mail and visits.

It is time to revisit that feedback and decide what changes we need to make to the master plan before we present it to the BOT for approval.

The vast majority of the feedback was positive with a few common themes...

- Lakeview/119 is a priority for people.
- People still don't understand what the DDA is..
- No more planning... just do it.

Questions:

- Do we eliminate the Project Areas and rewrite it using Issues, ie circulation, infrastructure, beautification, economic development, and sustainability?
- Do we include reference to Natural Step? Or refer to Town Ordinances/Resolutions on Sustainability? (Not sure Town "adopted" Natural Step and references adherence to some Leeds Standards)
- Should we include a priority list?
- Should we eliminate parts to make it a 5 – 7 year plan and not reference beyond that?

Fixes already identified:

- Map on page 3 needs to be replaced with
- TIF Chart needs to be updated
- Chart on page 4 is incorrect and will be replaced.
- Include Entertainment District
- Resources section needs to include documents and sources referenced by the plan.

## ATTACHED:

Comprehensive Plan (email attachment)

Feedback from outreach and mailing

Relevant AIMs from 11/15 and 5/16

Synopsis of existing plans

NDDA Master Plan 2016 – final draft (email attachment)

Please use these questions to make comments on the Draft 2016 Master Plan. You can also email your comments to [info@nederlanddowntown.org](mailto:info@nederlanddowntown.org) or call 303-258-3266 x28. We ask that all comments be returned by June 3<sup>rd</sup>. We hope this gives everyone plenty of time and THANK YOU!

What was your overall impression of the 2016 Draft Master Plan?

Well thought out, well written. Overall I agree with most of it as well as the priorities and time lines.

How did you feel about the vision (page 7)? We used feedback from the community, Envision 2020 and the Town Comprehensive Plan to create this vision, do you think it represents a vision of Nederland you support?

I like it a lot.

Are there any projects or ideas that you think shouldn't be in our plan?

no.

Are there any projects or ideas that you think are missing from the plan?

no.

The DDA did a great job w/ the master plan! Thanks!

Any other thoughts about what the NDDA should work on, should the Debt Authorization go back for a vote, and the funds become available?

I think traffic at Hwy 72/ Lakeview drive should be highest priority - it aggravates so many visitors and locals so much of the time.

If Debt Authorization goes back for a vote, the DDA should clarify the DA ~~as~~ as much as possible - I feel the DA didn't pass due to confusion more than anything.

Please use these questions to make comments on the Draft 2016 Master Plan. You can also email your comments to [info@nederlanddowntown.org](mailto:info@nederlanddowntown.org) or call 303-258-3266 x28. We ask that all comments be **returned by June 3<sup>rd</sup>**. We hope this gives everyone plenty of time and THANK YOU!

What was your overall impression of the 2016 Draft Master Plan?

**The 2016 Draft Master Plan is essentially the same old same old. The problems identified in the plan have been on the books for many years.**

**Example: 1988 a group was summoned by Town Hall, including myself, to come up with a plan to improve 1st St. We spend many months and many \$\$\$ coming up with ideas and drawings. Just as we completed our task we located three other sets of plans and drawings from several other studies that set out to accomplish the same goal we were working on. How long are we going to study this until something is done?**

How did you feel about the vision (page 7)? We used feedback from the community, Envision 2020 and the Town Comprehensive Plan to create this vision, do you think it represents a vision of Nederland you support?

**The vision on page 7 is just a bunch of doublespeak. The problems have been identified:**

**Walkability**

**Traffic Flow**

**Parking.**

**Time to get it done, they have been studied to death.**

Are there any projects or ideas that you think shouldn't be in our plan?

**The DDA does not have to provide financial incentives to attract new business. Fix the identified problems and new business will show up.**

Are there any projects or ideas that you think are missing from the plan?

**I would caution you to use the Second Street NedPeds project as a test of the long term viability of the water permeable products. We would not be happy if we find that they really don't work or last as well as expected in our weather environment.**

Any other thoughts about what the NDDA should work on, should the Debt Authorization go back for a vote, and the funds become available?

**The Debt Authorization should NOT be back on the ballot. Because of the magnitude of complications that are associated with each individual project, taking on a major debt far in advance of the project being close to shovel ready is bankruptcy looking for a place to happen.**



Please use these questions to make comments on the Draft 2016 Master Plan. You can also email your comments to [info@nederlanddowntown.org](mailto:info@nederlanddowntown.org) or call 303-258-3266 x28. We ask that all comments be returned by June 3<sup>rd</sup>. We hope this gives everyone plenty of time and THANK YOU!

What was your overall impression of the 2016 Draft Master Plan?

Well done

How did you feel about the vision (page 7)? We used feedback from the community, Envision 2020 and the Town Comprehensive Plan to create this vision, do you think it represents a vision of Nederland you support?

Distracting. Nederland is not Boulder County Open Space. Focus on ENTRENCEMENT. We are talking about commercial property here, not open space.

Are there any projects or ideas that you think shouldn't be in our plan?

1<sup>st</sup> St, 1<sup>st</sup> St, 1<sup>st</sup> St  
focus, focus, focus  
"Build and they will come."

Are there any projects or ideas that you think are missing from the plan?

I identify specific privately owned properties of significant public interest followed by a shared vision for development at those properties.  
Focus.

Any other thoughts about what the NDDA should work on, should the Debt Authorization go back for a vote, and the funds become available?

Absolutely yes.

Please use these questions to make comments on the Draft 2016 Master Plan. You can also email your comments to [info@nederlanddowntown.org](mailto:info@nederlanddowntown.org) or call 303-258-3266 x28. We ask that all comments be returned by June 3<sup>rd</sup>. We hope this gives everyone plenty of time and THANK YOU!

What was your overall impression of the 2016 Draft Master Plan?

ok

How did you feel about the vision (page 7)? We used feedback from the community, Envision 2020 and the Town Comprehensive Plan to create this vision, do you think it represents a vision of Nederland you support?

ok

Are there any projects or ideas that you think shouldn't be in our plan?

Round about or some form of traffic improvement at intersection of 72 and B+F rd and coming out of ACE Hardware + Bank

Are there any projects or ideas that you think are missing from the plan?

Any other thoughts about what the NDDA should work on, should the Debt Authorization go back for a vote, and the funds become available?

Please use these questions to make comments on the Draft 2016 Master Plan. You can also email your comments to [info@nederlanddowntown.org](mailto:info@nederlanddowntown.org) or call 303-258-3266 x28. We ask that all comments be returned by June 3<sup>rd</sup>. We hope this gives everyone plenty of time and THANK YOU!

What was your overall impression of the 2016 Draft Master Plan?

Good. I like the idea of supporting a local economy by creating low impact ~~environ~~ development and trying to maintain a small town environment.

How did you feel about the vision (page 7)? We used feedback from the community, Envision 2020 and the Town Comprehensive Plan to create this vision, do you think it represents a vision of Nederland you support?

I hope so. I don't think anyone really wants to see a tourist town like Estes Park but there are many low impact improvements that can be made and we still need to maintain a healthy business environment

Are there any projects or ideas that you think shouldn't be in our plan?

Are there any projects or ideas that you think are missing from the plan?

They are not necessarily missing, I just want to make sure these ideas are put into focus. Moving pedestrian through town as well as vehicles without distraction should be a priority. The parking is being addressed so should the movement of traffic and people without causing a distraction. The intersection of HWY 72 and the shopping center is an example

Any other thoughts about what the NDDA should work on, should the Debt Authorization go back for a vote, and the funds become available? The intersection at 72 and the shopping center needs improvement, it is really congested during peak times! A turning lane or roundabout would help. 50% of people sitting at the stop sign refuse to use their turn signal! Because it is a two-way stop, this is illegal and should be ticketed! I've seen 2 cars facing off and nobody has the guts to turn on their signal. Instead they try to guess by the wheels which way they're turning or have a stare off and back-up traffic for this stupid reason. I've seen the cops do it. They all should be ticketed!

Ron Mitchell

Over 40 people signed a petition for an Entertainment District. They may not come to the meetings but they do vote and they did sign a petition.

List top priorities with budget

Alternate projects from north side of town to south side of town

1. Parking, timed and /or paid (enforced), back-in parking
2. Entertainment district, no expenses paid by DDA initially
3. Intersection control at Lakeview – right turn lane and stop light
4. Second Bridge (pay someone to work the project politically)

Contact head of DCI and pay to have a consultant (Joe Minicozzi ) to talk about the tax ramifications of a DDA (great presentation). This could turn around the next debt authorization.

I like the list of issues to be addressed. There are some great ideas in the Master Plan.



Katrina Harms <katrina@katrinaharms.com>

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## NDDA Contact Form: comments on Master Plan

1 message

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**Janette Taylor** <Janette.taylor@forethought.net>

Thu, Jun 2, 2016 at 12:20 PM

Reply-To: Janette.taylor@forethought.net

To: admin@nederlanddowntown.org

To:  
NDDA

Name:  
Janette Taylor

Email:  
Janette.taylor@forethought.net

Subject:  
comments on Master Plan

Message:

Hi – I just want to say that I think the biggest priority of all for downtown development is a second bridge for emergency use. I love the idea that it would be pedestrian only normally, with conversion to emergency access in a crisis. I also think the best place for it would be to come right off of East Street and into Chipita Park. That way pedestrians would have access to the "other side" from the Eastern side of town. I realize it would involve Chipeta Park, but only in an emergency. I hope the NDDA will consider this option. Thanks!

Akismet Spam Check: passed

Sent from (ip address): 216.98.205.165 (216.98.205.165)

Date/Time: June 2, 2016 6:20 pm

Coming from (referrer): <http://nederlanddowntown.org/contact/>

Using (user agent): Mozilla/5.0 (X11; Linux x86\_64; rv:34.0)

Gecko/20100101 Firefox/34.0



Katrina Harms &lt;katrina@katrinaharms.com&gt;

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**NDDA Contact Form: Master Plan comments**

5 messages

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**Roy Young** <roy@naturesown.com>

Wed, May 4, 2016 at 1:52 PM

Reply-To: roy@naturesown.com

To: admin@nederlanddowntown.org

To:  
NDDAName:  
Roy YoungEmail:  
roy@naturesown.comSubject:  
Master Plan comments

## Message:

Master Plan Draft looks about the same as the projects for the Debt authorization. My same comments apply: a lot of good, well intended projects but a little too much emphasis on expensive "studies." The Master Plan lacks focus and tries to do too much at once.

How about 3 -5 projects with prioritization and budget numbers for each as a reality test. Or, to put it another way: what would the top three priorities be and what would they cost; and the next three, and so on. . .

And, could we look 1st at how the \$1,000,000 being spent on NedPeds on 2nd Street goes . Does it bring the desired benefit to the community and come in under budget? (Remember the biomass project costs ad benefits?)

These comments are not "mis-information an scare tactics" as Katrina claims in the DDA Newsletter, just common sense.

Roy Young - Nature's Own

Employing locals and contributing to the Nederland tax base for the last 30 years.

Akismet Spam Check: passed

Sent from (ip address): 209.169.25.190 (vc1-627-1.adsl.indra.com)

Date/Time: May 4, 2016 7:52 pm

Coming from (referer): <http://www.nederlanddowntown.org/contact/>

Using (user agent): Mozilla/5.0 (Windows NT 6.3; WOW64)

AppleWebKit/537.36 (KHTML, like Gecko) Chrome/50.0.2661.94

Safari/537.36



Katrina Harms &lt;katrina@katrinaharms.com&gt;

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**Re: 2016 Draft Master Plan Comment period ends the weekend, NedPeds Starts, Board Terms Expiring, Business Shorts**

1 message

Jeffrey Miller &lt;jeffrey.miller@bvsd.org&gt;

Fri, Jun 3, 2016 at 10:11 AM

To: Nederland Downtown Development Authority &lt;katrina@katrinaharms.com&gt;

Thank you, Katrina.

I am thrilled to see the NEDPEDS progress in downtown and honor your citizenship and stewardship.

Best Regards,  
Jeff

On Thu, Jun 2, 2016 at 3:19 PM, Nederland Downtown Development Authority &lt;katrina@katrinaharms.com&gt; wrote:

2016 Draft Master Plan Comment Period Ending this Weekend,  
NedPeds Has Started - see the plans, Board Terms Expiring, Business  
Shorts

[View this email in your browser](#)**In this Newsletter:**

- 2016 Draft Master Plan Comment Period Ends June 5.
- NedPeds Starts
- 2 Board Terms Expiring
- Business Shorts
- Business Directory - now open to ALL Nederland businesses

**Nederland Downtown Development Authority seeks public comment on the 2016 Master Plan Final Draft.**

We've started to get comments on the master plan from the public as well as businesses and property owners in the DDA. There are several ways to provide comment on the plan. Deadline for public comment is June 5th.

A copy of the Master Plan can be downloaded at: [www.nederlanddowntown.org/2016-master-plan/](http://www.nederlanddowntown.org/2016-master-plan/) or picked up at Town Hall during business hours - 9am - 5pm.

Comment online at: [www.nederlanddowntown.org/contact/](http://www.nederlanddowntown.org/contact/)

Drop off comments at Town Hall during business hours 9am - 5pm.



Katrina Harms &lt;katrina@katrinaharms.com&gt;

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**Re: 2016 Draft Master Plan Public Comment May 18, NedPeds Starts, Board Terms Expiring, Business Shorts**

1 message

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**Amy Skinner Hartman** <amy@peaktopeakcounseling.com>

Tue, May 24, 2016 at 10:48 AM

To: Nederland Downtown Development Authority &lt;katrina@katrinaharms.com&gt;

I want to take a minute to thank the NDDA for all of it's hard work over the years, and specifically congratulate all of you on the Master Plan. As a small business owner, property owner, and someone who understands the challenges of balancing the cultural needs of our diverse population here in Nederland, I am impressed with the breadth and vision of the plan. It seems to me you've been able to find the middle ground in order to meet the needs of so many different opinions in our mountain community. I regularly walk around town as part of my business and I'm thrilled that this summer I will be able to use sidewalks right outside my property door! Over the years walking around town I've had many conversations with concerned citizens and children of citizens, who have lots of opinions about wishing there were not only accessible walkways throughout town, but also proper drainage and connection to trails. I appreciate all that you're doing to make that a reality. Finally I've also been privileged to speak with many business owners over the years about how grateful we are for your support and advocacy.

Thank you for the countless hours you have spent working on making Nederland a more friendly, accessible town for it's citizens and visitors alike.

My Best,

Amy Skinner Hartman MA, LPC, NCC, ACS, RPT-S  
Peak to Peak Counseling  
159 West 2nd Street (Highway 72 North)  
PO Box 982  
Nederland, CO 80466  
303-258-7454 x1

[www.peaktopeakcounseling.com](http://www.peaktopeakcounseling.com)

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On May 17, 2016, at 1:56 PM, Nederland Downtown Development Authority <katrina@katrinaharms.com> wrote:

Marshal Carrill invites Business Owners to meet tonight (5/2/16) •  
Election Results • 2016 Draft Master Plan Comments due June 4 •  
Business Milestones

[View this email in your browser](#)

### In this Newsletter:

- 2016 Draft Master Plan Public Comment - May 18
- NedPeds Starts
- 2 Board Terms Expiring





Katrina Harms &lt;katrina@katrinaharms.com&gt;

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**NDDA Master Plan Feedback**

1 message

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**Loren Duggan** <loren.tillotson@bvsd.org>  
To: admin@nederlanddowntown.org

Fri, Feb 19, 2016 at 12:16 PM

To whom it may concern,

I am writing to provide feedback on The 2016 Master Plan, but first I would like to thank those involved for their time and dedication to the Town of Nederland. I grew up in Nederland and moved back 4 years ago with my husband. We now have a 10 month old, and look forward to raising our family in the same mountain community I grew up in. It is very exciting for me to see Nederland work towards improvements that will benefit both residents and visitors.

The elements of the Master Plan that I particularly support are:

- Improving the walkability of town
- Focusing on enhancing the natural and historical elements with regard to beautification
- Take advantage of the many infill and redevelopment possibilities to provide mixed use buildings with retail space of the first floor and residential space on the second floor
- Increase access and enjoyment of Middle Boulder Creek through the development of a river walk and public space north of the creek, as seen on pages 25 and 37
- Use the parking lot in the Downtown District for temporary special events
- Resurface or improve the current dirt parking lots to maximize and delineate parking spaces
- Work with PROSAB to make improvements to Barker Meadow Park and provide a secondary bridge for pedestrian and emergency access
- Relocate the visitor center next to the mining museum, or combine the two.
- Develop a town square with access to Middle Boulder Creek (p. 37)

Thank you for your time and consideration,

**Loren Tillotson**  
Physical Education  
Flatirons Elementary School

303-249-4141

[Quoted text hidden]

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**Alisha Reis** <[alishar@nederlandco.org](mailto:alishar@nederlandco.org)>  
To: [katrina@katrinaharms.com](mailto:katrina@katrinaharms.com)  
Cc: Chris Pelletier <[chrisp@nederlandco.org](mailto:chrisp@nederlandco.org)>

Thu, May 26, 2016 at 9:28 AM

FYI – from Public Works. They are able to help DDA to craft projects, seek engineering proposals, etc. when you move to implementation and planning of projects.

Alisha Reis  
Town Administrator  
Town of Nederland  
45 W. 1st St., PO Box 396  
Nederland, CO 80466  
[alishar@nederlandco.org](mailto:alishar@nederlandco.org)  
303-258-3266

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**From:** Chris Pelletier [<mailto:chrisp@nederlandco.org>]  
**Sent:** Thursday, May 26, 2016 5:50 AM  
**To:** 'Alisha Reis'; [paulc@nederlandco.org](mailto:paulc@nederlandco.org); [laurajaneb@nederlandco.org](mailto:laurajaneb@nederlandco.org); 'Dawn Baumhover'; [kathyw@nederlandco.org](mailto:kathyw@nederlandco.org)  
**Cc:** 'Rick Dirr'  
**Subject:** RE: mpu to town staff

Alisha, I don't have any issues with this. I am more concerned about the details of operations and how they will be supported.

Chris

---

**From:** Alisha Reis [<mailto:alishar@nederlandco.org>]  
**Sent:** Wednesday, May 18, 2016 9:25 AM  
**To:** Chris Pelletier <[chrisp@nederlandco.org](mailto:chrisp@nederlandco.org)>; [paulc@nederlandco.org](mailto:paulc@nederlandco.org); [laurajaneb@nederlandco.org](mailto:laurajaneb@nederlandco.org); Dawn Baumhover <[dawnb@nederlandco.org](mailto:dawnb@nederlandco.org)>; [kathyw@nederlandco.org](mailto:kathyw@nederlandco.org)  
**Cc:** 'Rick Dirr' <[rickdirr@nfpd.org](mailto:rickdirr@nfpd.org)>  
**Subject:** FW: mpu to town staff

Folks,

Could you please have a look at the attached NDDA's Master Plan Update? It is available at: <http://nederlanddowntown.org/2016-master-plan/>

Comments on the draft are due to Katrina, [katrina@katrinaharms.com](mailto:katrina@katrinaharms.com), by June 4.

Thanks!

Alisha Reis  
Town Administrator  
Town of Nederland  
45 W. 1st St., PO Box 396  
Nederland, CO 80466  
[alishar@nederlandco.org](mailto:alishar@nederlandco.org)  
303-258-3266

**From:** Katrina Harms [<mailto:katrina@katrinaharms.com>]  
**Sent:** Tuesday, May 17, 2016 7:21 PM  
**To:** Alisha Reis  
**Subject:** mpu to town staff

Would it be possible to have department heads review the mpu? Or someone in each department review it? thanks.

[Quoted text hidden]

---

**Alisha Reis** <[alishar@nederlandco.org](mailto:alishar@nederlandco.org)>  
To: [katrina@katrinaharms.com](mailto:katrina@katrinaharms.com)

Thu, May 26, 2016 at 9:29 AM

FYI – from the P.D.

Alisha Reis  
Town Administrator  
Town of Nederland  
45 W. 1st St., PO Box 396  
Nederland, CO 80466  
[alishar@nederlandco.org](mailto:alishar@nederlandco.org)  
303-258-3266

---

**From:** Paul Carrill [<mailto:paulc@nederlandco.org>]  
**Sent:** Thursday, May 26, 2016 8:30 AM  
**To:** 'Alisha Reis'; 'Chris Pelletier'; [laurajaneb@nederlandco.org](mailto:laurajaneb@nederlandco.org); 'Dawn Baumhover'; [kathyw@nederlandco.org](mailto:kathyw@nederlandco.org)  
**Cc:** 'Rick Dirr'  
**Subject:** RE: mpu to town staff

No issues. We also respect the NDDA for recognizing the importance of Public Safety towards a sustainable community.

“public safety is an essential focus for preserving social, economic, and environmental sustainability and it is important to promote efforts to protect the community from natural and man-made threats”

Paul Carrill

Marshal

Nederland Police Department

Town of Nederland, Colorado

Office: 303-258-3250

Email: [paulc@nederlandco.org](mailto:paulc@nederlandco.org)

*Nederland Police Department Disclaimer:*

*Note: Privileged/Confidential information may be contained in this message and may be subject to legal privilege. Access to this e-mail by anyone other than the intended is unauthorized and may violate Department Policy.*

---

**From:** Alisha Reis [<mailto:alishar@nederlandco.org>]

**Sent:** Wednesday, May 18, 2016 9:25 AM

**To:** Chris Pelletier; [paulc@nederlandco.org](mailto:paulc@nederlandco.org); [laurajaneb@nederlandco.org](mailto:laurajaneb@nederlandco.org); Dawn Baumhover; [kathyw@nederlandco.org](mailto:kathyw@nederlandco.org)

**Cc:** 'Rick Dirr'

**Subject:** FW: mpu to town staff

Folks,

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Comments on the draft are due to Katrina, [katrina@katrinaharms.com](mailto:katrina@katrinaharms.com), by June 4.

Thanks!



Katrina Harms &lt;katrina@katrinaharms.com&gt;

---

**SAB scorecard results of NDDA Master Plan 2016**

---

Diana Maggiore &lt;lunamejor@gmail.com&gt;

Fri, Jun 3, 2016 at 2:09 PM

To: dda@nederlandco.org, katrina harms &lt;katrina@katrinaharms.com&gt;

Cc: SAB &lt;sab@nederlandco.org&gt;, Alisha Reis &lt;alishar@nederlandco.org&gt;

NDDA:

The Nederland Sustainability Scorecard is designed to be used as a tool in the Nederland Planning Process (NPP) to rate projects, developments, renovations and events according to the sustainability values and priorities of Nederland that have been endorsed and agreed to by Nederland's Board of Trustees. There are 12 categories considered in the rating, based on a concentric nesting of social, environmental and economic considerations. The SAB recommends that the BOT endorse and/or support projects which meet an overall Sustainability Score of 2.5 or higher to be considered as meeting minimum standards of sustainability.

Congratulations! **The Nederland Sustainability Advisory Board has rated the 2016 NDDA Master Plan with an overall score of 2.6 out of 4.0.**

The individual results and comments of the SAB scorecard for can be viewed here: [RESULTS](#). Please note that comments divided into two grey sections are prompted by two questions: 1) What would make it more sustainable? and 2) What positive contributions to sustainability are identified? Be sure to use the scroll bar for lengthy comments in the grey sections.

We hope the SAB comments and input will be helpful to the downtown plan, and don't hesitate to contact us if you have any questions.

Sincerely,  
The Nederland Sustainability Advisory Board.

The following pages are the results of the SAB's score from their score card.

or you can try this url  
[https://docs.google.com/forms/d/1e4lqd9R\\_UKj\\_XQy40dxroTsnL5d5XMdpW7UWD\\_-SpWs/viewanalytics](https://docs.google.com/forms/d/1e4lqd9R_UKj_XQy40dxroTsnL5d5XMdpW7UWD_-SpWs/viewanalytics)

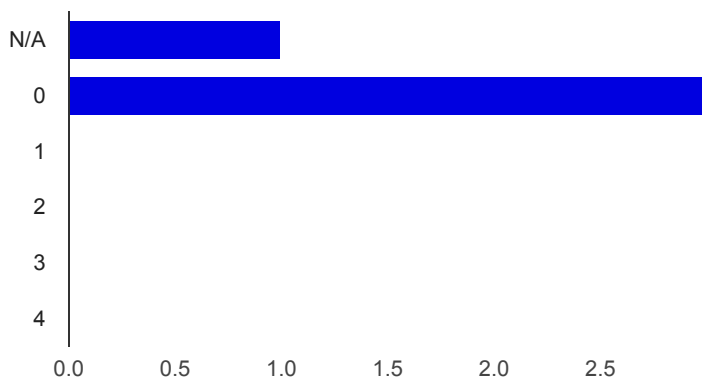
# 4 responses

## Summary

### FAQ

### ENVIRONMENTAL

#### a) FOSSIL FUELS [1) Energy Conservation and Production]



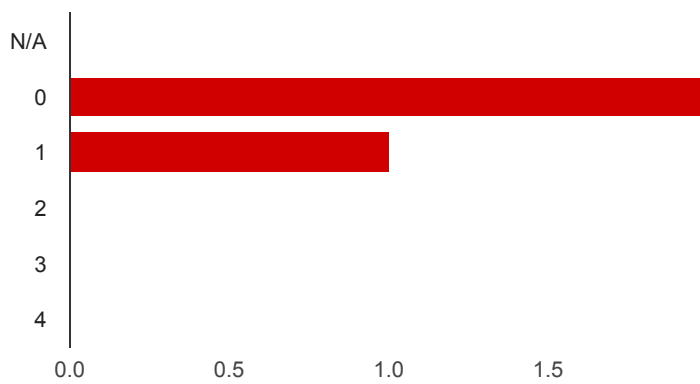
N/A	1	25%
0	3	75%
1	0	0%
2	0	0%
3	0	0%
4	0	0%

#### b) CLEAN ENERGY [1) Energy Conservation and Production]



N/A	0	0%
0	2	66.7%
1	1	33.3%
2	0	0%
3	0	0%
4	0	0%

**c) ENERGY CONSUMPTION [1) Energy Conservation and Production]**



N/A	0	0%
0	2	66.7%
1	1	33.3%
2	0	0%
3	0	0%
4	0	0%

**d) ENERGY INSTALLATION [1) Energy Conservation and Production]**



N/A	0	0%
	0	66.7%
	1	33.3%
	2	0%
	3	0%
	4	0%

When performing construction projects, most earth mover machines utilize fossil fuels, and that is something that we can't really get around. So I gave the project in general a low score for fossil fuel use. It would be great to see some uses of clean energy to help make up for the use of fossil fuels in the construction process. There should be a solar array component for the energy installation, and make more electric vehicle charging stations, water collection and reuse for planters and the community garden.

Include solar array capabilities into the outline. Recognize Energy Consumption as an issue to address with new installations and renovations. Consider the resource use of construction materials and energy and look for ways to cut down reliance on fossil fuels for construction (I.e. salvage materials, Solar powered tools/machines/generator, salvage leftover materials for the community to re-use, etc.). Overall, the Master Plan says it has Sustainability in mind, but besides local economy growth I see no clear indicators of sustainable-minded design.

The plan does nothing to promote green energy: - solar panels, wind turbines, and passive solar south-facing new construction designs. We are ideally located to take advantage of our wind and sun elements.

Bike paths and walking paths reduce car use, and in turn slowly reduce energy consumption.

Overall, the Master Plan says it has Sustainability in mind, but besides local economy growth I see no clear indicators of sustainable-minded design.

e-charge station installed in one location... now how about one in every parking lot?

## a) ECO MATERIALS [2) Materials Selection and Resource Conservation ]

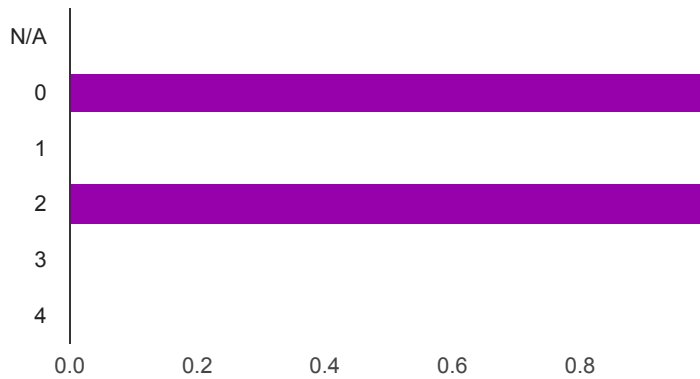
N/A





N/A	0	0%
0	1	50%
1	0	0%
2	1	50%
3	0	0%
4	0	0%

**b) MINIMIZES MATERIALS [2) Materials Selection and Resource Conservation ]**



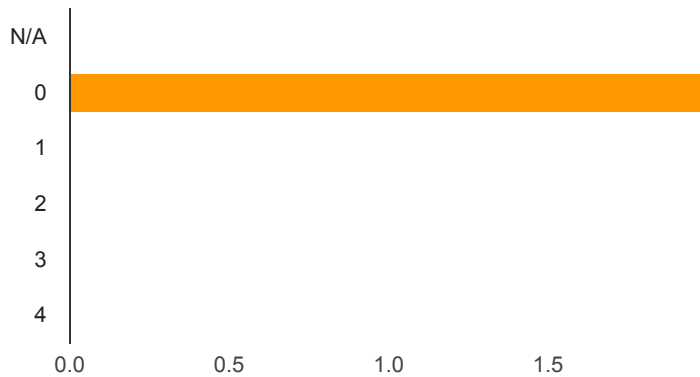
N/A	0	0%
0	1	50%
1	0	0%
2	1	50%
3	0	0%
4	0	0%

**c) STRUCTURAL EFFICENCY [2) Materials Selection and Resource Conservation ]**

N/A |

N/A	0	0%
0	1	50%
1	1	50%
2	0	0%
3	0	0%
4	0	0%

**d) ZERO WASTE [2) Materials Selection and Resource Conservation ]**



N/A	0	0%
0	2	100%
1	0	0%
2	0	0%
3	0	0%
4	0	0%

New sidewalks could be constructed of recycled glass (there are lots doing it out there) that increase permeability, and adds an artistic look to the sidewalks (used in some corridors over others), and increases eco-material use.

Provide funding/lending sources to businesses that wish to improve their commercial structure to become more energy efficient. Consider ways to promote sustainable building materials to new businesses and renovation projects. Consider beautifying the town with local herbs and flowers to showcase the wonder of the mountains. Consider the use of hempcrete or some alternative materials to concrete that are 1)less pollutant, and 2)have more design possibilities. Look into making trash/recycling receptacles not just prettier but. Ore welcoming so that litter is not deposited on the ground. This is especially a problem in the creek and at the reservoir.

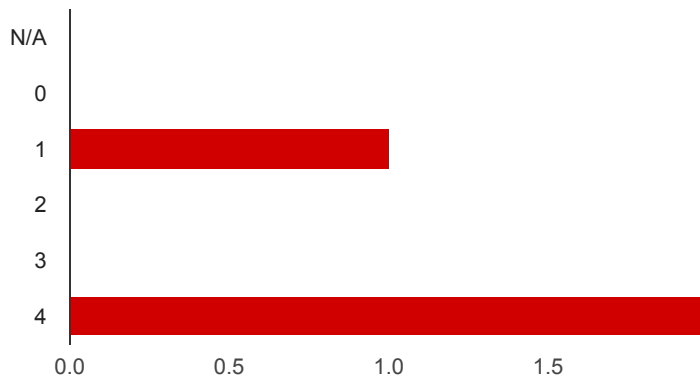
Do parking lots need to be asphalted over? can't we just leave them dirt? Nature is bountiful in nederland, we want to see as much nature... and as little concrete/asphalt... as possible. I would prefer the aesthetics of concrete pavers or individual bricks for roads and parking lots instead of a uniform flat sickening asphalt surface. Encourage using recycled materials (such as barn wood and metal) for new building construction, which simultaneously fulfills environmental and historic preservation practices

Increasing permeable surfaces when resurfacing/reconstructing parking lots.

The use of old mining equipment as beautification is fantastic. Considering the natural landscape when designing Barker Meadow park.

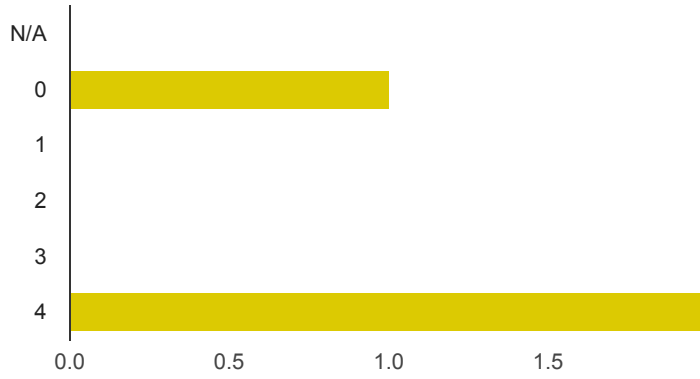
permeable surface for parking lots and roads

**a) PRESERVES NATURE [3] Open Space and Land Use ]**



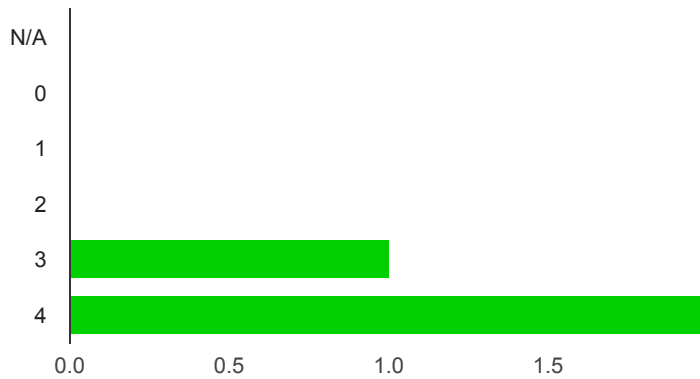
N/A	<b>0</b>	0%
0	<b>0</b>	0%
1	<b>1</b>	33.3%
2	<b>0</b>	0%
3	<b>0</b>	0%
4	<b>2</b>	66.7%

**b) LIMITS GROWTH [3) Open Space and Land Use ]**



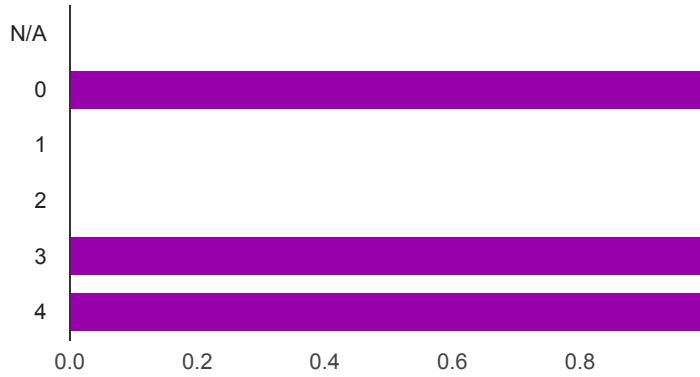
N/A	<b>0</b>	0%
0	<b>1</b>	33.3%
1	<b>0</b>	0%
2	<b>0</b>	0%
3	<b>0</b>	0%
4	<b>2</b>	66.7%

**c) MINDFUL OF SAFETY [3) Open Space and Land Use ]**



N/A	<b>0</b>	0%
0	<b>0</b>	0%
1	<b>0</b>	0%
2	<b>0</b>	0%
3	<b>1</b>	33.3%
4	<b>2</b>	66.7%

**d) REPLENISHES RESOURCES [3) Open Space and Land Use ]**



N/A	0	0%
0	1	33.3%
1	0	0%
2	0	0%
3	1	33.3%
4	1	33.3%

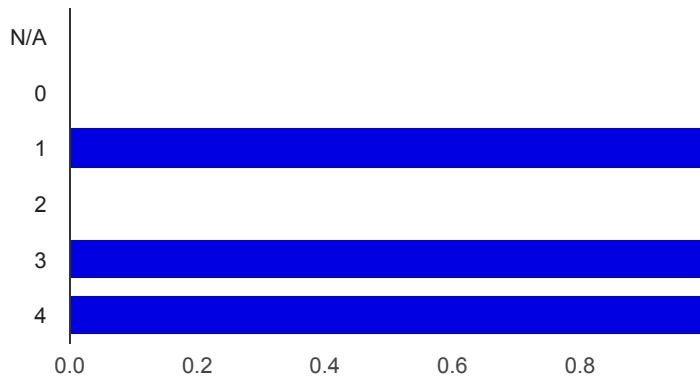
Mark out designated "green spaces" for ornamental or mixed use gardens throughout Town and the commercial areas. This would give area to preserve nature and to limit overbuilding.

Limits growth: uses spaces that are already developed to make better and vacant lots used in better ways.

I am happy to see such close attention paid to the riparian study. I warn that we continue to monitor and improve our impact wherever possible.

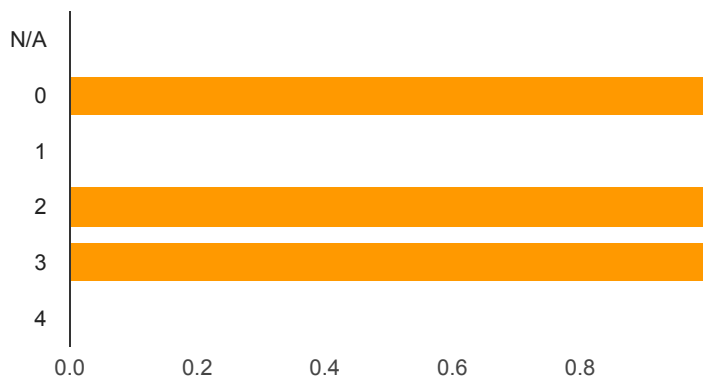
lots of thought put into "infill" rather than sprawl.

**a) PROTECTS WATER QUALITY [4) Water Protection and Conservation]**



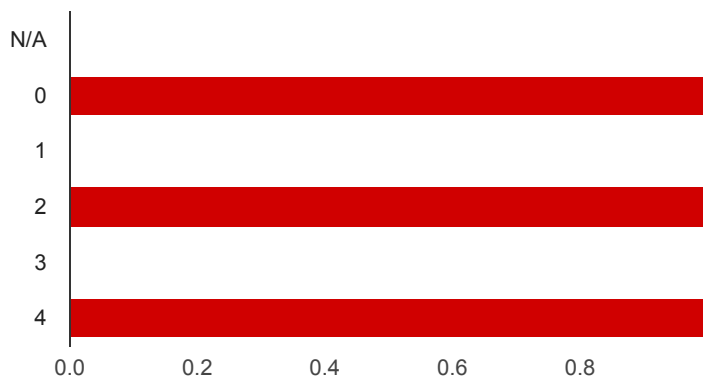
N/A	0	0%
0	0	0%
1	1	33.3%
2	0	0%
3	1	33.3%
4	1	33.3%

**b) CONSERVES WATER [4) Water Protection and Conservation]**



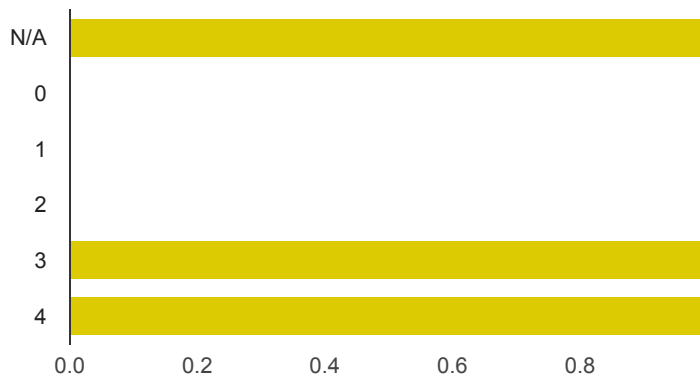
N/A	0	0%
0	1	33.3%
1	0	0%
2	1	33.3%
3	1	33.3%
4	0	0%

**c) ENRICHES WATERSHED [4) Water Protection and Conservation]**



N/A	0	0%
0	1	33.3%
1	0	0%
2	1	33.3%
3	0	0%
4	1	33.3%

**d) MANAGES RAINWATER [4) Water Protection and Conservation]**



N/A	1	33.3%
0	0	0%
1	0	0%
2	0	0%
3	1	33.3%
4	1	33.3%

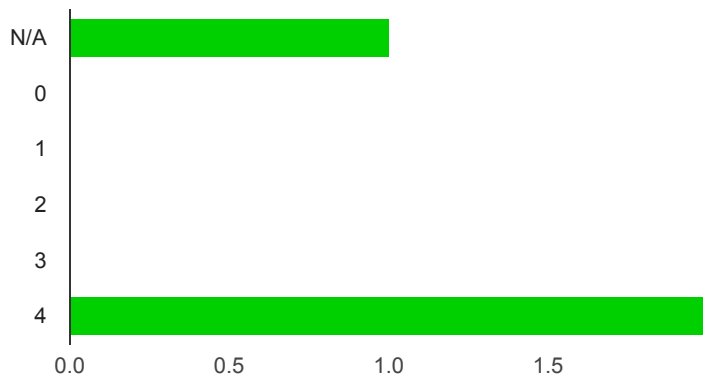
RiverWalk concept could decrease water quality, giving more people access to the water. Need to have signage, education and make sure people aren't abusing the creek or camping on the river walk. Keep it a safe and recreation place. Include water collection. Thoroughly analyzing the runoff and other possible water contaminants that would be the result of an expanded 1st street. The litter is already horrendous in the riparian area and there needs to be a solid strategy keeping the downtown area litter-free. (Think Zero-Waste strategies as a component of this).

Using native plants use less water. Enriches watershed: wetland restoration, native plantings used along riverwalk.

Again, having the study and payi attention to it. However, ecosystems change so we must continue to monitor after construction and expansion to ensure the health of the creek area.

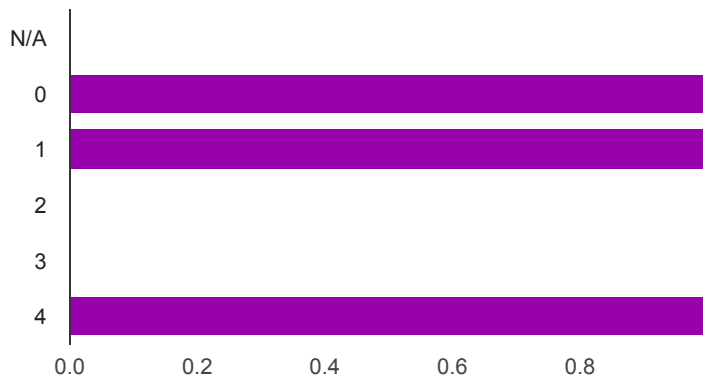
very conscientious about preserving riparian corridor, and managing rainwater flow

**a) IMPROVES BIODIVERSITY [5) Environmental / Ecological Health ]**



N/A	<b>1</b>	33.3%
0	<b>0</b>	0%
1	<b>0</b>	0%
2	<b>0</b>	0%
3	<b>0</b>	0%
4	<b>2</b>	66.7%

**b) MITIGATES CONTAMINANTS [5) Environmental / Ecological Health ]**

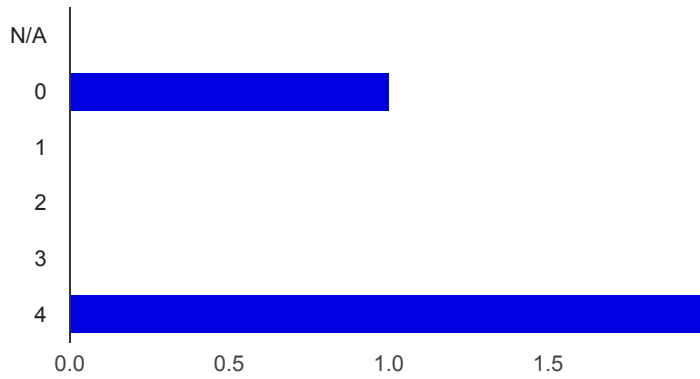


N/A	<b>0</b>	0%
0	<b>1</b>	33.3%
1	<b>1</b>	33.3%
2	<b>0</b>	0%
3	<b>0</b>	0%



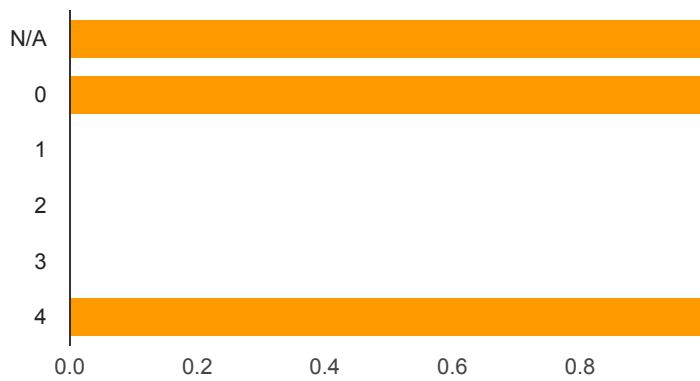
4 1 33.3%

**c) RESTORES NATURAL ECOSYSTEMS [5) Environmental / Ecological Health ]**



N/A	0	0%
0	1	33.3%
1	0	0%
2	0	0%
3	0	0%
4	2	66.7%

**d) REDUCES FIRE DANGER [5) Environmental / Ecological Health ]**



N/A	1	33.3%
0	1	33.3%
1	0	0%
2	0	0%

3 0 0%  
 4 1 33.3%

B. Mitigates contaminants: include periodic town clean ups sponsored by different businesses or the NDDA. Already do some noxious weed control through the PROSAB, could do more.

Again, the use of local wild plants around Town to improve biodiversity while giving a natural feel to our proud mountain town. Making plans to revegetate/design any disturbed or weed-infested plots in the commercial areas, especially the First St. corridor. Encourage the utilization of fire-resistant/-proof materials when possible, making sure that they are sustainable as well. Ensure fire truck access even when there is traffic congestion (alternate routes, fire lane parking, etc.

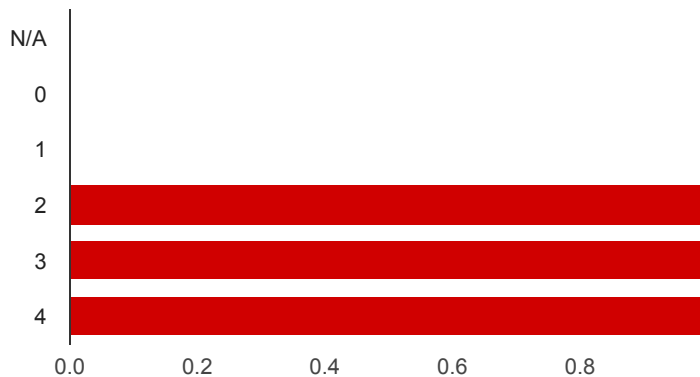
Encourage care for our environment by supplying a 3-part receptacle for landfill/recycling /compost (with sorting instructions or images) at every waste station. There should never be a trash-only receptacle at any station.

Wetland restoration on south side of Middle Boulder Creek. Beautification of Downtown areas utilizing native and incorporating natural mountain environment.

Beautifying waste stations by painting them. Thoughts to vegetate with native plants.

## SOCIAL

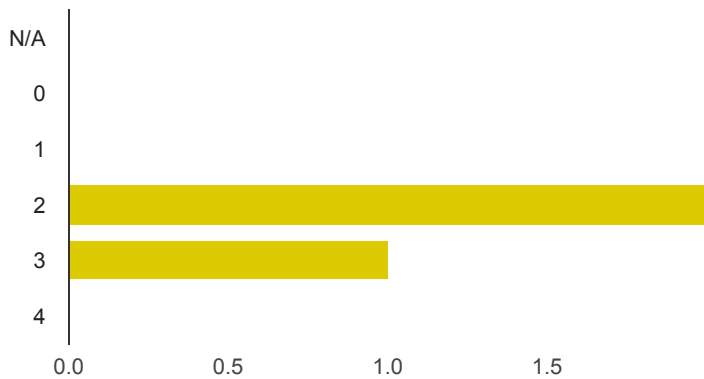
### a) ENHANCES PUBLIC HEALTH [6] Public Health and Safety]



N/A 0 0%  
 0 0 0%  
 1 0 0%

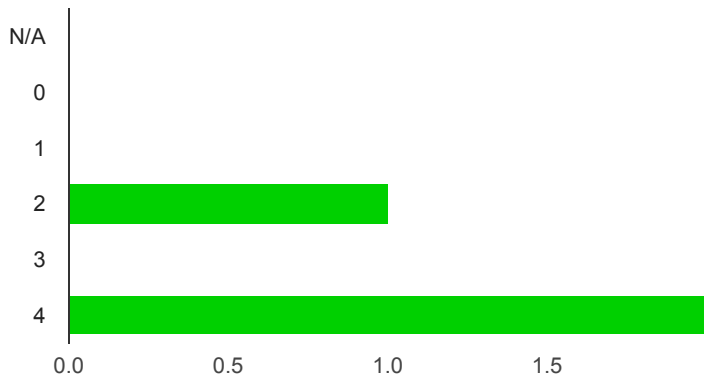
2	1	33.3%
3	1	33.3%
4	1	33.3%

**b) SUPPORTS EQUAL OPPORTUNITY [6] Public Health and Safety]**



N/A	0	0%
0	0	0%
1	0	0%
2	2	66.7%
3	1	33.3%
4	0	0%

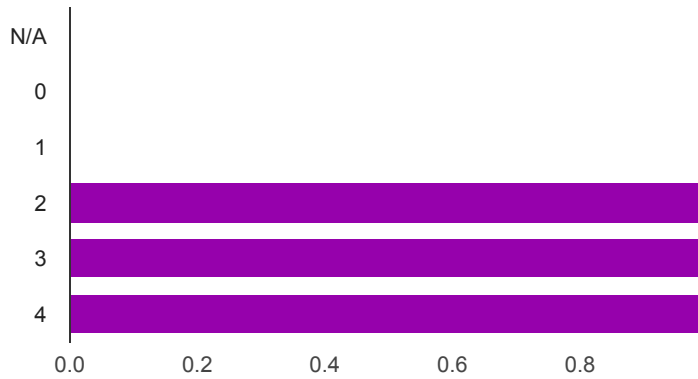
**c) CONTRIBUTES TO SOCIAL PROGRAMS [6] Public Health and Safety]**



N/A	0	0%
0	0	0%
1	0	0%

2	1	33.3%
3	0	0%
4	2	66.7%

**d) PRIORITIZES SAFETY [6] Public Health and Safety]**



N/A	0	0%
0	0	0%
1	0	0%
2	1	33.3%
3	1	33.3%
4	1	33.3%

I'm not sure where to rate these items, as I feel many key details are TBD. In general, I would like to see, in the projects and plan, a direct link back to the Envision Ned 2020 and NedZero goals. I read that it guides the process, but it doesn't show through in the document.

Equal opportunity: be sure to include "wheelchair accessibility" in description of proposed walkways

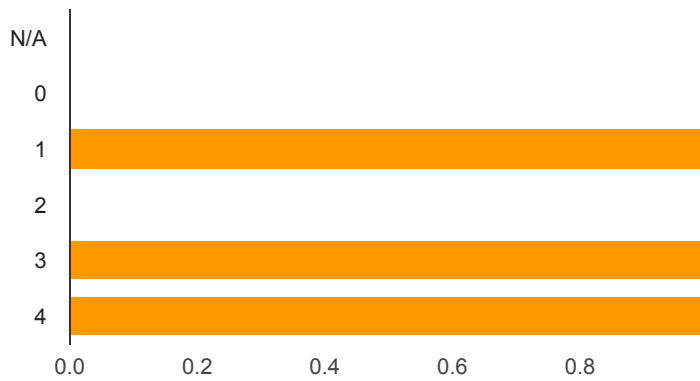
There is a general consideration some of these factors, though they could be dialed down and specifically addressed: 1)improving parking and transportation access 2)recognizing low-income needs 3)Providing safety and emergency accessibility.

**a) NON-MOTORIZED OPTIONS [7] Transportation and Mobility]**



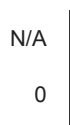
N/A	0	0%
0	1	33.3%
1	0	0%
2	0	0%
3	0	0%
4	2	66.7%

**b) REDUCES FOSSIL FUEL CONSUMPTION [7] Transportation and Mobility]**



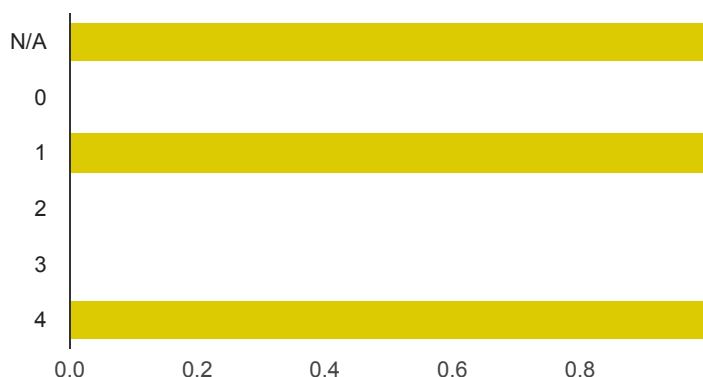
N/A	0	0%
0	0	0%
1	1	33.3%
2	0	0%
3	1	33.3%
4	1	33.3%

**c) CONNECTS PEOPLE TO AMENITIES [7] Transportation and Mobility]**



N/A	0	0%
0	0	0%
1	0	0%
2	0	0%
3	1	33.3%
4	2	66.7%

**d) PROVIDES EMERGENCY EXITS [7) Transportation and Mobility]**



N/A	1	33.3%
0	0	0%
1	1	33.3%
2	0	0%
3	0	0%
4	1	33.3%

Encouraging bicycle/pedestrian use (and I am not referring to paving sidewalks) with bike parking, signage for transportation and walking distance to local amenities (mentioned, I'd like to reinforce and expand that to promote non-single-car tourism and commuting. Showcasing natural beauty and local history/art would be a great way to connect town walking areas with a "theme" that represents our community.

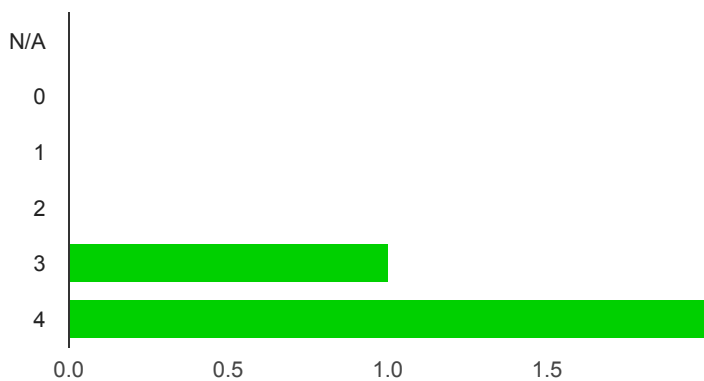
make 1st street pedestrian-only, and parking lots on outskirts. A big fat NO! to paid/metered parking anywhere in nederland, that will only discourage residents and visitors alike from shopping/dining in nederland ! i want to be able to run into the co-op for a quick few items and run back out; if i had to pay to park, i'll take my shopping elsewhere.

Another bridge crossing Middle Boulder Creek for emergency exits! Connects people through the entire downtown through NedPeds, connects people to the RTD areas and increase use of that service. Reduces fossil fuel consumption for locals and visitors once they park. The fossil fuel increases for construction, but in the long term, will reduce fossil fuel use through transportation.

You have touched on a couple of the items but I would like to see major improvement in the planning process of incorporating green transportation. Innovative things can be done in our small town and we can showcase that to the county, Colorado, and the nation. (could we get a hybrid/natural gas bus for the N route? Can we establish bike paths tht go around the major pedestrian and vehicle traffic? Can we create a walking tour atmosphere of Ned that takes fairies through our Town incorporating the new community agriculture projects? Carpool parking spots?)

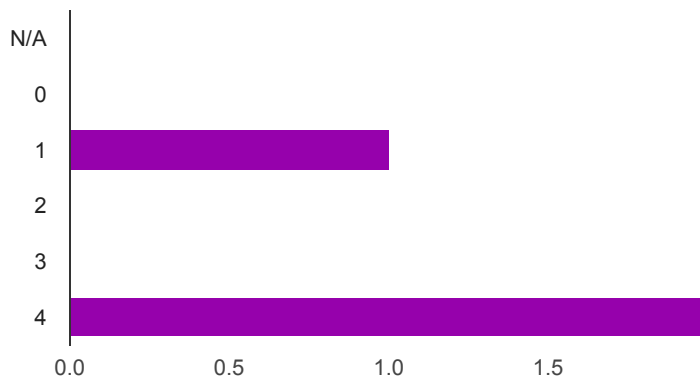
very conscientious about pedestrian safety, connecting people to amenities, and promoting walking with external parking lots. I definitely like the idea of pedestrian bridge or underpass for crossing the hwy at 2-3 points in town. Right turn lane at Lakeview drive is awesome idea!

**a) PUBLIC INPUT [8] Community Education and Civic Engagement]**



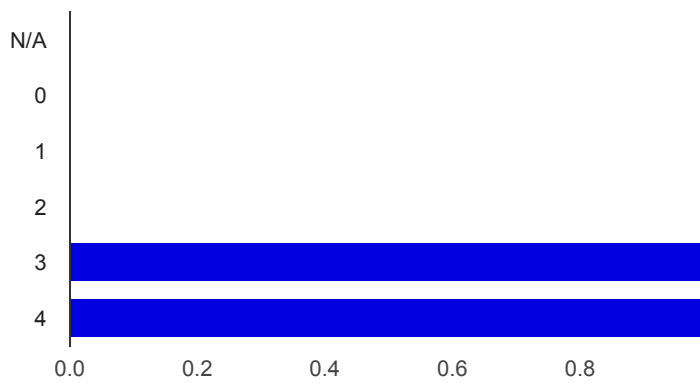
N/A	0	0%
0	0	0%
1	0	0%
2	0	0%
3	1	33.3%
4	2	66.7%

**b) SUSTAINABILITY INTERACTION [8) Community Education and Civic Engagement]**



N/A	<b>0</b>	0%
0	<b>0</b>	0%
1	<b>1</b>	33.3%
2	<b>0</b>	0%
3	<b>0</b>	0%
4	<b>2</b>	66.7%

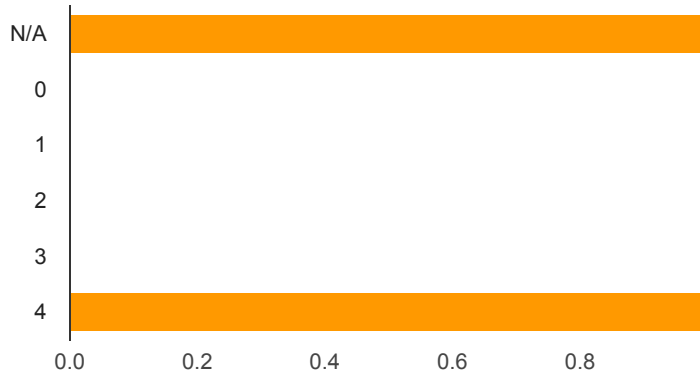
**c) COMMUNITY INTERACTION [8) Community Education and Civic Engagement]**



N/A	<b>0</b>	0%
0	<b>0</b>	0%
1	<b>0</b>	0%
2	<b>0</b>	0%
3	<b>1</b>	50%
4	<b>1</b>	50%



**d) EDUCATIONAL ACCESS [8] Community Education and Civic Engagement]**



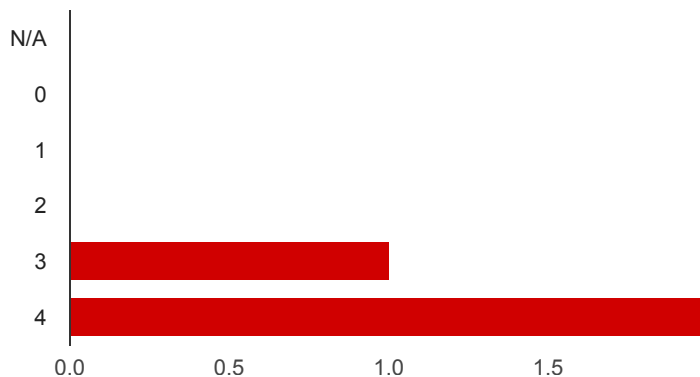
N/A	1	50%
0	0	0%
1	0	0%
2	0	0%
3	0	0%
4	1	50%

More effort to engage be sustainability community and not just the business/landowner community, More effort to engage the entire community (low income, those in outlying areas like Ridge Rd, etc.)

I commend the public input process you go through, and I liked having comments in the appendix. Still, The links between Envision 2020 and the projects/sues identified needs to be clearer.

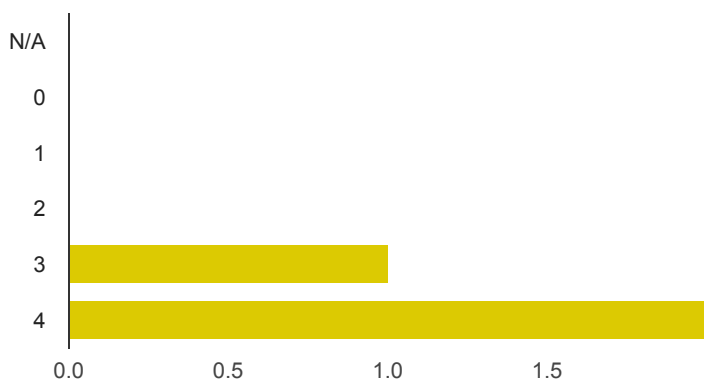
lots of time for public comment on this plan.

**a) HISTORIC & BEAUTIFUL NEDERLAND [9] Aesthetics and Artistic/Cultural Contribution ]**



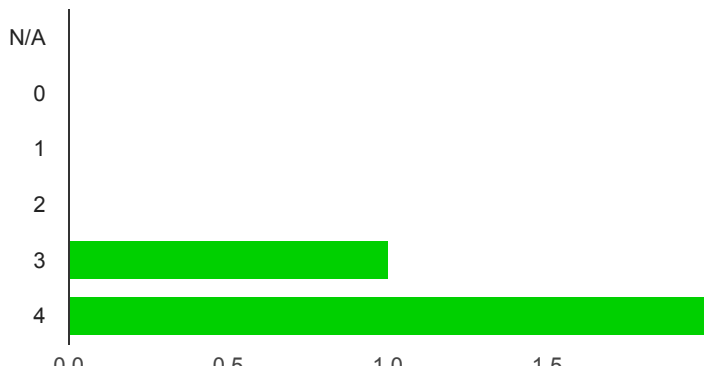
N/A	0	0%
0	0	0%
1	0	0%
2	0	0%
3	1	33.3%
4	2	66.7%

**b) STRUCTURE-ENVIRONMENT HARMONY [9) Aesthetics and Artistic/Cultural Contribution ]**



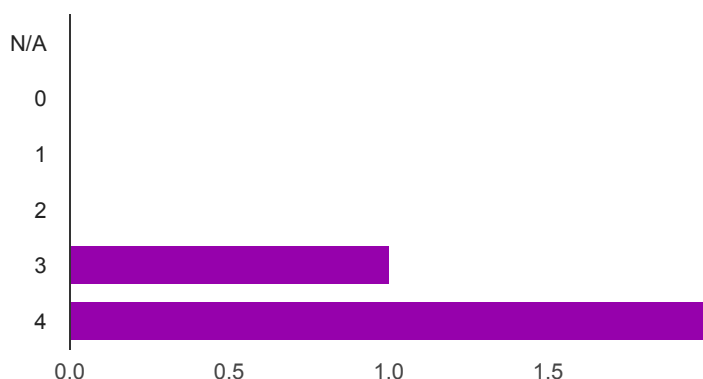
N/A	0	0%
0	0	0%
1	0	0%
2	0	0%
3	1	33.3%
4	2	66.7%

**c) ART & MUSIC [9) Aesthetics and Artistic/Cultural Contribution ]**



N/A	0	0%
0	0	0%
1	0	0%
2	0	0%
3	1	33.3%
4	2	66.7%

**d) FOSTERS COMMUNITY [9) Aesthetics and Artistic/Cultural Contribution ]**



N/A	0	0%
0	0	0%
1	0	0%
2	0	0%
3	1	33.3%
4	2	66.7%

Art/Music: Can incorporate more reused materials in an artistic way for building, ie recycled glass pathways, reused wood, beetle-kill wood,

To get a perfect score there would need to be relatable information to how we are making ourselves an Eco-friendly town as envisioned by the community. Create gathering spaces in undeveloped lots that can be green and utilized for local vending/outreach/entertainment use (smaller than the amphitheater, used in summer, snow from sidewalks can be put there in winter).

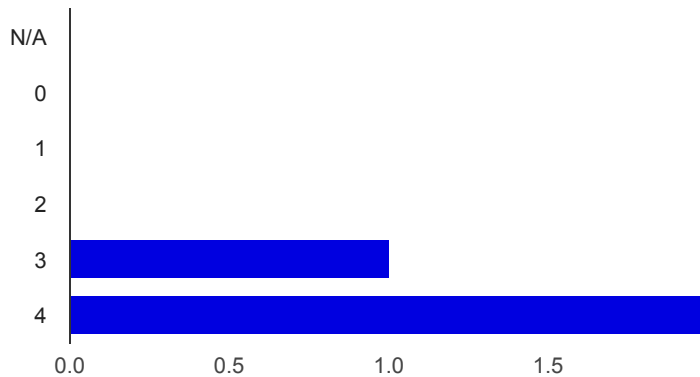
Make Barker a beautiful gathering place! MOVE THE GAS COMPANY and WATER TREATMENT FACILITY away from Barker REservoir! The Water treatment plant still smells, even after the state-of-the art upgrades, boo-hoo!! the gas company tank storage yard is

ugly.

Again, the use of mining equipment/local art as decorations. Paying attention to natural aesthetics, fostering a more pedestrian-friendly downtown where people can relax, meet, and peruse the local selections (which automatically include art and music).

lots of great ideas for festivals, making use of barker for amphitheater space. I don't like using a parking lot for High Peaks art festival - move it to barker reservoir instead, and let people use parking lots as parking lots. I don't advise purchasing and storing tents for festival vendors. More outdoor eating areas - especially along creek on 1st street! good idea to bury power lines. great idea to vitalize the Bryant house near RTD with a cute mini-park, please consider making it a walk-up coffee/muffin stand for patrons waiting the bus, that would be AWESOME!

**a) ATTRACTS PEOPLE [10] Recreation and Tourism]**



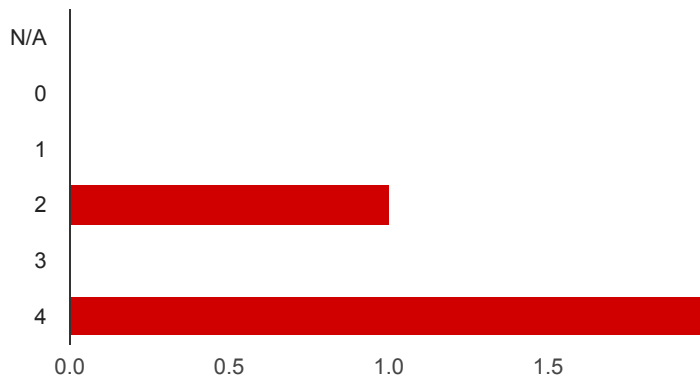
N/A	0	0%
0	0	0%
1	0	0%
2	0	0%
3	1	33.3%
4	2	66.7%

**b) COMPLIMENTARY BUSINESS [10] Recreation and Tourism]**



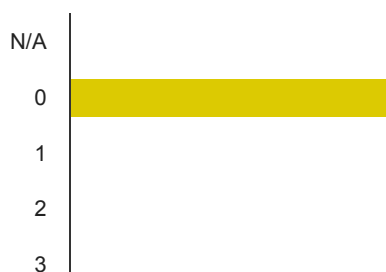
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0	0	0%
1	0	0%
2	0	0%
3	1	33.3%
4	2	66.7%

**c) CONSIDERS IMPACT [10] Recreation and Tourism]**



N/A	0	0%
0	0	0%
1	0	0%
2	1	33.3%
3	0	0%
4	2	66.7%

**d) ENVIRONMENTAL STEWARDSHIP [10] Recreation and Tourism]**



N/A	0	0%
0	1	33.3%
1	0	0%
2	0	0%
3	0	0%
4	2	66.7%

Having understandable measures of sustainability improvements in the social and especially environmental realms. Create long-term visions for certain areas/projects that will be built to last and keep the natural world around us safe and free. Promote LNT/clean streams.

In signage (esp signs containing maps where pedestrians will stop and read), include education for visitors to our area about preserving the environment, responsible earth stewardship, "carry in carry out" mentality, sorting waste at recycling/compost/waste stations. Bike rentals like B-Cycle for in-town use?

You have done well allocating planning to boosting sustainable local business. You have included tourism into every piece of the puzzle as it should be.

The idea of signage to educate visitors about the history and perserving nederlands' natural enviroment. Great idea to have visitor kiosk at corner of first street by rock shop. great idea to combine mining museum to be a visitor center with an inviting outdoor sitting area.

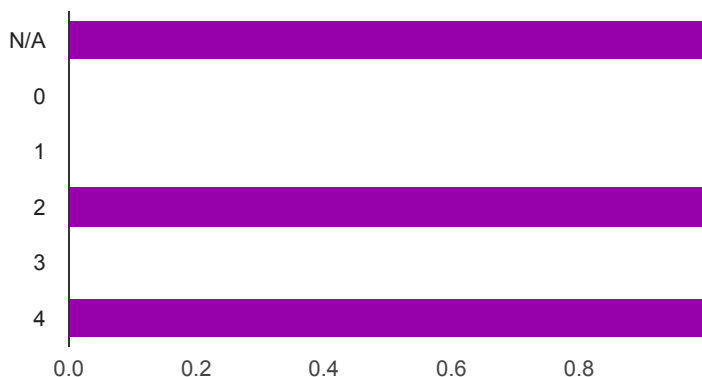
## ECONOMIC

### a) CREATES JOBS [11) Local Business Development / Economic Opportunity]



N/A	1	33.3%
0	0	0%
1	0	0%
2	1	33.3%
3	0	0%
4	1	33.3%

**b) SUPPORTS SMALL BUSINESS DEVELOPMENT [11) Local Business Development / Economic Opportunity]**



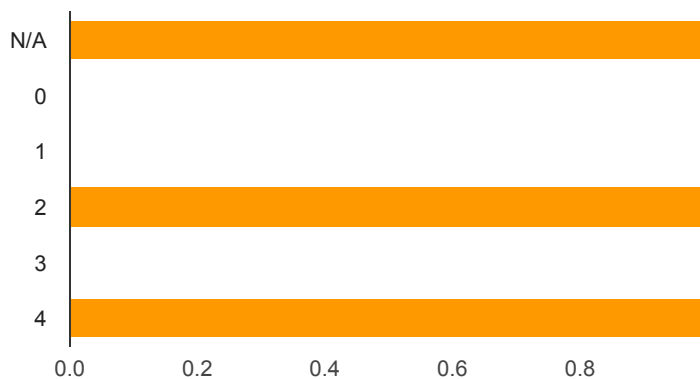
N/A	1	33.3%
0	0	0%
1	0	0%
2	1	33.3%
3	0	0%
4	1	33.3%

**c) GENERATES INVESTMENT [11) Local Business Development / Economic Opportunity]**



N/A	1	33.3%
0	0	0%
1	0	0%
2	1	33.3%
3	0	0%
4	1	33.3%

**d) ENTREPRENEURSHIP [11) Local Business Development / Economic Opportunity]**



N/A	1	33.3%
0	0	0%
1	0	0%
2	1	33.3%
3	0	0%
4	1	33.3%

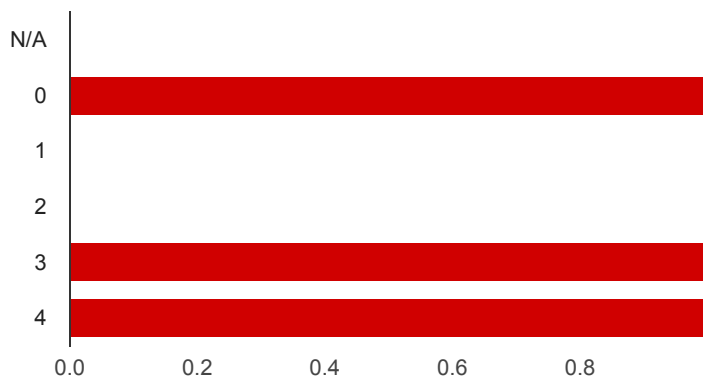
I do not want to rate on these outcomes as there is no way to estimate this or assure this. The plan merely refers to this as the hope.  
 (page 14 typo to notice under "issues to be resolved" - redundancy/typo regarding 2015 survey, also the sentence about proposed improvements should not be enumerated).

more business equals more vibrancy. mixed commercial/residential district on 1st street is good idea. making use of the creek as a beautiful space to dine and hang out behind 1st



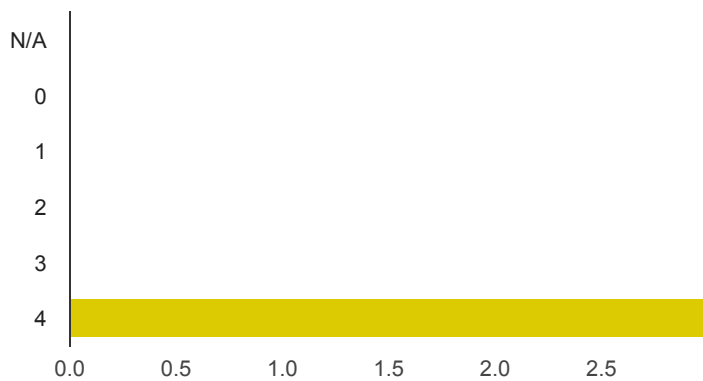
street restaurants is an AWESOME idea!

**a) LOCAL ECONOMY [12) Economic Self-Sufficiency]**



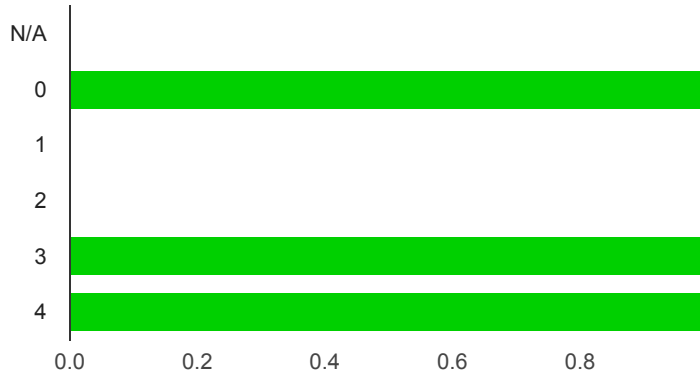
N/A	0	0%
0	1	33.3%
1	0	0%
2	0	0%
3	1	33.3%
4	1	33.3%

**b) LOCAL CHARACTER [12) Economic Self-Sufficiency]**



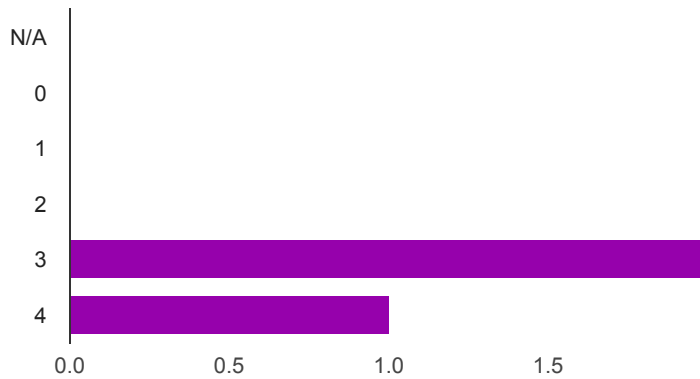
N/A	0	0%
0	0	0%
1	0	0%
2	0	0%
3	0	0%
4	3	100%

**c) LOCAL FOOD [12] Economic Self-Sufficiency]**



N/A	0	0%
0	1	33.3%
1	0	0%
2	0	0%
3	1	33.3%
4	1	33.3%

**d) MEETS NEEDS [12] Economic Self-Sufficiency]**



N/A	0	0%
0	0	0%
1	0	0%
2	0	0%
3	2	66.7%
4	1	33.3%

Include the ongoing community agriculture projects in the discussion of Dwtown Development. (Community Gardens on 1st St., Farmers Market in the ballpark, pollinator garden, native medicinal herb garden) Focus on providing a well-rounded mix of business types including industrial, for the purposes of self-reliance.

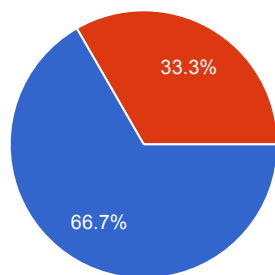
in signage/brochures/websites for nederland, brag that we are proud of our "mom & pop shops" and discourage/prohibit big box stores. visitors are confused about where to go when they don't see McDonalds, Target or Subway. PLEASE prohibit all nederland businesses from using disposable plastic cups/straws/forks/knives/spoons/containers /bags/etc, and then use this eco-consciousness to our advantage bragging that nederland is a trend-setter for all communities in environmental sustainability practices.

Nederland does not allow national chains when there is any choice (even our gas stations are locally-owned), so naturally there will not be much plan for them. I see the project designs promoting smaller businesses and operations that would naturally keep out the big box stores. Good balance when considering the needs of both locals and tourists.

the plan notices the importance of having grocery and hardware when we were isolated by the flood. might be good to mention (quantitatively) how well our economy fared during the flood compared to average since residents were forced to spend money for goods in nederland when they would otherwise have spent it in boulder

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### Overall



Yes 2 66.7%

No 1 33.3%

I don't know 0 0%

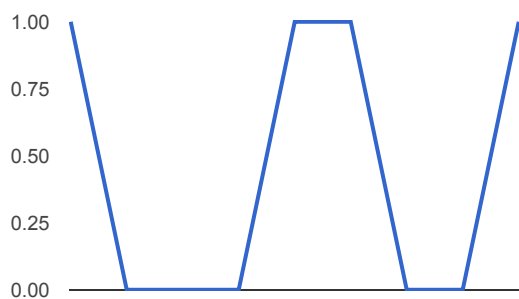
I think that this is a strong proposal and master plan for our town's downtown development. I think that overall it has great ideas and thought behind it. I think as each project starts up,

SAB should do a score card or at least discuss aspects of the score card prior to the start of specific projects like Barker Meadows development; Riverwalk, etc. I like that idea of building up, just a little bit, from one story to two or three story buildings, to create more infill and less development of open spaces. That ideas uses the spaces that are already developed. Looking forward to change and development of Nederland!!

Sustainability is more than just a notebook checklist... It is a way of considering the consequences and costs(monetary AND otherwise) of our actions. In development, this means a sustainability lens must be looked through at each piece of he puzzle and step f the process. I feel there is zero mindset like this involved in any of the document, save the intro that says with no proof you are minding the community's wishes to reduce impact and non-eco-friendly overgrowth. 1) Plan with goals in mind. There needs to be a clear Master Plan that dovetails the vision document. Currently there are certain problems, and you are proposing some solution and then talking about how it would be when the problem is fixed. Firstly, these projects all must go through planning processes still, and secondly, there is no guarantee or even educated guess that the proposed projects would alleviate the problems of downtown infrastructure, which I assume will also be determined as the projects advanc through planning stages. 2) incorporate Nederland's natural environment not just afar, but up close. Throughout the vision document there is reference to native vegetation, preserving green space, an how casing our mountain ecosystem. There needs to be ornamental and useable green spaces through downtown that showcase what Nedheads live in and recreate in every day. 3) Envision a world with no pollutants... Now we can't get there immediately, or even in a couple years. We also want to preserve historic buildings. But with new construction, use Alpine Botanicals as a model for a sustainable building and sustainable social/economic use that is efficient, attractive, and provides the community needed services. Expand on sustainable building ideas and utilize materials and equipment to build infrastructure that can set an example for new businesses and construction. This will make the sustainability aspects of the vision document realized into our street/downtown theme. 4) This project is not sustainable for 7years, but will take more time than that to pay it off. Nederland is a unique town with unique ability, situated in a rural setting right next to one of the fastest growing metropolitan areas in the country, to innovate and really build a sustainable town as envisioned by the community by 2020. These are short-term goals and short-term issues that should be part of a broader vision for downtown that is lacking. I had a hard time deciphering exactly what the "plan" was besides a broad and vague list of problems to tackle. As a citizen, I would not feel comfortable voting for this simply because it has no real substance and a ton of simplified project possibilities.

great plan! It identifies that more beauty, color and vibrancy are welcomed and needed to keep Nederland vital. Flowers! Sitting spaces! But PLEASE make ground surfaces out of bricks and/or pavers - not asphalt or concrete - though more expensive, it will be more aesthetically beautiful and original!

### Number of daily responses

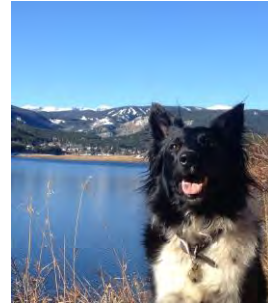




<http://nederlandco.org>

TOWN OF NEDERLAND  
OFFICE OF Trustee Mueller

P.O. Box 396  
45 West First Street  
Nederland, CO 80466  
(303)-258-3266



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**FROM:** Trustee Mueller

**TO:** Those interested in achieving the community's vision of a resilient, sustainable Nederland

**Cc:** NDDA, BOT, SAB, PC

**SUBJECT:** NDDA Master Plan

**DATE:** May 19, 2016

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Following are my comments and recommendations for your consideration:

I believe that the community's Envision 2020 document, the 2013 Comprehensive Plan and the several approved resolutions provide solid direction for planning and development.

Like the 2013 Comprehensive Plan, I believe all community planning documents should have the concept of sustainability woven into their fiber and not delegated to a single separate section.

I believe that a community that incorporates a shared vision throughout their planning documents has a greater likelihood of community buy-in and project success.

I believe the shared vision of our community can be summarized as wanting to become resilient and sustainable, from the "if we build it, they will come" mentality to one of "let's maintain our small-town distinct identity", a small is beautiful, less is more approach.

This change comes from a community-wide understanding that a healthy society comes from a healthy economy and that a healthy environment is essential to both. This change in focus is reflected in many policies that promote resource protection, ecosystem restoration, green building practices, a vibrant local economy, local food production, energy efficiency and renewable resources and multi-modal transportation.

My goal is to increase understanding of sustainability and sustainable planning and to weave the concept of sustainability throughout the NDDA's Master Plan.

The concept of sustainability is still new to many in our community. I have provided the following sections to help explain my recommended changes to the Master Plan:

**So what makes a community sustainable?**

**How to plan for sustainability**

**Recommended edits to the NDDA Master Plan**

## So what makes a community sustainable?

We know there are four basic principles that make communities un-sustainable.

- They are:
1. Our dependence on fossil fuels and heavy metals.
  2. Our dependence on man-made chemicals that persist in nature.
  3. Our destruction of nature.
  4. Our un-fair business practices that prevent people globally from meeting their needs.

We know the widely excepted definition of sustainability is to satisfy our needs without compromising future generation's ability to satisfy their needs.

So the concept is to satisfy our needs in a way that:

1. Eliminates our dependence on fossil fuels and heavy metals.
2. Eliminates our dependence on man-made chemicals that persist in nature.
3. Eliminates our destruction of nature.
4. Eliminates our un-fair business practices that prevent people globally from meeting their needs.

<p><b>American Planning Association</b></p> <p>Policy Guide on Planning for Sustainability</p> <p>There is growing concern for the issue of sustainability – whether the Earth’s resources will be able to meet the demands of a growing human population that has rising aspirations for consumption and quality of life, while maintaining the rich diversity of the natural environment or biosphere.</p> <p>Patterns of human development - physical, social, and economic - affect sustainability at the local and the global level.</p> <p>City and regional planning is integrally related to defining how, where, and when human development occurs, which affects resource use. Planners can therefore play a crucial role in improving the sustainability of communities and the resources that support them.</p>	<p>There are several dimensions to the "sustainability" issue:</p> <p>We want to sustain communities as good places to live, and that offer economic and other opportunities to their inhabitants.</p> <p>We want to sustain the values of our society – things like individual liberty and democracy.</p> <p>We want to sustain the biodiversity of the natural environment, both for the contribution that it makes to the quality of human life and for its own inherent value.</p> <p>We want to sustain the ability of natural systems to provide the life-supporting "services" that are rarely counted by economists, but which have recently been estimated to be worth nearly as much as total gross human economic production</p>
<p><b>A sustainable community is one that is consistent with all of these dimensions of sustainability.</b></p>	

## How to plan for sustainability

Planning for sustainability requires more than just taking our existing plans and implementing them in a "sustainable" manner. Planning for sustainability requires that we not only implement our projects based on sustainability principles, but that we also choose our projects based on sustainability principles.

In the past, planning consisted of using past information to identify trends or issues and then developing plans based on projecting these trends/issues into the future. We would essentially ask the community, "What would you like to see?" We would gather all the ideas and choose the most popular ones to pursue.

Planning for sustainability requires changing our processes from those that have been implemented in the past that have led us to the unsustainable situation we find ourselves in today, to processes that have been proven to achieve desired outcomes shared by community members.

We need to plan with the end in mind, **Backcasting**. We need to focus on the community's vision and ask ourselves, how do we get from where we are today to where we want to be?

So where does the community want to be regarding the NDDA's original plan of development which focused on 5 areas for projects, Circulation, Riverwalk, Beautification, Town Square and Private development that creates a public benefit.

Referring to the community's vision statements and comprehensive plan, let's develop vision statements for each of these 5 areas of focus using the same language from previously adopted policy. Having an agreed-upon vision provides guidance in developing which projects to pursue.

## **NDDA Master Plan Comments and Recommended Edits**

### **Page 3**

- The map should be a full page and included in an addendum that includes previously adopted maps with summary of changes made.
- Introduction:  
Mentions Market Analysis: Please provide this document. From what I remember, the market analysis concluded with some unsustainable concepts of "more development will lead to more development". In other words, if the DDA can start the development, other investors will follow. This concept fails to consider what direction the "development" is taking us.

*It was intended that the new district would drive investment in commercial areas of the town after many years of stagnant and declining sales and property tax.*

Do we have data showing declining property values as stated? Do we have data showing a correlation between sales tax and investment in the downtown area or does that data show a closer correlation between sales tax and population?

I think the change that occurred was the community came together to develop a vision. Through this process, the ideas of sustainability and resilience were raised.

- *The advantage of TIF is that it 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.*



I think we have already established that “the specific area” is not necessarily the only area that should be focused on to bring about a sustainable economy. We can't have a vibrant sustainable economy if too many areas around our community and in our neighborhoods are suffering from inappropriate and/or inadequate infrastructure.

What is economic development? Instead of using this term, I recommend we look at this process as a way to “develop” our economy into a resilient, sustainable, local economy. We want to sustain, not just develop. To develop without stating what the end result should be leads to an unsustainable notion of unlimited growth. I believe the community understands that unlimited growth cannot be maintained within the ecological constraints that exist.

#### Recommended re-write:

##### Introduction

The Nederland Downtown Development Authority (NDDA) was established by vote in 2005 to halt or prevent deterioration of property values or structures within the downtown area and to assist in the planning, development and redevelopment of the downtown area. Activities of the NDDA are funded by Tax Increment Financing (TIF) and a 5 mill levy until 2035. The 5 mill levy assessed on commercial property within the district amounts to ~\$20,000 that is to be used for NDDA operating and administrative activities. TIF is funded by an incremental increase in property tax (above the assessed value set in 2005) assessed on each business property within the defined boundary. For example; if the assessed property value of all the business properties within the boundary increases by \$1,000 per year above the 2005 benchmark, then that \$1,000 per year will be available for TIF funding until 2035. Reinvesting this funding into projects that increase property values will increase the available TIF funding.

The NDDA is required to have an approved Master Plan and to update this plan periodically as projects are completed, as goals are achieved and as new projects are developed.

#### Page 4

- The graph appears to show that the NDDA was established at the end of 2007 and that sidewalks phase I were completed in 2011. And that property values have decreased since 2010. Is this all right and can we explain the decrease in property value?
- Recommend including other statistics (# of businesses, population, # of children in each grade, state/county unemployment rates?) Refer to 2004 Nederland Areas Market Analysis and Action Plan. Also Joe Gierlach has most of this and is updated.

#### Page 5&6

- Executive Summary  
Bottom of page 5, second from last paragraph:

The components of the plan are based upon a comprehensive vision for Downtown. This vision adheres to the community's vision as stated in the *Envision Nederland 2020* document (provide in Appendix)....Recommended re-write:

...and is aligned with the policy recommendations and goals of the Comprehensive Plan. The ultimate objective is to develop a sustainable Downtown, a vital, resilient economic and social hub of activity that serves the needs of the community without compromising future generation's ability to satisfy their needs.

The 2016 Master Plan is organized into six sections:

**The NDDA Vision, The Planning Process, The Implementation Process, Plan Objective, Current Conditions, Capital Projects and Downtown Programs.**

The first four sections align the NDDA's planning process with the Community's Vision and policies and will only be edited as the community's vision changes. The current conditions, projects and programs sections will change as programs and projects are implemented and completed.

The Capital Projects section focuses on.....

Major components of the 2016 Master Plan include strategies intended to assist our local business in becoming more resilient and more sustainable.

**Circulation**

We propose to reduce our community's dependence on fossil fuels by:

- Improving pedestrian circulating throughout the Downtown district
- Improving non-motorized circulation between the Downtown district and surrounding neighborhoods
- Encouraging automobile visitors to park at periphery lots and walk throughout our downtown corridor

**Riverwalk**

We propose to preserve, protect and restore the riparian corridor by:

- Developing low-impact pedestrian access along the North bank that connects the shops along the South side of First Street to the riparian corridor
- Following the recommendations provided by local ecologist intended to improve ecosystem functionality
- Utilizing the riparian corridor to educate visitors on the critical dependence that exists between humans and nature
- Assuring that development along the North bank of the river results in improved eco-system functionality

**Beautification**

We propose to improve the esthetics of the downtown corridor by:

- Installing public art throughout the downtown district
- Providing public music accommodations throughout the downtown district
- Increasing the habitat and biodiversity of the surrounding ecosystems
- Providing adequate trash, recycling and composting infrastructure.
- Assisting local business owners in maintaining a clean, well-functioning downtown corridor

**Town Square**

We propose to increase the social and economic activity in the downtown corridor by:

- Providing a public gathering space that can be used as a central hub for alternative transportation, a venue for regulated vending, a venue for art and music presentations and a venue for seasonal celebrations.
- Providing several public areas to be used for smaller gatherings, rest stops along the pedestrian trails and areas of natural interest.

**Private development that creates a public benefit**

We propose to work with property and business owners to educate them on sustainable development and coordinate ways to bring about sustainable infrastructure that benefits the entire community.

**Page 7**

I believe the vision of the NDDA should be vetted more. The NDDA's public outreach should focus on the vision. We need to discuss how to continue our economic and social activity in a way that leads us towards eliminating our dependence on fossil fuels and heavy metals, eliminating our dependence on chemicals that persist in nature, eliminating our destruction of nature and assuring that our business practices are not preventing people globally from satisfying their needs.

**Recommended re-write:**

*The NDDA is tasked with protecting and enhancing the business environment in Nederland. The NDDA recognizes that its lead resource and business draw is the natural environment in which it exists. The NDDA is committed to preserving and/or restoring this natural environment as it is conducive to the growth and creation of business in the district.*

*Jeff Green – NDDA Vice Chaire, Owner -Very Nice Brewery, Nederland CO*

The NDDA Vision is to achieve a sustainable Downtown, a Downtown that can serve the needs of the community without compromising future generations' ability to satisfy their needs.

In a Sustainable Downtown Nederland:

- The Downtown corridor is a vibrant community hub of social and economic activity that stands as an example of sustainable development, circulation and business practices.
- Environmental best practices and low impact design principles are implemented on every project.
- Only projects with a well-defined Need Statement and a clear explanation on how the project will satisfy the community's vision of sustainability are pursued.
- Work, service and maintenance are provided by local resources.
- Materials are locally sourced from recycled or renewable resources.
- Buildings are heated and powered by solar energy.
- Businesses provide locally-sourced goods and services to satisfy all the needs of the community. Because of this, money is heavily circulated generating sustainable tax revenue to fund ongoing programs, maintenance and planned improvements.
- Several transportation options exist. Community members walk or bike between the downtown corridor and their neighborhoods on a multi-

modal path system. Many community members also utilize small electric-powered vehicles in addition to the public transportation options for commuting to/from the surrounding mountain neighborhoods and towns.

- Evidence of Nederland's unwavering commitment to the environment is found throughout the water shed. Many areas along the riparian corridor and throughout neighborhoods have been re-worked to serve multiple functions such as native habitats, community gardens or social gathering places. This connected system serves to mitigate stormwater runoff and to stabilize the water shed's ecosystem functionality.

Developing projects that take us from our current situation to achieving the community's Vision will be the foundation by which NDDA will approach all of its activities from large capital and infrastructure projects to programming and economic development.

**Circulation:**

*The Nederland Downtown Development Authority envisions a downtown district that is conducive to non-motorized modes of transportation, providing residents and visitors with easy access to reliable substitutes for fossil-fuel transit such as human powered and electric vehicles.*

Principles:

- Parking for out of area visitors is provided in the Town periphery with easy access and navigation to Town businesses, attractions and recreational venues.
- Decreasing motor vehicle traffic in the downtown district improves safety, enhances the aesthetic condition of downtown and diminishes local dependence on fossil fuels.
- Through targeted infrastructure improvements, Nederland's retail and recreational attractions are well-connected and pedestrian travel is well-regulated and favorable to non-motor vehicle travel.

**Riverwalk:** (henceforth referred to as the **Riparian Corridor Restoration Project-RCRP**)

*The Nederland Downtown Development Authority envisions a riparian corridor that adds a natural element to the downtown district while prioritizing sustainable consciousness and protection of the riparian environment.*

Principles:

- Nederland's riparian corridor represents a natural element that enhances the beauty of downtown, and as such, it should be protected and preserved for the benefit of future generations.
- The riparian corridor presents an opportunity for educating the public on the natural environment of Nederland and the impact of human activity on that environment.
- While the NDDA prioritizes protection of the riparian corridor, the board also seeks strategies for developing low-impact pedestrian access. This may be achieved by relocating the pedestrian path on the south side of Middle Boulder Creek to the north side, which provides greater accessibility to First Street businesses

**Beautification:**

*The Nederland Downtown Development Authority envisions an approach to beautification that promotes functionality in downtown fixtures and the built-environment. Through public-private partnerships, the NDDA seeks to preserve and enhance downtown's existing fixtures and infrastructure, creating beauty through regeneration rather than replacement and new construction.*

Principles:

- Nederland's downtown achieves a unique aesthetic by incorporating natural elements and allowing for complete functionality of surrounding eco-systems.
- By addressing issues such as excessive dust and gravel and decaying streets and sidewalks, the NDDA can enhance both the beauty of downtown and the functionality.
- The NDDA is committed to fostering public-private partnerships that address blight and promote improvements to neglected areas in the downtown district.

**Town Square:** (henceforth referred to as the "Community Gateway Project" or "Nederland Common Space Project")

*The Nederland Downtown Development Authority envisions the development of a common space that serves as both a nucleus of and gateway to the downtown district.*

Principles:

- A common space in the downtown area could serve as a hub for alternative forms of transportation, alleviating vehicle traffic while preserving access to downtown attractions.
- A common space in the downtown area could serve as a venue for the regulated vending of consumer goods.
- A common space in the downtown area could serve as a cultural center, incorporating spaces for small live performances, seasonal celebrations such as tree lighting ceremonies, and the display of local art and sculptures.

**Page 8**

The planning process detailed fails to focus on the vision and quickly regresses into the forecasting exercise we know will not achieve sustainable outcomes. The workshops consisted of identifying existing trends and issues, like parking. Then developing recommendations that address those identified trends and issues. Nowhere in this process did we focus on where we want to be.

I'm recommending we focus on our shared vision of becoming more resilient, more sustainable and that with each recommended project, we ask ourselves, what is necessary and how can we achieve it while satisfying the principles of sustainability.

**Recommended re-write:**

**Planning Process**

To ensure the highest levels of success in helping the community achieve its Vision, the NDDA has set forth the following process for pursuing projects:

### **Strengthening the Vision:**

Continue to share the principles of sustainability with business owners and community members and encourage everyone to contribute their ideas on how we get from our current situation to that of a Sustainable Downtown Nederland. Instead of simply asking people what projects they would like to see, *educate people on the principles of sustainability and ask what ideas they have for creating a Sustainable Downtown Nederland.* The NDDA Vision statements above should be added to and built upon as the conversation grows throughout our community. Sharing ideas towards a common outcome strengthens our social connections and increases buy-in from stakeholders and the community. Its these ideas that are developed with the vision in mind that should be pursued to the next step.

*"A vision without a plan is just a dream. A plan without a vision is just drudgery. But a vision with a plan can change the world." – Old proverb*

### **Developing the Need Statement:**

The NDDA will adhere to Town policy by evaluating projects on a scale of needs versus wants. This focuses our limited resources on essential projects and provides that basis for project planning. Need Statements are essential for developing project buy-in on taxpayer-funded projects.

Need Statements will be concise and coherent, supported by facts and evidence, on why the project needs to be undertaken and why now. Need Statements shall include logical steps explaining how the project helps the community get from its current situation to satisfying its Vision.

### **Developing Measurable Goals:**

The NDDA will adhere to Town policy by developing clear and measurable goals designed to track and determine project success towards achieving the community's Vision. Goals will be developed to measure environmental social, economic, cultural, health and energy impacts of projects. Measurable goals will be accompanied by explanations on how achieving the stated goals within the project will lead our community towards becoming sustainable.

Having measurable goals is the clearest, most transparent way for determining project success. Measuring our steps towards achieving the community's Vision provides an opportunity to learn from each project and the opportunity to better understand what works, and what doesn't.

### **Implementation Process**

Identify all potential stakeholders and funding partners. Communicate the Need Statements and Measurable Project Goals with the community and all other potential project team members.

**Implement an Integrated Design Process** on all projects that brings together members of the community, stakeholders and the design team at the very beginning of each project to review the Need Statement and Measureable Project Goals.

Educate all team members on the Community's Vision. Obtain input from all team members and the community at large to solidify project goals, plans and funding. Communicate project goals and progress to the community throughout the project. Provide follow-up on project results, lessons learned and action items for improving future projects.

## Page 9

Plan goals are incorporated in the understanding of the sustainable planning process. Following the above planning process and adhering to the principles of sustainability address any concerns of transparency, alignment with the community's vision and policy and building partnerships.

Much of the language provided jumps between plan goals and objectives without identifying what will actually be measured to determine success.

### Recommended re-write:

#### Plan Objective:

The main objective of this plan is to align the goals for the NDDA with the Community's goals as detailed in the 2013 Comprehensive Plan, Envision 2020 and numerous resolutions approved by the Board of Trustees.

The NDDA understands the importance of community buy-in when discussing how shared collected property taxes will be re-invested in the downtown district. As such, the NDDA seeks to find common projects already identified in other community planning documents such as the #NedZero Action Plan, the 2014 Maser Infrastructure Plan and the 2013 Parks, Recreation, Open Space & Trails Master Plan.

By aligning the NDDA goals with the community's and by following the proposed sustainable planning process, the NDDA anticipates an increase in community buy-in for the proposed projects.

An additional objective of this plan is to further the community's discussion around sustainable, low-impact development. The more our community can come together over a shared vision, the greater our changes of achieving such a goal. The more ideas that get generated based on achieving this goal, the greater our options become.

By encouraging further discussions around a goal of becoming a resilient sustainable Nederland, the NDDA anticipates greater awareness among community members resulting in clear measurable steps towards eliminating our dependence on fossil fuels and heavy metals, eliminating our dependence on chemicals that persist in nature, eliminating our destruction of nature and assuring that our business practices are not preventing people globally from satisfying their needs.

## Page 10

### Current Conditions

Increase in tax receipts between 2010 and 2014 – how many more businesses, what types of businesses attributed to the rise in sales tax

Current conditions should include statements of what makes our current condition unsustainable.

## Page 12-43

I recommend re-assessment of all projects and programs identified based on the visioning and planning process detailed above. I don't recommend breaking up the town into project areas. This leads to the idea that what is done in one area may not have any effect on other areas of town. We need to be using "systems thinking", another

principle of sustainable planning. I recommend maintaining the five areas of focus identified in the original plan of development, Circulation, Riverwalk, Beautification, Town Square and Private/Public partnership.

All of the proposed projects are listed with trends/issues identified and the recommendations addressing those identified issues. We are missing the steps that identify the need, missing measurable goals and missing clear explanations on how each project helps the community achieve its vision.

I find many of the current proposed projects hard to support when they ignore the recommendations of the ecological assessment completed on the riparian corridor. That's not walking the talk and that doesn't demonstrate *unwavering commitment to the environment*.

I recommend including the Riparian & Wetland Habitat Assessment in the appendices and I also recommend including its recommendations as part of the proposed list of projects.

I believe that when we re-assess projects based on sustainable principles, we will have an entirely different list of projects to choose from. Projects that will have more community buy-in, projects design specifically to achieve the community's vision, not projects based on popularity that only address current issues.

Following is an example of what a re-assessed project may look like.

### **Circulation**

We propose to reduce our community's dependence on fossil fuels by:

- Improving pedestrian circulating throughout the Downtown district
- Improving non-motorized circulation between the Downtown district and surrounding neighborhoods
- Encouraging automobile visitors to park at periphery lots and walk throughout our downtown corridor

One area of interest that has been identified as a barrier to smooth, safe pedestrian travel is the intersection at highway 119/72 and Lakeview Place.

Pedestrians traveling from First Street to the B&F Plaza are routed to this intersection but once at the intersection it becomes unclear and confusing as to which is the safest crossing to the B&F Plaza. Additionally, as part of sidewalks phase I a curb section at the Northeast corner of the intersection was installed. This curb section prevents a right hand turn lane from Lakeview onto highway 119/72 North. This results in cars becoming backed up, idling and waiting to turn out onto the highway.

We propose to re-work this intersection with the goals of reducing the amount of vehicle idling and reducing pedestrian and vehicle conflicts.

Initial ideas consist of installing a right hand turn lane from Lakeview Place onto the highway, redirecting the pedestrian path to the East and creating a more formal pedestrian crossing of Lakeview Place to the B& F Plaza away from the intersection. We will also consider the feasibility of a second round about and installation of highway underpasses to allow pedestrian safe access to businesses South of the bridge and on the West side of the highway.

### **Strengthening the Vision:**

In a sustainable Downtown Nederland, several transportation options exist. Community members walk or bike between the downtown corridor and their neighborhoods on a multi-modal path system. Many community members also utilize small electric-powered



vehicles in addition to the public transportation options for commuting to/from the surrounding mountain neighborhoods and towns.

**Developing the Need Statement:**

Our community needs to become less dependent on fossil fuels. The more we can provide safe and effective non-fossil fuel burning transportation options, the less dependent we become on fossil fuels.

**Developing Measurable Goals:**

To reduce automobile idling at this intersection and to reduce vehicle pedestrian interactions.

Once a project has a vision, a need statement and an idea of what will be measured to achieve our vision, we begin the integrated process of implementation. The NDDA will bring together all stakeholders, community members and design professionals (ecologists, hydrologist, circulation professionals, engineers, etc.) to discuss the vision, the need statement and the identified goals. We will identify all the strengths, weaknesses, opportunities and threats of the proposed project. We will identify funding and our ability to achieve the stated goals.

We anticipate this proposed planning process to cost between \$8,000 and \$15,000. The planning process will result in fully executable schematic design documents that address the Need Statement and all agreed-upon measurable goals for this project.

Again, my goal is to weave the principles of sustainable development throughout the NDDA Master Plan. I believe that in order to achieve a change in direction for development, we need to change our process. The current process is based on forecasting, not backcasting. Too many project ideas are void of need statements and measurable goals. Too many project ideas are void of clear explanations of how they get us from our current unsustainable condition to the vision our community desires.

“The future is not a road to be discovered, it is a place to be created.”

Goran Carstedt, Char of The Natural Step International and Senor Director of the Clinton Climate Initiative.

## Synopsis of Existing Town Plans

# 2007 NDDA Master Plan Goals

<p><b>Circulation</b></p> <ul style="list-style-type: none"><li>-Improve Lakeview intersection</li><li>-Provide safe ped crossings</li><li>-Construct sidewalks and trails</li><li>-Connect key amenities</li></ul>	<p><b>Riverwalk</b></p> <ul style="list-style-type: none"><li>-Provide a ped path along north side of MBC</li><li>-Construct a ped-friendly bridge linking Chipeta and East Street</li><li>-Enhance creek ecosystem</li></ul>	<p><b>Beautification</b></p> <ul style="list-style-type: none"><li>-Bury utility lines</li><li>-Promote attractive streetscapes</li><li>-Retain historical assets and adhere to design standards</li><li>-Incorporate public art</li></ul>	<p><b>Town Square</b></p> <ul style="list-style-type: none"><li>-Convert town-owned land behind VC to Town Square</li><li>-Create multi-purpos space for community gatherings</li><li>-Incorporate attractive landscaping and art</li></ul>	<p><b>Public/Private</b></p> <ul style="list-style-type: none"><li>-Facilitate partnerships with builders/developers</li><li>-Develop public facilities that enhance and encourage private development</li><li>-Encourag proects that are compatible with surroundings</li><li>-Encourage diverse land uses</li><li>-Solicit and provide sites for land uses that support economic vitality</li></ul>
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# 2013 Comprehensive Plan Goals

<p><b>Community Facilities</b></p> <ul style="list-style-type: none"> <li>-Promote improvements to ped pathways</li> <li>-Protect riparian corridors</li> <li>-Preserve properties of historical value</li> <li>-Encourage support of local businesses and events</li> </ul>	<p><b>Housing</b></p> <ul style="list-style-type: none"> <li>-Encourage mixed use and high density development downtown</li> <li>-Encourage improvement and redevelopment of existing properties</li> <li>-Promote resources and incentive available to property owners</li> </ul>	<p><b>Transportation</b></p> <ul style="list-style-type: none"> <li>-Promote highway improvements between traffic circle and Big Springs intersection</li> <li>-Prioritize parking improvements</li> <li>-Promote alt. transportation</li> <li>-Establish emergency vehicle crossing of MB creek</li> <li>-Encourage provision of bike racks</li> <li>-Support development of sustainable structures</li> </ul>	<p><b>Economy</b></p> <ul style="list-style-type: none"> <li>-Support alternative economic opportunities</li> <li>-Encourage local shopping to prevent tax leakage</li> <li>-Promote diverse businesses</li> <li>-Help reduce cost of business</li> <li>-Use TIF to support infrastructure improvements</li> <li>-Promote Ned as hub for arts, culture, and music</li> <li>-Promote alternative energy installations</li> <li>-Support business of local character that provide essential services</li> </ul>	<p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>-Support opportunities for water collection pilot programs</li> <li>-Encourage upgrades in delivery of tv, radio, and internet services</li> <li>-Support efforts to develop solid waste and recycling center</li> <li>-Support improvements to storm water drainage</li> </ul>	<p><b>Land Use</b></p> <ul style="list-style-type: none"> <li>-Promote compact, sustainable land use that emphasizes infill and redevelopment</li> <li>-Utilize best practices in sustainable development</li> <li>-Prioritize efforts to acquire lands for public uses</li> <li>-Discourage light pollution</li> <li>-Promote increased ecosystem functionality</li> </ul>
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# Parks, Rec, Open Space & Trails Master Plan Goals

## Overall PROST Vision

- Support efforts to enhance ADA accessibility
- Support efforts to expand availability of local information
- Address parking and pedestrian needs for rec. asset

## Parks

- Support implementation of Gateway Park Plan
- Develop and comply with design standards for signage, benches, kiosk, etc.
- ID suitable locations for community gardens
- Support efforts to create sustainable rec. opportunities for pet owners

## Recreation

- Support establishment of common venue for local event programming
- Support partnerships with businesses to provide gardening materials/supply
- Enhance event/activity programming
- Support special events
- Enhance opportunities for fitness and cultural arts
- Promote environmental education and stewardship

## Open Space

- Support efforts to acquire open space and public use lands

## Trails

- Support implementation of Trails Master Plan
- Help to acquire resources for trail maintenance and new trail construction
- Support improvements to trail safety
- Support projects that increase linkages between Town businesses and attractions

# Master Infrastructure Plan Goals

## Water Systems

- Upsize of downtown water distribution pipe

## Sewer Systems

- Downtown collection system piping repairs and replacement

## Stormwater

- Lakeview Drive access/turn lane improvements
- East Street/Barker Meadow Park water quality & stormwater management
- Emergency access at MBC
- Post Office stormwater improvements

## Paving

- Lakeview Drive

# Nederland Sustainability Action Plan Goals

## Community Fabric

- Support opportunities for bike sharing
- Support projects that create safe ped paths and enhance connectivity
- Support retrofitting for ADA compliance
- Support standardized design criteria
  - Support implementation of Trails Master Plan
- Continue to grow Adopt-a-Planter Program

## Economy & Jobs

- Support revisions to zoning code that remove barriers to infill and redevelopment in downtown
- Support and expand regular event programming in downtown
- Continue using TIF to support sustainable improvements in downtown

## Climate & Energy

- Support expansion of EV infrastructure

## Built Environment

- Adopt set of measurable criteria for evaluating sustainability of development projects
- Support sustainable infrastructure improvements in-line with the Master Infrastructure Plan
- Consider purchasing land for additional parking