

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
NEDERLAND COMMUNITY CENTER 750 Hwy 72 Nederland, CO 80466
Multi-Purpose Room
May 18, 2016 6:30pm
AGENDA

A. CALL TO ORDER

B. ROLL CALL

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

D. CONSENT AGENDA

1. Approval of the April 20th, 2016 meeting minutes - Cindy Downing-Secretary
2. Approval of warrants

E. INFORMATIONAL ITEMS

1. Treasurer's Report - Mandy Kneer
2. NedPeds Report - Alisha Reis
3. Board Terms Expiring – Open Board Seats
4. MPU Public Comment

F. ACTION ITEMS

1. Approval of making Mandy Kneer a signer on the NDDA bank account.

G. DISCUSSION ITEMS

H. OTHER BUSINESS

J. ADJOURNMENT

NEXT REGULAR MEETING: JUNE 15 , 2016

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

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

The NDDA Board meeting packets and agendas are prepared on Friday before the Wednesday meetings and are available on the NDDA website, www.nederlanddowntown.org. Copies of the agendas and meeting packet are available at no cost via email from cindydowning0@gmail.com. The information is reviewed and studied by the Board members, eliminating lengthy discussions to gain basic understanding. Short discussion on agenda

Town Of Nederland
NEDERLAND DOWNTOWN DEVELOPMENT
AUTHORITY

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

April 20 2016

DRAFT MEETING MINUTES

A. CALL TO ORDER

Meeting called to order at 6:49 pm

B. ROLL CALL

Present: Kevin Mueller, Katrina Harms, Brent Tregaskis, Susan Schneider

Absent: Amanda Kneer, Peter Marshall, Jeffrey Green

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

There were no public comments

D. CONSENT AGENDA

1. Approval of the March 16, 2016 Meeting Minutes-Cindy Downing-Secretary Motion to approve the meeting minutes from the March 16, 2016 meeting made by Brent Tregaskis seconded by Susan Schneider. Motion passed unanimously.

2. Approval of warrants-Motion to approve warrants made by Susan Schneider seconded by Brent Tregaskis. Roll call was taken and motion passed unanimously

E. INFORMATIONAL ITEMS

1. Treasurers Report-Amanda Kneer

Amanda was not present to give the report. Katrina Harms reported that there was a budget spreadsheet included in the packet.

Kevin Mueller said he would like to recommend that the DDA request that the Town Board Liaison request from the Town that the Town pay for the DDA election in November

Katrina Harms responded that once they have the numbers finalized then they will know how much they need to ask for.

Kevin Mueller said they have an Introductory Board of Trustees Retreat coming up in May and he can informally mention this support. He believes their support would constitute demonstration that the municipality is assisting the DDA and supports the DDA.

It was decided by the Board to make this an action item.

Kevin Mueller made a motion that DDA formally requests the BOT Liaison request from the municipality to pay for the election in November. Motion seconded by Susan Schneider. Motion approved unanimously.

2. Administrators Report-Alisha Reis

Alisha was not present but Katrina Harms said she received an email from Alisha that informed her that crews have started staking for the NedPeds project. Alisha also requested a couple of DDA Board members to be on a committee to acquire a loan for NedPeds. Since the NedPeds project took longer than expected, they now have to get a loan for the \$340,000 to pay for NedPeds. A committee will help with this process.

Kevin Mueller said he was confused as to why a loan would need to be taken out because it was his understanding that the Municipality was going to borrow money from the sewer fund at a reduced rate. He added that this was formally voted on at a BOT meeting.

Katrina said she will ask Alisha Reis about the information Kevin Mueller provided in regards to borrowing from the sewer fund.

F. ACTION ITEMS

1. Approve the 2016 MPU outreach plan

Katrina Harms said she included an outreach plan for the Master Plan in the packet.

Katrina said she wanted to use the money left in the MPU budget to distribute the Master Plan out to the public and get input. Katrina added that they would have a two months to update the Master Plan and present it to the BOT in July. She is hoping the BOT will approve the MPU in July, and approve the debt authorization in August. Katrina said the MPU final draft will be mailed to everyone in the DDA.. She would like the DDA to personally visit any group that would want to talk to them about the MPU, and they would have 2 or 3 events. She would like to have a nonprofit/advisory board summit early next month so the advisory boards can attend and then make comments at their own meetings. She would also like to do one evening public event and one weekend public event where they make a presentation on the Master Plan to the public and businesses owners.

Kevin Mueller said there should be revisions to the Master Plan and they should make decisions in segments of years. For example, start with year 1 and decide what projects will be achieved. Kevin said perhaps start with small projects like putting a turn lane in on Lakeview Drive in the first year to show initiative. Also, they could rearrange the area between the Black Forest and the Caribou Shopping Center to have parallel parking. Kevin said if there is a one or two year plan then that is a segue into why they would be asking for the \$2.9 million for the debt authorization. Kevin added that he would like to prove that the DDA can get projects done and that every project should have a needs statement. He would like the Board to suggest a list of the first five projects they would like to see completed so the DDA has talking points.

Katrina said she will send out the list of projects to the board so they can decide what the first five projects should be.

It was decided by the Board to make the May meeting the public comment meeting and to not have the two social events for the outreach project.

Motion to approve approve the outreach plan without two social meetings made by Brent Tregaskis seconded by Susan Schneider. Motion approved unanimously.

G. DISCUSSION ITEMS

No discussion items

H. OTHER BUSINESS

Katrina Harms asked if the Board still wanted sponsor the High Peaks Art Festival. It was decided by the Board that it fits within the vision of the DDA and they will vote on this at the May meeting.

I. ADJOURNMENT

Motion to adjourn made by Susan Schneider seconded by Brent Tregaskis. Motion passed unanimously and meeting was adjourned at 8:28pm

NEXT REGULAR MEETING:

May 18, 2016 @ 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. 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. Copies of the agendas and meeting packet are available at no cost via email from cindydowning0@gmail.com. The information is reviewed and studied by the Board members, eliminating lengthy discussions to gain basic understanding. Short discussion on agenda items does not reflect lack of thought or analysis.

Butler Snow, PO Box 6010, Ridgeland, MS, 39158-6010

10117684 04/20/16 Legal Service (DDA Ballot) 04/20/16 \$5,000.00 \$5,000.00 70-75-5100 Legal \$0.00 (\$5,000.00)
\$5,000.00

213 Cindy Downing, PO Box 302, Nederland, CO, 80466

2016-03 03/31/16 DDA Secretary 04/10/16 \$192.00 \$192.00 70-75-5129 DDA Secretary Services \$0.00 (\$736.00)
\$192.00

329 High Peaks Art Festival, PO BOX 618, Nederland, CO, 80466

2016-04 04/28/16 Best of Show Award 05/08/16 \$225.00 \$225.00 70-75-5750 Advertising \$0.00 (\$1,602.00)
\$225.00

341 F&D International, 5723 Arapahoe Ave. Ste 1B, Boulder, CO, 80303

1771 04/06/16 NedPed's Owners Rep Svcs 05/06/16 \$3,873.99 \$3,873.99 70-75-6550 Infrastructure Improveme \$0.00 (\$3,873.99)



AGENDA INFORMATION MEMORANDUM NEDERLAND BOARD OF TRUSTEES

Meeting Date: May 18, 2016
Prepared By: Mandy Kneer

Consent Information Action Discussion

INFORMATION ITEM:

Financial Report

SUMMARY:

**NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
TIF ANALYSIS**

<i>LIFE OF DISTRICT IN YEARS (TOTAL 30 YEARS)</i>	1-13	14-30	3	4	5	6	7	8	9	10	11	12	13	14	15
<i>YEARS</i>	<i>2006-2018</i>	<i>2019-2035</i>	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
									<i>Master Plan</i>	<i>Future Debt Authorization</i>					
Beginning TIF Balance			-	22,018	86,446	134,307	190,321	122,478	118,363	147,843	185,302	27,962	29,693	16,581	19,658
			<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Actual</i>	<i>Forecast</i>	<i>Budget</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
TIF Receipts (Projected*)	1,256,468	3,332,014	22,018	67,811	83,921	104,413	104,640	99,915	141,231	150,463	154,977	162,726	164,353	180,789	182,596
<i>* Projections are estimated based on future business activity</i>				208%	24%	24%	0%	-5%	41%	7%	3%	5%	1%	10%	1%
Tax Collection Costs								1,474	2,144	2,295	2,325	2,441	2,465	2,712	2,739
Adjusted Tax Receipts			22,018	67,811	83,921	104,413	104,640	98,441	139,087	148,168	152,652	160,285	161,888	178,077	179,858
	Loan Disbursements	Loan Payments w/Interest													
Debt Authorization 2012	913,589								<i>All paid in 2014</i>	<i>All paid in 2015</i>	<i>To be paid in 2016</i>				
Mutual of Omaha Loan	51,500	105,331		3,383	36,060	43,502	22,386								
Tractor	19,589	19,590		<i>Repaid 12/31/2014 (water fund)</i>			4,897	4,897	4,897	4,897					
Loan 1 - Town	248,500	265,596					27,666	66,399	66,399	66,399	38,733				
Sidewalk Phase 1	80,000	80,224					80,224								
NEdPeds	37,000	37,309					37,309								
NEdPeds	117,000	125,040						31,260	31,260	31,260	31,260				
Master Plan Update #1	7,000	7,050		<i>Repaid 12/31/2014 (water fund)</i>					7,050						
Master Plan Update #2	13,000	13,050		<i>Repaid 03/04/2015 (water fund)</i>						13,050					
<i>NEdPeds**</i>	340,000	348,554									240,000	108,554			
Future Debt Authorizations	2,466,000														
<i>Debt Authorization 2016</i>	2,250,000											50,000	175,000	175,000	175,000
<i>Projection Cushion</i>	216,000														
Total Debt Authorization	3,379,589	1,001,743													
Total Loan Payments			-	3,383	36,060	48,399	172,482	102,557	109,607	110,709	309,993	158,554	175,000	175,000	175,000
Ending TIF Balance			22,018	86,446	134,307	190,321	122,478	118,363	147,843	185,302	27,962	29,693	16,581	19,658	24,515

Reconciliation	
TIF Proceeds	4,588,482
Tax Collection Costs	63,124
Debt Authorization 2012	913,589
Debt Authorization Future	2,466,000
Interest	1,142,154
Total Expenditures	4,584,867
remaining	3,615

4,521,743
-

**NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
TIF ANALYSIS**

LIFE OF DISTRICT IN YEARS (TOTAL 30 YEARS) **1-13** **14-30** 16 17 18 19 20 21 22 23 24 25 26 27 28
 YEARS 2006-2018 2019-2035 2021 2022 2023 2024 2025 2026 2027 2028 2029 2030 2031 2032 2033

Beginning TIF Balance			24,515	31,172	39,644	49,952	62,112	76,144	92,067	109,898	119,658	131,366	65,040	80,702	18,370
			<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>	<i>Forecast</i>
TIF Receipts (Projected*)	1,256,468	3,332,014	184,422	186,267	188,129	190,011	191,911	193,830	195,768	197,726	199,703	201,700	203,717	205,754	207,812
<i>* Projections are estimated based on future business activity</i>			1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
Tax Collection Costs			2,766	2,794	2,822	2,850	2,879	2,907	2,937	2,966	2,996	3,026	3,056	3,086	3,117
Adjusted Tax Receipts			181,656	183,473	185,307	187,160	189,032	190,922	192,832	194,760	196,708	198,675	200,661	202,668	204,695

	Loan Disbursements	Loan Payments w/Interest	Loan Payments w/Interest												
Debt Authorization 2012	913,589														
Mutual of Omaha Loan	51,500	105,331													
Tractor	19,589	19,590	Repaid 12/31/;												
Loan 1 - Town	248,500	265,596													
Sidewalk Phase 1	80,000	80,224													
NEdPeds	37,000	37,309													
NEdPeds	117,000	125,040													
Master Plan Update #1	7,000	7,050	Repaid 12/31/;												
Master Plan Update #2	13,000	13,050	Repaid 03/04/;												
NEdPeds**	340,000	348,554													
Future Debt Authorizations	2,466,000														
Debt Authorization 2016	2,250,000	3,280,000		175,000	175,000	175,000	175,000	175,000	175,000	175,000	185,000	185,000	185,000	185,000	185,000
Projection Cushion	216,000	240,000										80,000		80,000	
Total Debt Authorization	3,379,589	1,001,743	3,520,000												

** Pending
Total Loan Payments 175,000 175,000 175,000 175,000 175,000 175,000 175,000 175,000 175,000 185,000 185,000 265,000 185,000 265,000 185,000

Ending TIF Balance			31,172	39,644	49,952	62,112	76,144	92,067	109,898	119,658	131,366	65,040	80,702	18,370	38,064
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Reconciliation

TIF Proceeds	4,588,482	
Tax Collection Costs	63,124	
Debt Authorization 2012	913,589	
Debt Authorization Future	2,466,000	
Interest	1,142,154	
Total Expenditures	4,584,867	4,521,743
remaining	3,615	-

**NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY
TIF ANALYSIS**

LIFE OF DISTRICT IN YEARS (TOTAL 30 YEARS) YEARS	1-13	14-30	29	30	Payments	Interest
	2006-2018	2019-2035	2034	2035		
Beginning TIF Balance			38,064	59,806		
			<i>Forecast</i>	<i>Forecast</i>		
TIF Receipts (Projected*)	1,256,468	3,332,014	209,890	211,989	4,588,482	
<i>* Projections are estimated based on future business activity</i>			1%	1%		
Tax Collection Costs			3,148	3,180	63,124	
Adjusted Tax Receipts			206,742	208,809	4,525,358	
	Loan Disbursements	Loan Payments w/Interest	Loan Payments w/Interest			
Debt Authorization 2012	913,589				-	
Mutual of Omaha Loan	51,500	105,331			105,331	53,831
Tractor	19,589	19,590	<i>Repaid 12/31/;</i>		19,590	1
Loan 1 - Town	248,500	265,596			265,596	17,096
Sidewalk Phase 1	80,000	80,224			80,224	224
NEdPeds	37,000	37,309			37,309	309
NEdPeds	117,000	125,040			125,040	8,040
Master Plan Update #1	7,000	7,050	<i>Repaid 12/31/;</i>		7,050	50
Master Plan Update #2	13,000	13,050	<i>Repaid 03/04/;</i>		13,050	50
NEdPeds**	340,000	348,554			348,554	8,554
Future Debt Authorizations	2,466,000				-	
Debt Authorization 2016	2,250,000		3,280,000	185,000	185,000	3,280,000
Projection Cushion	216,000		240,000		80,000	240,000
Total Debt Authorization	3,379,589	1,001,743	3,520,000			
** Pending					-	-
Total Loan Payments			185,000	265,000	4,521,743	1,142,154
Ending TIF Balance			59,806	3,615	3,615	

Reconciliation		
TIF Proceeds	4,588,482	
Tax Collection Costs	63,124	
Debt Authorization 2012	913,589	
Debt Authorization Future	2,466,000	
Interest	1,142,154	
Total Expenditures	4,584,867	4,521,743
remaining	3,615	-

**Nederland Downtown Development Authority
2012 Debt Authorization Status**

Debt Authorization 2012 913,589

	Loan Disbursements	2016 Remaining Payments
Mutual of Omaha Loan	\$ 51,500	\$ -
Tractor	\$ 19,589	\$ -
Loan 1 - Town*	\$ 248,500	\$ 38,733
Sidewalk Phase 1	\$ 80,000	
NEdPeds	\$ 37,000	\$ -
NEdPeds*	\$ 117,000	\$ 31,260
Master Plan Update #1	\$ 7,000	\$ -
NEdPeds**	\$ 340,000	Pending
Master Plan Update #2	\$ 13,000	\$ -
		\$ 69,993
<i>Total Borrowed to Date</i>	\$ 573,589	
**Pending	\$ 340,000	

**To be paid on installments through year, according to loan resolution*

2016 DDA Budget versus Actual								
NON-TIF FUNDING	Budget Code	2016 BUDGET	Jan-16	Feb-16	Mar-16	Apr-16	YTD TOTAL	Remaining
Property Tax	70-75-4000	\$ 20,000					\$13,562	\$6,138
Interest Income	70-75-4900	\$ 400					\$7	\$393
Loan Proceeds	70-75-4990							
TOTAL REVENUE		\$ 20,400					\$13,569	\$6,531
Personnel	70-75-5129	\$ 3,600	192	352			\$544	\$3,056
Oth Prof: Legal	70-75-5100	\$ 5,000					\$0	\$5,000
Oth Prof: Website	70-75-5115	\$ 2,400	248		240		\$488	\$1,912
Tax Collect	70-75-5735	\$ 270					\$0	\$270
Office: Rent	70-75-5200	\$ 600					\$0	\$600
Office: Supplies	70-75-5410	\$ 100		23			\$23	\$77
Office: Postage	70-75-5710	\$ 50					\$0	\$50
Office: Bank Fees	70-75-5740	\$ 50					\$0	\$50
Office: Print/Copy	70-75-5770	\$ 100	7	56			\$63	\$37
Advertising	70-75-5750	\$ 500	1,377				\$1,377	-\$877
Prof Dev: Conf & Training	70-75-5810	\$ 750					\$0	\$750
Prof Dev: Member Dues	70-75-5850	\$ 250					\$0	\$250
Meals: Food for Meetings	70-75-5830	\$ 500					\$0	\$500
Meals: District Ent	70-75-5830	\$ 500					\$0	\$500
DDA Beautification	70-75-5270	\$ 4,200				3,000	\$3,000	\$1,200
Fireworks	70-75-5890	\$ 1,000	1,000				\$1,000	\$0
Admin & Finance	70-75-5999	\$ 3,600		45			\$45	\$3,555
TOTAL EXPENDITURES		\$ 23,470	2,824	476	240	3,000	\$6,540	\$16,930
NON-TIF CHANGE IN FUND BALANCE		\$ (2,870)					\$7,029	
FUND, BEGINNING BALANCE		\$ 3,093						
FUND, ENDING BALANCE		\$ 23						
TIF Revenue						81,138.00		
TIF Projects								
Master Plan Update	70-75-5190		1,537.35	5,350.00				
Transfer to Capital	80-75-4998		1,616.00	2,071.25	1,552.00	3,873.99		

Date: 12 May 2016

To: Alisha Reis

Cc: Alex Knettel, Dakota Miller

From: Todd Ficken, PE

RE: **NEDPED – Project Update**

The project is “underway”, even though there are no physical signs on site. A few things are going on administratively and those particular items are mostly to ensure that Nederland does not violate any of the federal grant conv.

- (1) WX – among other issues, weather has been (but is no longer) an issue in terms of starting the actual construction.
- (2) CDOT – throughout the whole process, CDOT was kept informed
 - a. Drawings were approved by them prior to re-issuing the solicitation.
 - b. CDOT review the award noticed, and prior to awarding the contract, the Town obtained a “concurrence of award” letter from CDOT.
 - c. CDOT reviewed the solicitation and ensured that all appropriate “forms” were referenced or attached to the solicitation.
- (3) Contract – The contractor did sign and a bond was issued for the project.
- (4) Notice to Commence – A notice to commence, pursuant to the construction agreement, was sent to the Contractor on 25 February 2016.
- (5) 31 March – A pre-con meeting was held for the project in Nederland. At that time, CDOT assigned a “CDOT representative”. This was the first time we met the representative.
- (6) Following the 31 March pre-con meeting, we were informed of a significant amount of additional paperwork that CDOT required pursuant to the grant. We provided CDOT with everything that we had, such as contract agreement, general conditions, etc. We were faced with some challenges and issues, but we maintained a cooperative position in terms of sorting out what CDOT needed. Some of the issues were related to personnel changes within the Contractor’s organization and the transfer of knowledge. Other issues had to do with ensuring all the necessary paperwork and contract language was in place to ensure compliance of the federal grant monies.
- (7) Another issue associated with CDOT is the type of project, i.e., a sustainable street. Because of CDOT’s involvement, that involvement means all specifications and project elements must conform to CDOT standards. The challenge is that CDOT has no standards for such a sustainable design, i.e., we are at the cutting edge of things. Thus, we have had to draft

“special specifications” to accommodate for the porous elements of the project. CDOT has been very accommodating and patient, but at the same time we have to develop the requirements that “fit”, albeit as best as possible, into the CDOT program.

(8) Current activities:

- a. We are providing construction staking currently.
- b. We are finalizing paperwork with CDOT.
- c. We are still working on getting a schedule form the Contractor that we can share with the Town.
- d. We have developed special specifications.
- e. We have reviewed and approved most of the submittals.
- f. We continue to urge the Contractor to “get going”.
- g. We are providing additional construction staking on Tuesday the 17th of May.
- h. We are continuing to work on the logistic of the project with the Contractor, i.e., material storage, material availability, etc.
- i. The contractor will not formally mobilize until they review the “specifications” from CDOT. At this time, the scope has not changed. All we are doing (with CDOT) is putting the project into terms that will not jeopardize the CDOT grant.

We continue to push to get the project moving. Overall the contractor has indicated they will need about 60 to 70 days to complete once started. In coordination with CDOT, the contract end date has been pushed to the end of July, from the end of June. This was done for several reasons, (i) the Contractor is having trouble getting an asphalt plant to ship asphalt to Nederland prior to June, and (ii) to accommodate the Contractor for CDOT’s paperwork adjustments. We are very anxious to get this project rolling. It has been a long time in the making, and hopefully by the board meeting, we will have more insight into that time line.



Todd E. Ficken, PE

F&D International LLC

Fn = 018 NEDPED Memo 12May16 – Project Update



AGENDA INFORMATION MEMORANDUM NEDERLAND BOARD OF TRUSTEES

Meeting Date: May 18, 2016
Prepared By: Katrina Harms

Consent Information Action Discussion

INFORMATION ITEM:

Open Board seats

SUMMARY:

The NDDA has 2 board terms expiring on June 30th. The seats are currently held by Board Chair Katrina Harms and Susan Schneider. Both current members will be reapplying for their seats which will then expire on June 30th, 2020. Terms for NDDA board seats are 4 years.

Following are the qualifications and responsibilities. An [application can be downloaded here](#) or picked up at Nederland Town Hall. Any questions, please feel free to contact Board Chair, [Katrina Harms](#). Applications are due to Town Hall by June 10, 2016, by 5pm.

NEDERLAND DOWNTOWN DEVELOPMENT AUTHORITY BOARD MEMBER QUALIFICATIONS AND RESPONSIBILITIES

C.R.S. 31-25-806. Board membership – qualifications (1) Each appointed member of the board, except any member from the governing body, shall reside, be a business lessee, or own real property in the downtown development district within the municipality in which the authority is located. A manager, as that term is defined in section 7-90-102, C.R.S., an agent, or an employee of an entity, as that term is defined in section 7-90-102, C.R.S., having its place of business in the downtown development district shall be eligible for appointment to the board. No officer or employee of the municipality where the authority is located, other than any appointee from the governing body, shall be eligible for appointment to the board. Within thirty days after the occurrence of a vacancy, the governing body, except as provided in section 31-25-805 (3), shall appoint a successor.

Although the State Statute indicates that residential properties are included in the Downtown Development District, the Nederland DDA in 2005 elected to not include residential properties or renters. See Ordinance 599 series 2005. To further clarify this position, the Nederland Board of Trustees was advised by their attorney to enact Ordinance 702 Revised Downtown Development Boundaries. This was adopted by the Town on January 3, 2012. This changes the boundaries of the NDDA to EXCEPT residential or agricultural properties. These Ordinances can be found on the Town of Nederland Web page.

At this time, to be eligible for the Nederland Downtown Development Board, the applicant must own real property in the district within the municipality or be a business lessee. If a business lessee, all Town and State Laws must be in compliance including the local business permit.

An applicant can expect to have a minimum of one meeting a month on the 3rd Wednesday of the month at 6:30 in the Multi-purpose room of the Community Center. Historically these meetings last approximately 2

hours. Further, there may be special meetings called by the Chairman on other days and times. In addition, the applicant should expect to be asked to volunteer for a committee or Task Force to help with the projects passed by the Board.

At the present time, the NDDA board is operating without an Executive Director and the duties are being assumed by various board members as well as the Treasurer and Secretary.

Applicants should also expect to be interviewed by the NDDA Board and then be present for the appointment by the Board of Trustees.

Terms of office is for 4 years and begins on July 1 and ends June 30, unless the appointment is a replacement for a board member resigning mid-term.

All [applications](#) must be returned to the Nederland Town Clerk before June 10th, 5pm.



**TOWN OF NEDERLAND
STANDARD APPLICATION FOR
APPOINTMENT OR REAPPOINTMENT TO TOWN
ADVISORY BOARDS AND COMMISSIONS**

This is an application for appointment or reappointment to the
Nederland Downtown Development Authority

Applicant Name: _____
Mailing Address: _____
Street Address: _____
Telephone number(s): _____
Email address: _____

- 1) Are you applying as a Property owner or Business lessee? _____
- a. Physical address of property or business: _____
 - b. Mailing address of property or business: _____
 - c. Position (Owner, manager if property is a corporation): _____
 - d. Name of Business if a Lessee: _____

- 2) If Property or business is not owned in an individual name, please list the type of ownership (LLC, Corporation, Trust, etc) and the name of the entity:
- a. Type of ownership: _____
 - b. Name of entity: _____
 - c. Your relationship to entity: _____

If Corporation or Trust is owner of the property/business, a letter from the Corporate Board, Managing Agent, or other Trustees authorizing applicant to make decisions on behalf of the Corporation must be attached.

If a NEW APPOINTMENT, please describe any special knowledge, abilities, background or interests you feel will provide a positive contribution to the goals and purposes of the board or commission for which you are seeking appointment. (Attach resume if desired or use an extra sheet of paper, if necessary.) If a RE-APPOINTMENT, please describe previous board(s) experience and contributions.



AGENDA INFORMATION MEMORANDUM NEDERLAND BOARD OF TRUSTEES

Meeting Date: May 18, 2016
Prepared By: Katrina Harms

Consent Information Action Discussion

INFORMATION ITEM:

2016 Master Plan Final Draft Public Comment

SUMMARY:

On May 1 everyone in the DDA district was mailed a packet containing a copy of the Master Plan Draft, letter, questionnaire and return envelope. A copy of those items are included here.

Advisory boards were also contacted and encouraged to provide feedback.

An ad will run in the Mountain Ear for 2 weeks with the options for the public to provide feedback and that has also been posted on social media.

A postcard with all the options was also mailed to everyone as a reminder.



April 27, 2016

Dear NDDA Business Lessees and Property Owners,

Enclosed you'll find the final draft of the Nederland Downtown Development Authority's (NDDA) 2016 Master Plan. The NDDA is required to have a master plan and update it periodically as projects in the NDDA are completed. The previous master plan was written in 2007 and since then we've completed one major sidewalk project and we will complete a second one this June connecting the Nederland Community Library with the Post Office down Second Street.

Other projects the DDA has completed or been involved with include:

- An electric vehicle charging station at the Visitor Center
- Supported 2015 and 2016 Fireworks through donations and promotion
- Funded a Riparian Assessment of Middle Boulder Creek
- Funded a Wayfinding study for in and around town
- Initiated a NDDA branding project that produced a new logo and Website
- Helped implement a Marketing and Tourism grant

We also have summer flower and holiday light programs that we fund through our operating budget. We'd like to do more and now is the time to look forward to the next round of projects and issues we can tackle with Tax Increment Funding (TIF) that is being collected on behalf, and is to be used for the benefit of, downtown Nederland.

The 2016 Draft Master Plan was written after a year of gathering information through community meeting and surveys, the Riparian Study and Wayfinding Study, and uses the Town's Comprehensive Plan and Envision 2020 as guiding documents. We are proud of the work we did on the 2016 Master Plan and feel like we've captured a vision for Downtown Nederland, that as business and property owners, we can all support (page 7 of the 2016 Master Plan).

The 2016 Master Plan outlines issues and proposed improvements, that can be turned into projects, for the district to work on over the next 5 – 10 years. Besides the many large scale capital/infrastructure projects that have been identified in the downtown area, the DDA can create projects around economic development issues such as beautification, business incubation, and grants for businesses to utilize for façade and other physical improvements, and support for work force housing.

The projects the community identified through the master plan process as the most important, and that the DDA will focus on completing first, are improving the intersection at Lakeview Drive and HWY 119, wayfinding, and identifying and maximizing parking areas. These issues, and their proposed improvements, are outlined in the 2016 Master Plan.

In May the NDDA is asking DDA district members, the Town of Nederland staff and Board of Trustees, Advisory Boards and general public to comment on the Master Plan. We will incorporate any new themes or issues that we get as feedback into the Master Plan. In July the NDDA will ask the BOT to accept the 2016 Master Plan and revisit the possibility of a Debt Authorization election for November 2016 in order to be able to tackle the projects the community is requesting.

What we'd like from you is to use the questionnaire and stamped return envelope we've provided to comment on the 2016 Master Plan. You also may email your comments to info@nederlanddowntown.org or leave a message at 303-258-3266, x28.

In order for the NDDA to be able to represent the downtown community we need to hear from you. **What is YOUR vision of downtown Nederland?** We value your time and your comments will be very much appreciated.

Sincerely,

Nederland Downtown Development Authority

Board of Directors

Katrina Harms – Chair, Carousel of Happiness • Jeffrey Green – Vice Chair, Very Nice Brewing Co. • Mandy Kneer – Treasurer, Mountain People's Co-op • Susan Schneider, Centennial Banking • Peter Marshall, Crosscut Pizzeria • Brent Tregaskis, Eldora Mountain Resort

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

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

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?

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?

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

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

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

**Public Comment will be taken on
May 18, 6:30pm
at the Nederland Community Center**

**Comment online at:
www.nederlanddowntown.org/contact/**

**Send comments by mail to:
NDDA
PO Box 396
Nederland, CO 80466**

**Drop off comments at Town Hall during
business hours.**

**Leave a message at:
303-258-3266 x28**

**Deadline for public
comment is June 4th**



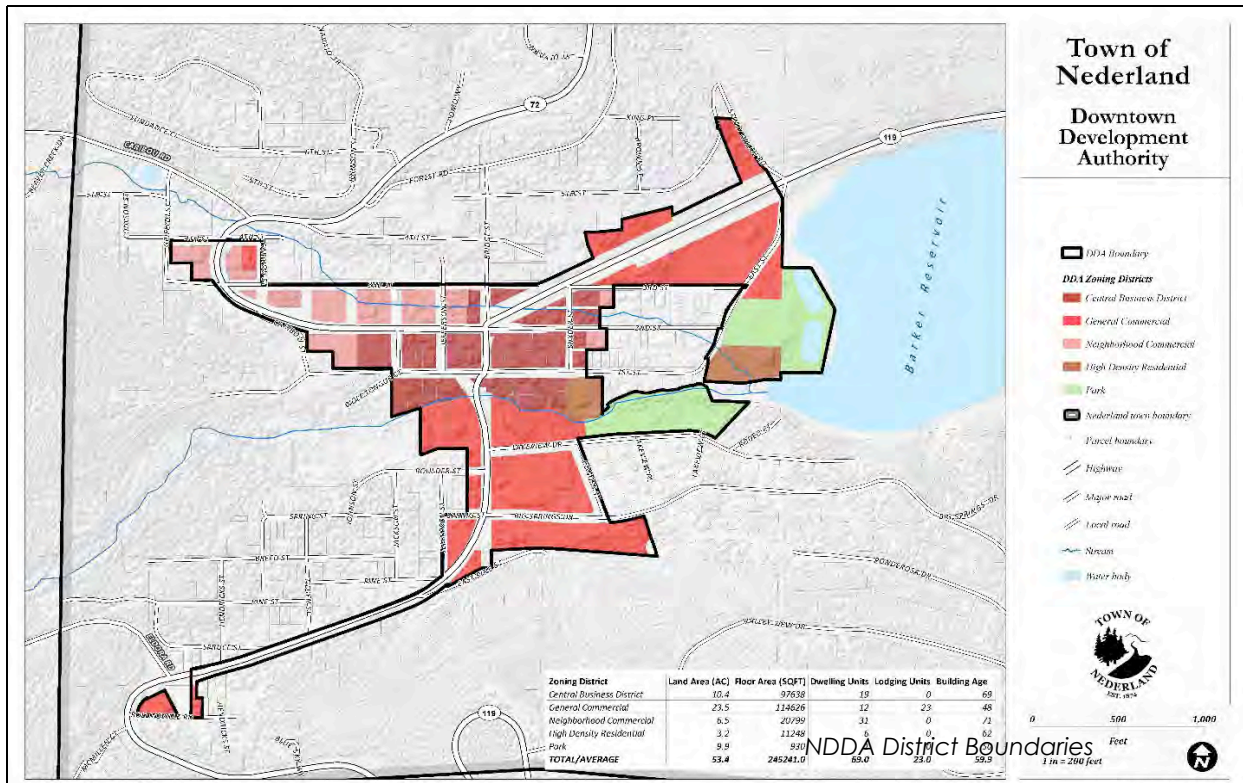
*****DRAFT*****

Nederland Downtown Development Authority *Master Plan 2016*



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Introduction

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

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. The DDA can leverage that income with grants and other funding sources and can also attract outside investments in the district. This allows the NDDA to fund and implement projects fairly quickly in the district which should increase sales and property taxes and allow the Town of Nederland's funds to go to infrastructure projects in other neighborhoods.

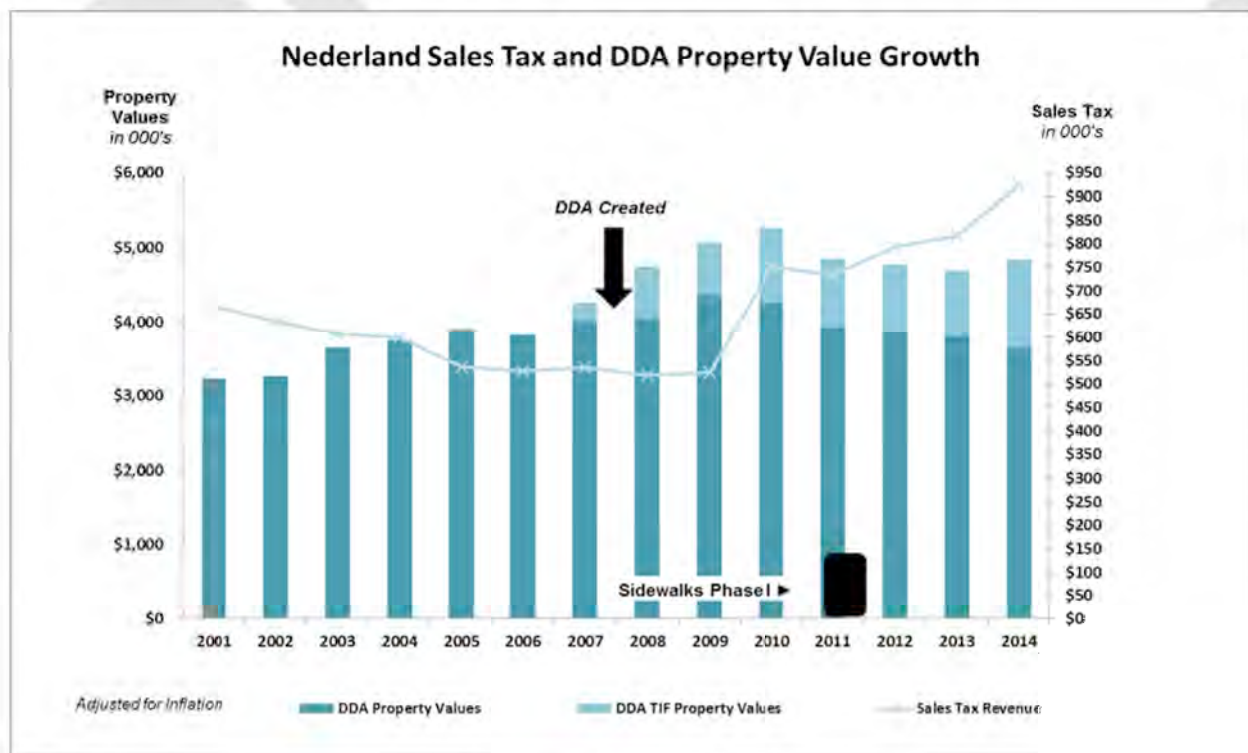
TIF Example:

Total assessed value of downtown property in 2006 = \$3,800,000
 Total assessed value of downtown property in 2018 = \$5,000,000
 Total TIF funding available to the NDDA based on 2006-2018 increase = \$1,200,000

NDDA TIF Projections	Forecast TIF	Principal Borrowed	Principal & Interest
2006-2016 Debt Authorization	\$1,216,061	\$913,589	\$1,143,640
2016-2035 Debt Authorization	\$3,057,537	\$2,400,000	\$3,129,959
Total Borrowing Ability	\$4,273,598	\$3,313,589	\$4,273,599

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

The NDDA is required to have a Master Plan and update it periodically as projects are completed and goals are achieved. This Master Plan is intended to guide projects and programs, not only the next 3-5 years, but with a look to the future use of the approximately \$3 million in funding for which the NDDA is eligible between the years of 2016 and 2035, the end of its mandate. In addition to the TIF dollars, the NDDA is also supported by a 5 mill levy on commercial properties in the district that generates about \$20,000 per year. This money is used to cover NDDA operations and administrative costs, as TIF funding is limited to project and program implementation.



Executive Summary

The NDDA approved its first Master Plan in 2007, as an initial guide to improvements in the downtown district. Since that time, the NDDA has funded Sidewalks Phase I, an extensive project that connected local neighborhoods to commercial areas, and improved access to downtown businesses. Currently, the focus is on "NedPeds", a renovation of Second Street that includes critical drainage improvements, street resurfacing, and installation of a multi-modal pathway connecting the Nederland Community Library and the Post Office. In addition to this valuable connection between the east and west ends of town, the NedPeds project also calls for the installment of sidewalk spurs on Snyder and East Streets to connect sidewalks to RTD bus stops on Highway 119. To fund Sidewalks Phase I and NedPeds, the NDDA received voter-approved debt authorizations in 2009 and 2012. The NDDA was able to leverage these funds to receive additional funding from the Colorado Department of Transportation (CDOT).



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

After completing major projects in line with its first Master Plan, the NDDA has developed this, the 2016 Master Plan, to guide the next round of development projects, improvements and economic development programs.

The components of the plan are based upon a comprehensive vision for downtown. This vision adheres with the principles of Nederland's Envision 2020 and the policy recommendations of the town's 2013 Comprehensive Plan, while addressing the inherent challenges of economic development in a unique rural mountain community. The ultimate objective driving the NDDA's vision is to develop a downtown that supports a self-sufficient local economy and uses sustainable practices to meet the needs of current and future generations.

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

amenities, new commercial development and re-development. District Programs contribute to the vibrancy of downtown by focusing on such things as circulation, beautification, events & programming, and business services.

Major components of the 2016 Master Plan include strategies for local business support. The NDDA recognizes the critical role businesses play in ensuring the overall health of the community. With circulation programs, the NDDA seeks to improve access to local businesses while improving the health of citizens and visitors, encouraging people to walk instead of drive. Through event programs, the Master Plan aims to attract more consumers to downtown businesses. In addition, the NDDA will launch a specific set of programs targeting business promotion, improvement and development. By supporting local businesses, the NDDA is not only helping to fulfill consumer needs but also increasing sales tax revenues that can be reinvested in the broader community.

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



The above image shows the distinct areas that make up the downtown district. Each area is meant to play a special role within the district, with the Jefferson Street Area and the Barker Meadow Park Area serving as the west and east gateways to downtown. The First Street Area is the centerpiece of downtown, providing opportunities to dine, drink, and shop. The Second Street Corridor will serve as a main passageway between the east and west ends of downtown when NedPeds is completed in 2016; this area also presents ample opportunities for mixed-use and commercial development. Finally, the Highway 72 South Area is the main commercial destination in Nederland with a wide range of retail outlets and services as well as prominent local attractions such as the Wild Bear Mountain Ecology Center and the Carousel of Happiness.

The NDDA Vision

Nederland's most valuable asset is its natural setting. As the NDDA works to enhance business opportunities in the downtown area, it keeps preservation and restoration of this environment at the heart of the organization's development philosophy.

The NDDA believes:

... all NDDA-supported improvements in downtown will adhere to measurable standards of no- and low-impact development, in an effort to fit well with the natural surroundings.

... Nederland's downtown provides the ideal framework for a small, localized model of social, economic, and environmental sustainability as a social and commercial center in the Peak-to- Peak Region.

... a self-sufficient local economy is critical to the resiliency and long-term vitality of the entire community. Supporting projects and programs that provide quality jobs for local residents, essential goods for consumers, and opportunities for local business owners to prosper, are the priority.

... a vibrant downtown must accommodate accessible transportation in multiple forms and supports projects and programs that promote alternatives to fossil fuel vehicles, enhance walkability, and provide easy transit regardless of age or physical condition of users.

... 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.

... the key to a beautiful downtown lies in preserving natural and historical assets and will support projects and programs that incorporate unique natural features and historical artifacts as part of downtown beautification.

... there is value in the diversity of Nederland's residents and visitors, and therefore works to ensure that downtown provides a welcoming atmosphere for all.

The NDDA vision and beliefs are the foundation by which the NDDA will approach all of its activities, from large capital and infrastructure projects, to programming and economic development. The vision is a combination of Envision 2020, the Town's 2013 Comprehensive Plan, and #NedZero; all documents and programs are developed within the belief that Nederland's downtown can be a vibrant community hub and an example of sound, sustainable principles in development, circulation, and business practices.

Planning Process

Organizational Development

The Nederland Downtown Development Authority began a process of organizational development in 2014. It focused on creating a new identity for the organization and re-establishing it as an effective partner for economic and community development in Nederland. The process began with the development of new branding and a website. The NDDA board then created the vision statement that would guide future planning processes (See page 7). In the Fall of 2014, the NDDA began a series of social events and forums that brought district business and property owners together. This effort culminated in a technical assistance workshop with Downtown Colorado Inc. (DCI) which helped the transition from organizational development and networking, to an organization that could produce a formal plan.

1. NDDA Planning Workshop- May 14, 2014
2. NDDA Planning Workshop- June 11, 2014
3. The NDDA Business Exchange- November 11, 2014 at Very Nice Brewing Co.
4. NDDA After Hours- January 13, 2015 at Salto Coffee Works
5. NDDA After Hours- February 24, 2015-First Street Pub & Grill
6. NDDA After Hours- April 7, 2015-Kathmandu Restaurant
7. Capital and Infrastructure improvement Forum
8. District Programming Forum



Formal Planning

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

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

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

1. DCI Technical Assistance Workshop-May 18/19, 2015
2. Capital Projects & Infrastructure Improvement Planning Meeting-August 12, 2015
3. District Program Meeting-September 9, 2015
4. Preliminary Master Plan Presentation-September 16, 2015
5. Riparian Corridor Ecological Assessment-September 24, 2015
6. UCD Technical Assistance-November 13, 2015
7. Approval of 2016 Master Plan- January 2016

Plan Goals

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

Alignment with Envision 2020 and existing Town plans

The NDDA supports the past planning efforts of the community, and seeks to be an engine for action on these plans, rather than continually seeking to supersede them with new plans. As a financial tool with resources to support implementation, the NDDA is an optimal partner for completing projects and programs previously identified as desired by the community. In support of the Town's 2013 Comprehensive Plan, the NDDA can offer incentives for mixed-use development and also engage property owners in a discussion regarding barriers to development and potential solutions. It will also seek opportunities to partner with the Town in planning and financing improvements proposed in the 2014 Master Infrastructure Plan. The NDDA will also use the 2013 Parks, Recreation, Open Space & Trails Master Plan to guide improvements in trails, public spaces and pedestrian pathways in the downtown district. In addition to supporting these plans, the NDDA is also committed to relevant items in the #NedZero Action Plan.

Effective partnership with business and property owners

Downtown business and property owners authorized the formation of the NDDA with a vote in 2005. To this day, the debt authorizations used by the NDDA to fund projects and programs must be approved by the same group. It is critical that the NDDA serves as a partner to and advocate for them. Therefore it seeks to identify projects and programs that serve the needs and interests of its constituent base, as well as the greater Nederland community. The NDDA is also committed to maintaining ongoing communication with business and property owners to ensure collaboration continues after projects and programs from the 2016 Master Plan is complete.

Sustainable long-term vision guides future planning

The NDDA will continue adding plan updates until the year 2035, at which point statutory limitations will terminate the NDDA as an active tax district. The 2016 Master Plan will guide projects and programs for the next 5-7 years. The intention for the current Master Plan is to create a strong, actionable vision that will build continuity through these successive plan.

Increase transparency

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

Actionable steps to ensure plan success

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

Current Conditions

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

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

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

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

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

Availability of retail space in Nederland, particularly in the downtown area, also remains a challenge. The 2008 recession brought most new development to a halt for several years. The town is beginning to rebound, and 10 new residential building permits were issued in 2015. Commercial development is slowly coming back as well, with a new mixed-use property being developed on Big Springs Drive, and a new commercial property being developed on First Street. However, with the Caribou Village Shopping Center at near capacity, new retail space is becoming increasingly difficult to find -- a sharp contrast to the recession years.

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

The massive flood which took place in September of 2013, and practically isolated the area for many months, helped to establish and affirm Nederland's status as a very needed commercial hub of the Peak to Peak area. It became clear that a healthy business climate in the area was vital to supporting a population that had limited access to other retail and service operations for several months. One of the vital lessons learned during that period was how difficult it would have been for the area if it had not already had a grocery store, a hardware store and other support businesses to supply the needs of a nearly isolated population.

Among the continued challenges to local businesses is the limited availability of commercial and retail space. Also, since many existing businesses do not own their buildings -- a barrier to business improvement because maintenance on old, poorly maintained structures is expensive -- the businesses are also

vulnerable to unexpected rent increases. Nederland is now home to over 100 licensed businesses, approximately 80 percent of which are located in the NDDA district.

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



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

Capital Projects

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

Project Areas:

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

Content Overview:

Each of the project areas identified here play a special role in relation to the downtown district. The First Street Commercial Area, along with Middle Boulder Creek, is the centerpiece of downtown, known for its visitor-focused retail, and with the pedestrian bridge: the more visual "Nederland" downtown area. The Highway 72 Commercial Area represents the commercial core of downtown, providing the greatest range of goods and services. Barker Meadow Park is the east gateway to Nederland's downtown, and the Jefferson Street Commercial Area along with the RTD Park and Ride is downtown's west gateway. The Second Street Corridor is a critical passage connecting downtown residential neighborhoods to commercial areas. With a mix of General Commercial and Neighborhood Commercial zoning, the Second Street Corridor also presents an opportune area for mixed-use development. The projects proposed for these areas are meant to support the special role that each one plays in the downtown core. Each area has the potential to contribute to a thriving downtown.



First Street Commercial Area



The First Street Commercial Area extends from the Visitors Center parking lot on the west end of First Street, to Snyder Street on the east end of First Street. Middle Boulder Creek flows adjacent to First Street to the south. The First Street Commercial Area contains a blend of unique businesses including bars, cafés, gift shops, and a food co-op. Nederland Town Hall and Visitors Center are also located in the First Street Commercial Area. Through planned improvements, the NDDA seeks to establish First Street as the "Main Street" of downtown, creating a walkable corridor between the RTD Park and Ride and First Street and Middle Boulder Creek.

Issues to be addressed

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

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

Proposed Improvements

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

Project Concepts



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



Current loading zone conditions

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



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

The sidewalks on First Street are entirely inadequate, limiting access to businesses and pushing pedestrians to walk among parking and moving traffic in some areas. In order to improve walkability along the First Street corridor, and enhance connectivity between First Street and Barker Meadow Park, the NDDA can fund additional sidewalk installations. However, the primary challenge will be providing sidewalks at the expense of parking spaces. First Street is narrow, leaving little space for both travel patterns.



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

This conceptual rendering offers a glimpse of First Street with buried utility lines. With the substantial challenges that go with undergrounding, it may be more of a long-term goal.



However, if it is made a priority, then any planning for First Street improvements must take undergrounding into consideration. There are also funds through Xcel and other partners that can be brought into play for this project

Addressing the utility line issue as part of larger First Street issue that includes loading zones, parking, and sidewalks, the NDDA can create a plan for addressing everything and ensuring a more comprehensive solution.

Highway 72 South Commercial Area



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

Issues to be addressed

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

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

Proposed Improvements

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

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

One of the greatest challenges Nederland faces is the fact that there is only one, single thoroughfare through the center of town. This challenge is further complicated as the single passage is a state-owned highway with an estimated annual traffic count exceeding 1 million vehicles. The NDDA must assume a leadership role in collaborating with the Colorado Department of Transportation (CDOT) in order to spur needed improvements in traffic flow.

The traffic congestion at Lakeview Drive and the Highway through town effects the entire downtown district. By reconstructing this key intersection, the NDDA aims to not only improve traffic flow, but also to enhance wayfinding through improved signage, while simultaneously providing better passage for pedestrians. Commissioning a traffic/parking assessment will be a necessary first step in planning improvements to circulation in the area.

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

Project Concepts



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

Jefferson Street Commercial Area



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

Issued to be addressed

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

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

Proposed Improvements

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

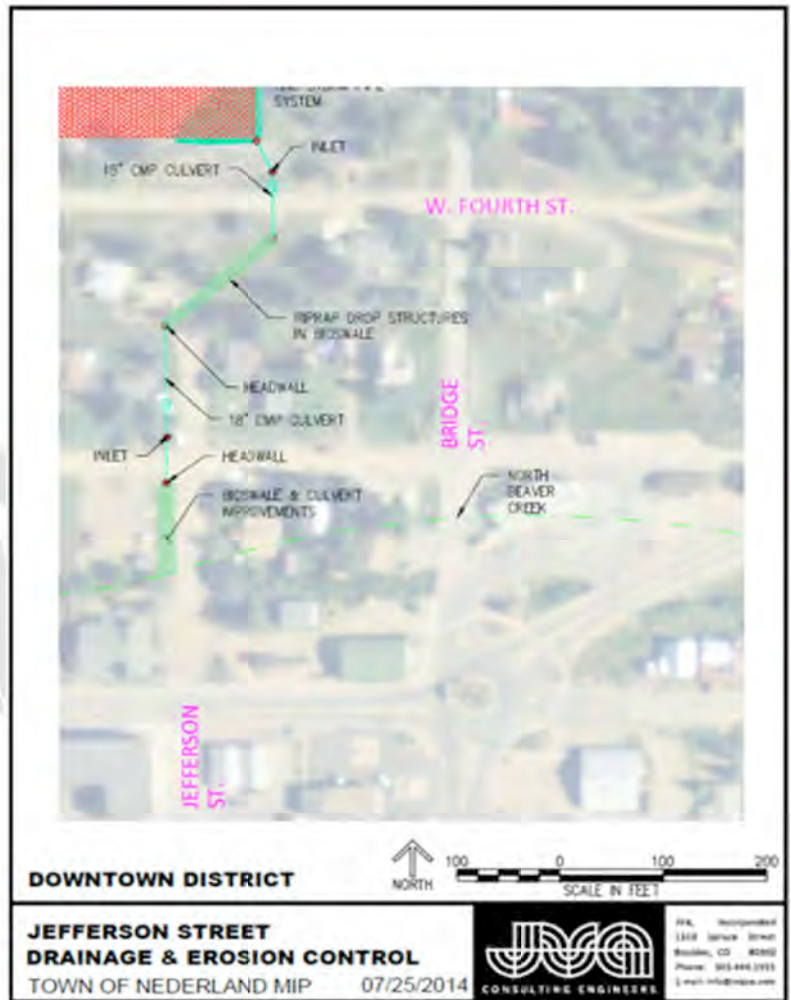
To address poor road conditions and drainage, the NDDA will need to partner with and help the Town of Nederland in implementing the Community Center Stormwater Management from the 2014 Master Infrastructure Plan.

These improvements will supplement drainage and road improvements completed at N. Jefferson and W. Third Street in 2015 as part of NedPeds improvements slated for 2016, creating a better system of storm water management that will mitigate erosion issues and contribute to the long-term health of the infrastructure throughout the downtown district.



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

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



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



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



Public parking lot located at the corner of N. Jefferson St. and W. Third Street

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

Besides improving signage and visitor information to establish the Jefferson Street Commercial Area as a western gateway to downtown, the NDDA may consider partnering with the Nederland Area Historical Society to renovate the historic Bryant House and the lot upon which it is placed. This location could be developed into a pocket park with public benches, landscaping, and art installations. Any improvements to this area could focus on capturing visitors who arrive via the RTD bus, or who park in the RTD lot, directing these visitors to businesses and attractions in town.

To make this area more pedestrian-friendly, additional sidewalks and crosswalks will be added on Highway 119 between the Nederland Library and the Traffic Circle as part of the NedPeds project.



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



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

Second Street Corridor

Issues to be addressed:

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

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

Proposed Improvements:

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

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

The Second Street Corridor is about to undergo major street and stormwater management improvements through the NedPeds Streets Project.

Second Street resurfacing and stormwater management will begin at Snyder Street and extend to East Street. Significant drainage improvements using permeable asphalt will contribute to stormwater mitigation and enhance water quality in Middle Boulder Creek. Permeable asphalt captures stormwater rather than causing it to run off into vulnerable water sources. This method of street design mitigates erosion while improving water quality.

In addition to the resurfacing, a pedestrian pathway will go from the traffic circle to East Street and then north to the Post Office and bus stop on HWY 119. Another path will go north on Snyder Street to the bus stop on 3rd and Hwy 119. These pathways will help connect resident commuters and visitors to their homes and the First Street shopping area. The bus stop at East Street services Teens, Inc and the Nathan Lazarus Skate Park.





Resurfacing on Second Street will utilize permeable asphalt, similar to what is pictured above. Permeable asphalt captures stormwater rather than allowing it to run off into vulnerable water sources. This method of street design mitigates erosion while improving water quality. The use of permeable asphalt should be considered in future street improvements when appropriate.

Middle Boulder Creek Riverwalk/Second River Crossing



Issues to be addressed

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

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

Proposed Improvements

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

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



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

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

There are 3 possible second-crossing areas and the NDDA would use a combination of Riparian Assessment and Traffic Flow studies to determine the best area and type of bridge that could be done with the most benefit to pedestrians and least impact on the river.

Options to a bridge to alleviate traffic issues along the Highway through downtown would be to create an underpass at the existing bridge to keep pedestrians crossing the highway at the Visitors Center from stopping traffic.



The most highly cited special project in response to the 2015 Economic Development Survey was construction of a second bridge at Middle Boulder Creek. The orange outlines in the image shown above indicate potential locations for a second bridge. The red outline in the same image indicates an existing footbridge where Middle Boulder Creek runs into Barker Reservoir.

Barker Meadow Amphitheater



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

area, the NDDA seeks to establish an eastern gateway that contributes to the vibrancy and user experience of downtown. Completion of the NedPeds Project, anticipated in 2016, represents an important first step in developing this area, as it provides a vital connection between Barker Meadow Park and the downtown district. Future planning for a performance space should take into consideration the use of natural materials available in the immediate area.

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

Downtown Programs

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

Program Focus Areas:

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

Beautification

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

NDDA guiding principles for beautification programs:

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

Strategies for beautification:

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

Beautification Concepts

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

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



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

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





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

Downtown Circulation

NDDA's community outreach and the 2015 Economic Development Survey overwhelmingly indicate that parking and traffic flow are the greatest barriers to a vibrant and welcoming downtown. On a busy day, according to CDOT estimates, 9,000 vehicles can pass through Nederland via the Peak to Peak Scenic Byway. This high volume of pass-through traffic, combined with local vehicle traffic, has created congestion and limited parking. This hinders commerce, and deters local residents from visiting their own downtown. The congestion further complicates pedestrian safety. Poor signage has also been identified as a barrier to adequate downtown circulation.

Issues to be addressed

1. Traffic congestion
2. Poor wayfinding

Proposed Improvements

1. In 2016, the NDDA will use the wayfinding recommendations provided by the team from the Center for Community Development to design a program for installing strategically coordinated wayfinding signage around downtown.
2. Funding a comprehensive traffic study of the downtown area will need to be a top priority of the NDDA in 2016. This represents an important first step in addressing both vehicle congestion and parking throughout the district, as findings from a traffic study will help inform the most appropriate strategies for addressing these issues.



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

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



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

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

Downtown Events & Programming

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

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

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

Support by the NDDA for existing and future events works to everyone's benefit. Although the NDDA has occasionally contributed funds to event organizations, there are support activities that would be far more helpful than the few dollars here and there from limited operating funds. For example, the NDDA could purchase and store sandwich-board style signs, traffic cones, tents, or other high-ticket items that cost organizers a great deal to purchase or rent, and provide them to all town-based events. This would provide unique assistance to event organizers. There are also a number of services the NDDA could offer, including: traffic and parking assistance, security, and storage during events. Some of the events that take place in Nederland include the "Old-Fashioned Fourth of July" fireworks and fair, the High Peaks Art Festival, Nedfest (an annual music festival) and Frozen Dead Guy Days.



2011 NedFest Crowd



2012 Nederland 4th of July Parade

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



Prepared by Downtown Colorado, Inc.

Downtown Business Services

Upon publishing its new website in 2014, the NDDA launched a directory of downtown businesses. In the absence of a Chamber of Commerce, the NDDA can use funding to implement programs that focus on business services.

The ultimate goal of such programs is to work with prospective business owners who are developing new businesses, and improve existing businesses.

Some business services concepts that the NDDA may consider pursuing are:

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



Implementation Strategies & Next Steps

Strategic Partnerships

The NDDA acknowledges that implementing its proposed projects and programs will require collaboration with local partners as well as external partners. Forging local partnerships will ensure that NDDA projects and programs align with existing Town goals and support the valuable work of other groups in the community. The NDDA is committed to fostering a culture of collaboration both in the downtown district and in the broader community. In pursuing external partnerships, the NDDA can attract professional expertise and other support services that are currently unavailable without a full time administrative staff.

Nature of Partnership:

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

Local Partners:

1. Nederland Board of Trustees
2. Nederland Town Staff
3. Nederland Planning Commission (PC)
4. Nederland Sustainability Advisory Board (SAB)

5. Nederland Parks, Recreation, and Open Space Advisory Board (PROSAB)
6. Eldora Mountain Resort
7. Wild Bear Mountain Ecology Center
8. Tebo Development Co. (Tebo)
9. Nederland Central Business District Redevelopment LLC (NCBDR)

External Partners:

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

Funding Opportunities

1. Colorado Department of Transportation
 - Safe Routes to School
 - Rural Planning Assistance Program
 - Transit Grants Program
 - Transportation Safety Grants
 - Transportation Alternatives Program
2. Colorado Department of Local Affairs
 - Community Development Block Grants (Housing and Community Development)
 - Energy & Mineral Impact Assistance Fund
 - Conservation Trust Fund
 - Direct Distributions
 - Community Services Block Grant
3. Colorado Office of Economic Development and International Trade
 - Commercial Historic Preservation Tax Credit
 - Regional Tourism Act Funding
 - Community Development Block Grant-Business Loan Funds
 - Community Development Block Grant-Disaster Recovery
 - Community Development Block Grant-Planning & Feasibility
4. Xcel Energy
 - Underground Accrual Fund

5. Colorado Department of Public Health & Environment

- Brownfields Revolving Fund
- Recycling Grants
- Water Quality Grants

Action Matrix

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

Appendices

1. Long Term Considerations
 - Town Square
 - Visitor Center
 - Riparian Corridor Ecological Assessment
2. Economic Development Survey Community Feedback
3. Resources

Long Term Considerations

The 2016 Master Plan guides project and programs for the next 5 – 7 years, however, good planning will always take into consideration future needs and goals. The following conceptual drawings will help the NDDA think forward as they design and implement current projects.

Town Square



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

Visitors Center



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

Riparian Corridor Ecological Assessment*

The NDDA commissioned an ecological assessment of the Middle Boulder Creek riparian corridor in September 2015. The assessment, conducted by Western Ecological Resources, captures the current condition of the riparian habitat, focusing specifically on hydrology, vegetation, and geomorphology. The assessment determined that the riparian corridor is in “proper functioning condition” with no immediate threats to functionality present. Proper functioning condition indicates that adequate vegetation, landform, or large woody debris is present to:

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

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

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



View of Middle Boulder Creek looking west



View of Middle Boulder Creek looking east

***A full version of the Assessment can be found at nederlanddowntown.org.**

Community Feedback

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

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

Community feedback regarding First Street improvements:

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

Community feedback regarding the Second Bridge at Middle Boulder Creek

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

Community feedback regarding a Riverwalk:

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

Community feedback regarding Lakeview/Hwy. 72 intersection:

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

Community feedback regarding the Barker Meadow Amphitheater:

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

Community feedback regarding beautification and community aesthetics:

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

- “keep it rustic and unique”

Community feedback on parking and traffic flow:

- “Improve traffic flow across Peak to Peak between the two sides of town connected by the bridge—there's now only the single thruway for travel across the creek, and traffic grinds to a halt along Peak to Peak around events or at peak flow times”
- “As long as cars, trucks and motorcycles dominate the space there will not be a true sense of community in the downtown area. Route through-traffic differently. Then tie the three different areas together with true pedestrian-friendly paths, roads, walkways.”
- “Parking meters to turn over traffic and eliminate employees from taking up all the parking.”
- “Better, more clearly marked, ample, obvious, free parking”
- “BETTER SIGNAGE (where the heck is the carousel? The Skatepark?)”
- “developing entire downtown with signage and easy walking throughout.”

Community feedback on events and programming:

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

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

- “1. Promote year-round tourism 2. Encourage businesses (non-retail, non-restaurant) that hire locals 3. Offer a properly funded/staffed Chamber/small business development and tourism bureau 4. Town budget for business/tourism promotion 5. Improved (centralized) communications systems in Town and to outsiders”
- “Town partnership, economic development tools/mentoring programs, identification and development of commercial areas/incubators”
- “I would like to see Nederland be more welcoming to small businesses without overwhelming paperwork and fees”

- “More local business opportunities. More real estate incentives to help people buy property and fix it up”
- “Attract and support start-ups, investors and incubators to help fuel new business ideas and innovation at 8,000 feet.”
- “Target specifically areas that Nederland lacks. For example, we don’t have a home store. Do what it takes to make it attractive for one to located here -- tax breaks good location.”
- “Dollars for small business to renovate existing spaces?”
- “I would like to see the town offer promotion, encouragement, incentive, campaigning to buy local.”

***A full version of the survey, the results and report can be found at nederlanddowntown.org.**

Resources

Links to the following documents can be found at:

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

- 2013 Comprehensive Plan
- Master Infrastructure Plan (links to Dropbox)
- Houseing Needs Assessment (links to Dropbox)
- Nederland Sustainability Action Plan
- #NedZero

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

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

Links do NDDA Documents can be found at:

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



AGENDA INFORMATION MEMORANDUM NEDERLAND BOARD OF TRUSTEES

Meeting Date: May 18, 2016
Prepared By: Katrina Harms

Consent Information Action Discussion

INFORMATION ITEM:

Approval of making Amanda Kneer, DDA treasurer, a signer on the NDDA bank account.

SUMMARY:

Making Mandy Kneer a signer on the bank account will allow her to have access to account information and she will be able to sign checks. Jeffrey Green will stay as a second signer.