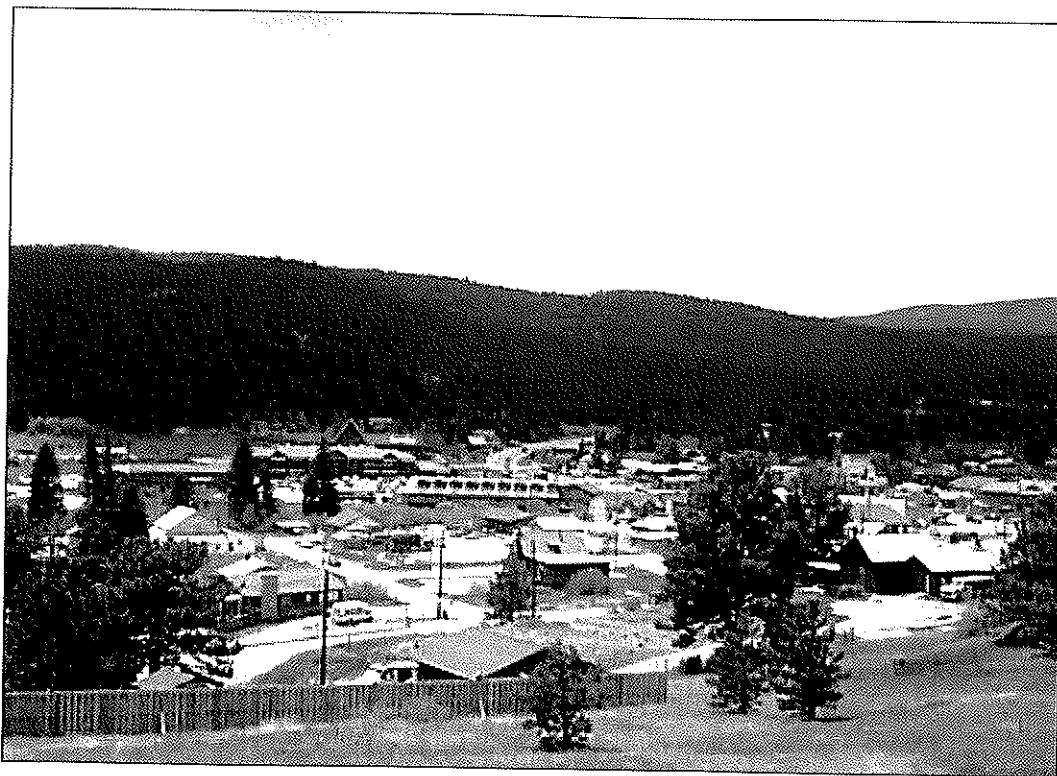

Nederland Area Market Analysis and Action Plan

Appendix



prepared for the

Nederland Area Chamber of Commerce

by

Progressive Urban Management Associates, Inc.

October, 2004

Nederland Area Market Analysis and Action Plan

Final Report
October, 2004

Appendices

- A. Leakage Analysis Tables
- B. Outreach Participants Roster
- C. Steering Committee Roster
- D. Community Attitude Survey Results and Verbatim Responses
- E. Nederland Area Subdivisions Map
- F. Core Area Property Ownership Map

prepared for
The Nederland Area Chamber of Commerce
by
Progressive Urban Management Associates, Inc.

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SUMMARY TABLE: EXISTING RETAIL ACTIVITY WITHIN THE NEDERLAND AREA MARKET

source: July, 2004 P.U.M.A survey, and Boulder County Assessor's Office

EXISTING RETAIL (estimated square feet)	TOTAL MARKET AREA	
	1. Nederland	2. Other Market Area*
Apparel & Accessories	4,700	4,700
Automotive Repair & Maintenance	3,500	1,000
Eating & Drinking Places	29,900	8,500
Entertainment	9,700	1,500
Food and Beverage Stores	20,800	3,500
Gasoline Service Stations	2,000	2,000
General Merchandise/Gifts	5,700	8,000
Health Care Supplies	2,300	2,300
Household Furnishings & Equipment	3,600	3,600
Household Repairs & Maintenance	6,400	1,000
**Personal Services	5,000	5,000
TOTAL GLA:	93,600	17,800
TOTAL MARKET AREA	111,400	

categories marked with ** are not included in retail spending data

notes

- *other market area includes Eldora, Gold Hill, Jamestown, Rollinsville, Ward, Wondervu
- apparel and accessories category includes apparel services
- entertainment category includes audio equipment, recreational equipment/supplies, pets, hobbies
- general merchandise includes gift shops
- household repairs & maintenance category includes hardware, gardening supplies
- personal services category includes banks, beauty/barber

SUMMARY TABLE: EXISTING RETAIL ACTIVITY WITHIN THE NEDERLAND AREA MARKET - ESTIMATED ANNUAL SALES

source: July, 2004 P.U.M.A survey, and ULI Dollars & Cents of Shopping Centers: 2004

EXISTING RETAIL	1. Nederland		2. Other Market Area		TOTAL EST. ANNUAL SALES
	Est. Sq. Ft.	Strip Sales/SF	Est. Sq. Ft.	Strip Sales/SF	
Apparel & Accessories	4,700	\$234			\$1,099,800
Automotive Repair & Maintenance	3,500	\$165	1,000	\$165	\$742,500
Eating & Drinking Places	29,900	\$188	8,500	\$188	\$7,219,200
Entertainment	9,700	\$117	1,500	\$117	\$1,310,400
Food & Beverage Stores	20,800	\$292	3,500	\$292	\$7,095,600
Gasoline Service Stations	2,000	\$1,301			\$2,602,000
General Merchandise/Gifts	5,700	\$149	2,300	\$149	\$1,192,000
Health Care Supplies	2,300	\$243			\$558,900
Household Furnishings & Equipment	3,600	\$118			\$424,800
Household Repairs & Maintenance	6,400	\$84	1,000	\$84	\$621,600
*Personal Services	5,000	\$199			\$995,000
TOTAL GLA:	93,600		17,800		\$23,861,800

strip center sales were estimated at 75% of neighborhood center sales, assuming reduced center synergy

**category not included in retail spending data

SUMMARY TABLE: NEDERLAND MARKET LEAKAGE ANALYSIS

Sources: July, 2004 P.U.M.A survey, ULI Dollars & Cents of Shopping Centers: 2004, 2004 MapInfo Corporation

Number of Households in Total Market: 2,448*
 *2004 estimate

	Annual Average HH \$	Total Estimated Market Expenditures	Estimated Market Annual Sales	Leakage from/ Import To Market	Less 20% "Normal" Leakage	Strip Center Average Sales/SF	Supportable SF in Market	Nbhd. Center Average Store Size (SF)	Supportable Stores in Market
Apparel & Accessories	\$3,200	\$7,833,600	\$1,099,800	(\$6,733,800)	(\$5,387,040)	\$234	23,022	2,200	10
Automotive Repair & Maintenance	\$1,358	\$3,324,384	\$742,500	(\$2,581,884)	(\$2,065,507)	\$165	12,518	6,600	2
Eating & Drinking Places	\$3,595	\$8,800,560	\$7,219,200	(\$1,581,360)	(\$1,265,088)	\$188	6,729	3,200	2
Entertainment	\$3,066	\$7,505,568	\$1,310,400	(\$6,195,168)	(\$4,956,134)	\$117	42,360	2,900	15
Food & Beverage Stores	\$6,096	\$14,923,008	\$7,095,600	(\$7,827,408)	(\$6,261,926)	\$292	21,445	34,200	1
Gasoline Service Stations	\$2,121	\$5,192,208	\$2,602,000	(\$2,590,208)	(\$2,072,166)	\$1,301	1,593	2,800	1
General Merchandise/Gifts	\$1,781	\$4,359,888	\$1,192,000	(\$3,167,888)	(\$2,534,310)	\$149	17,009	4,200	4
Health Care Supplies	\$851	\$2,083,248	\$558,900	(\$1,524,348)	(\$1,219,478)	\$243	5,018	9,000	1
Household Furnishings & Equipment	\$737	\$1,804,176	\$424,800	(\$1,379,376)	(\$1,103,501)	\$118	(9,352)	4,000	(2)
Household Repairs & Maintenance	\$661	\$1,618,128	\$621,600	(\$996,528)	(\$797,222)	\$84	9,491	5,800	2
Total Commercial		\$57,444,768	\$22,866,800	(\$34,577,968)	(\$27,662,374)		129,833		

Annual average household
expenditures by category
times number of households

= total expenditures in market
(demand)

estimated sales within
market area

Estimated sales minus
demand = calculation of unmet
demand or market gap

minus 20% "leakage factor"

divided by industry standard =
75% of neighborhood center sales

sf market can or cannot
support

divided by industry standard =

supportable stores in market

List of Nederland Market Analysis Outreach Participants (in addition to approximately 50 community meeting attendees) :

Amy Bayless, Town Trustee
Atashnaa Medicine Shield, Medicine Shield Trading Company
Beth Fitzpatrick, Raindance Glass
Betty Porter, Nederland Area Seniors
Bill Lorenz, Black Forest Restaurant
BJ Ball, Mountain Market
Brent Warren, Backdoor Theater
Bunny Spangler, Pioneer Inn
Chad Jacobs, Acoustic Coffeehouse
Chris Peret, Mayor
Craig Ruff, formerly of Sundance Lodge
Dale Porter, Library & Historical Society
Dianna Gillette-Pitzer, police department dispatch
Dianne Rittenhause, Medical Center
Dr. David Jagger, Peak-to-Peak Healthy Communities
Eric Walden, First Street Pub & Grill
Eugene D'Alessandro, Accounting Specialists
Gabe Serlen, Guru Sports
Gary Jones, Peak Building Services
GG Brooks, Ned Head Hair
Jill Dreves, Wild Bear Center
Jim & Jeff (tourists)
Jim Guercio, Caribou Ranch
John McCracken, small business consultant
Judy Richardson, Planning & Zoning Technical Director
Kay Turnbaugh, the Mountain-Ear
Kayla Evans, Arapaho Ranch
Ken Robinson, Police Chief
Kevin Raye, Tungsten Grill
Kristin Kaslan, Teens Inc.
Laura Farris, Town Trustee
LJ Werner, Over the Rainbow Preschool
Mark Van Evern, Timberline Builders
Mike Dungell, Neopolitans
Mike Torpie, Town Trustee
Pat Whited, Community Center Director
Paul Turnburke, landscape architect
Rob Decker, X-Media
Rob Linde, Eldora ski area
Roger Cornell, Town Trustee
Ron Mitchell, property owner
Roy Young, Nature's Own
Sally Grahn, property owner
Sandie Sandberg, Peak National Bank
Scott Bruntjen, former mayor
Serene Karplus, Chamber of Commerce
Sheridan Garcia, Town Clerk
Steve Culver, Ace Hardware
Ted Weaver, First Tracks Consulting
Teresa Warren, Off Her Rocker Antiques
Vicky Sama, Town Trustee
Wendy Beggs, Rustic Moose
Will Guercio, Caribou Ranch

Market Analysis Steering Committee

Thank you to the following individuals who have guided this project.

Eugene D'Alessandro
Chad Jacobs
Kayla Evans

BJ Ball
Will Guercio
Rob Linde
Ted Weaver
Serene Karplus
Ron Mitchell

Dale Porter

Teresa Warren

Sandie Sandberg
Sally Grahn
Kay Turnbaugh
Scott Bruntjen

Vicky Sama
Paul Turnburke

Accounting Specialists
Acoustic Coffeehouse
Arapaho Ranch
Backdoor Theater
Nederland Historical Society
B&F Mountain Market
Caribou Mercantile Companies
Eldora Mountain Resort
First Tracks Consulting
Nederland Area Chamber of Commerce
Nederland Central Business District
Redevelopment, LLC
Nederland Community Library Foundation
Nederland Historical Society
Off Her Rocker Antiques
Nederland Area Chamber of Commerce
Peak National Bank
Property Owner
The Mountain-Ear
Tourism and Recreation Program
Goldminer and Nederhaus Hotels
Town of Nederland Trustee
Turnburke & Associates Landscape
Architecture & Planning

Nederland Area Improvement Survey

Survey Results

August 2004



Survey Results

Number of surveys: 408

Frequency of Shopping, Eating, or Doing Business in Nederland

	Percent of respondents						Total
	Almost daily	About once a week	About twice a month	About once a month	About four times per year	About once a year or less	
Approximately how often do you shop, eat or do business in Nederland?	50%	30%	8%	6%	4%	2%	100%

Activities or Businesses Visited Regularly

Which of the following activities/businesses do you regularly visit in Nederland:	Percent of Respondents*
Grocery Shopping	90%
Other Shopping	39%
Restaurants and/or bars	80%
Entertainment (live music, movies, etc.)	39%
Library	25%
Nederland Schools and/or Child Care	20%
Personal business (i.e. hairdresser, bank, gym)	42%
Special Events (music festivals, Frozen Dead Guy Days, etc.)	42%
Post Office	75%
Town Hall business	11%
Outdoor recreation (i.e., skiing, hiking, biking, etc.)	52%
Other	21%

*Total may exceed 100% as respondents could select more than one category.

Reasons for not Visiting Nederland Businesses

If you seldom visit Nederland businesses, is it because of:	Percent of Respondents*
Lack of products/services	36%
Perception of high prices	32%
Limited parking	3%
Difficult to get around/find stuff	3%
Poor customer service	17%
Lack of interesting things to do	8%
Commute to work and shop elsewhere	39%
Generally unappealing environment	15%
Other	33%

*Total may exceed 100% as respondents could select more than one category.

Businesses Visited at Least Once a Month

Which of the following business destinations do you visit at least once a month?	Percent of Respondents*
Downtown Boulder (Pearl Street Mall)	35%
Boulder for groceries, household goods	77%
Costco, Walmart, Target, other "Big Box"	66%
Flatirons or other Mall	16%
Denver area	13%
Online Internet Shopping or Catalogues	34%
Other	18%

*Total may exceed 100% as respondents could select more than one category.

Improvements that Would Encourage More Frequent Visitation to Nederland

Which improvements would encourage you to visit/patronize Nederland area businesses more often?	Percent of respondents			
	NO-Won't encourage me	May encourage me to visit more	YES-Would encourage me to visit more!	Total
More/different restaurants	26%	47%	27%	100%
Unique, one-of-a-kind shops	37%	47%	16%	100%
More household staples	38%	47%	15%	100%
More/better recreational activities	44%	34%	22%	100%
Enhanced physical environment	37%	36%	27%	100%
Live entertainment	52%	35%	13%	100%
Special events	48%	40%	13%	100%
More welcoming atmosphere	40%	40%	21%	100%
Better information on what exists	43%	42%	15%	100%
Other	28%	30%	42%	100%

Length of Residency

How long have you lived in the Nederland area?	Percent of respondents				Total
	Less than 1 year	1 to 5 years	6 to 10 years	More than 10 years	
	7%	25%	19%	49%	100%

Respondent Gender

What is your gender?	Percent of respondents		
	Female	Male	Total
	68%	32%	100%

Respondent Age

	Percent of respondents						
	Younger than 18	18-24	25-34	35-49	50-69	69+	Total
How old are you?	0%	1%	16%	39%	38%	6%	100%

Area of Residence

	Percent of respondents					
	Downtown	Big Springs	Sunnyside/Hilltop	Other	Outside of Nederland town limits	Total
Which of the following best describes where you live?	9%	10%	11%	9%	61%	100%

Crosstabulations by Length of Residency

Frequency of Shopping, Eating, or Doing Business in Nederland by Length of Residency

Approximately how often do you shop, eat or do business in Nederland?	Percent of Respondent			
	How long have you lived in the Nederland area?			
	Less than 1 year	1 to 5 years	6 to 10 years	More than 10 years
Almost daily	54%	50%	52%	51%
About once a week	35%	33%	26%	30%
About twice a month	4%	7%	11%	9%
About once a month	8%	7%	4%	6%
About four times per year	0%	3%	7%	3%
About once a year or less	0%	0%	0%	2%
Total	100%	100%	100%	100%

Activities or Businesses Visited Regularly by Length of Residency

Which of the following activities/businesses do you regularly visit in Nederland:	Percent of Respondents*			
	How long have you lived in the Nederland area?			
	Less than 1 year	1 to 5 years	6 to 10 years	More than 10 years
Grocery Shopping	78%	92%	90%	92%
Other Shopping	41%	40%	38%	39%
Restaurants and/or bars	89%	80%	86%	76%
Entertainment (live music, movies, etc.)	48%	44%	43%	33%
Library	33%	24%	24%	25%
Nedertand Schools and/or Child Care	19%	17%	33%	18%
Personal business (i.e. hairdresser, bank, gym)	37%	46%	33%	45%
Special Events (music festivals, Frozen Dead Guy Days, etc.)	48%	49%	47%	37%
Post Office	81%	80%	79%	71%
Town Hall business	4%	8%	14%	13%
Outdoor recreation (i.e., skiing, hiking, biking, etc.)	81%	59%	61%	42%
Other	11%	21%	21%	23%

*Total may exceed 100% as respondents could select more than one category.

Reasons for not Visiting Nederland Businesses by Length of Residency

If you seldom visit Nederland businesses, is it because of:	Percent of Respondents*			
	How long have you lived in the Nederland area?			
	Less than 1 year	1 to 5 years	6 to 10 years	More than 10 years
Lack of products/services	33%	46%	37%	30%
Perception of high prices	33%	37%	29%	31%
Limited parking	0%	2%	3%	3%
Difficult to get around/find stuff	0%	4%	5%	3%
Poor customer service	8%	11%	18%	21%
Lack of interesting things to do	17%	6%	8%	8%
Commute to work and shop elsewhere	50%	37%	50%	33%
Generally unappealing environment	8%	17%	13%	16%
Other	25%	35%	24%	36%

*Total may exceed 100% as respondents could select more than one category.

Businesses Visited at Least Once a Month by Length of Residency

Which of the following business destinations do you visit at least once a month?	Percent of Respondents*			
	How long have you lived in the Nederland area?			
	Less than 1 year	1 to 5 years	6 to 10 years	More than 10 years
Downtown Boulder (Pearl Street Mall)	41%	47%	30%	27%
Boulder for groceries, household goods	78%	86%	69%	74%
Costco, Walmart, Target, other "Big Box"	63%	60%	66%	68%
Flatirons or other Mall	22%	16%	15%	15%
Denver area	11%	12%	9%	13%
Online Internet Shopping or Catalogues	48%	40%	34%	28%
Other	22%	16%	23%	17%

*Total may exceed 100% as respondents could select more than one category.

Improvements that Would Encourage More Frequent Visitation to Nederland by Length of Residency

How long have you lived in the Nederland area?	Percent of Respondents										
	More/different restaurants	Unique, one-of-a-kind shops	More household staples	More/better recreational activities	Enhanced physical environment	Live entertainment	Special events	More welcoming atmosphere	Better information on what exists	Other	
Less than 1 year	No	26%	36%	20%	28%	32%	33%	24%	35%	47%	50%
	May encourage me	37%	36%	60%	39%	37%	50%	65%	35%	32%	17%
	Yes	37%	27%	20%	33%	32%	17%	12%	29%	21%	33%
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
1 to 5 years	No	20%	41%	35%	46%	34%	45%	41%	46%	46%	25%
	May encourage me	41%	40%	41%	34%	34%	33%	41%	34%	35%	25%
	Yes	39%	19%	24%	20%	32%	22%	17%	20%	19%	50%
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
6 to 10 years	No	17%	23%	41%	40%	40%	37%	44%	28%	38%	27%
	May encourage me	54%	55%	51%	29%	22%	56%	44%	44%	41%	13%
	Yes	29%	21%	7%	31%	38%	7%	12%	28%	22%	60%
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
More than 10 years	No	33%	41%	43%	49%	41%	68%	61%	44%	46%	27%
	May encourage me	50%	50%	46%	33%	43%	24%	32%	41%	46%	42%
	Yes	17%	9%	11%	19%	16%	8%	7%	15%	8%	30%
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Respondent Gender by Length of Residency

What is your gender?	Percent of Respondents			
	How long have you lived in the Nederland area?			
	Less than 1 year	1 to 5 years	6 to 10 years	More than 10 years
Female	70%	73%	66%	66%
Male	30%	27%	34%	34%
Total	100%	100%	100%	100%

Respondent Age by Length of Residency

How old are you?	Percent of Respondents			
	How long have you lived in the Nederland area?			
	Less than 1 year	1 to 5 years	6 to 10 years	More than 10 years
Younger than 18	4%	0%	0%	0%
18-24	4%	2%	0%	1%
25-34	33%	34%	18%	3%
35-49	30%	46%	55%	29%
50-69	30%	17%	27%	55%
69+	0%	1%	0%	12%
Total	100%	100%	100%	100%

Area of Residence by Length of Residency

Which of the following best describes where you live?	Percent of Respondents			
	How long have you lived in the Nederland area?			
	Less than 1 year	1 to 5 years	6 to 10 years	More than 10 years
Downtown	26%	11%	10%	6%
Big Springs	15%	13%	14%	6%
Sunnyside/Hilltop	30%	15%	12%	6%
Other	15%	6%	5%	12%
Outside of Nederland town limits	15%	55%	59%	70%
Total	100%	100%	100%	100%

Crosstabulations by Respondent Gender

Frequency of Shopping, Eating, or Doing Business in Nederland by Respondent Gender

Approximately how often do you shop, eat or do business in Nederland?	Percent of Respondents	
	What is your gender?	
	Female	Male
Almost daily	49%	54%
About once a week	31%	28%
About twice a month	10%	5%
About once a month	5%	8%
About four times per year	4%	2%
About once a year or less	1%	3%
Total	100%	100%

Activities or Businesses Visited Regularly by Respondent Gender

Which of the following activities/businesses do you regularly visit in Nederland:	Percent of Respondents*	
	What is your gender?	
	Female	Male
Grocery Shopping	92%	88%
Other Shopping	42%	32%
Restaurants and/or bars	79%	80%
Entertainment (live music, movies, etc.)	43%	30%
Library	29%	17%
Nederland Schools and/or Child Care	22%	17%
Personal business (i.e. hairdresser, bank, gym)	42%	43%
Special Events (music festivals, Frozen Dead Guy Days, etc.)	45%	37%
Post Office	77%	71%
Town Hall business	11%	13%
Outdoor recreation (i.e., skiing, hiking, biking, etc.)	53%	49%
Other	20%	23%

*Total may exceed 100% as respondents could select more than one category.

Reasons for not Visiting Nederland Businesses by Respondent Gender

If you seldom visit Nederland businesses, is it because of:	Percent of Respondents*	
	What is your gender?	
	Female	Male
Lack of products/services	36%	33%
Perception of high prices	30%	34%
Limited parking	4%	1%
Difficult to get around/find stuff	3%	4%
Poor customer service	19%	12%
Lack of interesting things to do	8%	7%
Commute to work and shop elsewhere	38%	42%
Generally unappealing environment	17%	12%
Other	39%	22%

*Total may exceed 100% as respondents could select more than one category.

Businesses Visited at Least Once a Month by Respondent Gender

Which of the following business destinations do you visit at least once a month?	Percent of Respondents*	
	What is your gender?	
	Female	Male
Downtown Boulder (Pearl Street Mall)	30%	44%
Boulder for groceries, household goods	77%	76%
Costco, Walmart, Target, other "Big Box"	66%	64%
Flatirons or other Mall	17%	14%
Denver area	12%	15%
Online Internet Shopping or Catalogues	31%	40%
Other	21%	12%

*Total may exceed 100% as respondents could select more than one category.

Improvements that Would Encourage More Frequent Visitation to Nederland by Respondent Gender

Which improvements would encourage you to visit/patronize Nederland area businesses more often?		Percent of Respondents									
		More/different restaurants	Unique, one-of-a-kind shops	More household staples	More/better recreational activities	Enhanced physical environment	Live entertainment	Special events	More welcoming atmosphere	Better information on what exists	Other
Female	No	22%	30%	35%	41%	35%	50%	47%	39%		21%
	May encourage me										
	Yes	52%	51%	50%	37%	37%	36%	42%	44%		32%
	Total	26%	19%	16%	22%	29%	14%	11%	20%	17%	47%
Male	No	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	May encourage me										
	Yes	33%	49%	45%	48%	42%	55%	51%	42%	53%	41%
	Total	37%	39%	42%	29%	36%	34%	35%	37%	36%	26%
Total	No	29%	11%	13%	23%	22%	11%	15%	21%	11%	33%
	May encourage me										
	Yes	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Length of Residency by Respondent Gender

How long have you lived in the Nederland area?	Percent of Respondents	
	What is your gender?	
	Female	Male
Less than 1 year	7%	6%
1 to 5 years	27%	22%
6 to 10 years	18%	20%
More than 10 years	48%	52%
Total	100%	100%

Respondent Age by Respondent Gender

How old are you?	Percent of Respondents	
	What is your gender?	
	Female	Male
Younger than 18	0%	1%
18-24	1%	0%
25-34	17%	13%
35-49	39%	36%
50-69	37%	42%
69+	6%	8%
Total	100%	100%

Area of Residence by Respondent Gender

Which of the following best describes where you live?	Percent of Respondents	
	What is your gender?	
	Female	Male
Downtown	9%	9%
Big Springs	10%	11%
Sunnyside/Hilltop	10%	13%
Other	9%	10%
Outside of Nederland town limits	63%	56%
Total	100%	100%

Crosstabulations by Respondent Age

Frequency of Shopping, Eating, or Doing Business in Nederland by Respondent Age

Approximately how often do you shop, eat or do business in Nederland?	Percent of Respondents					
	How old are you?					
	Younger than 18	18-24	25-34	35-49	50-69	69+
Almost daily	0%	75%	52%	57%	46%	32%
About once a week	100%	25%	30%	28%	31%	36%
About twice a month	0%	0%	8%	7%	10%	4%
About once a month	0%	0%	6%	5%	5%	12%
About four times per year	0%	0%	3%	3%	5%	4%
About once a year or less	0%	0%	0%	1%	1%	12%
Total	100%	100%	100%	100%	100%	100%

Activities or Businesses Visited Regularly by Respondent Age

Which of the following activities/businesses do you regularly visit in Nederland:	Percent of Respondents					
	How old are you?					
	Younger than 18	18-24	25-34	35-49	50-69	69+
Grocery Shopping	0%	75%	89%	92%	92%	80%
Other Shopping	100%	50%	31%	43%	41%	12%
Restaurants and/or bars	0%	100%	87%	78%	81%	64%
Entertainment (live music, movies, etc.)	0%	100%	44%	47%	33%	4%
Library	0%	50%	21%	29%	24%	20%
Nederland Schools and/or Child Care	0%	0%	16%	35%	10%	4%
Personal business (i.e. hairdresser, bank, gym)	0%	25%	32%	43%	45%	40%
Special Events (music festivals, Frozen Dead Guy Days, etc.)	0%	50%	56%	48%	35%	20%
Post Office	0%	100%	81%	79%	70%	60%
Town Hall business	0%	0%	2%	16%	11%	8%
Outdoor recreation (i.e., skiing, hiking, biking, etc.)	0%	50%	68%	65%	38%	24%
Other	0%	0%	13%	24%	20%	36%

*Total may exceed 100% as respondents could select more than one category.

Reasons for not Visiting Nederland Businesses by Respondent Age

If you seldom visit Nederland businesses, is it because of:	Percent of Respondents*					
	How old are you?					
	Younger than 18	18-24	25-34	35-49	50-69	69+
Lack of products/services	0%	33%	39%	40%	29%	31%
Perception of high prices	0%	33%	27%	30%	36%	23%
Limited parking	0%	0%	0%	1%	6%	0%
Difficult to get around/find stuff	0%	0%	0%	4%	6%	0%
Poor customer service	0%	0%	21%	24%	10%	0%
Lack of interesting things to do	0%	0%	15%	8%	6%	0%
Commute to work and shop elsewhere	0%	0%	45%	42%	41%	8%
Generally unappealing environment	0%	0%	21%	21%	9%	8%
Other	100%	33%	30%	25%	41%	62%

*Total may exceed 100% as respondents could select more than one category.

Businesses Visited at Least Once a Month by Respondent Age

Which of the following business destinations do you visit at least once a month?	Percent of Respondents*					
	How old are you?					
	Younger than 18	18-24	25-34	35-49	50-69	69+
Downtown Boulder (Pearl Street Mall)	0%	50%	44%	37%	33%	4%
Boulder for groceries, household goods	0%	75%	83%	76%	76%	74%
Costco, Walmart, Target, other "Big Box"	0%	50%	60%	68%	68%	61%
Flatirons or other Mall	0%	25%	22%	14%	16%	17%
Denver area	0%	25%	13%	10%	14%	17%
Online Internet Shopping or Catalogues	0%	75%	37%	39%	29%	9%
Other	100%	0%	11%	20%	18%	35%

*Total may exceed 100% as respondents could select more than one category.

Improvements that Would Encourage More Frequent Visitation to Nederland by Respondent Age

		Percent of respondents									
Which improvements would encourage you to visit/patronize Nederland area businesses more often?		More/ different restaurants	Unique, one-of-a-kind shops	More household staples	More/better recreational activities	Enhanced physical environment	Live entertainment	Special events	More welcoming atmosphere	Better information on what exists	Other
Younger than 18	No	100%	0%	100%	0%	0%	0%	0%	100%	100%	100%
	May encourage me	0%	100%	0%	100%	100%	100%	100%	0%	0%	0%
	Yes	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
18-24	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	No	25%	25%	67%	33%	50%	67%	75%	100%	67%	67%
	May encourage me	50%	25%	0%	67%	25%	0%	0%	0%	0%	0%
25-34	Yes	25%	50%	33%	0%	25%	33%	25%	0%	33%	33%
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	No	15%	39%	35%	39%	44%	33%	44%	41%	43%	27%
35-49	May encourage me	37%	41%	47%	27%	20%	42%	34%	29%	43%	9%
	Yes	48%	20%	19%	34%	36%	25%	22%	29%	14%	64%
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
50-69	No	23%	34%	29%	32%	28%	44%	37%	28%	37%	20%
	May encourage me	49%	50%	53%	40%	39%	46%	48%	45%	45%	44%
	Yes	28%	16%	18%	29%	33%	10%	16%	27%	17%	36%
69+	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	No	30%	34%	45%	55%	41%	68%	59%	47%	49%	21%
	May encourage me	52%	51%	45%	34%	42%	23%	36%	41%	38%	32%
Research Center, Inc.	Yes	18%	15%	11%	12%	18%	10%	5%	12%	14%	46%
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
	No	54%	82%	50%	82%	46%	91%	73%	50%	45%	75%
Research Center, Inc.	May encourage me	38%	9%	43%	9%	38%	9%	27%	42%	45%	25%
	Yes	8%	9%	7%	9%	15%	0%	0%	8%	9%	0%
	Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Length of Residency by Respondent Age

How long have you lived in the Nederland area?	Percent of Respondents					
	How old are you?					
	Younger than 18	18-24	25-34	35-49	50-69	69+
Less than 1 year	100%	25%	15%	5%	5%	0%
1 to 5 years	0%	50%	55%	30%	11%	4%
6 to 10 years	0%	0%	21%	26%	13%	0%
More than 10 years	0%	25%	10%	38%	70%	96%
Total	100%	100%	100%	100%	100%	100%

Respondent Gender by Respondent Age

What is your gender?	Percent of Respondents					
	How old are you?					
	Younger than 18	18-24	25-34	35-49	50-69	69+
Female	0%	100%	73%	70%	66%	60%
Male	100%	0%	27%	30%	34%	40%
Total	100%	100%	100%	100%	100%	100%

Area of Residence by Respondent Age

Which of the following best describes where you live?	Percent of Respondents					
	How old are you?					
	Younger than 18	18-24	25-34	35-49	50-69	69+
Downtown	0%	0%	18%	8%	8%	0%
Big Springs	0%	0%	8%	12%	10%	8%
Sunnyside/Hilltop	100%	25%	11%	14%	8%	0%
Other	0%	25%	5%	7%	10%	29%
Outside of Nederland town limits	0%	50%	58%	58%	63%	63%
Total	100%	100%	100%	100%	100%	100%

Crosstabulations by Area of Residence

Frequency of Shopping, Eating, or Doing Business in Nederland by Area of Residence

Approximately how often do you shop, eat or do business in Nederland?	Percent of Respondents				
	Which of the following best describes where you live?				
	Downtown	Big Springs	Sunnyside/Hilltop	Other	Outside of Nederland town limits
Almost daily	63%	58%	86%	50%	42%
About once a week	31%	33%	11%	34%	31%
About twice a month	6%	0%	2%	5%	11%
About once a month	0%	8%	0%	8%	7%
About four times per year	0%	3%	0%	0%	6%
About once a year or less	0%	0%	0%	3%	2%
Total	100%	100%	100%	100%	100%

Activities or Businesses Visited Regularly by Area of Residence

Which of the following activities/businesses do you regularly visit in Nederland:	Percent of Respondents*				
	Which of the following best describes where you live?				
	Downtown	Big Springs	Sunnyside/Hilltop	Other	Outside of Nederland town limits
Grocery Shopping	92%	90%	95%	89%	89%
Other Shopping	36%	28%	59%	45%	37%
Restaurants and/or bars	78%	68%	82%	89%	81%
Entertainment (live music, movies, etc.)	53%	30%	61%	39%	34%
Library	36%	25%	61%	18%	18%
Nederland Schools and/or Child Care	28%	10%	43%	13%	18%
Personal business (i.e. hairdresser, bank, gym)	44%	38%	64%	50%	37%
Special Events (music festivals, Frozen Dead Guy Days, etc.)	58%	35%	52%	50%	38%
Post Office	94%	95%	98%	74%	65%
Town Hall business	28%	10%	25%	24%	5%
Outdoor recreation (i.e., skiing, hiking, biking, etc.)	72%	73%	80%	66%	39%
Other	17%	13%	20%	16%	24%

*Total may exceed 100% as respondents could select more than one category.

Reasons for not Visiting Nederland Businesses by Area of Residence

If you seldom visit Nederland businesses, is it because of:	Percent of Respondents*				
	Which of the following best describes where you live?				
	Downtown	Big Springs	Sunnyside/Hilltop	Other	Outside of Nederland town limits
Lack of products/services	35%	27%	50%	59%	33%
Perception of high prices	41%	14%	28%	65%	31%
Limited parking	0%	0%	6%	0%	4%
Difficult to get around/find stuff	0%	0%	0%	12%	4%
Poor customer service	29%	14%	17%	12%	16%
Lack of interesting things to do	6%	9%	11%	18%	6%
Commute to work and shop elsewhere	35%	50%	22%	35%	40%
Generally unappealing environment	24%	36%	17%	12%	10%
Other	29%	32%	39%	29%	33%

*Total may exceed 100% as respondents could select more than one category.

Businesses Visited at Least Once a Month by Area of Residence

Which of the following business destinations do you visit at least once a month?	Percent of Respondents*				
	Which of the following best describes where you live?				
	Downtown	Big Springs	Sunnyside/Hilltop	Other	Outside of Nederland town limits
Downtown Boulder (Pearl Street Mall)	33%	45%	37%	35%	32%
Boulder for groceries, household goods	67%	75%	67%	73%	80%
Costco, Walmart, Target, other "Big Box"	56%	78%	58%	65%	67%
Flatirons or other Mall	6%	15%	19%	16%	18%
Denver area	8%	5%	5%	14%	16%
Online Internet Shopping or Catalogues	31%	35%	33%	30%	35%
Other	28%	13%	28%	19%	16%

*Total may exceed 100% as respondents could select more than one category.

Improvements that Would Encourage More Frequent Visitation to Nederland by Area of Residence

		Percent of respondents									
Which improvements would encourage you to visit/patronize Nederland area businesses more often?		More/ different restaurants	Unique, one-of-a-kind shops	More household staples	More/ better recreational activities	Enhanced physical environment	Live entertainment	Special events	More welcoming atmosphere	Better information on what exists	Other
		Downtown									
No	14%		33%	36%	50%	50%	41%	50%	37%	65%	40%
May encourage me	55%		46%	41%	38%	22%	41%	39%	26%	12%	0%
Yes	32%		21%	23%	13%	28%	18%	11%	37%	24%	60%
Total	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%
Big Springs											
No	24%		50%	55%	44%	36%	57%	39%	32%	35%	20%
May encourage me	47%		36%	25%	30%	36%	35%	50%	55%	43%	40%
Yes	29%		14%	20%	26%	28%	9%	11%	14%	22%	40%
Total	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%
Sunnyside/Hilltop											
No	33%		30%	30%	20%	16%	44%	40%	36%	67%	25%
May encourage me	36%		53%	52%	33%	31%	40%	44%	36%	17%	25%
Yes	30%		17%	19%	47%	53%	16%	16%	28%	17%	50%
Total	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%
Other											
No	32%		38%	17%	36%	31%	56%	39%	35%	27%	0%
May encourage me	44%		46%	65%	36%	35%	22%	44%	40%	50%	40%
Yes	24%		17%	17%	27%	35%	22%	17%	25%	23%	60%
Total	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%
Outside of Nederland town limits											
No	25%		36%	41%	49%	42%	53%	52%	43%	41%	32%
May encourage me	49%		48%	47%	34%	39%	36%	36%	40%	49%	32%
Yes	26%		15%	12%	17%	18%	11%	12%	17%	10%	36%
Total	100%		100%	100%	100%	100%	100%	100%	100%	100%	100%

Length of Residency by Area of Residence

How long have you lived in the Nederland area?	Percent of Respondents				
	Which of the following best describes where you live?				
	Downtown	Big Springs	Sunnyside/Hilltop	Other	Outside of Nederland town limits
Less than 1 year	19%	10%	19%	11%	2%
1 to 5 years	31%	33%	35%	16%	23%
6 to 10 years	19%	26%	21%	11%	18%
More than 10 years	31%	31%	26%	63%	57%
Total	100%	100%	100%	100%	100%

Respondent Gender by Area of Residence

What is your gender?	Percent of Respondents				
	Which of the following best describes where you live?				
	Downtown	Big Springs	Sunnyside/Hilltop	Other	Outside of Nederland town limits
Female	67%	65%	61%	66%	71%
Male	33%	35%	39%	34%	29%
Total	100%	100%	100%	100%	100%

Respondent Age by Area of Residence

How old are you?	Percent of Respondents				
	Which of the following best describes where you live?				
	Downtown	Big Springs	Sunnyside/Hilltop	Other	Outside of Nederland town limits
Younger than 18	0%	0%	2%	0%	0%
18-24	0%	0%	2%	3%	1%
25-34	31%	13%	16%	8%	15%
35-49	36%	45%	50%	29%	38%
50-69	33%	38%	30%	42%	40%
69+	0%	5%	0%	18%	6%
Total	100%	100%	100%	100%	100%

Nederland Area Improvement Survey

Verbatim Responses to Open-ended Questions

August 2004



Question 2: Which of the following activities/businesses do you regularly visit in Nederland:

Responses to "Other"

- I work in Nederland.
- I like to look at cute hippie chicks.
- Gas station, auto repair shop, medical clinic, dentist.
- Car maintenance & repair.
- Liquor store, Peak to Peak animal hospital.
- Real estate office.
- Running, climbing, dance classes at community center.
- Mining.
- Propane, gasoline.
- Rock shop, clinic, banking.
- Walking along the creek in the park.
- Denim & Lace boutique.
- Coffee shop.
- Health clinic, automotive repair, veterinarian, gas station.
- Backdoor theater.
- Local internet service (Vista).
- Laundry, gas, car wash, yard sales, vet, Dr Joe.
- Bank/Peak National/Nederland dump.
- Wild Bear center for nature discovery.
- Laundromat.
- Druggists
- Gas station.
- St Rita's church. Movie rentals.
- Pharmacy.
- Gas
- Weekend movies!
- RTD, video store rental, pharmacy.
- Printers, feed & seed, gas station.
- Church
- Feed store.
- Business Connection-they're great!
- Wonderful florist there.
- Business connection. Blumen.
- Post office.
- Dr Fauvel/family
- Mountain Family health clinic, Backdoor theatre.
- Business Connection.
- Coffee
- I prefer to eat at Katmandu. Others sometimes seem dirty or smoky.
- Liquor store frequently.
- Video rental.
- Video store (Village Video).
- Video store, Park & Ride.
- So happy to have Doc Marcus Fauvel.
- Coffee houses.
- 8240 fitness.
- Northern Energy.
- Bear Necessities. I really miss this store. Please help to find a new location so it can reopen!
- Presbyterian church services.
- Yoga center
- Fire department, visit friends.
- Teen center.
- Dump-transfer station.
- RTD bus stop.
- Kids park & teen center.
- Backdoor theatre.
- Volunteering.
- Mountain Family health center.
- Visit friends.
- Senior lunch.
- Health center, mountains.
- Seniors, laundromat, church, historical society, gas station.
- Bookstore/feed store/vet/laundromat.
- Co-op, reservoir.
- Coffee shops.
- Auto service and repair (Peak to Peak).
- Co-op, B&F. Nederland Community Presbyterian church, massage, chiropractic, yoga.
- Regularly means=daily, weekly or?
- Udo's Peak to Peak imports.

- Fuel.
- Fitness center.
- Miner's days.
- Movie rental store.
- Co-op shopping.
- Coffee at train cars.
- Book store, coffee house, Backdoor theater.
- Coffee shop. Bike store.
- Pet food.
- Co-op, feed store, gas stations. Rollinsville, Sunnyland Dell, Help Towing car shop.
- Gardening/flowers, pet care/pet food.
- Veterinarian.
- Antique store.
- Fill-up gasoline.
- B&F, Co-op. Books, florist. Acoustic Coffee vet-Guy Newton. Wild bear!!
- Church, NCPC.
- Doctor & Columbine health clinic.

Question 3: If you seldom visit Nederland businesses, is it because of:*Responses to "Other"*

- Four miles of Sugarloaf Road are unpaved. I go to church in Boulder twice a week & shop there.
- Some stores are downright hostile. For example, the grocery store has a big neon sign saying 'We reserve the right to refuse service to anyone!' this is illegal. (and very unfriendly).
- Don't buy a lot of stuff 'regularly'.
- Nederland really has everything you need.
- Dirty eating places.
- Only in town 1 or 2 times a week.
- Stores could stay open later. That would be a plus! Movies 5 nights per week.
- Quality.
- No climbing gym or swimming.
- I live here.
- Distance from home.
- Limited businesses. Needs to be expanded.
- I find none of the above to be a problem.
- Currently live in Nederland 3 days a week. Hope that will change back to 7 days a week in the next year.
- If B&F prices are similar to Boulder/Safeway/King Soopers, signs pointing that out would help erase higher priced prescriptions.
- I used to grocery shop in Nederland. Found the supermarket rude & poor service, so I shop in Boulder instead!! Same for Ace Hardware!
- Not much organic food & vegetables available.
- Distance from home.
- I do not do business with bars involved in drug dealings.
- Only around from mid-May to mid-Sept.
- I tend to do most of my shopping for staples in Boulder, while my kids are doing after school activities down there. In part that is because I perceive Target to have better prices & broader choice for many of the household basics than Nederland. I shop at Whole Foods for most of my food items (better choice & quality & parking than the co-op). Better choice & quality than B&F. I almost never shop on Ned's main street because the parking is so iffy & the store fronts are a little ragged. Thanks for asking my opinions!
- The customer should always be right!
- We would eat in Nederland restaurants if they were smoke-free.
- It would be great to grocery shop in Nederland but the B&F is overpriced & the quality of merchandise & service are very poor. It's too much trouble to buy only a few items at the co-op, so we always go to Boulder to shop for food.
- Only go elsewhere if the needed service or product is not available in town.
- Limited hours (movies, laundromat, etc).
- Not amenable to leisure or just hanging out with guests & family. Too many dogs, too dirty.
- Lack of bookstores, CD store.
- Not in town.
- We're closer to Boulder where we do business & see doctors.
- Other home is in Broomfield.
- Downtown needs sprucing up!
- Expensive
- Not a good restaurant there. Don't like Indian food. Pizza is ok. Neapolitan not as good since changing hands. Tungsten too prissy for what you get. No salads with entrees. Have to pay extra.
- Too many hippies.
- Boycotting cog businesses.
- Employees at B&F grocery store don't always look clean.
- Too much new age. Hippie emphasis or drug culture evidence. Emphasize wholesome family events & merchandise.
- Biggest reason, inferior products, lack of cleanliness in people & stores. Lack of quality.
- I shop for food in Boulder because the quality is better.
- Tourist season is crowded.

- Nederland could use a place for more biz owners to get away to. (e.g.: expand library, larger coffee house).
- Poor customer service in restaurants.
- Wrong direction from where I live to where I need to go.
- Length of time to get there from my cabin.
- Some (not all) restaurants seem dirty/unsanitary.
- Town is not 'pleasant' looking for walking, not great shops.
- I wouldn't change much. I like Nederland the way it is!
- Dirt road to Peak to Peak from my house.
- Speed traps.
- Restaurants are mediocre.
- Out of my way.
- In the past, the local police stopped shoppers while driving to & from Nederland. I avoid Nederland.
- Slow service at some restaurants & coffee houses. We usually go to Boulder for smoke-free bars & restaurants. We frequent the restaurants in Nederland that are smoke-free.
- We live equal distance from Boulder & Nederland.
- Irresponsible management. My family and I avoid a few businesses.
- I don't go to Boulder unless I absolutely have to.
- Co-op does not accept Quest cards (food stamps).
- If I could find a bigger home in downtown I would move and then walk in town, but I'm in my car too much.
- Smoking in restaurants.
- Have to drive and I don't have a car.
- Businesses close early. Hard to shop after work/dinner.
- We try to live simply and not shop more than necessary. We shop in Nederland as much as possible and find most of what we need there.
- Cleanliness of restaurants - gross! Why do buildings need to be awful, gaudy colors, i.e., pink, bright yellow?
- Poor traffic flow/2 traffic signals and no roundabout.
- Cigarette smoking.
- Sales tax very unreasonable.
- Live in another state except 1-2 mo/year here.
- Live near Ward & work in Boulder now.
- We want to stay home on weekends. Otherwise, in Boulder.
- It's important for me to buy organic meat/chicken, which was not available. The organic mile often soured before the sell-by date (from B&F). Vegetables aren't always the freshest.
- Not as much variety at Boulder & Denver. Restaurants allow smoking / too smoky!
- Live closer to Boulder than Nederland. Stop in Nederland when returning from Central City opera in summer or after x-country skiing in winter at Eldora.
- We are closer to Boulder/Longmont. More convenient.
- Don't get over there very often (live in Jamestown).
- Police who harass drivers, speed traps, etc.
- My home is 18 miles north of Nederland.
- We need more economic development, more restaurants & other useful shops.
- Hippie-dippie, loony left drug culture. Specifics: a visiting niece tried to walk across the pedestrian bridge. Her way was blocked by a sinister, dirty accoster - bum?

- they can, especially if they're "down below" for some other reason anyway...
- Drugstores, McGuckin's hardware, yarn/fabric.
 - Denver/Boulder at business & meetings.
 - Movie theaters, restaurants/bars.
 - Music concerts, Boulder & Denver, doctor, movies, swimming classes, lumber yard.
 - Walgreen's/hairdresser.
 - JB Saunders, McGuckin's for electronics.
 - Office depot.
 - Friends in the flats.
 - Boulder restaurants.
 - Coffee shops throughout Boulder County.
 - Boulder theater/Fox Theater/Chataqua/for music events.
 - Bank One, Wells Fargo, nail salon.
 - Longmont for second hand/flea markets/stores.
 - McGuckin's, dry cleaners, Chinese/Asian food.
 - Nature's own - anti-bush propaganda posted at cashier & screeching loony left attack-bush employee/owner? I told him I wasn't going to buy anything... He just upped the volume on his political tirade.
 - Jazz.

Question 5: Which improvements would encourage you to visit/patronize Nederland area businesses more often?

Responses to "Other"

A. More/different restaurants

- Breakfast-Whistler's is great but we've exhausted the menu!
- Mexican, bakery.
- Taco John's
- Oriental
- Better quality of restaurants.
- Nederland's restaurants are varied & awesome.
- Vegetarian & Mexican, Greek.
- Sushi! Mexican.
- Asian
- I miss a good deli sandwich shop & reasonably priced. Fast food, California-style Mexican, fresh veggie. A great Chinese restaurant. We stop at restaurants down the hill & do take out.
- Chinese.
- Mexican, Chinese.
- Chinese.
- Already miss I & I.
- Chinese.
- Mexican, Chinese
- Good Mexican, Chinese. Very happy with Katmandu & Black Forest.
- Continental, vegetarian, nice.
- Mexican, sushi.
- Chinese restaurant.
- Non-smoking.
- Not chains.
- Veggie, quiet atmosphere.
- Less expensive. I miss Nederland Mexican with my kids.
- Make Nederland smoke-free!
- Cleaner, neater.
- Chinese, Mexican
- Micro brewery, Mexican.
- Bakery, Mexican, pizza delivery. How about a brew/pub?
- Burrito/Mexican, smoothie/ice cream.
- Mexican
- Sushi, Chinese.
- Chinese
- Chinese!!
- Good Mexican, sushi, deli.
- Only good ones. Healthy areas & clean ones.
- Mexican
- Vegetarian
- Mexican
- Lots of good restaurants here.
- A good steak house, like the old branding iron was.
- Fine dining or mid-scale dining.
- Sushi
- Brew pub, family not fast food.
- Mexican
- Good Chinese food.
- Mexican, Chinese.
- Low noise, family type.
- Mexican
- Kid-friendly.
- McDonald's, Taco Bell.
- Smoking areas.
- Vegetarian.
- Chinese, Japanese, seafood.
- Sandwich shop.
- Mexican
- Mexican like.
- We have good restaurants.
- There are plenty.
- Dairy Queen or drive-thru.
- Breakfast, mixed dinner. E.g.: Mexican, Chinese.
- Village inn, Taco Bell.
- Mexican
- Good Mexican & Italian.
- Clean! Appealing.

- Mc Donald's, steak & fish
- Sushi, five Italian, seafood.
- Family oriented.
- Restaurants are great.
- Chinese, Mexican.
- Oriental, smoke-free.
- Sushi
- Emphasis on good, family dining.
- Mexican
- Mexican, oriental (Chinese, Japanese).
- Sit-down types.
- Japanese, any other.
- Chinese, deli.
- Non-bar atmosphere
- Mexican. Burger joint.
- Sandwich shop, smoothies, healthy prepared foods, Chinese.
- Bistro style, quality coffee.
- Mexican, Chinese.
- Applebee's, steak house.
- I like Nederland's restaurants.
- Good choices available now.
- There are good restaurants!
- Healthy, inexpensive, quick, yummy.
- Chinese, Mexican.
- Chinese
- Good food, polite wait staff.
- Ethnic
- Mexican, Chinese, Thai.
- Mexican
- More ethnic restaurants, higher quality. Restaurants need more specials/variety. They are also a bit unsanitary & pricey.
- Good Mexican, burger joint.
- French, bistro.
- Better quality
- Nederland Mexican & Wolf Tongue were my favorites!
- Places that serve meat, vegetarian choices with emphasis on fresh foods.
- Chinese, Mexican.
- Locally owned. No chains. No franchises.
- Greek, Indian, vegetarian.
- Chinese, Japanese, other ethnic.
- Inexpensive.
- Thai-Chinese.
- Family type - no loud music/noise.
- Burrito joint.
- Chinese, Cajun, Japanese.
- Mexican.
- Mexican.
- No smoking.
- Update atmosphere, less smoke.
- No smoking restaurants!
- No smoking.
- Asian.
- Chinese, Mexican, Thai, Japanese.
- Asian, kid friendly.
- Chinese, Asian.
- Chinese, Mexican, some chains.
- Nederland has adequate restaurants.
- Unnecessary! We have lots of restaurants already!
- Chinese would be nice.
- Chinese - any delivery.
- Chinese, bagel shop, sub shop/sandwich.
- A good Mexican place - kid friendly - pizza place.
- Already good selection exists.
- Homestyle.
- Mexican & Chinese or Vietnamese.
- Chinese!
- Greek.
- Mid-level; French.
- Health food, Mexican, a la carte.
- Organic foods.
- Chinese.
- Chinese buffet!
- Greek.
- Real Chinese Japanese.
- Black Forest go family/casual at w/half.
- American.
- Chinese/Japanese/ethnic. No more bar/bar food!
- Variety - lunch, dinner.

- More interesting decor.
- Mexican - good!
- Chinese.
- Chinese.
- Good Mexican.
- Chinese, Mexican, Middle Eastern.
- Sushi?

B. Unique, one-of-a-kind shops

- Better produce. Bigger selection, better prices, more household items.
- Better/more 'active' bookstores.
- Co-op artisan unique.
- Sports.
- Records, thrift store.
- Like rustic moose.
- Kid's stuff.
- Not chains.
- More support for local artists.
- Kitchen, bath, clothing.
- Second-hand/thrift stores.
- A small, inexpensive shop like a dollar store but not a dollar store.
- Art galleries, clothing.
- Flowers products
- Boutique, local art, outdoor gear.
- Bakery.
- Kid clothes, sporting goods.
- Clothing (outdoor).
- Bakery
- Mountain clothes.
- A good mountain outfitter.
- Clothing, gifts.
- Variety/gift stores.
- CD's & tapes.
- No preference.
- Music
- More antique stores.
- Shore store, meat/fish store.
- Gift, clothes.
- We already have.
- Book, coffee.

- Ethnic.
 - Chinese food, deli.
 - Natural foods.
 - Asian & upscale food.
 - Non-smoking.
 - Non-smoking only!
-
- Gift, dry clean, auto.
 - Clothing, home decor furnishings.
 - An artist's co-op.
 - Touristy
 - Antique
 - Artistic gift shop.
 - Clothing.
 - Art
 - Clothing, furniture, books.
 - Local artists.
 - Clothing, jewelry, shoes.
 - Furniture, general gifts.
 - Quality
 - Hemp store.
 - We need a consignment shop.
 - Nature, art, crafts.
 - All kinds except chains.
 - Sporting goods.
 - For gifts.
 - Something other than hippy stuff.
 - More clothing stores.
 - Running store.
 - Gap, J Crew.
 - Women's clothes - not outdated stuff like Denim and Lace.
 - Camping/hiking.
 - The pharmacy.
 - Any.
 - Arts & crafts, larger bookstore with cafe like McDonalds in Estes Park.
 - Beauty shop.
 - Art, fishing, clothing, music.

- More competition so prices would come down.
- Outdoor activity, upscale sports or wider selection (skiing, hiking, bike, running, etc.
- Boutiques.
- More galleries/art related or major stores.
- Music store (instruments).
- Fly shop, recreation.
- Consignment store/Mt. Flea market/gun store.
- Nederland offers great shops!
- Vintage & hand-made clothing.
- Shoe store.
- Shoes, basics.
- More of what exists - cleaning, jewelry, local pottery.
- Clothing.
- Blue jeans, socks, etc.
- Art, original arts.
- Clothes.
- Antiques, books.
- Used, flea market, CDs.
- Men's clothing, shoes.
- Children's clothing.
- Music.

C. More household staples.

- Shoes, kids' clothes.
- Basics-socks, gloves, etc.
- Clothes, shoes.
- Have you been to Ace? It rules!
- Clothing, shoes, lumber.
- Organic produce.
- Laundromat open later.
- Socks, shoes, underwear (reasonably priced).
- Household goods with prices to compete, with target prices.
- Bigger, cheaper grocery store or drugstore.
- Get a King Soopers.
- Organic meat, dry goods.
- Wild Oats.
- Modern household goods, not so much mountain kitsch.
- Not more, cheaper.
- Kitchen, bath.
- We are lucky to have more local services than any other mountain town between Estes Park & Idaho Springs. We can rent a movie, send a fax, fix our car, or go to the hardware store without going down the mountain. That's why we live here & not in gold hill or Allenspark. If I have to choose one thing to 'fix' I'd love later hours. However, I realize this is a small town & there is a limited market after a certain hour, so it may not be worth it for the businesses.
- Ok (Costco?)
- Good food & groceries.
- It's hard to beat target.
- Better quality produce, clothing, staples.
- More brands, types & sizes.
- Better fish selection.
- Home improvement.
- Better grocery store.
- Wal-mart or target.
- Fine as is.
- Fresh foods.
- Larger supermarket with more selections.
- King Soopers, Safeway.
- Variety.
- Kitchen, house wares.
- Kids clothes, shoes.
- Kitchen goods.
- Specialty-cheeses, fish, whole foods.
- Lumber, flagstone, tile, etc.
- Costco or Target-type stuff.
- Clothing
- Organic foods/meats.
- Already covered.
- More stuff for home-decorative curtains, etc.
- Fresh organic produce & meat.
- Quality
- Better supermarket.
- Organic products.
- Clothes, garden, pets, auto.
- Toiletries, socks, and undoes.
- Bike.
- Discount store - household items.
- Quality household items (no chain stores). Ex: bedroom, bathroom items.
- B&F should stock more general "drug store" type products.
- Clothing/shoes/furniture, etc.
- Target, Pet Smart, greenhouse.
- Lumber yard.
- Organic/natural/eco-sensitive.
- Lumber yard.
- Must be priced competitively.
- Case goods - bottled water.
- Certain brands of appliances, etc.
- Kitchen/cooking utensils.
- Hardware/groceries.
- Car parts?
- Ground wheat berry flour.
- The supermarket is pretty good.
- Outdoor/mountains.

D. More/better recreational activities

- Boating, ice skating, theatre
- More biking & walking paths.
- Less motorcycles on W Magnolia.
- No! We don't need things like bowling alleys, ice rinks, etc. I moved here for the natural beauty. If I wanted things like that, I'd move to Longmont.
- Bike paths, sidewalks.
- Carrousel.
- Recreational center
- Swimming.
- Tubing, alpine slide.
- A swimming pool.
- Hockey, golf.
- Ice skating, swimming, recreation center.
- Indoor pool for laps, leisure.
- Bike path!! Swimming pool!!
- Swimming pool, ice hockey, skate park.
- Nature center!
- We have a lot.
- Adult recreation center.
- Swimming pool.
- Ice rink, tennis court, pool, bike path, soccer field. Park atmosphere & no sewage ponds by reservoir.
- Town pool! Recreation center!
- Ice rink.
- Recreation center.
- Tennis courts, ice rink.
- Community volley ball, etc.
- Skate park.
- Non-motor boating on barker.
- Fine as is.
- Swimming pool.
- Improve Eldora for day skiing, restaurants, etc.
- Swimming pool.
- Classical music!
- Ice skating rink, pool.
- Pool.
- Plenty of outdoor activity.
- Swimming, kids' classes.
- Swimming, skating.
- Boating on Barker.
- Recreation center with a pool.
- Pool, recreation center.
- Recreation center like Gilpin.
- Swimming pool for laps.
- Rock gym
- Baseball, basketball, swimming, hockey, connected trails.
- Sidewalks, safer trails by highways.
- Boating on reservoir (non-motorized).
- Tennis, swimming.
- Can't get much better.
- No off-road in wilderness.
- Swimming
- Recreation center with pool.
- Swimming
- Better trail maps.
- Indoor ice rink with music.
- Allow non-motor boats on barker.
- More kids activities that involve arts. More activities that include theatre, movies (i.e.: older kids' movie matinees in winter, g-rated). Most of the kids' movies shown are inappropriate for kids under 10.
- Swimming pool.
- Trails
- Motorless boats on baker!
- Kayak course, tubing on the creek.
- Boating on barker reservoir & bike paths.
- Community center, pool, baseball.
- Not sure.
- Keep people out of these areas.
- Any.
- Anything outside.
- Bicycle trails.
- Outdoor stuff.
- Skating, tennis, indoor pool.
- Disc golf.
- Tennis court, ice rink.

- Swimming pool.
- Boating, ice skating, tennis.
- Extend the path along the creek to the west.
- Tennis, swimming pool, ice skating.
- Ice rink/tennis.
- Pool.
- Skate park for teens.
- Boating.
- Car-top boating.
- Bike trails/trail around Barker.
- Swimming.
- Hockey rink/tennis court.
- Bike paths, foot paths.
- Ice skating rink outdoors.
- Walking trail w/parking. Bike trails.
- Boats on Barker/swimming pool.
- Volleyball, hiking.
- Boating on reservoir!
- The trails past Eldora are lovely.
- Better gym.

E. Enhanced physical environment

- More walking/hiking paths.
- Pilling pot holes in public parking lots.
- Bike paths
- More trees. Better walking areas.
- The greatest improvement the chamber could make is to remove the asbestos from the community center. It was closed as a school because of high asbestos content. The North Boulder Rec center cleaned theirs up. Could the cost be too high when our children's health is at stake? 30years from now, will our children have lung cancer? National Geographic had ads offering grants for asbestos removal. We need to not only rebuild our community center, but clean it up.
- Car wash.
- Planter's benches
- I like the unique environment.
- More pedestrian-friendly walking
- Clean shops & restaurants.
- Bicycle parking on 1st St. Community bike system.
- Sidewalks, dammit!
- No more building commercial.
- Indian peak, Eldorado, snowmobiling, fishing, hunting.
- New commerce center, Gateway Park.
- More floral, landscaping.
- More pedestrian friendly sidewalks, clear crosswalks, signs.
- Green belt along the creek!
- Waterfront is so ugly. Propane tanks & water treatment.
- Better pedestrian area (1st St) sitting area benches.
- Some areas seem kind of run-down.
- Downtown, reservoir front.
- Bike paths!!
- Nice sitting areas to meet with friends outdoors.
- If I could wave a magic wand & improve Ned's downtown I would do the following: 1-bury all lines (probably prohibitively expensive). 2-move the Northern Energy propane company to a different spot & put in

other more tourist/consumer friendly businesses there. 3-improve the quality & coverage of sidewalks throughout the town to cut down on a sense of dusty, dirty streets. Talk to the various retailers & restaurateurs whose exteriors can be seen as a touch unwelcoming w/broken flagstone, chairs, or generally disheveled appearance. Provide incentives to neaten up. 4-talk to the homeowners whose homes front the main streets & give them incentives to spruce up their yards, remove old cars, etc. 5-improve by paving some of the rutted parking areas (around Tungsten near the Acoustic, near PI, near Whistler's, Katmandu, etc). 6-get another lively business going in the bakery spot just coming into town. I know there is an issue with gas leaks, but that should be fixed as the location is too prime to let it lay dallow. 7-get more exciting retail shops upstairs in the south side of the B&F complex. 8-put up easy signs showing the paths from the business areas to the Chipeta Park & other spots, library included. Maintain those paths. 9-talk to the bank owners about ways to improve their exterior. It is in such a central spot & is, in my opinion, quite unappealing to tourists & others. 10-I think the public buildings & spaces: fire station, post office, Chipeta Park, new park & ride are all terrifically designed & a pleasure to visit & to look at. Capitalize on those assets. 11-check in with Roy Young about possibly changing the color of his terrific store from pink to something more engaging. I do shop here on occasion because of their cool stuff! 12-fix the old school building roof!

- The town looks very disorganized.
- Less traffic & people.
- Trails, lake front park.
- Traffic circle or 4-way stop.
- Develop waterfront park area at Barker. Move the sewage plant.
- Better sidewalks, beach
- Gateway, benches & paths, art work, statues, etc.
- Creek trail
- Clean up the town!
- Walking mall on First St.
- Upgrade buildings & older areas.
- Buildings need to be spruced up.

- Army navy store.
- Landscape downtown.
- Swimming, boating.
- Entertainment. I.e.: noise & congestion makes me avoid Nederland businesses when I need something.
- Historic preservation.
- More places to sit by creek-creek trail.
- Less of a hippie hang-out, turn old buildings into shops. Tear old buildings down.
- Better sidewalks, flowerpots on poles, etc.
- Beautify lake front.
- Tag town looks dumpy.
- Enact or enforce ordinances to remove junk cars, trash.
- Easier parking.
- Pedestrian paths.
- Clean up the town. Too run down!
- Recreation center with a pool.
- Dog-free areas to walk to & from town.
- Revamp sidewalks, store fronts in 1st St.
- Improve Nederland surroundings. Looks run down.
- Clean, improve walkways, sidewalk areas. Clean up restaurants to remove 'grunge factor' in eating establishments. Benches on sidewalks, walkways, possibly sponsored by citizens. Work on minimizing dirt (tall order!) On paved roads & neatening-up curb areas. Repaint pedestrian crossings.
- 1-beautiful existing environment. Create more attractive bridge over Boulder Creek (work w/state). Add some appropriate historic architectural design to 1st St. Repaint crosswalks, sidewalks, etc. Add more attractive street lights. Improve existing trails & develop connections (Tungsten Trail looks good). Act on creating waterfront park.
-
- Swimming on the lake.
- Public sidewalks & landscaping
- Redesign downtown.
- Sidewalks, bury power lines.
- Clean it up.
- Second-hand store. Thrift shop.
- Nederland is already beautiful.
- Celebrate street frontage & pedestrian routes.
- Better sidewalks downtown. More outdoor seating at restaurants.
- Trails
- Quality
- Hire a landscape architect for streetscape.
- This is as good as it gets!
- Pharmacy needs help.
- Botanic gardens.
- Beautify: gardens, cleaner.
- Hairnets and clean hands - food servers.
- More and nicer pedestrian paths.
- Move the treatment plant.
- Nicer exteriors (painted/stained).
- Bike/hike trails, boating.
- Downtown is falling apart - depressing.
- Prettier 1st Street stores.
- Fix it up!
- Better sidewalks, benches, landscaping.
- More sidewalks, safer pedestrian access.
- Sidewalks!
- Clean up the town center!
- "Cleaner" storefronts/lots.
- Low light pollution, more flowers. Encourage walking around Nederland and parking on edges of town with pedestrian paths.
- Beautify 119 & downtown.
- Safer pedestrian paths.
- Remove the eyesores downtown.
- Pedestrian focused village-like (town plan).
- Boating on barker dam.
- Yes, improved walking to shops.
- Better shore at Mud Lake.
- More walking trails in town along highway.
- Sidewalks, landscaping.
- Clean up downtown.
- Centralized park & business area.
- More trees at Chipeta Park & benches.
- Painted environmental products?
- Trees/shady areas.
- Sleazy appearance/dirty & drunk people.
- Less cluttered.

- Less traffic.
- Already great.
- Fewer noxious weeds, fewer thistles!

F. Live entertainment

- Drug store-more & reliable hours. More family-oriented items: kids clothes, shoes, toys.
- Hotels & restaurants working together to get bands up here safely & more welcome.
- Outdoor musical events.
- We moved here for quiet!
- More dance other than performing arts.
- Earlier/non-bar entertainment.
- Comedians.
- Outdoor summer stage, more outdoor movies.
- Non-smoking music venues. I.e.: bars at night.
- Music.
- Higher end plays, concerts at community center every few months.
- Is ok
- More kid's stuff.
- Jazz
- More blue grass.
- Outdoor summer oasis with music, etc.
- More advertising in the Boulder weekly. I.e.: I always seem to find out about good musk after it comes thru Nederland.
- Day/afternoon/outdoors.
- Movies all week.
- If bands could start earlier or on time.
- Theatre-live.
- Outdoor live events that don't involve drug use!
- Kids (less than 5 yrs) shows/activities.
- Country music dances.
- Jazz in the park.
- On the lake.
- Public sidewalks.
- Advertise more.
- Scott's carousel.
- More music, better music.
- Quality
- We appreciate Acoustic Coffee shows.
- Concerts, picnics, festivals.
- Concert facility
- Refurbish 1st street to look like old west. Get rid of hair salon building.
- Classical concerts, recitals.
- Entertainment that starts before 8-10 pm.
- More regular, less sporadic quality shows.
- More music that older people enjoy.
- Outside bands; bluegrass.
- Family-oriented and/or earlier show times.
- Start times - earlier.
- Too much already.
- More variety, not just country or bluegrass.
- More parking.
- Non-smoking.
- Cultural events.
- Too expensive!
- Anything except bluegrass!
- Already great.
- Support Acoustic Coffee!

G. Special events

- More festivals, unique things like Lafayette's Oatmeal Festival. We could have concerts in the park on a regular basis. I.e.: Fri. or Sat. evenings. Similar to Boulder's 'Bands on the Bricks'. Live music is the best!
- Dead guy kinda love
- 'Just for locals' events (free!)
- Impediment to local shopping.
- Community dance & ritual.
- Sporting events.
- Community dances.
- Mountain bike race.
- Magicians, jugglers, street musicians on nice summer nights.
- Bicycle race series.
- Something that's not dead guys.
- Fairs
- Fireworks are great!
- Outdoor movie theater.
- Summer festival, winter festival.
- Turn down the volume.
- Vendors from other places.
- Small festivals with meaning.
- Film fest.
- Mining tours. Eg: Wolf Tongue Mill.
- On the lake.
- Public sidewalks.
- We enjoy the current ones.
- More concerts.
- Bike festival.
- Concerts.
- Natural history & education events.
- Like July 4th, Dead Monday, etc.
- Summer plays.
- Downtown races.
- Sports events in downtown!
- Eldora bike races.
- More street dances! Fun!
- Kid fest, animal shows.
- Local musicians networking.
- Family events.
- Bluegrass "festival".
- Fewer would be better.
- Wind festival.
- Town block party.
- Too expensive!
- Music festival/food or crafts festival.
- Keep the movies coming!
- October fest, art fair.

H. More welcoming Atmosphere

- More public transportation/bus.
- I like the atmosphere & services.
- Same as 5e.
- More professional, less funky.
- Better attitude, customer service.
- Everything smoke free including bars.
- Store atmosphere: I have never set foot in the P.I. & I never will-smoke. I have quit shopping at B & F-smoke drifting in the store from the back. Too many experiences with clerks having an 'attitude'. Would visit Backdoor theater more often if seats were staggered (too hard to see).
- Customer service is poor in many places. People seem to care less about your business-aloofness.
- Nice sidewalks on 1st St would invite traffic from the highway.
- No police harassment.
- Integrate walking roads.
- No smoking in restaurants.
- Less police intimidating.
- Nicer, cleaner streets & stores. Downtown is dumpy.
- Ok as is.
- Everyone's nice in Nederland.
- Make better use of reservoir??. Get rid of propane, sewer.
- Clean up downtown junk areas by houses, business, etc.
- Being new to Nederland with a young child, I would love to see a recreation center with an outdoor pool for kids & adults! It's a shame to have to go to Boulder to swim when we have better views & vibes in Nederland!
- Landscape access roadway!
- Friendlier people.
- Walking tour of historic sites in town.
- Less of a hippie hang-out.
- Cultivate a more sophisticated, less 'hippie, dead head' vibe. Upscale shops needed.
- Especially in grocery store.
- Police pulling folks over for a missed plate light bothers me.
- I find Nederland friendly.
- Not family-friendly. Caters to single individuals with low moral standards.
- Cleaner, more orderly.
- Less emphasis on alcohol in restaurants.
- Keep streets, sidewalks clean. Weeds pulled, trash pick-up.
- We already have.
- Wait staff in Nederland is generally poor.
- Streets should be marked more clearly.
- 1st street clean up (stores)
- Hiring employees who smile, say 'hello,' 'good morning,' etc.
- Remove police from city limits.
- On the lake.
- Public sidewalks.
- I like the atmosphere.
- Smoke-free
- Better signage for visitor center, parking signs.
- It's not too bad presently, but could be improved. Friendlier service, less attitude.
- Trees, planter boxes.
- Better pedestrian links & site design.
- Friendlier police.
- Sidewalks, flowers, tables.
- Bike paths, separate from autos.
- I feel it is already welcoming. :)
- Less loose dirt/cleaner/new boardwalks.
- Have friendlier clerks in B&F - some are very rude and unfriendly - not a welcome feeling. I only shop there if I have to.
- Have a more sightly business district.
- Co-op needs a more informed and efficient and friendly staff. B&F needs to charge the "sale" price for merchandise advertised on "sale." It would be nice if Nederland government would stop trying to extend their businesses into Eldora and be more welcoming when Eldora folks want to business in Nederland. Your former mayor said he wanted Eldora folks to stop driving through town on the way to the post office. How are we supposed to shop?
- Nicer looking, more stores.

- Cleaner waterfront.
- Benches outside shops on 1st Street!
- Fix up downtown.
- Eliminate "no parking" signs.
- Old fashioned street lights. More sidewalks, flower planters. Bury more power lines.
- Small town, nice, common sense-minded police officers!
- Beautify 119 & downtown/update & revitalize.
- No more drugs.
- Get rid of that burial vault!!
- Yes. Walking again/exterior enhanced.
- All the loose dogs are scary.
- More pedestrian crossings/slow down traffic.
- Eliminate speed traps.
- Better road access/one road thru town is not enough.
- Too small an area to expect to compete with Boulder & Denver variety.
- Parking!
- Easier traffic flow.
- Less traffic, fewer bars.
- Already great...

I. Better information on what exists

- Maps on director's kiosk.
- Visitor center open more often.
- Greater detail of upcoming activities in the newspaper.
- The Ear is my main source of information on new businesses. Hope they keep it up.
- Already good.
- Plenty at visitor's center.
- This is good already.
- Visitors drive around confused.
- Coming attractions (P.O. Box).
- Maybe establish a section on Nederland entertainment.
- We know what exists.
- We already have.
- Public sidewalks.
- Events & entertainment schedules.
- Signage.
- Need a new town map for free.
- Yes. Nederland needs to work on PR.
- Car wash.
- Nederland is heaven to me.
- A flyer or brochure with events.
- I read Mountain Ear for what goes on.
- A better local newspaper.
- Parking signs.
- Better, clear signs for parking and stores.
- I don't think the stores in the bottom floors of shops on 1st street are well known.
- I'd like to know how to find more local artisans.
- Have a flyer that lists (summer) activities and dates.
- Better pedestrian crossings of highways.
- Maybe monthly events like movie schedule.
- Use the newspaper/have a central bulletin posting place.
- Black Forest Inn brings us to Nederland.

J. Other

- Interesting lectures, writers, speakers in the library, bookstore, &/or coffee shop. Farmer's market.
- Carry-out, sandwich shop.
- No smoking.
- Delivery services for grocery, liquor, pharmacy.
- Make Nederland smoke-free in all workplaces, including bars & restaurants.
- Pro-growth attitude.
- I miss the NVFD pancake breakfasts.
- More/better movies.
- Please do not put a stoplight in. More alternative health options.
- Recreation center!
- Swimming pool.
- Coffee shop open in the past.
- Decent book/movie/CD stores.
- Improved whole food store.
- Move family here.
- Boating at Barker.
- Fewer tourists.
- Fix junction at B&F parking lot, bank & highway.
- Eldora could be fabulous with a decent restaurant, better maintenance, etc.
- Not being stopped by local police for license plate light out.
- A good cleaners.
- So many surveys & little or no action.
- Upgrade landscape.
- Lean employees at B&F & restaurants.
- Attractive girls everywhere.
- Cleanliness & quality.
- Pool, steam, sauna, spa business.
- Get rid of Frozen Dead Guy days. It is embarrassing & will never bring my family to it.
- Better/more daycare options.
- Develop 1st Street to fill in gaps & create an easy, accessible walking area for tourists (e.g.: see Basalt, county master plan). Develop waterfront access to Boulder Creek from Wolf Tongue Mill to Barker on both sides. I can see waterfront outdoor cafes, meandering trail, etc. develop Wolf Tongue Mill into tourist site. It could be a museum with tours with attached small hotel (B&B) & restaurant/cafe overlooking Boulder Creek. Get the state to stop using magnesium chloride on icy roads. Rebuild commerce center sooner than later. Put in a community pool, develop baseball park. Put in a permanent skateboard park. Promote mining/miner heritage.
- Don't make it look like Breckenridge, Vail, Aspen, etc.
- Boating (non-motorized) on reservoir, alpine slide at Eldora.
- Put a beach on the lake, restaurant on the river & lake.
- Grocery stores stink. The coop is too small & city market has a horrible natural foods/organic selection. I go down to Boulder for groceries & then just do the rest of my shopping there out of convenience.
- Local businesses!
- General 'clean up' of town.
- Public benches, tables.
- Pave Magnolia Rd.
- I think this is a good idea. If I lived closer to Nederland, I'd have more input. Good luck!
- I like it how it is. Please, no more street/yard lights!
- Clothing store, shoe store.
- Smoke-free bars & restaurants.
- Miniature golf? Movie house.
- When I don't have to work in Boulder, I'll go to Nederland.
- Public transportation for surrounding areas to Nederland. Develop lake-shore park.
- Kid's clothing, basic & affordable.
- I feel the town government has abandoned the town businesses.
- Clearer signage.
- Better sidewalks and handicap access.
- No place to sit in town.
- Bring back a consignment shop. I visited there regularly.

Nederland Area Improvement Survey

August 2004

- Less bright lights at Post Office. (more like RTD lot). Shield lights like those on St Rita's, 2nd roundabout.
- Dry cleaners would be nice.
- Find a good spot for Scott's carousel!
- Plant more flowers & clear out dead trees along 119.
- Less of a military style police force.
- Reduce the amount of traffic and parking problems.
- Boating on Barker.
- Better downtown walkability.
- Put in a Wal-mart.
- Small organic salad bar.
- Carousel.
- Excommunicate David Shortridge from town.
- I need greater financing to take advantage of restaurants.
- Stop the cops from harassing people!
- Less expensive business supplies, shipping.
- Factory stores/discount stores.
- Don't expand. Like it the way it is.

6. If you could add or change ONE thing to improve Nederland's commercial districts, what would it be?

- More unique shops in place of open lots.
- To sell stuff geared to local families all year instead of so much tourist stuff.
- More variety. More items.
- A gathering area, park in middle of town. When people come here from out-of-town, it is because it is different than Boulder. Don't try to make it into another Boulder, please.
- Street signs naming the streets (some are missing). Working more with Eldora.
- Less police presence, though it has greatly improved the last 6 months.
- Improve sidewalks.
- More trees. Better landscaping. Some areas (i.e.: near the closed bakery) look downright grungy. Too much cement. Better sidewalks or pedestrian access.
- I'd love to see the streets & parking lots properly paved including curbs & sidewalks to reduce the dirt & dust & to improve the overall look & make it easier to access all businesses.
- I'm sorry to say I liked Nederland more before property values sky-rocketed. I think a lower standard of living's better for the earth.
- More control on alcohol.
- Traffic speed. It's hazardous crossing 119.
- Easier roadway access.
- A really good butcher.
- Close the Pioneer Inn.
- Need a recreation center. Would love a pool, tennis court, ice rink. More stores, more clothing/shoes. Would love to see Scott's carousel part of the town. I'd love to have a plotting service like Rocky Mountain Blueprint.
- Tidy up. More pedestrian-friendly. Make 1st St a walking mall??
- No smoking in restaurants.
- Don't mess with Nederland. It is just fine doing its own thing.
- Better parking area signage for visitors.
- Sometimes I do my shopping in Longmont or Boulder, just because it is cheaper. Otherwise, I would rather go to Nederland.
- Better traffic control systems, especially around shopping center. Fewer one-way streets.
- Recreation center.
- Attitude-person to person response. Customer service must reflect the special/cohesive qualities we wish to preserve.
- Remove traffic circle & replace with arterial 4-way stop!! Relocate the library & community center to downtown (to eliminate walking up the hill and increase parking).
- Improve unsightly lot between Rustic Moose & Off Her Rocker. Include public area creek side.
- Better restaurants.
- Clean it up with more retail, less bars & give me a reason to stop & get out of our car!
- To have the best schools in Colorado!
- We need a fast food restaurant. I miss the fast (don't have to go in & sit down & tip). This would not keep from going to the regular Nederland restaurants.
- A laundromat with machines that clean on par with the one's by the King Soopers at 30th in Boulder. The best!
- Sidewalks, sidewalks, sidewalks. Downtown events help some businesses & hurt others. They should not be allowed to adversely impact neighborhoods.
- Thoroughly enjoy weekend events except miner's day.
- Rental store, drug store, advertise more.
- Get rid of 'one way' on 1st St. Create autonomous business district.
- To expand variety in commercial districts. Needs more competition.
- Try to reduce our image as a speed trap!! Interesting story regarding this: we recently bought a pair of FRS radios & were trying them out using the default channel 1. Suddenly we heard other voices on that channel. Someone was telling someone else in their 'caravan' to 'watch their speed going thru Nederland because they had a new police chief in town who was trying to increase revenues by ticketing speeders.' Using the speed detection devices at both

ends of town is much more effective than stopping people. And people who have been stopped (even for just a warning) are much less likely to every visit Nederland again!

- Improve the access at the intersection by the bank/shopping center.
- We moved here because it seemed quiet. I don't want it to be 'touristy' like Estes Park, with lots of traffic & trash.
- Revitalize lakefront & connect it (shops, restaurants, walkable) to downtown.
- Less paved parking. More pedestrian-friendly.
- The waterfront on the reservoir is sad. Keep business local. That's definitely a cool part of Nederland!
- Develop Mitchell's vacant lot (between Pub & Acoustic) into a sitting, gathering area. Benches, flowers, tables, entertainment, kiosks sound.
- It's hard to define, but there is a sort of "us vs. them" attitude in Nederland. Like tourists vs. locals. It's not comfortable. Even though I've hung out in Nederland for 30 years, I still feel like an outsider.
- It blends into a trailer-home division, which is usually unappealing to tourists too, I'm sure.
- 1-Boating on Barker. 2-Nicer looking buildings.
- I like the district.
- More upscale, unique, variety.
- Get rid of 'druggies'.
- Get rid of easy access to drugs.
- Recreation center.
- Why does B&F charge tax on food/groceries? It is not required by law!! So I shop elsewhere.
- Provide safety (i.e.: sidewalks, invisible walking police force) & cleanliness to visitors.
- Bury the phone/electric lines for a nicer look throughout town.
- Better customer services & faster service.
- Make all restaurants smoke-free in Nederland, like Boulder.
- There are too many 'unique' shops for tourists. Need better balance of useful, residential shopping. Thank you for all your efforts to improve Nederland!!
- Go back to the way it was 10 years ago.
- Biking/walking path along Boulder creek that would tie in with 1st St & shopping center like in Estes Park.
- Get rid of speed traps.
- No chain stores.
- Hair ordinance.
- A kitchen/bath store, so I don't have to go to Mc Guckin's, Peppercorn or other Boulder stores.
- I personally like the rough sidewalks & down-home feel!
- No smoking in bars/restaurants.
- Clean & larger grocery store. I.e.: King Soopers. The Nederland grocery store is filthy, good produce is exceptional, not the rule. They carry mostly 'our family' store brand-disgusting.
- More stuff (mixture) to walk around & do in 1st Street area.
- Continue to improve pedestrian friendliness, such as crosswalks, & sidewalks in B&F (hardware store/once again books area to match 1st St area).
- Have a good thrift shop.
- Get a new Main Street look & clean up the area & dogs, particularly the B&F shopping area & grocery store & Main St. It's a turn off & our guests would rather go to Boulder, spend money & spend their leisure time somewhere inviting & clean. It seems Nederland is not changing with the times. 70's era too.
- Casinos.
- Thank you for your inquiry. I think Nederland is on the right track. You have a great bank, hardware, grocery, restaurants, etc. Your law enforcement can be one of the finest in the land. Ken & Dipump, etc are great caring people! I shop everything I can in Nederland & will continue it. Ben.
- Bury the power lines.
- Improve walkability around town. Safety from traffic, snow & ice.
- Clean up the town to make more visually appealing.
- Clean up the sidewalks. Sand is a hazard.
- Mountain bike trails.

- Park-type atmosphere by reservoir. Clean up trash & unsightly businesses, open space, home areas in town business section.
- I know some want to hold onto what may be considered 'character', but if I could change one thing, it would be to refurbish older, more decrepit buildings. I'd love to see the town proper more attractive to invite local economy as well our overall image. It is still possible to maintain a low-key atmosphere & way of life while upgrading!
- Need roundabout or stop sign at B&F area.
- Camping store, outdoor apparel & goods.
- Better food at restaurants.
- I think it's great. Maybe just clean up the appearance a little.
- Parking
- None, really. Perhaps a public restroom somewhere in downtown would help.
- Stop letting dogs roam freely. I won't sit outside in town because of the dogs. It's clear to me that Nederland needs to decide what it wants to be. Are we going to be a place where families feel comfortable, or do we want to be known as a party town? I know who pays more taxes. ...
- A general all around store.
- Traffic so you could get in & out of shops without a long wait.
- To clean up like the town highway approaches. First town appearance is it's 'unkempt'. Cut the grass!!
- Better sidewalks.
- Add a Conoco gas station.
- Study need for better pedestrian street crossing.
- Fresh fish, retail.
- More businesses/shops along Main Street.
- Prevention/mitigation of crime?? Drug trafficking/use.
- Upgrade the grocery store. Stock better & more items.
- Clean it up & make it more appealing.
- Don't fix something that's not broken.
- The backdoor theatre could have more showings on the weekends!
- Move town truck yard out of town soon.
- Dry cleaners. Better pharmacy.
- Clean up old wrecks of houses between shops & lake. Extend the shopping to food places, tourist gift area, after ski hangout, etc. Nice walking town.
- Get rid of the drug users.
- Repair road & better traffic control around bank & B&F.
- One big grocery store (King Soopers, etc).
- Less left-wing idiots.
- Less stringent policing of areas, lower prices.
- Paint buildings, provide smooth walkways- not necessarily paved.
- Difficulty getting from bank, hardware to grocery.
- All the restaurants, with good vegetarian menus.
- Better traffic control. I.e.: visible police presence.
- Traffic light on hwy 119 at entrance to stop sign at upper entrance.
- Nederland's doing great. Thanks for the RTD! How about street repair in front of Peak National Bank/Ace?
- Clean it up. Make it look good! Save the roads. Float a \$3 million bond & use it to clean up Nederland. People are attracted by new & repelled by old.
- Local(s) discounts.
- Give it a little more organized feel to tie it all together.
- Restaurants in town with bars typically have drunks at bars using offensive language. Not family friendly. Why are bars allowed to serve drunks? There is a law against serving alcohol to individuals who are intoxicated.
- Parking.
- Develop creek side to retail & restaurants.
- Pedestrian walks clearly defined.
- The town needs to look better. To draw a crowd, you need it cleaner & more updated!
- Expansion.
- Better shop choice on 1st St.
- Department store.
- Reduce sales tax.
- Sidewalks

- Non-smoking restaurants.
- No smoking in restaurants, etc.
- Employees in restaurants, grocery store, & some shops look clean & with it.
- Fix the streets & pot holes regularly, especially in front of the bank & hardware store.
- Oriental, smoke-free.
- Clean up anti-police image. New town council has negative.
- Visitor center restroom unlocked in the evening.
- Concentrate on wholesome family entertainment at special events. Frozen Dead Guy days is a sick event, from sick minds. We will not participate. Do a winter carnival instead with winter games & contests.
- Revamp sidewalks, store fronts, diagonal parking on just one side of 1st St.
- A biz catering to daily clothing. Shirts, jeans, casual clothes, shoes.
- Easier pedestrian access.
- I know it's not possible, but lower prices. This is not commercial, but a rec center with a pool & classes would be fantastic!
- Mark B&F a high quality grocery. I see many locals at King Soopers in Boulder.
- I'd like to have a spa (pool, sauna, steam) very much.
- Pedestrian crosswalks need to be better marked.
- Parking & sidewalks with lighting.
- More options for restaurants instead of dingy, smoky bars.
- We don't want Nederland to grow!
- Appearance of downtown in general.
- Extend 1st St. Remove parking lot between visides central & app more shops/restaurants.
- Higher quality grocery store would bring me to town much more often. More like Whole Foods. Glad you are taking this survey. Good job! Good luck!
- Better stocked pharmacy/drug store.
- Less dirt parking lots & more useable shops focused on high quality.
- Cleaning
- Water sewage plant-relocate. Don't turn Nederland into Estes t-shirt paradise. It's fine the way it is! Keep the dirt roads. No stoplights & no franchising or it's done.
- Loyal shoppers.
- Redevelop 1st street along Boulder creek.
- Increase the number of stores in old downtown.
- Non-smoking environment.
- Diversity property ownership so that more than a few people, such as Ron Mitchell own property.
- Get rid of the empty gaping hole on south side of 1st street.
- Better parking.
- Just got back from vacation at Lake Tahoe! Use the lake!
- Keep it small! Developing will push me away. I like the low-key atmosphere.
- Better road organization & street lighting.
- The main grocery store!
- Redesign downtown & the traffic flow from the circle to the shopping mall.
- I'd add a simple tiered landscape from the old rtd parking lot down to the creek, so people could enjoy the creek, eat hot dogs, talk, read, etc.
- Nicer/planned out walkways & parking at downtown. Big rocks are dangerous.
- It's fine like it is.
- Bring back 'Bear Necessities'!
- More types of stores & restaurants.
- Industrial complex (area) to keep jobs in the area.
- I like Nederland.
- Add more stores.
- No smoking in restaurants/bars!
- Boating
- Signage, including the shopping center.
- To have the coffee shops open later, till 11 pm.
- Sidewalks throughout town.
- 1-better walking access. 2-traffic circle at bank, plaza intersection.
- Later hours for existing shops.
- Improved police/resident relations.

- Bury the power lines.
- Enhance atmosphere with more historic buildings, even facades on existing buildings as rustic!
- Better use/design of water fronts & pedestrian ways.
- Improve parking lots downtown (ex: around the Tungsten). No pay parking.
- I had to drive thru Nederland during the Overland fire (due to road closures). I received a speeding ticket going 5 miles over. I needed a break on this particular day!
- The main road thru the 'circle' is poorly designed.
- Better grocery store.
- A really nice restaurant, like Lick Skillet in gold hill used to be.
- Pedestrian safety especially sidewalks.
- Better quality of restaurants with better service.
- Trail on river west of highway & better foot traffic.
- That's a tough one, but please keep the chain stores out of town!
- A more friendly police force.
- Faster & better service in restaurants.
- Maximize beauty of the creek. Ideas: restaurants with creek side-outside dining park where people could be in commercial district & hang out. Scrape the bank & motel & make better use of this beautiful area.
- Add more shops (we only go to the co-op & rock shop, sometimes a book shop). Coffee/tea house would help, with pie! After I filled out this questionnaire, we happened to go to Nederland for the first time in several months. We were pleasantly surprised to find the new Katmandu restaurant-Indian & Nepali food & we ate there. I think overall Nederland needs 1-2 attractions related to the area & in time with nature. Good luck!
- A facelift.
- I like Nederland just fine the way it is. Maybe a lumber yard would be nice.
- More restaurants.
- Public transportation to & from surrounding residential areas-Peak to Peak, Sugarloaf, Ridge Rd, Caribou, Magnolia, Pactolus, etc.
- Cheaper food prices at B&F would make people shop there more often.
- Easy, pleasant walking paths between all the services.
- Landscaping.
- Landscaping that connects - such as, trees, bushes, benches, boardwalks, and small, attractive signage.
- Limit "suburbanizing". RTD park-n-ride is hideous. It belongs in a suburb elsewhere because of the way it looks. (I use the RTD bus daily). What about the trees? Mag chloride is choking them!!
- Eliminate irresponsible business (bar).
- Get rid of that damned circle!!
- Kid's clothing or consignment store.
- Sidewalks.
- Make a significant effort to beautify it, make it more aesthetically appealing.
- Not sure - liked Jim Miller's jewelry place when it was here.
- I really wish the consignment store was still open. Now if I need new clothes I have to go down below!
- Move the treatment ponds! Enhance the area around the teen center/reservoir.
- More variety in things sold.
- Bury the utilities. Get rid of the dogs.
- Don't make the town too commercial. We love Ned's "flavor" just as it is.
- Change chambers.
- Reasonable rents for small businesses (lack of space & lack of decent landlords put bare necessities out of business).
- Put the new ice rink by the post office so everyone can enjoy it. Get rid of Propane Company!! Eyesore!!
- Clean waterfront - move propane place and get rid of dirt piles, trucks, scrap at town sewage plant and plant trees.
- Fix up 1st Street - not just a paint job, but complete makeover - see Crested Butte or Telluride architecture for model.
- Build bigger, nicer houses in downtown so we can walk to town. Bury propane tanks and make a recreational area of reservoir. Enforce zoning and make neighbors throw outside washing machines away!

- Better traffic flow; fewer one-way streets, better signage.
- Change name to 'raga muffin junction'.
- A more welcoming night atmosphere. Shops open later, festive lighting, outdoor music/theater.
- Better/safer pedestrian walkways.
- Better pedestrian crossing between bank and shopping center. Steps leading up the hill to the community center to encourage walking there. Sunday, June 20, 2004 la times travel section full page on Nederland. "I was pleased to find not a single stoplight, Starbucks or golden arches". Let's keep it that way!
- More variety of stores/shops and restaurants.
- Better parking.
- No closed up shops. Also - the vote for residents outside of town limits!!! Hello?!
- 2nd roundabout between bank & shopping center.
- First and only impression of passersby. Redo 1st Street businesses. Get rid of Smoker-friendly/Kwik mart (both bad images/poor customer service. Make Nederland smoker free.
- Sidewalks/safer ways to cross highway - get to community center for pedestrians.
- A better sidewalk system!!! There should be a sidewalk from Denim & Lace all the way to the visitor's center on that side of the highway (adding a walking bridge to cross the creek). Right "downtown", the sidewalk should continue all of the way to Acoustic Coffee! It would also be a vast improvement to have a proper sidewalk from Big Springs to Lakeview next to the highway.
- Clean it up! The town has a "shackish" atmosphere juxtaposed against a beautiful post office; fire station; ban5; Park-n-Ride.
- Clean it up! Nederland has character, but too many storefronts are more dilapidated than cute.
- Improve pedestrian access/safety.
- Another bridge across creek from 1st street to shopping center.
- Cooperation among all residents.
- Beautify & modernize/incorporate mountain style architecture.
- Pedestrian safety enhanced.
- Take advantage of 1st Street. It's cute and has potential for more businesses and centralized shopping/eating.
- Host more outdoor recreational events, i.e., mountain bike festival, etc.
- A cheaper grocery store so we don't have to drive down for major shopping.
- Make downtown Nederland into a pedestrian only village-like, central parking, well-lighted town of shops and restaurants.
- Pave the streets.
- More stores.
- Put all the power lines underground and have walking & biking paths with parking away from center.
- Many improvements have already been done.
- More single women!
- I like it as it is.
- Keep it as it is! With better walkways through town for pedestrians.
- Sidewalks and landscaping.
- Expanded super market; more fruit, veggies, better meats.
- Enforce leash law.
- Clean up buildings, streets. Paint/restore buildings. Paint pedestrian crossings. Make more "walker/ped" friendly.
- Co-op or large studio to showcase all the home businesses.
- The parking lot of the shopping center is 1/4 of town and it's hard and dangerous to walk in. It makes things so unpleasant downtown. It needs to be redesigned.
- Beautify. Get rid of junk cars & power lines. Quiet setting in restaurants - most are too noisy.
- Discount-type store.
- Make it friendlier for pedestrians - sidewalks (along 119 esp.), crosswalks, even/smooth walks & paths.
- I like Nederland how it is. Just keep it clean, but don't make it cute.
- Have a vintage clothing shop paired w/locally hand-made clothing.
- Large sign/banner listing 1st Street shops/restaurants/breakfast, etc. Next to antique shop? Plus a "you are here" display for district at visitor center? (Include library).

- I like what we have now, but a good bakery would be swell.
- Paving of dirt roads between town & barker reservoir and sidewalks for pedestrians.
- Fix the community center.
- Diagonal parking on 1st Street.
- Trees. Communal area for chatting, etc. Not loitering areas, but pleasant places to mingle.
- Expand co-op to include more products. I like to support our local community, but there isn't enough there to prevent me from going to Boulder now & then.
- Less bar crowd.
- No smoking in restaurants.
- 1st Street.
- Keeping vacant stores/shops/restaurants full.
- Wider sidewalks lined w/trees and more places to sit.
- Less strict rules for businesses to abide by.
- We like Nederland as it is, but are not opposed to physical improvements in the commercial district if consistent with character of the town.
- Nothing. Leave it alone!!!
- Parking.
- Have more commercial, less unused space.
- Take down telephone poles/wires. Put underground.
- Cleaner buildings.
- Reroute traffic (second roundabout by bank, walking mall by visitor center).
- The negative attitude some residents have against the mayor trying to clean up the drug & alcohol scene associated w/Nederland. I feel more comfortable in Nederland now than i did a few years ago!
- I love Nederland the way it is.
- More commercial physical building on 1st street. Fill in gaping undeveloped spaces.
- More shops; a cafe or deli; used clothes, furniture; music store.
- I would not want to "improve" anything! I love Ned's small mountain town rustic atmosphere. Limit growth, recycle, and renewable resources, less police control.
- More parking and fewer police - new ones with better manners! The real reason I avoid Nederland is that I was stopped by a cop for "driving too slowly" out of Nederland a few years ago. I was not drunk or drugged, but he harassed me as though I was. He had nothing else to do, I guess. I'm never stopped in Boulder, so I prefer to shop there. Your cops are SOB's. Fire them!
- More groceries & household goods.
- People's ideas to make it more like Boulder!
- Greater amount of stores w/better diversity.
- Clean up the shops. Once again books - a female employee with unkempt hair was helping her brother squirt and drain earwax out of his ears - this in the public reading area on an upholstered chair. Note: I have had lots of positive experiences at the caboose coffee shop, the hardware store, the bank.
- Add a meat market/butcher shop.
- None. I think it is good.
- Running races, blue races.
- Perhaps 'spruce it up a bit'. Keep all the diverse store fronts from different eras, but transform the more 'seedy' elements.

Question 10: Which of the following best describes where you live?

Responses to "Other"

- Magnolia Rd.
- Sugarloaf Road- mile 5.
- Ol' town.
- Caribou Rd.
- Magnolia Rd at twin sisters Rd.
- Pinecliffe
- N Gilpin county
- Rollinsville
- Rollinsville baby!

- Gilpin County. Gilpin gardens subdivision.
- Dyers addition
- Moving from Boulder were we lived, to Nederland in about 6 months.
- Outside of Ward.
- Pine Grove neighborhood.
- Rollinsville

- North of 3rd St, with commerce moving in closer & closer.
- Eldora

- Golden Gate-Gap Rd
- Old town
- Ridge Road
- Navajo Trail.
- Ward area.
- Dryers' subdivision.

- Gilpin County.
- Bar-K
- I own a home in Big Springs.
- Stanton highlands
- Old town
- Brown south.
- Magnolia Road
- West 5th St.
- 4 miles west of Jamestown on Overland Rd.
- Old town.
- Dyer subdivision
- Eldora
- Old town.
- Beaches.
- Eldora.
- West 3rd/dyers.
- Old town.
- Highpoint.
- Indian Peaks at Nederland subdivision.
- E 5th St.
- Caribou Rd.

- 5 years - Magnolia. 6 years - Sunnyside.
- Dyer subdivision.
- Old town.
- Bar K ranch.

Outside of Nederland Town Limits:

- Eldora
- 3 miles north on Peak to Peak.
- Above Jamestown.
- North Sunny Slope, Nederland.
- Aspen meadows.
- Twin Sisters' area.

- Stanton Highlands.
- Area of Pete's Beaver Creek.
- Ward
- Jamestown.
- M10-Gilpin.
- Hurricane Hill.

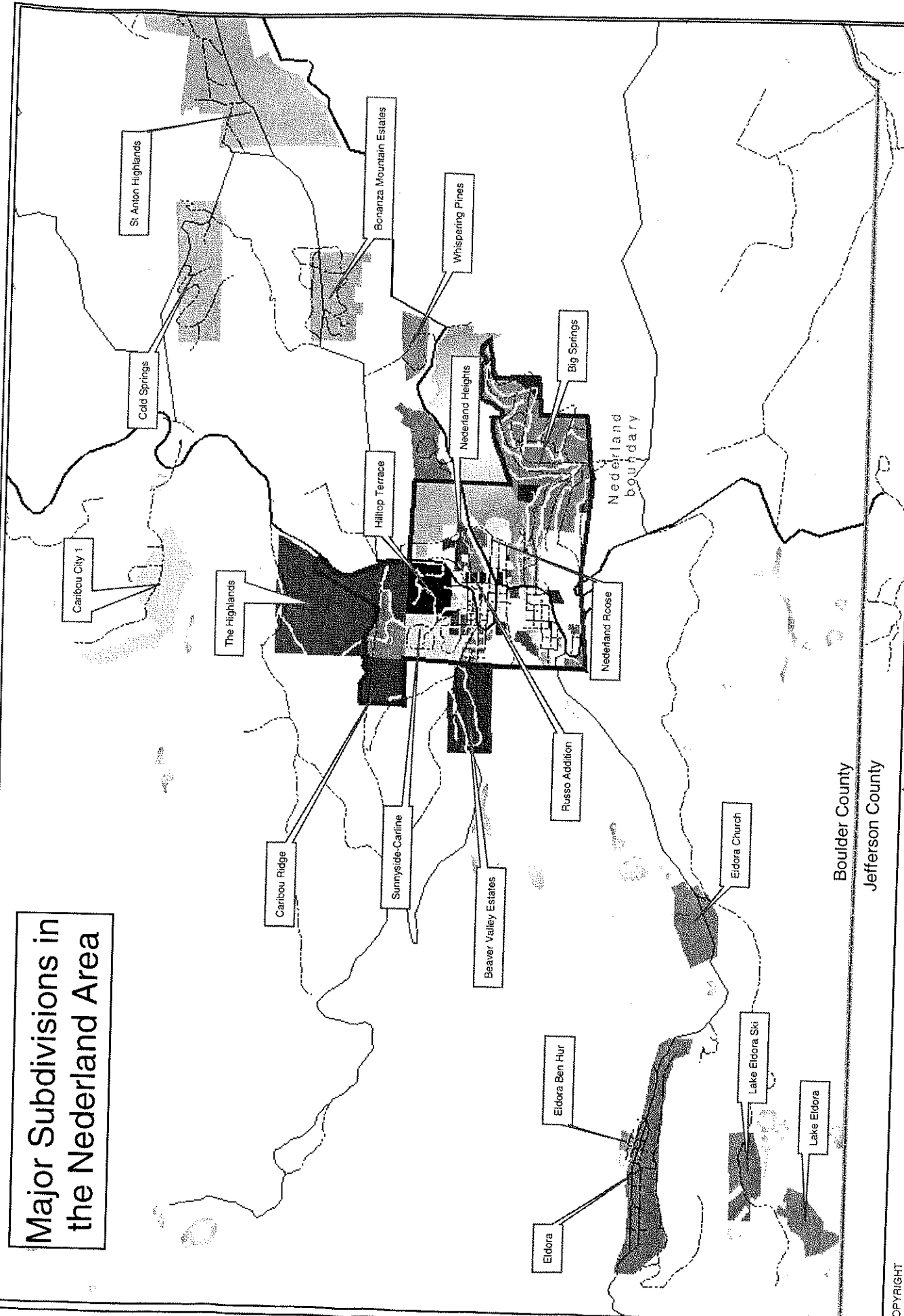
- Quian Sabe subdivision, Gilpin, Colorado.
- Rollinsville
- Jamestown, Lefthand Canyon.
- Jamestown.
- Pinecliffe
- Lefthand Canyon.
- Lazy Z.
- Magnolia
- Magnolia.
- Magnolia.
- Upper Magnolia.
- La Chula Vista subdivison-Gilpin County
- Eldora
- Ridge Road.
- Glacier Lake, just north of the town limits.
- Cold spring Rd area
- Unincorporated Boulder County.
- Sugarloaf
- Caribou Rd
- Magnolia Rd
- Colorado Sierra
- Ridge Road (St Anton's)
- Just outside city limits on Ridge Road.
- Ward
- Ward
- Magnolia/Lazy z Rd
- St Anton's Hghlands subdivision.
- Ward
- Magnolia road
- Rollinsville/Golden/Golden Gate canyon-mountain home.
- 2 1/2 miles west of Gold Hill.
- St Anton highlands.
- Plano, TX.
- Outside of Ward.
- Ridge road
- St Anton highlands.
- Eldora
- Rollinsville
- S Beaver Creek-Gilpin County.
- St Anton's Highlands/Ridge Rd.
- Porter Ranch (5 mile marker, Magnolia)
- Hurricane Hill
- Eldora
- Ridge Road area.
- Corona Heights Rollinsville
- Eldora
- Carona Heights.
- St Anton's off Ridge Road.
- Ward
- Eldora.
- Magnolia Road.
- Magnolia Road-Forsyth Rd.
- Subdivision 2 miles west of Pinecliffe.
- Ridge road.
- Magnolia Dr.
- Pinecliffe
- I live in Gilpin County & work in Nederland.
- Magnolia Star Route.
- Lower Magnolia.
- Pinecliffe area.
- Colorado Sierra subdivision-Black Hawk.
- Ward
- Sugarloaf
- County road 126 ...
- South, near Gross Res.
- 5 miles about Jamestown in Bar-k
- By Rollinsville
- South of Rollinsville
- Magnolia/Lazy z
- Ridgeland.
- Hurricane Hill
- Ward area.
- Boulder
- Rollinsville.
- Gilpin County-S Beaver Creek Rd.

- Magnolia Rd.
- Ridge Road
- Near Pinecliffe.
- Lump Gulch/Rollinsville
- Magnolia
- Lump G
- Rollinsville
- Hurricane hill
- Eldora
- Ridge road
- St Anton's.
- Aspen meadows
- Magnolia
- Eldora & Gilpin county
- Ward
- Magnolia near the fire station at 6 miles.
- Ward/Jamestown
- 2 miles north of ward. Peak to Peak hwy.
- Off Magnolia.
- Pinecliffe/upper coal creek.
- Magnolia Road around 6 mile marker.
- Eldora
- Magnolia Road.
- Mid-Gilpin
- Ridge Road
- Cold Springs.
- Magnolia Road.
- Magnolia Road
- Magnolia Road
- Ridge Road
- Ridge Road.
- Rollinsville
- Rollinsville
- Blue Mountain.
- Rollinsville
- Magnolia
- Along Magnolia.
- Doty Lake
- Magnolia
- Bar-k Ranch.
- Magnolia Road
- Rollinsville
- North of Nederland, south of Ward.
- Off Coal Creek Canyon-County Road 99
- Rollinsville
- Ridge road resident for 24 years.
- Boulder County unincorporated.
- Ward
- St Anton's
- Rollinsville
- South Beaver Creek.
- Magnolia Road
- Off of Magnolia
- Gilpin County
- St Anton
- Near Pinecliffe.
- Eldora
- Beaver Valley
- Ridge Road
- Magnolia Rd
- Gold Hill
- Caribou Rd.
- Magnolia Road area.
- Magnolia Road
- Ridge Road
- Ridge Road
- Ridge Road
- Rollinsville
- Hurricane Hill
- Eldora
- Magnolia Road.
- Gold Hill
- Between Nederland & Pinecliffe.
- Gold Hill
- Twin Sisters off Magnolia Rd.
- West Sugarloaf
- Gold Hill
- Boulder County-Lazy Z Rd
- Rollinsville
- Ridge Road

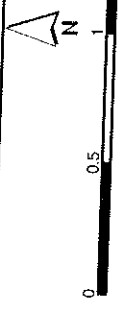
- Gilpin County.
- Sugarloaf.
- Rollinsville.
- Caribou.
- La Chula off Wedgewood Rd.
- Rollinsville.
- Hurricane Hill Drive.
- Ridge Road.
- Cold Spring.
- Golden Gate Canyon.
- Magnolia area.
- Coal Creek Canyon - work in Nederland.
- N.E.
- Lincoln Hills.
- Sugarloaf.
- In the area of the intersection of Coal Creek Canyon and Highway 19.
- St. Anton Highlands.
- Ridge Road.
- Ridge Road area.
- Magnolia Dr.
- Eldora.
- Dory Lakes.
- Below Barker Dam.
- Rollinsville.
- Ridge Road (Bonanza Estates).
- South of town limits.
- Off of Caribou Road.
- Pinecliffe in July and some June; out of state rest of year. Don't change Nederland much!! We love Nederland the way it is!!! Nice mix of various lifestyles!!
- Magnolia Road.
- Ridge Road.
- Hurricane Hill.
- St. Anton Highlands.
- Magnolia area.
- 2 years - Corona Heights.
- Eldora.
- Now near Ward, but used to live

- right outside Nederland town limits on Peak to Peak.
- Eldora.
- Eldora.
- Sugarloaf Road (6 miles from Nederland).
- Magnolia.
- Eldora.
- Rollinsville - small town - quiet - friendly.
- Between Rollinsville & Blackhawk - Gilpin County.
- Rollinsville.
- Caribou.
- Gilpin County.
- Ridge Road.
- Jamestown.
- Lefthand Canyon.
- Rollinsville.
- Jamestown (lived here for 9 years).
- Rollinsville.
- Gilpin County - Dory Lakes.
- Lefthand canyon.
- North of ward.
- Bar K Ranch.
- Cold Spring Rd.
- Ward.
- Jamestown.
- Ridge Road/Bonanza development.
- Lazy z Road.
- Bar K Ranch - Ward.

Major Subdivisions in the Nederland Area



Boulder County
Jefferson County



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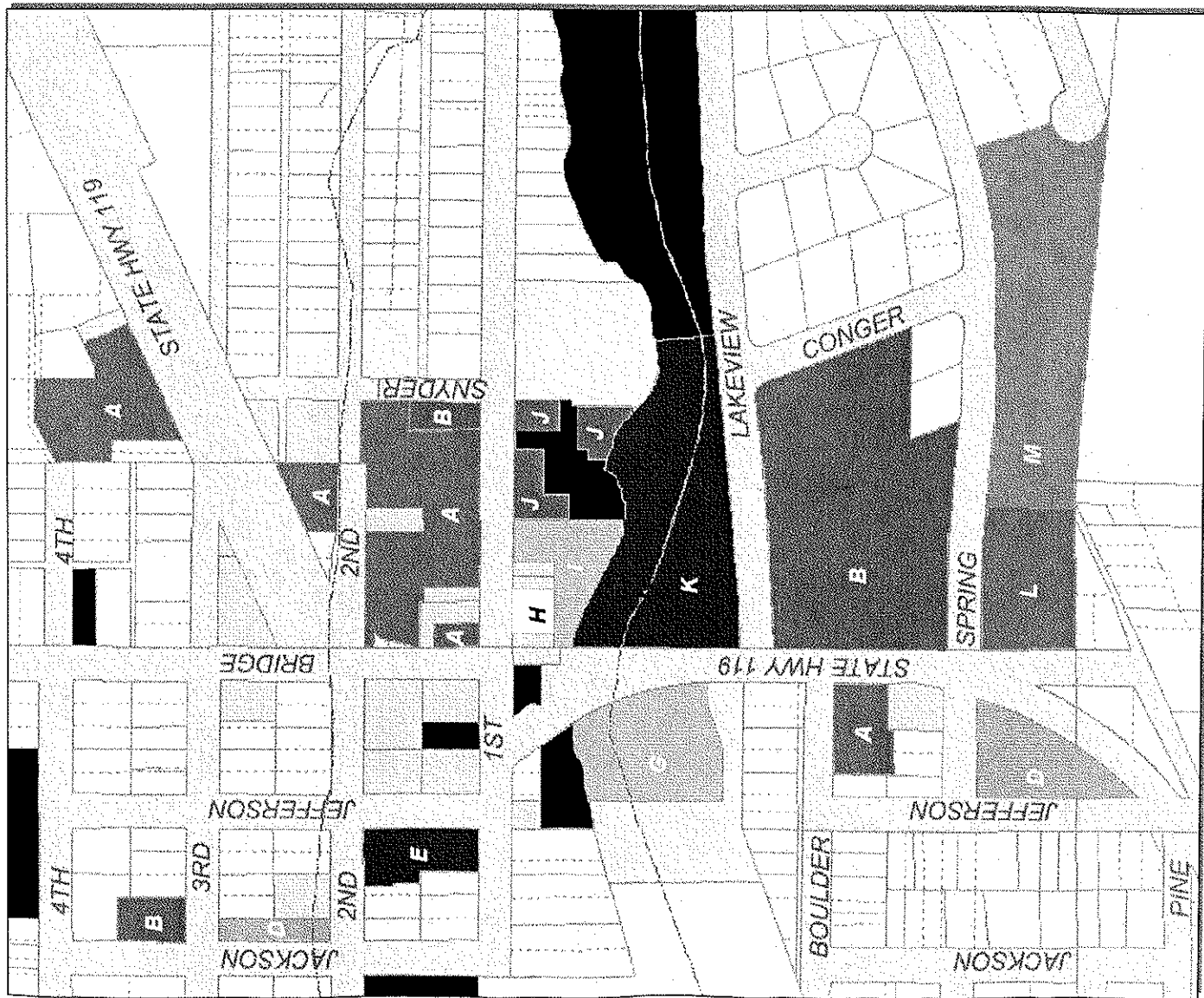
DISCLAIMER
 This map is for illustrative purposes only, and is not suitable for parcel-specific decision making. The areas depicted here are approximate. More site-specific studies may be required to draw accurate conclusions.

Nederland Core Downtown Area Commercial Property Ownership*

	Nederland Central Business District**
	Caribou Mercantile Company/Guercio**
	Snyder, John**
	LEM/MMM, LLC**
	Nepal, LLC
	Adler, Kenneth
	Peak National Bank
	Sirius Investments
	Jaggar, Allison Mary**
	Verplank, C. Michael**
	Boeve, Vance
	Arlo, LLC
	Community Hospital Association**
	Miscellaneous Ownership
	Town of Nederland

*Identified ownership of large single parcels/multiple parcels
 **Includes vacant land and/or residential parcels
 Contiguous same-owner parcels have been aggregated

prepared by Progressive Urban Management Associates, Inc.
 9/04



Nederland Core Downtown Area Commercial Property Ownership

APN	OWNER	CITY	STATE	PARCEL	TYPE	INSTRUMENT	DATE	AREA	FOR	AMOUNT	DATE	SALES	AREA	FOR	AMOUNT	DATE	SALES	AREA	FOR	AMOUNT	DATE	SALES	
R0022971	ADLER KENNE H H & PATRICIA L	BOLDSVILLE	CO	80466	000024	131340	6/18/90	4184	7/31/90	170000	PT	170000	PT	170000	PT	170000	PT	170000	PT	170000	PT	170000	PT
R0022972	ARLO LLC	NEEDERLAND	CO	80466	000030	30770	6/18/90	42163	7/31/90	74000	SW	74000	SW	74000	SW	74000	SW	74000	SW	74000	SW	74000	SW
R0022973	JANITA WASSENAR BERGS	NEEDERLAND	CO	80466	000036	28160	6/18/90	1875	7/31/90	17000	01	17000	01	17000	01	17000	01	17000	01	17000	01	17000	01
R0022974	BEVOS JONATHAN K	NEEDERLAND	CO	80466	000038	24750	6/18/90	1839	7/31/90	26000	WD	26000	WD	26000	WD	26000	WD	26000	WD	26000	WD	26000	WD
R0022975	BEVOS WACE	NEEDERLAND	CO	80466	000040	12500	6/18/90	1253	7/31/90	24000	WD	24000	WD	24000	WD	24000	WD	24000	WD	24000	WD	24000	WD
R0022976	BROWN STEVEN B	BOULDER	CO	80302	009116	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0022977	CARBOU STEPHEN	BOULDER	CO	80302	009118	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0022978	CARBOU WILLIAM	BOULDER	CO	80302	009120	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0022979	CARBOU WILLIAM	BOULDER	CO	80302	009122	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0022980	QUERCO JAMES WILLIAM	BOULDER	CO	80302	009124	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0022981	CARLINE GLENNA K REVOCABLE LIVING TRUST	NEEDERLAND	CO	80466	002013	300	6/18/90	300	6/18/90	15000	ST	15000	ST	15000	ST	15000	ST	15000	ST	15000	ST	15000	ST
R0022982	COMMUNITY LIVING ASSOC CO NONPROFIT C	NEEDERLAND	CO	80466	002014	24800	6/18/90	24800	6/18/90	17500	ST	17500	ST	17500	ST	17500	ST	17500	ST	17500	ST	17500	ST
R0022983	CARSH WILSON	BOULDER	CO	80302	009119	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0022984	CARSH WILSON	BOULDER	CO	80302	009121	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0022985	DRAYALUCH ROBERT FAMILY TRUST 1/3 & 2/3	NEEDERLAND	CO	80466	002015	12000	6/18/90	12000	6/18/90	5500	03	5500	03	5500	03	5500	03	5500	03	5500	03	5500	03
R0022986	ENGLING PAUL H & DOROTHY E	NEEDERLAND	CO	80466	002016	10400	6/18/90	10400	6/18/90	10000	01	10000	01	10000	01	10000	01	10000	01	10000	01	10000	01
R0022987	CO ROBERT CHURST	NEEDERLAND	CO	80466	001116	99200	6/18/90	99200	6/18/90	2500	03	2500	03	2500	03	2500	03	2500	03	2500	03	2500	03
R0022988	CO ROBERT CHURST	NEEDERLAND	CO	80466	001117	99200	6/18/90	99200	6/18/90	2500	03	2500	03	2500	03	2500	03	2500	03	2500	03	2500	03
R0022989	FREDMAN MARK K	NEEDERLAND	CO	80466	001118	10000	6/18/90	10000	6/18/90	2600	03	2600	03	2600	03	2600	03	2600	03	2600	03	2600	03
R0022990	GALLAGHER LUCAS R LLC	NEEDERLAND	CO	80466	002017	11500	6/18/90	11500	6/18/90	3500	01	3500	01	3500	01	3500	01	3500	01	3500	01	3500	01
R0022991	JAGGAR ALISON MARY	NEEDERLAND	CO	80466	002018	13000	6/18/90	13000	6/18/90	8000	01	8000	01	8000	01	8000	01	8000	01	8000	01	8000	01
R0022992	LEE RANDALL O & KATHRYN P ORBAN	NEEDERLAND	CO	80466	002019	13000	6/18/90	13000	6/18/90	8000	01	8000	01	8000	01	8000	01	8000	01	8000	01	8000	01
R0022993	LEHANNI LLC	BOULDER	CO	80302	009123	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0022994	LEHANNI LLC	BOULDER	CO	80302	009125	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0022995	LEHANNI LLC	BOULDER	CO	80302	009127	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0022996	LEHANNI LLC	BOULDER	CO	80302	009129	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0022997	LEHANNI LLC	BOULDER	CO	80302	009131	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0022998	LEHANNI LLC	BOULDER	CO	80302	009133	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0022999	LEHANNI LLC	BOULDER	CO	80302	009135	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023000	LEHANNI LLC	BOULDER	CO	80302	009137	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023001	LEHANNI LLC	BOULDER	CO	80302	009139	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023002	LEHANNI LLC	BOULDER	CO	80302	009141	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023003	LEHANNI LLC	BOULDER	CO	80302	009143	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023004	LEHANNI LLC	BOULDER	CO	80302	009145	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023005	LEHANNI LLC	BOULDER	CO	80302	009147	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023006	LEHANNI LLC	BOULDER	CO	80302	009149	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023007	LEHANNI LLC	BOULDER	CO	80302	009151	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023008	LEHANNI LLC	BOULDER	CO	80302	009153	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023009	LEHANNI LLC	BOULDER	CO	80302	009155	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023010	LEHANNI LLC	BOULDER	CO	80302	009157	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023011	LEHANNI LLC	BOULDER	CO	80302	009159	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023012	LEHANNI LLC	BOULDER	CO	80302	009161	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023013	LEHANNI LLC	BOULDER	CO	80302	009163	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023014	LEHANNI LLC	BOULDER	CO	80302	009165	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023015	LEHANNI LLC	BOULDER	CO	80302	009167	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023016	LEHANNI LLC	BOULDER	CO	80302	009169	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023017	LEHANNI LLC	BOULDER	CO	80302	009171	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023018	LEHANNI LLC	BOULDER	CO	80302	009173	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023019	LEHANNI LLC	BOULDER	CO	80302	009175	11205	6/18/90	11205	6/18/90	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW	17500	SW
R0023020	LEHANNI LLC	BOULDER	CO	80302	009177</																		