

Background and Plan Structure



Project Recap & Next Steps

Community Meetings

- Community Open House Jan
- Online Survey
- Downtown Subarea Workshop March
- Plan Presentation Oct 10, Ongoing Survey

Stakeholder Meetings

- Housing, Health, & Human Services
- Youth Advisory Board
- PROSAB
- Sustainability Advisory Board
- Economic Development + DDA
- Utilities and Water
- Arts and Culture
- Downtown Business/Property Owners
- Natural Resources



PLAN STRUCTURE

Introducing the New Plan

8 CORE TOPIC CHAPTERS

- 1. Land Use
- 2. Housing
- 3. Recreation
- 4. Health and Human Services
- 5. Transportation
- 6. Utilities and Public Facilities
- 7. Natural Resources and Hazards
- 8. Economic Development & Arts and Culture

Existing Conditions and Key Issues **Engagement Summary Vision Statement** Objectives Strategies Actions Actions Actions



Adjustments From 2013







Sustainability → Resilience

The previous plan used a sustainability framework. The new plan uses a resilience framework.

The resilience framework encompasses all prior sustainability concepts while emphasizing adaptability, hazard preparedness, response capability, and community cohesion.

Increased Utility

This plan emphasizes practicality and usefulness, aiming to be a "toolbox" for decision-making and priority setting. The plan is organized by topic area, providing an analysis of current conditions and connecting strategies with near-, mid-, and long-term actions.

More Clear and Consistent

The previous plan was viewed by some as "wishy-washy", ex: increasing density and infill versus new annexation and greenfield development. This plan avoids contradictions and takes clear stances on strategies and priorities.

Planning Trends Influencing the Comprehensive Plan



Water Conservation & Protection

Colorado Department of
Local Affairs requires
municipalities to include a
 <u>water supply and</u>
 <u>conservation element in</u>
Comp. Plans and complete
 the Colorado Growing
 <u>Water Smart Self-</u>
 <u>Assessment.</u>



Wildfire Mitigation

Wildfire exposure is increasing across Colorado's mountain communities, including Nederland. Mitigation projects are important for public health and safety.



Resilience

The concept of resilience helps bridge the gap between sustainability policies such as carbon emission reduction and land conservation, and natural hazard risk reduction.



Housing

The US housing market has faced a 10+ year development shortage, driving up home prices nationwide. Mountain communities are feeling the effects acutely after the "great reshuffling" following the COVID-19 pandemic.



Equity

A core value centering the idea that all community members regardless of socioeconomic status, race, gender, age, ability, or other characteristics, have equal access to resources and opportunities.



Climate Change

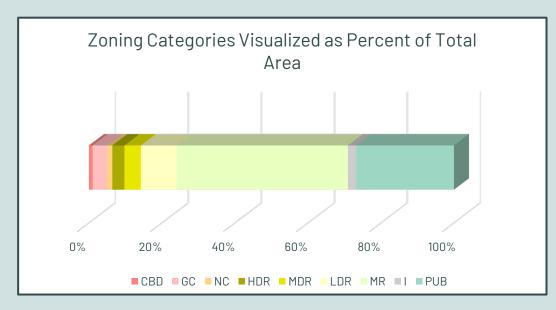
Climate change increases uncertainty, exposing communities to more frequent destabilizing risks and increasing the importance of resilience and sustainability initiatives.

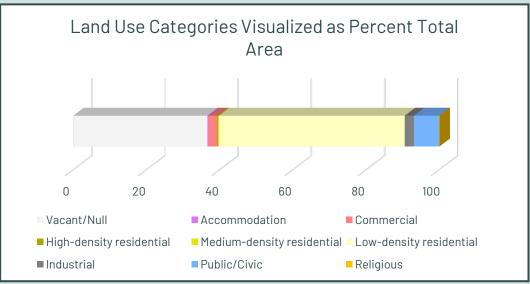
Plan Content by Topic Area



Land Use – Key Facts

- Nearly 37% of Nederland's land area comprises vacant parcels.
- 50.7% of land area in Nederland is used for **low-density residential.**
- 0.5% of land in Nederland is used for **medium- and high-density housing**.
- Mismatch between "MDR and HDR" zones and built medium- and highdensity housing rates.





Land Use – Key Issues

- Need for housing
- Need for affordable housing
- Minimum lot size requirements make it difficult to build more housing
- Preserving mountain town character and prioritizing infill on vacant parcels
- Wolf Tongue industrial zoning



33 Ponderosa Dr. was built in 1967 on a 0.51-acre lot and could not be permitted in the Mountain Residential zone today without a zoning variance.

Land Use – Objectives/Actions



Objective 1: Direct New Growth to Appropriate Locations and Encourage Sustainable Infill Development

Adjust minimum lot size requirements

Development scale and character

Revise offstreet parking requirements



Objective 2: Promote the Development of More Affordable Housing with Supportive Land Use Regulation

Simplify permitting

Reduce ADU restrictions Affordable density bonus

Pre-approved housing designs



Objective 3: Preserve the Historic Mountain Town Character of Downtown Nederland

Architectural design standards

View preservation

Historic preservation

Adaptive reuse of old buildings

Land Use - Objectives/Actions



Objective 4: Support Key Business Uses in Appropriate Locations for a Strong Local Economy

Promote in-home childcare

High-quality commercial space

Flexible commercial use at Wolf Tongue

Health-care commercial space



Objective 5: Clarify and Simplify Code and Land Use Designations

Streamline Permitting

Revise PUD requirements

Clear and concise development requirements



Objective 6: Mitigate Hazard Exposure and Risk Through Land Use Regulation

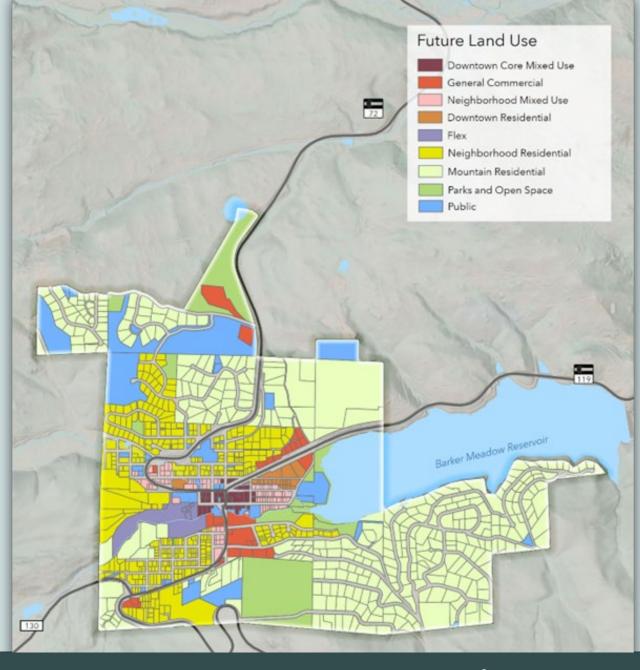
Prohibit floodplain development

Defensible space and home hardening

Wildfire mitigation education

Future Land Use Map

- Town core defined by downtown and mixed-use residential neighborhoods.
 - Single-family homes, multi-unit homes, small businesses, post offices, churches.
- Town perimeter defined by residential neighborhoods.
 - NR single-family homes, multiunit homes, churches, and schools.
 - MR single-family homes on larger lots with more difficult mountainous terrain.



Housing – Key Issues

- Housing affordability: A household would need to make over \$200,000 to purchase the median home comfortably.
- Housing diversity is needed. 94% of housing units are single-family detached homes.
- Housing prices are not grounded in the context of the local employment market. Less than 1% of the current residents live and work in Nederland, 34% of the current residents live in Nederland and work elsewhere, and most people employed in Nederland are commuting from outside of Town. (ACS, 2022).



Housing-Objectives/Actions



Objective 1: Implement Recommendations from the 2023 Housing Needs Assessment

Defining 'affordability'

Density bonus

Expedited development review

Decrease development review fees



Objective 2: Leverage Opportunities from recent State legislation (HB 1271, technical assistance)

HB 1271 grants

Fund housing coordinator position

Technical assistance

Meet qualification requirements for funding



Objective 3: Continue to Build Upon Boulder County Partnership

Partner with BCHA

Align with Boulder County Regional Housing Partnership

Housing-Objectives/Actions



Objective 4: Create and Preserve Affordable Housing

Zoning regulation updates

Streamline permitting

Provide and/or support finding subsidies

Inclusionary zoning



Objective 5: Help Households Access and Afford Homes

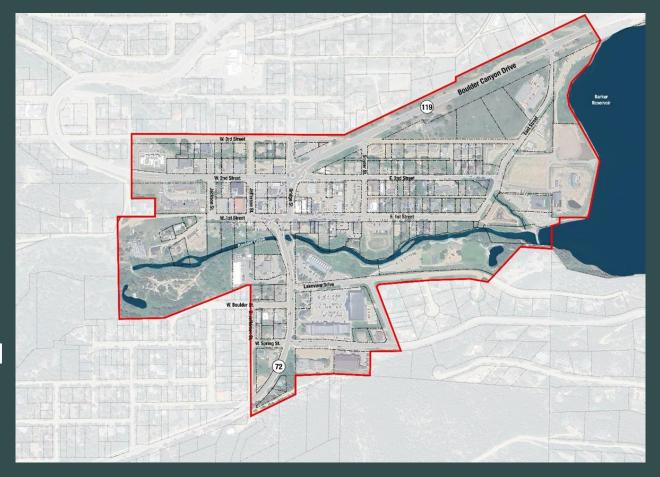
Housing/rent assistance

Employerassisted housing Housing choice vouchers

Just cause eviction program



- Serve as a blueprint for improvements for downtown in the next 15+ years.
- Town wanted to have a guiding document in place for pending development proposals and infrastructure investments that will have lasting impacts.
- The Subarea Plan is a supplement to the Comprehensive Plan.
- Coordination with the Nederland Downtown
 Development Authority (DDA) to align priorities and investments (Town-led vs. DDA-led)







Downtown Sub-Area Plan Vision

"Downtown Nederland is a place for locals and visitors to gather, shop, dine and play together." Visitors remember Nederland as a distinctive place that has a unique sense of community and laidback, small-town mountain vibe. The architecture is a mix of old and new buildings that reflect the historic character and create an authentic place. Downtown is easy to access and inviting for people of all ages and abilities. Locally owned businesses thrive and make Downtown Nederland a unique destination while also serving the daily needs of residents. People feel at one with nature, enjoying trails along the creek and lake and taking in majestic mountain views. Its historic roots as a mining town, ski town, and music town are reflected through its architecture, public spaces, art, and festivals."





The Downtown Subarea Plan is informed by analysis of current conditions and engagement. The plan organized by the identified "Pressing Topics":

- Economic Development and Housing
- Growth and Character
- Circulation, Gateways, and Parking
- Recreation, Tourism, and Placemaking

What people LOVE about Downtown



What people would CHANGE about Downtown

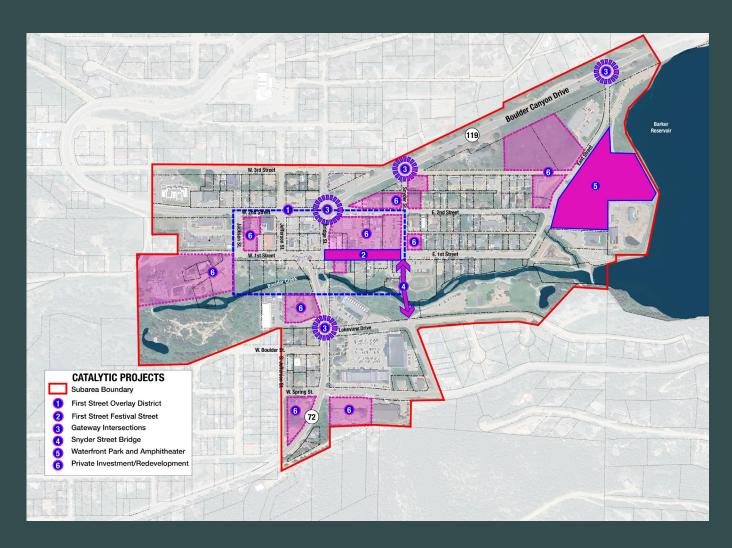






Catalytic Projects include:

- 1. First Street Overlay District
- 2. First Street Festival Street
- 3. Gateway Intersections
- 4. Snyder Street Bridge
- 5. Waterfront Park and Amphitheater
- 6. Private Investment/Redevelopment







Downtown Character Areas:

- West Gateway
- Wolf Tongue
- Downtown Core
- South Gateway
- North Gateway
- Downtown <u>East</u>
- Waterfront







Recommendations

Economic Development and Housing

Work to Stabilize Existing Businesses

Recruit New Businesses

Incentivize
Affordable and
Workforce
Housing in New
Development

Growth and Character

Establish First
Street Overlay
District + Design
Standards and
Guidelines

Zoning to Allow for Mix of Uses

Encourage Adaptive Reuse and Activation of Vacant Buildings and Sites

Encourage Protection of Historic Assets

Recommendations

Circulation, Gateways, & Parking

St. / West 1st St.
Project

Upgrade Existing Sidewalks to ADA

Implement Roundabout Gateway Improvements

Create Parking Management Plan Redesign Lakeview
Drive/Hwy 72
Intersection

Design Snyder Street Bridge

Implement More Sidewalks & On-Street Parking when Streets are Upgraded

Recreation, Tourism, & Placemaking

Implement Signage & Wayfinding Plan and Trail Maintenance Project

Create Downtown Maintenance District

Redesign 1st Street "Festival Street" and Rear/Trail Access Design and Implement Waterfront Park/Amphitheater

Add Pedestrian-Scaled Lighting

Add Series of Small Plazas and Picnic Areas



DOWNTOWN CORE



Existing Destinations

- 1 Mining Museum
- 2 Visitor's Center
- 3 Covered Bridge
- 4 Bluegrass Mural
- 5 Community Garden

Recommendations

- 1 Conceptual Redevelopment
- 2 Maintain Two-Way Travel on W. 1st St.
- 3 One-Way with Diagonal Parking on Jefferson St.
- 4 Reconfigure Parking Lot to be Clockwise
- 5 Plaza/Picnic Area at Visitor's Center Overlooking Creek 10 Extend Snyder Street with Bridge Over Creek
- **6** Redesign 1st & Bridge Intersection
- 7 Redesign 1st Street as Festival Street
- 8 Maintain Mid-Block Multimodal Access
- **9** Redesign Rear Access Drive and Parking Areas

NORTH GATEWAY, DOWNTOWN EAST, & WATERFRONT



Existing Destinations

- 1 Chipeta Park
- 2 Wetland Park
- 3 Guercia Field
- 4 Skate Park
- 5 Barker Reservoir



Recommendations

- 1 Snyder Street Bridge
- 2 Redesign Lakeview Drive
- 3 Reorganize Parking
- 4 Add Programming to Park
- **5** Waterfront Park Design & Amphitheater
- **6** Purchase Lot; Add Parking for Waterfront Park

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- 7 Redevelop Vacant Lots
- 8 Redesign Intersections



SOUTH GATEWAY

Existing Destinations

- 1 Ace Hardware
- 2 Boulder Creek Lodge
- 3 Carousel of Happiness
- 4 Hub Ned
- 5 B & F Mountain Market



Recommendations

- 1 Activate / Redevelop Vacant Properties
- 2 Redesign Lakeview Drive Intersection (Add Left Turn Pockets)
- 3 Gateway Sign
- 4 Redesign Lakeview Drive to Add On-Street Diagonal Parking





WEST GATEWAY & WOLF TONGUE



Existing Destinations

- 1 Wolf Tongue Mill
- 2 RTD Park and Ride Lot
- 3 Library



Recommendations

- 1 Trailhead Parking and "Downtown Loop" Route
- **2** Expand Parking (new lot or structure)
- **3** Manage Existing Shared Parking Lots
- 4 ADA-Compliant Sidewalks and On-Street Parking on W. 2nd Street
- **5** Conceptual Redevelopment
- 6 Sidewalks and Crossing from RTD Lot to 1st Street
- 7 WolfTongue Mill Potential Historic District and Update Zoning

Next Steps

- Public Feedback
- Staff Review
- Refine Implementation Table
 - Coordinating with Town Boards
 - Assigning Responsibilities
 - Determining Priorities
- DDA Board Feedback November
- Board Feedback Nov 19
- Plan Adoption aiming for Dec 17

Questions

- Are the strategies on the right track?
- Is the structure clear and consistent?
- Does the resiliency framework resonate?

