

COVER

Big Bend Planned Unit Development



Big Bend on Beaver Creek

Preliminary PUD Submittal to the

Town of Nederland Co, 80466

06/02/2019



Big Bend is a proposed Planned Unit Development in the Nederland Central Business District. It is designed to provide commercial activity on the ground floor along with high density housing and office and special uses on the upper floors in accordance with CBD usage requirements. It will help revitalize the neighborhood, help meet a widely acknowledged housing shortage in the region, and celebrate the distinctive character of Beaver Creek which flows through the property. It preserves the character of the commercial neighborhood to the west by orienting the commercial activity on the west side of the development and preserves the neighborhood residential character to the east by orienting the housing and courtyard in that direction.

The project is the 1st phase of the larger Alpine Crossing project to redevelop the CBD which Ron Mitchell is proposing.

The properties in this development site are currently owned by David Sites, Ron Beetham, and Tom and Sally Grahn. NCBDR has an option to purchase the Tom and Sally's property and effectively controls it. Upon project approval, the properties will be combined into an LLC in order to finance and build the project.

With appropriate approvals, we're ready to proceed. We would like to break ground in March 2020 and complete sometime in 2021.

PROJECT OVERVIEW

Big Bend is a proposed Planned Unit Development (PUD) in the Central Business District (CBD) that combines commercial activity on the ground floor with residential and special purpose units on the upper floors. The project can be described as moderately high density new urban.

The site consists of lots 1 -4 and 40 – 43 of Roose’s Addition to Nederland. The lots will be consolidated upon project approval. The consolidated site is 28,789 sq ft or .68 acres.

As proposed, there’s a 20’ wide access road running east/west which is north of the creek and bisects the site. There’s also a 20’ wide access road along the east side of the site which terminates at the north creek bank. Both roads can be used by bicycles. There’s also a pedestrian path with a bridge across the creek that runs north/south from 2nd st to the previously described access road.

There’s a sun deck on the top floor. It’s approximately 1200’ and optimized for sunsets. The courtyard has an area around the stream which is sunny and open to the public. The eastern portion of the courtyard will be populated with native plants.

The current FEMA floodplain map erroneously places the flood risk north of the creek. The actual flood risk is south of it and the building is designed to avoid the flood plain as best as is possible. The southern footprint is roughly where the house at 101 e 2nd St is now and the benchmark September 2013 flood went around it.

The ground/commercial floor has 3 businesses, 14 garages, and 17 open air parking spaces. The Animal Hospital and Hair by Tracy will move across the street from their current location and become our first commercial tenants. There will be 1 more dedicated commercial spot on the corner of 2nd and Snyder.

The upper floors have 32 market rate units of which 3 (10%) will be dedicated to workforce housing (which is described in the housing section). The floors above 2nd and Snyder which will be served by the southern elevator are suitable for flex use as market forces dictate.

The flat roof will have state of the art rack mounted tracking solar panels and every effort will be made to integrate/coordinate with Excel solar energy programs to approach %100 renewable energy utilization.

Rain/snow water will be captured from the roof and used for onsite irrigation.

The average apartment size is under 800' and a number of them are under 600'. The project will substantially increase the number of rental units in the \$1000 to \$2000/month range at current market rates.

The school bus stops at 2nd and Snyder and RTD is right across the street. The location is just east of high downtown activity and is easy walking distance to everything.

ABOUT US

The project is an LLC owned by Ron Mitchell, David Sites, and Ron Beetham who have controlling interest over the 8 lots concerned.

Ron Mitchell is well known in the area and is the development lead for the project. He has well over **50 years** experience in many phases of real estate and development, and has been around Nederland since the 1950s. This project is the first phase of his proposal to redevelop the Central Business District.

David Sites has lived in Nederland since 2000 when he built a house in Big Springs. In 2008 he sold the Big Springs house and bought the property at 101 E 2nd St. knowing it was a candidate for development. He got to know Ron over the years and the idea behind this project was born. He lives on the building site and plans to live in one of the apartments upon completion of the project.

Ron Beetham lived in Nederland in the 70s and 80s. He moved below in Boulder County and owns a farm with apple orchards, bee hives, and hay. He's a long time friend from 'back in the day' of Rich and Donna who ran the feed store in 2 locations on 2nd St for over 20 years. He purchased the property from them to help with their move to Southern Colorado. Like David, Ron Beetham plans to live on the property.

Big Bend is the first phase of the project Ron Mitchell will do to redevelop the Central Business District.

Mitchell proposes Revitalization of Second Street



Barbara Lawlor Nederland In March, Nederland property owner Ron Mitchell will host a series of three open houses to explain ... Continue reading



The Mountain-Ear



Downtown development passes first phase

John Scarffe, Nederland. The Nederland Planning Commission considered a Planned Unit Development (PUD) Concept application and conducted a Public Hearing ... Continue reading



The Mountain-Ear

3D IMAGES



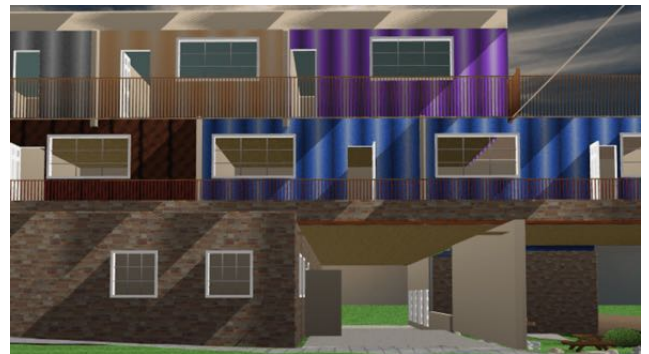
Top Down View of the building footprint superimposed on a google map.



Street View of natural vegetation that will be encouraged along Beaver Creek.



20' wide North/South access road starts on the property line and ends by the creek.



Another access road runs east/west north of the creek and has 12' clearance.



Let's have some fun! We're looking at commissioning 1 or more murals on the Northern face. These will be visible from the highway on the way into town.

2013 COMPREHENSIVE PLAN



Photo from 2013 Planning Session

Statements from 2013 Plan

Nederland has become an attractive place to live for the greater Boulder community. It offers a mountain lifestyle at a slightly more affordable rate, though still much higher than the state average.

One might assume that more growth means more resource consumption and decreased sustainability; but given the assumption that some growth will occur, having guidelines in place to direct that growth could positively affect the sustainability of a community as a whole.

Housing affects a community's sustainability on all levels. From a social perspective, having the right mix of housing provides equity to residents of all income levels and life stages. From an economic standpoint, housing supports local businesses and allows people to live, work and shop locally. Environmentally, higher density housing within a walkable distance to employment and downtown further enables residents to go about their daily lives with the lowest possible impact to ecological systems. Incorporating innovative green building techniques decreases the burden that homes and buildings have on the community's carbon footprint and resource consumption. It is essential, looking forward, to recognize this inextricable tie that exists between where people live, how homes are built, and the Nederland community's sustainability.

Goals from 2013 Plan

Encourage the improvement or redevelopment of properties, especially within the town core, that could better serve the community by working with property owners to identify those opportunities and find conduits and funding mechanisms to make those improvements possible.

Explore opportunities for water collection pilot projects, conservation and reuses, especially within new development, to promote more efficient use of water resources at the community-level.

Promote a compact, sustainable land use pattern in Nederland that emphasizes infill and redevelopment of existing developed land, is well-connected and encourages decreased auto-dependence, incorporates green building technologies, and is in harmony with the natural environment and character of the community.

Encourage infill development and redevelopment as the primary response to growth in Nederland. Such projects must be careful to consider the context of surrounding properties, which might be rustic, historic, and small in scale.

Protect the riparian corridors of Middle Boulder Creek and Caribou Creek (a.k.a. North Beaver Creek) by locating all future structures outside of the riparian zone or 100-year floodplain of live rivers, streams or lakes, to the greatest extent possible and/or in line with Town flood ordinances.

Development occurring along riparian corridors should make efforts to promote re-establishment of natural vegetation. In certain circumstances, a greater setback may be required to protect the riparian zone, floodplain, waterway, wildlife habitat, or open areas.

Promote a range of desirable and affordable housing options in Nederland, such as through encouraging mixed use development downtown and higher density residential units within walking distance of the town core.

Promote a compact, sustainable land use pattern in Nederland that emphasizes infill and redevelopment of existing developed land, is well-connected and encourages decreased auto-dependence, incorporates green building technologies, and is in harmony with the natural environment and character of the community.

A compact and walkable land use pattern is a key element to a community's long-term sustainability. The Comprehensive Plan encourages that growth be directed towards infill and redevelopment parcels in the downtown core, rather than outlying areas of Town that have limited access to existing infrastructure. The land use within the downtown core should continue to be mixed, promoting a live-work environment, walkability and use of existing utility systems.

2014 HOUSING NEEDS ASSESSMENT



Evaluation of the current situation as extracted from the document.

MOSTLY OLDER PRODUCT: Nearly 2/3 of identified rentals were built prior to 1980; highest share built prior to 1970

LIMITED AMOUNT OF GOOD QUALITY PRODUCT: Half of the product "Fair" and one- fourth "Poor" Rental housing demand for at least 60 new **PSA** units by 2018

Rapidly **increasing base of seniors** and empty nesters who will require housing to meet their specific needs

Few available housing options for current & potential residents, forcing people into housing they don't want or can't afford

Lack of housing is a likely contributing factor to **loss of younger residents** (<age 25)

BLUE PRINT - 1ST FLOOR

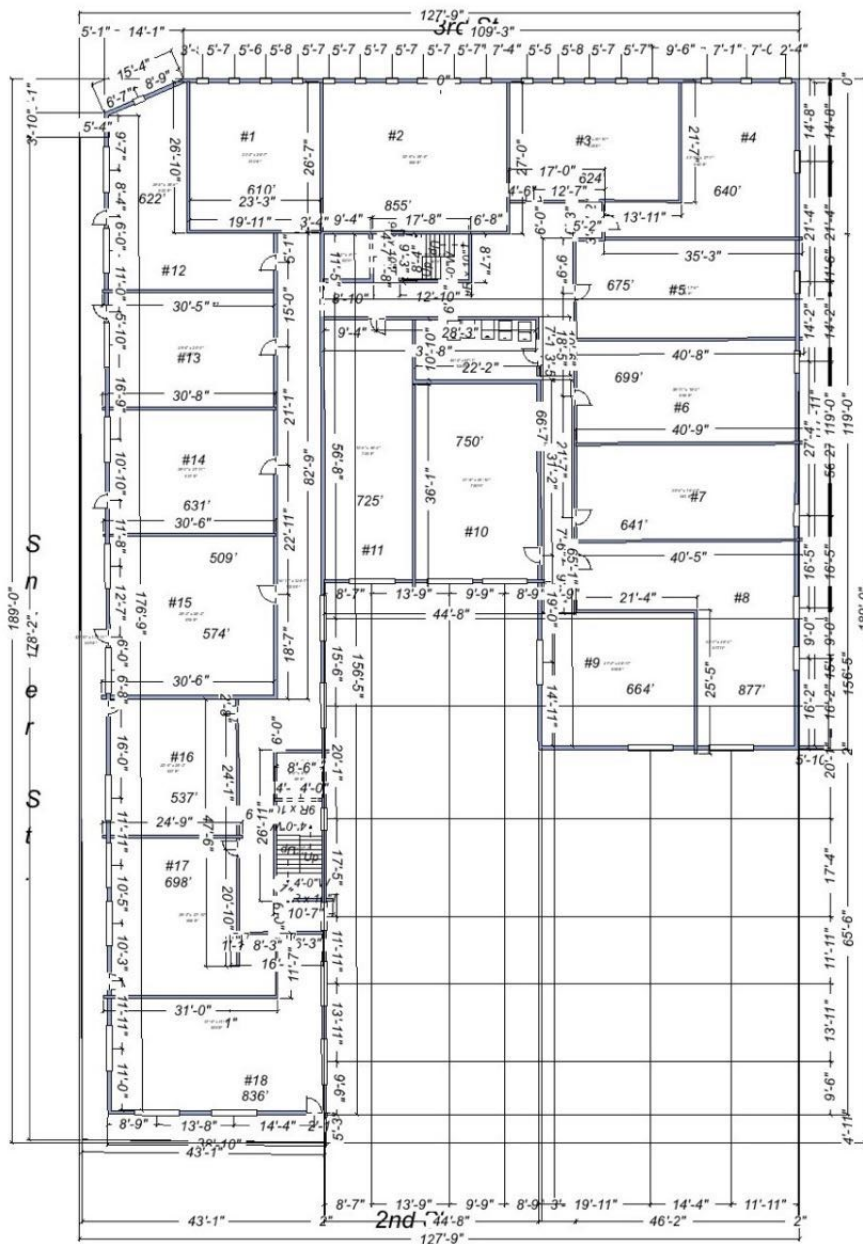
1st Floor 15624' 18 Units 1

Primary housing floor with mostly studios and 1 bedroom units

The units above the South East end (corner of 2nd and Snyder) are suitable for mixed use/commercial and could be offices etc.

The elevation of the primary building along Snyder and 3rd starts at 12' to allow vehicles to pass under on the east/west road.

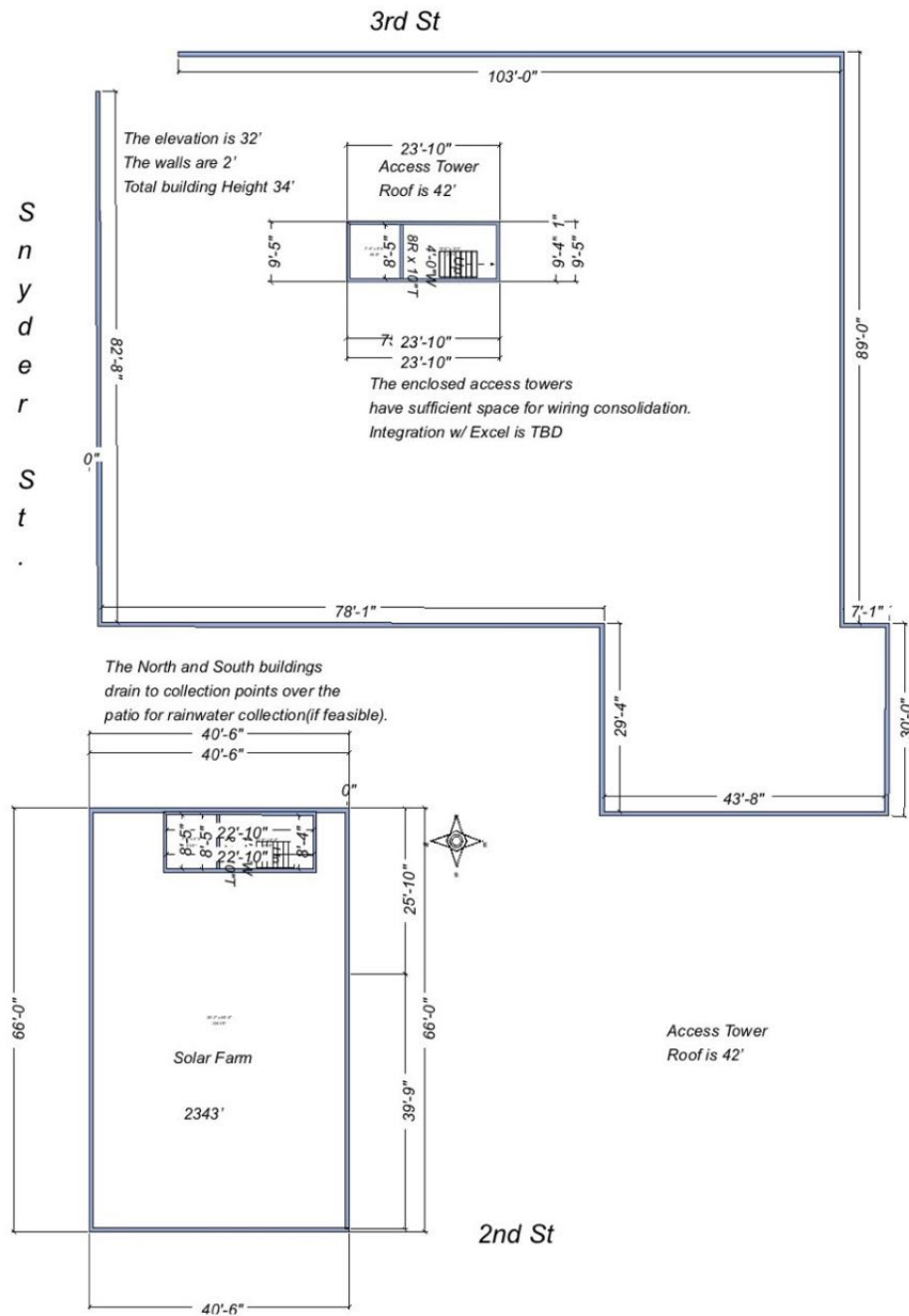
No Place in the primary building is more than 70' from a stair/elevator cluster. See the Framing layer for the distances



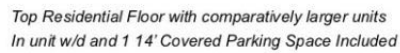
BLUE PRINT - ROOF

Roof

The roof will be used primarily as solar farms and not accessible to tenants.



Snyder
St.



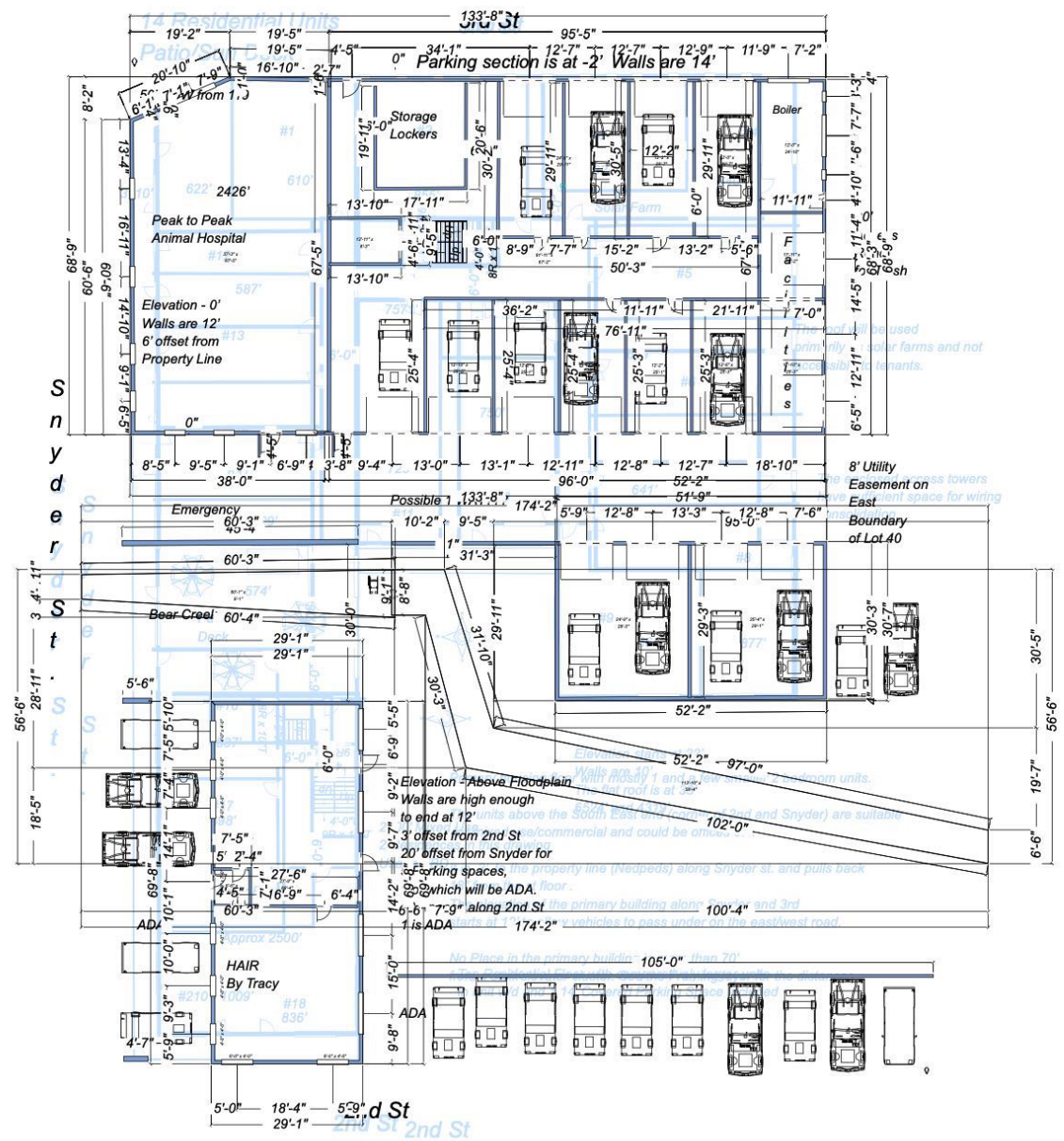
Ground Floor

Lot size is 28,789'

14 14' Garages

17 Onsite Parking Spaces of which 2 are ADA

3 Commercial Units including the Animal Hospital and Hair by Tracy



The North and South buildings drain to collection points over the patio for rainwater

to be used primarily for solar farms and not for other purposes.

8' Utility Easement on East Boundary of Lot 40

Elevation - Above Floodplain
Walls are high enough to end at 12' 3' offset from 2nd St
20' offset from Snyder for parking spaces, which will be ADA.
14' 6" 7' 9" along 2nd St the primary building along 2nd and 3rd St is ADA
174' 2" vehicles to pass under on the east/west road

No Place in the primary building than 70'

BRIDGES

There are currently 2 bridges across Beaver Creek. We propose a swap of 2 legacy bridges for 1 ADA compliant bridge. This is a separate process since the Army Corps of Engineers has jurisdiction and the timeframe depends on their permitting.



Pedestrian Bridge



Vehicle Bridge



*ADA Compliant Paths
and Bridge across the
Creek*

BUILDING FACADE

The project is not to be monolithic and breaking up the facade prevents it from looking like a hospital.

The 3 ground floor buildings will have different veneers, designed to meet the design code. The upper floors will have metal siding which can be painted in a multitude of patterns and blend somewhat with the Salto/Tin Shed motif lifted from the adjacent historic Snyder Garage.

We also propose commissioning murals on the northern face. This is flat and will be visible to drivers on 119. Commitments will be limited to 3 years.



Repeating Ground Level Pattern is from a painting by Heather Taylor, a recognized local artist. An integrated large mural as done in downtown Denver would brighten up the facade. The face depicted by the windows in the diagonal cutout is fictional and not based on any individual either living or dead.

CBD DESIGN STANDARDS

New construction must be no more than 35 feet in height.

The storefront shall extend at least twelve feet in height, regardless of whether a second floor exists.

Larger building façades should be visually broken up into narrower visual modules. If the rear of the building is highly visible, such as on the lots abutting the creek, it should also be visually subdivided.

A new building should be a rectangular form.

The width of a new building should appear similar to that of historic commercial buildings, most often 40 feet wide.

The mass of a new building should appear similar to that of the historic ones. A large new building should be broken into smaller visual modules. A new building should be built to the front of the property line. It should have zero front and side setbacks.

The building shall be oriented so that its front is parallel with the edge of the right-of-way of First Street.

The building front shall be continuous along the existing line of building fronts between Highway 119 and Snyder Street on First Street.

Recessed arcades or buildings set back from the existing building line shall not be permitted.

For those portions of First Street where a boardwalk treatment exists, new construction shall maintain a continuous walkway appearing similar to a wood boardwalk. A façade should appear similar in dimension to that of an historic building.

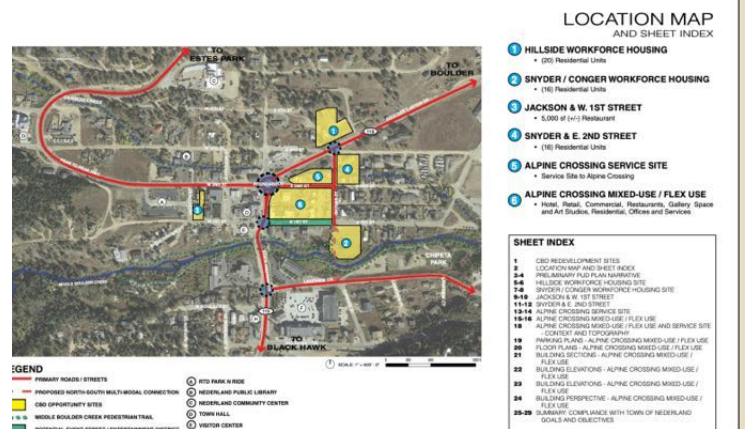
A larger building should be broken into narrower visual modules of varying widths by some significant distinction of storefronts, ornamentation, and other detailing.

Two-story buildings should have a clear distinction between the ground floor and upper floors.

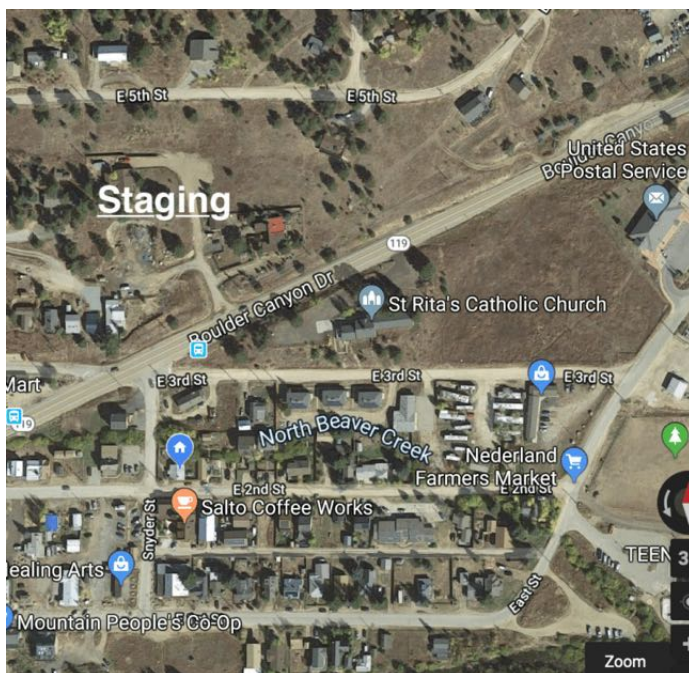
The rhythm, pattern and shape of upper floor windows should resemble those of historic buildings.

CONSTRUCTION PHASING

The project will have a staging location across 119 and the majority of the construction traffic will be entering and exiting via Snyder St to 119. Excavation for Big Bend would start in spring in order to have it closed in by the time the weather turns. While the project is a stand alone PUD and should be considered separately, it's part of a bigger story. Later phases are owned by Ron alone.



Big Bend is Item #4 and the first phase of a step by step rebuilding of downtown. To reduce impact, each project is done in succession.



Construction Staging

ELEVATION

The town definition of building height relies on 'average natural grade' to establish zero elevation.

Building height means the vertical distance measured from the average natural grade within the building footprint to the uppermost point of the roof of the building. Average natural grade is one-half ($\frac{1}{2}$) the sum of the highest point and the lowest point that is within the building footprint.

The site slopes generally to the South East and drops significantly from the North to the South side of the creek along the western (Snyder St) boundary .



Average Natural Grade

ENVIRONMENTAL IMPACT

The project is designed around and over Beaver Creek and its name is derived from the creeks peculiar bending channel through the property.

Beaver Creek has a surprising amount of fish and birds love the willows along the stream bank. The project maintains a strict hands off approach with the creek and will actually increase the natural habitat within the courtyard area. We will engage a biologist to consult with us on best practices.

A portion of the lot is reserved around the stream for native plants to be re-established. The area could even be lowered to create a micro-wetland. There's a similar proposal for a portion of Gateway park which would also be fed by Beaver Creek.

The roof will be flat and covered in state of the art rack mounted solar panels (drawings don't show the panels because they overwhelm the software). We'll also work with excel to purchase %100 renewable energy for what we don't generate on site. Each garage will have a 220 volt line for charging of the next generation of cars.

Windows will be installed with passive solar energy in mind. Those facing south will be much larger than those facing north.

Dark Sky lighting recommendations are being included in the design.

Higher density housing has less impact on the environment per capita than town lot residential or the rural equivalent. Both solutions require more acreage and leave a significantly larger environmental impact.

ENVISION NEDERLAND 2020



‘Our survival as a species and a planet is directly tied to how we treat our environment. We need to be focused on keeping our impacts to a minimum both locally and globally.’

Some features of the project facilitate:

- non-motorized travel in town
- clean air, clean water and water conservation in and around Nederland
- connections to the outdoor environment providing active, healthy lifestyles for people of all ages
- minimal/reduced light and noise pollution

[Nederland Vision 2020](#)

[Link to Page](#)

EXISTING SITE SURVEY

Shows Consolidated Site – Prepared by Flagstaff Surveying in Feb 2019



Note the relationship of NEDPEDS to the property lines. This is discussed in Setbacks

Download for clearer image ...

Survey

Download

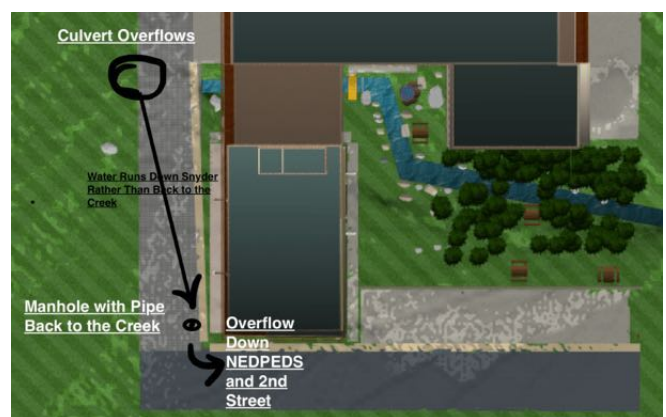
FLOODING

A 2' Survey is scheduled and will be submitted with the PUD application. This analysis is preliminary and non-professional but based on the September 2013 flood.

Current FEMA Information is Inaccurate



Floodway Incorrect



During a major event, water overflows the culvert on the West side of Snyder St. It then flows down Snyder. The manhole at 2nd and Snyder will return some of the water back to Beaver Creek. The rest goes down 2nd Street.

An accurate flood map will put the Ground Floor/Southern half of the property at 100 year flood risk. The remedy is to build the Ground floor slightly (1-2') above the current ground level. The overall slope of the property ensures that the water dissipates quickly.

The Sept 2013 flash flood demonstrated that the capacity of the culvert under Snyder street is a major factor in directing flood water. When the capacity is exceeded, the slope on Snyder routes the water towards 2ndSt. rather than immediately back into the creek.

FLY AROUND



Facing NW



Facing SW



Facing SE



Facing NE

FOOTPRINT AND HOUSING DENSITY

With a lot size of 27,789 sq ft and 32 units, the square feet per unit average is 868. The CBD contemplates high density and sets the minimum lot size per dwelling unit to zero sq ft.

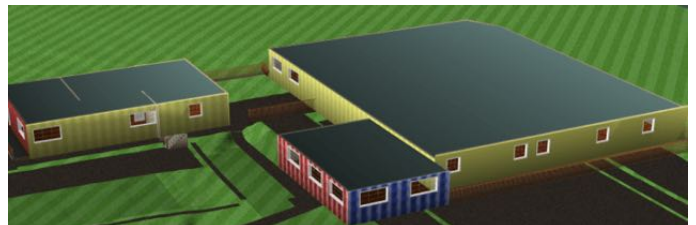
The east/west access road contains 3280', and the east access road that runs north/south is another 2,000'. Combined, they take up about 18% of the available space. There are 17 open air parking spots with an average footage of 240'. Their combined footage is 4000' which is 14% of the footprint. This leaves 25% for the creek and courtyard.



The ground floor covers %42 of the available space, access roads take up %18, and parking is another %24.



The 1st floor has 15,624' and 18 units using 54% of the ground footprint.



The Top Floor has 13927' and 14 units using 48% of the ground footprint.

HOUSING STATEMENT

Nederland is surrounded by National Forest and Boulder County, both of which make it difficult/impossible to expand the town limits. This protects the region from sprawl and channels development into the town footprint.

A glance at Zillow will confirm that newly built houses are rarely under \$700,000. Land prices, permitting, utility tap fees, the cost associated with current building standards, interest, and lack of land drove the prices up.

New apartment buildings in Boulder County are also tailored to the high end. This project will expand entry level housing opportunities for new and existing residents.

Thirty two units obviously increases supply and to the extent that supply/demand dictate price, the project may have a moderating effect on local rental market rates.

Affordable housing means different things to different people. In many cases, there's a government subsidy involved of one form or another.

We propose 'Workforce Housing' which is more of an incentive based plan and works as follows:

10% of the units (3) are committed to following this formula for the first 10 years.

Workforce housing units are available to teachers, fire fighters, municipal employees, and the police. The 1st year, the tenant pays %60 of market rent, the 2nd year it goes to %70, the 3rd year is %80, the 4th year is %90. The tenant pays market rate the 5th year. When the tenant leaves, a new tenant would start at %60 until the program expires in 10 years.

The market rate will be established from various real estate appraisal sources, such as , but not limited to, leases presented for RTD passes, MAI appraisals, Craigs List Ads, and interviews with local real estate professionals.

MITIGATIONS

Permit Applicants are advised to address the following:

‘How the proposed application will not substantially alter the basic character of the neighborhood, or adversely impact the public safety and welfare’

Application Form

A project of this size can't be done without somewhat changing the character of the neighborhood by its very nature of being new. The question is, does the project improve the character of the neighborhood and, more importantly, does it benefit the town? In this case, the addition of desperately needed housing in the CBD and replacing worn out stock contributes to the downtown being revitalized.

‘How the proposed application will not create more noise, dust, odors, vibrations, lights, traffic or parking than is customary for the zoning district in which it is proposed, or that such increases can be adequately mitigated.’

Application Form

These points are worth addressing one by one:

Noise – Other than construction, there's no reason why the project should be any noisier than other residences. Since the density is fairly high, loud noises should be addressed fairly quickly as there will be at least one on-site resident manager.

Dust – 3rd Street isn't paved and might become a preferred route for residents. Barring paving 3rd street, there might be alternate solutions to keep the dust down with an environmentally friendly spray. It's

relatively short stretch and would probably behave like pre-NEDPEDs 2nd st. Since access to the development will be at slower speeds, dust might be diminished. 15 MPH signs should be added to the area,

Odors – There's no industrial processing planned in the project so odors will not be an issue.

Vibrations – Post construction, there's nothing that should increase vibrations.

Lights – Design will include Dark Sky Initiative considerations.

Traffic – The project is east of the traffic circle and the conventional chokepoints in town. There's an easy on off from Snyder st. An alternate route is via 3rd and East St.

Parking – The project doesn't have the required number of on-site parking spaces. But then, no project has been able to meet the requirements since the ordinance was passed. Parking is addressed in more detail on the Parking page. There isn't any on street parking assumed in the application. There are 6 free daytime spots in the neighborhood of 2nd and Snyder.

Residents w/cars will have assigned parking as part of their lease. There are 31 on site spaces, 14 of which will accommodate 2 cars using auto lifts. %100 use of parking lifts yields 45 on site spaces.

Note ... This next point is unattributed but the strongest argument against this project application.

The project changes the character of the neighborhood and is definitely not 'Nederland'.

This is true and these points apply to the larger project as much or more than this first phase. The house on 2nd and Snyder doesn't sit on a proper foundation. Because of the CBD designation, the land is worth more than the house. Tearing it down and building modern housing will be a blessing to all concerned. The other structures are in better shape but their CBD designation warrants redevelopment as well, as they are economically obsolete.

The question is whether the project yields an improved neighborhood and is the town improved overall? Do we want the housing? Does the town want the increased taxes and tap fee revenue? Is growth in the central district better than sprawl? These questions are fundamental to the future of this Nederland neighborhood. We think the answer to all of them is yes.

Another point to consider is that the character of the CBD is the result of the decision to consolidate the properties for land use efficiency. The alternative would have been cookie cutter projects. In order to realize CBD zoning intent, they need to be combined. Utilizing modern city planning concepts and techniques

create a pedestrian friendly development with a 'sense of place' brings the site up to its potential.

NDDA MASTER PLAN



Thanks Liz!!

From the Executive Summary

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

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

A single property owner is in control of a large portion of the old part of downtown. He has a concept that involves redeveloping parcels between Highway 119, Snyder Street and First Street as three mixed use structures including a hotel and retail space with residential units and an internal parking structure. As much of this area has become decrepit, the buildings no longer salvageable, and used for residences instead of retail the Town and NDDA would like to see this are redeveloped. A Mayors Task Force for Downtown Development was created to work with the Planning Commission, Board of Trustees and the NDDA to address this and other potential development in the downtown area.

The Second Street Corridor will serve as a main passageway between the east and west ends of downtown when NedPeds is completed in 2017. This area also presents ample opportunities for mixed-use and commercial development.

<http://www.nederlanddowntown.org/wp-content/uploads/DDA-Master-Plan-2017-1.pdf>

PARKING

The plan does not include on street parking .

There are 31 parking spots on site. 14 are garages which could accommodate a lift which doubles the capacity.

Tenants with cars will be able to rent a garage or a dedicated on-site spot.



*The project has 14 garages having 14' ceilings.
There are 2 spots in the courtyard, 5 on Snyder St,
and 10 along 2nd St.*

REFERENCE DOCUMENTS

The project is designed to comply with the following documents.

Nederland Municipal Code:

https://library.municode.com/co/nederland/codes/code_of_ordinances

Nederland Envision 2020

Nederland Vision 2020

NED Zero

<https://trello.com/b/3Gc886TZ/nedzero-action-plan>


Link to Pertinent/Approved Town Planning Documents including the 2013 Master Plan

TOWN DOCUMENTS

DDA Master Plan

<http://www.nederlanddowntown.org/wp-content/uploads/DDA-Master-Plan-2017-1.pdf>

Nederland Zoning

 *Central Business District*

SETBACKS

The Primary CBD setback is for trash collection.

CBD design standards “A new building should be built to the front of the property line. It should have zero front and side setbacks”



The Eastern edge of the building is set back 20' from the property line.



The Northern edge of the building (facing 3rd St) is approximately 7'3" from the property line. There are currently a few feet of unused space before the current dirt road begins. Large rocks currently on the property are approximately on the property line.

S
etbacks
in this
proposal
are



The southern end of the



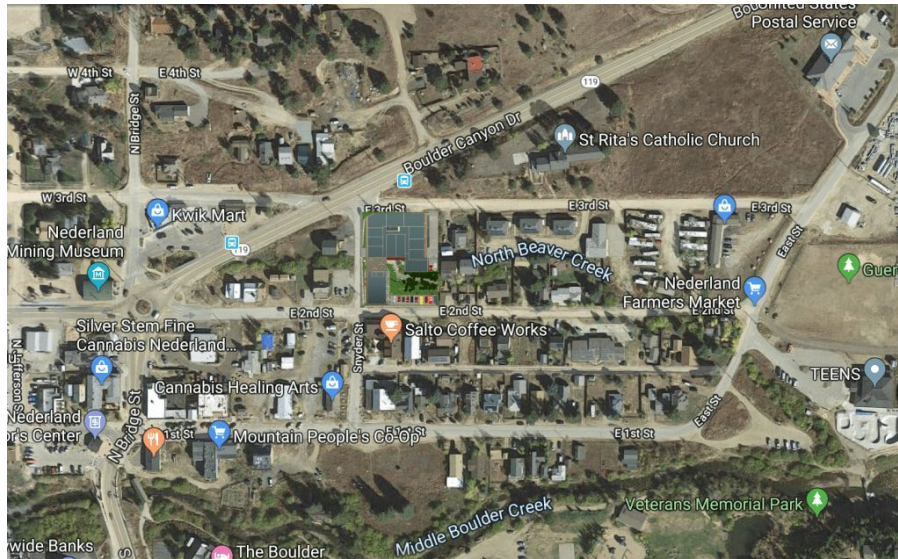
There are 2 buildings along the western face of the property (along Snyder St). The ground floor of the southern building is set back approximately 22'6" from the lot line to accommodate on street parking. The Western edge of the northern building is approximately 5'10" from the lot line.

building is approximately 3' from the property line and roughly where the current house sits. The rock garden in this drawing is the approximate property line.

measured from the property line. The public will perceive the setbacks as if they were from NEDPEDS. On the western boundary, NEDPEDS starts a foot into the roadway on the Southern end, drifts approximately 2' west to accommodate the culvert, and then drifts back approximate 2' on the Northern end. For reference, both the current fence at 101 E 2nd ST and the line of stones along 3rd St are on the property lines. NEDPEDS also starts approximately 2' south of the property line along 2nd St.

SITE PERSPECTIVES FROM ABOVE

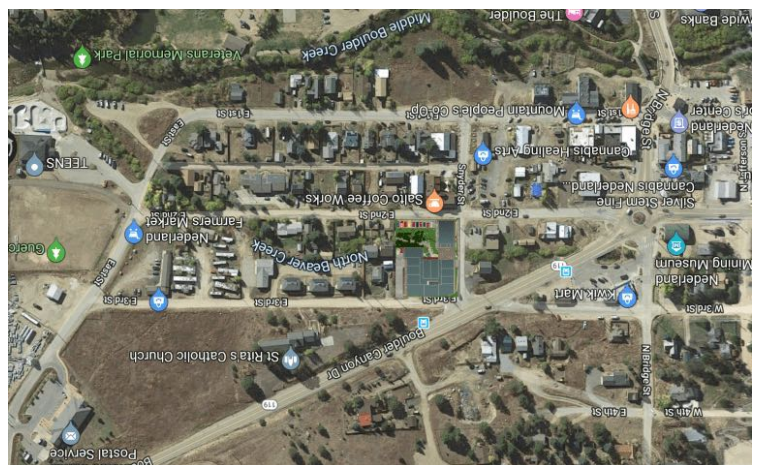
Images of the project super-imposed on Google Maps. The scaling is approximate and the images are for perspective only.



Looking North



Looking East... the western facade will be visible on the way out of town.



Looking South The mural will be visible on the way into town.

SITE PERSPECTIVES FROM CLOSE IN

C

ut/paste images on a google map from a tight view. Results are approximate.



Existing Stone wall is visible on North boundary.



South – Cutoff for 50' CDOT ROW in lower right corner



East access Road Starts at the property line and cushions the transition



SUSTAINABILITY ACTION PLAN

The project adheres to both the letter and the spirit of this plan. It increases vegetation around Beaver Creek while leaving its footprint undisturbed. It's also infill redevelopment and the solar roof allows the project to approach net zero electricity usage.

"2020 Goal/Outcomes – Protect and preserve identified high priority areas, especially riparian corridors. Once areas are identified preserve a set % each year with a goal of 100% preserved."

"2020 Goals/Outcomes – Concentrate development in already existing built areas through land use regulations and building codes."

"Aspirational Goal(s) – New buildings will reach net-zero energy and water."

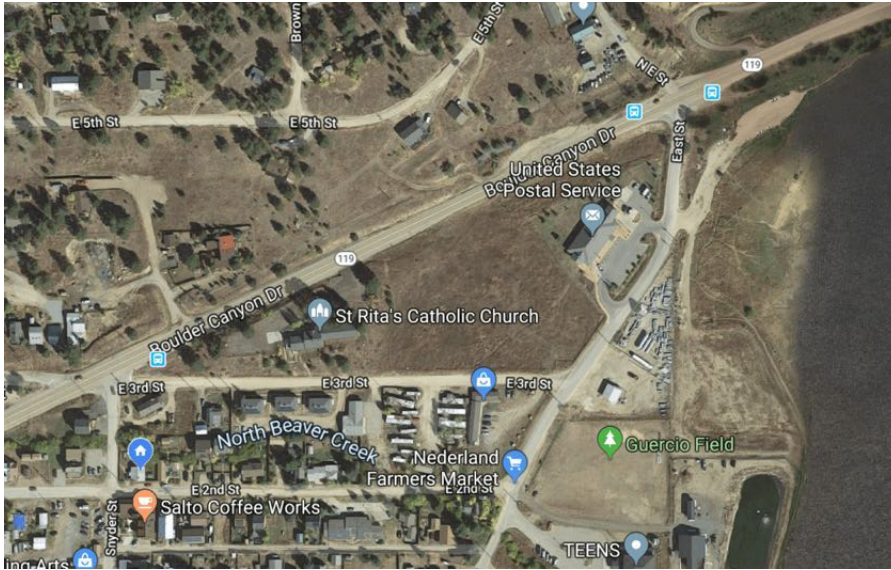
The plan emphasizes why flexibility in CBD zoning is important
for future development

"2014 (High Priority) Actions – Work with Planning Commission, Town Staff and BOT to study revisions to the municipal code, specifically the mixed use zoning requirements that may present a barrier to redevelopment or infill in the Downtown Core"

"2014 (High Priority) Actions – Develop a set of measurable criteria for evaluating development projects in terms of sustainability, including environmental, social, and economic"

"2014 (High Priority) Actions – Update Zoning and development regulations to align with Comp Plan"

TRAFFIC



Traffic has easy on/off from 119 at Snyder St, East St and 3rd are another option. Both options are east of traffic bottlenecks.

The project is east of the conventional congestion areas in town and has almost immediate on off access to Boulder Canyon via Snyder St.

An alternate route is via 3rd St and East St. This is a dirt road and dust will increase to the extent that it's used.

UTILITIES AND LIGHTING



Utility poles (casting shadows) on the corners of the site will be buried.

Water supply lines and connection to the sewage lines lines will be discussed with town staff. One supply line in and two lines out (one for each side of the creek) might do it. The diameters are tbd.

5-8 Discussion w/ Chris Peltier who will investigate the depth of the sewer line on 3rd St for dual sewage option

We want to move the fire hydrant on 2nd St to the property boundary to facilitate parking alignment. This isn't a problem according to Chris but the hydrant on 3rd and Snyder may need to be upgraded.

Integration of the solar roof and the building capacity requirements will be discussed with Excel. Burying

surrounding utility poles will be included in the discussion.

On site lighting will be downward facing and minimal.

WALK AROUND

Simulated walk around the circumference of the Project. Starting on 3rd street, walk up to the corner of 3rd and Snyder, then down to 2nd and Snyder, and finally down 2nd St.



Walking Up 3rd St



Stopping on the corner of 3rd and Snyder and looking back East. Windows in the diagonal 50' cutout will have a pattern.



Heading down Snyder towards 2nd St.



Covered Access Road on the left



Interior Courtyard From Snyder St.



2nd and Snyder Facing North



2nd and Snyder Heading East



Looking Back up 2nd St

ZONING ANALYSIS

Town boards have wide discretion in approving a Planned Unit Development and this is especially true in the Central Business District. The project largely complies with mixed usage CBD zoning by having commercial units on the ground floor along with high density residential and flex units on the upper floors. Since PUDs essentially become the zoning definition for the site, the following are either variances or features depending on your point of view.

“Mixed use requires ‘at least thirty percent (30%) of the total square footage of the structure, shall be *used* for commercial and/or office *uses*’”.

The first floor is either commercial or covered parking and the covered parking might not be commercial (although it will be an item in the lease). While units close to the southern elevator on the corner of 2nd and Snyder are candidates for commercial use, we’d like the flexibility to change the usage on all floors as market needs dictate.

The Sustainability section refers to this issue ... “specifically the mixed use zoning requirements that may present a barrier to redevelopment or infill in the Downtown Core”.

With 32 residential units, the required parking spaces would be

at least 40 (and the businesses add more).

We have 31 on site parking spaces. As is covered in the parking section, the tenants leases may include a garage, an on-site spot, or a spot in the Aspen Crossing parking lots.

The maximum building height is 35'.

The main building hight including a 2' parapet/wall around the circumference of the roof, is 34'. There are 2 access structures on the roof containing the elevator and stairs with a 42' elevation. These are not accessible to the public and are proposed to provide access to the solar array.

Ultimately, it's up to the board to determine if the project proposal is appropriate.

ZONING APPLICABLE TOWN CODES

Definitions and Town Code harvested from Section 16:

The project is a Mixed Use/flex use, Planned Unit Development, in the Central Business District.

‘Mixed use means a multi-use structure containing a mixture of commercial and/or office uses combined with residential uses. For a multi-level structure, all of the street level frontage, including at least thirty percent (30%) of the total square footage of the structure, shall be used for commercial and/or office uses. For a single-level structure in the CBD and GC zoning districts, at least thirty percent (30%) of the total use shall be commercial and/or office uses, including all of the street level frontage’.

This is covered extensively in the Sustainability section where recommendations are made to modify the definition of ‘mixed use’.

PUD Qualifications and rules from **ARTICLE VI – Planned Unit Development Section 16-151**

“Single-family residential development proposals exceeding six (6) units on lots of contiguous ownership, all multi-family above four (4) dwelling units or mobile home residential development proposals on a parcel or parcels totaling one (1) acre or more in size and all commercial, industrial, public and quasi-public development proposals on a parcel or parcels totaling one (1) acre or more in size shall be processed in accordance with the planned unit development procedures of this Article.”

See the Zoning map:

“Central business district (CBD). The central business district is established to accommodate a limited range of commercial uses in an intensely developed core commercial area. To this end, front and side yard setbacks are not applicable in the CBD district; however, trash and fire access shall be provided in the rear yards”.

“The purpose of this Article is to encourage flexibility in the development of land in order to promote its most appropriate use; to improve the design, character and quality of new development; to facilitate the adequate and economical provisions of streets and utilities; and to preserve the natural and scenic features of open areas”.

“The yard and bulk requirements stated in Article II shall not apply to planned unit developments, except that, if a PUD is proposed for an area currently zoned for residential use, the minimum lot area of the current zoning district will be utilized in determining residential density. These requirements shall be controlled by the criteria and standards of this Article and as shown on the approved planned unit development plan.”

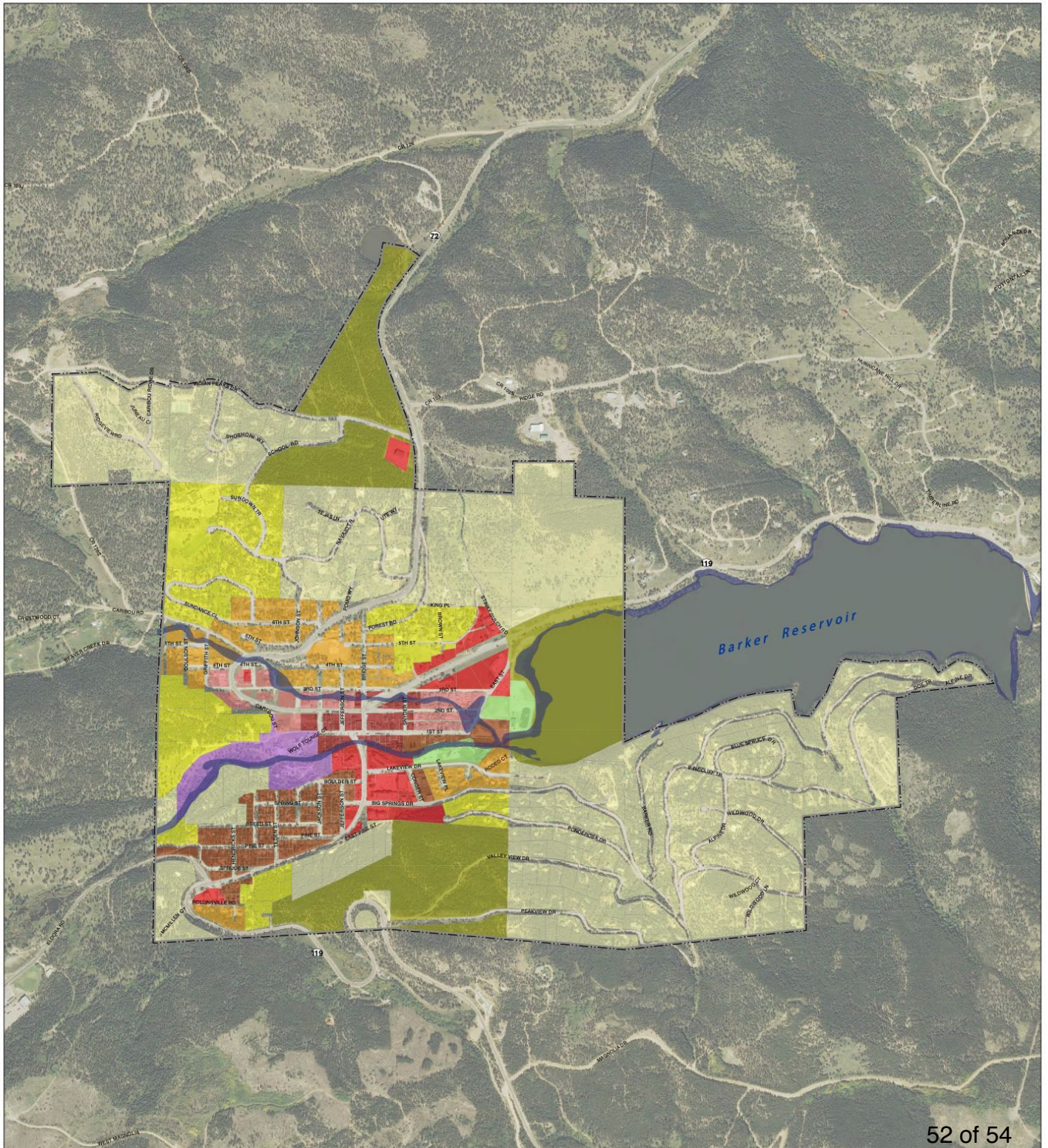
“Uses permitted in a planned unit development shall be approved only after such uses are found, after review, to not be in conflict with the surrounding neighborhood and to conform to the Comprehensive Plan.”

“A zoning change is required for planned unit developments and the area included in each approved planned unit development shall be indicated on the zoning map”

“The Town shall determine appropriate uses, densities and yard and bulk requirements for each planned unit development based on (i) the criteria set forth above, (ii) the impact of the proposed development on traffic flow, utilities, schools and Town resources and (iii) the preservation of the natural scenic features of surrounding areas”

ZONING MAP

This map is effective as of 12/2013





- | | | |
|---------------------------|----------------------------|----------------------|
| Central Business District | Public | Mountain Residential |
| General Commercial | High Density Residential | Park |
| Neighborhood Commercial | Medium Density Residential | Open Space/Forestry |
| Industrial | Low Density Residential | Town Limits |
| | 100-yr Floodplain | |

Comprehensive Plan Update

Zoning

0 1,000 2,000 Feet



Prepared for the Town of Nederland
by TerraCognito GIS, Inc.
April 2014

Approved by the Town Board of Trustees
by Ord. No 724 on November 5, 2013;
effective on December 14, 2013.

ZONING MATRIX

One reading of town code exempts PUDs in the CBD Exemption from all Yard and Bulk Rules. Paragraph b,,,, **The yard and bulk requirements stated in Article II shall not apply to planned unit developments**, except that, if a PUD is proposed for an area currently zoned for residential use, the minimum lot area of the current zoning district will be utilized in determining residential density.

Yard and Bulk Item	Required per		Notes
	Zoning Code	Proposed	
Minimum Lot Area per lot per dwelling unit	0	868	
Minimum Lot Width	n/a	160	
Maximum Lot Coverage (%PCT of Lot Area)	n/a	42%	
Minimum Setback from a street for all uses	n/a	3'	
Minimum Front Yard Setback for all uses	n/a	5'10"	
Minimum Rear Yard setback	15	20'	
Principle Uses	0	20'	
Accessory Uses	15	n/a	
Structure Criteria			
Maximum Building Height		42'	
			Top of the roof access elevators ... they're small, set back from the street, and used by
Principle Uses	35	42'	maintenance staff
Accessory Uses	35	n/a	