

# Background and Plan Structure



## Project Recap & Next Steps

### **Community Meetings**

- Community Open House Jan
- Online Survey
- Downtown Subarea Workshop March

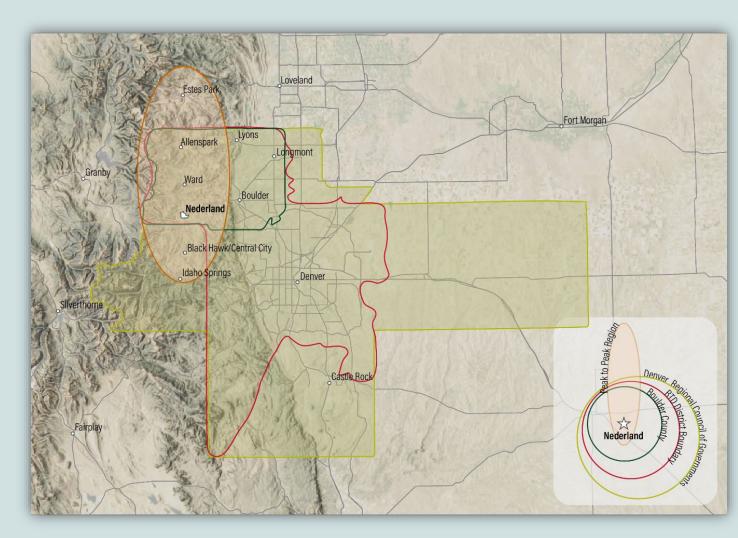
### **Stakeholder Meetings**

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



## **Nederland in Context**

- Key node within the Peak-to-peak Region.
- Proximity to
   Boulder/Denver Metro
   drives visitation and
   offers residents
   convenient access to
   urban services.
- Nederland is a part of important district boundaries like RTD and the DRCOG Planning Area.



## **DEMOGRAPHIC TRENDS**



**SE GROUP** 

# 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.

## Resilience Framework

- **Definition:** Community resilience describes the capacity of places to function so that its people can survive and thrive no matter what stresses or shocks they encounter.
  - Hazard mitigation
  - Emergency response
  - Community cohesion
  - Sound governance
- The City Resilience Index is a theoretical framework used for urban growth and development broken into 4 dimensions.
- **Plan Structure:** Each proposed objective is categorized by one or more of these dimensions of resilience, to communicate how each policy contributes to Nederland's resilient future.



considers the extent to

people's ability to meet

including social welfare,

housing, and healthcare.

their basic needs,

safe and affordable

which the town supports









### ECONOMY AND SOCIETY

This dimension of resilience relates to organization and identity. It encompasses the social and economic systems that enable Nederland's residents to live peacefully and act collectively. It includes social identity, systems of safety and law, and having a sustainable local economy.

### INFRASTRUCTURE AND ECOSYSTEMS

This dimension of resilience relates to place. It encompasses the natural and built environment in Nederland and includes topics like transportation, the effective provision of critical services, mitigating natural hazard exposure, and stewarding the natural environment.

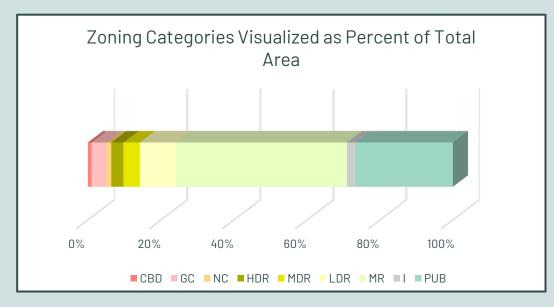
This dimension of resilience relates to knowledge and collaboration. It encompasses Nederland's ability to learn from the past and take effective action based on evidence. It includes having effective leadership and collaboration and involving community members and stakeholders in planning and decision-making

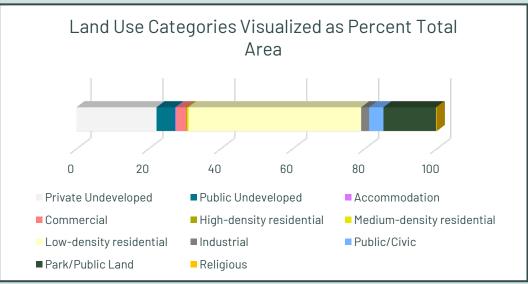
# Plan Content by Topic Area



## Land Use – Key Facts

- Nearly 27% of Nederland's land area comprises vacant parcels.
- 48% of land area in Nederland is used for **low-density residential**.
- 0.6% 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

Revise PUD Requirements Revise offstreet parking requirements



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

Explore Inclusionary Zoning Reduce ADU restrictions Affordable density bonus

Revise PUD Requirements



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

Preapproved housing designs

First Street Overlay Zone 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



**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

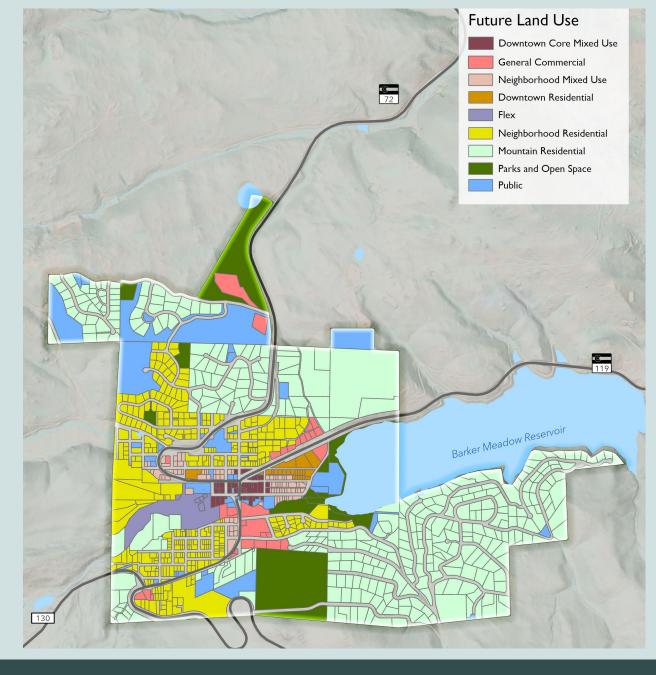
Prohibit floodplain development

Defensible space and home hardening

Evaluate Land Use Regulations

## **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 Regional Partnerships

Defining local definition of housing affordability

Potential Redevelopment of Existing Vacant Parcels

## Housing-Objectives/Actions



**Objective 4:** Create and Preserve Affordable Housing

Potential
Redevelopment
of Vacant
Parcels

Streamline permitting

Tax
Abatements or
Exemptions

Rights of First Refusal



**Objective 5:** Help Households Access and Afford Homes

Housing/rent assistance

Employerassisted housing Housing choice vouchers

Just cause eviction program

## Recreation – Key Issues

- Most frequently expressed indoor recreation need: Indoor Pool Facility.
- Most frequently expressed outdoor recreation need: In-Town Trail Connectivity.
- All things being equal, **Maintenance of existing facilities** is a higher priority than building new facilities.
- Community members are excited to make Gateway Park Area a place for water-based recreational opportunities and music/events.
- The Community Center is a keystone for traditional recreation offerings in Nederland but requires renovations and re-imagining.



## Recreation - Objectives / Actions



**Objective 1:** Prioritize the Maintenance and Operations of Successful Pre-Existing Recreation Facilities

Maintenance and Operations Plan Program
Evaluation and
Reinvestment

Volunteer Program



**Objective 2:** Support and Expand Indoor Recreation Opportunities

Community
Center
Renovation Plan

Feasibility
Study for Indoor
Pool

## Recreation - Objectives / Actions



**Objective 3:** Improve In-Town Trail Networks and Pocket Parks

Connect trails to key destination Improve trail accessibility Develop plazas and pocket parks

Trail Network
Expansion
Plan



**Objective 4:** Expand Outdoor Recreation Offerings Near Barker Meadow Reservoir

Amphitheater feasibility

Connect Barker Reservoir to Downtown Collaboration
with
City/County
of Boulder

Barker Reservoir Shore Activation

## Transportation – Key Issues

- Lack of consistent sidewalks that are safe, connected, and accessible.
- ADA non-compliant pedestrian and transit facilities.
- High speed vehicle traffic through town and concerns with pedestrian safety.
- Confusion on where to park and how to get around points to a need for improved wayfinding.
- Downtown parking is in high demand during peak seasons and events. Parking demand management is needed.
- Expanded transit options, including connections to Eldora and intra-Nederland circulation.



## Transportation - Objectives / Actions



**Objective 1:** Prioritize Transportation Equity and Safety

Sidewalk and Trails

Pedestrian Crossings

Traffic Calming

Intersections

Boulder County Safety Study



**Objective 2:** Ensure that Walking is Comfortable and Accessible

Traffic Calming

Pedestrian Crossings Sidewalks and Trails

Wayfinding



**Objective 3:** Expand Transit Options

Bus Stop Upgrades Intra-Nederland Circulation

Regional Transit Expansion

## Transportation-Objectives/Actions



**Objective 4:** Maintain Transportation Infrastructure

Updated Maintenance Plan



**Objective 5:** Implement Parking Management Strategies

Paid Parking Parking Wayfinding

Parking Enforcement Expand Parking Supply (Long-Term Action)

### Utilities and Water Resources – Key Issues

- The town water system is not wildfire resilient.
- Unsecured water rights require Nederland to build a reservoir and continue partnering with City of Boulder.
- Water supply and demand is balanced and is projected to remain balanced for the next 25 years at current growth rates.
- New development could trigger a need to expand water and wastewater infrastructure capacity.
- Electrical vehicles and electric town fleets are coming to Nederland soon.



### Utilities and Water Resources - Objectives/Actions



**Objective 1:** Strengthen the resilience of the water system and protect existing water rights.

Water system resilience plan

Reservoir development feasibility study

Monitor water rights and legal compliance

Expand water conservation programs



**Objective 2:** Provide high-quality public utility services to all Nederland residents.

Utility provider coordination

Explore regional utility expansions

Maintain impact fees for new development

Improve Utility Service Lines



**Objective 3:** Progress towards a comprehensive recycling and composting program.

Waste reduction education

Partner with Boulder County for composting



**Objective 4:** Promote the transition to renewable energy sources and electric fleets for the Town.

Electric fleet transition strategy

Community renewable energy incentives

Renewable integration with utilities

### Economy, Arts, and Culture – Key Issues

- **Housing availability** is a challenge to business owners attempting to recruit and retain employees.
- **Gaps in business offerings** may include pharmacy, childcare, medical clinics, auto parts, printing, and shipping.
- Infrastructure needs frequently come up as a hindrance to downtown businesses and hosting events. Top concerns include downtown sidewalks and parking management.
- **Events** were frequently identified as a good strategy to drive business sales and showcase cultural and artistic experiences.
- All forms of art are highly valued and important to Nederland. The arts community feels support from the Town and would like to continue to see public art supported



### Economy, Arts, and Culture – Objectives/Actions



**Objective1:** Diversify Local Business Offerings

Implement recommendations from Downtown Plan

Explore creative funding strategies

Importreplacement tactics



**Objective 2:** Creative Strategies for Supporting Local Business Operations

Implement
Recommendations
from Tourism
Management Strategy

Importreplacement tactics

Colorado Main Streets Program



**Objective 3:** Prioritize Investments in the Public Realm

Wayfinding and Signage Prioritize Parking and Sidewalk Improvements Hire a Town Grants Coordinator

### Economy, Arts, and Culture – Objectives/Actions



**Objective 4:** Leverage Partnerships Between Businesses and Cultural and Recreational Events

Create Arts +
Culture
District

Implement Nederland Tourism Management Strategy

Explore Opportunities for More Resident-Focused Events



**Objective 5:** Maintain and Enhance Key Community Facilities Including the Visitor Center

Visitor Center Management

Arts + Culture District

Explore
Opportunities for
More ResidentFocused Events

### Health and Human Services – Key Issues

- Transportation is a key need to access services, especially those in front-range communities.
- Service gaps may include daycare, eldercare, in-home care, substance abuse programs, and medical services.
- More centralized communication and location could help residents of the peak-to-peak region better understand and assess the services available to them.
- A **grant-writer position** could expand the region's service offerings through increased access to funding and grant-management capacity.



### Health and Human Services - Objectives / Actions



**Objective1:** Create New Opportunities for Residents to Connect with Local Service Providers

Amend Land Use Code use categories to support inhome service providers.

Create a Nederland Human & Social Services hub



**Objective 2:** Ensure Community Design Supports People of all Ages, Incomes, and Abilities

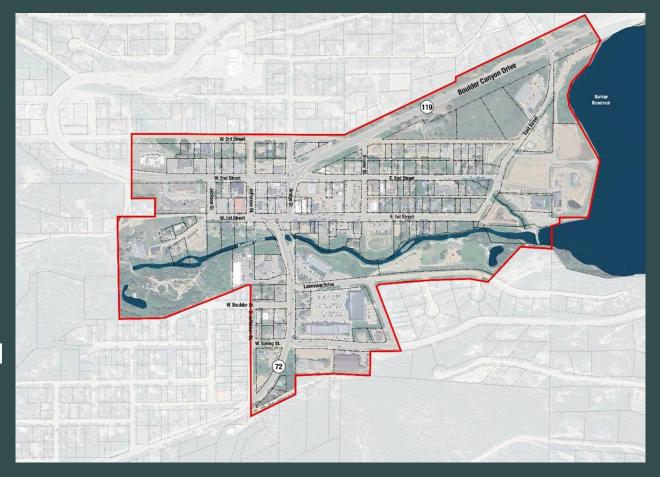
Complete a Boomer Bond Community Assessment

Build upon Transportation Connections/Improvements

# Questions?



- 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

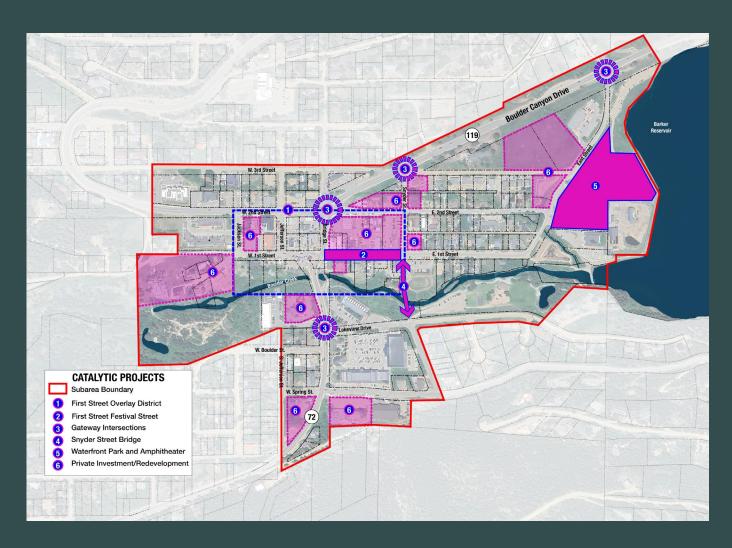






### **Catalytic Projects include:**

- 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 1<sup>st</sup> 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

P. D. D. HEDE. R.

- 7 Redevelop Vacant Lots
- 8 Redesign Intersections



## SOUTH GATEWAY

### Existing Destinations

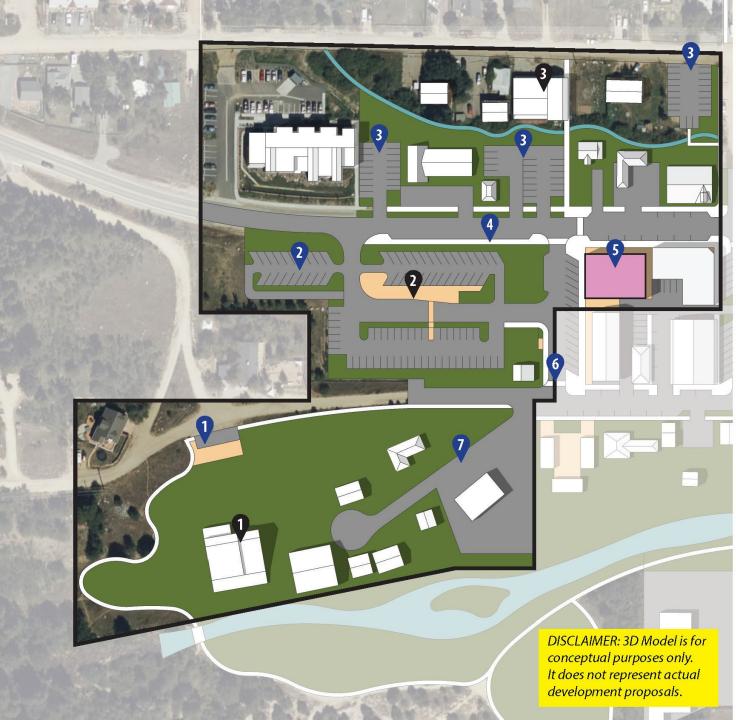
- 1 Ace Hardware
- 2 Boulder Creek Lodge
- 3 Carousel of Happiness
- 4 Hub Ned
- 5 B & F Mountain Market



#### 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

# Questions?

## **Next Steps**

- Public Feedback
- Staff Review
- Refine Implementation Table
  - Coordinating with Town Boards
  - Assigning Responsibilities
  - Determining Priorities
- Planning Commission Feedback
- DDA Board Feedback November
- Board Feedback
- Plan Adoption