

Town of Nederland Comprehensive Plan 2024 - DRAFT





ACKNOWLEDGMENTS

Thank you to all who provided their time, energy, and feedback.

Town Staff

- Jon Cain - Town Administrator
- Miranda Fisher - Former Town Administrator
- Britt DeMinck - Town Planner
- Nicki Dunn - Parks Manager
- Andrew Bliss - Lead Utilities Operator
- Peter Cacek - Public Engagement Manager
- Dawn Baumhover - Community Center Manager

Planning Commission

- Steve Williams
- Jim Reis
- Roger Cornell
- Michael Dye
- Elizabeth Penziner
- Linda Glasser
- Tom Mahowald
- Timmy Duggan

Board of Trustees

- Billy Giblin
- Nichole Sterling
- Luke Miller
- Kristopher Larsen
- Tania Corvalan
- Aaron Tye
- Tierney Maris

Consultant Team

SE Group

- Ayden Eickhoff
- Gabby Voeller
- Caleb Schmitz
- Dillon McBride

StudioSeed

- Cheney Bostic

Fehr & Peers

- Carly Sieff
- Danielle Furuichi

CONTENTS

Introduction	2
Land Use.....	14
Housing	34
Recreation.....	52
Transportation.....	62
Health & Human Services.....	72
Utilities & Water Resources	80
Natural Resources & Hazards.....	86
Economic Development & Arts + Culture.....	96
Implementation.....	114



1 INTRODUCTION





We are Nederland

The Town of Nederland is a unique and special place that residents proudly call home. Over time, this historic mining town has evolved into a thriving modern-day mountain community filled with people who love its historic and rustic character, breathtaking mountain scenery, proximity to outdoor recreation, and natural serenity. The purpose of this document is to chart a visionary path forward for the Town of Nederland, ensuring future growth and development aligns the community with its values. But before the community can fully know where to go, it is important to reflect on where the Town of Nederland has been.





About Nederland

TOWN HISTORY

Nederland's history is one of tenacity and transformation, from its early days as a seasonal gathering place for the Ute and Arapahoe tribes to the ebbs and flows of its mining booms. Each chapter of its past weaves a story of a community that thrives against the odds, reinventing itself with every challenge.

In the centuries before European settlers arrived, the Ute and Arapahoe tribes called this glacial valley home, drawn by its rich natural resources and tranquil beauty. They came seasonally to hunt, forage, and raise their animals, leaving a legacy of respect for the land that remains woven into Nederland's identity. Today, Chipeta Park honors this heritage, named for Chipeta, the wife of Chief Ouray of the Tabeguache Ute tribe.

The mid-19th century brought waves of European settlers, initially drawn to the fur trade. The valley, with its flat terrain and dependable water sources, soon became a modest settlement. Originally called "Dayton," then "Brownsfield," the community's name changed to "Nederland" in the 1870s, when a Dutch company purchased the Caribou Mine, one of the region's richest sources of silver. "Nederland," meaning "lowland" in Dutch, symbolized both the geography of the valley and the European ties of its investors.

The mining boom of the late 19th century transformed Nederland into a bustling hub, bringing hundreds of hopeful miners and entrepreneurs. By 1916, the town reached its peak population of 3,000 during the tungsten boom, a surge sparked by discoveries of the rare mineral near the town. Tungsten, a critical material for industrial and wartime uses, brought wealth and vitality to Nederland. But, like the silver rush before it, this boom was short-lived. By 1920, the tungsten market collapsed, and the population dwindled to just a few hundred.

In the decades that followed, Nederland's identity began to shift. Wealthy Front Range families acquired abandoned mining cabins, repurposing them as summer retreats. The 1940s brought a brief resurgence of tungsten mining during World War II, but the town's mining legacy faded as the war ended.

By the 1960s, a new kind of energy infused the valley. Nederland became a refuge for free-spirited individuals drawn to its rugged beauty and open-minded community. The arrival of the "hippie" movement, with its emphasis on creativity and environmental consciousness, planted seeds of the town's artsy, independent character. Around the same time, the opening of Eldora Mountain Resort brought winter tourism to the area, further cementing Nederland's reputation as a haven for those seeking recreation and renewal in the mountains.

In the years since, Nederland has continued to evolve, blending its rich history with a forward-looking, community-driven ethos. The revitalization of downtown in the 1990s and a growing emphasis on tourism have supported the local economy while preserving the small-town charm that residents and visitors cherish. Each chapter of Nederland's story reveals a town that adapts, thrives, and never loses sight of the unique spirit that makes it home.

NEDERLAND TODAY

Nederland today is a small town (population 1,471) with a vast spirit. It has a distinctive character defined by its artsy, quirky atmosphere and strong ties to the surrounding natural environment.

The town's economy is diverse, supported by industries such as professional services, education, and construction. Many residents commute to larger cities like Boulder and Denver for work, while a significant portion—over 40%—work remotely, taking advantage of Nederland's scenic setting and peaceful atmosphere. Local businesses cater to both residents and tourists, offering services and amenities that reflect the unique character of the community.

Housing in Nederland is primarily made up of older, single-family homes, with a median construction date of 1973. While these homes contribute to the town's historic and rustic aesthetic, the high median home price of \$800,000 poses challenges for affordability, particularly for renters. Limited housing availability and increasing costs underscore the importance of pursuing creative and thoughtful solutions that ensure Nederland remains a welcoming and accessible place that families can stay in for generations and newcomers seeking rugged mountain living can find community.

Tourism plays a significant role in Nederland's economy, with the town serving as a gateway to outdoor recreation in the surrounding mountains. Eldora Mountain Resort, located a short drive away, is a major draw for visitors, especially during the winter months, when alpine and Nordic skiing are popular activities. The town also attracts visitors year-round with its scenic beauty and proximity to trails, open spaces, and natural areas.

As Nederland grows in popularity, it continues to navigate the challenges of balancing the needs of its residents with those of visitors and a growing remote workforce. By addressing the challenges of the day, like climate change, rising home prices, and changes to downtown, Nederland can maintain its small-town appeal and remain a historic, artistic, resilient, and tight-knit mountain community.





DEMOGRAPHIC SNAPSHOT

TABLE 1:
DEMOGRAPHIC INFORMATION

MEASURE	NEDERLAND	COLORADO
Median Household Income	\$115,120	\$92,911
Employment Rate	77.1%	65.4%
Bachelor's degree or higher	62.3%	46.4%
Median Age	46.6	37.9
White (non-Hispanic) only	88%	64.8%
Hispanic	4%	21.8%

U. S. Census Bureau 2022 ACS 5-year Estimates

Nederland has an aging population. Residents of Nederland generally desire to age in place even as the town wrestles with how to welcome new families and remain an accessible place to live. This demographic trend is common in many of Colorado's mountain communities, which are becoming less affordable, to the general effect of excluding younger and lower-income individuals and adversely impacting older adults that want to age in place but may not be able to afford to downsize, or find a new home that more appropriately meets their current needs as a result of the high cost of housing and the costs associated with changing homes

These demographic trends have several implications for long-range planning. The Town should prepare to serve an aging population and focus on accessibility projects that can ensure Nederland's older residents still have excellent access to services, recreation, and a high quality of life. At the same time, the Town may want to retain and attract families and younger community members. The Town of Nederland is already beginning to suffer the consequences of losing youth and workers. As populations age and become wealthier it can be hard to find employees for essential services and professions, resulting in shortages of service workers, public staff, and teachers. Children and families who grew up in Nederland may be forced to leave if costs are too high. Increasing the ability for new families with different backgrounds to move to Nederland is an important consideration to strengthen the resilience of the town's economy and sense of community.

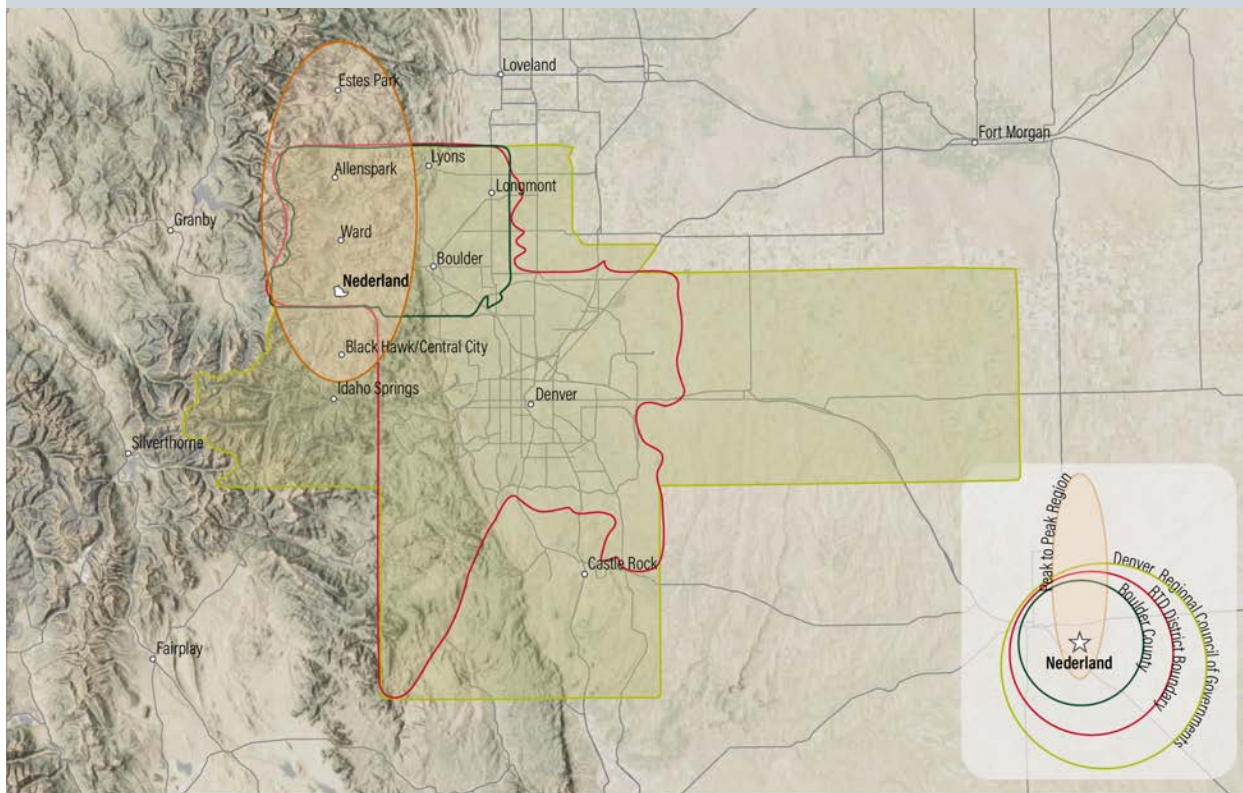
REGIONAL CONTEXT

Nederland is an integral part of the Peak-to-Peak Highway corridor, a scenic byway that connects mountain communities from Estes Park in the north to Central City and I-70 in the south. This highway not only highlights the region's stunning natural beauty but also plays a key role in fostering connections among small towns like Ward, Rollinsville, and Gold Hill. Residents from these smaller communities often rely on Nederland for essential services, groceries, and gathering spaces, reinforcing the town's role as a central hub in the area.

Located just about a 26-minute drive from Boulder, Nederland is close enough to access the broader amenities and services of the Front Range while maintaining its distinct rural mountain character. The town also serves as a gateway for all ski traffic to Eldora Mountain Resort, which sees an average annual visitation of 271,000 according to its master plan. This positioning brings significant quality of life benefits to residents of Nederland, but also brings steady seasonal activity to Nederland, especially in winter when skiers and snowboarders pass through on their way to the slopes.

The region's climate and geography set it apart from the nearby plains, with colder winters and a rugged mountain culture that shapes both daily life and the local economy. Despite its small population, Nederland plays an outsized role in the surrounding region, offering a mix of services and community events that draw both residents and visitors alike. Its strategic location and unique character ensure that Nederland remains a key node in Boulder County and the broader mountain corridor.

FIGURE 1.1
REGIONAL CONTEXT DIAGRAM





About This Plan

THE ROLE OF A COMPREHENSIVE PLAN

A comprehensive plan is a document that guides land use policy, future growth, development, and preservation for a community over several years. The community planning process involves a combination of public engagement and analysis and is designed to draw out public priorities such as land use, housing, transportation, economic development, natural resources, and public services. By integrating input from residents, stakeholders, and local leaders, a comprehensive plan provides a cohesive framework that guides decision-making and policy development, ensuring that the town evolves in a way that reflects the shared values and aspirations of its community. The plan document represents the final phase of the planning process, after which the municipality may implement the recommendations of the plan and use the plan as a policy guide for the years to come. It is important to recognize the comprehensive plan's role as an aspirational and community-driven visioning document. Staff, commissions, and elected officials are encouraged to utilize the comprehensive plan to align working efforts and investments with community-engagement driven priorities. However, the Comprehensive Plan is not code or legally binding. It is better thought of as a guide and a source of strategies that boards, commissions, and departments may consider to achieve certain goals.

PLANNING PROCESS

To update the comprehensive plan, the planning team conducted a robust existing conditions assessment that included a review of existing policies, land use and zoning, transportation and connectivity, economic development, housing, natural resources, hazard exposure, and infrastructure. The planning team also conducted focus groups with key stakeholders for each plan chapter as well as a robust community engagement process designed to understand the community's vision and top priorities for the town.

The planning process incorporated a parallel in-depth design and land use analysis of downtown Nederland, culminating in the Downtown Subarea Plan. The Downtown Subarea Plan is a standalone vision and policy document, but part of this comprehensive plan process. It is referenced several times in this document and goes into more depth on issues specific to Downtown.

LEGAL FOUNDATION

A comprehensive plan is described in the Colorado State Statutes Section 31-23-206 as an “advisory document to guide land development decisions.” The statute provides that “it is the duty of the [planning] commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to the approval of the governmental body having jurisdiction thereof [Board of Trustees].” Following the adoption of the community plan or comprehensive plan, it is the task of the Board of Trustees to update zoning and other local policies to align with the adopted community plan.

COMMUNITY ENGAGEMENT

The engagement process for the comprehensive plan update involved two primary opportunities for community input: a Visioning Open House and an online survey. The Open House, held on January 23rd at the Nederland Community Center, brought together approximately 40 attendees. Participants interacted with 12 themed poster boards covering key topics such as parks, recreation, sustainability, housing, and economic development, offering feedback through stickers, write-ins, and multiple-choice questions. This in-person event facilitated direct conversations between community members, town staff, and the planning team.

To complement the Open House, an online survey was launched the same day and remained open until March 5th, gathering 205 responses. The survey mirrored the Open House questions, allowing residents who couldn't attend or preferred a slower-paced environment to share their thoughts. Together, these engagement efforts provide valuable insights into the community's vision and priorities for the next decade. Insights from the open house and survey helped this plan prioritize policies and formulate vision statements to drive each topic area.

PLAN VISION

Each chapter starts with a topic area vision statement that articulates the goals of the Town for that topic and is the core driver behind the policies within. This vision statement is the over-arching town vision that weaves the topic area vision statements from each chapter together into one comprehensive statement about the future and direction of Nederland.

Nederland is a small, friendly mountain town, defined by its hardy locals and a vibrant sense of community. Visitors experience a welcoming and authentic atmosphere where history blends seamlessly with the energy of a well-maintained and economically diverse modern town. As a role model for small-town sustainability, Nederland's residents honor and steward their unique mountain ecosystem, while fostering the resilience needed to thrive in a dynamic environment. In Nederland, neighbors support neighbors, and the town offers jobs, housing, and inclusive leadership for all residents in the Peak-to-Peak region, ensuring a future where everyone can thrive.



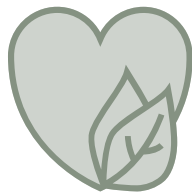
PLAN STRUCTURE

The Nederland comprehensive plan is structured around seven main topic area chapters. Within each chapter is an “existing conditions and key issues” section, which is a point-in-time summary of related information and issues for each topic theme. These sections provide valuable baseline information about each topic and contribute to the policy direction. The policy section of each chapter is titled “Objectives and Strategies.” These sections are broken into objectives (overarching goals and a general approach to achieving the goals) and strategies (more specific policy and programmatic recommendations that the town may consider). Strategies are not legally binding but are potential actions that may be implemented as boards, commissions, and town staff identify priorities, and develop work/investment plans that align with staff and fiscal capacity.

This comprehensive plan is also driven by the guiding framework of resilience. The City Resilience Index¹ is a way of applying the concept of resilience to urban planning and is utilized to align each objective of this plan with a sub-topic within resilience. For more information about the resilience framework please read the “Plan Framework: Resilience” section below. It is important to note that each objective in this comprehensive plan is tagged with one of the following four resilience themes throughout. Look for the following icons throughout the plan document to reference each of these resilience themes.

PLAN CHAPTERS

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



HEALTH &
WELLBEING



ECONOMY &
SOCIETY



INFRASTRUCTURE
& ECOSYSTEMS



LEADERSHIP &
STRATEGY

¹ “City Resilience Index.” City Resilience Index. Accessed September 25, 2024. <https://www.cityresilienceindex.org/#/>.

Plan Framework: Resilience

DEFINING RESILIENCE

Community resilience describes the capacity of places to function so that the people living and working in them can survive and thrive no matter what stresses or shocks they encounter. Coming from the field of ecology in the 1970s, resilience refers to the ability of complex systems to maintain equilibrium or recover quickly from shocks and other unforeseen circumstances. The concept of ‘resilience’ can also apply to a community such as Nederland because the town is a complex system that must adapt to changing circumstances and unexpected stressors. This adaptation must be done while maintaining social cohesion and community identity, sound decision-making and governance, physical infrastructure, a robust economy, and a healthy environment.

“Resilience” serves as a high-level core value for this plan. It is the driver behind the more specific goals, policies, and actions in this plan, and a guidepost to orient key community decisions about growth, development, investment, and prioritization.

WHY RESILIENCE?

Resilience is a highly relevant framework to guide decision-making in Nederland because it aligns with existing community values and can help address pressing concerns the town faces now and in the near future. It is a framework that meets the demands of the current moment. Over the next decade, exposure to natural hazards and uncertainty due to climate change will undoubtedly increase. When community members were asked what sustainability initiatives were a top priority for them, they identified mitigating wildfire risk and protecting water supply as two of the top concerns. These results highlight the widespread community concern for increasing hazard risk and environmental unpredictability.

In conversations with community members, leaders, and stakeholders, the values of sustainability, living in harmony with nature, and being self-reliant and hardy were raised in almost every conversation. The reality of living in an alpine environment means community members in Nederland recognize the challenges of the climate and environment they are a part of, and because of that have a strong awareness and respect for the area’s natural environment.

In the context of climate change, the concept of resilience helps bridge the gap between sustainability policies such as carbon emission reduction and land conservation, and hazard risk reduction initiatives like wildfire preparedness and mitigation. Both concepts, sustainability and hazard preparedness, are central to Nederland’s trajectory and fit under the umbrella of ‘resilience.’ Going beyond environmental topics, resilience encompasses other key planning topics in this plan such as transportation, city services, infrastructure, quality governance, local economy, health and social services, community culture, and housing development. Each of these topics contributes to a strong community that is socially and physically flexible, resourceful, inclusive, and integrated. This makes resilience a powerful way to frame the future of Nederland both for this plan and for future key decisions as they arise.



THE RELATIONSHIP BETWEEN SUSTAINABILITY AND RESILIENCE LAND USE

The last comprehensive plan in Nederland was organized around the core value of sustainability. As it pertains to urban development, sustainability is often defined as, “development that meets the needs of the present without compromising the ability of future generations to meet their own needs.” Sustainability refers to the responsible consumption of resources and mitigating environmental harm through policies like reducing emissions, protecting lands, or recycling waste.

Sustainability is a necessary component of resilience. An unsustainable city cannot be resilient, because it will eventually deplete itself of its necessary resources and contribute to the conditions that exacerbate climate change or any other number of self-harming dynamics. In this sense, sustainability is a value that falls under the broader concept of resilience.

Sustainability is an important component of this plan and is one of the highest values expressed by Nederland community members. Nederland will continue to uphold sustainability as a core value and should consider it as an inherent part of the resilience framework. The shift from sustainability to resilience reflects an evolution in environmental thinking, focusing not only on responsibly consuming and protecting resources but also on considering a community’s adaptability and ability to live in harmony with nature. While the definition of resilience is different from sustainability, resilience implies and requires sustainability.

DRIVING POLICY WITH THE CITY RESILIENCE INDEX

The City Resilience Index is a theoretical framework that helps apply the concept of resilience to urban growth and development. It was developed by sustainable development experts at the consulting firm, ARUP, and funded by the Rockefeller Foundation. At the highest level, the CRI breaks the concept of resilience into 4 dimensions. For this comprehensive plan, these 4 dimensions offer a practical way of framing the proposed goals, actions, and policies herein. In this plan, each proposed policy is categorized by one or more of these dimensions of resilience, which helps show how each contributes to Nederland’s resilient future.

The four dimensions of resilience are listed and described in Figure 1.2.

FIGURE 1.2
DIMENSIONS OF RESILIENCE





2 LAND USE



This chapter lays the foundation for the vision, goals, and policies that will direct Nederland's future growth, development, and community character. The concepts in this chapter were developed through conversations with stakeholders about the needs of the community, an analysis of existing land uses, regulations, and market conditions, and public input on the priorities of the town and the desired character of the community. This chapter includes policy recommendations to improve land use outcomes, the 3-mile plan, and the Future Land Use Map (FLUM). These policies and plans are intended to move Nederland towards sustainable growth and development, promote the development of more affordable housing, and protect the rustic and eclectic mountain town character of Nederland.

Existing Conditions & Key Issues

ZONING AND LAND USE

Zoning and land use are fundamental concepts in urban planning, though they refer to different aspects of land management. **Zoning** is the legal framework that dictates what can be built on a parcel of land, including the types of buildings and their uses, whereas **land use** describes the actual, on-the-ground use of land at a given time. In most cases, land use aligns with the zoning designation, but discrepancies can occur. Historic communities, like Nederland, developed before zoning laws often have higher rates of non-conforming uses.

To avoid confusion in this document, the names of zoning districts are capitalized, such as "General Commercial" or "Medium-Density Residential," while land uses are referred to in lowercase, such as "commercial" or "medium-density residential."

CURRENT ZONING

Nederland's zoning regulations encompass nine standard zoning districts, which are categorized into residential, commercial, industrial, and public zones. These districts are shown in Table 2 and the zoning map (Figure 2.2). Understanding how land is zoned versus how it is currently used provides a crucial snapshot of the town's regulatory landscape and highlights areas where adjustments may be necessary.



TABLE 2:
NEDERLAND’S NINE STANDARD ZONING DISTRICTS

ZONING CODE	ZONE NAME	ACRES	PERCENT OF TOTAL LAND AREA
CBD	Central Business District	8	1%
GC	General Commercial	33	4%
NC	Neighborhood Commercial	12	1%
HDR	High Density Residential	27	3%
MDR	Medium Density Residential	37	5%
LDR	Low Density Residential	81	10%
MR	Mountain Residential	389	47%
I	Industrial	19	2%
P	Public	222	27%

FIGURE 2.1
ZONING DISTRICTS VISUALIZED AS PERCENT OF TOTAL LAND AREA

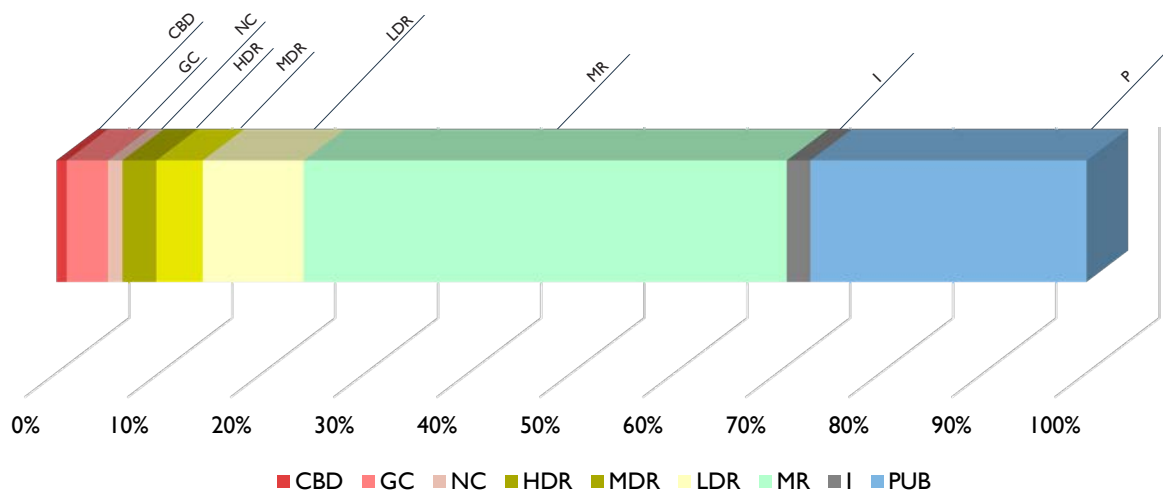
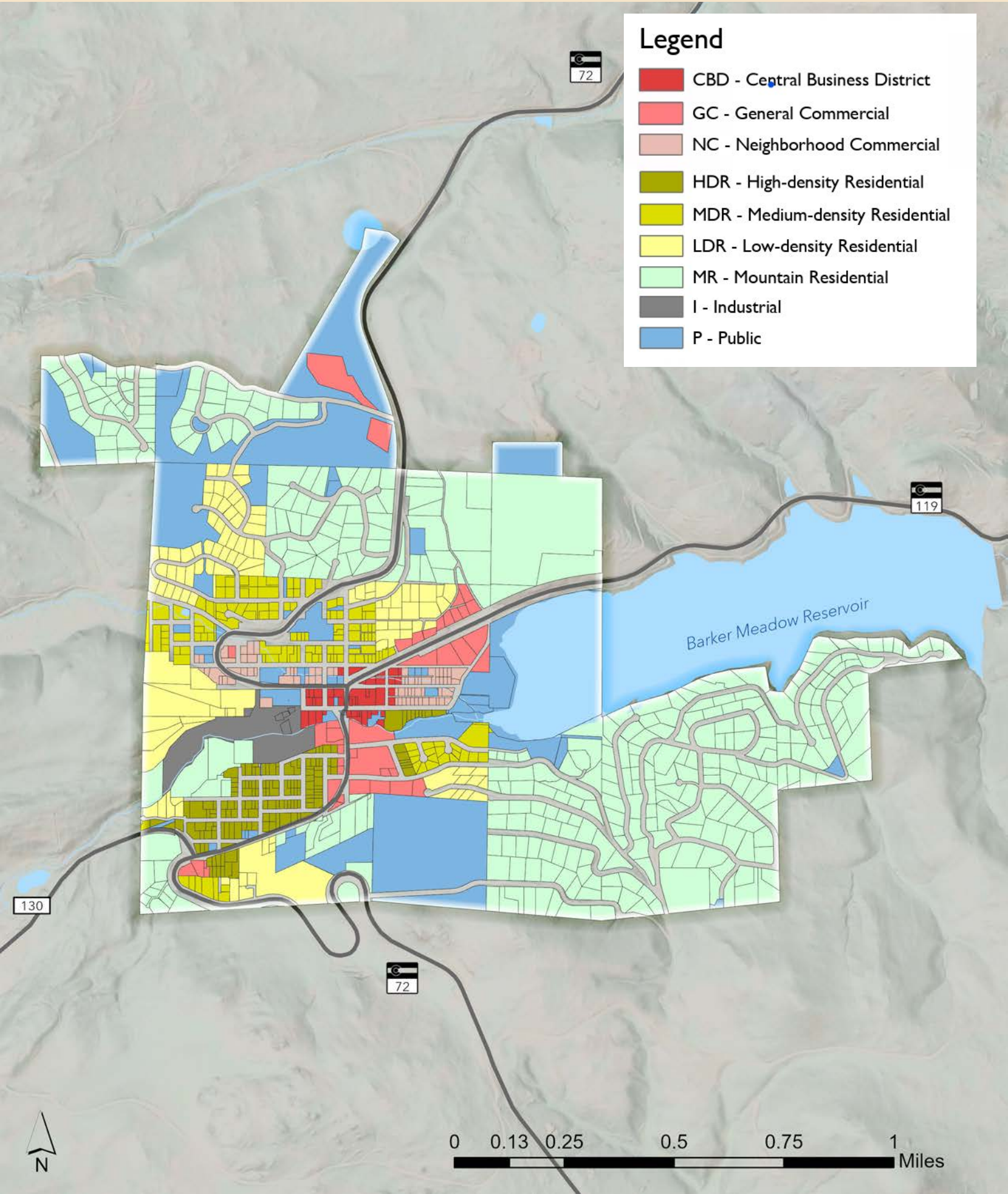


FIGURE 2.2
ZONING MAP OF NEDERLAND





CURRENT LAND USE

The existing land use in Nederland is categorized into eleven standard types, as shown in Table 3 and the existing land use map (Figure 2.4). This analysis reveals that nearly 27.4% of the land in Nederland is undeveloped, while low-density residential use occupies nearly half of the town's area. Parks and public land comprise 14.6% of land areas while other land uses, such as commercial, industrial, and public/civic, make up smaller percentages.

TABLE 3:
LAND USE CATEGORIES IN NEDERLAND

LAND USE CATEGORY	USE DESCRIPTION	ACRES	PERCENT OF TOTAL LAND AREA
Private Undeveloped	Undeveloped land in private ownership	194.8	22.2%
Public Undeveloped	Undeveloped land in public ownership	45.2	5.2%
Accommodation	Overnight accommodation, such as hotel.	2.5	0.3%
Commercial	Commercial uses such as restaurant, retail, service, office.	24.5	2.8%
High-density residential	Residential developments with 9+ units	1.6	0.2%
Medium-density residential	Residential developments with 2-8 units	3.8	0.4%
Low-density residential	Single-family detached houses	419.6	47.9%
Industrial	Light industrial uses such as warehouses, light manufacturing, and auto mechanics.	19.6	2.2%
Public/Civic	Public and civic uses such as the Community Center, parks, and utilities.	34.3	4.0%
Religious	Buildings for religious congregations.	2.1	0.2%
Park/Public Land	Town parklands and other public lands that are primarily used for conservation, recreation, or some combination thereof.	128.3	14.6%

FIGURE 2.3
LAND USE CATEGORIES VISUALIZED AS PERCENT TOTAL LAND AREA

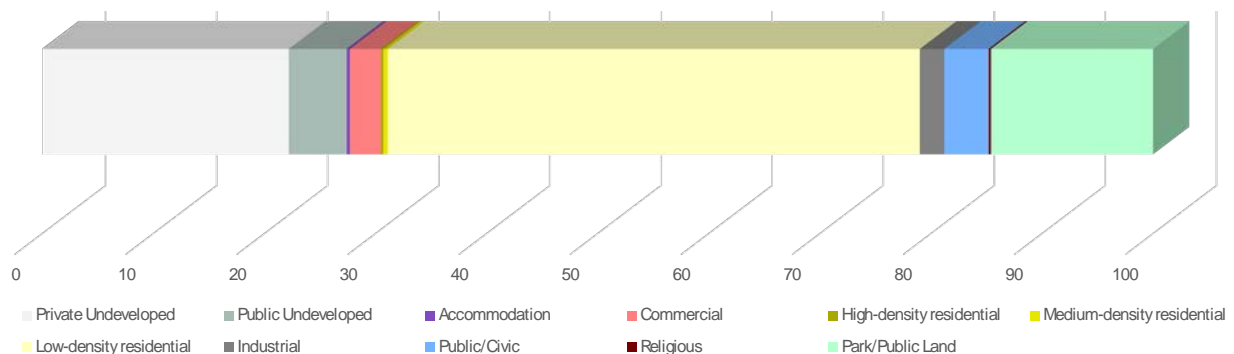
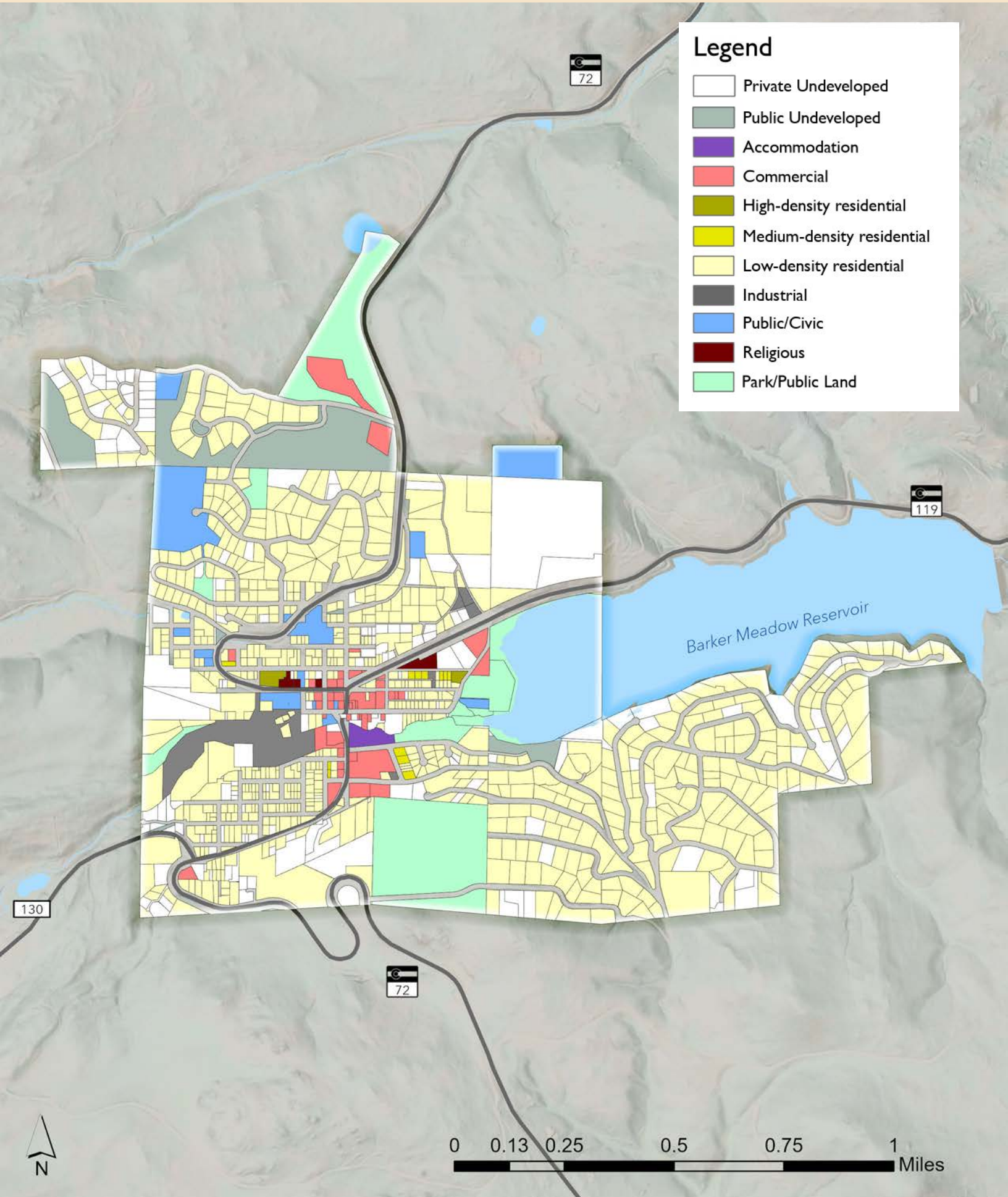


FIGURE 2.4
EXISTING LAND USE MAP





KEY ISSUES & CONCEPTS

UNDEVELOPED LAND AND THE RELATIONSHIP TO INFILL DEVELOPMENT

27.4% of Nederland's land area is classified as undeveloped (public or private), highlighting some potential for infill development. However, not all vacant parcels are buildable due to environmental factors or regulatory barriers like minimum lot sizes.

Most of the undeveloped parcels are located in the Public, Mountain Residential, or High-Density Residential zones. Some of these parcels represent an opportunity for new development to occur without expanding into surrounding areas, especially if zoning regulations like minimum lot sizes are reduced to make them buildable. Whenever possible, infill development is preferable because it is fiscally and environmentally sustainable, increasing the value and economic output of existing land without requiring significant new infrastructure investment.

RESIDENTIAL ZONING DENSITIES

Nederland's four residential zones collectively account for 65% of the town's land area. These zones establish residential neighborhoods and give the town four residential character designations with varying levels of intensity. For example, the Mountain Residential zone regulates neighborhoods with the largest lot sizes and lowest density while the High-Density Residential zone regulates neighborhoods with the smallest lot sizes and highest potential for density.

Despite having distinct High Density and Medium Density Residential zoning districts, actual high-density and medium-density residential buildings (those with 9+ or 2-8 units, respectively) make up only 0.6% of all land area in Nederland. While in the past single-family housing development was promoted and prioritized, the recent Housing Needs Assessment has highlighted the need to make room for multi-family development as well. The current lack of medium and high-density residential housing is a missed opportunity to increase the town's total housing supply, especially since multi-unit housing is generally more affordable and can house workers.

Existing regulations in these zones make it challenging to permit multi-unit housing. For example, any building with more than 4 units must go through a special review or planned unit development (PUD) process. Furthermore, minimum lot sizes and minimum parking requirements render many of the parcels where multi-unit housing is theoretically allowed unbuildable in practice.

LAND USE & INDUSTRIAL OPPORTUNITIES AT WOLF TONGUE

The Wolf Tongue industrial zone is currently underutilized as an industrial zone. It is largely occupied by legally non-conforming residential uses, with only one parcel being used for industrial activities. While these residential uses are not seen as inappropriate for the character of the area, there is an opportunity to leverage Wolf Tongue more for light industrial uses that could support the local economy, such as a maker's space or auto mechanic shop. The ongoing discussion about the future of this area, currently identified as "Downtown Flex" in the Future Land Use Map (FLUM, Figure 2.7), presents an opportunity to rethink how this site contributes to a diversified and resilient local economy.

THE NEED FOR MORE AFFORDABLE HOUSING

Nederland faces a significant need for more affordable housing. The 2023 Housing Needs Assessment (HNA) highlights that the town's housing costs have risen sharply, with a median home price of \$800,000 and a significant portion of renters being cost-burdened. The need for affordable housing and the town's strategy to address these problems are addressed heavily in the following housing chapter. As a desired land use outcome, it is essential for land use regulations to support more affordable housing developments by adopting affordable housing-friendly permitting procedures. The town should also revisit any zoning regulations that add unnecessary friction to affordable housing development such as minimum lot size and minimum parking requirements.

THE DESIRE FOR URBAN GROWTH MANAGEMENT AND SUSTAINABLE DEVELOPMENT

There is a community desire to manage growth in a way that prioritizes sustainability and limits expansion into natural habitat. Affordable housing and social services stakeholders identified benefits to encouraging denser development downtown, such as the ability to support more services, live within walking distance of key services, and provide better transportation options to residents.

Until December 2022, Nederland was involved in an intergovernmental agreement (IGA) with Boulder County that limited its ability to annex additional territory without the approval of the county. This agreement aimed to preserve Nederland's distinct character, prevent unplanned urban expansion, and maintain the rural nature of the surrounding lands. Despite its expiration, there hasn't been much progress on negotiating a new IGA since 2022. While the town now has more flexibility to grow, it also needs to be careful not to expand beyond its service limits or fiscal capacity. Infill development within the existing town boundaries offers a more sustainable alternative to outward expansion, allowing Nederland to accommodate growth while preserving surrounding natural landscapes and limiting the expansion of infrastructure and services.

YARD AND BULK STANDARDS

Some yard and bulk requirements in Nederland may be working against housing affordability and sustainability goals. The minimum lot sizes in the code are relatively large. The current large minimum lot sizes in the lowest-density residential districts may have adverse impacts on the realization of the community's goals. Namely, large lot sizes increase the cost of development due to the high costs of larger parcels of land, thereby decreasing affordability. Neighborhoods with the largest minimum lot sizes (Mountain Residential and Low-Density Residential zones, for example) correlate with Nederland's most expensive and largest single-family homes. Low-density, large lot development tends to produce a less efficient land use pattern in which the cost of providing public infrastructure often exceeds the municipal revenue (in the form of property taxes) generated by these large lot homes. The large lot sizes also render some lots in town unbuildable, reducing opportunities for infill or affordable housing. This pattern of land use further promotes growth into surrounding undeveloped lands, degrading community values of sustainability and conservation for ecological and scenic purposes.

As an example of the issues caused by large lot size minimums, in the Mountain Residential (MR) zone, the minimum lot size is 1 acre. However, there are several existing developments in that zone on lots smaller than an acre. Arguably, these legally non-conforming uses pose no real misalignment with the zone's intent, indicating that the regulation may be overly restrictive. The same is true in the Low-Density Residential zone where the minimum lot size is 16,000 square feet. Below are two examples of legally non-conforming developments that would not be permitted without a variance under today's minimum lot size requirements.



LOT SIZE MINIMUMS

99 King Pl. was built in 1981 on a 12,200 square foot lot and could not be permitted in the Low-density Residential zone today without variance.



LOT SIZE MINIMUMS

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 variance.

PRESERVING MOUNTAIN TOWN CHARACTER

As part of the Downtown Subarea planning process, Open House attendees and respondents to the online survey were asked a series of questions about architecture, the character of Nederland, and what makes Nederland have a 'unique sense of place.' Overwhelmingly, results pointed towards the value of preserving mountain town character. Words like "rustic", "local", "community", "walkable", "historic", "vibrant", "funky", "natural setting", and "creek access" were used to describe what people love about Downtown.

At the Open House, attendees were also asked to vote for architectural development styles they would like to see downtown (see Figure 2.5). The most popular architectural attributes included hardened materials, balconies, no more than two stories, smaller buildings, rustic aesthetic, local art, creek access, and references to mining history.

FIGURE 2.5 RESULTS OF THE VISUAL PREFERENCING OPEN HOUSE

VISUAL PREFERENCING RESULTS



Which of the following types of development would you support in Downtown Ned? (Select your top 5)

Respond with a sticker on top of the photo and tell us below WHY you like it.



CURRENT DEVELOPMENT PROCESS

Nederland's current development process channels a disproportionately high number of projects through a Planned Unit Development (PUD) process, which is administratively costly and time-consuming for both the town and developers. The PUD process is appropriate for projects that require multiple variances or that are non-conforming to the underlying zoning code. However, the current scope of the PUD regulations is too broad, even requiring standard developments to undergo this complex process. Revising these regulations to streamline permitting for conforming developments could encourage growth while maintaining appropriate oversight for more complex projects.

CONCLUSION

These existing conditions and key issues provide a foundation for the objectives and strategies that will guide Nederland's future land use decisions. By understanding the current landscape of land use and contemporary planning challenges, the town can guide decisions that balance growth, sustainability, and the preservation of its unique character. The following section will outline specific objectives and strategies designed to address these key issues and help Nederland achieve its long-term vision.



LAND USE VISION STATEMENT

Nederland's land use regulations help achieve sustainable development goals, affordable and sufficient housing, and maintain historic mountain town character. Land use regulations support business and residential needs. The zoning code is consistent, easy to interpret, and supports the next increment of growth and development needed to strengthen the local economy and house new workers and families.

OBJECTIVES & STRATEGIES

OBJECTIVE 1:

Direct New Growth to Appropriate Locations and Encourage Sustainable Infill Development



As Nederland continues to grow at a modest rate, it is essential to manage this growth by directing development to appropriate locations and ensuring it occurs at a scale that balances growth and sustainability. In other words, new development should not outpace the Town's ability to provide services or recuperate costs for new infrastructure maintenance. New development can be positive, offering opportunities for Nederland to attract businesses, accommodate new residents, increase the tax base, and fund vital infrastructure and services. However, unmanaged growth can lead to uncontrolled expansion into sensitive landscapes or introduce developments that disrupt the character of existing neighborhoods, posing environmental and fiscal risks.

To mitigate these potential harms, Nederland should focus on directing greenfield development to specific, suitable areas identified in the 3-Mile Plan (Figure 2.6) and implement an urban growth management strategy to discourage expansion outside these areas. Regarding infill development and adaptive reuse, the town will support property owners in incrementally expanding and redeveloping their properties. This approach to growth increases the value and utility of existing land, enhances community prosperity, and avoids the need for extensive new infrastructure investment, making it both fiscally and environmentally sustainable. Infill development will be guided by land use regulations that ensure new projects fit within the character of existing neighborhoods, preserving the town's unique identity and natural scenery while allowing for gradual, sustainable growth.

OBJECTIVE 2:

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



To address housing affordability and meet the Housing Needs Assessment (HNA) recommendations, Nederland will evaluate and consider revising land use regulations to eliminate barriers to housing development. This could include reducing restrictive yard and bulk requirements, easing minimum parking requirements, and streamlining the permitting process for multi-family and affordable housing projects. Making these changes could help the town facilitate the construction of smaller homes, diverse housing types, and affordable housing complexes, ultimately ensuring that housing needs are met in a timely and cost-effective manner.

OBJECTIVE 3:

Preserve the Historic Mountain Town Character of Downtown Nederland



Nederland values the historic quality of its downtown and the eclectic, rustic mountain town feel of the entire community. To preserve these qualities, the town may consider evaluating development proposals against architectural design requirements and form-based zoning standards, particularly within the downtown subarea. Future development proposals will be evaluated for consistency with established character areas from the Downtown Subarea Plan, with a focus on preserving views, limiting building heights to 35 feet, and encouraging the adaptive reuse of historic buildings. Community input will be sought to ensure that preservation efforts reflect the values and aspirations of residents. More information about this recommendation can be found within the Downtown Subarea Plan.

OBJECTIVE 4:

Support Key Business Uses in Appropriate Locations for a Strong and Flexible Local Economy



To foster a strong and adaptable local economy, Nederland will promote the development of high-quality, flexible commercial spaces that meet the needs of key business sectors such as childcare, healthcare, and other essential services. The town will work to reduce regulatory barriers for these businesses, particularly in underutilized areas like the industrial Wolf Tongue Area, which will be promoted for flexible commercial use. By supporting diverse business opportunities, Nederland aims to enhance economic resilience and provide essential services to the community.

OBJECTIVE 5:

Clarify and Simplify Code and Land Use Designations



Nederland is committed to making its land use regulations clear, accessible, and easy to interpret for all residents. Simplified and transparent permitting processes will empower property owners to engage in local development, contributing to the town's prosperity and strong community foundation. The town will reserve the Planned Unit Development (PUD) process for complex projects requiring multiple variances while ensuring that the comprehensive plan provides a streamlined, objective framework for evaluating development proposals.

OBJECTIVE 6:

Mitigate Hazard Exposure and Risk Through Land Use Regulation



Nederland will use land use regulations to minimize exposure to environmental hazards and protect both property owners and the broader community. The town will continue to prohibit development within the FEMA-designated 100-year floodplain and will discourage development in areas with elevated wildfire exposure which may be determined by referencing the Colorado State Forest Service Wildfire Risk Map. Proactive planning measures, such as encouraging defensible space and home hardening through education and regulation, will be employed to mitigate wildfire risk. By integrating hazard mitigation into land use planning, Nederland can enhance community resilience and safeguard its natural and built environments.



TABLE 4:
LAND USE STRATEGIES TABLE

STRATEGY	TAGLINE	RELEVANT OBJECTIVES
1	Evaluate and Adjust Minimum Lot Size Requirements	Objectives 1 and 2
2	Revise Off-Street Parking Requirements:	Objectives 1 and 2
3	Simplify Permitting for Multi-Unit Residential Developments	Objectives 2 and 5
4	Implement Strategy 2: “Accessory Dwelling Units” from the Housing Chapter	Objective 2
5	Designate Affordable Housing as a By-Right Use	Objective 2
6	Explore Inclusionary Zoning	Objective 2
7	Explore Strategy 3: “Density Bonus” from the Housing Chapter	Objective 2
8	Develop a booklet of pre-approved residential designs	Objectives 2 and 3
9	Implement the First Street Overlay Zone in the Town code	Objective 3
10	Encourage the protection of historic assets	Objective 3
11	Promote adaptive reuse and activation of vacant buildings and sites	Objectives 3 and 4
12	Designate in-home childcare as a by-right use	Objective 4
13	Promote the renovation of commercial buildings for enhanced business use	Objective 4
14	Evaluate and redefine the industrial zone	Objectives 4 and 5
15	Revise PUD requirements and streamline permitting pathways	Objectives 5, 2, and 1
16	Ensure development consistency with the comprehensive plan	Objective 5
17	Implement Strategy 4: “Expedited Development Review Process” from the Housing Chapter	Objectives 5 and 2
18	Implement Strategy 5: “Decrease Development Review Fees, Impact Fees, and Associated Development Fees ” from the Housing Chapter	Objectives 5 and 2
19	Evaluate Land Use Regulations for Alignment with Wildland Urban Interface Code Best Practices	Objective 6

STRATEGIES

1. **Evaluate and Adjust Minimum Lot Size Requirements:** Explore the potential for reducing minimum lot size requirements across all residential zones to promote the development of smaller housing units that enhance Nederland's housing diversity while maintaining the character of existing neighborhoods. Consider halving the minimum lot sizes in the Mountain Residential and Low-Density Residential zones to unlock new development opportunities. In the Mountain Residential zone, the current minimum lot size is 1 acre which could be reduced to 0.5 acres, meanwhile, the minimum lot size in the Low Density Residential zone is 16,000 sq ft, which could be reduced to 8,000 sq ft. This adjustment could make previously undeveloped, undersized lots viable for development and allow for the subdivision of larger lots into multiple parcels that can be developed, thereby increasing the town's overall housing stock.
2. **Revise Off-Street Parking Requirements:** Explore reducing off-street parking minimums for multi-unit residential developments in the Commercial, High-Density Residential, and Medium-Density Residential zones to facilitate easier multi-unit development. Consider updating the current requirement of one off-street parking spot per bedroom with a more flexible standard, as outlined in the proposed table (Table 5). This new approach would still mandate a baseline of off-street parking for new developments while allowing any additional parking needs to be met through optional developer-provided spaces.

TABLE 5:
POTENTIAL POLICY UPDATE TO REDUCE OFF-STREET PARKING MINIMUMS

UNIT TYPE	1 OR 2 BEDROOMS	3 BEDROOMS	4 OR MORE BEDROOMS
Minimum number of off-street parking spaces for an attached Dwelling Unit	1	1.5	2

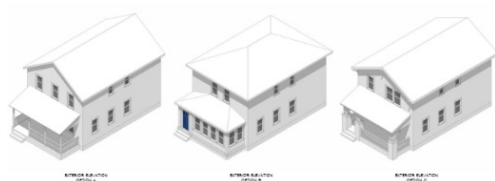
3. **Simplify Permitting for Multi-Unit Residential Developments:** Amend the code to eliminate the requirement for residential developments with four or more units to undergo a Planned Unit Development (PUD) process. Instead, establish a streamlined permitting pathway for multi-family development proposals, allowing them to follow a standard approval process, thereby reducing complexity and encouraging the development of additional housing units.
4. **Implement Strategy 2: "Accessory Dwelling Units" from the Housing Chapter:** Amend the code to permit more than one accessory dwelling unit (ADU) per property, provided that the property continues to meet all applicable yard and bulk standards. For more information, reference the corresponding strategy in the Housing chapter.
5. **Designate Affordable Housing as a By-Right Use:** Update the zoning code's use table to classify affordable housing as an allowed use by right in all residential zone districts, ensuring that affordable housing projects can proceed without the need for special approvals or conditional use permits. Strategy 1, in the Housing chapter provides recommendations for further defining affordable housing.
6. **Explore Inclusionary Zoning:** Investigate the feasibility of implementing inclusionary zoning, a strategy that requires or encourages developers to dedicate a percentage (typically 10-20%) of units in new residential developments to affordable housing. Recognized as a recommended approach by DOLA under HB1271 for increasing affordable housing supply (see Strategy 6: "Implement additional qualifying 1271 Strategies" of the housing Chapter), this policy requires careful consideration. Prior to adoption, the town should conduct a thorough impact and feasibility analysis to assess potential



effects, including the risk of discouraging development due to increased project costs.

Key considerations for implementation include evaluating available incentives and grant opportunities for developers, studying best practices from other municipalities, and analyzing the strength of the local real estate and development market.

7. **Explore Strategy 3: “Density Bonus” from the Housing Chapter:** Consider implementing a density bonus program that would allow developers to build additional units or gain an extra floor beyond the existing height limits in exchange for providing a specified number of affordable housing units. For more information, reference the corresponding strategy in the housing chapter.
8. **Develop a booklet of pre-approved residential designs:** Create a booklet of pre-approved architectural designs and styles for missing middle housing typologies, including duplexes, townhomes, and small apartment buildings, to streamline the development review process and ensure new housing fits seamlessly into existing neighborhoods.



PRE-APPROVED DESIGNS

Kalamazoo, MI pre-approved housing design example



PRE-APPROVED DESIGNS

South Bend, IN pre-approved housing design example

9. **Implement the First Street Overlay Zone:** Enact the First Street Overlay as recommended in the Downtown Subarea Plan to enhance architectural control over future developments along First Street. This overlay will introduce specific form and bulk standards to ensure that new proposals align with the desired character of the area.
10. **Encourage the protection of historic assets:** As described in depth in the Downtown Sub-area Plan, promote the preservation of historic assets within the town by actively encouraging property owners to explore preservation opportunities, utilize available tax credit incentives, and consider establishing historic districts for significant areas downtown.
11. **Promote adaptive reuse and activation of vacant buildings and sites:** Encourage the revitalization of vacant and underutilized properties by making adaptive reuse more feasible for property owners and developers. Strategies may include expedited permitting, façade improvement grants, use variances, and land banking. Additionally, consider implementing a vacant property registration, tax penalties for long-term vacancies, and a blighted property ordinance to incentivize timely redevelopment. These efforts aim to activate downtown spaces and align redevelopment with the town’s vision.
12. **Designate in-home childcare as a by-right use:** Amend the use table to allow in-home childcare as a by-right use in all residential zones, eliminating the need for a special review permit. This change responds to the community’s clear need for local childcare services and supports residents in opening in-home childcare centers more easily. By simplifying the regulatory process, the town can better address childcare demands while ensuring that safety and qualification standards are met through other appropriate regulations.

13. **Promote the renovation of commercial buildings for enhanced business use:** Encourage the renovation of aging commercial buildings to create higher-quality spaces suitable for advanced commercial activities, such as healthcare offices and other professional services. This initiative aims to elevate the standard of commercial properties in the town, attracting higher-order businesses and contributing to the economic vitality of the community.
14. **Evaluate and redefine the industrial zone:** Conduct a comprehensive review of the existing industrial zone, where a significant portion is currently used for residential purposes. The town should explore two potential pathways: rezone the area to allow for a mix of residential, commercial, and industrial uses, or revise the definition and permitted uses within the industrial zoning category to better align with the current and future needs of the site. This process will require detailed analysis and input from the Planning Commission to ensure that the revised zoning reflects the community's vision and accommodates appropriate uses, such as maker spaces or other commercial-industrial activities, that can coexist with residential development.
15. **Revise PUD requirements and streamline permitting pathways:** Conduct a comprehensive review and revision of the Planned Unit Development (PUD) regulations to ensure that only projects requiring multiple variances or those that are non-conforming to the underlying land use code are routed through the PUD process. Simplify and clarify permitting pathways for conforming developments to reduce administrative burdens on town staff and developers, allowing for more efficient and predictable project approvals. This approach will maintain appropriate oversight for complex developments while ensuring that routine projects can proceed without unnecessary delays or added costs.
16. **Ensure development consistency with the comprehensive plan:** Implement a project consistency evaluation rubric as a tool to objectively assess whether development proposals align with the goals and objectives outlined in the comprehensive plan. This rubric or step-by-step process will provide clear guidance for evaluating proposals, ensuring that all developments contribute positively to the town's long-term vision and strategic priorities. Adding a statement of consistency to the Nederland Municipal Code will help codify consistency between the comprehensive plan and municipal code.
17. **Implement Strategy 4: "Expedited Development Review Process" from the Housing Chapter:** Simplify development review processes for affordable housing projects. Please reference the corresponding strategy in the Housing chapter for more information.
18. **Implement Strategy 5: "Decrease Development Review Fees, Impact Fees, and Associated Development Fees" from the Housing Chapter:** Reduce the financial barriers associated with development review for affordable housing projects. Please reference the corresponding strategy in the Housing chapter for more information.
19. **Evaluate Land Use Regulations for Alignment with Wildland Urban Interface Code Best Practices:** Evaluate how existing land use regulations could be amended to better align with land use best practices in fire-prone areas. Consider updating building codes or development standards to require fire-resistant building materials and construction. Provide guidance on using fire-resistant materials and construction techniques, including non-combustible roof assemblies, eaves, vents, gutters, exterior walls, windows, and surface coverings to improve the resilience of homes and buildings. Consider requiring vegetation management as a site development standard including actions such as tree thinning, spacing, limbing, and trimming; removal of any vegetation growing under tree canopies (typically referred to as "ladder fuels"), surface vegetation removal, and brush clearance; vegetation conversion, fuel modifications, and landscaping.



3-MILE PLAN

The three-mile plan shows a three-mile radius surrounding the Town of Nederland. Per the Colorado Revised Statutes 31-12-105(e), municipalities are required to conduct long-range planning for growth and annexation within three miles of their boundary.

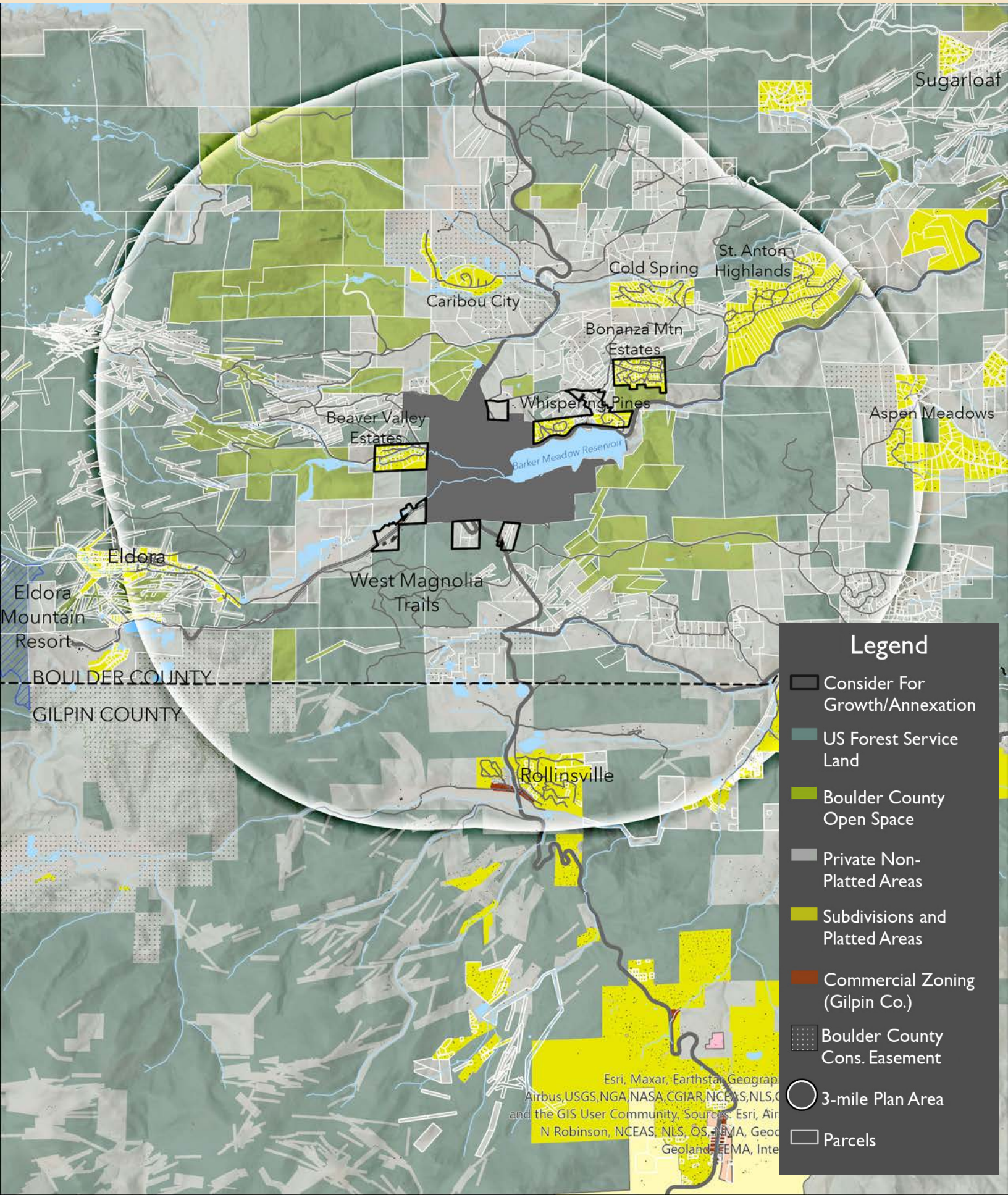
Nederland's three-mile future land use map (Figure 2.6) shows public lands such as US Forest Service Lands and County Open Space. These land classifications restrict Nederland's ability to grow in these areas. The map also shows private lands that are eligible to be annexed. Areas that could be considered for annexation/future growth were identified by members of the planning commission and are outlined in black.

ANNEXATION CONSIDERATIONS

Annexation offers both opportunities and challenges for Nederland as it plans for future growth. As a positive, annexation can give the town greater control over land use in surrounding areas, allowing for more strategic and cohesive development that aligns with the town's vision and goals. It can also expand the tax base, bringing in additional revenue that can be used to support infrastructure, services, and amenities for residents. Moreover, annexing adjacent lands could create opportunities for expanding housing options, commercial spaces, and public facilities, helping to address some of the town's current challenges, such as housing affordability and economic diversification. Additionally, increasing the number of citizens within town boundaries could allow for greater participation on town boards and other official participation opportunities that folks living outside of town boundaries are currently excluded from.

However, annexation also comes with potential downsides. Expanding the town's boundaries can strain existing infrastructure and public services, requiring significant investments in utilities, roads, and emergency services to accommodate the new areas. There is also the risk of disrupting the natural landscapes and rural character that surrounds Nederland, which could be at odds with the community's desire to preserve its unique mountain town feel. Additionally, annexation may lead to increased development pressure and challenges in maintaining the balance between growth and environmental sustainability. These factors must be carefully weighed as the town considers potential annexations within the 3-mile radius, ensuring that any expansion aligns with long-term goals for sustainable and controlled growth.

FIGURE 2.6
THREE-MILE FUTURE LAND USE MAP





FUTURE LAND USE MAP

The Future Land Use Map (FLUM) is a critical component of Nederland's comprehensive plan, serving as a visual guide for the town's long-term development strategy. The FLUM reflects the community's vision for growth, land use, and preservation, and it provides a framework for making informed decisions about where and how future development should occur. It is a tool that helps translate the goals, objectives, and strategies outlined in this plan into actionable spatial policies, ensuring that growth is directed to appropriate locations while protecting the town's character and natural environment.

The FLUM identifies areas for residential, commercial, industrial, and public uses, as well as areas for mixed-use development and open space. The FLUM itself is not a zoning map and does not hold regulatory power. However, by delineating these areas, the FLUM helps to guide zoning decisions, inform infrastructure planning, and ensure that future development is compatible with the town's overall vision.

Town officials, planners, developers, and community members will use the FLUM as a reference point when evaluating development proposals, rezoning requests, and other land use decisions. It provides a clear visual representation of where different types of development are encouraged, where conservation is prioritized, and how various land uses should relate to one another. By aligning future growth with the patterns established in the FLUM, Nederland can ensure that its development is strategic, sustainable, and in harmony with the community's values.

The following future land use categories are used in the FLUM and defined below:

Downtown Core Mixed Use – this area follows the currently zoned CBD area. A mix of uses is desired in this area, and it should continue to function as the walkable downtown core. Commercial uses on the ground floors of buildings with residential, offices, or lodging above are appropriate.

General Commercial – these areas are appropriate for larger-format commercial buildings (as exists today) though mixed use is allowed and should be encouraged as well.

Neighborhood Mixed Use – this area follows the currently zoned NC area. These properties should remain residential in character, but a mix of light commercial and residential use is appropriate.

Downtown Residential – these areas are appropriate for, and mainly function today as, multifamily residential, minus the church property. Residential continues to be supported in these areas as an appropriate use.

Flex – this area includes the Wolf Tongue Mill area. This is the only industrial-zoned land in Nederland today. While industry was the former use of the area, it is not anticipated that industrial uses will grow or are appropriate in downtown. Allowing this area to be more flexible in use, including residential, commercial, and light industrial is more appropriate.

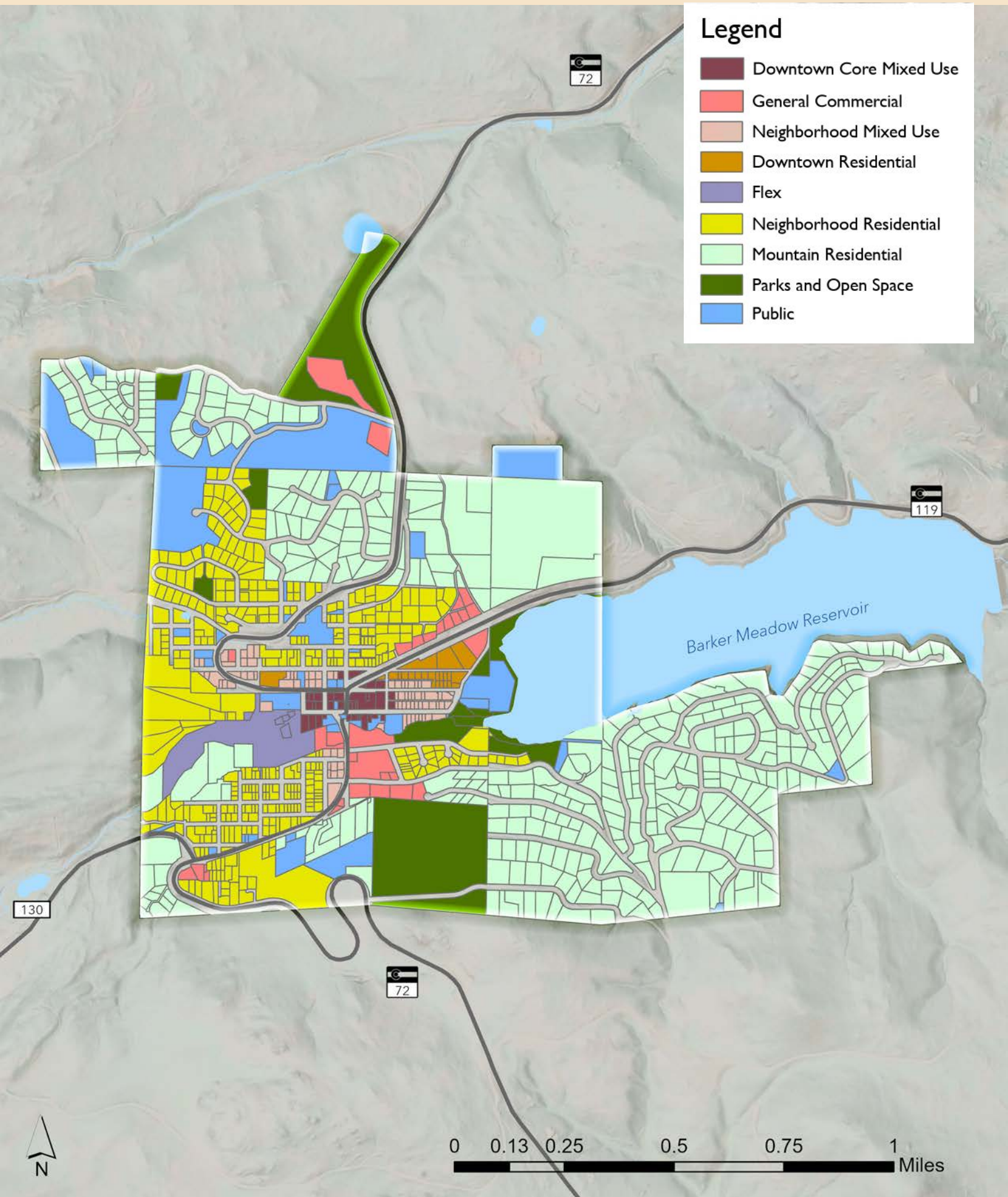
Neighborhood Residential – these areas are the core residential zones in Nederland and are appropriate for a variety of housing typologies including single-family homes, duplexes, townhomes, cottage courts, and small apartment buildings. Non-residential uses like churches, schools, daycare, and public spaces are also appropriate.

Mountain Residential – these areas are peripheral residential zones in Nederland with single-family homes built on larger lots. These zones typically have difficult topography and are tucked further into mountainous terrain, making them more or less appropriate for more intense residential development.

Parks & Open Space – these areas should be maintained as land for the public to enjoy. As stated previously, this includes the potential to acquire the triangular lot (Amerigas Lot) for public use.

Public – these areas are public uses today (Town Hall, parking lots, Mining Museum, Library, town facilities, etc.) and should be maintained as such uses in the future.

FIGURE 2.7
FUTURE LAND USE MAP





3 HOUSING



Introduction

This chapter lays the foundation for the vision, goals, and policies that will direct Nederland's future as it relates to housing. This chapter describes current housing conditions and future housing needs as well as opportunities to increase the supply of housing to meet the needs of current and future residents. The concepts in this chapter were developed through conversations with stakeholders about the needs of the community, an analysis of current market conditions, the 2023 Town of Nederland Housing Needs Assessment, and public input on the priorities of the town and desired character of the community. The recommended strategies identified in this chapter are informed by research on national and state best practices with sensitivity towards a small town, rural context. The recommendations that follow are considered alongside the Town of Nederland's goals for sustainable growth, development of more affordable housing, and preserving the rustic and eclectic mountain town.

Existing Conditions & Key Issues

SETTING THE CONTEXT

Population growth has remained steady from 2000-2022 throughout the State of Colorado, growing from 4.2 million people to 5.8 million people, with an average annual growth rate of 1.5%, nearly double the US national rate of 0.8%.¹ From 2008-2018, the construction of new housing units did not keep pace with population growth due to the impacts of the Great Recession on the housing market. In recent history, housing units have developed at a much higher rate, with the State of Colorado adding an estimated 180,000 housing units between 2018 and 2022 while the state population increased by 161,000 over the same time.² While the rate of housing production is trending upwards, the hiatus of housing development between 2008-2018 left most of the State with an undersupply of housing relative to the increase in demand for new homes.

In addition to an undersupply of current housing stock around the State, there are several socio-economic factors outside the purview of government that affect the housing market. For example, the COVID-19 pandemic disrupted the global supply chain and drove up the cost of construction materials and inflation following the COVID-19 pandemic has driven up interest rates. Mountain communities already struggle with higher costs of construction materials and a lower availability of construction workers under normal market conditions and the cost of building new homes in rural mountain communities can often face added challenges such as environmental concerns, topographic constraints, and land availability. Meanwhile, since the start of the COVID-19 pandemic in early 2020, mountain communities across the American West have seen an influx of remote workers from more expensive cities who are choosing to relocate to mountain communities for increased access to recreation and outdoor amenities, and a desire for more small town living, which is driving up housing prices more rapidly than any other region in the United States.³

These larger sociological and demographic changes, coupled with Nederland's charming town character and setting as a mountain community nestled in the foothills of Boulder County in the Denver Metropolitan area have placed new challenges on the town such as rising median home prices, an influx of high-income earners skewing the area median income calculations in Nederland, and a demand for a diverse range of housing options that meet the needs of current and future residents.

1 Colorado State Demography Office, Growth Trends

2 Colorado State Demography Office, 2022 Population Summary. January 2024.

3 Harvard Joint Center for Housing Studies, "Mountain Town Migration: Understanding the Impacts of the COVID-19 Pandemic on Middle Neighborhoods in the Mountain West, 2022

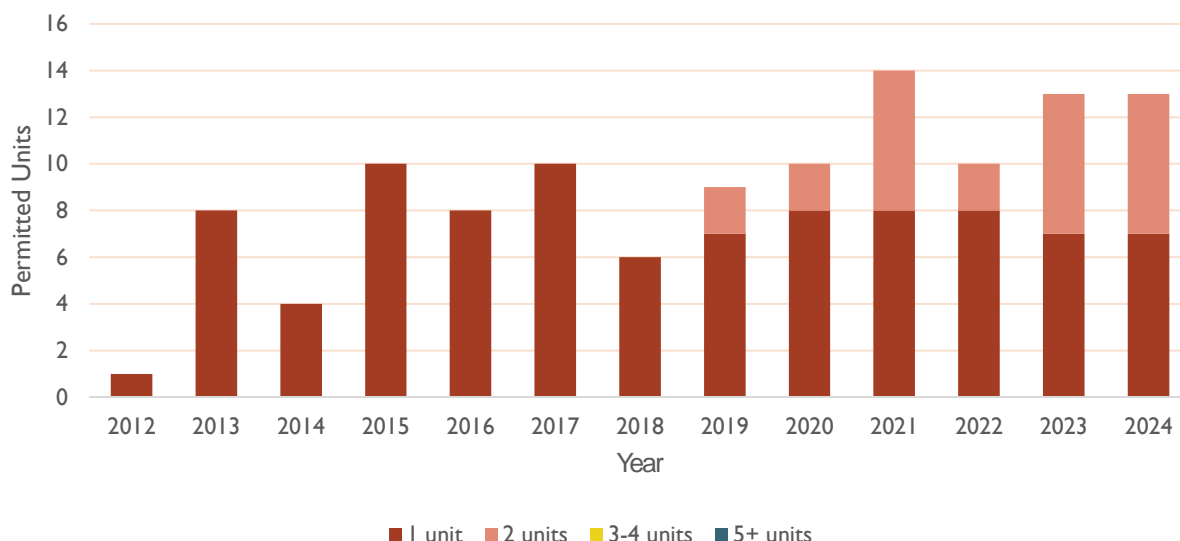


KEY ISSUES AND OPPORTUNITIES

CURRENT HOUSING STOCK

The 2023 Housing Needs Assessment highlighted the lack of diversity in housing type and insufficient available housing in the Town of Nederland. As of 2020, there were 720 housing units, of which 679, or 94%, are single unit detached homes. In 2020, 63% of current housing units were for-sale units whereas 37% were rental units. From 2020-2022, the Town of Nederland added roughly 44 housing units (6% increase). The US Department of Housing and Urban Development (HUD) maintains a State of Cities Database (SOCDS) which tracks permitting trends around the Country. According to SOCDS data, the housing that was permitted in the Town of Nederland from 2012-2018 consisted primarily of single-unit housing with an average of roughly 6.5 units permitted year-over-year. Starting in 2019, the town has seen an increase in multi-unit residential developments. The Tungsten Village Boulder County Housing Authority affordable housing development was completed in 2020 and is adding needed multifamily affordable housing units to the town's housing stock. From 2019-2022, there has been an increase in the permitting of market rate two-unit multi-family residential units as seen in Figure 3.1: Housing Unit Building Permits.

FIGURE 3.1
HOUSING UNIT BUILDING PERMITS - NEDERLAND⁴



The 2023 Town of Nederland Housing Needs Assessment calls for the town to continue to increase the diversity of the housing stock by allowing for a greater range of “missing middle housing” to meet housing affordability needs and general housing supply needs. The Housing Needs Assessment explains that given the current cost of building, the residential density “sweet spot” to entice affordable housing development is 18-20+ rental units per acre of land or 15+ ownership units per acre across Colorado. This range of units is often viewed as too dense for the Town of Nederland and may not be an appropriate target based on the town's existing development pattern and community preferences; however, this density range is recognized as the most cost-effective range of units to build to justify multifamily development. Increasing residential density decreases per-unit costs, making affordable housing development more financially feasible. This goal of continuing to diversify the housing stock does not need to happen all at once and can be managed on an ongoing basis.

4 Data Source: HUD SOCDS, Note: Permit data is not available for unincorporated portions of submarkets

The land use chapter of this comprehensive plan outlines how the town's zoning code and land use regulations could be amended to better accommodate a diversity in housing types in the future. Nederland should aim for a manageable increase in new multifamily units in a 3–5-year time frame so that the community can incrementally work out how to diversify its housing stock. An appropriate short-range target would be to follow the Town of Nederland's commitment for [Proposition 123](#) which would mean adding 12 units over 3 years.⁵

HOUSING RELATIVE TO EMPLOYMENT

The Town of Nederland has a residential population of 1,467 people. There are around 763 people employed in the town, most of whom live outside of Nederland, according to the 2022 American Community Survey. The area median income (AMI) in Nederland is \$101,944 as of 2021. For comparison, the AMI of Boulder County is \$92,466. According to the 2021 Longitudinal Employer-Household Dynamics (LODES) data from the US Census Bureau, less than 1% of the current residents are employed in Nederland, and more than a third of the current residents are employed outside of Nederland (LODES 2017-2021). Considering that 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, local housing prices are not grounded in the context of the local employment market.

AFFORDABILITY

The 2023 Nederland Housing Needs Assessment (HNA) highlighted affordability issues as a top concern for residents in The Town of Nederland, and that the town currently has a shortage of affordable for-sale and rental housing units. In 2020, the Median Home Price in Nederland was \$496,000, just within the affordable realm for a household making over \$120,000. By 2022, the American Community Survey indicated a median home price of \$617,100, a 24.4% increase in two years. The HNA indicates that current median home values are around \$800,000. According to the HNA, “Based on the research completed for this report, and the current average sale price in Nederland, a household looking to purchase a home in Nederland would need to expect to spend somewhere around \$800,000 and such a purchase will require at least a \$220,000 annual household income (Note: this is a generalized estimate and does not anticipate shifting interest rates).”

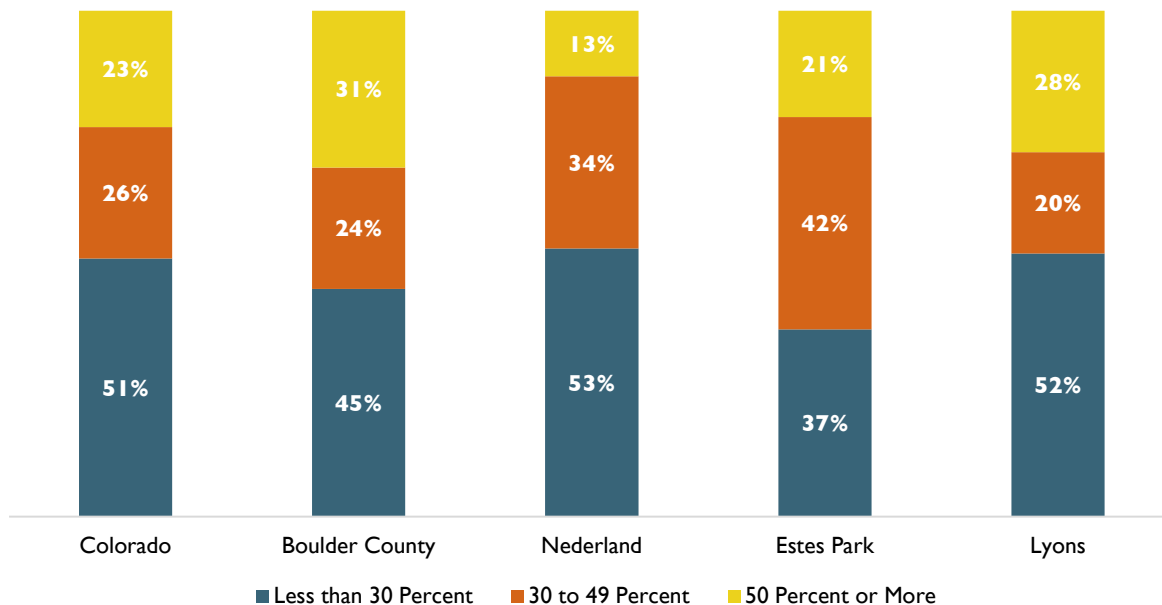
As of 2021 over 23% of the current residents are considered housing cost burdened; this may be a higher percentage of the population in 2024 as home prices have risen dramatically since 2021. According to the 2023 town of Nederland Housing Needs Assessment, 82% of homeowners making under \$35,000 (or roughly 30% and under of the AMI) are paying 30% or more of their household income on housing costs. For households within the 50-80% AMI category, roughly 55% of homeowners were spending more than 30% of their household income on housing costs.

Finding affordable rent in Nederland is also challenging. The HNA found that 57% of renters with a household income of \$75,000 or greater were cost-burdened by rent. Overall, 47% of households in Nederland are cost-burdened by housing, with approximately 13% being ‘extremely cost-burdened,’ meaning they pay more than 50% of their gross income towards housing costs.

⁵ https://engagedola.org/prop-123/news_feed/commitment-filings-for-2023



FIGURE 3.2
RENTER COST BURDENING CHART



Vacancy rates are low for rental housing in Nederland. There are affordable apartment complexes in town such as The Brown Apartments, Beaver Creek Apartments, Tungsten Village, and Prime Haven. The 6 units at Prime Haven are senior/disability designated. There are also 6 single-family style affordable units available at Rodeo Drive. The triplexes on West 3rd Street, Smurf Village, and some of the Kathmandu apartments are also generally affordable but are not officially operated as affordable housing. At the time of the HNA study in 2023, there were no vacancies available at any of these locations. The supply of market rate rental units is also relatively low on capacity. Indian Peaks Real Estate owns 19 single-unit houses, two 3-unit properties, and one 4-unit property. They are being rented at market rate, ranging from \$1,150 to \$4,000, and at the time of the study, there were only two single-unit rental properties vacant.

The Brown Apartments are owned and operated by the Emergency Family Assistance Association (EFAA), where they offer temporary housing for families and seniors. The program provides intensive case management for 6-12 weeks before helping tenants transition to more permanent affordable housing through subsidies and being a liaison to find housing opportunities. A waitlist system is used to fill units as occupants transition out of The Brown Apartments.

Beaver Creek Apartments and Tungsten Village receive subsidies through the Boulder County Housing Authority and federal HOME funds, and together these properties offer 38 affordable units for low to moderate-income households. Tungsten Village rent amounts are generally \$575 to \$1,100 less per month than comparable market-rate units. Tungsten Village is primarily funded through federal Low-Income Housing Tax Credits (LITHC), which are offered to developers and housing authorities to construct and provide affordable housing to residents at rents that are lower than the market rate, serving households with income at or below 60% of Area Median Income.

FUTURE HOUSING NEED

The Denver Regional Council of Governments (DRCOG) recently completed a Regional Housing Needs Assessment which examines the current and future housing needs in the Denver region. This assessment was conducted independently from the Town of Nederland's Housing Needs Assessment and used a different population survey from the Census (ACS 1-year PUMS). The Regional Housing Needs Assessment identified a need to build 115 new housing units in the Town of Nederland from 2023 to 2032. The Town of Nederland Housing Needs Assessment recommends the target of building 65-150 new rental housing units, and 50-110 new for-sale housing units centered around a phased approach. The DRCOG Regional Housing Needs assessment further includes an interactive application that quantifies the housing needs in the region to the submarket level, and jurisdictional level. The assessment further breaks down the future housing needs by the number of housing units needed at each AMI level. A breakdown of the number of housing units needed at each AMI level in the Town of Nederland based on the analysis conducted for the DRCOG Regional Housing Needs Assessment can be seen in Table 6. The Regional Housing Needs Assessment, and the Town of Nederland Housing Needs Assessment should both be thought of as tools to aid the Town of Nederland in their long-term planning for housing need and should not be viewed as mutually exclusive.

TABLE 6:
TOTAL HOUSING UNIT NEED (2023-2032)

AMI	NUMBER OF UNITS NEEDED	PERCENT OF TOTAL NEED
0-30%	54	47%
30-60%	26	23%
60-80%	7	6%
80-100%	11	10%
100-120%	4	3%
>120%	12	10%

ENGAGEMENT SUMMARY

The following community input comes from the comprehensive plan open house, and the associated online survey that was open from January 23 to March 5, 2024. Further, the project team held a stakeholder meeting with the Peak-to-Peak Housing and Human Services Alliance and their associated members on February 8th, 2024.

WHAT WAS HEARD

There was agreement between attendees and respondents that there is a shortage of affordable homes for lower-income and all-income levels and a lack of long-term rentals available on the market. Most respondents felt that short-term rentals and seasonal homes contribute to the housing shortage and that the shortage is negatively affecting local businesses. When asked what other factors may be contributing to housing issues, the most popular responses were the lack of affordable units, lack of available units, and rising rents/utility costs.



When asked a series of questions regarding how the town should respond to housing needs, Open House attendees typically wanted the town to take an active and regulatory stance. Most attendees disagreed with the statement that the private market should be allowed to address housing on its own. However, survey respondents were more split on how Nederland should address housing problems. Overall, the community favored policies like land purchases, tax credits, rent subsidy programs, investment of municipal dollars, and upzoning. However, respondents were neutral on the idea of regulating the housing market to prioritize specific types of housing.

Finally, the community was asked what housing types they would like to see more of in Nederland. There was a high degree of support for most types, demonstrating a desire for housing diversity. The most supported types from the Open House were small single-family homes, deed-restricted affordable housing, accessory dwelling units, cohousing, and senior housing supporting ‘aging in place.’ Survey respondents showed outsized support for small single-family homes, senior housing, and ADUs. There was a resounding agreement against developing large single-family homes from the Open House and survey. Multi-unit typologies like apartments, duplexes, and townhomes all received some support from the community, but not as strongly as the previously mentioned options.

The resounding outcome of this exercise is a clear need for affordable housing and a strong community desire to work on this problem. There was a general emphasis on prioritizing infill to meet housing needs and balance sustainability goals, and a willingness to explore different housing typologies with local government taking an active lead in promoting the solution.

STAKEHOLDER FEEDBACK – NEEDS AND OPPORTUNITIES

The top recommendation emerging from stakeholder conversations with Peak-to-Peak Housing and Human Services Alliance was the desire for a regional housing authority including Nederland and the entire Peak-to-Peak region, potentially also including Lyons and Idaho Springs. The existing affordable housing stock in Nederland is operated by either EFAA or the Boulder County Housing Authority (BCHA). In both cases, these groups serve greater Boulder County. In the case of BCHA, they receive federal funding so residents who access these affordable housing opportunities could be from anywhere, not specifically for current residents of Nederland. This dynamic presents a challenge to the region because they cannot plan their own affordable and workforce housing. For EFAA properties, housing is limited to applicants with direct ties to Nederland. Because of the inherent differences between the Peak-to-Peak communities and the Front Range the towns of Nederland, Lyons, Gilpin County, and Central City are working on a study to assess the feasibility of a multijurisdictional regional housing authority for the Peak-to-Peak region so that regional housing authority resources and planning are more locally applicable to these communities.

A regional housing authority could serve many functions, including reaching out to landlords and property managers, encouraging them to serve more locals and accept housing vouchers, providing mortgage assistance to buyers, assisting renters who don’t have the money for a deposit, and organizing stakeholders in the Peak-to-Peak region around these objectives. Ultimately the authority could prioritize locals and the workforce housing needs of the region when units become available.

This group further emphasized the affordability crisis in Nederland, pointing out that even community roles like teachers, principals, and municipal employees are commuting due to the cost and unavailability of housing options.

HOUSING VISION STATEMENT

“Housing meets the social, economic, and environmental needs of the community through sustainable development. We encourage housing that enhances community by supporting the housing needs of local workers and residents. New housing positively contributes to, and respects, the character and style of existing architecture and neighborhoods while allowing residents of all ages, incomes and abilities the opportunity to live with dignity in our community”.

Objectives & Strategies

The following objectives and strategies are designed to help the Town of Nederland work toward its vision for housing. These objectives and strategies are informed by recent planning work, including community engagement, from The Town of Nederland, along with policies, and programs from the State of Colorado and Boulder County. Additional recommended strategies in this plan were informed by housing policy guidance from Local Housing Solutions, a non-profit housing policy platform developed to inform policy makers and local governments on a set of resources to support local housing strategies.

OBJECTIVE 1:

Implement Recommendations from the 2023 Housing Needs Assessment



The 2023 Housing Needs Assessment outlined four key policy strategies. The four strategies are (1) allow small square footage residential units and smaller square footage lot sizes; (2) Develop flexibility in land occupancy requirements; (3) Increase town support and clarify procedures for the development of affordable housing development; (4) Identify opportunities to expedite the development review process for affordable housing development. The Housing Needs Assessment also included five recommendations to couple the strategies. Since the Needs Assessment was completed, the Town of Nederland has since implemented those five recommendations. However, additional recommendations from the Needs Assessment not yet implemented are outlined as actions 1 – 5 in this chapter’s actions section.

OBJECTIVE 2:

Leverage Opportunities from recent State legislation



House Bill 1271, passed in the Colorado 2021 regular house session, helped fund Nederland’s Housing Needs Assessment through its local government planning grant program. In addition to planning grants, this bill creates the local government affordable housing development incentives grant program. This program allocates grants to qualifying municipalities to help them promote the development of affordable housing that is driven by community benefits and that focuses on critical housing needs as identified by the local government. Boulder County received a capacity grant and Town of Nederland staff are involved in the administration of the grant. Nederland could still be eligible to go after a capacity grant independent of the Boulder County capacity grant in the future which could be used to bolster staff bandwidth on issues related to housing by, for example, helping to fund a Housing Coordinator position. To qualify for a grant, communities must have adopted three qualifying strategies, at which point they may apply for funds to support an affordable housing development project directly or through programs that support affordable housing development or preservation in the long term.



In the 2024 legislative cycle, the State Senate passed SB 24-174 which requires each local government in the State of Colorado, beginning December 31, 2026, to conduct and publish a housing needs assessment and submit these needs assessments to the Department of Local Affairs. Further, communities in Colorado that have a population of 5,000 or greater, or a population of 1,000 or greater and are considered a rural resort community (Nederland fits this category) to submit a Housing Action Plan which is considered a separate document from the Housing Needs Assessment and is should be used to demonstrate a local government's commitment to address housing needs and that guides a local government in developing legislative actions, promoting regional coordination, and informing the public of the local government's efforts to address housing needs in the local government's jurisdiction.

In addition to the requirements outlined above, SB 24-174 further outlines that local governments will be able to access technical assistance and guidance through a grant program (administered by the Division of Local Government), the provision of consultant services, or both to aid local governments in:

- Establishing regional entities;
- Creating local and regional housing needs assessments;
- Conducting a displacement risk analysis with a state-created tool;
- Identifying and implementing strategies included in the standard affordability strategies directory, long-term affordability strategies directory, or displacement risk mitigation strategies directory;
- Making and adopting a housing action plan;
- Enacting laws and policies that encourage the development of a range of housing types, including regulated affordable housing, or mitigate the impact of displacement; and
- Creating strategic growth elements in master plans.

The act creates the continuously appropriated housing needs planning technical assistance fund to contain the money necessary for the division to provide this technical assistance and guidance. The act requires the state treasurer to transfer \$10.5 million from the local government severance tax fund and \$4.5 million from the local government mineral impact fund to this fund. Further, the act directs the division to serve as a clearing house for the benefit of local governments and regional entities in accomplishing the goals of the act. The Division of Local Government shall report on the assistance requested and provided under the act.

On and after December 1, 2027, for any grant program conducted by the Department of Local Affairs (DOLA), the Colorado Energy Office (CEO), the Office of Economic Development and International Trade (OEDIT), the Department of Transportation (CDOT), the Department of Natural Resources (DNR), the Department of Public Health and Environment (CDPHE), or the Department of Personnel and Administration that awards grants to local governments for the primary purpose of supporting land use planning or housing, the act requires the awarding entity to prioritize awarding grants to a local government that:

- Has completed and filed a housing needs assessment;
- Has adopted a housing action plan that has been accepted by the department;
- Has reported progress to the department regarding the adoption of any strategies or changes to local laws identified in the housing action plan; and
- Is the subject of a master plan that includes a water supply element and a strategic growth element.

In the 2023 State legislative cycle, the Colorado State House passed HB23-1304 (Proposition 123) which created the State Affordable Housing Fund, which dedicates 40% of funds to an affordable housing fund that is administered by DOLA and allocates the remaining 60% to the affordable housing financing fund which is administered by the Office of Economic Development and International Trade (OEDIT). Local governments can qualify to access funds from either affordable housing funding program by committing to increase existing affordable housing units by 3% each year and codifying an expedited review process

for affordable housing developments. The Town of Nederland filed their commitment to Proposition 123 in October of 2023, with a baseline of 138 affordable units, committing them to adding 12 units over 3-years.

OBJECTIVE 3:

Continue to Build Upon Regional Partnerships



The Boulder County Housing Authority (BCHA) is the housing authority for all areas of Boulder County outside the city limits of Longmont and Boulder, including the cities of Lafayette and Louisville, and the towns of Superior, Nederland, and Erie, and all unincorporated areas of the county. BCHA's mission is to foster the availability of quality, affordable housing, and related housing services for the residents of Boulder County. BCHA also works in partnership with the cities of Boulder and Longmont to help increase the supply and availability of affordable homes throughout these communities.

The primary program offerings from BCHA include providing affordable rentals, housing choice vouchers, rental assistance, personal finance coaching, mobile home support, and family self-sufficiency education. In the Town of Nederland, BCHA funds and operates Beaver Creek Apartments (12 units with HOME funding), Tungsten Village (26 Units with LIHTC funds), Rodeo Court (6 single-family homes), and Prime Haven (6 subsidized units where tenants pay 30% of their income towards rent). HOME funding refers to the HOME Investment Partnerships Program (HOME), which is a federal block grant program administered by the U.S. Department of Housing and Urban Development (HUD). LIHTC funds were established by the Tax Reform Act of 1986 and provide tax credits to private investors in exchange for equity investments in affordable housing projects.

The Boulder County Regional Housing Partnership and its plan established a goal that 12 percent of rental and ownership housing across the region be permanently affordable for low-, moderate-, and middle-income households by 2035. This affordability goal is for the region, but many of the jurisdictions have set the same goal for themselves. The Town of Nederland has participated in this group, although the Board of Trustees (BOT) has not adopted the goal. It is uncertain whether the current BOT is aware of the goal established in 2017.

The Town of Nederland, along with neighboring communities in the Peak-to-Peak region which spans portions of Boulder, Gilpin, and Clear Creek Counties and includes Idaho Springs, Black Hawk, Central City, Allenspark, Ward, and Estes Park are in conversations about the formation of a Peak-to-Peak regional housing authority. The Peak-to-Peak Housing Authority could better serve the unique needs of the mountain communities in the Peak-to-Peak region and would help coordinate resources for these communities in an efficient manner.

OBJECTIVE 4:

Create and Preserve Affordable Housing



Local governments have two primary tools for influencing the creation and preservation of affordable housing, (1) through the regulatory environment and (2) through financial support. Local governments can influence how and where affordable housing development and redevelopment occurs through their zoning code, land use regulations, and building regulations and through incentives such as expedited permitting or waived development impact fees. Zoning codes and land use regulations can further codify inclusionary requirements for affordable housing through inclusionary zoning or allowing for reduced permitting costs and approval times for affordable housing development. Several of the land use and zoning regulations recommendations that influence the town's ability to provide for new housing and more affordable housing have been



covered in the Land Use Chapter of this comprehensive plan, and further elaborated as actions 1-5 in this chapter. Often affordable housing units are not produced by the market alone, and usually require subsidies from federal, state, and local governments or other creative partnerships with non-profit organizations to reduce the up-front costs of developing affordable units. Further considerations on how the town can support the development and formation of affordable housing from the financial angle are outlined as actions 7-9 in this chapter.

OBJECTIVE 5:

Help Households Access and Afford Homes



During the community open house, participants voted on factors contributing to housing needs in Nederland. The factor with the most votes was rising rents and utility costs. There are several renter assistance strategies that local governments can leverage to reduce the rental barriers on residents. To help offset the impacts to housing need in the Town of Nederland related to high rental costs and instability, the Town of Nederland should consider strategies focused on rental assistance policies and programs.

Homeownership can be an important component of a household's housing and financial journey. In communities with a low stock of rental housing, homeownership can sometimes be the only solution for households that choose to remain in a community but require different housing to meet their changing needs or for households that are considering relocating to said community. For many first-time homebuyers, buying a home can be a very expensive and uncertain endeavor. The up-front costs of an initial down payment, as well as considerations regarding mortgage terms and interest rates can be barriers to homeownership for low and moderate-income households. Through a variety of different funding and regulatory programs and policies, local governments have several tools at their disposal to help households in their community make homeownership more financially attainable, reduce the barriers to homeownership for low-income households, and expand opportunities for folks looking to remain in a home. Actions 10 – 17 outlined in the next section of the Housing chapter go into greater detail on the types of funding tools and regulatory tools the Town of Nederland can leverage to help households access and afford rental and for-sale homes.

TABLE 7:
HOUSING STRATEGIES TABLE

STRATEGY	TAGLINE	RELEVANT OBJECTIVES
1	Affordability Considerations	Objectives 1 and 4
2	Accessory Dwelling Units	Objectives 1 and 4
3	Density Bonus Program	Objectives 1 and 4
4	Expedited Development Review Process	Objectives 1 and 4
5	Decreasing Development Review Fees, Impact Fees and Associated Development Fees	Objectives 1 and 4
6	Implement Additional Qualifying 127I Strategies	Objective 2
7	Potential Redevelopment of Existing Vacant Parcels	Objectives 3 and 4
8	Tax Abatements or Exemptions	Objective 4
9	Community Land Trusts	Objective 4
10	Rights of First Refusal	Objective 4
11	Rent Regulation	Objective 5
12	Just Cause Eviction Policy	Objective 5
13	Legal Assistance Programs	Objective 5
14	HOME Tenant-Based Rental Assistance & Local Service Providers	Objective 5
15	Housing Choice Vouchers	Objective 5
16	Up-Front Financial Assistance	Objective 5
17	Employer-Assisted Housing	Objective 5
18	Amending Building Codes	Objective 4
19	Square Footage Cap	Objective 4
20	Regulating Short-Term Rentals	Objective 4

STRATEGIES

- I. **Affordability Considerations:** The Town of Nederland could further build upon the implementation of the 2023 HNA by codifying the affordability requirements needed to receive incentive packages. These defining criteria were developed to allow the Town of Nederland to identify what types of decisions are needed to be eligible for funding opportunities to support affordable housing:
 - Must serve households at or less than 100% AMI for developers to receive an incentive. For affordable housing targeting HUD funds, consider at or less than 80% AMI.
 - The proportion of the units in a new development that must be set aside as affordable should range from 5-20%.
 - Units must remain affordable for between 15-60 years and perhaps in perpetuity.
 - Deed restrictions are an effective tool for enforcing affordability requirements.



2. **Accessory Dwelling Units:** The Housing Needs Assessment recommended that the Town of Nederland amend the Nederland Municipal Code to allow Accessory Dwelling Units to be constructed before primary/principal units. On December 5, 2023, the Town Board of Trustees adopted this recommendation by amending section 16-98 within Ordinance 850. A future policy recommendation includes adjusting the town Code to be even more friendly to Accessory Dwelling Units. Town should also consider allowing more than one ADU on properties that are still able to meet the yard and bulk requirements associated with the parcel's associated zoning district requirements.
3. **Density Bonus Program:** The HNA recommends a density bonus program, allowing for more units on a parcel of land or within a larger development in exchange for including a percentage of affordable units. Currently, Section 16-88 of the Code provides slight allowances for density bonuses in the Neighborhood Commercial District, but these provisions should be expanded to all residential zoning districts. From the HNA: "It is also recommended that Section 16-88 be transformed into a standalone section of the Nederland Municipal Code that outlines the density bonus program for each zone district and details variations in density allowances based on provided affordability considerations in development proposals." To establish this program, the town will need to define what qualifies as 'affordable' (see strategy 1) and determine the required percentage of affordable units needed to qualify for the bonus. A typical requirement for qualifying for a density bonus might be to provide 10-20% of units as affordable. This strategy aligns with DOLA's HBI271 recommendations for increasing affordable housing.
4. **Expedited Development Review Process:** The Housing Needs Assessment recommended that the Town of Nederland develop and adopt a new Administrative Variance ordinance for Chapter 16 of the Nederland Municipal Code which provides administrative relief and outlines an expedited process for housing developments in the Town of Nederland. Section 16-235. On December 5, 2023, a Residential Development Administrative Variance was adopted by the Board of Trustees, within Ordinance 851. In the future, the Town of Nederland could take this even further. A key theme in the HNA planning process was the need for implementing an expedited development review process with the identified goals of decreasing proposal resubmissions, decreasing review timelines, and clarifying expectations of property owners, developers, town staff, and consultants. The following steps were recommended to outline this process:
 - Determine an appropriate/expedited development review timeline for affordable housing development and adopt by resolution.
 - Complete a contract amendment with the town's third-party development review consultant to enforce expedited affordable housing development review requirements.
 - Outline the development review process and develop a checklist to expedite housing development proposals.
5. **Decrease Development Review Fees, Impact Fees, and Associated Development Fees:** The Housing Needs Assessment noted that during the engagement process community members and stakeholders noted the substantial plant investment fees (PIFs) associated with housing development as a financial barrier that is difficult to navigate – and one that potentially diminishes any possibility of affordability for the subsequent housing unit renter or owner. The following fees were identified as barriers to efficient (and by extension, affordable) housing development:
 - The town should consider imposing a one-time utility tap and plant investment fee based on lot size or unit size for new residential connections. This type of fee structure can incentivize smaller units and decrease the development cost of a new housing unit. This type of strategy is being evaluated under the current ongoing rate study.

- Complete the new rate study as indicated above.
 - Consider a decrease or fee waiver for building and zoning-related fees for affordable housing developments. This decrease could follow the following formats:
 - Flat: Consider whether a flat monetary decrease could be targeted at 80-120% AMI housing projects.
 - Percentage: Consider a percentage decrease in fees based on the number of affordable units provided in multifamily apartments (market rate and affordable).
 - Remove the Town's fees from building permits for affordable housing developments and only charge the pass-through fee to cover consultant development review costs.
6. **Implement additional qualifying I271 Strategies:** From the list of qualifying strategies, the strategies numbered 1 through 5 are already established and strategies 6 through 8 are under consideration by the town. Strategies 9 through 13 are recommended as appropriate considerations that the town has not yet acted on or are not currently under consideration by the town. Finally, the strategies numbered 14 and 15 should be reviewed over time to determine whether these actions are appropriate tools for the town.

Final List of Qualifying Strategies (to be Eligible for Incentives Grants):

- a. The use of vacant publicly owned real property within the local government for
 - development of affordable housing;
 - Granting duplexes, triplexes, or other appropriate multi-family housing options as a use-by-right in single-family residential zoning districts;
- b. Authorizing accessory dwelling units as a use by-right on parcels in single-family zoning districts that meet the safety and infrastructure capacity considerations of local governments;
- c. Allowing planned unit developments with integrated affordable housing units;
- d. Allowing the development of small square footage residential unit sizes;
- e. Other novel, innovative, or creative approaches to incentivize affordable housing development.
- f. The creation of a program to subsidize or otherwise reduce local development review or fees, including but not limited to building permit fees, planning waivers, and water and sewer tap fees, for affordable housing development;
- g. The creation of an expedited development review process for affordable housing aimed at households the annual income of which is at or below one hundred twenty percent of the area median income of households of that size in the county in which the housing is located;
- h. The establishment of a density bonus program to increase the construction of units that meet critical housing needs in the local community;
- i. The creation of an expedited development review process for acquiring or repurposing underutilized commercial property that can be rezoned to include affordable housing units, including the preservation of existing affordable housing units;
- j. The classification of a proposed affordable housing development as a use by right when it meets the building density and design standards of a given zoning district;
- k. Lessened minimum parking requirements for new affordable housing developments;
- l. The creation of a land donation, land acquisition, or land banking program;
- m. An inclusionary zoning ordinance (per CRS 29-20-104(1)); and
- n. With respect to water utility charges, the creation of processes to promote the use of
 - o. sub-metering of utility charges for affordable housing projects and the creation of expertise in water utility matters dedicated to affordable housing projects;
 - p. With respect to infrastructure, the creation of a dedicated funding source to subsidize infrastructure costs and associated fees related to publicly owned water, sanitary sewer, storm sewers, and roadways infrastructure.



7. **Potential Redevelopment of Existing Vacant Parcels:** The Town of Nederland has existing vacant/underutilized land - see Figure 2.3 Land Use Categories Visualized as Percent of Total Area in the Land Use Chapter for locations of these parcels. A consideration for the Town of Nederland in partnership with the development community is identifying which of these vacant/underutilized parcels can be developed followed by the potential redevelopment of these parcels for new residential uses. Where any of these vacant parcels are publicly owned, an additional strategy could be the discounted sale of publicly owned property for affordable housing development, on parcels that do not have significant resource or recreational value. The cost of land can often be one of the highest costs associated with housing development. Discounting the sale of land under the control of public entities could have the potential to spur interest from the private sector and non-profit housing developers.
8. **Tax Abatements or Exemptions:** Property tax abatements for multi-family housing development or housing development that includes affordable housing units can be a tool that local governments offer to developers to incentivize new housing construction. Tax abatements reduce the amount of taxes owed for a specific time and reduce the property's assessed value or rate of taxation, which lowers the overall tax bill. For developers, this can be an enticing opportunity to have developments, especially housing developments that include subsidized units, pencil.
9. **Community Land Trusts:** Community land trusts are a mechanism for spurring long-term affordable home-ownership opportunities in a community by having the community land trust retain ownership of the land on which housing units are developed and allowing the homebuyer to purchase only the home that is situated on the land. Community land trusts are a form of shared-equity homeownership. Under the traditional community land trust model, the land trust maintains ownership of the land and leases it out for affordable housing uses. This is typically done by selling the structure (whether a single-family home or a unit in a multifamily building) to an eligible buyer, along with a long-term ground lease (typically 99 years) that specifies the terms under which the home may be sold. Under this model, home buyers own the building (or attached unit) and lease the land from the land trust. Purchasers are often individual homeowners but can also be co-operatives or non-profit housing organizations or developers. As owners of the land, the land trust maintains a degree of control over initial and subsequent uses. These rights include an option to repurchase the buildings when the owner wishes to sell, control over the resale price, and limits on eligible future purchasers and the use of the building or unit. Owners typically pay a monthly ground lease fee which covers administrative costs and costs associated with property ownership, such as taxes, or repairs and maintenance. Homeowners build wealth in two ways: (1) through the forced savings gained by paying down the principal balance of their mortgage, and (2) through the share of home price appreciation allocated to them under the land trust's resale formula which is different per land trust. Community land trusts are typically administered by a non-profit organization or a quasi-governmental organization, such as a special district and usually have a governing body that consists of members of the public, home purchasers in the land trust, and governmental representatives.
10. **Rights of First Refusal:** Rights of first refusal are contractual rights afforded to an interested party that allow the interested party the first right to purchase a property before going to the broader market or next interested party. The Town of Nederland can use rights of first refusal to preserve and create affordable housing in two different ways. First, rights of first refusal can help preserve existing affordable housing units by giving the Town of Nederland or a mission-driven non-profit organization with close ties to the Town of Nederland, the opportunity to purchase subsidized rental housing units when the owner of a subsidized housing unit(s) stops participating in the subsidy program. Second, the Town of Nederland could use the rights of first refusal to purchase existing non-subsidized rental housing units when the rental property goes up for sale. Rights of first refusal can be a helpful tool for local governments so that they have an option to purchase rental

housing units before going on the broader market. Rights of first refusal can also be a helpful anti-displacement tool to keep renters in existing affordable housing units in their units.

11. **Rent Regulation:** Rental regulation policies where local governments regulate the amount that landlords can increase rents year-over-year. This strategy allows renters to have a greater degree of predictability in their anticipated rental costs by not being subjected to dramatic rent increases.
12. **Just Cause Eviction Policy:** Just cause eviction policies are a policy tool that local governments can use to limit the grounds upon which a landlord may evict a tenant. In most places, landlords are not required to provide a reason for a tenant's eviction, and these just cause policies can help tenants maintain a degree of residential stability by narrowing the scope of allowable grounds for eviction.
13. **Legal Assistance Programs:** Legal assistance programs for at-risk renters are a less common strategy among local governments for tenant assistance, however, local governments around the county implement programs to expand access to legal services and legal counsel for low-income renters in their communities who are facing eviction or dealing with other serious housing issues such as fair housing discrimination or hazardous living conditions.
14. **HOME Tenant-Based Rental Assistance & Local Service Providers:** The HOME Investment Partnership Program (HOME) provides formula-based block grants that localities and states can use to support different activities related to affordable housing, such as expanding the amount of tenant-based rental assistance that local jurisdictions and states can provide to low-income households. Cities, towns, and counties have authority to tailor tenant-based rental assistance through the HOME program to meet specific needs, including limiting program eligibility to specific groups (e.g., seniors, persons with a disability, etc.), and providing additional types of assistance to complement the tenant-based rental assistance, such as security deposits and help to cover utility costs. Additionally, the town could partner with Canyon Cares, a local non-profit service provider, to find financial assistance for low-income families needing short-term housing support. The town can play a proactive role in preventing displacement by connecting renter and homeowner households with local service providers such as Canyon Cares before households face lasting challenges such as eviction or foreclosure.
15. **Housing Choice Vouchers:** The Town of Nederland could leverage their partnership with the Boulder County Housing Authority to manage the Housing Choice Voucher program that is administered by the US Department of Housing and Urban Development (HUD) and managed locally by public housing agencies. The Housing Choice Voucher program is the largest rental assistance program that HUD manages. The program allows participants to select rental housing that meets the program standards and then contributes a share of their income (usually around 30%) towards rent and utilities while the public housing agency (Boulder County Housing Authority in this case), using funds from the Housing Choice Voucher program, pays the remaining balance directly to the landlord.
16. **Up-Front Financial Assistance:** It is not uncommon for low-income households to lack the necessary funds to cover a security deposit and required prepaid rent such as first/last month up-front. Public agencies can provide security deposit and first/last month rent expenses on behalf of low-income renters as a grant that is paid directly to landlords. The Town of Nederland could re-direct funds from impact fees associated with new development to build up a grant pool to administer for low-income or first-time renters to cover these up-front, prepaid expenses to reduce the barrier of access to rental housing units.

Cities, towns and counties have the option to develop programs to reduce the up-front costs of home purchases through forgivable loans, low/no interest loans, or grants that can cover costs such



as down payments or closing costs. It is not uncommon for households to be able to afford the monthly mortgage of a home, but not have the accumulated savings to be able to purchase a home given the initial expenses associated with home purchases. Structured as grants, forgivable loans, no- or low-interest loans, or deferred loans, community down payment and closing cost assistance programs can help families who lack savings become successful homeowners.

Grants from local governments, or public housing authorities have the benefit of less administrative burden than publicly provided loans and do not require repayment, however, the pool of funding that generates the grants cannot always expect to be recaptured so they are typically a better application when the amount of up-front payment assistance is lower, typically \$5,000 or less, so that the overall funding pool can be spread further. Structuring the assistance as a loan that must be repaid allows local governments to re-administer the funds; different families can be helped as loans are paid off. Recycling funds adds complexity and requires oversight, which can be a cumbersome requirement for local government staff. However, these publicly provided loans can significantly increase the scale of impact that limited resources provide, particularly in high-cost markets where down payment and closing cost assistance can amount to a substantial per-unit subsidy. Structuring down payment assistance as a loan works well in housing markets and locations where home values are steady or rising, as is the case in the Town of Nederland. A worthwhile consideration is that if home prices decline, it can be difficult for borrowers to repay these loans. Since it can be difficult to predict downturns in the housing market, cities, towns, and counties may wish to consider policies that forgive these loans in the event of such a downturn.

Cities and counties can use some federal funds, including HUD's HOME Investment Partnership and Community Development Block Grant program funds, to fund down payment and closing cost assistance programs. Cities and counties can also use locally generated funds exclusively or to supplement federal funding.

17. **Employer-Assisted Housing:** Employer-assisted housing programs can be an effective way to leverage the resources of larger employers in a region that can help employees afford housing near their work through a variety of ways including downpayment assistance on for-sale housing units, rental subsidies, or the direct investment in or construction of new housing units. This is often a successful endeavor when one employer is contributing to a higher percentage of local employment. For the Town of Nederland, this could include a partnership with Eldora Ski Resort to provide housing for folks who are employed by Eldora Ski Resort and live, or want to live, in The Town of Nederland.
18. **Amending Building Codes:** Building construction codes are an important safeguard to ensure that housing units are safe for human habitation. Building codes are typically used to regulate residential and non-residential building construction and can address things like plumbing, mechanical, electrical, and energy in a construction project. It is typical that local governments adopt model codes developed by national or international standards organizations like the International Code Council. These codes are then enforced through plan review when new development and redevelopment projects are initiated. These model codes can often be a helpful tool and baseline for local governments to feel confident that they are administering reasonable, and appropriate codes that influence the safety and habitability of buildings in their communities. These codes can also have requirements in construction standards and building regulations that raise costs associated with the project development but do little to make a building safer. For example, older codes may eliminate the use of new high-performance low-cost construction materials such as structured-insulated-panels that can reduce time and money on a building development project but may not be used due to a building code that restricts these materials. A first step for most local governments in reducing barriers to housing construction while ensuring high-quality housing is being built safely is to ensure that they are using the latest version of a model code from the International Code Council, then

going through a self-audit to ensure that there are not any unnecessarily cumbersome requirements that are doing little to protect safety and blocking new developments.

19. **Square Footage Cap:** The Town of Nederland could consider codifying a square footage cap on the habitable space associated with new single-unit residential buildings, not including garages or basements. This strategy would have the benefit of reducing the impact that large homes have on the home values in the surrounding market. Large homes have the effect of driving up median home value in the surrounding area which drives up home values of even more modestly sized homes and can lead to decreased affordability in a housing market even if smaller homes, and multi-unit homes are present. This would also incentivize smaller single unit construction which could help the town increase the number of missing middle housing units. Associated benefits also include smaller demands on the local utility network and increasing energy efficiency amongst new single unit residential buildings. Routt County, Colorado, a rural county in the mountains is currently considering a square footage cap of 7,500 square feet in order to reduce the impact of large homes on affordability in the region.
20. **Regulating Short-term Rentals:** Local governments, especially in mountain resort areas, are increasingly regulating short-term rentals. Short-term rentals are furnished rooms, homes, apartments, or other existing housing that is rented out on a short-term basis, typically less than one year. Short term rentals are typically rented out by a small-scale guest hosting operation, or the owner of the home. The fluid nature of short-term rental markets—which involve multiple hosts independently deciding whether and when to host a rental and through dozens of online platforms have led many local governments to consider regulating these short-term rentals to mitigate the potential effect that short-term rentals have on constraining the supply of existing housing units that could be used for residents that are instead being used commercially to host short-term non-residents. In 2022, the voters in the Town of Nederland approved an increase in the lodging occupation tax, which applies to short-term rentals, to a total of \$4 per day per number of defined bedrooms in the unit which took effect on January 1, 2023. Should the Town of Nederland decide to add additional regulations on short-term rentals, the town will likely want to consider a range of policy options. Among the key regulatory tools available are:
 - **Monitoring of short-term rentals:** Localities may require short-term rentals to register or acquire permits, which may include measures to protect the safety of tenants and mitigate potential disturbances for neighbors.
 - **Caps on the number of short-term rentals:** Localities may choose to restrict the total number of permitted units in certain neighborhoods, zoning districts, or the town.
 - **Limits on the frequency of rentals:** Localities may limit the number of nights a property can be rented as a short-term rental.
 - **Managing the location of short-term rental units and the density/concentration of short-term rental units.**
 - **Restrictions on tenants:** Localities may consider limiting the number of tenants who can stay in a short-term rental.
 - **Prohibiting certain types of short-term rentals:** Localities might ban dedicated or investor-owned short-term rentals.



4 RECREATION



Introduction

This chapter lays the foundation for the vision, goals, and policies that will direct Nederland's approach to recreation initiatives within the town and surrounding lands. The concepts in this chapter were developed through conversations with stakeholders about the needs of the community, an analysis of existing recreation offerings, and public input on needs, opportunities, and top priorities for recreation. This chapter includes actionable policies to advance Nederland's recreation goals and offerings. These policies are intended to help keep Nederland active, engaged in the community, and physically and mentally healthy through both active and passive recreation options. A thriving recreation scene contributes to human health and wellbeing, a core pillar of the City Resilience Index.

Existing Conditions and Key Issues

THE RECREATION LANDSCAPE

As a result of its position surrounded by public lands and breathtaking mountain scenery, much of Nederland's recreational opportunities are defined by outdoor offerings such as hiking, mountain biking, and skiing. Traditional recreation, like sports programming, classes and clinics, and athletic facilities, are also a crucial part of recreation in Nederland but are less developed than the outdoor recreation opportunities are. When considering the recreation opportunities available to residents in Nederland, it is important to consider the regional scale due to the abundance of trails and public lands outside town boundaries. These recreational features, though under the control of other governing bodies such as the United States Forest Service (USFS) and Boulder County, play an important role in supplementing in-town recreational offerings. The core recreational sites in and immediately surrounding Nederland are shown in the following recreation map (Figure 4.1).





SPORTS FIELDS, PLAYGROUNDS, & RECREATIONAL AMENITIES

Nederland has several parks that offer residents access to sports fields and courts, playgrounds, skateparks, picnic tables, and natural scenery. The Guercio Memorial Park, Nederland Ice and Racquet Park, and Nederland Middle-High School offer residents access to various fields and courts such as a baseball field, tennis courts, and ice rink, and a well-maintained track and football field.

Nederland's main park is Chipeta Park, which includes picnic tables, a shelter, play equipment, swings, and a small pond. It is easily accessible from First Street and Downtown via pedestrian trails. Adjacent to Chipeta Park is Veterans Memorial Park, featuring trails, benches, and a veteran's memorial. Joe Smith Park, the Nathan Lazarus Skatepark, Tom Riley Park, and various pocket parks provide additional in-town recreational spaces.

OUTDOOR RECREATION

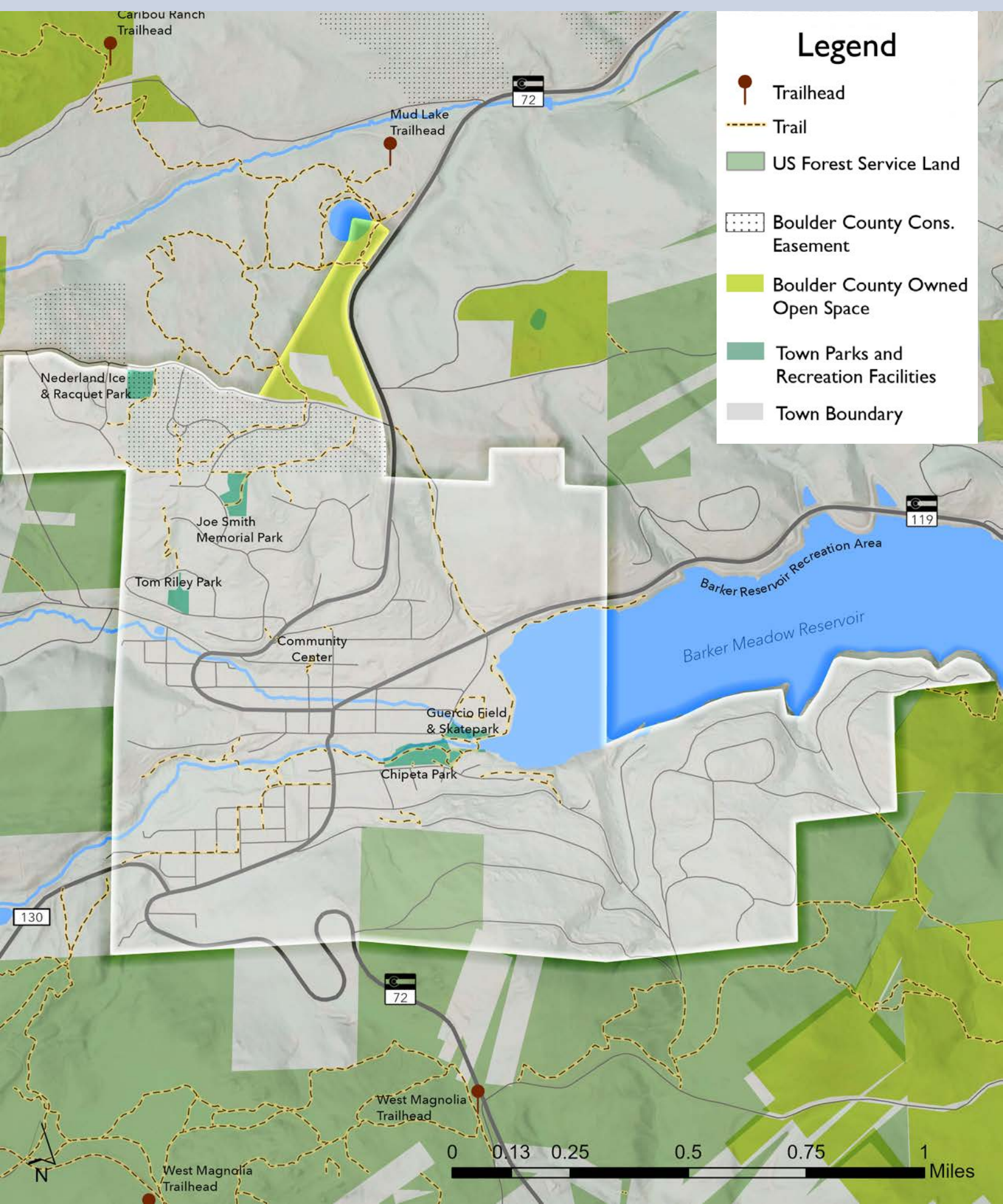
Nederland has an extensive, though incomplete, pedestrian dirt trail system that connects key destinations like Downtown, Chipeta Park, Boulder Creek, neighborhoods, and the Community Center. This network enhances connectivity and offers pleasant walking experiences in town.

Outside of town there are several large open spaces and public lands with trail networks providing access to hiking, mountain biking, and scenic views. These include the West Magnolia trails (USFS), Mud Lake (Boulder County), Barker Reservoir Recreation Area (City of Boulder), and Caribou Ranch Open Space (Boulder County).

Outdoor recreation opportunities in the area can draw significant visitation and drives tourism. For example, in the winter Eldora Mountain resort and Nordic skiing opportunities on the 4th of July Road and Mud Lake Open Space bring several visitors. In the summer, mountain biking, camping, fishing, and hunting draw several visitors to public lands in the area such as the Indian Peaks Wilderness. Boulder Canyon provides ample opportunities for rock climbing as a premier climbing destination with hundreds of sport and traditional routes between Boulder and Nederland.



FIGURE 4.1
NEDERLAND RECREATION AMENITIES





KEY ISSUES IDENTIFIED

MAINTENANCE, FUNDING, AND CAPACITY

Funding and staff capacity are the core challenges in the maintenance and delivery of recreational assets in town. However, continued efforts to find funding through grants could help provide new recreational assets, and non-profits and volunteer groups are excellent resources to continue maintaining existing trails and parks in town. Before building new infrastructure, maintenance of existing parks and facilities is the top priority. Proposals for new facilities should only move forward when there are clear mechanisms for initial funding as well as continued operations and maintenance of the facility.

TOURISM IMPACTS AND OPPORTUNITIES

Because the recreational offerings around Nederland are so desirable, they serve not only as local destinations but also as tourist destinations. Traffic from Front-Range communities visiting Eldora Mountain Resort and nearby trailheads presents challenges with congestion but also provides economic opportunities for travel and tourism-supporting industries.

INDOOR RECREATION FACILITY NEEDS AND UPGRADES

The two most significant recreation facility needs in Nederland are an indoor pool and upgrades to the Community Center. In 2024, the community's most frequently expressed need was for a pool, hot tub, and sauna facility, a recommendation also highlighted in the 2013 PROST plan.

The Community Center, a central hub for recreation, offers a fitness center and various sports, dance, and social programs. However, it requires several renovations to maintain its functionality, including addressing the condemned West Wing and improving site circulation. Addressing these issues will ensure the Community Center continues to meet the community's recreational needs.

OUTDOOR RECREATION FACILITY NEEDS AND UPGRADES

Community members have expressed interest in developing the west shore of Barker Meadow Reservoir to provide water-based recreational opportunities and create a direct link to Downtown. Currently, swimming and boating at the reservoir are prohibited. Although a master plan was created in 2013 to revitalize this area, those improvements have not been implemented. Despite financial and intergovernmental challenges, there is ongoing interest in adding trails around the reservoir and developing a performance stage in the proposed Gateway Park area.

In 2024, the most frequently expressed outdoor recreation need was for increased pedestrian trail connectivity in town. While Nederland has a unique system of gravel paths linking key neighborhoods to Downtown and Chipeta Park, there are gaps in the network, and the trails lack ADA accessibility. Improving trail connectivity was also a key objective in the 2013 PROST plan.

ENGAGEMENT RECAP

The following section summarizes the emerging themes from our community engagement around the topic of recreation. For more information about our engagement process, please read the community engagement summary in the introduction chapter.

WHAT WAS HEARD

When asked what kind of indoor and outdoor recreational offerings are currently missing in Nederland, there was strong support for the idea of developing a swimming pool facility of some kind. The survey strongly supported this outcome, with 15 out of 36 write-in comments specifically mentioning the desire for an indoor pool facility. Other common responses included a dog park, pump track, and outdoor event space/stage. There was also a significant number of respondents indicating a need for expanding the in-town pedestrian trails with better connectivity to neighborhoods like the Big Springs Community, increasing the accessibility of trail networks, and better wayfinding. When asked to prioritize which initiatives to focus on related to parks and recreation, the most support was for strategies like maintaining indoor and outdoor recreation facilities and local trail systems. New facilities were less of a priority, except for indoor recreation facilities and new trail connections to surrounding public lands which were still rated highly. When asked questions about maintaining facilities or developing new ones, there was a slight preference for maintaining existing facilities as a priority.

Overall, the responses were indicative of a community that values recreation and open space in general, with particular emphasis on conservation, developing trails, and maintaining existing facilities. Additional recreational programming and educational initiatives were the only policies that the community did not identify as particularly important.



Recreation Vision Statement

Our community and its visitors enjoy a well-connected, ecologically sound, well-maintained, and accessible parks, open space, and trail system with recreational and cultural services and facilities while protecting and enhancing the unique mountain ecosystem of which we are a part.

Objectives & Strategies

OBJECTIVE 1:

Prioritize the Maintenance and Operations of Successful Pre-Existing Recreation Facilities



Nederland will prioritize maintaining and enhancing existing recreational facilities to ensure they continue offering high-quality experiences for residents and visitors. The primary focus will be on key amenities such as Chipeta Park, the Community Center, and town trails along Central Boulder Creek, given their high usage and significance to the community. Securing the necessary funding and staffing to maintain these facilities is the critical first priority before considering the development of new recreational amenities. Efforts will also include community engagement through volunteer programs and the reassessment of less successful programs to reinvest resources where they are most effective.

OBJECTIVE 2:

Support and Expand Indoor Recreation Opportunities



Nederland will emphasize opportunities to expand and support indoor recreation opportunities. While outdoor recreation opportunities already abound, indoor activities for residents during colder months are more limited. To expand these opportunities, the town will work to renovate and improve the Community Center, ensuring high-quality programmable space for fitness classes, social events and activities, and more. The maintenance of existing recreation facilities will be a funding priority, with new programs and facilities typically needing additional fundraising efforts such as through grants, donations, or the intentional allocation of parks budget whenever possible. Nederland Staff will investigate opportunities for a community pool facility.

Connection to Resilience: Health and Well-being

OBJECTIVE 3:

Incrementally Improve In-Town Trail Networks and Pocket Parks



Nederland will prioritize the gradual expansion and enhancement of its in-town trail network and pocket parks to improve connectivity and accessibility. The Town will actively seek opportunities to connect existing trails to new key destinations and neighborhoods, ensuring that residents and visitors can easily navigate between parks, plazas, downtown areas, and neighborhoods on foot.

As outlined in the Downtown Subarea Plan, potential locations for pocket parks and plazas within the downtown subarea will be identified, evaluated, and developed incrementally. The focus will be on creating a cohesive network of trails and green spaces that enhance the pedestrian experience and provide accessible recreational areas throughout town.

OBJECTIVE 4:

Expand Outdoor Recreation Offerings Near Barker Meadow Reservoir



Celebrate Barker Meadow and the reservoir as the eastern entrance to Nederland through continued efforts to enhance the area's natural beauty and to sustainably satisfy several of Nederland's cultural and recreational needs. Nederland will actively pursue the expansion of recreational opportunities between the west end of Barker Meadow Reservoir and the eastern edge of downtown. Key areas of focus will include evaluating the feasibility of developing an amphitheater and multi-use field space for community events and recreational activities.

In alignment with the recommendations of the Downtown Subarea Plan, the town will consider master planning this zone to create a cohesive connection between the reservoir as a recreational asset and downtown as the town center. This will involve a comprehensive approach to land use, infrastructure, and design, ensuring that these areas complement one another and enhance the overall experience for residents and visitors.

Nederland will also continue discussions with the City of Boulder to renegotiate agreements that could expand recreational uses of the reservoir, including the possibility of introducing paddle sports and swimming. This effort will involve exploring regulatory, environmental, and safety considerations to ensure that any new activities are sustainable and beneficial for the community.

TABLE 8:
RECREATION STRATEGIES TABLE

STRATEGY	TAGLINE	RELEVANT OBJECTIVES
1	Maintenance and Operations Plan	Objective 1
2	Program Evaluation and Reinvestment	Objective 1
3	Develop a Trail and Park Maintenance Volunteer Program	Objective 1
4	Budget Exploration	Objective 1
5	Community Center Renovation Plan	Objective 2
6	Feasibility Study for Indoor Pool	Objective 2
7	Trail Network Expansion Plan	Objective 3
8	Green Open Space Development	Objective 3
9	Barker Reservoir Feasibility Study	Objective 4
10	Intergovernmental Collaboration with Boulder	Objective 4



STRATEGIES

1. **Maintenance and Operations Plan** - Develop detailed maintenance priorities and operating plans for the upkeep of existing trails and parks. This plan should include regular assessments of facility conditions, a maintenance schedule, and a resource allocation strategy.
2. **Program Evaluation and Reinvestment** - Identify the most and least successful recreation programs based on popularity, community impact, and satisfaction levels. Prioritize and reinvest in successful programs while considering the discontinuation of less effective ones to redirect funds to higher-impact areas.
3. **Develop a Trail and Park Maintenance Volunteer Program** - Develop a robust volunteer program focused on trail and park maintenance. Engage residents, community groups, and schools in organized efforts to maintain and enhance town trails and parks. Offer training, tools, and incentives to volunteers, and establish a regular schedule for volunteer maintenance events.
4. **Budget Exploration** - Explore opportunities to increase the parks and recreation budget, with a focus on securing funds for maintenance. Once maintenance liabilities are adequately covered, investigate options for future investments in recreational facilities.
5. **Community Center Renovation Plan** - Develop and implement a comprehensive renovation plan for the Community Center, focusing on creating versatile, high-quality spaces for fitness, social events, and community programs. This plan should include upgrades to existing facilities, improved accessibility, and renovations to the west wing.
6. **Feasibility Study for Indoor Pool** - Conduct a feasibility study to investigate the potential for developing an indoor pool facility. This study should assess community demand, site suitability, cost estimates, and potential funding sources. Engage with community members and stakeholders to gauge interest and gather input.
7. **Trail Network Expansion Plan** - Establish a formal plan to expand the in-town trail network, prioritizing connections to key destinations like schools, parks, downtown, and residential neighborhoods. This plan would include a phased timeline for implementation, funding sources, and specific areas targeted for new trails.
8. **Green Open Space Development** - Integrate green infrastructure and sustainable practices into the development of trails, pocket parks, and plazas. This could include using permeable materials, native landscaping, and stormwater management systems.
9. **Barker Reservoir Feasibility Study** - Conduct a feasibility study for the development of an amphitheater and multi-use field space. Start with the Nederland Gateway Park Area Master Plan from 2013 and evaluate what concepts are still feasible and which are not. This updated effort should assess site suitability, potential environmental impacts, cost estimates, and community demand. Secure funding for the study through grants or partnerships and engage consultants with expertise in recreational planning and design.
10. **Intergovernmental Collaboration with Boulder** - Continue negotiations with the City of Boulder to explore the potential for expanding recreational activities at Barker Meadow Reservoir, such as paddle sports and swimming. This effort should include discussions on regulatory, environmental, and safety considerations to ensure any new activities are sustainable and beneficial for the community.



5 TRANSPORTATION



Introduction

This chapter identifies the existing transportation challenges in Nederland as well as opportunities to improve transportation safety, enhance transportation options for all ages and abilities, and improve circulation through and to town. This chapter provides priorities for advancing transportation infrastructure as demand for travel in Nederland increases and a desire to travel by foot, bike, or transit grows. Recommendations include improving the roadway network through traffic calming and intersection enhancements, implementing new and upgrading existing sidewalks and trails, enhancing transit services and programs, developing programs to advance multimodal transportation options, and implementing parking management strategies.

Existing Conditions & Key Issues

Nederland is seeing increased traffic to and through town, and increased demand on roadway and parking infrastructure; however, few significant transportation system improvements have been made over the last decade. Downtown Nederland has limited and narrow sidewalks and limited pedestrian crossings. Transit access in Nederland is regionally focused and infrequent, primarily connecting people to communities and destinations adjacent to and around Nederland, rather than within the town. Additionally, parking is not intuitive and challenging to navigate. The north and south ends of Nederland are connected by a single two-lane bridge over Middle Boulder Creek, posing a challenge in the case of a flood or emergency evacuation. There are no traffic lights in the town; instead, there is a roundabout in the center of town that connects Highway 119, 2nd Street, and North Bridge Street. There are three roads that provide access into and out of Nederland— (1) Highway 119/Peak to Peak Highway, (2) Highway 119/Boulder Canyon, and (3) Highway 72/Peak to Peak Highway. Limited access into and out of town provides challenges during a potential evacuation or peak demand days.

ROADWAY NETWORK

The Colorado Department of Transportation (CDOT) collects annual average daily traffic (AADT) data at eight different locations within the Nederland town boundary. The highest AADT counts are in the center of the Town, with 6,400 average vehicles per day as the highest count. The posted speed limit throughout most of the local roadways in Nederland is 15 miles per hour (mph) and goes up to 35 mph on small segments of roadway. The posted speed limit for the sections of Highway 119 within the majority of town is 25 mph. South of Eldora Road, the posted speed limit of Highway 119 is 35 mph.

BICYCLE AND PEDESTRIAN NETWORK

Throughout town, there are limited pedestrian facilities and no dedicated on-street bicycle facilities. Most of the sidewalks in town are concentrated in the central downtown area and are a mix of primarily concrete or gravel. The sidewalks that are composed of gravel and other non-concrete materials do not meet the Americans with Disabilities Act (ADA) standards for accessibility. In addition to sidewalks, Nederland has a network of both formal and informal trails. Informal trails are generally unmarked desire lines that have been created by pedestrians. There are two formal trails that connect to the sidewalks in the downtown area as well as a cluster of trails in the northwest region of town.

There are a total of 14 marked crosswalks, mostly concentrated in the downtown area; most crosswalks have associated signage, and all crossings are uncontrolled (i.e. there are no flashing beacons or signals located at crossing locations). The paint of many of these crosswalks is faded due to the snow, plows, heavy vehicle traffic, and wear and tear over time. Pedestrian and bicycle facilities are shown in Figure 5.1.

Legend

Town Boundary

Pedestrian

- Concrete sidewalks
- Crushed stone sidewalks
- Trails
- Cross-walk

Vehicular

- Major Highway
- Local Street

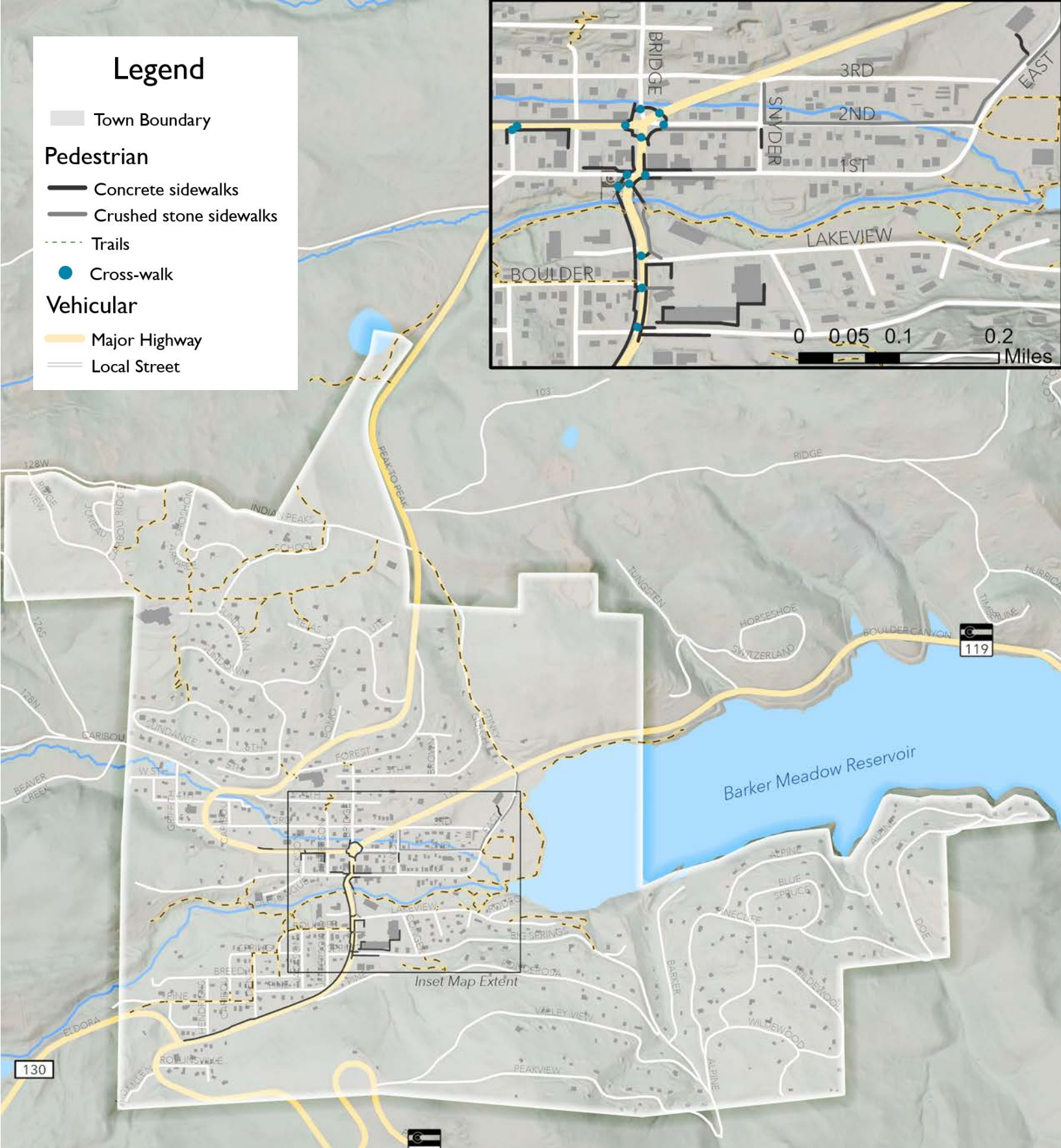


FIGURE 5.1

NEDERLAND TRANSPORTATION INFRASTRUCTURE



TRANSIT SERVICES

The Town of Nederland is currently serviced by three fixed-route transit options and four paratransit services. The fixed route services are the NB route operated by RTD, the Hessie Shuttle operated by Boulder County, and Mountain Rides operated by Peak-to-Peak Transportation. The connection between the NB route and Hessie Shuttle allows travelers from Boulder to travel to the Hessie trailhead with just one transfer. While these transit services connect travelers regionally, there is no local transit service exclusive to Nederland. In addition to fixed-route service, the four different paratransit services available in Nederland are RTD's Access-a-Ride, RTD's Access-on-Demand, Via Mobility, and IntelliRide.

PARKING

Parking utilization data was collected by Fehr & Peers on Tuesday, September 26, 2023, from 7:00am-8:00am, and Sunday, October 1, 2023, from 11:00am-1:00pm at several downtown locations. Parking occupancy, or utilization, is defined as the number of parked vehicles divided by the total supply of parking spaces. Parking occupancy around 85% is generally considered to be industry best practice as the threshold for whether parking is at capacity.

During the weekday morning data collection period, most businesses in Nederland were not yet open and most residents were assumed to be in their homes. It is assumed that this period reflects the time of the lowest parking demand for the study area. Most parking locations observed were less than 20% utilized—therefore it is easy to find parking and there is not a parking supply problem during low demand times.

Weekend parking utilization data was collected during the Nederland Farmer's Market, the Harvest Festival, and peak Fall leaf-peeping season. Due to the multiple events and Fall season, this date was chosen to reflect a peak activity and visitation period in Nederland, when parking demand is at one of its highest points. Almost all the parking locations observed were above 85% utilization, and in some cases, over 100% utilization. This means that it can be challenging to find parking and parking management strategies should be identified. Parking utilization over 100% indicates illegal parking activity. Lack of clear parking signage denoting parking locations likely contributed to illegal parking activity.

SAFETY

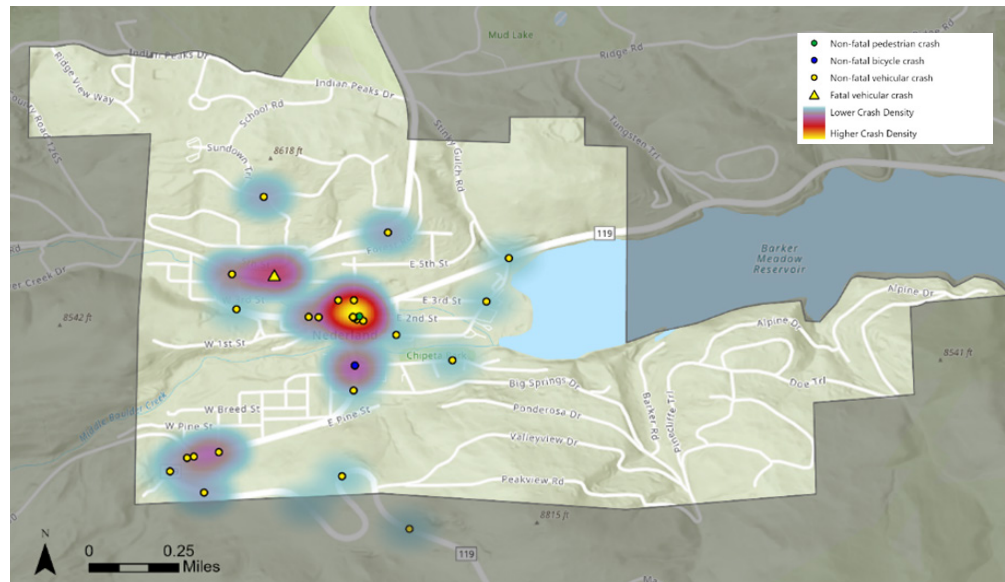
Fehr & Peers conducted a crash analysis using DiExSys Road Safety Analytics data from January 1, 2018-December 31, 2022. Non-state-highway and non-intersection crashes were not included in the analysis due to potential inaccuracies in the spatial location of crash data.

Most of the crashes analyzed are concentrated in the central downtown area of Nederland at the roundabout and at the intersection of Eldora Road and Highway 119. There are also individual crashes that occur at curvatures on the road along Highway 119. 68% of crashes resulted in property damage only (i.e. non-injury crashes). From the five years of crash data analyzed, there was only one fatal crash due to a head-on collision between a truck and a motorcycle navigating a curve on Highway 72. From 2018-2022, there was one crash involving a person walking at the roundabout and one crash involving a person bicycling. A map of the crash data is shown in Figure 5.2. In this crash heat map, crash density was weighted by the level of injury of the crash, with fatal crashes carrying the most weight and property damage only crashes carrying the least weight.



The most common type of crash during the study period were fixed-object crashes including parked motor vehicle crashes, which contribute to 30% of all crashes. The second most common types of crashes were broadside, overturning, and rear end crashes, each representing 14% of crashes. The least common types of crashes were head on, overtaking turn, bicycle, and pedestrian crashes, each representing 3% of crashes. These crash locations and crash patterns were used to inform recommendations.

FIGURE 5.2
NEDERLAND CRASHES (2018-2022)



ENGAGEMENT SUMMARY

Several areas for improvement along the transportation network were identified during the public and stakeholder engagement process. Common themes expressed were expanding bicycling and pedestrian infrastructure, improving transit access, and enhancing roadway comfort and maintenance.

WHAT WAS HEARD

BICYCLING AND PEDESTRIAN INFRASTRUCTURE

Nederland residents, employees, and visitors expressed a desire to improve walking and rolling infrastructure in Nederland. Desired improvements include improving pedestrian crossings (especially at the roundabout and Visitors Center), repairing and filling gaps in the sidewalk network (especially along Highway 119), installing additional pedestrian amenities, improving snow removal on sidewalks, and installing pedestrian-scale lighting in the downtown area. The community also expressed an interest in improving trail access and allowing for accessible connections to trails, securing bicycle parking, and implementing a bike share program.

The community expressed support for a second pedestrian bridge through town that would be open to vehicles for emergency use only, as shown in Figure 5.3. There was continued concern about winter maintenance of pedestrian infrastructure, which will need to be prioritized in the future.

FIGURE 5.3
POTENTIAL SECOND BRIDGE LOCATIONS



TRANSIT

The Nederland community expressed interest in expanded transit service, including increased frequency, extended service hours, and additional transit routes within the town and the region. Community members were also interested in improving ease of riding transit by making real-time information on transit routes and schedules more readily accessible, and by improving bus stops with shade, trash cans, and benches.

In response to proposed recommendations, Nederland residents supported increased NB frequency, particularly around peak commuting hours and on the weekends. There was also support for bus stop improvements and for providing support for elderly and disabled riders. The community expressed continued interest in a bus service to Eldora Ski Resort for Nederland locals.

ROADWAYS

The biggest concerns that Nederland residents expressed regarding roadways were maintenance and parking. There was significant concern about winter roadway maintenance, especially the degradation of painted street lines. Residents also expressed a desire for better parking management, and potentially additional parking locations, especially downtown. The community was also interested in improvements to the roundabout in town, and potentially the construction of additional roundabouts.

The community expressed support for the proposed road improvements. There was widespread support for geometric modifications and striping and signing enhancements at the intersection of Highway 119/Lakeview Drive to slow speeds, improve pedestrian safety, and reduce queuing for drivers. There was emphasis on the need for a turn lane at this location. Community members also supported similar enhancements at Eldora Road/Highway 119. Community members were generally in favor of parking management strategies, including paid parking, signage formalizing parking, and loading zones.



Vision Statement

Nederland's transportation system is comfortable and accessible for users of all ages and abilities. Travelers in Nederland have equitable access to various and sustainable modes of transportation through a connected network of trails, sidewalks, and roadways. All modes of transportation including walking, rolling, biking, riding transit, and driving are convenient, reliable, respect the natural environment while providing access to recreation, and are supported by programs and policies that can adapt to emerging mobility and technology.

Objectives & Strategies

OBJECTIVE 1:

Prioritize Transportation Equity and Safety

As a popular destination for visitors and a growing population, Nederland's transportation system serves people of all ages, backgrounds, and abilities. As a result, the transportation system must be comfortable and accessible for all users. The town will prioritize equity by providing support and signage for non-English speakers, complying with ADA accessibility requirements throughout transit and pedestrian facilities, and providing transportation options for users of all ages and abilities. Additionally, the town will prioritize comfort by managing vehicle speeds, implementing safety improvements at intersections with a crash history, protecting pedestrians and bicyclists with dedicated crossings and facilities, and strategically utilizing programs and policies to prioritize people walking, biking, and taking transit.



OBJECTIVE 2:

Ensure that Walking is Comfortable and Accessible

By ensuring that it is comfortable and accessible for people walking, Nederland will be able to reduce traffic impacts and carbon emissions. The town will promote pedestrian comfort and accessibility by upgrading the existing sidewalk network and expanding the sidewalk and trail network near key destinations. Formalizing select existing informal trails will allow residents to walk between key destinations comfortably and efficiently. The town will also ensure pedestrian comfort by upgrading existing pedestrian crossings and adding additional crossing locations. Upgrades include a pedestrian signal, roadway narrowing, and colored concrete at crossing locations.



OBJECTIVE 3:

Increase Regional Transit Options

Nederland will increase the mobility of its residents and decrease car congestion by working with RTD to improve regional transit options. These improvements will allow Nederland residents to travel more easily within their community and access the Eldora Ski Resort more quickly and will help to manage visitor traffic. Improvements include expanded rural regional transit, expanded transit to Boulder, expanded transit to Eldora, and new intra-Nederland transit during peak demand days.



OBJECTIVE 4: Maintain Transportation Infrastructure

Nederland will proactively and consistently maintain its transportation infrastructure to ensure comfortable road conditions into the future. To do this, the town will need to consider additional funding sources for additional equipment and staffing as well as create a pavement and street sweeping plan. This increased investment in and improvements to maintenance will allow Nederland to prolong the lifespan of its transportation infrastructure and allow for comfortable travel for years to come.



OBJECTIVE 5: Implement Parking Management Strategies

Nederland will consider and implement parking demand management strategies. Short-term recommendations are aimed at addressing potential future challenges in the next five years and are focused on parking demand management strategies that shift parking demand rather than adding parking supply. Long-term strategies will be determined based on the effectiveness of short-term strategies but may include expansion of parking supply.



TABLE 9:
TRANSPORTATION STRATEGIES TABLE

STRATEGY	TAGLINE	RELEVANT OBJECTIVES
1	Sidewalk and Trail Improvements	Objectives 1 and 2
2	Enhanced Pedestrian Crossings	Objectives 1 and 2
3	Roadway Enhancements at Intersections	Objectives 1 and 2
4	Traffic Calming Measures	Objectives 1 and 2
5	Transportation Programs	Objectives 1 and 2
6	Boulder County Safety Study	Objective 1
7	Bus Stop Upgrades	Objective 3
8	Regional Transit Expansion	Objective 3
9	Intra-Nederland Circulation	Objective 3
10	Updated Maintenance Plan	Objective 4
11	Parking Demand Management Strategies (Short-term)	Objective 5
12	Expansion of Parking Supply (Long-term)	Objective 5



STRATEGIES

1. **Sidewalk and Trail Improvements:** Upgrade existing sidewalks and trails and implement new sidewalks and trails per the map in the Transportation Plan. This strategy will create a complete and connected pedestrian network that will provide access to key destinations and serve as recreation for people of all ages and abilities.
2. **Enhanced Pedestrian Crossings:** Upgrade existing pedestrian crossings with signals and surface materials and add new pedestrian crossings where appropriate. Pedestrian signals should be considered at the Visitors Center and library to improve pedestrian safety and reduce vehicle delay. Denote all striped crosswalks on Highway 119 with colored concrete rather than striping. Lastly, implement new pedestrian crossings at Highway 119/Navajo Trail, West 2nd Street/North Jefferson Avenue, Highway 119/East Street, and Highway 119/East 3rd Street.
3. **Roadway Enhancements at Intersection:** Implement improvements at the three intersection locations identified in the Transportation Plan: the roundabout, Lakeview Drive/Highway 119, and Eldora Road/Highway 119. Upgrade the existing roundabout to meet CDOT standards to effectively divert vehicle traffic to slow speeds and improve pedestrian crossings. At Lakeview Drive/Highway 119, implement turn lanes and receiving lanes. Lastly, at Eldora Road/Highway 119, implement turn lanes and receiving lanes in the short-term and a roundabout in the long-term.
4. **Traffic Calming Measures:** Operating speed data and community concerns both confirm high vehicle speeds in town. These high speeds are reported on local roadways as well as state highways. In the near term, maintain existing striping and implement a more regular restriping program to counteract the impacts of local weather conditions. Maintaining centerline, edge, and crosswalk pavement markings can reduce speeds. In the long term, visually narrowing the roadway through centerline and shoulder striping and painted bulb outs on local roads can significantly lower traffic speeds.
5. **Transportation Programs:** Programs related to transportation help expand transportation options for travelers. Implement programs including: curbside management to allow for 15-minute pick-up/drop-off locations, wayfinding as identified in the DDA Wayfinding Plan that includes key destinations and travel distances, and Transportation Demand Management strategies such as educational resources and pedestrian amenities.
6. **Boulder County Safety Study:** Implement projects recommended in the upcoming Boulder County Safety Study to address safety concerns based on crash patterns and the high-risk network.
7. **Bus Stop Upgrades:** Upgrade all bus stops to include an ADA landing pad, adjacent sidewalks, nearby crosswalks, trash cans, and motion-censored pedestrian-scale lighting. Where feasible, bus stops should include paved bus pullouts to reduce delay to traffic, bike parking, wayfinding signage, benches, a shelter, and route information. These amenities will make the transit experience more comfortable for all users.
8. **Regional Transit Expansion:** Work with regional partners to expand transit service between Nederland and neighboring jurisdictions. This includes coordination with Boulder County on the planned mountain driver program, educational resources about available public transportation and paratransit options, and increased coverage and frequency of transit to Boulder, Ward, and Rollinsville.
9. **Intra-Nederland Circulation:** Continue to collaborate with existing regional shuttles, such as the shuttle to the Hessie Trailhead, that provides additional connections to the town. Through collaborative efforts, Nederland can leverage shared costs and resources to provide transit within the town. A circulator should also be considered on peak demand days that provides convenient access to parking lots and other key destinations within town.

10. **Updated Maintenance Plan:** The proposed enhanced roadway, bicycle, and pedestrian infrastructure as recommended in this plan will require increased investment in maintenance. To support this new infrastructure, consider creating a pavement and street sweeping plan, in addition to the town's existing snow plowing plan, to maintain walking/rolling, biking, and driving as reliable transportation options year-round. The snow plowing plan should be reevaluated with an eye to prioritizing maintenance of pedestrian facilities and access to transit.
11. **Parking Demand Management Strategies (Short-term):** Implement parking demand strategies including expansion of paid parking, expansion and greater enforcement of time-restricted parking, expansion of shared parking, improvement of wayfinding around parking lots, and data collection and monitoring of parking supply during peak demand days/times.
12. **Expansion of Parking Supply (Long-term):** Continue to monitor parking demand in the future following the implementation of short-term parking demand management strategies, as identified in this chapter. If data shows a growth in parking demand, causing parking to begin to reach capacity even with the short-term recommendations in place, the town may want to consider expanding parking supply. The decision to add capacity should not be based entirely on demand but should also be a value-based decision among the community.





6 HEALTH & HUMAN SERVICES



Introduction

This chapter summarizes key information related to health, human, and social services in the Town of Nederland. This chapter includes key information about the service offerings Nederland residents have in town, as well as in Boulder County. It provides an overview of previous, somewhat limited planning and policy work concerning health, human, and social services and identifies key stakeholders and service providers within the community. This chapter goes on to highlight key takeaways from community and stakeholder engagement regarding service offerings and gaps, and concludes with objectives, strategies, and actions for the Town of Nederland to consider.

Existing Conditions

The Town of Nederland and surrounding Boulder County, and Peak-to-Peak neighboring communities have a variety of community, health, and human resources available to area residents. Further, Nederland supports local community well-being by funding the Nederland Health and Human Services Fund through the Lodging Occupation Tax recently enacted in 2023. Several of the community resources and service providers are outlined in greater detail below. Generally, the Town of Nederland is well served by an extensive network of resource and social service providers and should continue to promote these services to residents, as well as leverage partnerships between service providers and the Town of Nederland where appropriate.

SOCIAL SERVICES

NEDERLAND FOOD PANTRY, COMMUNITY GARDENS & CLOTHING CLOSET

The Nederland Food Pantry works to relieve hunger and provide basic needs that support the Peak-to-Peak Community by offering a food pantry and clothing closet to those in need. The Food Pantry also helps host a Human Services Fair each fourth Thursday of the month from 10 am to noon in the Community Center. At the fair, attendees can meet representatives from Boulder County Health and Human Services, sign up for the Supplemental Nutrition Assistance Program (SNAP) and other services, get personal finance advice, and meet with other key partners like EFAA, Canyon Cares, the Area Agency on Aging, and Mental Health Partners.

EMERGENCY FAMILY ASSISTANCE ASSOCIATION

The Emergency Family Assistance Association (EFAA) provides stabilizing services, innovative programs, and transformative advocacy to strengthen families and create a thriving community where families can get out of poverty. They offer a food bank (in North Boulder), financial assistance, and operate 60 housing units across Boulder County, including a 10-unit property in Nederland purchased in January of 2023. EFAA also manages cases, helps connect clients to various peer organizations and resources, and provides education about financial resources and products. While based in Boulder, EFAA has a strong presence in the County's rural communities outside of the City of Boulder and provides equivalent services to residents in outlying areas of Boulder County.

CANYON CARES

Canyon Cares is a non-profit organization providing short-term financial assistance to help care for the necessities and urgent needs of neighbors. Their service area includes the southern portion of the Peak-to-Peak region, including Nederland, Rollinsville, Ward, and Black Hawk. Assistance awards can go towards categories such as housing, utilities, transportation, medical costs, education, and food.



HEALTH SERVICES

CLINICA FAMILY HEALTH

Clinica Family Health is an affordable healthcare provider that expands access to healthcare for those in need. They recently opened two new locations in June of 2022, servicing mountain communities in the Peak-to-Peak region from offices in Gilpin County and Nederland. Both clinics offer a full scope of primary care services. The Clinica locations offer pharmacies, with limitations on providing controlled substances and only serving those with Medicaid or on a self-pay plan. The mountain clinics do not provide dental services, but locations in Lafayette, Denver, and Thornton do provide those services for patients with Medicaid.

PEAK TO PEAK COUNSELING

Peak to Peak Counseling is a Nederland-based family-owned business providing counseling, therapy, and life coaching services. They offer both in-person and Telehealth psychotherapy sessions, serving the Peak-to-Peak region, Gilpin County, and Front Range communities. They do not accept insurance; however, they do offer a 'sliding scale rate' where sessions are conducted by their psychotherapy interns.

MENTAL HEALTH PARTNERS

Mental Health Partners is a Boulder County-based non-profit organization providing comprehensive mental health care. Their Nederland Clinic is partnered with Clinica Family Health, and all together provides comprehensive behavioral, mental, and physical health care services from one convenient location in Nederland.

BOULDER COMMUNITY HEALTH PILLAR PROGRAM

The BCH PILLAR Program (formerly Opioid & Chronic Pain Response Program) provides free assistance to Boulder County residents with healthcare matters relating to chronic pain and/or opioid and other substance use disorders. The program provides short-term case management services and referrals to community agencies for those seeking treatment in an outpatient setting or through higher levels of care. The PILLAR Program is funded by the City of Boulder's Health Equity Fund and Substance Education & Awareness Fund and is housed in Boulder at the Center for Mind-Body Medicine.

TRANSPORTATION OPTIONS

BOULDER COUNTY MOBILITY FOR ALL

The goal of the Mobility for All (M4A) Program is to promote accessible, affordable, and equitable multimodal (transit, bike, etc.) transportation options for residents of all ages and abilities and to raise awareness on transportation challenges. The program is currently undergoing efforts to create a mountain volunteer driver program called "Peak Ride." Peak Ride would be aimed at empowering seniors, people with disabilities, and caregivers living in mountain communities in Boulder County. The Peak Ride planning process created a working group made up of community partners, older adults, people with disabilities, and caregivers to guide the planning process. The working group met monthly in Nederland, Allenspark, Jamestown, Ward, Lyons, and Gold Hill to develop the framework of a volunteer driver program, which is still under process.

COLORADO CARSHARE

As a mission-driven non-profit organization, Colorado CarShare is the country's first nonprofit Electric Vehicle (EV) carshare program. This includes providing subsidies to low-to-mixed-income (LMI) communities that are typically underserved when it comes to affordable mobility options. Nederland will be receiving an EV Colorado CarShare vehicle in the Summer of 2024 that will be available to residents from the RTD park and ride. Boulder County has waived the enrollment fee of \$25 and offers residents \$25 in drive credits when using the special promo code: NEDFREE_EV.

MOUNTAIN RIDES

URL - <https://www.peaktopeaktransportation.com/>

Mountain Rides operates bus rides connecting Ward, Nederland, and Rollinsville every Wednesday and Thursday. The bus is wheelchair accessible, free, requires no prior registration, and is dog friendly, making it an accessible transportation option for many residents. On Thursday, Mountain Rides has the added benefit of helping people access the Food Pantry and Clothing Closet at the Community Center. On Wednesdays, it helps seniors access senior discount days at B&F and the senior lunch at the Nederland Community Center.

AGING ORGANIZATIONS

MOUNTAIN PEAK LIFE – NEDERLAND AREA SENIORS

The mission of Nederland Area Seniors, Inc. is to assist senior citizens in enhancing their quality of life, enabling them to live a life of respect and honor through the facilitation of nutrition, transportation, education, recreation, socialization, and outreach programs for all seniors living in the Nederland area.

BOULDER COUNTY – AREA AGENCY ON AGING

Boulder County is the official Area Agency on Aging (AAA) for Nederland. Their mission is to deliver, fund, and advocate for services that promote well-being, independence, and dignity for older adults, people living with disabilities, caregivers, and veterans in Boulder County. They provide several services including local resources, advocacy, assistance for caregivers, elder rights, LGBTQ+ outreach, a long-term care ombudsman, Medicare counseling, healthy aging, respite care, and veterans' services. The AAA also published a yearly annual report on aging and reports on aging trends for Boulder County. Boulder County is experiencing rapid aging, with the 80+ age group expected to increase 244% by 2050.



YOUTH ORGANIZATIONS

TEENS INC.

Teens Inc. is Nederland's primary youth service provider in Nederland, offering a variety of programs and services. Under the umbrella of Teens Inc. are three schools, two summer youth employment programs, and a variety of other initiatives. The primary four pillars of Teens Inc. are education, recreation, youth employment, and community initiatives such as the Nederland Youth Board and Mountain Coalition for Youth. The group advocates for Youth to have opportunities to socialize, recreate, gain work experience, and engage in decision-making in Nederland.

MOUNTAIN COALITION FOR YOUTH

The Mountain Coalition for Youth is a community organizing coalition of partner organizations, civic leaders, and community members united by the mission of making the Nederland area a healthier, happier, and more socially connected place to be a young person. The Coalition focuses on three main goals: genuine youth leadership, youth opportunity, and social-emotional learning.

ENGAGEMENT SUMMARY

WHAT WAS HEARD

From the combined survey and Open House results, when asked which service categories the Town should focus on providing, the most common answers were childcare, affordable housing support, and eldercare. When asked which services people must travel outside Nederland for, the main responses were pharmacy, urgent/emergency care, childcare, pre-school, physical therapy, exercise classes, and primary care.

These responses indicated a need for certain health and human services in Nederland, “but that is understandable” as one respondent wrote on the board, for some of these services to be missing given the size of the town. Pharmacy, daycare, and eldercare emerged as the most feasible primary needs/ desires that could be supported in town.

STAKEHOLDER MEETING - NEEDS AND OPPORTUNITIES

Three main needs emerged from conversations with the Peak-to-Peak Housing and Human Services Alliance. Those needs were related to transportation, creating a human services hub for nonprofits to operate from, and increasing funding opportunities. Several member organizations present at the meeting agreed that transportation, including after-school transportation for kids, and getting from Ward to Nederland to Boulder without a car is a challenge. Those who are most in need of human services often do not have a car or the ability to drive, and due to the mountainous terrain and lack of transportation options in the Peak-to-Peak Region, accessible transportation remains a barrier to serving the community. On this point, some present at the meeting pointed out that Boulder Valley School District (BVSD) could become a partner in helping students get from school to after-school sports, services, and opportunities. The Mountain Rides program has been successful at starting to address this problem and is a well-utilized program.

Another primary desire the Alliance identified was having a human and social services hub for nonprofit organizations to operate from and collaborate. A lot of outreach events are currently operated from the Community Center, which has been effective given the central location, so the space would primarily be an office for internal operation.

This group of stakeholders also emphasized that funding is a challenge for maintaining and expanding operations. Several of the social service offerings in the Nederland area rely on donations, grants, and volunteerism. New ways of increasing revenue for key services would be advantageous.

Other specific ideas came up in the conversation, such as identifying gaps in service including a lack of dental and medical services, harm reduction and substance abuse programs, and in-home care and aging-in-place opportunities.

Finally, the Alliance emphasized that continued workforce housing availability remains a problem and impacts social and human services professionals who struggle to afford to live in the community. For example, providing better child and elder care, as well as having more medical services, would require better workforce housing availability.



Vision Statement

“All Peak-to-Peak community residents have accessible and affordable healthcare, childcare, and human services, supported by a unified nonprofit network. The Town of Nederland plays a central role in convening and organizing the efforts of the region’s non-profit organizations and helping to educate residents on the services available to them.”

Objectives & Strategies

OBJECTIVE 1:

Create new opportunities to connect residents with local service providers



Through feedback collected for this comprehensive plan update, members of the community and key stakeholders described a need for more opportunities to connect service providers with residents beyond periodic tabling events at the Community Center. The Town of Nederland and Boulder County have an extensive network of service providers, and residents have expressed interest in understanding the resources available to them. The town could explore increasing the frequency of tabling events or providing more dedicated space for service providers to communicate and connect with Nederland residents.

OBJECTIVE 2:

Ensure Community Design supports people of all ages, incomes and abilities



Livable communities support the thriving of people at all life stages, incomes, and abilities in their daily navigation of their community. AARP provides an easy-to-understand definition of a livable community, “one that is just as comfortable for an 80-year-old as an 8-year-old”.¹ The Town of Nederland should prioritize accessibility, and inclusion in community design and in land use and building regulations to ensure that residents are able to remain in Nederland and be well-supported by their community.

TABLE 10:

HEALTH & HUMAN SERVICES STRATEGIES TABLE

STRATEGY	TAGLINE	RELEVANT OBJECTIVES
1	Amend Code Use Categories to Support In-home Service Providers	Objective 1
2	Complete a Boomer Bond Assessment	Objective 2
3	Create a Nederland Human & Social Services Hub	Objective 1
4	Build Upon Transportation Connections	Objective 2

¹ AARP Livable Communities Center

STRATEGIES

1. **Amend Use Categories in Land Use Code to Support In-Home Service Providers:** Engagement feedback with community members, and key stakeholders working in health and human services in the community have outlined the lack of available services such as childcare, physical therapy, and home health services. These services can be done in a mobile “on-call setting”, or licensed practitioners or qualified service providers could be able to perform these services from their homes or accessory structures on their properties. As the Housing and Economic Development chapters have outlined, there are opportunities to reduce the regulatory barriers to allowing home health or childcare services in the use tables of Nederland’s Land Development Code.
2. **Complete a Boomer Bond Assessment:** Like many communities, and the State of Colorado as a whole, the population of Nederland is getting older and adults over the age of 65 are forecasted to continue to be a growing share of the population over time. The Town of Nederland is in the Boulder County Area Agency on Aging (AAA) service area. The Boulder County AAA provides funding, advocacy, and services for older adults, people with disabilities, veterans, and refugees in Boulder County. The Boulder County AAA is distinct from the Denver Regional Council of Governments (DRCOG) Area Agency on Aging. While not included in the DRCOG AAA, Nederland is a DRCOG member government and eligible to take advantage of DRCOG provided services and technical assistance. One such technical assistance tool offered by DRCOG is the Boomer Bond Community Assessment tool. The purpose of the Boomer Bond Assessment Tool is to help local governments and associated organizations evaluate their existing resources, plans, regulations, programs and community design to understand how their community serves older adult residents. After completing the assessment, local government staff and elected officials will have a comprehensive community assessment to guide decisions related to building a community that supports healthy aging. The assessment tool is designed to examine current circumstances and existing resources; understand community strengths and deficiencies; identify short- and long-term priorities; and confidently implement strategies that contribute to healthy, successful aging. The assessment can be completed as a self-assessment, or The town can work with DRCOG staff to complete the assessment.
3. **Create a Nederland Human and Social Services Hub:** Explore more permanent space for health, human, and social service providers to “set up shop” to reach community residents. Currently, outreach events are held in a non-permanent manner at the Nederland Community Center. While this is an effective way to reach folks, this method relies on people being available to attend these outreach events, knowing that the events are happening, and being at a convenient time. The creation of “hub” does not need to involve setting aside new space, it could look like allowing for outreach events to happen on a reoccurring basis once a week out of the Community Center, or it could look like providing an “information desk” in the Nederland Town Hall or Community center where residents can access information and learn about all of the service providers that are operating in Nederland and surrounding counties and provide a way to get in contact with service providers in the area.
4. **Build Upon Transportation Connections:** During the stakeholder feedback process, several stakeholders identified a need for more multimodal transportation connections to serve school kids and folks working in Nederland but employed outside of town. The Mountain Rides Program is already a great resource and is working to fulfill this need, however, future partnerships with the Boulder Valley School District could be pursued. Additionally, the Town of Nederland is working to complete a Multimodal Transportation Plan which outlines specific recommendations to improve the ability of people of all ages, incomes, and abilities to navigate Nederland and their daily lives effectively and sustainably.



7 UTILITIES & WATER RESOURCES



Introduction

This chapter summarizes key information related to utilities and water resources in the Town of Nederland. This chapter includes information from the Department of Local Affairs' Grow Water Smart Self-Assessment. The water resources portion of the chapter considers the supply and demand for water, matters of water resiliency, and how growth can align with Nederland's water availability. This chapter also includes a brief overview of existing utilities in the town and includes objectives and actions for the effective and sustainable delivery of utilities. Transition to renewable energy, electric vehicle fleets, and zero waste programs are core concepts in this chapter, underscoring a commitment to the sustainable delivery of utilities and services.

Existing Conditions & Key Issues

WATER RESOURCES

The Town of Nederland draws its water supply from Middle Boulder Creek and treats it at a facility adjacent to Nederland Middle-High School. The intake location sits on Arapahoe Ranch, across the street from the high school and the treatment plant. The town's source watershed sits on National Forest System lands and is at risk of upstream wildfire impacts. In the event of a fire, the water intake location has a small holding pond that can hold about 1-2 days' worth of water. However, if Middle Boulder Creek was ever contaminated by wildfire debris or other contaminants, the town may not be able to draw water from the creek and the pond could deplete rapidly.

Barring a wildfire or other contaminating event, the water supply is relatively secure in Nederland, with rights and an augmentation plan allowing the town to draw raw water year-round from Middle Boulder Creek. The town also owns 100-acre feet of conditional water rights for an unbuilt "Nederland Reservoir" on Middle Boulder Creek. These rights must be reviewed every six years in Water Court for a finding of reasonable diligence in building such infrastructure. The conditional right allows the town to pursue storage of additional water at or upstream of the treatment plant intake. Finally, Nederland has an agreement with the City of Boulder to store up to 39.6 acre-feet of its senior water right in Barker Reservoir, downstream from the town and the wastewater treatment plant. The town is currently negotiating with the City of Boulder to extend the agreement beyond the 2026 expiration.

The town completed the Colorado "Growing Water Smart" self-assessment, which found that the existing water supply and demand are balanced and projected to remain balanced over the next 25 years with current rates of growth. The current usage is 157.8 acre-feet/year and is projected to rise to 224 acre-feet/year by 2030. Per capita, the current usage is 97-111 gallons/day, which is within, but slightly above, the range of normal water per capita water usage in the US of 80-100 gallons per day, according to the US Environmental Protection Agency (EPA) [Water Stats](#).

Current water efficiency measures in Nederland include water metering, rate structuring, and the town water conservation program (13-71 in town Code). However, the town currently partners with Partner for A Clean Environment (PACE), which provides rebates and incentives to consumers for water conservation, such as water-efficient appliances and outdoor irrigation evaluations.

Finally, new developments in Nederland are currently required to demonstrate physical and legal water adequacy and availability during the final development approval process. Development standards in Nederland are sensitive to water quality protection by limiting urban sprawl, requiring stream setbacks, requiring vegetation and soil erosion protections, imposing stormwater management standards, and promoting density.



UTILITIES

The Town of Nederland provides water and wastewater management services on the municipal level. Electricity is provided by Excel and internet service is provided by private companies, including Nedenet, a local service provider.

WATER AND SEWER

In 2011, Nederland invested in a state-of-the-art water treatment facility designed to meet the current and near-future needs of the community. The facility was built to accommodate the town's projected growth, but capacity limitations are already being considered as the community expands. The town carefully monitors water demand and the facility is below its firm capacity of .2 MG, which is the facility's maximum water production if one of the two filtration units is out of service. The Town expects to go beyond this firm capacity sometime in the next 10 years. If development and population growth cause the wastewater system to exceed 80% capacity, Nederland will be legally required to start planning for system expansions. Once the system reaches 90% capacity, the town will need to begin to construct expanded water infrastructure to accommodate the increased demand. However, if current growth patterns continue the wastewater plant is projected to stay below the 80% planning threshold for the next 10 years, unless unexpectedly large development/redevelopment occurs.

BROADBAND INTERNET

In 2024, Nederland took a significant step forward in improving its broadband infrastructure by securing a Capital Project Fund grant of \$8,667,692 from the Colorado Broadband Office. This funding, in collaboration with Maverix Broadband, Inc., will extend high-speed fiber optic internet service to 2,725 previously unserved or underserved addresses in Nederland, Gilpin County, and parts of unincorporated Boulder County. This project aims to address the digital divide, providing reliable, high-speed internet access to households and businesses that have struggled with connectivity in the past. Expanded internet access is expected to support economic growth, improve access to telehealth, and enhance the overall quality of life for residents.

RECYCLING AND COMPOSTING

During community engagement, residents identified recycling and composting as the second highest sustainability/resilience priority, second only to water resilience. Nederland residents currently have service options for waste removal, recycling, and composting, which can all be dropped off for a small fee at the Nederland Transfer Station and Recycling Drop-off. The Transfer Station is operated by Boulder County and materials left there are eventually brought to landfills and compost/recycling centers elsewhere in the county. There are also private pick-up services residents can pay for to avoid transporting their waste to the Transfer Station. While service options for all waste types exist, residents must take responsibility for engaging in recycling and composting in the home and understand what can and cannot be recycled or composted.

RENEWABLE ENERGY GOALS

The Utilities Department at the Town of Nederland has identified aspirational renewable energy goals for town fleets and utilities. Over time, the Town would like to transition to an all-electric fleet for town-owned vehicles as well as move towards the use of renewable energy in utility service production and delivery.

Vision Statement

Water and utility systems meet the social, economic, and environmental needs of the community through resilient practices. We prioritize the protection of water resources, equitable access to high-quality utilities, and proactive planning to address future growth and environmental challenges. Our approach ensures that utility systems support the health, well-being, and sustainability of all residents while respecting the character and values of our community.

Objectives & Strategies

OBJECTIVE 1:

Strengthen the resilience of the water system and protect existing water rights.



The Town of Nederland will take proactive measures to protect its water system from potential disruptions, particularly in response to risks such as wildfires near water intake locations. A feasibility study for “Nederland Reservoir” is already complete and could be further pursued to help Nederland secure water rights and expand its water storage capacity. The town should continue securing extensions for existing water storage agreements with the City of Boulder for Barker Reservoir. Nederland will also aim to enhance its water conservation programs, promoting efficiency measures such as rebates for water-efficient appliances and landscaping. The town has not implemented but could consider the following water conservation measures in the future: cash for grass/turf replacement, rebates for water-efficient fixtures and appliances, water-efficient product giveaways, water-efficient building code requirements, conservation education for consumers, landscaping education for property owners and landscaping professionals, water efficiency rebates, or water audits. Additionally, the town will continue to monitor and secure its legal water rights to ensure a sustainable supply for future growth and changing environmental conditions.

OBJECTIVE 2:

Provide high-quality public utility services to all Nederland residents.



Nederland will ensure that public utilities, including water, sewer, and electricity, are delivered efficiently and equitably to all residents. The town will assess the need for water system expansion as growth occurs, taking steps to address capacity requirements when thresholds are reached. Coordination with private utility providers should be prioritized through an annual meeting to align infrastructure projects and reduce disruptions. Nederland will also explore opportunities to regionalize utility services in underserved areas, ensuring that all parts of the community have access to essential utilities.



OBJECTIVE 3:

Continue progressing towards comprehensive recycling and composting programs, aiming for a cradle-to-cradle zero-waste system.



Nederland will continue taking steps towards its zero-waste management system goals by enhancing existing recycling and composting efforts. In collaboration with Boulder County and local organizations, the town could explore partnerships to manage composting infrastructure, ensuring the right mix of organic materials is collected and processed. Public outreach programs will encourage waste reduction in homes, schools, and businesses while addressing cross-contamination issues. The town will also continue to support local recycling initiatives and consider policies to reduce overall waste generated by public and private entities.

OBJECTIVE 4:

Promote the transition to renewable energy sources and electric fleets for the town.



Nederland will begin to take steps towards its renewable energy goals by investing in solar and wind energy projects and converting town-owned vehicle fleets to electric vehicles. The town will seek grant funding and partnerships to accelerate the deployment of renewable energy infrastructure and ensure that public buildings and facilities are powered by clean energy. Additionally, Nederland will work with residents and businesses to promote energy efficiency upgrades and renewable energy installations, aiming for long-term reductions in greenhouse gas emissions and dependence on fossil fuels.

TABLE 11:

UTILITIES & WATER RESOURCES STRATEGIES TABLE

STRATEGY	TAGLINE	RELEVANT OBJECTIVES
1	Implement Water System Resilience Improvements	Objective 1
2	Monitor Water Rights and Legal Compliance	Objective 1
3	Expand Water Conservation Programs	Objective 1
4	Annual Utility Coordination Meetings	Objective 2
5	Regional Utility Service Feasibility Study	Objective 2
6	Maintain Impact Fees for New Developments	Objective 2
7	Improve Utility Service Lines	Objective 2
8	Partner with Boulder County for Composting	Objective 3
9	Engage the Community in Waste Reduction	Objective 3
10	Electric Fleet Transition Strategy	Objective 4
11	Community Renewable Energy Incentive Program	Objective 4
12	Engage with Utility Providers for Renewable Integration	Objective 4

STRATEGIES

1. **Implement Water System Resilience Improvements:** Assess the vulnerability of the current water system to wildfire and natural disasters. Use this information to identify specific actions and improvements that would increase emergency storage capacity options. Develop and implement infrastructure improvements to protect Nederland's water intake system from wildfire-related debris and other upstream hazards (constructing barriers, upgrading filtration systems, backup water storage, etc.). Help secure long-term water storage by developing a new reservoir on Middle Boulder Creek to secure Nederland's conditional water storage rights.
2. **Monitor Water Rights and Legal Compliance:** Regularly review and update water rights agreements and ensure compliance with the augmentation plan to maintain water security. Continue negotiations with the City of Boulder to extend the storage agreement for Nederland's senior water rights in Barker Reservoir. The current Barker Meadow Reservoir agreement with the City of Boulder expires in 2026.
3. **Expand Water Conservation Programs:** Implement water conservation measures such as efficient appliance rebates, cash for grass/turf replacement, landscaping education, water efficiency rebates, and community education. Promote the adoption of water-efficient practices throughout the town.
4. **Annual Utility Coordination Meetings:** Establish annual meetings between the town and private utility providers to align infrastructure projects, reduce disruptions, notify of projects that may impact the availability of services, and ensure efficient service delivery. Look for opportunities to coordinate on upcoming projects to promote a 'dig once' approach to project completion that achieves multiple goals with minimal construction.
5. **Regional Utility Service Feasibility Study:** Explore the feasibility of extending water and sewer services to underserved areas within Nederland, including costs, funding sources, and potential partnership opportunities.
6. **Maintain Impact Fees for New Developments:** Ensure that new development contributes to the cost of providing utilities by implementing and maintaining impact fees and other financial tools. Consider the impact of new development on utility systems including factors like population generated, public service costs, and projected revenue from the project.
7. **Improve Utility Service Lines:** Inspect water mains, service lines, and interior water lines to make sure they are well-maintained, properly installed, and insulated to reduce winter water line bleeding.
8. **Partner with Boulder County for Composting:** Explore partnerships with Boulder County and regional agencies to develop a composting program, including options for contracting with private composting facilities.
9. **Engage the Community in Waste Reduction:** Organize community-wide programs to promote waste reduction and participation in recycling and composting efforts, including partnerships with local businesses and organizations. Implement strategies to reduce contamination in recycling and compost streams, including community education, monitoring programs, and penalties for improper waste disposal.
10. **Electric Fleet Transition Strategy:** Create a strategy to replace town-owned vehicles with electric alternatives, focusing on securing grants for fleet replacement and developing charging infrastructure.
11. **Community Renewable Energy Incentive Program:** Offer incentives or educate on available rebates to residents and businesses to encourage the adoption of renewable energy technologies, such as solar panel installations, energy-efficient appliances, and electric vehicle charging stations.
12. **Engage with Utility Providers for Renewable Integration:** Work with Excel Energy to expand the integration of renewable energy into the local grid, including community solar projects and energy storage solutions.



8 NATURAL RESOURCES & HAZARDS



Introduction

This chapter takes into account the naturally occurring resources and hazards surrounding Nederland. On the one hand, Nederland's position in a high-alpine environment blesses it with outstanding scenery and the opportunity to preserve important natural habitats and ecosystems. On the other hand, the dynamic nature of the surroundings leaves Nederland vulnerable to certain hazards such as wildfire and flooding. This chapter charts a path forward for stewarding the natural landscape and building the resilience to handle its natural hazards. In summary, this chapter is about living in harmony with the natural landscape. The concepts in this chapter were developed through conversations with stakeholders about the needs of the community and an analysis of existing resources and exposure to potential hazards. It takes into account a basic understanding of hazard risk exposure, habitat significance, and the future impacts of climate change. This chapter includes actionable policies to advance Nederland's environmental resilience and are intended to keep Nederland and the surrounding environment safe and resilient.

Existing Conditions & Key Issues

NATURAL RESOURCES

HABITAT, BIODIVERSITY, AND ECOLOGY

The natural environment surrounding Nederland consists primarily of Rocky Mountain Ponderosa Pine Woodland and Lodgepole Pine Forests. Lodgepole pine forests, common at higher elevations, are fire-dependent ecosystems, while Ponderosa Pine woodlands, found at lower elevations, host several rare plant species. These forests, along with the wetlands and areas of high biodiversity near Nederland, are crucial to the region's ecological health.

Surrounding Nederland are several designated wetlands and areas of high or very high biodiversity significance as identified by the Colorado Conservation Data Explorer (CODEX) drawing on data from Colorado Parks and Wildlife and the US Fish and Wildlife Service. In addition, there are several elk migration corridors on the outskirts of town. It is important to avoid disrupting these key parts of the natural landscape by discouraging development or growth in these locations.

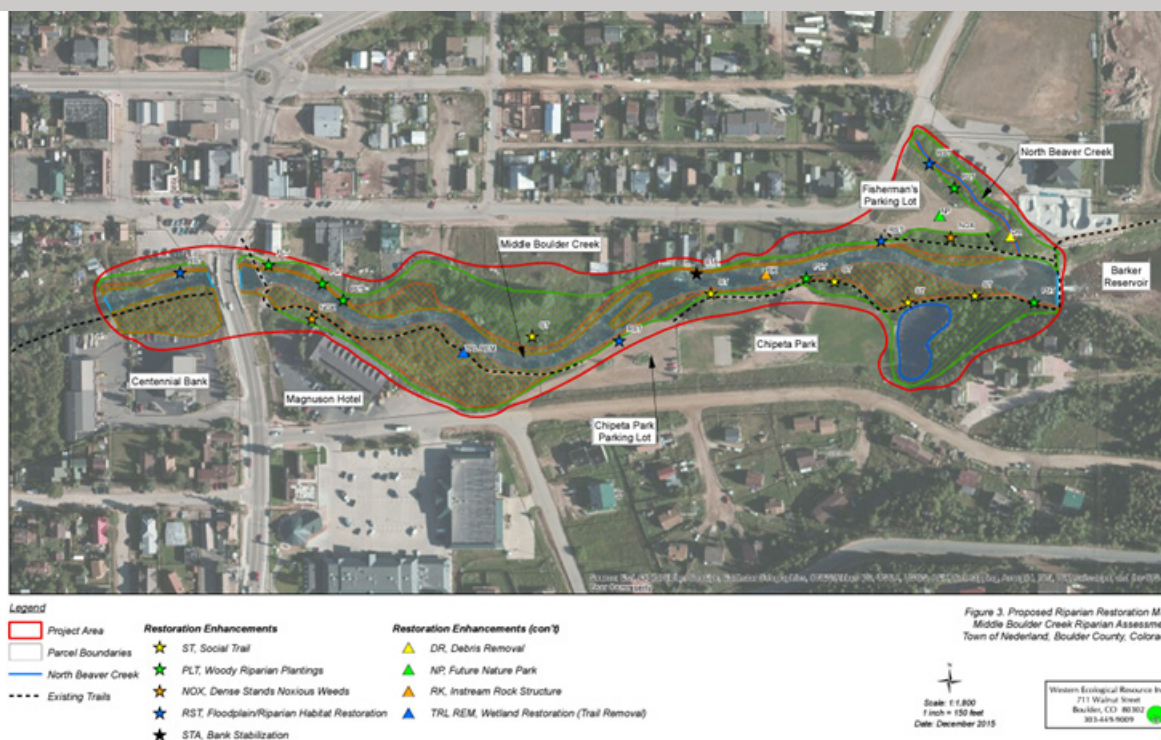
Middle Boulder Creek and North Beaver Creek, the two riparian zones intersecting Nederland, provide valuable wetland habitat. These habitats are both ecologically productive and valuable while also providing the town with excellent natural and scenic amenities.

The town's 2016 Riparian & Wetland Habitat Assessment by Western Ecological Resource, Inc. emphasized the need to minimize impacts on wetlands, particularly the fragile Fen Wetland northeast of the Boulder Creek Lodge (previously Magnuson Hotel). Recommendations include avoiding development in sensitive areas, encouraging the planting of native species, and removing invasive weeds. Additionally, the assessment suggests restoring floodplains, stabilizing creek banks, and enhancing public awareness through educational signage. The specific recommendations of this study can be seen in Figure 8.1.

While these recommendations provide a framework for stewardship, the overarching goal is to balance human use with the preservation of these natural resources, ensuring they remain vital and healthy for future generations.



FIGURE 8.1 WETLAND ANALYSIS



CLIMATE AND ENVIRONMENTAL HAZARDS

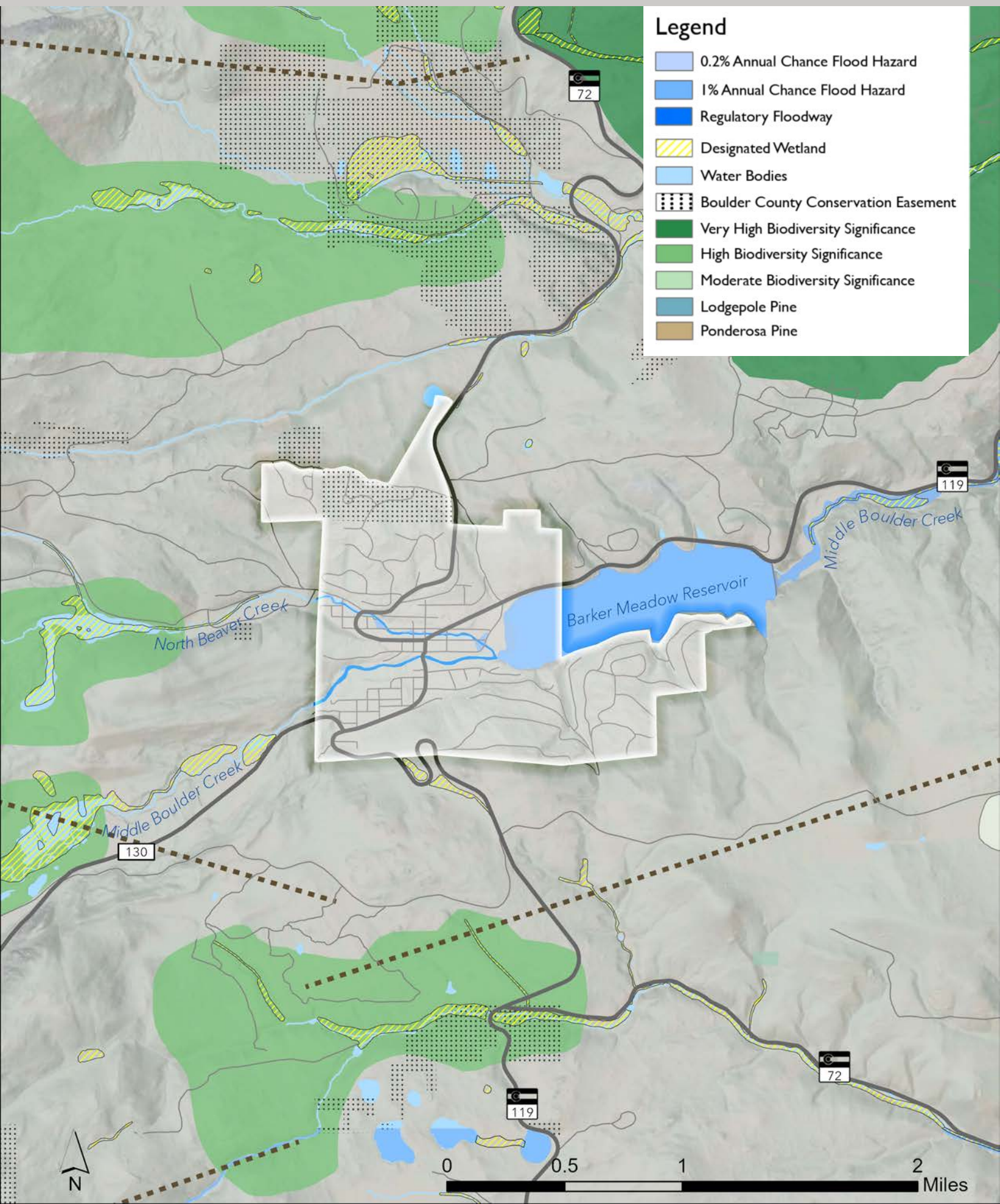
CLIMATE CHANGE

In a business-as-usual scenario, by the year 2050, Boulder County can expect to see warmer temperatures and, while potentially slightly more total precipitation, more dry days on average. The starkest climate shift in Boulder County will be temperature, with the annual average daily maximum temperature rising from 56.8 (1961-1990 observed average) to 63 degrees Fahrenheit (Livneh et al., 2015). Generally, the future is expected to have wetter springs and drier falls, a pattern that typically increases the chances of wildfire and contributed to the Boulder County Marshall Fire in 2021 (Scott, 2022). According to the CU Boulder Center for Sustainable Landscapes and Communities in 2020, “Climate change is known to increase uncertainty when it comes to weather expectations - a trend we are seeing in Boulder County. Thirty years of precipitation data show that dry years are getting drier, wet years are getting wetter, and drought and flood events are becoming increasingly difficult to predict.”

Besides increasing heat, Boulder County is expecting impacts from climate change including increased frequency and intensity of flooding, longer periods of drought, more wildfires, more frequent beetle infestations, and water shortages. Wildfires are already burning twice as many acres each year as compared to 1980. Colorado’s precipitation is 20% lower than it was in the last century, and decreasing snowpack makes it harder to keep water resources in the county during increasingly hot summers (Boulder County, 2023).

The impacts of climate change can cost human health, well-being, and safety as well as the economic productivity of important industries; especially skiing and agriculture in Boulder County. The awareness of the impacts of climate change and increasing uncertainty around environmental hazards is a core reason resilience is the framework of this plan and the driving value for Nederland’s future.

FIGURE 8.2
NATURAL RESOURCES MAP





WILDFIRE

Wildfire is a significant threat to the Town of Nederland, which is located entirely within the Wildland Urban Interface (WUI), an area at high risk of wildfires. The 2011 Community Wildfire Protection Plan (CWPP) identified Nederland's surrounding ecosystems as highly flammable due to typical montane and upper montane fuels, combined with factors like weather and topography. The short fire season and the risk of fires spreading uphill increase the vulnerability of neighborhoods situated on higher slopes.

According to the CWPP, all areas of Nederland have high to extreme wildfire hazard ratings. The town is served by the Nederland Fire Protection District, which operates three fire stations equipped with various fire engines and water tenders. While the CWPP commends the Fire Protection District for its strong firefighter training, it also suggests further training and equipment enhancements.

FLOOD

The Federal Emergency Management Agency (FEMA) provides hydraulic modeling studies for communities across the US, which are aggregated into the National Flood Hazard Layer. These models help support the National Flood Insurance Program and can help individual developers and communities understand their type of flooding risk.

According to the most recent FEMA flood model for Nederland, completed in 2012, some parts of Nederland are within the 0.2% and 1% annual chance floodplain of Middle Boulder Creek and North Beaver Creek. However, their model shows these floodplains do not generally deviate far from the stream channel. This indicates that floods are likely to stay close to the stream banks, and the area of the floodplain is relatively small. Downtown Nederland is the most impacted by potential flooding, and the risk is most pronounced for the properties around North Beaver Creek, where there are 26 structures currently in the flood plain (Figure 8.3).

EVACUATION CAPACITY

In 2023, the Town of Nederland commissioned The Ember Alliance to model potential evacuation times and roadway congestion for the Nederland and Timberline Fire Protection Districts (FPDs).

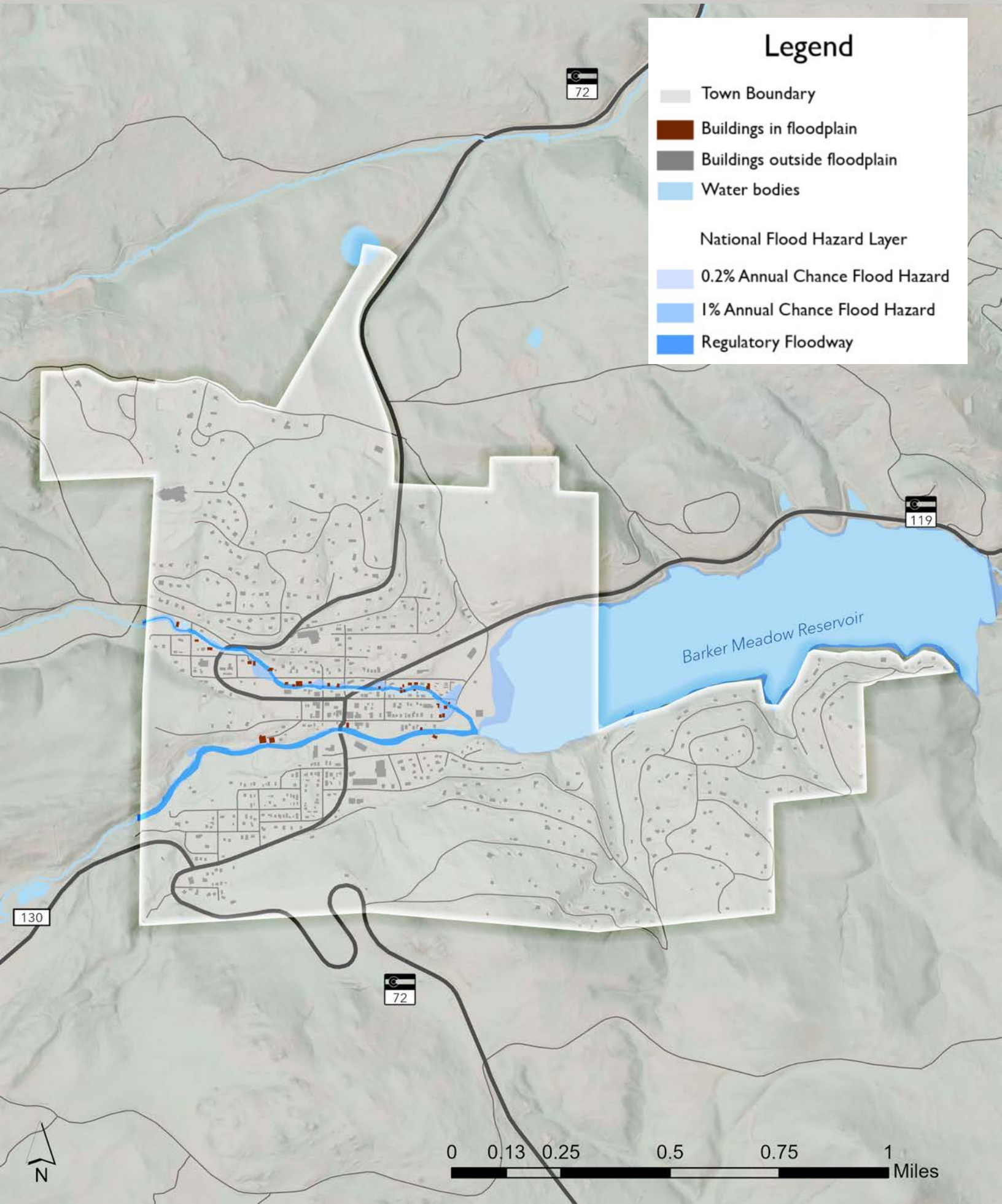
The four modeled scenarios concluded that evacuating residents during a wildfire in the FPDs could take between 2.25 and 3.75 hours. The roads with the highest potential for extreme congestion were the following:

- Highway 72 (Peak to Peak Highway, West 2nd Street, and Coal Creek Canyon Road)
- Highway 119 (Boulder Canyon Drive and North Bridge Street)
- County Road 122 (Sugarloaf Road)
- Eldora Road
- Magnolia Drive

The following three locations were identified as locations that could experience substantial roadside hazards during a wildfire and may benefit from alternate egress routes:

- The area around Eldora Mountain
- Lazy Z Neighborhood
- Big Springs Neighborhood

FIGURE 8.3
FLOOD HAZARD MAP





Vision Statement

Nederland is a model community for environmental sustainability and resilience. Our community is knowledgeable about how our everyday decisions impact the earth, and our city makes sustainable development decisions driven by the efficient use of land. We are proactive in our approach to mitigate and adapt to the adverse effects of climate change. We are dedicated to conserving, preserving, protecting, and restoring our environment to foster a sustainable future that leads to social and economic improvements in our community.

Objectives & Strategies¹

OBJECTIVE 1:

Ensure Water Resource Resilience and Long-term Sufficiency

A wildfire in the upper Central Boulder Creek watershed poses a significant risk to Nederland's water supply, potentially compromising access to clean water. To address this priority, Nederland will prioritize the development of infrastructure that mitigates this risk, such as enhancing water intake protection and securing additional water storage options. This objective overlaps with Objective 1 in the Utilities, Facilities, and Water Resources chapter. More specific strategies and actions are available in that chapter.



OBJECTIVE 2:

Protect and Enhance Ecological Health and Biodiversity

Ecological health and biodiversity are very important to the community; biodiversity provides ecosystem services, resilience to environmental changes, improved quality of life, and upholds the inherent rights of nature. Nederland will focus on preserving and restoring critical habitats, wetlands, and other areas of high biodiversity significance. Furthermore, the town will minimize human impacts on ecological areas to enhance natural processes and avoid human interference to the greatest extent possible. Strategic development restrictions and habitat restoration projects will drive the ecological health of the town, with a special focus on protecting and restoring wetlands and the Central Boulder Creek corridor.



Connection to Resilience: Infrastructure and Ecosystems

¹ Objective 6 of the Land Use Chapter services many of these objectives through climate-smart land use policies that prevent growth in sensitive or hazardous areas. A driving goal of the land use chapter is also the promotion of compact sustainable growth patterns that help reduce Nederland's environmental impact/urban footprint.

OBJECTIVE 3:

Enhance Wildfire Preparedness and Mitigation

Nederland will strengthen its wildfire preparedness and mitigation efforts by adopting fire-resistant building codes, enhancing fuel reduction programs, and updating the Community Wildfire Protection Plan (CWPP). The town will collaborate with local fire protection districts to conduct regular community education, evacuation drills, and training to ensure residents are equipped to respond effectively in the event of a wildfire. Additionally, Nederland will prioritize identifying and implementing defensible space initiatives around critical infrastructure and residential areas to reduce wildfire risk and protect lives and property.



OBJECTIVE 4:

Reduce Flood Risk and Enhance Flood Resilience

Nederland will proactively reduce flood risk by enforcing stringent development controls in flood-prone areas, upgrading stormwater management systems, and promoting natural flood mitigation measures such as wetland preservation, riparian buffer restoration, and integrating green infrastructure into town projects. The town will also collaborate with regional and federal agencies to update floodplain maps and enhance flood forecasting and warning systems. These actions will help protect people, property, and infrastructure from flood hazards while enhancing the town's overall flood resilience.



OBJECTIVE 5:

Improve Emergency Evacuation, Preparedness, and Response Capacity

Nederland will enhance its emergency evacuation and response capacity by improving key evacuation routes, developing alternative egress options, and addressing potential roadside hazards identified in recent evacuation models. The town will also strengthen its emergency communication systems to ensure timely and effective dissemination of information during crises. Regular community drills and training will be conducted to prepare residents and first responders for a range of emergency scenarios, ensuring a coordinated and efficient response in the event of an evacuation.





TABLE 12:
NATURAL RESOURCES & HAZARDS STRATEGIES TABLE

STRATEGY	TAGLINE	RELEVANT OBJECTIVES
1	Water Intake Protection Infrastructure	Objective 1
2	Reservoir Development Feasibility Study	Objective 1
3	Riparian Buffer and Wetland Restoration	Objectives 2 and 5
4	Wetland Protection Ordinance	Objectives 2 and 5
5	Educational Signage and Public Awareness	Objective 2
6	Fire-resistant Building Code	Objective 3
7	CWPP Revision and Implementation	Objective 3
8	Stormwater Management System Upgrades	Objective 4
9	Floodplain Development Controls	Objective 4
10	Emergency Communication System Enhancements	Objective 5
11	Second Bridge for Egress and Evacuation	Objective 5
12	Hazard Mitigation and Evacuation Preparedness Education	Objective 5

STRATEGIES

1. **Implement Strategy 1: “Develop a Water System Resilience Plan” from the Utilities and Water Resources Chapter:** Develop and implement infrastructure improvements to protect Nederland’s water intake system from wildfire-related debris and other upstream hazards. For more information, reference the corresponding strategy in the Utilities, Facilities, and Water Resources chapter.
2. **Implement Strategy 2: “Reservoir Development Feasibility Study” from the Utilities and Water Resources Chapter:** For more information, reference the corresponding strategy in the Utilities, Facilities, and Water Resources chapter.
3. **Riparian Buffer and Wetland Restoration:** Restore and preserve riparian buffers and wetlands as natural flood mitigation measures. Focus on areas along Middle Boulder Creek and North Beaver Creek, integrating these efforts with broader habitat restoration projects. Refer to the recommendations from the town’s 2016 Riparian & Wetland Habitat Assessment to identify priority projects for habitat restoration while balancing the enjoyment of recreational trails.
4. **Wetland Protection Ordinance:** Develop and adopt a wetland protection ordinance that restricts development in and around designated wetlands and biodiversity hotspots. The ordinance should include guidelines for buffer zones, development setbacks, and penalties for non-compliance.
5. **Educational Signage and Public Awareness:** Install educational signage around key ecological areas to raise public awareness of the importance of preserving these environments. These signs should highlight local biodiversity, the role of wetlands in flood mitigation, and actions the public can take to support conservation efforts.

6. **Fire-resistant Building Code:** Update and enforce fire-resistant building codes, particularly in high-risk zones (such as Mountain Residential). These codes should include requirements for fire-resistant materials, defensible space, vegetation management, and other fire mitigation measures.
7. **CWPP Revision and Implementation:** A new CWPP plan is currently in the process of being updated. The town will continue to coordinate with the Nederland Fire Protection District to ensure the new CWPP reflects the current risks and best practices and provides a clear action plan to address the needs of the community. The town will coordinate with NFPD to work on high-priority recommended projects such as fuel reduction and fire break projects.
8. **Stormwater Management System Upgrades:** Upgrade Nederland's stormwater management systems to handle increased runoff and reduce flood risk. This includes installing green infrastructure, such as permeable pavements and rain gardens, and improving drainage capacity in flood-prone areas.
9. **Floodplain Development Controls:** Restrict development in flood-prone areas by continuing to enforce strict development controls within floodplains, ensuring that new construction adheres to flood-resistant standards. Collaborate with FEMA and Boulder County to update and expand floodplain maps.
10. **Emergency Communication System Enhancements:** Strengthen and regularly test emergency communication systems to ensure timely and effective dissemination of information during crises. This includes updating communication technologies and ensuring redundancy in communication channels. Under emergency management conditions, continue to work with the Boulder County Sheriff's Department Emergency Communications Center, the Nederland Fire Protection District, and the State Forest Service to improve the reliability and adequacy of emergency communications, preparedness, and notification to the public within the Nederland area.
11. **Second Bridge for Egress and Evacuation:** Plan and construct a second bridge to serve as an additional egress and evacuation route. This infrastructure project will enhance community resilience by providing alternative access during emergencies.
12. **Hazard Mitigation and Evacuation Preparedness Education:** Provide educational materials to residents (especially new residents) about evacuation procedures. Develop and implement an educational program to inform residents and property owners about best practices for reducing wildfire hazard exposure and vulnerability. The program will focus on:
 - a. **Building Materials and Construction:** Providing guidance on using fire-resistant materials and construction techniques, including non-combustible roof assemblies, eaves, vents, gutters, exterior walls, windows, and surface coverings, to improve the resilience of homes and buildings.
 - b. **Vegetation Management:** Offering resources and advice on effective vegetation management, such as tree thinning, spacing, limbing, and trimming, the removal of ladder fuels, surface vegetation clearance, and brush management. Encourage the adoption of vegetation conversion and fuel modification techniques to create defensible spaces around properties.



9 ECONOMIC DEVELOPMENT & ARTS + CULTURE



Introduction

This chapter covers key information related to economic development, arts, and culture in the Town of Nederland. The combination of Nederland's spectacular scenery and its reputation as a quirky town with a thriving arts and music scene make it a popular day-trip destination for residents of the Front Range. As a result, the economy of Nederland is strongly linked to arts, culture, events, and tourism. Finding the right balance of visitor-oriented and local-oriented businesses, services, and goods that are offered is critical to the town's success. This chapter summarizes background information on the state of the economy and key arts and culture offerings in Nederland. Further, this chapter identifies key objectives and strategies that the town may consider for diversifying the local economy and continuing to foster an environment that is friendly to unique arts and cultural opportunities and events.

Existing Conditions & Key Issues

ECONOMIC DEVELOPMENT

TOWN BUDGET AND FISCAL HEALTH

The 2022 Nederland financial report showed the Town of Nederland in good financial standing. In 2022, all tax revenue was up 6.9% compared to fiscal year 2021. As of December 31, 2022, the governmental funds held \$2,967,060 in cash & investments and \$504,356 in liabilities, meanwhile, the town's governmental activities fund held \$5,956,862 in capital assets, a 12.5% increase; and \$64,798 in long-term liabilities, a 58.07% decrease. Service revenue has increased, and program revenue has slightly decreased between 2021 and 2022. Overall, the town had a higher net position in 2022 than in 2021. This is indicative of the good fiscal health of the municipality.

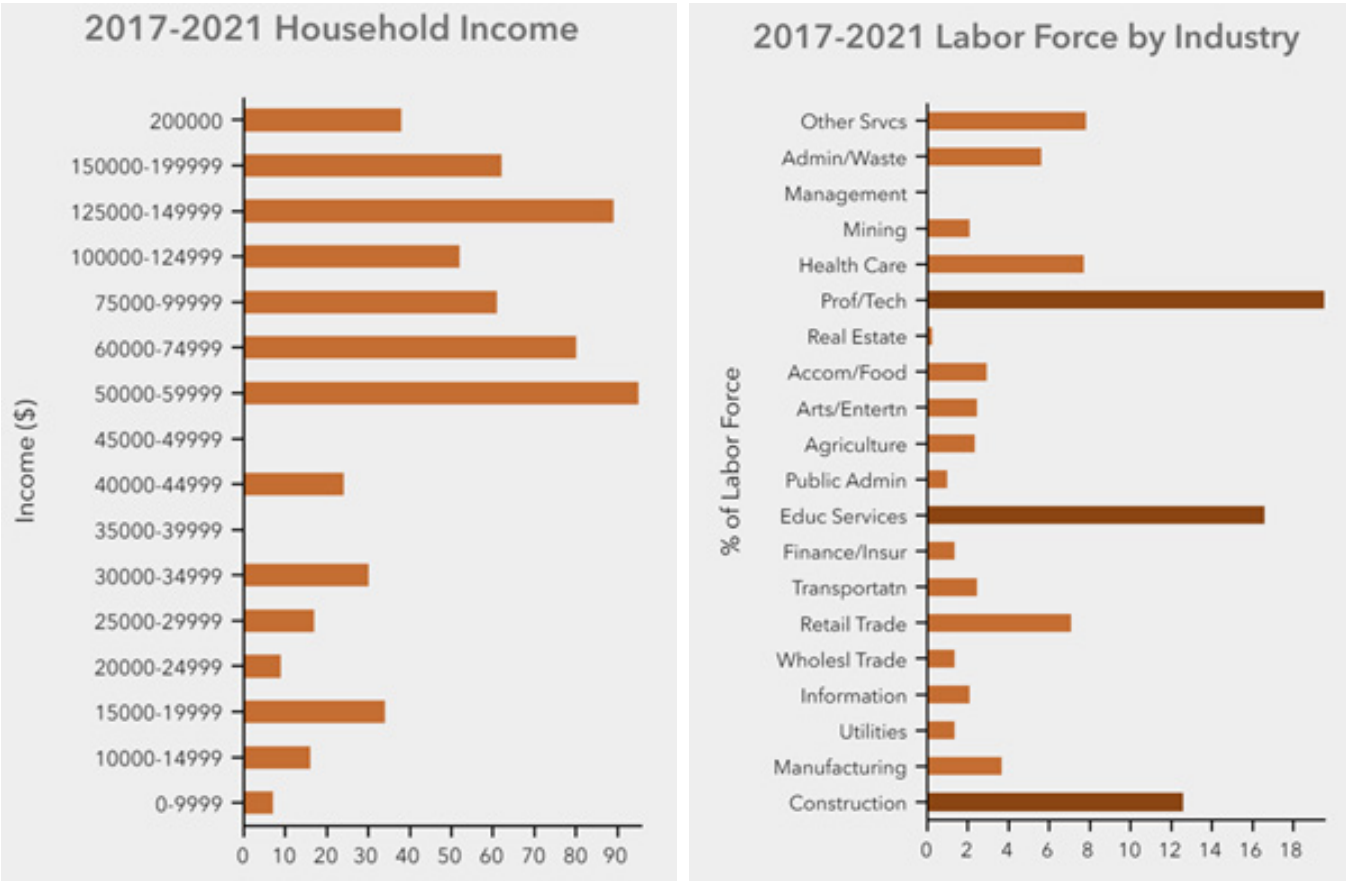
In 2023 and 2024, tax revenue increases leveled out and remained roughly comparable to 2022 tax collections. Sales tax remains the highest source of on-going revenue, followed by property taxes, then law enforcement fines and fees. In 2023 and 2024, the Town of Nederland has seen significant increases in grant funding, 2.4 million, to the town's fund balance providing the Town historically high available capital budget allowance. Grants typically have specific timelines and categorical parameters around the use of funding; however, they can be a large contribution to the town's capital expenditure budget which funds new services and public infrastructure. In 2023, the town was able to outlay its largest capital expenditure amount in the last 5 years at \$808,069. Continuing to find and apply for grant funding will be an important component in the funding and planning for new public infrastructure and services. Stakeholder feedback has revealed that Nederland has a significant amount of aging infrastructure. The maintenance of public infrastructure is typically not eligible for federal funding or grant funding. The town will need to continue to increase its tax revenue to keep up with existing and future maintenance obligations associated with public infrastructure and services to serve the economic development and overall quality of life needs of the Town.

EMPLOYMENT & INCOME

Most workers in Nederland work remotely or are employed outside of town with very few people living and working in Nederland. As of 2021, 70.7% work in white-collar jobs, 10.6% work in blue-collar jobs, and 18.8% work in service positions. The area median income (AMI) in Nederland is \$101,944 as of 2021 ACS data.



FIGURE 9.1
ACS LABOR FORCE & HOUSEHOLD INCOME DATA



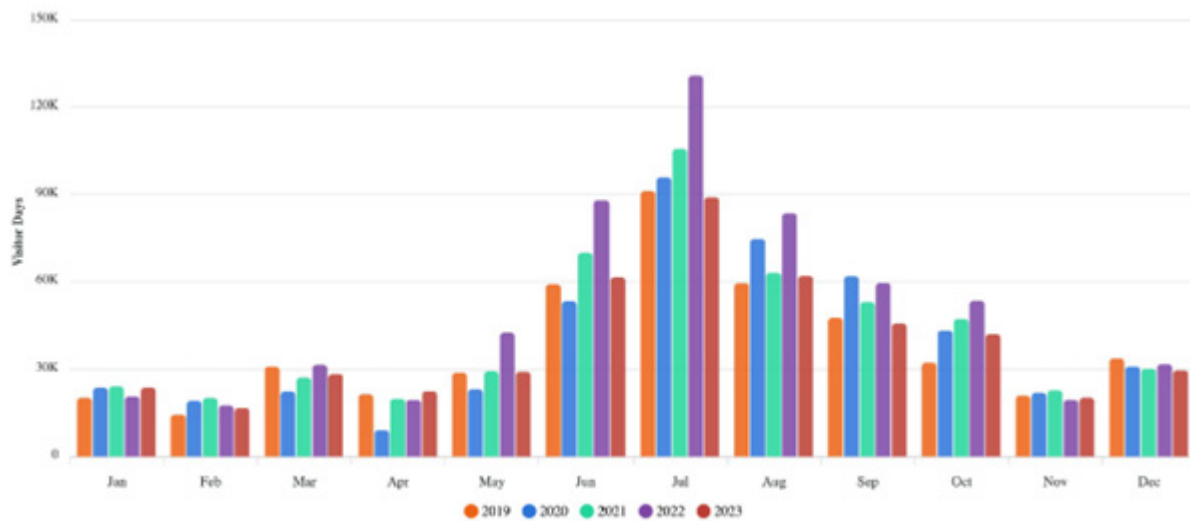
BUSINESS ACTIVITIES

The Town of Nederland is estimated to have around 102 total businesses.¹ Most businesses, 58.6%, are service or retail businesses and 5% of businesses are restaurants or bars.

Downtown Nederland includes key businesses such as restaurants, bars, grocery stores and food co-ops, gift shops and retail. Some businesses missing from Nederland include health care services, including dentists and physical therapists, as well as auto-repair businesses, printing, and shipping. During engagement sessions most participants indicated that they want to see more businesses that can provide daily services to reduce trips to other Front Range communities and catalyze opportunities for local businesses to provide core services to Nederland residents.

¹ The NDDA website shows 96 in the official downtown, while ESRI Business Analyst estimates 108 total

FIGURE 9.2
NEDERLAND VISITOR DAY VOLUME BY MONTH (2019-2023)



TOURISM

The Town of Nederland was approved to participate in the Reimagine Destinations Program by the Colorado Tourism Office in July of 2022. This program offered the town free consulting and support in establishing leadership around tourism, as well as identifying opportunities to increase visitation and visitor satisfaction.

One key finding from this process is that Nederland does not currently have a tourism budget, a Chamber of Commerce, or any other entity responsible for marketing or managing tourism for the destination. As a result of the Reimagine Destinations Program, Nederland staff recommended that the Board of Trustees add a tourism line item to its 2023 budget.

The most popular tourism season for Nederland is summer (June through October). In 2022, visitation was higher than in previous years, with visitors from around Colorado making up the largest share of visitors, followed by those from Texas.

The Reimagine Destinations Program conducted a sentiment survey that was distributed in Nederland and surrounding areas in the fall of 2022 and received 265 resident responses. Most survey respondents agreed that tourism is important to Nederland's economy. Most respondents identified signage and infrastructure, particularly parking, as insufficient to meet the needs of visitors. In several open-ended questions, residents also emphasized the need to educate visitors on the responsible and respectful use and protection of Nederland's natural resources.

The Reimagine program also distributed a tourism stakeholder survey in the fall of 2022 to businesses and organizations directly contributing to the tourism industry in Nederland. The purpose of the survey was to receive input on the economic outlook, priority concerns, and opportunity areas for tourism-oriented businesses. The survey received 43 responses. Most respondents said that tourism is critical to the success of their business. A priority concern was resident sentiment and attitude towards tourism, in addition to concerns about hiring and retaining staff and the rising cost of supplies. Business respondents felt it was important to promote local businesses and activities, build local awareness of the value of tourism, and promote shoulder season tourism opportunities.



STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS

These following strengths, weaknesses, opportunities, and threats are informed by several conversations with town Staff, elected officials, and stakeholders with an interest in economic development, arts and culture, and/or Downtown development.

The strengths of Nederland's local economy primarily pertain to its outstanding access to outdoor recreational and scenic assets, as well as its reputation as a quirky, artsy, and charming mountain town within proximity of Boulder and the Front Range. Businesses in Nederland have a competitive advantage, being able to draw on traffic from visitors for a critical mass to provide locals and tourists alike with high-quality restaurants, shops, and amenities.

The weaknesses associated with Nederland's economic environment primarily relate to aging infrastructure, the small population of the town, and the cost of living. Aging infrastructure and a small population can make it difficult for certain business types, like dentists, to set up a successful business in town due to a lack of viable space or customers.

The opportunities to improve the economic condition in Nederland have to do with internal organizing in the business community to throw events, increase public arts and cultural offerings, and collaborate on projects that increase the visibility and desirability of Downtown. New public and private development could help improve Downtown infrastructure, making it more accessible and desirable for existing and new businesses.

Economic threats for Nederland include insufficient housing stock to support a local workforce, a lack of collaboration in the business community, and the potential for private development to change the character of Nederland too much. Most notable is the housing availability/affordability crisis, because without workforce housing, new and existing businesses may become infeasible. Increasingly, many residents of Nederland work remotely or travel to larger markets, where they conduct their shopping and access services. This dynamic could drive a disconnection from the local economy.

Table 13 provides an overview of the strengths, weaknesses, opportunities, and threats (SWOT) of Nederland's existing local economy.

ARTS + CULTURE

The following are key players in programs in the arts and cultural space in Nederland today.

NEDERLAND PUBLIC ARTS COMMITTEE

The Nederland Public Art Committee is a volunteer-led committee functioning under the Nederland Downtown Development Authority to increase the visual beautification of the Downtown Nederland area. The mission also includes increasing awareness and appreciation of the Nederland area culture, including natural and cultural history, the ecological environment, music making, humor, and community eclecticism. Funds are collected and distributed for the creation and implementation of public artworks including public murals and other three-dimensional artworks throughout town.

ARTS AND CULTURE - ORGANIZATIONS AND PROGRAMS

- Art at the Center uses the Community Center as a place to highlight and support Nederland's image as an emerging artisan center. Beginning in 2009, Art at the Center has been an on-going success in town. Three times per year the Nederland Community Center and the volunteer Art Committee host a new Art at the Center show focusing on local artists. Nederland area artists are invited to participate via newspaper ads, word of mouth, and requests to local galleries.

TABLE 13:
NEDERLAND'S LOCAL ECONOMY SWOT ANALYSIS

STRENGTHS	WEAKNESSES
<ul style="list-style-type: none"> • Tourism and visitor spending. • Beautiful natural scenery and access to trails and open space. • Proximity to Boulder and the Front Range. • Reputation as a quirky, artsy Town. • Proximity to Eldora Mountain Resort. • Charming Downtown. • Active volunteer boards. • Centralized Visitor Center. • Resident pride in unique community character. • State-supported responsible visitor recreation and use principles messaging. 	<ul style="list-style-type: none"> • Insufficient commercial/light industrial space. • Aging buildings. • Poor condition of roads and sidewalks. • Small population. • Expensive and limited housing. • Lack of organization around the topic of economic development. • No dedicated tourism budget. • Traffic congestion detracts from the experience of downtown for both visitors and residents. • Need to enhance Nederland's online presence. • The lack of on-going day-to-day happenings and events catered for a local audience. • Cost of housing makes it difficult to attract and retain employees for local businesses.
OPPORTUNITIES	THREATS
<ul style="list-style-type: none"> • Increase the frequency and quality of business community collaboration. • Throw events that drive traffic to local businesses. • Redevelop commercial buildings to improve the quality of space. • Redesign downtown infrastructure (sidewalks and 1st street redesign). • Increase public arts and culture offerings. • Increase the visibility and accessibility of Downtown to visitors. • Educate visitors on responsible use of trails and how to be sensitive to natural resources. • Encourage tourism during non-peak times to sustain year-round tourism sales tax revenue. • Enhance downtown area through beautification projects like painting buildings, creating murals, and investing in public realm. • Reconfigure roundabout and provide better wayfinding signage. • Advance multimodal options. 	<ul style="list-style-type: none"> • Insufficient housing stock/affordability to support the local workforce. • Business community relationship with the NDDA (many are not aware of it). • Development that does not fit the design context of Nederland. • Increasing use of online shopping and/or traveling elsewhere for goods and services • Lack of cohesive economic development strategy



After the art goes up, the Community Center organizes a reception for the community honoring the featured artists. The art then remains on display for 3-4 months. Local artists have been very involved and enthusiastic about submitting their work.

- Nederland Day of Art is a summertime day-long festival dedicated to the celebration of local art. Local businesses are asked to participate by helping to showcase the work of local artists. Other parts of the festival have previously included an arts and crafts fair and show hosted by Art at the Center, live demos at various galleries around town, a mural walk with the Nederland Public Art committee, a reception at Kaleidoscope Fine Arts, a reception at the Nederland Community Presbyterian Church, live music around town, and “Take and Make Art Kits” at the library.
- Backdoor Theater is a small independent and non-profit movie theater operating out of the Nederland Community Center. Additionally, BDT provides performance and rehearsal space for local schools and community theater groups and donates space to non-profits and schools for special movie showings. The Theater is also host to an annual independent film festival, local independent film showings during the Frozen Dead Guy Days festival, and special events such as NedX, a forum showcasing female authors. The Theater is housed within the Nederland Community Center.
- Kaleidoscope Gallery is Nederland’s primary fine art gallery. They display the work of over 30 local artists and host seasonal shows and classes. Kaleidoscope is heavily involved in the arts community in Nederland and offers local artists a place to sell work commercially in town.
- Peak to Peak Music Education Association is a non-profit organization founded in 2011. Their mission is to raise money for local kids’ music programs by hosting musical events in the area. Their support of child music education strengthens the overall music community. This organization plays a key role in organizing NedFest, which is one of the events that helps fund their work with youth.

EXISTING EVENTS

- NedFest is a popular event in Nederland. 2023 was the first year NedFest came back to Nederland, after a long break starting in 2018 due to a lack of space at the prior venue, Barker Meadows Park. Now the festival is hosted at the Caribou Room and is officially titled “NedFest Family Reunion.” NedFest is a family-friendly music festival with live performances, food trucks, artist booths for all ages, and craft breweries for anyone over 21.
- NederDays is an annual festival celebrating the culture and community of Nederland. Previous activities have included barn dances, a silent disco, a sledding course and competition, a snowy 5K run, ice carving, and a wood chopping competition. NederDays is an inclusive event for families focused on celebrating local businesses and community members.
- High Peaks Art Festival is an annual outdoor art festival held each summer in Nederland. Artists are invited to exhibit original fine art in a variety of mediums, and the show is juried to ensure quality. Organizers of the event focus on marketing to art connoisseurs from Colorado’s Front Range community, inviting them to explore the arts and crafts of the high country. The High Peaks Art Festival provides an excellent opportunity for mountain artists to connect with art collectors.
- 4th Fridays are an ongoing event that invites tenants of Caribou Village Shopping Center to collaborate each 4th Friday during the summer months to provide an interactive evening of live music, artist demonstrations, specials, and snacks.
- Ned Ned Trailfest is a running series that promotes fundraising for Teens Inc. and features three different race options, a 5K, 10K, and half marathon. The race routes go through Old Town Nederland, and along dirt roads, and single-track trails in Nederland. Ned Ned is a 42-year-old running tradition that brings many runners both in and outside of Nederland together and has won Elevation Outdoors Best of the Rockies in 2016 and 2017.

VISITOR CENTER

Nederland's Visitor Center serves as an important resource for managing and enhancing the town's tourism economy. Strategically located to provide information on area attractions, including outdoor recreation, cultural sites, local restaurants, and retail options, the center plays a crucial role in orienting visitors and enhancing their experience in Nederland. As the town looks to refine its approach to tourism management, there is a shift toward reducing the emphasis on merchandise sales and focusing more on providing relevant and timely information. This shift is aligned with the town's broader goals of sustainable tourism, ensuring that visitors are well-informed about local offerings while supporting the preservation of Nederland's unique character and natural environment. Continuing to invest in the Visitor Center is essential for managing the impacts of tourism while promoting the town's cultural and natural assets responsibly.

ENGAGEMENT SUMMARY

WHAT WAS HEARD

When community members were asked what types of businesses they would like to see more of in Nederland, the top choices were pharmacies, local food provisions, and childcare. Several other specific gaps in business offerings were identified during the conversation: Car wash, medical services, glamping operation, auto mechanic, urgent care, printing shop, packaging shop, makers space, auto-parts store, housewares, bank, childcare, dentists, and lodging.

When asked about the kinds of economic development objectives that should be prioritized, Open House attendees generally favored pursuing land use changes that would grow Nederland's tax base and support the development of high-quality commercial space to attract new business types. Online survey respondents, however, preferred investing in streetscape design/active transportation and leveraging natural and recreational amenities to encourage tourism-related economic development. Several respondents wrote in comments regarding the need to annex certain areas like Cold Springs and Ridge Rd. to increase the tax base. Notably, very few respondents said they wanted to improve the visibility of Nederland to visitors through destination marketing.



ECONOMIC DEVELOPMENT STAKEHOLDER MEETING

The economic development stakeholder meeting yielded several critical insights into the needs and opportunities for the local economy. The primary theme was the cost of housing, which makes it difficult to sustain a workforce or attract critical community positions. A lot of Nederland's business owners live in Gilpin County, not in Nederland; Nederland is unaffordable for them and their employees. This lack of affordability is a threat to the culture of Nederland and could drive out locals. Another common issue identified was issues with infrastructure in the downtown, including poor quality commercial space and the lack of sidewalks. This group confirmed that sidewalks are a top priority for the town and the DDA.

Another gap identified by the stakeholder group was a lack of classic economic and business development services/organizations. For example, there are no business support services, business or innovation incubators, or organizations focused on building skills in the workforce. Teens, inc. comes the closest to these services, offering some programs that train youth and connect them to employment opportunities.

ARTS AND CULTURE STAKEHOLDER MEETING

During our arts and culture stakeholder meeting, several attendees shared the sentiment that Nederland strongly values arts and felt that the town provides a supportive environment with funding and collaboration. A few prominent needs/opportunities emerged from the conversation. A major theme was the importance of events, especially those featuring live performances. Events are popular because they bring cultural experiences to residents, but there are problems with a lack of clear protocol as well as infrastructural issues with signage, parking, transportation access, venue, and overnight accommodation. Stakeholders all agreed it is important to view arts and culture as including music, theater, visual arts, cultural celebration, and history.

Another common theme was the desire for an arts district, with potential benefits for funding and brand identity. There was a related conversation about the NDDA boundary. Some stakeholders recommended that the NDDA redraw its boundary to be inclusive of key institutions like The Community Center, the Caribou Room, and the Wildbear Nature Center, so they can access funding for public art projects.

When asked about the important elements of history and culture in Nederland, the primary themes brought up included the history of music and music recording (especially blue grass and rock), indigenous culture and heritage, and mining history. Several individuals felt these historical elements should be prioritized in public art, and featured in events, such as the idea that the Steam Shovel from the mining museum should be run to celebrate mining culture at town events.

Vision Statement

“Nederland thrives with a healthy, diversified, long-term-sustainable economy that prioritizes the needs of its citizens while protecting honoring, and benefitting from its precious natural setting.”

Objectives & Strategies

Several of the economic development-related recommendations are closely intertwined with recommendations identified in the Land Use, Transportation, and Housing chapters of this comprehensive plan as well as the Downtown Subarea Plan.

OBJECTIVE 1:

Diversify Local Business Offerings to Meet Resident Needs



Nederland’s proximity to outdoor recreation access, scenic setting, and quirky, artistic atmosphere has historically advantaged businesses that can draw visitors and tourists such as food and beverage establishments, and retail shops. These business types account for 63.6% of businesses in Nederland. Despite this, a significant priority identified in community and stakeholder engagement is the need to add core businesses in Nederland. Several business types are missing from Nederland, requiring residents to go to larger markets (primarily Boulder and online services) to fulfill those needs. While Nederland may be too small to support the full-time establishment of some core business types, there is an economic cost to not supporting a diverse array of businesses in town in the form of “leakage” or the tendency to spend additional dollars on goods and services in an area where you go for work, or appointments such as dental visits. When residents commute to Boulder or another Front Range community to access a dentist, it is not uncommon for them to also do their shopping for clothing, groceries, haircuts, or other goods and services in the same community where their appointments or primary “draw” is located. There is also a social and equity cost to not having a diverse array of core services in town. As the population ages, and older adults make up a larger share of the population, it will become increasingly important to maintain a network of core services such as grocery stores, pharmacies, auto repair shops, medical services, etc. in a closer range of access to folks with decreased mobility.

OBJECTIVE 2:

Creative strategies for supporting local business operations



As noted in the Land Use chapter, there are opportunities available to remove regulatory barriers that prevent small businesses from operating in areas outside of commercial retail spaces, such as legalizing in-home childcare services. The areas zoned for commercial retail establishments in Nederland are primarily focused around the downtown area, and the availability of new retail or commercial space is limited and can be expensive. There may be opportunities in the long run as new multi-family housing units are developed to leverage a mix of uses and add commercial retail space to the ground floor of multi-family housing units, or to fill in more commercial businesses in currently vacant or underutilized parcels. In the short term, and to support the potential for more business offerings that meet the daily needs of residents, the town could examine ways to support businesses that can operate out of homes, basements, garages, accessory structures, or ADUs by removing regulatory restrictions and offering financial incentives to home-businesses.



OBJECTIVE 3:

Prioritize Public Investments in the Public Realm



Large swaths of the economic core of Nederland, downtown, and adjacent neighborhoods, have aging public infrastructure and disconnected, inaccessible sidewalks that connect residents to Downtown. New public and private development could help improve Downtown infrastructure through impact fees or exactions that would require developers to build sidewalks or make improvements to the public realm adjacent to the new development which could help make downtown more accessible and desirable for residents to access existing and new businesses. There has been a strong interest among stakeholders and community members in having more locally serving businesses. Providing better access from residential portions of town to the economic core may spur new business interest in Nederland. The Nederland Multimodal Transportation Plan and Downtown Subarea Plan outline several specific public realm improvements including identifying priority sidewalk improvements, new circulation patterns on downtown streets, and ways of increasing multimodal connectivity to and through downtown. Implementing the recommendations from these plans will help the Town of Nederland achieve the objective of prioritizing municipal investment in the public realm.

OBJECTIVE 4:

Leverage Partnerships Between Businesses and Cultural and Recreational Events



The Town of Nederland is fortunate to have a diverse range of cultural and recreational event offerings year-round. Leveraging these events, and other natural and cultural resources to find opportunities for enhancing the economic condition in Nederland will benefit both the business community to throw events, increase public arts and culture offerings, and collaborate on projects that increase the visibility and desirability of Downtown.

OBJECTIVE 5:

Maintain and Enhance Key Community Facilities Including the Visitor Center.



Following strategies from the Utilities chapter, Nederland will prioritize the renovation and expansion of key community facilities. The Visitor Center will continue to serve as a hub for managing tourism, with a focus on offering useful information and reducing emphasis on merchandise sales. Seeking grant funding for facility upgrades will be a critical part of this strategy, ensuring that these spaces remain welcoming and functional for both residents and visitors.

TABLE 14:
ECONOMIC DEVELOPMENT, ARTS & CULTURE STRATEGIES
TABLE

STRATEGY	TAGLINE	RELEVANT OBJECTIVES
1	Implement Recommendations from Downtown Sub-area Plan	Objective 1 and 3
2	Implement Recommendations from Nederland Tourism Management Strategy.	Objectives 2, 3, 4 & 5
3	Wayfinding and Signage	Objective 3
4	Prioritize Parking and Sidewalk Improvements	Objective 3
5	Colorado Main Streets Program	Objectives 2 and 3
6	Import-replacement tactics	Objectives 1 and 2
7	Hire a Towns Grants Coordinator	Objective 3
8	Explore Creative Funding Strategies	Objective 1 and 3
9	Create an Arts + Culture District	Objective 4 & 5
10	Visitor Center Management	Objective 5
11	Explore Opportunities for More Resident-Focused Events	Objective 4 & 5

STRATEGIES

1. **Implement Recommendations from The Downtown Subarea plan:** The Downtown Subarea Plan highlights the opportunity to increase business diversity downtown, and what types of businesses fit the identified downtown character areas. Since downtown Nederland is the economic center of town, following these guidelines for new development and redevelopment opportunities along with opportunities to support existing businesses.
2. **Implement Recommendations from the Nederland Tourism Management Strategy:** The Nederland Tourism Management Strategy (NTMS) serves as a framework for managing and responsibly promoting tourism in Nederland and the surrounding area. The purpose of the strategy is to provide a three-year roadmap for the Town of Nederland and its community partners to actively engage in tourism management and improve communications with visitors. The overall aim is to generate visitor spending and enhance travel experiences while preserving the town's cultural heritage and environment. The NTMS identifies six goals aligned with Nederland's 2030 vision focused on responsible tourism management. Each goal is supported by specific strategies, actions, recommended partners, resources, and a timeline, along with Key Performance Indicators (KPIs) to track progress. The goals identified in the NTMS are listed below, and greater detail on the specific strategies and actions associated with goals can be found in the NTMS report.
3. **Wayfinding and Signage:** During the stakeholder feedback sessions, participants expressed that the town was lacking in wayfinding signage that oriented visitors to key nodes and destinations in Nederland. As the Town of Nederland and the NDDA continue to invest in sidewalk infrastructure and plan for bicycle and pedestrian connections to Downtown, and important consideration will be the development of a branded wayfinding signage plan that will orient visitors and residents to



key nodes and destinations in town. Further, this recommendation builds upon a recommended action from the NTMS. To increase capture of tourist travel along the Peak-to-Peak Highway, or coming to Nederland from Boulder, the town should consider investing in a well-designed suite of vehicular-oriented roadway guide signs that orient visitors to key nodes and destinations in town, so that folks that are “traveling through” are more likely to linger. Signs used for vehicular orientation must comply with roadway signage standards and guidelines that are regulated by State, County, or Municipal transportation departments, however, the bicycle and pedestrian wayfinding signs that are not installed along roadways are less restricted by such standards, and pose an opportunity to partner with local artists, or schools groups to come up with a theme and branding to elevate the image of the town, and show-off the creative culture of Nederland.

4. **Prioritize Parking and Sidewalk Improvements:** Prioritize parking improvements (such as recommendations found in Nederland’s 2010 Parking Study and the recommendations from the 2024 Multimodal Transportation Plan), including centralized parking “pods” along the outskirts of downtown that encourage people to get out of their car and explore Nederland’s businesses and amenities. An example could include reclaiming the area adjacent to the “Welcome to Nederland” sign as a potential parking pod. The Town of Nederland should also continue to identify future opportunities to improve pedestrian and drainage improvements throughout the town, including paving existing crusher fins paths that resulted from the “NedPeds” Plan that is currently (2012-2014). Further, implement sidewalk improvements pertaining to 2nd Street as a connection between the Library, Post Office, and transit stops, specifically. Continue to promote improvements to pathways for non-motorized circulation, consistent with the Trails Master Plan, as well as pedestrian improvements throughout the central Business District. Continue to explore the potential for a connected trail system along Barker Reservoir’s perimeter eventually connecting Big Springs with the central Business District.
5. **Colorado Main Streets Program:** The Colorado Main Street Program is administered by the Division of Local Government within the Colorado Department of Local Affairs and offers support for community-led downtown revitalization. The goal of Colorado Main Streets is to assist communities across the State committed to creating high-quality places and to building stronger communities through preservation-based economic development. Communities can apply to be an affiliated Main Street Community through Colorado Main Streets. Official Main Street communities receive a full range of technical assistance, training, consulting services, mini grants (ranging from \$2,500 to \$10,000 annually), and scholarships. The application requires you to have a steering committee or board of directors, volunteers or staff who have reviewed the [Main Street Approach](#), a dedicated champion to act as a point of contact, a strategic plan, community awareness, and support from the public and private sectors. The Main Street: Open for Business Grant Program, enabled by Senate Bill 21-252, awarded money to eligible entities (municipalities, counties, and councils of government), to provide incentive programs for local business owners to improve the energy efficiency and/or aesthetics of commercial buildings within traditional downtowns. This program was designed to increase property values and visual appeal, increase sales and revenues in rehabilitated buildings, reduce energy consumption and lower utility bills, and increase job retention/creation. The Town could consider affiliating as a Main Street Community to unlock funding and technical assistance from the Division of Local Government in order to catalyze new economic development opportunities in Downtown Nederland.

TABLE 15:
NTMS GOALS & STRATEGIES

GOALS	STRATEGIES
Engage Community Partners and Businesses	<ul style="list-style-type: none"> • Establish clear methods to share information and engage with tourism and community stakeholders effectively. • Provide consistent updates on NTMS progress and build local awareness and engagement around tourism management and marketing efforts. • Partner to expand business support resources and incentives for new and established tourism-related businesses
Educate and Manage Visitors	<ul style="list-style-type: none"> • Create and distribute responsible and respectful use education materials based on identified principles. • Collaborate with partners to improve wayfinding and interpretive signage in and near town. • Improve Visitor Center resources and services
Promote Local Businesses and Experiences	<ul style="list-style-type: none"> • Launch a Visit Nederland website that features trip planning information, local businesses, events, experiences, and responsible visitor messaging. • Encourage local businesses and organizations to use Nederland's new brand logo and visual assets. • Develop unique campaigns and resources to promote businesses and experiences, particularly in the spring and fall seasons.
Improve the Community and Visitor Experience	<ul style="list-style-type: none"> • Host new and streamline management and promotion of events and festivals. • Collaborate on projects to improve and protect cultural and social assets in the community. • Collaborate on projects to steward trails and open space. • Explore the development of new attractions and experiences.
Conduct Research, Impact Monitoring and Reporting	<ul style="list-style-type: none"> • Conduct research on tourism funding options and establish a long-term strategy for sustainable tourism management and marketing funding. • Monitor accommodation/short-term rental options, economic impact and the feasibility for additional lodging options in the future. • Support traffic and parking studies that identify visitor-oriented solutions. • Establish an impact monitoring system to collect data, analyze and report on the impacts tourism has in Nederland and surrounding areas.
Strengthen Tourism Governance & Partnerships	<ul style="list-style-type: none"> • Strengthen regional, state and organization partnerships. • Establish a tourism management advisory board to oversee strategy implementation. • Create a full-time visitor center manager position.



6. **Import-replacement Tactics:** The concept of “import-replacement” was coined by Jane Jacobs in her seminal book “Cities and The Wealth of Nations”. Import-replacement is where locals constantly seek to provide for themselves the things they currently bring in (import) from outside the community. Opportunities for the town to support the organic adoption of import-replacement tactics in Nederland could include removing restrictions placed on uses in all residential zone districts pertaining to home-based businesses such as in-home childcare as discussed in the Land Use chapter. Other examples of in-home businesses that could be allowed by right include, but are not limited to, salons, barbers, auto mechanics, bike repair services, veterinary or other domestic animal care related services such as pet grooming and day care. Allowing these services that could be done from someone’s home, or an accessory structure on their property such as a garage, could allow for a greater diversity of service offerings locally without the need to grow existing commercial space to accommodate these services in the short run. In the short run, the town could benefit greatly by allowing residents the opportunity to find additional services locally without needing to commute to Boulder or other Front Range communities to access childcare, see a vet, or have their bike repaired. Over time, as business grows, or a large enough demand takes hold in the community, some of these in-home services could grow to accommodate new commercial space in town, which will benefit the long-run growth of sales tax revenue.
7. **Hire a Town Grants Coordinator:** The town does not currently have a staff person whose primary job responsibilities include searching for and applying for grant funding. The responsibility of finding grant funding is currently divided amongst town staff who have several other responsibilities beyond filling out grant applications. Grant funding is typically highly competitive with several local governments, non-profit organizations, and quasi-governmental organizations – such as special districts – all competing for the same sources of State and Federal funding opportunities released as competitive grants. Competing for grant funding with other communities and organizations that have personnel dedicated to finding and applying for grant funding can hamstring Nederland’s ability to rely on grants as a source of revenue year-over-year as others are able to dedicate more personnel resources into the grant application which increases their chances of being awarded funding. The Town of Nederland could consider hiring a staff person whose sole responsibility is searching for and applying for grant funding. To be sensitive to the costs of adding new personnel, the town could explore starting the Grants Coordinator on a seasonal, limited term, or part-time basis then grow the position into a full-time role over time if the opportunity cost of increased grant funding awards outweighs the costs of adding a full-time staffer to the town’s payroll.
8. **Explore Creative Funding Strategies:** The Town of Nederland should endeavor to achieve a sustainable, diversified economy by exploring alternative economic opportunities, and forms of municipal funding for the community. The Town of Nederland is not alone in their need to diversify their revenue stream. Several Colorado communities, especially mountain towns proximate to outdoor recreation amenities, are heavily reliant on sales tax revenue to support public services and the development and maintenance of public infrastructure such as roads and sidewalks. In recent years, Nederland has been able to secure large amounts of grant funding, which is a great source of revenue for capital budgeting, however, as discussed in previous sections of this chapter, grant funding is not a sustainable source of revenue in the long-term and cannot be used for maintenance of existing infrastructure. The Town of Nederland collects tax revenue through sales, property, use, marijuana, and other taxes/fees. Tax and fee collection is not sufficient to meet the town’s current obligations for maintenance, and provision of public services when coupled with the need to add new infrastructure such as new sidewalks, bike infrastructure, or parking facilities, and the need to add additional service capacity such as expanding the service offering of the Nederland Community Center. Below are examples of strategies for allowing tax revenue to go further by finding additional sources of revenue or funding to dedicate to certain portions of the town’s fiscal obligations and priorities.

- To allow tax revenue to go further in maintaining existing public infrastructure and providing public services, the Town could find creative ways to leverage federal transportation dollars to put towards capital projects such as engaging with the State's Infrastructure Bank (SIB). SIBs are revolving infrastructure investment funds for surface transportation projects that are established and administered by states. SIBs can offer loans (at much lower rates than private lending institutions) to invest in surface transportation projects. The town could leverage this funding source for improvements, such as new parking infrastructure or capacity improvements along major roadways connecting the Town such as Hwy 119 and Hwy 72.
 - The Town of Nederland is fiscally reliant on visitors purchasing goods and services in town. Sales taxes continue to be the town's highest source of ongoing revenue. The Town of Nederland is an amenity community, with its proximity to the Eldora Ski Area, and several State, County, and Federal public lands. Given is an amenity community, Nederland is in a unique position where the town must balance providing services for visitors, who in peak seasons can outnumber residents, while conserving public amenities and infrastructure to meet the needs of residents. Sales taxes are applied to all commercial businesses in the town and are paid by tourists and residents alike. To capture more specific revenue from tourism and the key economic drivers of skiing and public lands and the associated restaurant, lodging, and amenity businesses that cater to tourist traffic, the town could consider adding a resort tax. A resort tax is an additional sales tax that is levied on lodging, restaurants, bars, and destination ski or recreation facilities. Missoula, Montana recently put in place a resort tax to leverage the high tourist traffic that they see, and better reflect the additional sales tax revenue of tourist-dependent businesses to pay for the outsized impact on public infrastructure and services that tourism brings. There are several advantages to a resort tax, first, the revenue raised locally gets reinvested locally in a manner determined by voters. Second, revenue is raised largely by tourist spending, ensuring that visitors fund programs that conserve the amenities and offset the impacts of visitors on the community. However, the benefits of this mechanism are limited to the places narrowly identified as resort communities. This means that the counties surrounding these communities, which provide public safety services like search and rescue, cannot levy a tax on visitor spending.²
 - Priority-based budgeting is a budgeting strategy that focuses on allocating funds based on community needs and priorities focused on the level of programs and services instead of line items or departments. Like zero-based budgeting, priority-based budgets begin with a clean slate, putting all funds on the table, rather than working from an existing model. This allows each program or initiative to be evaluated with a fresh pair of eyes, leading to funding decisions that better meet community needs. Priority-based budgeting direct funding towards higher-value or higher priority services and programs and scales back or eliminates lower-value programs and services, this building in an on-going evaluation and feedback process so that the town can ensure that limited dollars are being spent on the key community priorities to ensure that funding is aligned with the town's values. Other amenity rich communities such as Duluth, MN and Roanoke, VA, with limited funding have had successes transitioning their municipal funding structure to the priority-based budgeting system.
9. **Create an Arts + Culture District:** Like the creation and ongoing provision of the Nederland Downtown Development Authority (DDA) which provides a dedicated lens and funding to Downtown, the town could consider the creation of an Arts + Culture District, which could have the authority to levy taxes and raise funding to support arts, and cultural events in town. This could be used to support afterschool arts and cultural programs at the Nederland Community Center, provide increased awareness and marketing for historical and cultural centers in town such as the

2 Amenity Trap: How high-amenity communities can avoid being loved to death, May 2023 <https://headwaterseconomics.org> | 26 5



Nederland Mining Museum, and could commission public art pieces in town to beautify and enhance the public realm for residents and visitors. Further, the Arts + Culture District could provide structure and an umbrella of planning and coordination between cultural events in town to oversee the coordination and planning for impacts on the town amenities such as parking, circulation by working to mitigate impacts and creating a cohesive information campaign to give residents ample notice of upcoming events and any impacts that may be associated with them.

10. **Visitor Center Management:** Create a plan to review the vision and operating conditions for the Visitor Center, emphasizing information services and reducing the emphasis on merchandise sales. Ensure that the center provides relevant and updated information for tourists and visitors. Should the town also explore an Arts + Culture District, funding raised from the District could go towards upkeep of the Visitor Center and the Visitor Center could be used as a resource for marketing, and communicating upcoming events and provide tourists and visitors with the knowledge to expand upon their time in Nederland to go beyond recreation and explore the town's creative arts, culture, and historical amenities.
11. **Explore Opportunities for More Resident-Focused Events:** The Town of Nederland is fortunate to host several cultural, recreational, and artistic events in town throughout the year. These events can be a great boon to local businesses and contribute positively to the vibrancy of the Town through increased visitation. Larger events do come with tradeoffs in that there can be circulation and logistical impacts to the everyday residents, and the "activation" of people in town is very high for 1-2 days, then falls off to normal patterns immediately following the event. The Nederland Tourism Management Strategy (NTMS) states that "Today, Nederland focuses on community-based tourism, investing in activities that benefit both visitors and residents" . To build on that sentiment outlined in the NTMS, the town should foster more regular interaction between Nederland residents and aspire to create regular habits of using public spaces for local happenings and small-scale events. The Town of Nederland could work with local organizations like Teens Inc. or Mountain Peak Life, schools, businesses, and community members in support of this goal. The primary audience of these happenings would be residents; however, they should be open and available to people passing through or who "happen to be in town". Such happenings could look like weekly run clubs that start at a local brewery and end with a celebratory pint, or weekly art in Chipita Park, outdoor chess on Mainstreet once a week, or a monthly block party with sidewalk chalk, food, and music. The town's involvement in fostering these more regular happenings and occurrences should be in the form of making it easy to use public spaces for regular happenings, and where appropriate provide facilities like the library or Nederland Community Center and public infrastructure that supports the organic adoption of these happenings, such as additional picnic tables in the park, or the monthly closure of a street to automotive traffic to allow for monthly neighborhood block parties, etc., then quickly allow residents, community organizations, and local businesses to fill in with the programming or organization of more regular happenings in town.



10 IMPLEMENTATION



Implementation

This planning process was a collaborative effort between Town staff, the Planning Commission, the Board of Trustees, various Town boards, and Nederland residents. These parties have contributed substantial thought and effort into the vision, objectives, and strategies laid out in the previous chapters of this plan. To help realize the intended outcomes of this plan, this chapter summarizes the objectives and strategies and highlights responsible entities, strategic partnerships, and the timing and level of complexity assumed for each.

While the following implementation tables provide a series of strategies the Town could take to fulfill each objective, it is recognized that new opportunities, funding sources, technologies, and partnerships could arise. The Town should consider these new opportunities with the Vision and Objectives for each topic area in mind, and assess how they may contribute to the overall intent. It is also recognized that Nederland has fewer staff and financial resources compared to many larger metropolitan areas, elevating the importance of regional collaboration and resource sharing.

Note: The “Timing” column outlines Short-term, Medium-term, Long-term, and Ongoing strategies. Short-term (0-2 years), Medium-term (2-4 years), and Long-term (4+ years).



TABLE 16:
LAND USE - STRATEGY IMPLEMENTATION

PAGE	OBJECTIVE #	OBJECTIVE	STRATEGY #	STRATEGY	TIMING	RESPONSIBLE PARTY	COLLABORATORS	COMPLEXITY
	1	Direct New Growth to Appropriate Locations and Encourage Sustainable Infill Development	1	Evaluate and Adjust Minimum Lot Size Requirements	Short	Planning Department	PC, Local Developers	Medium
	1	Direct New Growth to Appropriate Locations and Encourage Sustainable Infill Development	2	Revise Off-Street Parking Requirements	Medium	Planning Department	PC	Low
	1	Direct New Growth to Appropriate Locations and Encourage Sustainable Infill Development	15	Revise PUD requirements and streamline permitting pathways	Short	Planning Department	PC, Legal Advisors	Medium
	2	Promote the Development of More Affordable Housing with Supportive Land Use Regulation	1	Evaluate and Adjust Minimum Lot Size Requirements	Short	Planning Department	PC, Local Developers	Medium
	2	Promote the Development of More Affordable Housing with Supportive Land Use Regulation	2	Revise Off-Street Parking Requirements	Medium	Planning Department	PC	Low
	2	Promote the Development of More Affordable Housing with Supportive Land Use Regulation	3	Simplify Permitting for Multi-Unit Residential Developments	Short	Planning Department	PC, Affordable Housing Developers	Low
	2	Promote the Development of More Affordable Housing with Supportive Land Use Regulation	4	Implement Strategy 2: “Accessory Dwelling Units” from the Housing Chapter	Short	Planning Department	PC	Low
	2	Promote the Development of More Affordable Housing with Supportive Land Use Regulation	5	Designate Affordable Housing as a By-Right Use	Short	Planning Department	PC, Affordable Housing Developers	Low
	2	Promote the Development of More Affordable Housing with Supportive Land Use Regulation	6	Explore Inclusionary Zoning	Medium	Board of Trustees	PC	High
	2	Promote the Development of More Affordable Housing with Supportive Land Use Regulation	7	Explore Strategy 3: “Density Bonus” from the Housing Chapter	Medium	Planning Department	PC, Local Developers	Medium
	2	Promote the Development of More Affordable Housing with Supportive Land Use Regulation	8	Develop a booklet of pre-approved residential designs	Medium	Planning Department	PC, Architects	Low
	2	Promote the Development of More Affordable Housing with Supportive Land Use Regulation	15	Revise PUD requirements and streamline permitting pathways	Short	Planning Department	PC, Legal Advisors	Medium
	2	Promote the Development of More Affordable Housing with Supportive Land Use Regulation	17	Implement Strategy 4: “Expedited Development Review Process” from the Housing Chapter	Short	Planning Department	PC, Affordable Housing Developers, Legal Advisors	Medium
	2	Promote the Development of More Affordable Housing with Supportive Land Use Regulation	18	Implement Strategy 5: “Decrease Development Review Fees, Impact Fees, and Associated Development Fees ” from the Housing Chapter	Short	Board of Trustees	Affordable Housing Developers	Low
	3	Preserve the Historic Mountain Town Character of Downtown Nederland	8	Develop a booklet of pre-approved residential designs	Medium	Planning Department	PC, Architects	Low
	3	Preserve the Historic Mountain Town Character of Downtown Nederland	9	Implement the First Street Overlay Zone in the Town code	Medium	Planning Department	PC, Downtown Businesses	Medium
	3	Preserve the Historic Mountain Town Character of Downtown Nederland	10	Encourage the protection of historic assets	Ongoing	Planning Department	PC, Nederland Area historical Society	Medium
	3	Preserve the Historic Mountain Town Character of Downtown Nederland	11	Promote adaptive reuse and activation of vacant buildings and sites	Medium	Economic Development Deparment	Property Owners	High
	4	Support Key Business Uses in Appropriate Locations for a Strong and Flexible Local Economy	11	Promote adaptive reuse and activation of vacant buildings and sites	Medium	Economic Development Department	Property Owners	High
	4	Support Key Business Uses in Appropriate Locations for a Strong and Flexible Local Economy	12	Designate in-home childcare as a by-right use	Short	Board of Trustees	PC, childcare providers, legal advisors	Low
	4	Support Key Business Uses in Appropriate Locations for a Strong and Flexible Local Economy	13	Promote the renovation of commercial buildings for enhanced business use	Medium	Economic Development Deparment	Local Businesses, Property Owners	Medium
	5	Clarify and Simplify Code and Land Use Designations	3	Simplify Permitting for Multi-Unit Residential Developments	Short	Planning Department	PC, Affordable Housing Developers	Low



PAGE	OBJECTIVE #	OBJECTIVE	STRATEGY #	STRATEGY	TIMING	RESPONSIBLE PARTY	COLLABORATORS	COMPLEXITY
	5	Clarify and Simplify Code and Land Use Designations	14	Evaluate and redefine the industrial zone	Medium	Planning Department	PC, Industrial Operatrs	High
	5	Clarify and Simplify Code and Land Use Designations	15	Revise PUD requirements and streamline permitting pathways	Short	Planning Department	PC, Legal Advisors	Medium
	5	Clarify and Simplify Code and Land Use Designations	16	Ensure development consistency with the comprehensive plan	Ongoing	Nederland Planning Department	PC, Board of Trustees, Developers	Low
	5	Clarify and Simplify Code and Land Use Designations	17	Implement Strategy 4: “Expedited Development Review Process” from the Housing Chapter	Short	Planning Department	PC, Affordable Housing Developers, Legal Advisors	Medium
	5	Clarify and Simplify Code and Land Use Designations	18	Implement Strategy 5: “Decrease Development Review Fees, Impact Fees, and Associated Development Fees” from the Housing Chapter	Short	Board of Trustees	Affordable Housing Developers	Low
	6	Mitigate Hazard Exposure and Risk Through Land Use Regulation	19	Evaluate Land Use Regulations for Alignment with Wildland Urban Interface Code Best Practices	Short	Planning Department	PC	Low



TABLE 17:
HOUSING - STRATEGY IMPLEMENTATION

PAGE	OBJECTIVE #	OBJECTIVE	STRATEGY #	STRATEGY	TIMING	RESPONSIBLE PARTY	COLLABORATORS	COMPLEXITY
	1	Implement Recommendations from the 2023 Housing Needs Assessment	1	Affordability Considerations	Short	Town staff	BOT, PC	Medium
	1	Implement Recommendations from the 2023 Housing Needs Assessment	2	Accessory Dwelling Units	Short	Town staff	BOT, PC	Low
	1	Implement Recommendations from the 2023 Housing Needs Assessment	3	Density Bonus Program	Short	Town staff	BOT, PC	Low
	1	Implement Recommendations from the 2023 Housing Needs Assessment	4	Expedited Development Review Process	Short	Town staff	BOT, PC	Low
	1	Implement Recommendations from the 2023 Housing Needs Assessment	5	Decreasing Development Review Fees, Impact Fees and Associated Development Fees	Short	Town staff	BOT, PC	Medium
	2	Leverage Opportunities from recent State legislation	6	Implement Additional Qualifying 1271 Strategies	Short	Town staff	BOT, PC	Low
	3	Continue to Build Upon Regional Partnerships	7	Potential Redevelopment of Existing Vacant Parcels	Medium	Town staff	BOT, PC	High
	4	Create and Preserve Affordable Housing	1	Affordability Considerations	Short	Town staff	BOT, PC	Low
	4	Create and Preserve Affordable Housing	2	Accessory Dwelling Units	Short	Town staff	BOT, PC	Low
	4	Create and Preserve Affordable Housing	3	Density Bonus Program	Short	Town staff	BOT, PC	Low
	4	Create and Preserve Affordable Housing	4	Expedited Development Review Process	Short	Town staff	BOT, PC	Low
	4	Create and Preserve Affordable Housing	5	Decreasing Development Review Fees, Impact Fees and Associated Development Fees	Short	Town staff	BOT, PC	Medium
	4	Create and Preserve Affordable Housing	7	Potential Redevelopment of Existing Vacant Parcels	Short	Town staff	BOT, PC	High
	4	Create and Preserve Affordable Housing	8	Tax Abatements or Exemptions	Medium	Town staff	BOT, PC	Medium
	4	Create and Preserve Affordable Housing	9	Community Land Trusts	Medium	Town staff	BOT, PC, Boulder County Housing Authority, Boulder County, Peak to Peak Housing Authority	Medium
	4	Create and Preserve Affordable Housing	10	Rights of First Refusal	Medium	Town staff	BOT, PC	Low
	4	Create and Preserve Affordable Housing	18	Amending Building Codes	Short	Town staff	BOT, PC	Medium
	4	Create and Preserve Affordable Housing	19	Square Footage Cap	Short	Town staff	BOT, PC	Medium
	4	Create and Preserve Affordable Housing	20	Regulating Short-Term Rentals	Short	Town staff	BOT, PC	Low
	5	Help Households Access and Afford Homes	11	Rent Regulation	Short	Town staff	BOT, PC	Low
	5	Help Households Access and Afford Homes	12	Just Cause Eviction Policy	Medium	Town staff	BOT, PC, Boulder County Housing Authority, Boulder County, Peak to Peak Housing Authority, Emergency Family Assistance Association, Canyon Cares	Low



PAGE	OBJECTIVE #	OBJECTIVE	STRATEGY #	STRATEGY	TIMING	RESPONSIBLE PARTY	COLLABORATORS	COMPLEXITY
	5	Help Households Access and Afford Homes	13	Legal Assistance Programs	Medium	Town staff	BOT, PC, Boulder County Housing Authority, Boulder County, Peak to Peak Housing Authority, Emergency Family Assistance Association, Canyon Cares	Low
	5	Help Households Access and Afford Homes	14	HOME Tenant-Based Rental Assistance & Local Service Providers	Medium	Town staff	BOT, PC, Boulder County Housing Authority, Boulder County, Peak to Peak Housing Authority, Emergency Family Assistance Association, Canyon Cares	Low
	5	Help Households Access and Afford Homes	15	Housing Choice Vouchers	Medium	Town staff	BOT, PC, Boulder County Housing Authority, Boulder County, Peak to Peak Housing Authority, Emergency Family Assistance Association, Canyon Cares	Low
	5	Help Households Access and Afford Homes	16	Up-Front Financial Assistance	Medium	Town staff	BOT, PC, Boulder County Housing Authority, Boulder County, Peak to Peak Housing Authority, Emergency Family Assistance Association, Canyon Cares	Low
	5	Help Households Access and Afford Homes	17	Employer-Assisted Housing	Long	Town staff	BOT, PC, Boulder County Housing Authority, Boulder County, Peak to Peak Housing Authority, Emergency Family Assistance Association, Canyon Cares	Medium



TABLE 18:
TRANSPORTATION - STRATEGY IMPLEMENTATION

PAGE	OBJECTIVE #	OBJECTIVE	STRATEGY #	STRATEGY	TIMING	RESPONSIBLE PARTY	COLLABORATORS	COMPLEXITY
	I	Prioritize Transportation Equity and Safety	1	Sidewalk and Trail Improvements	Medium	Town staff	BOT, PC, CDOT, Boulder County, DDA	Medium
	I	Prioritize Transportation Equity and Safety	2	Enhanced Pedestrian Crossings	Medium	Town staff	BOT, PC, CDOT, Boulder County, DDA	Medium
	I	Prioritize Transportation Equity and Safety	3	Roadway Enhancements at Intersections	Long	Town staff	BOT, PC, CDOT, Boulder County, DDA	High
	I	Prioritize Transportation Equity and Safety	4	Traffic Calming Measures	Medium	Town staff	BOT, PC, CDOT, Boulder County, DDA	High
	I	Prioritize Transportation Equity and Safety	5	Transportation Programs	Short	Town staff	BOT, CDOT, Boulder County, DDA	Medium
	I	Prioritize Transportation Equity and Safety	6	Boulder County Safety Study	Medium	Boulder County	BOT, CDOT, Town Staff, DDA	Low
	2	Ensure that Walking is Comfortable and Accessible	1	Sidewalk and Trail Improvements	Medium	Town staff	BOT, PC, CDOT, Boulder County, DDA	Medium
	2	Ensure that Walking is Comfortable and Accessible	2	Enhanced Pedestrian Crossings	Medium	Town staff	BOT, PC, CDOT, Boulder County, DDA	Medium
	2	Ensure that Walking is Comfortable and Accessible	3	Roadway Enhancements at Intersections	Long	Town staff	BOT, PC, CDOT, Boulder County, DDA	High
	2	Ensure that Walking is Comfortable and Accessible	4	Traffic Calming Measures	Medium	Town staff	BOT, PC, CDOT, Boulder County, DDA	High
	2	Ensure that Walking is Comfortable and Accessible	5	Transportation Programs	Short	Town staff	BOT, CDOT, Boulder County, DDA	Medium
	3	Increase Regional Transit Options	7	Bus Stop Upgrades	Medium	Town staff	BOT, CDOT, Boulder County, DDA	Medium
	3	Increase Regional Transit Options	8	Regional Transit Expansion	Long	Boulder County	BOT, CDOT, Town Staff, DDA	High
	3	Increase Regional Transit Options	9	Intra-Nederland Circulation	Short	Town staff	BOT, CDOT, Boulder County, DDA	Medium
	4	Maintain Transportation Infrastructure	10	Updated Maintenance Plan	Short	Town staff	BOT, CDOT, Boulder County, DDA	Low
	5	Implement Parking Management Strategies	11	Parking Demand Management Strategies (Short-term)	Short	Town staff	BOT, CDOT, Boulder County, DDA	Medium
	5	Implement Parking Management Strategies	12	Expansion of Parking Supply (Long-term)	Long	Town staff	BOT, CDOT, Boulder County, DDA	High



TABLE 19:
RECREATION - STRATEGY IMPLEMENTATION

PAGE	OBJECTIVE #	OBJECTIVE	STRATEGY #	STRATEGY	TIMING	RESPONSIBLE PARTY	COLLABORATORS	COMPLEXITY
	1	Prioritize the Maintenance and Operations of Successful Pre-Existing Recreation Facilities	1	Maintenance and Operations Plan	Short	Parks and Recreation Department	PROSAB, Public Works, Volunteer Groups	Low
	1	Prioritize the Maintenance and Operations of Successful Pre-Existing Recreation Facilities	2	Program Evaluation and Reinvestment	Short	Parks and Recreation Department	PROSAB, Recreation Program Leaders, Public	Low
	1	Prioritize the Maintenance and Operations of Successful Pre-Existing Recreation Facilities	3	Develop a Trail and Park Maintenance Volunteer Program	Medium	Parks and Recreation Department	PROSAB, Volunteer Groups	Medium
	1	Prioritize the Maintenance and Operations of Successful Pre-Existing Recreation Facilities	4	Budget Exploration	Short	Town Manager's Office	BOT, Parks and Recreation Department	Medium
	2	Support and Expand Indoor Recreation Opportunities	5	Community Center Renovation Plan	Short	Parks and Recreation Department	BOT, Consultants, Local Contractors	High
	2	Support and Expand Indoor Recreation Opportunities	6	Feasibility Study for Indoor Pool	Medium	Parks and Recreation Department	PROSAB, BOT, Consultants	Medium
	3	Incrementally Improve In-Town Trail Networks and Pocket Parks	7	Trail Network Expansion Plan	Medium	Parks and Recreation Department	PROSAB, Public Works, Consultants, Volunteer Groups	High
	3	Incrementally Improve In-Town Trail Networks and Pocket Parks	8	Green Open Space Development	Long	Parks and Recreation Department	PROSAB, Environmental Groups	High
	4	Expand Outdoor Recreation Offerings Near Barker Meadow Reservoir	9	Barker Reservoir Feasibility Study	Medium	Town Manager's Office	PROSAB, Parks and Recreation Department, Consultant, City of Boulder, Boulder County	Medium
	4	Expand Outdoor Recreation Offerings Near Barker Meadow Reservoir	10	Intergovernmental Collaboration with Boulder	Ongoing	Town Manager's Office	Parks and Recreation Department, City of Boulder, Boulder County	Medium



TABLE 20:
HEALTH & HUMAN SERVICES - STRATEGY IMPLEMENTATION

PAGE	OBJECTIVE #	OBJECTIVE	STRATEGY #	STRATEGY	TIMING	RESPONSIBLE PARTY	COLLABORATORS	COMPLEXITY
	I	Create new opportunities to connect residents with local service providers	I	Amend Code Use Categories to Support In-home Service Providers	Short	Town staff	BOT, PC	Medium
	I	Create new opportunities to connect residents with local service providers	3	Create a Nederland Human & Social Services Hub	Medium	Town staff	Local non-profit network and social service providers, Boulder County Area Agency on Aging, DRCOG, Boulder County, Peak to Peak Communities	Low
	2	Ensure Community Design supports people of all ages, incomes and abilities	2	Complete a Boomer Bond Assessment	Medium	Town staff	Local non-profit network and social service providers, Boulder County Area Agency on Aging, DRCOG, Boulder County, Peak to Peak Communities	Low
	2	Ensure Community Design supports people of all ages, incomes and abilities	4	Build Upon Transportation Connections	Medium	Town staff	BOT, PC, Boulder County, CDOT	Medium



TABLE 21:
NATURAL RESOURCES & HAZARDS - STRATEGY IMPLEMENTATION

PAGE	OBJECTIVE #	OBJECTIVE	STRATEGY #	STRATEGY	TIMING	RESPONSIBLE PARTY	COLLABORATORS	COMPLEXITY
	1	Ensure Water Resource Resilience and Long-term Sufficiency	1	Water Intake Protection Infrastructure	Short	Public Works Department	Consultants, FEMA	High
	1	Ensure Water Resource Resilience and Long-term Sufficiency	2	Reservoir Development Feasibility Study	Long	Public Works Department	Consultants, Legal Advisors	High
	2	Protect and Enhance Ecological Health and Biodiversity	3	Riparian Buffer and Wetland Restoration	Medium	Parks and Recreation Department	Sustainability Advisory Board, Volunteers	Low
	2	Protect and Enhance Ecological Health and Biodiversity	4	Wetland Protection Ordinance	Medium	Planning Department	Board of Trustees, Legal Advisors	Medium
	2	Protect and Enhance Ecological Health and Biodiversity	5	Educational Signage and Public Awareness	Short	Parks and Recreation Department	Sustainability Advisory Board	Low
	3	Enhance Wildfire Preparedness and Mitigation	6	Fire-resistant Building Code	Medium	Planning Department	Fire Protection District, Board of Trustees, Developers	Medium
	3	Enhance Wildfire Preparedness and Mitigation	7	CWPP Revision and Implementation	Medium	Fire Protection District	Public Works Department, State Forest Service	Medium
	4	Reduce Flood Risk and Enhance Flood Resilience	8	Stormwater Management System Upgrades	Long	Public Works Department	Consultants	High
	4	Reduce Flood Risk and Enhance Flood Resilience	9	Floodplain Development Controls	Ongoing	Planning Department	FEMA, Boulder County	Medium
	5	Improve Emergency Evacuation, Preparedness, and Response Capacity	10	Emergency Communication System Enhancements	Medium	Town Manager's Office	Boulder County Sheriff, Fire Protection District	Medium
	6	Improve Emergency Evacuation, Preparedness, and Response Capacity	11	Second Bridge for Egress and Evacuation	Long	Public Works Department	Transportation Engineers, CDOT	High
	7	Improve Emergency Evacuation, Preparedness, and Response Capacity	12	Hazard Mitigation and Evacuation Preparedness Education	Short	Fire Protection District	Community Groups, State Forest Service	Low



TABLE 22:
UTILITIES & WATER RESOURCES - STRATEGY IMPLEMENTATION

PAGE	OBJECTIVE #	OBJECTIVE	STRATEGY #	STRATEGY	TIMING	RESPONSIBLE PARTY	COLLABORATORS	COMPLEXITY
	1	Strengthen the resilience of the water system and protect existing water rights.	1	Implement Water System Resilience Improvements	Short	Public Works Department	Consultants	High
	1	Strengthen the resilience of the water system and protect existing water rights.	2	Monitor Water Rights and Legal Compliance	Ongoing	Town Manager's Office	Legal Advisors, City of Boulder	Medium
	1	Strengthen the resilience of the water system and protect existing water rights.	3	Expand Water Conservation Programs	Medium	Public Works Department	Sustaiaability Coordinator, Sustainability Advisory Board,	Low
	2	Provide high-quality public utility services to all Nederland residents.	4	Annual Utility Coordination Meetings	Ongoing	Town Manager's Office	Utility Providers, Public Works Department	Low
	2	Provide high-quality public utility services to all Nederland residents.	5	Regional Utility Service Feasibility Study	Medium	Public Works Department	Consultants, Boulder County, Grant Agencies	Medium
	2	Provide high-quality public utility services to all Nederland residents.	6	Maintain Impact Fees for New Developments	Ongoing	Board of Trustees	Planning Department, Legal Advisors, Developers	Medium
	2	Provide high-quality public utility services to all Nederland residents.	7	Improve Utility Service Lines	Ongoing	Public Works Department	Contractors	Medium
	3	Continue progressing towards comprehensive recycling and composting programs, aiming for a cradle-to-cradle zero-waste system.	8	Partner with Boulder County for Composting	Medium	Sustainability Coordinator	Boulder County	Medium
	3	Continue progressing towards comprehensive recycling and composting programs, aiming for a cradle-to-cradle zero-waste system.	9	Engage the Community in Waste Reduction	Short	Sustainability Coordinator	Local Businesses, Community Organizations	Low
	4	Promote the transition to renewable energy sources and electric fleets for the Town.	10	Electric Fleet Transition Strategy	Long	Town Manager's Office	Sustainability Advisory Board, Public Works Department, Grant Providers	Medium
	4	Promote the transition to renewable energy sources and electric fleets for the Town.	11	Community Renewable Energy Incentive Program	Medium	Sustainability Coordinator	Sustainability Advisory Board, Public, Xcel Energy	Low
	4	Promote the transition to renewable energy sources and electric fleets for the Town.	12	Engage with Utility Providers for Renewable Integration	Long	Town Manager's Office	Sustainability Advisory Board, Xcel Energy, Renewable Energy Developers	High



TABLE 23:
ECONOMIC DEVELOPMENT, ARTS, AND CULTURE - STRATEGY IMPLEMENTATION

PAGE	OBJECTIVE #	OBJECTIVE	STRATEGY #	STRATEGY	TIMING	RESPONSIBLE PARTY	COLLABORATORS	COMPLEXITY
	1	Diversify Local Business Offerings to Meet Resident Needs	1	Implement Recommendations from Downtown Subarea Plan	Medium	Town Staff	BOT, PC, Local Businesses, Arts and Cultural non-profits, local artists, DDA, CDOT	High
	1	Diversify Local Business Offerings to Meet Resident Needs	6	Import-replacement tactics	Long	Town Staff	BOT, PC, CDOT, Boulder County, DDA	Low
	1	Diversify Local Business Offerings to Meet Resident Needs	8	Explore Creative Funding Strategies	Short	Downtown Development Authority	BOT, PC, Local Businesses, engaged residents, Town Staff	Medium
	2	Creative strategies for supporting local business operations	2	Implement Recommendations from Nederland Tourism Management Strategy.	Medium	Town Staff	BOT, PC, Local Businesses, engaged residents, DDA	Medium
	2	Creative strategies for supporting local business operations	5	Colorado Main Streets Program	Medium	Downtown Development Authority	BOT, PC, Local Businesses, engaged residents, Town Staff	Low
	2	Creative strategies for supporting local business operations	6	Import-replacement tactics	Short	Downtown Development Authority	BOT, PC, Local Businesses, engaged residents, Town Staff	Low
	3	Prioritize Public Investments in the Public Realm	1	Implement Recommendations from Downtown Subarea Plan	Long	Town Staff	BOT, PC, CDOT, Boulder County, DDA	High
	3	Prioritize Public Investments in the Public Realm	2	Implement Recommendations from Nederland Tourism Management Strategy.	Medium	Town Staff	BOT, PC, Local Businesses, engaged residents, DDA	Medium
	3	Prioritize Public Investments in the Public Realm	3	Wayfinding and Signage	Medium	Town Staff	Boulder County, CDOT, DDA	Low
	3	Prioritize Public Investments in the Public Realm	4	Prioritize Parking and Sidewalk Improvements	Long	Town Staff	BOT, PC, CDOT, Boulder County, DDA	Medium
	3	Prioritize Public Investments in the Public Realm	5	Colorado Main Streets Program	Medium	Downtown Development Authority	BOT, PC, Local Businesses, engaged residents, Town Staff	Low
	3	Prioritize Public Investments in the Public Realm	7	Hire a Towns Grants Coordinator	Short	Town Staff	BOT	Low
	3	Prioritize Public Investments in the Public Realm	8	Explore Creative Funding Strategies	Medium	Town Staff	BOT	Medium
	4	Leverage Partnerships Between Businesses and Cultural and Recreational Events	2	Implement Recommendations from Nederland Tourism Management Strategy	Medium	Town Staff	BOT, PC, Local Businesses, engaged residents, DDA	Medium
	4	Leverage Partnerships Between Businesses and Cultural and Recreational Events	9	Create an Arts + Culture District	Medium	Town Staff	BOT, PC, Local Businesses, Arts and Cultural non-profits, local artists, DDA	Low
	4	Leverage Partnerships Between Businesses and Cultural and Recreational Events	11	Explore Opportunities for More Resident-Focused Events	Short	Engaged residents	DDA, Local Businesses, Town Staff	Low
	5	Maintain and Enhance Key Community Facilities Including the Visitor Center	2	Implement Recommendations from Nederland Tourism Management Strategy.	Medium	Town Staff	BOT, PC, Local Businesses, engaged residents, DDA	Medium
	5	Maintain and Enhance Key Community Facilities Including the Visitor Center	9	Create an Arts + Culture District	Medium	Town Staff	BOT, PC, Local Businesses, Arts and Cultural non-profits, local artists, DDA	Low
	5	Maintain and Enhance Key Community Facilities Including the Visitor Center	10	Visitor Center Management	Medium	Town Staff	BOT	Low
	5	Maintain and Enhance Key Community Facilities Including the Visitor Center	11	Explore Opportunities for More Resident-Focused Events	Short	Engaged residents	DDA, Local Businesses, Town Staff	Low