

NDDA (Nederland Downtown Development Authority) 2006 PLAN OF DEVELOPMENT (Amended 07/03/12)

The following list of projects are not in any priority order because it is important that the DDA Board retain flexibility to act upon any of these projects or other projects that arise.

In developing these projects, the DDA formation committee considered the input provided by participants at the past two Economic Summits, the findings and recommendations of the Market Analysis and information compiled by action groups that resulted from the two Summits.

1. Circulation

Design and build a circulation system for pedestrians, bicycles, traffic and parking so as to minimize conflicts among the modes of transportation and maximize the safety and convenience of driving to and walking in the District.

- Improve the shopping center/bank intersection
- Provide safe pedestrian crossings of Highway 119 and other main roads
- Construct sidewalks and trails
- Connect key amenities (e.g. RTD to downtown)

2. Riverwalk

Develop the Middle Boulder Creek corridor into an attractive centerpiece of the Town that connects the South and North business areas and the lakefront in an environmentally sensitive manner.

- Construct a new overpass at Highway 119 to accommodate pedestrian trails along the creek
- Provide a pedestrian path along the north side of the creek with easy access and integration with businesses
- Construct a pedestrian-friendly bridge linking Chipeta Park and East First Street
- Enhance the creek for better fish habitat and kayaking

3. Beautification - improve the attractiveness of the District.

- Place underground publicly and privately owned utility and communication lines.
- Promote attractive streetscape (e.g., lamp posts, landscaping, signage)
- Retain historical buildings and adhere to Town architectural design standards
- Incorporate art features (e.g., historical artifacts, fountains, graphics, etc.)
- Encourage and promote private and public development projects, such as parks, plazas, and landscaping throughout the District

4. Town Square

Design and build an attractive and functional gathering place for the community and visitors.

- Convert the Town-owned land behind the Visitor's Center to a town square
- Create a multi-purpose space for community gatherings such as farmer's market, festivals, arts and crafts fairs and other events
- Incorporate attractive landscaping, historical features and public art in projects

5. Promote and Support Private Developments that Create a Public Benefit

Encourage activities and services that will attract residents and tourists by broadening the entertainment, cultural, shopping and social activities and events that take place in the district.

- Participate with developer/builder if their project is highly desirable; and their project is consistent with the plans and objectives of the DDA; and their project may not be otherwise economically viable
- Plan and develop public facilities that will enhance and encourage the development of privately sponsored projects
- Encourage planning and projects which are compatible with their surroundings
- Encourage diversity of land uses in the district so that the area includes a cross section of compatible uses
- Actively solicit and if necessary, provide sites for land uses that are important to the economic vitality of the town

6. Amendment to Plan of Development to include the NED PED project.

The overall project is focused on the design for the enhancement of the multi-modal aspects of the corridor including the need for new walkways and non-vehicular road crossings; expanded and formalized parking areas on public rights of way; adjustments to private parking areas within public rights of way and within temporary easements; provisions for drainage and storm water management facilities including water quality enhancement by using the principles of biomimicry where ever possible; utility relocations (if needed) and other appurtenant items.