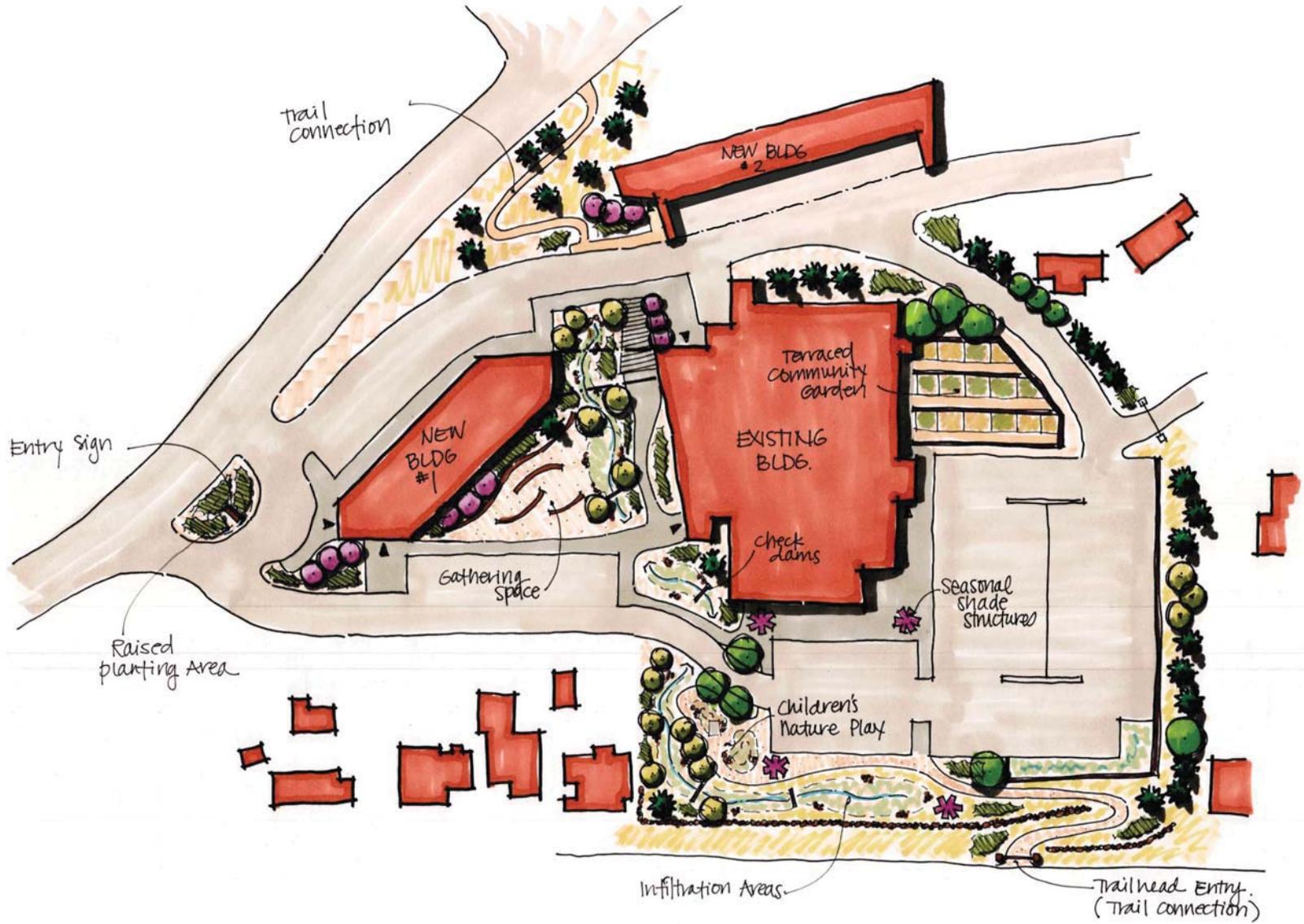


# Scheme M

The design team, together with Community Center Site Plan Steering Committee and members of the community, have undertaken a design process to create a master site plan for the NCC site.

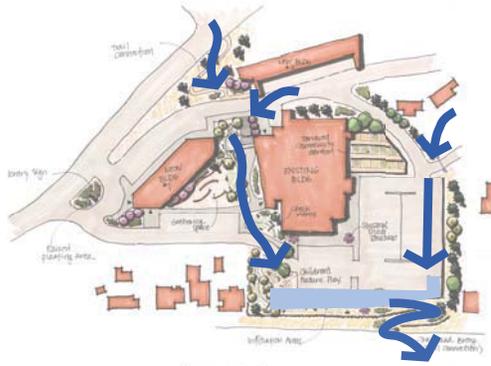
Scheme M, shown here represents the culmination of that effort. This scheme has developed in response to input from the community and committee and feedback from those same people through an iterative design process.



## Key Concepts

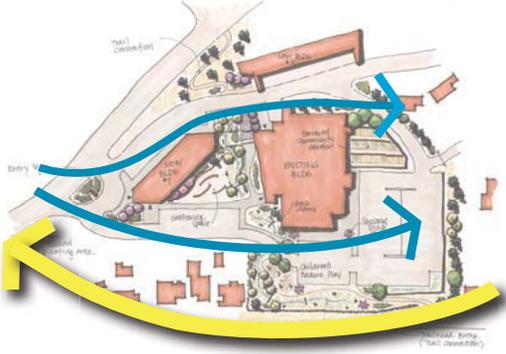
### Storm water:

- Removal of the west wing opens up more natural flow patterns across the site.
- Water velocity is slowed across the site.
- Water is retained on the south edge of the site.
- Water outfall is controlled and site elements slow its descent down the hill.



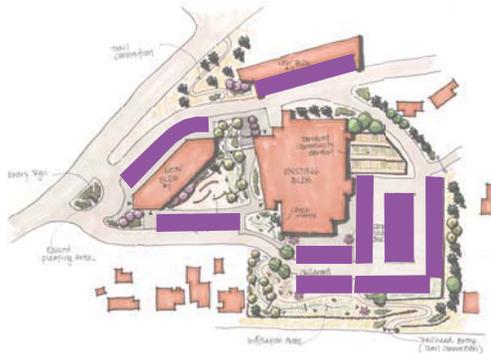
### Sun and wind:

- Buildings and outdoor spaces are oriented to take advantage of solar gain for passive heating.
- Buildings are oriented to shelter outdoor spaces from the wind.



### Parking:

- Parking areas are organized and paved to be more efficient.
- In less space, Scheme M provides nearly the same number of parking spaces as currently exist. This opens up more site area for gardens and landscape.
- Parking areas are dispersed across the site.
- Parking areas are surfaced in pervious pavers.



## Key Concepts

### Pedestrian trail:

- A new trail connects the trail down to town and the trail to the elementary school.
- The new trail comes through the heart of the Community Center site.



### Pedestrian walks:

- Walkways connect all buildings to parking, trails and outdoor spaces.
- Although the site has considerable grade change, most walks are relatively level providing excellent accessibility for mobility impaired citizens.



### Vehicular circulation:

- A one-way circulator traverses the site in a counterclockwise direction.
- The one-way organization will ease congestion and improve the flow of cars through the site.



## PHASE 1

Undertake an analysis of the hydrology of the site and the drainage basins above the site that feed into it. Understand both surface and ground water flows, their impacts on the site and its systems. Analyze the hydrology of the hillside below the NCC site to understand impacts of outflows on downstream properties.

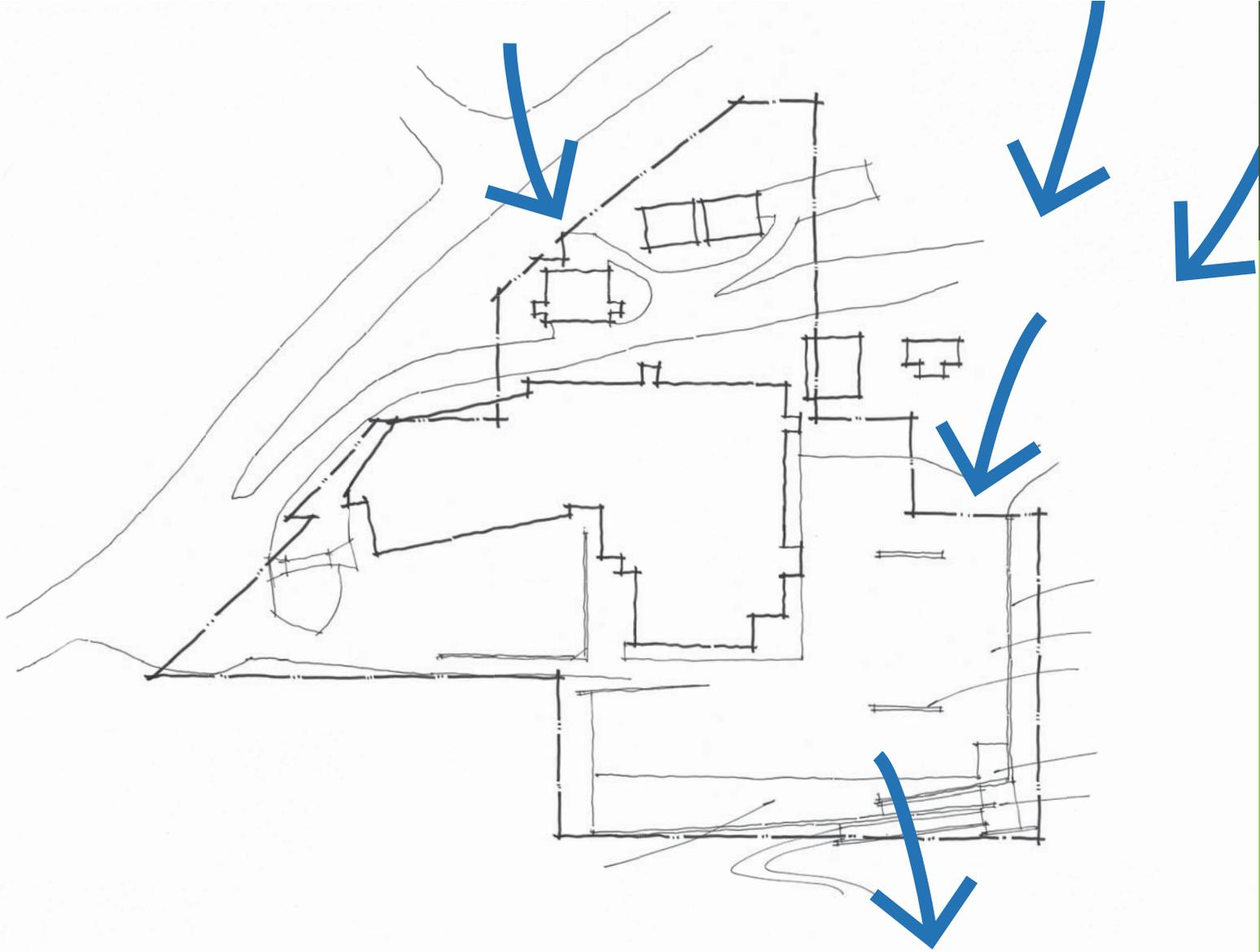
Assess and analyze vegetation across the site and its interrelationship to site hydrology.

Create an engineered plan aligned with this master plan that seeks to eliminate damaging flow into, across and out of the site. Address issues of volume and velocity. Improve groundwater recharge and create opportunities for filtration and improved water quality.

### COST OF PHASE 1:

**\$20,653**

REFER TO DETAILED COST ESTIMATE ELSEWHERE



2014 - 2018

**NEDERLAND**  
COMMUNITY CENTER



Implementation 3

## PHASE 2

Parking, storm water and trail improvements on the south and east property lines.

Excavate and remove the western side of the existing berm on the east edge of the parking lot to create additional width two double loaded aisles of parking. Construct a retaining wall to support the remaining portion of the berm and direct storm water to retention areas along the south property line. Surface the parking area with a pervious system of concrete pavers underlain by proper subcourses. Stripe the lot for efficient parking - 61 spaces. Maintain and protect landscaping on the east side of the berm

Construct site retaining walls along the south property line to increase storm water retention area. Construct a new trail that winds through the site walls. The site walls also channel storm water outfall along topography to reduce speeds and limit impact.

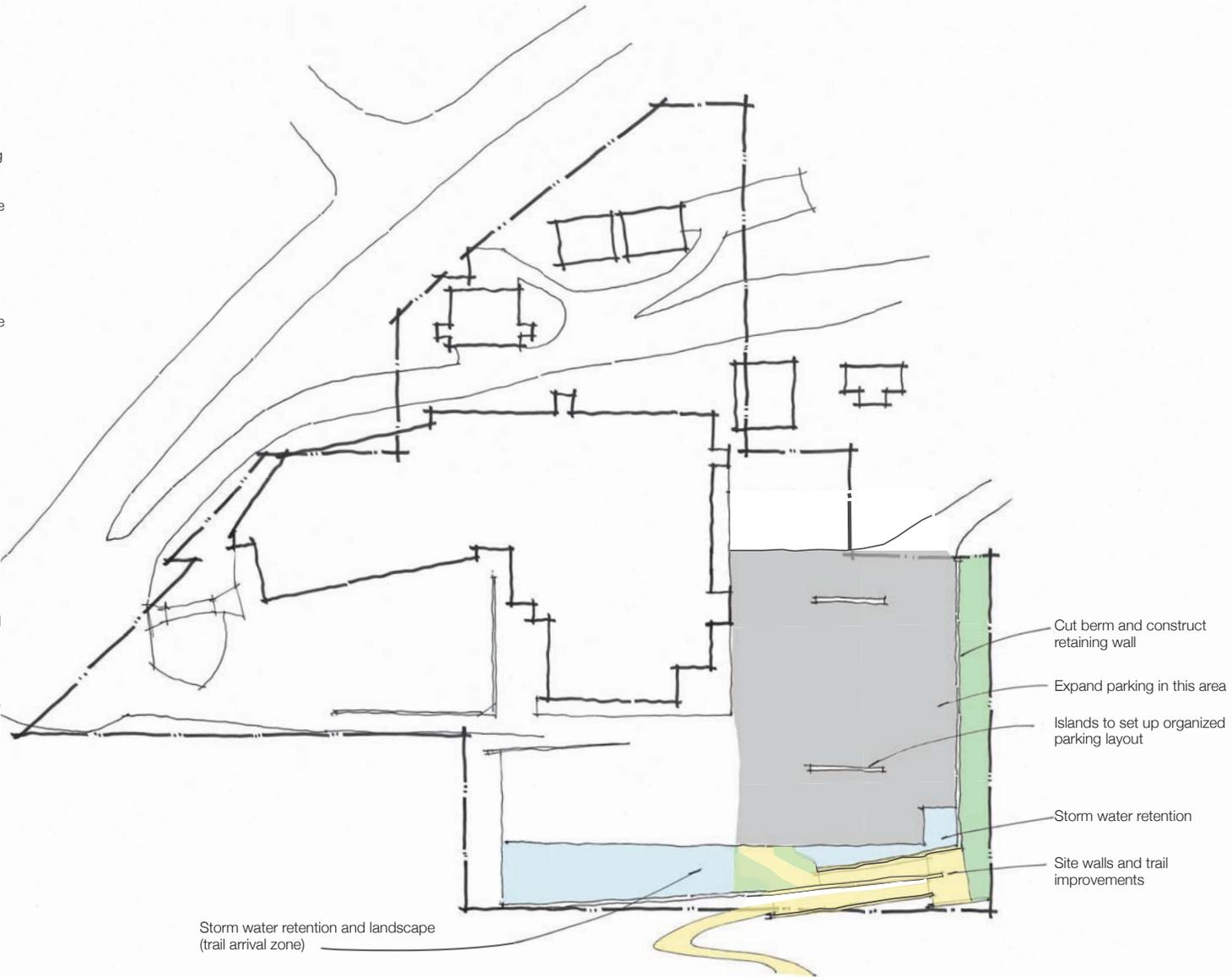
Landscape the south edge of the site.

Site walls create a foreground to views of the NCC from the commercial district below and create a sense of arrival when reaching the NCC site at the top of the trail.

### COST OF PHASE 2:

**\$608,543**

REFER TO DETAILED COST ESTIMATE ELSEWHERE



2019 - 2023

Implementation 4



**NEDERLAND**  
COMMUNITY CENTER

### PHASE 3

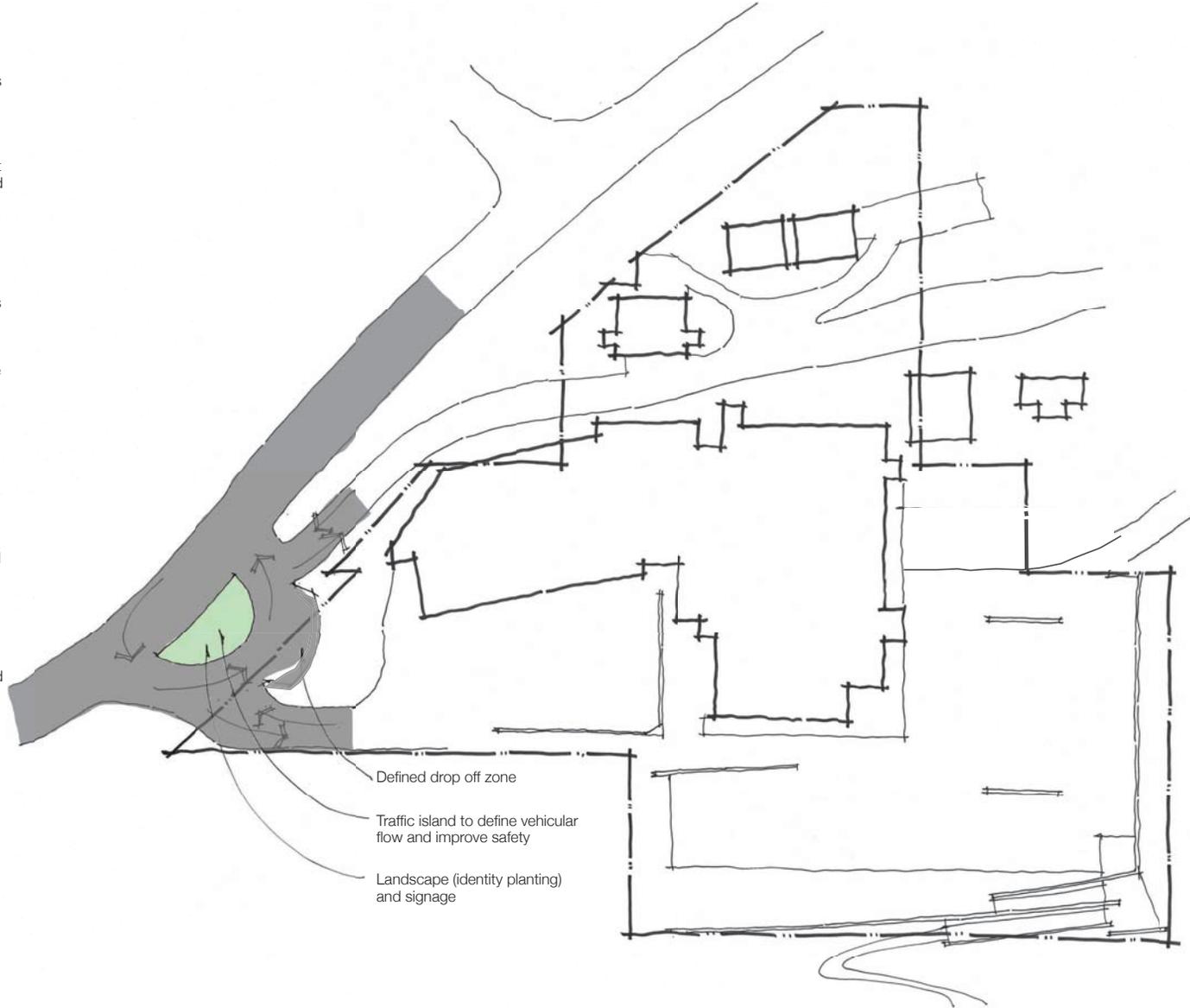
Reconfigure the intersection of NCC access and Forest Road with Highway 72

Create a new traffic circle at the intersection of Forest Road, the NCC access and Highway 72 to organize and direct traffic. Traffic will move around the circle in a counterclockwise direction.

Coordinate the work with CDOT. This improvement is within the CDOT right-of-way.

Create a new drop off zone on the east side of the circle with access to the stair down to the parking zone south of the west wing.

Surface the traffic circle with concrete paving. Pave transition zones between the traffic circle and dirt



2019 - 2023