



# MEMORANDUM

To: Planning Commission, PROSAB, SAB  
CC: DDA, Town Clerk

From: Alisha Reis, Town Administrator  
Date: July 7, 2014  
Re: Community Center Site Plan NPP

---

The proposed Community Center Master Site Plan will be presented to the listed advisory boards and the public at the Community Center on Wednesday, July 9 from 6 to 8 p.m. As indicated in the agenda, the presentation will include both an introduction of the project in general by the chairman of the Site Plan project steering committee, a presentation more in detail by the project architect, and then a closing and direction to the advisory boards about next steps.

The project was presented to the Board of Trustees in late February 2014 after a year of work with the public, project committee and consultants. The Board referred the plan for review under the Nederland Public Process (NPP). The following groups are anticipated to weigh in at this stage: Town staff departments, building/site tenants, Nederland Community Center Foundation, Planning Commission, PROSAB (Parks, Recreation, Open Space Advisory Board), and Sustainability Advisory Board. The Downtown Development Authority may wish to offer comment as the plan relates to drainage planning connected to the adjacent NedPeds project and downtown pathways.

The information presented on July 9 is meant to aid in the advisory boards' understanding of the plan in an effort to evaluate it and offer comments to the Board of Trustees.

## **PROJECT BACKGROUND:**

Project consultants Workshop 8 and members of the Community Center Site Plan Committee presented to the Board of Trustees the committee's recommendations for the Community Center Master Site Plan on February 18, 2014. The plan puts forth overall concepts for site development for the next 30 years. This phased long-term plan for the site addresses drainage, traffic flow, neighborhood connectivity, the west wing area, landscaping, parking, and other considerations for the Community Center. The planning project also includes estimated costs and funding advice related to the various proposed

phases. This holistic approach replaces the west wing-centric planning in order to expand beyond the use needs of the Community Center and into an understanding of the facility's place within the community and the ecological integration of the site.

The recommendations are the result of more than a year's worth of work by the committee, including reviewing and synthesizing the several planning processes for the west wing and the overall Community Center over the years. The committee worked with the planning/architectural and engineering consultants to devise a plan that was also reviewed and commented upon by the public. The committee's work is now complete.

The committee was comprised of Chairman Dale Porter, former Trustee Ledge Long, Susan Davis Churches, Roger Cornell, Jennifer Davis, Marylou Harrison, Dan and Linda Glasser, and Alisha Reis.

### **FINANCIAL CONSIDERATIONS:**

The conceptual costs for the several-phase master plan will be explained in detail at the presentation. Costs are estimated (adjusted for cost escalations/inflation) over the life of the master plan to construct all elements. The first phases – primarily hydrological study and site work to improve storm water management on the site – are estimated at \$735,000. Much of this coincides with the Hilltop area drainage plan contained in the Master Infrastructure Plan, which is scheduled for Board of Trustees adoption in August. Thus, the necessary hydrological study may be leveraged with those efforts and carried out for less money.

### **COMPREHENSIVE PLAN INFLUENCE**

*(Available at: <http://nederlandco.org/government/town-documents/>)*

The Comprehensive Plan update, completed in 2013, included several policy directives related to the Community Center plan:

- “Continue to promote the Community Center as a focal point for Nederland, as an amenity and place to gather, recreate and enjoy cultural activities for residents of all ages.” (2013 Comprehensive Plan Update, p. 29)
- “Continue to promote improvements to pathway for non-motorized circulation, consistent with the *Trails Master Plan*, as well as pedestrian improvements throughout the central Business District.” (p. 29)
- “Promote alternative forms of transportation that reduce auto-dependence and encourage mobility of residents of all ages, including senior citizens and school-aged youth, such as car/van pools, shuttles, and car-share programs.” (p. 32)
- “In land use decision-making, protect natural drainageways and prevent erosion in order to minimize damage of flooding to public and private property and to maintain surface water quality...Ensure that storm drainage is properly accommodated in all existing and future land development projects in Nederland.” (p. 36)

- “Promote a compact, sustainable land use pattern in Nederland that emphasizes infill and redevelopment of existing developed land, is well-connected and encourages decreased auto-dependence, incorporates green building technologies, and is in harmony with the natural environment and character of the community.” (p. 37)
- “The Community Center is already a hub of activity in Nederland. Based upon the strong community input that was heard in the planning process, that would be taken a step further by aiming to increase the programming there, rehabilitating or replacing the west side of the building, and exploring further opportunities for recreation. Connectivity from the Elementary School and Downtown should be enhanced to promote walkability and safety.” (p. 39)

The Comprehensive Plan update added sustainability as a guiding principle in long-term planning: “Communities striving to become sustainable perpetually aim to decrease their carbon footprint, minimize their impact on natural systems, and promote strong social and economic vibrancy.” (p. 7) The recommended plan addresses these points in seeking to integrate the Community Center, arguably Nederland’s primary gathering place, better with the neighborhood around it, as well as its surrounding environment. Included in the plan are ideas to better address rainfall as it travels through the site, to its natural destination of North Beaver Creek to the south. Ideas serve to repair flooding, as well as onsite erosion that collects sediment and deposits it off-site along the watershed pathway and ultimately into the creek, impacting water quality. Sedimentation is one of the primary impacts on water quality in urban environments. Additionally, erosion damages the parking areas and the access driveway, which have storm water drains underneath them.

The Comprehensive Plan also emphasizes the importance of long-range planning, setting goals for where we would like to be and then planning the steps to achieve that. In this recommendation, the committee put forth several goals:

- The development plan must be integrated with plans for other parts of the town, such as the Parks, Recreation, and Open Space Master Plan, the Barker Reservoir waterfront, the new Master Infrastructure Plan, the newly updated Comprehensive Plan, and transportation initiatives.
- It should have a long-term (20-30 year) time span.
- It should seek to benefit the whole community, including the town residents, those in the area around who make use the Community Center, and groups along the Front Range seeking a mountain meeting venue.
- In accord with the community’s Envision 2020 guidelines, it should be environmentally sustainable, energy efficient and financially feasible.
- And it should be visually and operationally compatible with its mostly residential neighborhood.