

Purpose, Function, and Powers of the Nederland Downtown Development Authority

1. 2015 Downtown Colorado Inc. Assessment of Nederland: [2015 DCI Assessment of Nederland](#)
2. 2019 Downtown Colorado Inc. Downtown Development Authority Board Member Manual: [DCI DDA Board Member Manual](#)

Town Of Nederland Documentation of BOT Approval and Acknowledgement of Use TIF of Funds

2017 Tabor Notice of Ballot Language Directly pointing to 2017 Master Plan implementation: [Tabor Notice on Master Plan Resolution 2017-11](#)

2013 Comprehensive plan notes that the NDDA Strategic plan is being updated. It is updated in 2016

Town of Nederland 2019: [Nederland 2019 Budget](#)

2017 Mayors Economic Report: [Mayor's Economic Report 2016: Town Website](#)

Town of Nederland Website: [Description of Purpose of NDDA in the Town of Nederland](#)

Ordinance 599 legally establishes the DDA's purpose:

Section 1. The Board of Trustees of the Town of Nederland, Colorado, believes that it is prudent and necessary to establish a Downtown Development Authority **for the public health, safety, prosperity, security, and welfare in order to halt or prevent deterioration of property values or structures within the downtown area, and to assist in the planning, development, and redevelopment of the downtown area, and that the establishment of the Downtown Development Authority will be of special benefit to the property within the boundaries of the authority,** [Town of Nederland Website: DDA Page - Purpose](#)

Nederland Downtown Development Bylaws: [Downtown Development Authority Bylaws](#)

1.200 Purpose. The Authority is established **to halt and prevent deterioration of property values within its district and to assist in the development and redevelopment of its district and to use its power to promote the general welfare of the district by the use of its direct and supplemental powers.**

1.300 Powers. By ordinance of the Town of Nederland, the Downtown Development Authority has all the powers authorized by Part Eight of Article 25 of Title 31, Colorado Revised Statutes

1973, and all additional and supplemental powers necessary or convenient to carry out and effectuate the purposes and provisions of said Part Eight. A copy of Part Eight, contingent on amendment that may occur from time to time is attached here to and incorporated by this reference as if fully set forth.

(Colorado Statute 31.25.801 Part Eight...referenced above in the the NDDA bylaws is below. There is no mention of Infrastructure being the NDDA's focus in the bylaws or Ordinance.)

2017 Debt Authorization Election Language: [10.9.19 DDA Pro Statement for 2017 Election](#) from NDDA 8.20.17 Meeting Packet

Examples of projects that are detailed in the NDDA 2016 Master Plan include:

- Traffic Study
- Lakeview intersection project
- Underused Parking Lot and On Street Parking Improvements
- 1st Street Loading zone/1st Street Pedestrian/ADA walkability
- 2nd crossing at Middle Boulder Creek
- River pathway (design only)
- Mitigate stormwater and water quality issues for Middle Boulder Creek
- Business improvement loans, grants, and rebate programs
- Improve vehicular and pedestrian signage/wayfinding
- Event Support
- Business Incubation (bank office space & property purchase)
- Beautification (public art installations, pocket parks, native planting and landscaping)
- Visitors Center (operation)
- Bury 1st Street utility lines

The sources of frustration for local residents, such as parking, intersection traffic and neglected properties, are among the first considerations of these programs. These projects, such as a traffic study, wayfinding and signage, and cleaning up downtown, will be achievable right away. For larger projects, planning and design can be done this year so that funding for implementation can be arranged through grants and partnerships. As funding is identified and secured, larger infrastructure projects can be scheduled quickly.

State of Colorado Statute and Definitions Related to DDA Purpose and TIF Functions

Colorado: Links defining Purpose of the DDA. Statutes

1. Colorado Statute [Link: Legal Functions of a Downtown Development Authority](#) :

- a. 1) The general assembly declares that the organization of downtown development authorities having the purposes and powers provided in this part 8 will serve a public use; will promote the health, safety, prosperity, security, and general welfare of the inhabitants thereof and of the people of this state; will halt or prevent deterioration of property values or structures within central business districts, will halt or prevent the growth of blighted areas within such districts, and will assist municipalities in the development and redevelopment of such districts and in the overall planning to restore or provide for the continuance of the health thereof; and will be of especial benefit to the property within the boundaries of any authority created pursuant to the provisions of this part 8.
 - b. (2) The general assembly determines, finds, and declares that because of a number of atypical factors and special conditions concerning downtown development unique to each locality, the rule of strict construction shall have no application to this part 8, but it shall be liberally construed to effect the purposes and objects for which it is intended.
 - c. Duties: Plan and propose, within the downtown development area, plans of development for public facilities and other improvements to public or private property of all kinds, including removal, site preparation, renovation, repair, remodeling, reconstruction, or other changes in existing buildings which may be necessary or appropriate to the execution of any such plan which in the opinion of the board will aid and improve the downtown development area;
 - d. (e) To implement, as provided in this part 8, any plan of development, whether economic or physical, in the downtown development area as is necessary to carry out its functions;
 - e. (f) In cooperation with the planning board and the planning department of the municipality, develop long-range plans designed to carry out the purposes of the authority as stated in section 31-25-801 and to promote the economic growth of the district and may take such steps as may be necessary to persuade property owners and business proprietors to implement such plans to the fullest extent possible;
2. Link: [Downtown Development Authority Plans](#) : Assessors Reference Library, Volume 2, Administrative and Assessment Procedures

Tax increment financing (TIF) is a public financing method that is used as a subsidy for redevelopment, infrastructure, and other community-improvement projects in many countries, including the United States.

Tax Increment Funding

- 1. Statute for Colorado Tax Increment Funding: Link: [Colorado Statute for TIF](#)

- a. State law in Colorado authorizes urban renewal authorities (URAs) and downtown development authorities (DDAs) to use TIF for projects that improve blighted areas.

Nederland Downtown Development Authority Master Plan

[Link: 2017 Master Plan](#)

The following information is a summary of the DDA's created by the 2016 NDDA board to ascertain DDA purpose and projects. Once the 2006 Plan was implemented, the 2016 DDA board created the 2017 Master Plan as 5-year road map for future DDA boards.

A. Executive Summary

- The new district was intended to drive investment in commercial areas of the town after many years of stagnant and declining sales and property tax. (p.1)
- Strategic planning and project implementation are the primary functions of the NDDA, which is funded via TIF (p.1)
- In 2017 the NDDA recognizes the town's challenge to serve tourists and residents who look to the town for shopping and recreational needs.
- TIF funds can be borrowed for physical improvements and economic development programs.
- The Master Plan is intended to guide projects and programs. (p.2)
- TIF funds are limited to project and program implementation. (p.2)

B. Suggestions and Projects Noted in 2017 Master Plan:

- NDDA can explore "shop locally programs and incentives.(MP 2017, 7)
- Explore affordable opportunities for housing (MP 2017, 7)
- Parking and Traffic flow are cited as some of the biggest threats to a thriving local economy. (7)
- Address limited availability of commercial and retail space (MP 2017, 8)
- The NDDA recognizes a healthy business climate as vital to sustainability.

C. Master Plan Planning Process

1. Vision and Guiding Principles
 - The 2017 Master Plan is the guide to the next round of development projects, improvements, and economic development programs.
 - The ultimate objective driving the NDDA's vision is to develop a downtown that supports a self sufficient local economy and uses sustainable practices to meet the needs of current and future generations.
 - The NDDA will support projects and programs that incorporate unique natural features and historical artifacts as part of downtown beautification. As the NDD works to enhance business opportunities in the downtown area, it keeps the preservation and restoration of this environment at the heart of the organization's development philosophy.
 - All improvements in downtown will adhere to measurable standards of low impact development.

2. NDDA Priorities:

- A self sufficient local economy which is critical to resiliency and long term vitality of the entire community, and supporting projects and programs that:
 - a. provide high quality jobs for local residents,
 - b. essential goods for consumers,
 - c. and opportunities for local businesses owners to prosper.
 - d. Provide a welcoming atmosphere for all.

3. Plan Goals

- The NDDA can offer incentives for mixed-use development and also engage property owners in discussion regarding barriers to development and potential solutions.
- The DDA will seek opportunities to partner with the Town in planning and financing improvements proposed in the 2014 Master Infrastructure Plan.
- The DDA will use the 2013 PROSAB Master Plan to guide improvements.

A. Effective Partnership with business and property owners

- It is critical that the NDDA serves as a partner and advocate for them, therefore the NDDA seeks to identify projects and programs that serve the needs and interests of its constituent base as well as the greater Nederland community.

B. The NDDA will engage in two types of projects:

1. **Capital Projects:** focus on improvements to downtowns physical environment, including street and sidewalk improvements, building improvements, parking and traffic flow projects, construction of public venues and amenities, new commercial development and redevelopment.
2. **District Programs,** (also referred to as Downtown Programs) contribute to the vibrancy of downtown by focusing on elements including circulation, beautification, events and programming, and business services.
 - a. District Programs address specific, ongoing issues in downtown such as parking, traffic flow, wayfinding, downtown aesthetics, business promotion, and downtown culture.
 - b. Downtown programs will help the NDDA establish its ongoing role in the community and bridge large capital projects.

A. District (Downtown) Program Focus:

1. Beautification
2. Circulation
3. Events and Programming
4. Business Services

1. Beautification:

a. Guiding Principles

- Beautification should take advantage of the natural environment and reflect Nederland rural mountain setting.
- Beautification should enhance the functionality and user experience of the downtown district.
- Beautification should incorporate local artists and craftsmanship, and historical artifacts to represent Nederland's unique character and to avoid generic aesthetics.

The NDDA advocates decorative elements that enhance the functionality and the user experience of downtown, through:

- well -maintained public spaces and pedestrian amenities
 - Pedestrian Amenities Include benches, lighting fixtures, coordinated signage, strategically placed waste and recycling receptacles.

b. Strategies for Beautification:

1. Commission public art installations
2. Paint and refurbish existing amenities such as waste receptacles.
3. Sponsor pocket parks and public space improvements
4. Expand native planting and landscaping.
 - a. Well maintained public spaces can enhance beautification while improving the user experience of the downtown district. (p. 27 image)
 - b. The NDDA will strategize local landscaping and use native plants.
5. Purchase and install pedestrian scale lighting fixtures to improve public safety and walkability
6. Fund dust mitigation in town.

2. Downtown Circulation

- In 2017, the Center for Community Development was tasked to design a program for installing strategically coordinated wayfinding signage around town.
- A 2017 Traffic Study will address both vehicle congestion and parking throughout the district and inform the most appropriate strategies for addressing these issues.

3. Downtown Events and Programming

Through event programs the Master Plan aims to attract more consumers to downtown businesses. The NDDA will launch specific set of programs targeting business

- promotion,
- Improvement,
- development.

By supporting local businesses the NDDA is not only helping to fulfill consumer needs but also increasing sales tax revenues that can be reinvested in the broader community.

- The NDDA also recognizes the need to support programs that add vibrancy to downtown.
 - Events and special programming not only create a more welcoming atmosphere, but they also provide an opportunity to engage and educate visitors on the area's environment and history. Another outcome of events and programming is to attract shoppers to businesses in the downtown district.
 - By engaging local businesses, the NDDA can continue strategies that lead to recurring, signature downtown events.
 - Entertainment district uses physical barriers to close the area to motor vehicle traffic and limit pedestrian access. Customers may walk throughout the area with open containers, and hours may be extended past the usual 2 p.m. closing time.
 - The NDDA has expressed support for an Entertainment District when conditions exist to create and manage a successful Entertainment District.
 - According to the TIF Fund Statute, supporting events can come from TIF funding, not operating funds. See DDA examples below.
 - The NDDA could support temporary uses for special events in the downtown district. Street markets, such as the one depicted here, contribute to the vibrancy of the district by attracting visitors while also providing a venue for local craftspeople, artisans, and food producers to sell their goods. By converting the Visitors Center parking area for temporary use, the NDDA can host events without permanently sacrificing parking spaces that may be needed at other times.
- The NDDA could purchase and store sandwich-board style signs, traffic cones, tents, or other high-ticket items that cost organizers a great deal to purchase or rent, and provide them to all town-based events. This would provide unique assistance to event organizers. The NDDA could offer a number of services, including traffic and parking assistance, security, and storage during events.

4. Downtown Business Services

Upon publishing its new website in 2014, the NDDA launched a directory of downtown businesses. In the absence of a Chamber of Commerce, the NDDA can use funding to implement programs that focus on business services. The ultimate goal of such programs is to work with prospective business owners who are developing new businesses, and improve existing businesses.

Some business service concepts that the NDDA may consider pursuing include:

1. Supporting a small-business incubator
2. Offering financial incentives for new business development and existing business improvement
3. Soliciting feedback from local businesses on improving the Town's building and permitting processes
4. Developing "Shop Local" and "Nederland Downtown" marketing and advertising campaigns

5. Hosting networking and professional development events for local businesses
6. Issuing a downtown businesses newsletter
7. Advocating policies that support the interests of downtown businesses and property owners
8. Hosting collaborative planning workshops for major capital projects and infrastructure improvements

Colorado Downtown Development Authority Projects

Link: [City of Golden](#)

- Holiday lighting, sidewalk power washing, streetscape and other improvements
- Grants for small businesses, arts and culture, and special events
- Tax increment financing incentives to eligible redevelopment projects
- Tribute brick pavers to honor or remember a person or occasion.
- The DDA has many grant programs to help businesses thrive, enhance arts and culture opportunities, and make downtown a wonderful place to visit. You are encouraged to explore the funding assistance programs. For eligibility requirements and applications, please visit the [Grant Opportunities page](#).
- Golden DDA Budget: [Golden DDA Budget Breakdown](#)
- Golden DDA Achievements 2018: [Golden 2018 Achievements](#)

Link: [Colorado Springs](#)

Link: [Downtown Fort Collins](#)

Link: [Downtown Castle Rock](#)

Castle Rock DDA Events: [Castle Rock: DDA Events](#)

Mt. Crested Butte, Grand Junction, Golden, Denver, Greeley, Fort Collins, and Woodland Park.