

DC-18-0004 NRCD

Public Comments: Wufoo Form

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#58]
Date: Thursday, October 25, 2018 10:45:15 AM

Name (optional)	Tom Parsons
Email (optional)	tparsons1000@aol.com
Phone number (optional)	(303) 465-2930
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none">• Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	The value a Brad Heap restaurant brings to the community, whether it be Niwot or Boulder or Lafayette or Longmont, is hard to measure, but nonetheless obvious to long-time residents. For Niwot to lose the opportunity for Colterra to be replaced would be a shame and more ammunition for those who disparage the value of government regulatory entities. This is an opportunity for our representatives to reward someone who gives back to the community.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#59]
Date: Thursday, October 25, 2018 10:54:49 AM

Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none">• Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	Niwot needs more local businesses especially businesses that attract visitors and add to the unique character of the community. While we don't live in Niwot directly, our kids go to Niwot High School and for many years it has been our preferred destination for dining and recommend family and friends stay at the Niwot Inn due to accessibility to shops and restaurants. Coltera has always been a restaurant we have enjoyed supporting in the past and would like the opportunity to do so in the future.
What do you value about the 2nd Avenue commercial district?	Parking, accessibility to a wide range of shops and restaurants as well as the classic, small town feel.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#60]
Date: Thursday, October 25, 2018 10:58:45 AM

Name (optional)	Mark Cronshaw
Email (optional)	mbcronshaw@gmail.com
Where do you live?	Outside of Niwot
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	I believe the moratorium should be terminated immediately. I understand that it is impeding reconstruction of Colterra restaurant in Niwot. I have enjoyed meals there in the past, and would like to eat there again in the future when it has recovered from its fire.
What do you value about the 2nd Avenue commercial district?	Dining at various restaurants, and playing bridge at the Lefthand grange

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#61]
Date: Thursday, October 25, 2018 11:00:02 AM

Name (optional)	Duncan Scribner
Email (optional)	duncanscribner@msn.com
Phone number (optional)	(303) 564-8618
Where do you live?	Outside of Niwot
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	I am in support of making exceptions to the moratorium, amending it in support of development of the culture and business environment.
What do you value about the 2nd Avenue commercial district?	I admittedly am a sometime visitor to Niwot, mostly for dining, music, and just generally enjoying the authentic sense of Niwot. I don't have any idea about the politics there, but I do know that our family has really loved our times there, particularly for going to Colterra for beautiful celebratory dinners when our kids achieve things, for birthdays and the like. To include their redevelopment from their tragic fire in this moratorium just seems off the mark. Rules and Regs are important for many reasons, but exceptions are always important as well when they truly serve the community and bring traffic to local businesses.
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	Site design is always critical for successful development.
Size of structures including building footprints and height?	I'm not aware of what's being proposed and would have to see it.
The appearance of structures and how they fit the community character (materials and design)?	There is always a way, with great architectural skills, to make structures fit in, even when there are big challenges.
Desired mix of different uses (office, retail, restaurant, residential)?	Mixed use is probably good these days; more diversity and activity. The direction the world is going as we become less insular in our community development.
Interface, connections, and access between commercial and residential areas.	No opinion. Would have to see it.
What do you hope to see out of the NRCD update process?	I hope to see a relaxation of whatever barriers are in place to development of the area and I believe many people I know who are not as likely to take the time to complete this input will feel similarly.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#62]
Date: Thursday, October 25, 2018 11:04:22 AM

Name (optional)	Deanne Sarchet
Email (optional)	dgsarchet@ecentral.com
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none">• Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	Please let Colterra begin re-building! We miss it!

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#63]
Date: Thursday, October 25, 2018 11:06:10 AM

Name (optional) vidan gonthier

Email (optional) vidan@me.com

Phone number (optional) (303) 898-4824

Where do you live? Outside of Niwot

Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:

I understand the need for a comprehensive review of downtown Niwot development. At the same time, certain extraordinary situations, such as the burning of Colterra restaurant, a perennial favorite destination of the communities of boulder county deserves special considerations. The owners, having not received sufficient replacement funds from the insurance company are needing to make changes to their rebuilding plans. I believe they should not incur further and financially burdensome penalties by having their project tabled until the moratorium is lifted, which could be many months or longer. Their situation should be treated as an exception, even if they don't specifically meet the guidelines for exceptions. This was a tragic blow to the restaurant and the county shouldn't be adding insult to injury.

Site design and structure placement
(setbacks from streets, sidewalks,
alleys, lot coverage, etc.)?

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#64]
Date: Thursday, October 25, 2018 11:10:51 AM

Name (optional)	Glenn Krum
Email (optional)	glenn.krum@comcast.net
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	United States
What do you value about the 2nd Avenue commercial district?	Restaurants and local businesses
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	I would like to see Colterra reopen as close as is reasonable to its original look and feel.
Size of structures including building footprints and height?	Keep it low, no multistory.
The appearance of structures and how they fit the community character (materials and design)?	Maintain the small town character as much as poss.
Desired mix of different uses (office, retail, restaurant, residential)?	Multiple use is going to be required to keep the area as a healthy business environment.
Interface, connections, and access between commercial and residential areas.	No opinion
What do you hope to see out of the NRCD update process?	The return of Colterra as a thriving restaurant. We

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#65]
Date: Thursday, October 25, 2018 11:17:19 AM

Name (optional)	Kent Jakobsen
Email (optional)	kentjak1@gmail.com
Phone number (optional)	(310) 962-1678
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	Terminate the moratorium! As a regular and loyal customer of Colterra and other 2nd St. Niwot shops I resent the moratorium being put in place without local property owner's notification AND because of the delays in allowing Colterra's plans to go forward.
What do you value about the 2nd Avenue commercial district?	Ambiance, small town feel with a varied business base.
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	I know Bradford Heap of Colterra will submit plans that are aesthetically pleasing and in keeping with the "feel" of downtown Niwot. Allow Colterra to rebuild per their re-design plans.
Size of structures including building footprints and height?	Yes – height restrictions are important and building footprints should not get too close to 2nd. St.
The appearance of structures and how they fit the community character (materials and design)?	Yes – Aesthetic review is important and materials should stress uniformity but with a flair.
Desired mix of different uses (office, retail, restaurant, residential)?	Limit residential facing 2nd St. but behind office or retail is ok
Interface, connections, and access between commercial and residential areas.	Allow residential adjacent owners adequate but minimal traffic arteries to their homes.
What do you hope to see out of the NRCD update process?	Terminate the NCRD moratorium immediately

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#66]
Date: Thursday, October 25, 2018 11:33:40 AM

Name (optional)	Andra Stanton
Email (optional)	andystanton@comcast.net
Phone number (optional)	(303) 954-9942
Where do you live?	Outside of Niwot
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	It would be very exciting to have Colterra return to Niwot. The recently passed County Moratorium on development is preventing that from happening. The Moratorium passed without any discussion with the community or local business owners. Please reverse it. This will pave the way not only for the new Colterra but other new restaurants, shops, and community amenities for the Niwot area. Thank you.
What do you value about the 2nd Avenue commercial district?	What a lovely spot for dining and shopping as well as partaking of yoga and Pilates classes. I love the art gallery and art shows. It's a charming, lively and welcoming area.
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	I live in Boulder, on the Boulder/Gunbarrel line.
Size of structures including building footprints and height?	Small and in line with the height and mass of the other buildings in the area.
The appearance of structures and how they fit the community character (materials and design)?	In line with the other buildings there.
Desired mix of different uses (office, retail, restaurant, residential)?	That would be good.
What do you hope to see out of the NRCD update process?	Bring Colterra back.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#67]
Date: Thursday, October 25, 2018 11:42:44 AM

Name (optional)	Carol Grudis
Email (optional)	carol.grudis@gmail.com
Phone number (optional)	(303) 918-5152
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	Please terminate the Moratorium on processing applications for development so that Bradford Heap can rebuild Colterra. We love to go to restaurants and stores in the area. These businesses benefit the whole area.
What do you value about the 2nd Avenue commercial district?	The unique flavor of the area as it is so different from Boulder.
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	No
Size of structures including building footprints and height?	no
The appearance of structures and how they fit the community character (materials and design)?	no
Desired mix of different uses (office, retail, restaurant, residential)?	no
What do you hope to see out of the NRCD update process?	A more progressive attitude toward business.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#68]
Date: Thursday, October 25, 2018 12:04:58 PM

Name (optional)	Shane McDonald
Email (optional)	shane.mcdonald@level3.com
Phone number (optional)	(720) 891-7058
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none">• Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	I live in Broomfield and the recently passed County Moratorium on development is preventing new restaurants, shops, and community amenities for the Niwot area. The Moratorium passed without any discussion with the community or local business owners. If the Moratorium goes forward there is a risk of damaging downtown Erie and further slowing smart development and should be reversed!

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#69]
Date: Thursday, October 25, 2018 12:41:40 PM

Name (optional)	M Tal Hindson
Email (optional)	tal@talcreative.com
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none">• Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	We believe Niwot should have an opportunity to responsibly develop it's business community over the next few years. As it now stands, existing businesses cannot develop further services, or even return to servicing the community (Colterra Restaurant) with the current Moratorium on development. We believe in responsible growth, not lack of growth, in our Niwot community.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#70]
Date: Thursday, October 25, 2018 1:26:49 PM

Name (optional)	Linda Adams
Email (optional)	linda@trispectivegroup.com
Phone number (optional)	(750) 259-4092
Where do you live?	Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer

Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:

I would absolutely terminate the six-month moratorium on processing applications for development in the Niwot Rural Community District. Such moratorium passed without full hearing places real constraints on the nurturing and development of a vibrant community. As a frequent patron of Colterra and the local businesses such constraints create a pause in the business community from which the community may never recover. Niwot is not the town it was 100 years ago and is not the town it will be 100 years from now. Halting considered, planful and intentional development may mean there is no town.

What do you value about the 2nd Avenue commercial district?	It has it's own unique feel where rural and sophisticated experiences can come together.
What do you hope to see out of the NRCD update process?	Fewer local government constraints and mandates.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#71]
Date: Thursday, October 25, 2018 1:41:08 PM

Name (optional)	Carol Linsley
Email (optional)	clinsley@comcast.net
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none">• Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	amend the moratorium in order to assure that Colterra can rebuild .
What do you value about the 2nd Avenue commercial district?	I do not live in Niwot so I cannot comment on any proposed zoning. However, Colterra before it burned was a jewel in Boulder County. It was a great loss. It was one of the only places where customers could sit and dine under the big trees or in the historic house and enjoy our beautiful rural country. As the country has grown restaurants have become noisy, crowded, and fast. Colterra was the exception. I urge you to provide exemptions to any proposed or existing rules that would enable the owners to keep Colterra in Niwot and to preserve the historic character of the experience.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#72]
Date: Thursday, October 25, 2018 1:57:50 PM

Where do you live?	Outside of Niwot
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	Loved that restaurant. Please bring it back!
What do you value about the 2nd Avenue commercial district?	The lack of this restaurant hurt Niwot. We love to come stay at the bed and breakfast and were devastated when we couldn't come to Colterra.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#73]
Date: Thursday, October 25, 2018 2:30:05 PM

Name (optional)	William Barrett
Email (optional)	wjbarrett457@aol.com
Phone number (optional)	(720) 939-8933
Where do you live?	Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	<p>Please cancel any sort of moratorium in Niwot. I am a 13 year resident, and this is completely unacceptable. We are not in Boulder city, but independent. We can not have Liberal beurocrats making decisions for our sound minded community.</p> <p>I ask that the County immediately drop any restrictions for Niwot.</p>
What do you value about the 2nd Avenue commercial district?	It should be more commercial, with more bars and restaurants.
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	Owners, not the County, should have their wishes.
Size of structures including building footprints and height?	Any height is OK.
The appearance of structures and how they fit the community character (materials and design)?	This is not something that should be controlled by the government.
Desired mix of different uses (office, retail, restaurant, residential)?	Mostly restaurants preferred.
Interface, connections, and access between commercial and residential areas.	Not needed.
What do you hope to see out of the NRCD update process?	Approve any restaurant plans.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#74]
Date: Thursday, October 25, 2018 3:11:35 PM

Name (optional)	Dan Meester
Email (optional)	danmeester@gmail.com
Phone number (optional)	(720) 290-0719
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none">• Niwot business customer

Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:

I understand that there is a building moratorium in Niwot and it could possibly effect the proposed re-opening of Colterra. Colterra has been a Niwot fixture and deserves to be exempt from this moratorium. After all, plans to restore Colterra do not entail new construction, simply rehabilitation of an existing structure. Colterra has been essential with my staff and out clients to enjoy a delightful meal and have a business meal in a pleasant back drop. Please make an exemption for Colterra.

Thanks

Dan Meester

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#75]
Date: Thursday, October 25, 2018 3:12:29 PM

Name (optional)	Sharlie Watts
Email (optional)	sharliemw@gmail.com
Phone number (optional)	(720) 271-0318
Where do you live?	Niwot
<p>Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:</p> <p>I live in Old Town Niwot. I am a member of NBA as well. I have attended all the meetings but due to work will not be at the hearing on the 30th.</p> <p>I have raised many concerns to the builders who want to put residential units in the alleys. This creates a major traffic and safety hazard. Traffic must back out of the alley if there is not enough room to turn around. Franklin street is walked by many many people. Their safety is important. I do not think this should have happened last year and hopefully you will see how it has impacted the overall feeling and historic presents to a small town.</p> <p>Please keep the moratoriums in place and do not let builders destroy this town.</p>	
What do you value about the 2nd Avenue commercial district?	Historic walking small town feel.
Size of structures including building footprints and height?	No 2 story units on back of alley.
The appearance of structures and how they fit the community character (materials and design)?	The large building next to small historic house with 2 story condo behind it are a terrible eye sore. Do not let this type of building continue in the historic section.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#76]
Date: Thursday, October 25, 2018 3:19:34 PM

Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none">• Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	Please terminate the moratorium for development in Niwot. We make a point of driving to Niwot from The Estes area to enjoy the quaintness of the town and the fun shops and restaurants.
What do you value about the 2nd Avenue commercial district?	We love the atmosphere and community feel. We were regulars at Colterra for both lunch and dinner and always brought our out of town guest for a fabulous dining experience on the patio, weather permitting. Loved the farm to table philosophy and feel strongly the surrounding area needs Colterra back!

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#77]
Date: Thursday, October 25, 2018 6:02:45 PM

Name (optional)	Polly Palmer
Email (optional)	pollypalmer@msn.com
Phone number (optional)	(720) 288-1289
Where do you live?	Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	Terminate the moratorium on processing applications for development in the Niwot Rural Community district pending consideration of Land Use Code amendments.
What do you value about the 2nd Avenue commercial district?	<p>I value the unique nature of the area and the businesses that have opened there and am sad about those that have closed. When I first moved to Niwot in 1993, escaping from the drunks and violence in Hill area in Boulder, I knew I had found my paradise. One of the magnets was Reverend Taylor's Restaurant which was frequented even by folks from Denver because of its history, ambiance, and food. Wish it were still here. Another stellar venue was Colterra, now closed for almost two years after a fire and frustrated attempts to reopen without a viable sustaining development plan. No, there will not be neon signs or highrise condos on the site -- the owner respects the FLAVOR of Niwot and the values of the community for healthy food and a subdued impact on the area, both visibly and emotionally. Please consider the potential damage the moratorium can do to restoring one of Niwot's most beloved and vibrant businesses.</p>
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	<p>7773 Country Creek Drive</p> <p>Let the Country Creek Drive Home Owners' Association (CCHOA) decide.</p>
Size of structures including building footprints and height?	Let the Niwot Community and Niwot Business Association decide.
The appearance of structures and how they fit the community character (materials and design)?	Let the Niwot Community and Niwot Business Association decide.
Desired mix of different uses (office, retail, restaurant, residential)?	Let the Niwot Community and Niwot Business Association decide.
Interface, connections, and access between commercial and residential areas.	Keep the bike and walking paths, the left hand painted chairs, the open spaces, and the vintage look of the buildings.
What do you hope to see out of the	Pull back from dictating something to Niwot that the

NRCD update process?

Community and the Niwot Business Association have had no voice in implementing.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#78]
Date: Thursday, October 25, 2018 6:09:21 PM

Name (optional)	Kareen Millard
Email (optional)	johnkareen32@gmail.com
Phone number (optional)	(303) 938-8556
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	I am for terminating the six month moratorium in processing applications. I really want to welcome Colterra back to it's home.
What do you value about the 2nd Avenue commercial district?	I have been a fan of Colterra for years and really would like to see it come back to life. I really miss this find dining establishment. I also enjoy the shops near by.
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	No
Size of structures including building footprints and height?	no
The appearance of structures and how they fit the community character (materials and design)?	The structure should follow the other structures around. And continue to give it a friendly country vibe.
Desired mix of different uses (office, retail, restaurant, residential)?	Let's mix it up to bring a good diversity to Niwot.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#79]
Date: Thursday, October 25, 2018 6:51:00 PM

Where do you live?

Outside of Niwot

Are you a? (check all that apply)

- Niwot business customer

Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:

I feel the moratorium is counter-productive to allowing planned and thoughtful growth in Niwot. We especially are interested in the redevelopment of Colterra. It's reopening would draw us to make additional visits to Niwot there and with other businesses. Termination of the moratorium seems like the most sensible approach to allow growth and generate additional business and taxes for the town.

What do you value about the 2nd Avenue commercial district?

Diversity of businesses.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#80]
Date: Thursday, October 25, 2018 7:39:22 PM

Name (optional)	Beth Lichtenstein
Email (optional)	Bpsyched@msn.com
Phone number (optional)	(303) 998-0707
Where do you live?	Outside of Niwot
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	Colterra was absolutely, hands down our favorite Boulder County Niwot restaurant. I am so pleased to hear they want to reopen and I vehemently protest a moratorium blocking this in any way. Please rethink what is best for Niwot.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#81]
Date: Friday, October 26, 2018 9:29:16 AM

Name (optional)	Scott Firle
Where do you live?	Niwot
<p>Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:</p> <p>Remove the Moratorium effective immediately. My young family and I moved to Niwot over four years ago. We have enjoyed the restaurants, breweries and local businesses that contribute to our experience but also towards revenue for our local improvement district. I was saddened with the closing of Powder Keg and the fire over at Colterra. Plan and simple this Moratorium is putting the vibrancy of Niwot into jeopardy AND....it is my opinion that the main issue is that the alley way in second block would get more use if certain types of development move forward. Address the Alley way, not the development that would bring more vibrancy to our community. There are policies and procedures already in place to make sure that the development going in fits the character of our community. Businesses looking at moving here and re-investing in their properties are now questioning wether Niwot is a good place to do businesses. Which is of GREAT concern to me as a resident.</p>	
What do you value about the 2nd Avenue commercial district?	Vibrancy.. There is some infill that could be done to more mirror 1st ave and make better us of the space.
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	More infill to accommodate more opportunities for vibrancy. Make that back alleyway more useful to the commercial district and residences
Size of structures including building footprints and height?	Height no more that two stories, I would like to see better use of the space to accommodate more opportunities... Like 1st block.
The appearance of structures and how they fit the community character (materials and design)?	I am not opposed to new structures as long as they fit the old town feel. I love how the Niwot inn looks.
Desired mix of different uses (office, retail, restaurant, residential)?	I would love to see more mixed use so that we have some residence, retail, breweries and workers in old town to patronize our local businesses.
Interface, connections, and access between commercial and residential areas.	Improve that back alley way.
What do you hope to see out of the NRCD update process?	<p>The moratorium lifted and the zoning language not changed. The county shouldn't force developers to build only certain types of projects in a downtown atmosphere.</p> <p>I want to see a vibrant old town, not a locked down mess where we can't even get our staple restaurant back....</p>

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#82]
Date: Friday, October 26, 2018 10:32:24 AM

Name (optional)	Mary Porrey
Phone number (optional)	(303) 807-4706
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer
<p>Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:</p> <p>Terminate the moratorium. Few business in the culinary area are as gifted as the restaurants of Bradford Heap and of him in particular, We have a very limited number of high-end restaurants in this area where I live, north of Lafayette, near Niwot and south of Longmont. Why strangle us from the opportunity of dining in a top-notch restaurant the likes of SO many fine places in Boulder, where perhaps you (the county commissioner's) live. Niwot is so restricted and limited as to how they can improve on the quality of business in the community that it almost appears as though our small little city is somehow going to be a financial threat to great big Boulder. The restaurant had a fire; they have been patient enough already to try and rebuild in Niwot. Ease the restrictions. Just TODAY, I read an article about how the restaurant business is saving communities, many in small-town America. Your restrictions smack of a socialistic/control with an enormous over-reach of government intervention. Sadly, not why we moved into Boulder County.</p>	
What do you value about the 2nd Avenue commercial district?	We/several of us, value the restaurant on 2nd avenue/Main!
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	Colterra if off the beaten path and of no threat to the main drag at all.
Size of structures including building footprints and height?	I'm not an architect. Bring the sides together, life the moratorium and start a conversation!
The appearance of structures and how they fit the community character (materials and design)?	The community could allow Bradford Heap to set a more pleasing look to the community rather than stifle it. Niwot downtown as it stands would not earn any great awards for beauty.
Desired mix of different uses (office, retail, restaurant, residential)?	Niwot is a mish-mash of old and older. Any newly constructed building by Bradford Heap would enhance the community. He's very talented. Get out and walk around and see what we/I mean.
Interface, connections, and access between commercial and residential areas.	START a reasonable conversation so the community and residents of the country and see what the interfacing issues are. They aren't just floating around in mid-air; define something!
What do you hope to see out of the NRCD update process?	I hope to see PROGRESS. Do something constructive for Niwot. If you stifle progress you'll lose the best Chef in the

county, and I'm not his Grandmother...I'm just a valued customer that appreciates his hard-work and effort. Everyone misses Colterra.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#83]
Date: Friday, October 26, 2018 2:51:53 PM

Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none">• Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	Please lift the moratorium! We want our favorite restaurant back! We brought so many people into Niwot to dine there and of course, we always end up patronizing other shops while there. Without Colterra, we just don't make a point to visit Niwot. Please let them rebuild!
What do you value about the 2nd Avenue commercial district?	see above

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#84]
Date: Saturday, October 27, 2018 1:31:06 PM

Name (optional)	M Cox
Email (optional)	greccox@aol.com
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	Terminate Niwot is finally hitting its stride. This makes no sense
What do you value about the 2nd Avenue commercial district?	The fact that there is now more variety – more reason to visit and shop. Shopkeepers are very friendly I don’t see how this Measure helps anyone at a time when you should be growing
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	No
Size of structures including building footprints and height?	No
The appearance of structures and how they fit the community character (materials and design)?	No No
Desired mix of different uses (office, retail, restaurant, residential)?	No

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#85]
Date: Saturday, October 27, 2018 1:45:43 PM

Name (optional)	james miller
Email (optional)	jfrMiller@msn.com
Phone number (optional)	(303) 652-2820
Where do you live?	Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	I believe that most of what this moratorium is about is in a good place. The biggest objection that my wife and I have is with any delay in re-opening the Colterra restaurant. That repair should be expedited. Colterra is an outstanding restaurant that attracts large number of out of towners to Niwot. It is probably the nicest venue in town. To delay it's reopening would be a travesty.
What do you value about the 2nd Avenue commercial district?	This area does not need much change perhaps tweaking a bit but no large changes, "PERIOD"
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	Use the current infrastructure as a model. In places it is rather quirky and that is what Niwot is all about. We've lived in Niwot for 46 years and it has changed too much. Leave it alone!
Size of structures including building footprints and height?	Nothing that exceeds the largest and tallest existing structures.
The appearance of structures and how they fit the community character (materials and design)?	There is not a lot of space to monkey with but with an overall view of the area it should be easy to fit any new architecture into the area. Colterra is a good example as it represents the old including the trees.
Desired mix of different uses (office, retail, restaurant, residential)?	More unique boutiques ie. specialty food shops, antiques and small retail. Anything other than just plain office space or real estate businesses.
Interface, connections, and access between commercial and residential areas.	All looks pretty good as is. I would be open to ideas. There is always a better way to build a "mousetrap".
What do you hope to see out of the NRCD update process?	Reaffirm what Niwot already has, replicate some venues and protect the area from new and un-wanted business & buildings.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#86]
Date: Saturday, October 27, 2018 2:20:37 PM

Name (optional)	Nancy Bureau
Email (optional)	LEFTHANDANIMAL@GMAIL.COM
Phone number (optional)	(303) 652-8387
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business owner • Niwot business customer

Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:

Please terminate this moratorium. It will hinder development for the next 6 to 12 months for the Niwot Business area. Instead, having a scheduled discussion with neighbors would be a win/win for all. Neighbors may not realize that many of the festivals and events that make Niwot special are sponsored by Niwot businesses; if we limit this district, it will decrease business involvement in the community. Also, small business owners will not be able to endure the moratorium, but large corporations, like Starbucks, will. The moratorium will likely hinder small business and encourage large corporations.

What do you value about the 2nd Avenue commercial district?	The sense of community and the small business unique character.
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	Site design should mimic the unique character of Historic Niwot.
Size of structures including building footprints and height?	Limit buildings to 3 stories maximum
The appearance of structures and how they fit the community character (materials and design)?	Site design should mimic the unique character of Historic Niwot.
Desired mix of different uses (office, retail, restaurant, residential)?	Mixed use could be ideal
Interface, connections, and access between commercial and residential areas.	Mixed use would allow interface of commercial and residential area.
What do you hope to see out of the NRCD update process?	I hope this current NRCD moratorium is overturned.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#87]
Date: Saturday, October 27, 2018 8:25:04 PM

Name (optional)	Jane Zander
Email (optional)	janezander@comcast.net
Phone number (optional)	(720) 340-6880
Where do you live?	Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	I am in favor of the moratorium. The residents need to be heard as to what they want for the town expansions. Most moved to Niwot for the rural atmosphere. That is being taken away. When the Niwot Cultural Association purchased the BNSF property for a parking lot, the residents were informed AFTER The contract was signed. Input was allowed only as a courtesy to the residents, but it didn't really make any difference how we felt. The Niwot businesses are impacting the residents, without regard for the resident's property rights.
What do you value about the 2nd Avenue commercial district?	The small, rural character of the businesses.
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	I personally would like the businesses to stay one story. I would like the walks, alleys to be left alone. I would only like to see changes that were supported by the residents who lived adjacent to the properties that wish to expand.
Size of structures including building footprints and height?	One story, small buildings
The appearance of structures and how they fit the community character (materials and design)?	Keep with the appearance of the current town.
Desired mix of different uses (office, retail, restaurant, residential)?	Retail and office. Not residential
Interface, connections, and access between commercial and residential areas.	Not sure
What do you hope to see out of the NRCD update process?	The residents and business compromise and agree. A win/win for all.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#88]
Date: Saturday, October 27, 2018 9:16:43 PM

Name (optional)	Susan Donaldson
Email (optional)	sdonaldson43@comcast.net
Phone number (optional)	(720) 565-0252
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none">• Niwot business customer

Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:

The closure of the restaurant Colterra has been a blow to diners throughout the county but, I suspect, particularly to Niwot residents. The owner wishes to rebuild the restaurant, with a few changes, since it was partially destroyed in a fire but the current moratorium prevents him from doing so. Since his business has been around for years, I wonder if it isn't a candidate for grandfathering. The town supported the business before – with pride, I might add, since the establishment was acknowledged as one of the finer dining venues in the county – and I'm sure it would again. In the meantime the property lies dormant and will eventually become an eyesore if it is not restored. In addition, the longer the business remains closed the longer the town misses out on tax revenue. The people of Niwot and of the rest of Boulder County (and beyond) would welcome the reopening of Colterra. Niwot's other restaurants are busy – I know because I frequent them – and the town can support having Colterra back in business. Please reconsider the moratorium process in this case. Thank you.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#89]
Date: Sunday, October 28, 2018 9:18:04 AM

Name (optional)	Karen
Where do you live?	Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none">• Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	Everyone I know has been anxiously waiting for Colterra to reopen. It would be a huge mistake not to allow this to happen. I can see the concern regarding housing, but to restrict commercial growth would be shooting yourself in the foot.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#90]
Date: Sunday, October 28, 2018 3:52:05 PM

Name (optional)	Carole Simon
Email (optional)	msimon55@aol.com
Phone number (optional)	(303) 834-9034
Where do you live?	Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	Let's let retail and restaurants move forward without endangering the loss of the towns historic charm.
What do you value about the 2nd Avenue commercial district?	We've always enjoyed shopping and dining on 2nd Ave, as it was a special place to bring guests when visiting the area. We miss Colterra, especially their outdoor weekend brunches. I'd like to see it have more retail, more dining options and even some weekend stores and restaurants open.
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	I think it's important to keep the charm of the old town. If that requires the above then it would be important.
Size of structures including building footprints and height?	Again, in keeping with the charming and historic look.
The appearance of structures and how they fit the community character (materials and design)?	Yes, that's important. See above
Desired mix of different uses (office, retail, restaurant, residential)?	To keep the town alive and strong, a blend is probably necessary. When I think about the offices being in a retail store like Osmosis Art and Architecture, I see it can be combined. They've kept the charm of the town.
Interface, connections, and access between commercial and residential areas.	I'm not sure I completely understand but again, let's not remove the existing charm the town has.
What do you hope to see out of the NRCD update process?	Room for retail and restaurants to move forward. PS we live in the unincorporated village using a Longmont zip code

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#91]
Date: Sunday, October 28, 2018 10:55:28 PM

Name (optional)	Bruce Rabeler
Where do you live?	Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business owner • Niwot business customer

Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:

I believe the moratorium should be amended to only apply to first floor residential developments and those requesting access to the alley between 2nd and 3rd avenues. The issues around alley access and alley setbacks are the only thing controversial. It should be made explicitly clear that Colterra is exempt from the moratorium, even if they choose to change their site review plans. These plans can and should be reviewed through the normal site review process. The community has made it very clear that we want Colterra to re-open ASAP. What we don't want are first floor residential developments with frontage access to 2nd Avenue. The two blocks of 2nd Avenue need to be a vibrant mix of restaurants and retail to form a corridor and connectivity to the retail shops and restaurants in Cottonwood. Existing properties that are currently vacant should be exempt from the moratorium, even if there is a change of use requested or development on the 2nd floor.

What do you value about the 2nd Avenue commercial district?	I value the quaintness and uniqueness. I don't want to see cookie-cutter regulations that don't allow for uniqueness going forward. I would like to see each property reviewed individually and decisions made based on the unique challenges and opportunities that each property offers, keeping in mind that this is a commercial district. Mixed use is acceptable if it is on the second floor or the rear of the property. Residential development does nothing to help bring customers to town or add to tax dollars collected by the L.I.D.
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	I think set backs for buildings on both alleys need to be reviewed. Is building right up to the alley appropriate? What is the appropriate distance? I think there are buildings currently built that could be used as examples of what is appropriate and that some agreement and compromise can be made between the property owners on both sides of the alley. This should be something that doesn't need 6 months to accomplish.
Size of structures including building footprints and height?	I'd like to see that if two story buildings are going to be built on the alley that they be stair stepped back in height such that the second floor isn't straight up from the alley. What that second floor stair step distance should be might be a similar distance to what the first floor set back is from the alley.
The appearance of structures and how	I'd like to see more brick used to provide some sort of

they fit the community character (materials and design)?

continuity and cohesiveness between the historical buildings and the new ones.

Desired mix of different uses (office, retail, restaurant, residential)?

Retail shops and restaurants should be the primary uses of first floor spaces with street frontage on both blocks of 2nd Avenue. Some office space is ok, but it should be limited. 2nd Avenue should be an area that people visit to shop and dine. Residential and office space is ok on the second floor or in the rear of a property. By requiring spaces with frontage to 2nd avenue to be retail or restaurant might bring rents down to a level that retail businesses can afford. Allowing spaces to be filled by the highest renter, regardless of the use, changes the nature of downtown Niwot. We have enough office and service industry spaces already in Niwot. Any new commercial development should be retail or restaurant if it has frontage access to 2nd Avenue, or trade that usage with an existing office or service space.

Interface, connections, and access between commercial and residential areas.

Currently the alley between 2nd and 3rd avenue is being used as a buffer between 2nd Avenue businesses and 3rd Avenue residences. Perhaps landscaping, fencing, or some other means of buffering can serve a similar function.

What do you hope to see out of the NRCD update process?

I hope to see active engagement between the community, developers and county planners to come up with what's best for Niwot. Where there's agreement, i.e. on Colterra, let's move forward. Where there's controversy, i.e. alley access, let's identify the issues, get input and make timely informed decisions. Going forward there should be better notification and communication by the county to involve the community in the design review process. At the moment the moratorium has stopped development completely and that's not what I believe most people want. I believe the overwhelming concern is that any new development on 2nd Avenue be thoughtful and maintain the character of Niwot, keeping in mind the primary business function of those two blocks, as well as the interface between commercial and residential areas.

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#92]
Date: Monday, October 29, 2018 10:18:19 AM

Name (optional)	Kamron Wosachlo
Phone number (optional)	(303) 520-3223
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	Terminate ... six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:
What do you value about the 2nd Avenue commercial district?	Options and unique style! Colterra needs to come back – they were the heart of longmont and has been severely missed!
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	It is perfect the way it is – no need for change
Desired mix of different uses (office, retail, restaurant, residential)?	Need more restaurants

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#93]
Date: Monday, October 29, 2018 11:45:48 AM

Name (optional)	Andrew Esposito
Email (optional)	Ame121689@gmail.com
Phone number (optional)	(917) 836-5397
Where do you live?	Outside of Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	Terminate. This Moratorium is preventing growth in Niwot that other surrounding areas are benefiting from.
What do you value about the 2nd Avenue commercial district?	Availability to enjoy the comforts of a small town that offers everything.
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	No, I don't believe a moratorium should be in place.
Size of structures including building footprints and height?	No.
The appearance of structures and how they fit the community character (materials and design)?	No, community should be inclusive. Not pigeonholed into one specific thing.
Desired mix of different uses (office, retail, restaurant, residential)?	No, any blend is fine.
Interface, connections, and access between commercial and residential areas.	No.
What do you hope to see out of the NRCD update process?	Transparency

From: [Wufoo](#)
To: [Ruano, Jose](#); [Hackett, Richard](#)
Subject: Niwot NRCD comment form [#94]
Date: Monday, October 29, 2018 2:13:22 PM

Name (optional)	Stacey
Where do you live?	Niwot
Are you a? (check all that apply)	<ul style="list-style-type: none"> • Niwot business customer
Comments on whether to terminate, extend, or otherwise amend the six-month moratorium on processing applications for development in the Niwot Rural Community District pending consideration of Land Use Code amendments:	<p>I don't understand why you can't continue to look at new applications while continuing to do the research.</p> <p>I strongly support the rights of business such as Colterra to be able to build/rebuild/develop their properties.</p>
What do you value about the 2nd Avenue commercial district?	I like being able to walk over to local restaurants (particularly brunch at Colterra) and shop at the small businesses, such as Little Bird.
Site design and structure placement (setbacks from streets, sidewalks, alleys, lot coverage, etc.)?	<p>I think that on-street parking is part of the charm of Niwot, although the "use of limited parking spaces" for businesses like the cafe are also a good use.</p> <p>I don't understand why the latest business put three parking spots directly behind the three on-street parking spots in front of it, causing the front yard to be primarily asphalt, without adding any parking at all.</p>
Size of structures including building footprints and height?	No opinion, as long it fits with existing buildings.
The appearance of structures and how they fit the community character (materials and design)?	No opinion, Niwot is already pretty mixed in terms of materials. The trees is also part of the character.
Desired mix of different uses (office, retail, restaurant, residential)?	Many of the structures in downtown Niwot are already mixed use with residences in back or on the second floor. I would like to preserve and continue this trend.
Interface, connections, and access between commercial and residential areas.	Keep Niwot walkable. It's not very large, and the ability to walk to and between businesses is part of the charm.
What do you hope to see out of the NRCD update process?	<p>I'm not sure that anything needed to be fixed.</p> <p>If there is going to be any revisions to the plan, I'd appreciate an updated map.</p>

DC-18-0004 NRCD

Public Comments: Email

From: [Kathy Koehler](#)
To: [Case, Dale](#)
Cc: [Ruano, Jose](#)
Subject: Niwot Moratorium - input
Date: Monday, October 29, 2018 11:48:43 AM

Boulder County:

This has been tough for me to write because I love and respect all the parties involved.

I would like to believe that within our Niwot we can work with each other, but I believe this alley / business build has a communication and consideration of neighbors problem.

- I would vote to have the Moratorium lifted.
- No additional regulations are necessary, just awareness of the current regulations and abiding with those in place.

In order to do that, I believe there needs action on the following issues:

-- The home property owners and business property owners need to know about the 10 foot responsibility for the alley. All property owners have the responsibility for that 10 feet in the back of their property for access by utility workers or whatever else is required.

Obviously, the home owners are not aware of this and/or are not honoring it. They have that responsibility just as I do on my property. (Not all of my neighbors realize and/or respect this responsibility either.)

-- Respect and appreciation and communication with your neighbors is paramount. Put yourself in their shoes, both ways.

- Retaining the character of the 200 block of Second Avenue by not requesting to level older buildings is appreciated. Those buildings are part of the friendliness and character of Niwot. Their character speaks of our history and the reason folks come to our community..

- Building a cluster of rental apartments on a half acre lot is not necessarily adding character and welcoming. This depends on how they are done and the Niwot Committee can offer some guidelines to the builders and BoCo Land Use and Planning.

- A two story brick office building at the SE corner of 79th and Niwot Road was constructed where a farmhouse once stood and has been the topic of conversation and a hurdle for 'connectivity' between the two areas of Niwot businesses (Cottonwood Square and Old Town.).

As attractive as the architecture of the proposed two story brick building is and considerate of few office windows on the north/alley side, is it considerate to construct two stories of brick for a neighbor's view?

- Since the proposed build in the 100 block of Second Avenue has changed since the original plans that did not include some retail space, has there been communications with neighbors next door and across the alley?

Two of these business owners have contributed and given to the Niwot community with much generosity and I hope they continue sharing their talents and resources because it is appreciated.

Many of the property neighbors on Third Avenue are active in our Niwot community and bring much diversity in interests and ages (from retired/working/first child just born) and are very close-knit which is relatively unique in society today. The south side owners in the 200 block of Third Avenue do have to learn, recognize and be responsible for their 10 feet of alley access, too.

~ The Curse of Niwot ~

Historically speaking, just like Chief Niwot stated over 100 years ago, Niwot is an attractive place and draws people to its location which can be a curse. We all want Niwot to thrive and continue its growth, vitality and character in a respectful way.

Thank you.

Kathy Koehler

8884 Morton Road

Niwot, Colorado

- *Niwot resident since 1972*

- *Boulder County heritage since 1869*