

An aerial photograph of a suburban area in Niwot, Colorado. Several large industrial and commercial buildings are highlighted in yellow. These include a large warehouse-like building in the upper left, a smaller industrial building below it, and a large complex of several interconnected buildings in the lower right. The highlighted areas are situated along major roads. Street names visible on the map include Murray St, Franklin St, 2nd Ave, 3rd Ave, 4th Ave, and 1st Ave. The text "NIWOT RD" is visible at the bottom center.

# **Niwot Rural Community District Community Workshop December 17, 2018**

**Boulder County Land Use Department  
Facilitated by studioseed, LLC**

# GROUND RULES

**#1** This should be a **conversation**. **EVERYONE** is encouraged to talk and share ideas. Be kind and considerate.

**#2** We are **problem-solving**. We don't need solutions right now, but we want to walk out of tonight with **some direction and common ground**. **Compromise** may be necessary.

**#3** Switch hats.

- **If you are a business or property owner on 2<sup>nd</sup> Avenue**, imagine yourself as a resident.
- **If you are a resident adjacent to 2<sup>nd</sup> Avenue**, imagine you own a business there.

# TIMELINE FOR NRCD UPDATE

**OCTOBER (2018):** Issue identification, data gathering, community outreach, and internal staff meetings

- 10/17 – Community Meeting
- 10/30 – BOCC hearing on moratorium

**NOVEMBER (2018):** Work on outreach design, hire consultant

**DECEMBER (2018):** Community meetings/outreach

- 12/17 – Community Workshop (tonight)

**JANUARY (2019):** Draft language, refining proposed amendments and referral to other agencies

- Week of 1/21 – Possible community meeting to discuss draft update

**FEBRUARY (2019):** Planning Commission

- 2/20 – Planning Commission hearing

**MARCH (2019):** Board of County Commissioners

- 3/7 or 3/12 – BOCC hearing



# BACKGROUND

The code update process focuses on updates to **Article 4-116 of the Land Use Code** to provide greater guidance in the following areas:

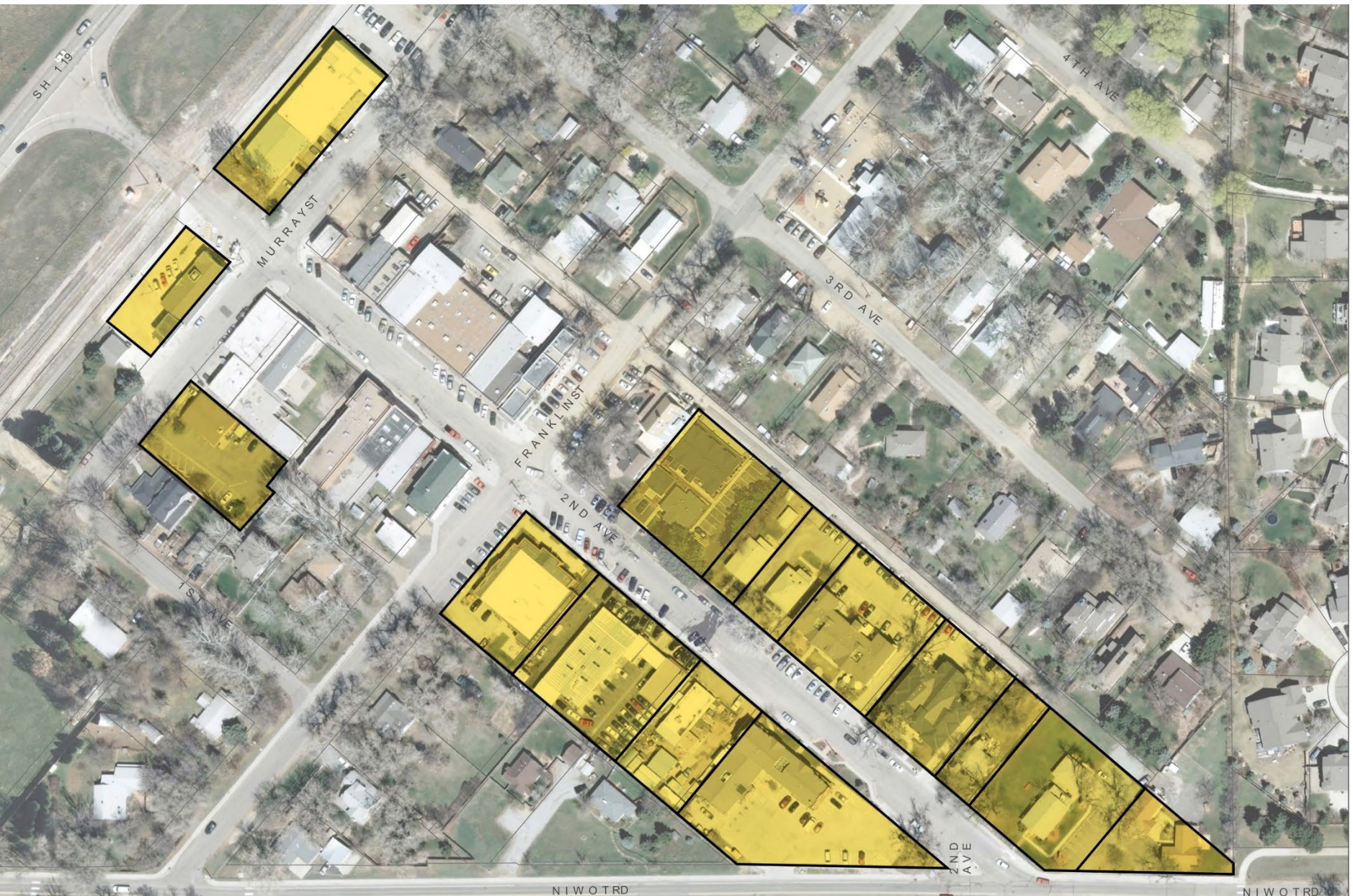
- **Density and design** parameters
- **Appropriate mix** of residential, retail, and office uses
- **Interface, connections, and access** to and between commercial and residential areas
- Tools to provide guidance in determining the **appropriate mix of uses and site layout** for properties in the NRCD
- **Process Improvements**

# WORKSHOP PURPOSE

The primary focus of tonight's meeting is to gather community feedback and public comment **to inform the revisions to the land use regulations** for the NRCD and keep the process on track.



# WHERE AND WHEN DOES IT APPLY



# AGENDA FOR TONIGHT

**6:00-6:15** Introductions and Background

**6:15-6:45** Exercise #1 – Alley Treatment and Lot Access

**6:50-7:20** Exercise #2 – Back Lot Conditions

**7:25-7:55** Exercise #3 – Front Lot Conditions

**8:00-8:10** Calibration and Preparation for Report Back

**8:10-8:30** Groups Report Back (select a reporter!)

## **EACH STATION SHOULD HAVE:**



**A MAP OF STUDY AREA FOR REFERENCE**



**FLIP CHART FOR TAKING NOTES**



**MARKERS**



**TAPE**



**COPIES OF PRESENTATION TOPIC (HANDOUTS)**



# OVERARCHING GOALS FOR ALLEY:

## **IMPROVE PEDESTRIAN SAFETY.**

**Limit number of access points** on 2<sup>nd</sup> Avenue which cause conflicts between pedestrians and autos.

## **MITIGATE IMPACTS ON NEIGHBORS.**

This includes: **noise, lights, shadow/visual impacts.**

## **ENHANCE COMMUNITY CHARACTER.**

Retain existing structures that contribute to character and new development should be compatible.

## **ENSURE ADEQUATE PARKING.**

Retain on-street spaces wherever feasible.

## **IMPROVE CIRCULATION.**

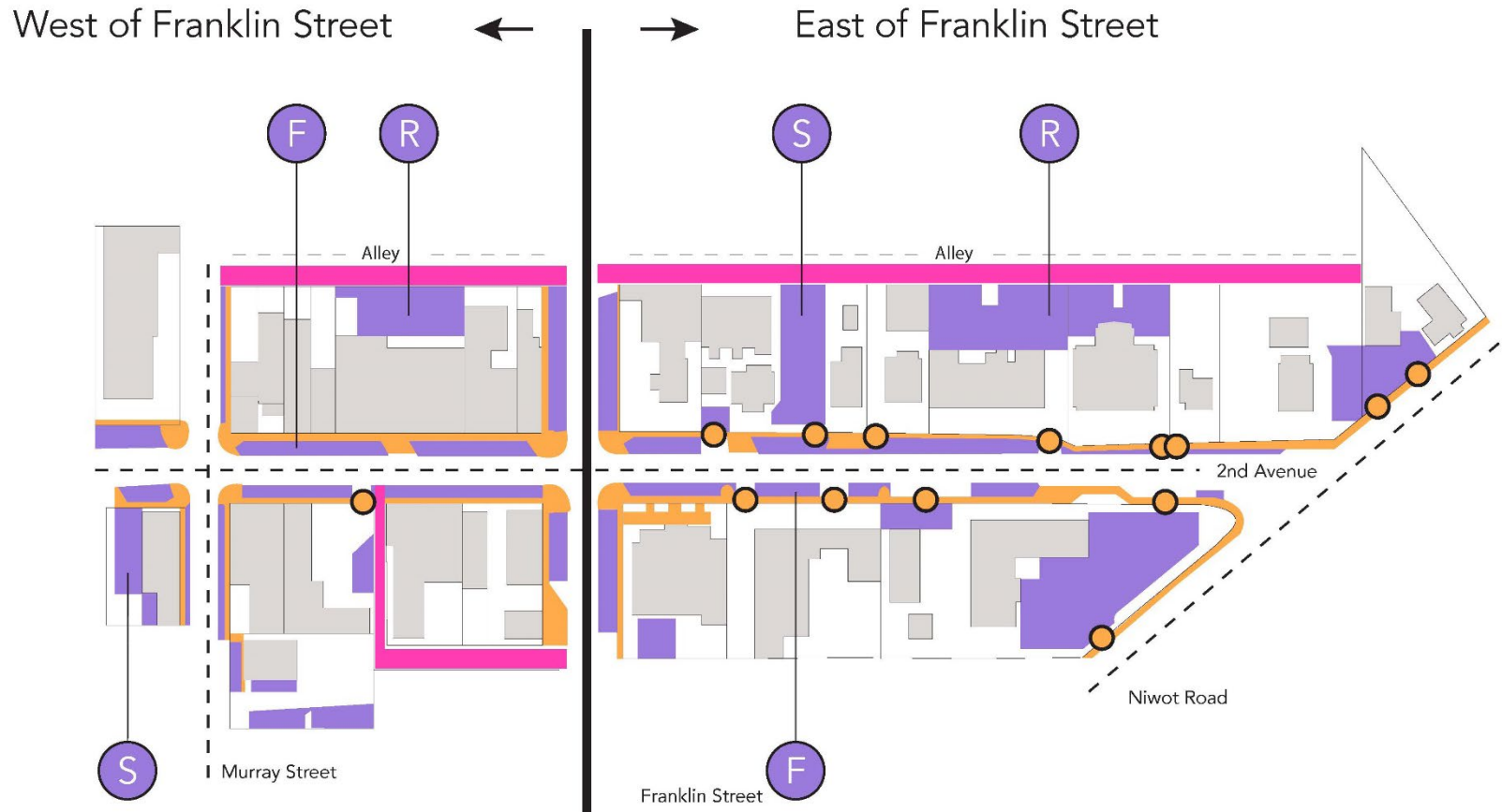
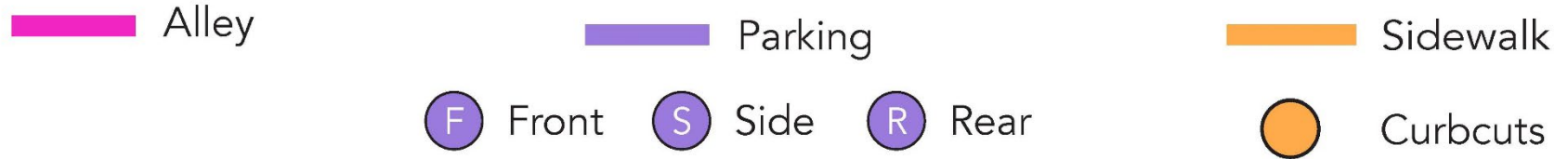
Alley currently one-way in/out. How do trash/deliveries work?

# **1<sup>st</sup> EXERCISE**

## **Lot Access and Alley Treatment EXPLANATION**

# Existing Conditions – *Alley, Access and Parking*

## Interface, Connections, and Access





## Alley Condition – *Existing*



- Some use alley for access; others use 2<sup>nd</sup> Avenue only.
- Alley currently (tight) two-way, but dead-ends with only access from Franklin St.

- Alley is unimproved (dirt).
- Primarily used by 2<sup>nd</sup> Avenue properties; less by 3<sup>rd</sup> Avenue properties.

# Alley Idea #1 – *One-Way to Franklin with Buffer*



- Landscaped buffer on single family side of alley (protect from noise; block views)
- Also could go on commercial side.
- Owners could organize to maintain.
- Creates a one-way alley (could go either direction as long as outlet.)
- Could include shared amenities such as veggie garden beds, bike parking, etc.



## Alley Idea #2 – Two-Way with Landscaped Setback



*NOTE: This would only occur  
**WHEN PROPERTIES REDEVELOP.***

- Landscaped buffer on commercial property (provides setback and buffers noise/views)
- Alley remains two-way with access to parking.
- Traffic in alley would increase.
- Individual property owners would be responsible for buffer maintenance.
- Alley would need to be improved.
- Setback would not be required for existing parcels that have parking lots.



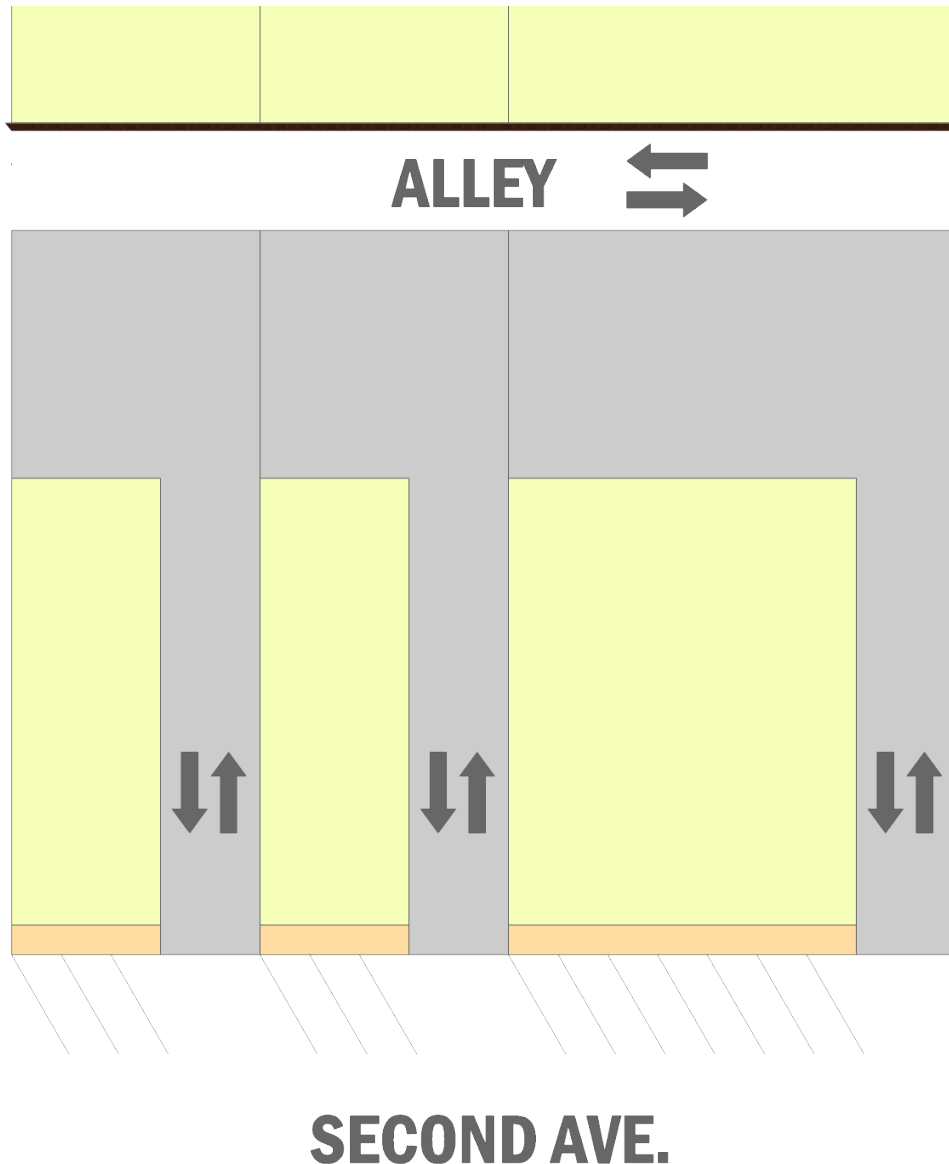
# Alley Idea #3 – *One-Way to New Outlet with Buffer and Landscaped Setback*



*NOTE: Private setback would only occur **WHEN PROPERTIES REDEVELOP.***

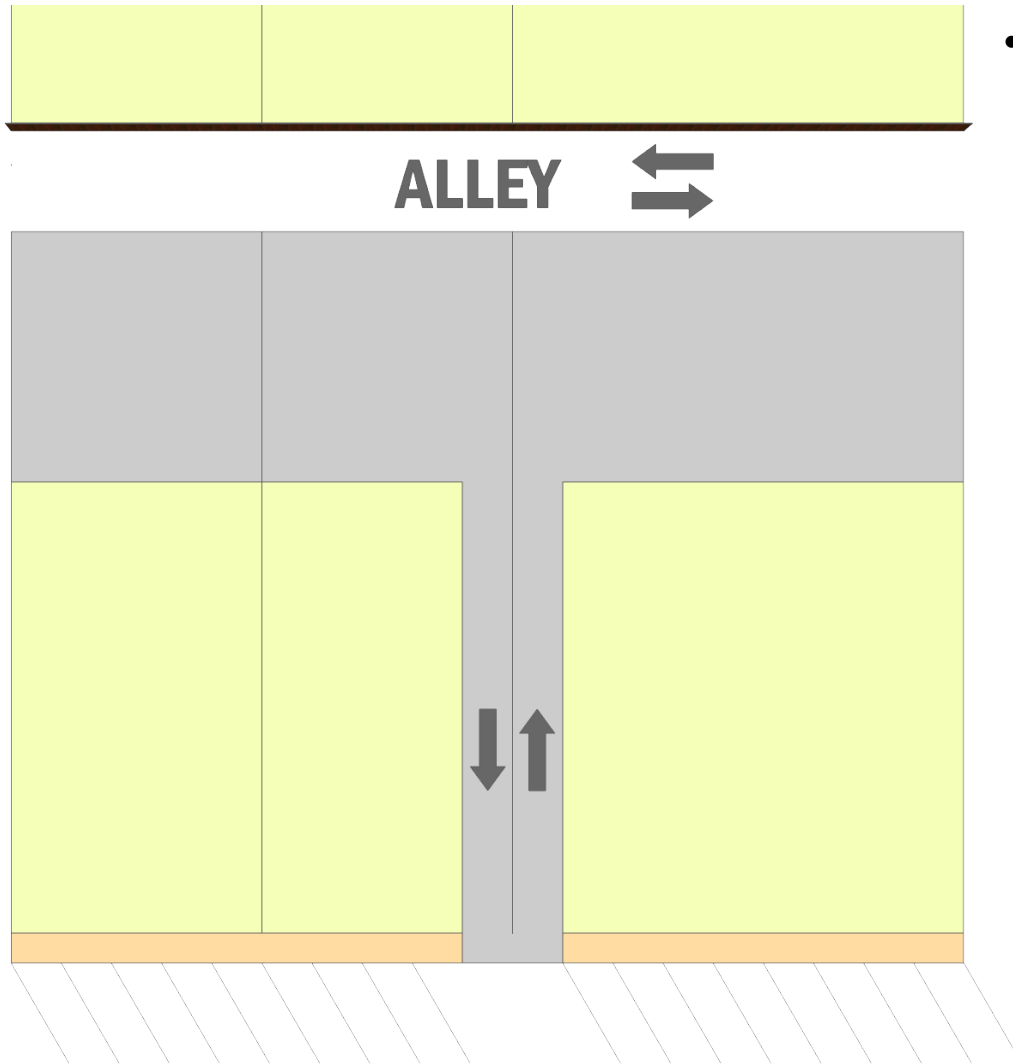
- Landscaped buffer on commercial property (provides setback and buffers noise/views.)
- Provide parallel parking as buffer and trade-off to commercial properties.
- Alley would be one-way (need outlet)
- Individual property owners would be responsible for buffer maintenance.
- Alley would need to be improved.

## Lot Access – *Existing Conditions*



- Currently, most properties have individual access from 2<sup>nd</sup> Avenue (some also have access from alley on East side)
- Parking is primarily located behind buildings, although some are to the side and a few in front.
- Parking on 2<sup>nd</sup> Ave. is inconsistent and differs in orientation.
- Sidewalk is disrupted from multiple access points.

# Lot Access Idea #1 – *Shared Access*

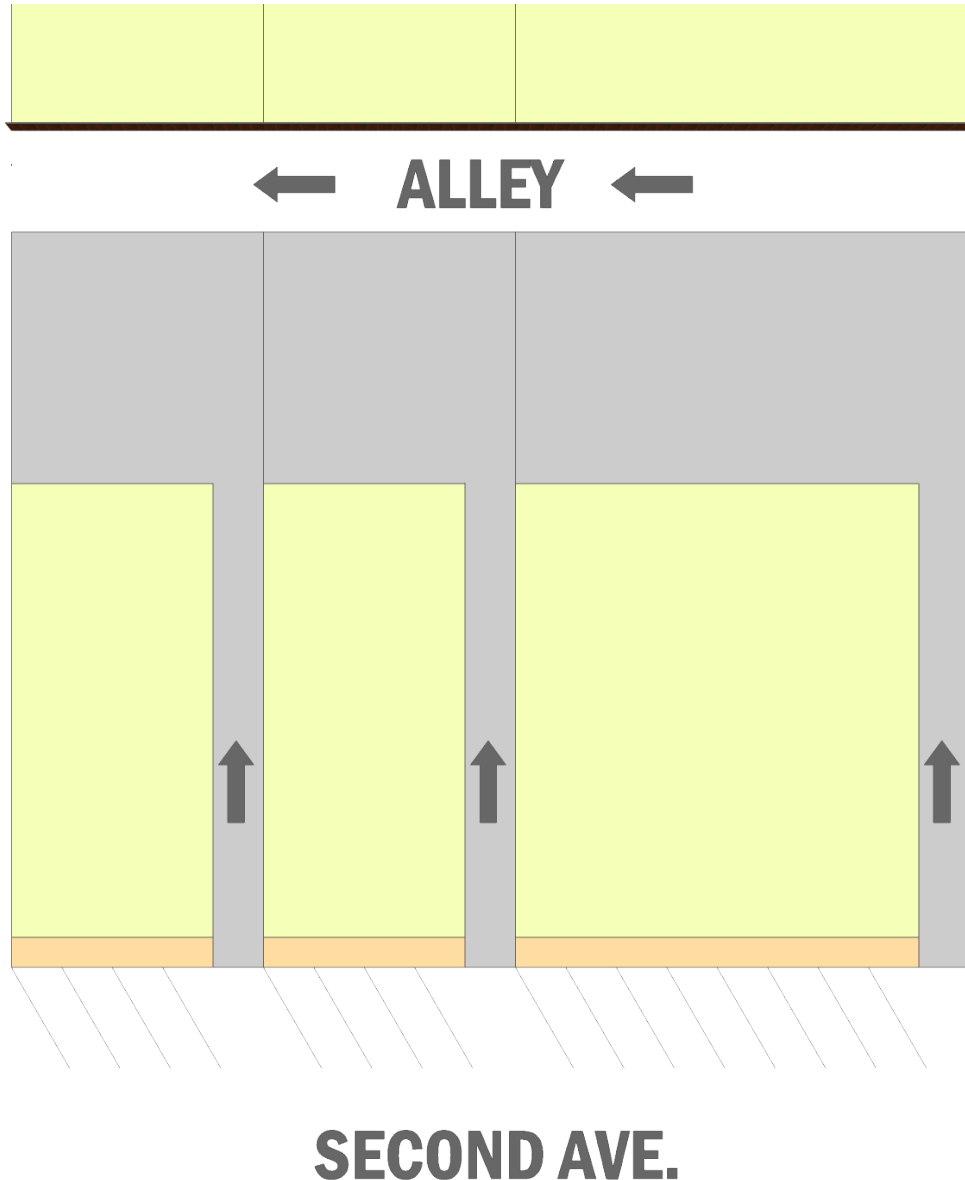


- **Shared access:**
  - Minimizes pedestrian/auto conflicts
  - Provides more on-street parking
  - Allows more developable land
  - Requires agreement between property owners

**SECOND AVE.**

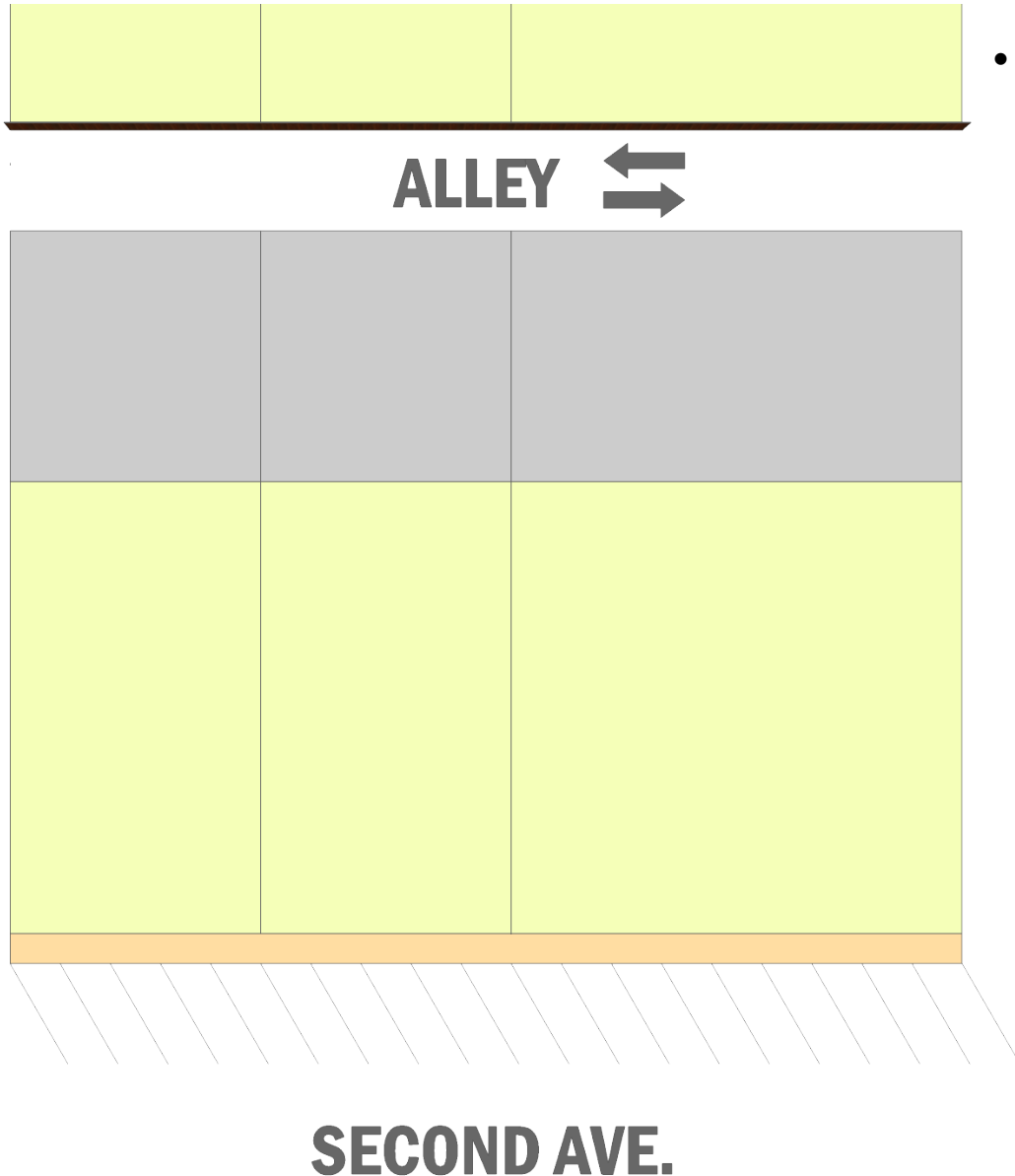


## Lot Access Idea #2 – *One-Way Private Access*



- **One-Way access:**
  - One-way could increase visibility and minimize ped/auto conflicts.
  - Provides more on-street parking than existing condition
  - Allows more developable land (slightly)
  - Only applicable on side of block that has alley.
  - Could be confusing for motorists

## Lot Access Idea #3 – Access from Alley (like Block #1)



- Alley-Only access:
  - Minimizes pedestrian/auto conflicts most
  - Provides most on-street parking
  - Allows most developable land
  - Only applicable on side of block that has alley.
  - More traffic in alley

# **1<sup>st</sup> EXERCISE**

## **Lot Access and Alley Treatment GROUP EXERCISE**

# GROUND RULES

**#1** This should be a **conversation**. **EVERYONE** is encouraged to talk and share ideas. Be kind and considerate.

**#2** We are **problem-solving**. We don't need solutions right now, but we want to walk out of tonight with **some direction and common ground**. **Compromise** may be necessary.

**#3** Switch hats.

- **If you are a business or property owner on 2<sup>nd</sup> Avenue**, imagine yourself as a resident.
- **If you are a resident adjacent to 2<sup>nd</sup> Avenue**, imagine you own a business there.

# OVERARCHING GOALS FOR ALLEY:

## **IMPROVE PEDESTRIAN SAFETY.**

**Limit number of access points** on 2<sup>nd</sup> Avenue which cause conflicts between pedestrians and autos.

## **MITIGATE IMPACTS ON NEIGHBORS.**

This includes: **noise, lights, shadow/visual impacts.**

## **ENHANCE COMMUNITY CHARACTER.**

Retain existing structures that contribute to character and new development should be compatible.

## **ENSURE ADEQUATE PARKING.**

Retain on-street spaces wherever feasible.

## **IMPROVE CIRCULATION.**

Alley currently one-way in/out. How do trash/deliveries work?



# WORKSHOP EXERCISE #1:

## For Lots on East Side of 2<sup>nd</sup> Avenue:

- *What is your preferred alley condition?*
- *Do you have other ideas?*
- *Should conditional rules apply?*
  - *Restrict hours*
  - *Restrict users (Employee only? Residential only?)*
  - *Maximum number of spaces on alley allowed?*

## For Lots on Both Sides of 2<sup>nd</sup> Avenue:

- *What is your preferred access treatment?*
- *Do you have other ideas?*
- *What is your preferred treatment along 2<sup>nd</sup> Avenue?*
  - *Does that change how you think about access and alley use?*

## 2<sup>nd</sup> EXERCISE

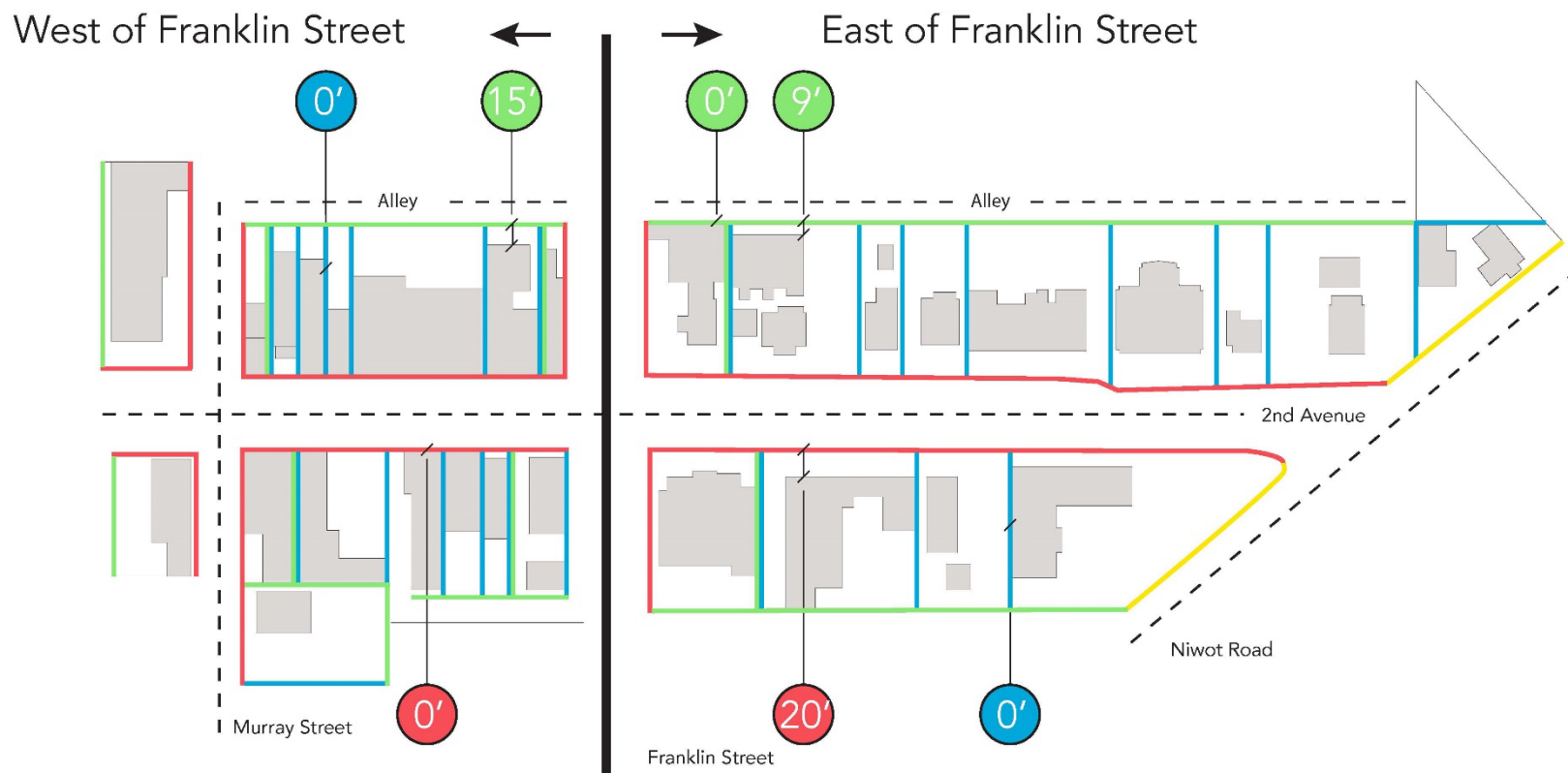
**Rear Lot Conditions**

**EXPLANATION**

# Rear Lot Conditions – *Existing Rear Setback = 0 or 10 feet*

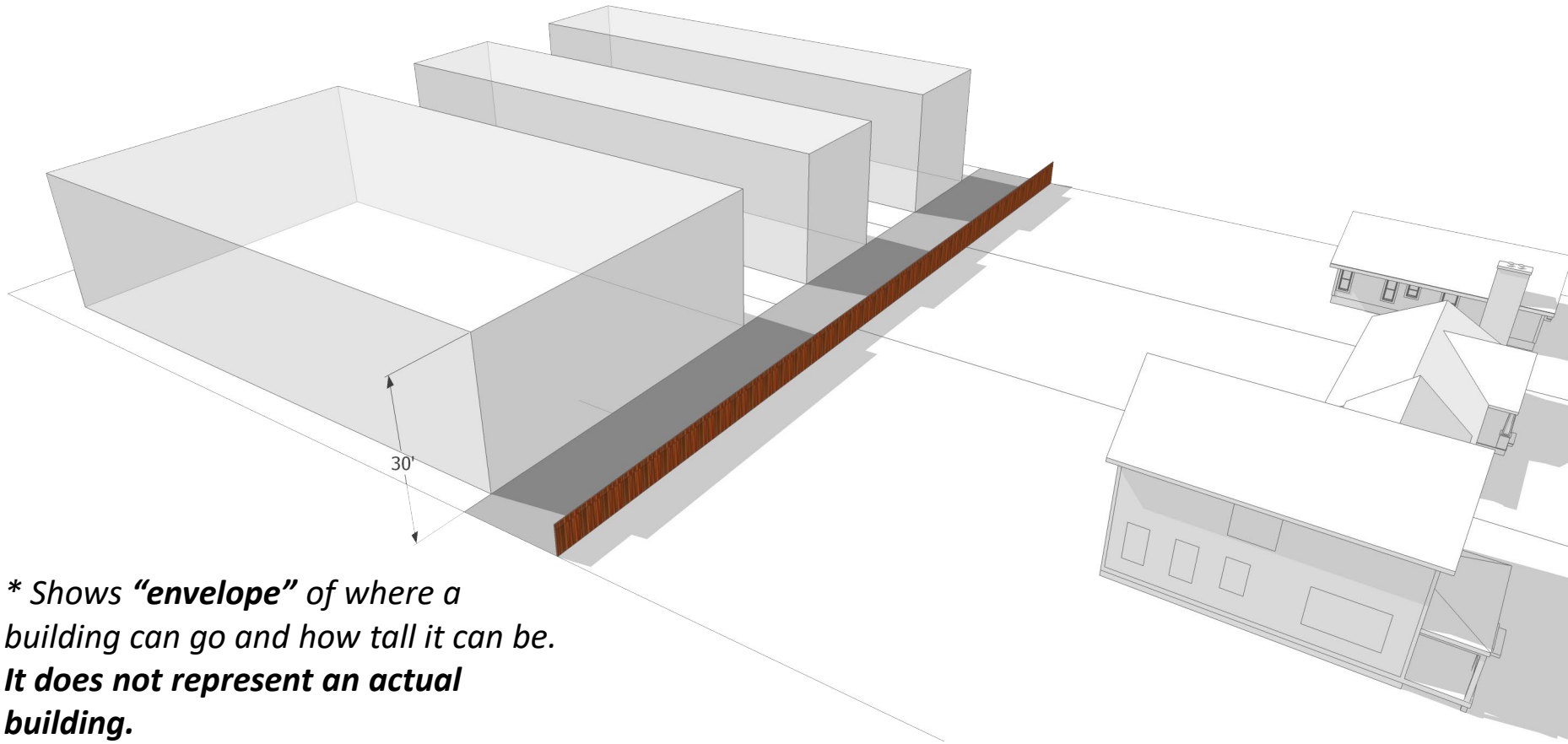
## Minimum Setbacks (ft)

- █ **0 feet WEST of Franklin; 20 feet EAST of Franklin**
- █ Side yard - 0 or 12 feet
- █ Rear yard - 0 with an alley; 10 feet without an alley
- █ Supplemental - Along Niwot Road, 80 feet from the center line





# Rear Lot Conditions – *Maximum Theoretical Allowance*

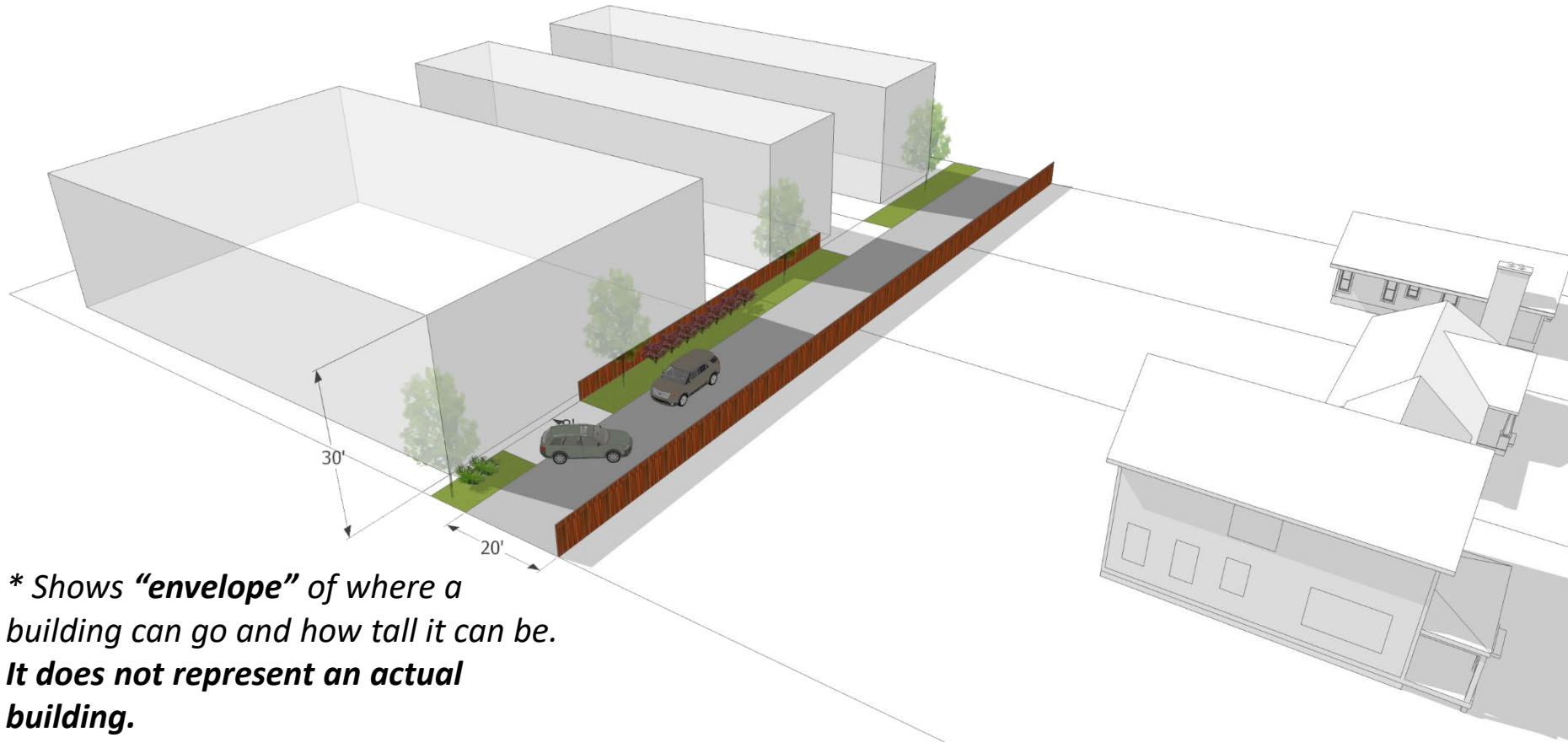


*\* Shows “envelope” of where a building can go and how tall it can be. It does not represent an actual building.*

*\* Does not show location of parking.*

- Concerns: shading and looming
- Due to parking requirements, this is not likely.
- County has relied on design review process for compatibility compliance, but would like to update for clarity.

# Rear Lot Condition Idea #1 – *Rear Setback*

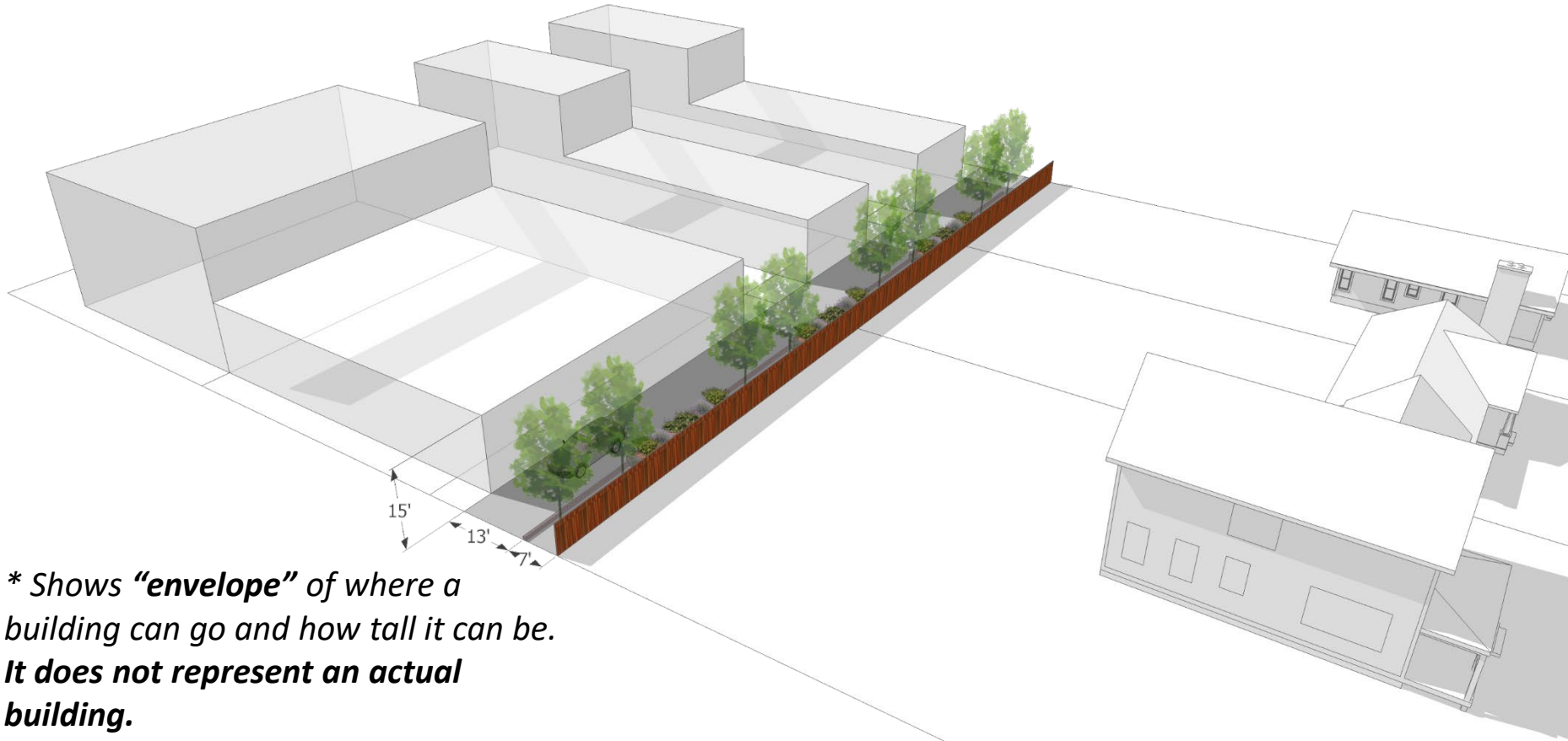


*\* Shows “envelope” of where a building can go and how tall it can be. It does not represent an actual building.*

*\* Does not show location of parking.*

- Setbacks establish natural buffer; could include requirements for landscaping but could also allow parking.
- This is already required on West side (no alley.)

## Rear Lot Condition Idea #2 – *One-Story in Rear*



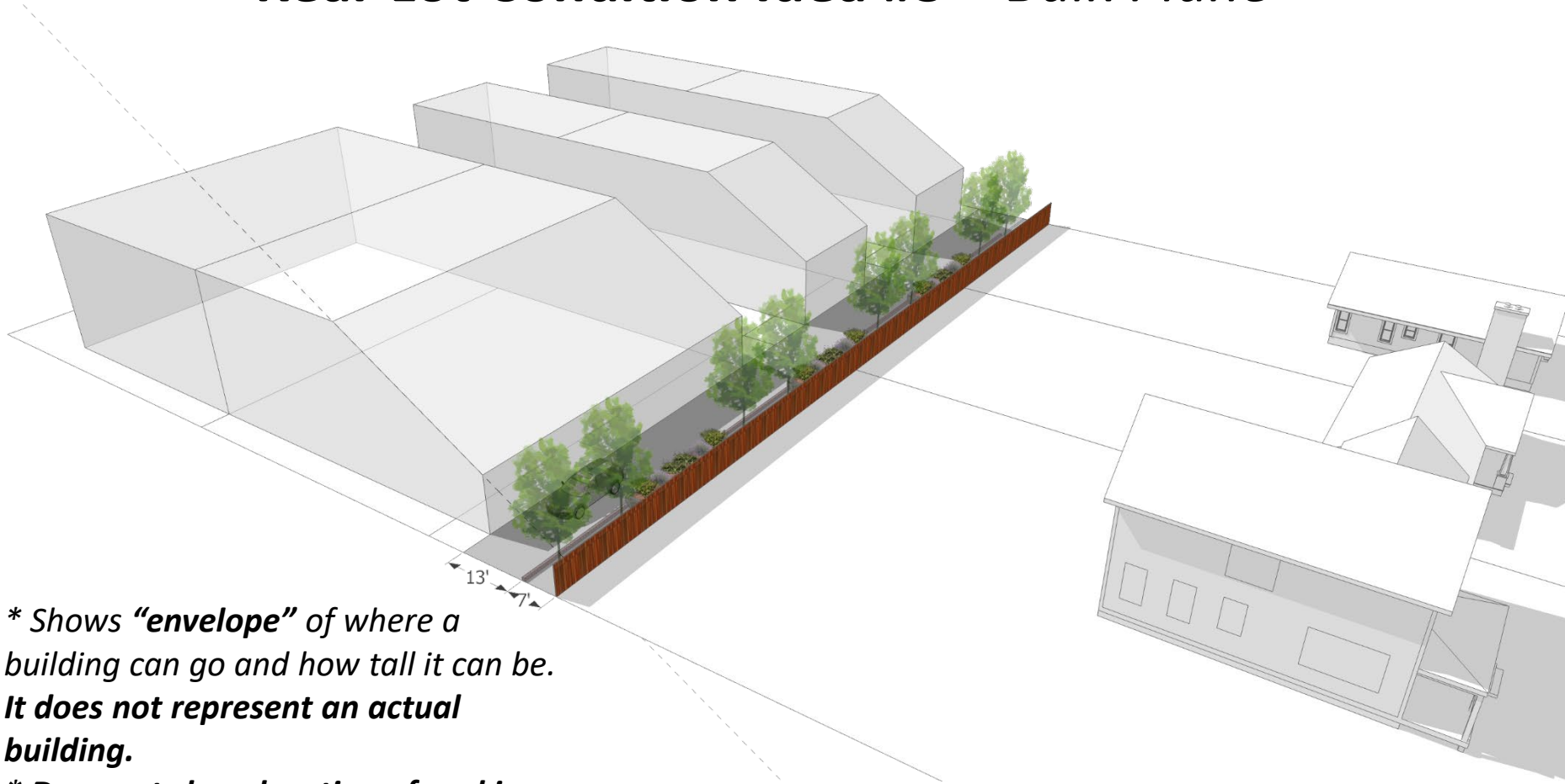
*\* Shows “envelope” of where a building can go and how tall it can be.  
It does not represent an actual building.*

*\* Does not show location of parking.*

- One-story height limit reduces shading and looming impacts.



## Rear Lot Condition Idea #3 – Bulk Plane



\* Shows “**envelope**” of where a building can go and how tall it can be.  
**It does not represent an actual building.**

\* **Does not show location of parking.**

- Bulk Plane reduces shading and looming impacts while still allowing 2-story buildings within reasonable distance.

## **2<sup>nd</sup> EXERCISE**

**Rear Lot Conditions**

**GROUP EXERCISE**

## WORKSHOP EXERCISE #2:

**For Dealing with Rear Lot Conditions and  
Transitions to single family neighbors:**

- *What is your preferred rear lot condition?*
- *Why did you choose that option?*
- *Do you have other ideas?*



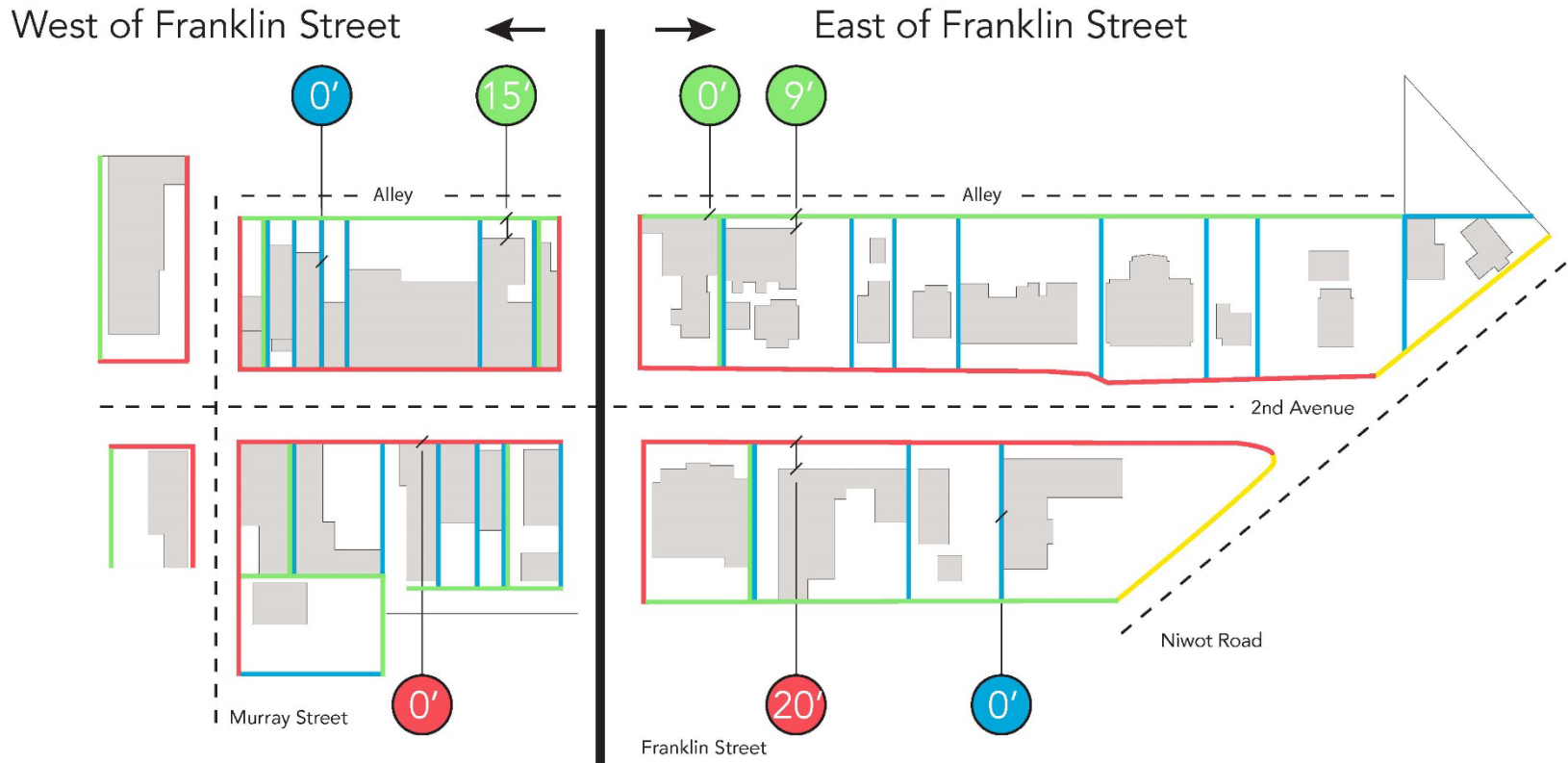
# 3<sup>rd</sup> EXERCISE

## **Front Lot Conditions and Land Use Mix EXPLANATION**

# Front Lot Conditions – *Existing Front Setback = 20-feet*

## Minimum Setbacks (ft)

- █ **0 feet WEST of Franklin; 20 feet EAST of Franklin**
- █ Side yard - 0 or 12 feet
- █ Rear yard - 0 with an alley; 10 feet without an alley
- █ Supplemental - Along Niwot Road, 80 feet from the center line



# Front Lot Conditions – *Existing Front Setback = 20-feet*





# Front Lot Conditions – *Existing Setback Treatment*



**OPEN GARDEN-SETTING**



**PRIVATE YARD WITH FENCE**



**OPEN LAWN**



**ACTIVE/CAFÉ SEATING**



**PARKING (NOT ALLOWED)**



# Front Lot Conditions – *Compared to Historic Block*





# Land Use Mix – *Existing Conditions*

## Commercial and Residential Uses & Density of Residential Units

■ All Residential

■ All Commercial

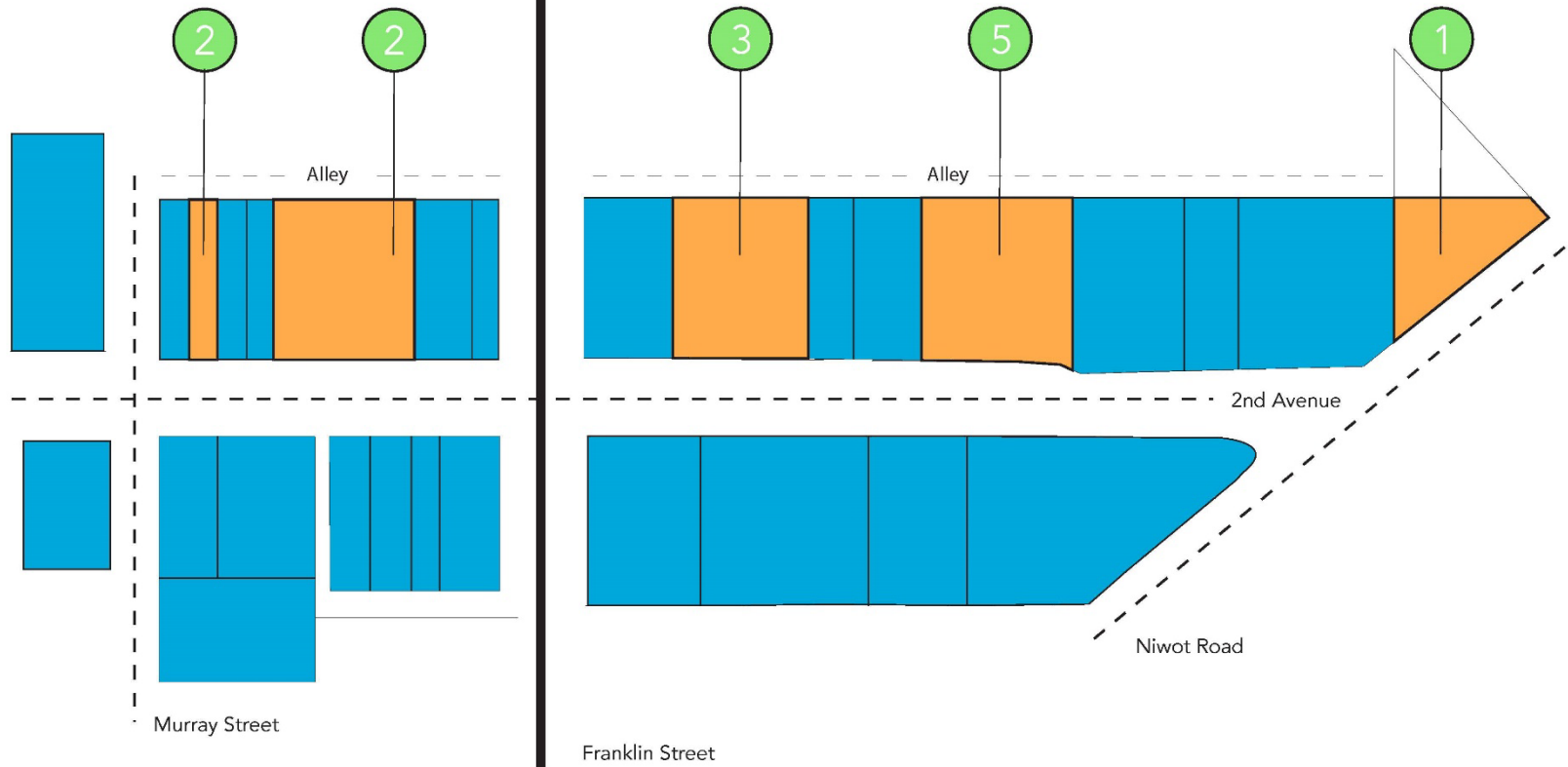
■ Mix (both)

② Residential Units

Boundary	Commercial	Residential
Block 1	100%	0
Block 2	89%	11%
Block 3	100%	0%
Block 4	69%	31%
Block 5	100%	0

West of Franklin Street

East of Franklin Street





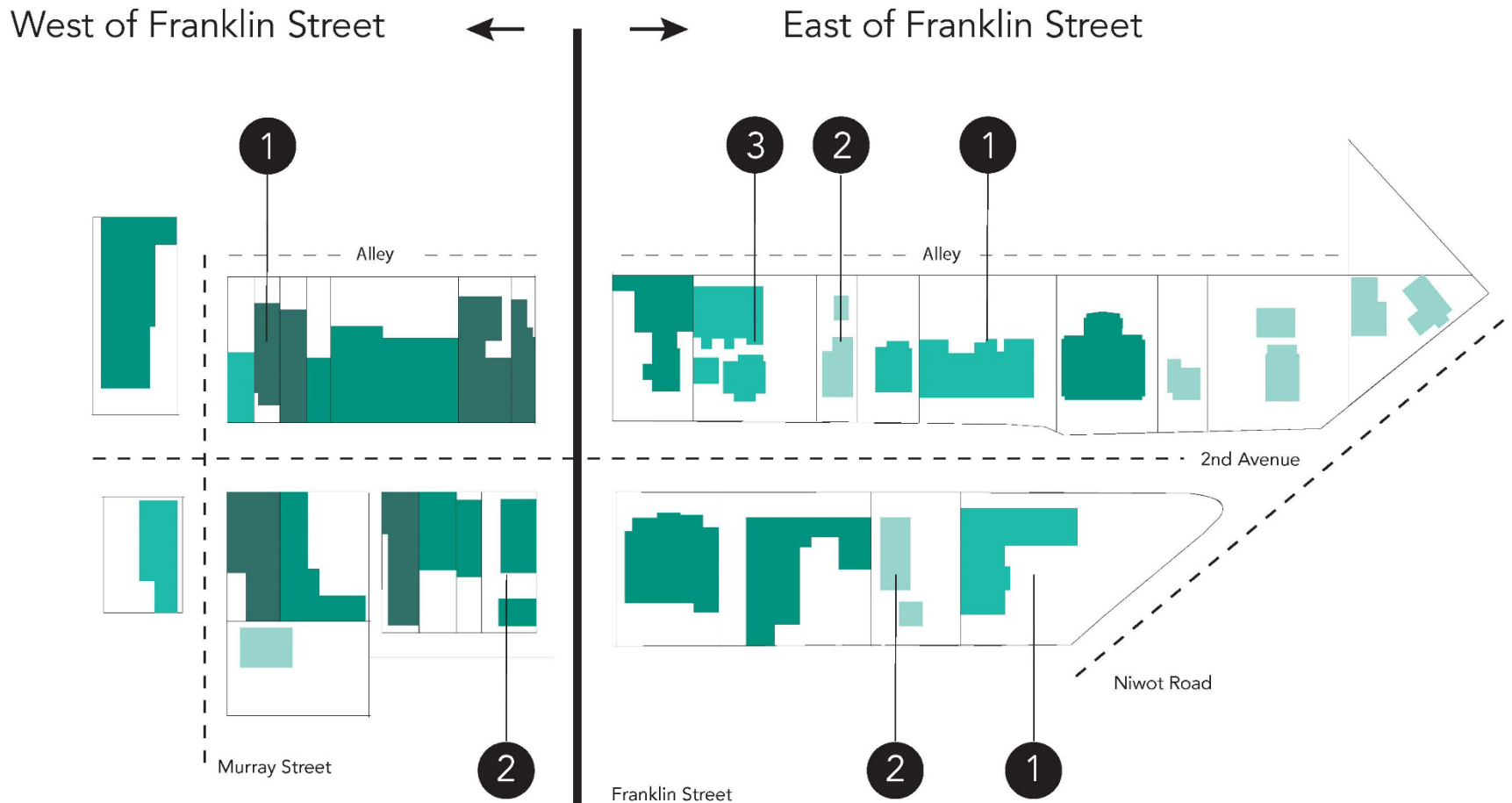
# Land Use Mix – *Existing Conditions*





# Land Use Mix – *Lot Coverage*

## Building Lot Coverage & Number of Structures on a Parcel



# 3<sup>rd</sup> EXERCISE

## **Front Lot Conditions and Land Use Mix GROUP EXERCISE**

## WORKSHOP EXERCISE #3:

### For Front Lot Conditions:

- *What do you think is an appropriate setback?*
  - *Keep 20' minimum or reduce (15'? 10'?)*
  - *If reduced, should it be across entire lot or percentage of lot frontage?*
- *What is your ideal treatment of the setback area?*
  - *Private (fences)*
  - *Passive (garden, lawn)*
  - *Active (café seating and retail activity)*

### For Land Use Mix:

- *Do you like the current mix of commercial (70-90%) and residential (10-30%)?*
  - *Would you prefer more commercial?*
  - *Would you prefer more residential?*
  - *Keep in mind other elements like open space and parking requirements.*



# REPORT OUT

**Do you want to change  
anything? Discuss...**

# REPORT OUT

**Tell us your group's ideas!**

# TIMELINE FOR NRCD UPDATE

**OCTOBER (2018):** Issue identification, data gathering, community outreach, and internal staff meetings

- 10/17 – Community Meeting
- 10/30 – BOCC hearing on moratorium

**NOVEMBER (2018):** Work on outreach design, hire consultant

**DECEMBER (2018):** Community meetings/outreach

- 12/17 – Community Workshop (tonight)

**JANUARY (2019):** Draft language, refining proposed amendments and referral to other agencies

- Week of 1/21 – Possible community meeting to discuss draft update

**FEBRUARY (2019):** Planning Commission

- 2/20 – Planning Commission hearing

**MARCH (2019):** Board of County Commissioners

- 3/7 or 3/12 – BOCC hearing

# THANK YOU!

## Stay Informed:

For more information, to submit comments, or sign-up  
for email updates, visit:

**[bit.ly/dc-18-0004](https://bit.ly/dc-18-0004)**

or call Jose Ruano at **303-441-3922.**