



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

DC-18-0004: Niwot Rural Community District Regulations Update December 2018 Pop Up Meeting Feedback

Summary

During the month of December staff provided an opportunity for members of the Niwot community to stop by a booth set up in a common space on 2nd Avenue in downtown Niwot to provide input on specific topics related to the Niwot Rural Community District (NRCD) Land Use Code update. This supplemented other data gathering methods taking place during this stage of the NRCD Code update process, including a community workshop on December 17, 2018, and a continued opportunity to submit online comments.

The booth included a poster showing current conditions within the NRDC, and depicted potential changes to various site design parameters and changes to other planning topics under consideration. Worksheets were provided for members of the public to complete, and staff was available to answer questions at various time periods that were posted. The booth was set up in the lobby of 136 2nd Ave. from 8-10 a.m. Monday, 4-6 p.m. Wednesday, and noon-2 p.m. Friday between Dec. 13-21, 2018.

A total of 20 worksheets were completed and returned. The following content summarizes the responses received. Staff stopped using the pop up meeting format after the December timeframe in order to allow for processing of the range of community feedback gathered to date, and to develop updated draft NRCD Land Use Code content.

Feedback

- 1a. What is an appropriate mix of commercial & residential uses?
 - Want a mix with more commercial in the entire NRCD 1 (n=12)
 - Indicated all commercial in Historic District (n=7)
 - Indicated all commercial East of Franklin Street (n=4)
 - More residential in Historic District (n=1)
- 1b. What is an appropriate level of residential density for parcels in the NRCD I?
 - None - west of Franklin (n=7)
 - At Least 1 unit - west of Franklin (n=4)
 - 2 - 3 units - west of Franklin (n=7)
 - 2 - 3 units - east of Franklin (n=11)
 - None - east of Franklin (n=4)

Deb Gardner County Commissioner

Elise Jones County Commissioner

Matt Jones County Commissioner

- At Least 1 unit - east of Franklin (n=1)
- 4 units - east of Franklin (n=1)

2a. What is an appropriate building lot coverage for parcels not fully built out?

- 31% - 60% - west of Franklin (n=13)
- 61% - 90% - west of Franklin (n=3)
- 16% - 30% - west of Franklin (n=3)

- 31% - 60% - east of Franklin (n=11)
- 61% - 90% - east of Franklin (n=3)
- 16% - 30% - east of Franklin (n=3)

2b. What is an appropriate number of structures on one parcel

- 2 - west of Franklin (n=8)
- 1 - west of Franklin (n=7)
- 1-2 west of Franklin (n=1)

- 2 - east of Franklin (n=11)
- 1 - east of Franklin (n=4)
- 3 east of Franklin (n=1)

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin?

- *Same as in Historic block. Open it up for parking and deliveries. Fix rustled surface. Simple beautification.*
- *The alley is a buffer between competing zonings. The 1996 alley study took that into consideration and it has been a workable solution. Usage should remain as it is.*
- *Services and garage access. Not a street for access to rental townhomes.*
- *(1) service vehicles. (2) Pedestrian / bicycle passage / landscaping + brick or pavement would finally connect old town with cottonwood. It could be really lovely. It could be a win / win for everyone. "Second Ave. passage." "Lefthand walk-way."*
- *The alley should remain as it is now. It allows access but retains its rural feel. The alley use issue agreed upon in the 1996 alley study allows the residents to retain their privacy and service access to business properties. Current parking access off of 2nd Ave. preserves the residential feel of the 3rd Ave. properties. Safety issues are blown out of proportion. Road cuts could be shared between businesses.*
- *Keep historic use for service vehicles and local traffic only. Would be a great pedestrian bikeway - alley traffic is actually minimal. Do a traffic study to quantify current use. Any thru0traffic plans would only increase alley traffic to an unacceptable level.*

- *It would be a good pedestrian / bike route. Keep the alley as historically used for utility vehicles only. (i.e. trash, etc.) Businesses should continue to access their parking via 2nd Ave. One -way or two-way traffic in the alley will allow vehicles to use it as a short cut. It is not engineered for that kind of use.*
- *Pedestrian corridor. Historical use as for utilities and trash pickups only. Business and residential on 2nd Ave. access parking from 2nd Ave.*
- *Garden. Mailboxes. Accessibility to properties.*
- *Delivery. Safe in and out of properties. Trees and greenery. walking. (Not a through street)*
- *Safe entrances and exits of properties. deliveries. pedestrian passageways. Trees and gardens.*
- *Service vehicles. Von Eschen wants full alley access for cars. Postal wants 0 setbacks. Von Eschen makes a big deal of so called "safety" issues on 2nd Ave. crossing sidewalks to access parking, while Postal put in a very large private parking lot in front of 7 wealth and to side of townhouses.*
- *I'm very much in favor of not allowing new development to have the alley as its access. A plan for minimal delivery, trash and occasional residential use combined with a walking bike path would add to the appeal of Niwot for visitors to the business / commercial district.*
- *I would like to see how traffic and the addition of trees and plants, a way to beautify it but still make it efficient in its use – I see a lot of dog walkers in the alley.*
- *Commercial uses like trash, deliveries, residential access and parking.*
- *Perhaps a bike / pedestrian path with plantings.*
- *Appropriate use would be service access and occasional (not daily) access to adjoining properties.*
- *Alleys are great to reduce some traffic on main routes. I'd improve the alley for deliveries, if not parking. It's a bit of a wasted opportunity at the moment.*

3b. What is an appropriate location for parking?

- Rear - west of Franklin (n=18)
- Front - west of Franklin (n=11)
- Side - west of Franklin (n=3)

- Rear - east of Franklin (n=17)
- Front - east of Franklin (n=10)
- Side - east of Franklin (n=8)

3c. Which of the following would improve walkability for 2nd Ave.?

- Parking location - west of Franklin (n=9)

- Traffic calming - west of Franklin (n=3)
- Reducing curb cuts - west of Franklin (n=2)

- Parking location - east of Franklin (n=11)
- Traffic calming - east of Franklin (n=5)
- Reducing curb cuts - east of Franklin (n=3)

4a. What are appropriate setbacks (distance from property line) for the NRCD I?

- 0-10' Front yard - west of Franklin (0' most common n=7)
- 0-20' Front yard - east of Franklin (15-20' most common n=7)
- 0-20' Side yard – without alley (5' most common n=4)
- 0-20' Side yard – with an alley (10-20' most common n=5)
- 0-65' Rear yard – with an alley (10-20' most common n=6)
- 10-100' Rear yard – 2nd story; with an alley (20' most common n=5)

4b. What is an appropriate structure height for the NRCD I?

- 15-30' – west of Franklin (30' most common n=8)
- 15-30' – east of Franklin (30' most common n=7)
- 10-30' – height at rear setback without an alley (30' most common n=4)
- 15-30' – height at rear setback with an alley (15' most common n=4)
- 0-30' – height of 2nd story at rear setback with an alley (30' most common n=9 with 4 indicating an increased setback)



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DC-18-0004: Niwot Rural Community District Regulations Update December Pop Up Meeting Feedback

Summary

During the month of December, staff provided an opportunity for members of the Niwot community to interact with a booth set up in a common space on 2nd Avenue to provide input on specific topics related to the Niwot Rural Community District (NRCD) Land Use Code update. This supplemented other data gathering methods taking place during this stage of the NRCD Code update process, including a community workshop on December 17, and an ongoing opportunity to submit online comments.

The booth included a poster showing current conditions within the NRDC, emphasizing specific planning topics under consideration (e.g., lot coverage and setbacks). Worksheets were provided for members of the public to complete, and staff was available to answer questions at various time periods (Monday from 8:00 – 10:00 a.m., Wednesday from 4:00 – 6:00 p.m., and Friday from 12:00 – 2:00 p.m.). The booth was set up in the lobby of The Niwot Emporium (136 2nd Avenue Niwot) from Monday, December 10, 2018 – Friday, December 21, 2018.

A total of 20 worksheets were completed and returned (see attachment A). The following content summarizes the responses received. Staff stopped using the pop up meeting format after the December timeframe specified here in order to allow for processing of the range of community feedback gathered to date, and to begin developing updated NRCD Land Use Code content.

Feedback

1a. What is an appropriate mix of commercial & residential uses?

- Want a mix with more commercial in the entire NRCD 1 (n=12)
- Indicated all commercial in Historic District (n=7)
- Indicated all commercial East of Franklin Street (n=4)
- More residential in Historic District (n=1)

1b. What is an appropriate level of residential density for parcels in the NRCD I?

- West of Franklin Street
- None (n=7)

- At Least 1 unit (n=4)
- 2 - 3 units (n=7)

East of Franklin Street

- 2 - 3 units (n=11)
- None (n=4)
- At Least 1 unit (n=1)
- 4 units (n=1)

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street

- 31% - 60% (n=13)
- 61% - 90% (n=3)
- 16% - 30% (n=3)

East of Franklin Street

- 31% - 60% (n=11)
- 61% - 90% (n=3)
- 16% - 30% (n=3)

2b. What is an appropriate number of structures on one parcel

West of Franklin Street

- 2 (n=8)
- 1 (n=7)
- 1-2 (n=1)

East of Franklin Street

- 2 (n=11)
- 1 (n=4)
- 3 (n=1)

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin?

- Same as in Historic block. Open it up for parking and deliveries. Fix rustled surface. Simple beautification.
- The alley is a buffer between competing zonings. The 1996 alley study took that into consideration and it has been a workable solution. Usage should remain as it is.
- Services and garage access. Not a street for access to rental townhomes.
- (1) Service vehicles. (2) Pedestrian / bicycle passage / landscaping + brick or pavement would finally connect old town with cottonwood. It could be really lovely. It could be a win / win for everyone. "Second Ave. passage." "Lefthand walk-way."
- The alley should remain as it is now. It allows access but retains its rural feel. The alley use issue agreed upon in the 1996 alley study allows the residents to retain their privacy and service access to business properties. Current parking access off of 2nd Ave. preserves the

residential feel of the 3rd Ave. properties. Safety issues are blown out of proportion. Road cuts could be shared between businesses.

- Keep historic use for service vehicles and local traffic only. Would be a great pedestrian bikeway - alley traffic is actually minimal. Do a traffic study to quantify current use. Any thru traffic plans would only increase alley traffic to an unacceptable level.
- It would be a good pedestrian / bike route. Keep the alley as historically used for utility vehicles only. (I.e. trash, etc.) Businesses should continue to access their parking via 2nd Ave. One -way or two-way traffic in the alley will allow vehicles to use it as a short cut. It is not engineered for that kind of use.
- Pedestrian corridor. Historical use as for utilities and trash pickups only. Business and residential on 2nd Ave. access parking from 2nd Ave.
- Garden. Mailboxes. Accessibility to properties.
- Delivery. Safe in and out of properties. Trees and greenery. Walking. (Not a through street)
- Safe entrances and exits of properties. Deliveries. Pedestrian passageways. Trees and gardens.
- Service vehicles. Von Eschen wants full alley access for cars. Postal wants 0 setbacks. Von Eschen makes a big deal of so called "safety" issues on 2nd Ave. crossing sidewalks to access parking, while Postal put in a very large private parking lot in front of 7 wealth and to side of townhouses.
- I'm very much in favor of not allowing new development to have the alley as its access. A plan for minimal delivery, trash and occasional residential use combined with a walking bike path would add to the appeal of Niwot for visitors to the business / commercial district.
- I would like to see how traffic and the addition of trees and plants, a way to beautify it but still make it efficient in its use – I see a lot of dog walkers in the alley.
- Commercial uses like trash, deliveries, residential access and parking.
- Perhaps a bike / pedestrian path with plantings.
- Appropriate use would be service access and occasional (not daily) access to adjoining properties.
- Alleys are great to reduce some traffic on main routes. I'd improve the alley for deliveries, if not parking. It's a bit of a wasted opportunity at the moment.

3b. What is an appropriate location for parking?

West of Franklin Street

- Rear (n=18)
- Front (n=11)
- Side (n=3)

East of Franklin Street

- Rear (n=17)
- Front (n=10)
- Side (n=8)

3c. Which of the following would improve walkability for 2nd Ave.?

West of Franklin Street

- Parking location (n=9)
- Traffic calming (n=3)
- Reducing curb cuts (n=2)

East of Franklin Street

- Parking location - east of Franklin (n=11)
- Traffic calming - east of Franklin (n=5)
- Reducing curb cuts - east of Franklin (n=3)

4a. What are appropriate setbacks (distance from property line) for the NRCD I?

- 0-10' Front yard - west of Franklin (0' most common n=7)
- 0-20' Front yard - east of Franklin (15-20' most common n=7)
- 0-20' Side yard – without alley (5' most common n=4)
- 0-20' Side yard – with an alley (10-20' most common n=5)
- 0-65' Rear yard – with an alley (10-20' most common n=6)
- 10-100' Rear yard – 2nd story; with an alley (20' most common n=5)

4b. What is an appropriate structure height for the NRCD I?

- 15-30' – west of Franklin (30' most common n=8)
- 15-30' – east of Franklin (30' most common n=7)
- 10-30' – height at rear setback without an alley (30' most common n=4)
- 15-30' – height at rear setback with an alley (15' most common n=4)
- 0-30' – height of 2nd story at rear setback with an alley (30' most common n=9 with 4 indicating an increased setback)



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street
(Check one box)

- ☒ All (C) Commercial
☐ All (R) Residential
☐ Mix (more C)
☐ Mix (more R)
☐ Any

East of Franklin Street
(Check one box)

- ☒ All (C) Commercial
☐ All (R) Residential
☐ Mix (more C)
☐ Mix (more R)
☐ Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street
(Check one box)

- ☒ None
☐ At Least (1)
☐ (2) - (3)
☐ (4) - (5)
☐ Other: _____

East of Franklin Street
(Check one box)

- ☒ None
☐ At Least (1)
☐ (2) - (3)
☐ (4) - (5)
☐ Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street
(Check one box)

- ☐ 0 - 15%
☒ 16% - 30%
☐ 31% - 60%
☐ 61% - 90%

East of Franklin Street
(Check one box)

- ☐ 0 - 15%
☒ 16% - 30%
☐ 31% - 60%
☐ 61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street
(Check one box)

- ☒ (1)
☐ (2)
☐ (3)
☐ Other: _____

East of Franklin Street
(Check one box)

- ☒ (1)
☐ (2)
☐ (3)
☐ Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

The alley is a buffer between competing zonings. The 1996 Alley Study took that into consideration and it has been a workable solution. Usage should remain as it is.

3b. What is an appropriate location for parking?

West of Franklin Street
(Check all that apply)

- ☒ Front
☐ Side
☒ Rear

East of Franklin Street
(Check all that apply)

- ☒ Front
☐ Side
☒ Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street
(Check all that apply)

- ☐ Traffic calming
☐ Reducing curbcuts
☐ Parking location
☒ Other: unnecessary

East of Franklin Street
(Check all that apply)

- ☐ Traffic calming
☐ Reducing curbcuts
☐ Parking location
☒ Other: unnecessary

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - 0 (ft) West of Franklin
0 (ft) East of Franklin

Side yard - 0 (ft)
 Rear yard - _____ (ft) without an alley
 - 65 (ft) with an alley
 - 100 (ft) 2nd story; with an alley

4b. What is an appropriate structure height for the NRCD I? (Insert number)

30' (ft) West of Franklin

30' (ft) East of Franklin

<u>15'</u>	(ft) height at rear setback without an alley
<u>15'</u>	(ft) height at rear setback with an alley
<u>15'</u>	(ft) height of 2nd story at rear setback; with an alley

Additional Comments:

The guidelines in the 1996 Alley Study are still appropriate today. ~~It~~ It is not right to impact residential properties in such a thoughtless way (opening the alley to traffic for VonEschen). There are options for developments without costing the residents their peace and privacy.



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street
(Check one box)

- ☒ All (C) Commercial
☐ All (R) Residential
☐ Mix (more C)
☐ Mix (more R)
☐ Any

East of Franklin Street
(Check one box)

- ☒ All (C) Commercial
☐ All (R) Residential
☐ Mix (more C)
☐ Mix (more R)
☐ Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street
(Check one box)

- ☒ None
☐ At Least (1)
☐ (2) - (3)
☐ (4) - (5)
☐ Other: _____

East of Franklin Street
(Check one box)

- ☒ None
☐ At Least (1)
☐ (2) - (3)
☐ (4) - (5)
☐ Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street
(Check one box)

- ☐ 0 - 15%
☒ 16% - 30%
☐ 31% - 60%
☐ 61% - 90%

East of Franklin Street
(Check one box)

- ☐ 0 - 15%
☒ 16% - 30%
☐ 31% - 60%
☐ 61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street
(Check one box)

- ☒ (1)
☐ (2)
☐ (3)
☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ (1)
☒ (2)
☐ (3)
☐ Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

Services, and garage access.
 Not a street for access to rental townhomes

3b. What is an appropriate location for parking?

West of Franklin Street
(Check all that apply)

- ☒ Front
☒ Side
☒ Rear

East of Franklin Street
(Check all that apply)

- ☒ Front
☒ Side
☒ Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street
(Check all that apply)

- ☐ Traffic calming
☐ Reducing curbcuts
☐ Parking location
☒ Other: not a problem

East of Franklin Street
(Check all that apply)

- ☐ Traffic calming
☐ Reducing curbcuts
☐ Parking location
☒ Other: not a problem

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - 0 (ft) West of Franklin
 - 15 (ft) East of Franklin

Side yard - 0 (ft)
 Rear yard - 15 (ft) without an alley
 - 15 (ft) with an alley
 - 80 (ft) 2nd story; with an alley

Please turn over to complete →

4b. What is an appropriate structure height for the NRCD I? (Insert number)

30' (ft) West of Franklin

30 (ft) East of Franklin

1. *Journal of the American Medical Association*, 1997; 277: 1001-1005.
 2. *Journal of the American Medical Association*, 1997; 277: 1006-1010.
 3. *Journal of the American Medical Association*, 1997; 277: 1011-1015.

12'

_ (ft) height at rear setback without an alley

12

_ (ft) height at rear setback with an alley

12-

- (ft) height of 2nd story at rear setback; with an alley

Additional Comments:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street
(Check one box)

- ☒ All (C) Commercial
☐ All (R) Residential
☐ Mix (more C)
☐ Mix (more R)
☐ Any

East of Franklin Street
(Check one box)

- ☒ All (C) Commercial
☐ All (R) Residential
☐ Mix (more C)
☐ Mix (more R)
☐ Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street
(Check one box)

- ☒ None
☐ At Least (1)
☒ (2) - (3) *already exist*
☐ (4) - (5)
☐ Other: _____

East of Franklin Street
(Check one box)

- ☒ None
☐ At Least (1)
☐ (2) - (3)
☐ (4) - (5)
☐ Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street
(Check one box)

- ☐ 0 - 15%
☒ 16% - 30%
☐ 31% - 60%
☐ 61% - 90%

East of Franklin Street
(Check one box)

- ☐ 0 - 15%
☒ 16% - 30%
☐ 31% - 60%
☐ 61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street
(Check one box)

- ☒ (1)
☐ (2)
☐ (3)
☐ Other: _____

East of Franklin Street
(Check one box)

- ☒ (1)
☐ (2)
☐ (3)
☐ Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

- ① service vehicles
 ② pedestrian/bicycle passage
 *landscaping + brick on pavement
 would finally connect old town w/ cottonwood!
 It could be really lovely. It could be a win/win for everyone.

"2nd Ave passage"

"left hand walk-way"

3b. What is an appropriate location for parking?

West of Franklin Street
(Check all that apply)

- ☒ Front
☐ Side
☒ Rear

East of Franklin Street
(Check all that apply)

- ☒ Front
☐ Side
☒ Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street
(Check all that apply)

- ☐ Traffic calming ?
☐ Reducing curbcuts
☐ Parking location
☒ Other: *not needed*

East of Franklin Street
(Check all that apply)

- ☐ Traffic calming ?
☐ Reducing curbcuts
☐ Parking location
☒ Other: *X*

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

- Front yard - 0 (ft) West of Franklin
 - 10 (ft) East of Franklin

- Side yard - _____ (ft)
 Rear yard - _____ (ft) without an alley
20" (ft) with an alley
one story only (ft) 2nd story; with an alley
in rear

4b. What is an appropriate structure height for the NRCD I? (Insert number)

_____ (ft) West of Franklin

_____ (ft) East of Franklin



_____ (ft) height at rear setback without an alley

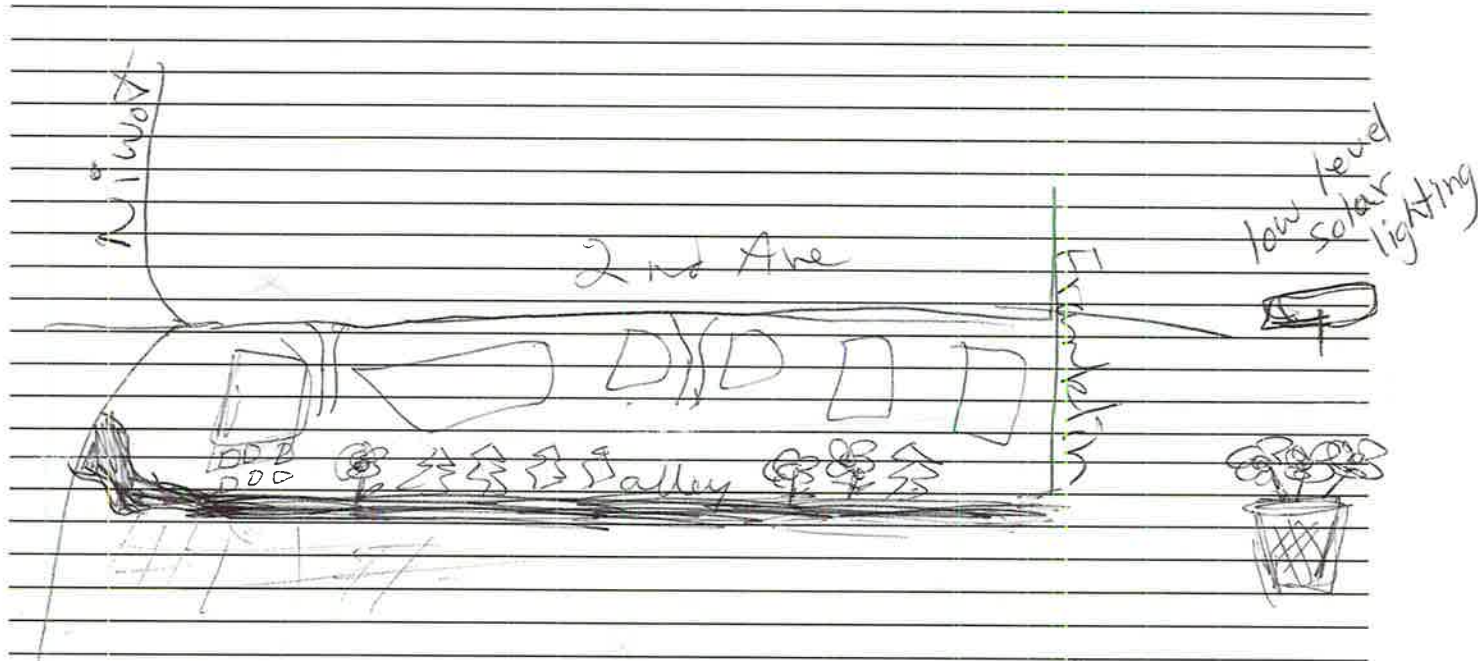


_____ (ft) height at rear setback with an alley

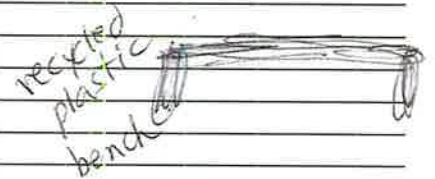


_____ (ft) height of 2nd story at rear setback; with an alley

Additional Comments:



* access only from 2nd Ave.



* remove that inappropriate parking area in front of "7 wealth". It's too dangerous to pedestrians.

* control density (minimize)

* alley set backs! 20' (available for parking)

* existing 3rd ave fence lines should be considered 'grandfathered in' — No issue about inches here or there^{A6}



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input checked="" type="checkbox"/>	All (C) Commercial	<input checked="" type="checkbox"/>	All (C) Commercial
<input type="checkbox"/>	All (R) Residential	<input type="checkbox"/>	All (R) Residential
<input type="checkbox"/>	Mix (more C)	<input type="checkbox"/>	Mix (more C)
<input type="checkbox"/>	Mix (more R)	<input type="checkbox"/>	Mix (more R)
<input type="checkbox"/>	Any	<input type="checkbox"/>	Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input checked="" type="checkbox"/>	None	<input checked="" type="checkbox"/>	None
<input type="checkbox"/>	At Least (1)	<input type="checkbox"/>	At Least (1)
<input type="checkbox"/>	(2) - (3)	<input type="checkbox"/>	(2) - (3)
<input type="checkbox"/>	(4) - (5)	<input type="checkbox"/>	(4) - (5)
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input type="checkbox"/>	0 - 15%	<input type="checkbox"/>	0 - 15%
<input type="checkbox"/>	16% - 30%	<input type="checkbox"/>	16% - 30%
<input checked="" type="checkbox"/>	31% - 60%	<input checked="" type="checkbox"/>	31% - 60%
<input type="checkbox"/>	61% - 90%	<input type="checkbox"/>	61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input checked="" type="checkbox"/>	(1)	<input checked="" type="checkbox"/>	(1)
<input type="checkbox"/>	(2)	<input type="checkbox"/>	(2)
<input type="checkbox"/>	(3)	<input type="checkbox"/>	(3)
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

The alley should remain as it is now. It allows access but retains its rural feel.

The alley use issue, agreed upon in the 1996 alley study, allows the residents to retain their privacy and service access to business properties.

Current parking access at the 2nd Ave properties preserved the residential feel of the 3rd Ave properties.

Safety issues due to blown out of proportion road cuts could be shared between businesses.

3b. What is an appropriate location for parking?

West of Franklin Street (Check all that apply)		East of Franklin Street (Check all that apply)	
<input checked="" type="checkbox"/>	Front	<input checked="" type="checkbox"/>	Front
<input type="checkbox"/>	Side	<input checked="" type="checkbox"/>	Side
<input checked="" type="checkbox"/>	Rear	<input checked="" type="checkbox"/>	Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street (Check all that apply)		East of Franklin Street (Check all that apply)	
<input type="checkbox"/>	Traffic calming	<input checked="" type="checkbox"/>	Traffic calming
<input type="checkbox"/>	Reducing curbcuts	<input type="checkbox"/>	Reducing curbcuts
<input type="checkbox"/>	Parking location	<input type="checkbox"/>	Parking location
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - NA (ft) West of Franklin
- 15' (ft) East of Franklin

Side yard - 0' (ft)
Rear yard - 15' (ft) without an alley
- 15' (ft) with an alley
- 60' (ft) 2nd story; with an alley

4b. What is an appropriate structure height for the NRCD I? (Insert number)

2.5 (ft) West of Franklin

2.5 (ft) East of Franklin

12 (ft) height at rear setback without an alley

12 (ft) height at rear setback with an alley

NA (ft) height of 2nd story at rear setback; with an alley

Additional Comments:

It seems that abandoning the workable 1996 Alley Study guidelines completely ignores the property "rights" of the residents. It is possible to develop without jamming the traffic into the backyards of the residents. — It just isn't right.

Why can't VonEschen enter his development at his (Meisners) current curb cut?

Opening the alley to VonEschen's access makes a heavily traveled street in the residential back yards. It is clear that once that is done, ALL the businesses will begin to use the alley as access. There will be hundreds of trips in the alley which now sees 5-6 max trips/day (disregarding Southlaw). It will dramatically affect the residential properties in a most negative way. It is putting all of the burden of the traffic (commercially generated, mostly) upon the residents along the alley.

Opening the alley to more pedestrian/bike traffic would be much kinder and could provide an attractive corridor, as well as additional spots on the rear of buildings for ground level retail. One end of this alley is across from the someday-to-be parking lot along the RR tracks.

Why can 7-wealth back over such a dangerous sidewalk?

It certainly seems that economic interests of developers take a front seat to economic and emotional interests of the residents.



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input checked="" type="checkbox"/>	All (C) Commercial	<input type="checkbox"/>	All (C) Commercial
<input type="checkbox"/>	All (R) Residential	<input type="checkbox"/>	All (R) Residential
<input type="checkbox"/>	Mix (more C)	<input checked="" type="checkbox"/>	Mix (more C)
<input type="checkbox"/>	Mix (more R)	<input type="checkbox"/>	Mix (more R)
<input type="checkbox"/>	Any	<input type="checkbox"/>	Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	None
<input type="checkbox"/>	At Least (1)	<input type="checkbox"/>	At Least (1)
<input type="checkbox"/>	(2) - (3)	<input checked="" type="checkbox"/>	(2) - (3)
<input type="checkbox"/>	(4) - (5)	<input type="checkbox"/>	(4) - (5)
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input type="checkbox"/>	0 - 15%	<input type="checkbox"/>	0 - 15%
<input type="checkbox"/>	16% - 30%	<input type="checkbox"/>	16% - 30%
<input checked="" type="checkbox"/>	31% - 60%	<input checked="" type="checkbox"/>	31% - 60%
<input type="checkbox"/>	61% - 90%	<input type="checkbox"/>	61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input type="checkbox"/>	(1)	<input type="checkbox"/>	(1)
<input checked="" type="checkbox"/>	(2)	<input checked="" type="checkbox"/>	(2)
<input type="checkbox"/>	(3)	<input type="checkbox"/>	(3)
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

KEEP HISTORIC USE FOR SERVICE VEHICLES & LOCAL TRAFFIC ONLY

WOULD BE A GREAT PEDESTRIAN BIKE BIWAY - ALLEY TRAFFIC IS ACTUALLY MINIMAL. DO A TRAFFIC STUDY TO QUANTIFY CURRENT USE.

ANY THRU-TRAFFIC PLANS WOULD ONLY INCREASE ALLEY TRAFFIC TO AN UNACCEPTABLE LEVEL

3b. What is an appropriate location for parking?

West of Franklin Street (Check all that apply)		East of Franklin Street (Check all that apply)	
<input checked="" type="checkbox"/>	Front	<input checked="" type="checkbox"/>	Front
<input type="checkbox"/>	Side	<input type="checkbox"/>	Side
<input checked="" type="checkbox"/>	Rear	<input checked="" type="checkbox"/>	Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street (Check all that apply)		East of Franklin Street (Check all that apply)	
<input checked="" type="checkbox"/>	Traffic calming	<input checked="" type="checkbox"/>	Traffic calming
<input type="checkbox"/>	Reducing curbcuts	<input type="checkbox"/>	Reducing curbcuts
<input type="checkbox"/>	Parking location	<input checked="" type="checkbox"/>	Parking location
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - 0-10 (ft) West of Franklin
- 20 (ft) East of Franklin

Side yard - 10-20 (ft)
Rear yard - 10-20 (ft) without an alley
- 20-60 (ft) with an alley
- 20 (ft) 2nd story; with an alley

DEPENDS ON PARCEL SIZE
SAME

4b. What is an appropriate structure height for the NRCD I? (Insert number)

_____ (ft) West of Franklin

_____ (ft) East of Franklin



_____ (ft) height at rear setback without an alley



_____ (ft) height at rear setback with an alley



_____ (ft) height of 2nd story at rear setback; with an alley

Additional Comments:

SIDE SETBACK IN 200 BLOCK (EAST OF FRANKLIN):
DID YOU KNOW SOUTHPAW IS BUILT WITH A ONE-FOOT SIDE SETBACK FROM COLTERA? HOW ON EARTH CAN BUILDING MAINTENANCE BE DONE (PAINTING, ETC.) IF A HUMAN BEING CAN'T EVEN SQUEEZE BETWEEN THE BUILDINGS? POOR PLANNING! ALSO A FIRE HAZARD. DO YOU KNOW THAT SOUTHPAW FRAMING COULD HAVE GONE UP IN SMOKE DURING COLTERA KITCHEN FIRE? TOO CLOSE. -BUILT TO THE "MAX!"

CURB CUTS - THIS "DANGER" IS A FALSE NARRATIVE. IF YOU GO ANYWHERE IN DOWNTOWN BOULDER, SOUTH MAIN ST. & OLD TOWN BUSINESS DISTRICT IN LONGMONT, YOU WILL SEE MANY, MANY CURB CUTS. THERE IS ALSO MUCH MORE BIKE, PEDESTRIAN AND VEHICULAR TRAFFIC IN BOULDER AND DENVER THAN THERE IS IN NIWOT. THE ONLY REALLY DANGEROUS CURB CUT IN NIWOT IS THE ONE IN FRONT OF SOUTHPAW / SEVEN WEALTH. THIS ~~THE~~ PARKING AREA IS ALSO NON-CONFORMING AND CONTRARY TO CURRENT NRCD REGS. NG

~~THE~~ STRUCTURES PER PARCEL QUESTION: THIS IS MEANINGLESS OUT OF CONTEXT. THE DENSITY OF SOUTHPAW WITH 3 BUILDINGS CRAMMED ONTO ONE LOT IS UNATTRACTIVE AND NOT "SEMI-RURAL". 3 BUILDINGS ON A LARGER LOT MIGHT BE ACCEPTABLE.

TWO-WAY OR ONE-WAY TRAFFIC IN THE ALLEY ONLY BENEFITS MR. VON ESSEN. AN OUTLET ON THE ALLEY TO NIWOT RD CREATES A NEW TRAFFIC HAZARD. ~~THE~~ MAKE ALLEY BIKE AND PEDESTRIAN FRIENDLY!



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input checked="" type="checkbox"/>	All (C) Commercial	<input type="checkbox"/>	All (C) Commercial
<input type="checkbox"/>	All (R) Residential	<input type="checkbox"/>	All (R) Residential
<input type="checkbox"/>	Mix (more C)	<input checked="" type="checkbox"/>	Mix (more C)
<input type="checkbox"/>	Mix (more R)	<input type="checkbox"/>	Mix (more R)
<input type="checkbox"/>	Any	<input type="checkbox"/>	Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input checked="" type="checkbox"/>	None	<input type="checkbox"/>	None
<input type="checkbox"/>	At Least (1)	<input type="checkbox"/>	At Least (1)
<input type="checkbox"/>	(2) - (3)	<input checked="" type="checkbox"/>	(2) - (3)
<input type="checkbox"/>	(4) - (5)	<input type="checkbox"/>	(4) - (5)
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

depends on size of parcel

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input type="checkbox"/>	0 - 15%	<input type="checkbox"/>	0 - 15%
<input type="checkbox"/>	16% - 30%	<input type="checkbox"/>	16% - 30%
<input checked="" type="checkbox"/>	31% - 60%	<input checked="" type="checkbox"/>	31% - 60%
<input type="checkbox"/>	61% - 90%	<input type="checkbox"/>	61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input checked="" type="checkbox"/>	(1)	<input type="checkbox"/>	(1)
<input type="checkbox"/>	(2)	<input type="checkbox"/>	(2)
<input type="checkbox"/>	(3)	<input type="checkbox"/>	(3)
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

depends on the parcel

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

If it could be a good pedestrian/bike route.
Keep the alley as historically used for utility vehicles only. (i.e. - trash, etc.)
Businesses should continue to access their parking via 2nd Ave.
One-way or Two-way traffic in the alley could allow vehicles to use it as a short-cut. It is not engineered for that kind of use.

3b. What is an appropriate location for parking?

West of Franklin Street (Check all that apply)		East of Franklin Street (Check all that apply)	
<input checked="" type="checkbox"/>	Front	<input checked="" type="checkbox"/>	Front
<input type="checkbox"/>	Side	<input checked="" type="checkbox"/>	Side
<input checked="" type="checkbox"/>	Rear	<input checked="" type="checkbox"/>	Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street (Check all that apply)		East of Franklin Street (Check all that apply)	
<input checked="" type="checkbox"/>	Traffic calming ?	<input checked="" type="checkbox"/>	Traffic calming ?
<input type="checkbox"/>	Reducing curbcuts	<input type="checkbox"/>	Reducing curbcuts
<input checked="" type="checkbox"/>	Parking location	<input checked="" type="checkbox"/>	Parking location
<input checked="" type="checkbox"/>	Other: →	<input checked="" type="checkbox"/>	Other: →

Keep parking at rear of buildings

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - 0-10 (ft) West of Franklin
- 20 (ft) East of Franklin

Side yard - 20 (ft)
Rear yard - 10-20 (ft) without an alley
- 20-60 (ft) with an alley
- 20 (ft) 2nd story; with an alley

4b. What is an appropriate structure height for the NRCD? (Insert number)

_____ (ft) West of Franklin

20-30 (ft) East of Franklin

same heights as Grange



30

(ft) height at rear setback without an alley



20

(ft) height at rear setback with an alley



30

(ft) height of 2nd story at rear setback; with an alley

Additional Comments:

Walkability: Make the alley pedestrian and bike friendly as a way for people to avoid walking down 2nd Ave (if they are concerned about traffic). This obviously negates having 80-100 vehicular trips in the alley. This pedestrian/bike bikeway could be a community art project with murals - a learning exhibit about the importance of pollinators (~~bbs~~ bees, butterflies, etc.) and the plants that encourage pollinators.

• Create a landscape feature/pollinator garden either around the Dental office or in the park across the street for context.

Or - plant pollinators along the alley. (There are already wild plums) - These could be planted in the alley easements - lavender! Blue Mist Spirea - and many others.

Or - a corridor of tall Sunflowers for birds!

Or - a Native American theme tying in with Chief Newot



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street
(Check one box)

- ☒ All (C) Commercial
☐ All (R) Residential
☐ Mix (more C)
☐ Mix (more R)
☐ Any

East of Franklin Street
(Check one box)

- ☐ All (C) Commercial
☐ All (R) Residential
☒ Mix (more C)
☐ Mix (more R)
☐ Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street
(Check one box)

- ☒ None
☐ At Least (1)
☐ (2) - (3)
☐ (4) - (5)
☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ None
☐ At Least (1)
☒ (2) - (3)
☐ (4) - (5)
☐ Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street
(Check one box)

- ☐ 0 - 15%
☐ 16% - 30%
☒ 31% - 60%
☐ 61% - 90%

East of Franklin Street
(Check one box)

- ☐ 0 - 15%
☐ 16% - 30%
☒ 31% - 60%
☐ 61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street
(Check one box)

- ☒ (1)
☐ (2)
☐ (3)
☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ (1)
☒ (2) *→ depends on size of lot.*
☐ (3)
☐ Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

Pedestrian Corridor
Historical use as for Utilities and trash pickup, only.
Business & Residents on 2nd Ave. access parking from 2nd Ave.

3b. What is an appropriate location for parking?

West of Franklin Street

(Check all that apply)

- ☒ Front
☐ Side
☒ Rear

East of Franklin Street

- ☒ Front
☒ Side
☒ Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street

(Check all that apply)

- ☐ Traffic calming
☐ Reducing curbcuts
☐ Parking location
☐ Other: _____

East of Franklin Street

- ☐ Traffic calming
☐ Reducing curbcuts
☐ Parking location
☐ Other: _____

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - ~~0-20~~ (ft) West of Franklin
 - 20 (ft) East of Franklin



Side yard - 20 (ft)
 Rear yard - 10-20 (ft) without an alley
 - 20-30 (ft) with an alley
 - 20-60 (ft) 2nd story; with an alley

I have no problems walking around downtown as is, nor do I feel unsafe. 1 exception - Southpaw's - 7 dead-end building

4b. What is an appropriate structure height for the NRCD I? (Insert number)

15 (ft) West of Franklin to 30' on
15 (ft) East of Franklin Southside
of street.

1. *Journal of the American Medical Association*, 1997; 277: 103-107.
 2. *Journal of the American Medical Association*, 1997; 277: 108-112.
 3. *Journal of the American Medical Association*, 1997; 277: 113-117.

15 (ft) height at rear setback without an alley

20 (ft) height at rear setback with an alley

30 (ft) height of 2nd story at rear setback; with an alley

Additional Comments:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There is no handwriting or other markings on the paper.



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input type="checkbox"/>	All (C) Commercial	<input type="checkbox"/>	All (C) Commercial
<input type="checkbox"/>	All (R) Residential	<input type="checkbox"/>	All (R) Residential
<input checked="" type="checkbox"/>	Mix (more C)	<input type="checkbox"/>	Mix (more C)
<input type="checkbox"/>	Mix (more R)	<input type="checkbox"/>	Mix (more R)
<input type="checkbox"/>	Any	<input type="checkbox"/>	Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input type="checkbox"/>	None	<input type="checkbox"/>	None
<input type="checkbox"/>	At Least (1)	<input type="checkbox"/>	At Least (1)
<input checked="" type="checkbox"/>	(2) - (3)	<input checked="" type="checkbox"/>	(2) - (3)
<input type="checkbox"/>	(4) - (5)	<input type="checkbox"/>	(4) - (5)
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input type="checkbox"/>	0 - 15%	<input type="checkbox"/>	0 - 15%
<input type="checkbox"/>	16% - 30%	<input type="checkbox"/>	16% - 30%
<input checked="" type="checkbox"/>	31% - 60%	<input type="checkbox"/>	31% - 60%
<input type="checkbox"/>	61% - 90%	<input checked="" type="checkbox"/>	61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input type="checkbox"/>	(1)	<input type="checkbox"/>	(1)
<input checked="" type="checkbox"/>	(2)	<input checked="" type="checkbox"/>	(2)
<input type="checkbox"/>	(3)	<input type="checkbox"/>	(3)
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

Garden

mailboxes

accessibility to properties

3b. What is an appropriate location for parking?

West of Franklin Street (Check all that apply)		East of Franklin Street (Check all that apply)	
<input type="checkbox"/>	Front	<input type="checkbox"/>	Front
<input type="checkbox"/>	Side	<input type="checkbox"/>	Side
<input checked="" type="checkbox"/>	Rear	<input checked="" type="checkbox"/>	Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street (Check all that apply)		East of Franklin Street (Check all that apply)	
<input type="checkbox"/>	Traffic calming	<input type="checkbox"/>	Traffic calming
<input type="checkbox"/>	Reducing curbcuts	<input type="checkbox"/>	Reducing curbcuts
<input checked="" type="checkbox"/>	Parking location	<input checked="" type="checkbox"/>	Parking location
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - 0 (ft) West of Franklin

- 15 (ft) East of Franklin

Side yard - 5 (ft)

Rear yard - _____ (ft) without an alley

- 10-20 (ft) with an alley

- _____ (ft) 2nd story; with an alley

4b. What is an appropriate structure height for the NRCD I? (Insert number)

20 (ft) West of Franklin

20 (ft) East of Franklin



(ft) height at rear setback without an alley



10 (ft) height at rear setback with an alley



0 (ft) height of 2nd story at rear setback; with an alley

Additional Comments:

It's important to keep the design of the heart of Niwot sincere to it's original design, and to never make the planning hostile or detrimental to its current residents in favor of cheap expansion



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

East of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street
(Check one box)

- ☐ None
- ☒ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: 1

East of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☒ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 70%
- ☐ 61% - 90%

East of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☐ 31% - 60%
- ☒ 61% - 75%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street
(Check one box)

- ☐ (1)
- ☒ (2)
- ☐ (3)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ (1)
- ☒ (2)
- ☐ (3)
- ☐ Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

DELIVERY

SAFE IN & OUT OF PROPERTIES

TREES + GREENERY

WALKING

(NOT A THROUGH STREET)

3b. What is an appropriate location for parking?

West of Franklin Street
(Check all that apply)

- ☐ Front
- ☐ Side
- ☒ Rear

East of Franklin Street
(Check all that apply)

- ☐ Front
- ☐ Side
- ☒ Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☐ Reducing curbcuts
- ☒ Parking location
- ☐ Other: _____

East of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☐ Reducing curbcuts
- ☒ Parking location
- ☐ Other: _____

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - AS IS (ft) West of Franklin

VARIABLE (ft) East of Franklin

Side yard - 5 (ft)

Rear yard - (ft) without an alley

- 10 - 20 (ft) with an alley

- (ft) 2nd story, with an alley

BUT KEEP THE GOOD TREES

DEVELOP LONG LOT BY RAILWAYS. ADD TREES FOR BUFFERING HOUSES!!

4b. What is an appropriate structure height for the NRCD? (Insert number)

2 floor (ft) West of Franklin

2 floor (ft) East of Franklin

~~(ft) height at rear setback without an allow~~

1 Floor (ft) height at rear setback with an alley

④ (f) height of 2nd story at rear setback; with an alley
begin at least 20ft from edge of lot

Other Comments:



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

East of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☒ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☒ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - ~~60%~~ 80%
- ☐ 61% - 90%

East of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☐ 31% - 60%
- ☒ 61% - ~~80%~~ 80%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street
(Check one box)

- ☐ (1)
- ☒ (2)
- ☐ (3)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ (1)
- ☒ (2)
- ☐ (3)
- ☐ Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

- Safe entrances & exits of properties
- Deliveries
- pedestrian passageways
- Trees & gardens

3b. What is an appropriate location for parking?

West of Franklin Street

(Check all that apply)

- ☒ Front
- ☐ Side
- ☒ Rear

East of Franklin Street

- ☐ Front
- ☒ Side
- ☒ Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street

East of Franklin Street

(Check all that apply)

- ☐ Traffic calming
- ☐ Reducing curbcuts
- ☒ Parking location
- ☐ Other: _____

- ☐ Traffic calming
- ☐ Reducing curbcuts
- ☒ Parking location
- ☐ Other: _____

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - 0 (as is) (ft) West of Franklin

- 15 (ft) East of Franklin



Side yard - 5 (ft)

Rear yard - 5 (ft) without an alley

10-20 (ft) with an alley

- 20 (ft) 2nd story; with an alley

0-15 ft
(Keeping trees & natural
Plants)

4b. What is an appropriate structure height for the NRCD I? (Insert number)

2 floors (ft) West of Franklin

2 floors (ft) East of Franklin

1 floor

(ft) height at rear setback without an alley

1 floor

(ft) height at rear setback with an alley

OK

(ft) height of 2nd story at rear setback; with an alley

Start 2nd story 20 ft from edge of lot

Additional Comments:

Although many people want to push Niwot forward in a more public ~~direction~~ the heart of Niwot is the traditional and country-side feeling we maintain in this small town.

I believe by working together we can update the structures, architecture, and culture of Niwot while keeping the integrity of a small-town with plenty of trees, open sky, and a welcoming community. Niwot is a beautiful place to live and visit, and it can be made interesting by updating without obliterating the warmth and simplicity of this countryside town.



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input type="checkbox"/>	All (C) Commercial	<input type="checkbox"/>	All (C) Commercial
<input type="checkbox"/>	All (R) Residential	<input type="checkbox"/>	All (R) Residential
<input checked="" type="checkbox"/>	Mix (more C)	<input checked="" type="checkbox"/>	Mix (more C)
<input type="checkbox"/>	Mix (more R)	<input type="checkbox"/>	Mix (more R)
<input type="checkbox"/>	Any	<input type="checkbox"/>	Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input type="checkbox"/>	None	<input type="checkbox"/>	None
<input checked="" type="checkbox"/>	At Least (1)	<input checked="" type="checkbox"/>	At Least (1)
<input type="checkbox"/>	(2) - (3)	<input type="checkbox"/>	(2) - (3)
<input type="checkbox"/>	(4) - (5)	<input type="checkbox"/>	(4) - (5)
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input type="checkbox"/>	0 - 15%	<input type="checkbox"/>	0 - 15%
<input type="checkbox"/>	16% - 30%	<input type="checkbox"/>	16% - 30%
<input type="checkbox"/>	31% - 60%	<input type="checkbox"/>	31% - 60%
<input type="checkbox"/>	61% - 90%	<input type="checkbox"/>	61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street (Check one box)		East of Franklin Street (Check one box)	
<input type="checkbox"/>	(1)	<input checked="" type="checkbox"/>	(1)
<input type="checkbox"/>	(2)	<input type="checkbox"/>	(2)
<input type="checkbox"/>	(3)	<input type="checkbox"/>	(3)
<input type="checkbox"/>	Other: _____	<input type="checkbox"/>	Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

- service vehicles
- Von Eschen wants full alley access for cars.
- Postal wants 0 setbacks
- Von Eschen makes a big deal of so called 'safety' issues on 2nd crossing sidewalks to access parking, while Postal put in a very large private parking lot in front of 2nd and to side of townhouses.

3b. What is an appropriate location for parking?

West of Franklin Street (Check all that apply)		East of Franklin Street (Check all that apply)	
<input checked="" type="checkbox"/>	Front	<input checked="" type="checkbox"/>	Front
<input type="checkbox"/>	Side	<input type="checkbox"/>	Side
<input checked="" type="checkbox"/>	Rear	<input checked="" type="checkbox"/>	Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street (Check all that apply)		East of Franklin Street (Check all that apply)	
<input type="checkbox"/>	Traffic calming	<input type="checkbox"/>	Traffic calming
<input type="checkbox"/>	Reducing curbcuts	<input type="checkbox"/>	Reducing curbcuts
<input type="checkbox"/>	Parking location	<input type="checkbox"/>	Parking location
<input checked="" type="checkbox"/>	Other: _____	<input checked="" type="checkbox"/>	Other: combine curbcuts

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - _____ (ft) West of Franklin
- 15-20' (ft) East of Franklin

Side yard - _____ (ft)
Rear yard - _____ (ft) without an alley
min - 20' (ft) with an alley
2nd story on 2nd (ft) 2nd story; with an alley

Please turn over to complete →

4b. What is an appropriate structure height for the NRCD I? (Insert number)

_____ (ft) West of Franklin

_____ (ft) East of Franklin



_____ (ft) height at rear setback without an alley



_____ (ft) height at rear setback with an alley



_____ (ft) height of 2nd story at rear setback; with an alley

Additional Comments:

They are talking a two-sided story!

Postal obviously wants huge front, sidewalk cross-over parking so she can push the structures to the rear property line creating the offensive and frankly, ugly sight of more Southpaw type structures - thereby creating a wall of buildings along the alley, which would then look like an urban canyon... offensive to neighbors.

Von Eschen apparently wants to park in back, fine, but using the alley as the only way in creates excess use of a narrow alley, cars/noise/lights/pollution/safety

I walk in the alley at times to go to 2nd, or over to cottonwood. With 3 Southpaw garages plus Von Eschen's "traffic dream", I could just as easily be hit by a car as I could on the 2nd Ave. sidewalk. People aren't stupid and indeed must take some responsibility for sensible care + safety when out walking + biking. His argument is meant only as a scare tactic to propagate a non-problem so as to get alley only access to benefit only himself.

If development occurs and the county implements regulations, where is the compromise from Von Eschen + Postal?? They "have rights" they cry. Neighbors; people who actually live in "old town" Niwot, have rights too.

We bought homes that have commercial behind us. They bought property that has residential behind it. Developers over-developing one little block and getting what they want is far from compromise.

Thank you all for listening. This can't be easy for you either.

As residents of 3rd Ave, we are heartsick to be confronted by such aggressive developers in this sweet town.

Please help us.



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

East of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☐ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☐ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 60%
- ☐ 61% - 90%

East of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 60%
- ☐ 61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street
(Check one box)

- ☒ (1)
- ☐ (2)
- ☐ (3)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ (1)
- ☐ (2)
- ☐ (3)
- ☒ Other: see back

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

I am very much in favor of not allowing new development to have the alley as its access. A plan for minimal delivery, trash and occasional residential use combined with a walking/bike path would add to the appeal of the area for visitors to the business/commercial district.

3b. What is an appropriate location for parking?

West of Franklin Street
(Check all that apply)

- ☐ Front
- ☐ Side
- ☒ Rear

East of Franklin Street
(Check all that apply)

- ☐ Front
- ☐ Side
- ☒ Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☐ Reducing curbs
- ☐ Parking location
- ☒ Other: see back

East of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☐ Reducing curbs
- ☐ Parking location
- ☒ Other: see back

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - 50 (ft) West of Franklin

- 50 (ft) East of Franklin

Side yard - 10 (ft)

Rear yard - 20 (ft) without an alley

- 20 (ft) with an alley

- 30 (ft) 2nd story; with an alley

4b. What is an appropriate structure height for the NRCD I? (Insert number)

20 (ft) West of Franklin

20 (ft) East of Franklin

20

20

(ft) height at rear setback without an alley

20

20

(ft) height at rear setback with an alley

30

30

(ft) height of 2nd story at rear setback; with an alley

below

Additional Comments:

A new development's character and appeal depends more on total density of the structures height, placement, architectural appeal etc. than on the number of structures in the development.

A walking / bike path in the alley behind the east block of 2nd would give pedestrians a way to enjoy the area without having to walk on 2nd at all except for access to the businesses and could connect 2nd more effectively to the shopping center.

Any new development at the east end of 2nd should use the existing developments.

many of the buildings on the east end of 2nd have no front setback and it is fine because they are architecturally appealing and appropriate. It is nice to have a variety of front setbacks.

I don't know what "without an alley" means since there is an alley.



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

East of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☒ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☒ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 60%
- ☐ 61% - 90%

East of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 60%
- ☐ 61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street
(Check one box)

- ☐ (1)
- ☒ (2)
- ☐ (3)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ (1)
- ☒ (2)
- ☐ (3)
- ☐ Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

I would like to see low traffic and the addition of trees and plants, a way to beautify it but still make it efficient in its use - I see a lot of dog walkers in the alley

3b. What is an appropriate location for parking?

West of Franklin Street
(Check all that apply)

- ☐ Front
- ☐ Side
- ☒ Rear

East of Franklin Street
(Check all that apply)

- ☐ Front
- ☐ Side
- ☒ Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☐ Reducing curbcuts
- ☒ Parking location
- ☐ Other: _____

East of Franklin Street
(Check all that apply)

- ☒ Traffic calming
- ☐ Reducing curbcuts
- ☒ Parking location
- ☐ Other: _____

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - 10 (ft) West of Franklin
- 10 to 5 (ft) East of Franklin

Side yard - 5 (ft)

Rear yard - 10-20 (ft) without an alley
- 10-20 (ft) with an alley
- 20 (ft) 2nd story; with an alley

4b. What is an appropriate structure height for the NRCD I? (Insert number)

_____ (ft) West of Franklin

_____ (ft) East of Franklin



_____ (ft) height at rear setback without an alley



_____ (ft) height at rear setback with an alley



_____ (ft) height of 2nd story at rear setback; with an alley

No 2nd story buildings on back, only 1 floor on back -

Additional Comments:

I live on the alley, West of Franklin - My front door is on the alley. All of these resolutions will have an impact on my house - I would leave all existing structures as they are, but limit setbacks for new structures, and height on the back side of lots (on the alley) to no 2nd floors unless they are at least 20'ft away from setbacks - Also I think it is super important to keep the spirit of Quivert alive, being conscious of bringing beauty and life forward, keeping the charm and rural appeal of the town. At the same time, having a strong commercial presence on 2nd avenue is vital for the town. People have invested and this town has to be viable. So ~~white~~ ^{developing} parking on the long lot by the railways will help increase walkability on 2nd Ave.

Overall, I want this to be a kind community with spaces between houses - I need the sun and privacy, so please no 2nd story buildings on back, and make a plan to have or green roofs or trees to buffer sound and spaces -

** with a line of trees on Murray st to ~~fill~~ buffer sounds*



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

East of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street
(Check one box)

- ☐ None
- ☒ At Least (1)
- ☐ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☒ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 60%
- ☒ 61% - 90%

East of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 60%
- ☐ 61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street
(Check one box)

- ☐ (1)
- ☐ (2)
- ☐ (3)
- ☒ Other: 1-2

East of Franklin Street
(Check one box)

- ☐ (1)
- ☐ (2)
- ☒ (3)
- ☐ Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

Commercial uses
like trash, deliveries
Residential access +
parking

3b. What is an appropriate location for parking?

West of Franklin Street
(Check all that apply)

- ☐ Front
- ☐ Side
- ☐ Rear

East of Franklin Street
(Check all that apply)

- ☐ Front
- ☐ Side
- ☐ Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☒ Reducing curbcuts
- ☒ Parking location
- ☐ Other: _____

East of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☒ Reducing curbcuts
- ☒ Parking location
- ☐ Other: _____

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - _____ (ft) West of Franklin
- _____ (ft) East of Franklin

Side yard - _____ (ft)

Rear yard - _____ (ft) without an alley
- _____ (ft) with an alley
- _____ (ft) 2nd story; with an alley

4b. What is an appropriate structure height for the NRCD I? (Insert number)

31 (ft) West of Franklin

30 (ft) East of Franklin

30

_____ (ft) height at rear setback without an alley

30

_ (ft) height at rear setback with an alley

100

30

- (ft) height of 2nd story at rear setback; with an alley

Additional Comments:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

East of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street
(Check one box)

- ☐ None
- ☒ At Least (1)
- ☐ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☒ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 60%
- ☐ 61% - 90%

East of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 60%
- ☐ 61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street
(Check one box)

- ☐ (1)
- ☐ (2)
- ☐ (3)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ (1)
- ☒ (2)
- ☐ (3)
- ☐ Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

Perhaps a bike/pedestrian path with plantings.

3b. What is an appropriate location for parking?

West of Franklin Street
(Check all that apply)

- ☒ Front
- ☐ Side
- ☒ Rear

East of Franklin Street
(Check all that apply)

- ☒ Front
- ☒ Side
- ☐ Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☐ Reducing curbcuts
- ☐ Parking location
- ☐ Other: _____

East of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☐ Reducing curbcuts
- ☐ Parking location
- ☐ Other: _____

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

☐ Front yard - _____ (ft) West of Franklin
- _____ (ft) East of Franklin

☐ Side yard - _____ (ft)

☐ Rear yard - _____ (ft) without an alley
- _____ (ft) with an alley
- _____ (ft) 2nd story; with an alley

4b. What is an appropriate structure height for the NRCD I? (Insert number)

_____ (ft) West of Franklin

_____ (ft) East of Franklin

15.5 ft

_____ (ft) height at rear setback without an alley

15.5 ft

_____ (ft) height at rear setback with an alley

15.5 ft

_____ (ft) height of 2nd story at rear setback; with an alley

Additional Comments:

I would prefer the buildings which back up to residential to have the first floor be a garden level. This would keep the buildings from looming over someone's back yard.



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

East of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☐ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☐ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☐ 31% - 60%
- ☐ 61% - 90%

East of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☐ 31% - 60%
- ☐ 61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street
(Check one box)

- ☐ (1)
- ☐ (2)
- ☐ (3)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ (1)
- ☒ (2)
- ☐ (3)
- ☐ Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

APPROPRIATE USE WOULD BE
SERVICE ACCESS AND
OCCASIONAL (NOT DAILY)
ACCESS TO ADJOINING PROPERTIES

3b. What is an appropriate location for parking?

West of Franklin Street
(Check all that apply)

- ☐ Front
- ☐ Side
- ☒ Rear

East of Franklin Street
(Check all that apply)

- ☐ Front
- ☐ Side
- ☒ Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☐ Reducing curbcuts
- ☒ Parking location
- ☐ Other: _____

East of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☐ Reducing curbcuts
- ☒ Parking location
- ☐ Other: _____

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - _____ (ft) West of Franklin
- _____ (ft) East of Franklin

Side yard - 10 (ft)

Rear yard - 20 (ft) without an alley
- 20 (ft) with an alley
- 30 (ft) 2nd story; with an alley

Please turn over to complete →

4b. What is an appropriate structure height for the NRCD I? (Insert number)

_____ (ft) West of Franklin

_____ (ft) East of Franklin

_____ 10 (ft) height at rear setback without an alley

_____ 10 (ft) height at rear setback with an alley

_____ (ft) height of 2nd story at rear setback; with an alley

Additional Comments:

Handwritten area for additional comments, consisting of multiple horizontal lines.



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

East of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street
(Check one box)

- ☐ None
- ☒ At Least (1)
- ☐ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☒ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 60%
- ☐ 61% - 90%

East of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 60%
- ☐ 61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street
(Check one box)

- ☐ (1)
- ☒ (2)
- ☐ (3)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ (1)
- ☐ (2)
- ☐ (3)
- ☐ Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

Alleys are great to reduce some traffic on main streets. I'd improve the alley by widening it and parking. It's a bit of a wasted opportunity at the moment.

3b. What is an appropriate location for parking?

West of Franklin Street

(Check all that apply)

- ☐ Front
- ☒ Side
- ☒ Rear

East of Franklin Street

- ☐ Front
- ☒ Side
- ☒ Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street

(Check all that apply)

- ☒ Traffic calming
- ☒ Reducing curbcuts
- ☒ Parking location
- ☐ Other: _____

East of Franklin Street

- ☒ Traffic calming
- ☒ Reducing curbcuts
- ☒ Parking location
- ☐ Other: _____

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

☐ Front yard - _____ (ft) West of Franklin
- _____ (ft) East of Franklin

☐ Side yard - _____ (ft)

☐ Rear yard - _____ (ft) without an alley
- _____ (ft) with an alley
- _____ (ft) 2nd story; with an alley

4b. What is an appropriate structure height for the NRCD I? (Insert number)

_____ (ft) West of Franklin

_____ (ft) East of Franklin

[illegible]

_____ (ft) height of 2nd story at rear setback; with an alley

Additional Comments:

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

East of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☒ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☒ (2) - (3)
- ☐ (4) - (5)
- ☐ Other: _____

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 60%
- ☒ 61% - 90%

East of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 60%
- ☐ 61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street
(Check one box)

- ☐ (1)
- ☒ (2)
- ☐ (3)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ (1)
- ☒ (2)
- ☐ (3)
- ☐ Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

Same as in historic block

Open it up for parking + delivery

Fix rutted surface

Simple beautification

3b. What is an appropriate location for parking?

West of Franklin Street
(Check all that apply)

- ☒ Front
- ☐ Side
- ☒ Rear

East of Franklin Street
(Check all that apply)

- ☒ Front
- ☐ Side
- ☒ Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☐ Reducing curbcuts
- ☒ Parking location
- ☐ Other: Alley for parking

East of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☐ Reducing curbcuts
- ☒ Parking location
- ☐ Other: _____

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

☐ Front yard - _____ (ft) West of Franklin

- _____ (ft) East of Franklin



Side yard - _____ (ft)

Rear yard - 0 (ft) without an alley

- 6-10 (ft) with an alley

- _____ (ft) 2nd story; with an alley

4b. What is an appropriate structure height for the NRCD I? (Insert number)

2 story (ft) West of Franklin

2 story (ft) East of Franklin



2 story

(ft) height at rear setback without an alley



1 story

(ft) height at rear setback with an alley



(ft) height of 2nd story at rear setback; with an alley

Additional Comments:

Alley needs to be open to all property owners/customers.

Same usage as in "historic block" that now functions well.

The 3rd Ave residents are being overly selfish & self-absorbed.

The alley is NOT just for residents.

Stop/^{cars}cutting across sidewalks.

Help Coltererra NOW!



Map Feedback Questions

1a. What is an appropriate mix of commercial & residential uses?

West of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☐ Mix (more C)
- ☒ Mix (more R)
- ☐ Any

East of Franklin Street
(Check one box)

- ☐ All (C) Commercial
- ☐ All (R) Residential
- ☒ Mix (more C)
- ☐ Mix (more R)
- ☐ Any

1b. What is an appropriate level of residential density for parcels in the NRCD I?

West of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☒ (2) - (3)
- ☐ (4) - (5)
- ☒ Other: 2

East of Franklin Street
(Check one box)

- ☐ None
- ☐ At Least (1)
- ☐ (2) - (3)
- ☐ (4) - (5)
- ☒ Other: 4

2a. What is an appropriate building lot coverage for parcels not fully built out?

West of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 60%
- ☒ 61% - 90%

East of Franklin Street
(Check one box)

- ☐ 0 - 15%
- ☐ 16% - 30%
- ☒ 31% - 60%
- ☐ 61% - 90%

2b. What is an appropriate number of structures on one parcel?

West of Franklin Street
(Check one box)

- ☐ (1)
- ☒ (2)
- ☐ (3)
- ☐ Other: _____

East of Franklin Street
(Check one box)

- ☐ (1)
- ☒ (2)
- ☐ (3)
- ☐ Other: _____

3a. What is an appropriate use for the alley in the NRCD I, east of Franklin Street?

VEHICLES SERVING COMMERCIAL
ESTABLISHMENTS.
= NO ACCESS TO RESIDENT ANY
NEW RESIDENTIAL =

3b. What is an appropriate location for parking?

West of Franklin Street
(Check all that apply)

- ☐ Front
- ☒ Side
- ☒ Rear

East of Franklin Street
(Check all that apply)

- ☐ Front
- ☒ Side
- ☒ Rear

3c. Which of the following would improve walkability for 2nd Avenue?

West of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☐ Reducing curbcuts
- ☐ Parking location
- ☒ Other: ALL IS WELL HERE

East of Franklin Street
(Check all that apply)

- ☐ Traffic calming
- ☐ Reducing curbcuts
- ☒ Parking location
- ☐ Other: _____

4a. What are appropriate setbacks (distance from property line) for the NRCD I? (Insert number)

Front yard - _____ (ft) West of Franklin
- _____ (ft) East of Franklin



Side yard - _____ (ft)

Rear yard - _____ (ft) without an alley

_____ (ft) with an alley

_____ (ft) 2nd story; with an alley

DON'T KNOW

Please turn over to complete →

4b. What is an appropriate structure height for the NRCD I? (Insert number)

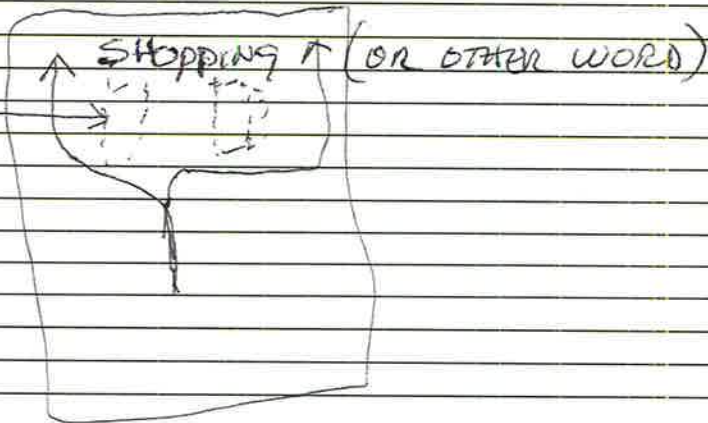
NOT TO EXCEED (ft) West of Franklin } HEIGHT OF GRANGE
 _____ (ft) East of Franklin }

DON'T KNOW (ft) height at rear setback without an alley
 _____ (ft) height at rear setback with an alley
 _____ (ft) height of 2nd story at rear setback; with an alley
 → NOT TO EXCEED GRANGE

Additional Comments:

- PARKING EAST OF FRANKLIN: STRIPE CURB IN FRONT OF NIWOT SQ BLDG FOR PARALLEL PARKING AND LEGAL
- IS THERE A REASONABLE WAY TO KEEP COMPARRED MOTOR VEHICLES OFF THE STREET? OR SIGNAGE
- IDEA: MOVE COMMERCIAL NEW COMMERCIAL TO BACK OF LOTS EAST OF FRANKLIN. ONE STORY AT ALLEY, 2 STORY RESIDENTIAL BEHIND THAT. MAKE IMPROVE ALLEY TO BE AN ART/WALKING/BIKING SPACE WITH ENTRANCES TO SHOPS FROM ALLEY. ~~PARALLEL~~ PARKING ENTERS FROM 2ND AVE; SIDE PARKING ALONG THIS MIXED USE BLDG W/ HANDICAP ACCESS
- COMMERCIAL ON EAST SIDE OF MEISWERS LOT W/ PATH TO CONNECT TO ALLEY. THIS COULD BE PART OF CONNECTIVITY W/ COTTONWOOD. AFTER CROSSING 79TH AND PASSING NIWOT REALITY THERE COULD BE A SIGN SOMETHING LIKE THIS:

THOSE BUILDINGS ARE BUILT



SUGGESTIONS

SUGERENCIAS/GEN SUGGESTION



Describe your idea (Describe su idea/Décrivez votre idée):

If traffic increases
in the alley, there
must be a buffer
zone.

(a) there are power
line poles there.

(b) opening back
gates into alley



What are the benefits of your idea?:

(¿Cuáles son los beneficios de su idea/ce qui sont les avantages de votre idée?)

could cause trouble

- someone getting
hit or

cars getting hit.

Additional traffic
in the alley is
just a bad idea.



Additional comments or suggestions:

(Comentarios o sugerencias adicionales/commentaires ou suggestions additionnels)

Also if Von Eschen
+ Postal are allowed
full alley access,
The Slater Bldg. + Niwot

Name (nombre/nom): Tracey Snow

Re-Order Part No: 4231
Safco Customer Service: 1-800-664-0042

SAFCO

Inn could follow
suit - exposing
the entire alley
to traffic +
open parking.

The Alley Survey
of 1996(?)
is being utterly
ignored. Why
is that?