



Community Planning & Permitting

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

MEMO TO: Referral Agencies
FROM: Molly Marcucilli, Planner I
DATE: April 14, 2020
RE: Re-Referral for Docket SU-19-0014

THIS IS A RE-REFERRAL FOR THE DOCKET LISTED BELOW

This docket is being re-noticed because a Pre-Application Methodology Statement has been added to the application. The Pre-Application Methodology Statement can be found in Section 6: Traffic Report.

IF YOU HAVE REPLIED TO THE ORIGINAL REFERRAL LETTER AND HAVE NO FURTHER COMMENTS, NO ACTION IS REQUIRED.

Docket SU-19-0014: Niwot Business Association Parking Lot

Request: Special Use review to allow for the construction of a 50-space multimodal parking facility (to be developed in phases) on 2.06-acre parcel #131725400009.

Location: Parcel #131725400009, on the west side of Murray Street, at the intersection of 3rd Avenue and Murray Street in Niwot, in Section 25, Township 2N, Range 70W.

Zoning: Rural Residential (RR)

Property Owner: County of Boulder

Applicant: Niwot Business Association

Agent: Bruce Warren

Special Use Review / Site Specific Development Plan is required of uses which may have greater impacts on services, neighborhoods, or environment than those allowed with only Building Permit Review. This process will review compatibility, services, environmental impacts, and proposed site plan.

This process includes public hearings before the Boulder County Planning Commission and the Board of County Commissioners. Adjacent property owners and holders of liens, mortgages, easements or other rights in the subject property are notified of these hearings.

The Community Planning & Permitting staff, Planning Commission, and County Commissioners value comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to call the Community Planning & Permitting Department to request more information. If you have any questions regarding this application, please contact the Community Planning & Permitting Department office at 303-441-4597 or via email at mmarcucilli@bouldercounty.org.

Please return responses to the above address by **May 19, 2020**.

_____ We have reviewed the proposal and have no conflicts.

_____ Letter is enclosed.

Deb Gardner County Commissioner

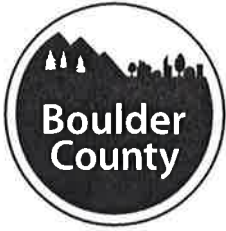
Elise Jones County Commissioner

Matt Jones County Commissioner

Signed _____ PRINTED
Name _____
Agency or Address _____

Please note that all Land Use Department property owner's mailing lists and parcel maps are generated from the records maintained by the County Assessor and Treasurer Office. We are required to use this list to send notices to the "property owner" of land in Boulder County. If you feel that you should not be considered a "property owner," or if the mailing address used is incorrect, please contact the County Assessor's Office at (303) 441-3530.

2. Application Form and Fee



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471 • Boulder, Colorado 80302
 Phone: 303-441-3930
 Email: planner@bouldercounty.org
 Web: www.bouldercounty.org/lu
 Office Hours: Mon., Wed., Thurs., Fri. 8 a.m. to 4:30 p.m.
 Tuesday 10 a.m. to 4:30 p.m.

Shaded Areas for Staff Use Only	
Intake Stamp	RECEIVED
	NOV 25 2019
	Boulder County Land Use Department

Planning Application Form

The Land Use Department maintains a submittal schedule for accepting applications. Planning applications are accepted on Mondays, by appointment only. Please call 303-441-3930 to schedule a submittal appointment.

PLANNER: N/A

Project Number SU-19-0014		Project Name NIWOT BUSINESS ASSOCIATION PARKING LOT	
<input type="checkbox"/> Appeal	<input type="checkbox"/> Modification of Site Plan Review	<input type="checkbox"/> Road Name Change	<input type="checkbox"/> Special Use (Oil & Gas development)
<input type="checkbox"/> Correction Plat	<input type="checkbox"/> Modification of Special Use	<input type="checkbox"/> Road/Easement Vacation	<input type="checkbox"/> State Interest Review (1041)
<input type="checkbox"/> Exemption Plat	<input type="checkbox"/> Preliminary Plan	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Subdivision Exemption
<input type="checkbox"/> Final Plat	<input type="checkbox"/> Resubdivision (Replat)	<input type="checkbox"/> Site Plan Review Waiver	<input type="checkbox"/> Variance
<input type="checkbox"/> Limited Impact Special Use	<input type="checkbox"/> Rezoning	<input type="checkbox"/> Sketch Plan	<input type="checkbox"/> Other:
<input type="checkbox"/> Limited Impact Special Use Waiver		<input checked="" type="checkbox"/> Special Use/SSDP	
<input type="checkbox"/> Location and Extent			
Location(s)/Street Address(es) ORR - Former RR ROW PARCEL: 131725400009 West of Murray Street between 3rd Avenue and driveway North of 5th Ave.			
Subdivision Name NA			
Lot(s) NA	Block(s) NA	Section(s) 25	Township(s) 2N
Range(s) 70	Area in Acres 2.06		Existing Zoning RR
Existing Use of Property Vacant Land/Temp. Parking		Number of Proposed Lots 1	
Proposed Water Supply NA		Proposed Sewage Disposal Method NA	

Applicants:

Applicant/Property Owner County of Boulder		Email	
Mailing Address PO Box 471			
City Boulder	State CO	Zip Code 80306	Phone
Applicant/Property Owner/Agent/Consultant Niwot Business Association		Email bwarren@niwotlaw.com	
Mailing Address P.O. Box 92			
City Niwot	State CO	Zip Code 80544	Phone 303-652-2433
Agent/Consultant Bruce Warren		Email bwarren@niwotlaw.com	
Mailing Address PO Box 610			
City Niwot	State CO	Zip Code 80544	Phone 303-652-2433

Certification (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees, and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval.

I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed, attach additional sheet signed and dated.

Signature of Property Owner/Agent <i>[Signature]</i>	Printed Name Bruce W. Warren	Date 11/15/19
Signature of Property Owner	Printed Name County of Boulder	Date

The Land Use Director may waive the landowner signature requirement for good cause, under the applicable provisions of the Land Use Code.



Board of County Commissioners

December 18, 2019

Boulder County Land Use Department
Attn: Molly Marcucilli and Christy Wiseman

Dear Molly and Christy:

Please accept this letter as notification that Boulder County, through the Niwot Local Improvement District, is party to Special Use Review SU-19-0014, as submitted by the Niwot Business Association. As such, Bruce Warren, member of the Niwot Local Improvement District Advisory Committee, is duly authorized to submit this Special Use Review application on behalf of Boulder County.

Thank you for your consideration of this letter. Please let me know if you have any questions or if I can be of additional service.

Sincerely,

A handwritten signature in blue ink that reads "Mark Ruzzin".

Mark Ruzzin
Senior Policy Analyst
Boulder County Commissioners' Office

4. Vicinity Map



Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Vicinity

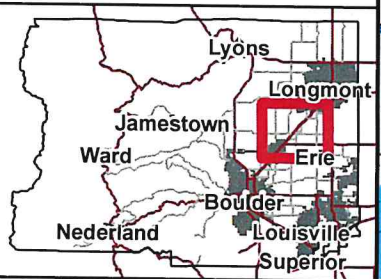
0 RR, 13172540009

Legend

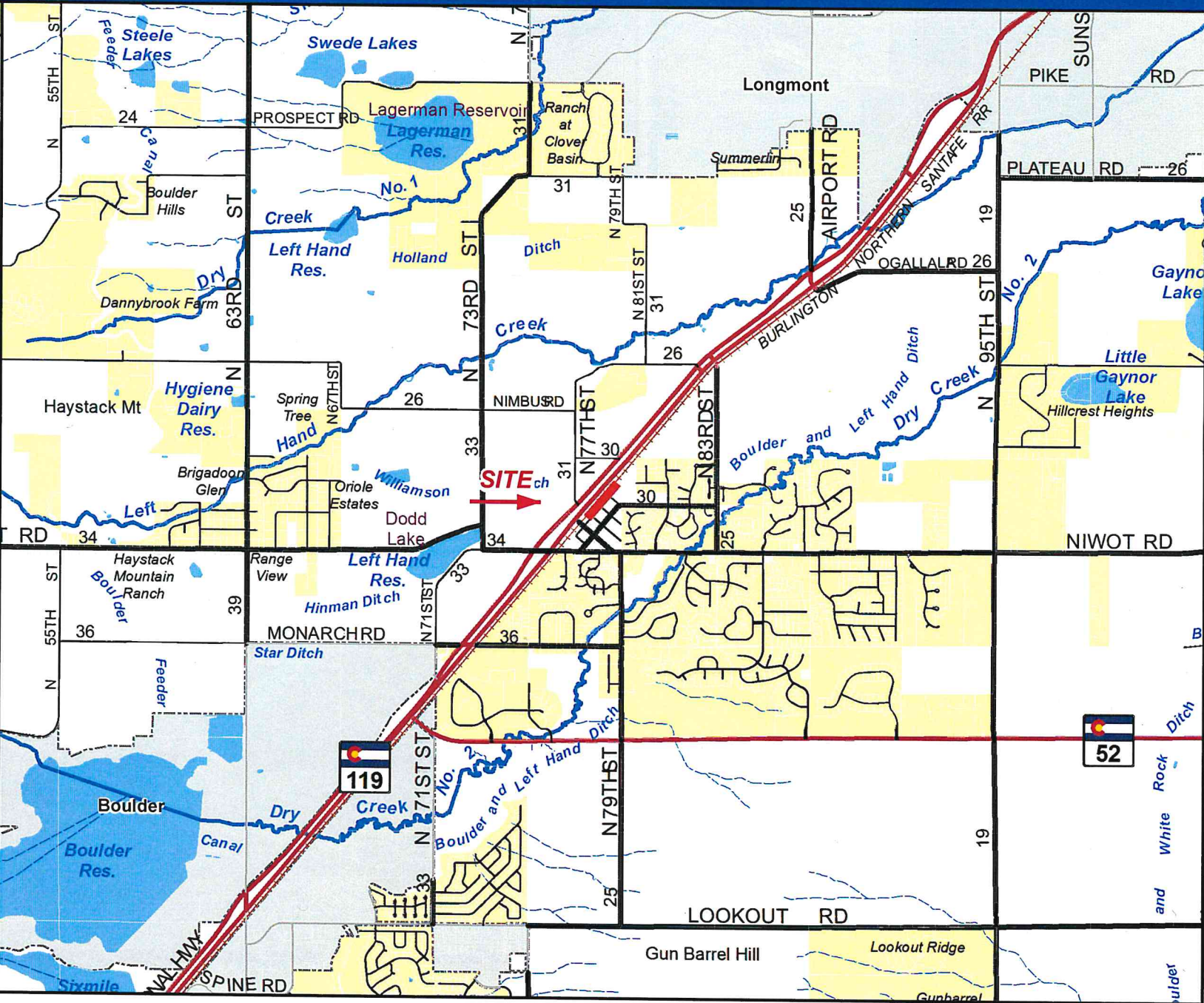
Subject Parcel



0 4,000 Feet
NORTH 1 inch = 4,000 feet
Area of Detail Date: 7/3/2019



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer





Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Location

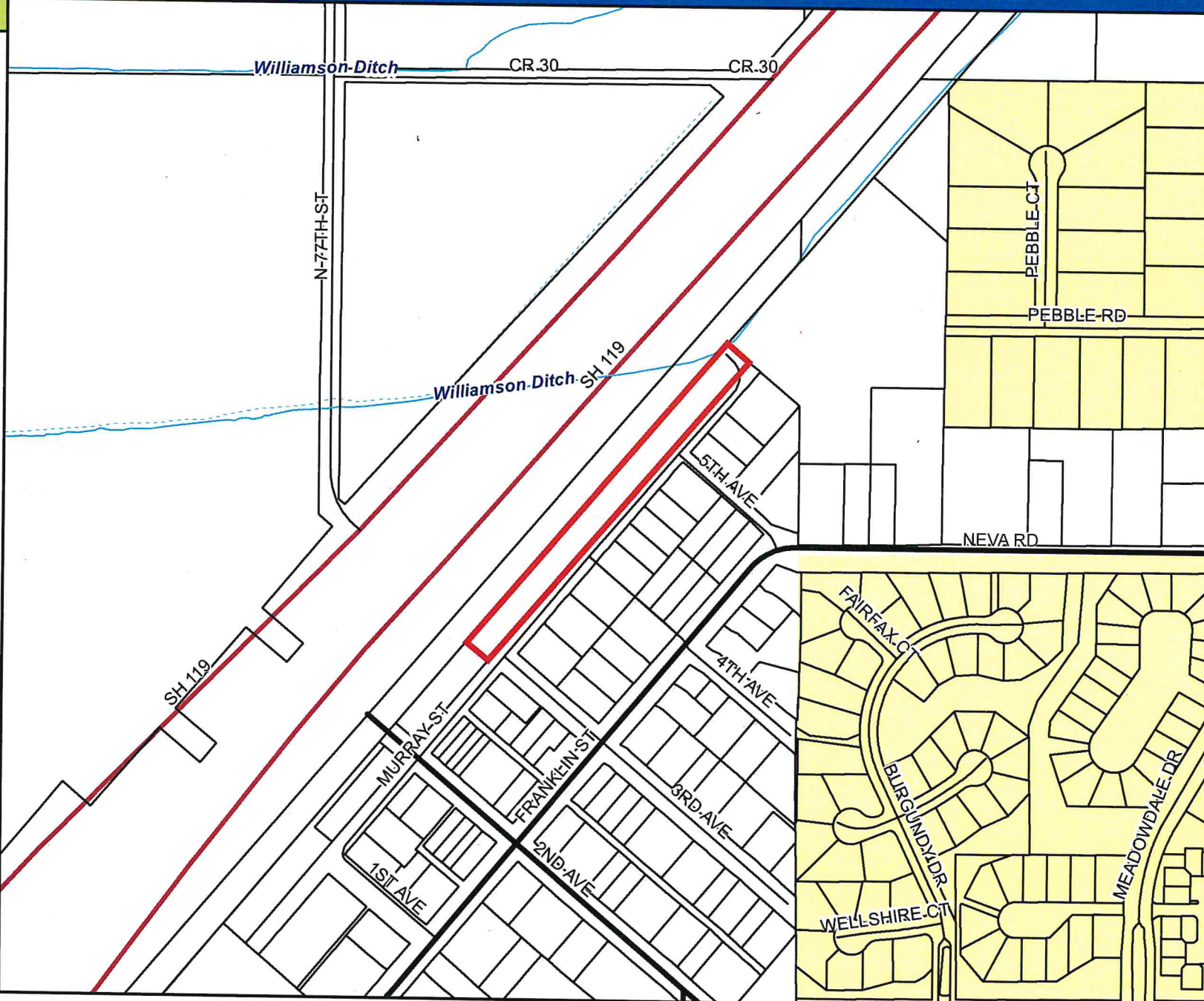
0 RR, 13172540009

Legend

Subject Parcel

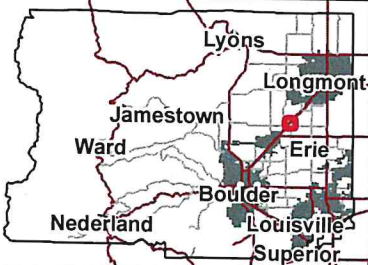
Subdivisions

Subdivisions



NORTH 1 inch = 400 feet

Area of Detail Date: 7/3/2019



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer



Boulder County Land Use Department

2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org/lu

Aerial

0 RR, 13172540009

Legend

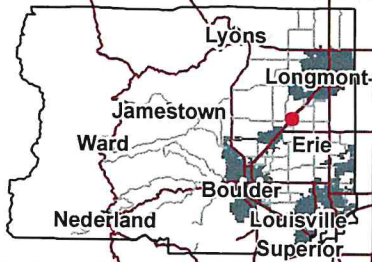
 Subject Parcel



0 200 Feet

NORTH 1 inch = 200 feet

Area of Detail Date: 7/3/2019



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer



Legend

Subject Parcel

Significant Agricultural Land

Ag of National Importance

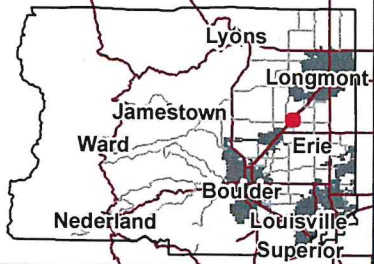
Ag of Statewide Importance



0 300 Feet

NORTH 1 inch = 300 feet

Area of Detail Date: 7/3/2019



The user agrees to all Terms of Use set forth by Boulder County. For Terms of Use, please visit: www.bouldercounty.org/mapdisclaimer

5. Development Report

Development Report – – Niwot Parking Lot

Overview

The property west of Murray Street between 3rd Avenue and 5th Avenue (approximately), bordered on the west by railroad right-of-way, was purchased in late 2017 by Boulder County with funds from the Niwot Local Improvement District for the purpose of creating a parking lot for use by employees of downtown businesses and their customers. The Niwot Business Association is submitting the application for Special Use Review as a co-applicant with Boulder County as required by the Land Use Code.

Project

No structures are planned for the project. Rather, a 50-vehicle developed parking lot on the southern-most part of the property, to be developed in phases on an as-needed basis, is planned. Phase one consists of 14 parking spaces, including required handicapped parking. (See drawings attached.) A charging station, though not required until 15 or more parking spaces are developed, will be added as funding, including grants, allows.

Several other phases are included per the attached drawings. Each phase allows access to the remainder of the property for temporary event parking.

The NBA has worked with neighbors to design the parking lot and landscaping, as well as Boulder County Transportation.

Historic drainage will be preserved as the parking surface will be permeable. Low downward-directed lighting will be installed for security and safety. The remainder of the property will remain as is, with field grasses mowed on an as needed basis.

Review Criteria

1. A parking lot is allowed in all zoning districts with Special Use Approval. This property is zoned Rural Residential.
2. The project is compatible with the surrounding area. It is adjacent to commercial property in downtown Niwot. The project is designed to have minimal impact on surrounding rural residential properties.
3. The use is in accordance with the Comprehensive Plan in that it enhances the vitality of the downtown commercial area, promotes use of electric vehicles (once a charging station is installed), and minimally affects nearby residents.
4. The use will not result in an over-intensive use of the land or depletion of natural resources. The project will affect only the southern-most part of the property and does not affect any natural resources.
5. The use will not have a material adverse effect on any community capital improvement programs.

6. The use will not require a level of community facilities and services greater than what is available.
7. The use will support a multimodal transportation system and will not result in significant negative impacts to the transportation system or traffic hazards. The charging station, when installed, will encourage use of electric vehicles. There will be one entrance/exit to the parking lot, minimizing traffic hazards. The property location does not feed directly into any collector roadway.
8. The use will not cause significant air, odor, water or noise pollution.
9. The use will be adequately screened to mitigate any undue visual impacts of the project.
10. The use will not otherwise be detrimental to the health, safety, or welfare of the inhabitants of Boulder County.
11. The use will establish an appropriate balance between current and future economic, environmental, and societal needs by minimizing the consumption and inefficient use of energy, materials, minerals, water, land and other finite resources. The project will enhance the ability of Niwot's downtown business district to thrive and avoid losing customers who will travel to Longmont if there is not adequate parking available. At the current time, there are several downtown commercial properties that are vacant, and the lack of adequate customer and employee parking is an impediment to filling those vacancies.
12. The use will not result in unreasonable risk of harm to people or property.
13. The use will not alter historic drainage patterns.

6. Traffic Report

(Pre-Application Methodology Statement)

Pre-Application Methodology Statement (PAMS)

Re: Niwot Parking Lot (one-half block north of 2nd Avenue on Murray Street)

Date: March 19, 2020

Applicants: Niwot Business Association and Boulder County

Project: Special Use Review application for a Parking Lot which will initially provide parking for 14 vehicles, and ultimately, based on need, could provide for a maximum of 50 parking spaces for vehicles.

Transportation System Impact Analysis (TSIA) analysis:

1. TRIPS PER DAY: The Parking Lot is forecast to involve more than 30 trips per day in and out of the Parking lot by employees and customers of downtown Niwot businesses. However, the Parking Lot itself, unlike a commercial development project, is expected to generate “future trip-making” of zero (0) trips per day. This is due to the fact that the Parking Lot is not a destination in and of itself. The vehicles that are forecast to use the Parking Lot are vehicles that are otherwise coming to the Niwot downtown business district, which consists of 2nd Avenue from the railroad tracks just west of Murray Street, to the intersection with Niwot Road, approximately 2 and 1/2 blocks long. Thus there are no new trips forecast to be generated by the Parking Lot land use.
2. USE: The Parking Lot, which is located adjacent to the Excel Electric commercial building on 2nd Avenue, one-half block north of 2nd Avenue, is expected to be used by (1) employees of downtown businesses, and (2) customers of downtown businesses. Anticipated use is estimated to be 50% by each category. Employees who are projected to park in the Parking Lot are currently parking on 2nd Avenue, or behind commercial buildings where space is available, or in the residential areas adjacent to the downtown business district (1st Avenue, Murray Street, 3rd Avenue, Franklin Street). Customers who are projected to park in the Parking Lot are currently parking on 2nd Avenue as space is available, or in the residential area adjacent to the downtown business district. In some cases, those customers who do not find readily accessible parking on 2nd Avenue are leaving Niwot to travel 3 miles to Gunbarrel or to Longmont to patronize businesses there, especially restaurants, where there is perceived to be adequate parking. These “lost” customers have a detrimental effect on Niwot’s ability to maintain a thriving business community, which is essential to maintaining the small-town charm that Niwotians value.
3. TRIP GENERATION: Typical TSIA’s rely on land use categories to determine an estimated number of trips per day. These studies often project usage by the floor area of a particular type of land use, or by the number of employees expected to work at a particular type of business. In the present case, there is no land use category, other than a parking facility, from which to determine an estimated number of trips per day, as there are no structures proposed and no employees of the Parking Lot. The ITE Manual describes common trip generation rates, but there is no category for “Parking Lot.” The only category which includes a Parking Lot is “Park and Ride Lot with Bus Service” which produces 0.43 Trips per Parking Space at PM Peak Hour according to the ITE Manual.

4. ACCESS: Vehicles accessing the Parking Lot are expected to come as a result of north turns from 2nd Avenue on to Murray Street almost exclusively. While vehicles could access the Parking Lot from Murray Street as far north as 5th Avenue, that route is considered to be the “back way” into Niwot from Highway 119, involving a turn on to 83rd Street, then Neva Road, then 5th Avenue, then Murray Street. As a result, almost all of the traffic will travel only one-half block on Murray Street to reach the entrance/exit of the Parking Lot, impacting only the commercial property extending north from 2nd Avenue.

5. ENTRANCE/EXIT: The initial response from the Transportation Department recommended a second entrance/exit to the Parking Lot once it is expanded to 50 parking spaces. The single entrance/exit, at the furthest South portion of the Parking Lot, was proposed after discussions with neighbors in the residential area, who desire to keep traffic using the Parking Lot to the portion nearest the commercial area. Observation of other parking lots in the Niwot-Gunbarrel area which are under the jurisdiction of Boulder County indicates that single entrance/exit parking lots with a greater number of parking spaces have been approved in the past. One example is the Niwot United Methodist Church parking lot at 7405 Lookout Road in Gunbarrel. That parking lot has 70 spaces, with a single entrance/exit. Another example is the Divine Savior Lutheran Church parking lot at 7070 N. 83rd Street in Niwot. That parking lot has 55 parking spaces with one entrance/exit. Both examples are church parking lots, with high usage on Sunday mornings at the worship hour, and infrequent usage at all other times. A third example, and more recent one, is the trailhead parking lot at Left Hand Valley Grange Park, which has 48 parking spaces and one entrance/exit. This parking lot is the model for the proposed Parking Lot, and would have anticipated use throughout the day, except for a scheduled game or practice on the park’s ballfield. The Parking Lot proposed in this application would not have a particular high usage time as usage would be spread consistently throughout the day. This factor also indicates that a single entrance/exit is adequate for the anticipated usage as there would not be a stream of vehicles trying to enter or exit the Parking Lot at a particular time. For this reason, and to mitigate the effects on the neighboring residential properties, we request that a single entrance/exit be allowed.

SUMMARY: For the reasons set forth above, Applicant Niwot Business Association requests that:

- (1) No further traffic study be required;
- (2) One Entrance/Exit be allowed.

Bruce W. Warren
For the Niwot Business Association
P.O. Box 610
Niwot, CO 80544
303-652-2433
bwarren@niwotlaw.com

9. Site Plan

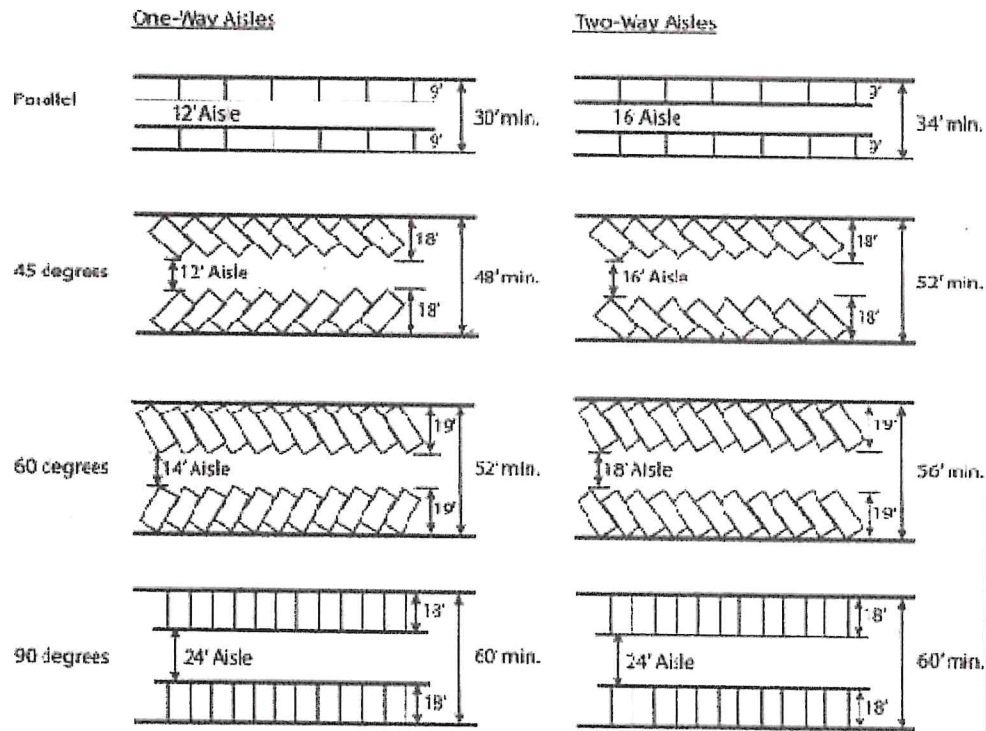
Parking Lot Design Considerations

- Minimize obstruction of Murray St. resident's view to the West.
- North-South parking to minimize car headlights shining into homes.
- No tall lamp post lighting. Use short "Dark Sky" compliant lighting.
- Initial 14 car lot size so as not require an expensive charging station.
- Allow for modular increases in lot size.
- Allow for Electric Charging Station(s) when lot size exceeds 14 cars.
- Allow for overflow parking during large events.
- Permeable parking lot surface for water drainage/absorption.
- Landscaping consistent with the rural character of Niwot.

BOULDER COUNTY PARKING LOT STANDARDS

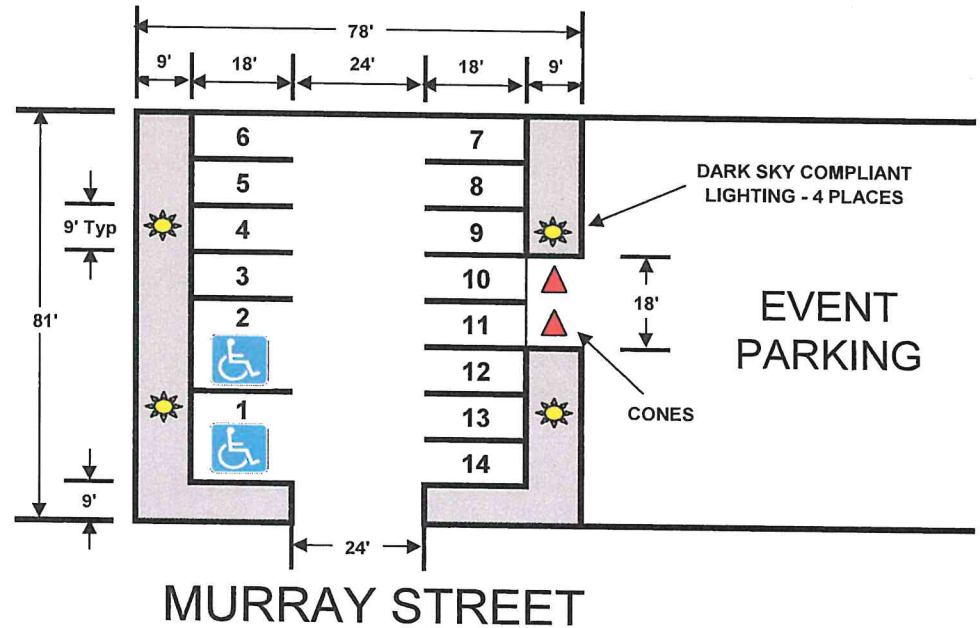
Boulder County Multimodal Transportation Standards

Standard Drawing 1 - Parking Lot Dimensions

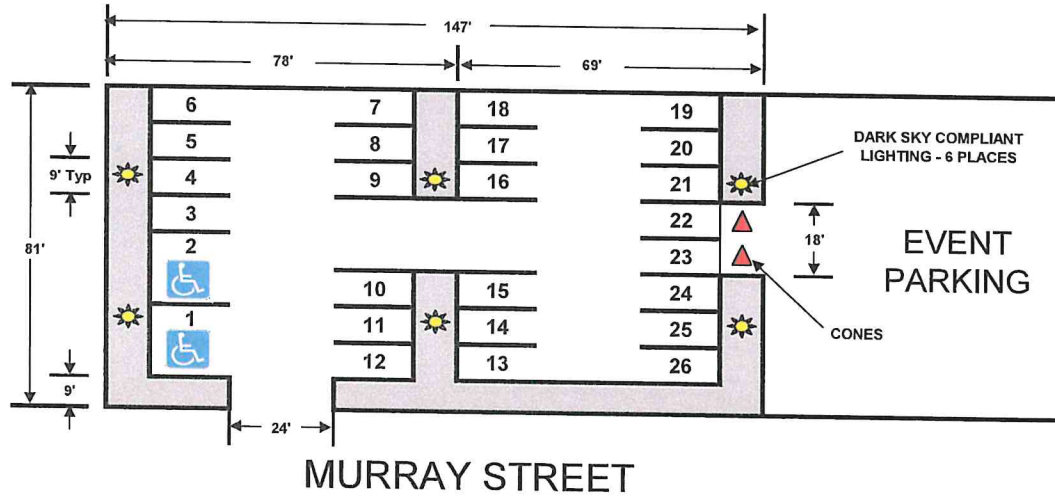


14 CAR PARKING LOT WITH EVENT PARKING ACCESS

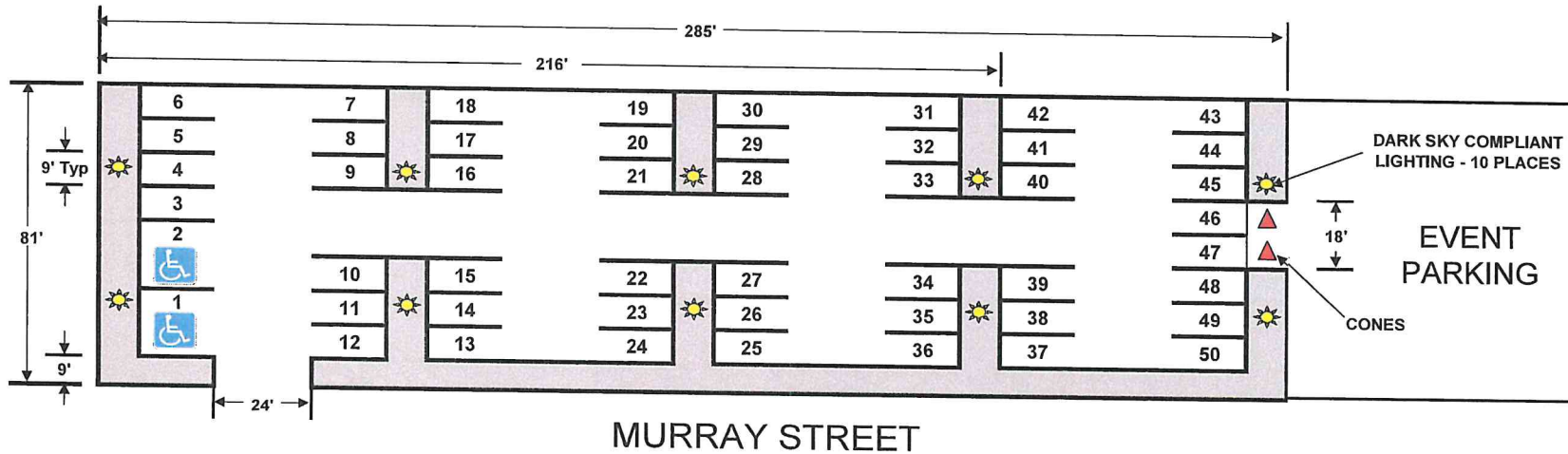
Note: For up to 50 parking spaces only 2 handicap spots are required

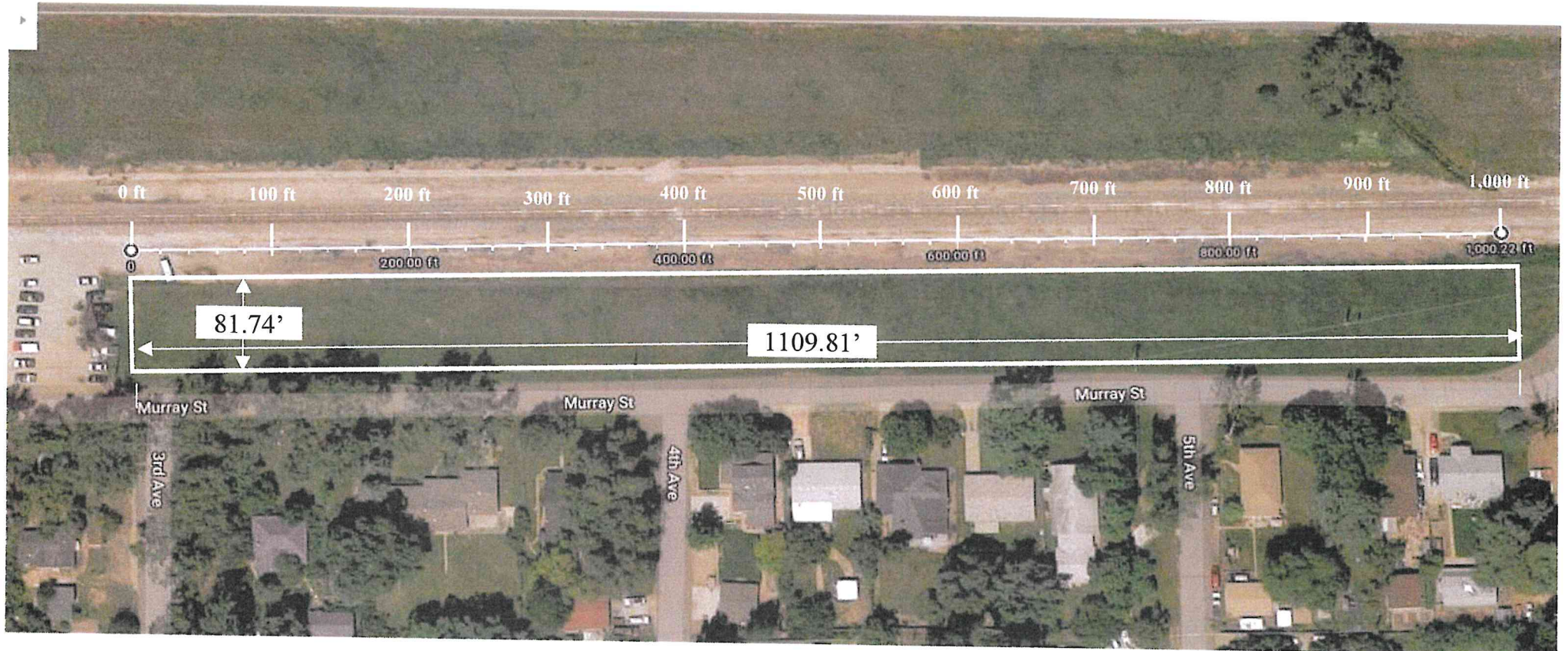


26 CAR PARKING LOT WITH EVENT PARKING ACCESS



50 CAR PARKING LOT WITH EVENT PARKING ACCESS





Approximate Location of Parcel



14 Car Parking Lot

North-South Parking

With Access to
Event Parking

Rev-2 - Oct 12, 2019



26 Car Parking Lot

North-South Parking

With Access to
Event Parking

Rev-2 - Oct 12, 2019



38 Car Parking Lot

North-South Parking

With Access to
Event Parking

Rev-2 - Oct 12, 2019



50 Car Parking Lot

North-South Parking

With Access to
Event Parking

Rev-2 - Oct 12, 2019



MURRAY STREET PARKING LOT

(Artist's Rendering of East-West Parking. For Illustrative Purposes Only.
The Proposed Lot Will Have North-South Parking)

Rev-2 - Oct 12, 2019



Gravel Parking Lot & Landscape
Left Hand Valley Grange Ball Field
83rd Street & Niwot Road
Rev-2 - Oct 12, 2019

12. Grading Plan

Niwot Parking Lot – Grading Plan

Grading of the site will be minimal, and only to the extent necessary to install the permeable surface and landscape islands. The design keeps the historic drainage of the site intact, and the land to be developed is essentially flat.

13.

Landscaping

Plan

Niwot Parking Lot – Landscape Plan

1. The property is generally flat, with the exception of a small earthen ramp which was used to load sugar beets in earlier times. A small portion of the property will be developed into a 50-car parking lot, with the majority of the property remaining in field grass undisturbed, to be used as temporary event parking.
2. The southernmost portion of the property will be developed into a parking lot. The property is flat and minimal grading will be required so as not to disturb historic drainage patterns.
3. The attached drawings show small islands to separate traffic and establish parking spaces. The islands will be landscaped with draught resistant, low growing plants.
4. The attached artist renditions generally show the landscape, with 2 notable exceptions. Neighbors have requested a 3 to 4-foot high hedge on the east side of the parking lot to screen cars from their view. They have also requested that the fence shown on the artist renditions be eliminated on the east side of the property as the hedge will serve as an adequate buffer. Also, vehicle parking will be north-south orientation rather than east-west as shown on the artist renditions.
5. The surface of the parking lot will be permeable, either as shown in the Left Hand Valley Grange Parking Lot, or with pavers as shown on the artist renditions and other attachments.

**19. Other:
Add'l
Standards for
Multimodal
Parking
Facilities**

Niwot Parking Lot – Multimodal Transportation Standards

1. Chuck Klueber of the Niwot Business Association corresponded by email with Mike Thomas of the Transportation Department in a pre-application conference to review parking lot design. No issues were identified.
2. The project complies with the overall design principles set forth in Section 5.1 as follows:
 - a. Safety – the one entrance/exit to the parking lot promotes safety in avoiding multiple points of access. Low lighting, downward directed, promotes safety in use by persons parking in the facility during dark hours. There is no sidewalk on the parking lot side of Murray Street, in keeping with Niwot’s semi-rural character.
 - b. Multimodal Mobility – The parking lot will eventually include a charging station which promotes use of electric vehicles. The parking lot is adjacent to the downtown business district which cuts down on pedestrian distance to downtown, from what otherwise could be on-street parking in the residential area, further from the business district.
 - c. Natural Environment and Surrounding Community – The NBA has worked with neighbors to design the parking lot with minimal visual impact to the neighbors, through screening by vegetation. The flat parcel is presently field grass and the developed portion is only a small part of the larger parcel. No wetlands or other natural features exist, other than the field grass. The design is in keeping with Niwot’s semi-rural character.
 - d. Maintenance – The parking lot will be easy to maintain, with snow removal the primary activity. Landscape maintenance and surface maintenance will be easily accessible.
 - e. Sustainability – The permeable surface is in keeping with Niwot’s semi-rural character and requires much less maintenance than asphalt.
 - f. Cost – The design will be cost-effective given the semi-rural nature of the design.