



# 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](http://www.bouldercounty.org)

**MEMO TO:** County Transportation, Health, and Parks Departments, FPD.  
**FROM:** Katy Thompson, Staff Planner  
**DATE:** November 19, 2020  
**RE:** Site Plan Review application SPR-20-0079

**Docket SPR-20-0079: Franklin Commons Site Plan Review**

**Request:** Site Plan Review for the deconstruction of an existing 3,690-square-foot fire-damaged structure, the new construction of a 5,236-square-foot mixed use building containing 5 residential units, and a 427-square-foot addition to the existing 1,379-square-foot Bader House.  
**Location:** 210 Franklin Street, LOTS 13-14-15 BLK 21 NIWOT, in Section 25, Township 2N, Range 70W.  
**Zoning:** Niwot Rural Community District 1  
**Applicant:** Soterios "Terry" Palmos  
**Property Owner:** 210 Franklin LLC

Site Plan Review by the Boulder County Community Planning & Permitting Director is required for new building/grading/access or floodplain development permits in the plains and mountainous areas of unincorporated Boulder County. The subject review process considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Community Planning & Permitting staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter to the Community Planning & Permitting Department via mail (PO Box 471, Boulder, CO 80306) or email to [planner@bouldercounty.org](mailto:planner@bouldercounty.org). 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 at 303-441-3930 or email [planner@bouldercounty.org](mailto:planner@bouldercounty.org) to request more information.

Please return responses by **December 7, 2020.**  
(Please note that due to circumstances surrounding COVID-19, application timelines and deadlines may need to be modified as explained in the CPP Notice of Emergency Actions issued March 23, 2020 (see <https://boco.org/covid-19-cpp-notice-20200323>)).

We have reviewed the proposal and have no conflicts.  
 Letter is enclosed.

Signed \_\_\_\_\_ PRINTED Name \_\_\_\_\_

Agency or Address \_\_\_\_\_



## 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](mailto:planner@bouldercounty.org)  
 Web: [www.bouldercounty.org/lu](http://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

### 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.

Project Number		Project Name <b>Franklin Commons</b>	
<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 checked="" 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 type="checkbox"/> Special Use/SSDP	
<input type="checkbox"/> Location and Extent			
Location(s)/Street Address(es) <b>210 FRANKLIN ST, NIWOT CO</b>			
Subdivision Name <b>Niwot</b>			
Lot(s) <b>13-14-15</b>	Block(s) <b>21</b>	Section(s) <b>25</b>	Township(s) <b>2N</b>
Range(s) <b>70</b>	Area in Acres <b>.243</b>	Existing Zoning <b>NBCD1</b>	Existing Use of Property <b>RESTAURANT</b>
Number of Proposed Lots <b>N/A</b>	Proposed Water Supply <b>LEFT HAND WATER</b>	Proposed Sewage Disposal Method <b>NIWOT SANITATION</b>	

#### Applicants:

Applicant/Property Owner <b>210 FRANKLIN LLC</b>		Email <b>palmos@privatei.com</b>	
Mailing Address <b>2775 IRIS AVE</b>			
City <b>BOULDER</b>	State <b>CO</b>	Zip Code <b>80304</b>	Phone <b>303-589-7061</b>
Applicant/Property Owner/Agent/Consultant <b>Soteros Terry Palmos</b>		Email <b>palmos@privatei.com</b>	
Mailing Address <b>2775 IRIS AVE</b>			
City <b>BOULDER</b>	State <b>CO</b>	Zip Code <b>80304</b>	Phone <b>303-589-7061</b>
Agent/Consultant		Email	
Mailing Address			
City	State	Zip Code	Phone

#### 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 <i>[Signature]</i>	Printed Name <b>Soteros Terry Palmos</b>	Date <b>10/8/20</b>
Signature of Property Owner	Printed Name	Date

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

# Boulder County Land Use Department

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

Vicinity

210 FRANKLIN ST

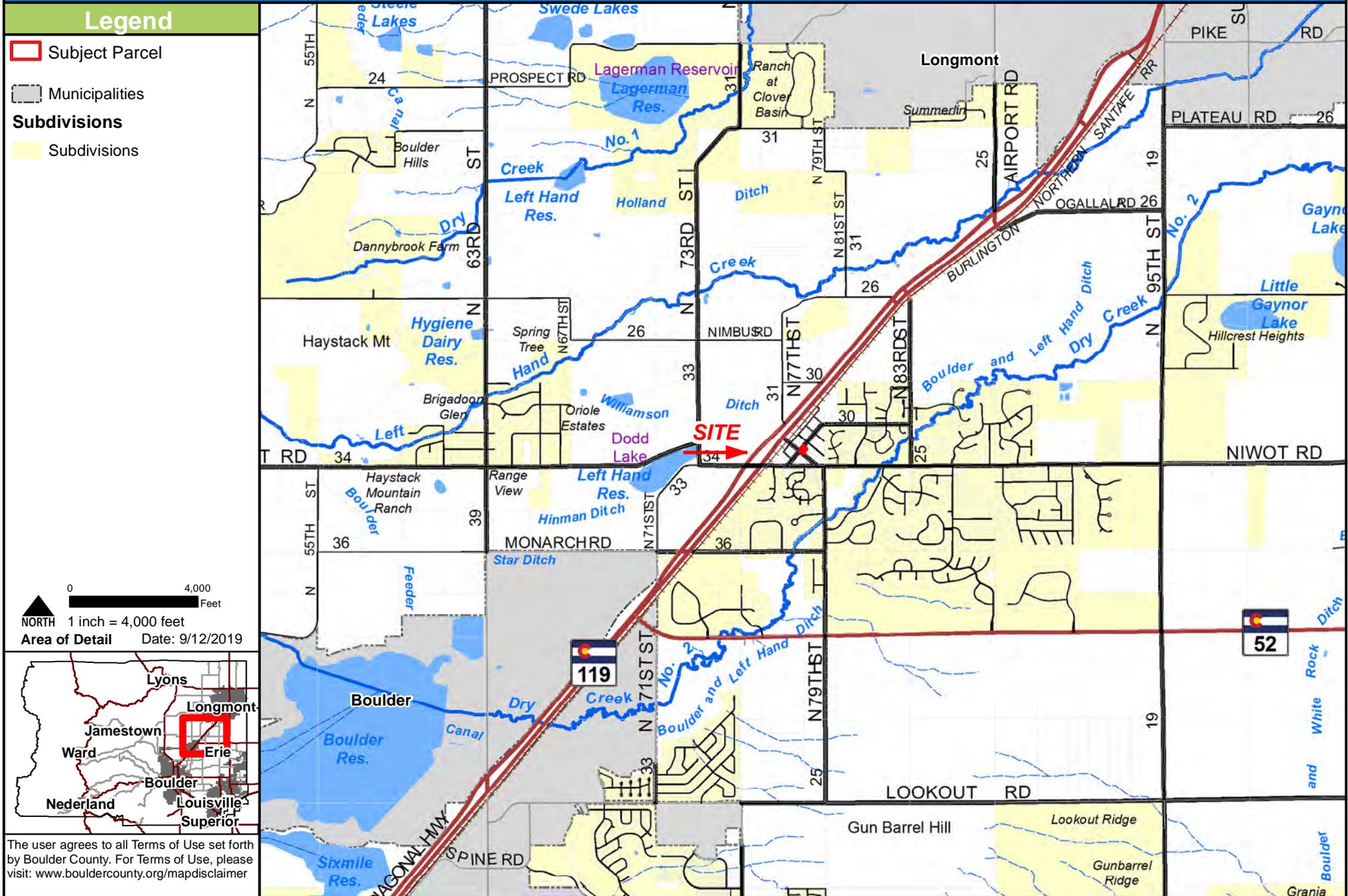
## Legend

 Subject Parcel

 Municipalities

### Subdivisions

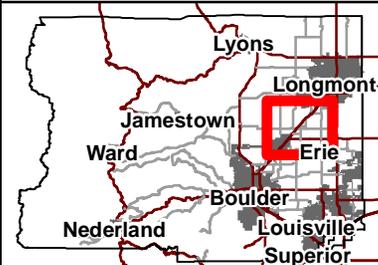
 Subdivisions



0 4,000 Feet

NORTH 1 inch = 4,000 feet

Area of Detail Date: 9/12/2019



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# Boulder County Land Use Department

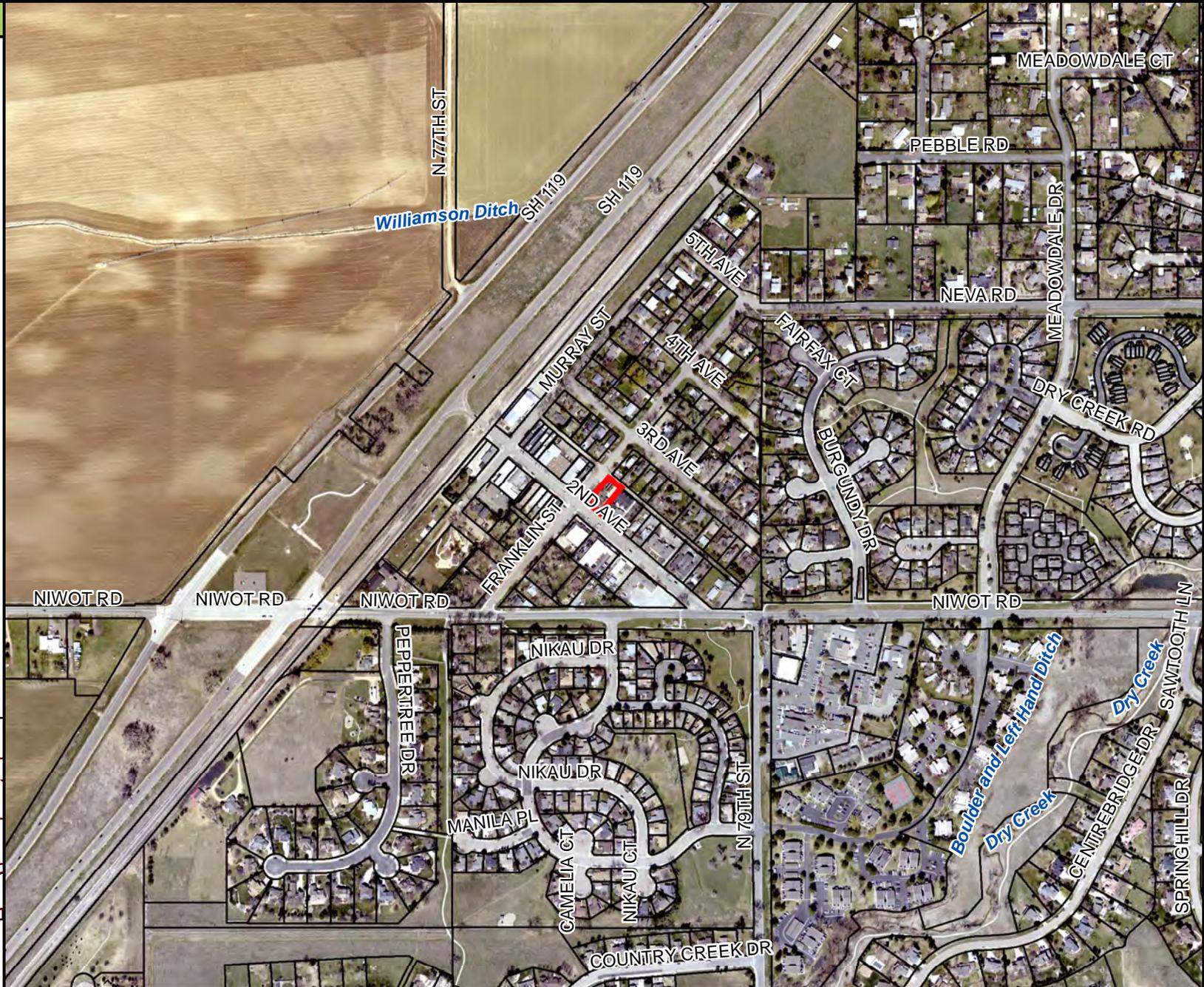
2045 13th Street, Boulder, CO 80302 303-441-3930 www.bouldercounty.org\lu

Aerial

210 FRANKLIN ST

## Legend

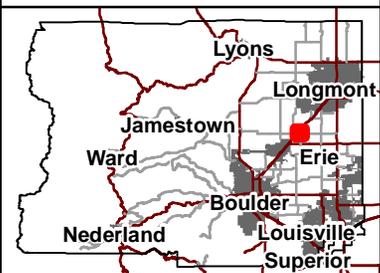
 Subject Parcel



0 600 Feet

NORTH 1 inch = 600 feet

Area of Detail Date: 9/12/2019



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# Boulder County Land Use Department

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Aerial

210 FRANKLIN ST

## Legend

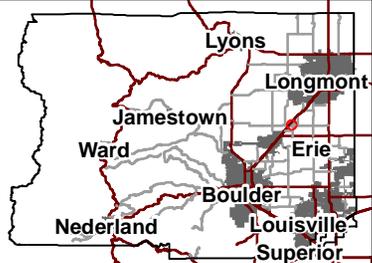
 Subject Parcel



0 50 Feet

NORTH 1 inch = 50 feet

Area of Detail Date: 9/12/2019



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# Boulder County Land Use Department

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

## Comprehensive Plan

### 210 FRANKLIN ST

### Legend

 Subject Parcel

#### Significant Agricultural Land

 Ag of National Importance

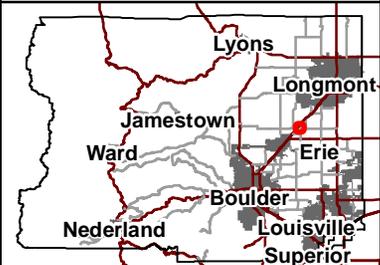
 Ag of Statewide Importance



0 200 Feet

NORTH 1 inch = 200 feet

Area of Detail Date: 9/12/2019



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# Boulder County Land Use Department

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

Zoning

210 FRANKLIN ST

## Legend

 Subject Parcel

### Major Road Setbacks

 90 feet

 110 feet

 160 feet

### Zoning Districts

 Business

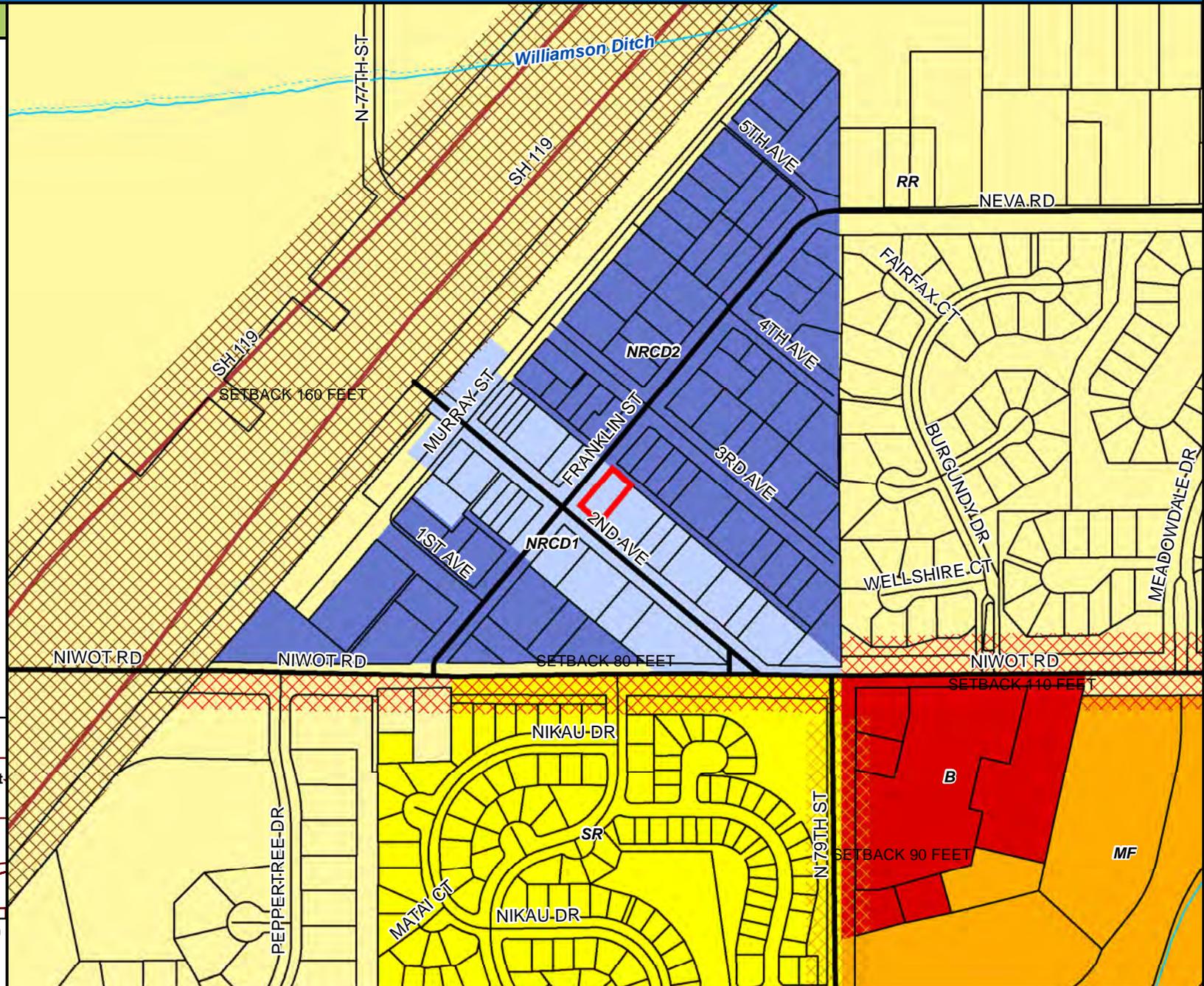
 Multiple Family

 NRCD I

 NRCD II

 Rural Residential

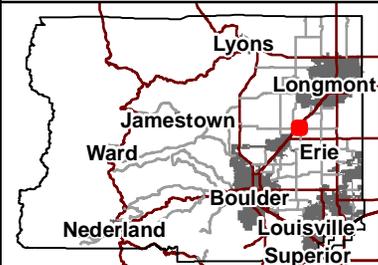
 Suburban Residential



0 400 Feet

NORTH 1 inch = 400 feet

Area of Detail Date: 9/12/2019



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# Site Plan Review Fact Sheet

P6-2

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expedite the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

## Structure #1 Information EXE BUILDING TO BE DEMOLISHED

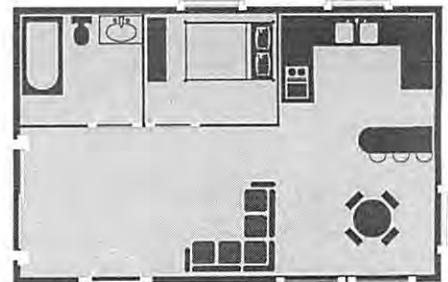
Type of Structure: (e.g. residence, studio, barn, etc.)		RESTAURANT; COV PATIO 2ND FLOOR OFFICE			
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		3690 sq. ft.		Deconstruction: 3690 sq. ft.	
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
EXE Basement:	— sq. ft.	— sq. ft.	— sq. ft.	27' 4"	
EXE First Floor:	2584 sq. ft.	— sq. ft.	2584 sq. ft.	Exterior Wall Material	SIDING
EXE Second Floor:	800 sq. ft.	— sq. ft.	800 sq. ft.	Exterior Wall Color	BROWN
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	— sq. ft.	— sq. ft.	— sq. ft.	Roofing Material	ASPHALT SHINGLE
EXE *Covered Porch:	306 sq. ft.	— sq. ft.	306 sq. ft.	Roofing Color	BROWN
Total:	— sq. ft.	— sq. ft.	3690 sq. ft.	Total Bedrooms	N/A

## Project Identification:

Project Name: FRANKLIN COMMONS
Property Address/Location: 210 FRANKLIN ST
Current Owner: 210 FRANKLIN LLC
Size of Property in Acres: .243

## Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. Covered porch area that is attached to the principal structure is not included (see Article 18-131A). The shaded area on the diagram indicates the area counted as square feet.



## Structure #2 Information NEW MIXED-USE BLDG.

Type of Structure: (e.g. residence, studio, barn, etc.)		COMMERCIAL			
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		977 sq. ft.		Deconstruction: N/A sq. ft.	
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes (include the new floor area square footage in the table below)					
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input checked="" type="checkbox"/> Non-Residential	
	Finished	Unfinished	Total	Height (above existing grade)	
Basement:	— sq. ft.	— sq. ft.	— sq. ft.	17'-3"	
First Floor:	977 sq. ft.	— sq. ft.	977 sq. ft.	Exterior Wall Material	BRICK
Second Floor:	— sq. ft.	— sq. ft.	— sq. ft.	Exterior Wall Color	
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	— sq. ft.	— sq. ft.	— sq. ft.	Roofing Material	ASPHALT SHINGLE
*Covered Porch:	— sq. ft.	— sq. ft.	— sq. ft.	Roofing Color	match Buder horse
Total:	977 sq. ft.	— sq. ft.	977 sq. ft.	Total Bedrooms	—

## Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

\*See Article 18-131A for definition of covered porch.

# Site Plan Review Fact Sheet Pg 3

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## Structure #1 Information NEW MIXED-USE BLDG

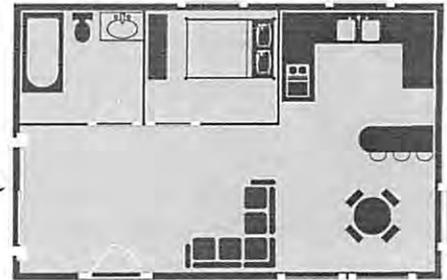
Type of Structure: (e.g. residence, studio, barn, etc.)		<b>RESIDENTIAL</b>	
Total <del>Existing</del> Floor Area: (Finished + Unfinished square feet including garage if attached.)		Deconstruction:	
sq. ft.		sq. ft.	
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
<b>Proposed Floor Area (New Construction Only)</b>			<input checked="" type="checkbox"/> Residential
			<input type="checkbox"/> Non-Residential
	Finished	Unfinished	Total
	sq. ft.	sq. ft.	sq. ft.
Basement:	—	—	—
	sq. ft.	sq. ft.	sq. ft.
First Floor:	1348	—	1348
	sq. ft.	sq. ft.	sq. ft.
Second Floor:	1859	—	1859
	sq. ft.	sq. ft.	sq. ft.
Garage:			Height (above existing grade)
<input type="checkbox"/> Detached			28'-9"
<input checked="" type="checkbox"/> Attached			Exterior Wall Material
			LAP SIDING
Roofing Material			Exterior Wall Color
1052			Match Bader House
sq. ft.			Roofing Material
1052			ASPHALT SHINGLE
sq. ft.			Roofing Color
BALC./STAIR	748		
sq. ft.	sq. ft.		
*Covered Porch:	54		
sq. ft.	sq. ft.		
54			Total Bedrooms
sq. ft.			2 STUDIO 3 BED
Total:	4259	802	4259
sq. ft.	sq. ft.	sq. ft.	sq. ft.

### Project Identification:

Project Name: <b>FRANKLIN COMMONS</b>
Property Address/Location: <b>210 FRANKLIN ST</b>
Current Owner: <b>210FRANKLIN LLC</b>
Size of Property in Acres: <b>.243</b>

### Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the exterior walls including garages and basements. Covered porch area that is attached to the principal structure is not included (see Article 18-131A). The shaded area on the diagram indicates the area counted as square feet.



## Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)			
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		Deconstruction:	
sq. ft.		sq. ft.	
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)			
<b>Proposed Floor Area (New Construction Only)</b>			<input type="checkbox"/> Residential
			<input type="checkbox"/> Non-Residential
	Finished	Unfinished	Total
	sq. ft.	sq. ft.	sq. ft.
Basement:			
	sq. ft.	sq. ft.	sq. ft.
First Floor:			
	sq. ft.	sq. ft.	sq. ft.
Second Floor:			
	sq. ft.	sq. ft.	sq. ft.
Garage:			Height (above existing grade)
<input type="checkbox"/> Detached			
<input type="checkbox"/> Attached			Exterior Wall Material
Roofing Material			Exterior Wall Color
			Roofing Material
			Roofing Color
*Covered Porch:			
sq. ft.	sq. ft.		
sq. ft.			Total Bedrooms
sq. ft.			
Total:			
sq. ft.	sq. ft.	sq. ft.	sq. ft.

### Residential vs. Non-Residential Floor Area

Residential Floor Area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studios, pool houses, home offices and workshops. Gazebos and carports up to a total combined size of 400 square feet are exempt. Barns used for agricultural purposes are not considered residential floor area.

**Note:** If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Pre-Application conference for the Limited Impact Special Review.

\*See Article 18-131A for definition of covered porch.

## Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review is required. Limited Impact Special Review is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

## Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

**Note:** Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

## Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas		10	10
Berm(s)			
Other Grading		10	10
Subtotal			20 <span style="float: right;">Box 1</span>

\* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review is required.

	Cut	Fill	Total
Foundation	637	123	514
Material cut from foundation excavation to be removed from the property			494

### Excess Material will be Transported to the Following Location:

Excess Materials Transport Location: Landfill

## Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application, including discussion regarding any factors (listed in Article 4-806.2.b.i) used to demonstrate that the presumptive size limitation does not adequately address the size compatibility of the proposed development with the defined neighborhood. If more room is needed, feel free to attach a separate sheet.


## Is Your Property Gated and Locked?

**Note:** If county personnel cannot access the property, then it could cause delays in reviewing your application.

## Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and stake the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature <i>[Signature]</i> Manager	Print Name Sotirios Terry Palmos	Date 10/8/20
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August 20, 2020

Project Narrative: Franklin Commons at 210 Franklin, Niwot, CO 80503

Franklin Commons has tremendous potential to add life and vitality to Niwot's 2<sup>nd</sup> Avenue Commercial District.

History: 210 Franklin is the former site of Colterra Restaurant. A fire in 2017 damaged the restaurant beyond repair, leaving demolition of the main restaurant building the only feasible option. Thankfully, the landmarked Bader House that was used for Colterra's group events was undamaged.

Niwot's iconic Bader House: The Bader House will remain the feature of Franklin Commons. Stately cottonwoods on the site will remain and continue to surround the beautiful patio. The Bader House will likely become the main dining room for a future restaurant, after the addition of a 427 s.f. commercial kitchen and restroom space on the southeast side. Current plans for an accessible restroom within the Bader House will allow for the use of this building for mercantile and/or office until a post-pandemic restaurant is feasible.

New Mixed-use Building: A new mixed-use building on the northeast side of the site, adjacent to the alley and Franklin, will include 5 new residential units and commercial space fronting Franklin on the main level. The residential units are within an easy walk to shops, offices, restaurants, public transit, a grocery store and all the wonderful amenities that Niwot has to offer. The building has 3,207 s.f. finished residential space, 1,052 s.f. of garages, and 977 s.f. of commercial space. The new residences are all under 600 s.f., either studio or one bedroom, and will each have a private patio or balcony. Each unit also has an attached 1 car garage. These smaller units will be a welcome addition to Niwot's limited residential market. The exterior style will be compatible with other new buildings within the NRCD. The residential use along the alley provides a transition between the commercial use along 2<sup>nd</sup> Avenue and the single-family residential use across the alley. The materials are brick, lap siding, and a composition shingle roof. The garages will be accessed from the alley. The front doors will be accessed from a sidewalk that connects to Franklin.

The alley will be used for access to the residential garages and for trash service. Delivery access to the potential restaurant and commercial space will be from Franklin. Since the previous restaurant in this location accessed both employee parking and all deliveries from the alley, this should eliminate any concern from adjacent neighbors regarding additional traffic in the alley.

Multimodal transportation to the project is encouraged by the inclusion of bike racks and sidewalks.

Parking for this project is provided by on-site garages for the residential units, and ample street frontage for the commercial space. Since the residences are under 600 s.f., it is reasonable for the parking requirement for these units to be reduced to 1 space per unit. Each unit has a one car garage. The parking requirement for the commercial space is 1:500 s.f, so 6 spaces are required. The site frontage along 2<sup>nd</sup> Avenue provides 6 spaces (1 per 25' of frontage and Franklin provides 5 parking spaces (1 per 15' of frontage) for a total of 11 spaces.

The applicant has held a neighborhood meeting, met with the former Niwot Design Review Committee, met with the current Niwot Design Review Committee, and met with the Historic Preservation Advisory Board subcommittee. The submittal provided includes revisions to both the uses and the exterior elevation requested by these groups.

The proposed project has tremendous community support. See attached letters from the Niwot Future League, The Niwot Business Association Executive Committee, the Niwot Economic Development Director, and adjacent property owners, Jim and Anne Postle.

The proposed project contributes to the economic vitality of Niwot by providing both property tax and potential sales tax revenue. The new residences and businesses will contribute to the walkability, sustainability and vibrancy of Niwot's commercial and historic district.

The size of Franklin Commons is compatible with the general character of the NRCD. The location of the existing and proposed buildings and uses will not impose an undue burden on public services and infrastructure. The proposed development avoids natural hazards. The proposed development shall not alter historic drainage patterns and flow rates. The proposed development avoids significant natural ecosystems and environmental features. The development shall not have a negative visual impact on the natural features or neighborhood character of the surrounding area. The location of the development shall be compatible with the natural topography and existing vegetation and shall not cause unnecessary or excessive site disturbance. Runoff, erosion and/or sedimentation from the development shall not have a significant adverse impact on the surrounding area. The development is consistent with the Comprehensive Plan.

Franklin Commons will be an asset to the Niwot Community.

## Site Plan Review Submittal Narrative: Response to Boards and Neighbors

Meetings held to date:

- Former Niwot design review committee, September 30, 2019
- HPAB subcommittee, November 6, 2019
- Neighborhood meeting, January 29, 2020
- Current Niwot design review committee, February 18, 2020

Original plan presented to the above boards and neighbors:

The original plan kept the Bader house a commercial building with the ability to convert it to a restaurant by adding a 400sf-/+ kitchen on the east side, 2 ADA bathrooms and a bar area.

On the north portion of the site, the original plan was to demolish the brown fire damaged building, and replacing it with a 2 story building containing four 550sf+/- residential studio units and one larger 1635sf+/- two story townhome facing Franklin St. The original plan had 6 garage spaces accessed from the alley. The architectural look was mainly brick with a mostly flat roof line facing Franklin St.

The comments were consistent from all the boards and neighbors. They wanted the Bader house to be a commercial building, and ultimately a restaurant which would utilize the corner flagstone space as an outdoor patio and community gathering area.

The feedback regarding the new north building was also consistent in that most groups supported smaller residential units, but wanted commercial space integrated at street level. Architecturally the feedback was to use more gabled roof lines and less brick to better match the Bader house.

Revised Plan:

There was support from the boards and neighbors for the Historic Bader house to be a commercial space with the goal of becoming a restaurant. Therefore, no changes were made to the original plan for the Bader House.

However, the north building was revised by eliminating the 2-story residential townhouse facing Franklin St, and replacing it with 1000sf +/- of 1st floor commercial space facing Franklin Street. The 2nd floor of the 2-story townhome was changed to a smaller 600sf+/- residential studio unit. There are now 5 alley loaded garage parking spaces. The revised building is a true residential and commercial mixed-use building. Also, per the various group's requests, the architecture was changed to incorporate more gable roofs, less brick, and yellow siding was added to better match Bader house overall historical design.



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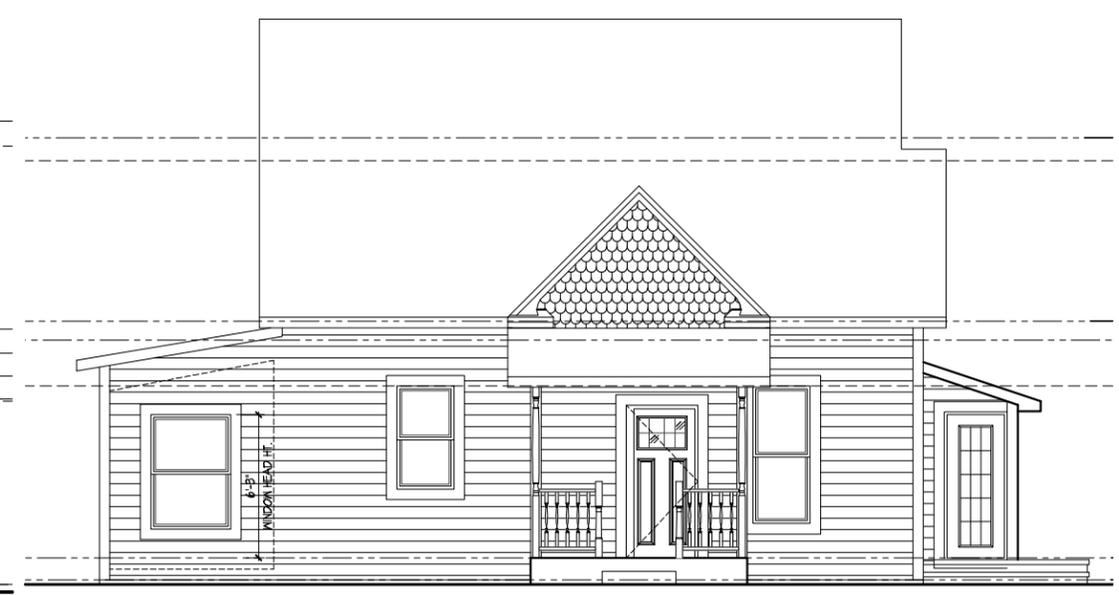
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**A-4.0**



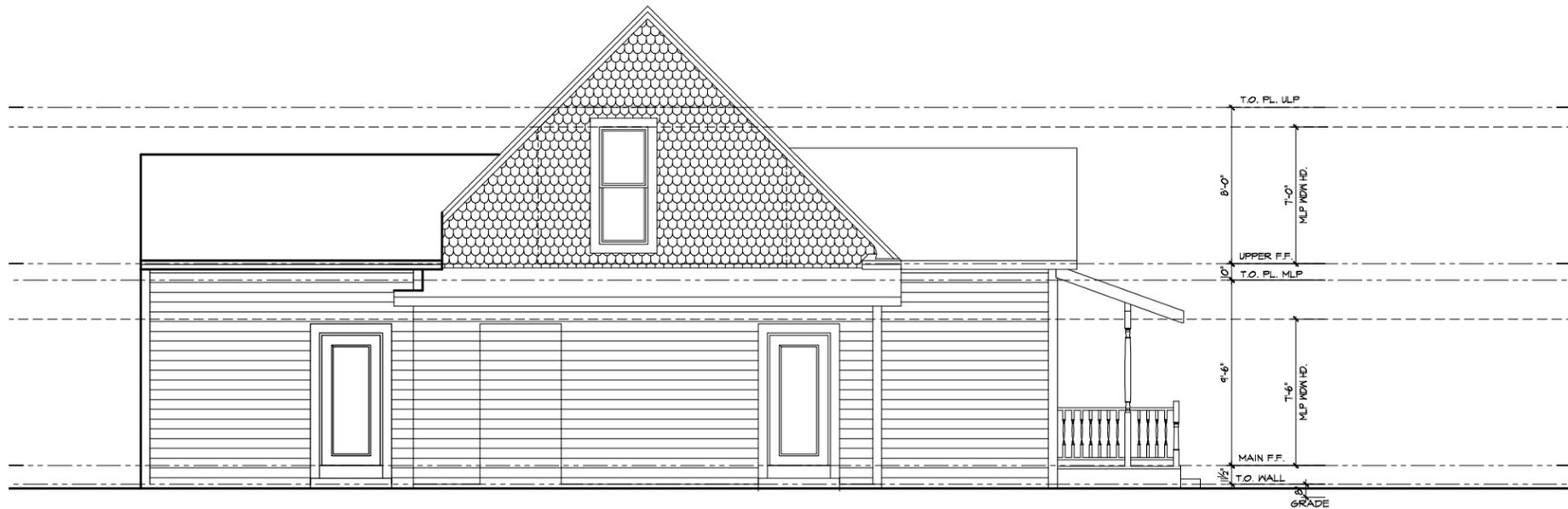
**MIXED-USE BUILDING  
 SOUTH ELEVATION (FRANKLIN)**  
 2  
 A-4.0  
 SCALE: 1/4" = 1'-0"



**BADER HOUSE  
 SOUTH ELEVATION (FRANKLIN)**  
 1  
 A-4.0  
 SCALE: 1/4" = 1'-0"



3  
A-4.1  
MIXED-USE BUILDING  
NORTH ELEVATION (ALLEY)  
SCALE: 1/4" = 1'-0"



3  
A-4.1  
BADER HOUSE  
NORTH ELEVATION (ALLEY)  
SCALE: 1/4" = 1'-0"

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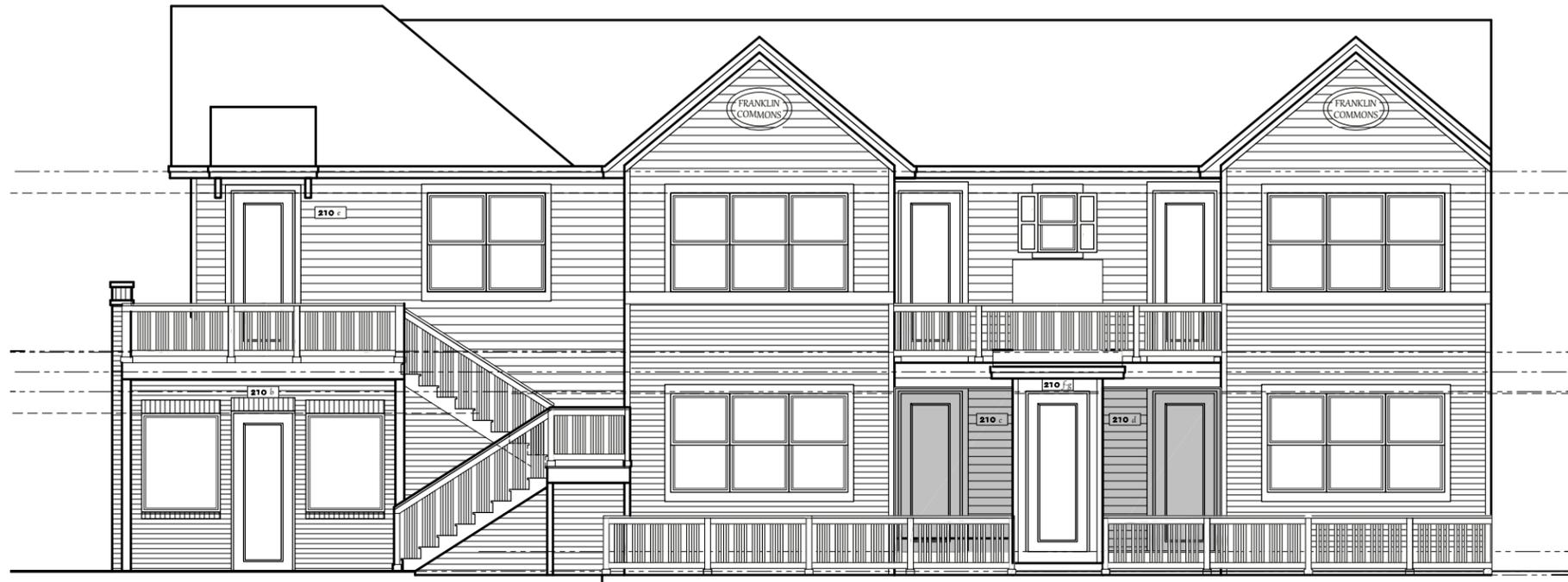
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MIXED-USE BUILDING  
SOUTH ELEVATION (2ND AVE)  
SCALE: 1/4" = 1'-0"



BADER HOUSE  
SOUTH ELEVATION (2ND AVE)  
SCALE: 1/4" = 1'-0"

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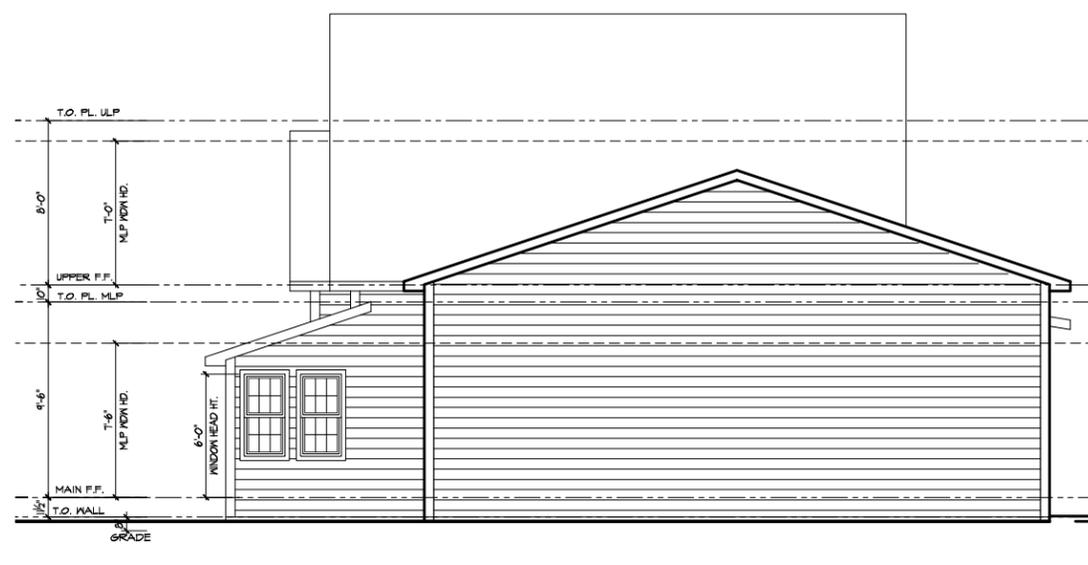
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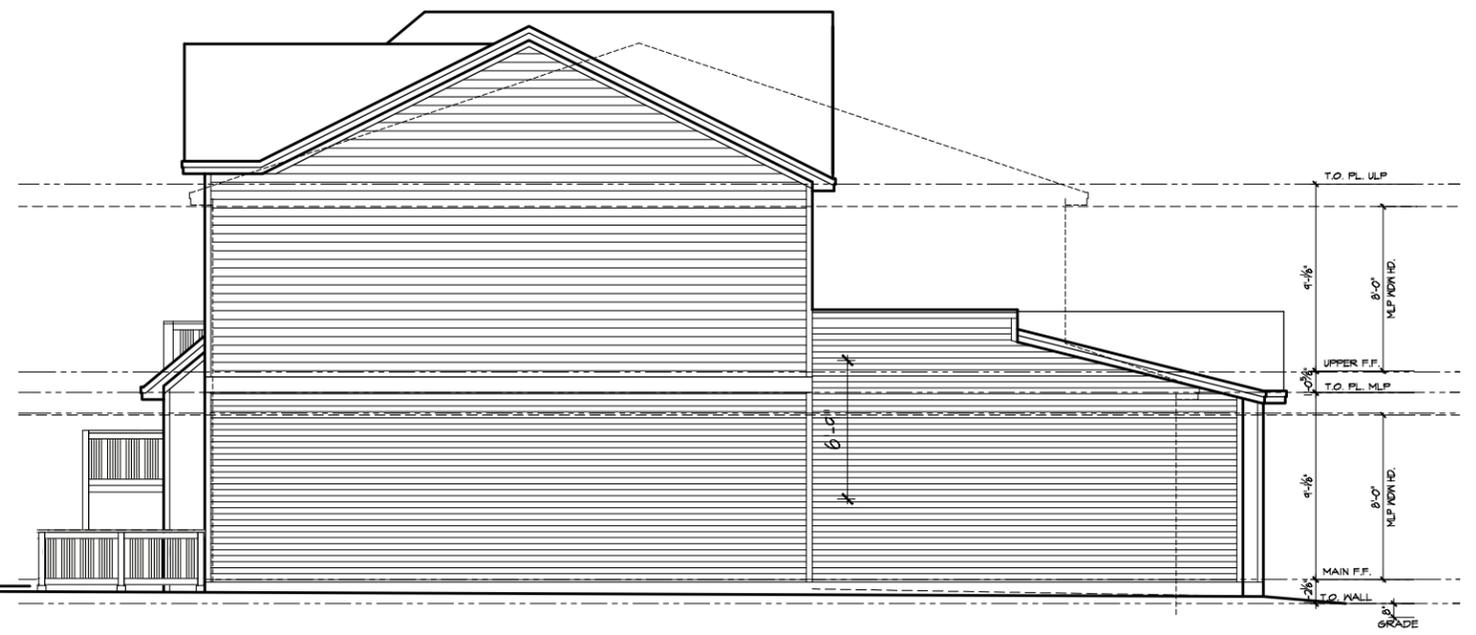
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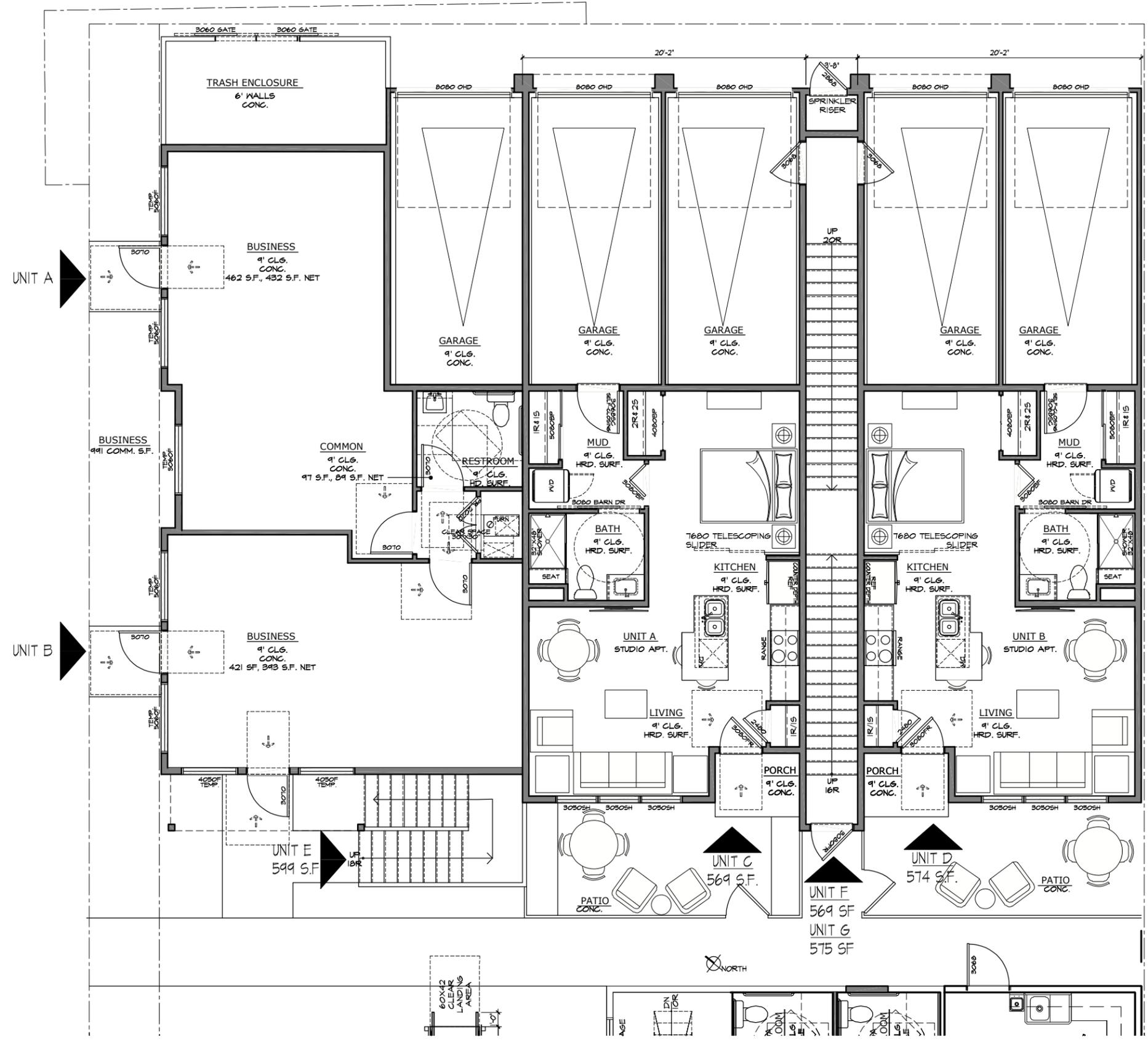
**A-4.3**



**BADER HOUSE**  
**EAST ELEVATION (INTERIOR LOT LINE)**  
 SCALE: 1/4" = 1'-0"



**MIXED-USE BUILDING**  
**EAST ELEVATION (INTERIOR LOT LINE)**  
 SCALE: 1/4" = 1'-0"



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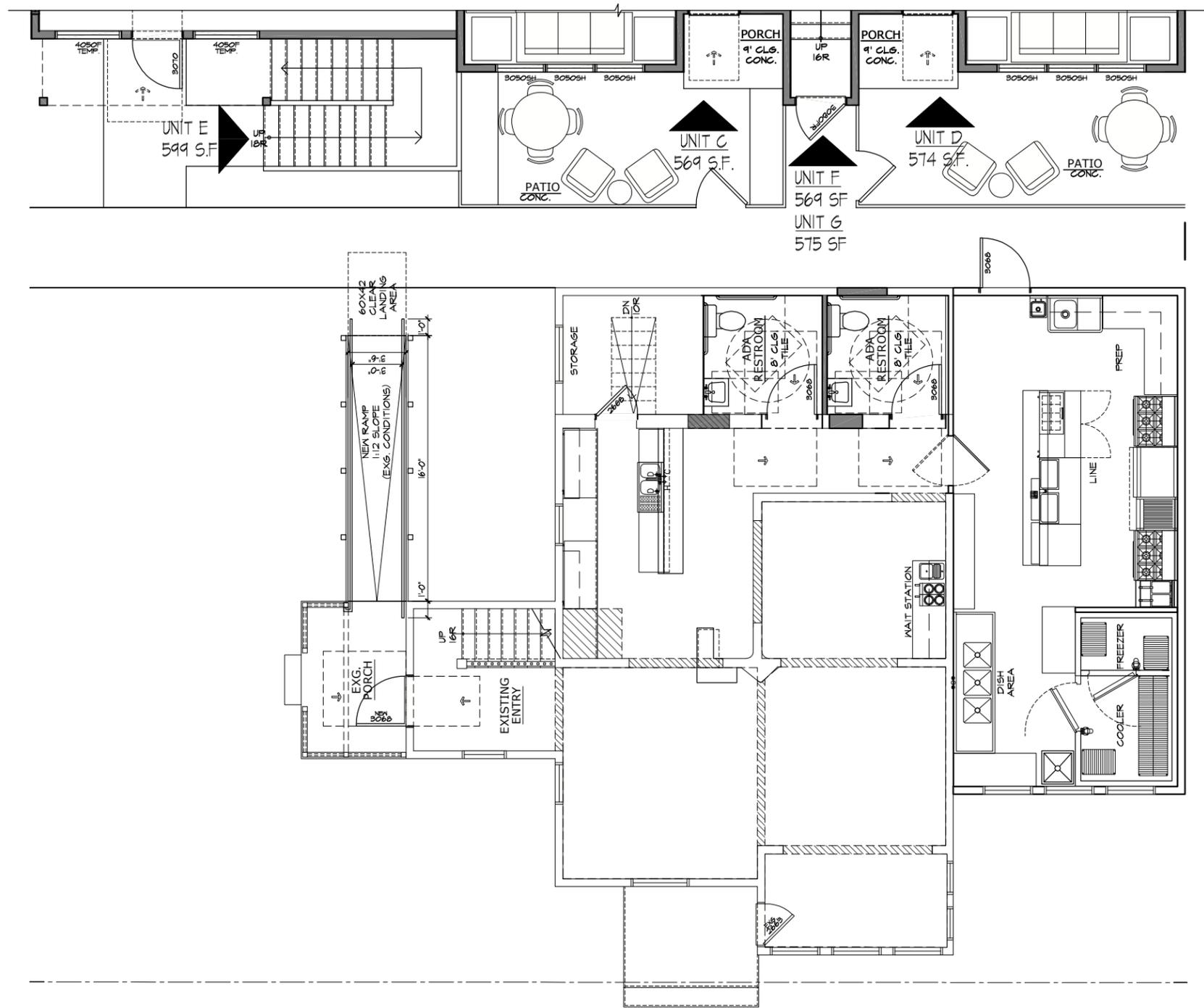
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**A-1.0**

**1ST FLOOR PLAN - MIXED-USE BUILDING**  
 SCALE: 1/4" = 1'-0"



1ST FLOOR PLAN - BADER HOUSE  
 SCALE: 1/4" = 1'-0"  
 NORTH

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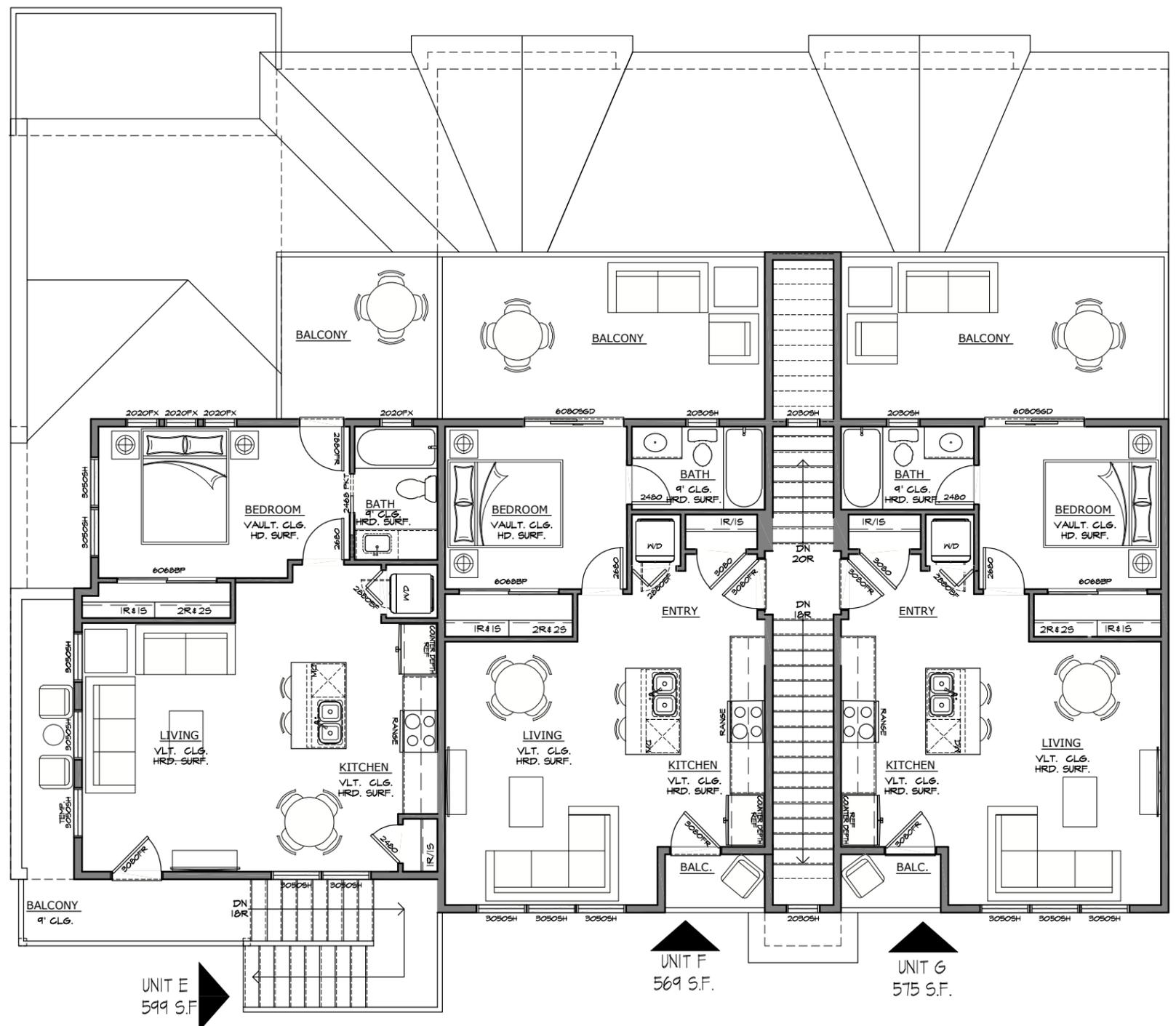
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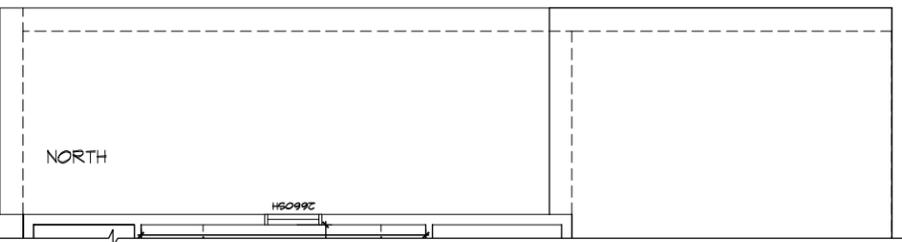
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**A-2.0**



**2ND FLOOR PLAN - MIXED-USE BUILDING**  
 SCALE: 1/4" = 1'-0"





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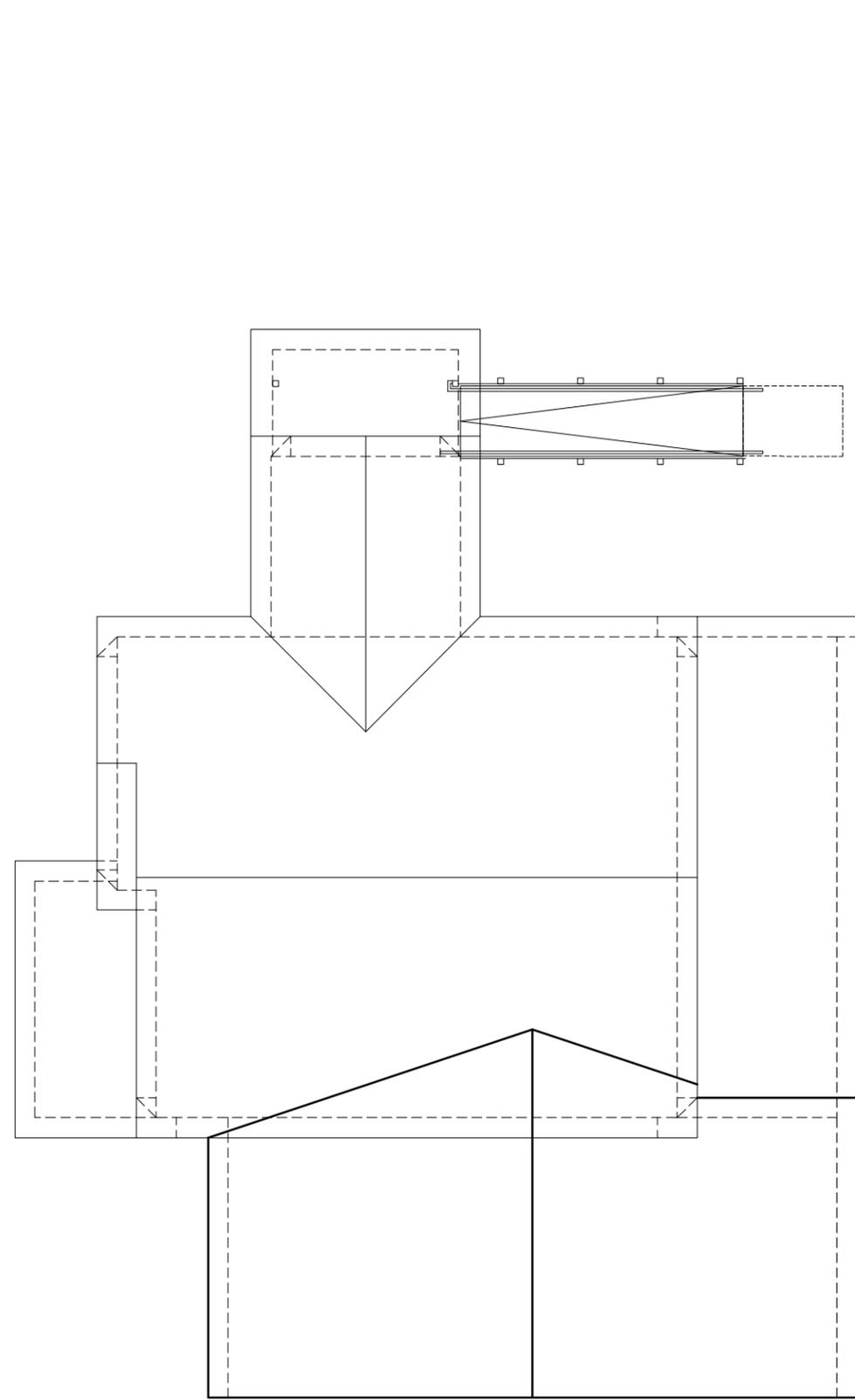
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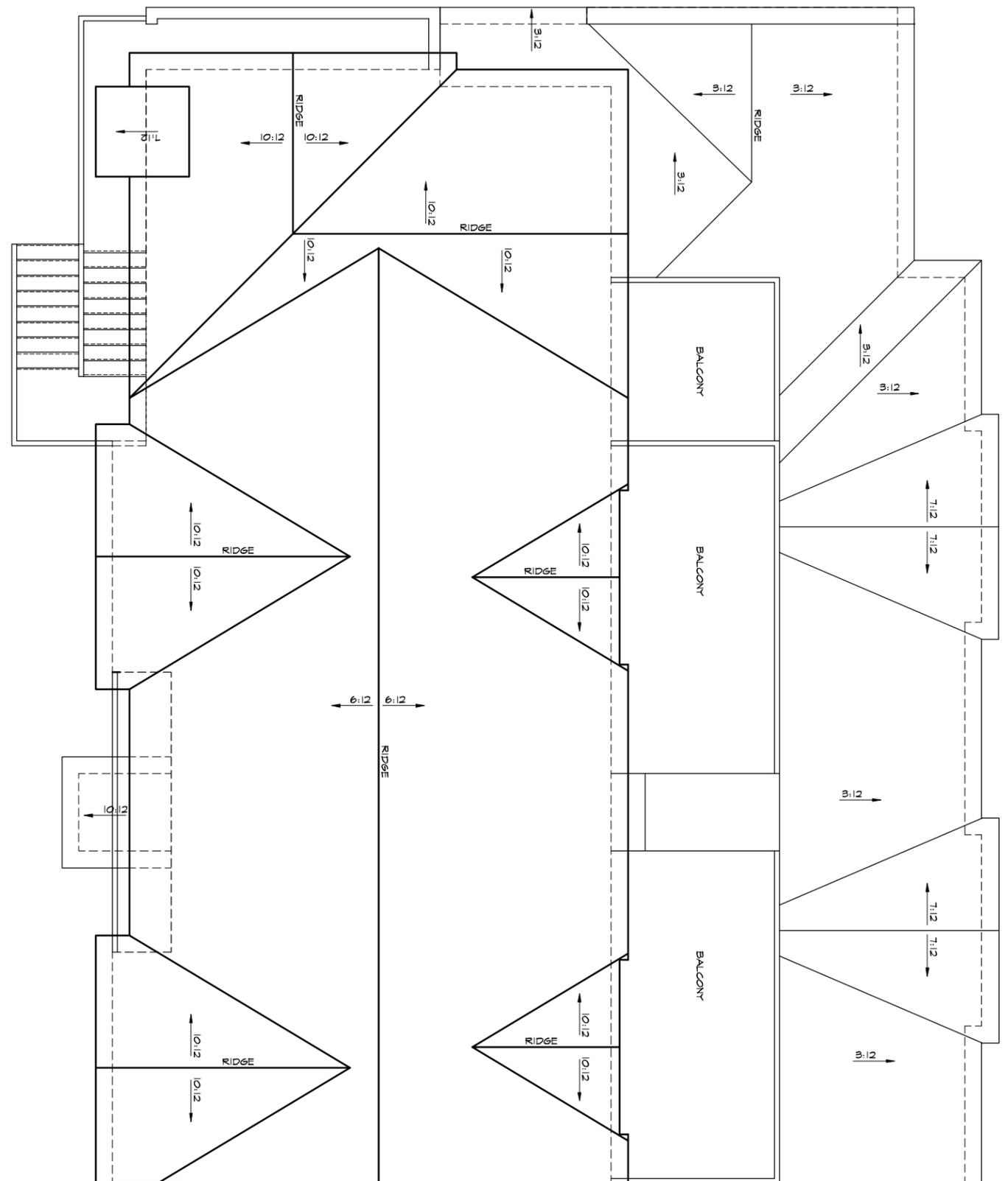
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**A-3.0**



2 ROOF PLAN - BADER HOUSE  
 SCALE: 1/4" = 1'-0"



1 ROOF PLAN - MIXED-USE BLDG.  
 SCALE: 1/4" = 1'-0"

# DELICH ASSOCIATES Traffic & Transportation Engineering

2272 Glen Haven Drive Loveland, Colorado 80538  
Phone: (970) 669-2061 Fax: (970) 669-5034



August 24, 2020

Boulder County Transportation Department  
2525 13<sup>th</sup> Street, P.O. Box 471  
Boulder, CO 80304

To Whom It May Concern:

This Transportation Pre-Application Methodology Letter (TP-AML) addresses the proposed methodology for the transportation system impact analysis per the Boulder County Multimodal Transportation Standards for a change of use at 210 Franklin Street in Niwot, Boulder County. The project is known as Franklin Commons. This TP-AML addresses the difference in the trip generation as well as other elements.

## EXISTING LAND USE

The site location is provided in Appendix A. The subject property is east of the 2<sup>nd</sup>/Franklin intersection in/near the commercial area of Niwot. The property has two buildings that front on Franklin Street. The south building is known as the Bader House, a historic landmarked structure. It has a floor area of approximately 1,400 square feet. The north building has a floor area of 3,384 square feet. The north building will be razed as an element of this change of use. There is on-street parking on 2<sup>nd</sup> Avenue and Franklin Street. The former and/or current uses in both buildings are considered to be sit-down restaurants. Using Trip Generation, 10<sup>th</sup> Edition, ITE, as the reference document, the current land uses generate: 538 daily trip ends, 48 morning peak hour trip ends, and 47 afternoon peak hour trip ends, as shown in Table 1.

## PROPOSED LAND USE

The site plan is provided in Appendix B. The building to the south (Bader House) is proposed to continue as a restaurant with a small addition (kitchen). The building to the north will have approximately 1,000 square feet of commercial/retail space and five small apartment units. The apartment units will have garages with access to/from the alley. The existing on-street parking will remain. Using the cited reference document, the calculated trip generation of the proposed land uses is shown in Table 2. The calculated trip generation is: 280 daily trip ends, 21 morning peak hour trip ends, and 25 afternoon peak hour trip ends. The difference in the calculated trip generation is: 258 less daily trip ends, 27 less morning peak hour trip ends, and 22 less afternoon peak hour trip ends.

There are no available recent traffic count data on Franklin Street and 2<sup>nd</sup> Avenue near the site. However, based upon some historic peak hour counts on 2<sup>nd</sup> Avenue, it is likely that the traffic on the subject segments of Franklin Street and 2<sup>nd</sup> Avenue are less than 1000 vehicles per day. The trip distribution for the subject property is a function of trip production/attraction locations in the general vicinity of the site (5± mile radius). Preliminary trip distribution is estimated at: 35-40 percent to/from the west, 35-40 percent to/from the east, and 20-25 percent

to/from the south. Given this trip distribution, the relative impact of this change of use will not be significant on the adjacent roads/streets.

#### TRAVEL MODES

The primary travel mode will be by private automobile. However, alternative modes could be utilized by both residents and customers. There are 3-4 foot bicycle lanes on Niwot Road. The nearest transit stop is on SH119, which is approximately 0.4 miles to the west of the site.

#### CONCLUSION

The change in the trip generation will be less than that for the current/former land uses on this site. Therefore, it is requested that no further transportation analyses be required for this change of land use proposal at 210 Franklin Street (Franklin Commons).

Do not hesitate to contact me if you have questions or desire additional information.

Sincerely,



Matthew J. Delich, P.E., PTOE

File: 2059 LT01



<b>TABLE 1</b>								
<b>Trip Generation for the Existing/Historic Land Uses</b>								
<b>Code</b>	<b>Use</b>	<b>Size</b>	<b>AWDTE</b>		<b>AM Peak Hour</b>		<b>PM Peak Hour</b>	
			<b>Rate</b>	<b>Trip Ends</b>	<b>Rate</b>	<b>Trip Ends</b>	<b>Rate</b>	<b>Trip Ends</b>
932	Sit-down Restaurant (Bader House)	1.40 KSF	112.18	158	9.94	14	9.77	14
932	Sit-down Restaurant (north building)	3.384 KSF	112.18	380	9.94	34	9.77	33
<b>Total</b>				<b>538</b>		<b>48</b>		<b>47</b>

<b>TABLE 2</b>								
<b>Trip Generation for Proposed Franklin Commons Land Uses</b>								
<b>Code</b>	<b>Use</b>	<b>Size</b>	<b>AWDTE</b>		<b>AM Peak Hour</b>		<b>PM Peak Hour</b>	
			<b>Rate</b>	<b>Trip Ends</b>	<b>Rate</b>	<b>Trip Ends</b>	<b>Rate</b>	<b>Trip Ends</b>
932	Sit-down Restaurant (Bader House)	1.83 KSF	112.18	206	9.94	18	9.77	18
820	Retail	1.00 KSF	37.75	38	0.94	1	3.81	4
220	Multifamily Residential	5 DU	7.32	36	0.46	2	0.56	3
<b>Total</b>				<b>280</b>		<b>21</b>		<b>25</b>

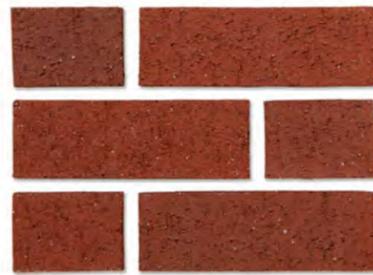












Mutual Materials Thin Brick  
Color: Inca  
Texture: Wire Cut



Jersey Cream SW 6379 Vintage Gold SW 9024



**COLOR SELECTIONS**  
Paint color to match historic bader house