

Niwot LID Reviews Proposed Changes to County Parking Definitions

By Jocelyn Rowley Editorial@lhvc.com Oct 13, 2017

At its monthly meeting on Tuesday, Oct. 3, the Niwot LID Advisory Committee formally met new Niwot Economic Development director Catherine McHale, considered one funding request, and discussed proposed Boulder County land use changes that could impact tentative plans for a parking lot north of old town Niwot.

McHale introduced herself and spoke briefly of her plans going forward, especially as they relate to use of social media to promote Niwot businesses. She also indicated that she would be working on making more effective connections between people who attend events in Niwot and Niwot businesses.

The evening's funding request came from Pat Murphy of Niwot Real Estate who requested \$2,570 for this year's Great Pumpkin Party, scheduled for Oct. 28. The annual community Halloween event, which features a parade and dog costume contest, brings an estimated 700 visitors to downtown Niwot.

Murphy's request for this year's event is \$500 higher than last year, due to the additions of a magician in Cottonwood Square and a haunted house on 2nd Avenue, which will be decorated and staffed by Niwot High students. Other expenses for the community Halloween event include advertising, a musician, and a hired wagon for hay rides.

"It's good for me to have the high school kids get involved, and they're excited," said Murphy, adding that other community members had stepped forward as volunteers. She also noted that the Niwot Business Association (NBA) will be contributing money towards the event. The request was approved unanimously, with member Biff Warren abstaining as the request included advertising costs in the Left Hand Valley Courier.

Next, the committee revisited last month's request from the NBA Streetscapes committee for \$3,500 to replace the wooden walkway in front of Bell Book and Candle gift shop located in the Tribune Building on the northeast corner of 2nd and Franklin. Interim county liaison Mark Ruzzin reported that the sidewalk does fall within the county right-of-way, so replacing it won't require the building tenant's permission. However, since Streetscapes chair Chuck Klueber was not at the meeting, the request was tabled again.

The committee then reviewed proposed changes to Boulder County's Land Use Code for Parking-related Uses and Regulations.

In response to growing demand for regulated parking throughout the Boulder Valley, county planners have drafted an amendment to the Land Use Code to expand the definition of a multimodal parking facility as an area for "off site parking in areas where onsite parking is constrained." In other words, an area such as the proposed parking lot currently under consideration west of Murray Street.

Among the requirements for such a facility are charging stations, adequate lighting, a stormwater management plan, and connecting walkways between the lot and the area served. Ultimately, the updated definition will give county officials more control over how such areas are constructed and maintained. A public hearing by the Boulder County Planning Commission on the recommended amendments has been tentatively scheduled for Nov. 15.

The future parking lot came up again in old business. Member Biff Warren provided the committee with an update on the land acquisition, which is proceeding on schedule. A purchase agreement with BNSF has been signed and a survey is being completed. The purchase is currently scheduled to close on Dec. 1.

The Committee will meet next at 7 p.m. on Nov. 7 at the Mountain View Fire Station.