

Niwot Community Association
Niwot Public Improvement District Survey
July 30 – August 13, 2025

The NCA's charter includes being a two-way conduit of information by educating the community on local issues and conducting surveys to represent the opinions of our members to Boulder County officials.

Recently, the NCA distributed an information / education packet and a public opinion survey on the proposed Niwot Public Improvement District, the results of which will be shared with the Boulder County Commissioners.

<https://niwot.org/niwot-local-improvement-district/>

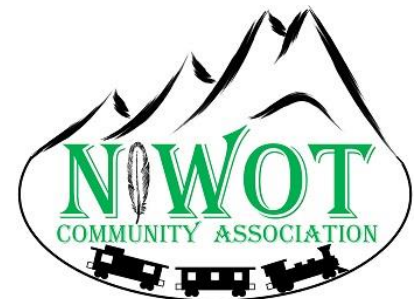
Overview

The Niwot Community Association (NCA) conducted an opinion survey for the proposed public improvement district (PID) for the Niwot area. The purpose of the district would be to fund subdivision paving as well as support the Niwot Master Plan.

If approved at an upcoming Boulder County Commissioners public hearing, the proposed public improvement district will advance to the November 2025 ballot.

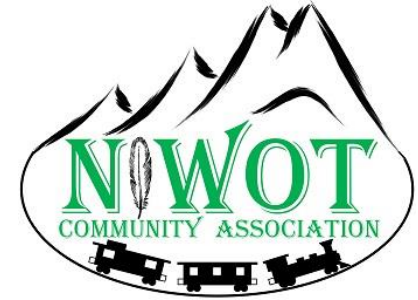
Total Responses	121
Duplicates	3
NCA Verified	99
Unverified	19

The following slides report both the 99 verified NCA and 118 combined responses



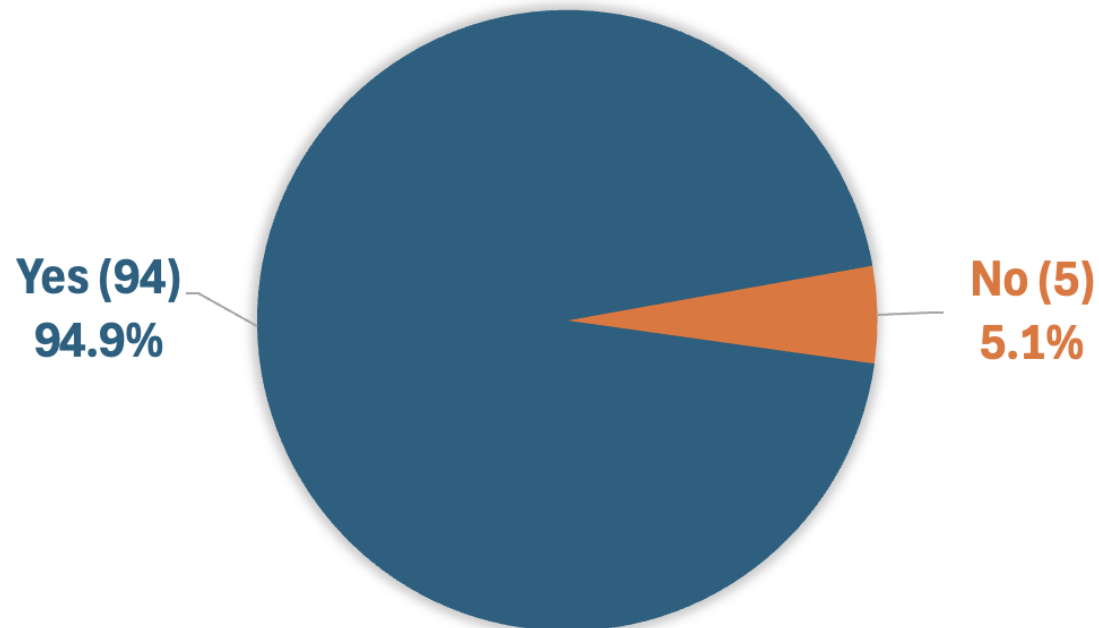
Do you live inside the proposed public improvement district boundaries? (select one)

- Yes
- No



Question 1

LIVE INSIDE BOUNDARIES - NCA

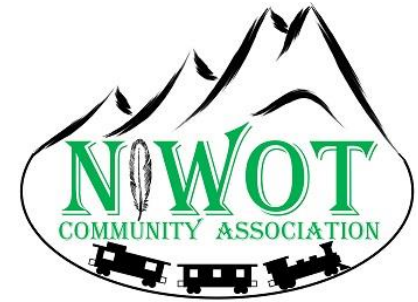


LIVE INSIDE BOUNDARIES - ALL



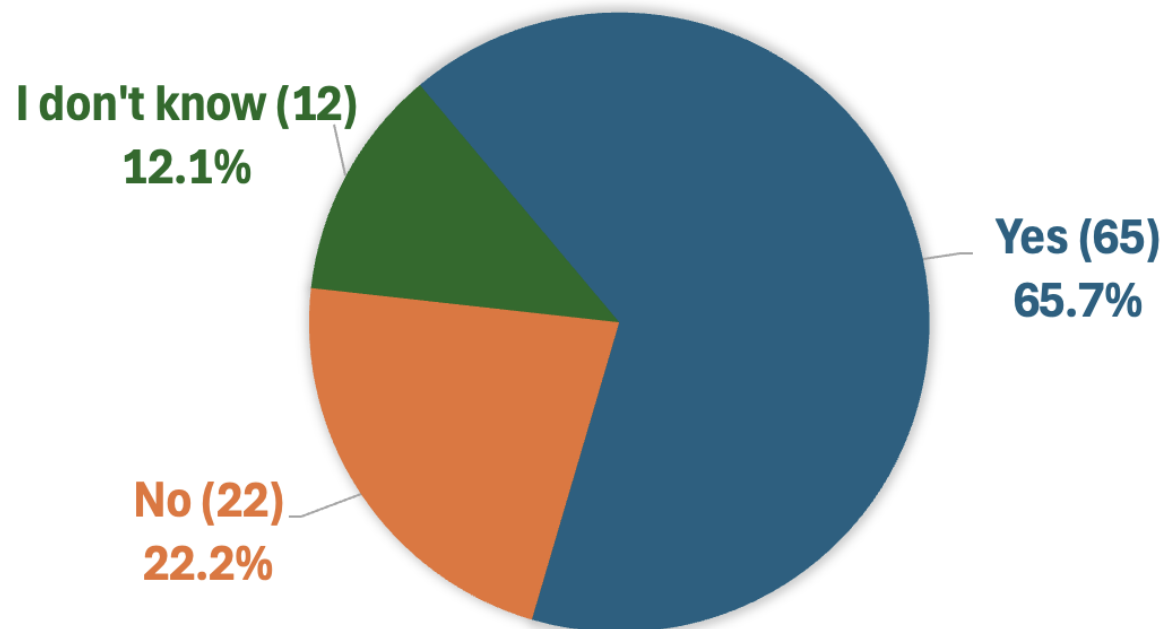
Do you support the idea of a public improvement district (not necessarily the currently proposed PID but in general) to generate revenue to address road repair and maintenance in Niwot?
(select one)

- Yes
- No

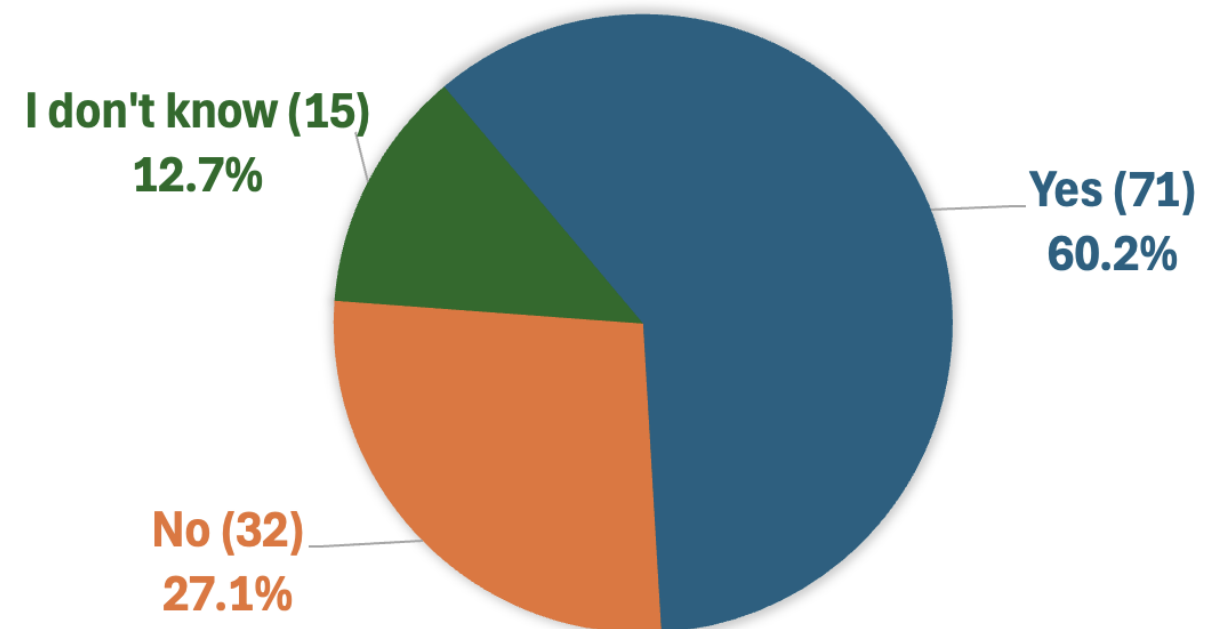


Question 2

SUPPORT IDEA OF PID - NCA

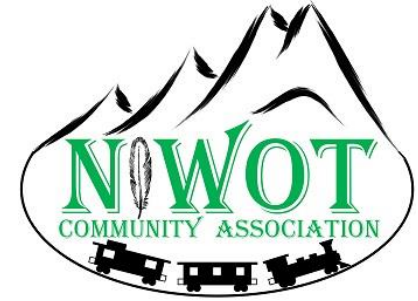


SUPPORT IDEA OF PID - ALL



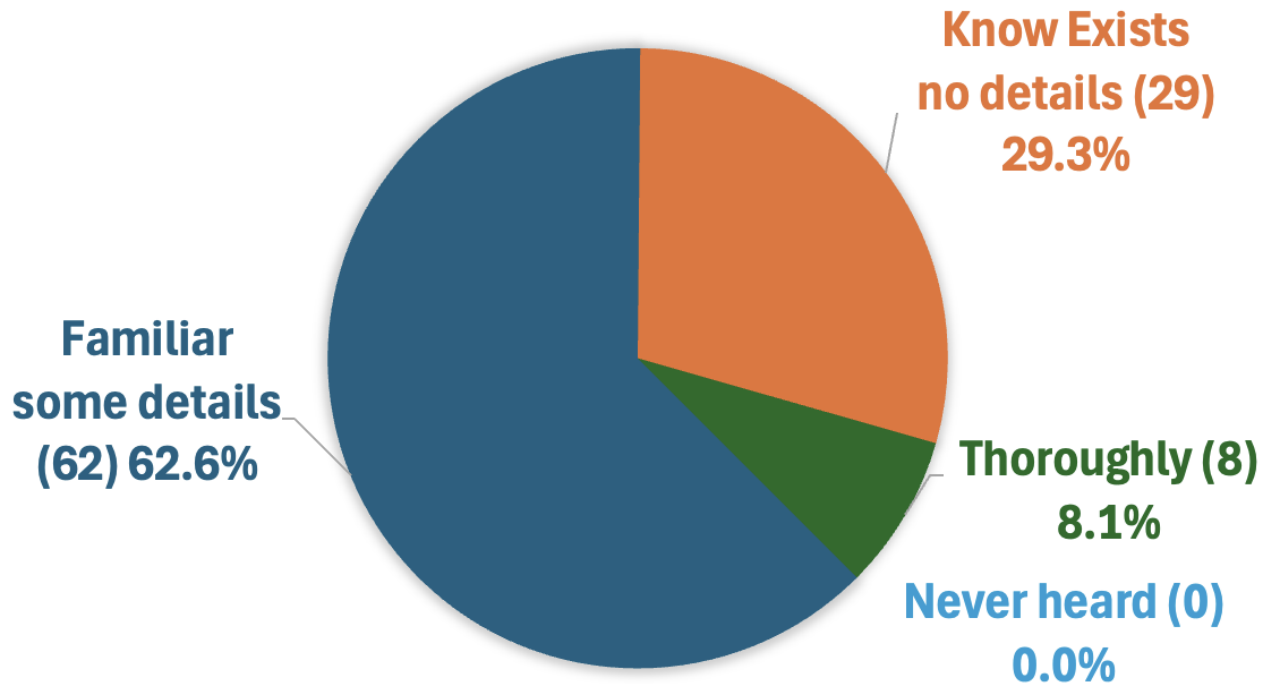
How much do you know about the Niwot Master Plan that was adopted in May of this year by the Niwot Local Improvement District? (select one)

- I thoroughly know the plans and objectives
- I am familiar with it and some of the details
- I know it exists, but none of the details
- I have never heard of it

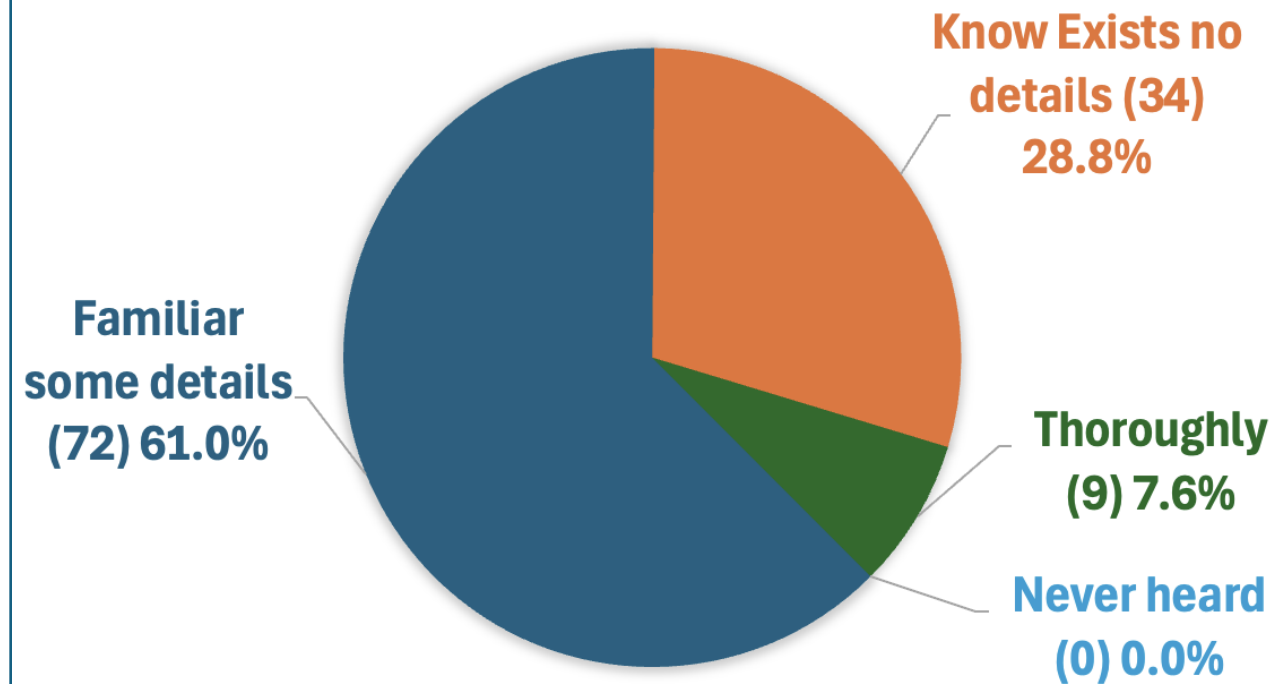


Question 3

KNOWLEDGE OF MASTER PLAN - NCA

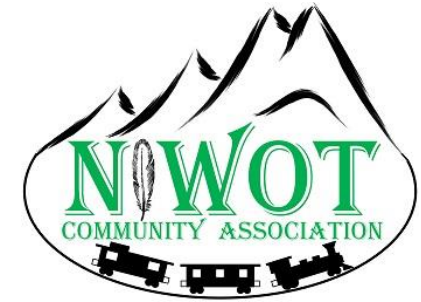


KNOWLEDGE OF MASTER PLAN - ALL



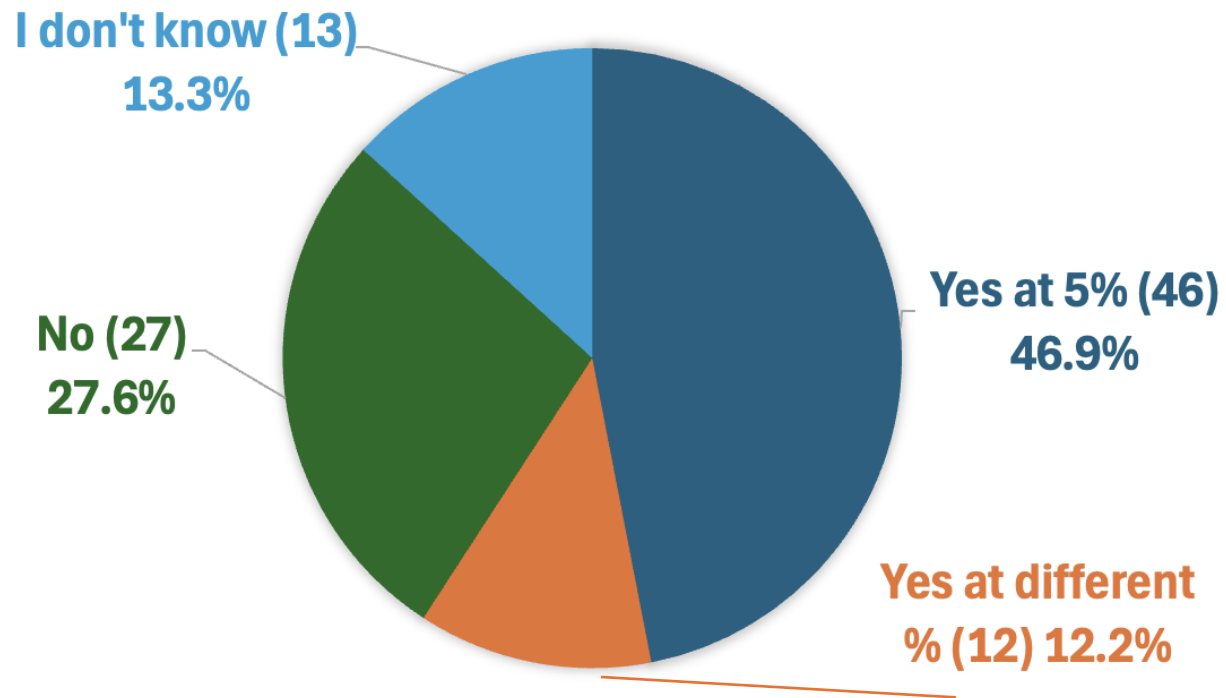
Do you support the inclusion of Niwot Master Plan projects in the proposed public improvement district? (select one)

- Yes, and the 5% limit makes sense
- Yes, but with a different annual limit
- I don't know
- No

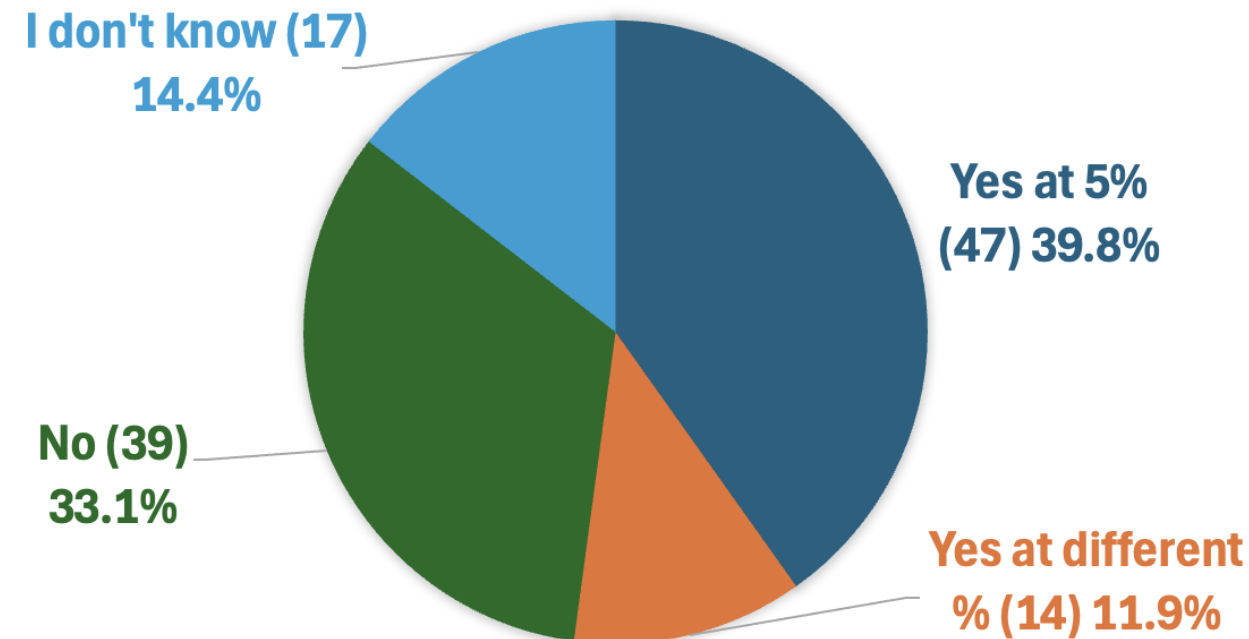


Question 4

MASTER PLAN PROJECTS INCLUDED - NCA

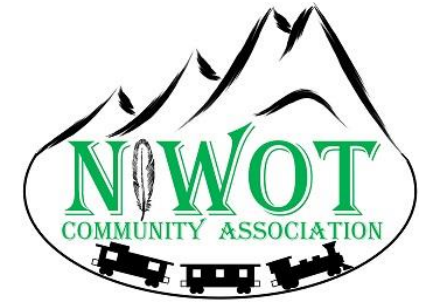


MASTER PLAN PROJECTS INCLUDED - ALL



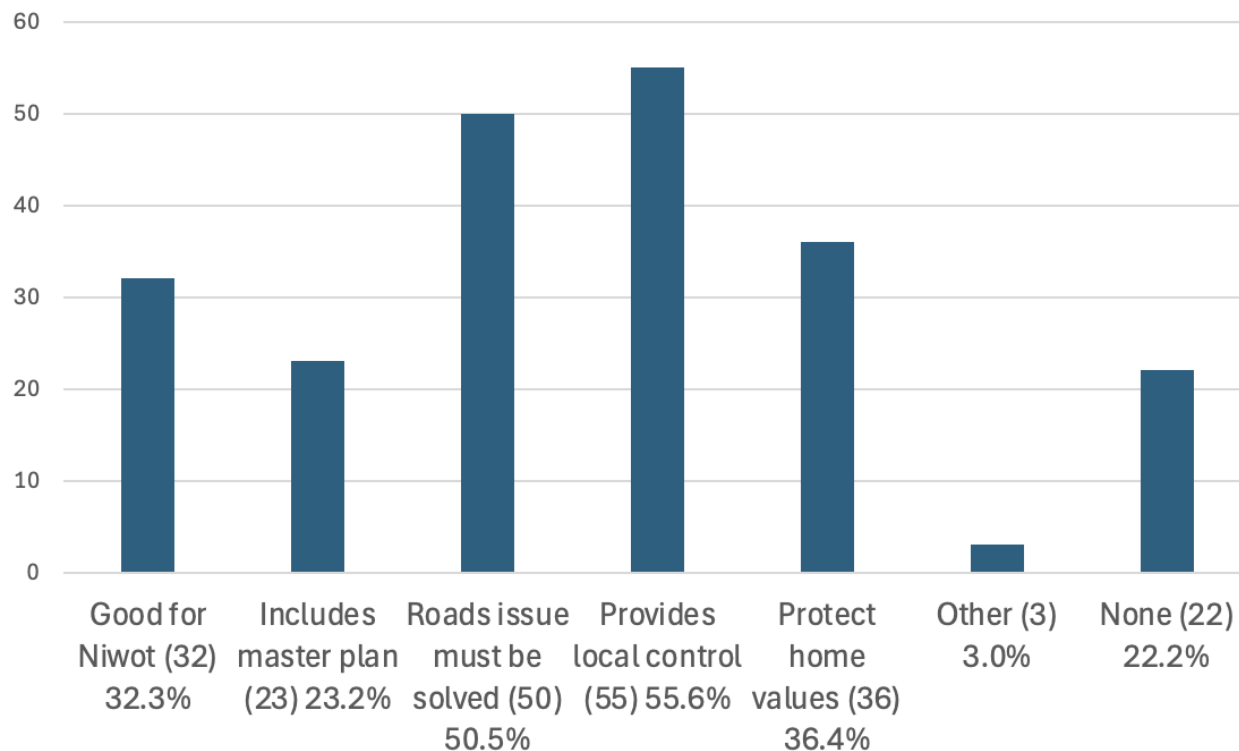
I support the proposed public improvement district for these reasons: (select all that apply)

- It is a good solution for Niwot
- It includes Master Plan Projects which will improve the business district and community
- The roads issue must be solved, and this will get it done
- Boulder County is unlikely to change its policies, this would provide local control over our roads
- It will protect home values
- Other
- None of the above

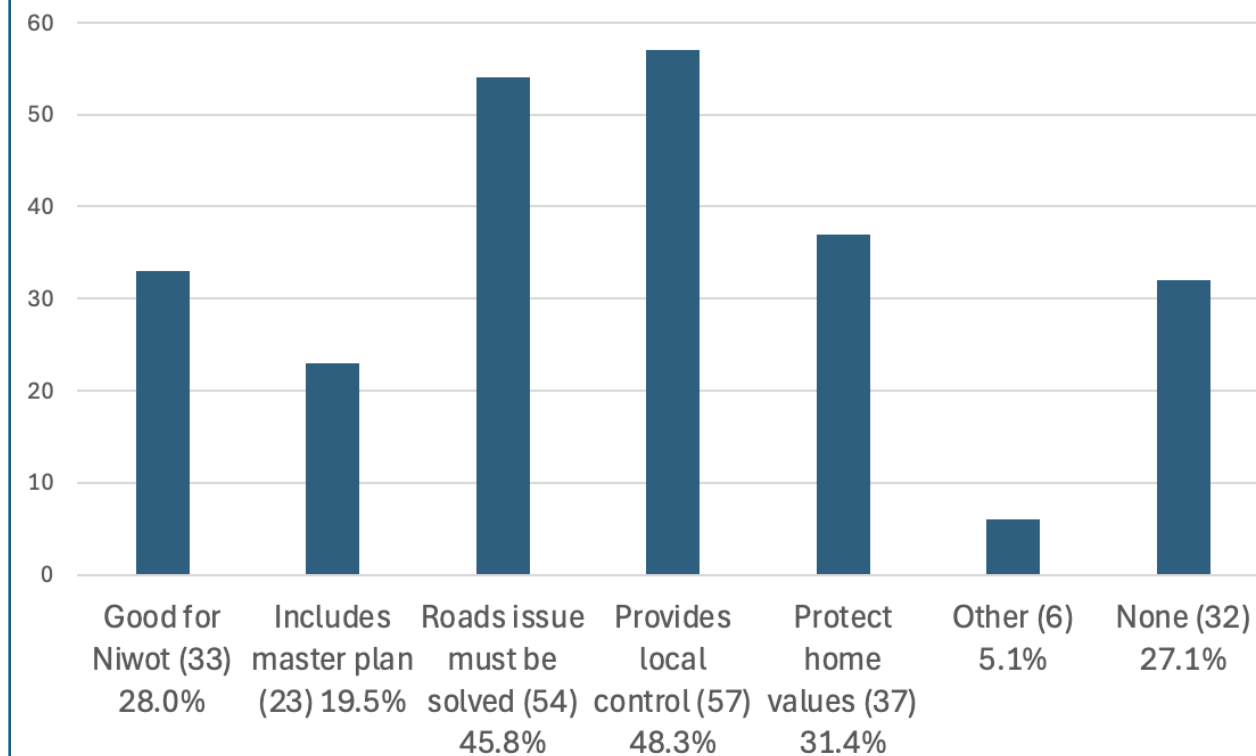


Question 5

SUPPORT PID REASONS - NCA

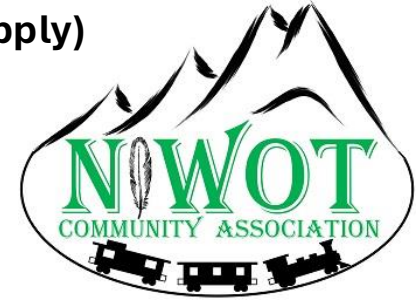


SUPPORT PID REASONS - All



I do not support the proposed public improvement district as is for these reasons: (select all that apply)

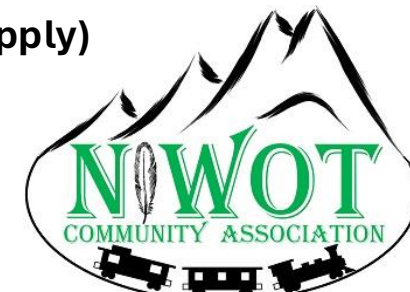
- It is too expensive
- Property taxes are already too high
- Boulder County is not contributing enough
- I disagree with the proposed boundaries
- The Niwot Master Plan projects should not be included
- My HOA or neighborhood already has a working solution to which I contribute financially
- I live on a collector/arterial road that is already maintained by Boulder County so I would get no additional benefit
- The Niwot Business district is excluded from the new taxes
- I have no faith in the county
- Other
- None of the above



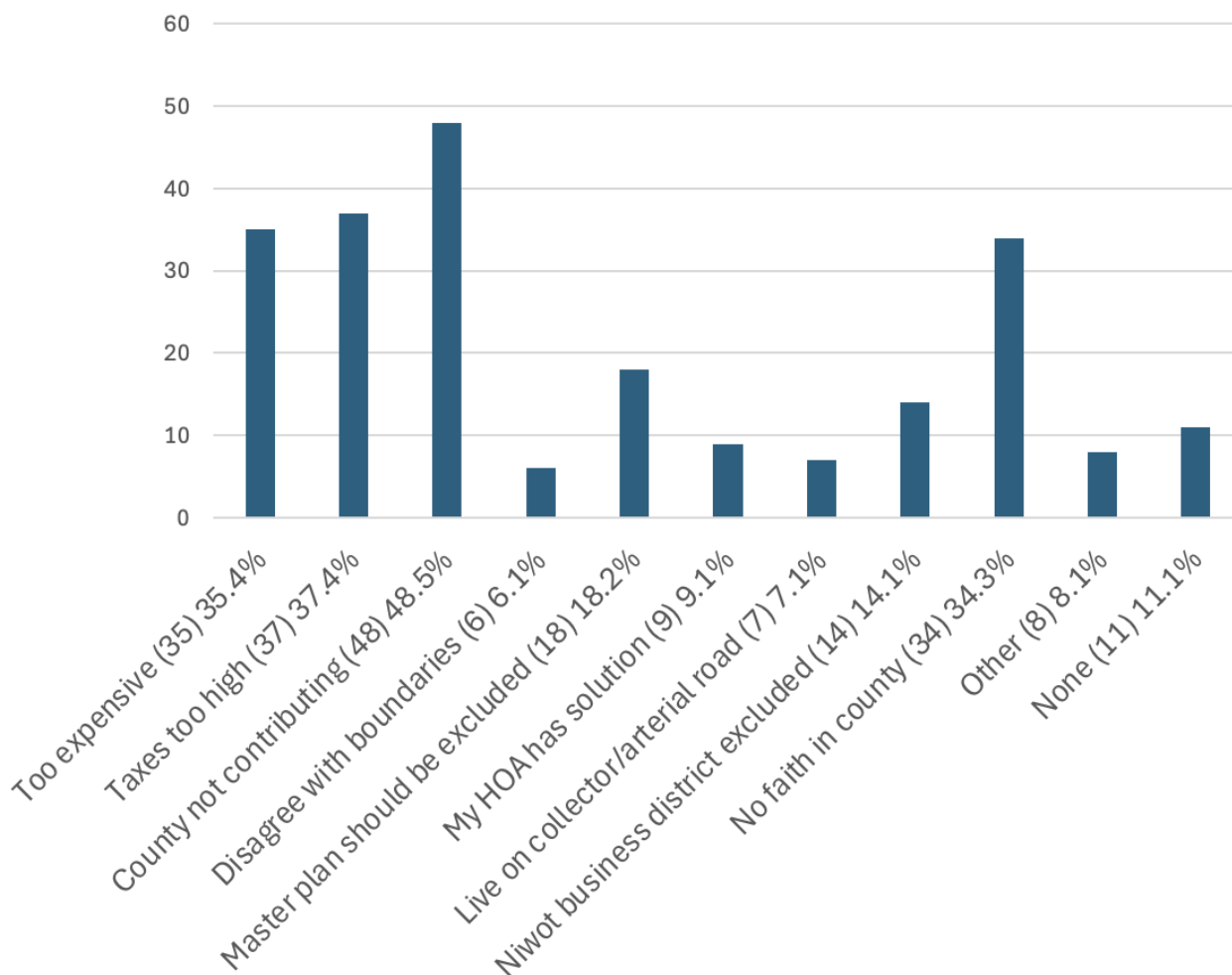
Question 6

I do not support the proposed public improvement district as is for these reasons: (select all that apply)

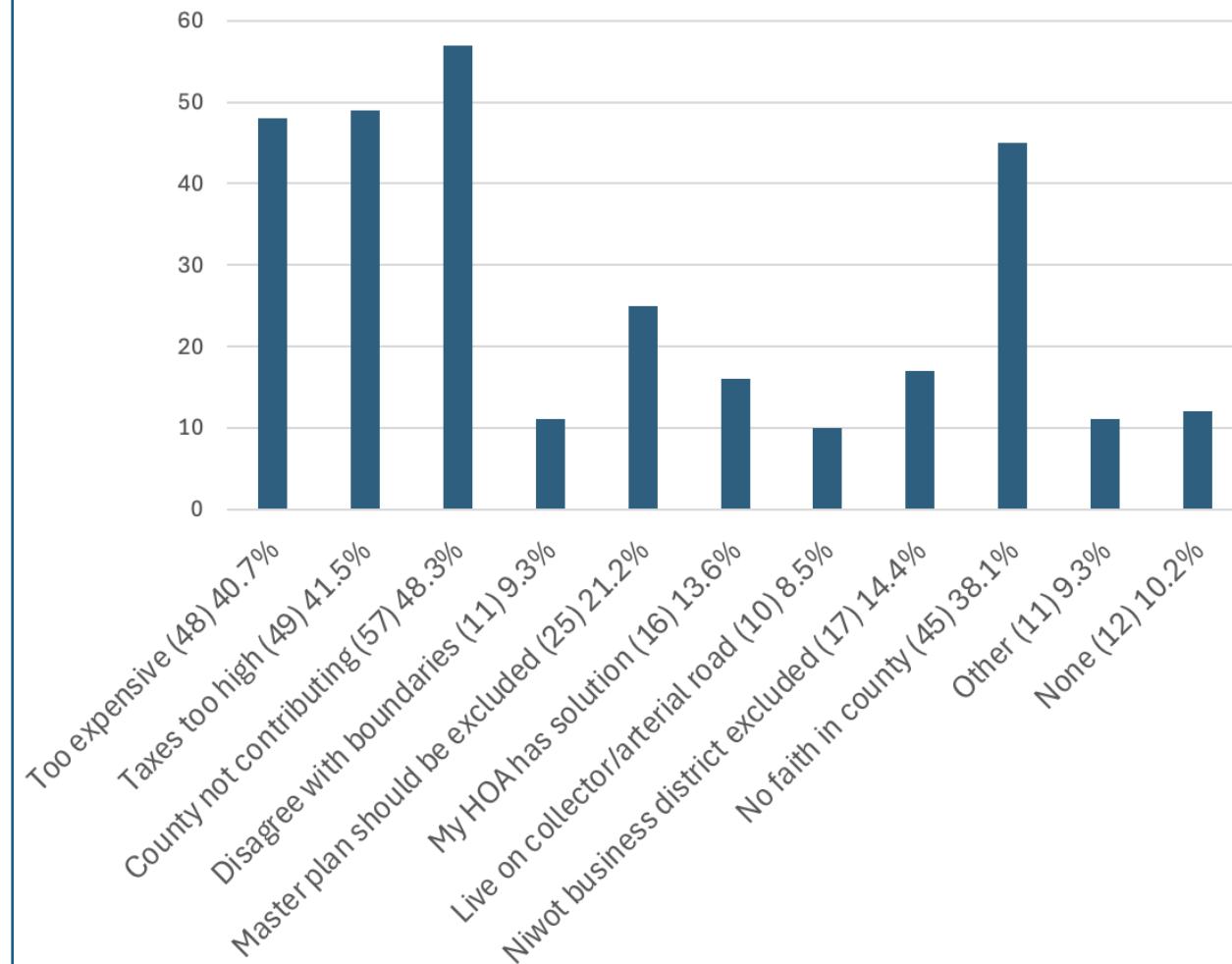
Question 6 continued



OPPOSE PID REASONS - NCA

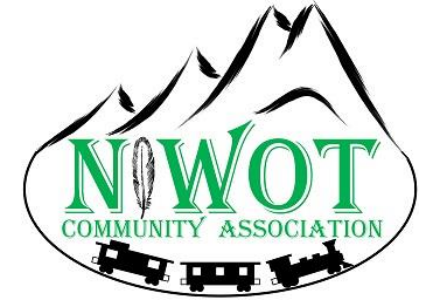


OPPOSE PID REASONS - All

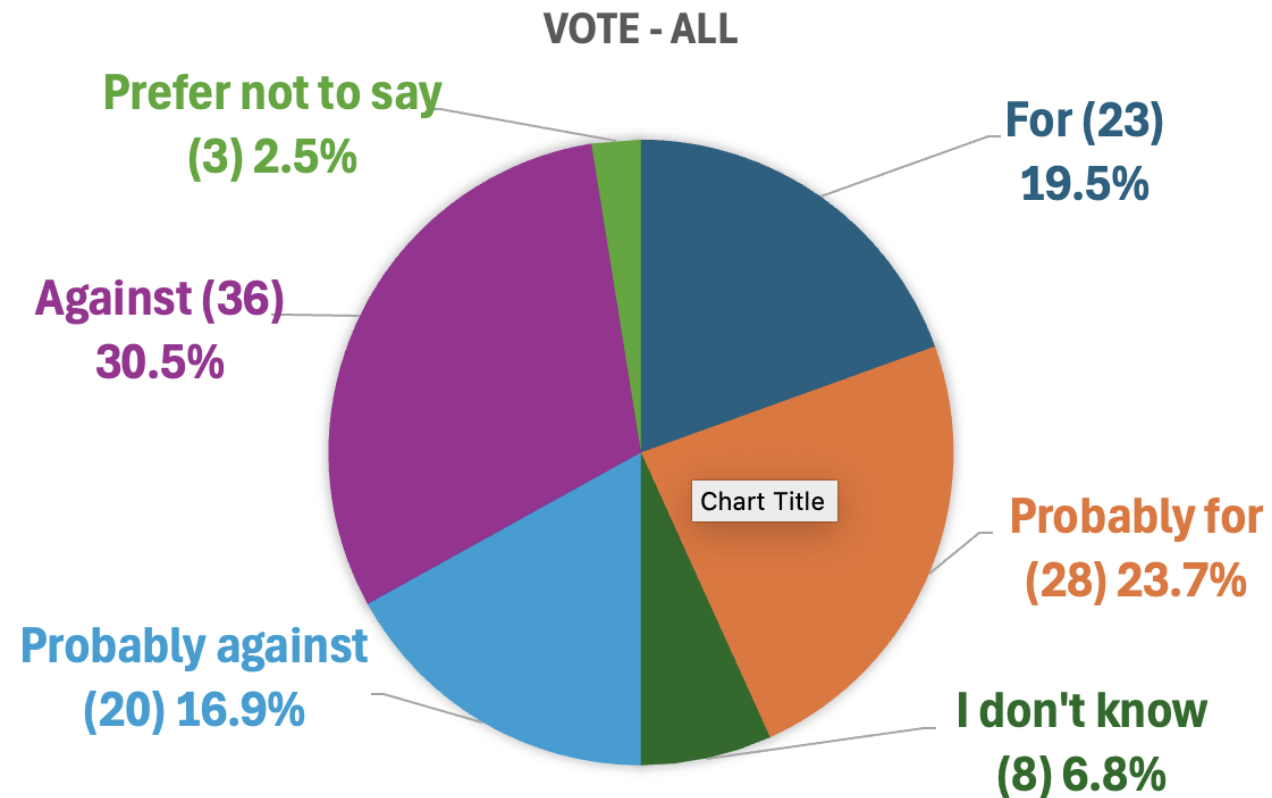
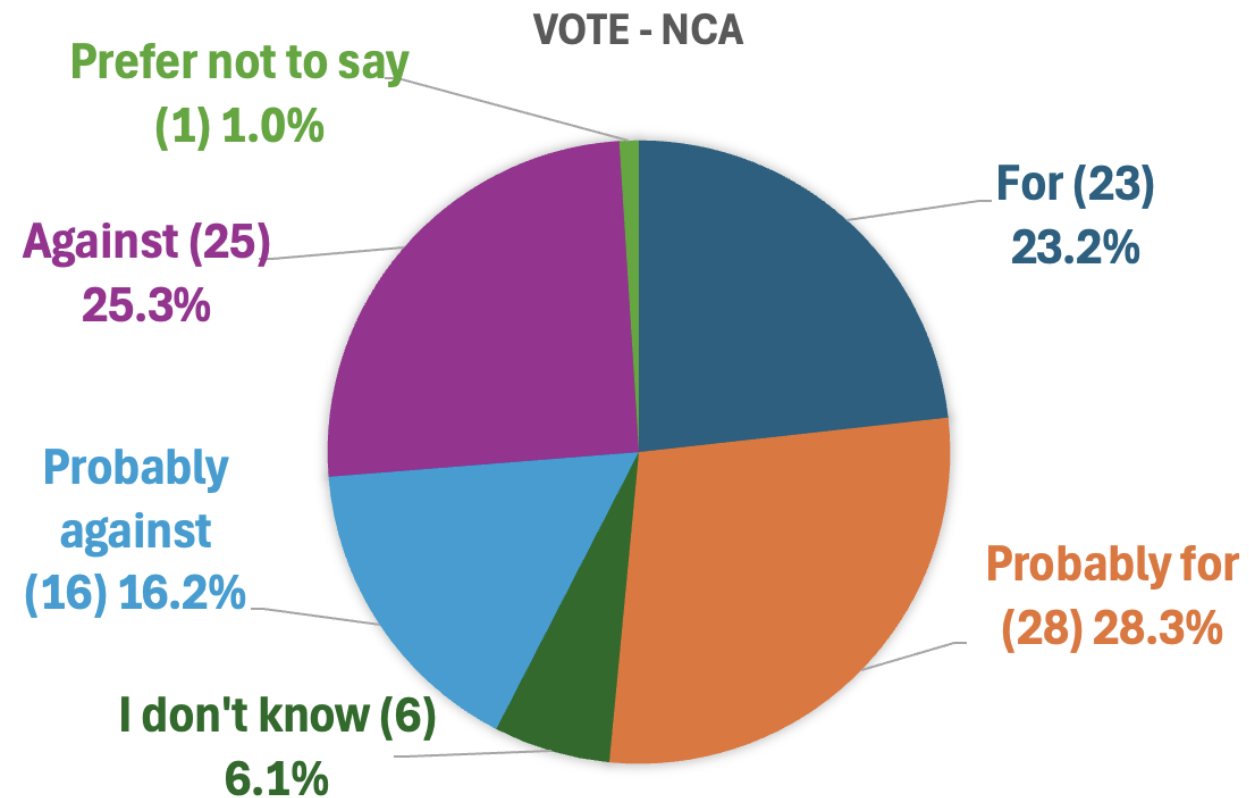


If this public improvement makes it onto the November ballot as is, I would: (select one)

- Vote in favor for it
- Probably vote in favor for it
- I don't know
- Probably vote against it"
- Vote against it
- Prefer not to say



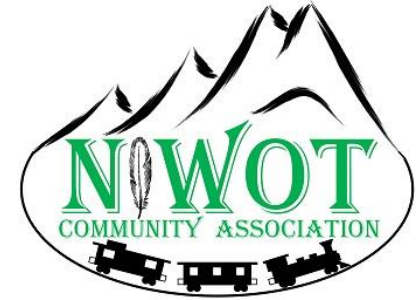
Question 7



The estimated annual increase to property taxes under the current proposal is \$94 per \$100,000 of assessed actual property value.

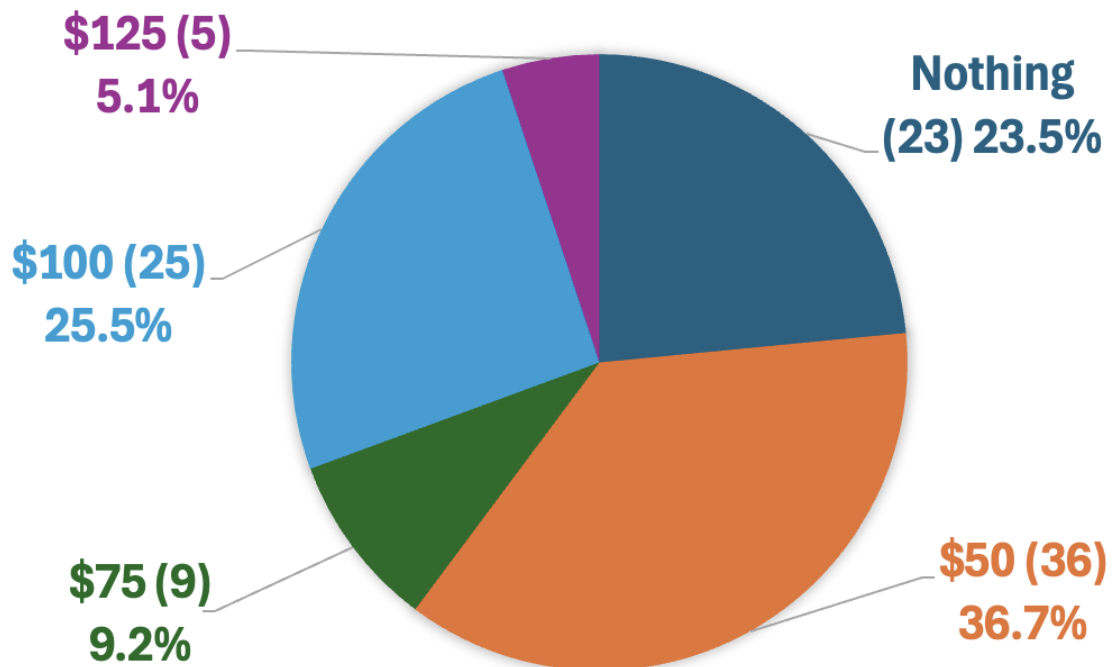
What would you be willing to pay annually for a solid solution to the Niwot roads issue? (select one)

- Nothing
- \$50 per \$100,000 of my assessed actual property value
- \$75 per \$100,000 of my assessed actual property value
- \$100 per \$100,000 of my assessed actual property value
- \$125 per \$100,000 of my assessed actual property value

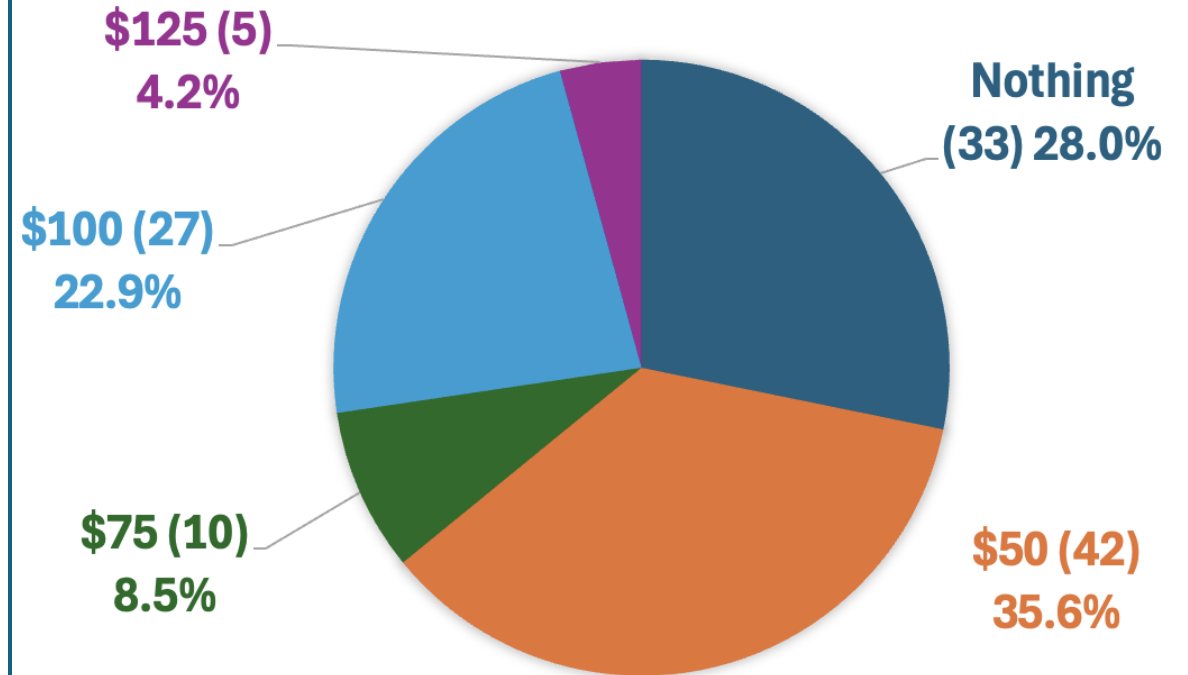


Question 8

WILLING TO PAY ANUALLY - NCA

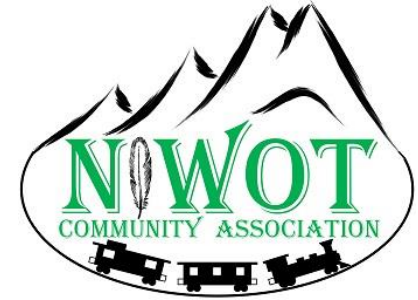


WILLING TO PAY ANUALLY - ALL



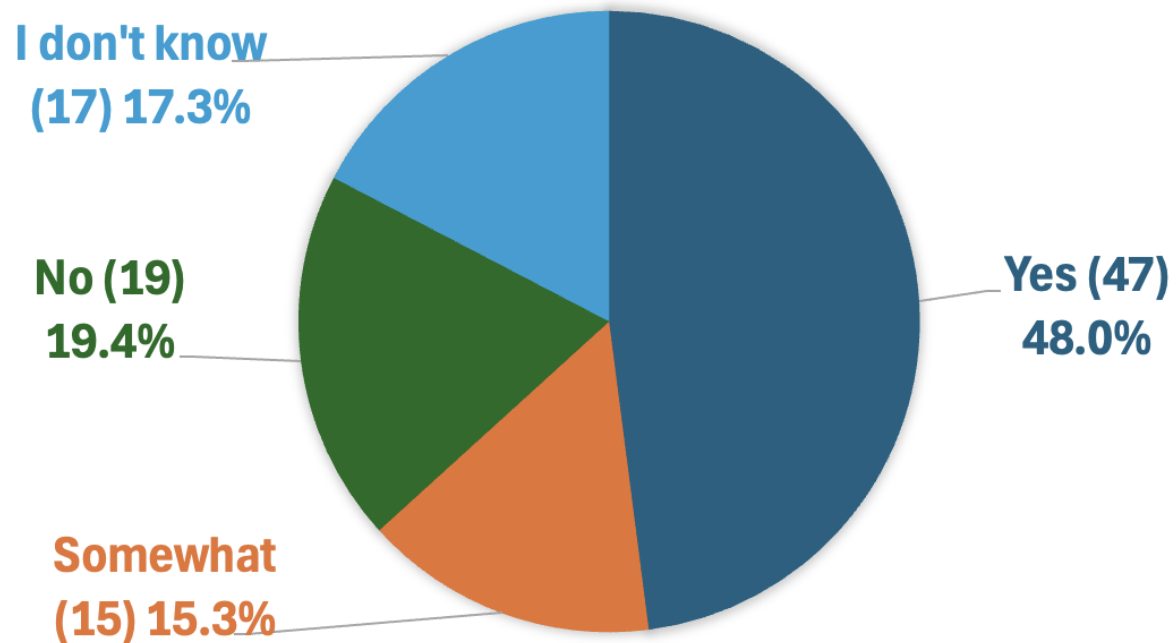
Would your support for the proposed public improvement district increase if qualified road contractors were allowed to bid on Niwot road projects and compete with Boulder County Public Works? (select one)

- Yes
- No
- I don't know

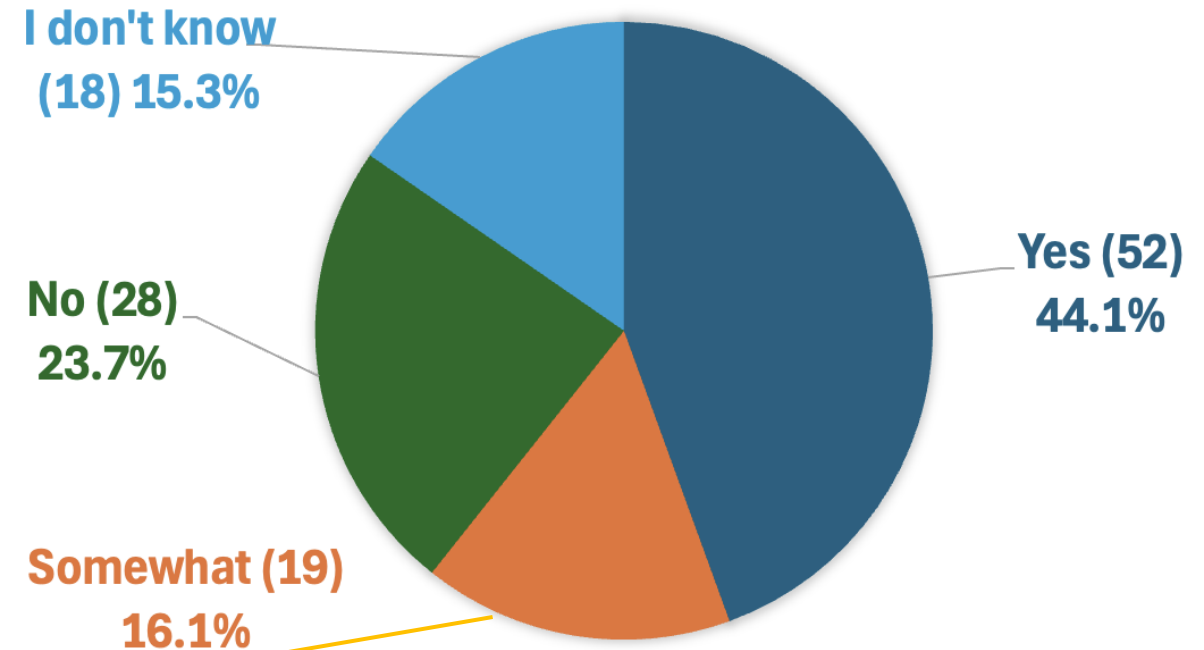


Question 9

PRIVATE CONTRACTORS - NCA

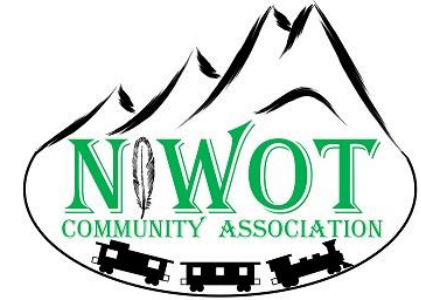


PRIVATE CONTRACTORS - ALL



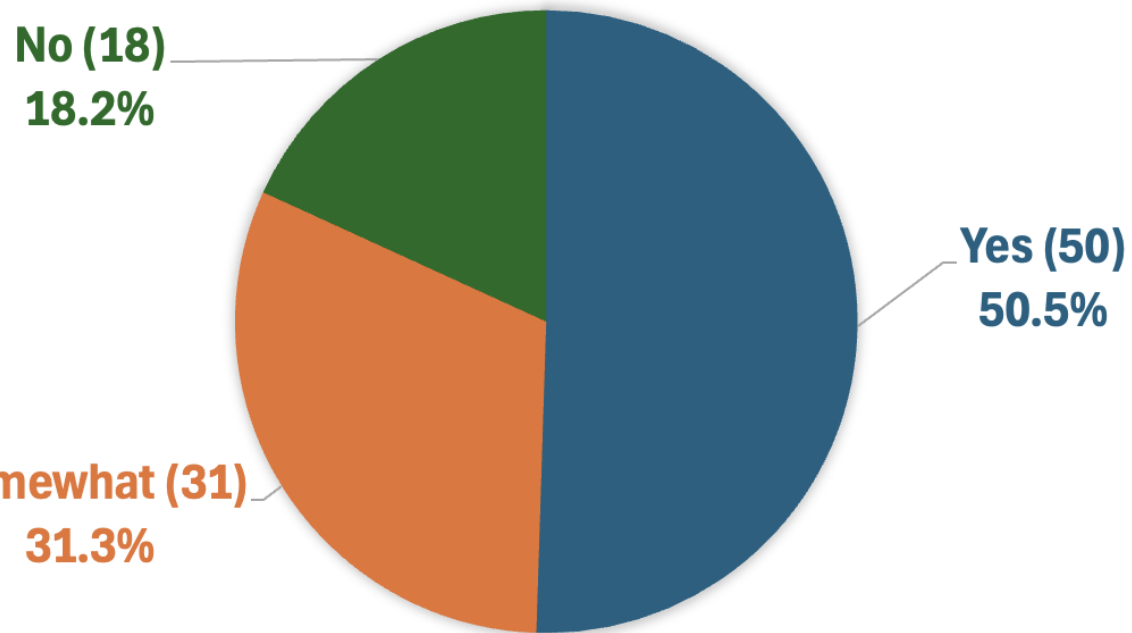
Do you think road quality directly impacts your property value? (select one)

- Yes
- No
- Somewhat



Question 10

ROADS IMPACT HOME VALUE - NCA



ROADS IMPACT HOME VALUE - ALL

