



NIWOT MASTER PLAN 2025

MASTER PLAN IMPROVEMENT AREAS



NIWOT'S FIRST IMPRESSION

EXISTING CONDITIONS



NIWOT'S FIRST IMPRESSION

EXISTING CONDITIONS



First view of Niwot from Diagonal Highway north bound. An important area to create a better first impression as the 'Face of Niwot'.



The western facade of the bank, its parking lot and drive-up from Diagonal Highway is an important opportunity to enhance and improve the first impression of Niwot.



The first impression at the entry of Second Avenue from Diagonal Highway is an important gateway and entry to Niwot. Better signage and streetscape design elements should be added to enhance this sense of arrival.



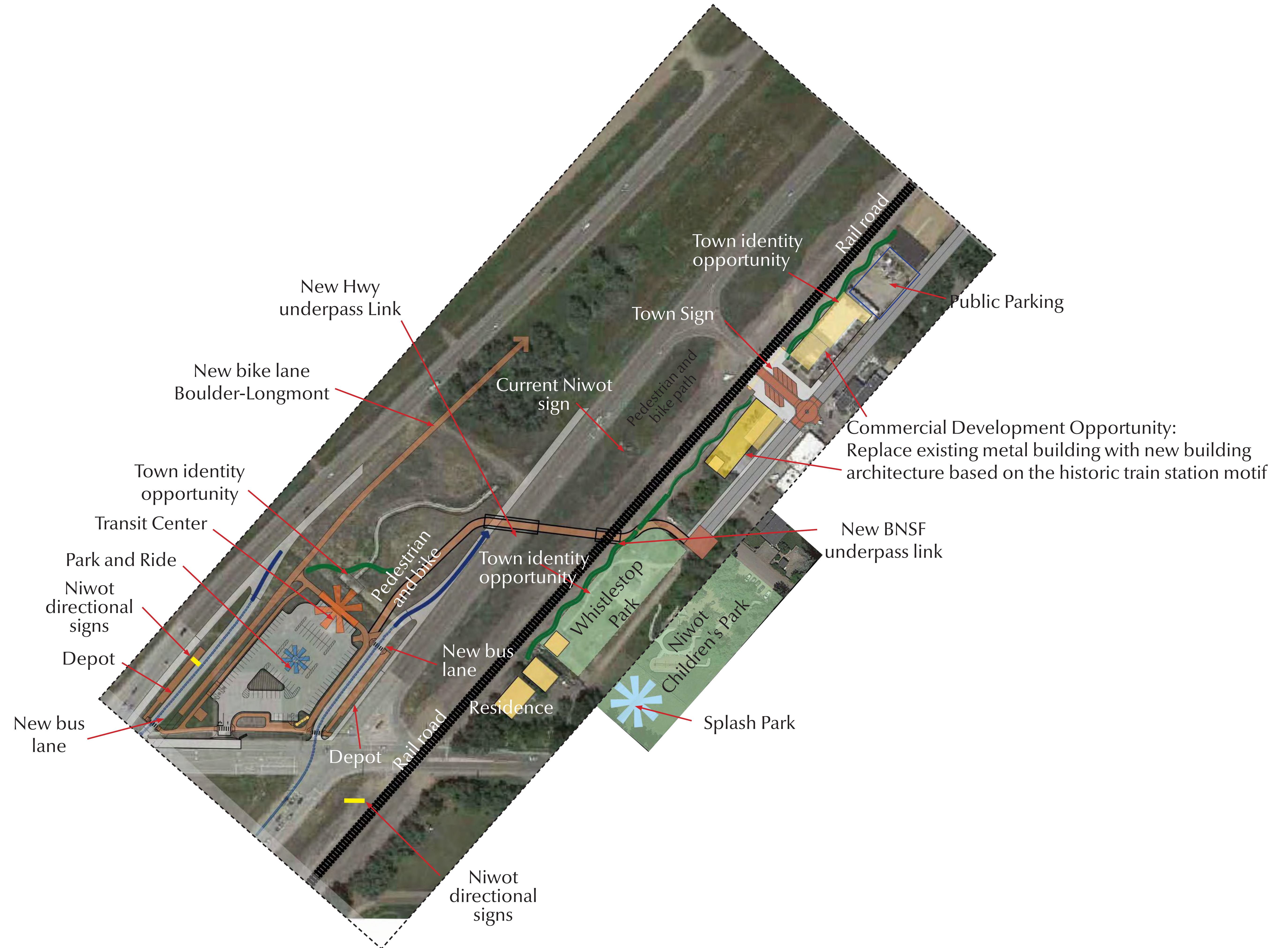
The fenced green space located along the railway north of the Whistle Stop Park makes a nice green buffer between the Diagonal Highway and Murray Street. This space would be a great addition to Whistlestop Park.



The Excel Electric property is a strategic opportunity to create a dramatic improvement to Niwot's appearance, and could become an important entry point to Historic District as a commercial center anchor.

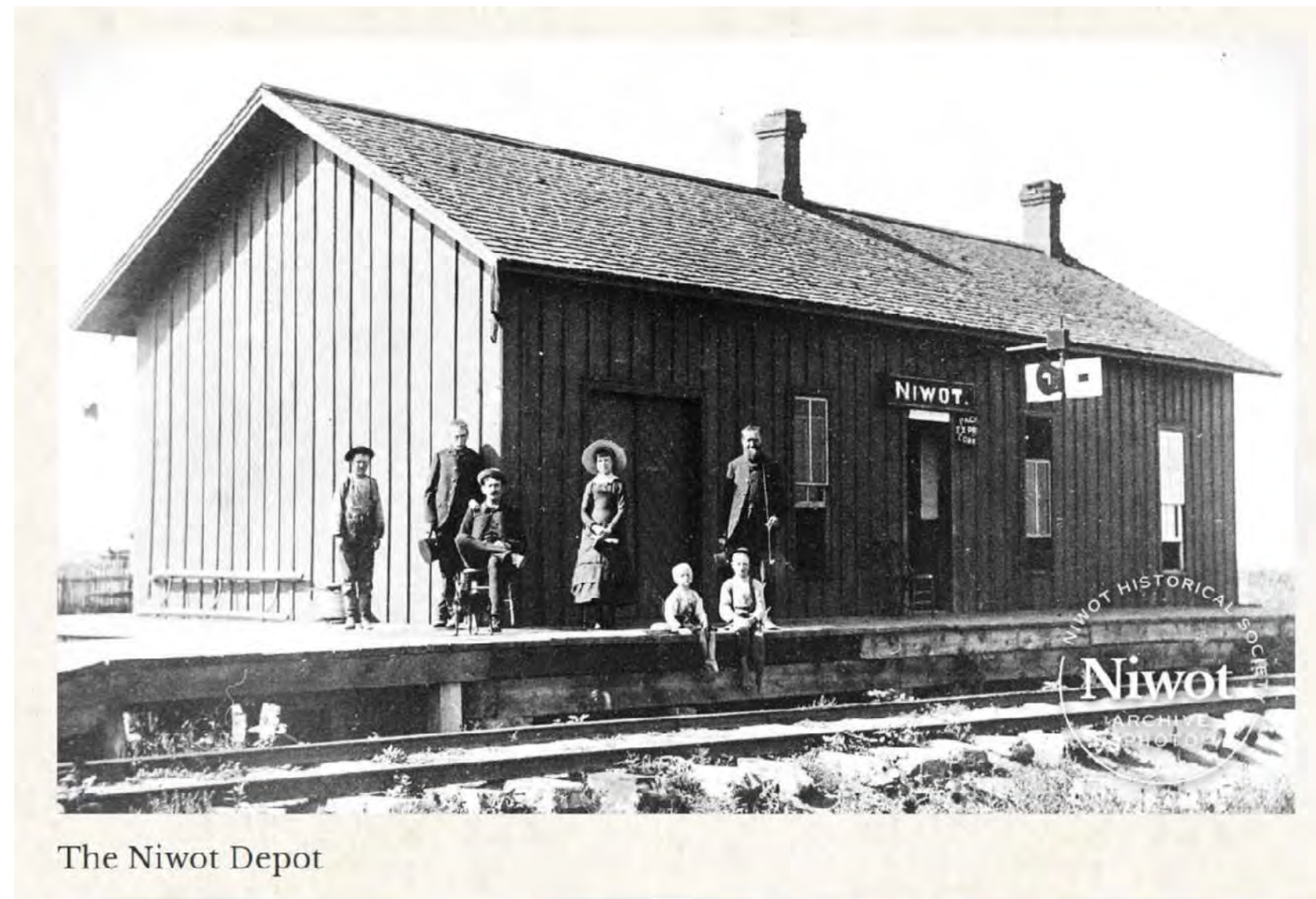
NIWOT'S FIRST IMPRESSION

PROPOSED SOLUTIONS



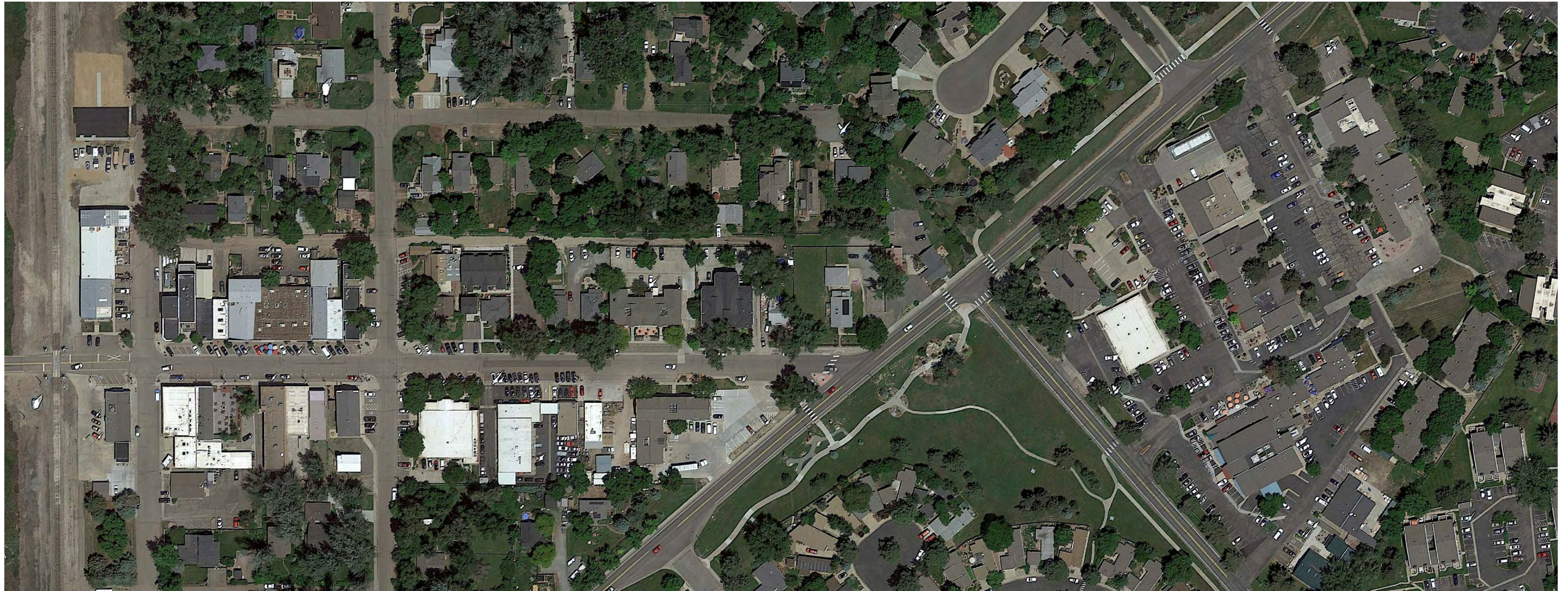
NIWOT'S FIRST IMPRESSION

PROPOSED SOLUTIONS



NIWOT'S COMMERCIAL DISTRICT

EXISTING CONDITIONS



NIWOT'S COMMERCIAL DISTRICT

EXISTING CONDITIONS



The charm of lower Second Avenue's historic district is created by the scale and rhythm of the historic building facades and the streetscape elements that include street trees, brick pavers, lamp posts, banners, flower baskets, awnings, and benches.



Landscaped front yards along the pedestrian sidewalk contribute to the charm and beauty of upper Second Avenue.



In some sections the sidewalk narrows and there is a steep transition down to the street elevation creating a dangerous condition for pedestrians.



The character of Second Avenue is dominated by the amount of asphalt dedicated to the automobile. Narrowing the drive lanes and changing to concrete pavers would significantly improve the pedestrian friendly character.



The awkward intersection of Second Avenue and Niwot Road should be redesigned to create a safer and more attractive entrance to the Second Avenue business district.

NIWOT'S COMMERCIAL DISTRICT - SECOND AVENUE

PROPOSED PLANNING SOLUTION



NIWOT'S COMMERCIAL DISTRICT - SECOND AVENUE

PROPOSED CONCEPT IMAGES



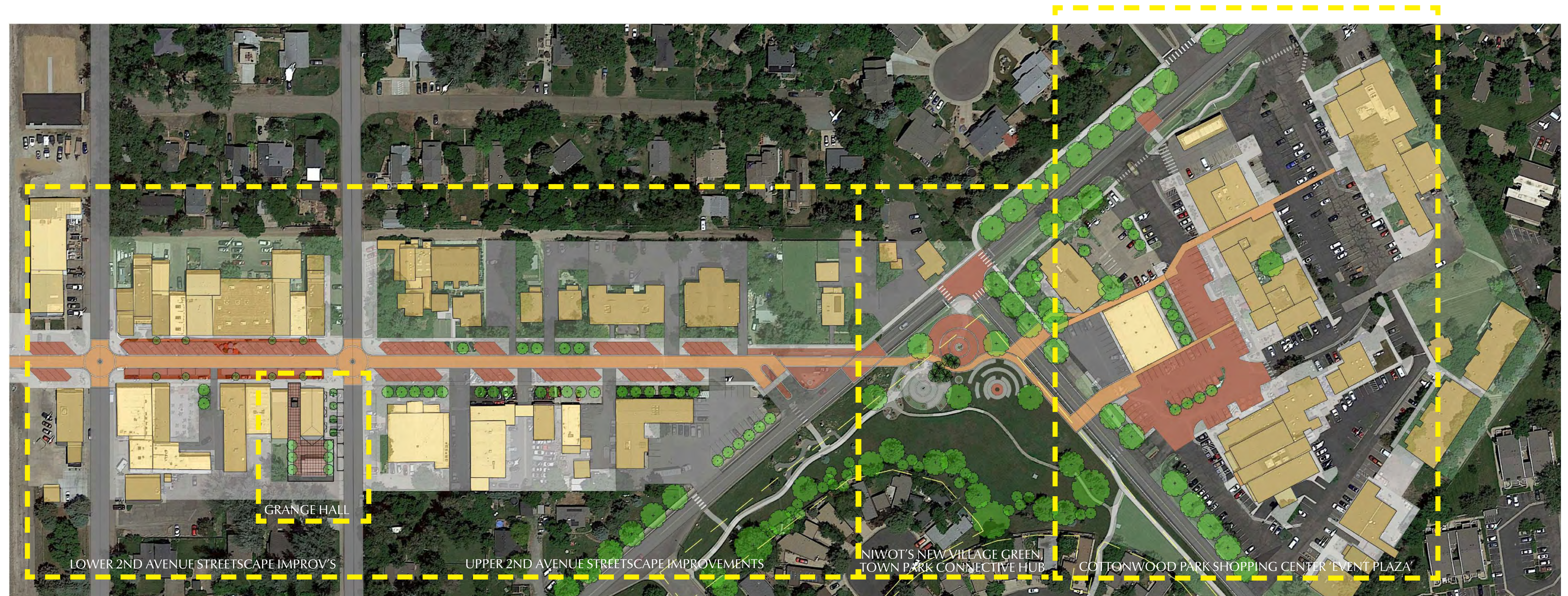
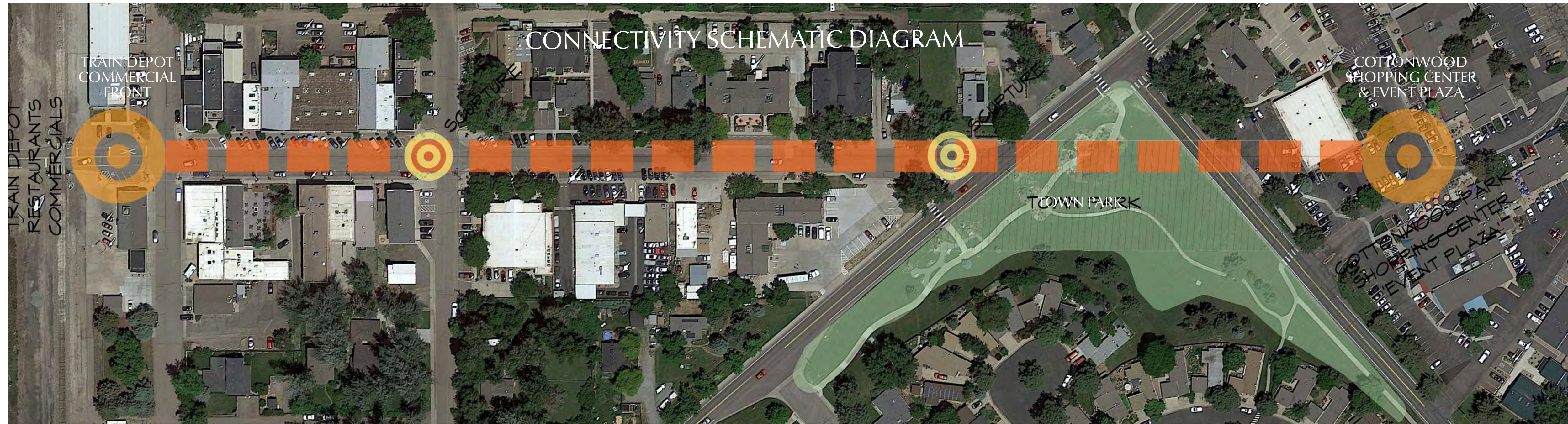
NIWOT'S COMMERCIAL DISTRICT - SECOND AVENUE

PROPOSED CONCEPT IMAGES



NIWOT'S COMMERCIAL DISTRICT

PROPOSED PLANNING SOLUTIONS



HISTORIC GRANGE HALL

EXISTING CONDITIONS



The Left Hand Grange Hall is an iconic building in Niwot that is used for all kinds of community events. Its use and value to the community should be expanded.



The Grange Hall sits on a large parcel of land, but it currently does not utilize any of this valuable outdoor space.



The Grange Hall's location could be enhanced by creating a wider pedestrian space and landscaping along Franklin Street.



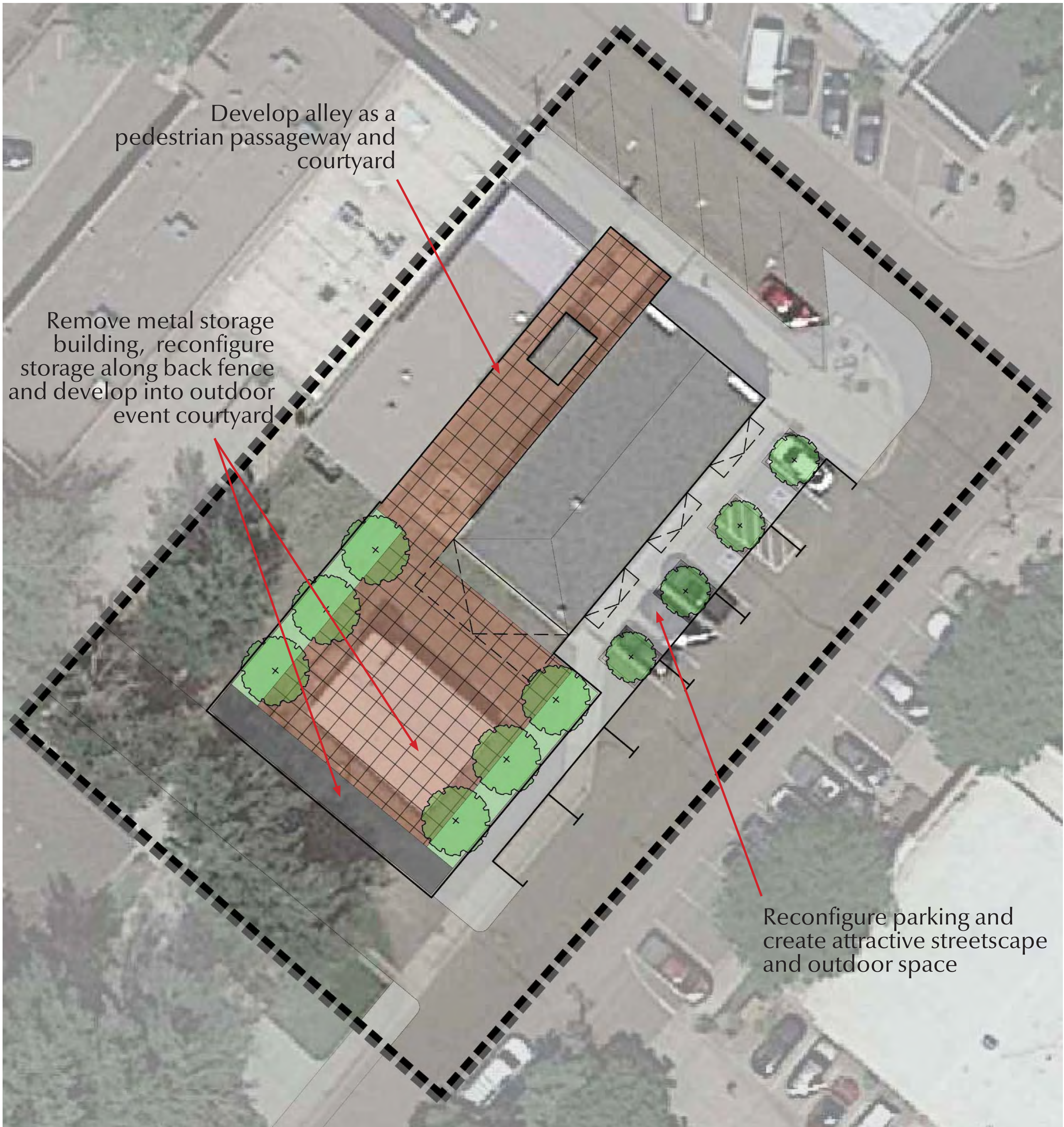
This passageway offers a nice connection and pedestrian space if the south side of the Grange Hall were developed with a courtyard.



The metal building located at the back of the Hall occupies precious space that could potentially function as an outdoor area for the Hall events expanding its capacity and value.

HISTORIC GRANGE HALL

PROPOSED PLANNING SOLUTION & CONCEPT IMAGES



NIWOT'S NEW VILLAGE GREEN & TOWN PARK CONNECTIVE HUB

EXISTING CONDITIONS



Niwot Road viewed from the intersection at Second Avenue.



The Cottonwood Park HOA corner property could offer the solution to the problem of connecting the Second Avenue business district and the Cottonwood Square Shopping Center by providing a new corridor and pedestrian pathway that cuts across this corner parcel.



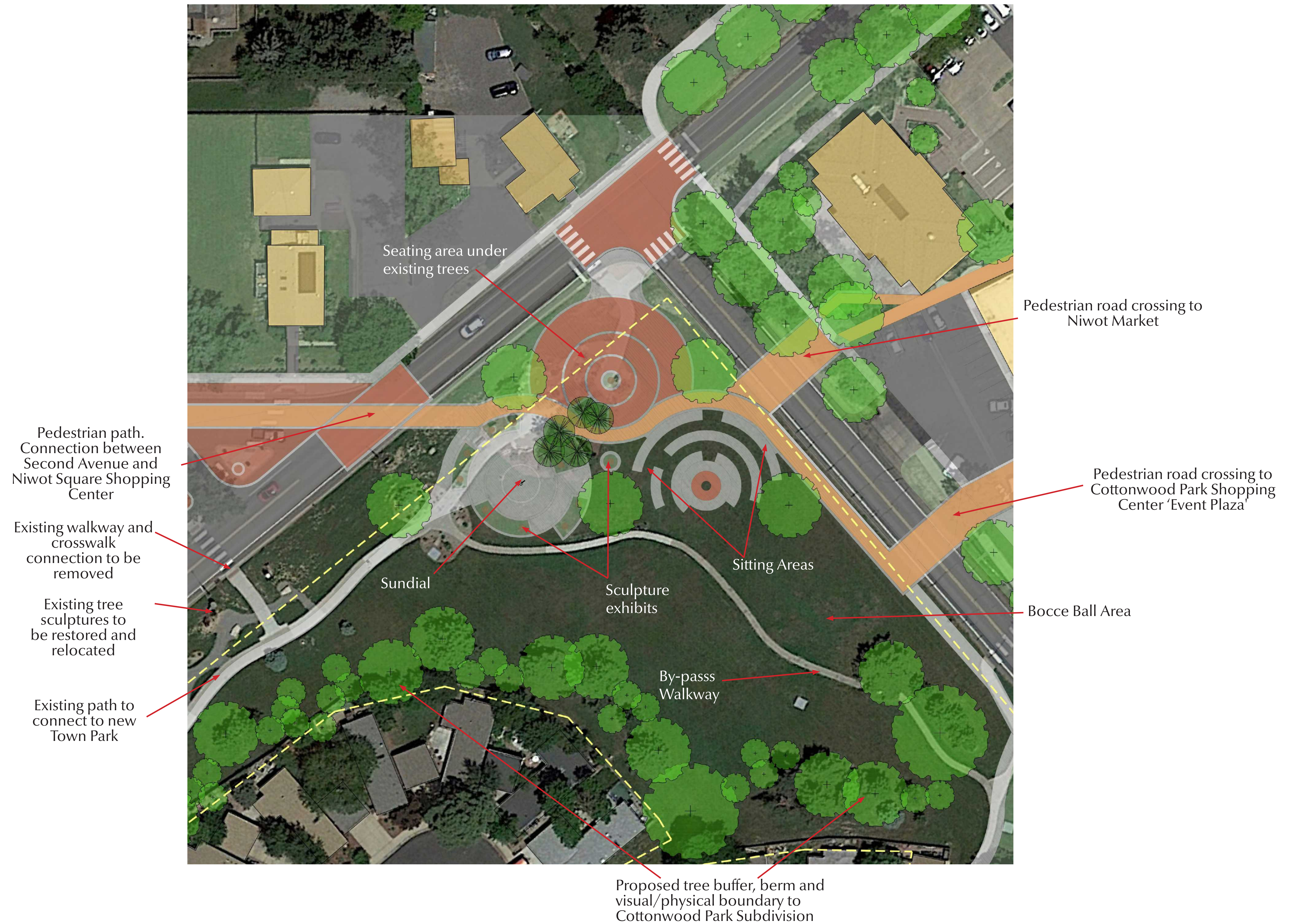
View from the termination of Second Avenue at Niwot Road. Crossing Niwot Road is the obstacle to overcome in order to connect the two business districts for pedestrians.



View of the Cottonwood Square Shopping Center across 79th from the Sculpture Park. From this vantage point, the Cottonwood Square Shopping Center lacks identity, making connectivity difficult.

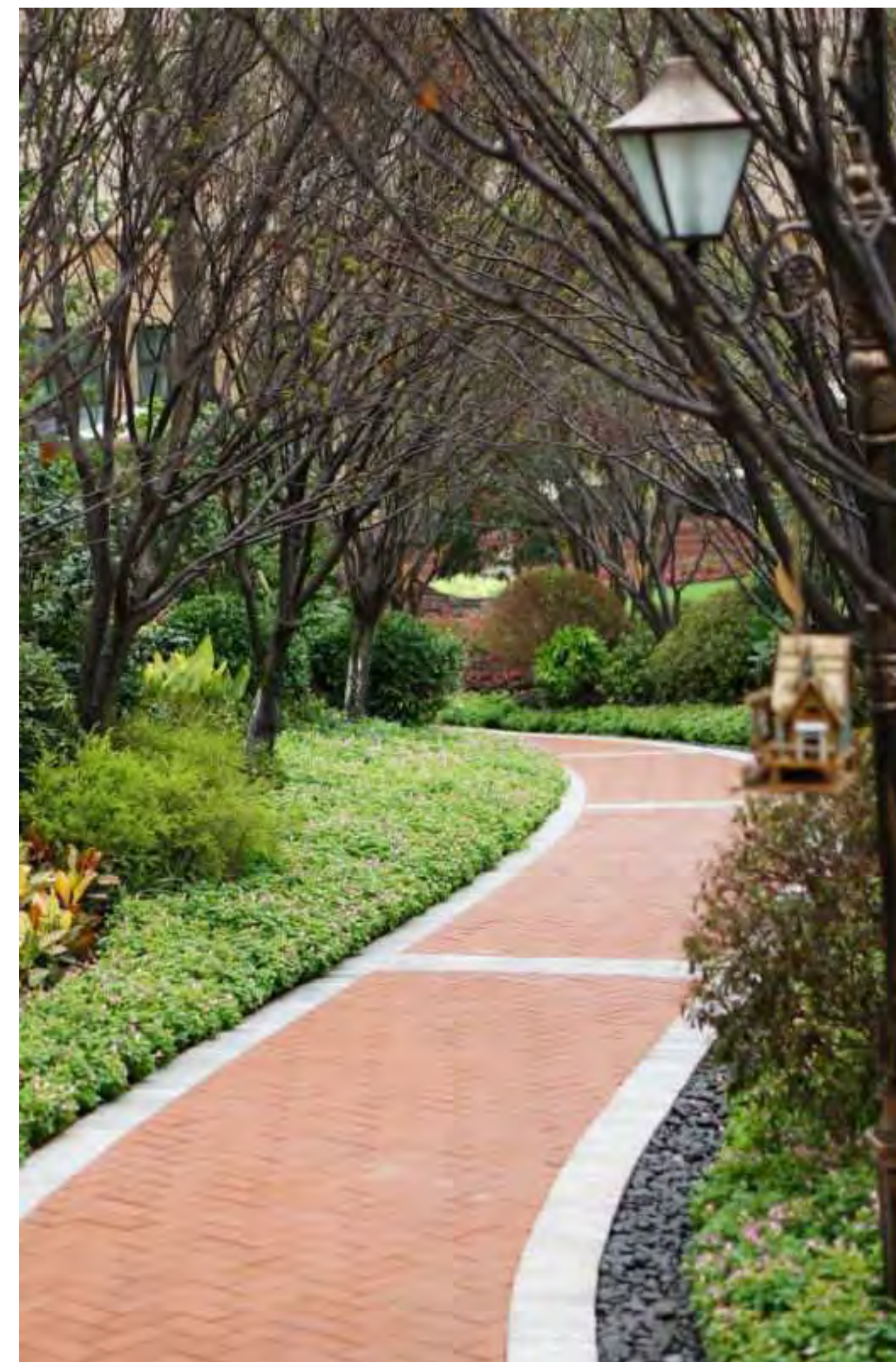
NIWOT'S NEW VILLAGE GREEN & TOWN PARK CONNECTIVE HUB

PROPOSED PLANNING SOLUTION



NIWOT'S NEW VILLAGE GREEN & TOWN PARK CONNECTIVE HUB

PROPOSED CONCEPT IMAGES



COTTONWOOD SQUARE SHOPPING CENTER & 'EVENT PLAZA'

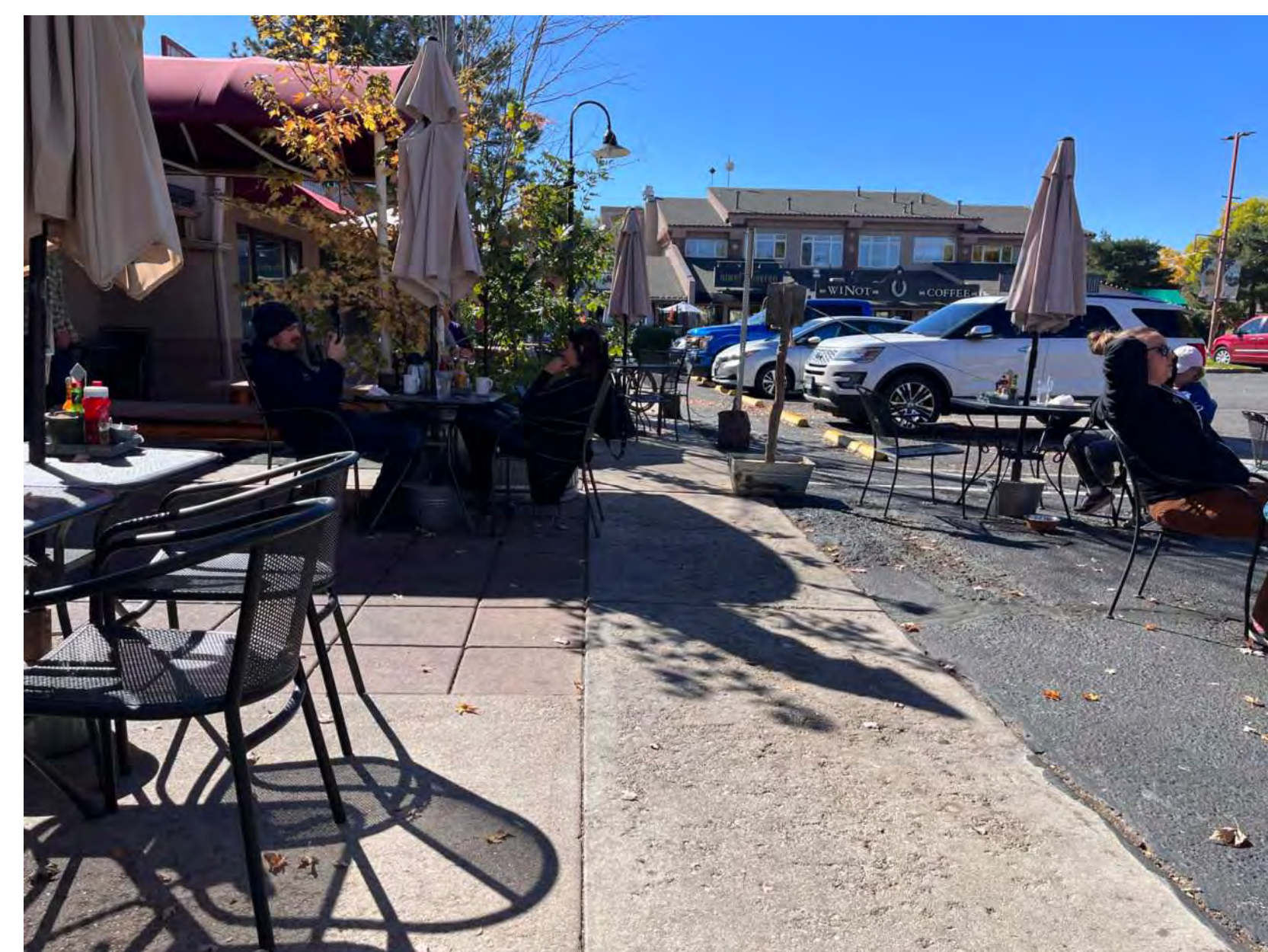
EXISTING CONDITIONS



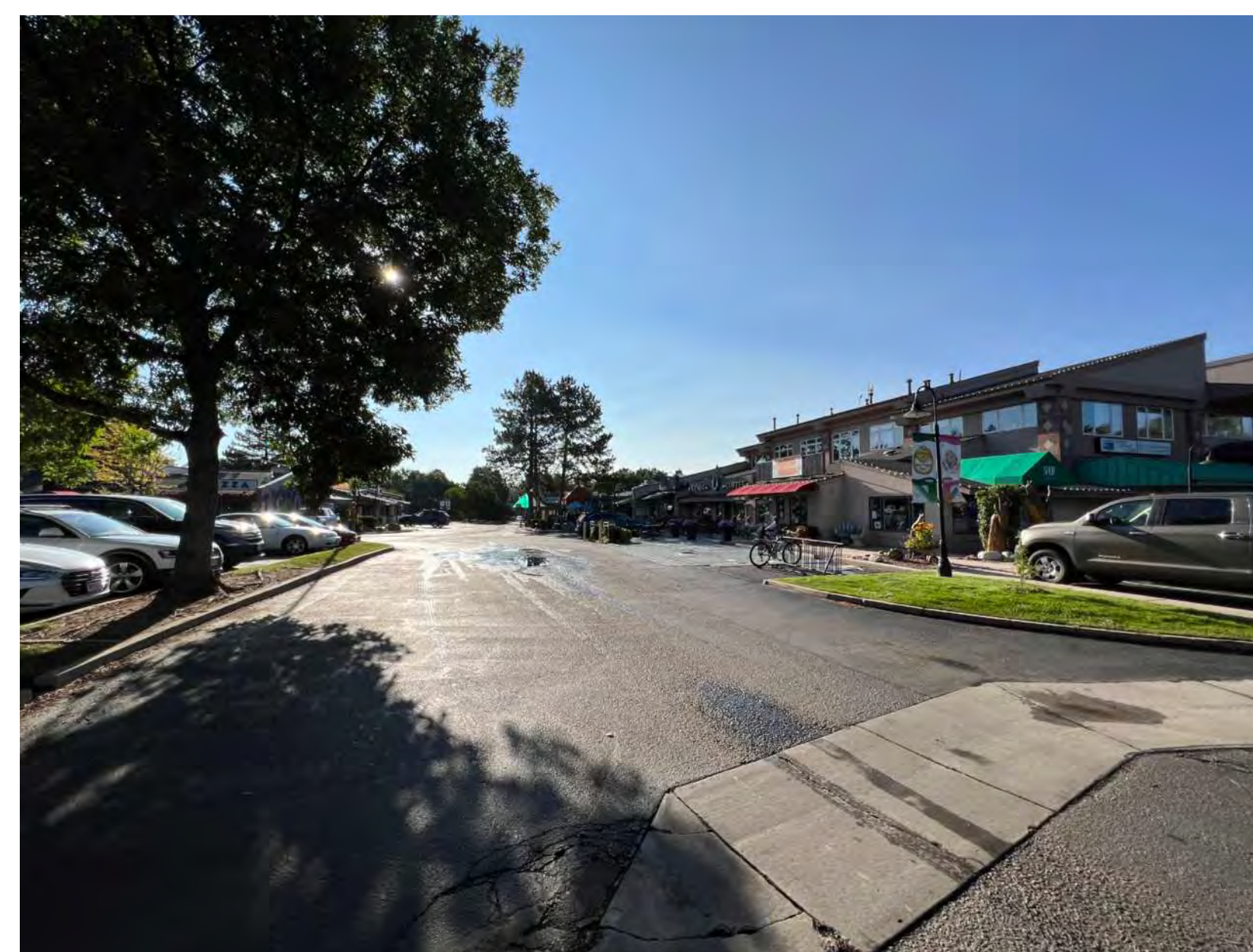
The existing parking area at the Niwot market west entry could be enhanced to serve as a special events plaza. During such occasions the parking area will be closed to traffic and reserved for pedestrian use.



As a principal pedestrian access point, the west entry to the shopping center should be treated with special attention to create the physical and visual connection to Second Avenue.



The shops and restaurants would benefit from improved outdoor spaces for customers to enjoy without distraction of cars and traffic.



The proposed 'Cottonwood Square Plaza' will enhance the attractiveness of the shopping center and increase commercial activity.



The drive lanes within the Shopping Center are wider than needed and could be narrowed to create wider sidewalks and outdoor seating and dining areas in front of the business.



There are some pleasant walkways that create internal connections within the Shopping Center. These walkways and the intimately scaled spaces they create should be further enhanced and become a stronger part of the pedestrian circulation system.

COTTONWOOD SQUARE SHOPPING CENTER & 'NIWOT ROAD CONNECTION'

EXISTING CONDITIONS



As a part of Boulder County's planned improvements along Niwot Road, it is critical that they include a safer, more accessible, and obvious continuation of this sidewalk and crosswalk across the curbcut entry into the Shopping Center.



Crosswalks across Niwot Road require more obvious signage and visual clues for the vehicle traffic and safety of the pedestrians.



This north entry into the Shopping Center should be redesigned to resolve the awkward grading and drainage condition and the pedestrian sidewalk with no obvious continuation along this side of Niwot Road.

COTTONWOOD SQUARE SHOPPING CENTER & 'EVENT PLAZA'

PROPOSED PLANNING SOLUTION

- Pedestrian crossing to connect bike/ walk path to Shopping Center
- Tree planting along Niwot Road
- Pedestrian crossing connection from Town Park to Shopping Center
- Wider sidewalk and Patio seating areas
- Pavers in parking area to create more attractive pedestrian space for town events



Pedestrian crossing to connect bike and sidewalk to Niwot Market

COTTONWOOD SQUARE SHOPPING CENTER & 'EVENT PLAZA'

PROPOSED CONCEPT IMAGES



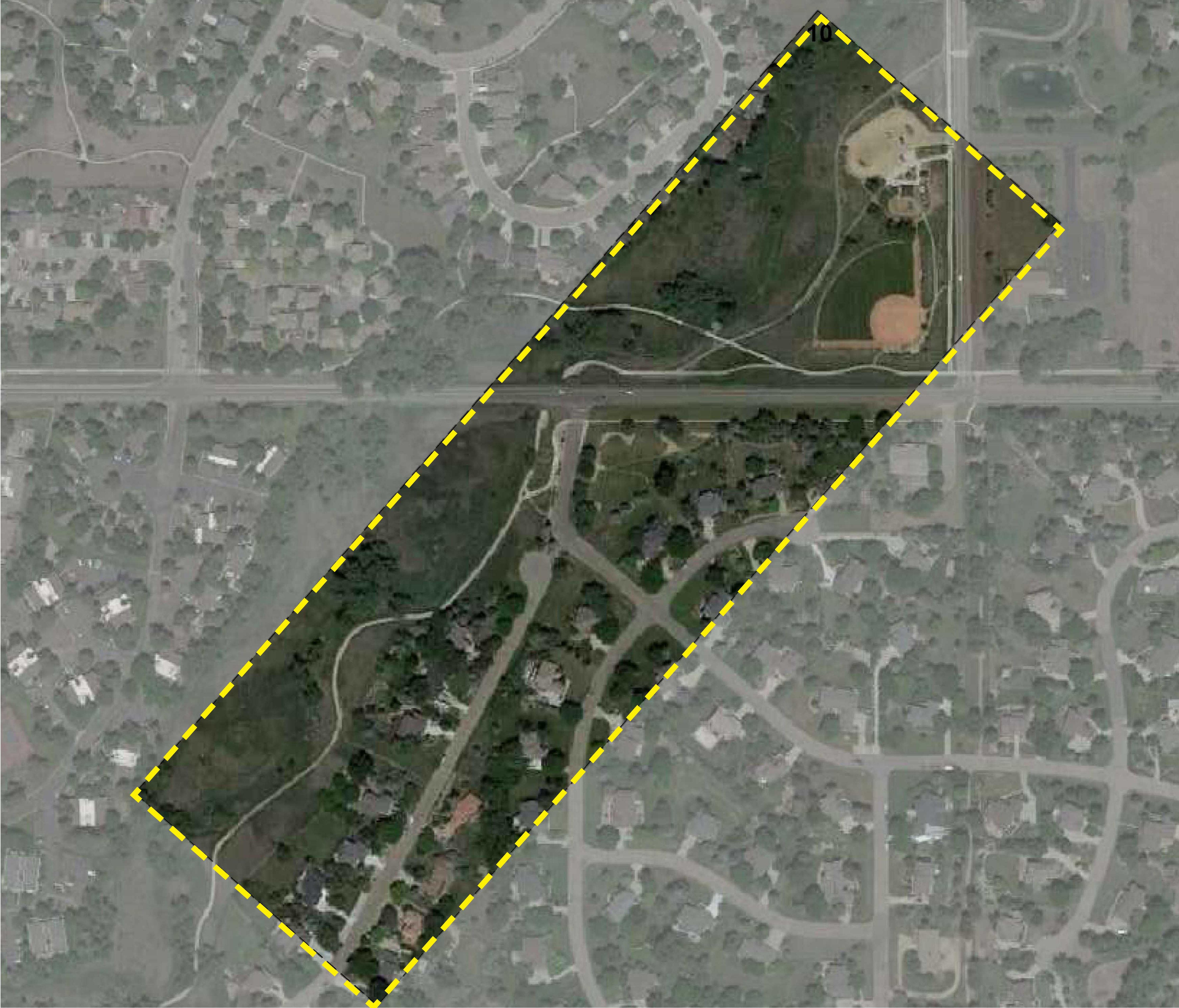
COTTONWOOD SQUARE SHOPPING CENTER & 'EVENT PLAZA'

PROPOSED CONCEPT IMAGES



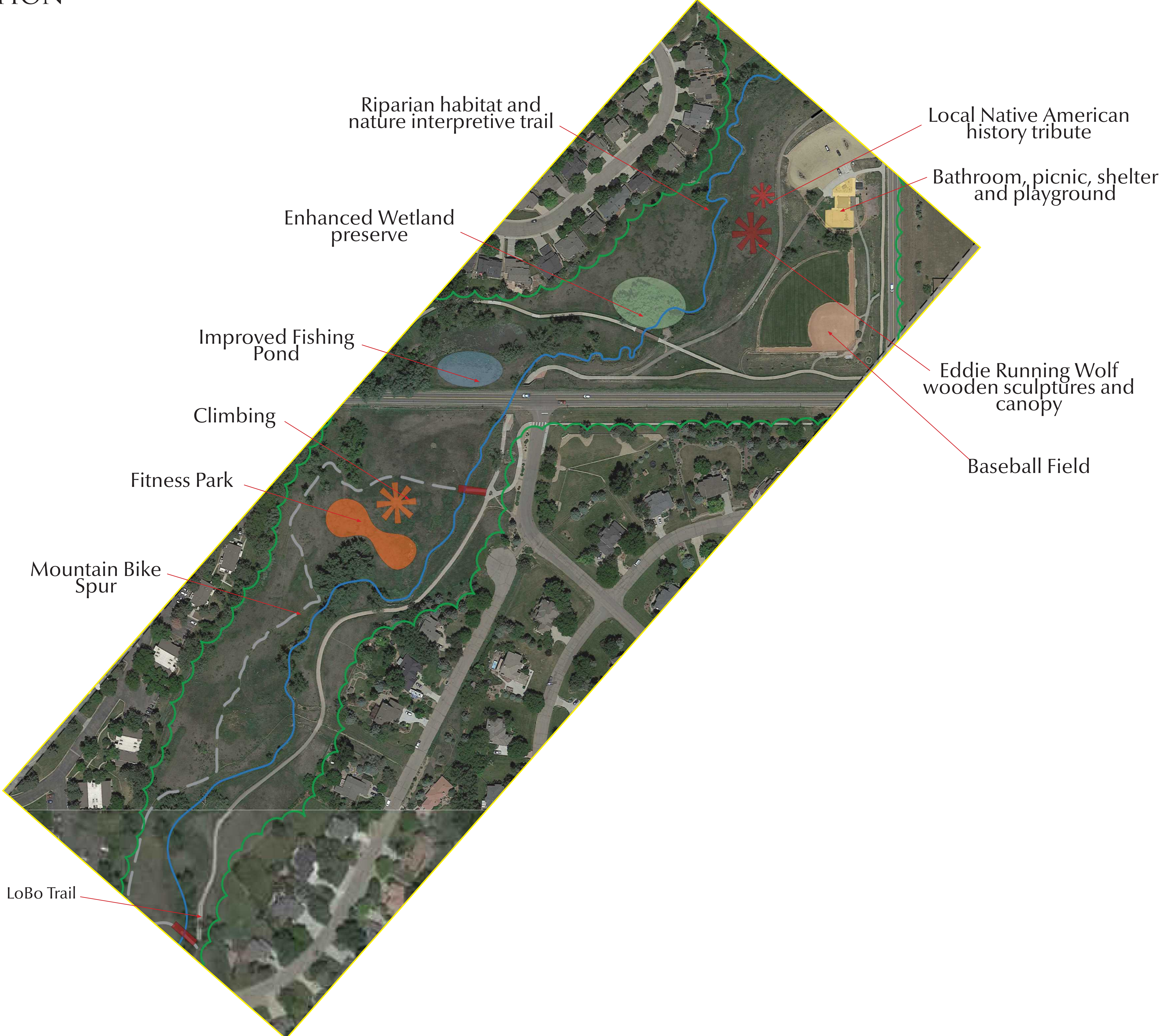
LEFT HAND VALLEY GRANGE PARK

EXISTING CONDITIONS



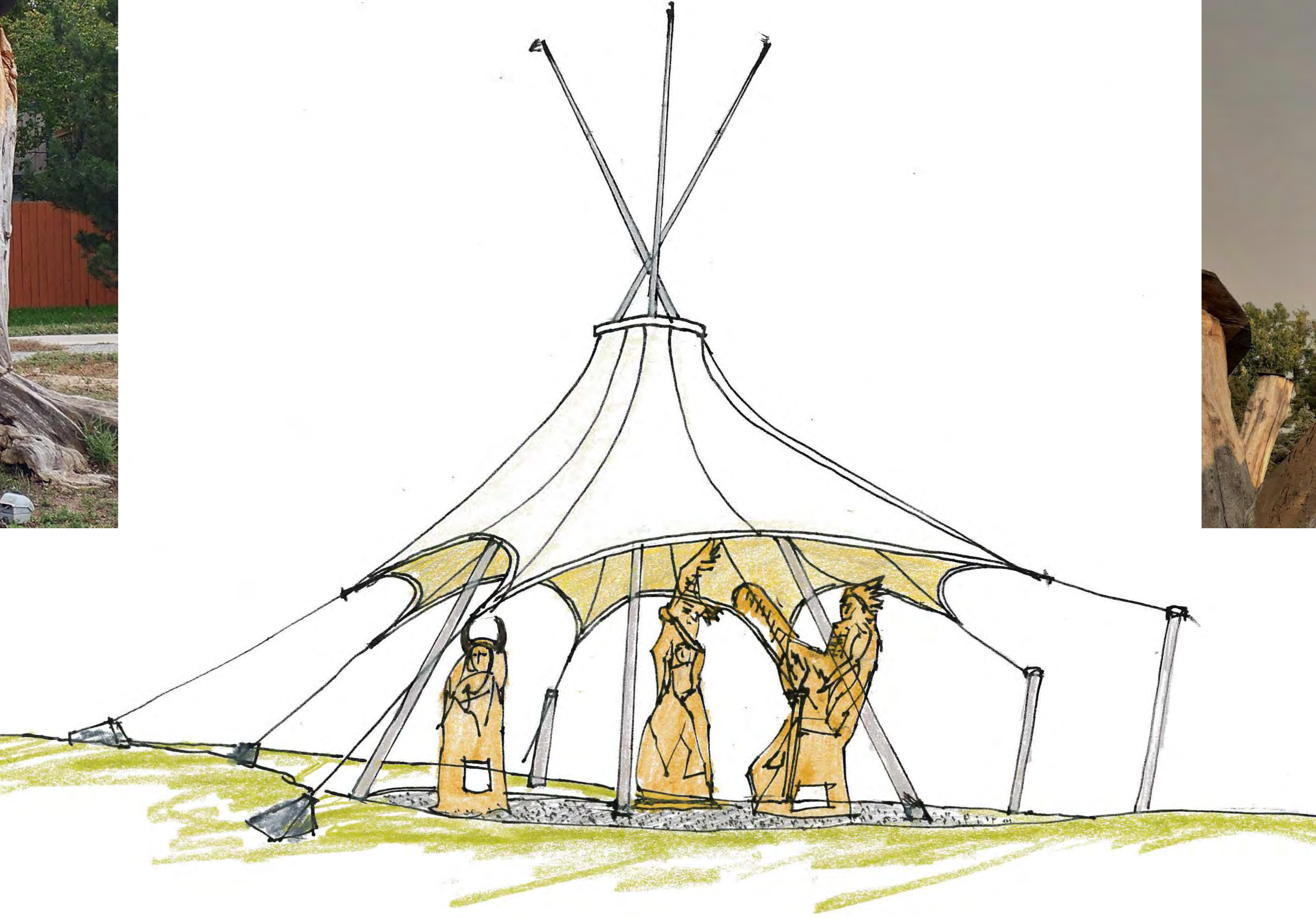
LEFT HAND VALLEY GRANGE PARK

PROPOSED PLANNING SOLUTION



LEFT HAND VALLEY GRANGE PARK

PROPOSED SOLUTIONS



LEFT HAND VALLEY GRANGE PARK

PROPOSED SOLUTIONS



NIWOT'S ENTRY POINTS & SIGNAGE

COMMUNITY SIGN LOCATIONS



Sign Location 1 - Niwot Road



Sign Location 2 - 79th Street



Sign Location 3 - Niwot Road



Sign Location 4 - 83rd Street

NIWOT'S ENTRY POINTS & SIGNAGE

COMMERCIAL DISTRICT SIGN LOCATIONS



Sign Location 5 - Franklin Street



Sign Location 6 - 79th Street



Sign Location 7 - Niwot Road



Sign Location 8 - 2nd Ave.

NIWOT'S ENTRY POINTS & SIGNAGE

PROPOSED CONCEPT IMAGES



ACTIVE - MASTER PLAN IMPROVEMENT AREAS

