

N I W O T

Somerset Estates Roads

Final report for the Somerset Estates Homeowners

The State of our Roads Infrastructure

Boulder County PCI, 2024 survey and 2029 projection · 0–100 scale

STREET	2024 SCORE	2029 PROJECTED	SQUARE FEET
Bellflower Ct	23	13	21,062
Cattail Dr	16	6	33,933
Cherry Ct	13	3	5,459
Columbine Ct	70	60	11,958
Coralberry Ct	25	15	8,918
Cranberry Ct	21	11	8,618
Daylilly Ct	54	44	12,077
Firethorn Ct	46	36	19,837
Longview Dr	36	26	73,064
Primrose Ln	69	59	21,898
Snowberry Ln	64	54	34,584
Strawberry Ct	34	24	8,570
Strawberry Ln	48	38	53,078
Somerset Estates average	42	32	313,056

Color key

- Under 25 — failed. Rebuild.
- 25 to 50 — poor. Overlay.
- 50 to 70 — fair. Chip seal.
- Over 70 — good.

What the table says

Neighborhood average 42 — already worse than any published Colorado city figure. Niwot as a whole is 44. Peer cities sit in the 70–80s.

Scores drop about two points a year..

Averages weighted by paved area.

Accrued Payable to Boulder County

STREET	2029 PCI	MILES	TREATMENT	COST
Longview Dr	26	0.494	Rebuild	\$1,210,000
Strawberry Ln	38	0.359	Rebuild	\$879,000
Cattail Dr	6	0.230	Rebuild	\$562,000
Bellflower Ct	13	0.142	Rebuild	\$349,000
Firethorn Ct	36	0.134	Rebuild	\$328,000
Daylilly Ct	44	0.082	Rebuild	\$200,000
Coralberry Ct	15	0.060	Rebuild	\$148,000
Cranberry Ct	11	0.058	Rebuild	\$143,000
Strawberry Ct	24	0.058	Rebuild	\$142,000
Cherry Ct	3	0.037	Rebuild	\$90,000
Snowberry Ln	54	0.234	M&O	\$118,000
Primrose Ln	59	0.148	M&O	\$75,000
Columbine Ct	60	0.081	M&O	\$41,000
Somerset Estates total		2.12		\$4,285,000

- Rebuild · PCI <50 · \$1.7M / mile
- M&O · PCI 50–65 · \$350k / mile
- Chip seal · PCI 65–70 · \$130k / mile
- No 2029 street in the chip-seal band.

Loaded total \$4.285 million. About \$48,100 on each of 89 homes.

What are the options

1

County-owned streets

Somerset Estates roads are county roads. Boulder County stopped reconstructing subdivision streets in 1995. Residents are financially responsible for all road repair.

2

The HOA cannot pave them

These streets are not HOA property. We are forbidden to work on them. CCIOA bars spending assessments on anything that is not a common element. Assessments cannot hire a paver.

3

Two legal ways to get repaired

A town — via incorporation — or a Public Improvement District for this neighborhood. That is the entire menu.

Boulder County: We will not undertake “repaving projects within unincorporated Boulder County subdivisions because the cost of this work is the responsibility of subdivision residents.”

Today's direct financial impact

Commercial appraisal of value diminution from blighted roadways, reviewed against academic real-estate studies · 10%

Average Somerset Estates home · \$2,800,000 actual value

PER HOME

\$280,000

equity lost on the average house

More than 200 times the \$1,216 annual incorporation cost on that same house.

ALL 89 HOMES

\$24.9 million

aggregate equity lost by sitting on failed and failing streets

Neighborhood market value at the \$2.8M average: \$249.2 million.

The 10% is an appraiser's estimate of what blighted pavement does to sale price — not a tax, not a projection of the next assessment. It is already in the roads you drive.

Source: commercial appraisal of value diminution from blighted roadways; academic literature on pavement condition and residential sale price. Applied to the \$2,800,000 Somerset Estates average used throughout these materials.

Two ways to pay for the same road

Annual cost on an average Somerset Estates home — \$2,800,000 actual value in 2026

INCORPORATION

4 mills + 2.5% sales tax



\$1,216

about \$101 a month

\$4,359

about 3.6× incorporation

SOMERSET ESTATES PID

23.5 mills · pavement only



Annual property tax



Estimated sales tax, 2.5% · groceries exempt

Incorporation also buys

Snow plowing and a reserve for the next road cycle.
Incorporation shared the roads cost burden with visitors via sales tax. It also shares the cost with businesses and state road funds that would automatically start flowing to Niwot.

A neighborhood PID buys pavement

No snow, no reserve, no vote on anything else.
100% of road cost funds come out of your pocket. No sharing of the burden of state road funds.
Needs volunteers here to petition, campaign, and win a 23-mill tax.
Once in place, the levy runs every year forever
Not on the ballot. Not being organized.