

# **PROPOSED NIWOT PUBLIC IMPROVEMENT DISTRICT COMMUNITY MEETING**

**AUGUST 25, 2025  
7:00 PM.**

# Guest Speaker

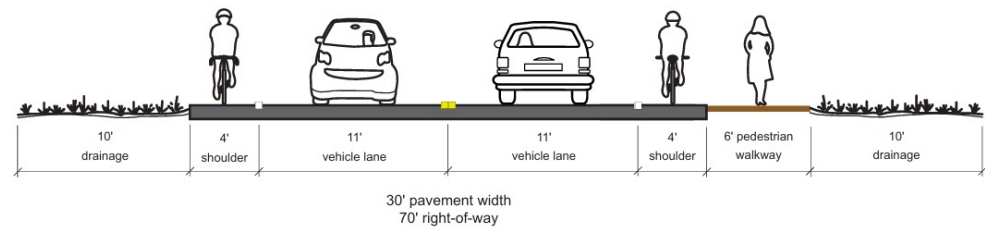
## Edward Fronapfel, P.E.

Charles  
Taylor  Engineering Technical  
Services

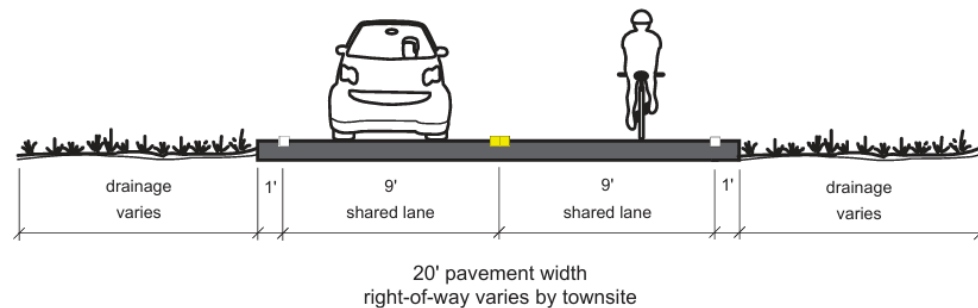
# CONSTRUCTION OF RESIDENTIAL ROADS

- Residential Development Process
- Platting for Public Use
- Developer Responsible for Construction
- Acceptance or Non-Acceptance by Governmental Authority
- Provide Safety
- Provide Maintainability

4 - Residential Collector



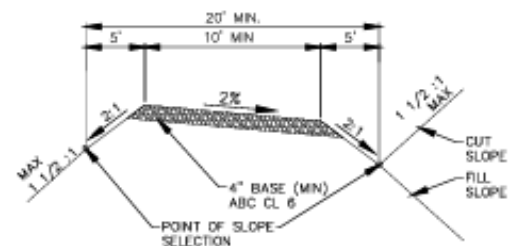
6 - Townsite Road





NOTES:  
1. TYPICAL CROWN ROAD SECTION SHOWN.  
2. POINT OF SLOPE SELECTION IS A DESIGN POINT FOR A CUT OR FILL SLOPE TO MATCH EXISTING GROUND SURFACE.

▲ HOT-MIX ASPHALT PAVING GRADING SX  
WILL BE REQUIRED WHEN LIFT THICKNESS IS  $< 2\ 1/2"$



ONE-LANE PRIVATE ACCESS SECTION

REVISED		BOULDER COUNTY TRANSPORTATION DEPARTMENT ENGINEERING DIVISION	DESIGNED	DRAWN	CHECKED	DATE		PRIVATE ACCESS STANDARD DRAWING
06/01/12	Design corrections per L. Swirhun		LS	DL	MAT	7/6/12		



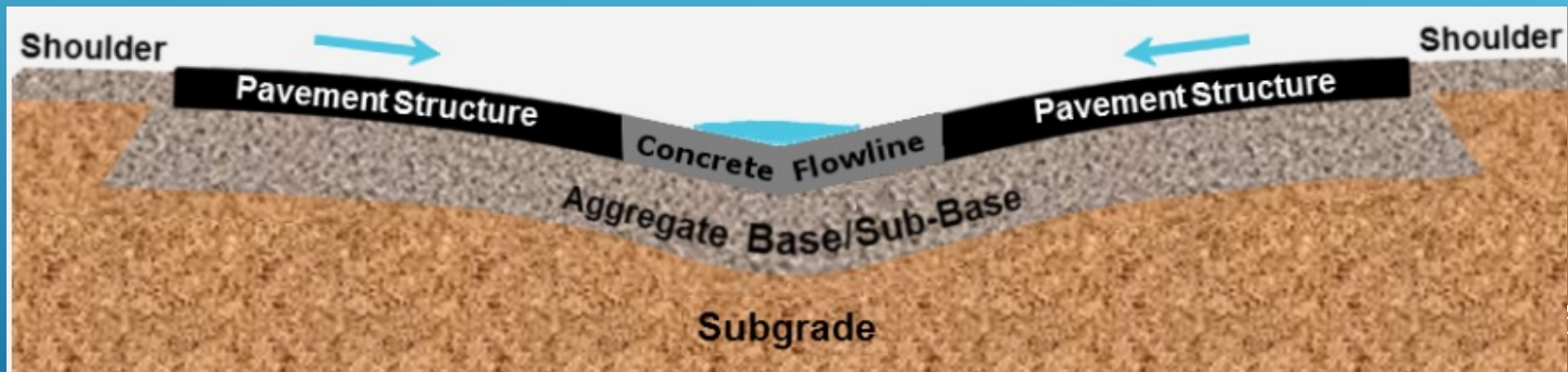
# TYPES OF ROADS IN PROPOSED NIWOT PUBLIC IMPROVEMENT DISTRICT

1. Roads that are platted for public use which the County "accepted" after the subdivision was completed.
2. Roads that are platted for public use, but which are privately owned and were never "accepted" by the County because the roads did not meet County standards.
3. Private roads, which are not open to the public. This would apply to a gated community where the public does not have access to the road, except by express permission of the private owners.

# ASPHALT PAVEMENT WITH CATCH CURBS



# ASPHALT PAVEMENT WITH CENTER SWALE



# TYPES OF PAVEMENT DISTRESS

Alligator or  
fatigue  
cracking

Dry Creek Road







# TYPES OF PAVEMENT DISTRESS

Raveling or  
edge cracking

Quiet Retreat

# TYPES OF PAVEMENT DISTRESS

Reflective  
Cracking

Legend Ridge





# TYPES OF PAVEMENT DISTRESS

Alligator Cracking  
Aggregate Loss  
Potholes

Dry Creek Road



# TYPES OF PAVEMENT DISTRESS

Rutting

Meadowdale Ct.







# TYPES OF PAVEMENT DISTRESS

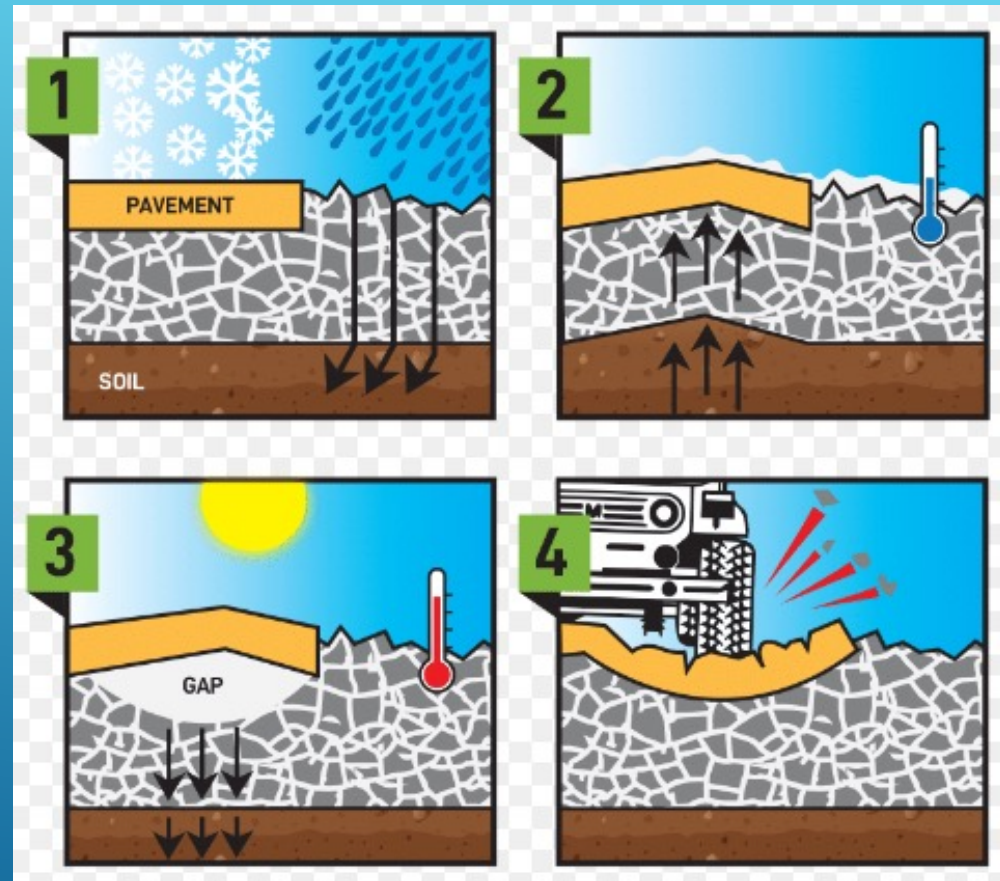
PONDING

QUIET RETREAT

# CAUSES OF PAVEMENT DISTRESS AND EVENTUAL FAILURE

- ▶ Water intrusion
- ▶ Inadequate pavement support
- ▶ Excessive wheel loading
- ▶ Weathering

# A Vicious Cycle



# PAVEMENT CONDITION INDEX (PCI)

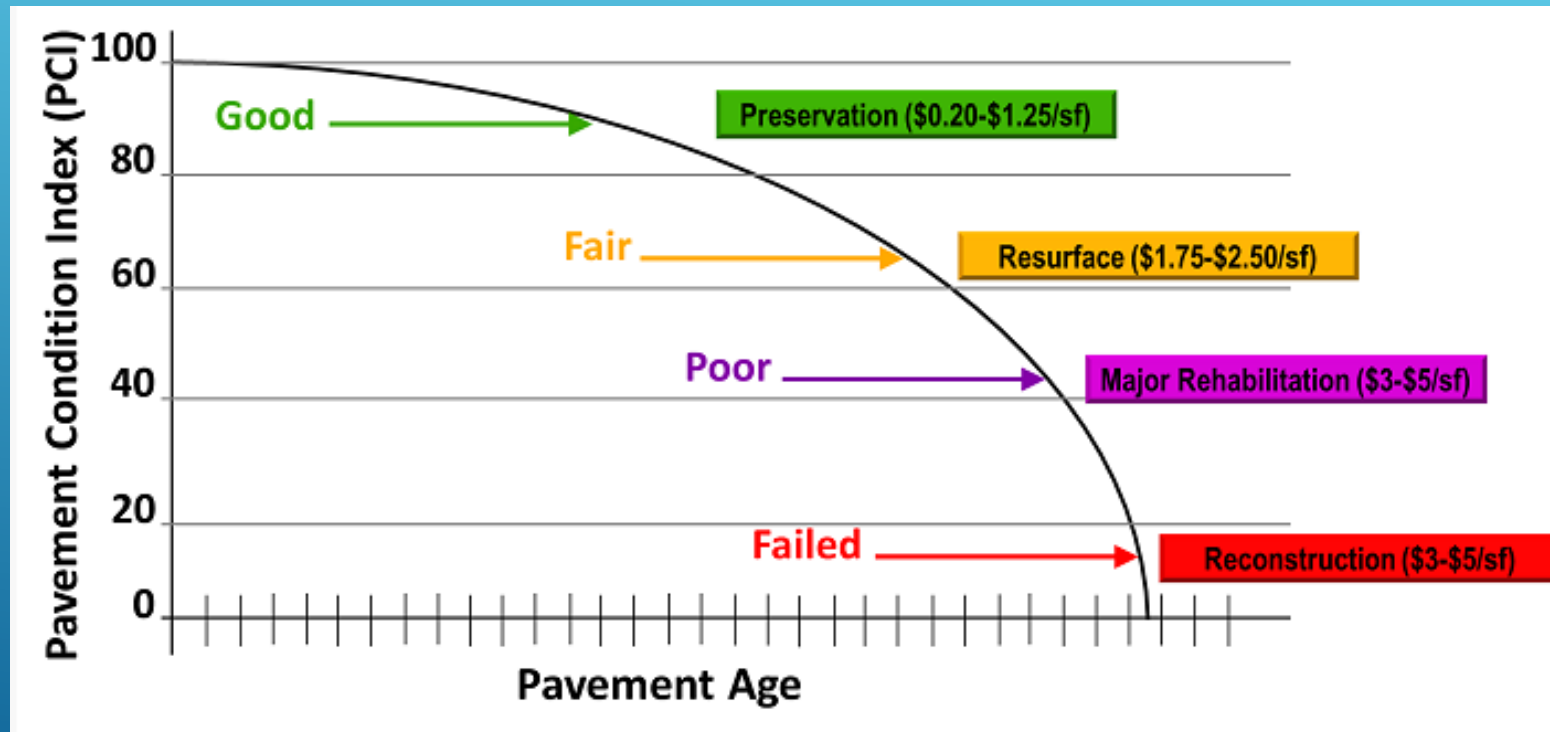
- ▶ Pavement Condition Index (PCI) rates pavement health and condition on a scale of 0 to 100

PCI rating of 100 = a brand-new road

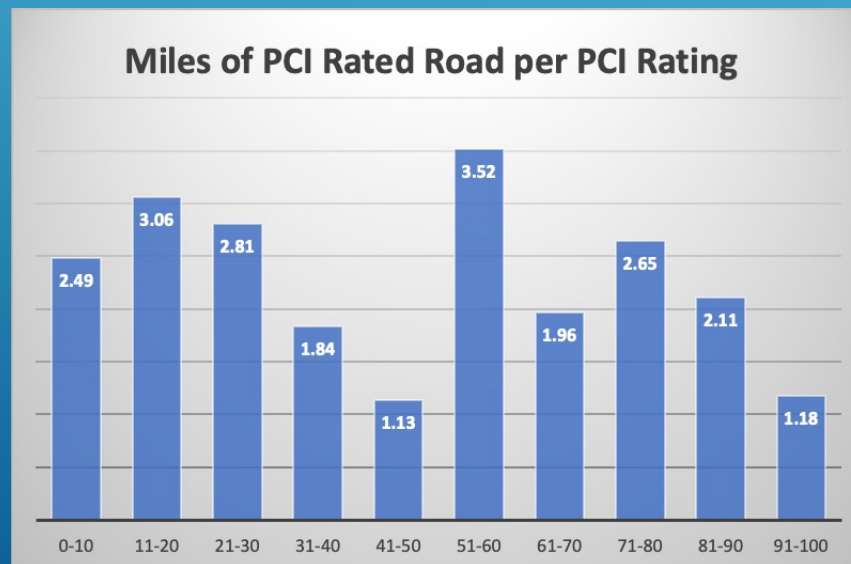
PCI rating of 0 = a completely failed road

- ▶ PCI was developed in the 1970's by M.Y. "Mo" Shahin, Ph.D of the U.S. Army Corps of Engineers for airfields, but was later adapted for roadway pavements.
- ▶ PCI was formally adopted as a Nationally Accepted Standard (D6433-09) for roads and parking lots in the 1990s.

# PAVEMENT CONDITION INDEX (PCI)



Subdivision Roads on Boulder County List	22.754 miles
Boulder Tech Center Roads	1.42 miles
Subdivision Roads Not on Boulder County List	3.43 miles
<b>Total Miles of Subdivision Roads in Proposed PID</b>	<b>27.604 miles</b>



PCI	Length (ft)	Length (mile)	Percentage
0-10	13138.2	2.488	10.9%
11-20	16153.6	3.059	13.4%
21-30	14846.9	2.812	12.4%
31-40	9697.2	1.837	8.1%
41-50	5979.1	1.132	5.0%
<b>PCI &lt;50</b>	<b>59815</b>	<b>11.33</b>	<b>49.8%</b>
51-60	18573.8	3.518	15.5%
61-70	10369.4	1.964	8.6%
71-80	13989.7	2.650	11.6%
<b>PCI 50-70</b>	<b>118424.2</b>	<b>8.13</b>	<b>35.7%</b>
81-90	11160.1	2.114	9.3%
91-100	6234.6	1.181	5.2%
<b>PCI &gt;70</b>	<b>178751.8</b>	<b>3.29</b>	<b>14.5%</b>



# JOHNSON FARM

STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
ALFALFA	CT	10.44	362.1	0.069
CHRISTOPHER	CT	29.01	404.7	0.077
DRY CREEK	RD	11.69	1483.7	0.281
DRY CREEK	RD	13.58	262.7	0.050
DRY CREEK	RD	54.33	1135.4	0.215
JOHNSON	CIR	5.11	1475.1	0.279
MEADOWDALE	CT	22.32	375.9	0.071
RYE	CT	0.14	324.1	0.061
TIMOTHY	PL	11.43	202	0.038
TIMOTHY	PL	20.47	979	0.185
<b>Total</b>			<b>7004.7</b>	<b>1.33</b>



# CENTREBRIDGE

STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
CENTREBRIDGE	DR	4.52	2398.3	0.454
CENTREBRIDGE	DR	7.28	223.5	0.042
CENTREBRIDGE	DR	12.35	222.7	0.042
<b>Total</b>			<b>2844.5</b>	<b>0.54</b>







# HEATHER HILLS

STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
BIRD CLIFF	WAY	20.78	1491.9	0.283
MEADOW LAKE	RD	29.22	1756.8	0.333
<b>Total</b>			<b>3248.7</b>	<b>0.62</b>



# COUNTRYSIDE CONDOMINIUMS & COTTONWOOD PARK CONDOMINIUMS

Road	Length (mile)
Countryside Dr***	0.31
Countryside Park***	0.11
Countryside Lane***	0.07
	0.49

\*\*\* Common parking area not included

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# COTTONWOOD PARK WEST

STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
CAMELIA	CT	11.78	158.5	0.030
CAMELIA	CT	16.33	120.3	0.023
CONIFER	CT	32.21	93.7	0.018
MANILA	PL	0.63	365.1	0.069
MATAI	CT	0.15	90.7	0.017
NIKAU	CT	8.72	150.1	0.028
NIKAU	DR	12.58	1021.2	0.193
NIKAU	DR	13.1	66	0.013
NIKAU	DR	14.62	733.1	0.139
NIWOT SQUARE	DR	71.92	51.1	0.010
NIWOT SQUARE	DR	81.43	2122.1	0.402
<b>Total</b>			<b>4971.9</b>	<b>0.94</b>





# PEPPERTREE

STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
PEPPERTREE	CT	42.71	151.2	0.029
PEPPERTREE	DR	54.28	1488.2	0.282
PEPPERTREE	LN	59.02	167.4	0.032
<b>Total</b>			<b>1806.8</b>	<b>0.34</b>



# SOMERSET

STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
GREENWOOD	DR	7.76	734.2	0.139
GREENWOOD	DR	11.29	964.8	0.183
GREENWOOD	DR	11.48	287.5	0.054
GREENWOOD	DR	24.3	1900.8	0.360
GREENWOOD	DR	30.83	287.5	0.054
HAYSTACK	CT	0.18	149.3	0.028
MONTE VISTA	AVE	73.32	1209.4	0.229
PAWNEE	LN	7.49	1922.8	0.364
PAWNEE	WAY	18.31	270.4	0.051
<b>Total</b>			<b>7726.7</b>	<b>1.46</b>

\*Doesn't include Sawtooth Lane



STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
BELLFLOWER	CT	22.55	658.2	0.125
CATTAIL	DR	15.77	1060.4	0.201
CHERRY	CT	12.87	170.6	0.032
COLUMBINE	CT	69.76	373.7	0.071
CORALBERRY	CT	24.7	278.7	0.053
CRANBERRY	CT	20.66	269.3	0.051
DAYLILLY	CT	54.48	377.4	0.071
FIRETHORN	CT	45.99	619.9	0.117
PRIMROSE	LN	68.9	684.3	0.130
SNOWBERRY	LN	63.94	1152.8	0.218
SOMERSET	DR	77.77	2740.3	0.519
SOMERSET	DR	79.85	386.4	0.073
SOMERSET	DR	82.94	391	0.074
STRAWBERRY	CT	33.6	267.8	0.051
STRAWBERRY	LN	48.38	1658.7	0.314
<b>Total</b>			<b>11089.5</b>	<b>2.10</b>

# SOMERSET ESTATES



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# SPRINGHILL

STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
CHENEY	CT	1.54	726.8	0.138
SPRINGHILL	DR	7.9	1664	0.315
WILLOW	LN	1.07	701	0.133
<b>Total</b>			<b>3091.8</b>	<b>0.59</b>

\*Doesn't include Sawtooth Lane





# AUTUMN RIDGE

STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
SKYLAND	DR	4.24	850.1	0.161
SKYLAND	DR	5.42	685.2	0.130
<b>Total</b>			<b>1535.3</b>	<b>0.29</b>





# WATERFORD

STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
WATERFORD	CT	5.6	297.8	0.056
WATERFORD	WAY	16.91	661.9	0.125
<b>Total</b>			<b>959.7</b>	<b>0.18</b>



# THE TROUBLE WITH LONGVIEW DRIVE

Used by:  
Somerset  
Somerset Estates  
Springhill  
Waterford  
Autumn Ridge  
The Cove

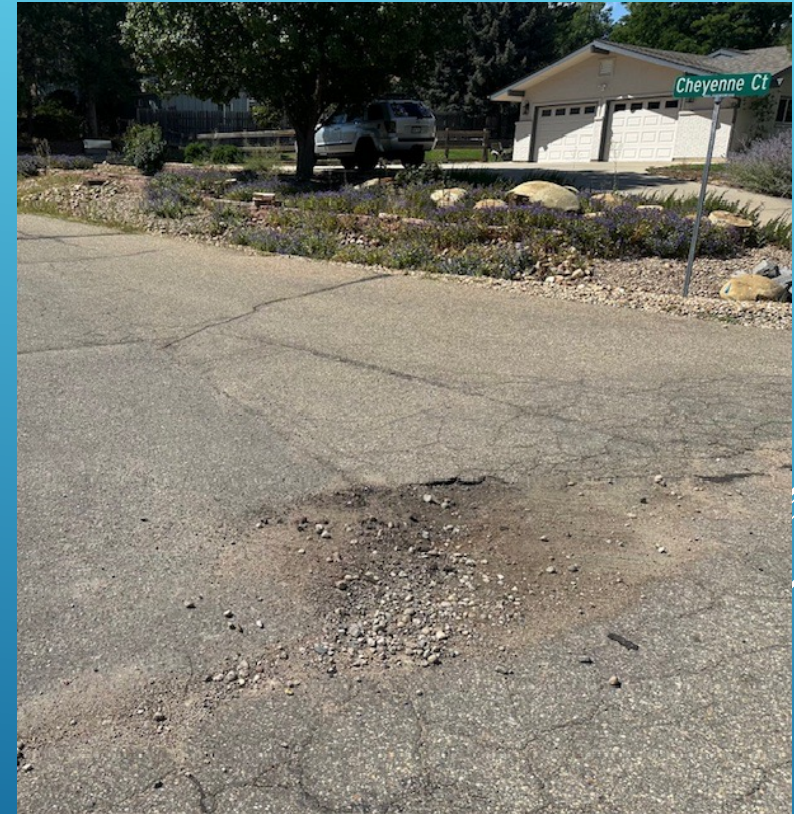
STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
LONGVIEW	DR	12.83	67.4	0.013
LONGVIEW	DR	19.57	253.6	0.048
LONGVIEW	DR	23.57	241.4	0.046
LONGVIEW	DR	31	667.1	0.126
LONGVIEW	DR	34.5	1563.9	0.296
LONGVIEW	DR	36.16	2356.9	0.446
LONGVIEW	DR	88.39	478.8	0.091
LONGVIEW	DR	89.96	2640.9	0.500
<b>Total</b>			<b>8270</b>	<b>1.57</b>

Other Examples: Dry Creek Road, Meadowdale Drive



# MORTON HEIGHTS

STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
APACHE	CT	59.87	484.6	0.092
AUDUBON	AVE	43.02	530.8	0.101
AUDUBON	AVE	57.84	1249.7	0.237
AUDUBON	CT	62.64	318.1	0.060
CHEROKEE	CT	59.65	462.6	0.088
CHEYENNE	CT	51.35	449.9	0.085
COMANCHE	CT	43.18	320.5	0.061
COMANCHE	RD	54.22	1747.9	0.331
MARATHON	RD	31.28	1192.3	0.226
MARATHON	RD	74.41	280.8	0.053
MORTON	RD	96.16	2184.9	0.414
PAIUTE	AVE	43.41	1362.5	0.258
PAIUTE	AVE	97.57	706.7	0.134
PAIUTE	CT	54.75	421	0.080
WALKER	AVE	96.48	521.6	0.099
WALKER	CT	50.78	755.2	0.143
WALKER	DR	23.91	420	0.080
WALKER	DR	97.03	871	0.165
WALKER	RD	38.87	1685.2	0.319
<b>Total</b>			<b>15965.3</b>	<b>3.02</b>



# OVERBROOK



STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
BONNY BROOK	CT	35.66	431.2	0.082
GOLD NUGGETT	DR	80.45	1403.1	0.266
OVERBROOK	DR	10.8	1570.8	0.298
OVERBROOK	DR	54.1	127.1	0.024
OVERBROOK	DR	77.59	127.5	0.024
PINECONE	CT	16.33	485.9	0.092
PINECONE	LN	6.1	380.1	0.072
SNOW PEAK	CT	56.31	229.9	0.044
SPRING CREEK	TRL	62.42	527.7	0.100
SPRING CREEK	TRL	83.63	1149.4	0.218
SPRING CREEK	CIR	26.09	1921	0.364
<b>Total</b>			<b>8353.7</b>	<b>1.58</b>



# BRITTANY PLACE

0.35 MILES OF ROAD





# NIWOT MEADOW FARM



STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
ERIN	CT	66.92	914.3	0.173
LACY	CT	72.93	353.5	0.067
NIWOT MEADOW FARM	RD	64.91	254	0.048
NIWOT MEADOW FARM	RD	69.37	1941.9	0.368
NIWOT MEADOW FARM	RD	71.87	255	0.048
<b>Total</b>			<b>3718.7</b>	<b>0.70</b>





# NIWOT HILLS



STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
BLUE SPRUCE	LN	52.4	629.3	0.119
NIWOT HILLS	DR	51.02	181.1	0.034
NIWOT HILLS	DR	53.36	191.2	0.036
NIWOT HILLS	DR	57.86	1372	0.260
NIWOT HILLS	DR	70.73	239.8	0.045
NIWOT HILLS	DR	71.34	1762.6	0.334
NIWOT HILLS	DR	79.22	120.5	0.023
SHOOTING STAR	CT	45.09	596	0.113
<b>Total</b>			<b>5092.5</b>	<b>0.96</b>







# LEGEND RIDGE

STREET NAME	TPYE	PCI	Length (ft)	Length (mile)
LEGEND RIDGE	TRL	47.62	458.6	0.087
LEGEND RIDGE	TRL	65.31	3850.3	0.729
LEGEND RIDGE	TRL	72.03	460.8	0.087
LITTLE RAVEN	TRL	73.04	1413.1	0.268
<b>Total</b>			<b>6182.8</b>	<b>1.17</b>



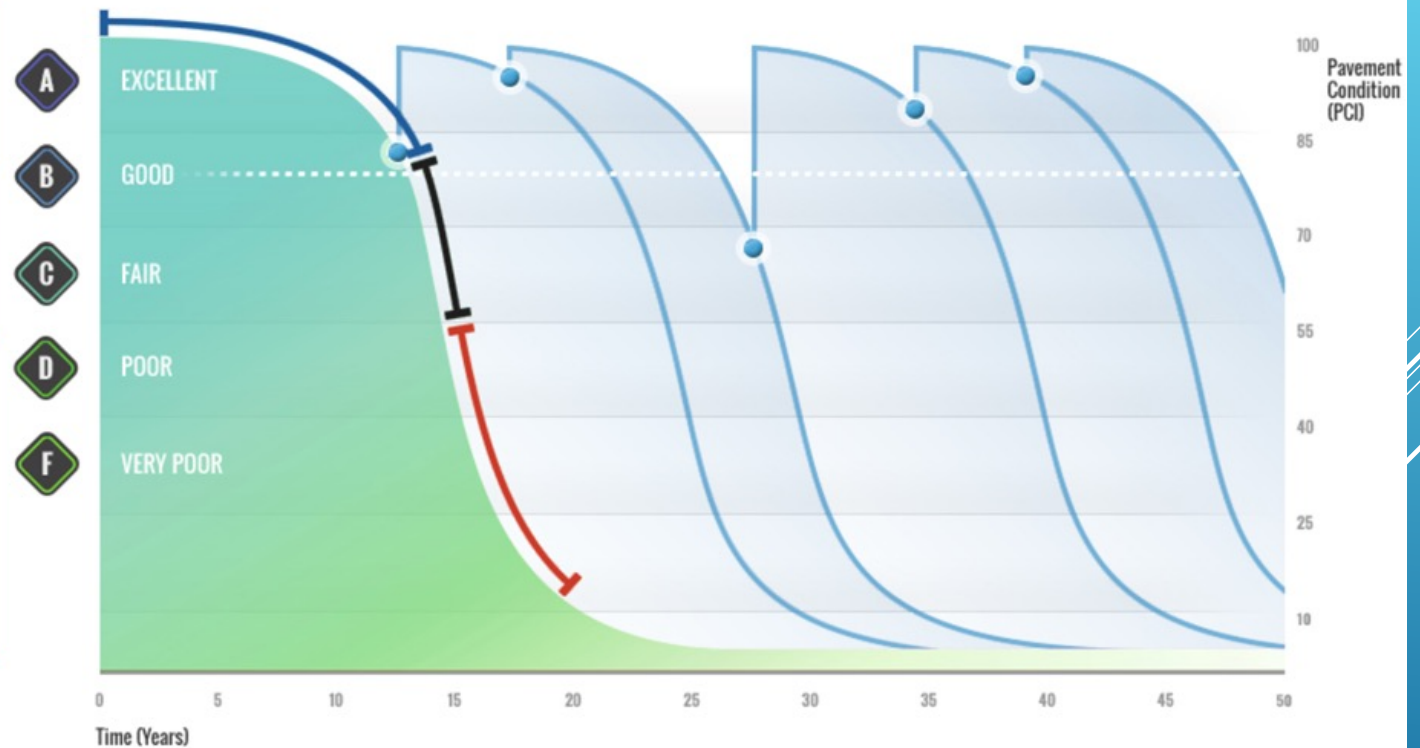


# PENNY WISE, POUND FOOLISH

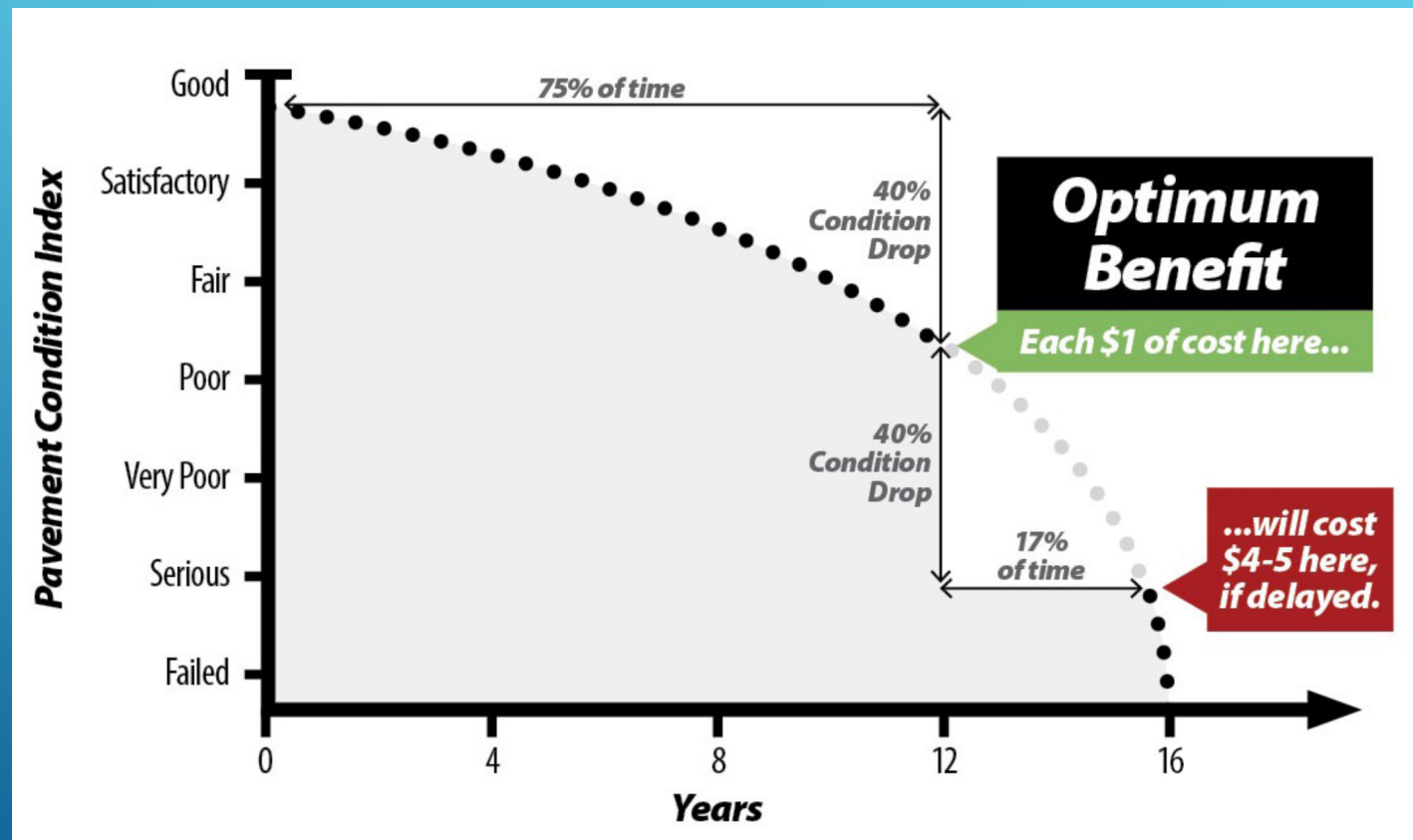
Every \$2 Here

Or \$4-\$8 Here

Saves \$12-18 Here



# THE HIGH COST OF NEGLECT ...



# WHAT BOULDER COUNTY SAYS ...

## **Subdivision Roads:**

While the County prioritizes funding for major repairs on arterial and collector roads, it still maintains subdivision roads through activities like snow removal, pothole patching, and crack sealing. 

## Subdivision Paving PID and Funding Assistance Program On-Hold

Due to current funding constraints stemming from uncertainty in both federal and local funding sources, the financial assistance portion of this program has been put on an indefinite hold. Boulder County Public Works will still accept applications in order to help subdivision residents determine the scope of work and approximate costs of a paving project in their area.

## INCLUSION (OR EXCLUSION) IN THE PROPOSED NIWOT PID ONCE ESTABLISHED

- To be included (or excluded), Property Owners must file a petition with the Board asking for inclusion (or exclusion).
- In the petition, property owners should describe how they will or will not benefit from inclusion or exclusion.
- By signing the Petition, property owners are confirming that they want the thing they are asking for.
- Upon receipt of a Petition, the Board will schedule a public hearing and provide notice of the hearing to all interested parties.
- The Board will then determine whether or not to grant the request for inclusion or exclusion.