

**REQUEST FOR EXPRESSIONS OF INTEREST**  
FOR THE  
**DOWNTOWN LONGMONT SLOPE PROJECT**

Longmont Downtown Development Authority (LDDA), the City of Longmont (City), and current land owners (Partners) are jointly seeking a private land development partner to serve as part of a public/private partnership to pursue a unique development opportunity within Downtown Longmont, further identified below. The vision for the proposed development is the delivery of a mixed use development, with retail/restaurant, entertainment, high density housing and/or related commercial development.

This Request for Expressions of Interest (RFEI) is an initial step in identifying developer interest and capability in delivering a project as envisioned in the development vision described below. Responses to this RFEI can address interest in either a residential/commercial mixed use or retail/office commercial use project. This RFEI is issued solely for purposes of identifying interest in development of these properties and does not constitute a formal solicitation of bid. The LDDA is interested in receiving information to achieve the highest and best use of the site and may issue an RFQ depending on the response to this RFEI.

**Background**

There is a concerted effort and unified vision led by the City of Longmont and LDDA, to fortify the Main Street Corridor as the city's cultural, commercial, and business center. This vision is defined in the Downtown Longmont Master Plan of Development, Main Street Corridor Plan and Envision Longmont documents.

**Development Sites and Land Acquisition**

Property owners in the identified site have expressed an interest in seeking redevelopment proposals for the area. The site will require some property assemblage; however, all property owners have indicated a willingness to negotiate a land sale and/or partner in the development. It encompasses three parcels, situated at the northeast corner of 2<sup>nd</sup> Avenue and Main Street in Downtown Longmont. The site is within easy walking distance into the historic core of downtown, the future bus transit station to be built at 1<sup>st</sup> & Main (which will also eventually provide access to commuter train service) and access to the St. Vrain Creek greenway trail system. There is also a possibility to participate in a public parking garage on a city owned site, (to be built either separately or as part of the proposed project), which can assist in meeting parking requirements of the project. The site is located within the Longmont Opportunity Zone. (See parcel map below)

**The Development Vision**

LDDA, City and Partners envision working with a developer to deliver a quality, high density mixed use residential or fully office/retail commercial project. The three properties combine to make a 1 acre site. The south property is 12,874 sq ft., .30 acres (owner will consider selling or partnering on development); the middle property is 17,968 sq ft., .42 acres (opportunity development site owned by LDDA); the north property is 12,168 sq ft., .28 acres (currently for sale). The residential/mixed use development is envisioned to be 3-6 stories in height. Proposals will be consistent with the Downtown Longmont Master Plan of Development, including, but not limited to:

- Active ground floor use that creates foot traffic and vibrancy
- Compact urban form with greater intensity and vertical mixed use while complementing the historic character of Downtown

- Use of high quality building materials and finishes
- Mix of uses, specifically those that fill a gap in the market such as for sale housing or rental that will convert to for sale in the future, modern/tech office, retail, trade or higher education, community market, event or music venue
- Ensure public spaces are incorporated into development projects

The intent of the project is to embrace the urban character of the area, activating the street, incorporating public spaces and incorporating streetscape/pedestrian enhancements. At a minimum, project will include northern two parcels, with ability to include property to the south. When completed, the project is expected to catalyze the area to attract additional investment and transform the surrounding area into a thriving and active destination for both Longmont residents and visitors from across the region.

### **Public Financial Resources**

A number of public resources are or may be available to facilitate the development. The current preferred site is located within the Federal Opportunity Zone (OZ) and State of Colorado Enterprise Zone. In addition the site is eligible for incentives through the LDDA, such as tax increment (TIF) proceeds and façade grants. The City is also giving consideration to the creation of a General Improvement District (GID) in this area and although not currently funded, this location is in an established Business Improvement District (BID). The City is also willing to explore partnerships for parking immediately adjacent to the site.

### **Developer Statement of Interest**

Developers interested in pursuing this opportunity are asked to submit a letter of interest that addresses the following requirements and expectations:

- Brief statement on the reason for interest in pursuing the project;
- Brief description of project envisioned for the site;
- Capability of development group and its team members;
- Ability to deliver a development in alignment with Development Vision described above;
- Ability to deliver a project in timely manner;
- Experience with high density, urban infill residential and/or mixed-use product in historic Main St. context;
- Experience and interest in Public-Private Partnerships;
- Financial capacity and acumen to develop project;

The letter should also include the following information:

- Project title (Downtown Longmont Slope Project)
- Name of development group;
- Name, address, email address, and telephone number of a contact person.

We also encourage inclusion of a limited number of photographic images of comparable projects developed by the respondent.

### **Statement of Interest Due Date**

Statements of Interest are due by 5 p.m. on Friday, January 6, 2023.

Please e-mail Statement of Interest to Kimberlee McKee at [kimberlee.mckee@longmontcolorado.gov](mailto:kimberlee.mckee@longmontcolorado.gov) in pdf

format.

### **Review of Statements**

Submitted Statements of Interest will be reviewed by LDDA, City of Longmont, and Partners to determine the general capability of the interested party to deliver a project in alignment with the project vision. Subject to determination of such capability, interested parties may be invited to proceed with more specific development proposals for consideration by LDDA, City of Longmont, and Partners.

Proposals submitted through this RFEI will undergo evaluation process, allowing LDDA Board of Directors to evaluate its willingness to participate in a public-private partnership. Strong proposals will directly address priorities of the Downtown Master Plan of Development.

### **Additional Information**

This RFEI is not intended as a formal offering for the award of a contract or for participation in any future solicitation. This RFEI is not a procurement.

The LDDA, City, Partners and their officials, officers, agents and employees make no representation or warranty and assume no responsibility for the accuracy of the information set forth in this RFEI.

No information contained in submissions shall be deemed confidential and such information may be shared with others as deemed appropriate by the LDDA, City or Partners.

Neither the LDDA, City nor Partners shall be liable for any costs incurred by any respondent in the preparation, submittal, presentation or revision of its submission.

All submissions shall become the property of the LDDA and shall not be returned.

The LDDA, City and Partners, at their respective sole discretion, without limitation, reserve the right to:

- Withdraw this RFEI at any time;

- Use the ideas and/or submissions in any manner deemed to be in the best interests of the community, including but not limited to soliciting competitive submissions relating to such ideas or proposals and/or undertake the prescribed work in a manner other than that which is set forth herein; and

- Change any terms of the RFEI.

### **City Contact Information**

Questions regarding this opportunity should be directed to:

Kimberlee McKee, Executive Director, Longmont Downtown Development Authority, by email at [kimberlee.mckee@longmontcolorado.gov](mailto:kimberlee.mckee@longmontcolorado.gov) or phone at (303)651-8483

or

Tony Chacon, Redevelopment Manager, City of Longmont by phone at (303) 651-8318 or email at [tony.chacon@longmontcolorado.gov](mailto:tony.chacon@longmontcolorado.gov).

