

# LDDA Board Communication

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**Meeting Date:** Wednesday, February 28, 2018

## **Current Incentive Fund Availability**

Retail Conversion: \$45,000	Signage: \$46,124	DIP: \$165,743
Alleyscape West side: \$57,881	Residential: \$46,536	TIF: \$2,985,665 (net projected available)

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**Agenda Item: High Plains Bank**, 600 Kimbark St. (Façade Renovation/DIP grant)

**Executive Summary:** High Plains Bank located at 600 5<sup>th</sup> Ave., is undertaking a 3,200 SF 2-story addition to their current single story building. The new addition will feature Class A office space. The façade of the new addition will be brick that matches the existing building. Their financials were approved by the Finance Committee. John Creighton, President of High Plains Bank and LDDA Finance Committee/Board Member, was exempt from the financial review process and will also be exempt from the approval process. The total cost for the project is \$980,000 and the request is for 25% maximum reimbursement of \$10,000.

**Recommended Motion:** Approve the Façade Renovation/DIP grant for \$10,000.

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**Agenda Item: Dry Land Distillers**, 471 Main St. (Retail Conversion grant)

**Executive Summary:** Dry Land Distillers is moving into 471 Main St. and renovating the rear 1/3 of the building that faces the alley. The renovations will convert the previous office/warehouse space to a craft distillery and retail tasting room and lounge. The Finance Committee approved their financials. The total cost for the entire buildout project is approximately \$400,000 and the grant request is for \$19,887, of which the LDDA funding portion would be \$13,324, based on the LDDA/LEDP split. The grant funding is for the eligible storefront and tasting lounge costs only. Two cost items are awaiting second bids; therefore, the grant can be approved contingent on receiving those two bids prior to the work starting. We have attached a spreadsheet of all bid numbers. All bids are in the office and can e-mail or viewed upon request.

**Recommended Motion:** Approve the Retail Conversion grant for \$13,324.

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**Agenda Item: Development Code Update**

**Executive Summary: Attached for review: Development Standards Council Communication; Land Development Code - HENA Comments; Draft Code Update sections: Mixed-Use and Nonresidential Design Standards (15.05.120) and Residential Compatibility (15.05.200).**

**The link for all the Development Code updates can be found here:**

<https://www.longmontcolorado.gov/departments/departments-n-z/planning-and-development-services/code-updates-2017/code-updates-welcome>

City of Longmont has been working on an update to the Development Code. The DDA Board has previously weighed in on the issue of building height and density in the downtown area. They recommended being as dense as possible, while respecting our adjacent surroundings. The Historic Eastside Neighborhood Association has expressed concerns, and the letter is attached.

**Below, please see sections of our Master Plan that address this issue:**

**DDA Master Plan:** Based on land use classifications recently defined in Envision Longmont, Downtown is expected to accommodate a diverse mix of uses over an expanding footprint, while becoming more densely developed over time.

**6. Land Use 2. ENCOURAGE A COMPACT URBAN FORM THAT EFFICIENTLY UTILIZES LAND AND SUPPORTS MULTIMODAL TRANSPORTATION INFRASTRUCTURE.**

- A. Encourage greater development intensity and vertical mixed use, especially of surface parking and other underutilized land.
- B. Ensure that changes in development intensity maintain a respect for the historic character of Downtown.

**6. Land Use. 6. ADVOCATE FOR DEVELOPMENT REGULATIONS THAT ADVANCE PLAN GOALS AND ATTRACT INVESTMENT THROUGH BOTH FLEXIBILITY AND PREDICTABILITY.**

- A. Align the City's Capital Improvement Plan with the goals and policies of this Plan to ensure that adequate infrastructure is in place to enable and encourage desired development.
- B. Periodically update the Land Development Code and Downtown Sign Standards to incorporate current best practices.

Both the Envision Longmont plan and Downtown Master Plan went through public outreach processes prior to adoption, so recommended building heights are generally consistent with those plans. For downtown, Envision Longmont indicates that development should generally be 1 to 4 stories, although additional height can be considered, where appropriate outside of the historic downtown area, for vertical mixed use projects and projects that include affordable housing. Envision Longmont also indicates that development adjacent to lower intensity established residential neighborhoods should provide transitions in building massing & height.

At our last Board Meeting, Chris McGilvray and Joe Perrotto volunteers to review the code update. City Council was initially reviewing these changes, but deferred the discussion until the DDA Board could weigh in on the proposed changes. City & DDA staff, Chris, Joe and Historic Preservation Commissioner/architect Steve Lane met to discuss the proposed changes.

**Recommended Motion:** Staff would like to get further direction from the DDA Board on these proposed changes and submit a memo to City Council regarding these changes.

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**Agenda Item: Pedestrian Audit Review**

**Executive Summary:** Previously, the DDA Board reviewed the Pedestrian Audit. Priorities given to PUMA for the Master Plan included: 287 – midblock crossings and **pedestrian crossing times**; 3<sup>rd</sup> and Main between Coffman and Kimbark; Redesign of **Coffman Street for bike and pedestrian access**; **Kimbark St.**

Maps were shown with weekdays and weekend (mid-day) on-street and surface lots parking utilization. Recommended threshold is 85% of parking utilization. Graphs showed total on-street trend did not exceed 60% (hot spots) and 40% were available but inconvenient. **The goal should be to get people to walk 1 block further for under-utilized parking.** Two audits were done – public and professional based on the principles of a walkable city. Survey questions were about principles of accessible, comfortable, connected, convenient, engaging and vibrant. Some sample goals:

**City-wide project:**

Create a new bicycle mobility plan with emphasis on low-stress facilities into and throughout downtown.

**Downtown-wide projects:**

- Signalize mid-block crossings – make it visible with flashers
- Install way-finding information – take advantage of kiosks for information
- Improve connectivity to parking – make parking lot more permeable
- Allow two-way biking on alleys – in lieu of Main St. being a highway, consider Kimbark St. and Coffman St.
- Brick sidewalks are tripping hazard and not recommended for use moving forward

**Other suggestions:** better utilize parking and access to pedestrian crossing, install bicycle racks, adjust traffic lights by adding time for pedestrian to cross. Congestion on 3<sup>rd</sup> Avenue and Main St. between Coffman St. and Kimbark St. needs to be addressed. There is competition with pedestrians and cars merging (west) and turning. Merging to one lane needs to happen before approaching downtown.

**Recommended Motion:** Audit is attached for review. Staff would like to revisit these recommendations, highlighting top items we would like to present to City leadership for change in 2018.

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**Agenda Item: Bench arms**

**Executive Summary:** LDDA would like to purchase center bench arms in key locations Downtown.

The LDDA and the City of Longmont Police Department met to discuss CPTED (crime prevention through environmental design) after getting several reports of undesirable behaviors at 6<sup>th</sup> Ave. Plaza. The City worked to trim bushes and remove obstructions. Another suggestion was installing center arms on the benches. Staff looked at options to add arms in just key areas downtown or on all benches. The cost per arm is \$85-\$89 per arm, depending on quantity ordered. Here is the price breakdown for the options. The City Public Works department would cover the cost to install the arms.

**Option 1:** add arms to key areas including 6<sup>th</sup> Ave. Plaza and in the east and west breezeways (22 benches). The total cost of the arms would be \$1,955. These benches are located further from Main St. and in quieter environments.

**Option 2:** add arms to all benches downtown (76 bench arms). The total cost of the arms would be \$6,460.

The LDDA recommends at least purchasing arms for key areas, but we could purchase for all benches as well, for consistency. We would purchase the arms with from the Construction Fund (Clean & Safe Programs).

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**Executive Summary: Expanding 500 west shared trash enclosure**

Shared trash enclosures were built during the 2016 west Alleyscape and Breezeway project. The enclosures are located in the 300 and 500 block GID owned public parking lots off Coffman St. One enclosure was built in each lot. The enclosures are used by those businesses who had no or little setback/private property on which to build their own private trash enclosures. The 400 block of Coffman St. does not have a public parking lot. In 2017 the property at 473 Main St. was purchased and the new owner plans to open a distillery and relocate La Vita Bella Coffee to this location (currently at 475 Main St.). This property has no private property on which to build an enclosure. We discussed an option for them to haul their trash/recycle half a block to the 500 west enclosure and they are agreeable to that. We will need to expand the 500 west trash enclosure in order to create space for their dumpsters. The cost to expand the enclosure would be approximately \$2,000. The expansion would not be the same TREX design of the enclosure, but include lower cost metal. This enclosure will be temporary due to the anticipated redevelopment of the 500 west Coffman block, at which time this enclosure would be incorporated into that project.