

Southeast Longmont Planning Area



Urban Renewal Plan and Conditions Survey



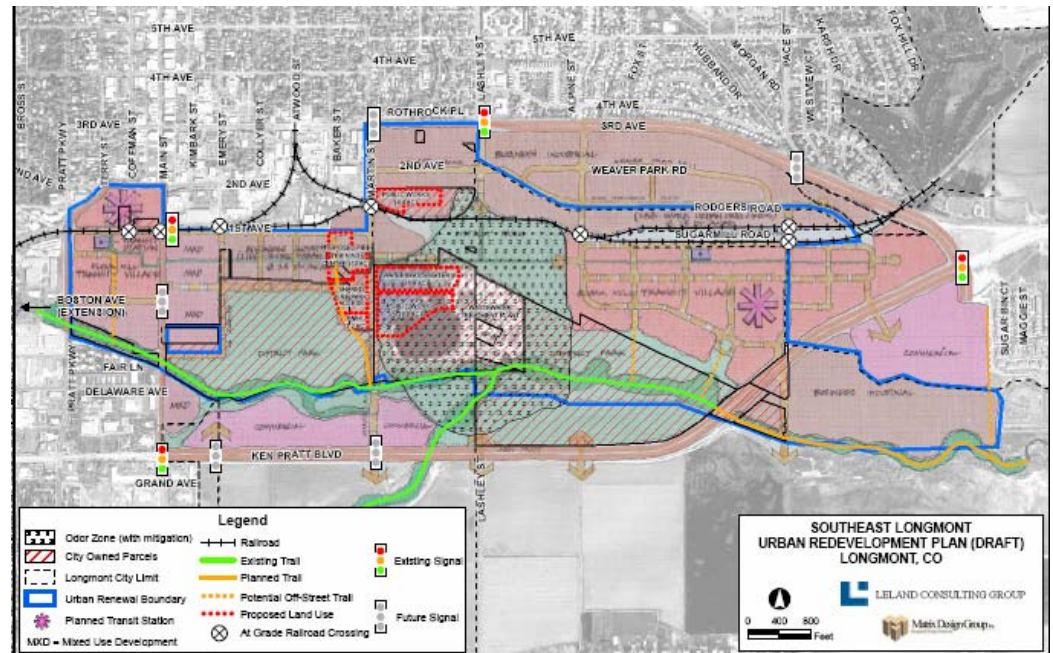
Presentation to:

Urban Renewal Area Stakeholders

14 November 2006

Presentation by:

Leland Consulting Group



Southeast Longmont Urban Renewal Area Plan

Purpose of the Plan

Assist in Redeveloping Flour Mill and Sugar Factory Areas
Eliminate Blight Conditions
Stimulate Growth and Development Among Private Properties
Advance the Policies of the Comprehensive Plan
Promote Local Property Owner and City Objectives

Components of the Plan

Conditions Survey
Urban Renewal Plan (Document)
Impact Report to Boulder County (Financial Analysis)

Legislative Compliance – Prior to Plan Adoption

Impact Statement -- Sent to Boulder County
All Property and Business Owners of Record -- Notified Prior to Public Hearing
Plan -- Submitted to Planning Commission for Review and Recommendation for
Conformity with General Plan (Response received August 2006)
Notice of Public Hearing -- Published 30 Days Prior to a Public Hearing
Draft Documents -- Presented to the School District
Draft Documents -- Made Available in City Clerk's Office

Public Participation

Meetings

5.12.05	Stakeholder Meeting
6.09.05	Stakeholder Meeting
6.30.05	Stakeholder Meeting
7.20.05	Stakeholder Meeting
9.15.05	Stakeholder Meeting
10.04.05	Presentation to P&Z and City Council
12.06.05	Presentation to City Council and General Public
2.28.06	Presentation to City Council and General Public
8.16.06	Reviewed and Accepted by Planning & Zoning Commission
9.20.06	Stakeholder Meeting

One-on-One Conversations with Property Owners

Site Visits to Area Businesses

Study Area Definition and Uses

Survey Area Description (Planning Boundary)

The Survey Area generally includes those properties located south of 3rd Avenue between Martin and Lashley, and south of Rogers between Lashley and Pace, generally north of St. Vrain Creek, east of Pratt Street (including properties located north of 1st and in the vicinity of the Flour Mill site) and west of the area just east of North 119th Street.

Current Uses

- Auto & vehicle-related businesses (RV & boat & storage, auto dealerships, auto repair)
- Residential uses (incl. 1 mobile home park, 1 trailer court, 18 single family detached dwellings, 4+ single family dwellings paired with industrial/commercial uses)
- Several salvage/junkyard operations
- Lodging/event (1 bed & breakfast/ranch facility)
- Miscellaneous small service businesses & restaurants
- Vacant, railroad, and public uses (including a wastewater treatment plant, tree limb relocation operation, recycling facility, and electric utility)
- Active heavy industry (incl. 1 foundry)
- Abandoned heavy industry (flour mill, sugar mill)

Summary of Survey Findings

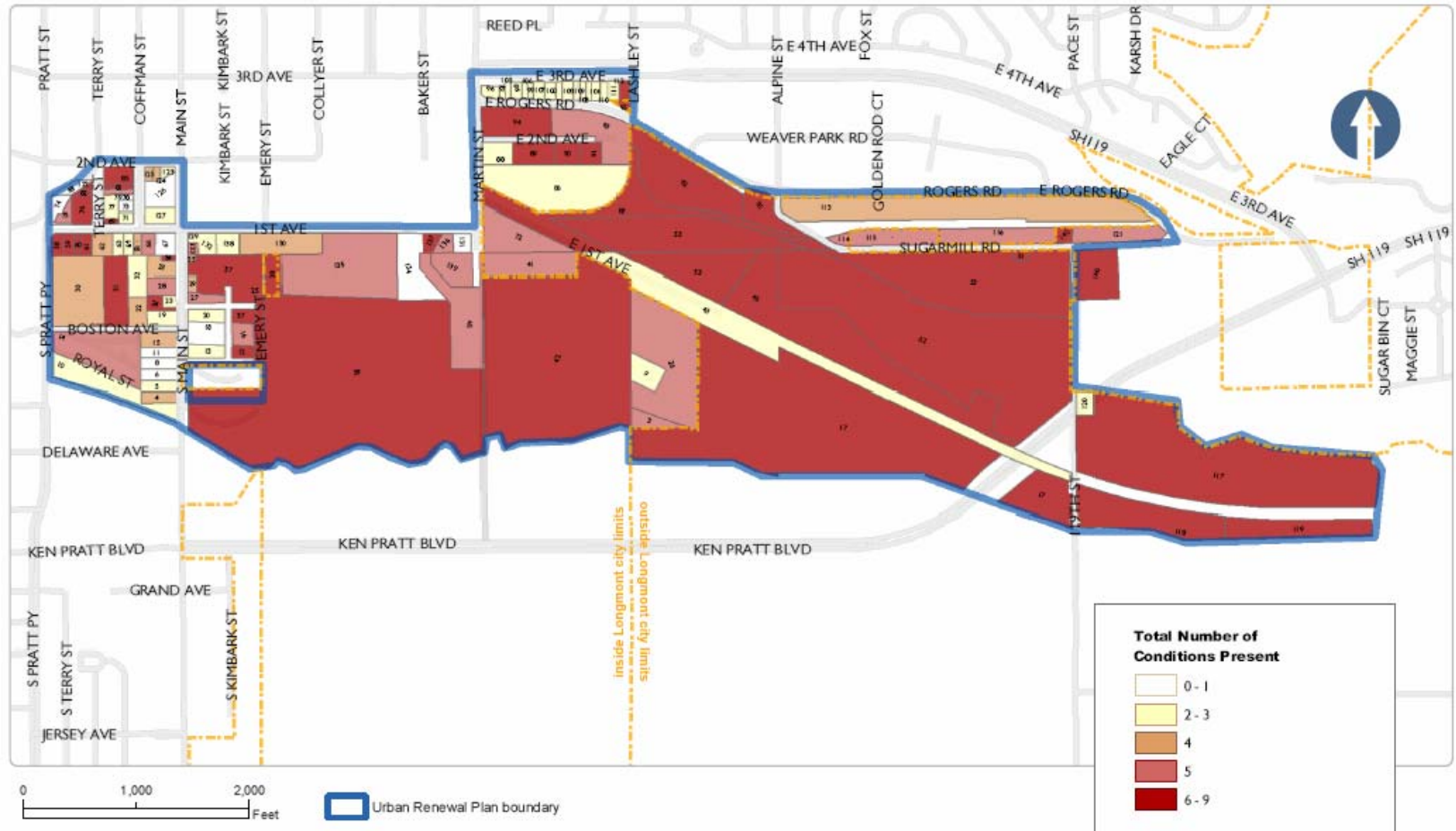
Facts

- 583 total acres excluding DDA area (Flour Mill)
- 281 acres of land currently outside city limits
- 203 acres owned by City
- 479 acres (or 95% of area) is under-utilized (based on improvement to land value)
- All zoning or land use designations are Industrial (both Mixed and General) or Public/Open Space
- 10 of 11 qualifying conditions found
- 59 parcels/436 acres with 5 or more conditions present (including 16 parcels/243 acres outside city limits) *

* This figure may change with final refinements to conditions survey

Southeast Longmont Study Area

Total Conditions Present



Urban Renewal Area Definition

Legislation

According to the Colorado Urban Renewal Law, the jurisdictional boundaries of the urban renewal authority shall be the same as the boundaries of the municipality. Additionally, within the municipal boundaries there may be one or more urban renewal areas.

Urban Renewal Area Description

The Planning Area includes those properties located within the City of Longmont south of 3rd Avenue between Martin and Lashley, and south of Rogers between Lashley and Pace, generally north of St. Vrain Creek, east of Pratt Street (including properties located north of 1st and in the vicinity of the Flour Mill site) and west of the area just east of North 119th Street.

Urban Renewal Planning Area includes land not currently annexed.

Urban Renewal project can only occur if property is annexed.

Summary

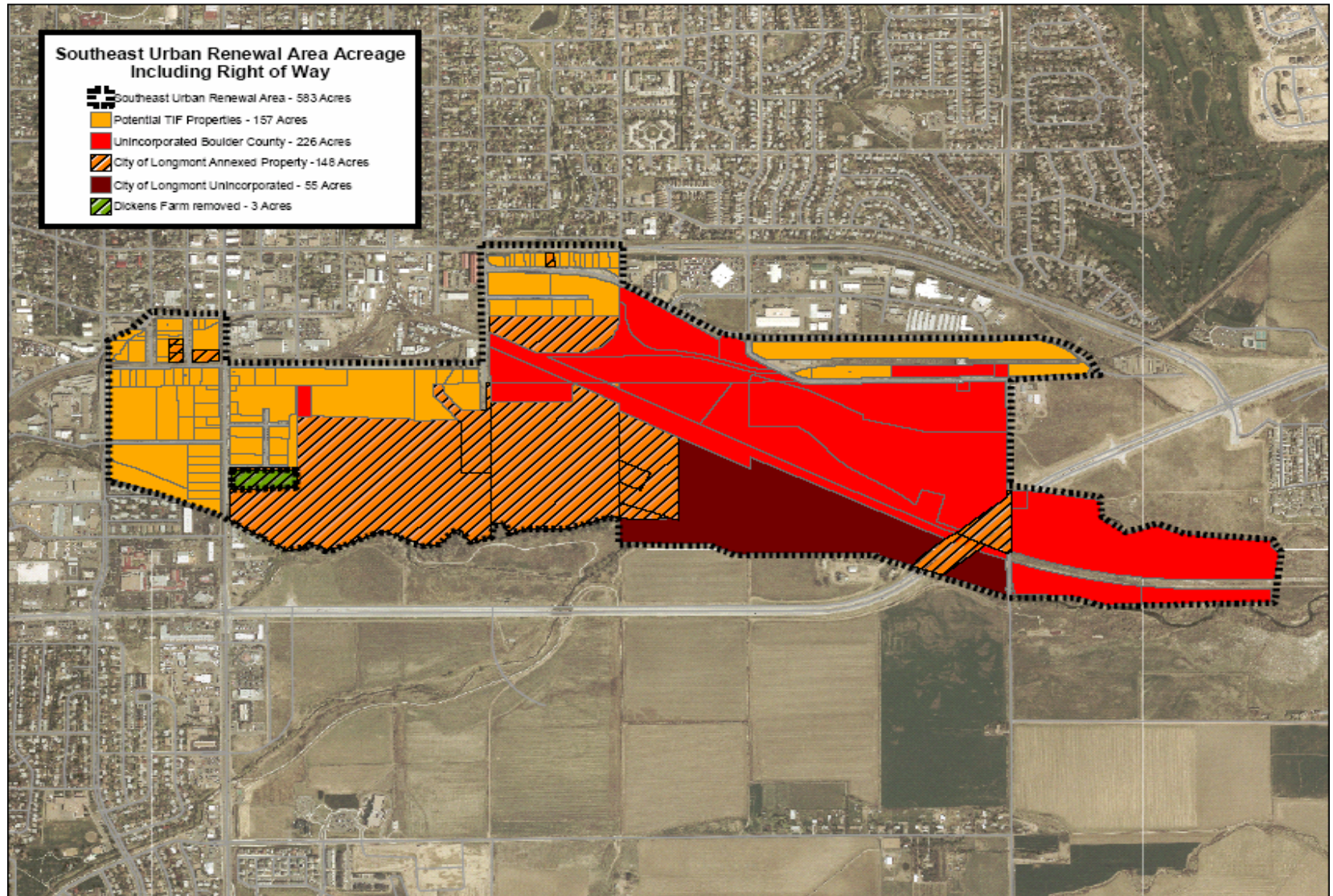
Privately-Owned Property Annexed 157 acres

City of Longmont Property Annexed 148 acres

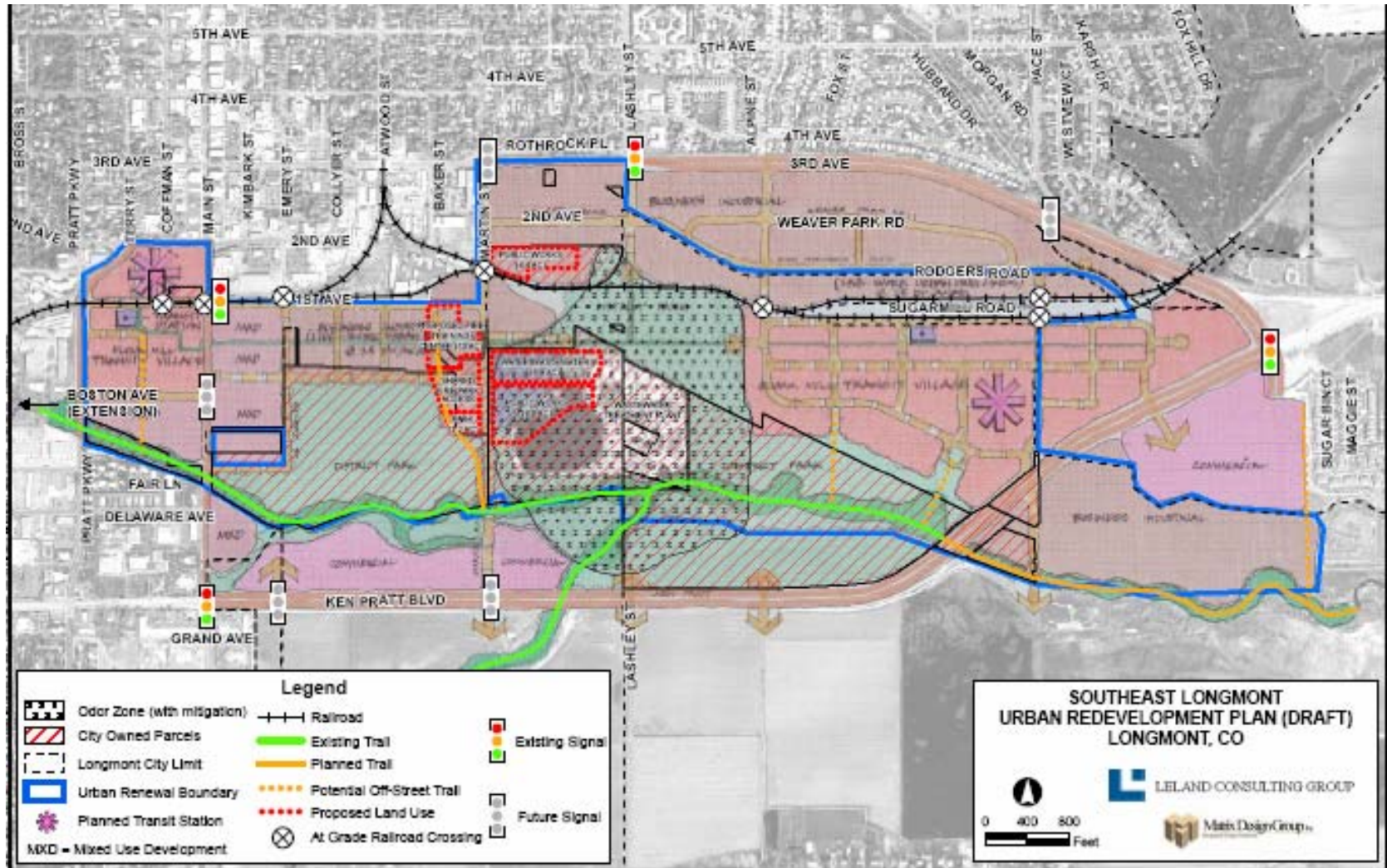
City of Longmont Property Unincorporated 55 acres

Unincorporated Boulder County 226 acres

Southeast Longmont Urban Renewal Acreage Map



Southeast Longmont Urban Renewal Plan Map

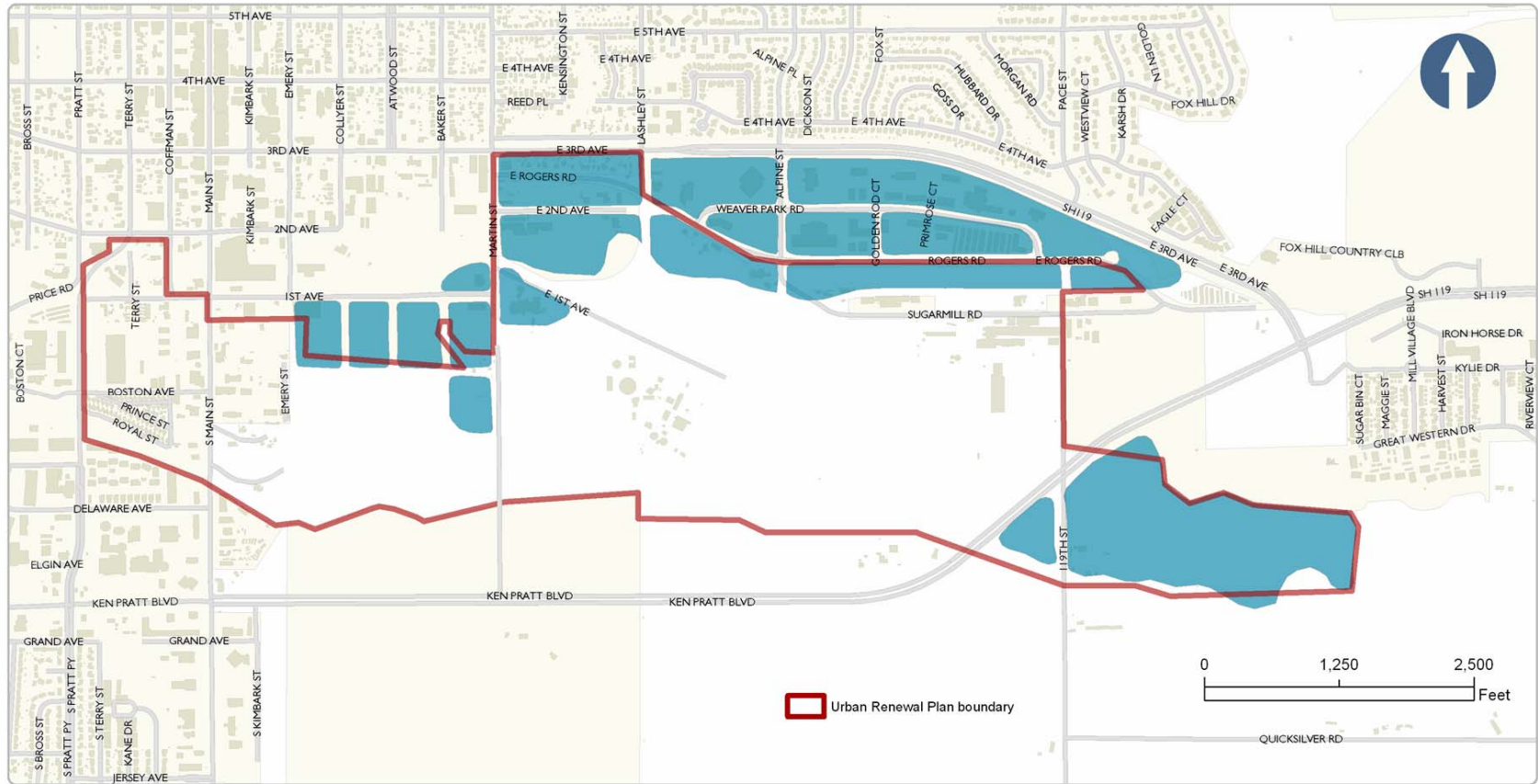


Mixed-Use



Mixed-Use – any combination of uses, residential and non-residential, integrated vertically and / or horizontally into a single project program

Business Industrial



Business Industrial – employment uses, office, industrial and institutional, located independently or within a formalized business park setting, with supporting residential and commercial uses

Transit Village & Station



Transit Village – a mix of uses including residential, integrated vertically and / or horizontally, and programmed to reflect the role of the village relative to other stations on the same transit line, as well as surrounding uses in the area, and designed to leverage their proximity to multiple transit modes

Commercial



Commercial - neighborhood- and community-serving commercial operations, freestanding and integrated into other non-residential commercial and employment centers

District Park / Public Facilities



District Park / Public Facilities – undevelopable open space, formal and informal, set aside for public recreation use; publicly owned and operated facilities

Plan Relationship to Comprehensive Plan

Longmont Area Comprehensive Plan, Update 2003

... “support the redevelopment of older, obsolete industrial areas with a mix of uses in new activity centers, including residential, employment, commercial, recreational and entertainment uses” ...

Policy G-1.3: Continue planning for the growth of Longmont in a manner that clearly establishes the mutual expectations between the City and landowner / developer and that encourages private investment that furthers the City’s goals.

Strategy G-1.5 (a): Consider annexation of land contiguous to the City limits in accordance with the Longmont Area Comprehensive Plan and applicable state and local law when residents and property owners stress interest in annexing to Longmont, strongly discourage flagpole annexations.

Strategy G-1.5 (b): Annexation of enclaves consistent with all applicable policies and regulations.

Policy LUD-4.2: Encourage revitalization and redevelopment of areas showing signs of decline and / or disinvestment.

Strategy LUD-4.2 (a): Evaluate new and flexible approaches that both encourage redevelopment and infill development and that remain sensitive to the surrounding neighborhoods’ needs.

Plan Relationship to Comprehensive Plan

Strategy LUD-4.2 (b): *Invest in areas that show signs of decline and / or disinvestment in cooperation with other agencies and the private sector.*

Strategy LUD-4.2 ©: *Cooperate with other agencies to encourage businesses to locate in areas with significant vacancies in order to foster the redevelopment of commercial and industrial areas.*

Strategy LUD-4.2 (d): *Encourage mixed-use development patterns in revitalizing areas as a way of energizing neighborhoods and commercial areas by achieving multiple types of activity (living, working, shopping).*

Goal LUD 5: *Develop a mix of interdependent, compatible, and mutually supportive land uses to support multiple means of transportation.*

Strategy LUD-5.1 (b): *Develop criteria as part of the Development Standards in the Land Development Code that address the integration of mixed-use in areas of new development, in redevelopment and infill development within existing neighborhoods.*

Strategy LUD-8.2 (c): *Consider financial and other incentives to encourage the preservation, maintenance, and rehabilitation of Longmont's historic districts and landmarks.*

The Vision – Urban Renewal Plan

The cornerstone of the stakeholders' vision for revitalization of the area is creation of high quality commercial and industrial business development, medium density infill residential, a mixed-use transit-oriented enclave (associated with the Flour Mill and Sugar Factory properties) and modest property improvements in established business areas including those located contiguous to the Main Street corridor. A combination of uses is proposed all which will further promote redevelopment of the area as a gateway to the City from the east.

Existing infrastructure conditions present within the Area could be remedied by the proposed plan, but will need to first be identified as a priority public investment item by the stakeholders and community. Improvements will be partially funded by tax increment financing with special district financing also a possibility for the private sector to use.

Program Elements

Mixed-Use – any combination of uses, residential and non-residential, integrated vertically and / or horizontally into a single project program



Business Industrial – employment uses, office, industrial and institutional, located independently or within a formalized business park setting, with supporting residential and commercial uses



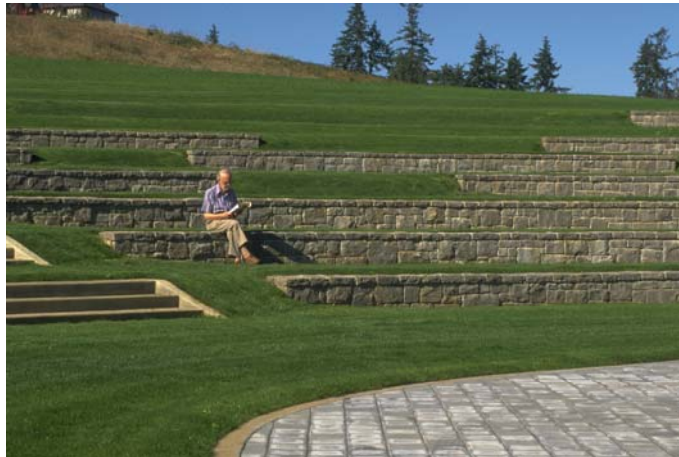
Transit Village – a mix of uses, programmed to reflect the role of the village relative to other stations on the same transit line, as well as surrounding uses in the area, and designed to leverage proximity to transit modes



Program Elements

Commercial – neighborhood- and community-serving commercial operations, freestanding and integrated into other non-residential commercial and employment centers (not shown in the current plan)

District Park – undevelopable open space, formal and informal, set aside for public recreation use



Development Objectives

- a) Eliminate and prevent blight
- b) Improve relationship between this area and surrounding uses including the RTD / TOD areas as well as the LDDA
- c) Increase property values
- d) Provide land uses supportive of and complementary to planned improvements
- e) Provide ease of vehicular and pedestrian circulation
- f) Encourage continued presence of businesses consistent with the plan vision
- g) Provide a range of financing mechanisms for private property re-investment and investment
- h) Mitigate impacts to businesses for future transportation improvements
- i) Encourage public-private partnerships to implement the plan
- j) Take advantage of transit-oriented development at two sites located within the plan area

Design Objectives

- a) Mix of land uses that promote vitality and livability
- b) Variety of land use densities to address affordability
- c) Higher design standards
- d) Transportation improvements designed to enhance access into and out of area
- e) Minimal pedestrian / vehicular conflict
- f) Pedestrian-friendly landscaped streetscape which unifies uses and plan components
- g) Lighting and signage standards which are flexible

Planned Public and Private Improvements

City CIP Funded and Un-funded

Project	Funded	Projected Cost
1st Ave / Boston Ave / Price Road Connection	2006, 2007	\$1,924,750
Martin St - Ken Pratt to 3rd Ave - partial 3/4 cent sales tax	2006, 2007	\$5,000,000
WWTP Odor Control	2006	\$750,000
Collection System Improvements - E. Rogers Rd, Lashley, 3rd Ave	2007	\$360,000
Collection System Improvements - near WWTPt	2009	\$636,000
Collection System Improvements in Dickens Field west of WWTP	unfunded	\$327,000
WWTP Final Clarifier Addition	2008, 2009	\$1,500,000
WWTP Solids Handling Improvements	2005, 2006	\$2,640,000
WWTP - Motor Control Centers Replacement	2006	\$150,000
WWTP Effluent Improvements	2007, 2008	\$700,000
WWTP Rotating Biological Contractors Building Building Renovation	2007, 2008	\$700,000
WWTP Misc Improvements	2006	\$250,000
Water Line Replacements	2010	\$157,450
East 2nd Ave Sewer Line	2006	\$70,000
St. Vrain Creek Riparian Areas Protection 1/2 mile east of WWTP	2006	\$100,000

Eligible TIF-Funded Improvements:

Environmental Clean-up
 TOD Station & Surface Parking
 Kimbark, east of Main Street
 Boston, east of Main Street
 Construction of District Park
 Under-grounding of Utilities
 Completion of Water / Sewer / Electric Infrastructure
 Relocation and Construction of Higher Education Facilities
 Small Business / Property Assistance

Property Owner Impacts

What will the urban renewal plan do for you?

- Allow more flexibility in what you can do with your property in the form of mixed-use opportunities (e.g., residential)
- Allow your taxes to be spent on improvements in your immediate “neighborhood”
- Address land use and transportation planning issues necessary to prepare for FasTracks
- Identify capital improvements needed to accommodate future investment
- Potentially provide property redevelopment / expansion financial assistance
- Ensure economic competitiveness – “level the playing field”

What won't the urban renewal plan do for you?

- Prevent you from continuing your current business or land use
- Raise property tax mill levy sales tax rate
- Force you to improve your property (especially at a higher standard than outside the area)
- Diminish the value of your property
- Prevent you from selling your property

Development Impacts

Attainable Project Capture* (Trade Area - 5 Year Demand / Share Over 25 Years)

Residential (3,900 units / 9 % Study Area Share)

Commercial / Retail (667K square feet / 11% Study Area Share)

Commercial / Office (286K square feet / 26% Study Area Share)

Industrial (1m square feet / 6% Study Area Share)

* Capture for area larger than the district.

Development Timing

Defined by prevailing market conditions

Will depend in large part on rate with which land is annexed

Assumes Commercial and Residential space developed during near-term (5 years)

Assumes Office and Industrial developed mid-term (5 to 10 years)

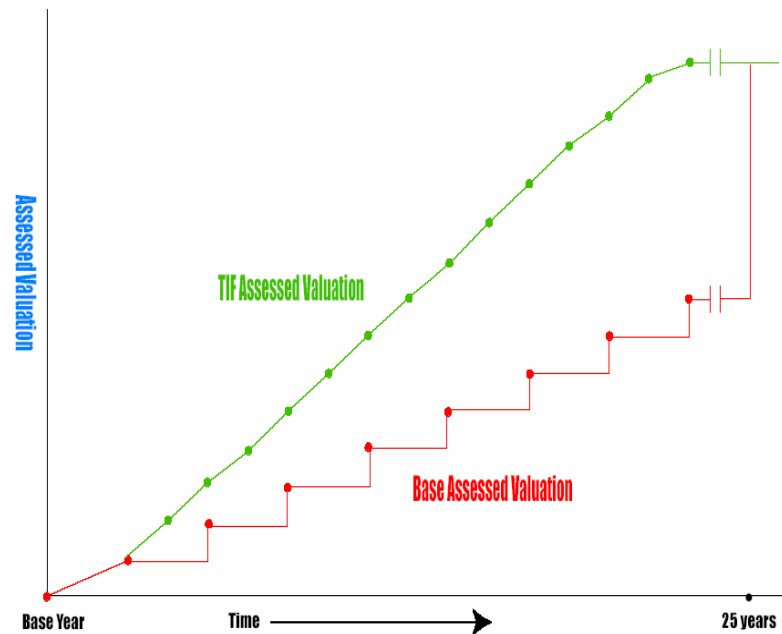
Development Impacts

Development Impact of Urban Renewal Area (157 acres) Parcels With Flour Mill TIF After 2012 (25 yr)

- \$40 to \$45 m in incremental property tax revenues
- \$20 to \$25 m in incremental sales tax revenues
- \$60 to \$65 m total tax revenue increment

How is TIF Calculated?

TIF CHART



Plan Schedule – If Moving Forward With Implementation Today

Council Acceptance of Findings of Blight (October 2004)

Define Urban Renewal Planning Area (February 2005)

Initiate Preparation of Urban Renewal Plan (March 2005)

Reconstitute Urban Renewal Authority (January 2006)

Present Plan to Planning Commission (March 2006)

Complete Impact Report (per legislation) (Sep 2006)

Complete Urban Renewal Plan (October 2006)

RTD Approval of Amendment to FasTracks Plan Including Longmont TOD Sites (2006 / 2007)

Present Plan to City Council for Adoption (November 2006)

Implement Plan (On-Going)