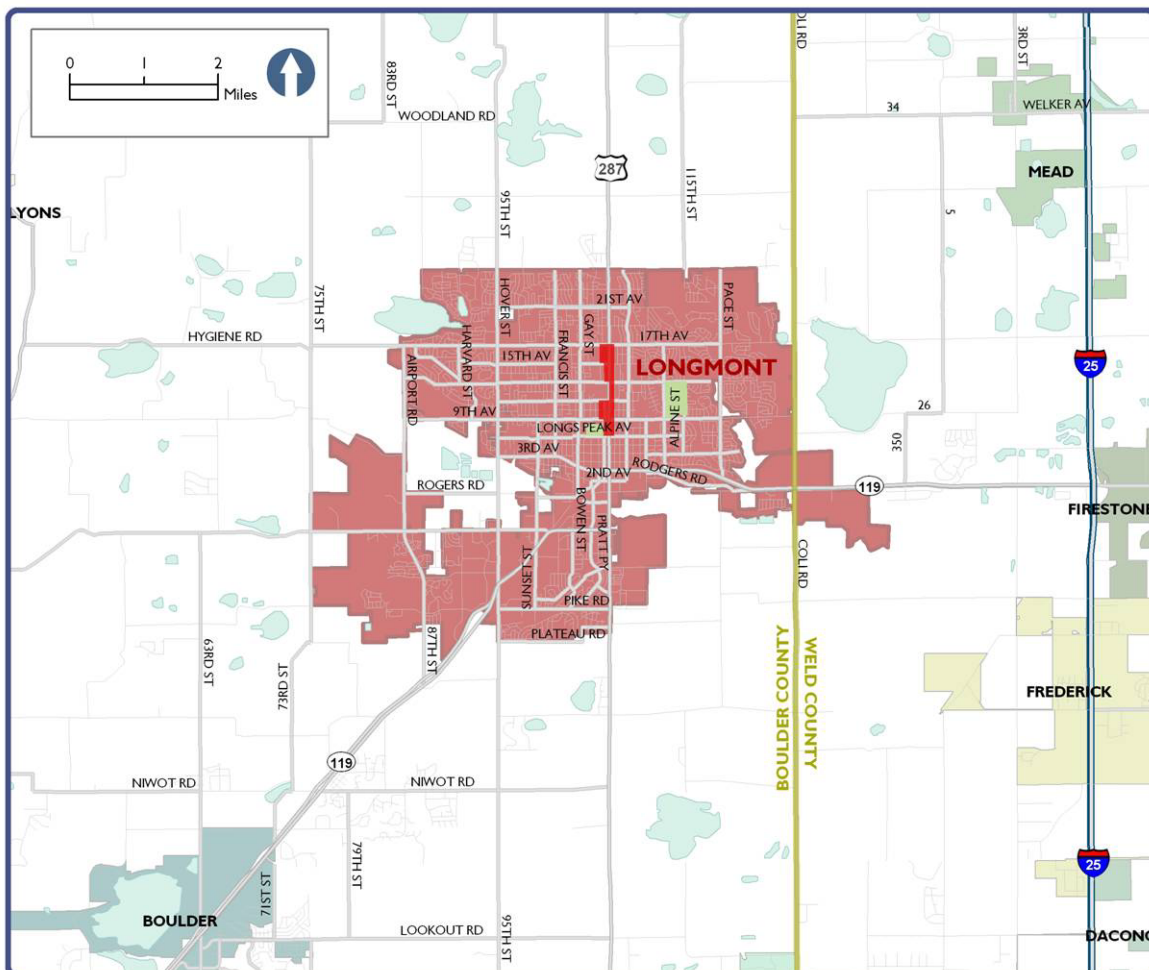


development program within the City for the near- and long-term. Whereas the CBD has continued to define itself as a shopping and service destination serving the community and region, the Study Area has yet to establish itself with an identifiable “address.” As described in the Longmont Area Comprehensive Plan, the majority of land uses within the Study Area include central business district, strip commercial, medium density residential, and public and quasi-public. Uses surrounding the Study Area include established residential neighborhoods, downtown service and commercial space, civic and institutional facilities, and some light industry.

Figure 1  
**Regional Context Map**  
 City of Longmont, Colorado



Property characteristics for the Study Area are summarized as follows (acreage estimates are rounded to the nearest figure):

- *Property type:* residential (17 acres); commercial (47 acres); vacant land (5 acres); and exempt (14 acres)
- *Average parcel size:* residential (13,615 square feet or 0.3 acres); commercial (16,860 square feet or 0.4 acres); vacant land (27,950 square feet or 0.5 acres); and exempt<sup>1</sup> (60,658 square feet or 1.4 acres)
- *Ownership:* within Longmont (127 parcels totaling 44 acres); elsewhere in Colorado (55 parcels totaling 28 acres); and out-of-state (23 parcels totaling 13 acres)
- *Assessed Value:* residential (\$1.8 million); commercial (\$10.3 million); vacant land (\$200,000); and exempt (\$1.4 million)

*Note: All references to “residential, commercial and exempt” represent Boulder County Assessor account types.*

As suggested by the figures presented above, property ownership in the Study Area is relatively fragmented, with many property owners controlling smaller parcels (average parcel size 0.4 acres). A high percentage of local (Longmont and Colorado) ownership – nearly 90 percent -- suggests the potential for a high degree of commitment to the community. It is also clear that exempt properties (civic, institutional, open space) have a major impact on the Study Area, representing approximately 17 percent of the land area with an average parcel size larger than the other uses (or account types).

In summary, given its location within the region, and along the high-growth U.S. Highway 287 corridor, the Study Area is strategically located to capture a substantial share of the region’s traffic and business growth. Preliminary forecasts suggest growth in the market across all major land uses (commercial, residential, employment, civic) could be absorbed in the Study Area over the near- and long-term. The level of investment which actually occurs within the Study Area will be directly proportionate to the City’s and property owners’ commitment to, and understanding of, the success factors attributable to corridor redevelopment.

### **Comprehensive Plan Reference**

---

<sup>1</sup> Representative exempt uses include civic, institutional, open space.