

LDDA Board Communication

Meeting Date: Wednesday, January 23, 2019

Current Incentive Fund Availability

Retail Conversion: \$31,676	Signage: \$40,535	DIP: \$171,621
Alleyscape West side: \$55,555	Residential: \$36,833	TIF: \$2,985,665 (net projected available)

Agenda Item: Tree Grate Replacement

Executive Summary: Staff has been working with Public Works & Natural Resources (PWNR) on sidewalk rehab as a result of tree roots in the right-of-way. This work necessitated removal of 12 street tree grates. The original strategy was for PWNR to replace these tree gates over time, budgeting for a few each year. In the meantime, tree grate openings have been filled with mulch.

Currently, LDDA allocates a portion of its TIF dollars into an infrastructure replacement fund, as a result of the 2013 TIF negotiations with the City of Longmont. There is \$130,044.42 in this fund. After conversations with City Staff, it was determined that tree grates would be an eligible expense for the infrastructure replacement fund.

City staff received pricing based on its 2019 Concrete Rehab program. Since they had budgeted to do two tree grate replacements, we are assuming an 83:17 % split (PWNR does 2 of the 12 tree grates). The estimated burden to the LDDA Infrastructure replacement fund would be **\$56,860.50**. City staff anticipates potential of encountering some additional costs.

Board Action Needed: Does the Board approve up to \$60,000 for tree grate replacement?

Agenda Item: Smoking Restrictions in the Downtown Area:

Executive Summary

The LDDA received its 3rd Cigarette Litter Grant from Keep America Beautiful in 2018. Part of the grant program required installing cigarette receptacles, reviewing current smoking ordinances, and conducting public education. Smoking ordinances are not currently in place Downtown, therefore the LDDA conducted a smoking survey to downtown businesses and the general public regarding cigarette litter and smoking. In addition, we provided education about cigarette butt litter and smoking. Working with a Boulder County Public Health Tobacco Community Health Specialist, we formulated the surveys and inquired about smoking restrictions and designated smoking areas in other Downtowns that they assisted with and area aware of. In Colorado, cities or towns with smoke-free downtowns or zones include: Boulder, Denver, Fort Collins, Glenwood Springs, Golden and Littleton. There are also at least 15 other cities or towns in Colorado that have other protections that apply to downtown businesses like smoke-free outdoor dining or perimeter protections greater than 15 feet. Examples include Louisville, Superior, Arvada, Firestone, and Pueblo.

During our data collection, the business and general public surveys indicted strong support of smoking restrictions downtown (greater than 60%) and most voted that Main St. (over 50%) and the breezeways (over 40%) were the most important areas to restrict smoking. Designated smoking areas were also supported in the survey (more than 65%). The LDDA is requesting permission from the Board to present this information to City Council (in conjunction with an overall Safety Program which includes cameras) for a discussion and recommendation for additional smoking restrictions Downtown on Main St. between 1st Ave. and Longs Peak Ave. and around the corners on the Avenues to the alleys, as well as the east and west breezeways off Main

St. between 3rd and 6th Ave. The areas on Main St. and Avenues would include the entire sidewalk and street and the breezeways would be the entire walkway, including the adjacent Los Arcos pocket seating areas at the end of the breezeways on the east side of Main St. See map attached.

Background

Currently there are no smoking ordinances in the Downtown Longmont District. In 2018 the City of Longmont passed a Smoking Ordinance that designated the following City public buildings as smoke free zones/campuses: Library, Civic Center, Memorial Building and Senior Center. The Colorado Clean Air Act is a state ordinance that prohibits smoking within 15 feet of any public entrance, however, it is not actively enforced.

These smoke-free rules reduce exposure to secondhand smoke, decrease cigarette litter, and improve air quality. In 2006, the U.S. Surgeon General reported there is no safe level of exposure to secondhand smoke.

Smoke-free rules protect our health.

- Even small amounts of secondhand smoke can cause serious health issues, including asthma attacks, heart attacks, and strokes. Studies have shown that exposure to secondhand smoke outdoors can be similar to exposure indoors in certain settings.
- Tobacco use remains the most preventable cause of death and disease in this country, and smoke-free rules have been shown to be one of the best ways to protect communities. They prevent exposure to secondhand smoke, support people who are trying to quit, and reduce the likelihood that youth start using tobacco.
- Smoke-free rules protect our environment.
- Cigarette butts are the #1 littered item on U.S. roadways, waterways, and beaches and the top item collected during Downtown's annual Clean and Green event.
- The filters in cigarettes do not biodegrade and persist in our environment for years.
- As litter items, cigarette butts can leach thousands of chemicals into our water supply and soil and they can be toxic to wildlife, aquatic life, and pets.
- Colorado communities have already made clean air a priority.
- Several communities in Colorado have expanded smoke-free protections to outdoor places where people gather. Boulder, Denver, Fort Collins, Golden, and Littleton have all adopted smoke-free protections for their downtown areas and include electronic devices.
- At least 15 other towns and cities in Colorado have other protections that would likely apply to downtown businesses like smoke-free outdoor dining, smoke-free bar patios, or perimeter protections greater than 15 feet. (Alamosa, Arvada, Avon, Broomfield, Dillion, Eagle County, Edgewater, Firestone, Greeley, Lakewood, Louisville, Pueblo, Steamboat Springs, Superior, Timnath, Vail)
- Vapor from electronic devices is not harmless water vapor. Vapor has been shown to contain chemicals including nicotine, metals, and ultrafine particles. Over 25 Colorado communities have included these devices wherever smoking is restricted, including in Longmont.
- More national examples can be found, here: <https://no-smoke.org/wp-content/uploads/pdf/SmokefreeOutdoorDining.pdf>.

Other electronic device and enforcement considerations:

- It can be difficult to decipher what substance is in an electronic device which can include marijuana. Including electronic devices in smoke-free rules may facilitate enforcement and reduce confusion.

- These devices are appealing to youth. Not including electronic devices in smoke-free protections has potential to reintroduce normalization of tobacco use among youth.
- Enforcement considerations may be community specific and are often times based on a variety of factors including the policy goal, community needs, and availability of resources necessary to promote compliance.
- Compliance can be impacted by signage alone and may be enhanced with public education and enforcement.
- Overtime, smoke-free protections can become more normalized and possibly more self-enforcing.

A strong concern evident from the survey was enforcement. As mentioned before, enforcement has a range of options, based on policy, community needs and resources. City and LDDA Staff are working together to hold some facilitated discussions surrounding clean and safe needs for the Downtown environment. Although the Longmont Police Department indicated that this ordinance would be a low priority, staff would like to investigate a multilayer approach of education, signage and investigate a potential partnership with park rangers to enforce smoking within restricted areas.

We will continue outreach with Parks, City Safety and Justice and Code Enforcement to discuss enforcement efforts of this ordinance. Additional signage and public education can help softly enforce the ordinance encouraging businesses and the general public to help self-enforce.

If passed, a Downtown Smoking ordinance rollout plan will include public education, signage, clean up, moving of receptacles, Downtown business education/training, and enforcement plans/options. We will work with Boulder County Public Health to make a smooth transition for Downtown businesses and the employees, clients, and visitors that come Downtown.

Boulder County Public Health's Tobacco Education and Prevention Partnership (TEPP) can provide resources and support for local smoke-free public places including education, communication, and cessation resources. Should an ordinance pass, TEPP can:

- Work in partnership with appropriate entities to develop signage, banners, and other communication tools to support awareness of the ordinance.
- Provide communication resources including signage, banners, and/or other print materials used to educate the public and businesses and bring awareness to the ordinance.
- Work in partnership with LDDA to develop education outreach to businesses about newly adopted rules, ways to ask for compliance, and information about cessation resources for staff. Though smoke-free spaces don't require anyone to quit smoking, they support people who want to quit. Having information about available resources will be helpful for people interested in quitting.
- Develop and disseminate news articles and/or social media communication to support awareness of the ordinance.
- Work in collaboration with LDDA or other entity to help identify appropriate placement of receptacles and/or help identify potential problem areas.
- TEPP has set aside some funding to support the above services. Resources and materials will need to be approved and purchased by TEPP to ensure that resources and materials meet the requirements as outlined in the TEPP grant. Funding is subject to change.

For context, we have attached some sign examples.

Analysis

The LDDA provided several opportunities for businesses and community members to provide feedback and thoughts about cigarette litter and secondhand smoke. The analysis of smoking Downtown included online surveys to both Downtown businesses and the City of Longmont general public. Surveys were distributed by email and flyer to businesses and via the following outlets to the general public: neighborhood groups, social media, Times Call, and City of Longmont emails. We received 161 business responses and 708 general public responses. Details of the surveys, including comments themes, can be found Attached.

The survey questions directly related to ordinance request include the following:

How supportive would you be of having some outdoor restrictions on smoking in public areas?				
Answer Choices	Business Responses		Gen Pub Responses	
Definitely would support	61.25%	98	58.50%	413
Probably would support	10.63%	17	11.90%	84
Neutral	12.50%	20	6.94%	49
Probably would not support	8.13%	13	7.93%	56
Definitely would not support	7.50%	12	14.73%	104
Comments		21		104
	Answered	160	Answered	706

Where would you support outdoor smoking restrictions Downtown (i.e., no smoking allowed)?

Check all that you would support.

Answer Choices	Business Responses		Gen Public Responses	
Main St. Sidewalks (between 1st and Longs Peak Ave.)	58.23%	92	50.36%	350
East and West Breezeways (off Main St. between 3rd and 6th Ave.)	46.84%	74	39.14%	272
East and West Alleys (either side of Main St. between 3rd and 6th Ave)	33.54%	53	30.22%	210
Everywhere in the Downtown District (view map)	39.24%	62	44.60%	310
I would not support outdoor smoking restrictions anywhere Downtown	18.35%	29	23.02%	160
Other (please specify)	8.86%	14	10.50%	73
	Answered	158	Answered	695

If a smoking restriction is enacted, do you believe there should be designated areas where downtown employees and visitors are allowed to smoke?

Answer Choices	Business Responses		Gen Public Responses	
Yes	71.25%	114	69.73%	486
No	18.13%	29	20.23%	141
Unsure	10.63%	17	10.04%	70
If yes, where?		39		187
	Answered	160	Answered	697

Common theme of concern included:

- How or if the ordinance would be enforced
- Overreach of regulations
- Impacting smoker's rights

Board Action Needed:

1. Does the Board want to recommend a smoke free zone to City Council? Does it agree to the proposed zone map?
2. What does the Board recommend in regard to policy on enforcement?

Agenda Item: 500 Coffman St. Letter of Support to CHFA

Executive Summary: Boulder County Housing Authority (BCHA) will be submitting an application for 4% low-income housing tax credits to Colorado Housing and Finance Authority (CHFA) for the 500 Coffman St. redevelopment on February 1st. They have requested a letter of support on behalf of the LDDA for the project, as well as our willingness to invest in the parking structure. A DRAFT letter is attached, outlining the project and funding that the Board is willing to consider.

Partners in the project include BCHA, LDDA/GID, Boulder County, RLET and City of Longmont.

The 500 Coffman St. redevelopment is public-private partnership that will consist of:

Private office building to be constructed by RLET

- Replacing commercial buildings at the south end of the block

Shared parking structure, to include at least 8,000 square feet of commercial space on Coffman St. to be used by Boulder County and at least 260 parking spaces:

- 75 designated for use by RLET for private office building
- 85 designated for use by Boulder County HUB employees
- 30 designated for use by Boulder County Housing Authority
- 70 designated time-limited public spaces
 - Per city regulations, up to 70% of the public parking spaces can be permitted, allowing permit holders to be exempt from the noted time restrictions. Permits do not guarantee a space
 - Boulder County HUB and RLET spaces will be used as public spaces on nights and weekends

At least 73 units of Affordable Housing Units

- Units in the development will provide permanently affordable housing as part of a mixed-use building.

Below outlines how the 500 Coffman St. Redevelopment aligns with the goals and strategies of the Downtown Master Plan of Development.

Economic Vitality

3. APPEAL TO AND ATTRACT INNOVATIVE AND ENTREPRENEURIAL BUSINESSES.

C. Create a variety of modern office formats including co-working and scalable space to allow businesses to easily grow and remain in Downtown.

6. PARTNER WITH THE PRIVATE SECTOR TO ATTRACT AND LEVERAGE REINVESTMENT.

A. Invest strategically in public/private partnerships in diverse projects to make private development financially more attractive and competitive with other areas of the community.

Connectivity & Access

6. ENSURE AN ADEQUATE, WELL-DISTRIBUTED PARKING SUPPLY FOR THE LONG-TERM.

C. Prepare to meet future parking needs through mechanisms to fund structured parking as may be needed, and partnering to integrate structures into redevelopment projects.

Land Use

1. HOST A DIVERSE MIX OF LAND USES INCLUDING BOTH NONRESIDENTIAL AND RESIDENTIAL.

A. Target incentives and tools to foster land uses needed to achieve a healthy balance of uses.

C. Retain public, educational and civic uses at the heart of the community.

D. Encourage and prioritize projects that deliver a mix of uses or that fill a gap in the use mix such as housing, modern office, retail, a trade or higher education institution, a community market, a hotel or a larger event venue.

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.

3. ADD HOUSING, PROVIDING DIVERSE LIVING CHOICES THAT SUPPORT ACTIVE USE OF DOWNTOWN.

A. Encourage development of infill housing to achieve a mix of housing types at a range of price points, including higher density residential buildings and upper story residential uses.

Implementation Priorities:

Extend the vibrancy of Downtown to an 18-hour, 7-day activity zone by adding more residents, entertainment and jobs:

- Market rate & workforce housing (within mixed use development)
- Office space that appeals to creative/tech talent

Site: Coffman 500 Block

Build on Downtown's vibe of authenticity and real productivity to grow the employment base:

- Modern office space that appeals to creatives / tech talent and makers
- Mixed Use redevelopment

Site: Coffman 500 Block

Collaborate with a coalition of partners to achieve shared community priorities:

- Participate in public-private redevelopment projects that advance plan goals (as prioritized)

Board Action Needed: Does the Board approve this letter for CHFA to be forwarded to BCHA for inclusion in its application?

Agenda Item: Longmont Opportunity Zone Investment Prospectus

Executive Summary: Staff is working with the Longmont Economic Development Partnership (LEDP), City of Longmont and community members to create an investment prospectus for the Opportunity Zone.

A community investment prospectus is a document designed to attract capital in support of a specific place. It is a combination of a community marketing strategy, economic development analysis, and private investment memorandum.

The community prospectus can take the form of a document and/or a website, but in either form it should include a data-driven perspective on the interplay of sectors, communities and institutions. It should include specific areas or projects where there is a demand for capital, and articulate both the opportunities (growth potential, additional incentives, etc.) and the risks of those projects.

The entire DDA district falls within the Opportunity Zone boundaries. The benefits of investing in the Opportunity Zone align with the Goals and Strategies outlined in the 2017 Master Plan of Development (Plan). The Plan cites:

Development Opportunity Sites

Redevelopment is anticipated in a variety of locations throughout Downtown and is subject to the desires of private property owners. The development opportunity sites depicted on this map are those that currently

appear ripe for reinvestment, and includes some that have previously been proposed prior to this planning effort as well as sites identified in this process. The Coffman and 3rd Avenue corridors are generally seen as having potential to add employment uses, but only those sites that appear to be “in play” are specifically mapped. All of these mapped sites are seen as having the opportunity for mixed use development that could include retail, restaurant, housing, and office space.

- 300 and 500 blocks of Coffman Street on the existing public parking lots
- 300-500 blocks of Kimbark Street on the existing public parking lots
- 200 block of Main Street

These are among some of the sites outlines. Throughout the planning process, there was discussion on better use of this land than strictly surface parking.

If desired, the LDDA Board has the opportunity to include these publicly owned parcels in the investment prospectus. The committee continues to work on the prospectus and hopes to have it finalized in the next few weeks.

Board Action Required: Does the LDDA Board want to include the publicly owned parking lots into the Community Investment Prospectus for the Opportunity Zone?