

# downtown.

L O N G M O N T

## LDDA Board of Directors Meeting

528 Main St., Longmont, CO 80501

September 27, 2017 – 4:15 p.m.

**Present:** John Creighton; Ex-officio Member: City of Longmont, Jim Golden; Chris McGilvray; Jeff Moore; Kirsten Pellicer; Joe Perrotto; Thaxter Williams

**Guests:** Ken Huson; Brien Schumacher

**Staff:** Executive Director, Kimberlee McKee; Del Rae Heiser; Emelie Torres

### 1. REGULAR MEETING CALLED TO ORDER AND SILENT ROLL TAKING

### 2. BOARD AND EX-OFFICIO MEMBER COMMENTS -

a. Good News – Chris, Alex and Kimberlee attended the LEDP Community Impact event and shared that Simply Bulk was a recipient of the ‘Business Sustainability’ award. He also shared that the LACC is putting together a Chamber Student Network to target St. Vrain High School and Front Range students. Open House is on October 26, 5-6 p.m. in the LACC conference room.

b. Downtown Feature of the Month – Jim Golden recognized Samples World Bistro and The Roost for their great food, beer and roof top area. These two places were also visited by Guy Fieri (Diners, Drive-Ins and Dives) last week for his show.

### 3. APPROVAL OF AGENDA

**Motion:** Thaxter Williams moved to approve the agenda, Joe Perrotto seconded the motion. The motion passed unanimously.

### 4. APPROVAL OF MINUTES

**Motion** to approve the August 23, 2017 Board Minutes: Thaxter Williams moved to approve the minutes, Jeff Moore seconded the motion. The motion passed unanimously.

### 5. PUBLIC INVITED TO BE HEARD (5 MINUTE MAX PER SPEAKER) - none

### 6. PRESENTATION

#### a. Bond Issue Update – Windy Gap

Ken Huson, with the City of Longmont, handed out flyers and presented the project and its funding strategies. The City of Longmont is asking for a \$36.3 million bond to pay for the construction of a water supply reservoir for use by Longmont. The new reservoir will fill storage space need and provide water in dry years. Reservoir will be constructed west of Carter Lake and will hold 90,000 acre-feet of water. If bonds are passed, water rates will increase to cover bond payments for at least 20 years. Ken asked everyone to participate in the ballot voting this fall.

John asked what happens if one of the other 9 entities does not come up with its share of the dollars or if this bond does not pass. They will go back to City Council and present other funding options. Project will be bid out 1 year from now.

Chris asked why water rate is low. This goes back to decades with a lot of support from City Council, policies that required a lot of water to come to Longmont and the City being in a good location. Water Dept. has also continued to look at system operations to keep cost low.

Kirsten asked if Longmont could sell water right. It needs to go to a vote. Can we rent excess capacity? Yes. Part of the bond will be paid with water rates and funds that go to operations.

### 7. NEW BUSINESS

a. City Land Development Code Update – Brien gave a brief history about the Envision Longmont plan approved by City Council last year. Part of implementation strategy was to be consistent with Envision Longmont’s development code plan. Downtown Master Plan approved by the LDDA Board in the spring also gave tactics to update the development code.

The City started with assessment and staff is working with the same code consultant used by Envision Longmont. They recently received a draft for zoning regulations. Brien referred everyone to the link provided in the communication for more information. He also shared a copy of polling results and map of downtown area. The City is planning to consolidate 7 zoning districts within the LDDA into one. Board thoughts and recommendations regarding zoning, uses, building placement and heights will be forwarded to City Council.

The goal of the update will allow for flexibility in terms of building placement, height, create more predictability in terms of process, affordable housing, and high quality design encouraged. It is also looking at reducing lengthy public hearing process (based on public feedback) as long as they are meeting standards.

Excerpts from the Master Plan included in the packet were discussed. Kimberlee asked the Board's feedback in terms of uses based on the Master Plan. This includes ground floor uses along Main Street or in other areas in downtown.

Discussions/Questions:

Page 50, Group Living – typically staffed boarding house, group care home or assisted care home. Main Street location of this category is a concern.

Kimberlee stated that the old survey presented was about Main St. specific. New update does not address just Main St. Can the code specify Main St.? Yes, specific location criteria can be added.

Halfway House on Main St. – supportive housing listed as conditional use. Code cannot push out an existing business unless type of use is changed or discontinued for a period of time.

Can supportive/conditional housing, boarding houses (primarily for sleeping only) be removed anywhere in the district? Brien will look into it.

Accessory dwelling unit – current zoning regulations allow single-family homes.

Kirsten asked if uses that are not allowed on Main St. could be situated in other areas of downtown. It depends on the type of use as specified on the Master Plan. Some uses may not be compatible to the Master Plan.

John cited that too many restrictions in terms of types of uses could be detrimental during economy downturn. Was there a study done where restricted uses impacted downtown during down cycle economy? Per Brien, downtown has not been impacted. Kimberlee added that this was taken into consideration during the update process. Brien also stated that recommendations can be brought to the Planning Commission and City Council based on priorities from the LDDA Board.

John feels that codes should not restrict uses if properties are well maintained. Perhaps maintenance can be enforced instead.

Jeff stated that residential properties in the zone would discourage any vagrant activities due to visibility. Main Street can be reserved for commercial uses.

Chris believes that South Main Station will change the demand for uses in downtown.

Kimberlee shared that the Master plan calls for walkable destination. Main Street can be more code specific. Businesses on the ground floor such as medical, dental or skilled businesses, and residential can be encouraged to move upstairs. Incentives can be made available to these businesses.

Brien informed everyone that fire codes will be implemented in 2019.

Brien and Kimberlee will meet and continue discussions and update everyone at next meeting.

- b. Shared Parking Agreement – Jamie St. John, the new Times Call owner, and Kimberlee met. Lots located at 323 and 327 Coffman St. were identified as shared parking opportunity as well as 1-2 rows of parking on Terry St. from 7 a.m. - 5 p.m. daily. Term may extend up to 3 years. The Board suggested adding a 30-day termination clause in the agreement.

One model is that DDA can maintain the lot in lieu of monthly fee. This would include striping and sealing which would maximize parking spaces. Kimberlee will ask City staff to look at condition of lots. Discussions also entailed possible permitting of spaces.

5:45 p.m. - Jeff Moore left

**8. UNFINISHED BUSINESS**

a. Residential Advisory Group – Kimberlee presented the new draft reflecting changes discussed previously. Board agreed of the updated application form.

**9. FINANCE REPORT** – budget was taken to Council and it was well received. It will be finalized end of October. DDA property tax has gained \$17,000, and GID has \$7,000 more than budgeted. There is a projected increase of 29% in TIF.

**10. EXECUTIVE DIRECTORS REPORT**

a. Updates

- i. 300 Coffman Charrette update – the meeting had good attendance from the block. Kimberlee will meet with the consultants next week and they will put a report together. Elks staff met with Kimberlee again and are not ready to sell their lot but when the time comes will let the DDA know before making other decisions. Kimberlee will meet with the Historic Preservation staff and discuss potential grants for building improvements. Conversations could continue with owners on the south end of 3<sup>rd</sup> Ave.
- ii. Developer Forum – Kimberlee will meet with businesses who recently completed projects and get their feedback about the process. A few property owners/developers were identified. Kimberlee plans to hire an outside facilitator. The Board suggested an Architect or a contractor.
- iii. Retail Committee – Kirsten and Chris are in the committee and will meet next week with other members.
- iv. Event Update – Kimberlee will share 2017 event update and feedback next meeting.

**11. ITEMS FROM STAFF** – none

**12. BOARD MEMBER COMMENTS** - none

**13. ADJOURN** – 6:05 p.m.

Respectfully submitted by:

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Kimberlee McKee  
Executive Director, LDDA

  
Alex Sammoury  
Chairperson, LDDA