

LDDA Board of Directors Meeting

528 Main St., Longmont, CO 80501

April 24, 2018 – 9:00 a.m.

Present: John Creighton; Ex-officio Member: City of Longmont, Jim Golden; Marcia Martin; Joe Perrotto; Alex Sammoury; Thaxter Williams
Absent: Chris McGilvray; Kirsten Pellicer
Guests: Brien Schumacher; Dan Lance
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 - none

3. APPROVAL OF AGENDA

Motion: Thaxter Williams moved to approve the agenda, Alex Sammoury seconded the motion. The motion passed unanimously.

4. APPROVAL OF MINUTES

- a. **Motion** to approve the March 28, 2018 Board Minutes – Thaxter Williams moved to approve the agenda, Alex Sammoury seconded the motion. The motion passed unanimously.

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

6. INCENTIVES

- a. 526 Main St. – The Roost Façade & Patio Project

Dan Lance presented the façade grant application. They purchased the building a few months ago. They will enclose current back patio and install roll down window that would close during cold weather. They will add access to the 2nd floor patio from the stairs at the back of building.

Motion: Thaxter Williams moved to approve the façade grant request for \$10,000.00, Joe Perrotto seconded the motion. The motion passed unanimously.

7. OLD BUSINESS

- a. Transportation Presentation follow up / next steps

Kimberlee continues to work with City staff on adaptive signals. Residential Advisory Committee is willing to advocate for the changes and safety of pedestrians.

Kimberlee will continue to advocate for speed enforcement on Main and Kimbark streets, striped crossing and stop signs for all Avenues/Kimbark St. She plans to collect data by sending a survey to residents and business owners about stop signs and pedestrian crossing. John agreed that this would be a good idea.

LDDA will purchase pedestrian/bicycle eco-counter which will be moved in different areas.

Install signage for 2-way bike traffic on alleys, wayfinding signage, and educate the public about walking and biking in Downtown.

John proposed educating the public on how crosswalks and push buttons work. It is not intuitive and a good program would be helpful.

The Board directed Kimberlee to move ahead with the proposals.

8. NEW BUSINESS

- a. Development Code Update

Downtown Sign Standards - the Design Advisory Committee met recently and made changes to clarify/remove wording and content as reflected on the Board communication. New photos with appropriate Downtown signage will be used as examples of current standards.

Kimberlee reported that business owners feel murals make downtown more vibrant. Standards were updated to make it easier to understand. Compliance certificate will be required.

Alex asked how the historical painted signs on buildings would be preserved. Brien stated it is encouraged but not mandatory. Brien and Kimberlee will look into it.

John asked for a historic signage definition. Painted signs are also called 'ghost signs'. There are different levels referring to historic signs or landmarks. It also depends on the property owner's desire for a historical designation due to restrictions. John thought there is a fine line between historic signs and maintained signs. Kimberlee will add historical painted signs to sign incentives.

Motion: John Creighton moved to approve the Downtown Sign Standards updates, Alex Sammoury seconded the motion. The motion passed unanimously.

Land Use:

- Restaurants for Downtown, p. 123 – misplaced 's' has been removed
- Residential/Housing section – current downtown mixed-use density cap has been updated to allow 'up to 25 units/acre'. Brien added that flexibility is built-in to accommodate for building setbacks.
- Pedestrian gathering spaces and developments, p. 221 – mixed-use developments with 50 or more residential units will allow for amenities such as plazas and courtyards on open spaces. Kimberlee asked about the County redevelopment not having an open space to accommodate this. Brien stated that an adjacent property can be utilized to achieve this.
- Item J, p. 250, mixed-use interpretation between commercial and residential – development of a property adjacent to an existing one should consider design development to address potential impacts with adjacent property. Brien will review verbiage for clarity.
- Window transparency standards – ground floor to have clear glass with at least 50 percent transparency. DDA can allow for different standards for store front businesses. Standards on higher floors can also be updated.
- Regulate Downtown ground floor construction standards to encourage/allow for retail occupancy.
- Building and fire codes will be updated this year to reflect 2015 to 2018 codes. It will be adopted in 2019. DDA will need to be involved with the process.

Kimberlee cited adding a development regulation that requires a continuation of downtown street grid south to the St. Vrain greenway. It would be important for the redevelopment to have easy access to downtown. When the City updates their public improvement design standard sometime this year, the LDDA can weigh in on this then. Brien added that as part of 2012 1st and Main revitalization plan the intent is to continue the grid pattern to these areas.

Del Rae asked about oil storage in downtown as part of standards. It is not included and Brien will look into it.

Placemaking and urban design – updated with more flexibility. Kimberlee will review best practice and tips from other cities.

- Economic vitality – code update process since 2017, recent discussion of appropriate heights for some areas in Downtown, current code states residential protection and new code is residential compatibility standard stating building height transition needs to be respected. City Council is in agreement to a middle ground compromise which was consistent with the Downtown Residential Advisory Group. Starting point difference would be from 75 ft., up to 10 ft. more.

Transitional height requirements - first 75 ft. (including the alley if there is one) in downtown can do up to 35 ft., after that would be 45 ft., for the next 50 ft. and then goes up to the adjacent zoning for a longer lot.

Brien will meet with Planning Commission and will find out height recommendations. Brien will then present to City Council in May. He invited the Board to attend.

Alex asked if the standards apply to areas without residents. It only applies to the west side of Terry St. and east side of Kimbark.

Joe recommended no reduction on proposed building height. Per Brien, East side neighborhood prefers 35' maximum on the entire adjacent lot. John added the reduction of supply raises cost.

Alex added that limiting height would limit density. Board members will send a letter to the City Council regarding height reduction pending outcome from the Planning Commission meeting. Del Rae asked about tiny homes in the city. It can be considered as long as it is on a foundation with hooked-up utilities. A unit with wheels would be restricted. Unless parked in the RV park, requirements would still apply.

p. 89 – MUD maximum height restriction of 55 ft.? Brien is proposing to keep the 4 stories and remove the 55 ft.

Consistent with the Vision Plan, 1-4 stories would be allowed in Downtown and depending on location, it could allow 5-6 stories.

p. 253 – based on state ruling, any references and contents about flags were removed
Incentives for creative signs – this would be a case by case basis with a master sign plan. Brien cited that standards are designed with flexibility.

9. FINANCIAL UPDATE

a. CIP projects for 2019 –

1. Master plan calls for looking at the alleys. LDDA is asking a joint funding with Public Works for a preliminary design project on 200 east and west alleys, 600 west and east alleys and possibly Coffman and Terry Sts. Alleys for \$50,000 (\$25,000 each). Drainage would be updated and aesthetics enhanced.

A Planning charrette on 200 block east and west will be formed this year.

The Board approved the proposal.

2. Wayfinding for the city was discussed at the Visit Longmont retreat. Visit Longmont will contribute \$10,000, City of Longmont \$5,000 for a comprehensive wayfinding plan. This would include gateways and vehicular trail signage. Downtown wayfinding plan is being reviewed and Visit Longmont can give grant. Gateway on Highway 119 will be installed in the near future.

Marcia left at 10:15 a.m.

The Board approved the addition of wayfinding.

1. Parking Lot Rehab - improve 300E lot and 3rd Ave landscaping in front of the parking lot. Kimberlee is planning to secure sponsorship. The Board approved the addition.

2. Plaza Rehab - recent DCI conference in Boulder looked at redevelopment of St. Steven's Plaza and 6th Avenue plaza for the Studio Challenge. Proposed project cost is \$100,000. This could include a splash pad at the St. Steven's Plaza.

The Board decided to hold off on the project for now and investigate more usable features.

Motion: Thaxter Williams moved to approve the CIP projects and budget with modifications to Item 4, plaza rehab. John Creighton seconded the motion, the motion passed unanimously.

10. EXECUTIVE DIRECTORS REPORT

1. Kimberlee shared that construction on South Main Station has been pushed to mid-May.

2. Camera Installation – Kimberlee met with Police Chief and City Manager about installation of cameras in Downtown. Longmont Police and ETS walked the alleys with Kimberlee and Del Rae. They discussed installation of cameras all throughout downtown for great visibility. Total cost would be \$56,000 plus installation and access cost. If NextLight would have wifi network accessible, the cameras could run from the wifi.

Will there be back-up power? Kimberlee will look into it. Chief Butler is willing to share the cost. The Board directed Kimberlee to pursue the whole project instead of phases. Budget for St. Stephen's Plaza can be used for this.

11. ITEMS FROM STAFF - none

12. BOARD MEMBER COMMENTS - none

13. ADJOURN - 10:35 a.m.

Respectfully submitted by:

Kimberlee McKee

Kimberlee McKee
Executive Director, LDDA

Alex Sammoury

Alex Sammoury

Chairperson, LDDA