

LDDA Board Communication

Meeting Date: Wednesday, May 24, 2017

Current Incentive Fund Availability

Retail Conversion: \$75,000

Signage: \$54,114

DIP: \$117,089

Alleyscape West side: \$66,225

Residential: \$46,536

TIF: \$2,175,500

INFO ITEMS:

Grants approved by staff

- Crackpots Alley Incentive \$350
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Agenda Item: 434 Main St. Façade Grant - Independent Order of Odd Fellows #29

Executive Summary: The Independent Order of Odd Fellows #29, are owners of 434 Main St., which is occupied by The Great Frame Up retail store on the ground floor, and the Odd Fellows organization on the upper floors. They are applying for a Façade Renovation Grant to update the exterior east side of their building that faces the alley. The work entails removing the current exterior metal fire staircase, which is hazardous and out of compliance, and installing a new, up to code, fire stairwell as required by the City of Longmont. In conjunction with the new stairwell, they will make other upgrades to the east side face, which meet the criteria of the Façade grant. These include new stucco, masonry, gutters, railings, windows, doors, paint and entrance to The Great Frame Up. The project cost for their entire project is \$226,000. They are requesting the maximum 25% reimbursement for the Façade Renovation/DIP grant of \$10,000.

Recommended Motion: Approve the Façade Renovation/DIP grant for \$10,000.

Consent Agenda Item: Eliminating A-frame Sign Grant

Executive Summary: When the LDDA Board originally adopted the Sign Design Standards, plastic a-frame signs were no longer allowed in the DDA District. Realizing this would be a hardship to some businesses, we opened an A-frame grant document to assist in the initial costs of upgrading these signs. We awarded 19 of these incentives. At this time, staff feels this grant is no longer needed. Remaining dollars in the signage incentive fund would be best used toward permanent signs and sign infrastructure.

Action: Suspend the A-frame grant immediately.

Agenda Item: South Main Station Redevelopment Agreement 2nd Amendment

Executive Summary: Although we have had several conversations regarding South Main Station, we have not executed the Amendment for the Redevelopment Agreement. For the LDDA, the major change is that the DIP funds we would reimburse to the developer at the end of the project would be transferred to the City of Longmont for improvements of the 1st and Emery intersection immediately after receiving the funds. Currently we are negotiating the final draft and it will be forwarded ASAP to the Board.

Recommended Motion: Approve the amendment of the redevelopment agreement and forward to City Council for review.

Agenda Item: Density & Heights in the Downtown District

Executive Summary: The City's Land Development Code is being updated in 2017 to implement the recently adopted Envision Longmont Comprehensive Plan and Multimodal Plan. As part of the update, a mixed use

downtown zoning district is proposed that will consolidate several different downtown zoning districts. At this point in the process, staff wants to have an informal discussion with the Board regarding potential downtown building heights and placement (setbacks).

The intent is for downtown building heights and setbacks to be consistent with the Envision Longmont plan and the Downtown Master Plan of Development. The building heights will also take into consideration transitional standards for compatibility with adjacent residential neighborhoods as well as compatibility with the Downtown Historic District and other historic resources in the downtown. Current downtown zoning districts allow building heights of up to 3 and 4 stories and building setbacks vary from a requirement to build to the property line along Main to a minimum setback of 20 feet in other areas of the downtown. The amount of building coverage on a lot also varies in the downtown, but generally is greater where buildings are required to be built to property lines and less in other areas.

Staff has put together preliminary information on potential building heights and setbacks in the downtown as a starting point for discussion with the Board. The Envision Longmont plan and Downtown Master Plan both went through extensive public outreach processes prior to adoption, so recommended building heights should generally be consistent with those plans. For the downtown, Envision Longmont indicates that development should generally be 1 to 4 stories, although additional height can be considered, where appropriate outside of the historic downtown area, for vertical mixed use projects and projects that include affordable housing. The 2 story minimum is consistent with the City’s current mixed use district, although one story buildings can be considered on a case by case basis depending on the location and context, such as existing residential areas along Terry and Kimbark. Envision Longmont also indicates that development adjacent to lower intensity established residential neighborhoods should provide transitions in building massing and height.

Draft downtown building height and setbacks: (Numbers circled means an additional height (~1 story) can be considered based on meeting of defined goals.

Block	Stories	Setback	Notes
MAIN STREET		0' setback	
100 W/E	2 – ⑤ stories		
200 W/E	2 – ④ stories		Possibly 5 stories transition to 100 W/E
300 W/E	2 – 3 stories		
400 W/E	2 – 3 stories		
500 W/E	2 – ④ stories		
600 – 800 W/E	2 - ⑤ stories		
COFFMAN STREET		0' setback	
200 W/E	2 - ⑤ stories		
300 W/E	2 – ④ stories		
400 W/E	2 – ④ stories		
500 W/E	2 – ④ stories		
600 W	2 - ⑤ stories		
600 E	2 - ⑤ stories		
700 W/E	2 - ⑤ stories		
800 W	2 – 3 stories		
800 E	2 - ⑤ stories		

TERRY STREET		Flexible setback based on historic character and context	
200 W	2 – 3 stories		
200 E	2 – 3 stories		
300 W	2 – 3 stories		
300 E	2 - ④ stories		
400 W	2 – 3 stories		
400 E	2 - ④ stories		
500 W	2 – 3 stories		
500 E	2 – ④ stories		
600 W	2 – 3 stories		
600 E	2 – ④ stories		
KIMBARK STREET			
300 W	2 - ⑤ stories	0' setback	
300 E	2 – 3 stories	0' setback	
400 W	2 - ⑤ stories	0' setback	
400 E	2 – 3 stories	0' setback	
500 W	2 - ⑤ stories	0' setback	
500 E	2 – 3 stories	Flexible - contextual	
600 W/E	2 – 3 stories	Flexible - contextual	
700 W/E	1 - 2 stories	Flexible – contextual	Potential historic district
800 E	2 - 3 stories	Flexible - contextual	
3rd AVENUE		0' setback depending on sidewalk width	
3 rd Ave W/E	2 - ⑤ stories		
SOUTH OF 3rd			
Streets south of 3 rd and east of Main	2 - ⑤ stories	0' setback depending on sidewalk width	Possibly 6 stories in certain areas

Questions:

1. Does the Board have any general comments or questions regarding these draft building heights and setbacks?
2. Does the Board have any suggestions for additional criteria to potentially allow additional building height?

Agenda Item: Downtown Work Plan

Executive Summary: Based on direction from the Board, staff has created a 2017 work plan, highlighting the top projects and programs as determined, as well as other ongoing initiatives. The work plan is directly tied to the 2017 Master Plan of Development and its strategies.

Indicators: Below are the indicators we will track or investigate in 2017:

1. **Downtown tax revenue** (Sales & Property – provided by City of Longmont)
2. **Commercial vacancy** – We will investigate tools and costs for subscription based services (2018)

3. **Activity** – We will continue to track visitor data. I propose holding off on foot traffic counts until 2018, based on construction and other Main St. disruptions
4. **Investment** – We will track number of grants, total investment and will work with the City of Longmont on tracking building permits, etc.
5. **Downtown jobs** – We will investigate use or purchase of employment data for 2018 with Advance Longmont partners and City of Longmont
6. **Safety** – We will track police data for the District
7. **Residential vacancy** – We will begin to build a database in 2017
8. **Marketing** We will track web site stats, social media stats and public outreach

Questions:

1. Is anything missing from this plan?
2. Is there anything you would like to have changed?
3. From this proposed plan, what are your top 5 priorities?
4. Please bring one item you would be willing to work on or support in 2017.

Agenda Item: Façade Renovation Grant Updates (DIP Grant)

Executive Summary: During the last meeting, the Board recommended updating grant applications to ensure documents meet the Board’s vision. Attached is an updated version of the Façade Renovation Grant (DIP). We added clarifying language, as well as more permissible uses, such as:

- Outdoor seating areas
- Artwork
- Enclosures
- Building upgrades significantly visible by the public realm

Questions:

1. Should the Staff move ahead with a scoring sheet? If yes, what should be given higher criteria:
 - a. Historic Preservation
 - b. Property tax generation from improvements
 - c. Others
2. Would the Board like to add a timeframe before the property is eligible to reapply? (i.e. 2 years before eligible for another façade grant)? Would the Board make an exception if the project is originally outlined as a multi-phase project?
3. Previously we had a mechanism to remove the \$10,000 cap? With increased interest in the grant program, is this an option we remove at this time?

Recommended Motion: Approve documents as discussed