



May 2, 2024

Mayor Peck and City Council
Longmont City Council
Development Services Center
City of Longmont
Longmont, CO 80501

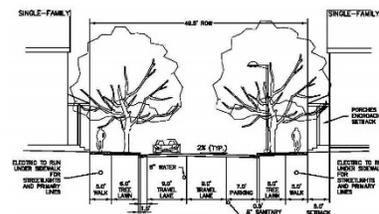
RE: HousePAD Affordable and Attainable Neighborhood Project – Envision Longmont Land Comprehensive Plan Land Use Map Amendment, Concept Plan Amendment and Rezoning

Dear Mayor Peck and City Council:

We are excited to present the HousePAD Affordable and Attainable Neighborhood Project for your review. These applications establish a location for affordable and attainable homes that will be sold to income qualified buyers in our community. This innovative, public private partnership will establish the first deed restricted neighborhood for affordable and attainable, for-sale homes in Longmont. The neighborhood includes a mix of attached and detached single family homes and townhomes.

The vision for the HousePAD Affordable and Attainable Neighborhood Project is a beautiful, walkable community of homes with an integrated open space and pedestrian network. HousePAD is also connected to the regional trails and parks systems in this portion of Longmont.

The street cross sections and primarily alley loaded homes establish pedestrian friendly streets and reinforce the concept of “the street as a room.” Beautiful, interesting architecture, and a variety of sizes and types of units will make the neighborhood “blind” to the difference between affordable and attainable homes. Different types of units are distributed through the neighborhood. This neighborhood clearly reflects the concept of “inclusionary zoning.” The goal is to establish an example that can be adjusted to fit other properties and replicated to help address the need for housing in our community and the region as a whole.



Background

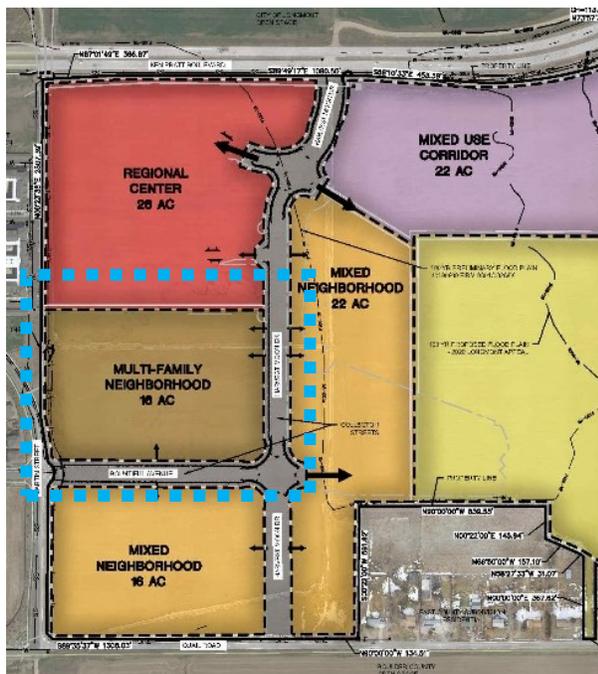
The City purchased a portion of the HousePAD property for affordable housing as part of development of the Costco project in 2022. The City Council approved the purchase of the remainder of the property at the end of 2023. The City of Longmont now owns Lots 5 and 6 of Irwin Thomas First Filing. City Council also approved a Purchase and Sale and Development Agreement, Developer Covenants, Conditions and Restrictions for HousePAD Development and Ordinance O-2024-07, A Bill For An Administrative Ordinance Approving The Purchase and Sale and Development Agreement Conveying 200 Bountiful Avenue and 905 Harvest Moon Drive to Vertikal, LLC. For An Affordable-Attainable Housing Development on January 23, 2024. The documents included in the City Council Packet are included with the application materials.

Applications

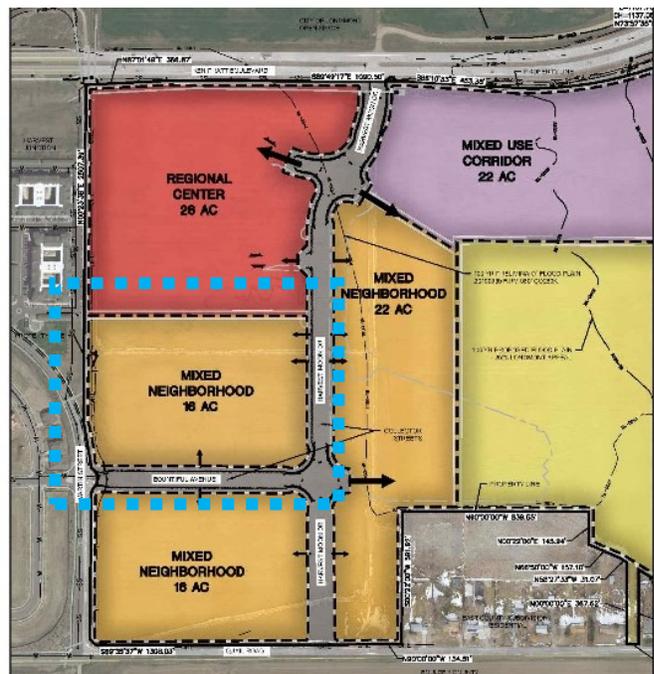
These applications position the land for development of the HousePAD Affordable and Attainable Neighborhood Project:

- **HousePAD Envision Longmont Land Use Map Amendment** – A Land Use Map Amendment for the portion of Irwin Thomas Annexation No.1 lying South of HWY 119 to amend the land use to accommodate the proposed affordable and attainable for sale housing on Lots 5 and 6 of Irwin Thomas First Filing. This application only changes the Land Use on the property located south of Costco, north of Bountiful Avenue and west of Harvest Moon Drive.

The Envision Longmont Land Use Map and the existing Concept Plan for the HousePAD property designate the site as Multifamily Neighborhood. Anticipated development in the Multifamily Neighborhood land use designation includes 18 to 35 units per acre, primarily multifamily apartments, and condominiums. The Mixed Neighborhood Land Use Designation anticipates a mix of single family detached, attached and town homes with a density of between 6 and 18 units per acre. Both the Envision Longmont Land Use Plan and the existing Concept Plan for the property must be amended to change the Land Use to Mixed Neighborhood to allow for the property to develop as currently designed



Existing Land Use Plan



Proposed Land Use Plan

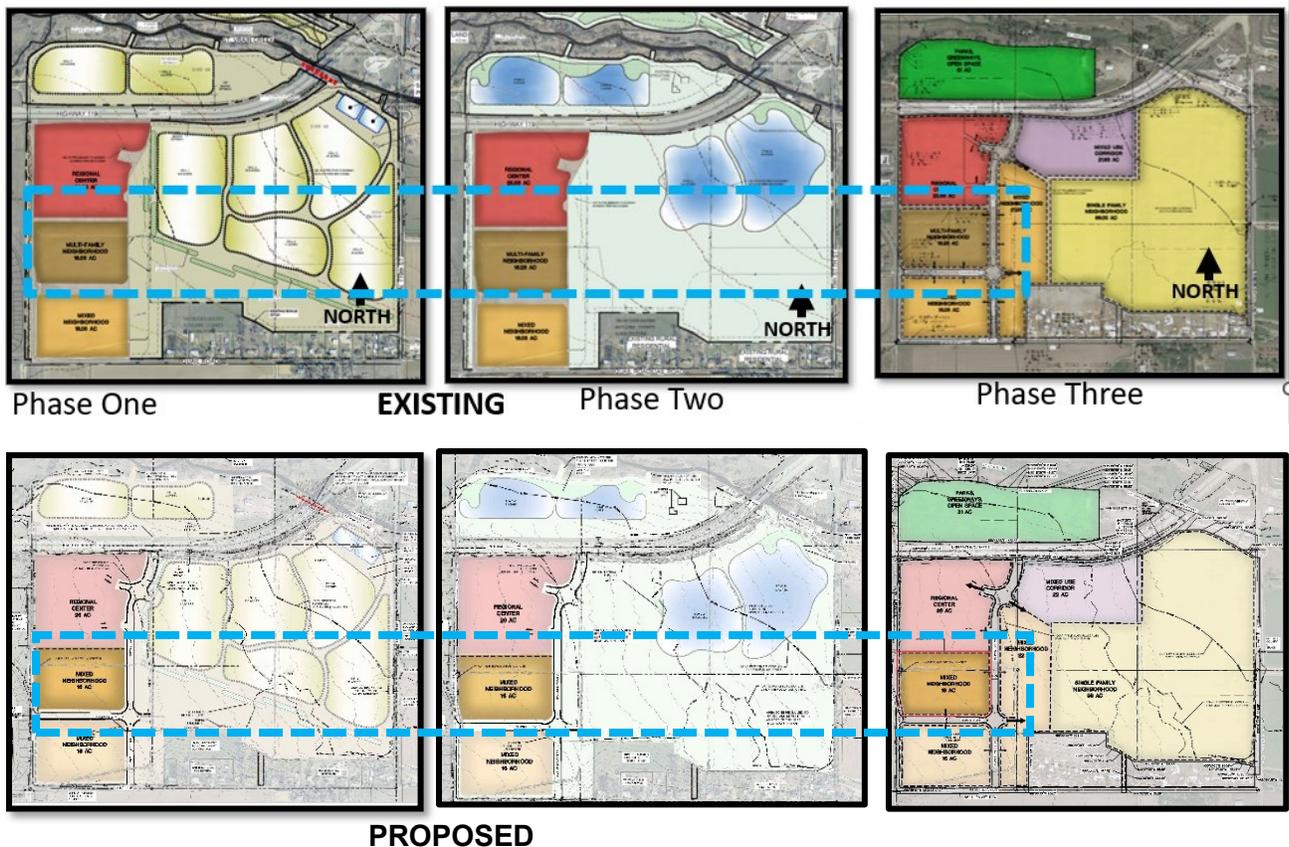
LAND USE TABLE

LAND USE	DENSITY RANGE	EXISTING			PROPOSED		
		ACREAGE	UNITS		ACREAGE	UNITS	
			LOW	HIGH		LOW	HIGH
REGIONAL CENTER		26 AC			26 AC		
MULTI-FAMILY NEIGHBORHOOD	18-35 DU/AC	16 AC	288	560	0 AC	0	0
MIXED USE CORRIDOR		22 AC			22 AC		
SINGLE FAMILY NEIGHBORHOOD	1-8 DU/AC	99 AC	99	792	99 AC	99	792
MIXED NEIGHBORHOOD	6-18 DU/AC	38 AC	228	684	54 AC	324	972
ROW		8 AC			8 AC		
TOTAL		209 AC	615	2036	209 AC	423	1764

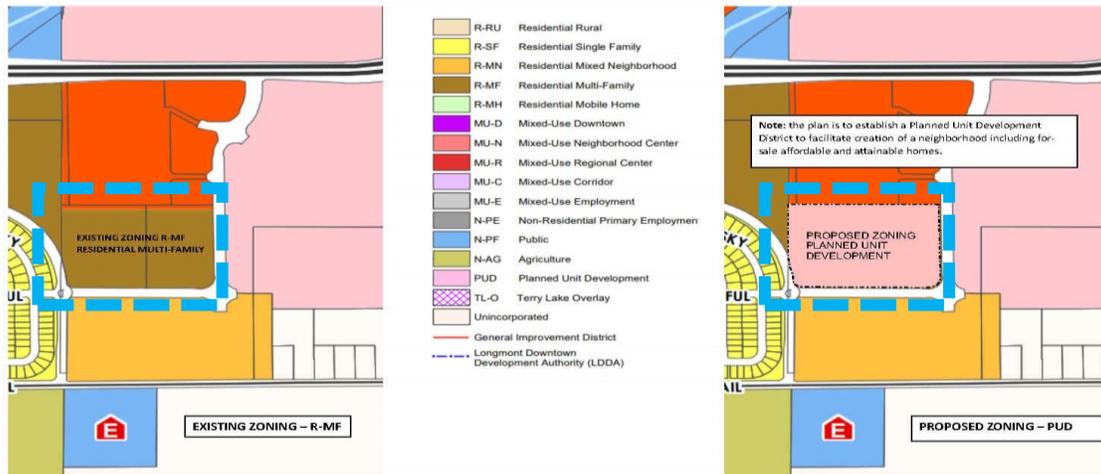
This Land Use Map Amendment will change a 16 acre portion of the property from Multifamily Neighborhood to Mixed Neighborhood. The map is updated to reflect the new land use and the Land Use Table has been updated to reflect the changes.

- **Irwin Thomas Annexation No. 1 Concept Plan Amendment 2** – A Concept Plan Amendment to change the land use designation on Lots 5 and 6 of Irwin Thomas First Filing from Multifamily Neighborhood to Mixed Neighborhood. The remainder of the property will remain unchanged.

Changes to the Concept Plan include revisions to the land use designation for the HousePAD site on all of the maps and changes to the Land Use Table and associated notes on Sheet 1 of the plan set. This change is required to facilitate development of the site for affordable and attainable for sale homes as outlined above.



- **HousePAD Rezoning** - A request to rezone Lots 5 and 6 of Irwin Thomas First Filing from Residential Multifamily (R-MF) to Planned Unit Development (PUD) to facilitate a creative design to establish a beautiful, walkable neighborhood with a mixture of single family detached and attached homes. This change is required to allow for inclusion of single family detached homes in the neighborhood and to lower the density from the required 18 to 35 units per acre in the R-MF district to the anticipated 11.6 units per acre on the HousePAD property. The PUD will allow for creative solutions to provide for more urban development standards for the neighborhood.



This change is required because the HousePAD property is currently zoned Residential Multifamily (R-MF). The plan for this neighborhood includes a mix of single family detached homes, attached homes and townhomes. Single family detached homes are not allowed in the R-MF zoning district. In addition, the density specified in the R-MF zone is a range of 18 to 35 Units per acre. The density of the HousePAD neighborhood as proposed is approximately 11.6 units per acre. In order to develop the site as proposed, the property must be rezoned.

The applicant and our design team will be at the meeting to present the vision for the HousePAD Affordable and Attainable Neighborhood Project. We are looking forward to presenting our project for your review and believe the applications as presented meet the criteria for approval as outlined in the Review Criteria included in your packet.

Sincerely,

RESOURCE CONSERVATION PARTNERS, LLC

Barbara Brunk, mgr.

Barbara Brunk, Manager
Landscape Architect

CC:

Walker Thrash
Sarah Newton
Brian Williamson
Jamse Bruntz
Reggie Golden