



September 23, 2024

**RE:     *Longmont Gateway North – West – Annexation Referral Letter & Project Narrative***

Dear City of Longmont Planning and Development Services Department,

Kimley-Horn would like to thank the City of Longmont for their completeness and review of the application materials associated with the Annexation Referral for the Longmont Gateway North – West Project (Project) to develop a master-planned community that contains approximately 24 acres of multi-family residential units, approximately 15 acres of single-family residential property, approximately 2 acres of detention ponds, approximately 2 acres of park space, approximately 4 acres of Regional Transportation District (RTD) park-n-ride facility, and approximately 2 acres of medical office buildings. The overall Project is for the development of approximately 50 acres of land split across the northeast and northwest corners of U.S. Highway 66 (US 66) and U.S. Highway 287 (US 287), with approximately 23 acres to the northeast and approximately 27 acres to the northwest. (Parcel Numbers: 120522300011, 120522300012, 120522300004, and 120522007002) The Project meets the minimum requirements of the City of Longmont's Development Code and is compatible with the surrounding area.

Below is the Project Narrative and Description for the Annexation Referral.

## **Project Narrative**

### **Proposed Project Description**

NLA Investors LLC ("Applicant") owns three parcels (**Parcel 1:** 12927 107th Street, Longmont, CO 80504 (unincorporated Boulder County), #120522300011, approximately 21 acres; **Parcel 2:** 12775 107th Street, Longmont, CO 80504 (unincorporated Boulder County), #120522300012, approximately 6 acres; and **Parcel 3:** 2704 Main Street, Longmont, CO 80504 (City of Longmont), #120522007002, approximately 23 acres) of land totaling approximately 50 acres of land split across the northeast and northwest corners of US 66 and US 287, with approximately 23 acres to the northeast and approximately 27 acres to the northwest on the northern border of Longmont. The Applicant is still in the early planning stages but has developed general ideas for utilizing the site best. The Project will be a master planning effort that will create an area that would include single-family housing on lots on the west and southern portions, with single-family lots on the inside site, multi-family housing facing US 287 on the eastern portion of the site, and multi-family to the northeastern portion. The Project proposes that Parcels 1 and 2 provide a denser layout with diverse housing options and a density transition from the Willis Height subdivision to the property that includes a balance of detached single-family lots and multi-family housing and a central park with pedestrian and bike circulation through the neighborhood. Parcel 3 is proposed to include a mix of commercial, residential, and public uses, which will contain more residential than previously planned due to recognizing a regional housing shortage and that the area already has sufficient commercial development, especially within the retail and office categories.

The Project would have parks throughout the site to provide residents with open space, recreation opportunities, and a detention pond in the southeastern portion for stormwater detention. Access to the site would primarily be from two connections, with one connection to the existing frontage road, US 287, and another connection would be provided to the south that would connect with Park Ridge Avenue.

**Existing Site Location/Description**

The Project is north of the US 66 and US 287 interchange. More particularly, the site is split into two sections: one to the northeast of the US 66 and US 287 interchange and the other to the northwest of the US 66 and SR 287 interchange. The Project is bounded to the north by existing agricultural uses, to the east by the existing Copper Peak multi-family residential property, to the south by existing single-family residential properties, a church, and commercial properties, and to the west by existing single-family residential properties. The site comprises four separate parcels that are approximately 50 acres total, and the Boulder County Assessor identified as parcels 120522300011, 120522300012, 120522007002, and 120522300004. Parcel 4 (120522300004) is a part of the proposed site and is currently owned and will continue to be owned by Front Range Christian Fellowship.

The Project site is currently undeveloped on the eastern portion of the Project area, and the western portion was utilized for agricultural uses with an accessory single-family residency and accessory ancillary structures used to support the agricultural uses. The southern portion of the west of the Project will have access to US 66 with a proposed access drive through the church property in the northwest corner of the US 66 and Park Ridge Avenue intersection. There are high-voltage power lines along the southern and eastern edges of the western portion of the site. An abandoned irrigation ditch runs through the middle of the western portion of the site and cuts to the west halfway through the western portion of the site.

The Project site is within FEMA Flood Zone X, which means it is outside the 500-year flood limit and does not have any specific restrictions or require detailed studies or designations. The Project site is also within Boulder County's Wildfire Zone 2 and must meet development requirements for that zone. The Project site does not sit within local airport or historic preservation overlays.

**Existing Zoning**

Parcels 1 and 2 are part of unincorporated Boulder County, and both parcels are zoned for agricultural uses, which allows the conservation of agricultural resources with residential development allowed where compatible with agricultural uses. Parcel 3 is within the City of Longmont boundaries and is zoned Mixed-Use Regional Center (MU-R), which allows mixed-use development and redevelopment that would enable pedestrian-friendly regional-scale employment, commercial activities, and multifamily residential uses with easy access to public amenities, including public transit with an emphasis on serving the commercial and retail needs of the area. All three Parcels are within the Longmont subregion for Boulder County and a part of the Longmont Planning Area (LPA). Parcels 1 and 2 were previously referred to city council for annexation on May 25, 2021. The referral was unanimously approved. Link to recording: <https://www.youtube.com/watch?v=DzHq1EcNgZc> (discussion starts at 1:54). There was considerable discussion and support from Council for a higher level of density in this location – especially fronting US 287.

**Proposed Zoning**

Currently, the Envision Longmont Comprehensive Plan shows Parcels 1 and 2 designated future zoning as Residential Single Family (R-SF), which includes single-family detached homes, accessory dwelling units, parks, greenways, recreation, community gardens, schools, places of worship, and other complementary uses. There is considerable support for higher-density development, particularly fronting US 287. The

proposed Project aims to balance detached single-family lots and multi-family housing with a central park with pedestrian and bike circulation. Due to this proposed development style, the Residential-Mixed Neighborhood (R-MN) zoning would be most appropriate for the site. This allows mixed-density residential neighborhoods that accommodate various housing types, including detached and attached dwellings, and limited non-residential uses that support the neighborhood. The Project will be proposed to have a future land use designation of Mixed-Neighborhood, which allows single-family detached homes, duplexes, triplexes, townhomes, and multi-family buildings as well as accessory dwelling units, as well as retail, restaurants/cafes, community gardens, community or public services, parks, recreation facilities, schools, and places of worship. Parcel 3 is marked as Regional Center on the Future Land Use Map as part of the Envision Longmont Plan, which allows for uses such as retail, restaurant, and similar entertainment uses that attract visitors from around the area as well as office, public facilities (primary or satellite facilities), medical and other supporting non-residential and employment uses, high-density apartments and condominiums, as well as plazas, squares, pocket parks, community gardens, and other gathering spaces.

**Compatibility**

The proposed Project would allow the annexation of this site and the development of single- and multi-family housing on the annexed site. The site to the west and south is bordered by existing single-family housing and a church to the southeast portion of the site. Single-family housing is proposed on the western and southern borders of the Project site and would abut existing single-family housing to ensure compatibility with the surrounding area. The Project will develop a detention pond and a parking area for the church on the southeastern portion of the site that will help provide additional parking and a buffer between the Project and the existing church. The multi-family housing proposed on the site would abut the frontage street and be separated from the existing single-family housing by proposed single-family housing lots. The proposed Project and its uses are compatible with the surrounding land use and would not cause any significant impacts on the surrounding uses.

**Proposed Building/Structure Design**

The Project proposes approximately 41 single-family housing lots and approximately 17 lots that will not have structures developed on them initially but will allow the development of appropriately sized single-family housing on those lots. The Project will allow the development of approximately 230,000 square feet of multi-family housing with approximately 204 units and an approximately 11,000 square-foot accessory clubhouse for community use. The Project will allow approximately 1.8 acres of park and open space areas on the site, with approximately 0.7 acres for detention pond use. The Project will have the appropriate amount of parking required for the residential components of the Project while providing additional parking to be utilized by the existing church to the southeast of the Project site.

**Open Space and Landscaping**

The Project will construct approximately 1.8 acres of park and open space for recreational uses on the Project site, with an additional approximately 0.7 acres for detention ponds for stormwater drainage. The Project will provide adequate landscaping with trees and shrubs that will help to provide an appealing look and tree canopy to the site. The Project will follow the design and landscaping guidelines for the City of Longmont to ensure that the Project's landscaping is appropriate for the area.

**Signage**

Signage for the site will follow and adhere to all local, state, and federal laws.

**Exterior Lighting**

Exterior lighting for the site will follow and adhere to all local, state, and federal laws.

**Pedestrian and Vehicular Access**

The access points make circulation within the site critical. The backbone streets of the site facilitate vehicular flow throughout the Project site, and sidewalks will allow pedestrians to traverse the Project site. There will be two access points to the Project site.

Vehicles accessing the multi-family development will primarily enter from one access point off US 287. There will be an access point from the south that will pass by the church and a single-family residence that will provide a connection to Park Ridge Avenue.

**Parking**

Ample parking will be provided throughout the Project site for single- and multi-family housing. The Project will also provide additional parking for the existing church to the southeast of the Project site, which will act as extra parking for the church and a buffer between the Project and the church.

**Utilities****Water**

An existing 12-inch PVC water main is located within Park Ridge Avenue and Copper Peak Lane east of US 287. The east portion of the Project will connect to the existing water main and provide a looped water main through the Project site to service the east portion of the site. The west portion of the site does not currently have a water service main directly adjacent to the proposed Project area. It is anticipated that a water main connection will be provided across US 287, and a looped water main will be provided through the west portion of the Project to service the proposed improvements.

**Sewer**

An existing 8-inch PVC sanitary sewer main is located within Park Ridge Avenue and Copper Peak Lane east of US 287. The eastern portion of the Project will connect to the existing sanitary sewer main and provide a main extension into the Project site to service each proposed building. The western portion of the site does not currently have a sanitary sewer main directly adjacent to the proposed Project area. It is anticipated that a main sanitary sewer connection will be provided across US 287 and extended into the Project site to service the proposed improvements.

**Stormwater**

One stormwater detention pond is currently envisioned for the Project. The stormwater outfall for the site has historically been a sheet flow from the northwest portion, which flows to the southeast portion of the

site and into a series of ditches. The Project envisions the installation of inlets, storm sewer infrastructure, and low-impact development stormwater practices to convey runoff flows to the proposed detention pond. Stormwater is anticipated to follow historic drainage patterns to outfall to a 24" RCP culvert under Park Ridge Avenue, then conveyed to 72" Reinforced concrete box culverts.

## Electric

High-voltage power lines run until the accessory single-family residence in the existing agricultural uses along the southern edge of the site's western portion and on the western portion's eastern edge. Xcel currently services the western portion of the Project site, and Longmont Power and Communications services presently the east portion. The Project envisions adding transformers throughout the site to service each proposed building.

Thank you so much for your time. We appreciate the time you have taken to review our proposal. We are excited about the potential of this Project and look forward to collaborating with you to make it a success.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.



James Waller, P.E.