



October 24, 2019

Development Review Committee
C/O Mr. Brien Schumacher
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Re: Cover Letter for Formal Site Development Submittal to Development Review Committee – Coffman Street Redevelopment – 10/24/2019. RNN Project ID number 0907-16. BCHA

The Boulder County Housing Authority (BCHA) presents Coffman Street Affordable Housing, a mixed-use development including affordable housing, shared parking and office use occupancies. The residence structure will include 73-units of affordable housing including 12 30% AMI units, three 40% AMI units, eight 50% AMI units, and 50 60% AMI units with 59 one-bedrooms, 10 2-bedrooms, and four 3-bedrooms. The parking garage structure will accommodate approximately 260 parking spaces. A portion of the ground floor of the parking structure will also include 8,200 square feet of office occupancy space to be occupied by Boulder County Housing Authority as well as a corner café, open to the public and operated as a community Workforce center for job training and skill development. The majority of the financing is provided by CHFA low income housing tax credits and State of Colorado CDBG Disaster Recovery funds, as well as City of Longmont, Boulder County, and BCHA.

The site includes three parcels, two of which are currently surface parking lots owned by Boulder County and the City of Longmont General Improvement District, as well as a small portion of RLET Properties, LLC's parcel, a private office building owner that will be rebuilding its offices adjacent to this development. The structured parking garage will be developed on the site and shared between Boulder County, the Longmont Downtown Development Authority, RLET and the tax credit partnership. The common interest community will be formed within the parking garage structure 1) A tax credit partnership will own the residential housing and residential portion of the parking structure and 2) BCHA will own the non-residential parking and the commercial space. BCHA will then lease back a portion of the parking garage and commercial space to each respective entity through a 99-year lease.

The project is located in the heart of downtown Longmont, an ideal site for family affordable housing. Residents will be in walking distance to a wide range of services and amenities that are within half a mile, including an elementary school, a public library, a large city park, cafés and restaurants, several bus stops, regional transit center, and a bulk food grocery store. Additionally, the project is located across the street from the Boulder County St. Vrain Hub building, a one stop for human service needs for Boulder County residents including access to food assistance, child-care assistance, case management, and employment assistance.

The Residence portion of the project will consist of four-stories of wood-framing on a caisson foundation system. A portion of the project will consist of two-wings of residential units separated by community courtyards meant to provide gathering and outdoor space for residents. The design includes courtyard side walkways that will provide for building circulation, while also giving residents a 'front-porch' at their unit entry. Energy-star appliances and renewable energy PV panels will be incorporated should funding become available.

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The parking structure will consist of four-stories with a jump ramp on alley side and to be constructed using cast-in-place post-tensioned concrete thus reducing the risk of long-term maintenance issues. A primary feature incorporated into the parking garage is a pedestrian walkway through the first level of the structure providing the public connectivity to Main Street and convenient access to retailers. BCHA has worked closely with City staff regarding the shared parking agreement for the project, which would be included as part of the administrative review. Given the unique peak demand times for the various users (residential, commercial, public parking, etc.) BCHA and the project partners developed a shared parking plan meant to adequately accommodate all uses (please see attached Shared Parking Plan Outline).

The building façade materials will include brick masonry on the first floor along with a mix of fiber cementitious siding/panels and stucco on the upper floors to complement the surrounding architecture. Decorative metal cladded canopies are provided to accentuate primary features of the building as well as provide relief in the vertical façade creating a more human scale along Coffman street. Lighting and design elements at the ground floor will enhance the façade along the alley parallel to Main and Coffman. The ground floor office and café space will include glazing and roll-up garage doors to activate the pedestrian level along Coffman Street.

During pre-application meeting the possibility of additional stormwater Best Management Practices (BMP) for Low Impact Development (LID) could include the installation of permeable sidewalk with underdrains. The location of this potential installation is within the City ROW along Coffman Street which requires City approval. Please provide feedback if additional pervious area is required if this is a feasible option to satisfy the City of Longmont.

Some building features along Coffman and 6th Street encroach into the ROW. Along with this submittal includes the completed "Use of Public Places Application" and required documents for permitting of the encroachments.

Construction it to be constructed as one phase for both building structures (residence and parking garage) with an approximate construction completion date of August 2021.

Community support for this project has been positive and strongly supported residence, retailers and the local businesses.

END

Attachments: Shared Parking Plan Outline (1 page)
BCHA Tax Exemption (1 page)

Coffman Street Shared Parking Agreement Outline

The Coffman Street redevelopment project will include a 260-space structured parking garage designed to meet peak park demand for a variety of uses while also striving to not over-build costly parking. BCHA, the Longmont Downtown Development Authority, RLET Properties, and Boulder County have all carefully considered their parking needs and agreed to the basic terms outlined below:

Parking Allocation: Day-time hours (7:30am – 5:00pm)

- LIHTC residents: 30 spaces, with an option of having access to up to 50 spaces
- Boulder County: 85 spaces, with an option of having access to up to 80 spaces
 - *Note that Boulder County is also open to accommodating some day-time parking demand in the adjacent lot to the West of the St. Vrain Hub building. This is currently reserved for Hub visitors, but a portion may be available for Boulder County employees should the demand require it.*
- RLET: 75 spaces, with the option of having access to up to 80 spaces
- Public: 70 spaces, with the possibility that up to 40 of these would be permitted (20 for housing, 15 for Boulder County, 5 for RLET)
 - *Note that the remaining 30 spaces would be unrestricted, meaning housing residents, office tenants, etc. would all be able to use these during the day on a first-come, first-served basis.*

Parking Allocation: Evening & Overnight (5:00pm – 7:30am)

- LIHTC residents: 30 dedicated spaces, plus access to all office spaces (85 from Boulder County, 75 from RLET)
- Boulder County: All dedicated spaces are available as shared spaces for other users.
- RLET: All dedicated spaces are available as shared spaces for other users
- Public: All spaces available for public users as well as residents.

DR 180 (9/87)
DEPARTMENT OF REVENUE
1375 SHERMAN STREET
DENVER, COLORADO 80261

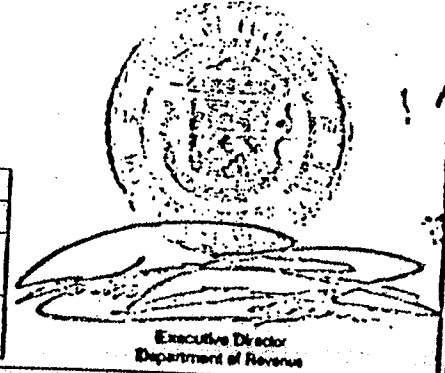
THIS LICENSE IS NOT TRANSFERABLE

State of Colorado

CERTIFICATE OF EXEMPTION FOR SALES AND USE TAX ONLY

BOULDER CNTY HOUSING
AUTHORITY
PO BX 471
BOULDER CO 80306-0471

ACCOUNT NUMBER	EMBLITY INFORMATION	
	ISSUE DATE	
98-D1130	07 003 9300 9 080179	JUL 15 1988
PO BX 471	BOULDER CO	



FED TAX EXEMPTION # 84-0742772