

Modern West Annexation
Neighborhood Meeting
December 18, 2019

Summary of neighborhood meeting:

- **Date and location of the meeting;**

The neighborhood meeting was held Wednesday, December 18, 2019 at 5:00 PM at Front Range Community College, Community Room C1480, entrance C4, 2121 Miller Drive Rd, Longmont, CO 80501

- **The number of people that participated in the meeting;**

Eight people were in attendance including the applicant's project manager Erin Bagnall and Landscape Architect Barb Brunk, Brien Schumacher from the City of Longmont and several neighbors. See attached Sign in Sheet.

- **A summary of comments and questions made at the meetings, including:**

The meeting was opened at 5:00. Erin Bagnall went through the proposal (See attached outline as provided to the attendees). There was a short discussion about the timing and schedule for the project and the potential uses of the portion of the site that connects the larger portion of the property to Nelson Road. No further questions or comments and the meeting was closed.

MODERN WEST NEIGHBORHOOD MEETING

December 18, 2019

APPLICATION:

- Modern West Concept Plan Amendment
- Modern West Annexation Agreement Amendment (to reflect the Concept Plan Amendment)

REVIEW PROCESS

- Neighborhood Meeting (Notice of Meeting and Post Property)
- Submit Application (Notice of Application and Post Property)
- Staff Review and referral
- Referral Response
- Planning Commission Public Hearing (Notice and Post Property)
- City Council Public Hearing may be required (Notice and Post Property)

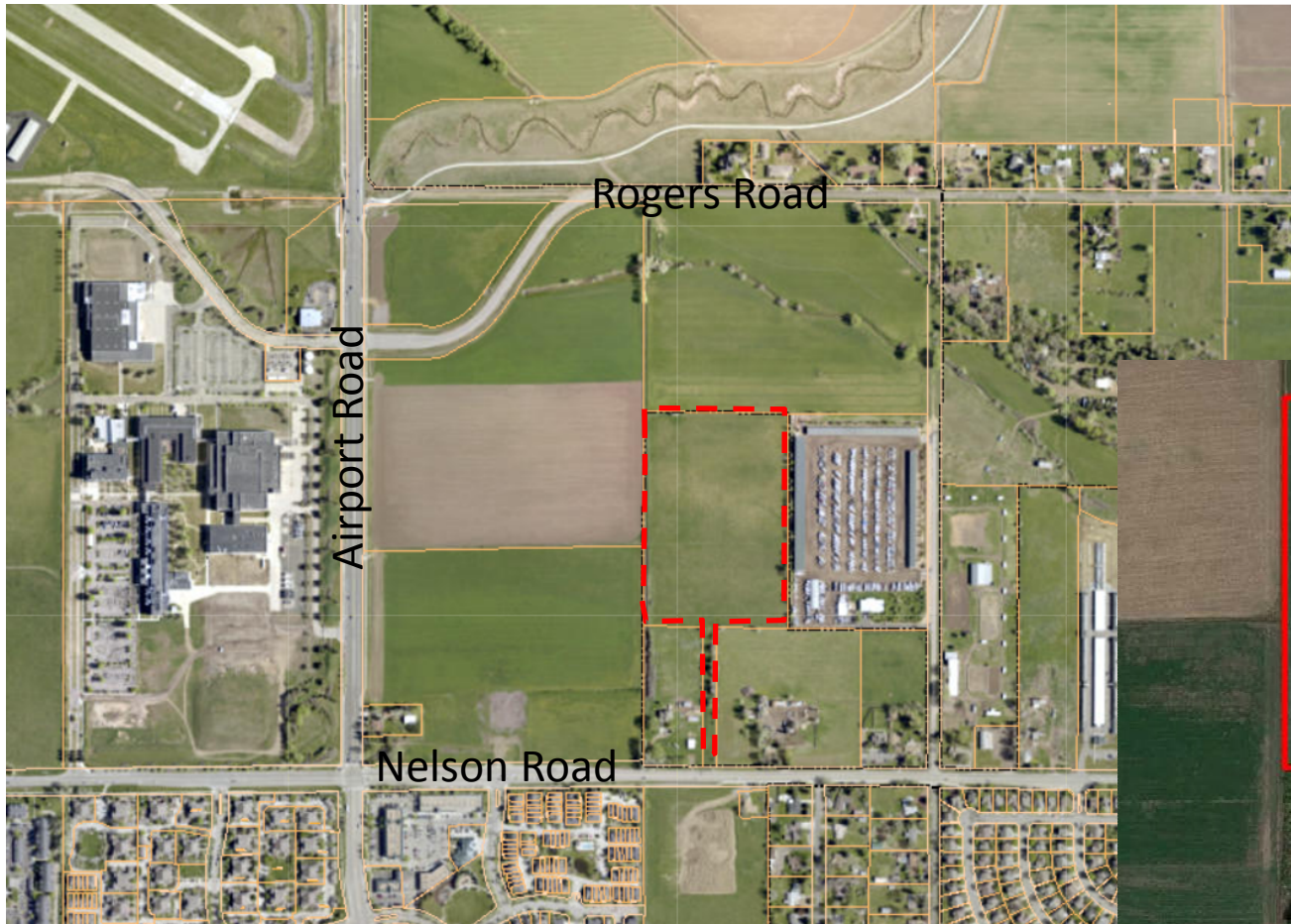
PHASED APPLICATION PROCESS:

If City Council approves the requested amendments to the Concept Plan and Annexation Agreement, the applicant will follow with a Preliminary Plat Application and we will host another Neighborhood Meeting prior to the submittal.

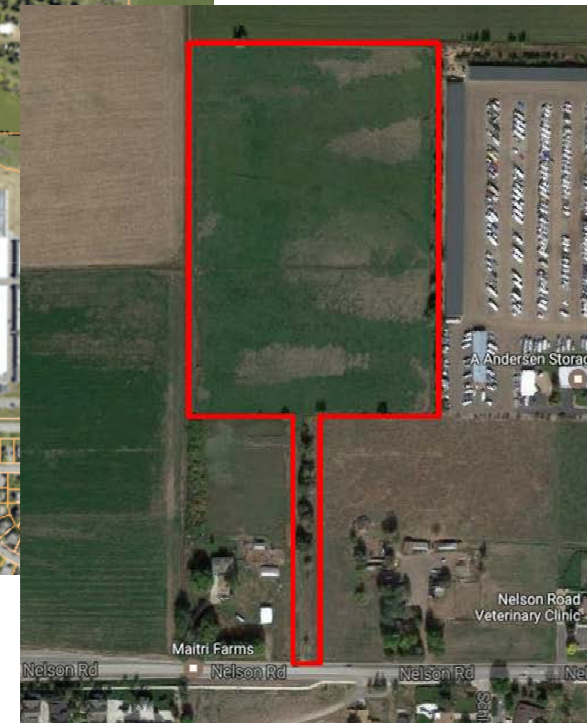
NEIGHBORHOOD MEETING

ModernWest

December 18, 2019



Proposal: Amend the approved Concept Plan for ModernWest, to include a mix of uses in order to align with current City of Longmont zoning and Envision Longmont goals



Background: At time of Project Concept Plan/Annexation approval, the City of Longmont had not yet adopted the new zoning map revised for the Envision Longmont Growth Framework. This project was approved under the previous zoning of BLI - Business Light Industrial. It is now zoned MU-E - Mixed Use Employment.

Why: Because the original project approval was limited to Light Industrial Use, Staff has recommended an amendment to the approved concept plan that allows for the mix of uses permitted in the newly adopted zone.

15.03.030 Mixed-Use Districts

A. General Purpose of Mixed-Use Districts

Mixed-use zoning districts are established, designed, and intended to provide a wide range of services and goods to meet household and business needs and also to accommodate and encourage a mix of residential and nonresidential uses to offer greater opportunities to live, work, and play within close proximity. More specifically, the mixed-use districts are intended to:

1. Provide areas for a full range of office, retail, and service uses;
2. Strengthen Longmont's economic base and expand employment opportunities;
3. Minimize the impacts of nonresidential uses on adjacent or nearby residential districts and uses;
4. Ensure that commercial and mixed-use development is consistent with the character areas throughout the city; and
5. Allow and encourage the development of affordable housing.

E. Mixed-Use Employment (MU-E)

1. Purpose

The purpose of the MU-E district is to provide areas appropriate for diverse employment by encouraging a greater variety of employment spaces in close proximity to attached residential and supporting services. The MU-E district offers flexibility in terms of the types of uses and the adaptive reuse of existing buildings to promote employment and live-work opportunities, as well as multifamily residential uses. The MU-E district is intended to accommodate a wide range of business opportunities in a pedestrian-friendly environment with easy access to public amenities including parks, open space, and public transit.



FUTURE LAND USE & TRANSPORTATION SYSTEM

Boundaries

- Municipal Service Area (MSA)
- Longmont Planning Area (LPA)
- Coordinated Planning Area (CPA)
- Neighboring Municipalities

Neighborhoods

- Rural Neighborhood
- Single-Family Neighborhood
- Mixed Neighborhood
- Multi-Family Neighborhood

Mixed-Use

- Downtown/CBD
- Regional Center
- Neighborhood Center
- Mixed-Use Corridor

Employment

- Mixed-Use Employment
- Primary Employment

Community

- Parks, Greenways, Open Space
- Public/Quasi-Public
- Union Reservoir Expansion Area

Other

- Terry Lake Mixed-Use Area
- Protected Lands Outside LPA

Transportation Network

- Regional Arterial
- Principal Arterial
- Minor Arterial
- Collector
- Local Street
- Multi-Use Trail
- Railroad
- Future Arterial
- Future Minor Arterial
- Future Collector
- Future Multi-Use Trail

Community Facilities

Existing Proposed

- | | | |
|--|--|-------------------|
| | | Neighborhood Park |
| | | Community Park |
| | | Nature Areas |
| | | Elementary School |
| | | Middle School |
| | | High School |
| | | Special School |
| | | Other Facility |



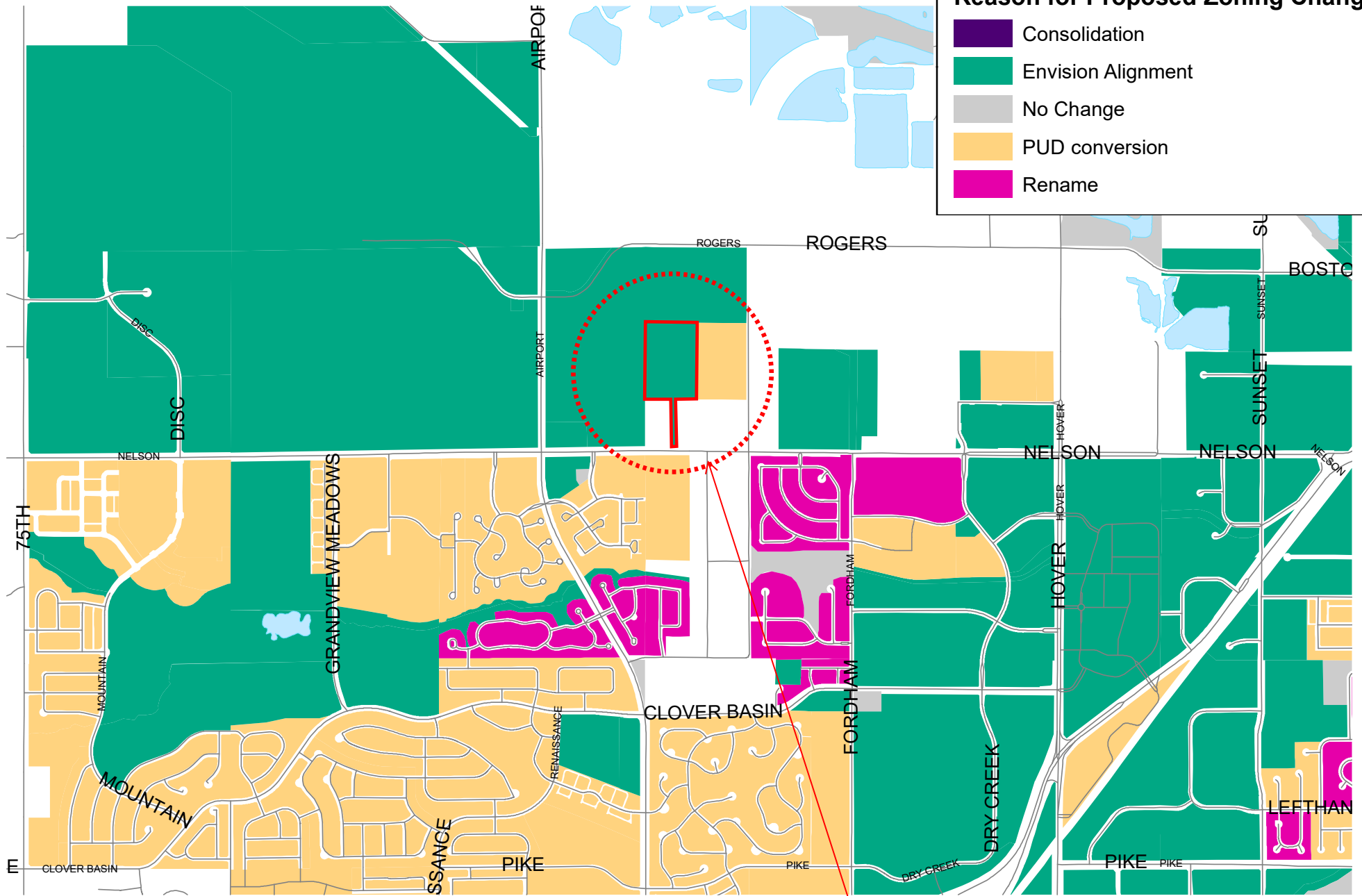
Category	Uses	Range of Density/Scale	Key Characteristics
Employment			
Mixed-Use Employment	<p>Primary: A range of employment uses, including small-scale manufacturing, processing, wholesaling, indoor and screened outdoor storage, office, flex-space, and commercial services.</p> <p>Secondary: Supporting retail, hotel, cultural facilities, civic and government facilities, high density residential and live/work uses.</p>	<p>Development in Mixed-Use Employment areas will generally be 1 to 4 stories; however, development that incorporates affordable units, a vertical mix of residential and non-residential uses, and/or is located within 1/4 mile of a high-frequency transit stop may be eligible for greater building heights as specified in the LDC. Development abutting lower-intensity, established residential neighborhoods should provide transitions in massing and height.</p>	<ul style="list-style-type: none"> Promotes the diversification of older employment areas by encouraging a greater variety of employment spaces that meet the changing needs of existing businesses and start-ups. Provides flexibility for the adaptive reuse of existing industrial buildings and for the incorporation of high density residential and live/work opportunities in close proximity to employment and supporting services in transitional areas. Located within walking distance of public transportation; enhanced pedestrian and bicycle networks needed in many cases.

LONGMONT REASON FOR ZONE CHANGE MAP

Legend

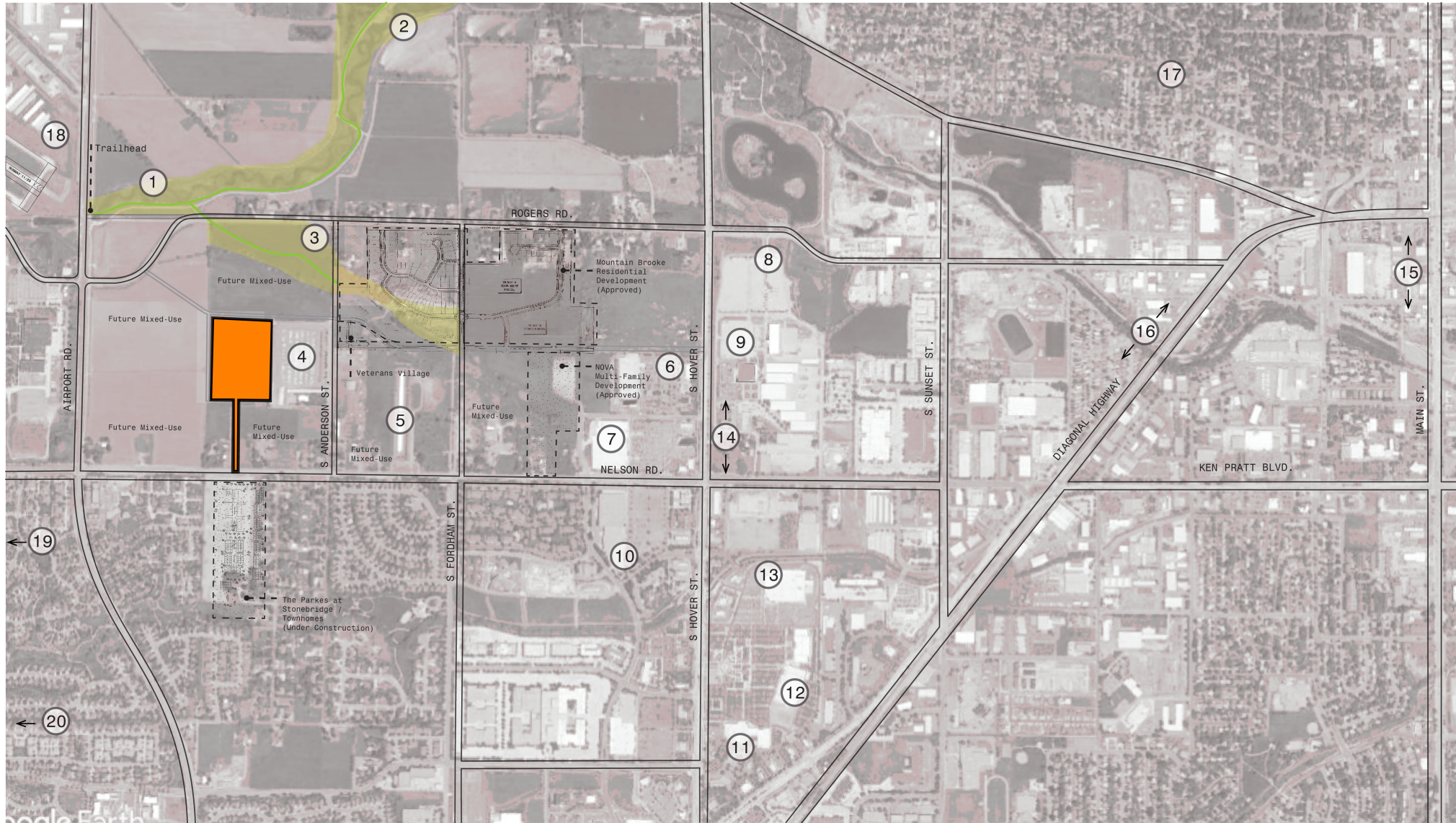
Reason for Proposed Zoning Change

- Consolidation
- Envision Alignment
- No Change
- PUD conversion
- Rename



SITE

VICINITY MAP



Zoning: MU-E

- | | | | |
|------------------------------------|-----------------------------------|--------------------------------|-------------------------------|
| 1. Lynkins Gulch Bike Path | 6. Home Depot | 11. Whole Foods Market | 16. Ken Pratt Retail Corridor |
| 2. Golden Ponds Park | 7. Target | 12. Regal Village Theater | 17. Historic Longmont |
| 3. Future Greenway Connector Trail | 8. Boulder County Fairgrounds | 13. Village at the Peaks Mall | 18. Vance Brand Airport |
| 4. Anderson RV Storage | 9. Boulder County Farmer's Market | 14. Hover Retail Corridor | 19. Silver Creek Highschool |
| 5. Self-Storage | 10. King Soopers Grocery | 15. Downtown Longmont Corridor | 20. Altona Middle School |

— = primary vehicular transportation
 — = secondary proposed transportation

— = project site
 [- -] = new proposed surrounding construction
 — = greenspace
 — = pedestrian transportation

TEN GUIDING PRINCIPLES:



HEALTH AND HAPPINESS

Imagine requiring very little to be happy and healthy, yet feeling that your life was full. Imagine connecting, inspiring, and thriving among those around you. Imagine if this was simply just the good life, and green was just a color.



CULTURE AND COMMUNITY

Imagine knowing the full history and heritage of the place you call home. Imagine having more art and drama in your life. You know, the kind that doesn't require a remote control or a therapist.



ZERO CARBON

Imagine living in a house that produces more than it consumes. Have you ever seen the meter run backwards? You will.



LOCAL AND SUSTAINABLE FOOD

Imagine getting your hands dirty from harvesting your own food from your neighborhood pea patch, or selecting the freshest seasonal varieties from your farmer's market. Imagine learning new ways to grow and cultivate clean food. You are what you eat!



SUSTAINABLE TRANSPORT

Imagine being a five minute bike ride from everything you need. Imagine sharing a car. Imagine not driving "thru" anything, especially your life.



SUSTAINABLE MATERIALS

Imagine breathing easier knowing your home won't have that "new house" smell.



EQUITY AND LOCAL ECONOMY

Imagine living in a home and a community where the cost of living makes sense. Where you can choose to own a car. Or not. Where you can contribute to growing a true local economy, and support real people building real things with their hands again.



LAND USE AND WILDLIFE

Imagine knowing which month brings berries, pollination cycles of on-site bees, different herbs and their healing qualities, and the nesting season of migrating colorado birds. Imagine learning all this from your kitchen window, your patio. Imagine nibbling on raspberries you grow on your walk to the outdoor movie gathering space.



SUSTAINABLE WATER

Imagine knowing where your water comes from, and where it goes when very little of it goes down the drain. Imagine knowing where stormwater flows and what's possible for recycling water on site to utilize in the landscape.



ZERO WASTE

Imagine telling your grandchildren, "when i was your age, they actually had to come and pick up garbage in a big truck."