

MEETING DATE: November 16, 2021

ITEM NUMBER: 6.2

SECOND READING:

{{customfields.ResoOrdNumber}}

TYPE OF ITEM: Information Item

PRESENTED BY:

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SUBJECT/AGENDA TITLE:

Sugar Mill + STEAM Sub Area Plan Update

EXECUTIVE SUMMARY:

Planning for the Sugar Mill and STEAM areas is underway! The City is partnering with a qualified consultant team, led by Stantec. This effort will build off previous community planning efforts to produce a detailed vision and development strategy for approximately 250 acres in southeast Longmont. The project will focus on:

- Land Use (mix of housing, commercial, community and other uses)
- Urban Design (architecture and character)
- Transportation (including bike and pedestrian connections)
- Storm Drainage & Sustainable Infrastructure

The project team will be working with property owners, area developers, and the community at large over the next several months. The team plans to present additional information to City Council later this year. The sub area planning process is expected to be completed during the 2nd quarter of 2022.

COUNCIL OPTIONS:

For Information

RECOMMENDED OPTIONS:

For Information

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

Funds have been previously budgeted for this planning effort.

BACKGROUND AND ISSUE ANALYSIS:

The Planning and Redevelopment Divisions have kicked off a sub area planning process to develop a more detailed vision and development strategy for the Sugar Mill and STEAM areas. The study area consists of multiple properties and over 250 acres, generally located

from the E Ken Pratt Blvd. & E 3rd Ave. intersection on the east and Main St. on the west, from 3rd Ave. to Boston Ave. and the railroad tracks.



This area has long been of interest for Council and the general community. There has been some initial work done for both Sugar Mill and STEAM area, which this sub area planning effort will build on.

Previous Planning Efforts

Properties within the general study area have been frequently identified as a priority for redevelopment, preservation and adaptive reuse. More specifically, the Sugar Mill, as part of the East Highway 119 Gateway, was identified as one of four citywide focus areas in the Envision Longmont Multimodal & Comprehensive Plan. Portions of the STEAM project area were included in the Main Street Corridor Plan Downtown Character Area and were part of a recent community visioning project lead by City Council.

In August of 2020, the Urban Land Institute (ULI) convened a Technical Advisory Panel (TAP) of volunteer experts to provide recommendations on the revitalization and reuse of the historic Sugar Mill and surrounding areas. The panel prepared a full report detailing recommendations for site remediation, master planning, creating an agri-hub, developing a sustainable community, and financing. The full report is available for download. [Revitalizing Longmont's Great Western Sugar Mill: A Technical Advisory Panel Report:](https://www.longmontcolorado.gov/home/showpublisheddocument/33695/637528733216370000)

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In 2019, City Council convened the community to visualize what “could be” along specific areas of the St. Vrain River Corridor, including the area north of the creek, between Main St.

and Martin St. This effort looked at possible uses that could be added to the area and what steps should be pursued to create an actionable vision. Summary information was reviewed and discussed by Council in October 2019 and additional information is contained on the Engage Longmont site for this project: <https://engage.longmontcolorado.gov/building-steam>

The City is excited to continue talking with the community about this area of Longmont and has partnered with a consulting team led by Stantec, to create a detailed plan focused on the following areas:

- Land Use (mix of housing, commercial, civic and other uses)
- Urban Design (architecture and character)
- Transportation (including bike and pedestrian connections)
- Storm Drainage & Sustainable Infrastructure
- Expected timing of development based on infrastructure and market

The project team will be putting equity, sustainability and resilience at the center of this work and engaging the community throughout the planning process, which is expected to run through Spring of 2022.

Initial Project Approach

In order to accomplish the objectives laid out during project scoping, the project team will be working to:

- Establish a Baseline Understanding and Story of this Place
- Review and Synthesize Previous Visioning and Planning Work
- Balance Community Vision, Market and Development Feasibility

As part of this effort the consultant team has been working on base mapping and initial data analysis. They have also been working with Redevelopment to draft a grant application that would provide assistance for cleanup activities associated with future redevelopment of this area. In addition, the project team, including City staff, have been drafting a public engagement strategy; the goals for outreach and engagement include:

- Developing a solid understanding of the community's needs and interests
- Building on redevelopment efforts currently underway
- Engaging all affected stakeholders and creating an inclusive approach to incorporate community voices
- Gathering community input and utilizing this input to shape the final plan

Moving into the end of 2021 and recognizing that November and December can be more challenging from an engagement perspective, the project team will spend the remainder of

2021 sharing information and creating awareness of the project. We also anticipate meeting with area property owners. Broader community outreach will commence in early 2022.

The project team also wants to engage City Council and other advisory boards throughout the project. Since the timeframe for this project is shorter than some planning projects, we anticipate scheduling work sessions or general business updates with Council for major project milestones. The tentative schedule for this would be:

- 4th Quarter 2021: Existing conditions & market information
- 1st Quarter 2022: Land use and connectivity alternatives
- 1st Quarter 2022: Initial massing, design, sustainability, green infrastructure, and brownfields assessment
- 2nd Quarter 2022: Final recommendations and illustrative master plan

Work sessions may also be scheduled with the Planning & Zoning Commission, Historic Preservation Commission, Transportation Advisory Board, Sustainability Advisory Board, and the Downtown Development Authority Board.

ATTACHMENTS:

None