



CITY OF LONGMONT | Planning Department

September 18, 2023

Commercial Conditions Survey - 704 Main Street

Introduction

In 1982, the Longmont City Council created the Longmont Downtown Development Authority (LDDA) and tasked it with developing, supporting, and re-vitalizing the commercial core of Longmont along the historic Main Street area. The purpose of the LDDA is to prevent deterioration of property values within the LDDA district and to assist in the development and redevelopment of the district. The district is funded through Tax Increment Financing (TIF) and a 5 mill levy on all real and personal property within the district which is used toward district operations and maintenance. Since 1982, more than \$200 million in funds have been invested into new and renovated buildings in the Downtown District.

In 2009, in an effort to quantify the effectiveness of investment projects, the City Economic Development Department conducted a conditions survey of all properties within the LDDA to establish a baseline of existing conditions. Over a 5-week period, City Staff conducted field surveys of individual parcels to determine the presence of factors that met State standards of slum and blight. The results of this survey were published December 21, 2009 as *City of Longmont Core Conditions Survey*.

In August of 2023, the property owner of 704 Main Street approached the LDDA and petitioned the Board of Directors for inclusion into the LDDA. In an effort to quantify proposed improvements to the property, City Staff evaluated the parcel under the same criteria as the Commercial Core Conditions Survey to establish a baseline for the parcel as it was not included in the original study. The annexation of the property into the LDDA is slated to be determined by City Council in October of 2023.

Methodology

For consistency, the same survey methods were utilized to analyze the 704 Main Street parcel as were used in the original 2009 survey. To determine the presence of blight

conditions, several physical, environmental, and social factors must be present. For the purposes of the survey, the definition of a blighted area is based upon the definition described in the Urban Renewal Law (Colorado Revised Statutes 31-25-103(2)).

“Blighted Area” means an area that, in its present condition and use and, by reason of the presence of at least four of the factors described in Appendix A-Descriptions of Factors. For in field implementation, a survey sheet was created for the initial survey in 2009. The same survey sheet was used to investigate the 704 Main Street parcel. The completed form for 704 Main St. is attached as Appendix B.

Results

On September 11, 2023, City staff evaluated the site and determined that five of eleven factors contributing to blight were present at the 704 Main Street location. Indicators such as deteriorated façade, substandard parking layout, cracked and uneven sidewalks, unscreened trash, poorly lit areas, insufficient parking surface/stripping and the presence of overhead utilities were some of the factors observed (Appendix B-Evaluation Form). City staff documented the existing condition of the parcel from publicly accessible areas, this documentation is provided in Appendix C-Photographic Log. Largely, the issues blighting the parcel are predominately structural conditions, deterioration of site improvements and unsanitary or unsafe conditions.

Conclusion

The September 11, 2023, survey of the 704 Main Street parcel concluded that conditions of blight are present at the site. The site is currently slated for renovation and redevelopment at the time of this writing with proposed improvements including façade improvements, roof repair, parking area re-surfacing, and renovation of the interior space to accommodate a change in use from a pawn shop to a multi-tenant retail space. Annexation into the LDDA boundary will facilitate the rejuvenation of this site with the accessibility of grant funding for improvements. Conversely, the re-developed site should generate tax revenue for the LDDA to re-invest in future projects across the downtown district.

Appendix A- Evaluation Form

Appendix B- Descriptions of Factors

Appendix C- Photo Log



CITY OF LONGMONT | Planning Department

APPENDIX A-DESCRIPTION OF FACTORS

SECTION 3

Study Area Conditions

The findings of the Commercial Core survey, described in this section, are based on a review of documents and reports, interviews, field surveys, and analyses conducted throughout June and July of 2009. The field surveys were performed on various days and at different times of the day by eight surveyors throughout a five week period. Properties and buildings, along with public improvements adjacent to the properties, were evaluated, and any conditions present were noted on the survey sheets for that parcel. The purpose of the surveys was to determine whether conditions of blight exist in the Study Area.

It is important to note that these inspections only reflected the exterior condition of the building that was viewable from the public right-of-way; no interior inspections of any structures were conducted.

The conditions noted reflect the statutory language and consist of the following categories:

- structural conditions,
- access problems,
- faulty lot layout,
- unsanitary or unsafe conditions,
- deterioration of site improvements,
- unusual topography or inadequate public improvements,
- hazardous conditions,
- unsafe or unhealthy work/live conditions,
- environmental contamination, and
- high municipal service requirements or site underutilization.

The Appendix to this report includes maps of the Study Area that identify the parcels exhibiting the conditions, and the Matrix (**Attachment 4**) reflects the findings for each parcel from the field inspections.

Structural Conditions

(a) Slum, deteriorated or deteriorating structures;³

A structure was determined to meet this criterion if at least one of the following items were found to be damaged, missing, broken, neglected or inadequate on the property: roofs, walls, fascia, soffits, foundation, gutters, downspouts, exterior finishes, windows, doors, stairways, fire escapes, mechanical equipment, loading areas, fences, gates and other structures.

Structure conditions were based on observations of the following items:

- structure support systems (roof, walls, foundation);

³ The paragraph lettering in () this and the following sections relate to the paragraph lettering in the state statute governing blight determinations.

- primary structure components (fascia/soffits, gutters/ downspouts, exterior finishes, windows and doors, stairways/fire escapes); and
- other building systems (mechanical equipment, loading areas, fences/walls/gates, other structures).

Although structural problems were found throughout the Study Area (see Appendix *MAP A*) the most severe cases could be found in vacant structures. The most common examples of structural deterioration found in the Study Area involved poorly maintained exterior finishes, roof deterioration and fascia damage.

Parcel Conditions

The evaluation of a parcel's condition was divided into the following four categories according to the definition of blight.

(b) Predominance of defective or inadequate street layout;

A lot was determined to meet this criterion if at least one of the following items was found to exist: defective, inadequate or substandard driveway definition, curb cuts, vehicular access, internal circulation or parking layout.

These conditions were observed on numerous parcels in the Study Area (see Appendix *MAP B*).

(c) Faulty lot layout in relation to size, adequacy, accessibility or usefulness;

A lot was determined to meet this criterion if at least one of the following items was found to exist: inadequate lot size -- less than 25 feet in width; irregular lot shape -- a parcel not square or rectangle; or accessibility problems related to bicycle, pedestrian or vehicular access from the street or sidewalk to the parcel or primary structure.

The properties meeting this criterion are identified in Appendix *MAP C*.

(d) Unsanitary or unsafe conditions

A property was determined to meet this criterion if at least one of the following items was found to exist on the property: poorly lit or unlit areas on the parcel; cracked or uneven sidewalks; unscreened trash containers; unscreened mechanical equipment; poor drainage on the site that resulted in standing water; steep grades or slopes which would render the site difficult to develop; a location in a designated FEMA flood hazard area as identified by FEMA in the June 2, 1995 FIRM panel 286 and 287 Map (**Attachment 3**); abandoned vehicles which were not licensed; or the presence of graffiti, vandalism or vagrants on the property at the time of inspection.

A property was also identified as unsafe, if it had a high crime incidence or was located in an area determined to have a high crime incidence. To meet this criterion, a property must have either a record of high crime incidence or be located in an area with a record of high crime incidence as determined by the number of calls for police service in a 19 month time frame. A record of high crime incidence means, for an individual parcel, it had in excess of 1 call per month to the police department or at least 20 calls in 19 months. For a high crime area, identified as an intersection or hundred-blocks, the police department must have received 40 or more calls in the 19 month period. A property meeting this standard also qualified under condition K.5, given that high rates of calls for police service equates to “high levels of municipal service requirements”.

The properties meeting the unsanitary or unsafe condition can be seen on Appendix *MAP D*.

(e) *Deterioration of site and other improvements*

A property was determined to meet this criterion if it contained at least one of the following: trash, debris, or weeds; damaged parking surface; lack of parking lot striping; lack of landscaping in areas where landscaping was once provided; signage problems -- the number of signs in excess of current city codes; the presence of billboards; or neglect and lack of maintenance of the property as evidenced by the poor condition of the property or structure. A variety of these conditions were observed within the Study Area, and the most common included parking surface deterioration, trash, weeds and general site neglect.

The properties meeting this criterion are shown in Appendix *MAP E*.

Unusual Topography or Inadequate Public Improvements

(f) *Unusual topography or inadequate public improvements*

A property was determined to meet this criterion if at least one of the following items was found to exist on the property or directly adjacent to the property: lack of street lighting -- within view of the property; overhead utilities -- on or adjacent to the property; missing or damaged public sidewalks; damaged curb and gutter; damaged street pavement; poor alley pavement condition; drainage issues -- resulting in standing water; and steep slopes or unusual terrain. Because the condition survey was completed on a parcel by parcel basis (and because public streets within the Study Area are not individual parcels) the condition of a faulty street layout is referenced in the Maps and Matrix as occurring on the adjacent parcel or parcels, rather than on the streets themselves as this item has a direct impact on those adjacent parcels.

The properties meeting this criterion can be seen on Appendix *MAP F*.

Defective Title

(g) Defective or unusual conditions of title rendering the title nonmarketable

The City of Longmont did not have the financial resources to have title work completed on all 488 parcels so this criterion was not evaluated by the City.

Hazardous Conditions

(h) Conditions that endanger life or property by fire or other causes;

A property was determined to meet this criterion if at least one of the following items was found to exist: a structure containing a fire safety problem; the property is located in a high crime incidence area as determined by the number of calls for service in a 19 month time frame exceeding 1 call per month; or the property is located within a designated FEMA flood hazard area as identified by FEMA in the June 2, 1995 FIRM panel 286 and 287 Map (Attachment 3).

The properties meeting this criterion can be seen on Appendix *MAP G*.

(i) Unsafe, unhealthy for live and work because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;

A property was determined to meet this criterion if at least one of the following items was found to exist on the property: the structure was found to be unsafe by an inspection of the property by the Building Inspection Division of the City of Longmont and the violations had not been corrected at the time of this survey. Fire safety information was not available for the Study Area and was not evaluated for this analysis. The properties meeting this criterion can be seen on Appendix *MAP H*.

Environmental Contamination

(j) Environmental Contamination of Buildings or Property

A property was determined to meet this criterion if the property was identified on the State of Colorado's website as having an underground storage tank on site that was in violation of state regulations. No parcels within the Study Area were identified as meeting this criterion. See Appendix *MAP I*.

High Service Demands

(k.5) Health, safety or welfare factors requiring high levels of municipal services or substantial physical under utilization or vacancy of sites, buildings or other improvements

A property was determined to meet this criterion if at least one of the following items was found to exist on the property: the structure was vacant; the lot was vacant; the site is currently under utilized -- the entire parcel is not being used by the use; the property had a record of high crime incidence or was located in an area with a record of high crime incidence as determined by the number of calls for police service in a 19 month time frame. A record of high crime incidence means, for an individual parcel, it had in excess of 1 call per month to the police department or at least 20 calls in 19 months. For a high crime area, identified as intersection or hundred-blocks, the police department must have received 40 or more calls in the 19 month period.

The properties meeting this criterion can be seen on Appendix *MAP J*.



CITY OF LONGMONT | Planning Department

APPENDIX B-EVALUATION FORM

Attachment 2

City of Longmont Conditions Survey

Date: 9/11/2023

Map ID Number: _____

Name of Business: First Cash Pawn

Property Address: 704 Main St

Type of Use: ☒ Commercial ☐ Industrial ☐ Public ☐ Residential ☐ Other

Staff Member(s): Ava Ben Brad Brien Don Erin Froda Joni Phil Hannah ☒

Circle all that apply:

(a) Slum, Deteriorated or Deteriorating Structures

- | | |
|---|---|
| <input checked="" type="checkbox"/> Roof | Stairways/Fire Escapes |
| <input checked="" type="checkbox"/> Walls, Facia, Soffits | Mechanical Equipment |
| Foundations | <input checked="" type="checkbox"/> Loading Areas |
| <input checked="" type="checkbox"/> Gutters, downspouts | Fences, Walls, Gates |
| <input checked="" type="checkbox"/> Exterior finishes | Other Structures |
| Windows & Doors | |

(b) Predominance of Defective or Inadequate Street Layout

- | | |
|---------------------------------|--|
| Driveway Definition & Curb Cuts | <input checked="" type="checkbox"/> Parking Layout Substandard |
| Vehicular Access | Traffic Accident History |
| Internal Circulation | |

(c) Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness

- | | |
|-------------------------------------|---------------------|
| Faulty Lot Shape or Layout | Inadequate Lot Size |
| Bicycle/Pedestrian/Vehicular Access | |

(d) Unsanitary or Unsafe Conditions

- | | |
|---|--|
| <input checked="" type="checkbox"/> Poorly Lit or Unlit Areas | Grading & Steep Slopes |
| <input checked="" type="checkbox"/> Cracked or Uneven Sidewalks | Floodplain/Flood Hazard |
| <input checked="" type="checkbox"/> Unscreened Trash & Mechanical | Abandoned Vehicles |
| <input checked="" type="checkbox"/> Poor Drainage | High Crime Incidents |
| Hazardous Contaminants | <input checked="" type="checkbox"/> Vagrants/Vandalism/ Graffiti |

Comments: _____

Attachment 2

(e) Deterioration of Site & Other Improvements

- ✓ Trash/Debris/Weeds
- ✓ Parking Surface/Striping
- ✓ Neglect/Maintenance

- ✓ Lack of Landscaping
- Signage Problems
- Presence of Billboards

(f) Unusual Topography or Inadequate Public Improvements or Utilities

- ✓ Street Lighting
- ✓ Overhead Utilities
- Lack of Sidewalks
- Curb & Gutter
- Street Pavement

- Alley Condition
- Water & Sewer Service
- Storm Sewer & Drainage
- Slopes or Unusual Terrain

(h) Conditions that Endanger Life or Property by Fire or other Causes

- Fire Safety Problems
- Hazardous Contaminants

- High Crime Incidents
- Floodplain

(i) Unsafe, Unhealthy for Live & Work because of Building Code Violations, Dilapidation, Deterioration, Defective Design, Physical Construction, or Faulty or Inadequate Facilities

- Building/Facilities Unsafe
- Fire Safety Problems

- Hazard Contaminants

(j) Environmental Contamination of Buildings or Property

- Hazardous Contaminants

(k.5) Health, Safety, or Welfare Factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements

- Vacant Structure
- Vacant Lot
- Site Underutilization

- High Crime Incidence
- High Traffic Accident Rate

Comments: _____



CITY OF LONGMONT | Planning Department

APPENDIX C-PHOTOGRAPHIC LOG



Photo 1- Facing north looking at the building façade that faces Longs Peak Avenue. Blight factors present include, deteriorated façade, roof and loading areas, deterioration of parking surface, inadequate parking striping.



Photo 2- Looking north at the building with unscreened trash visible. Poor drainage on the site, rainfall was recorded the day prior and standing water was still present on the site. Overhead utilities are also present.



Photo 3- Looking west towards Main St. Cracked and uneven sidewalk present with insufficient street lighting.



Pic 4- Looking east at the parking lot on the site. Inadequate striping, un-maintained parking surface, trash and poor drainage are all factors present at this site.



Photo 5- Close up of deteriorating building façade and roof.