

CITY COUNCIL COMMUNICATION



MEETING DATE: September 26, 2023

ITEM NUMBER: 9.C

SECOND READING: October 24, 2023

{{customfields.ResoOrdNumber}}

TYPE OF ITEM: Consent

PRESENTED BY:

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SUBJECT/AGENDA TITLE:

A Bill For An Ordinance Amending The Boundaries Of The Longmont Downtown Development Authority Area By Amending Ordinance No. O-2022-11

EXECUTIVE SUMMARY: The Longmont Downtown Development Authority (LDDA) would like to amend the Downtown Longmont Master Plan of Development by expanding the boundaries of the district to include one additional property as shown on Attachment 3.

COUNCIL OPTIONS:

1. Approve the ordinance amending the Downtown Longmont Master Plan of Development to modify the district boundary to include the property located at 704 Main St. (See Attachment
2. Do not approve the ordinance.

RECOMMENDED OPTIONS:

The Longmont Downtown Development Authority (LDDA) Board of Directors adopted and approved a resolution to support the petitions of inclusion into the LDDA from the property owners at 704 Main on August 23, 2023. (Attachment 2)

FISCAL IMPACT & FUND SOURCE FOR RECOMMENDED ACTION:

Inclusion of these properties into the LDDA will generate additional property tax for the operating fund. The property is slated for re-development and as such should provide tax revenue for the LDDA.

BACKGROUND AND ISSUE ANALYSIS:

In 2017, the Longmont Downtown Development Authority (LDDA) adopted an updated Master Plan of Development (Attachment 5) for its future growth and development. This plan replaced the original master plan that was adopted in 1995. The LDDA is governed by and derives its authority from the Colorado Revised Statutes Part 8 of Article 25 of Title 31; and the City of Longmont enabling Ordinance No. 0-82-76, passed by Longmont voters in 1982.

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. The Downtown Master Plan of Development is the governing plan document for the LDDA. The Master Plan is also a City Council adopted policy document (Resolution R-2017-38) and any changes to the plan must be approved by the Council.

State Statutes allow for the expansion of the district subject to the approval of the City Council. The LDDA boundary has expanded in the past from its original 1982 boundary when the Council approved an expansion of the district in 2008, 2017 and 2022, which brought in a number of properties north of Longs Peak Avenue. Expansion of the district has for example, allowed for the redevelopment and the construction of the Roosevelt Park Apartments.

The property owner at 704 Main petitioned the LDDA for inclusion of the property in July of 2023 (Attachment 2). The Board of Directors adopted and approved a resolution to support the petitions of inclusion into the LDDA on August 23, 2023.

The City Council is being asked to review and approve this request to expand the district. The decision to expand the district boundary is legislative and is at the Council's sole discretion. Typically, when the City Council makes a decision, either legislative or quasi-judicial, the recommendation and decision are based on a finding of meeting specific review criteria. In this case, the State Statutes do not provide any criteria for the decision and the decision is discretionary.

In order to aid the Council in making a recommendation, staff offers the following information.

1. The Envision Longmont Multimodal & Comprehensive Plan includes many goals and policies that support expansion of the LDDA boundary, which would support redevelopment and investment in the downtown area. Based on this analysis, the expansion would be in conformance with the Envision Longmont Plan. See additional information below for specific information on how Envision Longmont supports this recommendation.
2. The adopted LDDA Master Plan contemplates expansion, Chapter 7 Leadership and Management, Strategy 1 Champion Downtown as a Citywide and Regional Asset, substrategy F. Periodically review the LDDA and GID Boundaries to consider expansion (Attachment 5, page 48). The LDDA Master Plan was adopted by City Council in 2017 by Resolution 2017-38. Since expansion was contemplated within the plan, the expansion would be in conformance with the LDDA Master Plan.
3. State Statutes require that property owners submit petitions to the LDDA for consideration of inclusion. The LDDA Board has considered the petition and approved

Resolution DDA-R-2023-1 (Attachment 2) finding that inclusion of the properties is in the interest of the LDDA. Inclusion of the properties will not change the land uses or the zoning of any parcel. Based on review of the petitions, the expansion would be in conformance with State Statutes.

4. The purpose of the LDDA is to prevent deterioration of property values within the district and to assist in the development and redevelopment of the district. Based on the past performance of the district in making investments in the downtown and supporting businesses within the district with remodels and redevelopment, the expansion would be in conformance with the legislative intent of the LDDA.

Envision Longmont Multimodal & Comprehensive Plan Analysis

Envision Longmont outlines Longmont's future vision. This plan is supported by numerous functional plans, like the Downtown Longmont Master Plan of Development, that provide additional detail in a number of areas. Because of the long-range nature of this plan, it is recognized that the plan should be flexible and adapt to changing conditions and opportunities.

Envision Longmont recognizes the importance of Downtown in a number of ways. The most direct is through Goal 1.5: Support the continued revitalization of Downtown as a community and regional destination. This goal is supported by a number of policies that encourage diversification of uses, protecting historic character, activating the public realm, enhancing connectivity, supporting the creative district, and fostering collaboration. While the plan does not specifically identify properties for LDDA expansion, it does recognize this area as an "area of change." The Plan seeks to "focus infill and redevelopment in centers, corridors, and other areas of change," including areas within the LDDA. Within these areas of change, the plan identifies supporting policies around employing a range of reinvestment strategies and supporting activity-generating uses, among numerous other policies; see Envision Goal 1.4 and associated policies for additional information.

ATTACHMENTS:

Attachment 1-Ordinance
Attachment 2- LDDA Resolution and Property Owner Petition
Attachment 3- Vicinity Map
Attachment 4- Existing Conditions Survey
Attachment 5- Master Plan of Development