

Main Street Redevelopment Study

Background

During the LACP update process City Council identified development and redevelopment along Main Street as an issue.

The “parking lot” issue states:

Increase the emphasis the City places on development and redevelopment on Main Street. Several projects/aspects mentioned as part of this discussion include promoting residential development over first floor non-residential uses, transit oriented development, corridor planning, and looking at tax increment financing (TIF)

Outcomes

Recommendations from the 11 month corridor study may recommend the use of an urban renewal authority, propose changes to the LACP map, create new or amend existing policies, and may result in rezoning applications for properties located along Main Street from Pike Road to SH66. Staff would process any amendments to the LACP and resulting rezonings.

Community Involvement

- Involves property owners, business owners, the LDDA, registered neighborhood groups and residents through a coordinated public outreach strategy
- Utilizes a technical advisory committee
- Identifies and maps current and proposed land uses
- Identifies underutilized and vacant areas, areas for redevelopment, areas suitable for mixed use and transit oriented development (TOD) and historic preservation areas
- Identifies opportunities and challenges for redevelopment
- Identifies existing and potential pedestrian connections between parks, neighborhoods and Main Street
- Identifies specific areas or intersections along Main Street where general design guidelines may be helpful
- Identifies incentives and techniques that may be used for Main Street redevelopment projects.
- Explores whether developing a tax increment finance district within Longmont to provide incentives for future redevelopment is desirable.

Resource Considerations

This project will require a timeframe of 11 months to complete. The project will require about half time of one Planning staff member with the assistance of other Planning staff at various times in the project plus a technical advisory committee. The timeframe takes into consideration holding 2 community-wide meetings as well as 4 City Council meetings and one Planning and Zoning meeting for a total of 7 public meetings. This timeframe also takes into consideration the time required to process any amendments to the LACP and any rezonings that may be necessary as a result.