

## **Mixed Use Commercial and Corridor/Gateway Planning**

### **Background**

The “parking lot” issue states:

*Begin corridor planning for the gateways to the City such as the Ken Pratt Boulevard Extension. As part of this item, City Council wants to ensure that the Land Development Code doesn't constrain innovation for areas that are designated as mixed use commercial corridors. They are also interested in understanding what may be different options for mixed use.*

The recent update to the Longmont Area Comprehensive plan (LACP) created a mixed use commercial land use classification as a means to encourage creative development that promotes exceptional design along major corridors. The LACP provides mixed use commercial areas to promote quality urban design by allowing a mix of uses and creative urban design in building and site layout. Developing design guidelines will provide a strong vision of mixed use in Longmont.

### **Outcomes**

Outcomes may include revisions to the LACP, the Land Development Code, and the Longmont Design Standards and Construction Specifications. Primarily this task will focus on the SH66 mixed use commercial corridor and the Ken Pratt Boulevard gateway to Longmont. These areas will be the first areas in developing the City's vision for mixed use.

### **Community Involvement**

- Community involvement will include residents and property and business owners through coordinated public outreach
- Outreach will include community wide meetings utilizing various methods including open houses, small group visioning and discussion, to gain input
- The process will utilize a staff level technical advisory committee and/or a community taskforce

### **Resource Considerations**

The 2004 budget includes \$50,000 for developing design guidelines for the State Highway 66 mixed use commercial corridor and Ken Pratt Boulevard gateway areas. In addition Public Works has designated some additional study funds to create an access control plan for State Highway 66. These two initiatives would be conducted concurrently.

Due to the complex nature of mixed use developments, gateways, and the special expertise required to develop design guidelines and access control plans a consultant that has knowledge and experience and capacity to handle both projects should be hired.

This project will require a timeframe of 9 – 11 months. The project will require contracting with a consultant to develop design guidelines for gateways and mixed use areas and developing an access plan. One staff member each from Planning and Public Works will be required to manage the project. It is recommended that the process utilize other staff at various times as well as a technical advisory committee and/or a community

task force to complete. The timeframe also considers the time required to process any land use amendments to the LACP, Land Development Code, and Longmont Design Standards and Construction Specifications that may be necessary.