Three Key Take Aways from Today’s Presentation:

- Need for good transit at a TOD site regardless of mode
- Redevelopment must be viable regardless of intensity or timing of the transit investment
- Codify/rezone properties in development areas regardless of the ‘promise’ of redevelopment
- Be flexible (regardless)!
Project Overview
Where is Longmont?
Project History

- FasTracks passes (2004)
- Longmont Diagonal Rail Feasibility Study and TOD Analysis (2005)
- RTD adds Downtown Longmont as “official” station
- Northwest Rail Environmental Evaluation (2008-2010)
Delay of north FasTracks line irks legislators

DENVER—Cities north of Denver are angry over delays in construction of a proposed passenger rail service.

By Peter Marcus, The Colorado Statesman

Democratic Rep. Matt Jones of Broomfield was outraged last week when the Broomfield County commissioners denied a request to extend a 41-mile FasTracks project in northeast Boulder County to construction of a 41-mile extension to construction of a 41-mile extension from Longmont to Denver.

Jones is outraged that the delay will affect riders in the Denver metro area, who have already been waiting since the 1990s for a major rail line.

"It just really, really bothers me," Jones said. "I don't understand why we're not doing this, and why it's taking so long."
Due to FasTracks delays, RTD now proposes to build initial park-n-Ride, to serve buses initially, at station site

$17 million commitment from RTD FasTracks to build station

Use this transit investment as catalyst for redevelopment of station area regardless of mode

Station Area Plan critical
Project Goals

- Analyze station area
- Conduct community visioning
- Conduct market study
- Develop land use strategies
- Evaluate existing infrastructure
- Provide implementation strategies for station area
- Develop Transit Strategic Plan
Study Area
Study Area

Key Issues

- Downtown
- Electrical substation
- Former Butterball facility
- Budget Home Store
- 1st & Main Station
- Mobile home park
Study Area
Key Issues: Floodplain
Study Area
Key Issues: Urban Renewal Area
Key Elements
Inputs into Development of Concept Plans

- “Focus on Longmont” goals
- Stakeholder Values
- Market Analysis
- Public comments
- Study Area Data
- TOD Principles
- Developer Forum
How could this area develop over the next 25 years?
Where is new zoning proposed?

- Transit Core
- Commercial Core
- Mixed Use Transition Area
Lessons Learned
Make sure the development will work regardless of the timing, nature, and intensity of the transit investment.

Flexibility
Jumpstart: Find the catalyst project (Cheese Importers!)
Put it in writing: change the zoning, change the comp plan
Pay attention to the private sector
Pay attention to the details

- Don’t be afraid to change design guidelines to meet current needs and private sector desires
- Consider the needs and character of adjacent neighborhoods
Shape local transit service to meet the current and future development, not the other way around.
Remember all modes!
Thank you!

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