

Background

Introduction:	1
Vision:	1
Framework Master Plan:	3
Wildlife and Habitat Preservation:	4
Sub Areas and Activity Nodes:	5
Sub Area MU 1: West Retail Gateway:	6
Sub Area MU 2: Mixed Urban Residential Area:	7
Sub Area MU 3: MUC HUB:	8
Sub Area MU 4: Cultural and Civic:	9
Sub Area MU 5: Mixed Residential Area East:	10
Sub Area MU 6: Mixed Residential Area West:	11
Sub Area MU 7: Gateway Commercial Area:	12
Sub Area District Matrix:	13
Sub Area ULDR and VLDR: Ultra and Very Low Density Residential:	14



Background



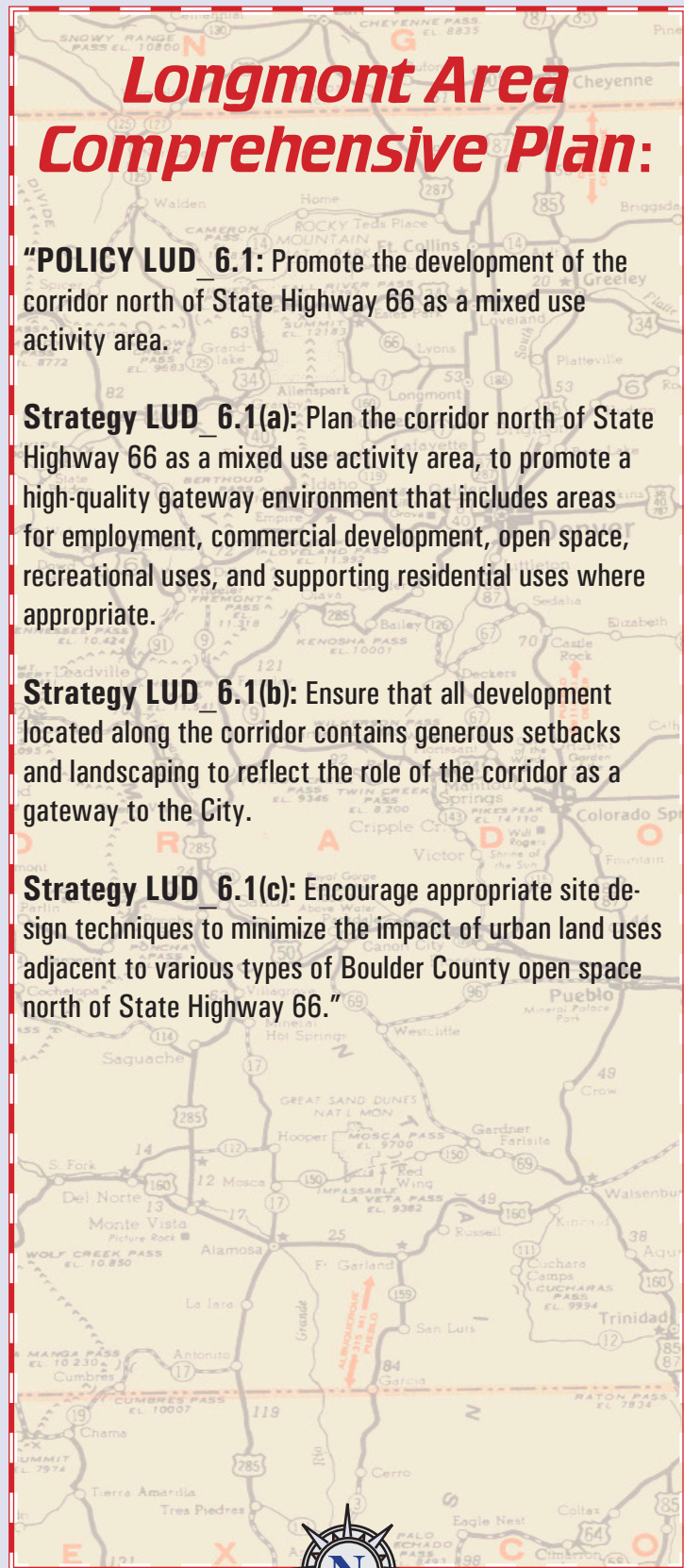
Longmont Area Comprehensive Plan:

"POLICY LUD_ 6.1: Promote the development of the corridor north of State Highway 66 as a mixed use activity area.

Strategy LUD_ 6.1(a): Plan the corridor north of State Highway 66 as a mixed use activity area, to promote a high-quality gateway environment that includes areas for employment, commercial development, open space, recreational uses, and supporting residential uses where appropriate.

Strategy LUD_ 6.1(b): Ensure that all development located along the corridor contains generous setbacks and landscaping to reflect the role of the corridor as a gateway to the City.

Strategy LUD_ 6.1(c): Encourage appropriate site design techniques to minimize the impact of urban land uses adjacent to various types of Boulder County open space north of State Highway 66."



Introduction

Extending from Colorado's eastern plains through the City of Longmont to the foot of the Rocky Mountains, Highway 66 has served as an important link from the plains to the peaks for over 80 years. Built as part of the Colorado state highway system of the 1920's, Highway 66 serves the entire Front Range and north Longmont as a key east/west linkage.

Highway corridors and the commercial uses that have developed along them have changed over time. In the early years of automobile travel, a two lane rural highway like Highway 66 was served by the occasional "filling station," roadside diner café, or motel providing respite for travelers.



Over time, strip malls or "truck stops" formed along the highway corridors at the edges of town, functional places that mostly provided service, but not places to linger or stay for long.

Today, Longmont's community leaders envision the Highway 66 corridor as a Mixed Use gateway into the city, a place of unique and distinguishing character that would demark the northern entry into the city. Set in a context that holds broad views of Longs Peak and the Front Range, this Mixed Use area would balance commercial and residential uses in a setting wholly unique to Longmont.

Introduction cont'd.

Through adoption of the 2003 Longmont Area Comprehensive Plan Update, the City of Longmont proactively established the Highway 66 Mixed Use Corridor (MUC) along the northern border of Highway 66 from Highway 287 to Hover Road.

The City's Land Development Code also designates the SH 66 corridor as a "Scenic Entryway Overlay District." Within this designation there are specific requirements used to "convey a uniform sense of history, community and design at Longmont's key entryways." The requirements will "overlay" or supplement the applicable standards found in the underlying zoning and will be in addition to the design guidelines contained herein.



Vision

Policies LUD 6.2 and LUD 7.1 of the Comprehensive Plan were written to champion the MUC as a unique gateway into Longmont through innovative site planning trends and emerging development patterns. To implement the vision established within the Comprehensive Plan for the MUC, the City Council appointed a Steering Committee in August of 2005. The Steering Committee's charge was to oversee a public/private process to establish Design Guidelines for the MUC that are functionally compatible with the City's Land Development Code. The committee was also tasked with ensuring meaningful community involvement and oversight in the visioning process for the corridor.

Over the course of several workshops, the Steering Committee identified a number of goals for the Highway 66 MUC as "vision statements." Key among those goals were the following:

- Create a "Gateway" into the City of Longmont
- Preserve views to Long's Peak along Highway 66 and within the MUC to Longs Peak.
- Achieve a balanced mix of uses (entertainment, retail, residential, employment, civic, recreation)
- Establish both regional/destination "anchor" uses (e.g., performing arts, specialty/unique retail, sports venue), as well as a diverse neighborhood experience
- Maintain a strong pedestrian orientation with:
 - Frequent outdoor gathering spaces
 - Interesting storefronts and landmarks along the street
 - Core "centers" connected by pedestrian ways and streets rather than "strip" development
- Build a Mixed Use area that is unique to Longmont, one that holds a special "Sense of Place"
- Ensure that the MUC is grounded in the goals of the Comprehensive Plan

"Get your land use mix on Highway 66"

August 30, 2006 (Modified on June 12, 2007)