

**MEETING NOTICE**  
**PROPOSED MIXED-USE DEVELOPMENT**  
**March 28, 2007**  
**5:15pm**

**528 Main St (Longmont Chamber of Commerce Bldg.)**

The Longmont Downtown Development Authority has been working with the City of Longmont on a mixed-use structure for the downtown. Through numerous meetings and touring developments in surrounding communities the LDDA Board of Directors determined that the mixed-use structure needs to be developed as a catalyst project for the downtown redevelopment efforts. Embracing the slogan *more feet on the street*, building an attraction that will bring more people to live, dine, work and shop will help support existing businesses and spur additional development to the downtown area.

Through numerous studies and recommendations made during public meetings for the downtown mixed-use project, and Focus on Longmont, the following elements were identified:

- ⌚ Public Plaza
- ⌚ Commercial (Restaurant/Retail space encompassing the plaza)
- ⌚ Housing (loft style)
- ⌚ Parking

With FasTracks, redevelopment of the Flour Mill and the potential of a Cultural Arts Center converging on downtown, the LDDA Board will be embarking on a development plan that will provide a visual of the potential connections for future projects. The LDDA has contracted Communication Arts out of Boulder who designed the Pearl Street Mall and 29<sup>th</sup> Street Mall to assist in this process. With a development plan, sections to the north and south on Main Street as well as areas east to west from Kimbark to Terry Streets will provide future development opportunities.

Bill Sawyers, Board member and architect created a conceptual design of the mixed-use structure incorporating: pedestrian friendly public square, generational residential units, flexible retail space and parking-accommodating 400 vehicles. This design as well as preliminary designs from Communication Arts will be presented at the Open House.

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