



Community Development and
Neighborhood Services

Planning Services

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Watermark N Lemay Neighborhood Zoom Meeting Summary (10-04-21)

Overview

City Staff:

Alyssa Stephens- Neighborhood Development Liaison
Pete Wray- Senior City Planner and Project Planner
Sylvia Tatman-Burruss- City Planner
Marc Virata- Engineer
Sophie Buckingham- Engineer

Owner/Applicant Team:

Jessica Tuttle- Thompson Thrift
Russ Lee- Ripley Design
Monica- Thompson Thrift

Neighborhood Meeting Date: Monday October 4, 2021, 5:45 PM- 8:00 PM

Proposed Project Review Process

Project Information by Pete Wray

- Rezoning of Watermark N Lemay
- The site is a 4-parcel site on 16 acres
- Currently an industrial district
- Located within the East Mulberry Corridor Plan
- Surrounded by low density residential, industrial, and businesses
- Request for rezoning of a portion of the site to medium density mixed use neighborhood
- Subject to review by Planning Commission and decision by City Council
- Still in the early stages of the process

Applicant Presentation

Thompson Thrift Presentation by Jessica Tuttle

- Proposing a multifamily development on the southern parcel (MMN zoning)
- Need for attainable housing, and looking for community input, and see if it's a good fit
- Leaving the northern portion as industrial use
- The site is within a flood plain so it will be raised
- These will be market rate apartments and not student housing with average age of 35
- 324 units, three stories high
- Watermark has a large portfolio and a similar Longmont property
- There will be a clubhouse and outdoor amenities

Ripley Design presentation by Russ Lee

- Will include a vibrant street scape and surface and garage parking
- Concept may change over time
- Site will be fully parked, with a club house in the corner of site
- May or may not have apartments in the same building as the clubhouse
- Street trees on both sides of the project
- There will be a sound barrier with trees from adjacent single-family neighborhood
- Benefits of the proposed MMN zoning are that it will provides attainable housing near employment zoning, allows for a short commute to nearby employment, it will be pedestrian friendly with bike trials, a water fountain, and a bike repair station
- Multifamily development is ok next to existing industrial zoning while providing a buffer to residential uses
- Not student housing
- Not rent by bedroom
- Design will fit the community

Primary Issues

- Wildlife
- Trail connections
- Traffic
- Diversity of building types
- Activation of streets
- Vandalism/ crime in industrial park
- Building heights
- Water
- Land changes

Questions/Comments and Answers

General

Alyssa Stephens- Neighborhood Development Liaison will be the facilitator of this meeting

Community Questions:

Resident question: Area is used by wildlife, what will the mitigation process be?

Answer: The City (Environmental Planning) will decide what kinds of mitigation will be needed and produce a report for this site. The developer will be responsible for making sure all items from the report are completed. The report will be public and be due with the initial application.

Resident question: How will the area connect to the existing wildlife corridors?

Answer: The plan is to start a dialogue with the community and then start the process of site plan approval. There will be a split rail fence so that deer can pass through. The developer will

work with the neighborhood to make sure the site works with the existing neighborhoods and with wildlife.

Resident question: There is concern with medium density use rezoning because of the potential for additional traffic. The current lights are not long enough. With the proposed 500 extra cars on the road, how will this be addressed?

Answer: A traffic engineer will have a scoping meeting with the city and a traffic study will be implemented. The developer will have to mitigate any traffic impacts by the city with adequate and additional public facilities. There's currently a minimum parking requirement, additionally, all city codes will be met. There will be new timing on the signals as changes happen in the area.

Resident question: Does the developer have any examples of more uses for building types-like townhomes and rowhomes? Have they looked into any of these building types instead of apartments?

Answer: Yes, the developer has more product types in their portfolio.

Resident concern: There is a concern that there aren't other housing types in the area and there will be more traffic. They want to see a more vibrant streetscape with walkability. Maybe some retail and restaurant options that they can walk to.

Answer: This is not a retail site, but they could investigate doing something unique with the club house area. An example of this is a coffee area. The idea is to activate the trails and the space with a focus on street life and developing the old Town feel that we love.

Resident Comment: We currently love being close to Home Depot and the industrial use in the area is not that noisy. We would like to see more land uses to diversify the area.

Business owner question: Since opening the street up there has been more vandalism and "bad traffic" and crime. Can we expect more crime in the area with this development?

Answer: Not likely. This will not be a student housing development and there will be discounted rates for cops to live there. Public streets would be created to connect to street network. This area is part of an enclave, and the city is planning to annex the area. That will include the transition to City law enforcement.

Resident question: When would they start breaking ground?

Resident Question: What is the timing of the development?

Answer: Project approval is anticipated to be about 18 months away- then around 22 months, less than 2 years to become fully operational (2023).

Resident concern: There is a concern about the height of the new buildings. Residents won't have the same view. They liked the idea of diversity in construction.

Answer: The developer tried to mitigate massing by turning the units east to west so that current residents would only see the narrow part of the new buildings. The developer will look more into it. They have some flexibility.

Resident question: The new Lemay bypass has an extreme height difference; they wonder if the heavy density tall buildings would be better closer to Vine. Why aren't we considering developing the north side of site instead?

Answer: The City felt the industrial site would be better farther from the existing residential zoning.

Resident concern: Wants comment to be noted

Answer: It is correct that the heights get taller closer to Vine. But it doesn't start ramping up until Buckingham. Applicants will be looking at additional documents to include a market analysis to why the site should be where it is proposed. The city will review that market analysis and supporting documents.

Resident question: Water usage is a big deal. How does that get factored into the approval process?

Answer: The developer has met with the city and utility and will be working with ELCO to get water. The developer needs to find their own water for ELCO.

Anonymous question: If this property gets rezoned- multifamily, could this happen to other existing neighborhoods?

Staff Response: Not very likely. This is vacant land; the existing neighborhoods are well established for low density, so we don't see those changing designation. The whole neighborhood would have to get on board for something like that, the city would not initiate a rezoning of established neighborhoods. We are trying to keep the current neighborhood and businesses intact.

Any more questions can be directed to devreviewcomments@fcgov.com

Process/Next Steps

Staff: Thanks for attending tonight. The conversation will be summarized and available as public record. If you received notice for the neighborhood meeting, you would also get notice for the hearings.