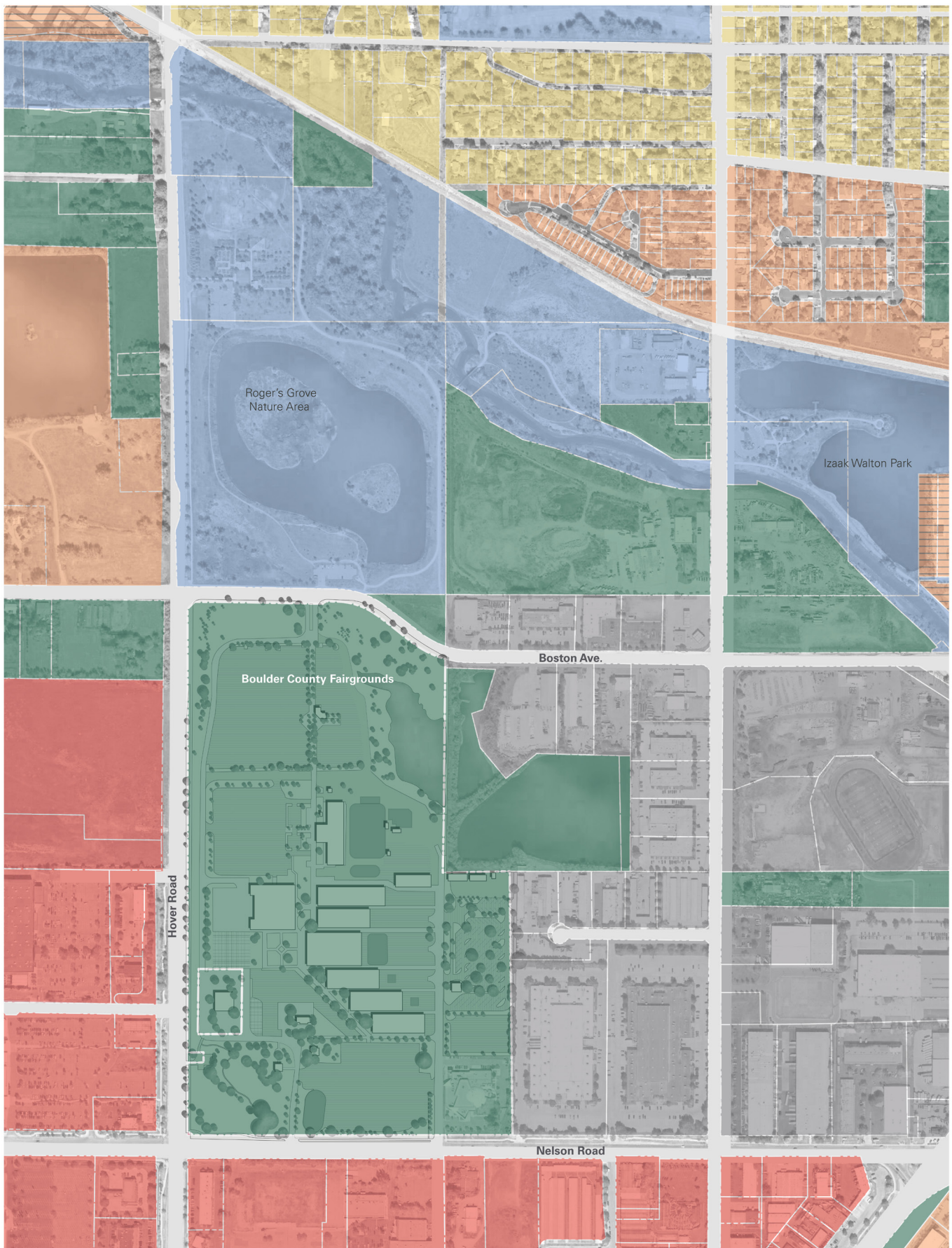


Source: www.calleyn.net

## REGIONAL CONTEXT







Source: City of Longmont, Colorado's GIS Maps and Webcams - Zoning Map

# Longmont City Zoning

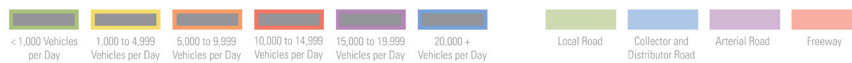
- Mixed-Use Regional Center
- Residential Mixed Neighborhood
- Residential Single Family
- Public
- Mixed-Use Employment
- Non-Residential Primary Employment
- Unincorporated Boulder County



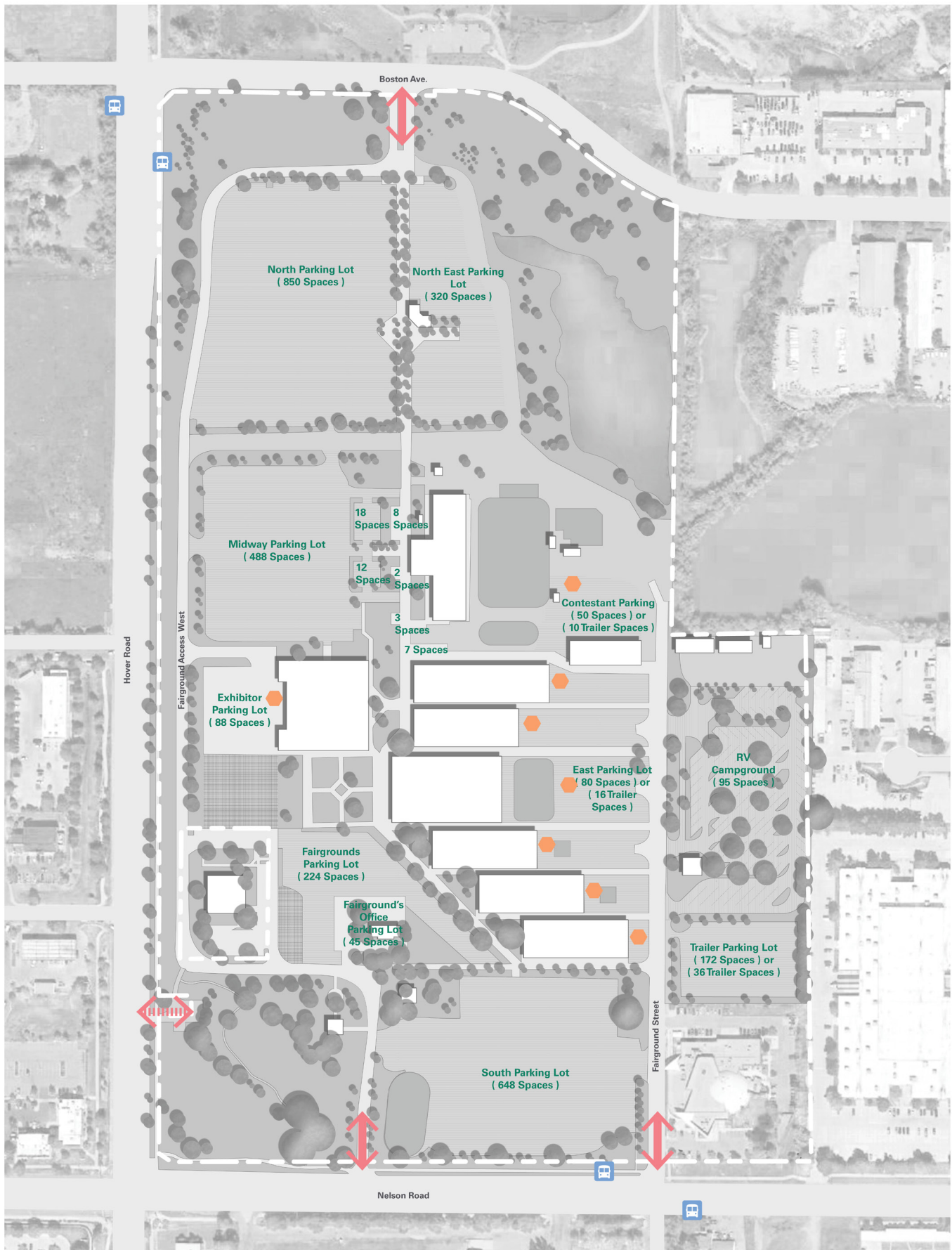


Source: 2020 FSN Business Analyst

## Average Daily Traffic Volume







## Site Vehicular Circulation



Bus Stop



Loading / Unloading Area



Primary Site Access Point

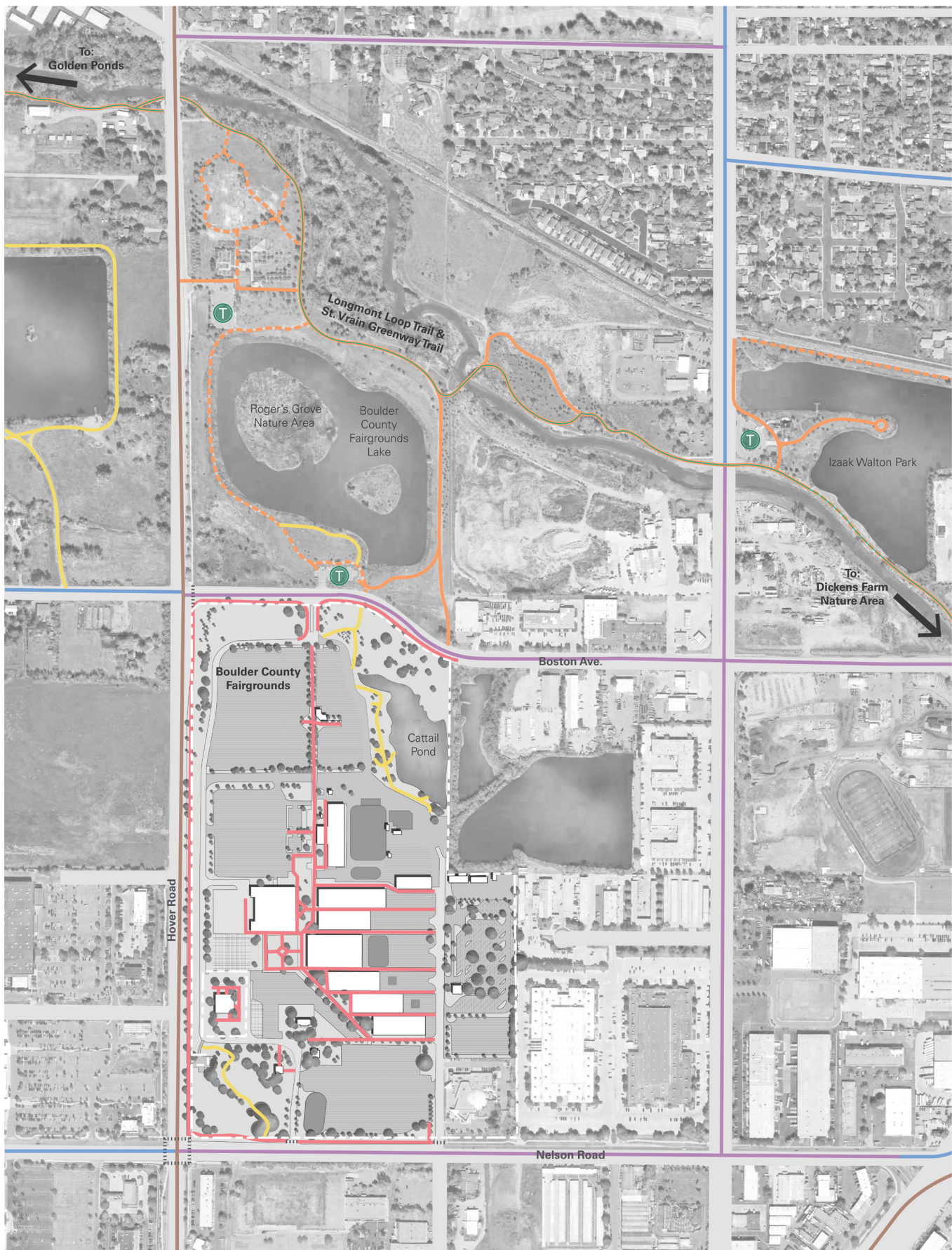


Access Point

## Notes:

Total Car Parking Spaces: 3,130 Spaces  
Total Trailer Parking Spaces: 62 Spaces



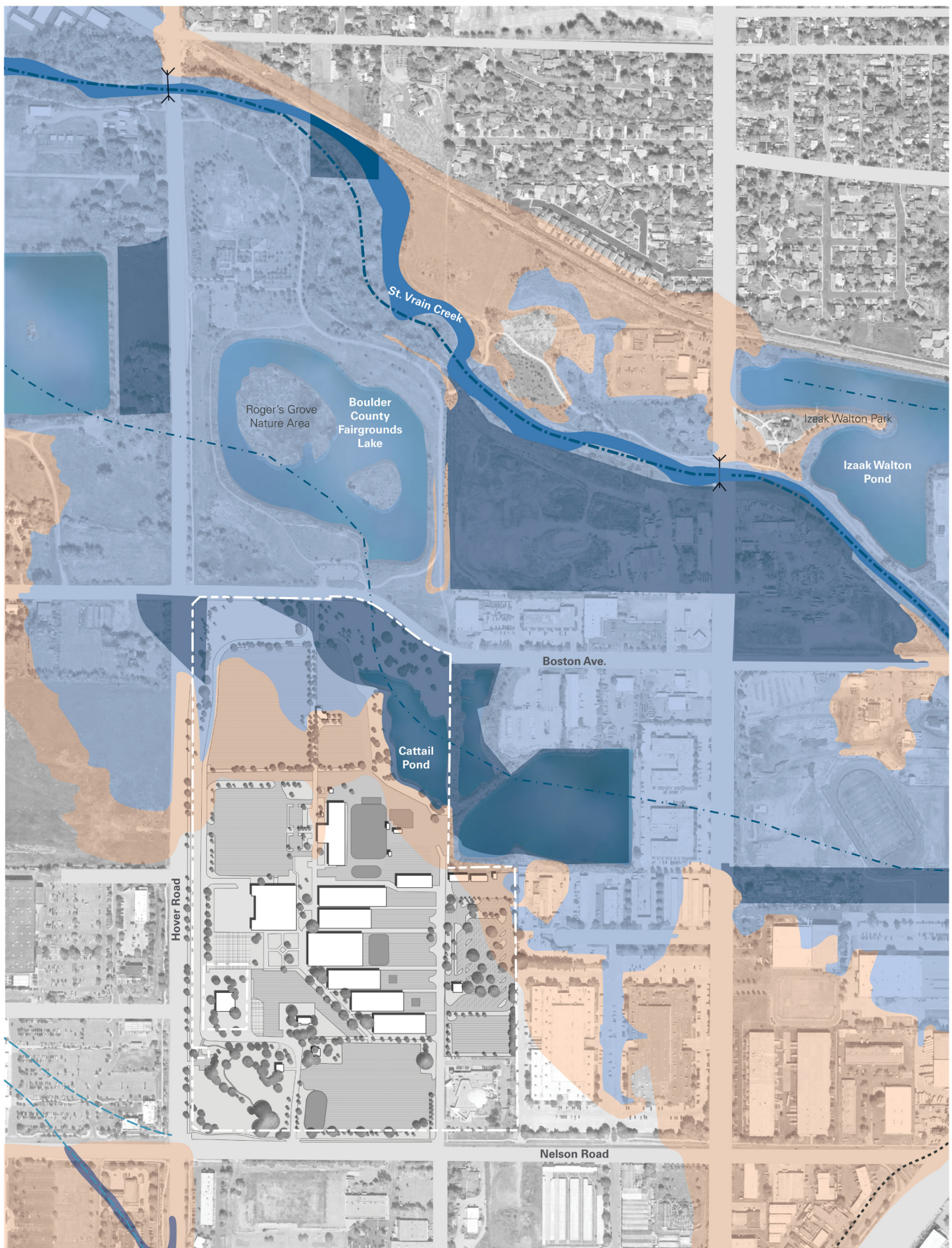


Source: 2020 FSR Business Analyst

# Pedestrian Infrastructure

- Pedestrian Paths through Site
- Multi-Use Trails (Hard Surface Trail Closed to Motorized Traffic)
- Multi-Use Trail that is Part of the St. Vrain Greenway
- Multi-Use Trails (Soft Surface Trail Closed to Motorized Traffic)
- Unpaved Trail
- Bike Route (Cars and Bicycles Share the Street)
- Bike Lane (Street with Designated Lane for Bicycles)
- Sidepath (Wide Sidewalk Connecting to Bike Facilities)
- T Trailhead





Source: City of Longmont, Colorado's GIS: Floodplain Inquiry Map

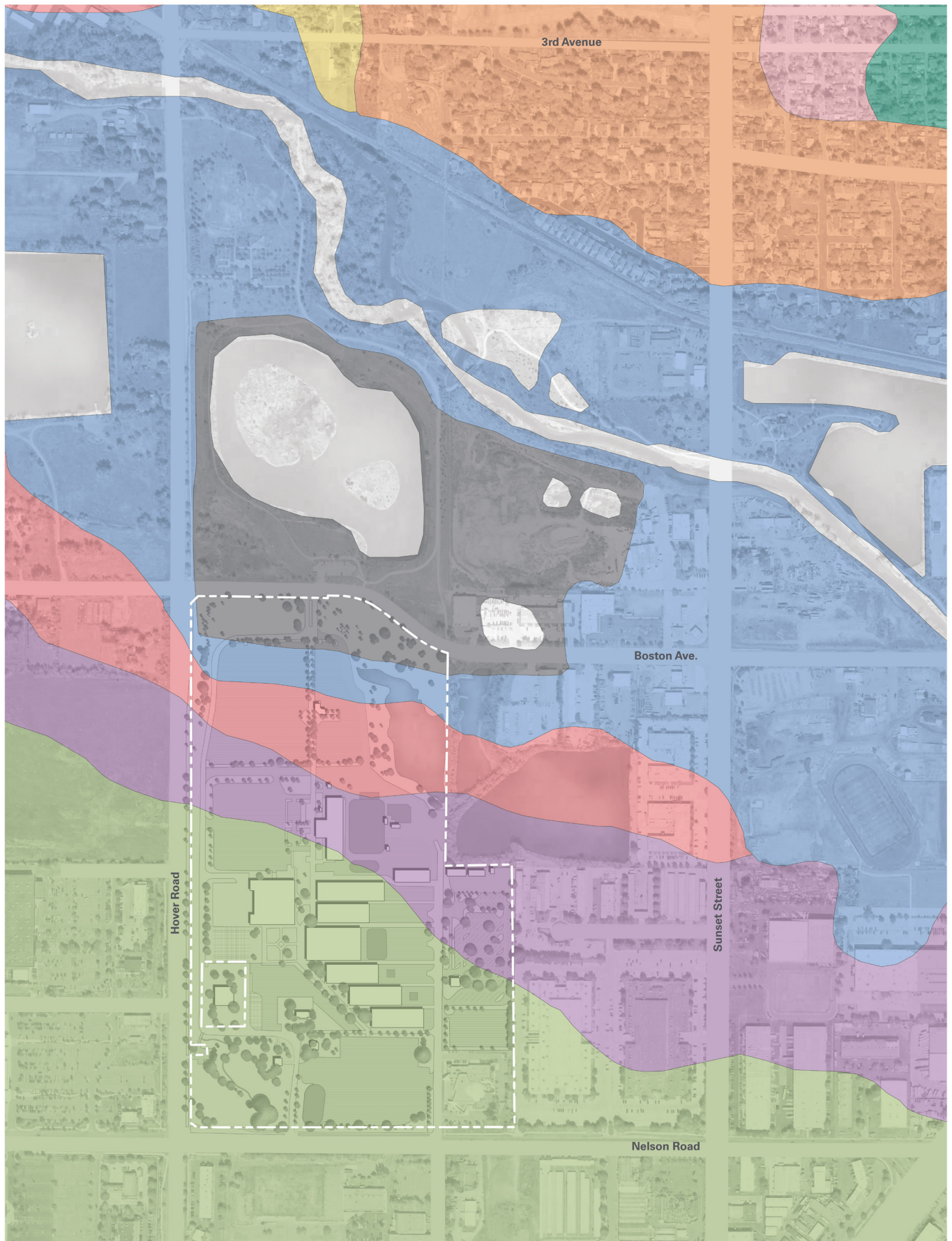
## Hydrology



## Notes:

Total Project Area within a Floodplain: 38% [1,298,752.06 SF]  
 AE 100 Year Floodplain: **8.27%** [282,568.85 SF]  
 AE 100 Year Floodway: **12.41%** [424,186.49 SF]  
 500 Year Floodplain: **17.32%** [591,996.72 SF]





Source: USDA NRCS Web Soil Survey

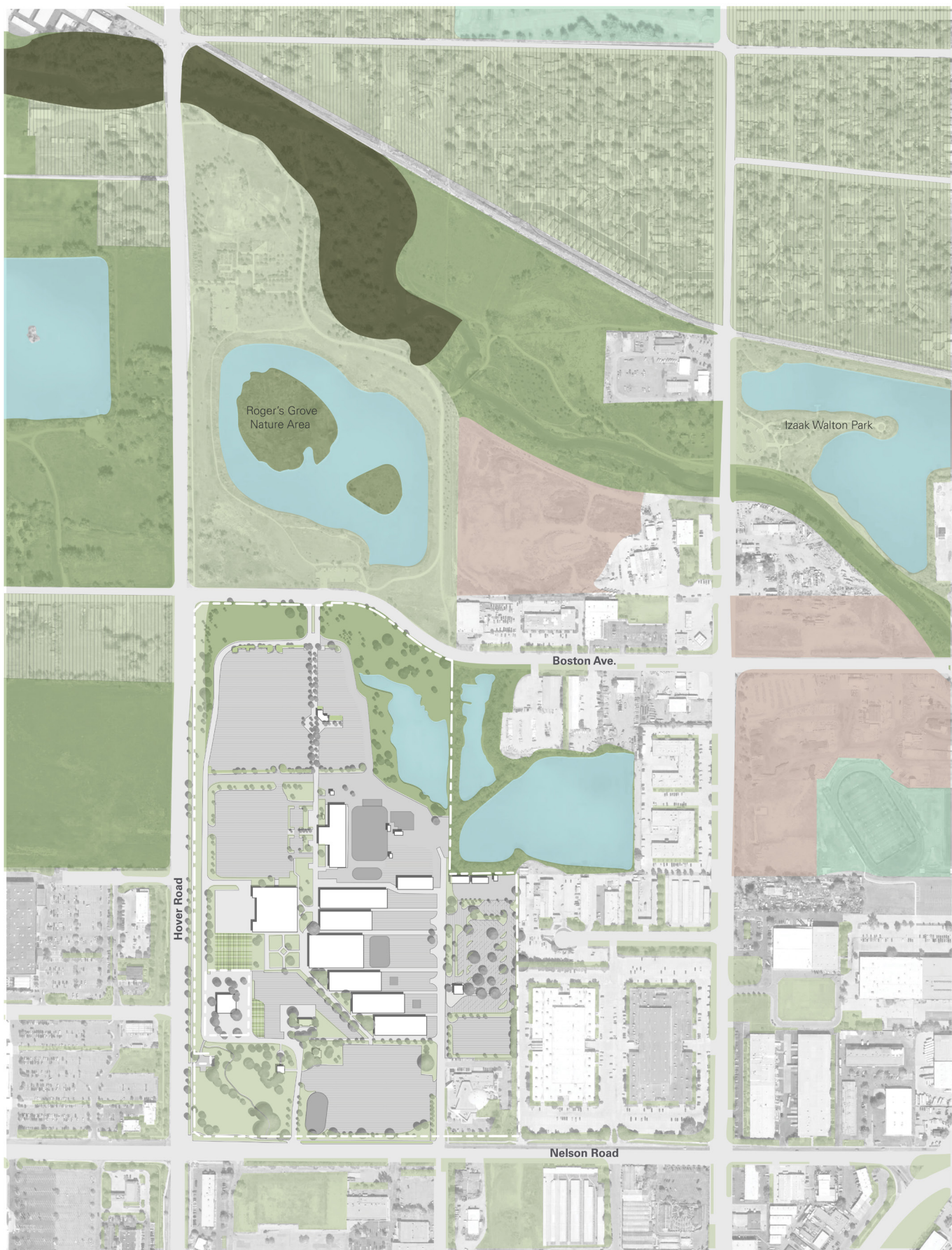
## Soils Analysis



## Notes:

Total Area Shown: 621.6 Acres [ 100% of Shown Area ]  
 AcA: 5 Acres [ .8% ]    Mm: 73.9 Acres [ 11.9% ]    GP: 41 Acres [ 6.6% ]  
 AoD: 69.3 Acres [ 11.2% ]    Nh: 192.3 Acres [ 30.9% ]    W: 58.6 Acres [ 9.4% ]  
 CoC: 10.1 Acres [ 1.6% ]    NuB: 6.6 Acres [ 1.1% ]  
 Lv: 40.7 Acres [ 6.6% ]    Nv: 123.4 Acres [ 19.9% ]





## Vegetation





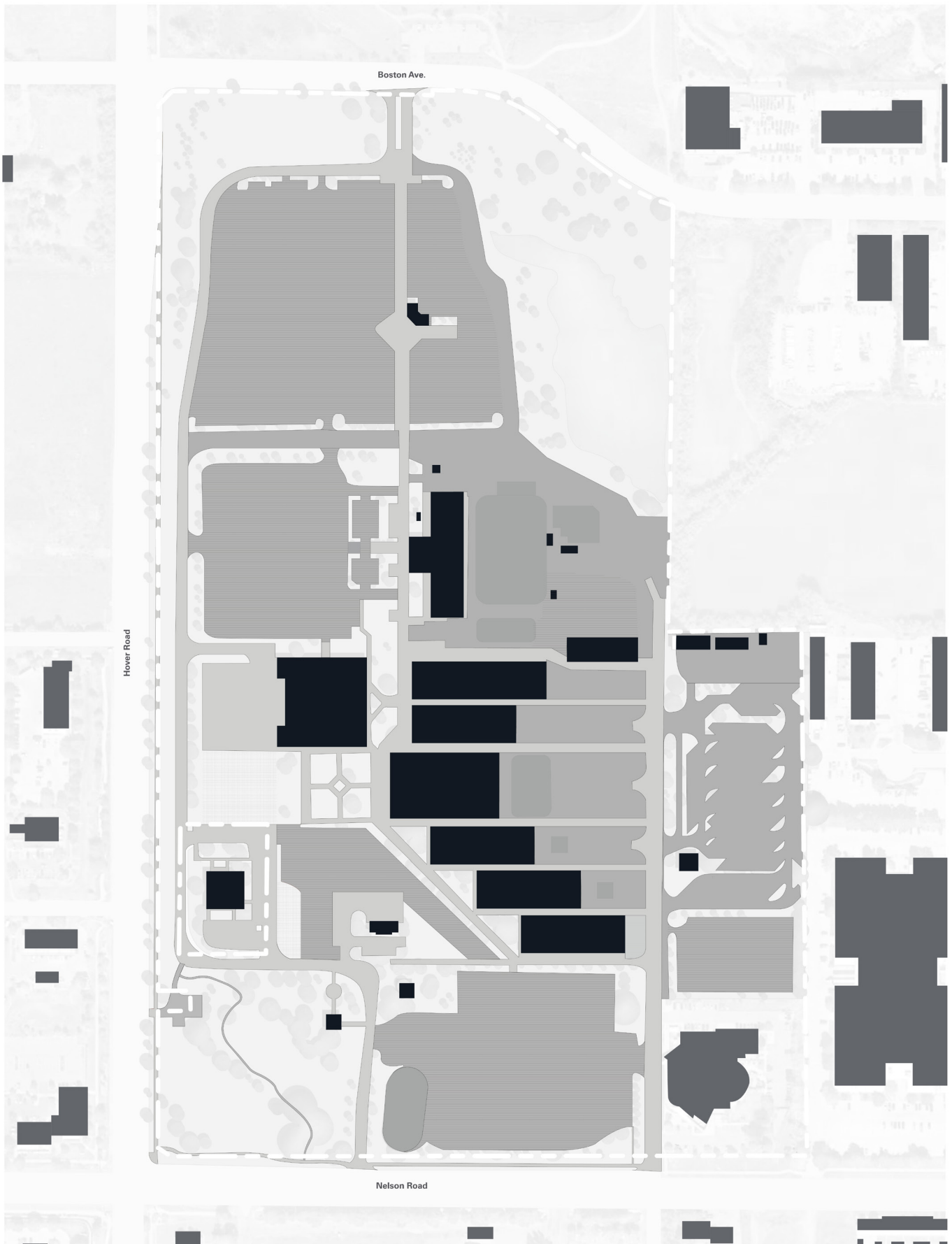


Figure Ground



### Notes:

Total Project Area: 3,418,453 SF  
 Impervious Surface Area: 70% [2,382,917.56 SF]  
 Pervious Surface Area: 30% [1,035,535.44 SF]





## Solar Analysis

