



BOARD OF DIRECTORS MEETING
Wednesday – March 16, 2022 | 7:00AM– 8:30AM
301 Walnut Street, 1st Floor Conference Room, Windsor, CO 80550
(NOTE: Meeting to be held IN PERSON only)

Agenda

- A. **Call to Order** **7:00AM**
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- B. Roll Call
- C. **Consent Agenda**
1. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration by the Board
 2. Approval of Minutes from the Regular Board of Directors Meeting – February 16, 2022
 3. Approval of the Bills
- Sample motion: “I move that we approve the consent agenda as presented.”*
- D. Public & Partner Agencies Invited to be Heard (3 Minutes Per Person)
- E. **Action Items** **7:30AM**
-
1. Resolution 2022-DDA-02 –A Resolution of The Board of Directors of The Windsor, Colorado, Downtown Development Authority Appropriating Additional Sums of Money to Defray Expenses in Excess of Amounts Budgeted for The Windsor, Colorado, Downtown Development Authority For 2021 – J. Olhava and J. Liley
- Sample motion: “I move that we approve Resolution 2022-DDA-02 as presented.”*
2. Façade Improvement Grant Application – 514 Main Street – J. Olhava
 - a. Applicant: Chateau Acquisitions LLC, Luke Angerhofer
 - b. *Staff recommend conditional approval as detailed in the sample motion.*
- Sample motion: “I move that we conditionally approve funding not to exceed \$15,800 for a Façade Improvement Grant for the front elevation façade enhancements to 514 Main Street, pending revisions as a result of final inspection by DDA staff, with any substantial deviations from such plans requiring the review and approval of the DDA Board, and authorize the board chair to execute documents in connection therewith.”*
3. Memo - Discussion and Direction from the DDA Board Regarding Position on the Downtown Building Height Increase Under Consideration by the Town of Windsor – J. Olhava
- F. **Executive Director’s Report**
- G. **Communications & News**
- H. **Adjourn** **8:30AM**
-

Note: Double Underlined items indicate attachments.



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Minutes

Present: Dan Stauss, Brent Phinney, Dean Koehler, Andy Higa,
Heidi Washburn, Dan Brunk (*phone*), Paul Rennemeyer
Staff: Matt Ashby (*phone*), Josh Olhava, Josh Liley
Guests: Steve Schroyer

- A. **Call to Order** **7:00AM**
B. Roll Call

C. **Consent Agenda**

1. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration by the Board
2. Approval of Minutes from the Regular Board of Directors Meeting – January 19, 2022
3. Approval of Minutes from the Joint Town Board and Downtown Development Authority Special Meeting – February 7, 2022
4. Approval of the Bills

Motion to Approve – BP; Second – DK; Approved Unanimously

- D. Public & Partner Agencies Invited to be Heard (*3 Minutes Per Person*)

- SS - addressed the Board to discount his involvement in the social media campaigns and behind the scenes misinformation that is being spread against downtown projects. He also asked for an update on redevelopment efforts.
- PR/DS – provided information they are hearing from others to SS so he is aware of where the misinformation is coming from.
- JO - provided a brief update on the status of the redevelopment efforts and the work being done to address current and future parking needs (this information is also included in the Executive Director Report).
- HW – expressed disappointment in misinformation and insults on social media regarding downtown efforts, noting the DDA Board are here to enhance downtown for everyone.

- E. **Action Items** **7:30AM**

1. Consideration of a modification to the through-lot construction contract between the DDA and J-2 Contracting regarding an extension of the substantial completion and final completion dates – J. Olhava & J. Liley
 - PR – asked what remained outstanding and why there were delays to better understand the overall project progression.
 - JO/MA – provided background information and noted the electric panel is the outstanding item to be installed.
 - SS – mentioned an contact that may be able to acquire an electric panel sooner to complete the project.

Motion to Approve – BP; Second – HW; Approved Unanimously

2. **Façade Improvement Grant Applications** – 426 Main Street and 428 Main Street – J. Olhava
 - a. Applicant: Dan Stauss
 - b. *Staff recommend conditional approval for each address as detailed in the sample motions.*

Prior to the item being introduced, Chairman Stauss recused himself from his role as a DDA Board Member and Chair, due to his involvement as the applicant. Vice-Chair Phinney presided over this agenda item.

- JO – provided an overview of the two applications and staff’s recommendation
- DS – provided background on the request and was available to answer any questions from the Board
- Board – members noted the high-quality design and attention given during the design stage
- PR – asked about façade outreach efforts to business owners
- JO – provided an overview of the efforts taken during the MSOB grant pursuit and the ongoing outreach efforts and conversations staff have with owners. He also mentioned we anticipate seeing a couple more applications yet this Spring.

Sample motion: *“I move that we conditionally approve funding not to exceed \$20,000 for a Façade Improvement Grant for 426 Main Street, pending revisions to the current plans as a result of Town review and final inspection by DDA staff, with any substantial deviations from such plans requiring the review and approval of the DDA Board, and authorize the board vice-chair to execute documents in connection therewith.”*

Motion to Conditionally Approve as written in the sample motion – HW; Second – DK; Approved 6-0, with 1 recused

Sample motion: *“I move that we conditionally approve funding not to exceed \$20,000 for a Façade Improvement Grant for 428 Main Street, pending revisions to the current plans as a result of Town review and final inspection by DDA staff, with any substantial deviations from such plans requiring the review and approval of the DDA Board, and authorize the board vice-chair to execute documents in connection therewith.”*

Motion to Conditionally Approve as written in the sample motion – HW; Second – DK; Approved 6-0, with 1 recused

F. **Executive Director’s Report**

Staff provided an overview of the Executive Director’s Report, highlighting a couple key areas from the report:

1. Upcoming Conference opportunities were discussed, including the Downtown Colorado Inc. Annual Conference and the National Main Street Conference.
 - a. DS – mentioned the benefit of the conferences and encouraged members to attend
2. Ayres Billing - The billing breakdown is now split between the General Service categories and On-Call (special projects and initiatives) based on Ayres’ 2022 contract
3. CDOT Grants - Staff continue to email and call CDOT Main Street staff regarding reimbursement of approximately \$13.5k from 2021 and an extension on the Wayfinding grant due to delays in CDOT ROW permit review. Staff will continue to reach out.
4. Warming Huts - Staff is working with the Town to discuss next steps for the Warming Huts. We have received inquiries and interest from non-profits and downtown businesses.
 - a. DS – mentioned the school’s FFA program as a possible donation
 - b. MA – we may want to keep a few for DDA purposes and future needs
5. MSOB Façade and Energy Grant
 - a. Staff provided a project status update and timeline for construction to begin

G. **Communications & News**

H. **Adjourn**

8:30AM

With no further business, Motion to Adjourn - HW; Second – DK; meeting adjourned at 8:07 AM

DDA Report of Bills

February 2022



301 Walnut Street
Windsor, Colorado 80550
Phone: (970) 674-2400
windsorgov.com

Check No.	Vendor/Employee	Transaction Description	Date	Amount
Fund: 19 DOWNTOWN DEVELOPMENT AUTHOR				
Department: 486 DOWNTOWN DEVELOPMENT AU				
102383	XCEL ENERGY	UTILITIES	02/04/2022	520.27
102566	XCEL ENERGY	UTILITIES - 215 4TH ST SPLIT W/DD,	02/18/2022	184.38
102684	DITESCO LLC	DOWNTOWN ALLEYWAY IMPROVE	02/25/2022	3,210.66
Total for Fund:19 DOWNTOWN DEVELOPMENT			\$	<u>3,915.31</u>

MEMORANDUM

Date: March 16, 2022
To: DDA Board of Directors
From: Josh Olhava, DDA Project Manager
Re: Façade Improvement Grant Application – 514 Main Street

Sample Motion:

"I move that we conditionally approve funding not to exceed \$15,800 for a Façade Improvement Grant for the front elevation façade enhancements to 514 Main Street, pending revisions as a result of final inspection by DDA staff, with any substantial deviations from such plans requiring the review and approval of the DDA Board, and authorize the board chair to execute documents in connection therewith."

Background & Discussion:

The applicant and owner, Luke Angerhofer of Chateau Acquisitions LLC, submitted a facade grant application for their building located at 514 Main Street. The applicant is working with the future first floor tenant on the design documents.

The building was constructed between 1906 and 1911 as a harness and buggy dealer, as well as a farm implement store. A few years later, the building was converted to a theater that lasted until 1929. Since that time, the building has been home to a variety of retail uses. The upper level has remained as a residence for over fifty years. In 2021, Chateau Acquisitions purchased the building and began plans to renovate the interior and exterior. The upper level will remain as a residence, while the lower level becomes a restaurant use.



The proposal includes the following highlights with staff analysis:

- Removal of the 1960's faux wooden façade on the lower level, while maintaining the upper-level brick and detail work.
 - When the 1960 wooden facades were installed, much of the original brick and masonry materials were damaged or removed.
- New lower-level façade made with wood and concrete in a timeless design
 - The doorway will be stepped into the building to accommodate an ADA ramp and landing within the building footprint. The existing CDOT right-of-way extends to the front edge of the building and most buildings along Main Street in the downtown area. This makes it impossible for the building to meet ADA requirements without stepping the front entrance in.
 - New columns are added to rebalance the building and maintain its' symmetry.
 - New windows and doors will also be installed, adding to the overall physical improvement, but also energy efficiency of the building.
- This past fall, the applicant installed upper-level windows before finalizing the façade design and making this façade grant request.
 - The original upper-level windows were damaged and in need of repair before the winter season. These windows are included with this façade application since they were part of the original intent to upgrade the overall building's façade.

The applicant worked with the Town and received their building permit. The permit review delayed the project over three months and impacted the contractor's schedule. DDA staff have reviewed the architectural drawings and believe the design will improve the appearance of the building façade and the block. This effort will continue to bring new and exciting life back to this area of the downtown district.

Should the Board grant approval for the project, an Agreement will be completed and executed by the owner and DDA Board Chair. Prior to issuance of the grant payment, the owner will need to work with staff to complete final inspections of the façade work and complete the required Easement for the grant payment.

Estimated Improvement Costs:

Façade: \$ 63,125.27 (*new façade and upper-level windows*)

Staff Calculated - Eligible improvements for the North Façade: \$15,800 (*based on 25% and rounded up*).

Amount Requested: \$15,800.

Financial Impact:

The Façade Improvement Program Policy provides for grants of up to 25% of the total cost of the façade renovation, up to a maximum of \$20,000 per façade facing a public right-of-way (ROW). The proposal includes the south face of the building, located along Main Street.

The DDA Board approved \$100,000 in their 2022 budget for the Façade Program due to increased interest and investment occurring in 2022. The following breakdown shows the current fund allocation:

- 417 Main (Flower Shop) = \$20,000 approved January 2022
- 426 Main (Memory Lane Antiques E) = \$20,000 approved February 2022
- 428 Main (Memory Lane Antiques W) = \$20,000 approved February 2022
- 514 Main (William Oliver's) = 15,800 current request

Total Budgeted Funds Remaining if Request is Approved = \$24,200

Relationship to the DDA Strategic Action Plan:

The adopted DDA Strategic Plan includes an objective to "Improve building appearance", with action related to higher utilization of the Façade Improvement Program

Attachments:

- FIP Application
- Application Narrative
- Design Drawings
- Cost Estimates



WINDSOR DOWNTOWN DEVELOPMENT AUTHORITY

P.O. BOX 381, Windsor, CO 80550

www.windsordda.com

FAÇADE IMPROVEMENT PROGRAM APPLICATION

Date of Submittal: 9 March 2022
Applicant/Property Owner: Chateau Acquisitions LLC
Mailing Address: 912 Valley Crest Dr, Timnath, CO, 80547
Business Owner (if different): The Publick House Corporation (dba William Oliver's)
Business Name: 2608 S. Timberline Rd #108, Fort Collins, CO 80525
Project Address: 514 Main St, Windsor, CO 80550
Subdivision/Lot/Block:
Phone Number(s): 970.231.7767 Email: ryan@williamolivers.com
Architect name, phone number and email:
Kenny Lee Architecture Group, 970.663.0548, kml@kenneyleearch.com
Contractor name, phone number and email:
Bobby Bartlett, 970.405.7922, Bartlettconstructionllc@hotmail.com

Work to be performed on façade renovation (check all that apply):

- X [] Addition of awnings, lights, signs, or other exterior amenities
[] Uncover, preserve, or rehabilitate the building's historic exterior
[] Elimination of blighted conditions such as dark alleys, broken fixtures, or inaccessible entryways
X [] Removal of non-historic features
[] Addition of Windsor and/or display areas in facade
X [] Restoration of brickwork, wood, masonry, stucco, or siding
[] Replacement, repair, or addition of architectural details
X [] Repair or replacement of windows and/or doors
X [] Renovation of entryway
[] Add new or recover existing awning
X [] Other (please describe) removal of existing facade, creation of ADA ramp, maintain and preserve upper level brick and detailing

Facades to be renovated (check all that apply): X [] Front [] Back [] Alley [] Side(s)

Projected Start / Finish Date for Project: Start: March 2022, End: July 2022

Total Estimated Cost of Improvements: \$

Attach detailed cost breakdown on a separate page.

Grant/TIF Amount Requested: \$ 93K (See bid & windows) [] Grant [] TIF (check one)

Applicant's Signature: [Signature] Date: 3/9/2022

Property Owner Signature: Luke Angerhofer Date: 3/9/2022

Project: William Oliver's Windsor

POC: Ryan Wallace, William Oliver's Publick House, 970.231.7767

DDA Facade Application Narrative

We are very excited to begin work on the new façade at 514 Main Street. Prior renovations have left this building looking rather drab and non-accessible. We have attached architectural renderings that show the existing façade as well as the new work to be completed.

This project is proving to be very challenging because the existing entrance does not meet ADA requirements. The new ramp and entrance will need to be supported by new structural steel work in the basement. The engineering drawings for this work have been provided. However, finding qualified contractors for a job this size is proving difficult. Many of them are currently involved in much larger (and more profitable) projects. Unfortunately, this is making the cost and timeline of the façade work at 514 Main Street exaggerated.

We believe the new façade at 514 Main Street will be pleasing to the eye, highly functional, and will stand the test of time. It is a straightforward design, using high-quality materials, and provides a high degree of variation and articulation.

- **Quality of materials:** The renovation/replacement work of the existing façade at 514 Main St will make use of real or authentic building materials. Materials will be high quality, long-lasting, and “timeless”. The project materials will consist of real wood and concrete work.
- **Pedestrian friendly street presence:** The façade will be pleasing and inviting to pedestrians. Approximately 40% of the street-level façade will be windows with plenty of variation and articulation.
- **Timeless design:** The design is reminiscent of historical pub storefronts. The design will incorporate modern elements (such as an ADA accessible ramp) in a timeless design.
- **Historic fabric of the building and immediate environs:** The building at 514 Main Street is not recognized as a historic landmark for the city, county, or state. However, the existing brick work will be preserved to the extend possible. Prior renovations completely removed the original entrance and the new design will restore some architectural elements that will appear more fitting for a building of this age. The second story brick work will remain in-tact and be cleaned. The windows on the second story will be replaced to improve aesthetics.
- **Green building principles:** The existing facade is not energy efficient. The new façade will meet or exceed current green energy principles. The second story windows will be replaced with energy star certified windows.
- **Deconstruction:** Unfortunately, the prior renovation work done to the street-level façade is not reusable in future designs. The existing materials will be recycled and repurposed through Uncle Benny's Building Supply (a retailer of used building materials) in Loveland. The second-story windows will be salvaged as well.
- **Location:** The location of this project aligns with the DDA's mission to promote and protect the character and resources of downtown.
- **Use:** This project is advantageous to the Board's present goals of supporting business and development downtown as well as enhancing the experience of patrons enjoying downtown.

A New Tenant Improvement for:



514 Main Street

Colorado

Windsor

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Kenney Lee architecture group, inc.

L o v e l a n d • C o l o r a d o
(9 7 0) 6 6 3 - 0 5 4 8

GENERAL NOTES

- BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE VISITED THE SITE, FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, CODES, AND OWNER REQUIREMENTS UNDER WHICH THE WORK IS TO BE PERFORMED, AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THIS SHALL BE DONE PRIOR TO SIGNING THE CONTRACT FOR CONSTRUCTION.
- PROSPECTIVE SUB-CONTRACTORS SHALL SECURE ALL DATA AT THE SITE OF PROPOSED CONSTRUCTION SUCH AS CONVENIENCE OF RECEIVING AND SORTING MATERIALS, STAGING AREAS, LOCATION OF PUBLIC SERVICES, AND OTHER INFORMATION WHICH WILL HAVE INFLUENCE ON MAKING THEIR PROPOSALS OR ON THE EXECUTION OF THE WORK. NO ALLOWANCES WILL BE MADE FOR FAILURE OF THE SUB-CONTRACTOR TO OBTAIN SUCH ON-SITE INFORMATION PRIOR TO SIGNING OF THE CONTRACT.
- SHOULD EITHER THE DRAWINGS AND THE SPECIFICATIONS, OR ANY PARTICULAR SPECIFICATION, AND THE GENERAL CONDITIONS CONTRADICT EACH OTHER IN ANY POINT, OR REQUIRE CLARIFICATION, THE CONTRACTOR MUST CALL THE SAME TO THE ATTENTION OF THE ARCHITECT, AND HIS DECISION SHALL BE OBTAINED PRIOR TO SIGNING THE CONTRACT FOR CONSTRUCTION.
- THE CONTRACTOR AND EACH SUB-CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT AND IN THE PROPOSED CONSTRUCTION BUILDING OR SITE OR SURROUNDINGS. NO CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCES BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. ANY SUCH DISCREPANCY IN DIMENSIONS WHICH MAY BE FOUND SHALL BE SUBMITTED TO THE ARCHITECT FOR HIS CONSIDERATION BEFORE THE CONTRACTOR PROCEEDS WITH THE WORK IN THE AFFECTED AREA.
- EACH CONTRACTOR SHALL CAREFULLY STUDY AND COMPARE THE CONSTRUCTION DOCUMENT AND SHALL REPORT TO THE ARCHITECT ANY ERROR, INCONSISTENCIES OR OMISSION HE MAY DISCOVER. FURTHER, THE CONTRACTOR SHALL NOT PROCEED WITH ANY WORK WHICH HE BELIEVES TO BE CONTRARY TO HIS KNOWLEDGE OF GOOD CONSTRUCTION STANDARDS AND PRACTICES AND SHALL NOT USE ANY SUBSTANDARD MATERIAL.
- CONTRACTOR SHALL FOLLOW SIZES IN SPECIFICATIONS OR DIMENSIONED FIGURES ON DRAWINGS IN PREFERENCE TO SCALE MEASUREMENTS AND FOLLOW DETAIL DRAWINGS IN PREFERENCE TO GENERAL DRAWINGS.
- WHERE IT IS OBVIOUS THAT A DRAWING ILLUSTRATES ONLY A PART OF A GIVEN WORK, OR OF A NUMBER OF ITEMS, THE REMAINDER SHALL BE DEEMED REPETITIOUS AND SO CONSTRUCTED.
- CONTRACTOR IS TO VERIFY THAT ALL EQUIPMENT AND FIXTURES ARE IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. THE CONTRACTOR IS TO REPORT IMMEDIATELY TO THE ARCHITECT ANY EQUIPMENT NOT IN ACCORDANCE WITH PLANS AND SPECIFICATIONS. THE CONTRACTOR IS TO ASSURE THAT THE PLACEMENT OF EQUIPMENT IS POSSIBLE BEFORE CONSTRUCTION OF ALL INTERIOR PARTITIONS ARE COMPLETED.
- THE DRAWINGS AND SPECIFICATIONS ARE INTENDED TO BE FULLY EXPLANATORY AND SUPPLEMENTARY. SHOULD ANYTHING BE SHOWN, INDICATED, OR SPECIFIED ON ONE AND NOT THE OTHER, IT SHALL BE DONE.
- THE GENERAL CONTRACTOR SHALL MAKE NO CHANGES IN THE WORK WITHOUT A CHANGE ORDER SIGNED BY THE OWNER OR A CONSTRUCTION CHANGE DIRECTIVE ISSUED BY THE ARCHITECT.
- IT WILL BE ASSUMED THAT EACH TRADE HAS ACCEPTED THE QUALITY OF THE WORK OF OTHERS UPON WHICH HIS WORK MUST BE APPLIED, UNLESS THE ARCHITECT AND OWNERS INFORMED TO THE CONTRARY AT LEAST 24 HOURS BEFORE COMMENCING WORK.
- MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED BUT NECESSARY FOR THE PROPER INSTALLATION OR CONFORMANCE WITH CODES OR STANDARDS LISTED OR DEPICTED HEREIN SHALL BE INCLUDED IN THE WORK.

VICINITY MAP



SCOPE OF WORK

- SCOPE OF WORK UNDER THIS PERMIT GENERALLY INCLUDES THE FOLLOWING:
- FINISHING MAIN LEVEL SPACE INTO NEW TAVERN / BAR.
 - ADDING A NEW MECHANICAL, PLUMBING, ELECTRICAL TO ACCOMMODATE NEW TAVERN / BAR.
 - SUBSEQUENT GENERAL FINISHES FOR TAVERN / BAR.
 - ADD 1-HOUR FIRE RATED FLOOR CEILING ASSEMBLY TO SEPARATE SECOND LEVEL R-3 OCCUPANCY.
 - RECONFIGURE FRONT ELEVATION AT STREET LEVEL FOR TAVERN / BAR.

NO OTHER WORK IS PROPOSED TO ANY OTHER PORTION OF THE EXISTING SPACE.

NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized, and shall relieve the architect of responsibility for all consequences arising out of such changes.

CODE SUMMARY

THIS PROJECT SHALL COMPLY WITH THE 2018 EDITION OF THE INTERNATIONAL BUILDING CODE, 2018 INTERNATIONAL MECHANICAL CODE, 2018 INTERNATIONAL PLUMBING CODE, 2020 N.E.C., 2018 INTERNATIONAL FIRE CODE, 2018 INTERNATIONAL ENERGY CONSERVATION CODE, ICC / ANSI A117.1-2011 ACCESSIBILITY STDS., 2018 INTERNATIONAL FUEL GAS CODE, AND ALL LOCAL ORDINANCES AND CODE AMENDMENTS.

TYPE OF CONSTRUCTION
TYPE VB (PROPOSED SPRINKLERED - UNDER SEPARATE PERMIT)

OCCUPANCY CLASSIFICATION PER CHAPTER 3
TAVERN / BAR A-2
MAXIMUM BUILDING HEIGHT & NO. OF STORIES PER TABLE 504.3/4
A-2 GROUP : 60' AND TWO STORIES ALLOWED
: 12'-10" EXISTING IMPROVEMENTS AND ONE STORY OF A-2 PROPOSED
: 29'-6" EXISTING IMPROVEMENTS AND TWO STORIES w/ R-3 ABOVE

ALLOWABLE FLOOR AREA ACCORDING TO I.B.C. TABLE 506.2
GROUP A-2 5M 18,000 SQ. FT. PER FLOOR
2,294 SQ. FT. PROPOSED

OCCUPANCY SEPARATION PER TABLE 508.4
A-2 / A-2 NONE REQUIRED
1 HOUR FIRE PARTITION BETWEEN TENANT SPACES PER SECTION 108
A-2 / R-3 (ABOVE) 1 HOUR (PROVIDED WITH THIS PERMIT)

FIRE-RESISTANCE RATING PER TABLE 601 (TYPE VB)

PRIMARY STRUCTURE	0
BEARING WALLS (INT. / EXT.)	0
NON-BEARING WALLS INT.	0
FLOOR CONSTRUCTION	0
ROOF CONSTRUCTION	0

OCCUPANT LOAD PER TABLE 1004.5

OCCUPANCY CLASSIFICATION	S.F.	OCCUPANT LOAD
A-2 SEATING @ 1/5	1,191 S.F.	80
A-2 KITCHEN @ 1/200	1,042 S.F.	5
A-2 OFFICE @ 1/150	55 S.F.	1

MINIMUM PLUMBING FIXTURES REQ'D. PER TABLE 2302.1

WATER CLOSETS REQ'D.		LAVATORIES REQ'D.		DRINKING FOUNTAIN	SERVICE SINK
MEN	WOMEN	MEN	WOMEN	(1/500)	
1	1	1	1	1	1
PROVIDED		PROVIDED		PROVIDED	PROVIDED
MEN	WOMEN	MEN	WOMEN		
2	2	1	1	0*	1

* WATER SERVED AT RESTAURANT AND ALLOWED EXEMPT PER IPC 410.4

SHEET INDEX

- ARCHITECTURAL**
- A1.0 COVER SHEET
 - A2.1 MAIN LEVEL EXISTING CONDITIONS PLAN
 - A3.1 MAIN LEVEL LIFE SAFETY/ ADA PLAN
 - A3.2 ACCESSIBILITY NOTES & DETAILS
 - A4.1 WALL TYPE DETAILS
 - A5.1 MAIN LEVEL FLOOR PLAN
 - A7.1 MAIN LEVEL REFLECTED CEILING PLAN
 - A9.1 FRONT ELEVATIONS / SECTIONS
 - A13.1 DOOR, WINDOW, FINISH SCHEDULES
 - A14.1 INTERIOR ELEVATIONS
 - A14.2 INTERIOR ELEVATIONS
- STRUCTURAL**
- 1 of 2 FACADE FRAMING PLAN
 - 2 of 2 FLOOR FRAMING REPAIR PLAN
- MPE**
- FM-1 GENERAL MECHANICAL NOTES & SPECS
 - P-0 LEGEND, INDEX, NOTES, SCHEDULES
 - P-1.0 PLUMBING PLAN - SANITARY SEWER & VENT
 - P-1.1 PLUMBING PLAN - DOMESTIC WATER & GAS
- M-0** LEGEND, INDEX, NOTES, SCHEDULES
- M-0.1** MECHANICAL SCHEDULE & DIAGRAMS
- M-1.0** MECHANICAL FLOOR PLANS
- E-0** LEGEND, INDEX, NOTES & ONE-LINE
- E-0.2** SCHEDULES
- E-2.0** LIGHTING PLAN
- E-3.0** POWER PLAN

CONSULTANTS

- ARCHITECT**
KENNEY LEE ARCHITECTURE GROUP, INC.
209 EAST FOURTH STREET
LOVELAND, COLORADO 80531
(970) 663-0548
- OWNERS**
WILLIAM OLIVER'S PUBLIC HOUSE
RYAN & TIFFANY WALLACE
514 MAIN STREET
WINDSOR, CO 80550
(970) 213-7767
- MPE ENGINEER**
PIVOTAL ENGINEERING WEST
1355 GREENRIDGE ROAD, SUITE B
WINDSOR, CO 80550
(516) 547-5714
- STRUCTURAL ENGINEER**
ADVANCED ENGINEERING LLC
229 12TH STREET SOUTHWEST
LOVELAND, CO 80531
(970) 278-1909



09/29/2021
11/12/2021
12/17/2021

PLAN RELEASE HISTORY
ISSUED FOR ENGINEERING
ISSUED FOR HEALTH DEPARTMENT
ISSUED FOR PERMIT
CITY COMMENTS



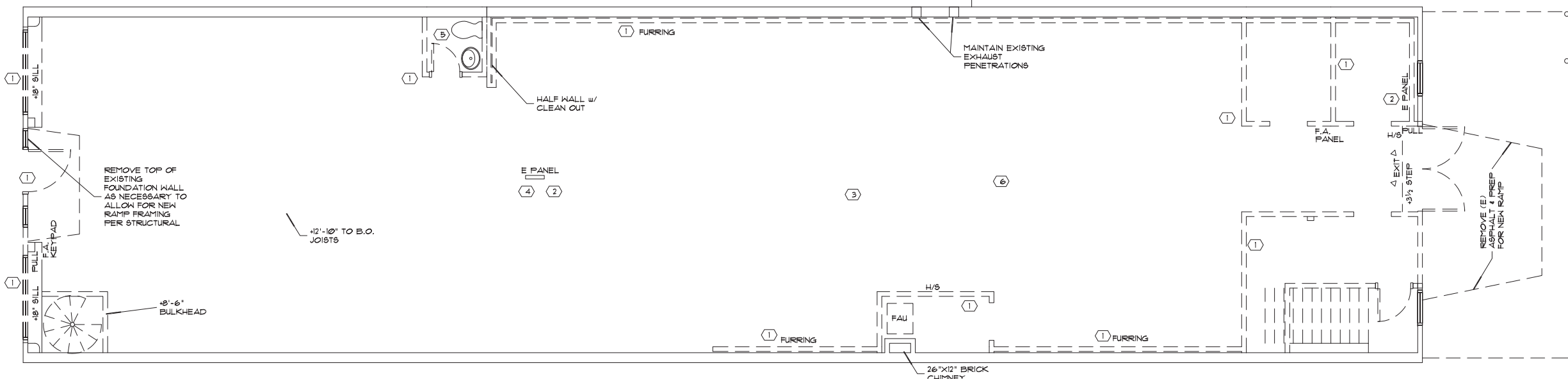
sheet
A1.0

DEMOLITION PLAN KEY NOTES

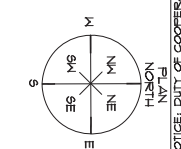
- ① REMOVE ALL EXISTING WALLS, DOORS, WINDOWS, ETC. AT ALL AREAS INDICATED.
- ② CONTRACTOR TO INVENTORY AND INSPECT FOR REUSE. PROPERLY TERMINATE ALL ELECTRICAL CONNECTIONS. TEMPORARILY RETAIN ONE PANEL AND SERVICE TO OPERATE THE EXISTING LIGHTS FOR CONSTRUCTION LIGHTING.
- ③ ALL LIGHT FIXTURES IN OPEN SPACE TO REMAIN UNTIL GENERAL CONTRACTOR INSTRUCTS REMOVAL. CONTINUE TO PROVIDE ELECTRICAL SERVICE TO LIGHTS.
- ④ DEMO CONTRACTOR MUST LOCATE ALL UNDER FLOOR ELECTRICAL LINES AND/OR CONDUIT PRIOR TO OPENING ANY FLOOR.
- ⑤ ALL EXISTING PLUMBING FIXTURES TO BE REMOVED AND PROPERLY TERMINATED. UNUSED SEWER LINES FOR NEW CONSTRUCTION MAY NEED TO BE SLURRY FILLED AS REQUIRED.
- ⑥ REMOVE ALL DROP CEILING TILES AND GRID

GENERAL DEMO NOTES

1. DEMO. SUB-CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WORK. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING CONSTRUCTION IN AREA CONCERNED. DO NOT SCALE DRAWINGS.
2. GENERAL CONTRACTOR SHALL PERFORM DEMOLITION IN MANNER REQUIRED TO MAXIMIZE EFFICIENCY OF INTEGRATION WITH REQUIRED NEW CONSTRUCTION AND/OR PATCHING. CONTRACTOR SHALL REMOVE ITEMS IN A WORKMANSHIP LIKE MANNER SO AS TO ENSURE THAT ADJACENT CONSTRUCTION SHALL REMAIN INTACT.
4. PRIOR TO COMMENCING CONSTRUCTION GENERAL CONTRACTOR SHALL CONFIRM EXTENT OF ACCEPTED ALTERNATES AS ALTERNATES MAY REVISE SCOPE OF DEMOLITION REQUIRED IN BUILDING.
5. ALL DEMOLITION WORK AND LOCATION IDENTIFIED ON THE DEMOLITION PLANS, ARE DIAGRAMMATIC IN NATURE. NOT ALL REQUIRED DEMOLITION WORK HAS BEEN NOTED ON THE DRAWINGS. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING ITEMS REQUIRED FOR THE COMPLETION OF THE WORK INDICATED IN THE CONSTRUCTION DOCUMENTS OR DAMAGED AS A RESULT OF THE CONSTRUCTION PROCESS.
6. RUBBLE CONSTRUCTION DEBRIS AND ANY CONTAMINATED OR HAZARDOUS MATERIAL SHALL BE LEGALLY DISPOSED OF OFF-SITE. ALL MATERIAL DISPOSAL COST SHALL BE INCLUDED AS A PART OF THE BID ITEMS FOR SITE DEMOLITION WORK.
7. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE PRESENCE AND LOCATIONS OF ALL EXISTING UTILITIES IN THE AREA OF THE WORK PRIOR TO THE START OF DEMOLITION AND CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL PRESERVE INTACT ALL CULVERTS, UNDERGROUND CONDUITS, AND CABLES ENCOUNTERED DURING CONSTRUCTION (EXCEPT THOSE UTILITIES SCHEDULED FOR REMOVAL OR ABANDONMENT.)
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGES TO EXISTING UTILITIES, STRUCTURES, & LANDSCAPE AREAS WHICH ARE CAUSED AS A RESULT OF THE CONSTRUCTION WORK. THE CONTRACTOR SHALL HOLD THE OWNER HARMLESS FROM ANY LIABILITY OR EXPENSE FOR INJURIES RESULTING FROM SUCH DAMAGES.
9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COMMUNICATING WITH THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES NOT SHOWN ON THE PLANS. ITEMS ON THE PLANS MIGHT NOT SHOW ACTUAL CONDITIONS ONCE DEMOLITION BEGINS. ANY BEARING CONDITIONS NOT KNOWN MUST BE BROUGHT TO THE ATTENTION OF ARCHITECT AND ENGINEER.



① MAIN LEVEL EXISTING CONDITIONS PLAN
1/4" = 1'-0"



NOTICE: DUTY OF COOPERATION - Release of these plans constitutes further cooperation among the owner, his contractor, and the architect, designer and construction is complete. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. No communication is intended to be construed as a contract. The architect and his consultants shall not be held liable for any consequences arising out of such changes. THIS SET IS NULL & VOID SHOULD SHIT. A-1 OR THE COVER SHIT. BE OMITTED FROM THIS SET.

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William Oliver's
PUBLIC HOUSE

A New Tenant Finish for
514 Main St.
Windsor

DATE 11/22/2021
DRAWN SKL
CHECKED SKL
JOB NO.

REVISIONS

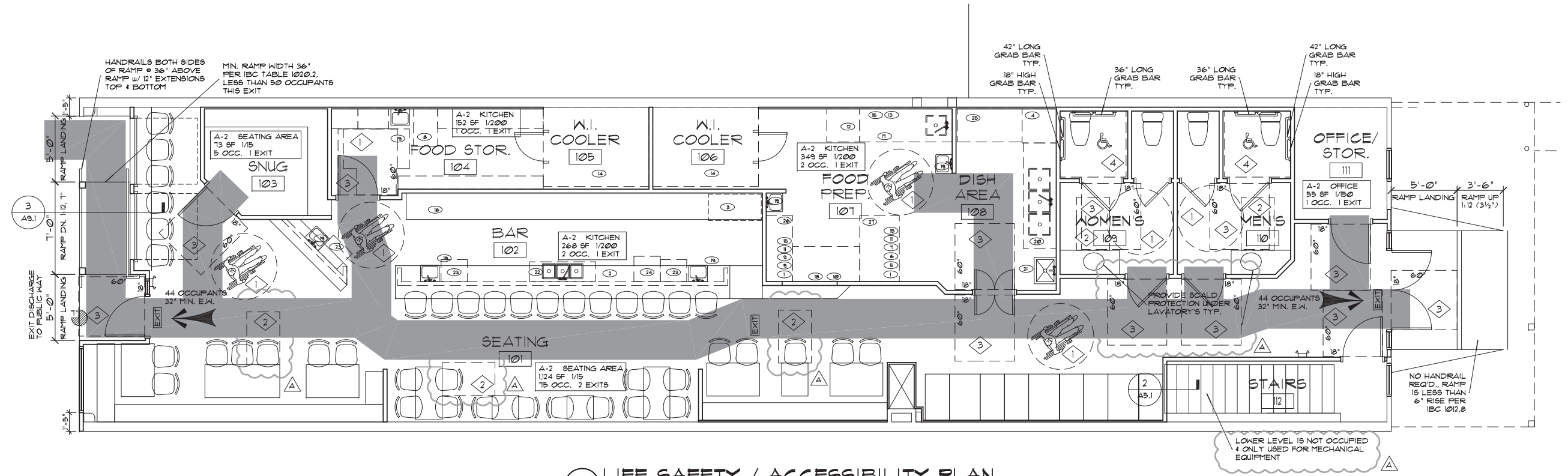
Colorado
(970) 663-0548

Kenney Lee
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MAIN LEVEL DEMO PLAN
& KEY PLAN

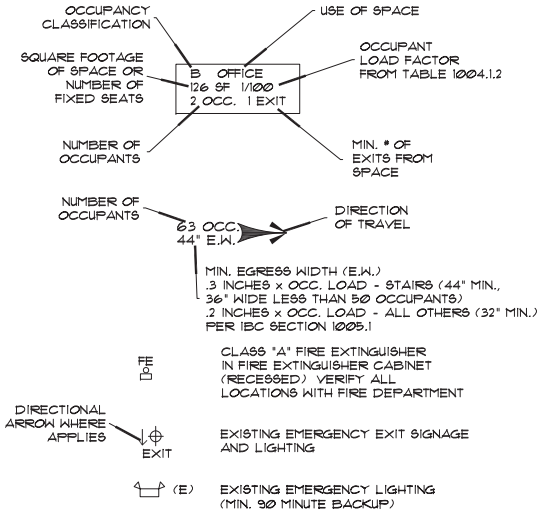
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A2.1

STATE OF COLORADO
40023
LICENSED ARCHITECT



1 LIFE SAFETY / ACCESSIBILITY PLAN
1/4" = 1'-0"

SYMBOLS LEGEND



SEE SHEET A3.2 FOR DIAGRAMS AND DETAILS FROM 2017 ANSI A117.1 STANDARDS

OCCUPANT LOAD SUMMARY

OCCUPANCY CLASSIFICATION	S.F.	OCCUPANT LOAD
A-2 SEATING @ 1/15	1,191 S.F.	80
A-2 KITCHEN @ 1/200	1,042 S.F.	6
A-2 OFFICE @ 1/150	55 S.F.	1

LIFE SAFETY NOTES

- THIS PLAN IS INTENDED TO SHOW COMPLIANCE WITH THE PROVISIONS OF THE 2018 INTERNATIONAL BUILDING CODE CHAPTER 10 MEANS OF EGRESS, AND CHAPTER 3 USE OR OCCUPANCY.
- ALL SECTIONS REFERENCED ARE FOUND IN THE 2018 INTERNATIONAL BUILDING CODE UNLESS OTHERWISE NOTED.
- CONSTRUCTION TYPE, OCCUPANCY GROUP, AREA SEPARATIONS, ETC. HAVE REMAINED THE SAME FOR THIS REMODEL.
- AT MAIN EXITS:
 - 2.1 THE LOCKING DEVICE IS READILY DISTINGUISHABLE AS LOCKED.
 - 2.2 A READILY VISIBLE DURABLE SIGN IS POSTED ON THE EGRESS SIDE OR ADJACENT TO THE DOOR STATING: THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED. THE SIGN SHOULD BE IN LETTERS ONE INCH HIGH ON A CONTRASTING BACKGROUND.
 - 2.3 THE USE OF THE KEY-OPERATED LOCKING DEVICE IS REVOCABLE BY THE BUILDING OFFICIAL FOR DUE CAUSE.

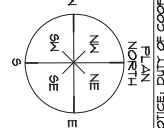
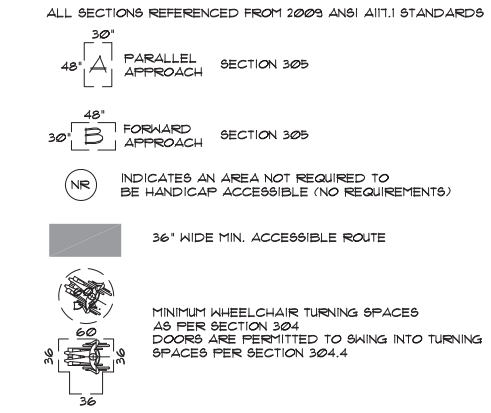
ACCESSORY USE SPACE (OCCUPANT LOADS ARE NOT ADDED TO THE TOTAL BUILDING LOAD PER IBC SECTION 1004.1)

ACCESSIBILITY NOTES

- WHEELCHAIR TURNING RADIUS MIN. 60" PER 2009 ANSI A117.1 STANDARDS SECTION 304.3.1
- CLEAR FLOOR SPACE TO BE 48"x30" FORWARD OR PARALLEL APPROACH PER SECTION 305.1.1 & 305.1.2
- DOOR CLEARANCE SPACE AS PER SECTION 404
- CLEAR FLOOR SPACE 60" x 59" (FLOOR MOUNTED W/C)
- ALL ACCESSIBLE WATER CLOSETS TO HAVE HGT. AND GRAB BARS PER SECTION 604.5
- ALL LAVATORIES AND SINKS TO BE PER SECTION 606
- CLEAR FLOOR SPACE 48" x 36"
- DOOR SWING IS ALLOWED TO SWING INTO THE CLEAR FLOOR SPACE FOR FIXTURES WHERE THE ROOM IS FOR INDIVIDUAL USE AND A CLEAR GROUND FLOOR SPACE OF 30" x 48" IS PROVIDED BEYOND THE ARC OF THE DOOR SWING.
- 12 INCH CLEARANCE AT PUSH SIDE OF DOOR NOT REQUIRED WHERE DOOR DOES NOT POSSESS BOTH A CLOSER AND LATCH

* ALL ACCESSIBILITY NOTES REFER TO 2011 ANSI A117.1 STANDARDS FOR ACCESSIBLE DESIGN

SYMBOLS LEGEND



NOTICE: DUTY OF COOPERATION - Release of these plans constitutes further cooperation among the owner, his contractor, and the architect, designer and construction is complete. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. The communication is for the architect's use only. The architect shall be responsible for all consequences arising out of such changes. THIS SET IS NULL & VOID SHOULD SHIT. A-1 OR THE COVER SHIT. BE OMITTED FROM THIS SET.

A New Tenant Finish for
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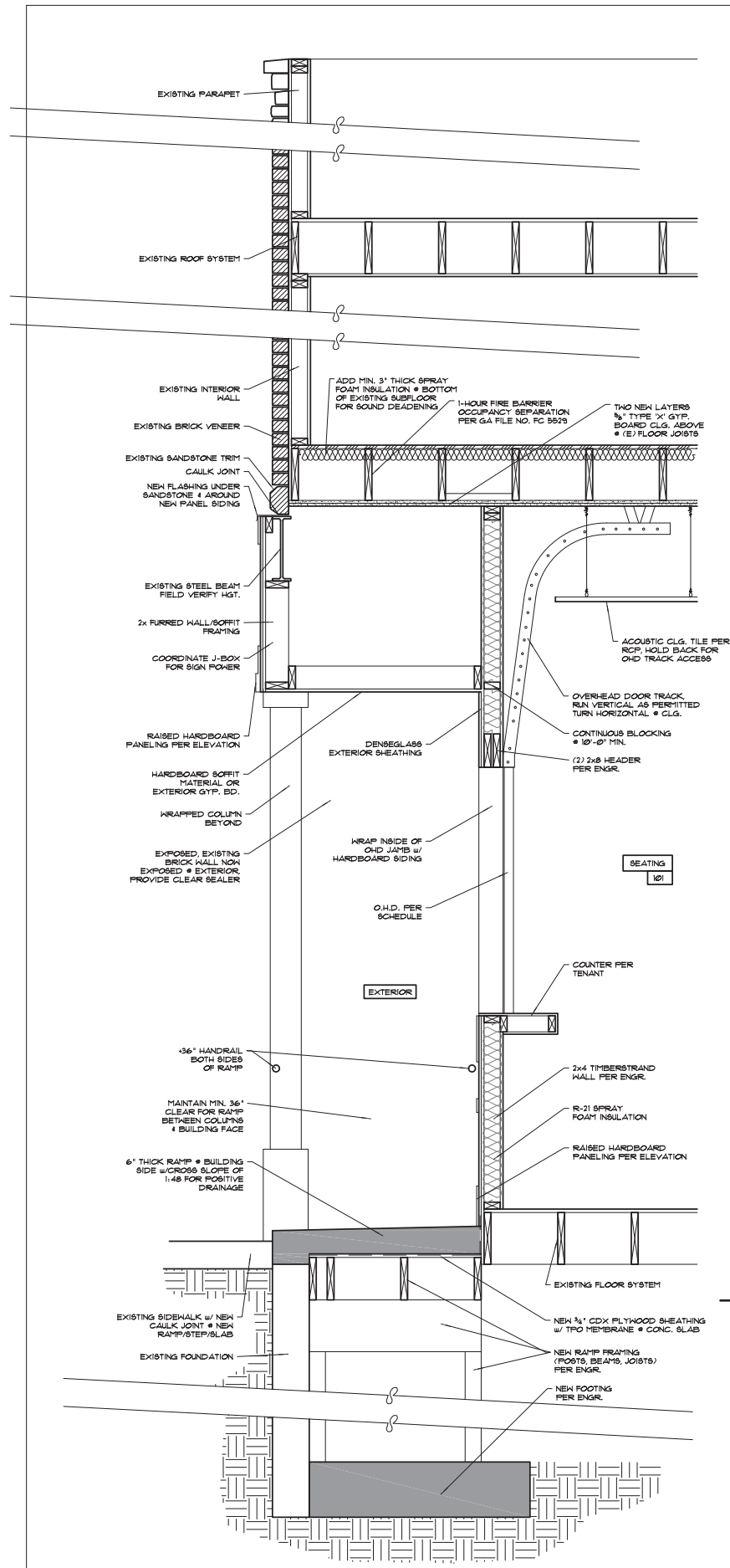
Kenney Lee
architecture group, inc.

William Oliver's
PUBLIC HOUSE

ACCESSIBILITY PLAN
LIFE SAFETY PLAN

DATE: 12/17/2021
DRAWN: SKIL
CHECKED: SKIL
JOB NO.

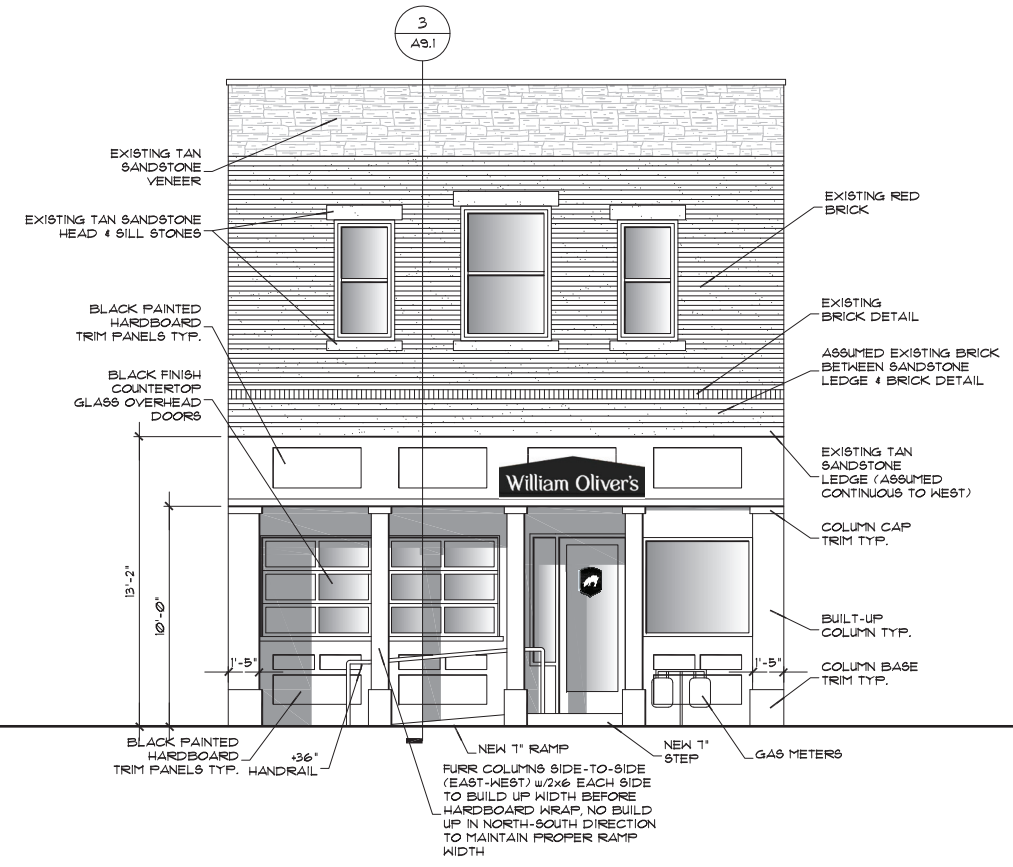
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A3.1



3 WALL SECTION
3/4" = 1'-0"



2 EXISTING FRONT ELEVATION (SOUTH FACING)
1/4" = 1'-0"



1 PROPOSED FRONT ELEVATION (SOUTH FACING)
1/4" = 1'-0"

NOTICE: ANY COOPERATION, BUSINESS OR OTHER RELATIONSHIP BETWEEN THE ARCHITECT AND THE CONTRACTOR, DESIGNER OR CONSULTANT HAS BEEN PERFORMED WITH CARE AND DILIGENCE. THE CONTRACTOR'S BUSINESS PRACTICES, COMMUNICATION, COOPERATION, AND EVERYTHING ELSE THAT MAY BE NECESSARY TO THE SUCCESS OF THE PROJECT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THE DRAWINGS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S BUSINESS PRACTICES, COMMUNICATION, COOPERATION, AND EVERYTHING ELSE THAT MAY BE NECESSARY TO THE SUCCESS OF THE PROJECT. THIS SET IS NULL & VOID SHOULD THE ARCHITECT BE OBTAINED FROM THIS SET.

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William Oliver's
FURNITURE STORE

A New Tenant Finish for:
514 Main St.
WindSOR

EXTERIOR ELEVATIONS

date: 1/22/2021
drawn: KML
checked: KML
job no.

REVISIONS

Colorado
(970) 663-0548

sheet
A9.1

General

All work shall be in accordance with the minimum design standards as outlined in the International Building Code, 2018 Edition. Additional requirements as outlined by other regulating agencies and associated adopted standards, which are applicable to any portion of the work shall meet or exceed the minimal requirements, as outlined in the applicable code requirements.

Conflicts between these drawings, existing conditions, local design or construction standards, or other contract documents shall be brought to the attention of the Engineer, prior to proceeding with any work.

All dimensions, framing conditions, and existing site conditions shall be field verified by the Owner/Contractor. The Engineer shall be notified of any deficiencies or discrepancies.

The Contractor shall be responsible for all utilities, demolition, excavation, bracing, temporary supports, shoring and protection of adjacent property and structures in accordance with all applicable requirements, ordinances, and these drawings.

These design documents have been prepared based on standard construction techniques. No design allowances have been included for phasing or partial construction of the project. Contact the ENGINEER if any clarifications or alternate recommendations are needed, prior to construction.

Environmental provisions for the control of moisture levels or mold growth within the structure is the responsibility of the Contractor/Owner.

These design documents and specifications and all associated work performed by Advanced Engineering, LLC (ENGINEER) shall remain the property of the ENGINEER and may not be used by any other entity for any other endeavor without the written consent of the ENGINEER.

Design Loads

The following Design Loads have been used to prepare these design documents.

- Floor Live Load LL 100 PSF
- Floor Dead Load DL 10 PSF

Wind Load WL - Vult = 115 MPH, Exposure B

Seismic Zone I (UBC) / Minimum Site Class D (IBC 2018) unless noted otherwise (UNO) by the Local Building Official

Foundations

The Owner/Contractor is responsible for obtaining an acceptable geotechnical report for the work as outlined in these drawings. During open hole observations the Geotechnical Engineer may recommend additional testing, overexcavation, or backfill replacement as deemed necessary. When an acceptable geotechnical report is available the Foundation design shall be based on the geotechnical report. The Geotechnical Engineer is solely responsible for all recommendations and requirements as outlined in the geotechnical report. Demolition, excavation, backfill, grading, and/or compaction requirements shown on these drawings shall be verified by the Contractor and shall conform to the geotechnical report, if applicable. Any discrepancies shall be brought to the attention of the Engineer prior to construction. All footings, pads, and piers shall bear on undisturbed native soil unless specified otherwise in the geotechnical report. All backfill shall be placed and tested in accordance with the geotechnical report. All exterior footings, pads, or piers shall extend a minimum of 2'-6" below finish grade.

The foundation design in these drawings is based on assumed soil bearing values

Maximum Bearing	1500 PSF
Minimum Bearing	0 PSF
Fluid Pressure	35 PCF

The Contractor shall reference the architectural drawings for additional foundation insulation, foundation drainage systems, or vapor barrier items related to the foundation installation, prior to placing any concrete.

The Contractor shall provide for de-watering of excavations as required (prior to placement of concrete).

Anchor bolts shall conform to ASTM F1554 Grade 36 (UNO), and shall be placed per contractor specifications with minimum embedment per the greater of these specifications or the applicable building codes.

Concrete

All concrete, reinforcement, and placement shall be in accordance with the American Concrete Institute, ACI 318-08 and ACI 308-9B, "Building Code Requirements for Reinforced Concrete" and "Specifications for Structural Concrete for Buildings", respectively.

All concrete (UNO) shall be normal weight (145 pcf with stone aggregate). All concrete shall have a minimum 28-day compressive strength per the table below. Portland cement shall conform to ASTM C150, Type II, with 6% ± 1% air entrainment (UNO). Stone aggregate shall meet or exceed the requirements of ASTM C33. Concrete mixing operations shall conform to ASTM C94 and the American Concrete Institute, ACI 304, "Recommended Practice for Measuring, Mixing, Transporting, and Placing Concrete".

Foundation Elements	4000 psi
Exterior Slabs	4000 psi
Interior Floor Slabs	4000 psi
Other	3000 psi

Reinforcing bars shall have a minimum yield strength of 60,000 psi (Grade 60) for all bars #4 and larger, 40,000 psi (Grade 40) for #3 ties and stirrups, UNO. All reinforcing shall conform to ASTM A615 or ASTM A108, as applicable. No welding of reinforcing is permitted except for that reinforcing which meets the requirements of ASTM A106. Any welding must be in accordance with applicable codes and must be performed by a certified welder.

General site work concrete for sidewalks, patios, and other non-structural applications shall be reinforced with WUF 6x6 - W4x4x4 or with a fiber mesh additive, unless noted otherwise. Minimum slab thickness shall be 4". Control joint spacing shall not exceed 10'-0" on center or the least plan dimension for the concrete being placed.

The Contractor shall be responsible for proper placement of all embedded elements. Where applicable, these design drawings may include placement drawings to aid the Contractor in the location of embeddings. These placement drawings are provided to show design intent and shall not be utilized by the Contractor as the final placement drawings.

Structural Steel

All Structural Steel material, fabrication, and erection shall conform to the latest edition of the American Institute of Steel Construction, AISC, "Manual of Steel Construction", ASD (Allowable Stress Design).

Any required welding shall be in accordance with the American Welding Society, AWS D11, "Structural Welding Code". Welding electrodes shall conform to ASTM E70xx, Minimum weld size shall be 3/16". All welders shall be certified within the previous twelve (12) month period in accordance with the AWS "Standard Qualification Procedure".

All structural steel shall conform to the following minimum requirements.

Wide Flange Shapes (W)	ASTM A572 Grade 50 or ASTM A992
Tube Steel (TS) or Hollow Structural Sections (HSS)	ASTM A500 Grade B
Steel Pipe	ASTM A53 Grade B
Plate (P), Angle (L), Miscellaneous Shapes	ASTM A36
Channels (C) or MC	ASTM A36
Unless Noted Otherwise	ASTM A36

All beam connections shall be a minimum two (2) ASTM A325 bolts with a minimum capacity of 8 kips (UNO). High-strength bolts shall conform to the latest edition of the "Specification for Structural Joints Using ASTM A325 or A490 Bolts", as prepared and approved by RCSC, the Research Council on Structural Connections, and endorsed by AISC, the American Institute of Steel Construction.

All structural steel shall be cleaned, surface prepared, and shop coated with a rust inhibitive primer in accordance with the guidelines as outlined by the Steel Structures Painting Council, SSPC-SP2.

No field modification or holes, other than those detailed on the drawings, and no cutting or burning of the structural steel shall be permitted without the written approval of the Engineer.

Wood Framing

All wood materials, fabrication, and erection shall conform to the latest edition of the American Forest and Paper Association (AFPA)/American Wood Council (AWC) National Design Specification (NDS) ASD/LRFD and the American Institute of Timber Construction (AITC) Timber Construction Manual, as applicable.

All dimensional lumber used for structural purposes shall be minimum Spruce Pine Fir (SPF) No. 2 or Hem Fir (HF) No. 2, unless noted otherwise on the drawings. PT lumber shall be Southern Yellow Pine (SYP) No. 1.

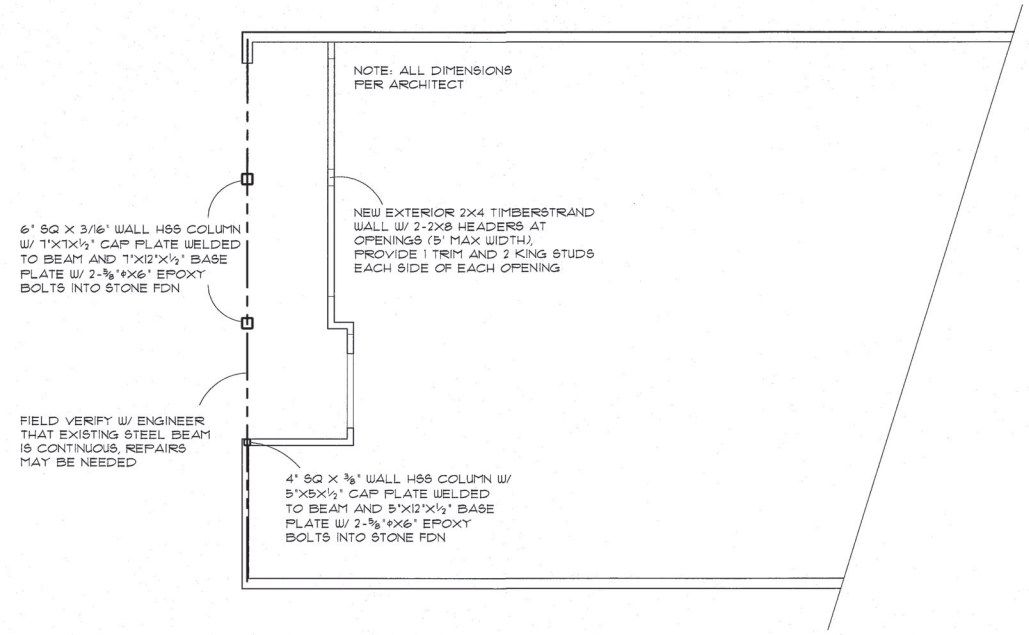
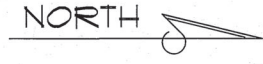
All laminated veneer lumber (LVL or ML) shall have a minimum allowable flexural stress (Fb) of 2600 psi and a minimum modulus of elasticity (E) of 1,800,000 psi (UNO).

All glue laminated lumber (GL) shall have a minimum allowable flexural stress (Fb) of 2,400 psi and a minimum modulus of elasticity (E) of 1,800,000 psi (UNO) and shall be oriented per MFR markings.

Where noted on the plan and/or applicable building codes, the more restrictive specifications for the application of wood products shall govern.

Glue adhesives for wood to wood applications shall be Liquid Nail LN-302, "Adhesives for Subfloor and Heavy Duty Construction", or equivalent. Glue adhesives for wood to steel applications shall be Liquid Nail LN-325, "Adhesives for Steel and Metal Framing", or equivalent.

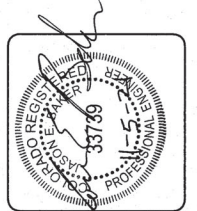
All nails are common unless noted otherwise on the drawings. The length of all nails shall conform to the standard length for the weight of nail specified.



FACADE FRAMING PLAN

MINIMUM FLOOR SHEATHING
 3/4" T&G, C-D, 32/16 SPAN RATING, UN-BLOCKED, GLUE W/ EVIDENT SQUEEZE OUT, 10d COMMON NAIL @ 6" O/C EDGE & @ 12" O/C FIELD, SHEATHING PERPENDICULAR TO FRAMING W/ STAGGERED JOINTS WITH MOISTURE PROTECTION PER ARCHITECT

MINIMUM WALL SHEATHING
 7/16" RATED OSB SHEATHING, 14GA STAPLE @ 3" O/C EDGE & @ 12" O/C FIELD, BLOCK ALL EDGES



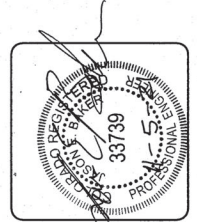
ADVANCED ENGINEERING, LLC
 STRUCTURAL DRAINAGE DRAFTING
 229 1 2TH STREET SW, LOVELAND, COLORADO 80537
 TELEPHONE 970-278-1909

KENNEY LEE ARCHITECTURE
 514 MAIN STREET, WINDSOR, COLORADO

PROJECT NUMBER:
 1019-41-01A
 DATE:
 11/5/21
 SCALE:
 1/4" = 1'-0"

TL
 JEB

SHEET NUMBER:
 1 OF 2

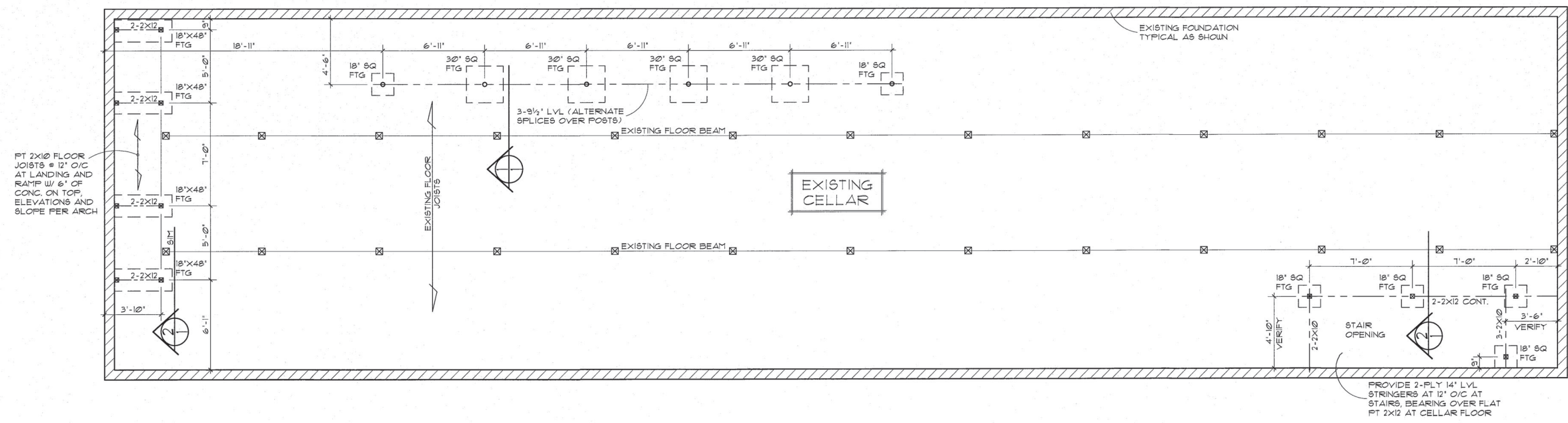
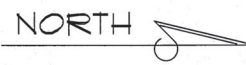


ADVANCED ENGINEERING, LLC
 STRUCTURAL DRAINAGE DRAFTING
 229 12TH STREET SW, LOVELAND, COLORADO 80537
 TELEPHONE 970-278-1909

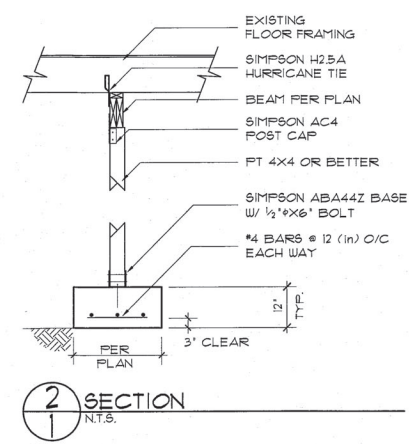
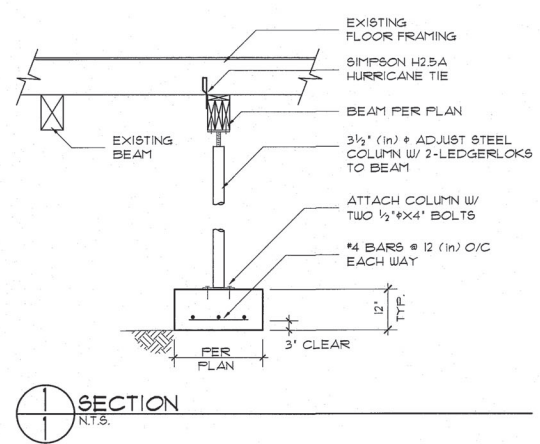
KENNEY LEE ARCHITECTURE
 514 MAIN STREET, WINDSOR, COLORADO

PROJECT NUMBER: 1019-47-01A
 DATE: 11/5/21
 SCALE: 1/4" = 1'-0"
 TL
 JEB

SHEET NUMBER:
 2 OF 2



FLOOR FRAMING REPAIR PLAN



Bobby Bartlett
 Bartlett Construction LLC
 5640 Eagle Shadow Ave
 Brighton, CO 80602
 bartlettconstructionllc@hotmail.com

Estimate

Project
William Olivers Windsor front

Description	Quantity	Cost
Cleanup		2,550.00
Contractor fee	1 Ea	2,000.00
This is for administrative time, scheduling subcontractors, time spent waiting for inspectors, and time spent picking up materials		
Dumpster	1 Ea	550.00
Concrete		6,300.00
Line pump	1 Ea	500.00
New concrete footings per plan	1 Ea	5,800.00
Front Entry		43,901.02
Concrete		2,500.00
Concrete ramp	1 Ea	2,500.00
Demolition		2,880.00
Demo existing entry way, and brick wall in basement	1 Ea	2,880.00
Electrical		3,500.00
Electrical for lighting and sign	1 Ea	3,500.00
Framing		6,500.00
Frame new entry way	1 Ea	6,500.00
Timber strand walls per engineered plans		
Insulation		2,000.00
Insulation	1 Ea	2,000.00
Metal Work		2,100.72
Metal handrail for front entry	1 Ea	2,100.72
Painting		1,850.00
Exterior paint	1 Ea	1,850.00
Roofing		1,850.00
Water proofing membrane for new entry	1 Ea	1,850.00
Siding & Trim		6,390.00
Exterior siding	1 Ea	6,390.00
Store Front		14,330.30
Front door and window	1 Ea	7,012.70
Windows in place of garage doors	1 Ea	7,317.60

William Olivers Windsor front

March 9, 2022

Project Total	52,751.02
Tax	0.00
Total with Tax	52,751.02

We appreciate your business and look forward to working with you.

Approved By: _____ Date: _____

Date: _____

Contractor _____

Customer _____

MEMORANDUM

Date: March 16, 2022
To: DDA Board of Directors
From: Josh Olhava, DDA Project Manager
Re: DDA Board Discussion and Direction from the DDA Board Regarding Potion on the Downtown Building Height Increase Under Consideration by the Town of Windsor

Direction:

DDA staff are asking for the Board to discuss their position and provide direction to staff regarding the Town's Downtown building height increase consideration. Such discussion could include the Boards position either by majority or unanimously, as well as specific limitations or criteria the Board wish to have considered by the Town. Based on the discussion and direction by the Board, staff can prepare a letter for the Chair's signature and submit the executed letter to the Town.

Background:

In 1999, the Town adopted the Downtown Corridor Plan design guidelines. These guidelines were meant to protect the existing physical environment of the downtown area as a small community of less than 10,000 people. These guidelines limit buildings to thirty feet (30') in height, which is the average two-story historic building height in downtown. Since 1999, Windsor's population has nearly doubled every decade with most of the commercial and residential development taking place in Windsor's suburban neighborhoods.

Over the last 20 years, the Town has been working on the gradual redevelopment and revitalization of the downtown area. Early efforts included public outreach and visioning about what the downtown and reinvestment should look like. These efforts led to the 2010 Downtown Master Plan that identified a need for the downtown area to add density through taller buildings and additional residential units. Downtown development and redevelopment projects over the past 10 years have been supported by the DDA, property and business owners; however, the height limitations in the downtown district have caused many projects and discussions to end.

Current Regulation Conflicts:

On January 11, 2021, the Town Board passed Ordinance No. 2020-1620 to the Municipal Code that established design criteria, including height limitations, for the Central Business Zone District and Downtown area. Such criteria include:

- Section 16-1-110 – Central business (CB) district: This section of the code establishes development criteria for properties within the CB zone district, which includes a maximum building height allowance of up to seventy-five feet (75').
 - 75' is approximately 10' taller than Town Hall.
- Section 15-6-10 – Commercial corridors identified, defined: This section incorporates the Downtown Subarea/Corridor Plan by reference. This Plan limits the overall building height in the Downtown area to thirty feet (30').
 - 30' is the approximate height of many downtown two-story buildings. Some extend to the mid-30's based on rooflines and building cornice ornamentation.
- Section 15-6-60 – Design criteria controls other rules and regulations: This section specifies that the Downtown Subarea/Corridor Plan design criteria shall supersede the design criteria of Sec. 16-1-110, as applicable, which includes the seventy-five foot (75') building height allowance.

The Town and DDA receive a few inquiries every year regarding downtown development or redevelopment that is hindered by the current height limitations. This limitation impacts the Town and DDA's goals to promote economic development, reinvestment and redevelopment of Downtown properties.

As a result, the Town Board is reviewing the conflicting building height regulations for the Downtown area and is considering a modification to increase the overall allowed building height to encourage redevelopment and reinvestment by property and business owners.

Financial Impact:

Additional building height in the downtown district has the potential to increase the district's tax base and overall viability of the DDA. Residential units added above ground floor commercial or office uses has the potential to increase foot traffic and activity within the district, leading to a more prosperous downtown environment.

Relationship to the DDA's Adopted Plan of Development:

Goals of the DDA's Plan of Development specific to the proposed building height increase include:

- Maintaining and revitalizing the DDA district as a center for commercial, financial, governmental, social, recreational, and cultural activities, and preventing deterioration from occurring, as well as promoting and marketing the district.
- To work toward adjustments in zoning, building codes, fire regulations and administrative policies, consistent with public safety, to encourage rehabilitation and reuse of existing buildings.
- To encourage the development of new and rehabilitated buildings for use as needed to achieve a balanced mix of products and services within the district, including, but not limited to, providing sites and/or lease space compatible with enabling legislation and plans and objectives of the DDA.
- To increase the total housing supply within the district.
- To improve the usefulness and accessibility of sites and streets, thereby promoting the growth of the district and reducing economic, physical, and social decline in the district.

Attachments:

- None

Executive Director Report

Date: March 16, 2022
To: Downtown Development Authority Board of Directors
From: Matt Ashby, DDA Executive Director
 Josh Olhava, DDA Project Manager
Re: February - March Report

Key Meeting Summary:

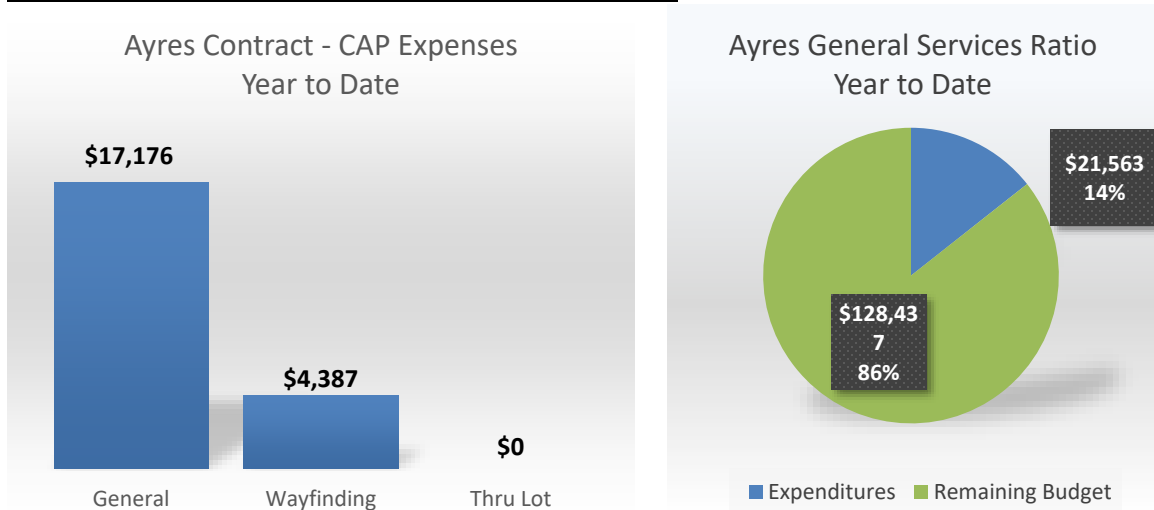
The following key meetings and events occurred since February 16th:

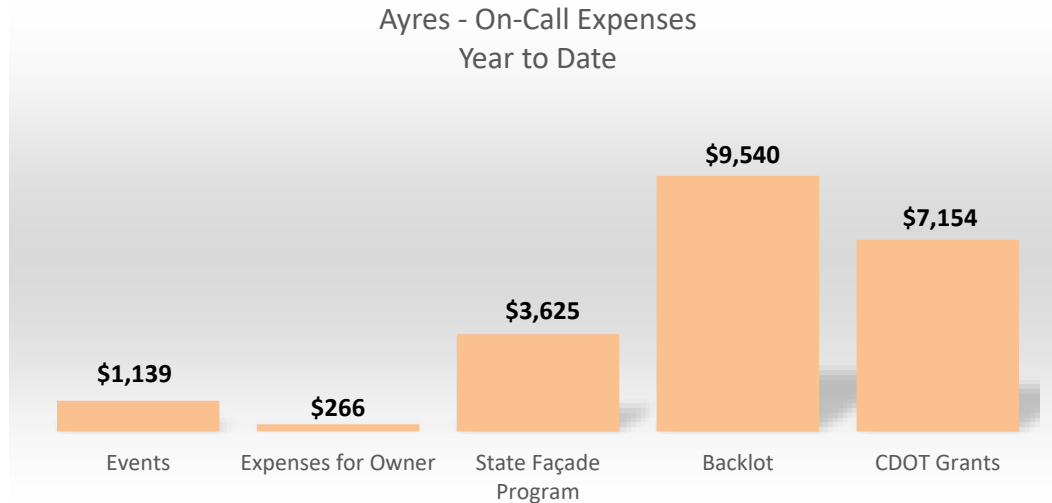
- February Board of Directors Meeting – 02/16
- Matt/Shane Weekly Meetings – as needed
- DDA Weekly Call – 02/18; 02/25; 03/11
- Backlots/4th Street (Tribe) – 02/22; 03/02
- Parking Strategy Meetings – 03/07; 03/16
- State Façade Grant Meetings – as needed
- Events:
 - ComnFare Ribbon Cutting – 02/11

Important Upcoming Event Reminders:

- Pints w/ Paul at the Mill Tavern: April 13 @ 4:30 PM
- Downtown Colorado Inc. Annual Conference, Colorado Springs, CO: April 12-15
 - We submitted a Governor’s Award Nomination for Pandemic Response Efforts
- National Main Street Conference, Richmond VA: May 16-18
 - Dan, Paul and Andy are representing the Board

Ayres Billing Breakdown Year to Date (As of 03/04/22):





**General Service Expenditures: \$21,563 of \$150,000 = 14% of Budget with 19% of Year Completed*

***Total Expenditures: \$43,287.*

- Total Expenditures Highlights:
 - \$7,154 – was a one-time expense to pursue a \$2 million CDOT grant
 - \$3,625 and ongoing expenses – will be reimbursed through the MSOB grant as administrative expenses (*up to 5% of grant award*)
 - Removing these two items brings the total expenditures to 21% of the Budget with 19% of the Year Completed
 - Backlot efforts have been more extensive over the past couple of months as staff work on coordinating marketing and meeting materials
 - The budget is tracking consistent with prior years in terms of percent of budget and percent of year completed

Anticipated Workload March-April:

- Thru Lot
 - Final acceptance of site – necessary coordination
 - Work with Town staff regarding landscaping and hanging basket plantings
 - Finish Systems Walk
 - Operation Manual for the File
- Tribe Development
 - Future Town Board Work Session Coordination
 - Website updates and coordination with Town on messaging and proactive public updates
- Wayfinding
 - Continue communication with CDOT regarding grant extension
 - Coordinate context sensitive redesign with the Town
 - Present revised context sensitive design to Board for input

- Meet with consultant and CDOT to discuss comments and strategies moving forward
- Finish scope of work for kiosk content design
- Finalize interpretive history board content with Ehrlich family and Town Museum staff
- Review scope of work and costs for consulting firm to develop bid documents, and to provide construction management and coordination
- Façade Improvement Program
 - Work with interested property owners to submit DDA FIP applications
 - Work on Agreements with DDA Attorney and owners that were awarded funds
- State Façade Grant
 - Begin collecting invoices, payments and prior year retail sales numbers from businesses for DOLA Main Street reporting requirements
 - Work with contractors on building permits
 - Necessary updates and reporting to the DOLA Main Street program
- Parking Study
 - Assist Town and consultant on finalizing presentation for Open House, date TBD
- Marketing / Events
 - Attend downtown specific Open Houses or business events
 - DDA website updates
 - 10-Year Report -- Professionally print and deliver copies to Board, Town and Chamber (to have on-hand with Visitor Center)
- Warming Huts
 - Coordinate long-term solutions with Town and interested businesses
- CDOT Revitalizing Main Street Grants
 - Opportunity 1 grant application – await notification and determine next steps
 - Review Opportunity 2 grant for possible safety improvement projects within the downtown area

Current Initiatives

- Backlot Redevelopment:
 - Staff will work with the Town as we approach tentative Work Sessions in March
- Alley Design/Thru Lot/Undergrounding: Phase I -Thru Lot
 - Staff to install tables and chairs
 - Staff continue to request reimbursement of grant funds from CDOT Main Street staff – awaiting a response
- Streetscape Furniture
 - Continue to monitor business activity and needs for existing sidewalk furniture
 - With new restaurants opening, this will be reviewed closely
 - Staff to continue discussions of permanent outdoor seating areas with owners on 4th and 5th Streets

Grants

CDOT Revitalize Main Street Opportunity 2 Grant – grant is open and accepting applications

- Staff will evaluate opportunities and present to the Board
 - Possible improvements along Main Street, 5th and 4th to improve pedestrian safety
 - Fix trip hazards
 - Flashing crosswalk beacons – if Opportunity 1 Grant is not awarded

Parking / Crosswalk / Plantings

- Parking Study findings to be presented during an Open House – date is TBD
- Study will conclude with a Town Board presentation

Wayfinding Project

- Staff are working with the consultant to address CDOT comments
- We are working on revised sign designs, using downtown context and height adjustment
- Staff have messaged CDOT on multiple occasions to request an extension on grant funds – will continue our efforts until we hear back from CDOT staff
- Staff are working on the scope of work for the pedestrian kiosk maps and content
- Work is underway on the historic Ehrlich portion of the kiosk at the Thru Lot pedestrian plaza space

Business Engagement

- Staff are regularly attending downtown events
- Staff will continue work with the Chamber on future events

Façade Improvement Program

- 417 Main – The project will begin construction this Spring
- 426 Main – The project will begin April/May
- 428 Main – The project will begin April/May
- 514 Main – This application is presented to the Board for review and action
- Staff are working with a couple additional property owners interested in the façade improvement program

State Façade/Energy Grant

- Staff are working closely with business owners and contractors on the projects. Permit reviews are the next steps
- Initial 50% of funds awarded have been requested to begin reimbursements as projects progress.
- Staff will compile invoices and documentation needed for the DDA to receive reimbursement for administrative costs (staff time to administer) - up to 5% of the total grant award

Main Street Requirements

- No updates. We completed our Annual Review on February 2nd
- 1st Quarter Report is being worked on by staff
- National Main Street Conference in May will be attended by Board members and staff – meeting the Main Street requirements

Action Checklist Review:

New Items –

- None

Carryover –

- None