



TOWN BOARD WORK SESSION

March 28, 2022 - 5:30 PM

Town Board Chambers, 301 Walnut Street, Windsor, CO 80550

GOAL of this Work Session is to have the Town Board receive information on topics of Town business from the Town Manager, Town Attorney and Town staff in order to exchange ideas and opinions regarding these topics.

Members of the Public in attendance are asked to be recognized by the Mayor before participating in any discussions of the Town Board

AGENDA

1. Meet The Board
2. Discussion of Possible Revisions to the Downtown Corridor Plan Regarding Maximum Building Height - Scott Ballstadt, Director of Planning
3. Future Meetings Agenda

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.



MEMORANDUM

Date: March 28, 2022
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Brad Sorenson
Re: Meet The Board
Item #: 1.

Background / Discussion:

Last Name	First Name	Title	DOH	Supervisor
Lutz	Christine	Planning Technician	10/25/2021	Scott Ballstadt
Davis	Hailey	Guest Service Coordinator	10/30/2021	Tara Fotsch
Hartley	Kevin	Water Conversation Tech	11/19/2021	Tara Fotsch
Omundson	Ashley	AP/AR Technician	12/13/2021	Cheryl Turner



MEMORANDUM

Date: March 28, 2022
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Scott Ballstadt, Director of Planning
Re: Discussion of Possible Revisions to the Downtown Corridor Plan Regarding Maximum Building Height
Item #: 2.

Background / Discussion:

Town Board previously discussed possible revisions to the maximum building height in the Downtown Corridor Plan at work sessions on November 8, 2021, and December 13, 2021, because the current maximum of 30-feet is much more restrictive than the Central Business district zoning which allows 75-feet. In fact, the 30-foot maximum would not allow for several existing downtown buildings at their current height.

As was discussed with Planning Commission at the November 8, 2021, work session, the Downtown Corridor Plan was adopted in 1999 at a time when potential for vertical mixed-use projects was not anticipated. Since that time such vertical mixed-use projects with retail and commercial uses on the lower floors and residential uses on the upper levels have spurred downtown revitalization in neighboring communities.

Such vertical mixed-use projects take advantage of the Town's existing street and utility infrastructure and are generally more productive than horizontal projects from a property tax standpoint, as illustrated in the graphics produced by consultant Urban3 in the attached slides. The mix of residential uses creates a population to support businesses outside of typical daytime hours which is consistent with the Town's Strategic Plan goal of enhancing and expanding community and downtown vitality.

The maximum building height in the Central Business zone district has been 75-feet since 1983. That building height accommodated the historic Windsor Mill that originally stood at approximately 65-feet at 301 Main Street.

When the Downtown Corridor Plan was adopted in 1999, it included a stricter maximum building height of 30-feet with an exception for ornamental architectural elements that could extend to 40-feet. In cases of conflicting standards, the more restrictive of the two requirements is typically applied. When the current Mill building was re-constructed after the 2017 fire, it required Town Board approval of a waiver from the height limit to be rebuilt at its present 45-foot height. Similarly, several other buildings in and around downtown exceed the Corridor Plan 30-foot maximum height.

If the Town Board and Planning Commission determine that the 30-foot maximum height is too restrictive for downtown buildings, the attached slides have been prepared for discussion purposes. Based upon Town Board and Planning Commission comments at previous November 8, 2021, and December 13, 2021, work sessions, the concept of identifying building heights by subareas may be an option to explore. A slightly taller height of 40 to 45-feet may be appropriate on Main Street, whereas taller buildings may be most appropriately located behind the existing buildings on Main Street.

If Town Board and Planning Commission wish to proceed with any changes to the Downtown Corridor Plan, please advise and staff will schedule for a Planning Commission recommendation to Town Board for formal action.

ATTACHMENTS:

- ▢ Downtown Corridor Plan Building Height presentation



Building Height Regulations in the Downtown Corridor Plan

March 28, 2022

Town Board

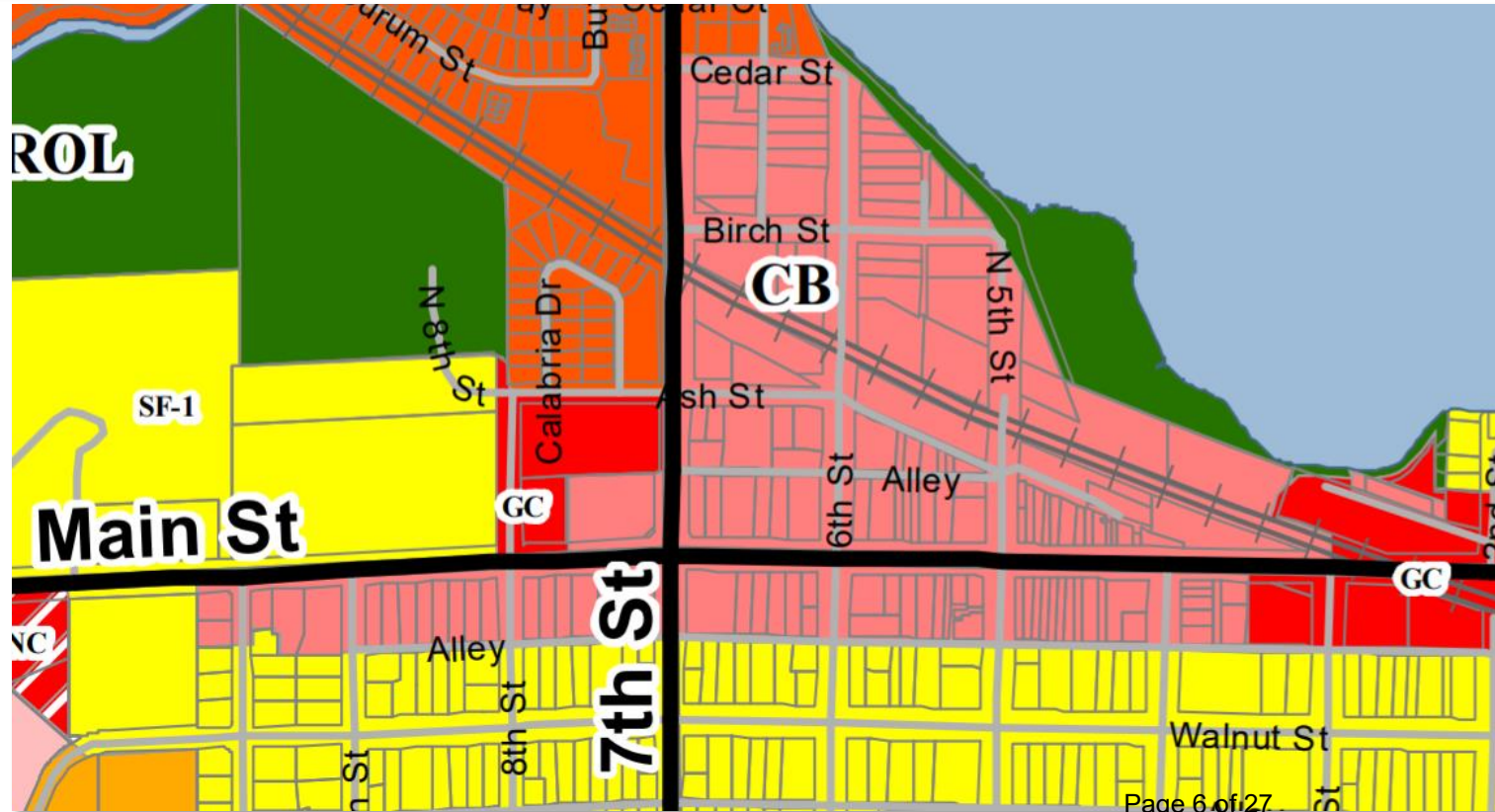
Scott Ballstadt, Director of Planning



Maximum Building Height

- Section 102-42.B.(3) of the Municipal Code was adopted January 24, 1983: “In zones classified as Central Business CB District or Industrial I District, no building or structure shall exceed a maximum height of seventy-five (75) feet.”
- Section 16-1-110(b) of the current Municipal Code retains the same Maximum Building Height of 75-feet in the Central Business (CB) zone district.

Central Business Zone District



Maximum Building Height

The Downtown Corridor Plan was adopted May 18, 1999, and included a building height restriction of 30-feet.

K. Architecture

Each Sub Area has different image elements. Refer to the sub areas for more specific information.

1. Building Height

The predominant portion of any building shall not exceed thirty feet (30') in height. Ornamental architectural elements or appurtenances such as clocktowers or cupolas shall not exceed 40' in height. (+)

DOWNTOWN CORRIDOR PLAN



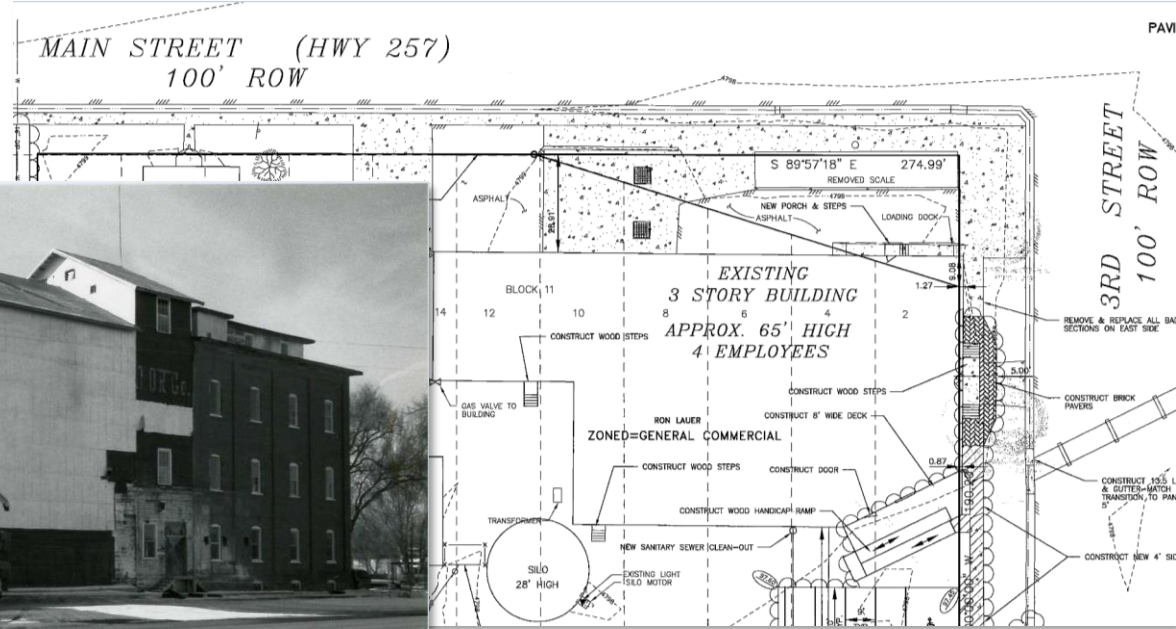
WINDSOR, COLORADO
MAY 10, 1999



Maximum Building Height

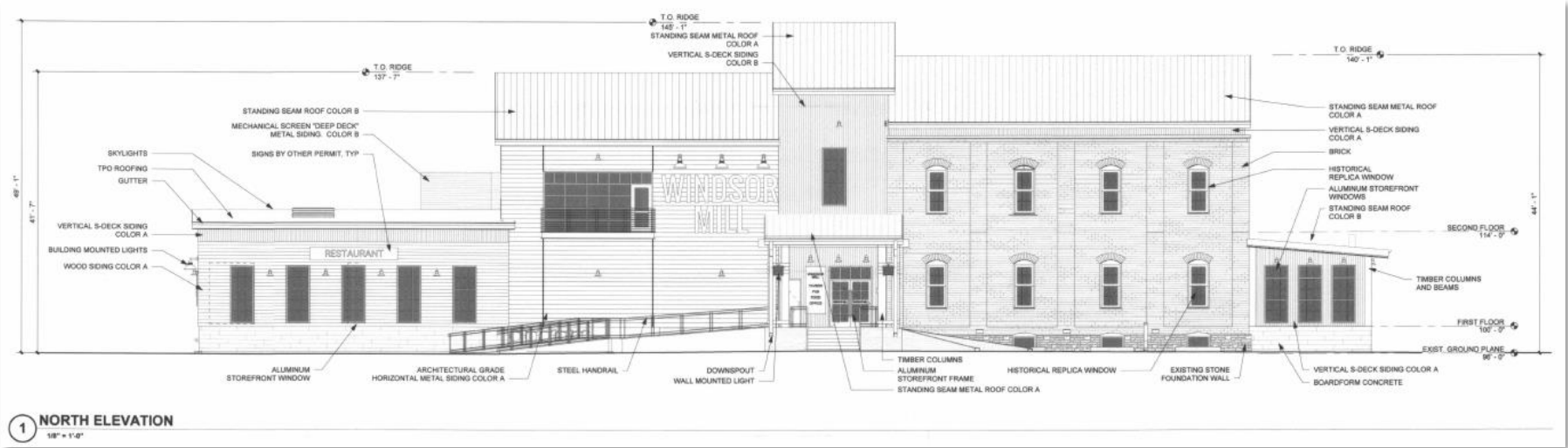
- The current 30-foot building height would not accommodate several existing buildings in and around downtown such as:
 - 501 Main St = 31'11"
 - 205 4th St = 36'1"
 - Town Hall = 60'5"
- The Mill at 301 Main St required a waiver from the Downtown Corridor Plan maximum height limit in 2017 in order to rebuild after it burned.

Windsor Mill (1900-2017)



301 Main Street
Historic Windsor Mill
Approx. 65 feet in height

Windsor Mill (Present Day)



301 Main Street
Present Day Windsor Mill
45'1" to highest roof peak



Planning Downtown Revitalization

- It is important to remember that, in addition to private investment, the recent success and momentum downtown required much planning and action by Town Board and Downtown Development Authority (DDA)
- Little reinvestment was occurring downtown 10 years ago
- 2012 Parking Study showed that parking was not a problem
- Recognizing the need to encourage investment in downtown, Town Board and DDA took actions and much of the recent downtown success is the result of years of planning, code updates and business assistance incentives



Planning Downtown Revitalization

- DDA established a Façade Improvement Program that provides financial assistance to downtown business owners to restore and improve building facades
- Previous downtown parking requirements were cost prohibitive and were preventing projects from going forward, so Town Board revised the standards to encourage investment downtown
- For years Town Board heard public concerns as the Windsor Mill stood in disrepair following the tornado and the business assistance agreement with the Windsor Mill property owner allowed the property to once again realize its potential



Windsor Strategic Plan (2020)

The Town Board's current Strategic Plan includes:

Area of Focus: Vibrant & Healthy Economy

Windsor is business-friendly. We maintain a viable, stable, diverse, and strategic economic base which supports the needs and enhances the lifestyles of those living and working in our community.

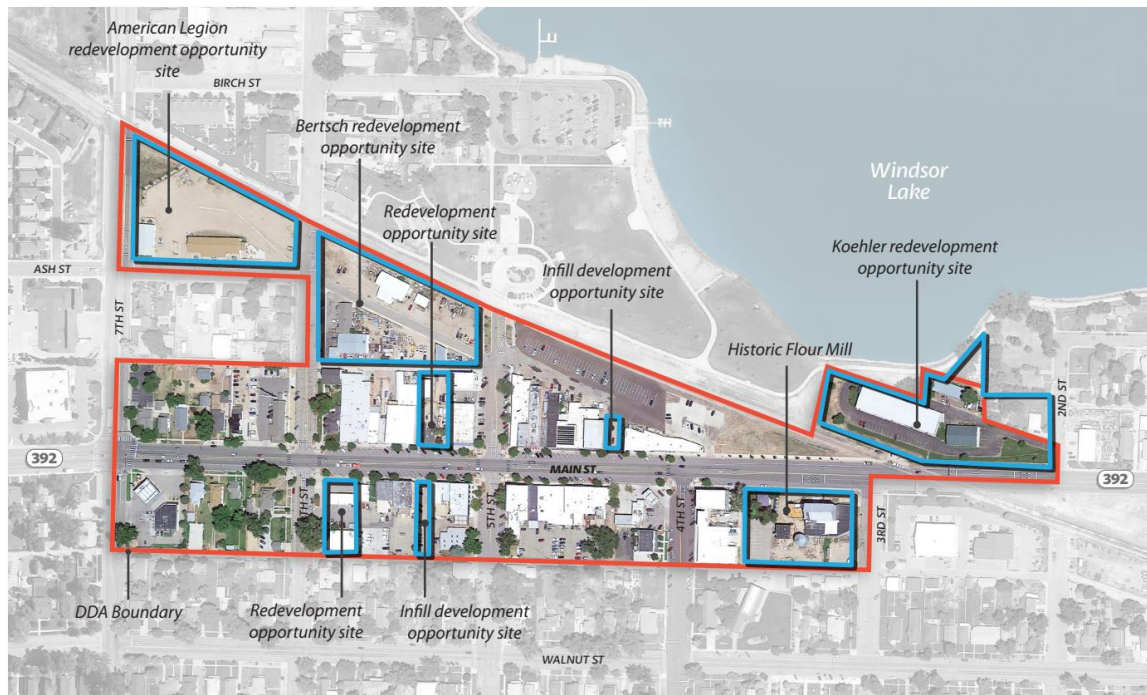
Goals:

Enhance and expand community and downtown vitality

Comprehensive Plan (2016)

Development & Improvement Opportunities

“Vibrant downtown areas generally have a mix of land uses to provide a lively atmosphere and 24/7 activity. The Town of Windsor has the potential to create a downtown with a greater mix of commercial and residential uses and continue to establish and elevate Downtown Windsor as a destination district that contributes considerably to the Town’s community image throughout Northern Colorado.”





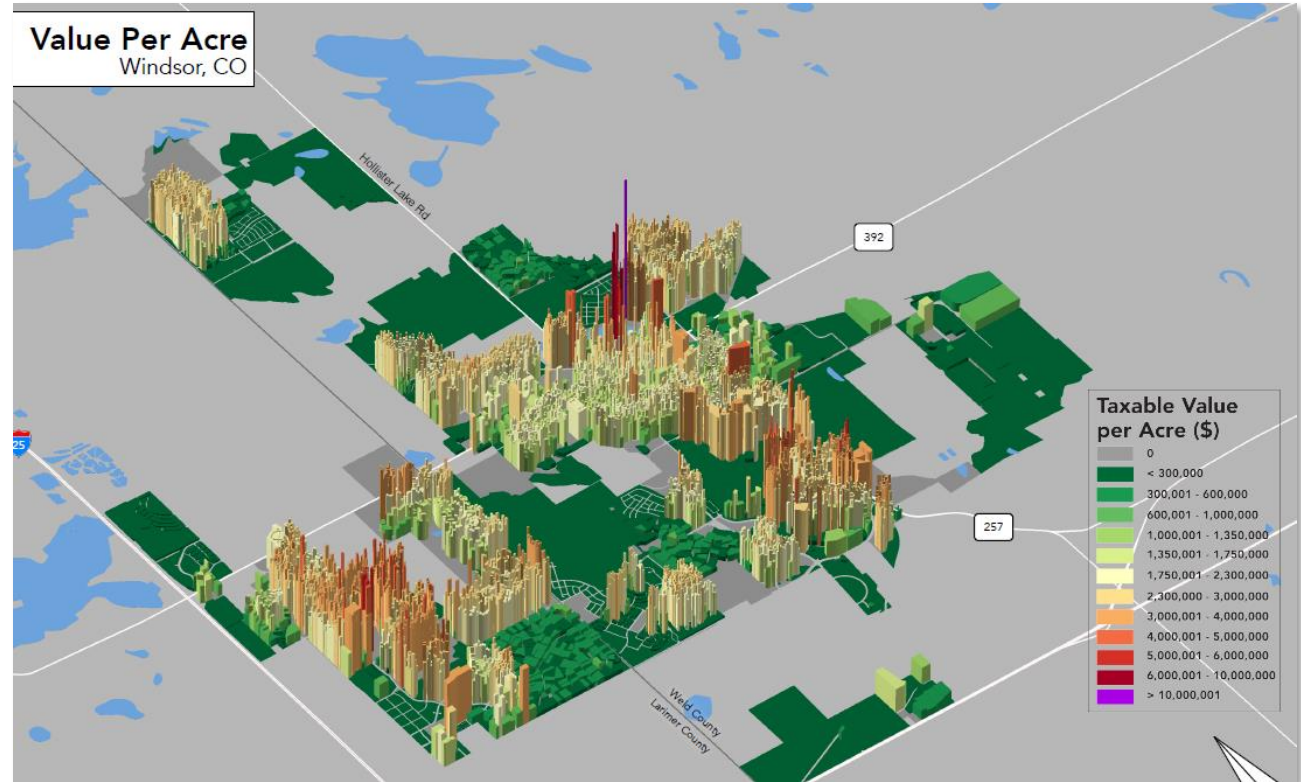
Comprehensive Plan (2016)

Comprehensive Plan Chapter 5d - Commercial & Industrial Areas Framework Plan:

“Infill Development Downtown has a few parcels that serve as infill development opportunities. These parcels provide opportunities for mixed-use development that completes the street wall and increases density. New construction should follow the Windsor Downtown Corridor Design Guidelines; however, the Town should consider amending the guidelines to permit increased building heights. Currently, the guidelines state buildings in the Old Town Windsor “shall be no taller than two stories or thirty feet, whichever is less.” This height restriction may prohibit future infill development. As such, the Town should permit construction up to 75-feet, as prescribed in the zoning regulations, so long as the building exhibits the corridor’s architectural character.”

Property Tax Value Productivity

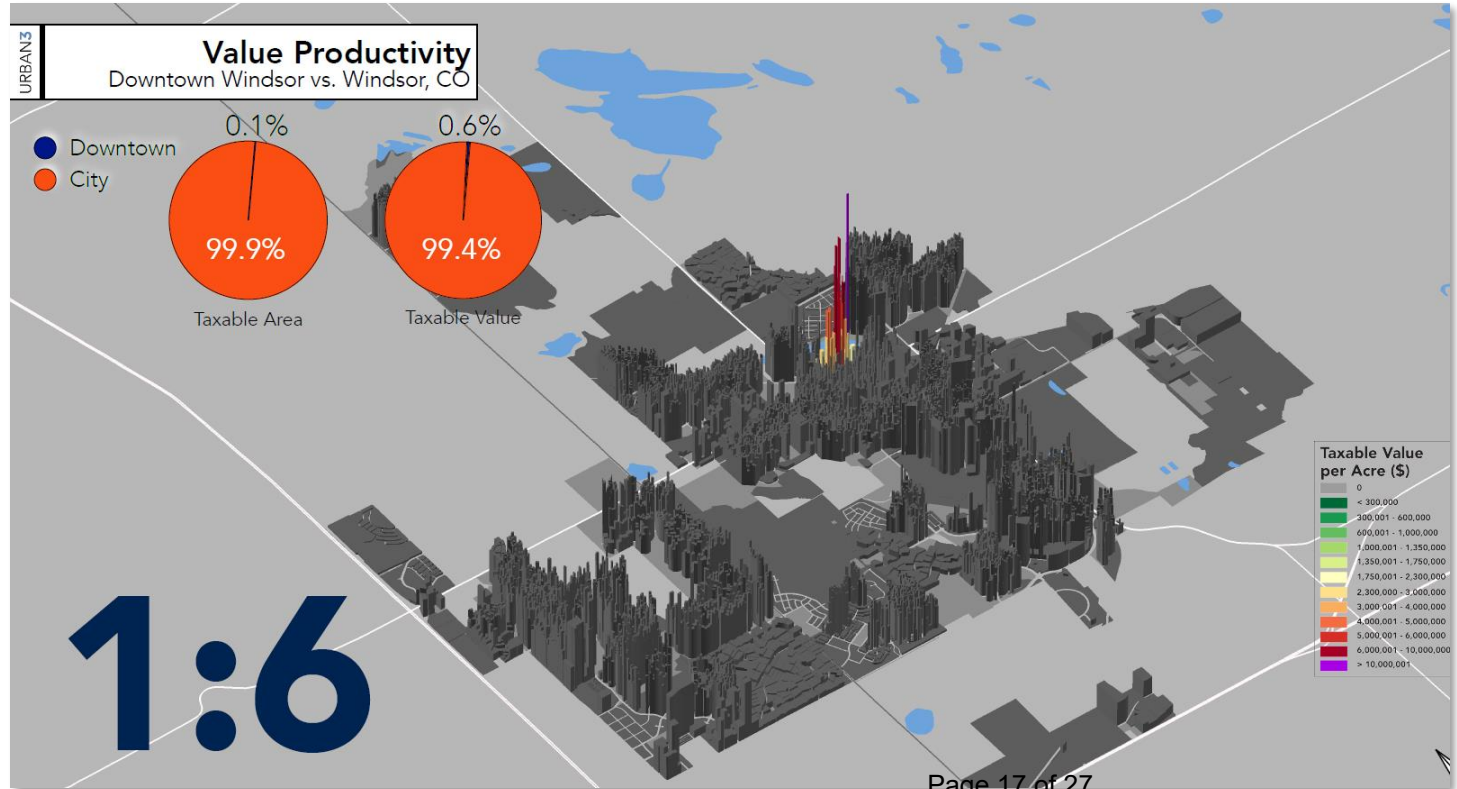
Vertical mixed-use projects take advantage of existing street and utility infrastructure and outperforms horizontal development from a property tax perspective.





Vertical Mixed Use Productivity

Windsor's current 1:6 ratio of downtown taxable area to taxable value is strong. Additional vertical mixed-use projects will only strengthen the productivity of downtown.

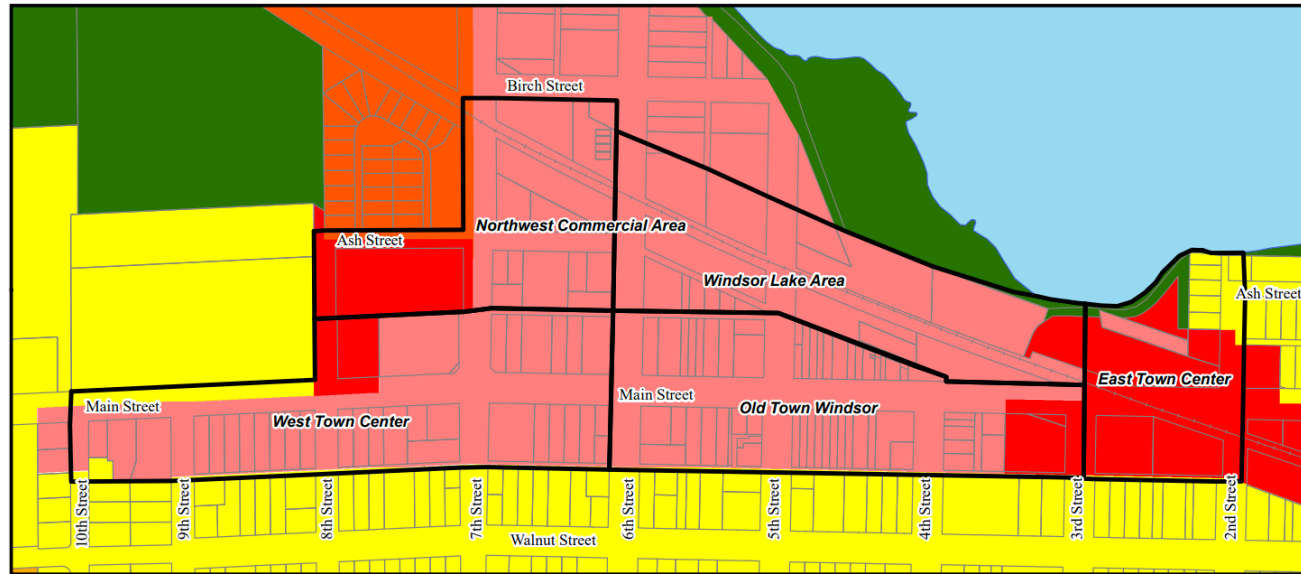




Downtown Corridor Plan Subareas

- The Downtown Corridor Plan breaks downtown into Subareas that largely reflect existing land use and architecture.
- Each Subarea includes different Design Guidelines and standards to ensure high quality architecture and could be amended to include different maximum building height limits as well.

Downtown Corridor Plan Subareas



LEGEND

E-1 Low Density Estate	SF-2 Single Family Attached Residential	RMU Residential Mixed Use	GC General Commercial	I-H Heavy Industrial
E-2 High Density Estate	MF-1 Multi-Family Residential	CBD Central Business District	PUD Planned Unit Development	O Recreation and Open Space
SF-1 Single Family Residential	MF-2 High Density Multi-Family Residential	NC Neighborhood Commercial	I-L Limited Industrial	Downtown Corridor and sub-areas
				Corridor Activity Center (CAC)



TOWN OF WINDSOR, CO
Downtown Corridor and sub-areas



DISCLAIMERS:

The information on this map is for reference only. It is believed to be current at the time of creation of this map. However, this map shall not be used as a substitute for official recorded documents.

The roads shown are planned but may not be reflective of what is currently built.

Building Height Subareas

- Based on Town Board and Planning Commission comments at the 11/8/21 work session regarding downtown building heights, staff prepared a map of a limited area in which taller buildings may be most appropriately located behind existing buildings on Main Street.
- Given that the current 30-foot height limitation may be overly restrictive and would not accommodate several of the existing successful buildings in and around downtown, Town Board may want to consider an additional subarea for slightly taller building heights in a subarea for Main Street.



Building Height by Subarea

In this Loveland example, the taller heights of The Foundry on the left are located off the main corridor and behind the shorter heights of 4th Street on the right.



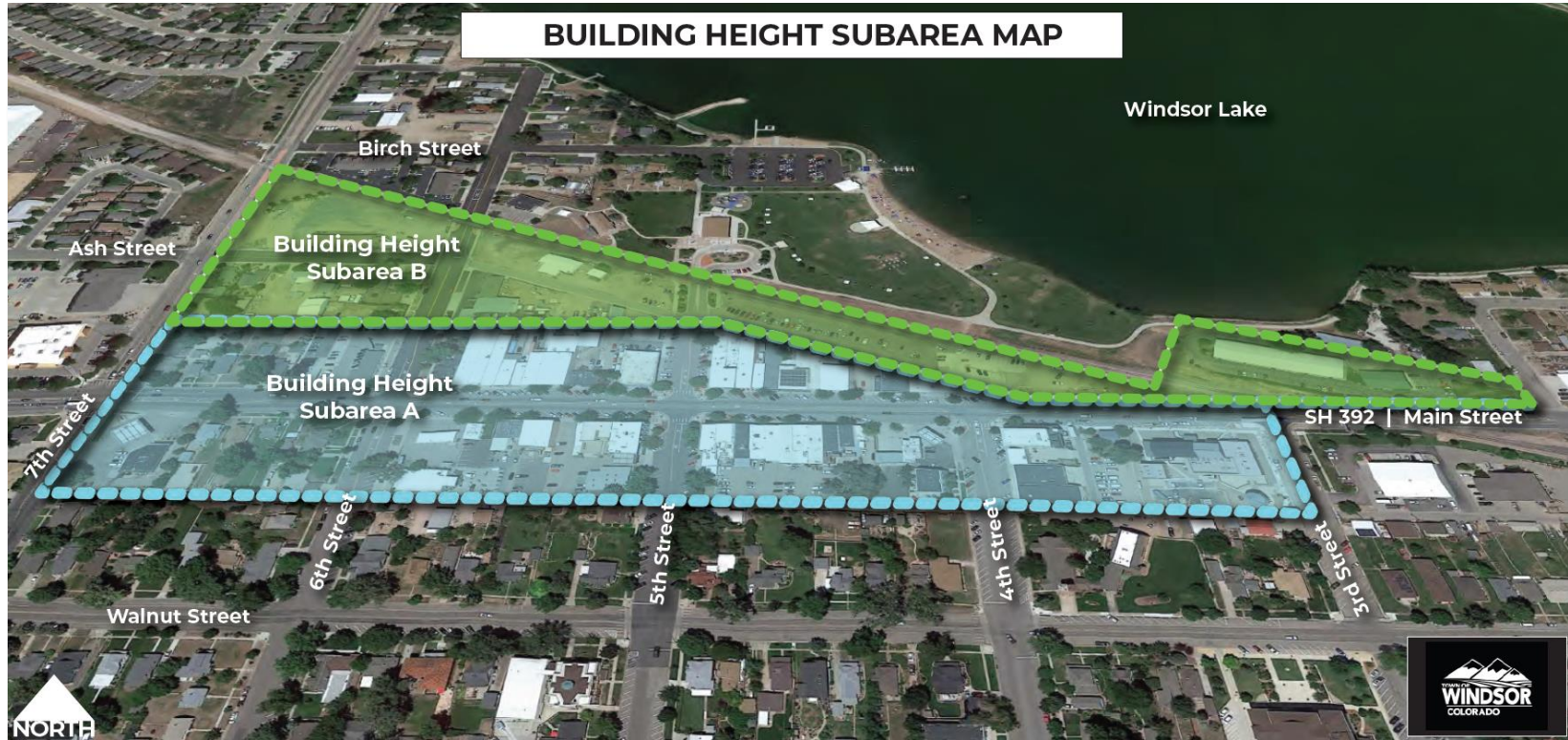


Building Height Subareas

Building Height Subarea Options

- Subarea A could allow a 40 to 45-foot maximum height along Main Street to allow slightly taller buildings and perhaps rooftop elements.
- Subarea B could allow a 65-foot maximum height behind buildings fronting Main Street to allow vertical mixed-use buildings that add both commercial and residential uses to support downtown businesses.

Building Height Subarea Options



Questions?





MEMORANDUM

Date: March 28, 2022
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Karen Frawley, Town Clerk
Re: Future Meeting Agenda
Item #: 3.

ATTACHMENTS:

- ▢ Future Meetings Agenda



FUTURE TOWN BOARD MEETINGS

April 4, 2022 5:30 p.m.	Town Board Work Session Follow-up for ARPA Funds
April 11, 2022 5:30 p.m.	Town Board Work Session Town Board-Manager-Attorney Monthly Meeting Metro District Policy Review
April 11, 2022 7:00 p.m.	Town Board Regular Meeting
April 18, 2022 5:30 p.m.	Town Board Work Session Shurview Property Update
April 25, 2022 5:00 p.m.	Town Board Work Session Arbor Day Poster recognition (5:00 – 5:30 p.m.) Main Park Shelter Meet the Board
April 25, 2022 7:00 p.m.	Town Board Regular Meeting
May 2, 2022 5:30 p.m.	Town Board Work Session Town Board Orientation with Sam Light Town Board Technology Orientation
May 9, 2022 5:30 p.m.	Town Board Work Session
May 9, 2022 7:00 p.m.	Town Board Regular Meeting
May 16, 2022 5:30 p.m.	Town Board Work Session Follow-up to Metro District Policy Review
May 23, 2022 5:30 p.m.	Town Board Work Session
May 23, 2022 7:00 p.m.	Town Board Regular Meeting
May 30, 2022	Canceled – Memorial Day Holiday
June 6, 2022 5:30 p.m.	Town Board Work Session
June 13, 2022 5:30 p.m.	Town Board Work Session

June 13, 2022
7:00 p.m.

Town Board Regular Meeting

June 20, 2022
5:30 p.m.

Town Board Work Session

June 27, 2022
5:30 p.m.

Town Board Work Session

June 27, 2022
7:00 p.m.

Town Board Regular Meeting

Future Work Session Topics

- DDA Entertainment District
- Telecom Code (Pending FCC Rules)
- Water Lawyer Update (May)
- Regional Water Treatment Plant Site
- Proportional services and amenities for planned population
- Colorado Opioids Settlement Use Ideas
- Economic development/retail needs based on population levels (following retail assessment)
- Land Use Code Update
- Discuss Wells Used For Geologic Sequestration of Carbon Dioxide draft ordinance