



TOWN BOARD WORK SESSION

May 17, 2021 - 5:30 PM

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

Please click this URL to join. <https://windsorgov.zoom.us/j/95317835848>

OR join by telephone at (888) 788-0099 or (877) 853-5247

Webinar ID:953 1783 5848

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

AGENDA

1. Urban3 Presentation - Economic MRI of Windsor - D. Eisenbraun, Senior Planner
2. Comprehensive Plan Overview - C. Malone, Chief Planner; David Eisenbraun, Senior Planner
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: May 17, 2021
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: David Eisenbraun
Re: Urban3 Presentation - Economic MRI of Windsor
Item #: 1.

Background / Discussion:

Background Context

Following the Urban3 presentation to Town Board on October 19th 2020 and follow-up discussion January 11, 2021, Town Board budgeted \$38,000 for the analysis as discussed at that work session.

Given the unprecedented growth over the past five years, the Planning Division is anticipating a 2022 budget request to update the 2016 Comprehensive Plan. The analysis performed by Urban3 would help inform potential goals and policies consistent with the 2020 Strategic Plan. All three Strategic Plan Performance Commitment Areas of Focus would be addressed in this analysis: Strategic Growth, Vibrant and Healthy Economy, and Sustainable Infrastructure. For example, with regard to the Town's Sustainable Infrastructure Area of Focus, Urban3 has illustrated the budgetary challenges associated with low density development patterns in comparison to our Downtown and the life cycle of roads and required on-going maintenance.

The Planning Division proposed the Urban3 presentation at the October 19th Town Board work session following the Urban3 keynote address at the last American Planning Association Colorado conference. Urban3 utilizes GIS data to tell a story in a very unique and visual way that goes beyond a simple analysis and report of data. While Planning may have had the Comprehensive Plan in mind, the analysis would be useful for other departments and the Downtown Development Authority in their planning as well.

Below are responses to a couple of specific questions from Town Board members as follow-up to the October 19th work session.

How have other communities used this type of analysis?

Staff asked Urban3 for some examples and they provided the following that are related to Comprehensive Plans specifically:

"The City of Ogden, UT used our work to 1) changed their zoning code to disallow uses, like storage facilities, in their core area that are not fiscally productive; 2) changed their zoning code to ensure a mix of uses with new housing boom, so that they wouldn't get monolithically residential areas; 3) used our work as a lens for their new Comp Plan Update Make Ogden Plan, to make sure that as they planned for new development, that it would raise value incrementally in their specific areas of focus before allowing for development in other, more outlying areas; and 4) through seeing the value of downtown development in our work, they saw the strategic need to acquire a key property in their downtown area when a large business relocated, and worked with developers in public/private partnership to redevelop the property - staff used our work as a platform when sharing w/council and the community the strategic importance of acquiring this site."

"The City of Rancho Cucamonga is going through their General Plan Update process (analogous to a Comp Plan update, just the CA version) and used our work to inform their council and public on the current state of the City's financial health during the planning and community engagement process. We are currently helping them determine their

preferred land use scenarios for future growth using our analysis. Additionally, even though the process is not yet complete, their city manager used our work to enact a warehouse/industrial moratorium this month in the southeastern portion of their city, citing the fiscal impact of these types of developments and a need to reinvest in downtown first. You can also view our presentation as part of their General Plan website here (scroll down and click on the "Dollars and Sense - The Economics of Land Development Patterns"). At the 1 hour and 3 minute mark of the video is a more relevant information the Board may be interested in."

The following link is a deliverable from a recent project in Fayetteville, GA:

"Here is a link to a final report for a recent project in Fayetteville, GA. You can utilize the baseline understanding of municipal finance to educate your residents as part of the comprehensive plan community engagement process (Tabs 1-10 in the report). Then, we could take the recommendations for growth as part of the Comprehensive Plan and create scenario projections for you all to show the varying tax implications of different types of growth. This would not be an expensive add on to your Comp Plan update process (less than \$5k) for us to undertake after the future land use map has been drawn. Additionally, the existing revenue models (Tabs 6 and 7) can show your DDA/Economic Development folks where and what kinds of development are the most remunerative per acre in the City, and where more investment in infrastructure could occur to support that type of development."

Are there any local firms that could do the same analysis?

There are undoubtedly other firms both local and national that can analyze the same data; however, the reason that Urban3 was asked to present to Town Board on October 19, 2020, was the fact that they use the data to tell a story and shed light on issues that otherwise might not be obvious from a typical review of the data. Other firms that could work through this kind of data don't typically focus on the 3D storytelling side of the data and instead are more focused in a 2D maps, graphs and spreadsheet manner. Urban3's goal is to take complex growth and economic challenges, demystify tax codes, government processes, and municipal finance data, in an effort to better allow their communities to clearly understand the economic impact of development.

Approach:

Urban3 believes understanding the economic impact of various land use patterns is an imperative first step to building and growing a sustainable community. Their work not only reflects the relative fiscal efficiency of development patterns, but also helps policymakers and practitioners deliver a data-driven understanding of the economics of place. Through mapping and detailed analysis, their approach helps communities make smarter decisions about future development and capital improvements. Overall, they aim to present complex tax information in an easily understood format and provide additional transparency via participation around community growth and fiscal health.

Process:

Urban3's analytic method focuses on normalizing tax values on a per-acre basis. Their process is broken into two phases. First, parcel data with ownership, tax values, exemptions, and building information is cataloged and processed. Many times, there are anomalies in Tax Assessor's files that misrepresent acreage amounts or allocate tax values across multiple semi-related parcels.

With this most recent exercise, their team focused on correcting and synthesizing different tax parcel data for the Town of Windsor as needed from Larimer and Weld Counties. Additionally, Urban3 has worked with Town staff to contact the Colorado Department of Revenue to obtain sales tax data for Windsor. Urban3 has worked with dozens of communities across Colorado and the country to obtain and map sales tax data at a spatially meaningful level, while still maintaining business' privacy. After the parcel and sales tax data was processed and all errors corrected, Urban3 moved on to visualizing the information. Urban3's visuals and 3D graphics provided a unique way of seeing the Town in which fiscal efficiency—or inefficiency—was immediately apparent. Urban3 used a variety of visual techniques to display value per acre and revenue metrics to create 3D representations of land value, tax value, and value per acre trends in vertical "spikes" to clearly display a huge amount of information. Market variability and inequitable tax valuations, and of course, value per acre efficiency across Windsor are displayed in 3D. Also, tax millage rates were applied to parcel data to show the amount of taxes each development or area actually pays, versus its assessed tax value. Ultimately, this information helped to create a holistic economic story for the Town.

Relationship to Strategic Plan:

All three Strategic Plan Performance Commitment Areas of Focus would be addressed in this analysis: Strategic

Growth, Vibrant and Healthy Economy, and Sustainable Infrastructure.

ATTACHMENTS:

- ▯ Applicant Presentation



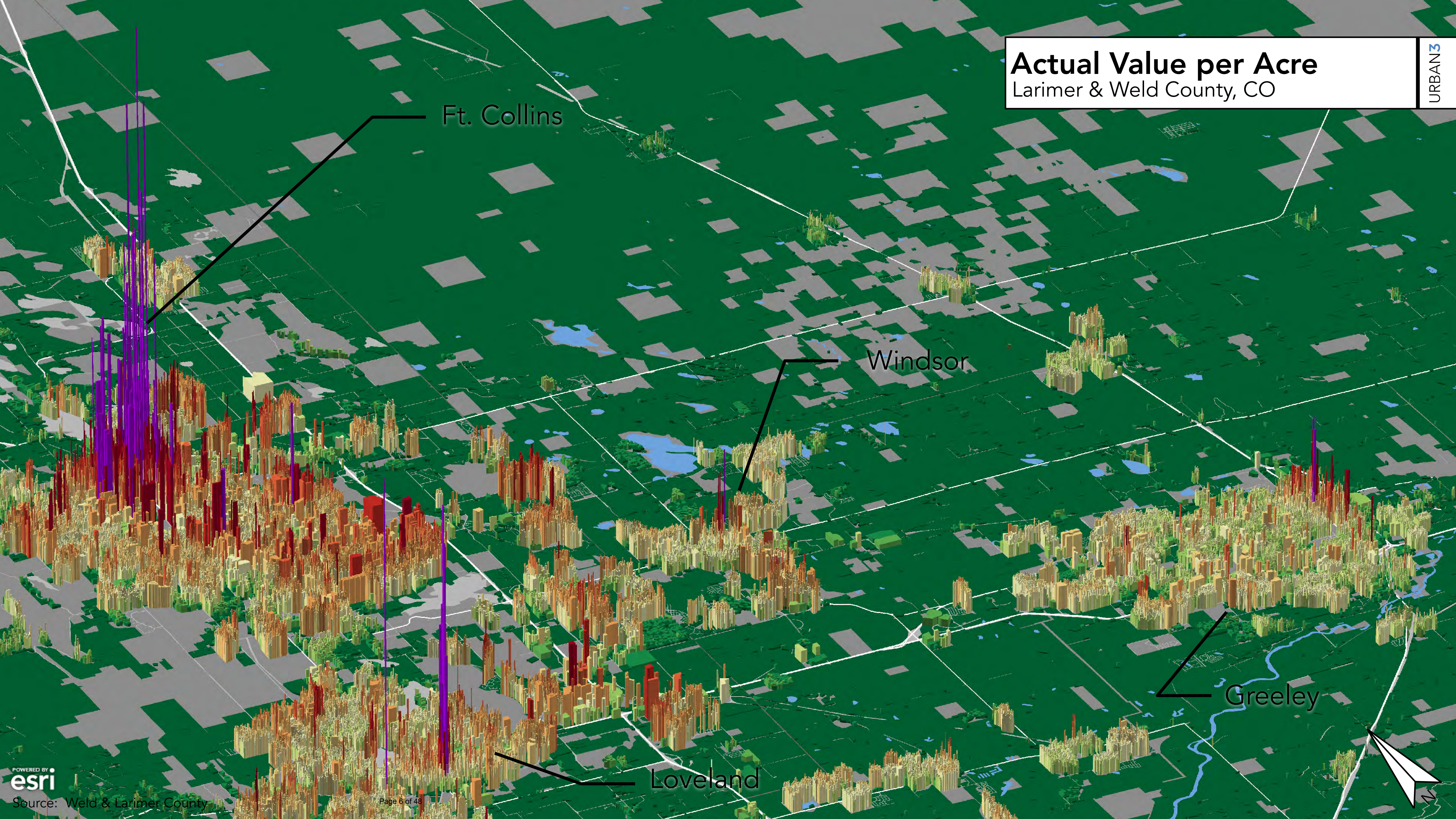
Actual Value vs Assessed Value

Standard Geospatial Analysis

Actual Value per Acre

Larimer & Weld County, CO

URBAN3



Ft. Collins

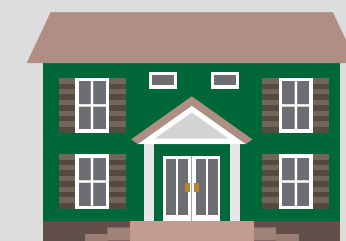
Windsor

Greeley

Loveland

Assessed Value per Acre

Larimer & Weld County, CO



7.15 %



29 %

Ft. Collins

Windsor

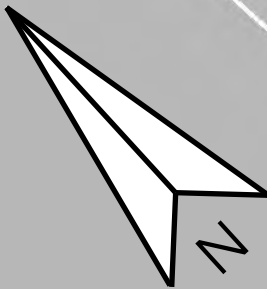
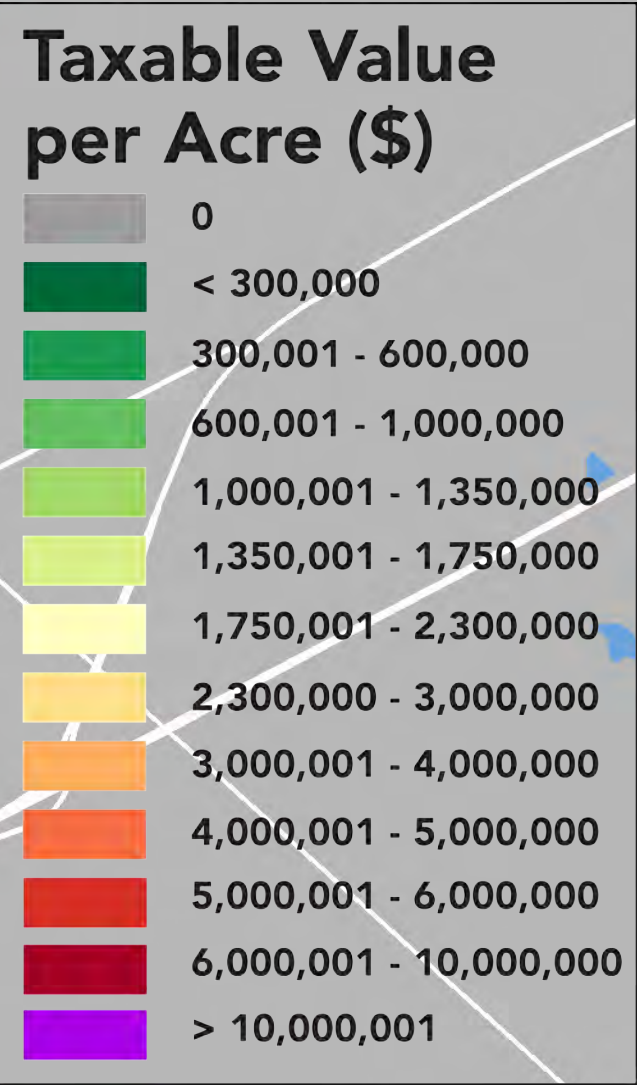
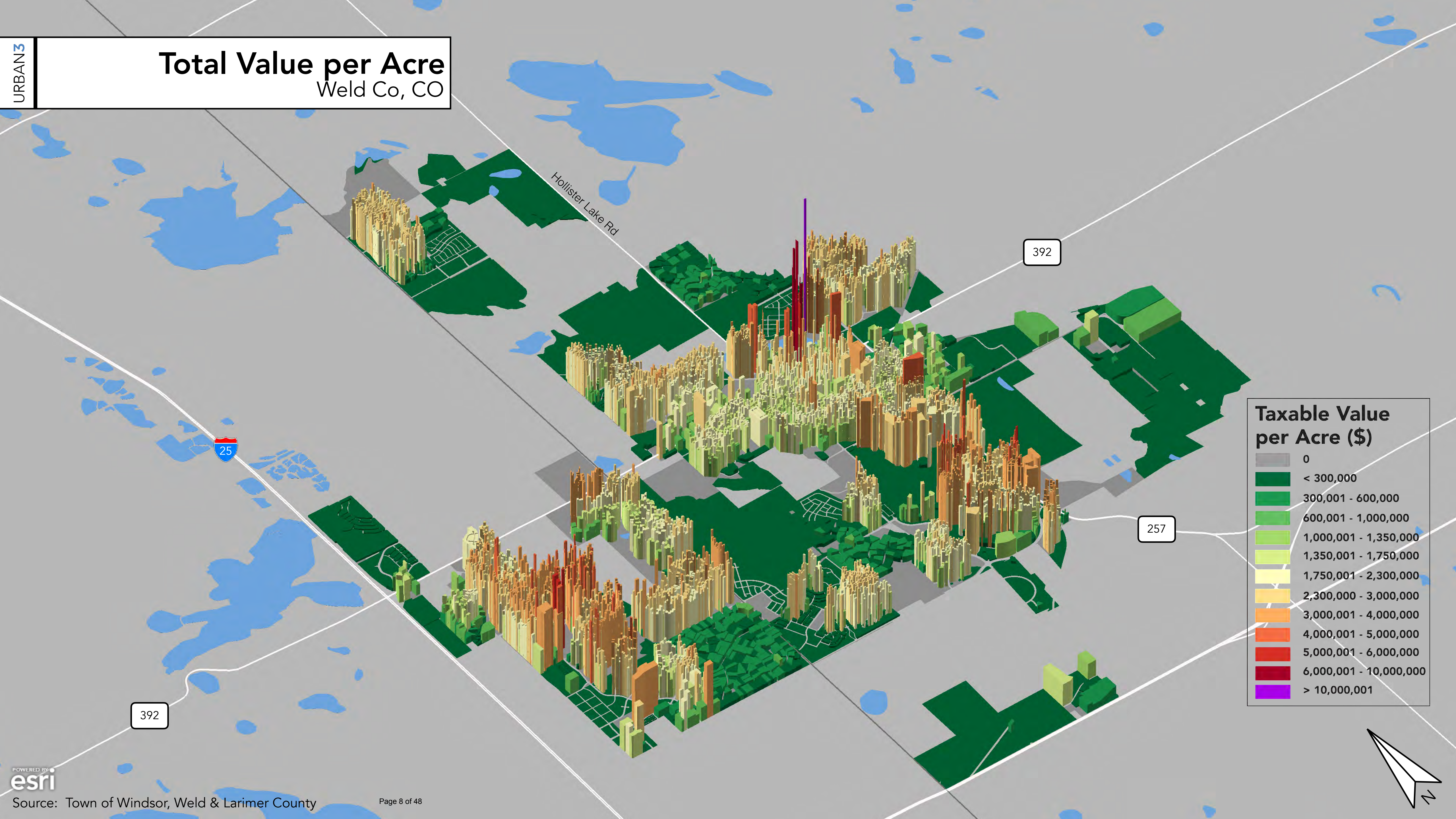
Greeley

Loveland



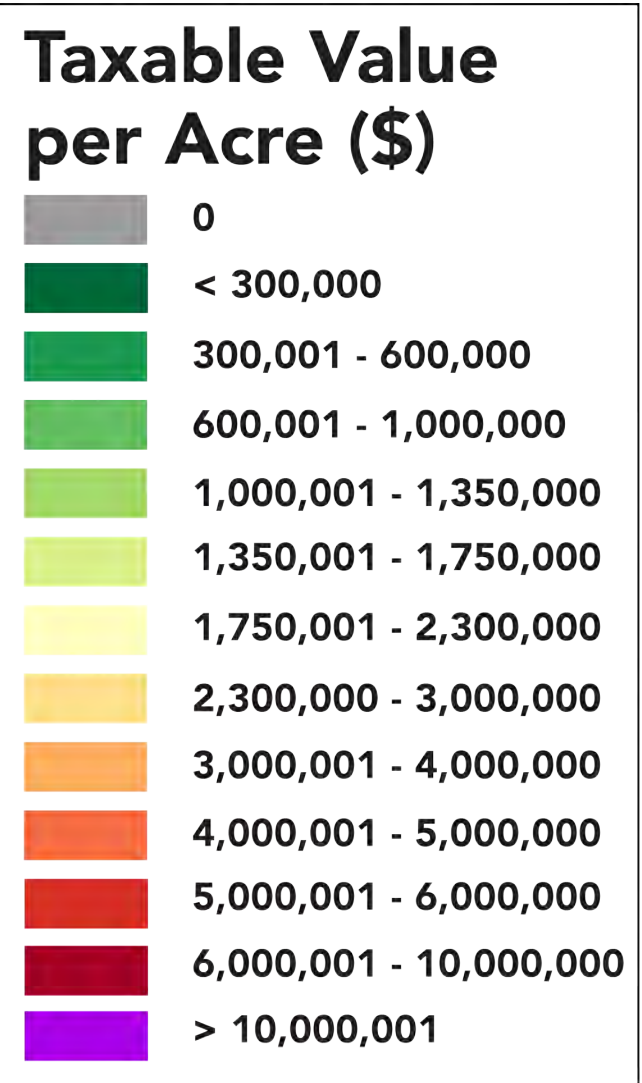
Total Value per Acre

Weld Co, CO



Value Per Acre

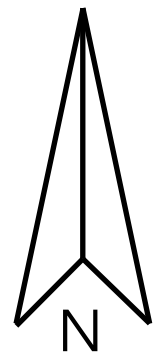
Weld Co, CO



Windsor

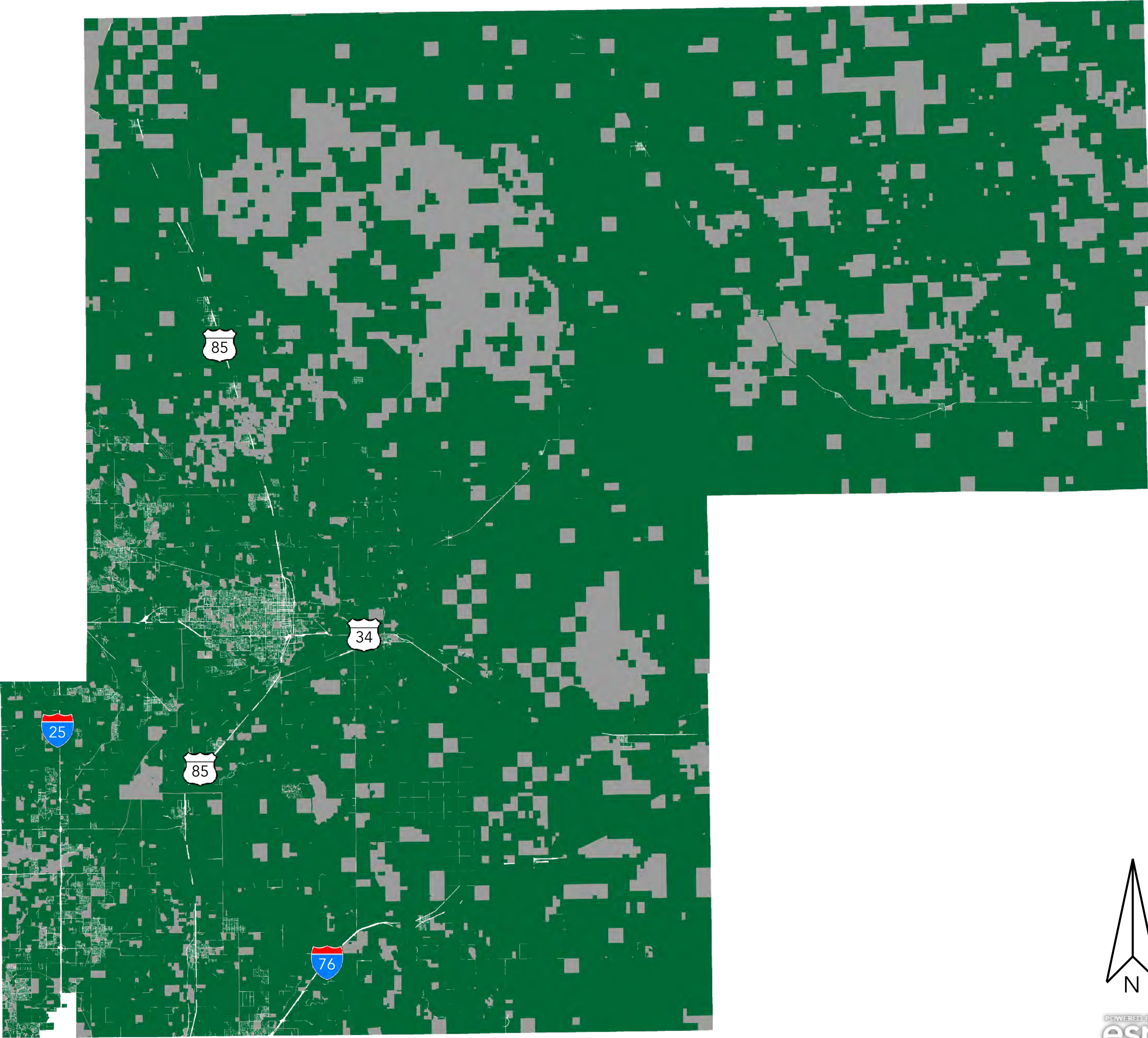
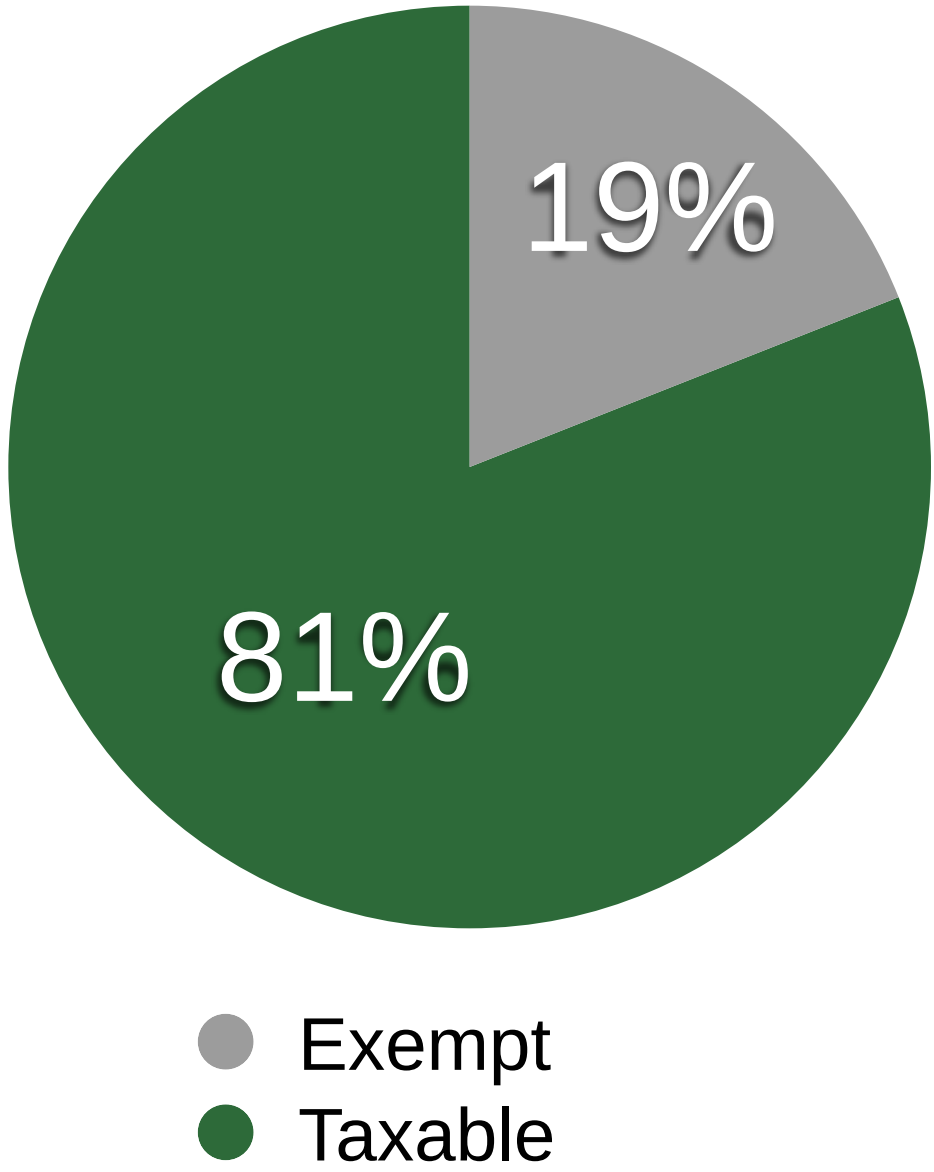
Greeley

Primarily Agriculture



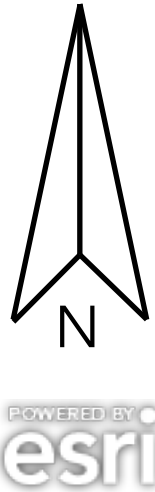
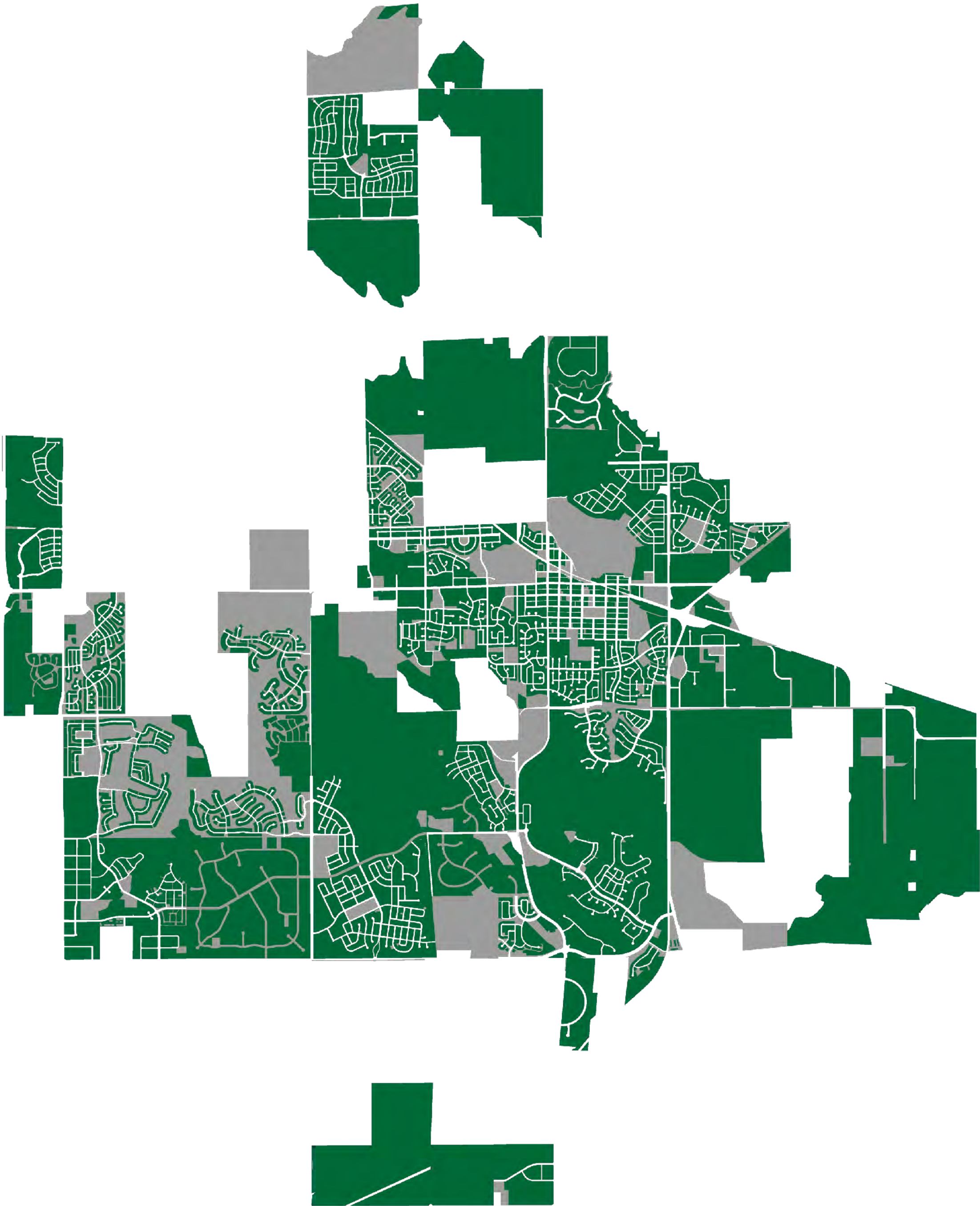
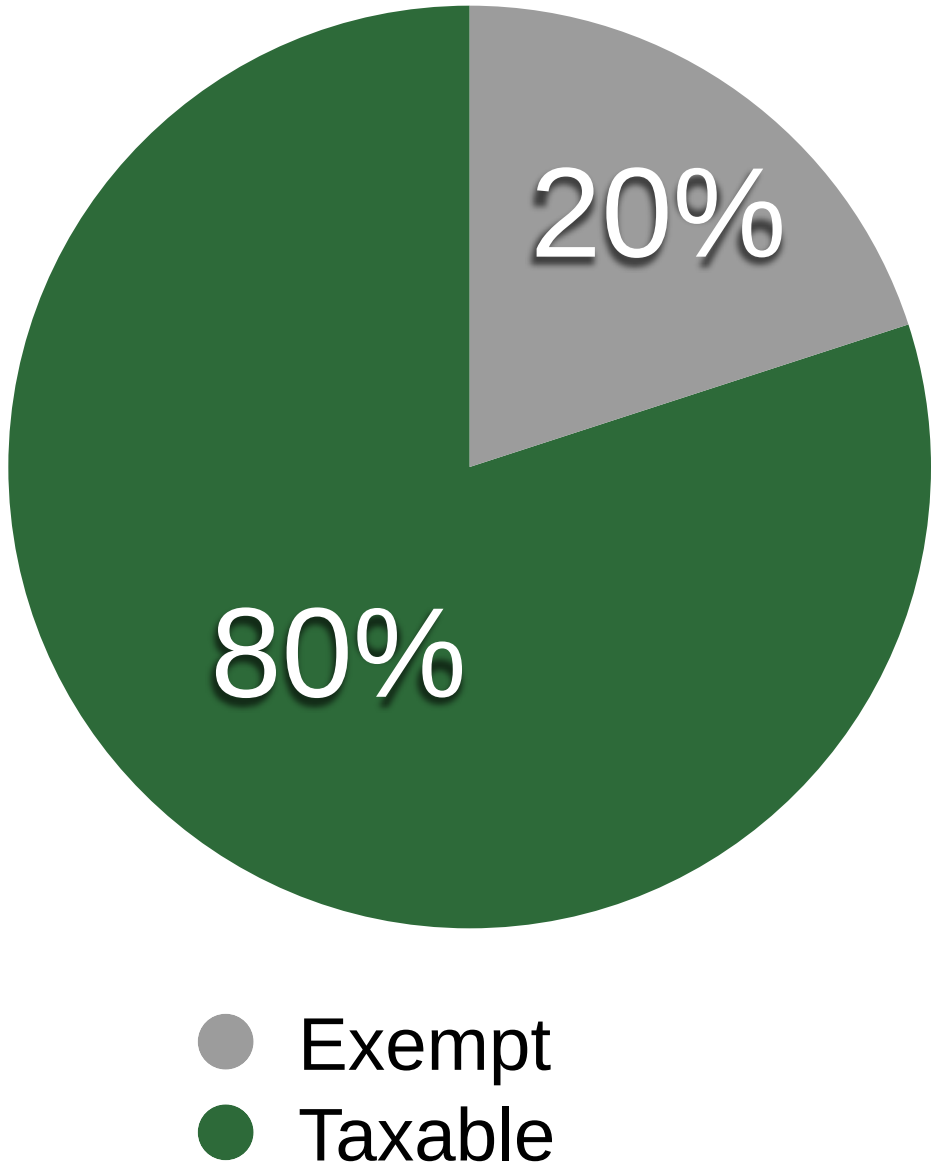
Taxable vs. Exempt

Weld County, CO



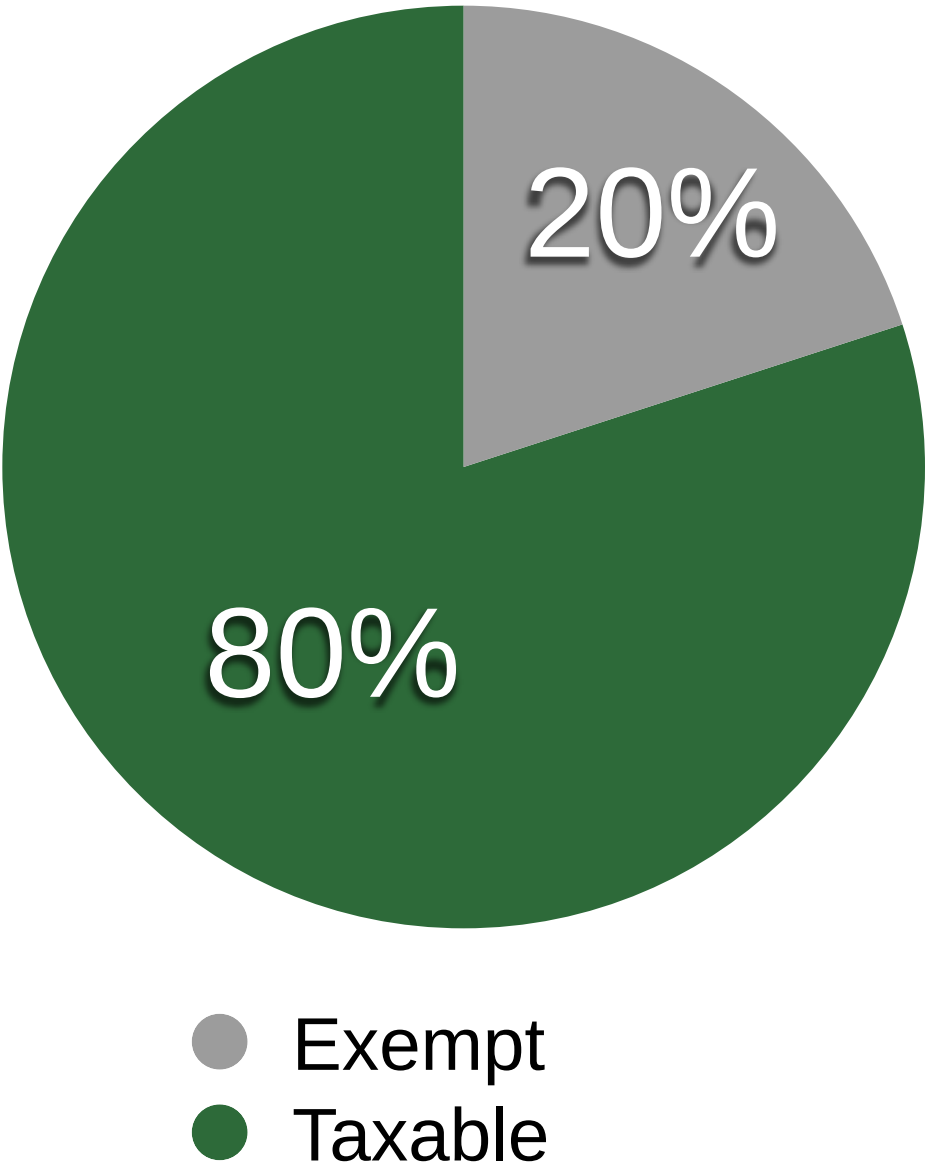
Taxable vs. Exempt

Windsor, CO

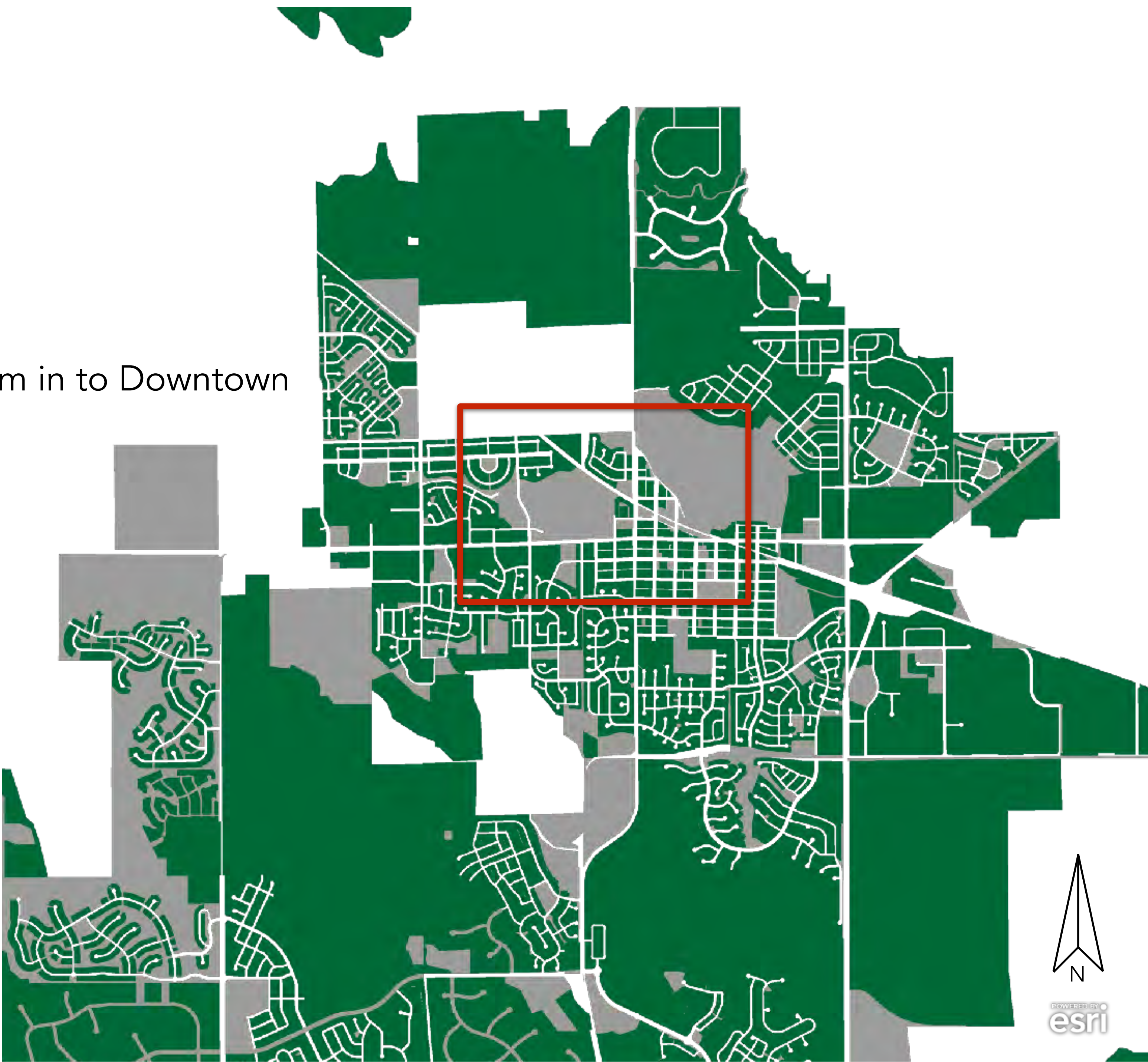


Taxable vs. Exempt

Windsor, CO

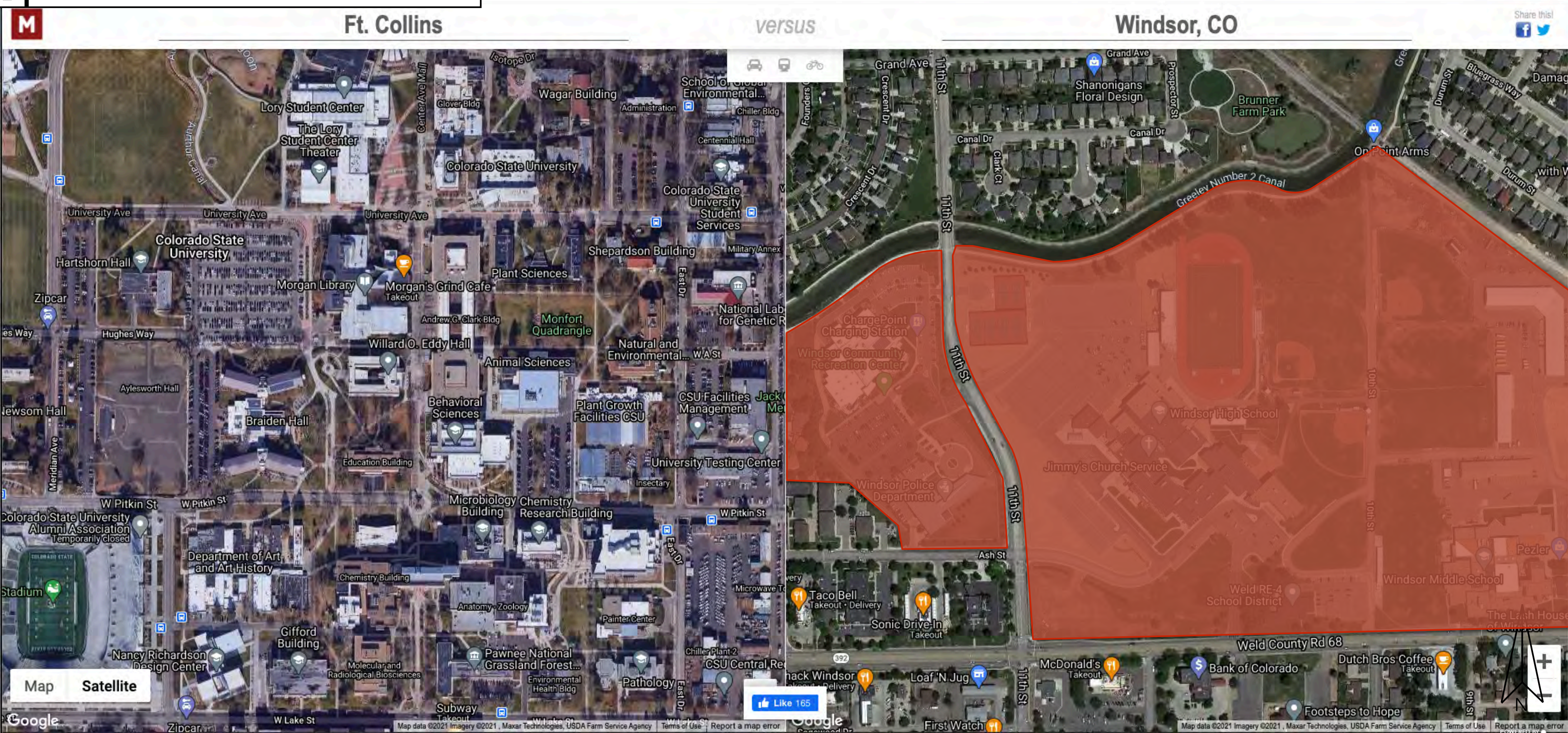


Zoom in to Downtown



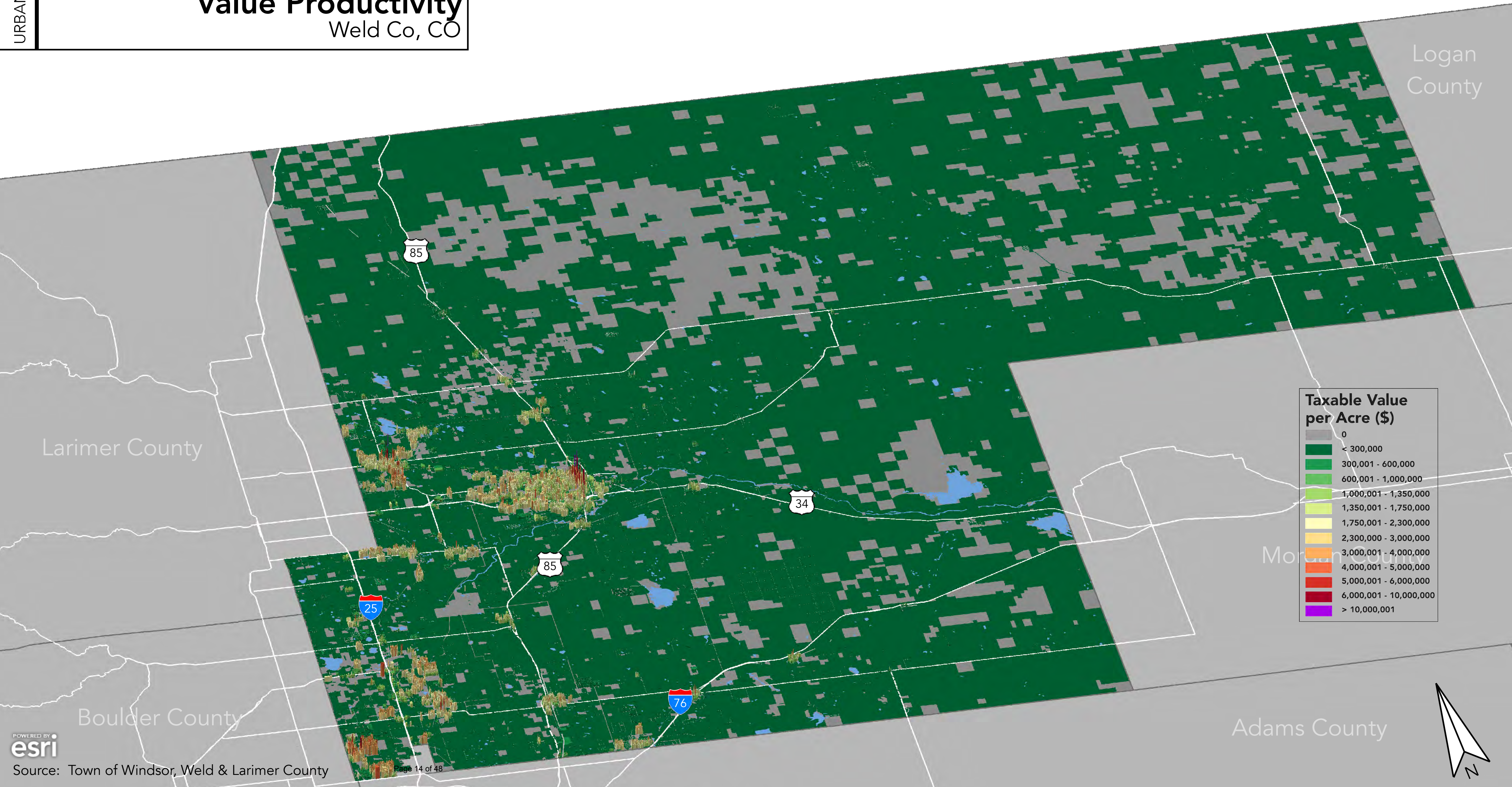
Taxable vs. Exempt

Windsor, CO



Value Productivity

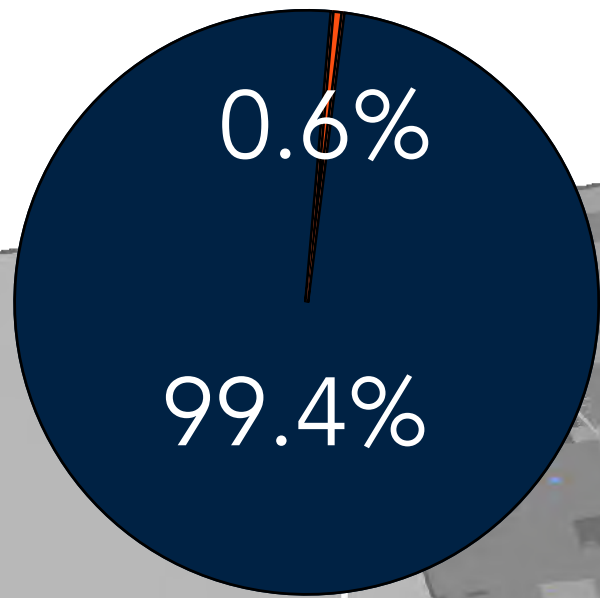
Weld Co, CO



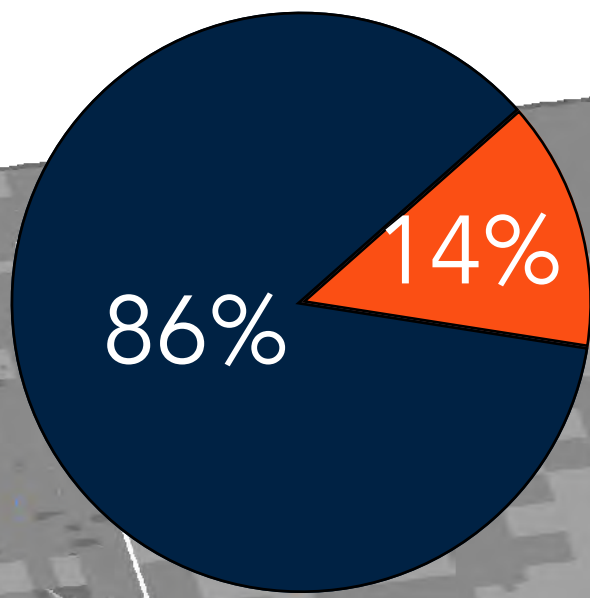
Value Productivity

Weld Co, CO

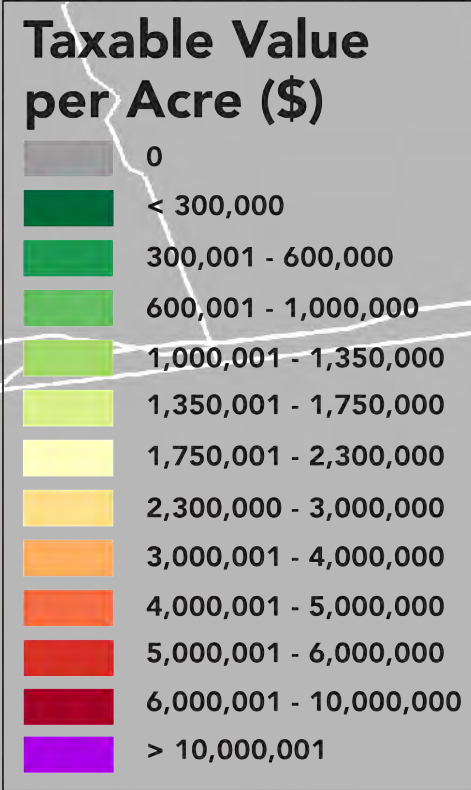
City
County



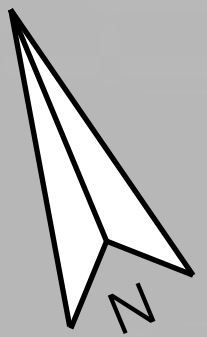
Taxable Area



Taxable Value

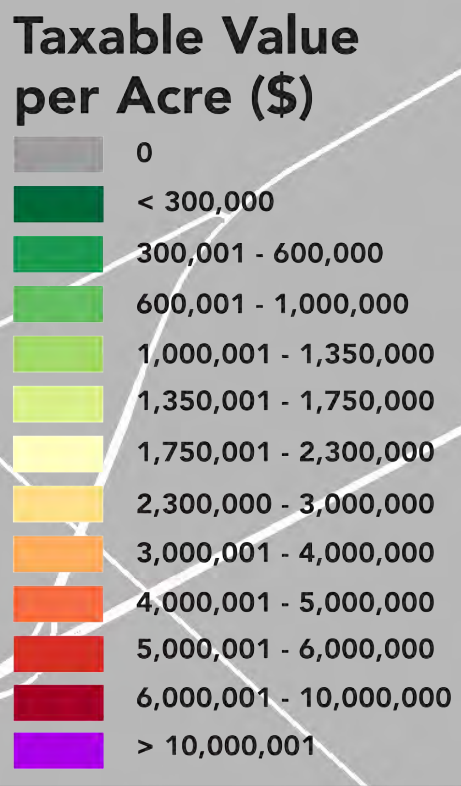


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Value Productivity

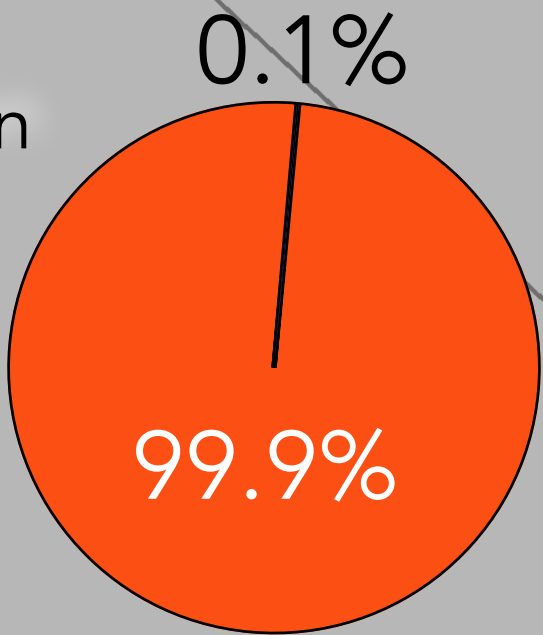
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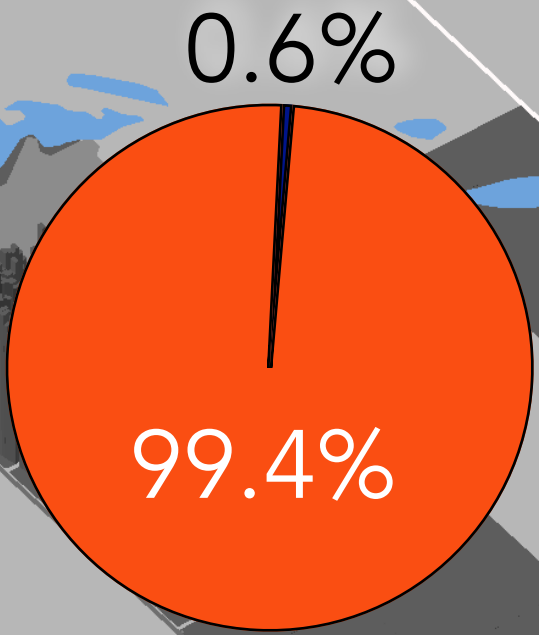
Value Productivity

Weld Co, CO

- Downtown
- City

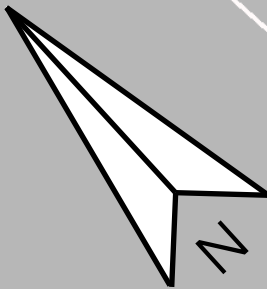
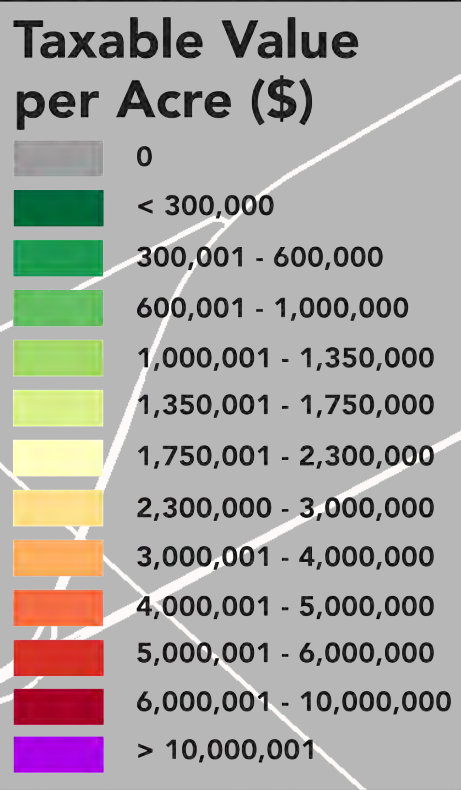


Taxable Area



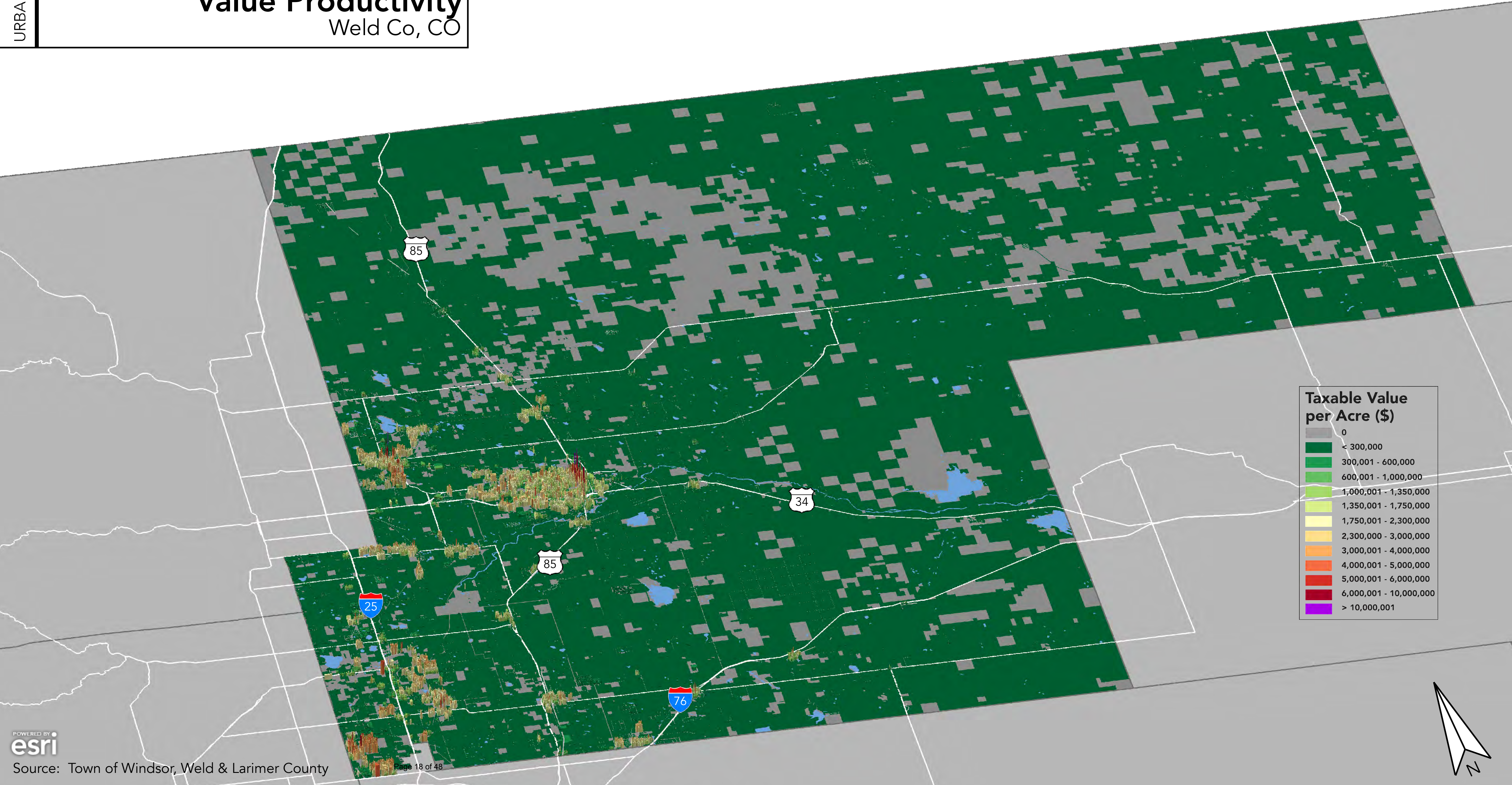
Taxable Value

1:6



Value Productivity

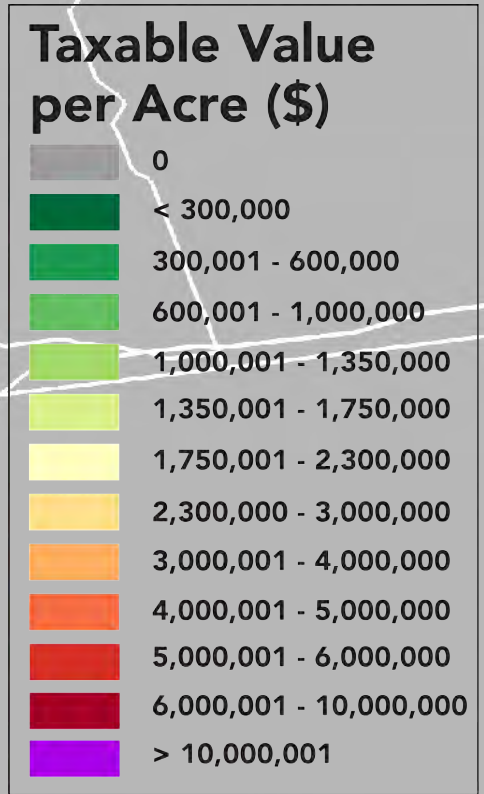
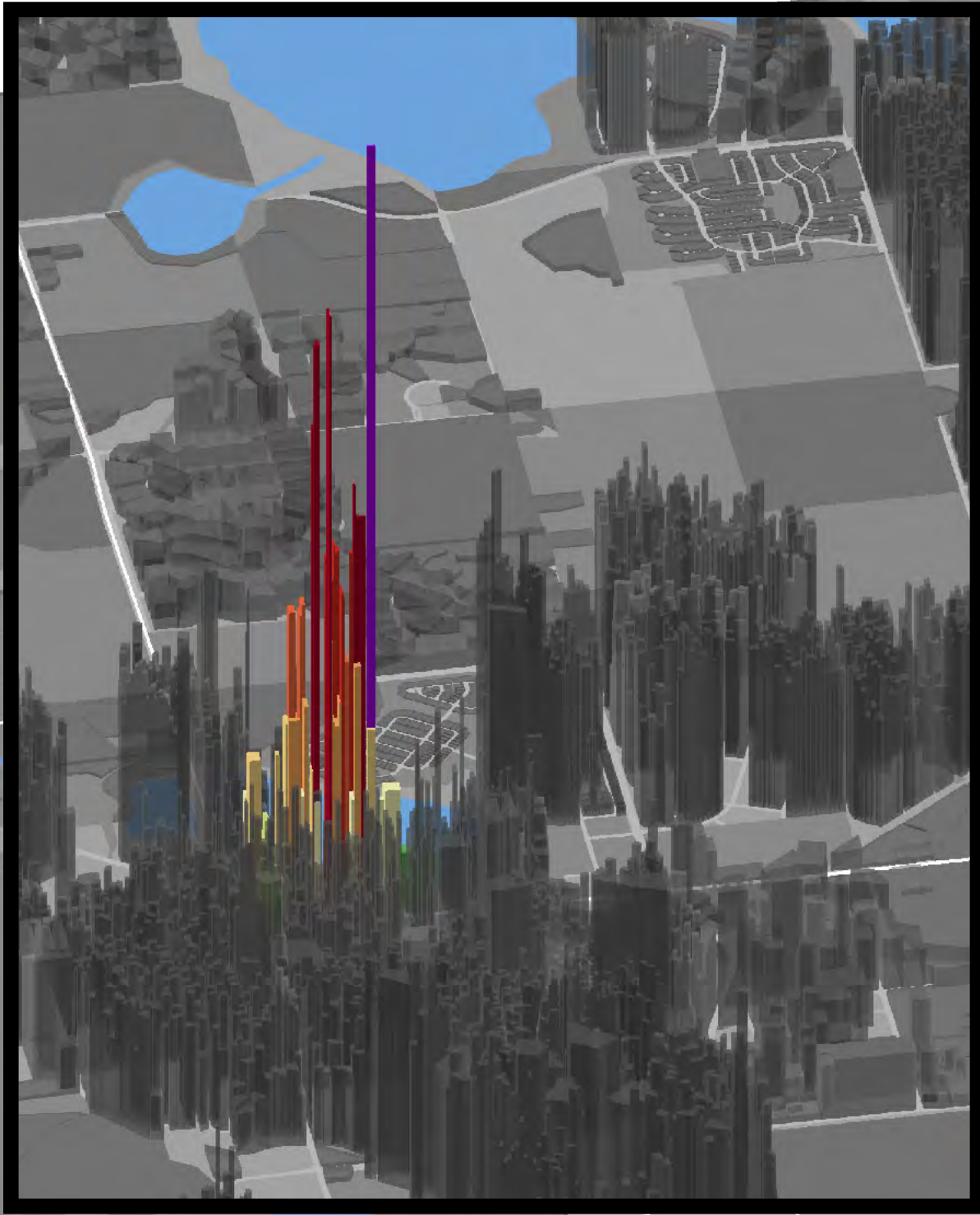
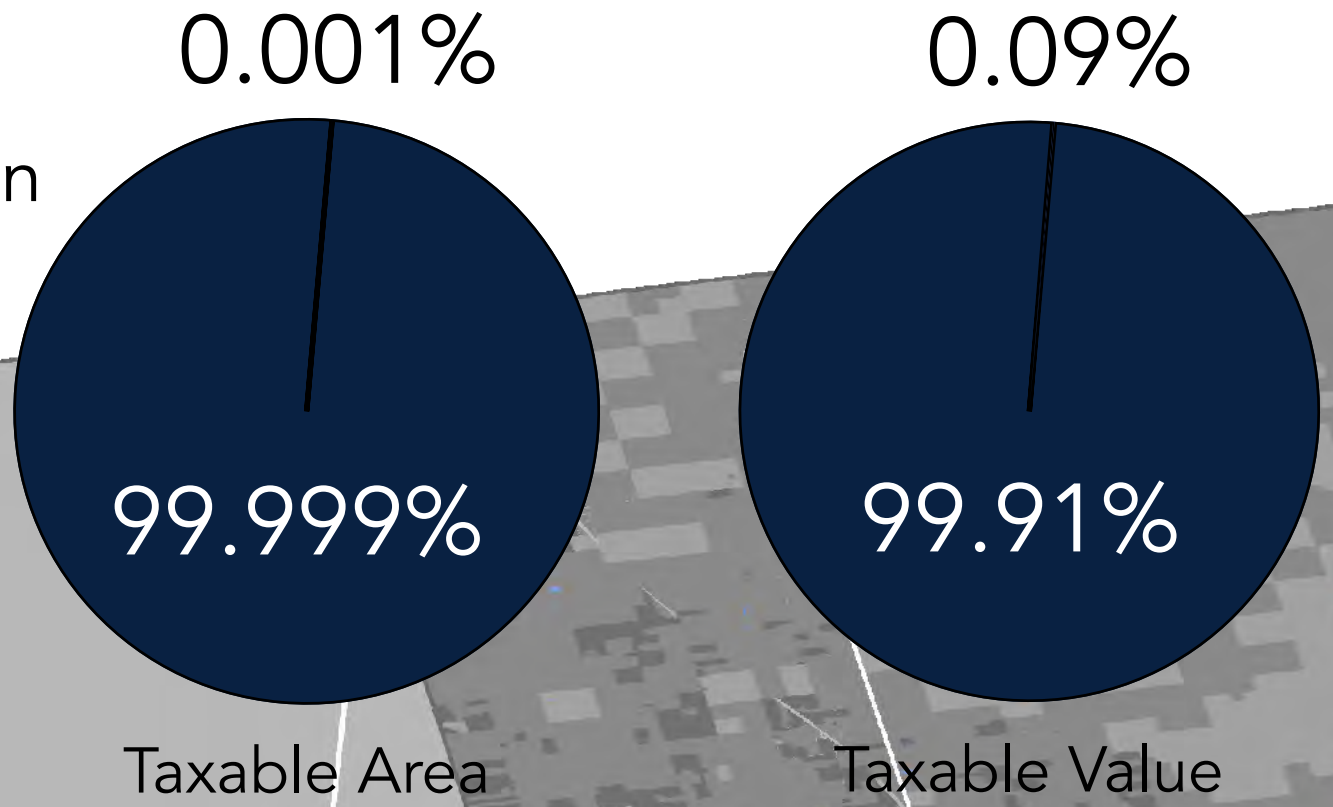
Weld Co, CO



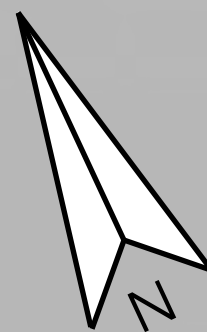
Value Productivity

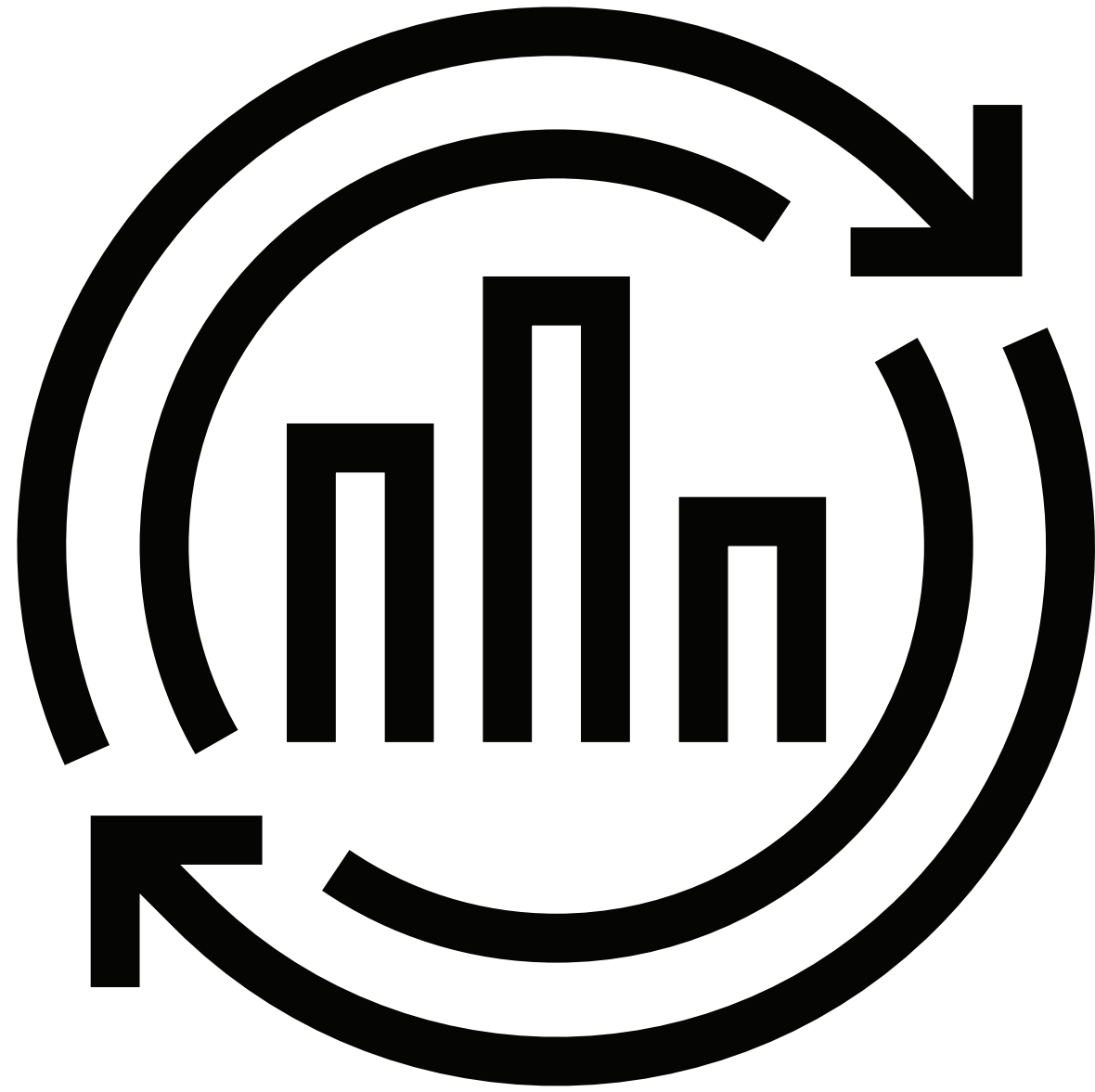
Weld Co, CO

- Downtown
- County



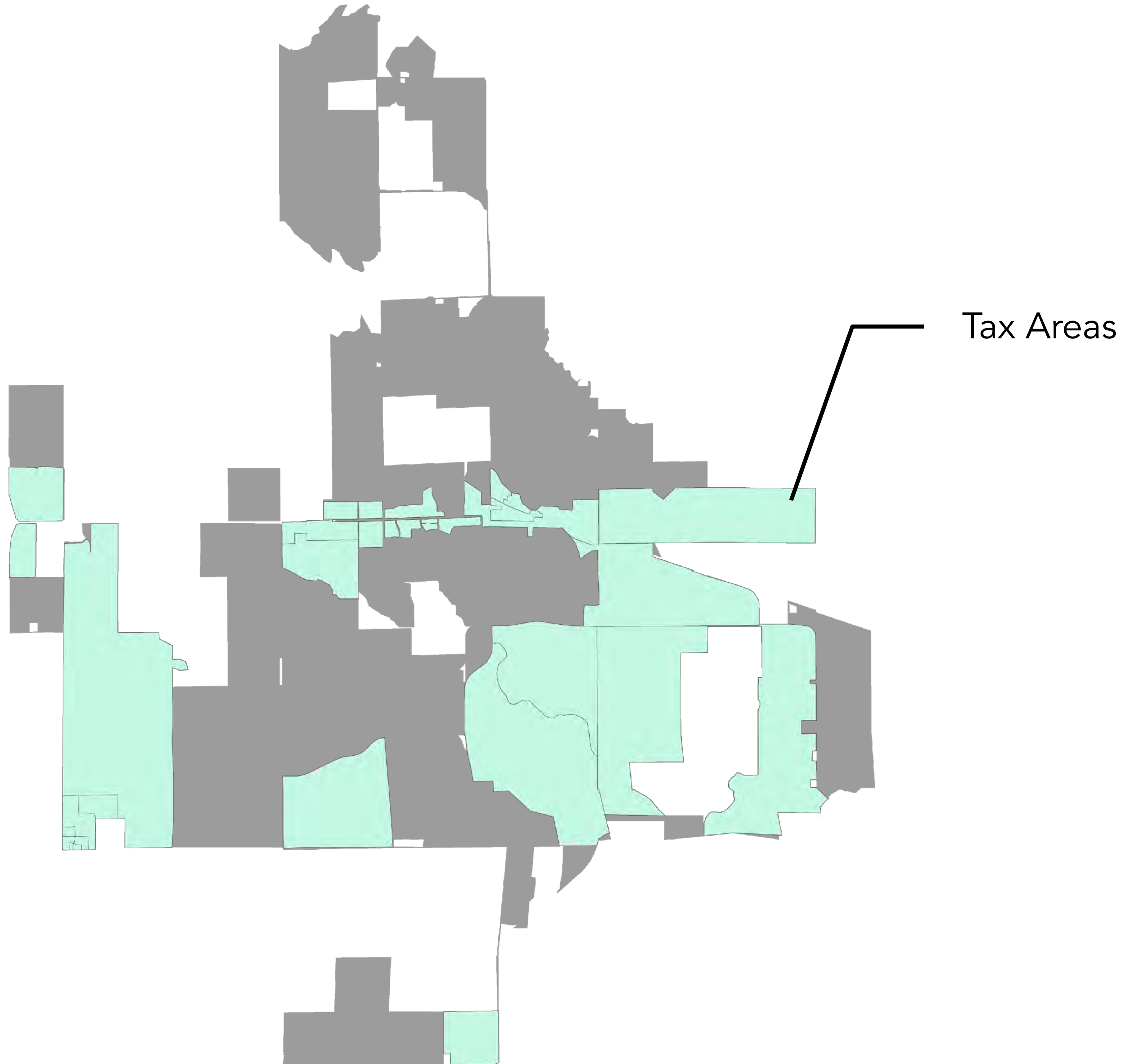
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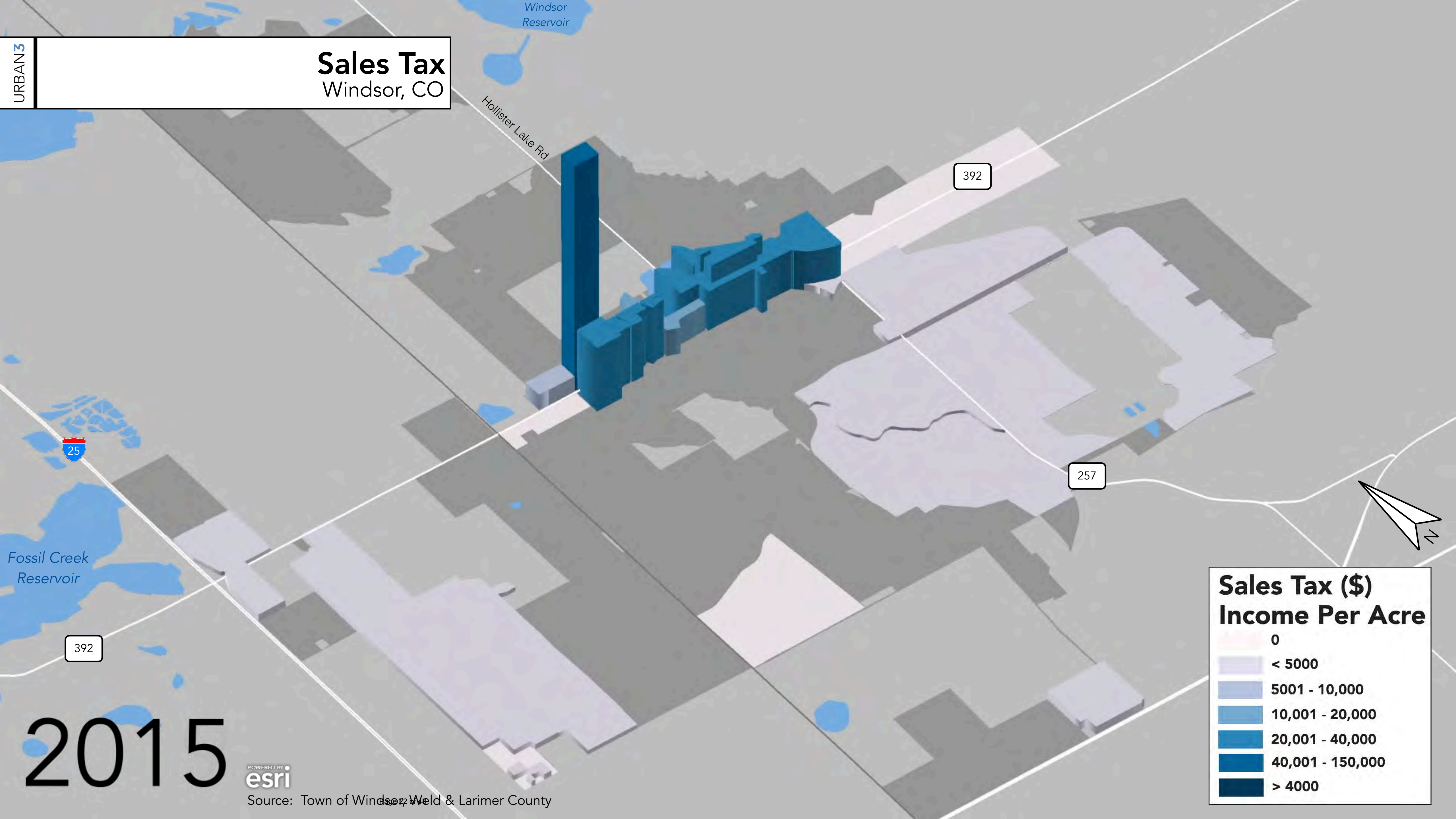




Sales Tax Analysis

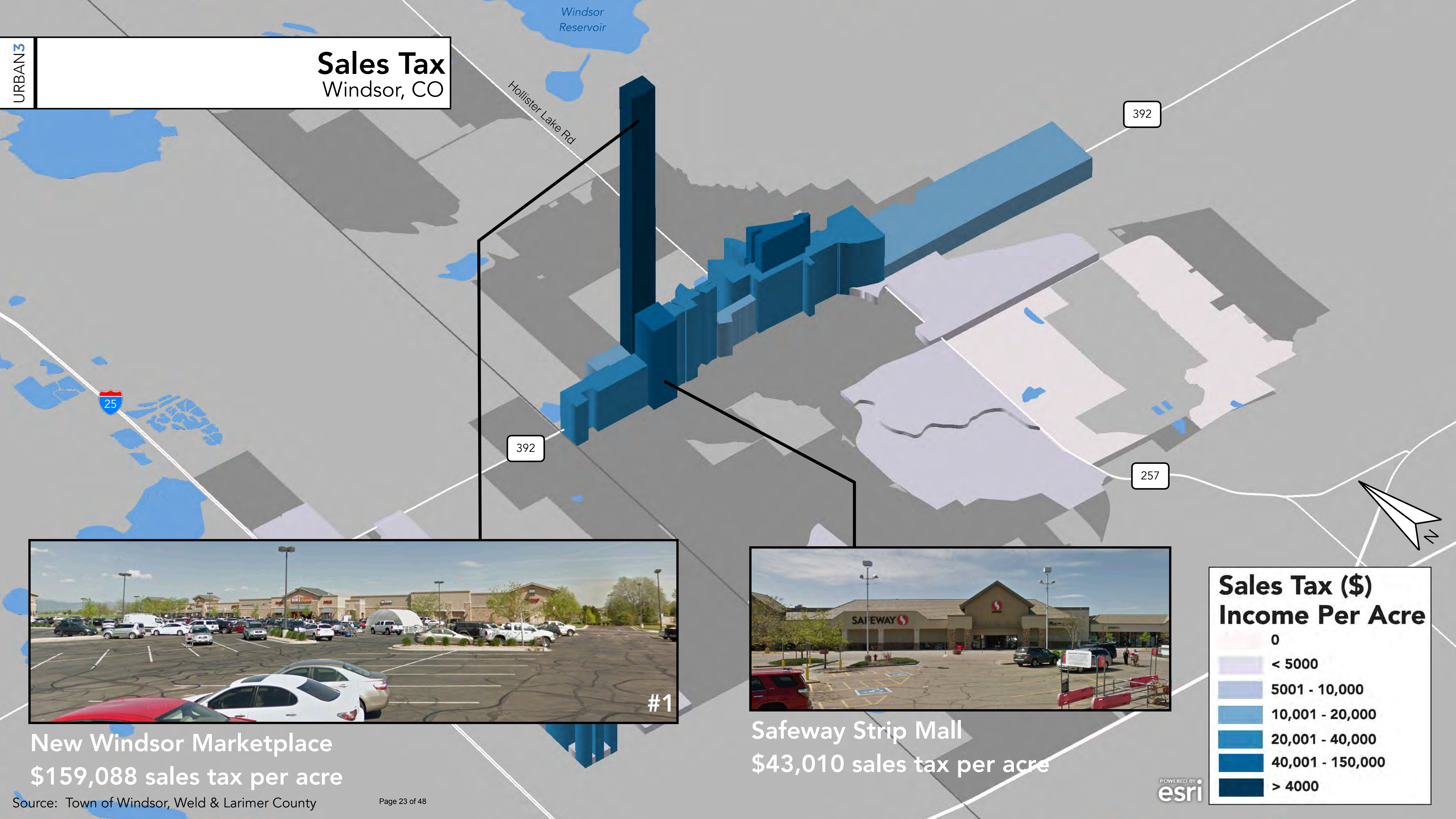
Mapping Sales Tax Revenue





Sales Tax

Windsor, CO



New Windsor Marketplace
\$159,088 sales tax per acre

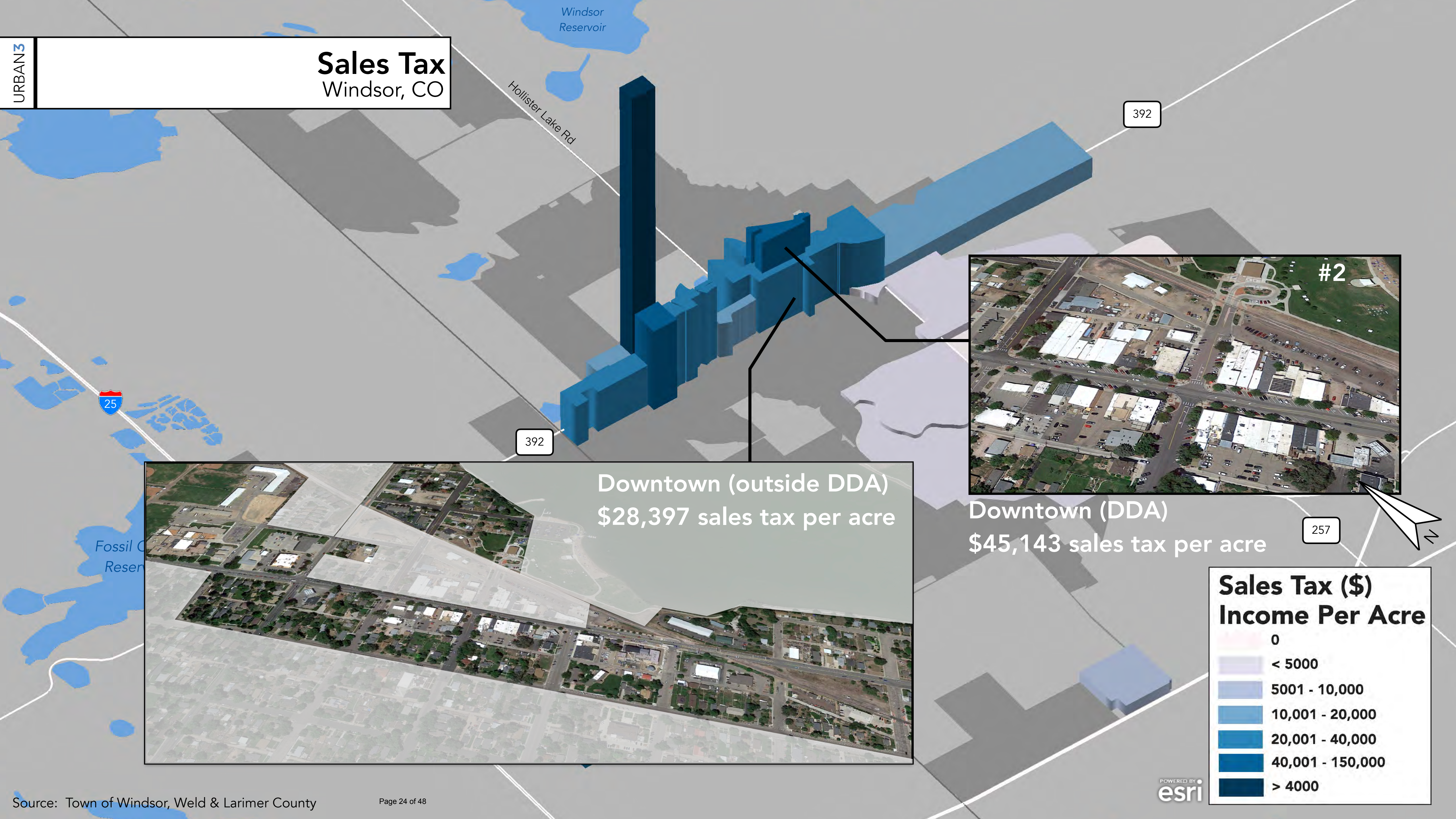


Safeway Strip Mall
\$43,010 sales tax per acre



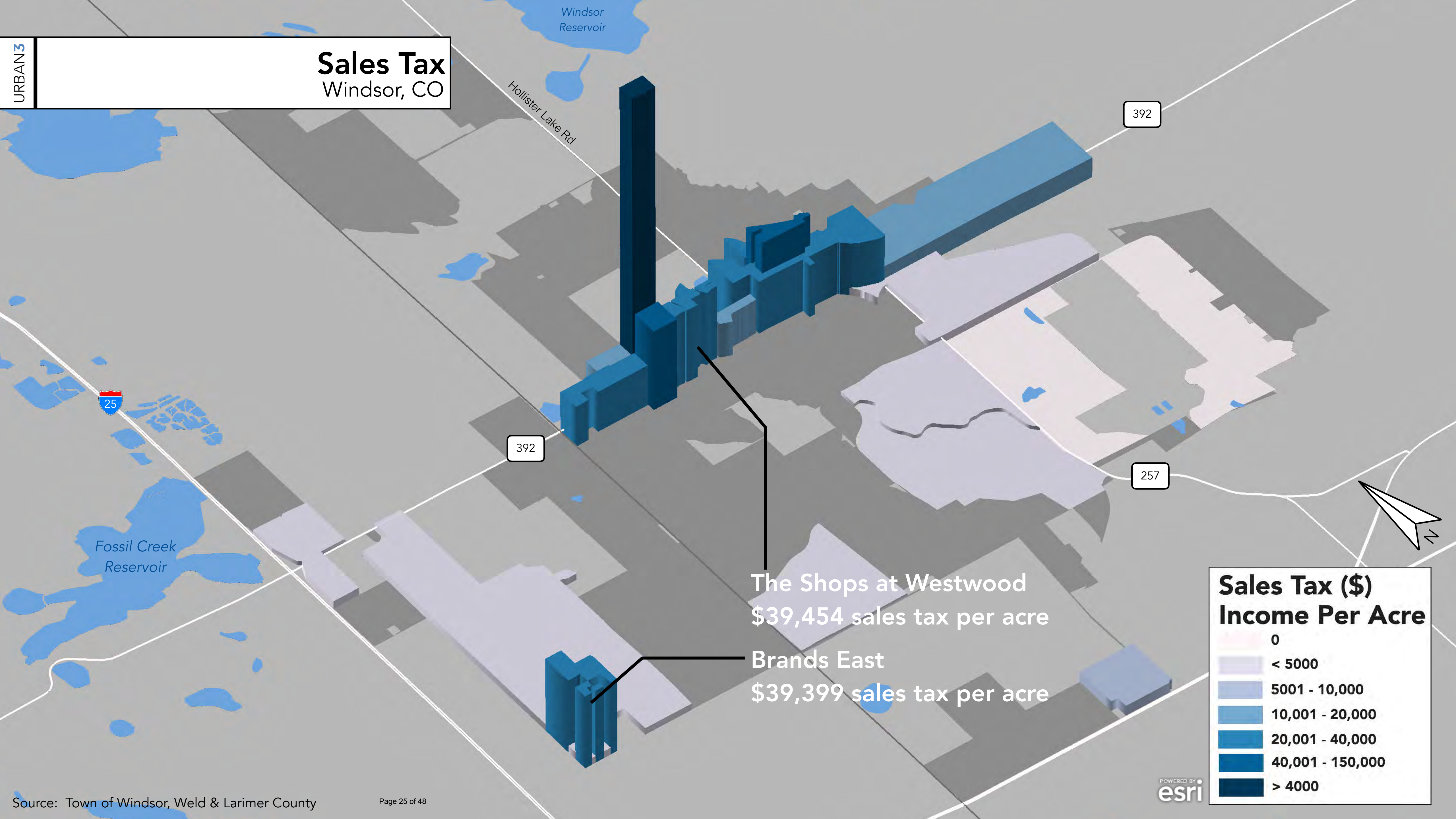
Sales Tax

Windsor, CO



Sales Tax

Windsor, CO





MEMORANDUM

Date: May 17, 2021
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Carlin Malone, Chief Planner / David Eisenbraun, Senior Planner
Re: Comprehensive Plan Overview
Item #: 2.

Background / Discussion:

A comprehensive plan is a legislative statement of a local government which describes the community's long-range (15-20 year) vision and includes goals and policies for guiding development decisions. The plan outlines how those goals and policies will be addressed through implementation strategies (action steps). A few examples of implementation strategies are: specific area plans or studies, regulation updates, and capital improvement plans. Another key component of a comprehensive plan is a land use plan which, along with the plan's goals and policies, directs where future land uses should be located within its jurisdiction and growth management area.

In Colorado, state statutes empower a jurisdiction's planning commission with adopting a comprehensive plan.

- C.R.S. § 31-23-206: It is the duty of the Planning Commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to approval of the governmental body having jurisdiction thereof..
- Windsor Municipal Code § 2-7-20: Planning Commission is empowered to prepare and maintain a comprehensive plan.

The Town of Windsor adopted its first Comprehensive Plan in 1969, with updates in 1998, 2002, 2006, and 2016.

Comprehensive Plan Process, Structure, Content.

Process. Comprehensive plans begin with a discussion of issues and opportunities, including the community's long-term vision; data and analysis of current conditions within the community; and the public participation process. The public participation part of the comprehensive planning process engages the public during the development and refinement of goals, objectives, policies, and identifying the action steps. After this step in the plan preparation stage, the draft plan is reviewed and commented on by the public, Town staff, and appointed and elected officials.

The *Town's 2016 Comprehensive Plan* was directed by a Comprehensive Plan Advisory Committee consisting of 18 community leaders, including members of Town Board, Planning Commission, school and business leaders and, to ensure the Town Board and Planning Commission were in alignment. The Town Board made a recommendation of approval to the Planning Commission and the Planning Commission adopted the plan in March of 2016.

Characteristics:

- A plan that guides the physical development of a community
- It is a long-range plan (15-20 years)
- It covers the entire community geographically, including all the functions that make the community work (land uses, transportation, recreation, utilities)
- It includes goals of the community (character, design, location)
- It is the Planning Commission and Town Board's guide for making land use decisions (for example, amending the Town's Zoning Map)

Three-Mile Plan:

C.R.S. § 31-12-105 requires municipalities to adopt a "Three-Mile Plan" for the purpose of envisioning how areas outside of the municipality's boundaries would develop in the future if these areas were annexed. This requires municipalities to identify where they plan to annex property and plan for how they will provide adequate services.

Windsor Growth Management Area (GMA)

The Town's GMA is the boundary illustrated on the Town's Land Use Plan where the Town plans to grow. Areas within this boundary have designated land use categories shown on the Land Use Map. The GMA boundary helps the Town plan for future land uses and services, including unincorporated areas anticipated for future annexation to the Town.

Land Use Map:

- Illustrates where land uses should be located as the Town plans development; helps guide land use decisions (amendments to the Town's Zoning Map, plan for adequate public facilities)
- Illustrates the Town's Growth Management Area (GMA)
- Illustrates the CIA (Community Influence Area) - areas outside of the Town's GMA within an adjacent jurisdiction's GMA or service boundary.

The comprehensive plan includes chapters and each chapter includes goals and policies: growth framework, land use framework, etc. The comprehensive plan's implementation strategies (action items) require evaluation and monitoring.

The implementation strategies include details on what action steps need to be taken to achieve the goals and policies within the plan, such as, what considerations need to be explored to enable the plan recommendations.

Action Items.

The plan's "action items" are implemented through regulations and programs that transition the plan's guiding policies and principles into results (standards, improvements, etc.). Action items that have been implemented from the 2016 Comprehensive Plan include:

- Pedestrian Crossing Guidelines
- Water Wise Landscape Standards
- Complete Streets Policy
- 2017 Roadway Improvement Plan/Road Impact Fee Study Update
- 2020 Transportation Master Plan
- 2020 Trails Master Plan
- Poudre Express Transit Route / City of Greeley-Town of Windsor-City of Fort Collins IGA
- 2021 Land Use Code Updates
- MS4 Stormwater Management Program

The Town continually monitors and evaluates the plan, with periodic updates. Action items in progress, those with annual updates or ongoing items include:

- 7th Street Corridor Study / Walnut Street Bikeway Study
- Eastman Park Drive Corridor Study
- Downtown Parking Study
- Parks and Open Space Master Plan
- Evaluation of comprehensive plan components/elements
- Evaluation of impact fees
- Capital improvement plan / public investment items
- Land Use Code and other regulation updates
- Updates to Town's Zoning Map

Future Comprehensive Plan Update.

An all-inclusive update of the comprehensive plan elements and land use plan is ideally prepared every 10 years. Staff has identified additional areas of focus to consider with a future comprehensive plan update. These topics include, but are not limited to:

- Inclusion – Strategic Plan Guiding Principle
- Economic health and long range planning
- Water conservation – HB 1095 Comp Plan requirements
- Hazard mitigation
- Setbacks from environmental resources
- The following "areas of state interest" designated pursuant to House Bill 1041 (CRS 24-65.1-101): Mineral, Hazard, Archeological and Historical Areas around key facilities
- Annual updates to elected officials
- Climate issues (Climate Action Plan & Colorado Roadmap for Climate Goals)

Recommendation:

For discussion.

ATTACHMENTS:

- ▯ Windsor Comprehensive Plan Dashboard
- ▯ Staff Presentation



Comprehensive Plan Dashboard Reference

Vision

Windsor is a complete community that reflects the best aspects of a traditional "hometown" with a strategic balance and mix of residential, commercial, and industrial land uses, served by high-quality public services, educational and

faith-based institutions, and parks and open spaces. The Town of Windsor, however, is distinct from other municipalities in Northern Colorado for adopting growth policies that have concentrated development at key nodes while preserving its agricultural heritage.

Purpose

The Windsor Comprehensive Plan serves as the foundation for decision making and a reference for Town officials, residents, and stakeholders as they consider development proposals, capital improvements, infrastructure investments, policy changes, and other actions in the decades to come. For the vision of Windsor to be realized, the Town must be proactive, serving in a leadership capacity to spearhead, implement, and coordinate recommendations within the Plan. This will require the support, participation, cooperation, and

collaboration of local leaders, other public agencies, various neighborhood groups and organizations, the local business community, property owners, developers, and residents.

12 Community Workshops
Community Participants **400+**



Land Use Plan Chapter 5a

Mixed Use Livability

The Town of Windsor has established a vision and development goals that emphasize multi-modal transportation, active living, and mixed-use development executed in a manner that preserves the community's small town character. There are three critical elements to consider in achieving this vision:

Compatibility

An important part of implementing Windsor's development vision is managing land use adjacency through an approach that promotes compatibility and supports "horizontal mixed-use" design. This approach promotes the inter-relationship between adjacent land uses rather than just relying on buffering, screening, and separating different land uses from each other. The latter approach typically creates saturated land use "silos" or "pods" connected only via arterial roadways with limited or no connections on local streets for people on bikes or walking, or people making short automobile trips.

Form

Form governs the design and orientation of future development and the public infrastructure that serves those sites. Form-based standards and an application of a density transect approach will need to be customized to Windsor specifically. This will include providing urban design criteria not just for multi-story, mixed-use infill projects Downtown, but also for retail centers and single-family neighborhoods throughout the community.

Connectivity

Although virtually every property is connected in Windsor through the use of the automobile, the comprehensive planning process has endorsed investing in multi-modal options, primarily walking and bicycling as critical alternatives. This community desire aligns well with elevating the importance of urban design and integrated land uses as the Town considers zoning code revisions. Multi-modal connectivity between neighborhoods and

parts of Town is fundamental to promoting many of Windsor's development goals.



Growth Framework Chapter 5b

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

Growth Strategy

The Growth Strategy prioritizes development close to the core of Town where services and utilities are more readily available at lower costs through four growth areas:

Primary Growth Area

This area includes vacant infill properties, redevelopment opportunities, and underutilized agricultural parcels adjacent to urbanized areas. Future development should be prioritized within the Primary Growth Area to utilize existing infrastructure and services.

Committed Growth Area

This area includes parcels that are within existing Town boundaries; however, they are often disconnected from existing urbanized areas by large tracts of undeveloped land.

Secondary Growth Area

This area encompasses land that lies outside the Primary Growth Area.

Tertiary Growth Area

This area includes all land that lies outside of the GMA, but within the 3-mile Planning Area.

Incentives & Strategies

Possible incentives and strategies to encourage development within the primary growth area include:

- › Density bonuses
- › Reduced impact fees
- › Concurrency ordinance
- › Transfer of development rights
- › Tax abatement



Residential Framework Chapter 5c

Goal: Support diverse housing and residential neighborhoods to meet the needs of varying family sizes, lifestyles, and income levels.

Neighborhood Connectivity

A high degree of connectivity should be encouraged between residential areas to limit congestion, promote healthy lifestyles, and foster greater community identity.

Low Impact Design

Use low impact design (LID) in areas where significant natural features exist. LID is an approach that preserves contiguous areas of open space and natural areas by clustering parcels on select areas of the site while overall housing density remains the same.

Infill Development

The Town could consider establishing overlay zoning districts, which could be form-based, to help promote and guide the type of infill construction and development the community seeks to achieve.

Affordable Housing

In order to provide housing that caters to a range of incomes and households, the Town should consider a number of measures, including revising the Economic Incentives Resolution, increasing the density bonus, reducing minimum lot areas, and promoting construction of accessory dwelling units.

Housing Diversity

The Town should encourage the development of townhomes, multifamily, and mixed-use product options that will appeal to young families, downsizing retirees, senior citizens, and others that do not desire large single-family homes.



Commercial & Industrial Framework Chapter 5d

Goal: Maintain the character of the community while accommodating future growth that is fiscally and environmentally responsible.

I-25 Interchange Vision

A mixed-use center or node within Windsor that will function, in effect, as a contemporary "uptown" styled district and serve as an activity center for the Northern Colorado region. The vision for the district is to minimize the presence of automotive-related and auto-oriented highway uses.

Harmony Road Corridor Vision

A series of commercial nodes at major intersections that provide neighborhood retail and service businesses for local residents that blend with surrounding neighborhoods. Provide informal communi-

ty centers, like coffee shops, restaurants, grocery stores, and preschools, that define daily neighborhood life.

Fairgrounds Entertainment District

Develop with uses that cater to and enhance this district as a major Northern Colorado entertainment, dining, and hospitality cluster, which can act as an extension of the Centerra development to the south.

Downtown

Develop as a vibrant, central commercial area, increasing the number of local retail shops and dining establishments. This vision is supported by market analyses; however, Downtown Windsor requires key improvements and incentives to help spur development and redevelopment.

Great Western Industrial Park

The Park is one of the major centers of employment and manufacturing activity in Northern Colorado and the Front Range and it represents one of Windsor's best opportunities for additional job creation, property value, and new investment over the next 10 to 15 years.

Other Areas

Please refer to the Comprehensive Plan for further discussion.



Transportation & Mobility Chapter 6

Goal: Develop a multi-modal transportation system that accommodates new and existing development, provides safe and efficient access for all ages and abilities, and promotes public health and quality of life.

SH 392 Congestion

In order to reduce congestion through Downtown, a number of improvements to other roadways should take place, including expanding CR 74 to four lanes and developing CR 70 as a minor arterial.

Complete Streets

Complete Streets are roadways that are designed to accommodate all users, beyond the primary consideration of vehicle movement. Typically such roads contain a sidewalk, buffer/terrace, bicycle infrastructure, and lane(s) for other vehicles, including transit.

Sidewalk & Trail Network

Future trail improvements/expansions are

guided by the Windsor Trails Master Plan. Connecting key gaps in the pedestrian network should be prioritized.

Public Transportation

Windsor should continue to participate in regional transit planning efforts. The Land Use Plan outlines increased density and employment in Downtown as well as the Corridor Activity Center, which may reach densities to support future transit service.



Community Facilities & Infrastructure Chapter 7

Goal : Maintain and enhance Windsor as a safe and healthy community that is served by quality facilities and infrastructure that support a high quality of life.

Education

The Town should work with local school districts to ensure current fees and land use calculations provide adequate resources for local school growth.

Library

As the Library considers potential sites for a new, expanded facility, it should work closely with the Town to select a site within Downtown that serves to anchor the community and promote economic development while offering access to information and promoting literacy.

Aging-in-Place

The population in Windsor is aging and has a slightly larger share of older adults than the region. According to the 2015 Windsor Demographic and Housing Opportunities Study, residents over 65 years old will triple by 2014 from 2010 levels. The Town should consider various community services, transportation, and housing strategies to promote an age-supportive community.

Water

Water is a major issue facing the community and a broad foundation of stakeholders would like Windsor to pursue its own water utility in order for the Town to have more control in pricing and supply.

Sewer

The majority of the future developments will be serviced by Windsor sewer. As such, the Town should incentivize growth within the Primary Growth Area to discourage leapfrog development that

require the extension of service to distant locations.



Open Space, Recreation & Environmental Features

Chapter 8

Goal: Support a comprehensive park and recreation system that provides active and passive recreational opportunities while preserving Windsor's natural assets.

Parks Expansion & Maintenance

Continue using a variety of mechanisms for the acquisition, construction, and expansion the park system while considering modifications to these mechanisms as the Town is built out.

Water Resources

The Town should continue to support efforts such as the Northern Integrated Supply Project to implement alternative storage facilities and solutions to issues regarding regional water supply.

Open Space, Bluffs, & Wooded Areas

The Town should prioritize key sites for conservation, the focus of which should be environmentally-sensitive areas and scenic bluffs.



Image, Identity & Community Character

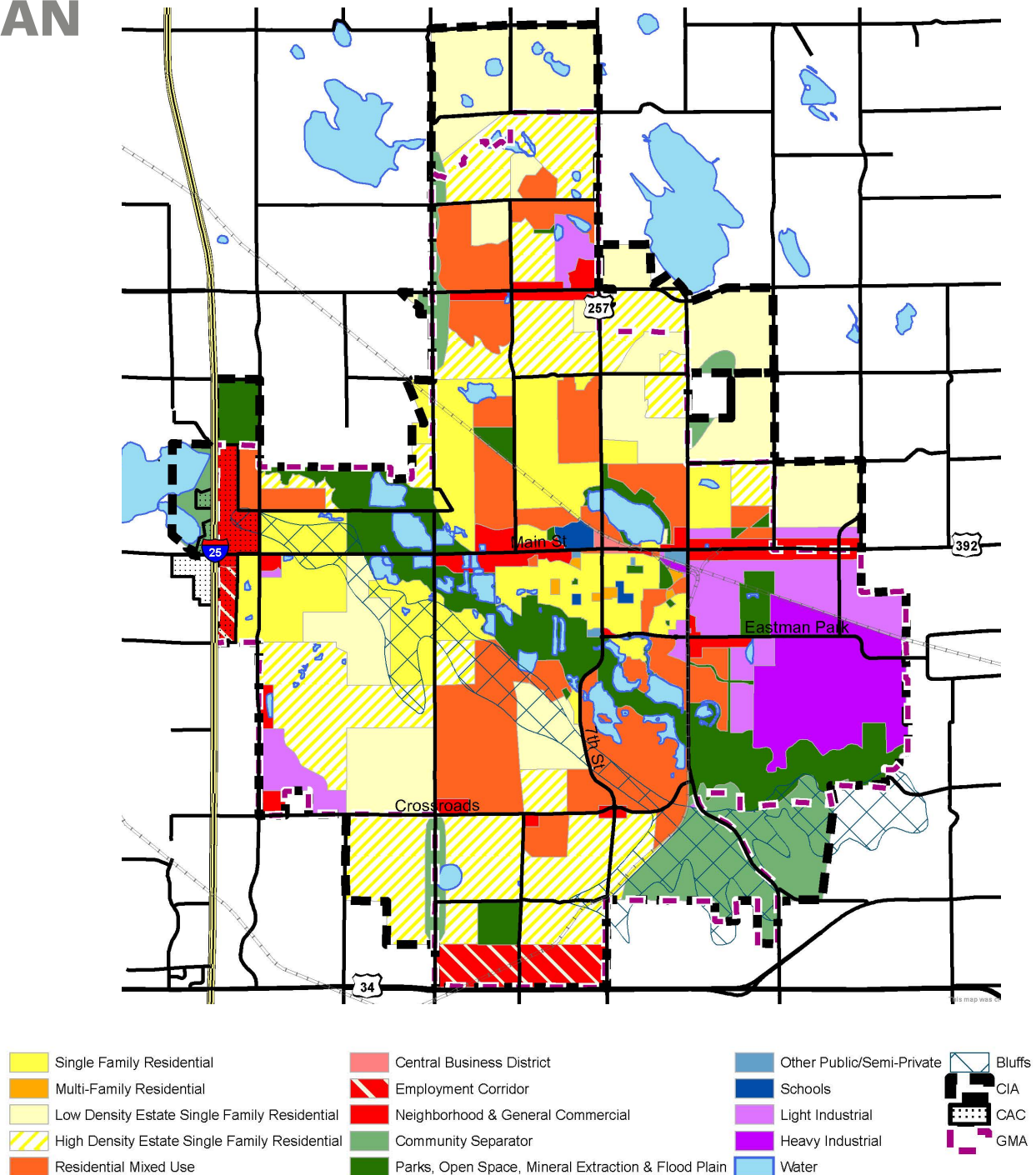
Chapter 9

Goal: Establish the Town of Windsor as the most desirable, vibrant community of its type in Northern Colorado and expand its reputation as one of the best overall communities in Colorado, serving as a model for the Mountain West.

Key Concepts

- › Continue to develop prominent gateways
- › Implement strategic wayfinding signs
- › Continue to use standards to ensure high-quality building design and consider new tools like form-based codes
- › Consider revising street standards to include more landscaping
- › Consider use of public art, "place making," public spaces & events, and tourism to further Windsor's vision

LAND USE PLAN



Land Use Designations

Land use designations guide the location, character, and use of future development. The result is a land use pattern that provides a range and mix of housing options, commercial centers, and employment areas that contribute to a diverse and vibrant economy and high quality of life. The Land Use Plan and its supporting goals and objectives

should serve as the foundation for land use and policy decision-making and act as a guide to ensure Windsor achieves its community vision.

New Land Use Tools

Mixed Use Zoning

Towns can use a combination of vertical and horizontal mixed use to achieve pedestrian-scaled neighborhoods that

allow residents to walk from their place of residence to shops, restaurants, schools, and other community amenities.

Transect Zones

Transects serve to categorize a range of habitats from dense urban core to natural areas. They organize land use based on the physical form of the natural environment with each zone reflecting specific density and design characteristics.



Comprehensive Plan Overview

David Eisenbraun, Senior Planner

Carlin Malone, Chief Planner

Town Board – May 17, 2021

Comprehensive Plan

Characteristics:

1. A plan that guides the physical development of a community.
2. It is a long-range plan (15-20 years).
3. It covers the entire community geographically, including all the functions that make the community work (land uses, transportation, recreation, utilities).
4. It includes goals of the community (character, design, location).
5. The Planning Commission and Town Board's guide for making land use decisions.

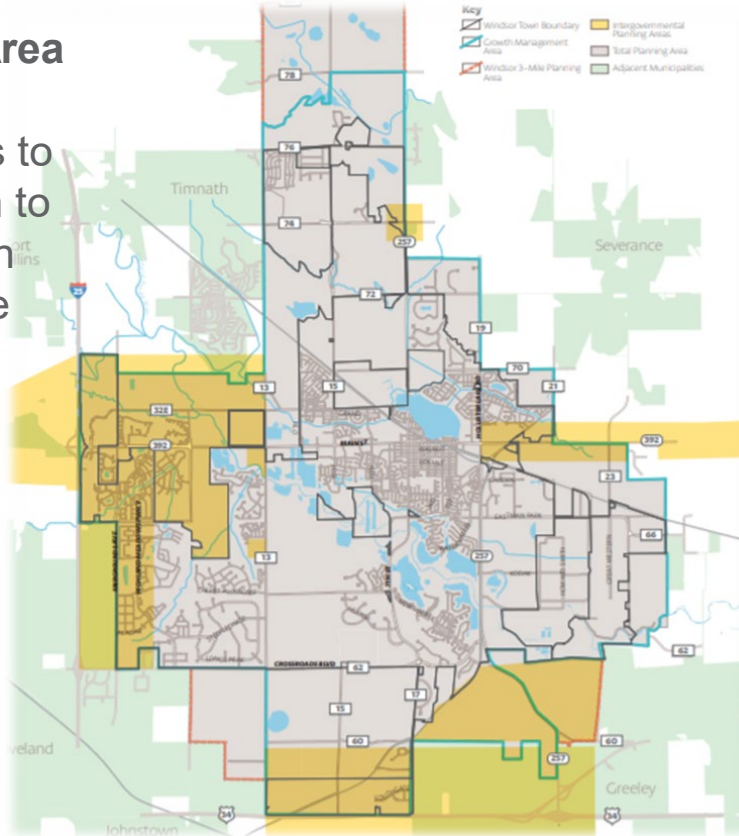




Comprehensive Plan

Three-Mile Planning Area (C.R.S. § 31-12-105)

Requires municipalities to identify where they plan to annex property and plan for how they will provide adequate services.



C.R.S. § 31-23-206

It is the duty of the Planning Commission to make and adopt a master plan for the physical development of the municipality, including any areas outside its boundaries, subject to approval of the governmental body having jurisdiction thereof..

Windsor Municipal Code § 2-7-20

Planning Commission is empowered to prepare and maintain a comprehensive plan.



Comprehensive Plan

Windsor's Comprehensive Vision.

Ultimately, the Town's Comprehensive Plan promotes Windsor's unique assets to preserve its "small town" charm and character and create a sustainable balance between the built and natural environment. It will guide land use and development to achieve the vision of the community for the next 15-20 years.



Adopted March 2016





Comprehensive Plan

Windsor's 2016 Comprehensive Plan & Purpose.

- 1) Provide the framework for future growth and development
- 2) Guide development decisions and patterns of land use
- 3) Help provide direction on vehicle and pedestrian movement patterns
- 4) Protect and preserve open space and environmental resources
- 5) Focus on key commercial, industrial and downtown development areas
- 6) Provide action steps for transitioning the plan's goals and policies into results (standards, completion of projects, etc.)



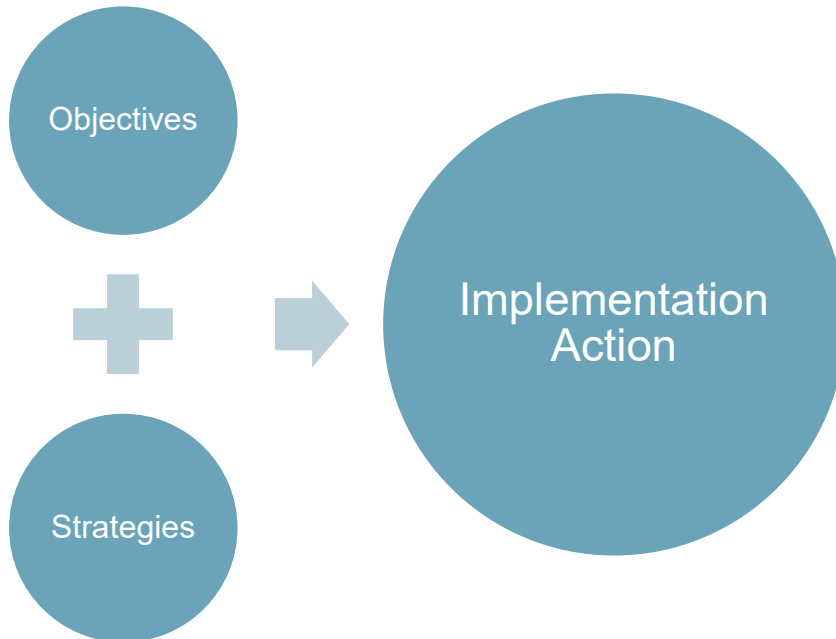
- Physical guide for development decisions and patterns of land use
- Provides implementation strategy for amendments to Town's Zoning Map (rezoning)
- Identifies the Town's Growth Management Area (GMA): the physical boundary where Windsor plans to grow





Comprehensive Plan Outline

How the vision is structured:



61

Town-wide
Objectives &
Strategies

79

Action items
Page 39 of 48



Comprehensive Plan – Action Items

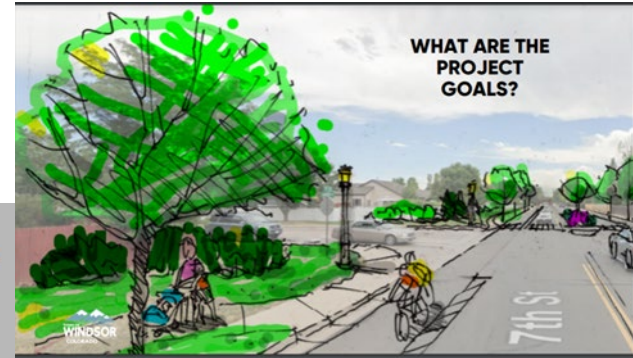
Implemented:

- Pedestrian Crossing Guidelines
- Water Wise Landscape Standards
- Complete Streets Policy
- 2017 Roadway Improvement Plan/Road Impact Fee Study Update
- 2020 Transportation Master Plan
- 2020 Trails Master Plan
- Poudre Express Transit Route / City of Greeley-Town of Windsor-City of Fort Collins IGA
- 2021 Land Use Code Updates
- MS4 Program



Comprehensive Plan To Date:

60% in progress, annual, and ongoing:



TOWN OF WINDSOR COLORADO
COMMERCIAL / INDUSTRIAL BUILDING PERMIT FEE ESTIMATE

Due to the variables involved in building permit fees, the following information is needed for the Town to provide an accurate estimate.

Name: _____

Email: _____

Phone: _____

Street Address and Legal Description (subdivision, lot, block) of property: _____

Specify IGA or CAC boundary (if applicable): _____

Lot Size (acreage or square footage): _____

Select One: ☐ Site Plan Approved ☐ Site Plan Under Review ☐ No Site Plan

Valuation of materials + labor + profit (this does not include land cost): _____

Construction: _____ Electrical: _____



Comprehensive Plan – Action Items

In progress, annual, or ongoing:

- 7th Street Corridor Study / Walnut Street Bikeway Study
- Eastman Park Drive Corridor Study
- Downtown Parking Study
- Parks and Open Space Master Plan
- Evaluation of impact fees
- Evaluation of Comp Plan elements / components
- Capital improvement plan / public investment items
- Land Use Code and other regulation updates
- Updates to Town's Zoning Map



Comprehensive Plan – Next Steps

Additional Focus Area for Future Comprehensive Plan Update:

- Inclusion – Strategic Plan Guiding Principle
- Economic health and long range planning
- Water conservation – HB 1095 Comp Plan requirements
- Hazard mitigation
- Setbacks from environmental resources
- The following "areas of state interest" designated pursuant to House Bill 1041 (CRS 24-65.1-101) – Mineral, Hazard, Archeological and Historical Areas around key facilities.
- Annual updates to elected officials
- Climate issues (Climate Action Plan & Colorado Roadmap for Climate Goals)



Comprehensive Plan

Questions?



MEMORANDUM

Date: May 17, 2021
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

May 24, 2021 6:00 p.m.	Town Board Work Session Terry Ranch Greeley Update
May 24, 2021 7:00 p.m.	Town Board Regular Meeting
May 31, 2021	Cancelled – Memorial Day Holiday
June 7, 2021 6:00 p.m.	Town Board Work Session Katy Press – Retail Review: Development Opportunity Matches Park Fee Study
June 14, 2021 6:00 p.m.	Town Board Work Session Presentation of COGCC Rulemaking Changes
June 14, 2021 7:00 p.m.	Town Board Regular Meeting
June 21, 2021 6:00 p.m.	Town Board Work Session 7 th Street Multimodal and Walnut Street Bikeway Check in Larimer County Ranch Master Plan Update
June 28, 2021 6:00 p.m.	Town Board Work Session Downtown Parking Study Update DDA Entertainment District—Tenative
June 28, 2021 7:00 p.m.	Town Board Regular Meeting
July 5, 2021	Cancelled – Independence Day Holiday
July 12, 2021 5:30 p.m.	Town Board Work Session Board-Manager-Attorney Monthly Meeting Feral Cat Ordinance Water Attorney Update
July 12, 2021 7:00 p.m.	Town Board Meeting
July 19, 2021 5:00 p.m.	Town Board Work Session (Windsor High School) Weld Re4 School District All Boards Annual Meeting
July 26, 2021 6:00 p.m.	Town Board Work Session Body Cam Recommendations
July 26, 2021	Town Board Meeting

Future Work Session Topics

- Telecom Code (Pending FCC Rules)
- Regional Water Treatment Plant Site
- Proportional services and amenities for planned population
- Economic development/retail needs based on population levels (following retail assessment)
- Sidewalk Food/Beverage Permit
- Poudre River Trail Corridor Authority Future Plans (August)
- Budget: Capital Improvement Plan – September 13th
- Budget: Capital Improvement Plant Follow-up Questions – September 27th
- Budget: Operating Budget Presentation – October 16th (Saturday)
- Budget: Follow-up Budget Items – October 25th
- Comprehensive Fee Update (October)