TOWN BOARD WORK SESSION

June 21, 2021 - 5:30 PM
Town Board Chambers, 301 Walnut Street, Windsor, CO 80550
Please click this URL to join. https://windsorgov.zoom.us/j/94856476918
OR join by telephone at (888) 788-0099 or (877) 853-5247
Webinar ID:948 5647 6918

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. Larimer County Ranch Master Plan Update - S. Hale, Town Manager; Laurie Kaddrich, The Ranch
2. Update on 7th and Walnut Street Projects - P. Hornbeck, 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: June 21, 2021
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Stacy Miller, Director of Economic Development
Re: Larimer County Ranch Master Plan Update
Item #: 1.

Background / Discussion:

Since opening in 2003 The Ranch has served as a central congregation point for Larimer County residents and citizens from across the region. It has developed a reputation as one of the premier event facilities in the area and serves as a major economic driver for the County by attracting regional and national events that attract out of town visitors.

The Ranch operates in a highly competitive environment that is continuously changing on all fronts. As such the County has taken a very proactive approach to keep the facility competitive and preparing for the future. In 2017 Larimer County citizens approved an extension of the dedicated sales tax based on a master plan that expands and enhances the campus facilities and possible activities. That master plan was driven by the vision statement for the Ranch.

The Ranch is Larimer County's premier event and entertainment complex that hosts a wide variety of events such as indoor arena events, sporting events, the Larimer County Fair and PRCA Rodeo, 4-H and C.S.U. Extension programs, outdoor concerts and events, trade shows and commercial events, as well as many business and community meetings. It is a community gathering place, with long-standing agricultural roots and pride of ownership expressed in the high quality of the facilities, programs, and services. These experiences improve the lives of Larimer County citizens.

The Ranch staff with help from a consulting team explored the approved 2017 master plan and recommended the best path to move forward with an implementation plan. The analysis included an extensive market study, multiple stakeholder meetings, recommendations for any overlooked programming opportunities, concept designs for the recommended projects, an in-depth analysis of the recommended programs, and an extensive economic model.

The Ranch updated and amended the master plan in 2019, they identified 12 projects to move forward with. Those items can be found on pages 5-8 on the Amended Ranch Master Plan. https://drive.google.com/file/d/10xwmej-gW_kFRGw9sRfG_jugcfo-qUxo/view

ATTACHMENTS:

- Ranch Improvements Plan Presentation

2021 RANCH IMPROVEMENTS PLAN

The Ranch
Larimer County's Event Complex

2021 RANCH IMPROVEMENTS PLAN

Approved Implementation Plan Projects

- New privately funded hotel and conference center attached or adjacent to a new Exhibition Hall facility
- Recreational Sports Complex
- Equine & Livestock Facility Expansion
- 4-H, Youth and Community dedicated indoor arena
- First National Bank Building Improvements
- A new Events Arena or Budweiser Center Improvements

2021 RANCH IMPROVEMENTS PLAN

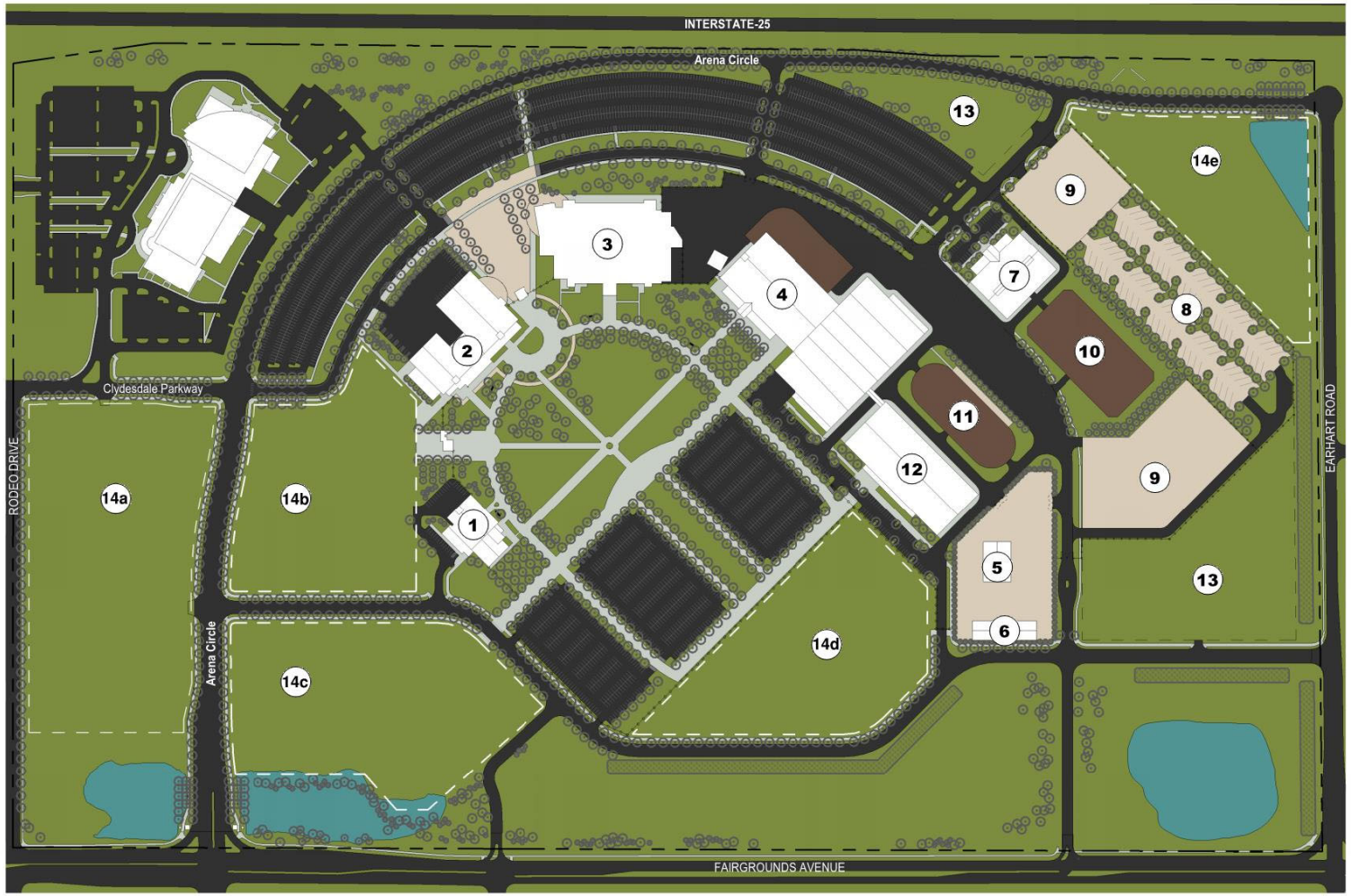
Existing Site

1. McKee 4-H Building
2. First National Bank Exhibition Building
3. BEC Arena
4. Livestock Arena & Stall Pavilions
5. Maintenance

NORTH

0 150' 300' 600'

2021 RANCH IMPROVEMENTS PLAN



1. Admin. Facility Offices
2. 4-H Youth & Community Building
3. BEC Arena
4. Livestock Arena & Stall Pavilions
5. Maintenance
6. Dirt Storage
7. 4-H Youth & Community Livestock Arena
8. RV Lot
9. Trailer Parking
10. Outdoor Arenas (100' x 200')
11. Outdoor Arena (150' x 400')
12. Covered Livestock Arena
13. Overflow Event Parking
14. Future Developments*

** Future Developments Include:*

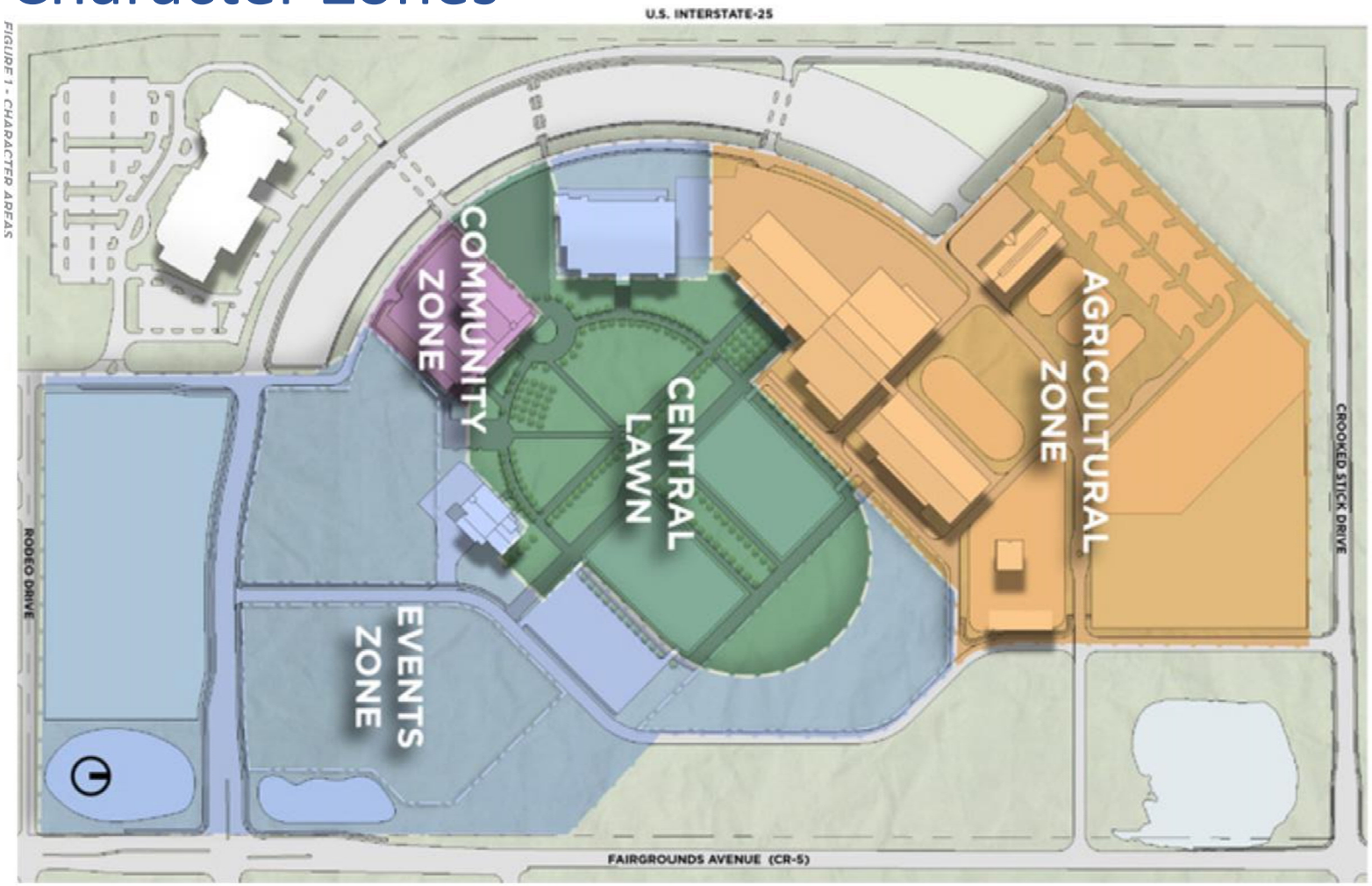
- New Event Arena
- Recreational Sports Complex
- Hotel
- Exhibition Center

NORTH

0 150' 300' 600'

2021 RANCH IMPROVEMENTS PLAN

Character Zones



2021 RANCH IMPROVEMENTS PLAN

County Guiding Principles

- Emphasize long-term land leases, or other mechanisms rather than conveying ownership within the Ranch property
- Limit dedicated public ROW within the campus
- Expand and prioritize 4-H, Youth and Community access and programming on campus
- Maintain managerial control of the campus, though components may be operated privately
- Act as the master developer of the property
- Honor the region's long-standing and diverse agricultural roots and heritage
- Be inclusive of the entire Larimer County community and embrace its diversity

2021 RANCH IMPROVEMENTS PLAN

Consultants

- Project Manager
  - Wm T Welch Co. - William Welch
- Legal Consultant
  - Tiffany Stasiak, Esq & Kate Starick, Esq – Kutak Rock, Denver
- Financial Consultant – consolidated under legal
  - Kutak Rock has that necessary expertise in house
- Executive Architect
  - Populous Architecture

2021 RANCH IMPROVEMENTS PLAN

Design Guidelines

- Overall guidance and framework to maintain consistent campus aesthetics
- Project specifics will be guided by the Project Review Committee, Executive Architect and Project Leadership Team
- Design Principles
  - Authenticity
  - Regional Influences
  - Cohesive Campus

2021 RANCH IMPROVEMENTS PLAN

County Sponsored Projects

- Relocation of Arena Circle, including Fairgrounds Ave. and Clydesdale Ave. improvements
- Dedicated 4-H, Youth & Community Livestock Arena
- Expansion of the existing indoor warm-up arena
- New outdoor warm-up rings
- RV site development
- Maintenance Shop expansion/improvements and a footing storage shed

2021 RANCH IMPROVEMENTS PLAN

4-H, Youth and Community Livestock Arena

- Initial Building requirements identified
  - 125’ x 200’ show ring
  - Classroom – divisible into at least two smaller rooms
  - No full kitchen needed
  - Show seating for approximately 200 - 300
- Design RFP is drafted, and includes all of the second phase county sponsored projects, published in early February

2021 RANCH IMPROVEMENTS PLAN

2021 RANCH IMPROVEMENTS PLAN

Equine and Livestock Facility Impact

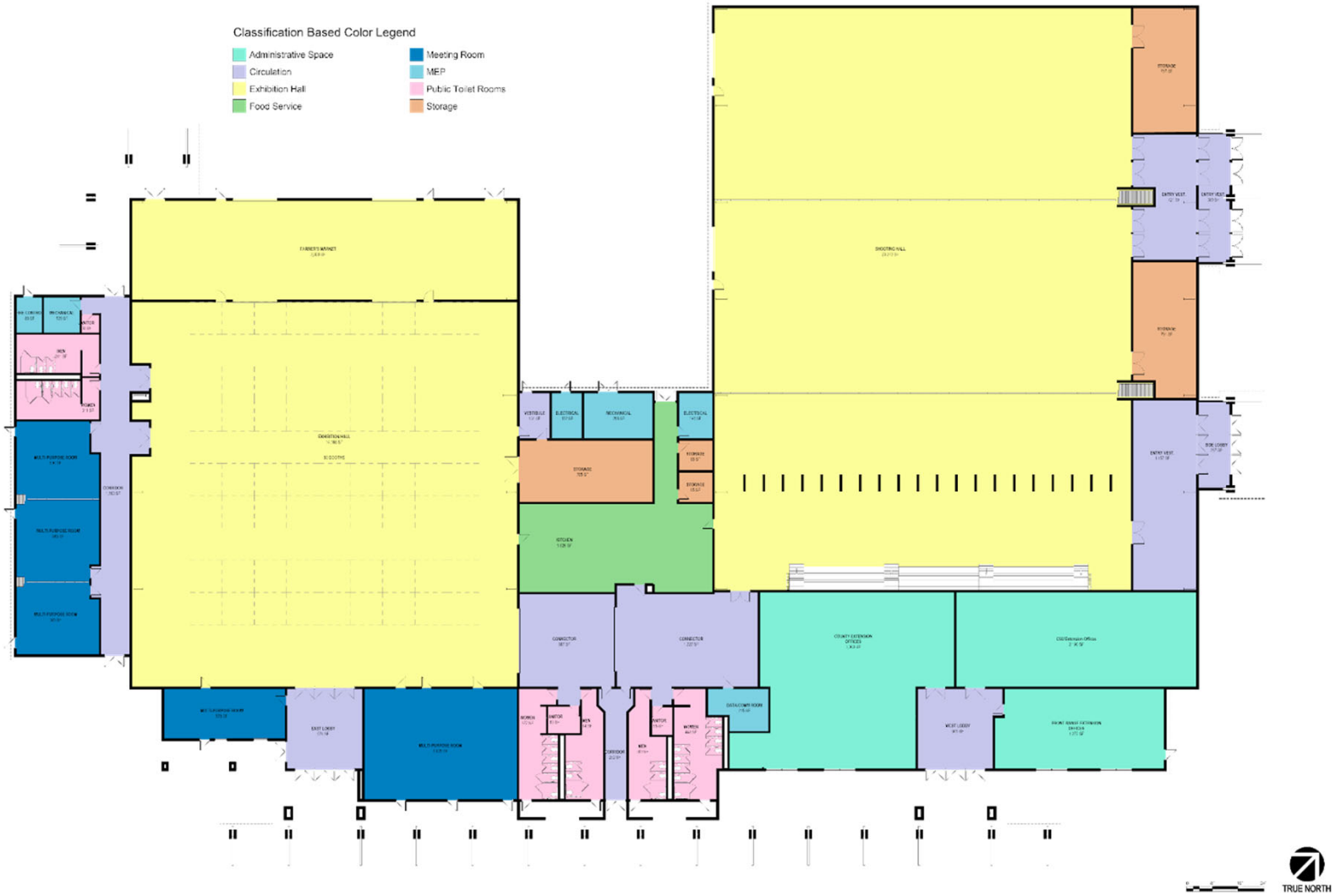
- Estimated Construction Cost - $37,975,165
- Estimated Financial Impact – 20 Year Total
  - Net New Hotel Room Nights 187,207
  - Total Attendee Days 4,152,569
  - Net New Non-Local Visitor Days 1,272,733
  - Economic Output $238,470,200

2021 RANCH IMPROVEMENTS PLAN

Youth & Community Center

- Convert the First National Bank building to a Youth and Community Building
- Revise office space to accommodate the Extension offices
- Expand North Hall to allow for indoor shooting sports
- Upgrade kitchen to be a teaching kitchen
- Add storage for 4-H equipment and supplies

2021 RANCH IMPROVEMENTS PLAN



2021 RANCH IMPROVEMENTS PLAN

Youth and Community Facility Impact

- Estimated Construction Cost - $11,096,609
- Estimated Financial Impact – 20 Year Total
  - Net New Hotel Room Nights 7,559
  - Total Attendee Days 462,765
  - Net New Non-Local Visitor Days 72,733
  - Economic Output $49,647,086

2021 RANCH IMPROVEMENTS PLAN

New Trade Show Facility

- Multipurpose space that would include traditional shows as well as youth and community events, Fair, and sports tournaments.
- 60,000 square foot show hall
- 30’ ceilings
- Oversize garage doors
- Attached or adjacent to a new full-service hotel property with approximately 250 rooms

2021 RANCH IMPROVEMENTS PLAN

Trade Show Facility Impact

- Estimated Construction Cost - $37,874,310
- Estimated Financial Impact – 20 Year Total
  - Net New Hotel Room Nights 791,825
  - Total Attendee Days 3,019,240
  - Net New Non-Local Visitor Days 1,434,692
  - Economic Output $391,346,380

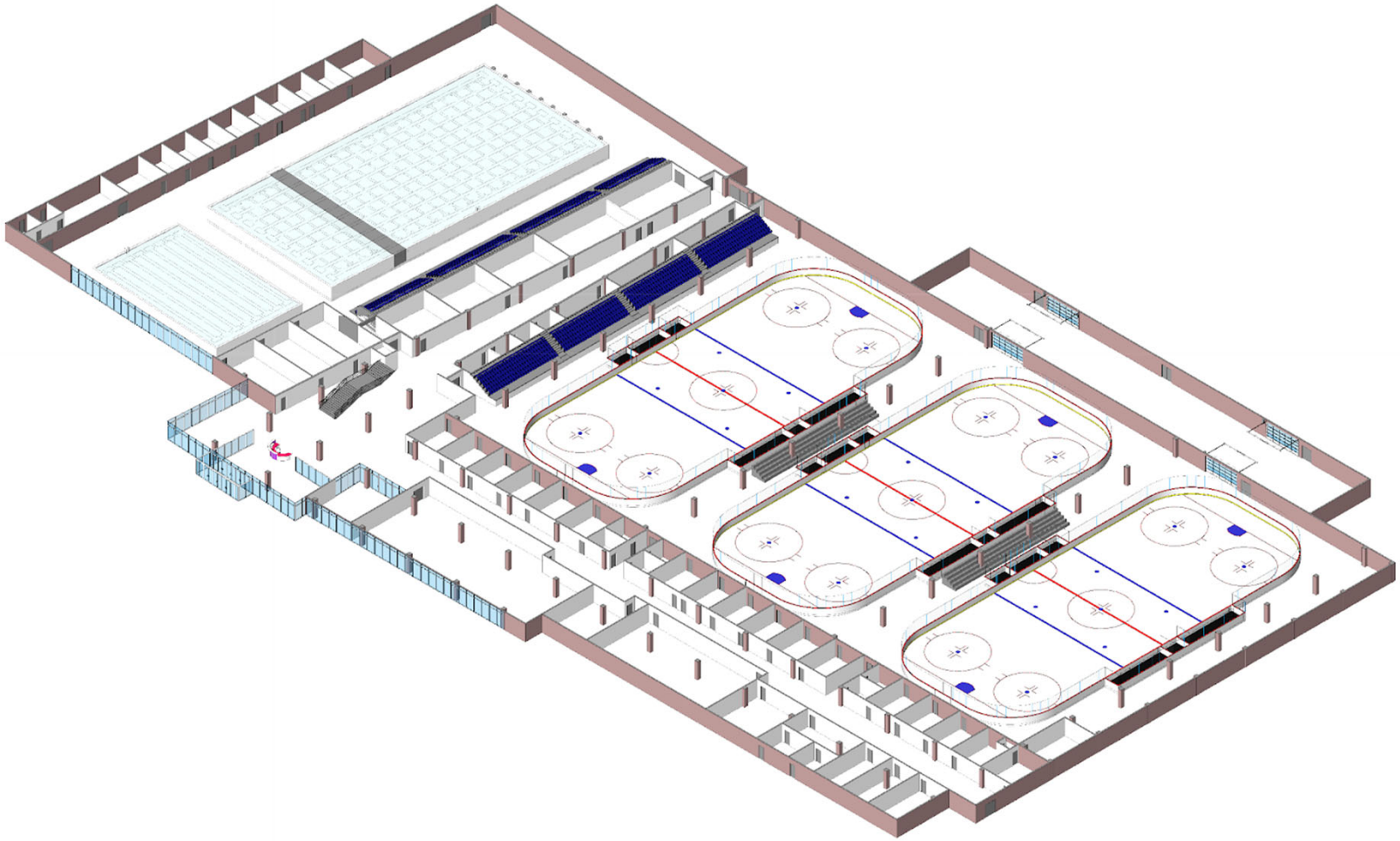
2021 RANCH IMPROVEMENTS PLAN

2021 RANCH IMPROVEMENTS PLAN

Recreational Sports Complex

- Three sheets of ice with seating
- 50-meter competitive swimming pool with a 25-meter warm up pool
- Multiple locker rooms to accommodate multiple teams simultaneously
- Common areas for training and concessions
- Flexible spaces, adaptable to other sports
- Additional alternate inclusion of a dive well with platform diving as part of the warm-up pool

2021 RANCH IMPROVEMENTS PLAN



2021 RANCH IMPROVEMENTS PLAN

Recreational Sports Facility Impact

- Estimated Construction Cost - $65,730,745
- Estimated Financial Impact – 20 Year Total
  - Net New Hotel Room Nights 299,403
  - Total Attendee Days 4,604,152
  - Net New Non-Local Visitor Days 1,796,420
  - Economic Output $610,126,270

2021 RANCH IMPROVEMENTS PLAN

Budweiser Event Center Improvements

- Expand main entrance to include a larger vestibule and accessible box office
- Add a general admission club space above the current Budweiser Balcony
- Expand west side of building to add locker room, concourse, storage, and club spaces

2021 RANCH IMPROVEMENTS PLAN

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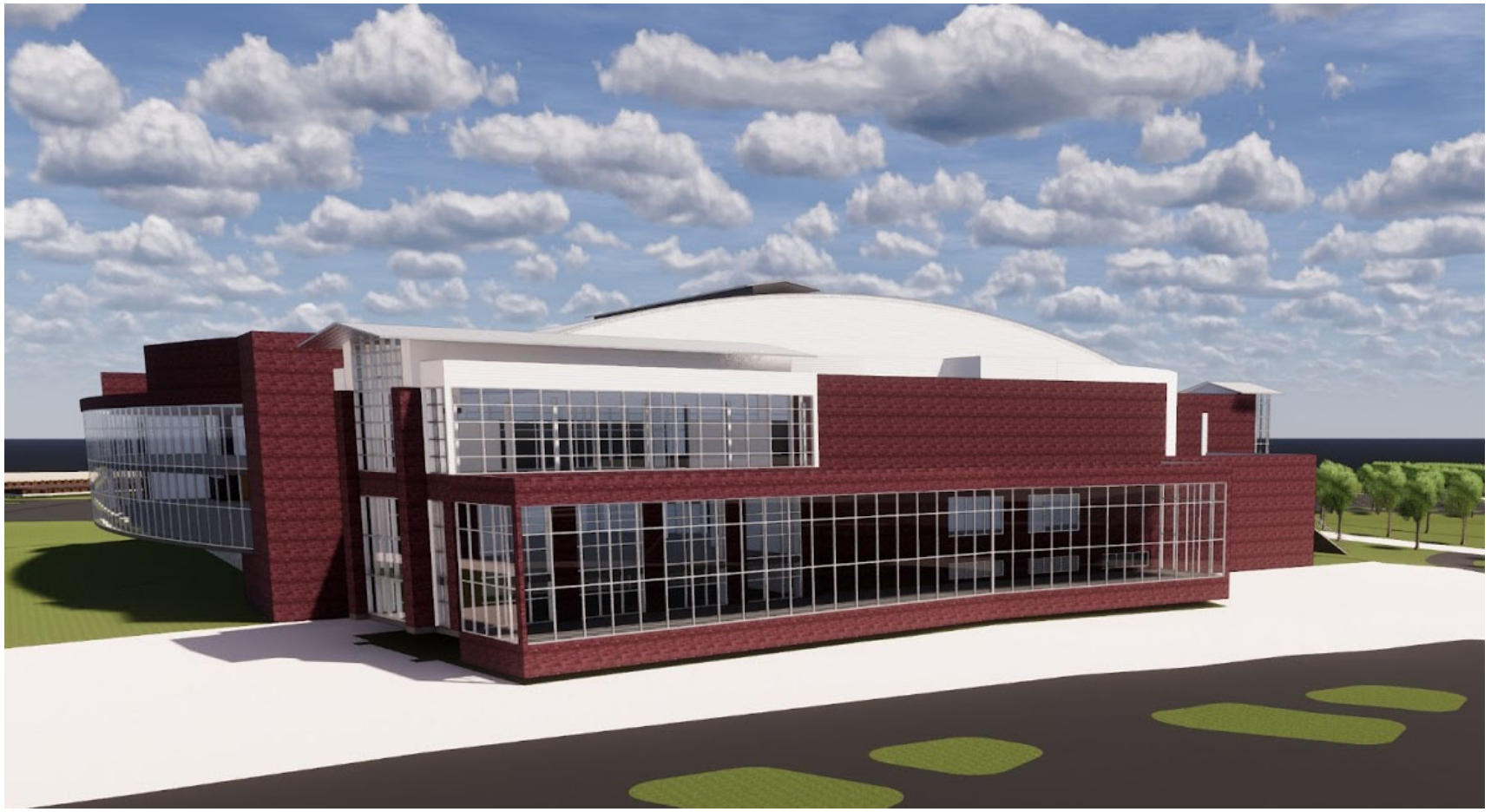
2021 RANCH IMPROVEMENTS PLAN



2021 RANCH IMPROVEMENTS PLAN

Budweiser Center Improvement Impact

- Estimated Construction Cost - $17,730,650
- Estimated Financial Impact – 20 Year Total
  - Net New Hotel Room Nights 207,632
  - Total Attendee Days 8,014,500
  - Net New Non-Local Visitor Days 1,740,700
  - Economic Output $357,880,734

2021 RANCH IMPROVEMENTS PLAN

Overall Impact

- Estimated Construction Costs - $233,374,395*
- Estimated Financial Impact – 20 Year Total
  - Net New Hotel Room Nights 1,514,408
  - Total Attendee Days 21,379,926
  - Net New Non-Local Visitor Days 6,543,097
  - Economic Output $1,786,542,159

MEMORANDUM

Date: June 21, 2021
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Paul Hornbeck, Senior Planner
Re: 7th Street and Walnut Street Projects
Item #: 2.

Background / Discussion:

The enclosed presentation is an update on the current status of the 7th Street Multimodal Project and Walnut Street Bikeway.

ATTACHMENTS:

- Presentation

TOWN OF WINDSOR

7TH STREET TRANSPORTATION STUDY AND WALNUT CORRIDOR BIKEWAY PROJECT

JANUARY TOWN BOARD UPDATE

JUNE 21st, 2021

7th Street Transportation Study Goals

Goal #1: Create a safe and efficient corridor that is friendly to all modes of travel

Goal #2: Make fiscally responsible investments that serve all travelers

Goal #3: Plant more trees and landscaping in the corridor

Walnut Street Bikeway Goals

Goal #1: Build a safe east-west bicycle connection that is parallel and connects to Main Street destinations

Goal #2: Reduce intersection crash potential for all modes of travel

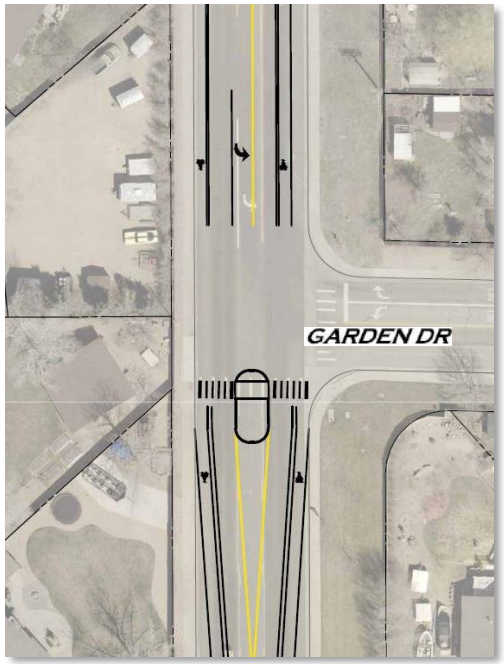
Goal #3: Introduce traffic calming to reduce speeds and crashes

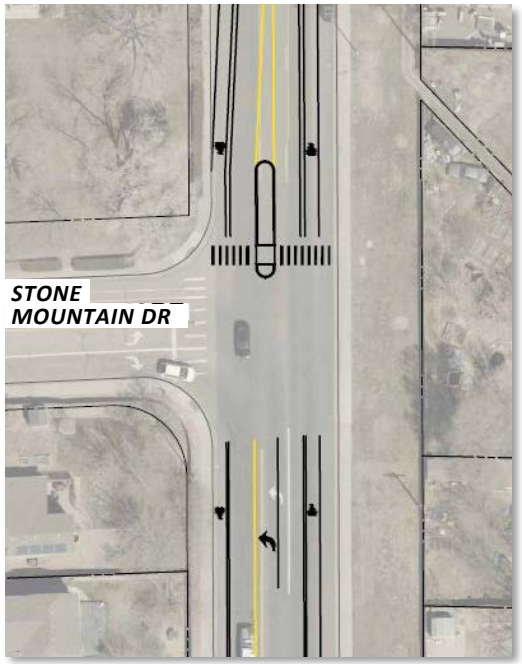
7th Street - Basic

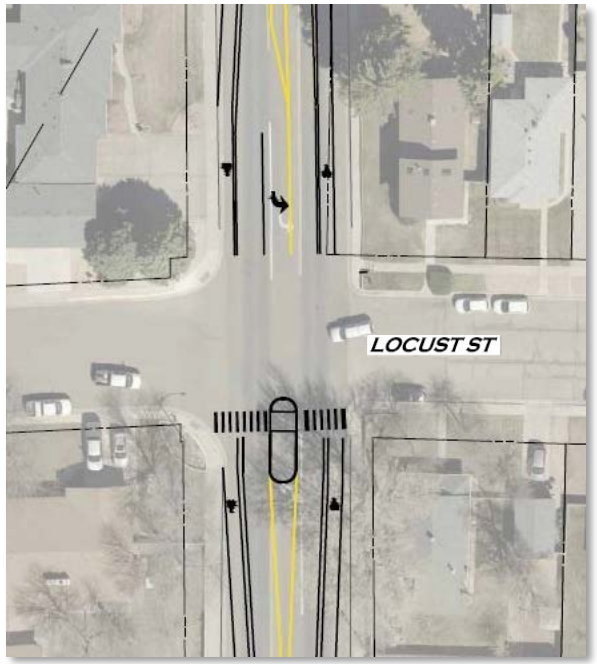
Key Features of the 7th Street – Basic Design

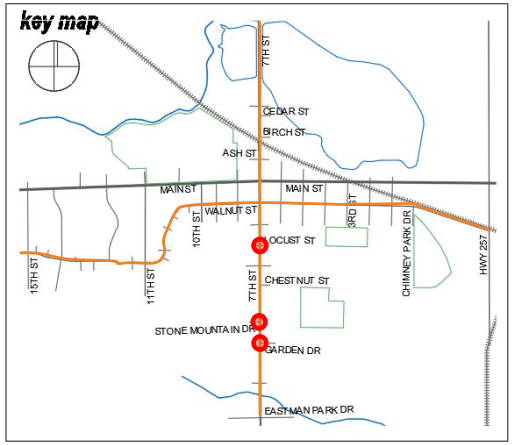
- Improved pedestrian safety and comfort
- Intersection crash reduction
- Safe space for people to ride bikes

Improved Ped Safety and Comfort: New Crosswalks with Refuge Islands







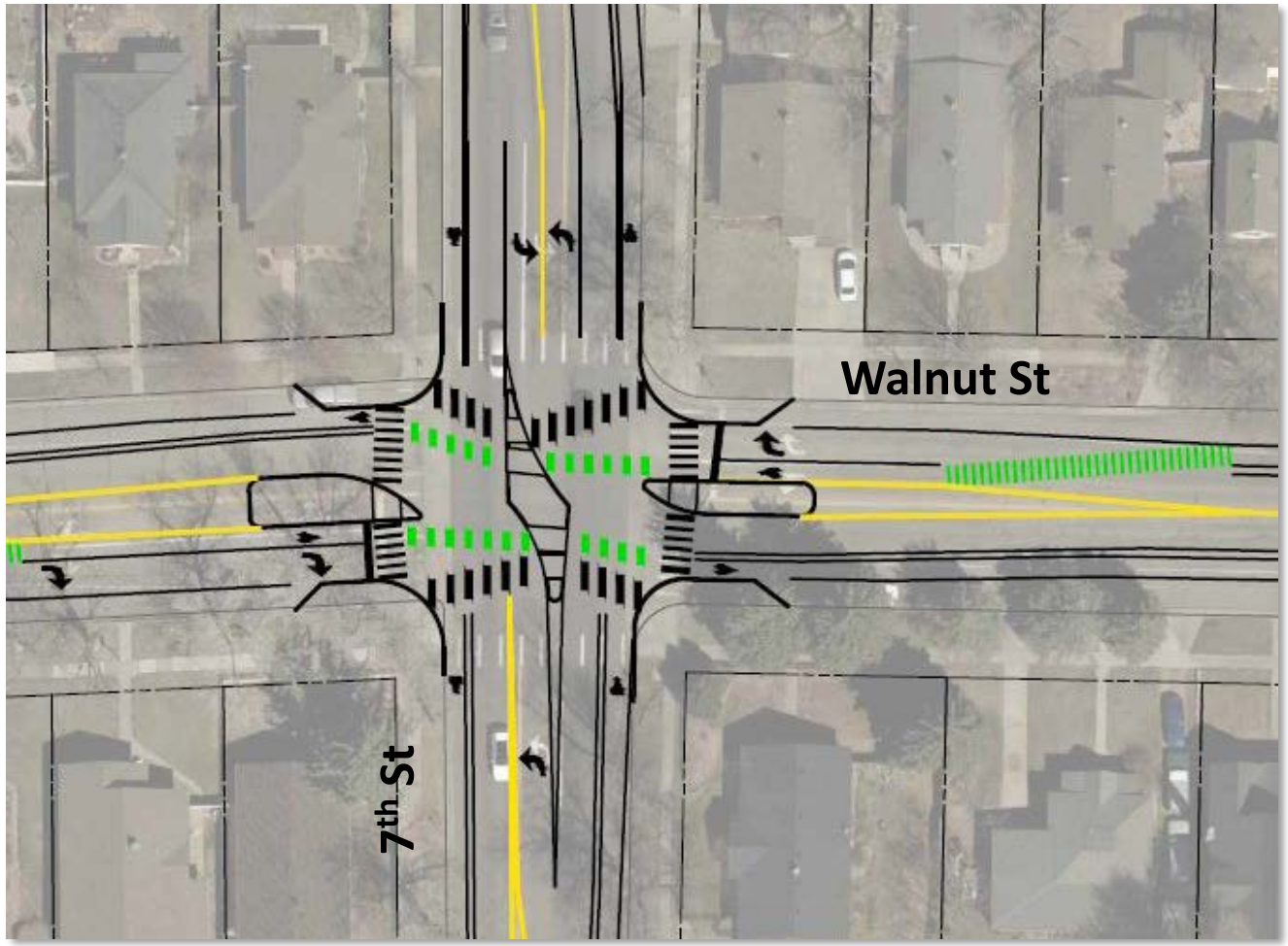


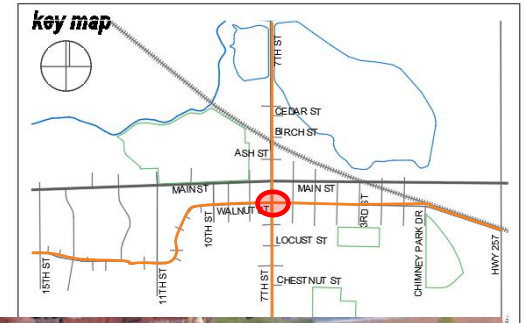
- Shortens crossing distances
- Better 30 MPH speed compliance
- Built with 24-month trial materials

Improved Ped Safety and Comfort: Sidewalk maintenance

- 2021 sidewalk maintenance program will replace panels and grind where required
- On-going ADA compliance work will be done when new crosswalks and curb ramps are installed
- Tree trimming and landscape maintenance to ensure signage visibility

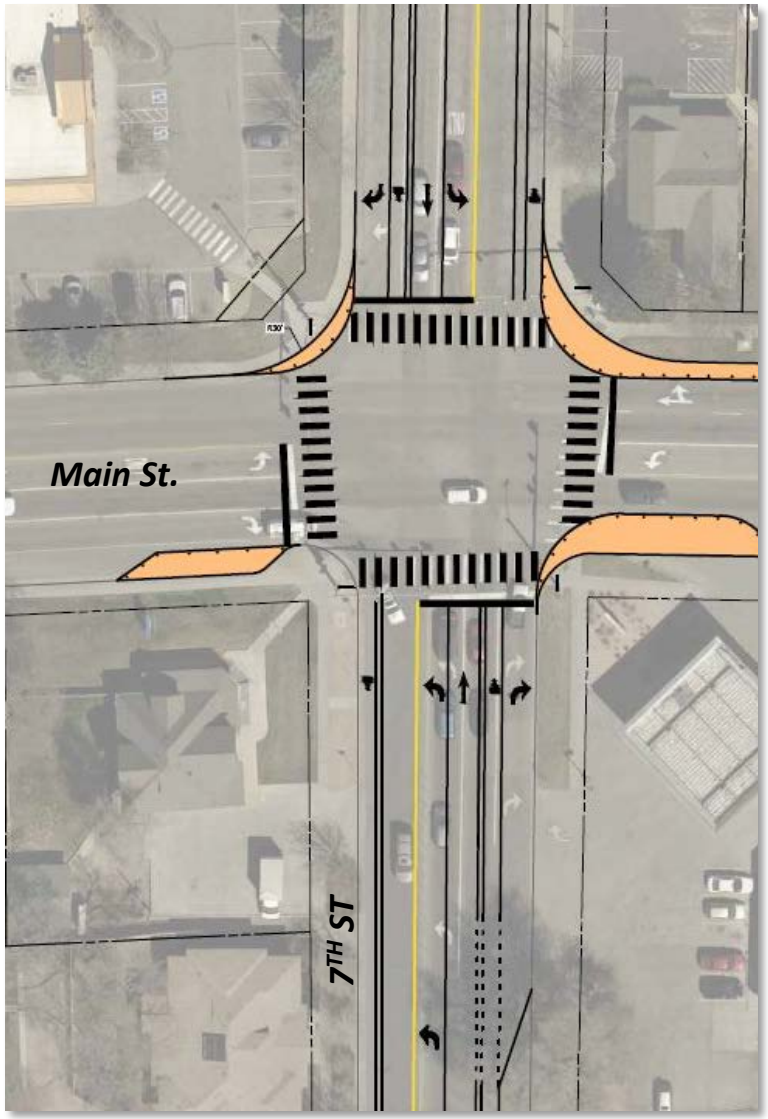
Intersection Safety Improvements: 7th and Walnut

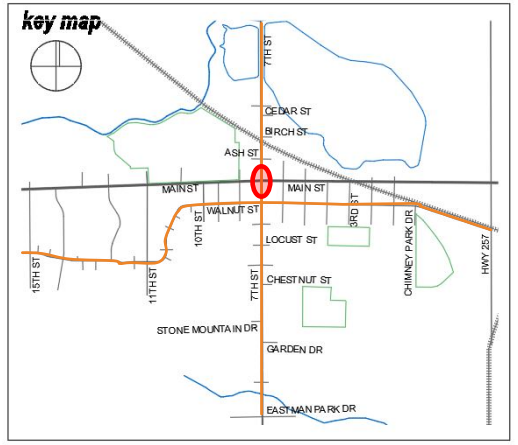




- Reduces crash potential
- Increased visibility and awareness
- Built with 24-month trial materials

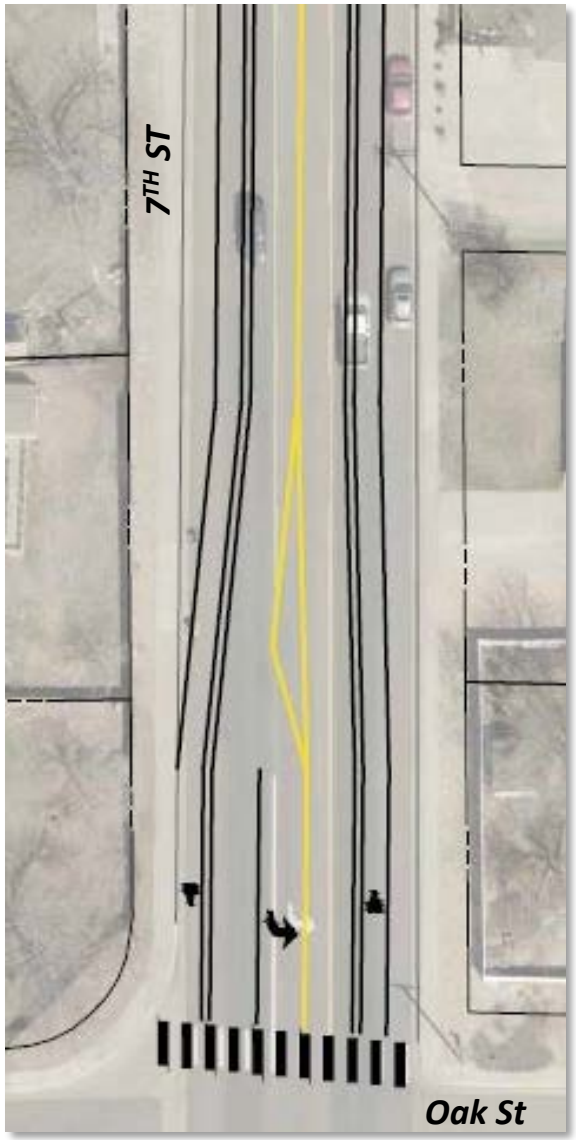
Intersection Safety Improvements: 7th and Main

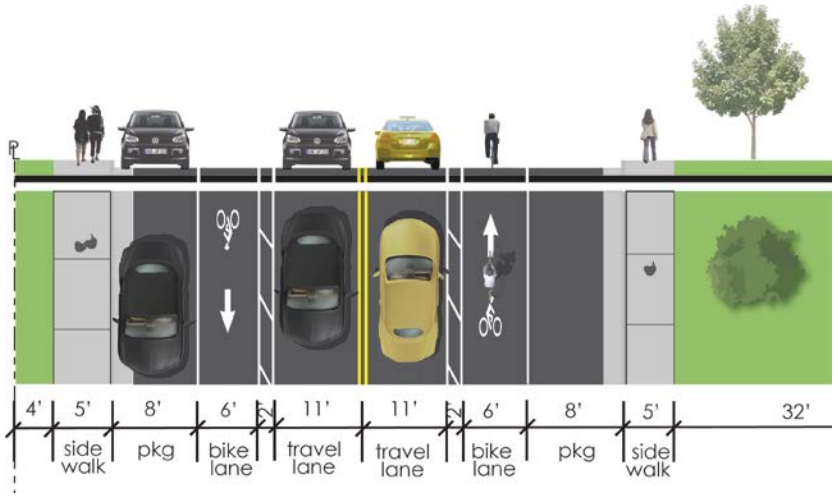


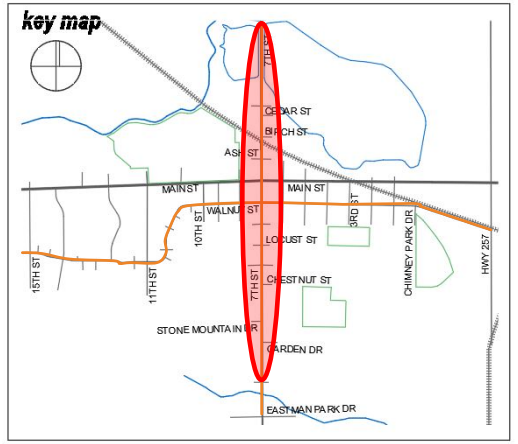


- Safety accommodates turning trucks
- Reduces crash potential
- Reduces ped crossing distance
- Built with 24-month trial materials

Safer Space for people on Bikes: Buffered Bike Lanes

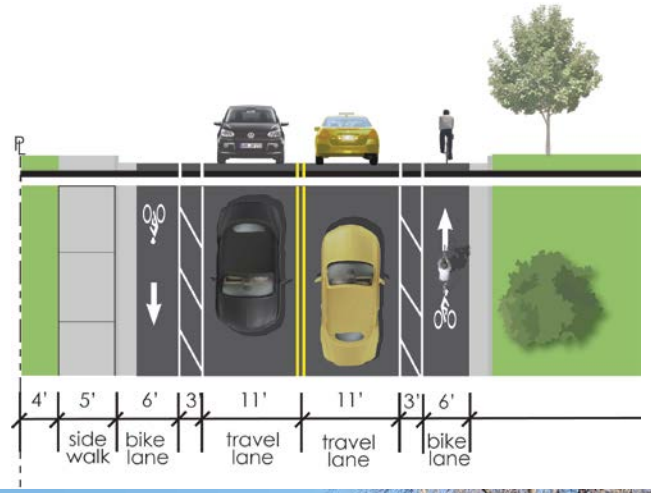


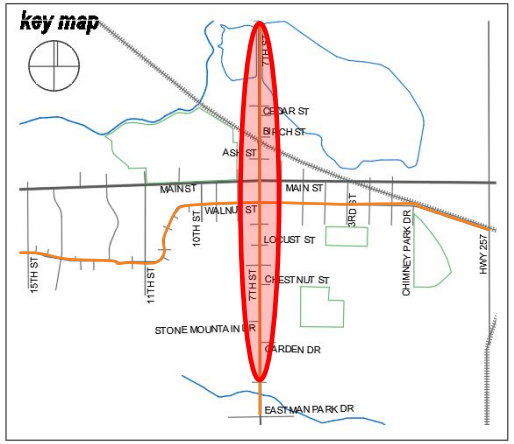




- Provides more separation from travel lanes
- Provides more visual awareness to everyone
- 24-month trial that would need to be restriped with on-going maintenance

Safer Space for people on Bikes: Buffered Bike Lanes





- **Buffered bike lanes design from Eastman Park Drive to Windsor Lake**

7th Street - Enhanced

Key Features of the 7th Street – Enhanced Design

- Stone Garden Linear Park
- Stone Mountain and Garden Roundabouts
- 7th and Main Gateway Project
- 7th Street multiuse path
- Intersection safety projects

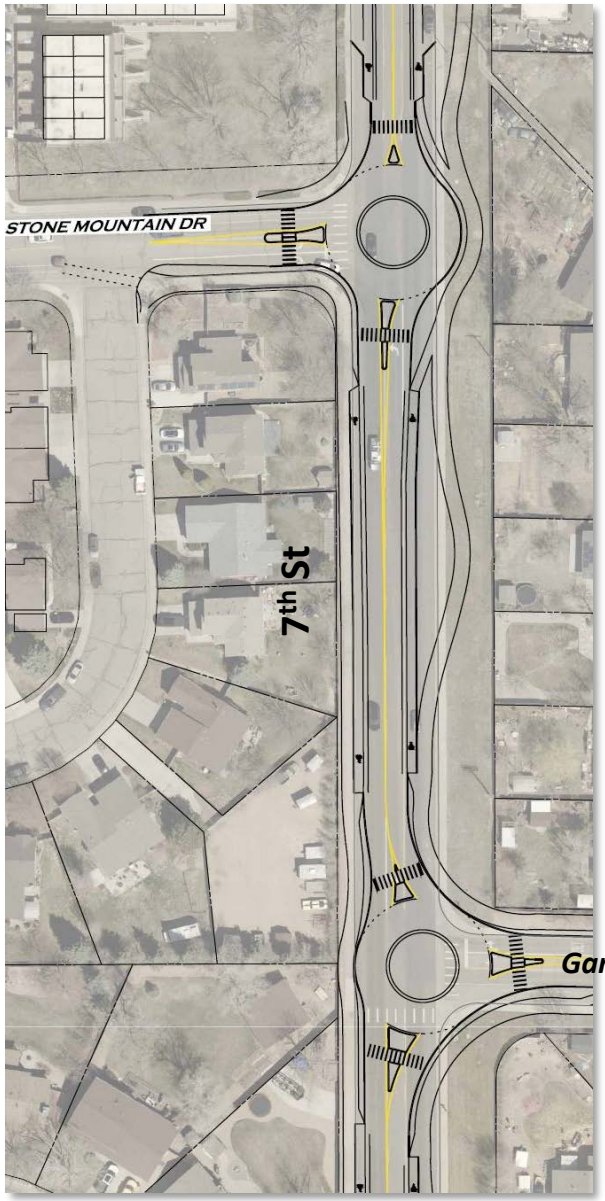
Stone Garden Linear Park

- Roundabout allow the narrowing of street
- Linear park with multi-use path between Eastman Park Dr and Chestnut
- Pleasant place to walk, bike and drive
- Multi-use path connects Eastman Park to Main Street
- Trees, drought tolerant and limited bluegrass water and native grasses
- Adds to the Town's charm and character

Stone Mountain and Garden Roundabouts

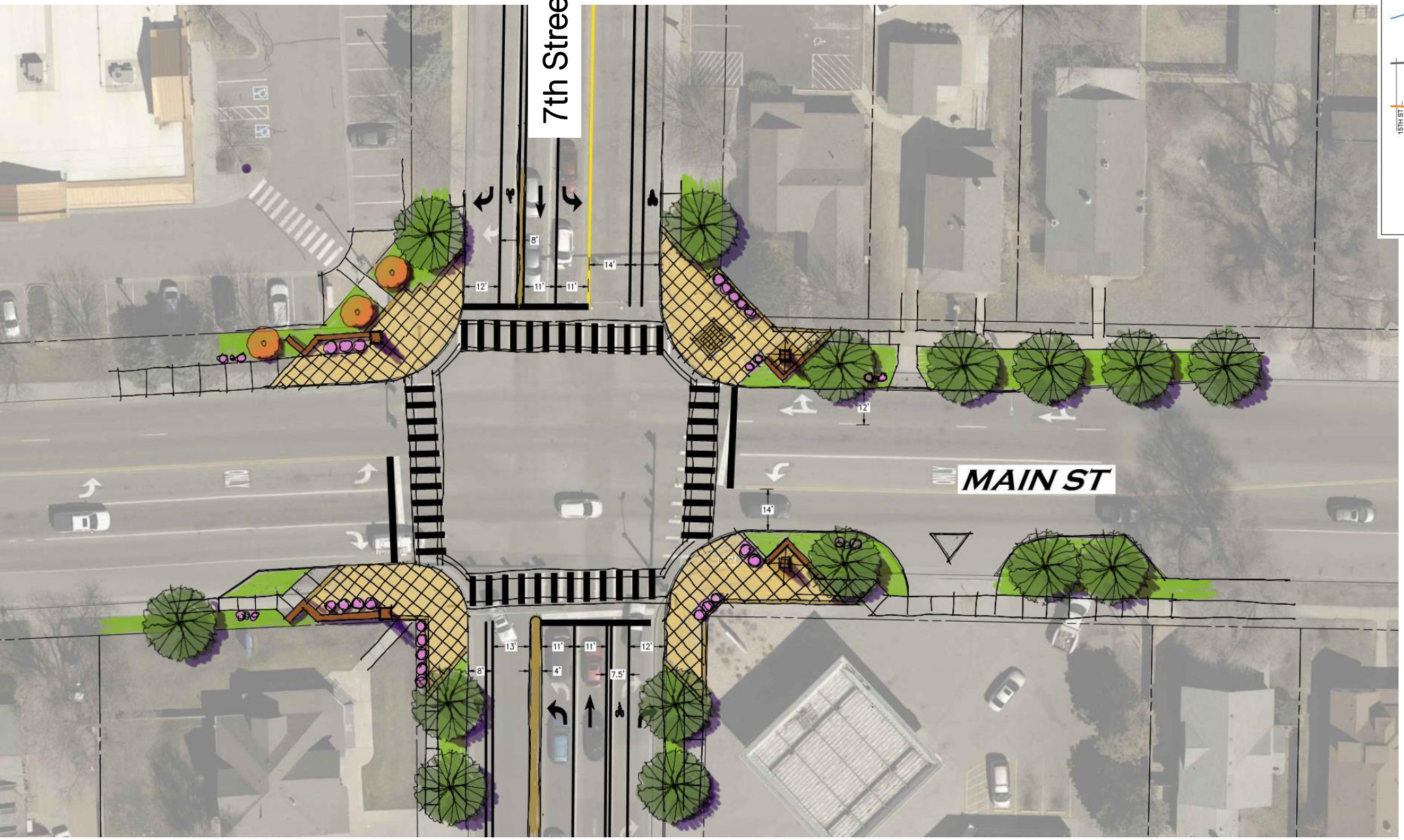
- Gateway to the neighborhoods
- Design elements link the corridor together
- Safe connections to surrounding areas – day and night!
- Community pride

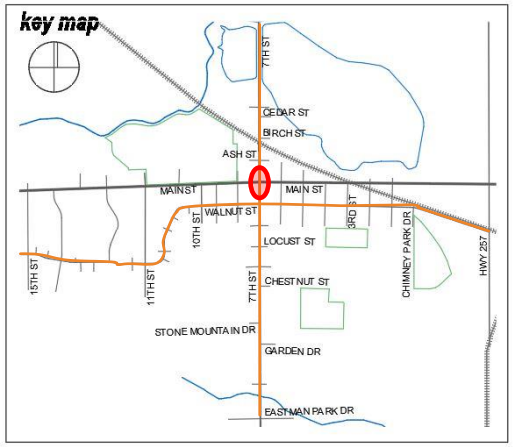
Stone Mountain and Garden Roundabouts



- Roundabouts accommodate ”Z” movement from Stone Mountain and Garden
- Reduce future crash potential
- Improve compliance with posted speed limit
- Reduces future capital/operations costs

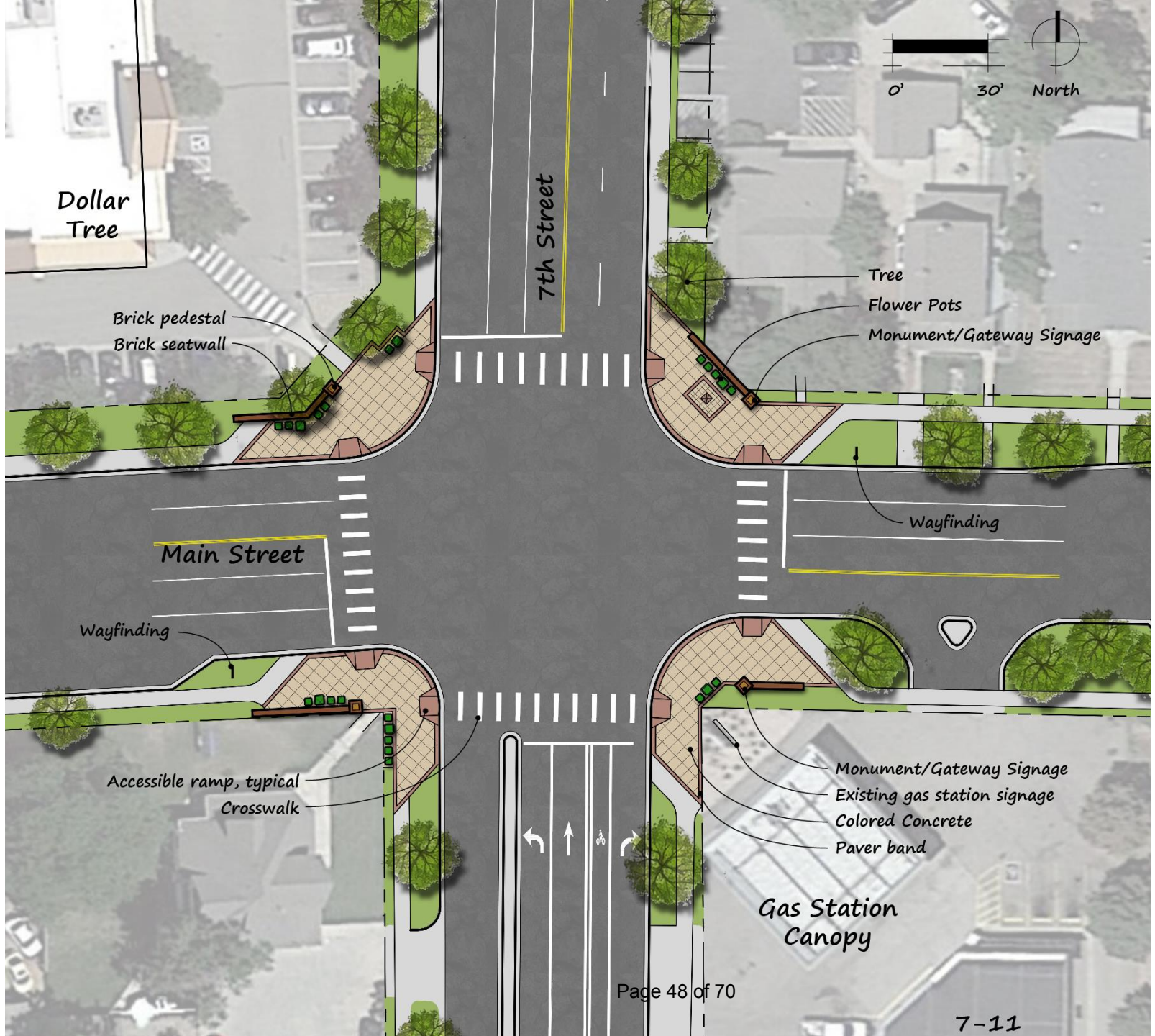
7th & Main Gateway



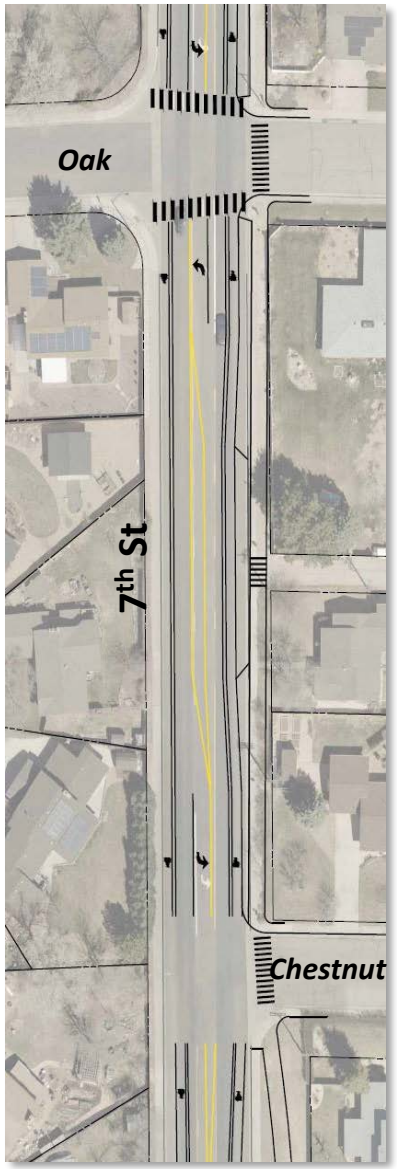


- Curb Extensions
- Green Space
- Street Trees
- Flowers
- Special Paving
- Public Art
- Cross-walks

7th and Main Gateway Concept – Looking East

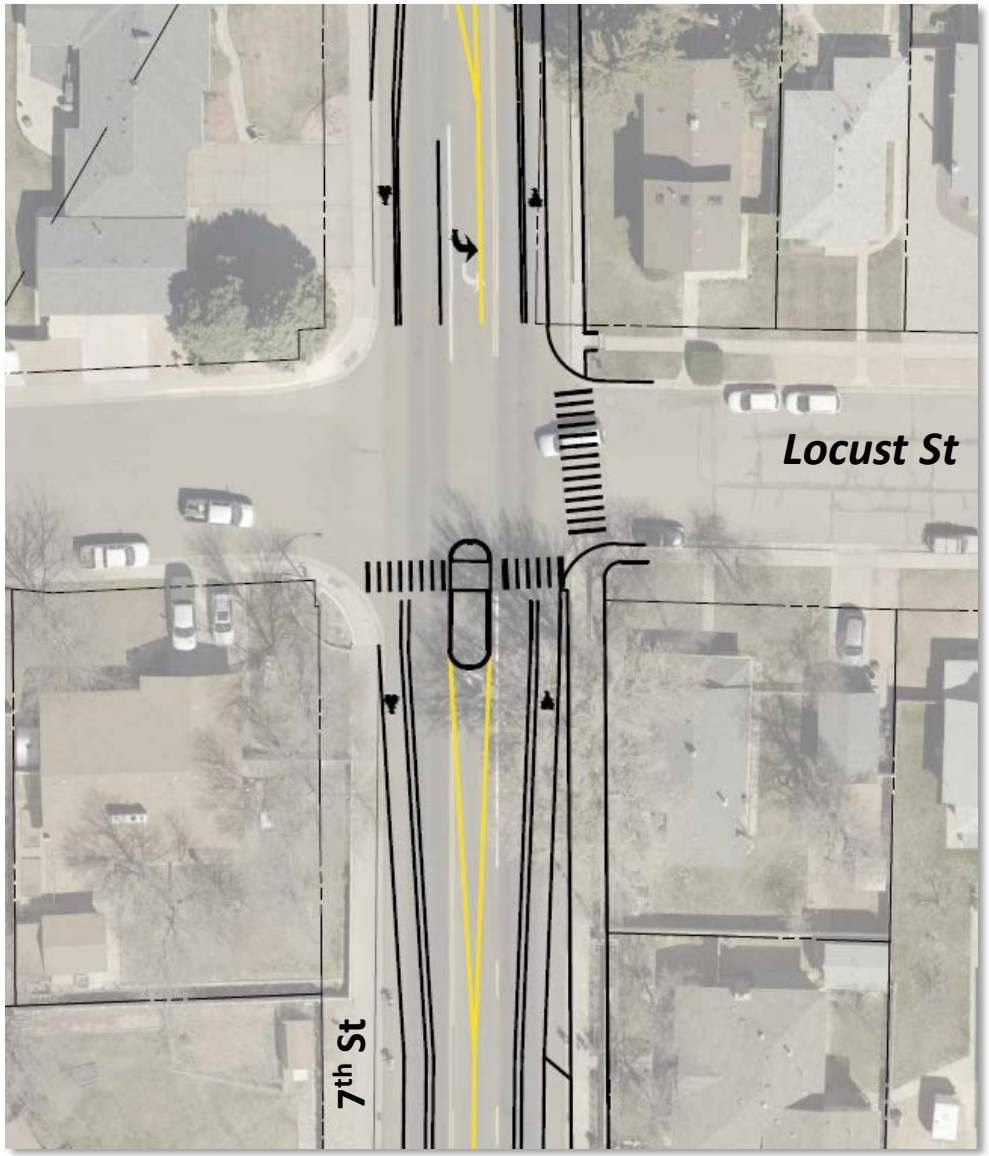

0'
30'
North
Dollar Tree
7th Street
Brick pedestal
Brick seatwall
Tree
Flower Pots
Monument/Gateway Signage
Wayfinding
Main Street
Wayfinding
Accessible ramp, typical
Crosswalk
Monument/Gateway Signage
Existing gas station signage
Colored Concrete
Paver band
Gas Station Canopy
7-11

7th Street Multiuse Path



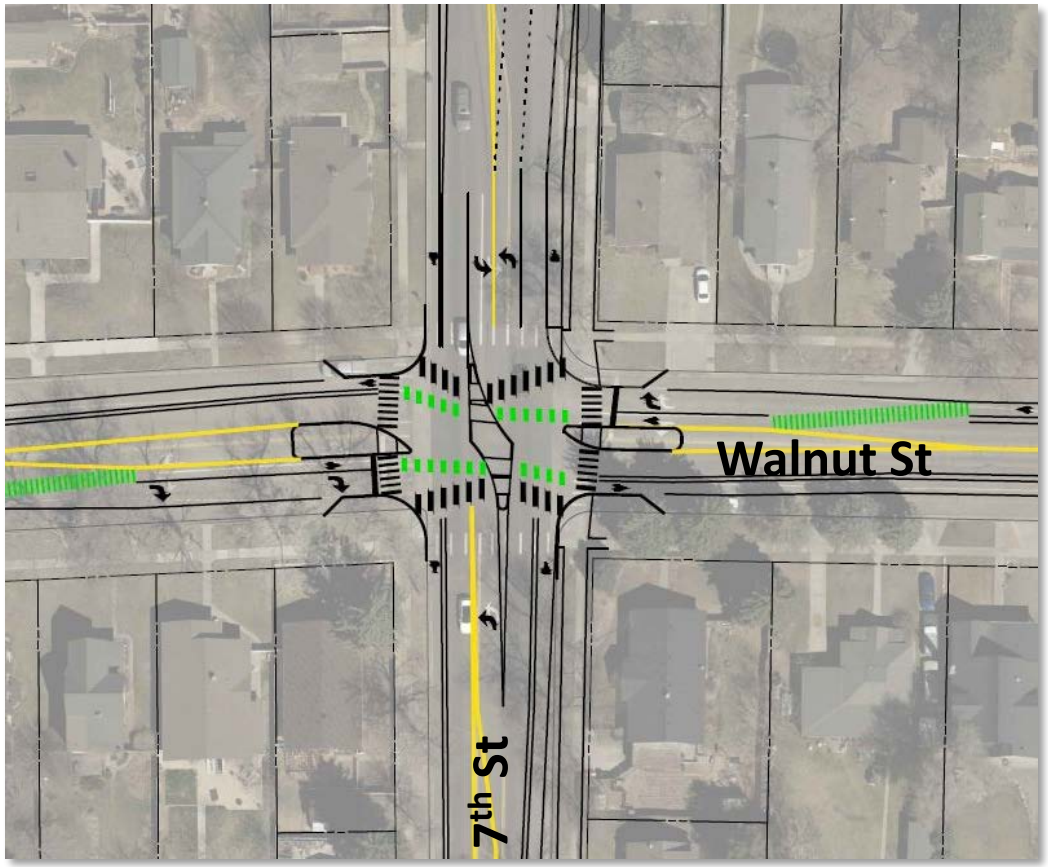
- Multiuse path between Eastman Park Dr and Windsor Lake

Intersection safety projects



- **Transition trial materials into concrete designs with signage**

Intersection safety projects



- **Transition trial materials into concrete designs with signage**

QUESTIONS?
7th st

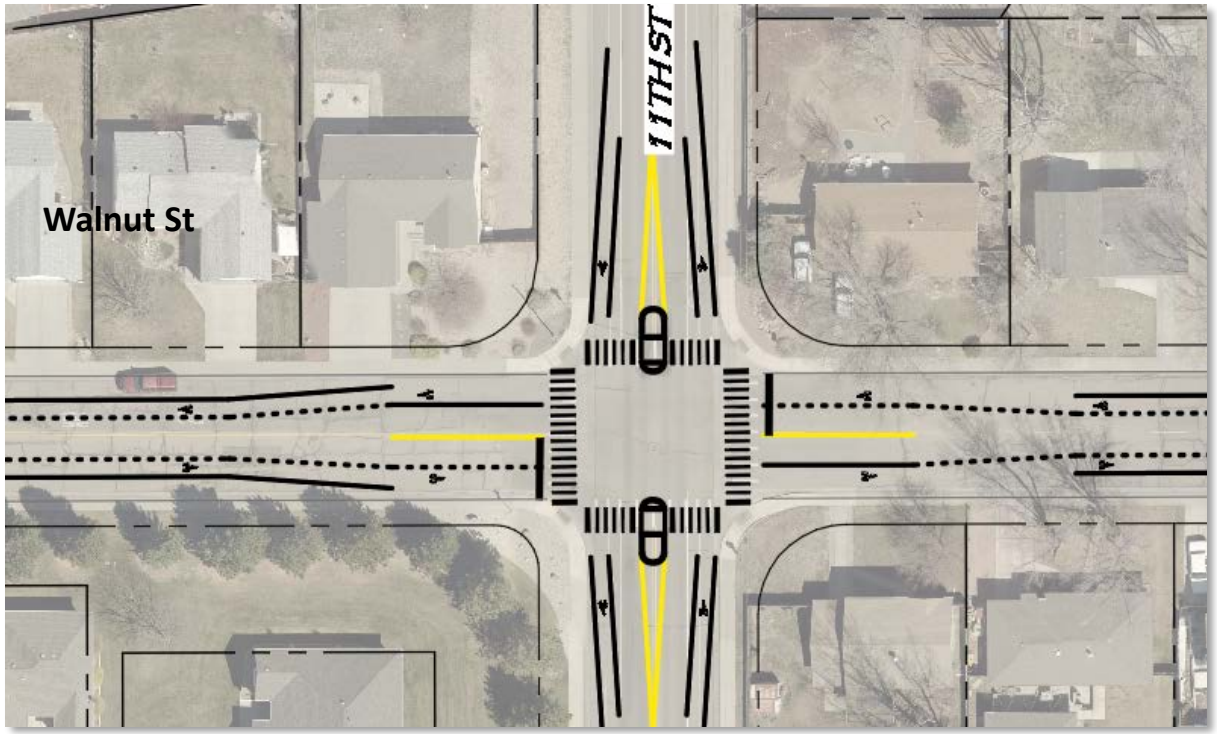
Walnut Street

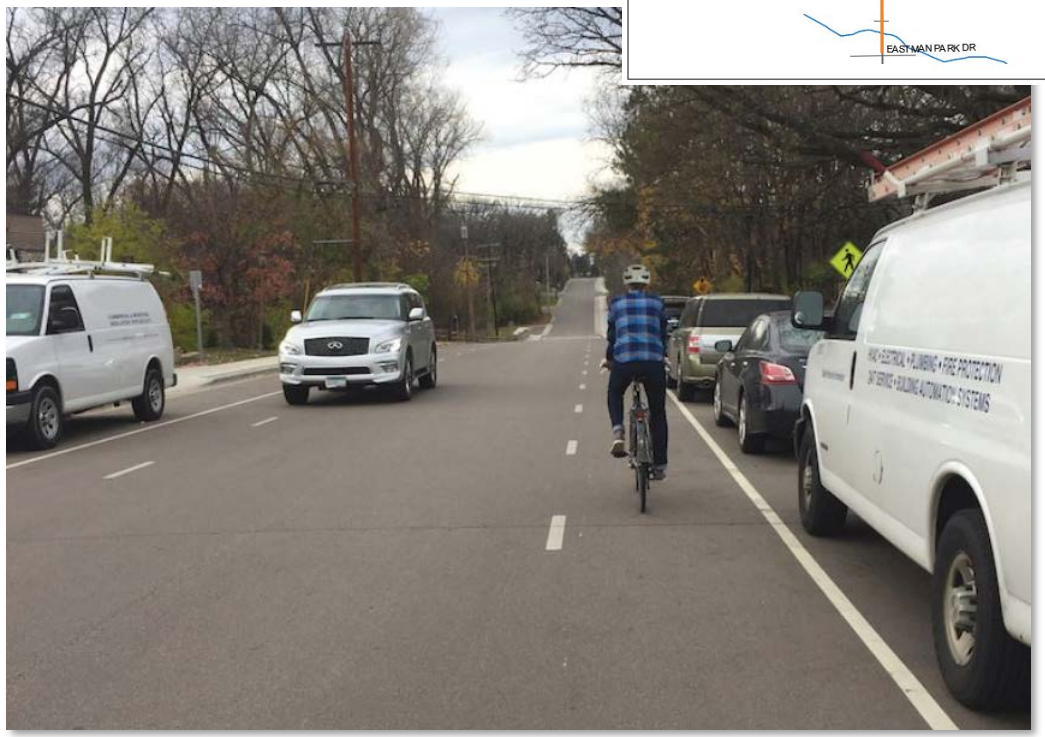
Key Features of the Walnut Street Design

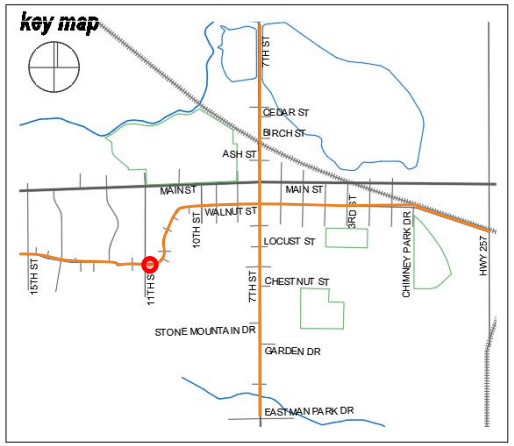
- Safe Intersections Crossings
- Advisory Bike Lanes (west end)
- Buffered Bike Lanes (east end)

Safe Intersection Crossings

11th and Walnut Refuge islands



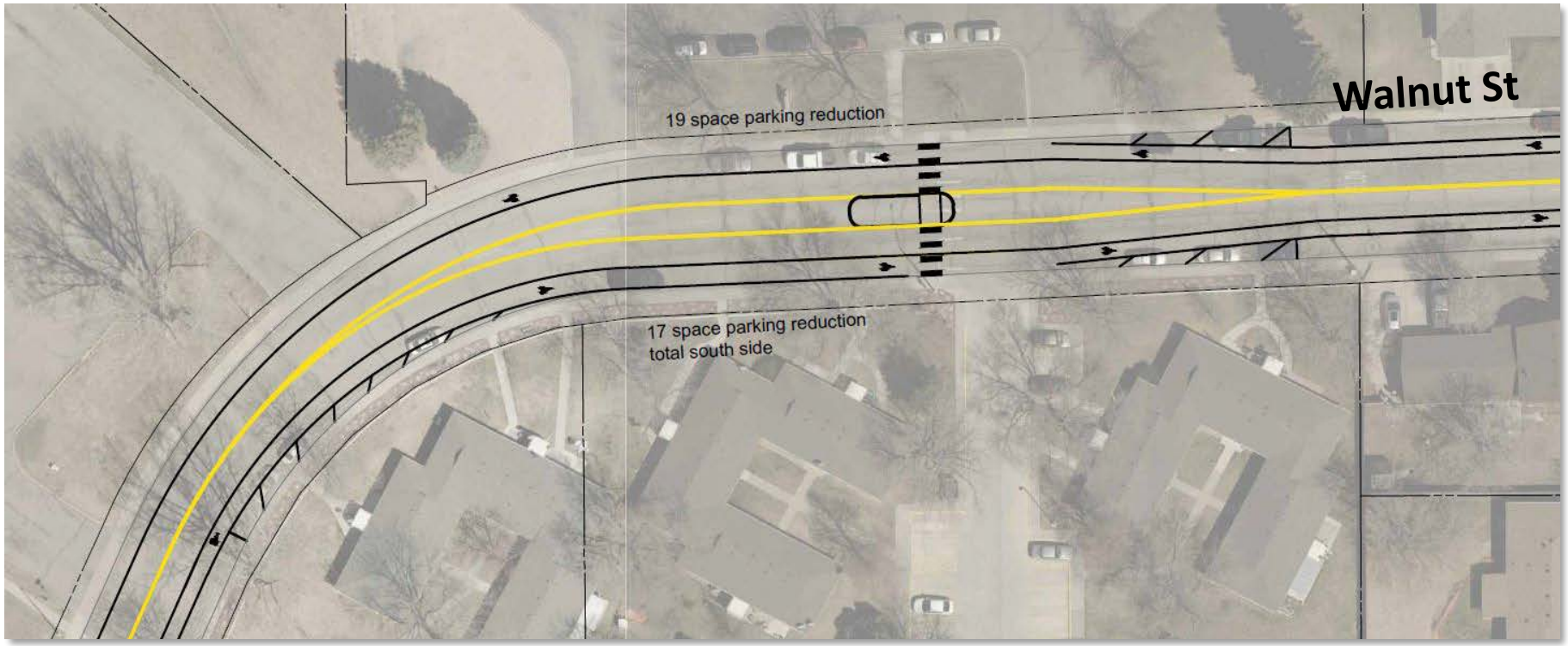


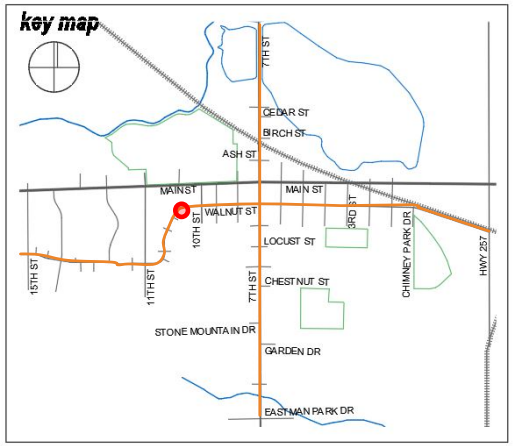


- Refuge island promotes speed compliance and yielding at 11th crossing
- Creates safer crossing for pedestrians and people on bikes
- Built with 24-month trial materials

Safe Intersection Crossings

10th and Walnut Refuge islands (with eight other crosswalk locations)

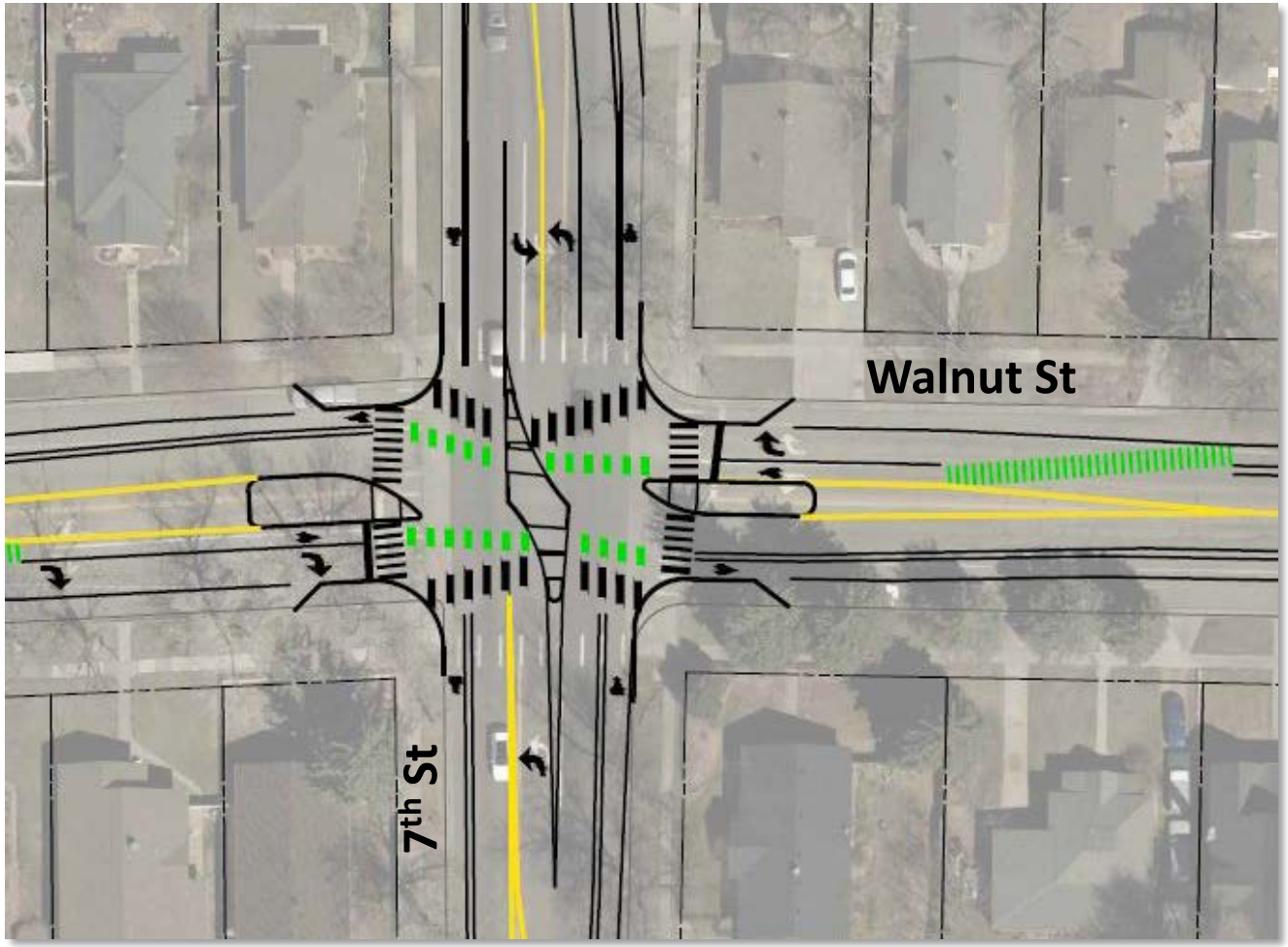


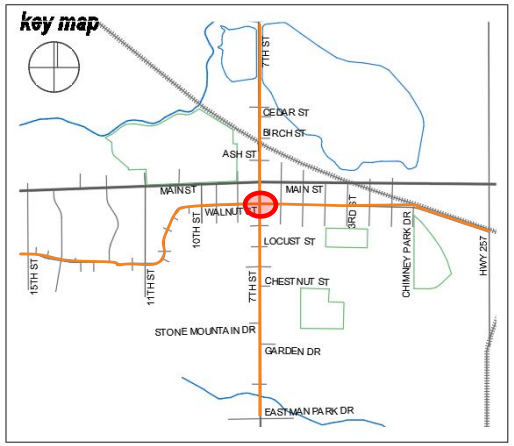


- Refuge island promotes speed compliance near Century Senior Housing
- Creates safer crossing for pedestrians and people on bikes
- Built with 24-month trial materials

Safe Intersection Crossings

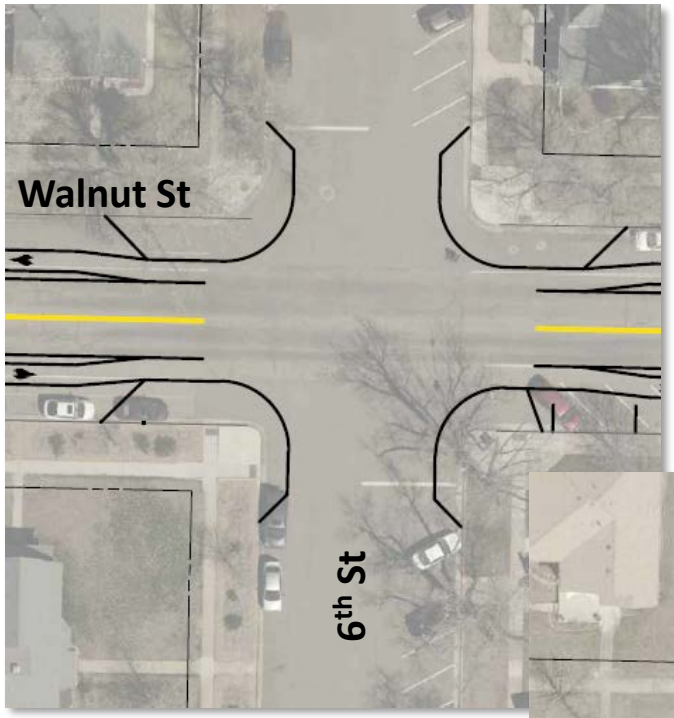
7th and Walnut



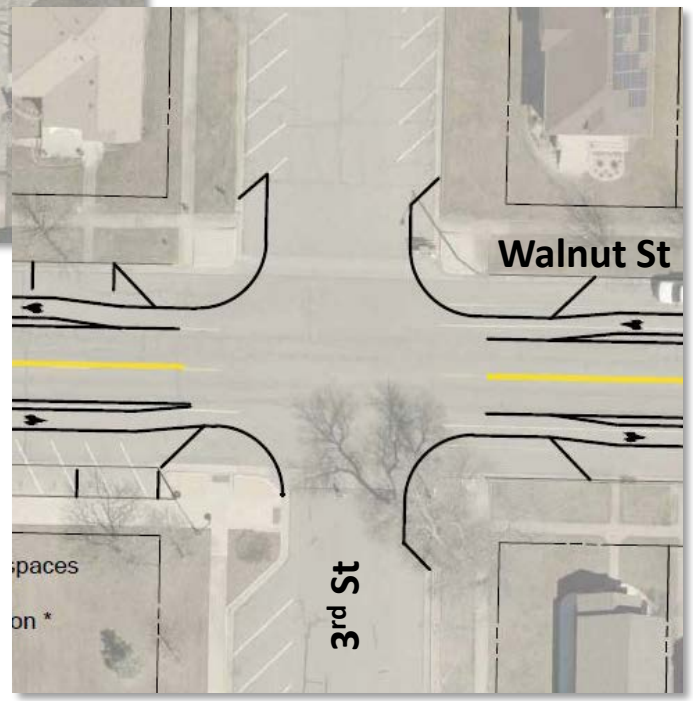


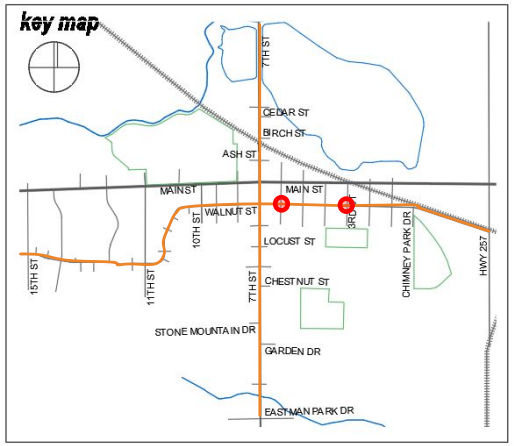
- Reducing turning conflicts at high crash/high injury location
- Safer, more comfortable pedestrian/ bicycle crossing

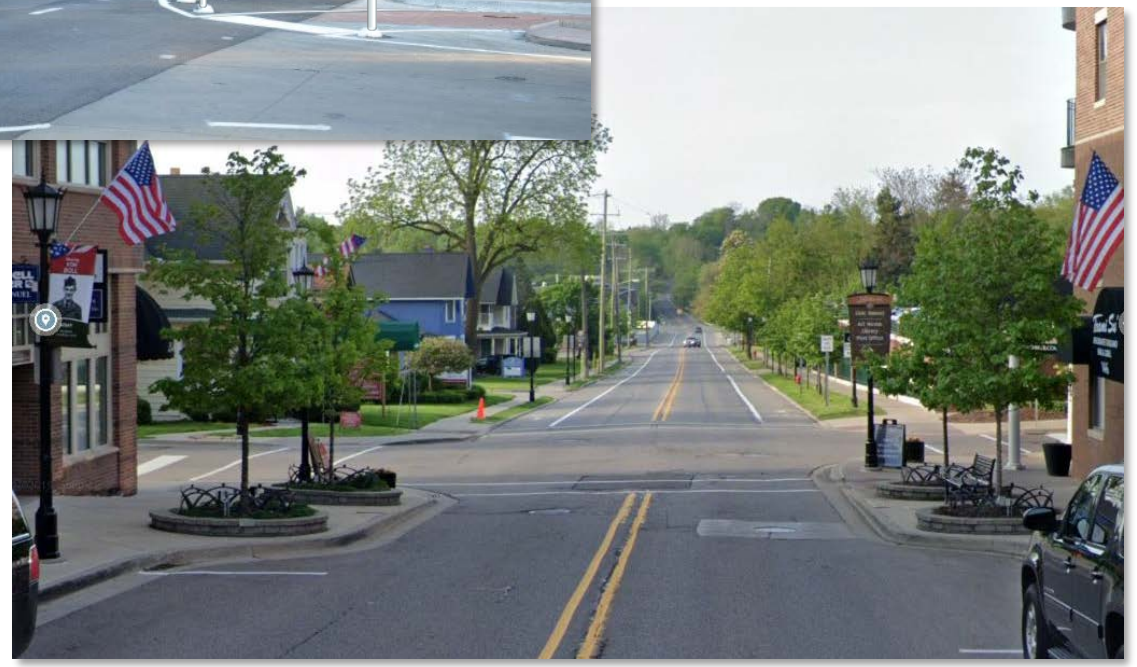
Safe Intersection Crossings



Curb Extensions

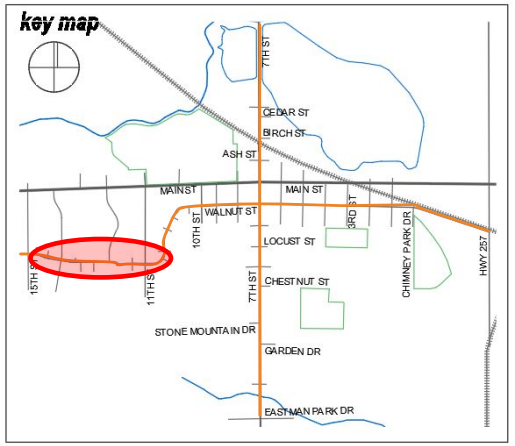




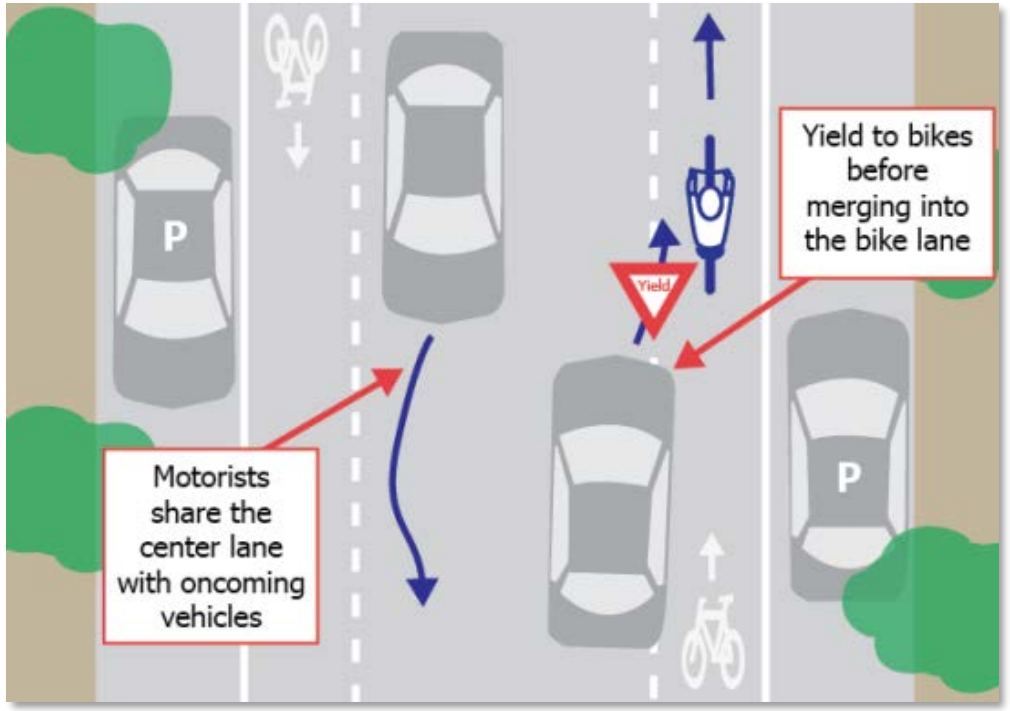


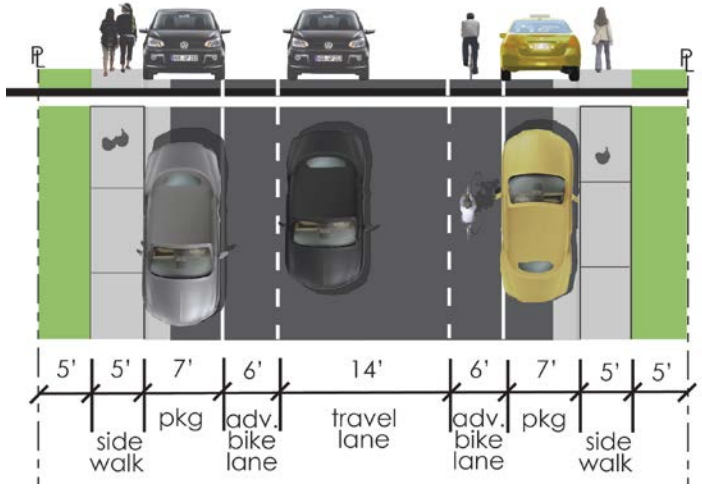
- Narrowing promotes speed compliance
- Creates safer crossing for pedestrians
- Built with 24-month trial materials

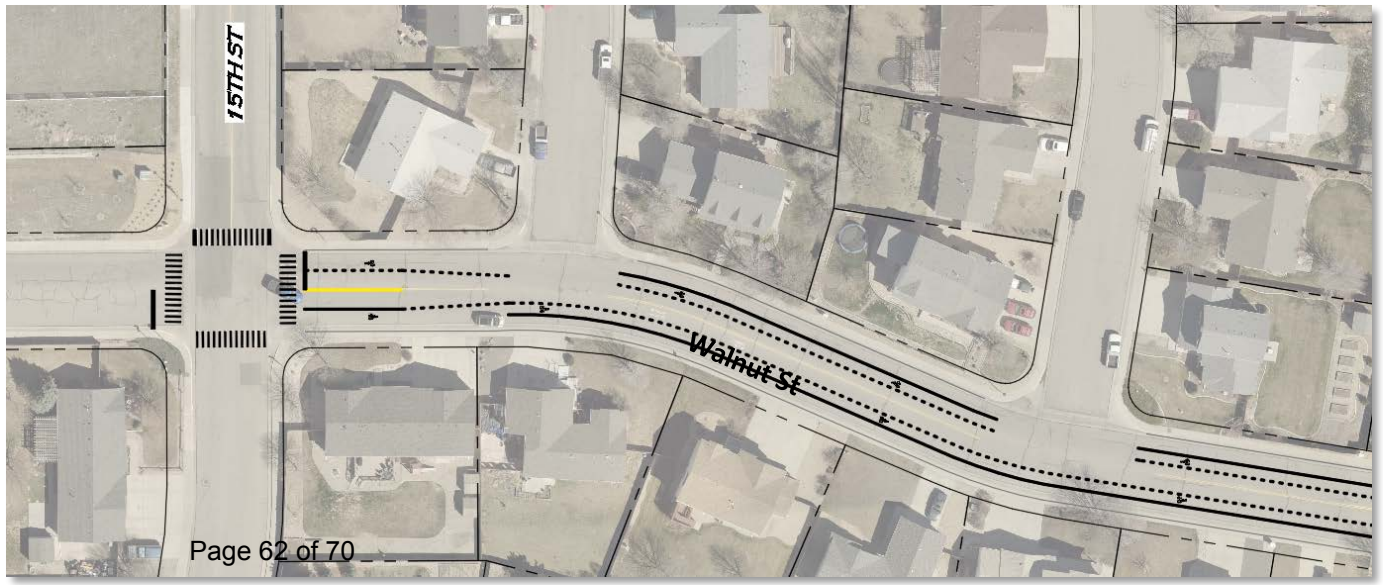
Advisory Bike Lanes (west end)



Advisory Bike Lanes 15th to Cottonwood Dr

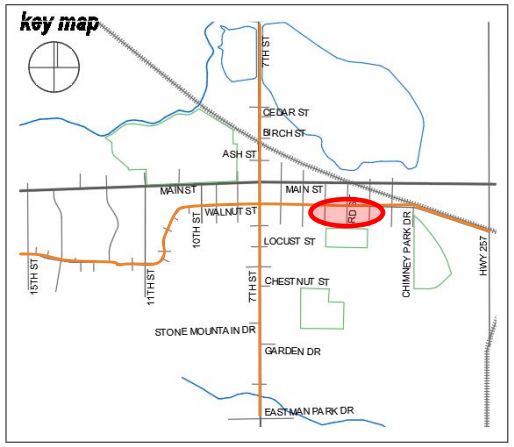


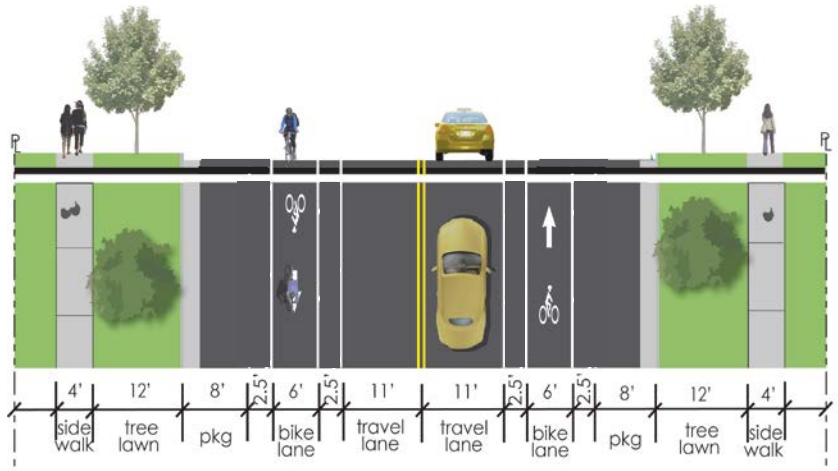




- Better speed compliance
- More visibility for people on bicycles
- No parking changes

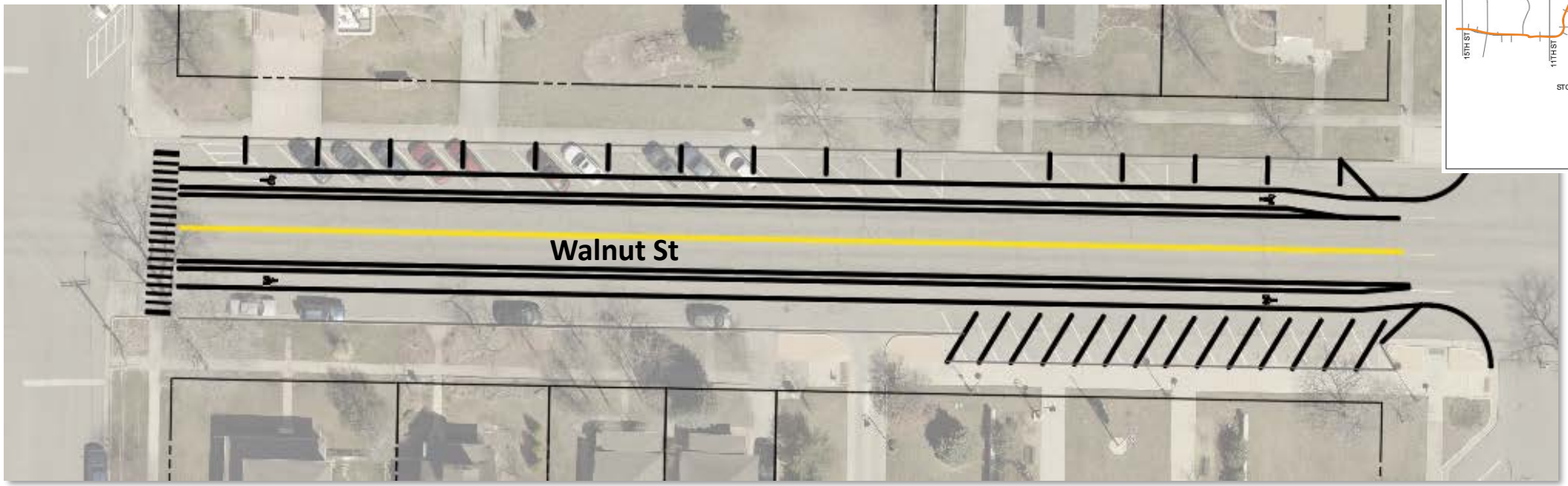
Buffered Bike Lanes (east end)

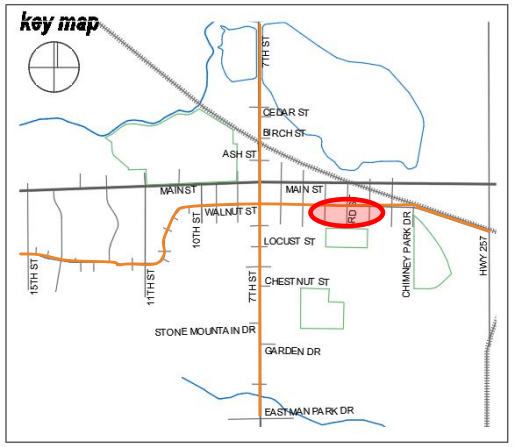


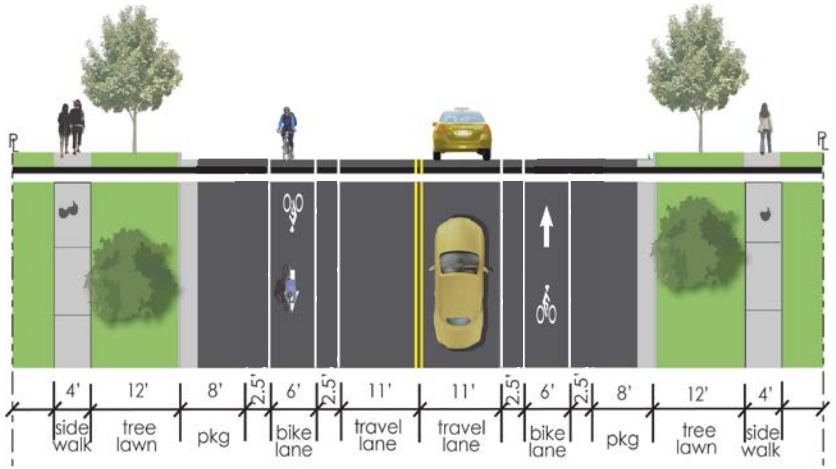


- **Other options considered for these 2 blocks:**
  - **Angled parking with shared lane**
  - **Back-in angled parking**
  - **Center angled parking**
  - **Protected bike lane with new curbs**

Buffered Bike Lanes (east end)

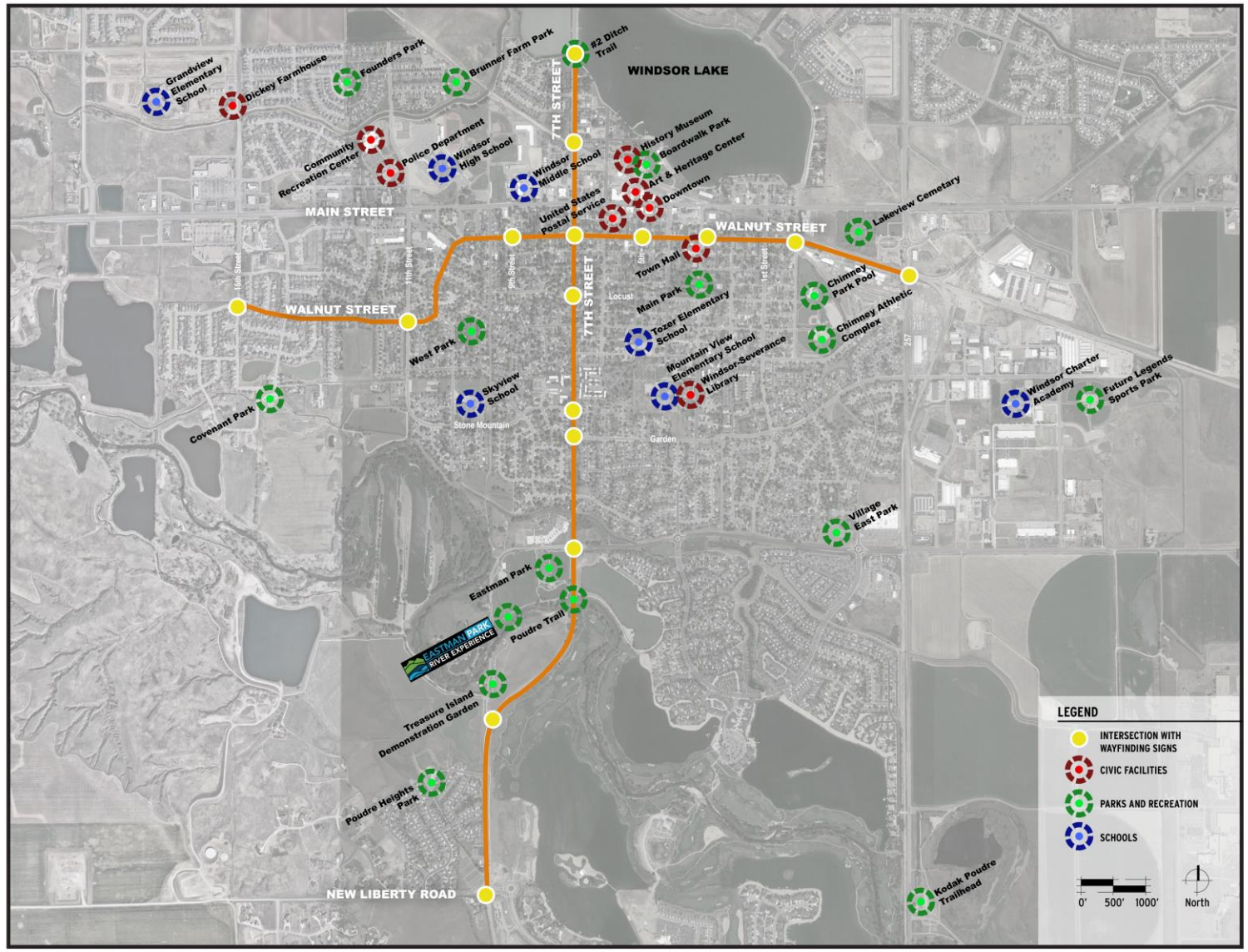




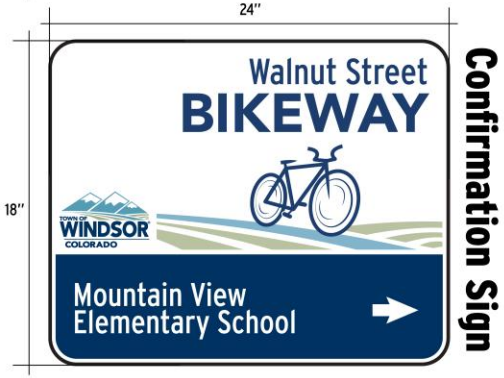


- Safest design with least crash potential
- 15 total parking space change over 2 blocks <u>for safety!</u>
- Constructable this year within current budget
- Consistent with 7th Street buffered bike lanes
- Possibility to add parking in a 3-minute walk zone
- Downtown Parking Study to study changes in demand

7th STREET AND WALNUT STREET BIKEWAYS



Decision Sign



Confirmation Sign

Bikeway Wayfinding Goals

- Encourage bicycling in Windsor
- Encourage families and children to ride their bikes
- Support the low stress bike network
- Assist locals and visitors to travel between destinations
- Highlight places and popular destinations accessible by bicycle
- Incorporate Windsor branding in attractive sign system
- Coordinate bikeway wayfinding messaging with surrounding Cities for consistency
- Determine Phase 1 Wayfinding Priorities

TOWN OF WINDSOR COLORADO

bha

Potential Wayfinding Destinations

May 2021

	BASIC DESIGN	ENHANCED DESIGN
Timing	7th St: July-August 2021 to immediately address safety, comfort and connectivity. Walnut: September 2021	Conceptual Schedule: Phase 1 – 2022: Hardening of 2021 improvements (curb/gutter) Phase 2 – 2023: Roundabouts & South Trail Segment (Eastman to Chestnut) Phase 3 – 2023: North trail segment: Chestnut to Windsor Lake Phase 4- 2024: Linear park improvements
Funding	Funded with Town maintenance and capital budgets	Funded with Town capital funds and external grant funding. Applied for $2M CDOT grant. Possible GOCO Grant opportunities
Maintenance	Can be maintained with existing staff and equipment	Might require new maintenance practices, staff and equipment
Other	Education campaign to focus on unique aspects: advisory bike lanes, back-in angle parking, and median at 7th/Walnut	Ongoing education, enforcement, and evaluation
Budget	2021 Budget is within the $1.2M for the 7th street and $400K for Walnut	Approximately $5M for 7th St Under $500K for Walnut

QUESTIONS?
7th st

MEMORANDUM

Date: June 21, 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

June 28, 2021 5:30 p.m.	Town Board Work Session Downtown Parking Study Update
June 28, 2021 7:00 p.m.	Town Board Regular Meeting
July 5, 2021	Cancelled – Independence Day Holiday
July 12, 2021 5:00 p.m.	Town Board Work Session Zerby Playground Dedication (Main Park) 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 5:30 p.m.	Town Board Work Session Meet the Board Body Cam Recommendations Park Fee Study
July 26, 2021 7:00 p.m.	Town Board Meeting
August 2, 2021 5:30 p.m.	Town Board Work Session Presentation of COGCC Rulemaking Changes
August 9, 2021 5:30 p.m.	Town Board Work Session Board – Manager – Attorney Monthly Meeting IGA with Greeley on Open Space Land
August 9, 2021 7:00 p.m.	Town Board Regular Meeting
August 16, 2021 5:30 p.m.	Town Board Work Session Poudre River Trail Corridor Authority Future Plans
August 23, 2021 5:30 p.m.	Town Board Work Session
August 23, 2021 7:00 p.m.	Town Board Regular Meeting

August 30, 2021 Cancelled – 5th Monday

Future Work Session Topics

- Broadband Update
- DDA Entertainment District
- 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)
- 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)