



TOWN BOARD WORK SESSION

December 13, 2021 - 5:30 PM

1st Floor Conference Room, 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. Town Board/Manager/Attorney Monthly Meeting (5:30 - 6:00 p.m.)
2. Discussion of Downtown Corridor Plan Special Building Height Area - S. Ballstadt, Planning Director
3. Public Purpose for Charitable Giving - S. Hale, Town Manager
4. 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: December 13, 2021
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Scott Ballstadt, Director of Planning
Re: Discussion of Downtown Corridor Plan Special Building Height Area
Item #: 2.

Background / Discussion:

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 become a reality in neighboring communities. This mix of residential uses creates a residential population necessary to support businesses outside of typical daytime hours.

Section III.K.1. of the Downtown Corridor Plan limits building heights as follows:

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. (+)"

The complete Downtown Corridor Plan can be found at:

<https://windsorgov.com/DocumentCenter/View/485/Downtown-Corridor-Plan?bidId>

The Central Business District, however, allows for a building height of 75-feet, and the more strict of the two requirements applies.

The enclosed presentation slides include examples of taller projects that have been presented to Town Board as potential projects in the Downtown Development Authority (DDA) area, as well as examples of other vertical mixed use projects 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.

Based on Town Board and Planning Commission comments at the November 8th work session, staff has also included a map of a limited area in which taller buildings may be most appropriately located behind the existing buildings on Main Street. The area is within the DDA boundary and does not include areas south of Main Street adjacent to existing residences.

At their 12/1/21 regular meeting, the Planning Commission forwarded to the Town Board a recommendation that Section III.K.1 of the Downtown Corridor Plan shall be amended to include a special height exception area as follows:

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. (+) **Buildings located within the special height exception area as identified herein shall be limited to the building height allowed per the Municipal Code.**

Recommendation:

This recommendation has been scheduled for Town Board consideration during the regular meeting.

ATTACHMENTS:

- ▢ Downtown Corridor Plan Building Height presentation



Building Height Regulations in the Downtown Corridor Plan

December 13, 2021

Town Board

Scott Ballstadt, Director of Planning

Maximum Building Height

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

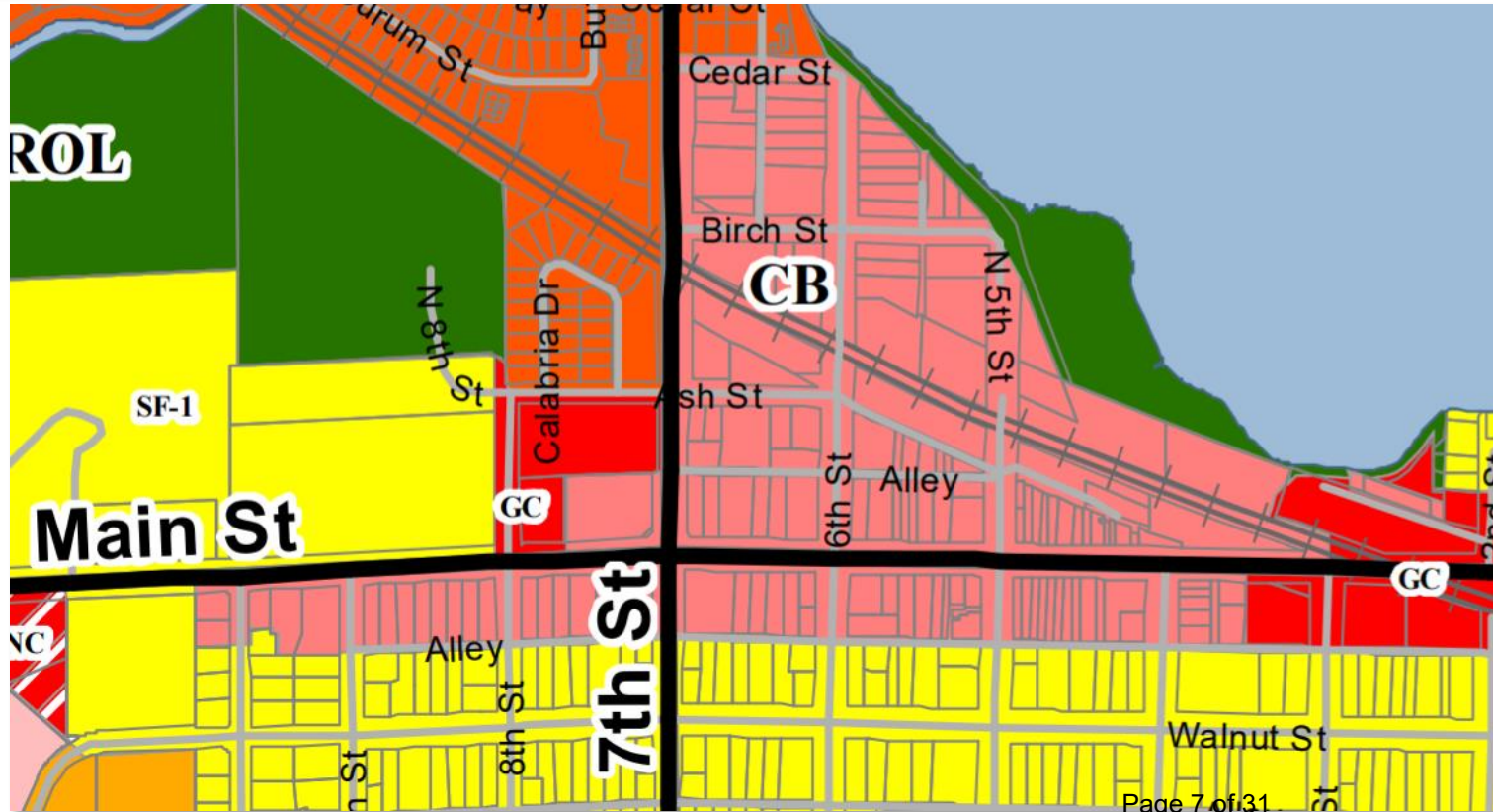
- Section 16-1-110(b) of the Municipal Code allows for a Maximum Building Height of 75-feet in the Central Business (CB) zone district.



Maximum Building Height

- The height of each floor or story in a building can vary greatly depending on room ceiling height, necessary infrastructure between floors, and other factors.
- If each floor or story ranges between 10 to 14-feet in height, the overall building height of a 5 story building would range from 50 to 70-feet.

Central Business Zone District

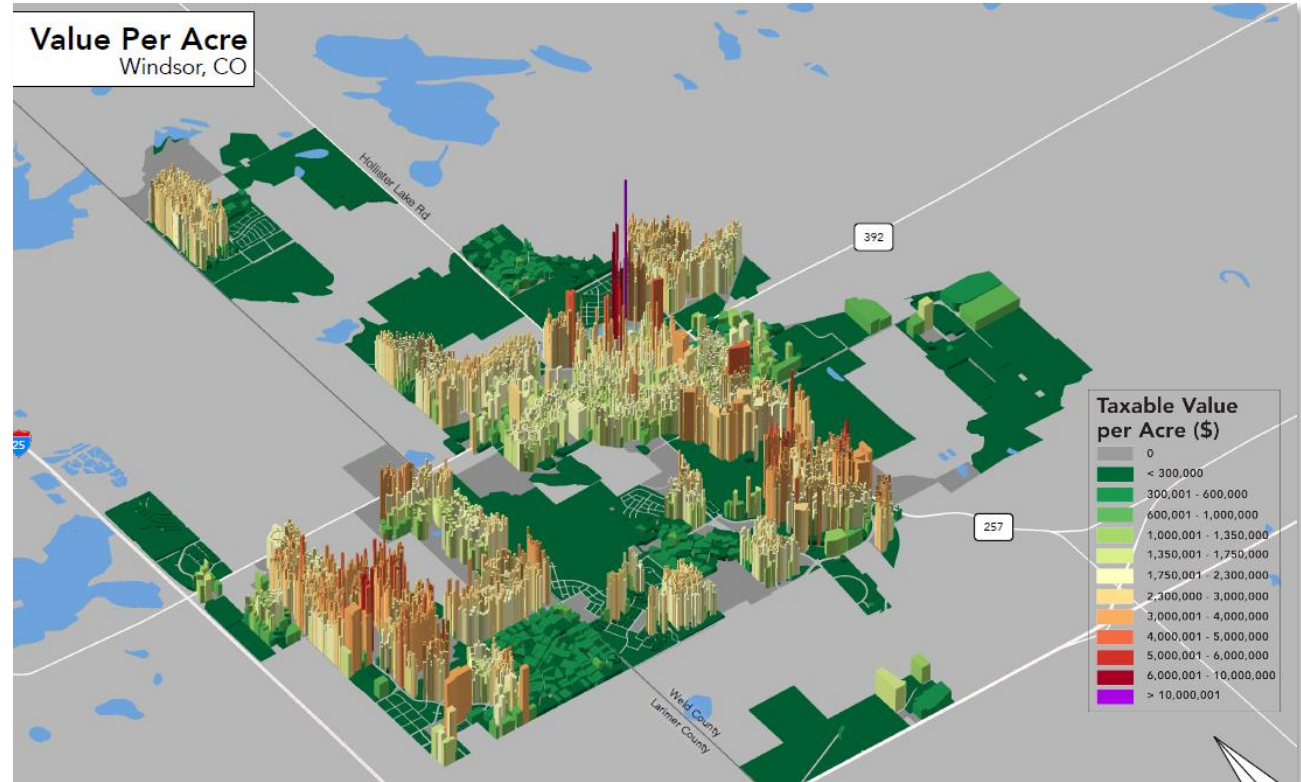


Downtown Development Authority



Property Tax Value Productivity

Vertical Mixed Use takes advantage of existing street and utility infrastructure and outperforms horizontal development from a property tax perspective.



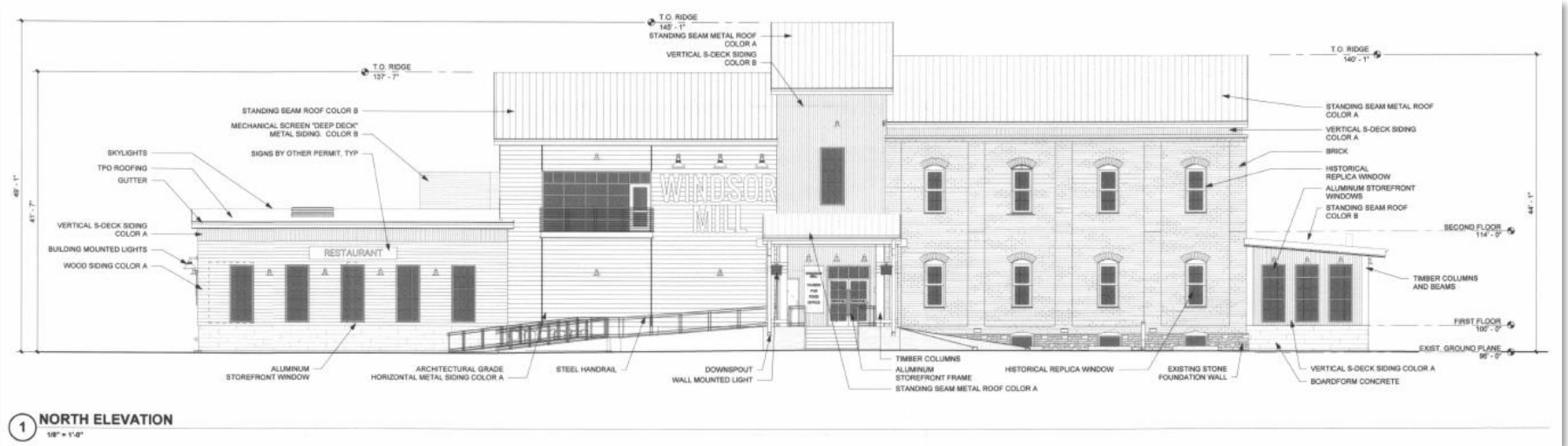


Vertical Mixed Use Productivity

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



Example Existing Projects

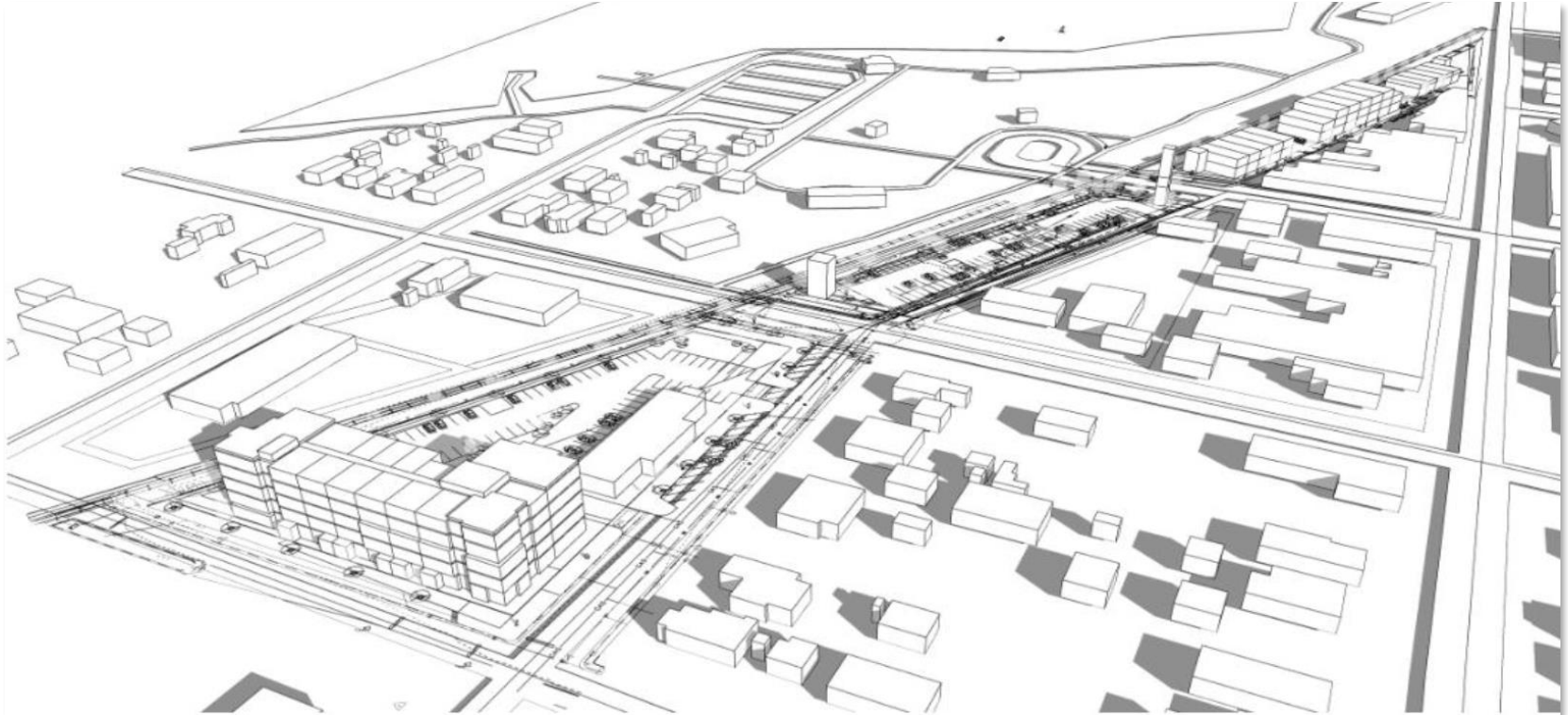


301 Main Street - Windsor Mill – 45'1" to highest peak

Example Vertical Mixed Use Projects



Example Vertical Mixed Use Projects



Example Vertical Mixed Use Projects



Example Vertical Mixed Use Projects

Option 1 - DDA Lot

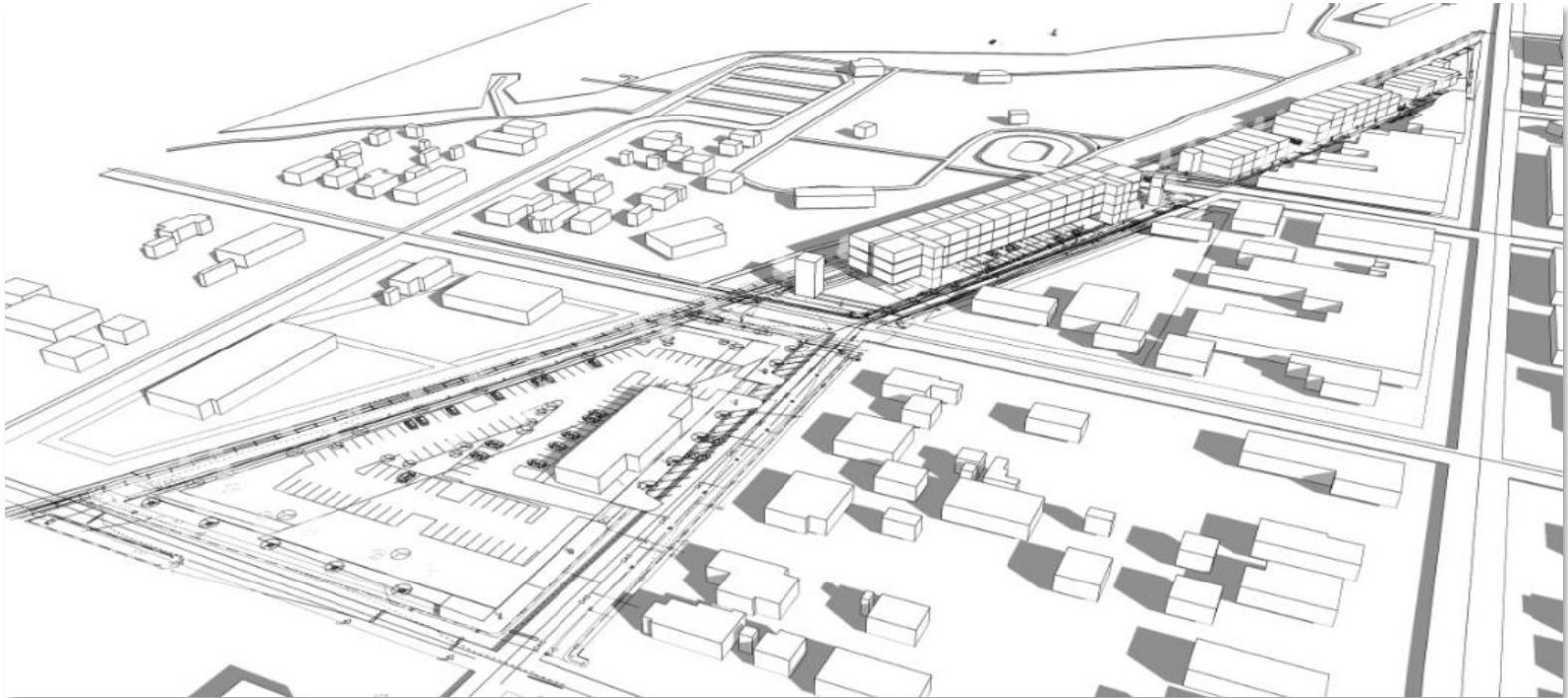




Example Vertical Mixed Use Projects



Example Vertical Mixed Use Projects



Example Vertical Mixed Use Projects

Option 2- Mixed Use Bertsch Lot



Example Vertical Mixed Use Projects

Option 2- DDA Lot



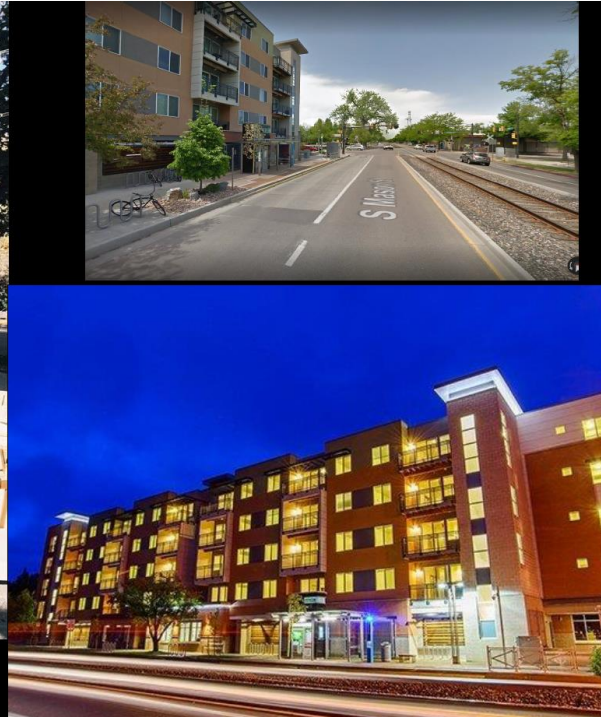
Example Vertical Mixed Use Projects



Example Vertical Mixed Use Projects



310 N. Mason Fort Collins



Example Vertical Mixed Use Projects



585 N. Lincoln Loveland



Example Vertical Mixed Use Projects



264 N. Cleveland Ave Loveland

Special Height Exception Area





Recommendation

Staff and the Planning Commission recommend that Section III.K.1. of the Downtown Corridor Plan be amended to include a special height exception area as follows:

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. (+) **Buildings located within the special height exception area as identified herein shall be limited to the building height allowed per the Municipal Code.**



MEMORANDUM

Date: December 13, 2021
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Shane Hale, Town Manager
Re:
Item #: 3.

Background / Discussion:

In light of the Town Board's recent discussions on charitable giving as it relates to a valid public purpose, Staff has developed this spreadsheet as a possible framework for your discussion and decision-making.

You will note that the spreadsheet's framework breaks up charities/non-profits into three tiers. A Tier 1 non-profit basically provides a government function while a Tier 3 delivers a general community benefit.

As a reminder, a public purpose isn't the same thing as a *governmental* purpose. Mr. McCargar will start the discussion today by outlining the established law on this subject.

Financial Impact:

While this topic began with the discussion of an employee charitable giving matching program, the financial implications could vary significantly as the Board's determination would extend to any organization subject to outside agency funding.

ATTACHMENTS:

- ▣ 2022 Charitable Organization Tiers
- ▣ employee giving programs

Tier 1	Organization
Governmental Functions--Provides services closely-aligned with Town governmental functions	Weld & Larimer Food Banks (in conjunction with Windsor Food Pantry)
	Weld County Humane Society
	Larimer County Humane Society
Tier 2	
Non-Governmental--Directly reduces demand on governmental services. Services support Windsor residents with specific needs	Alliance for Suicide Prevention of Larimer County
	Boys & Girls Club of Weld/Larimer County
	Colorado Youth Outdoors
	Greeley Transitional House
	Partners Mentoring Youth
	Rotary Club of Windsor
	United Way of Weld County
	Weld County 4H Foundation
	Weld Trust
	Windsor American Legion
	Windsor Optimist Club
	Stepping Stones of Windsor
Tier 3	
Non-Governmental--Indirectly affects governmental services. Delivers general community benefit.	Special Olympics
	American Cancer Society
	Healing Warriors Program

Town of Windsor Employee Giving Program

Workplace giving is an easy and efficient way to make tax-deductible donations to the charities you care about, typically with donations taken directly out of your paycheck. The Town of Windsor is proposing to offer to employees the ability to donate to the highlighted organizations listed below. The Town of Windsor Town Board will match up to up to \$25,000 per year of employee contributions.

How Workplace Giving Works:

- When the employer holds its workplace giving campaign, you will be given the opportunity to give to many charities.
- Based on those giving options, find the charity(ies) you want to support and designate a set amount of money you would like to donate to the charity(ies). You can pledge different amounts of money to different charities based on the level of support you wish to provide. After you make your decisions and submit your pledge, you're done!
- Your donation will be deducted automatically from your paycheck for a 1-year period, and that money will be distributed to the charity(ies) you designated during the campaign.

Benefits of Workplace Giving:

- **Convenience & Tax Benefits:** You get the convenience of automatic payroll deductions without losing the tax benefits of charitable giving.
- **Financially More Manageable:** By having a smaller amount of money deducted from your paycheck throughout the year, you can donate a larger amount of money and have a greater impact overall. A form will be available from Finance.
- **Matching Gifts:** The request is of the Town Board to dedicate up to \$25,000 annually out of the outside agency fund. This leverages our employer's philanthropic support and maximizes the gift to the causes you care about.
- **Cost-efficient and Sustainable Fundraising:** Workplace giving is more cost-effective and efficient for charities to raise funds than other fundraising methods. The cost of participating in a workplace giving campaign is far below the cost that would be incurred if participating charities had to launch any type of campaign to try to raise an equal amount of money. Your donation enables charities to spend more time and resources on services and programs rather than elaborate fundraising.
- **Unrestricted Money:** Your donation provides charities with a sustainable, year-round source of funds. And because this money is 'unrestricted,' your donation provides charities with funds that enable them to decide how to best use that money and invest in their ability to deliver vital programs and services.

Highlighted Non-Profit Organizations:

- Special Olympics
- Weld & Larimer Food Banks

- Colorado Youth Outdoors
- Weld County 4H Foundation
- American Cancer Society
- Weld & Larimer County Humane Society
- Greeley Transitional House
- Partners Mentoring Youth
- Stepping Stones of Windsor
- Weld Trust
- Windsor Optimist Club
- Windsor American Legion
- Rotary Club of Windsor
- Boys & Girls Club of Weld County
- United Way of Weld County
- The Weld Trust
- Alliance for Suicide Prevention of Larimer County
- Healing Warriors Program



MEMORANDUM

Date: December 13, 2021
To: Mayor and Town Board
Via: Shane Hale, Town Manager
From: Karen Frawley, Town Clerk
Re: Future Meeting Agenda
Item #: 4.

ATTACHMENTS:

- ▢ Future Meetings Agenda



FUTURE TOWN BOARD MEETINGS

December 20, 2021	Cancelled
December 27, 2021 5:30 p.m.	Cancelled
January 3, 2022 5:30 p.m.	Town Board Work Session Windsor Open space and Trails Plan O-I Glass Recycling Program
January 10, 2022 5:30 p.m.	Town Board Work Session Town Board-Manager-Attorney Monthly Meeting The Ranch Master Plan Elimination of Code Amendments Regarding Fire Protection Floors
January 10, 2022 7:00 p.m.	Town Board Regular Meeting
January 17, 2022	Cancelled – MLK Day
January 24, 2022 5:30 p.m.	Town Board Work Session Drought Management Plan
January 24, 2022 7:00 p.m.	Town Board Regular Meeting
January 31, 2022	Cancelled – 5 th Monday

Future Work Session Topics

- DDA Entertainment District
- Urban3 Follow-up
- Telecom Code (Pending FCC Rules)
- Regional Water Treatment Plant Site
- Sustainable Energy Discussion (1st Quarter)
- Presentation by Carolyn Steffl regarding SB21-262 – Special District Transparency
- Proportional services and amenities for planned population
- Colorado Opioids Settlement Use Ideas
- Economic development/retail needs based on population levels (following retail assessment)