



PLANNING COMMISSION REGULAR MEETING

April 17, 2024 - 7:00 PM

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

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

AGENDA

A. CALL TO ORDER

1. Roll Call
2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration
3. Public Invited to be Heard
Individuals wishing to participate in Public Invited to be Heard (non-agenda item) are requested to sign up on the form provided in the foyer of the Town Board Chambers. When you are recognized, step to the podium, state your name and address then speak to the Planning Commission.

Individuals wishing to speak during the Public Invited to be Heard or during Public Hearing proceedings are encouraged to be prepared and individuals will be limited to three (3) minutes. Written comments are welcome and should be given to the Town Clerk prior to the start of the meeting.

B. CONSENT CALENDAR

1. Approval of the March 20, 2024, Planning Commission Regular Meeting Minutes - L. Richardson, Assistant Town Clerk

C. BOARD ACTION

1. Election of Officer - Election of Planning Commission Vice Chair
 - Staff presentation: Scott Ballstadt, Director of Planning
2. Public Hearing - A recommendation to Town Board acknowledging the Windsor Downtown Development Authority dba Windsor Downtown Alliance's master plan.
 - Legislative Action
 - David Eisenbraun, Long Range Planner
 - Staff Presentation, Michelle Vance, Executive Director - Windsor Downtown Alliance
3. A recommendation to Town Board acknowledging the Windsor Downtown Development Authority dba Windsor Downtown Alliance's master plan.
 - Legislative Action
 - David Eisenbraun, Long Range Planner
 - Staff Presentation, Michelle Vance, Executive Director - Windsor Downtown Alliance

4. Public Hearing - Conditional Use Permit to allow two temporary modular classrooms and a recycled asphalt parking area in the Residential Mixed Use-One (RMU-1) Zone District - Water Valley South Subdivision 6th Filing, Lot 1 (330 Crossroads Boulevard) - WV Crossing Development, LLC, Jerry Hegeson, property owner/owner representative, Josh Savage, Timberline Church, Applicant
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
5. Recommendation to Town Board - Conditional Use Permit to allow two temporary modular classrooms and a recycled asphalt parking area in the Residential Mixed Use-One (RMU-1) Zone District - Water Valley South Subdivision 6th Filing, Lot 1 (330 Crossroads Boulevard) - WV Crossing Development, LLC, Jerry Hegeson, property owner/owner representative, Josh Savage, Timberline Church, Applicant
 - Quasi-judicial action
 - Staff presentation: Sandra Mezzetti, Senior Planner
6. Public Hearing - Preliminary/Final Major Subdivision for the Beethe Subdivision 2nd Filing; 138 acres in the Residential Mixed Use-One (RMU-1) and Recreational Open Lands (ROL) zone districts - Town of Windsor; applicant; Tim Kemp, PE, Wilson & Company, Inc., applicant's civil engineering consultant
 - Quasi-judicial action
 - Staff presentation: Carlin Malone, Chief Planner
7. Recommendation to Town Board - Preliminary/Final Major Subdivision for the Beethe Subdivision 2nd Filing; 138 acres in the Residential Mixed Use-One (RMU-1) and Recreational Open Lands (ROL) zone districts - Town of Windsor; applicant; Tim Kemp, PE, Wilson & Company, Inc., applicant's civil engineering/surveying consultant
 - Quasi-judicial action
 - Staff presentation: Carlin Malone, Chief Planner

D. COMMUNICATIONS

1. Communications from Planning Commission
2. Communications from Town Board Liaison
3. Communications from Staff
 - a. Major Site Plan Review - Beethe Subdivision 2nd Filing Lot 3 (Weld RE-4 Middle School) - Carlin Malone, Chief Planner
 - b. Major Site Plan Review - Beethe Subdivision 2nd Filing Lot 1 (Windsor Police Headquarters and Training Facility) - Carlin Malone, Chief Planner

E. ADJOURN

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: April 17, 2024
To: Planning Commission
From:
Re: Approval of the March 20, 2024, Planning Commission Regular Meeting Minutes - L. Richardson,
Assistant Town Clerk
Item #: B.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:

1. 03.20.24 PC Draft Minutes



Planning Commission Regular Meeting

March 20, 2024 - 7:00 PM

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

To view Planning Commission meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

MINUTES

A. CALL TO ORDER

Chairman Schick called the meeting to order at 7:00 p.m.

1. Roll Call

Present:

Chairman Schick
Vice-Chair Reddick
Nathan Kinney (arrived at 7:02 pm)
David Hassard
Ben Kirch
Jose Valdes
Cindy Beemer

Absent:

Maxwell Nader, Alternate

Also Present:

Town Board Liaison Tallon
Scott Ballstadt, Planning Director
Kim Emil, Assistant Town Attorney
Carlin Malone, Chief Planner
Ben Bodiker, Visual Media Coordinator
Kaitlyn Cinnamon, Deputy Town Clerk
Laura Richardson, Assistant Town Clerk
Sandra Mezzetti, Senior Planner
David Eisenbraun, Long Range Planner
Daniel Money, Town Attorney
Kimberly Lambrecht, Senior Planner

2. Review of Agenda by the Board and Addition of Items of New Business to the Agenda for Consideration

Planning Commissioner Beemer moved to approve the agenda as presented, Planning Commissioner Reddick seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Nathan Kinney, Ben Kirch; Nays - None; Motion Passed.

3. Public Invited to be Heard

Chairman Schick opened the meeting up for public comment on any non-agenda item, to which there were none.

B. CONSENT CALENDAR

1. Approval of the March 6, 2024, Planning Commission Regular Meeting Minutes- K. Cinnamon, Deputy Town Clerk

Victor Tallon, Town Board Liaison, gave a statement to the Commission.

"Mr. Chair, for the record, I would like to disclose that I am a sitting member of the Town Board and that I am here in my capacity as a nonvoting liaison to the Planning Commission. Although I will be present during all public hearings tonight, I will not be giving my opinion or participating in any of the discussions. I will not let tonight's proceedings influence or affect my review of these matters when they come before the Town Board. I will make my decision at the Town Board level based only on the evidence presented during the Town Board public hearings."

Planning Commissioner Reddick moved to approve the consent calendar as presented, Planning Commission Member Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Nathan Kinney, Ben Kirch; Nays - None; Motion Passed.

C. BOARD ACTION

1. Public Hearing - Resolution 2024-15 - Approving and adopting the Town of Windsor Comprehensive Plan

Overview:

This adoption hearing is intended to ask for Planning Commission's approval of the Windsor Comprehensive Plan, and to recommend Town Board's approval by resolution of the same plan.

Background:

The Comprehensive Plan is the Town of Windsor's guiding policy document and vision for long-range planning of the Town's physical development. This update holistically guides the Town forward—it strategically plans for growth in a manner that reflects the desires of the community and coordinates future growth and a full range of services, while maintaining the cherished small-town character.

The Comprehensive Plan is a guidance document including a long-range vision for how the community has envisioned growth, and a policy framework for achieving the vision.

The process was developed through a high-level of community input throughout the 18-month process. Outreach highlights included a Speaker Panel Event, community interviews, a week-long public design workshop was held to discuss and visualize options for future community growth, and draft plan open houses to review and provide feedback on the draft prior to adoption. Each phase of outreach included a partner online component through online questionnaires.

The Plan itself includes six chapters and five appendices, including:

- Introduction which describes the purpose of the Plan, how to use the Plan, and includes an overview of the planning and engagement process to update the Plan.
- The Planning Context chapter provides a brief description of the jurisdictional, geographic, and regulatory context to frame how and why the Plan was developed and will be used.
- Vision and Guiding Principles articulates the important vision and value statements that provide the framework for the goals and policies in the following chapters.
- The Future Land Use Plan describes the physical framework for development in the

- Town through designation and definition of land uses and land use patterns.
- Goals and Policies include a consolidated set of goals and policies, organized by plan element topic.
- Implementation: This chapter describes the applicability and implementation of the Comprehensive Plan.
- The Plan is supported with four appendices, including a Glossary of Terms, Implementation Action Matrix, Engagement Summary, Existing Conditions Report, and Conceptual Designs For Five Focus Areas.
 - The Implementation Action Matrix was developed to complement the Plan document and identifies future actions the Town and non-municipal partners may undertake to carry out Plan concepts. Because of the frequency of updates to the action plan based on budgets, workplan priorities, staff capacity, and external variables, that document is maintained outside of this Plan.

Chairman Schick opened the public hearing for Resolution 2024-15 - Approving and adopting the Town of Windsor Comprehensive Plan.

David Eisenbraun, Long Range Planner, and Megan Moore of Logan Simpson, presented to the Planning Commission.

Chairman Schick opened the meeting up for public comment. Greg Flebbe at 426 Crystal Beach Windsor, CO addressed the Commission regarding the historical growth of Windsor and noted the guiding principles in the comprehensive plan. Mr. Flebbe also made suggestions regarding the comprehensive plan and offered his congratulations to staff and the Commission for their work on the comprehensive plan.

Planning Commissioner Reddick moved to close the public hearing, Planning Commission Member Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Nathan Kinney, Ben Kirch; Nays - None; Motion Passed.

2. Resolution No. 2024-15 - A Resolution of the Town of Windsor Planning Commission approving and adopting the Town of Windsor Comprehensive Plan

Please see public hearing item.

Planning Commissioner Beemer moved to approve Resolution No. 2024-15 - A Resolution of the Town of Windsor Planning Commission approving and adopting the Town of Windsor Comprehensive Plan. Planning Commissioner Kirch seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Nathan Kinney, Ben Kirch; Nays - None; Motion Passed.

3. Recommendation to Town Board - Affirming an addition to the Town of Windsor's Comprehensive Plan appendices titled "Economics of Community Development"

Urban3 was added as a consultant in an effort for the Town to gain a better understanding of the financial health of a community via the underlying tax structure. Most communities rely on a mixture of revenues, primarily from taxes, users fees, and state and federal governments. Taxes tend to comprise a large share of local revenue. Communities use these funds to run their government, pay for public services, and build and maintain infrastructure. When available, spatial data allows Urban3 to map and visualize both tax revenue and infrastructure costs, an approach they call "geoaccounting."

They use geoaccounting to uncover the relationship between land use decisions and public revenue production. In Colorado, different types of property are assessed at different rates. Commercial, industrial, and mixed-use properties are assessed at about 29% of its market value, while residential property is assessed at about 7.15% of its market value. The assessed value is then multiplied by the tax rate to determine the tax bill.

Total taxable value is one way to analyze the overall value of a city, but when it comes to understanding economic productivity, it is not always the most useful. Urban3's analysis focuses on the "per acre" metric as a unit of productivity. After all, cities and counties are, at their simplest, finite areas of land. How that land is used has a direct effect on municipal budgets. The per acre metric normalizes total revenues and tax values, creating direct "apples-to-apples" comparisons utilizing land consumed as a unit of productivity.

Using VPA to compare properties is like using miles per gallon (MPG) to compare cars. When comparing cars, the miles a car can go per tank isn't typically referenced because it only reflects the size of the tank, not how efficient the engine is. We apply the same principle to measure the financial productivity of various development types across a community.

As the Town moves forward with future development, Urban3's analysis helps ensure there can be a better understanding of the impact that different development types will likely have on Windsor's financial health. More compact, mixed use development patterns tend to generate more revenue and lower costs. Making space for lower density residential development may be important for certain portions of the community, but there must be a balance of land uses and an understanding of the costs associated with different land use choices. Approaching these decisions with eyes wide open will help Windsor remain both a desirable place to live and a fiscally healthy community.

David Eisenbraun, Long Range Planner, presented to the Planning Commission.

Chairman Schick opened the meeting up for Planning Commission comments.

Commissioner Valdes asked questions of staff regarding financial challenges for Windsor going forward and inquiries about areas of possible conflict, to which David Eisenbraun answered. Additionally, he asked questions of staff regarding xeriscaping within the Town of Windsor Municipal Code, to which Scott Ballstadt answered.

Commissioner Reddick asked questions of staff regarding land use beyond the five areas presented and for clarification regarding the recommendation of the appendices, to which David Eisenbraun answered.

Planning Commissioner Reddick moved to forward a recommendation of approval to Town Board Affirming an addition to the Town of Windsor's Comprehensive Plan appendices titled "Economics of Community Development", Planning Commission Member Valdes seconded the motion. Roll call on the vote resulted as follows; Yeas - Gale Schick, Timothy Reddick, Jose Valdes, Cindy Beemer, David Hassard, Nathan Kinney, Ben Kirch; Nays - None; Motion Passed.

D. COMMUNICATIONS

1. Communications from Planning Commission

Commissioner Valdes shared his appreciation for Chairman Schick's service.

Commissioner Hassard and Commissioner Kinney shared their appreciation of staff for their work on the comprehensive plan.

2. Communications from Town Board Liaison

Town Board Liaison Tallon spoke to the Commission regarding updates on the short term rental resolution and shared his appreciation for Chairman Schick's service.

3. Communications from Staff

Dan Money, Town Attorney, and Scott Ballstadt, Director of Planning, shared their appreciation for staff and the commissioner's work on the comprehensive plan.

Scott Ballstadt presented plaques to Town Board Liaison Tallon and Chairman Schick for their years of service on the Planning Commission.

Chairman Schick noted the history of the Planning Commission and his appreciation for staff.

E. ADJOURN

Upon a motion duly made, the meeting was adjourned at 8:01 p.m.

Laura Richardson, Assistant Town Clerk



MEMORANDUM

Date: April 17, 2024
To: Planning Commission
From:
Re: Election of Officer - Election of Planning Commission Vice Chair
Item #: C.1.

Background / Discussion:

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

A motion to nominate, followed by a second and vote to approve the appointment of an officer.

CC:

Attachments:



MEMORANDUM

Date: April 17, 2024
To: Planning Commission
From: David Eisenbraun, Senior Planner
Re: Public Hearing - A recommendation to Town Board acknowledging the Windsor Downtown Development Authority dba Windsor Downtown Alliance's master plan.
Item #: C.2.

Background / Discussion:

See attached staff memo.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends the Planning Commission forward to Town Board a recommendation of acknowledgment of the Windsor Downtown Development Authority dba Windsor Downtown Alliance's master plan, subject to any Commission and staff comments being addressed.

CC:

Attachments:

1. WDA Planning Commission Memo
2. Resolution Acknowledging WDA Master Plan
3. WDA Master Plan



April 10, 2024

We are writing to formally request your approval for the Windsor Downtown Master Plan, the culmination of a year-long collaborative effort involving downtown businesses, property owners, and residents.

The development of this plan has been a meticulous process, aimed at revitalizing and enhancing our downtown area while preserving its unique character. Through extensive consultations and input from various stakeholders, we have crafted a comprehensive strategy that reflects the aspirations and needs of the entire community.

The Windsor Downtown Master Plan not only envisions a vibrant and thriving downtown but also ensures its sustainability for generations to come. It incorporates innovative urban design principles, strategic development initiatives, and community-centric features aimed at fostering economic growth, promoting walkability, and enhancing the overall quality of life for residents and visitors alike.

We are immensely proud of the collaborative spirit that has driven this process and are confident that the plan we have developed together will serve as a blueprint for a dynamic and prosperous downtown Windsor. We believe it is poised to unlock new opportunities, attract investment, and create a welcoming and vibrant urban center that we can all take pride in.

We respectfully ask the Planning Commission to endorse the Windsor Downtown Master Plan, recognizing its significance and potential to shape the future of our community positively. Your approval will mark a significant milestone in our collective journey towards a more vibrant, inclusive, and sustainable downtown.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Michelle Vance', with a long, sweeping horizontal line extending to the right.

Michelle Vance
Executive Director
Windsor Downtown Alliance

TOWN OF WINDSOR

RESOLUTION NO. 2024-

A RESOLUTION BY THE WINDSOR TOWN BOARD ACKNOWLEDGING THE WINDSOR DOWNTOWN DEVELOPMENT AUTHORITY DBA WINDSOR DOWNTOWN ALLIANCE'S MASTER PLAN.

WHEREAS, the Town of Windsor ("Town") is a Colorado home rule municipality with all powers and authority provided by Colorado law; and

WHEREAS, the Town created the Windsor Downtown Development Authority ("DDA") by Ordinance No. 2011-1401; and

WHEREAS, the DDA rebranded its name to the Windsor Downtown Alliance, A Downtown Development Authority ("WDA") in Resolution 2023-47; and

WHEREAS, pursuant to Colorado Revised Statutes Sec. 31-25-807(d), the WDA has the power to Plan and propose, within the downtown development area, plans of development for public facilities and other improvements to public or private property of all kinds, including removal, site preparation, renovation, repair, remodeling, reconstruction, or other changes in existing buildings which may be necessary or appropriate to the execution of any such plan which in the opinion of the board will aid and improve the downtown development area; and

WHEREAS, the Town has developed a history of cooperative relations with the WDA; and

WHEREAS, concurrently with the Town's adoption of the Town's Comprehensive Plan, the Windsor Downtown Alliance ("WDA") prepared a master plan ("Plan"), attached hereto and incorporated herein by reference, addressing their vision for downtown Windsor; and

WHEREAS, the WDA presented their Plan to the Town Board at the Town's work session on April 1, 2024; and

WHEREAS, the Plan has undergone extensive community outreach, involving local taxing districts, developers, local business leaders and citizen participation through meetings and the use of online mapping tools and questionnaires; and

WHEREAS, the Town hereby acknowledges the WDA's master plan and finds it is in the best interests of the town to cooperatively work with the WDA Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN BOARD OF THE TOWN OF WINDSOR, COLORADO, AS FOLLOWS:

Section 1. The Town hereby acknowledges and approves of the WDA's Plan and the WDA's implementation of the Plan at their expense, so long as the Plan aligns with the Town's Comprehensive Plan.

Section 2. The Town and the WDA shall enter into Intergovernmental Agreements, to be approved by each respective board, setting forth the duties and obligations for each phase of improvements, to cooperatively carry out the vision set forth in the Town's Comprehensive Plan and the WDA's Plan.

Upon motion duly made, seconded and carried, the foregoing Resolution was adopted this _____ day of April, 2024.

TOWN OF WINDSOR, COLORADO

Paul Rennemeyer, Mayor

ATTEST:

Karen Frawley, Town Clerk



Windsor Downtown Master Plan: Phase 1
SPRING 2024





WDA BOUNDARY

7TH STREET

N. 6TH STREET

7TH STREET

6TH STREET

5TH STREET

4TH STREET

3RD STREET

2ND STREET

1ST STREET

MAIN STREET

WALNUT STREET



What is a Master Plan?

A ROADMAP FOR THE FUTURE OF DOWNTOWN

The Town of Windsor and the Windsor Downtown Alliance (WDA) seeks to guide healthy growth and development that considers the quality of life, business, and placemaking in Downtown Windsor.

Crafted through a partnership between the Town of Windsor, the WDA, and local residents, businesses, and visitors, the Downtown Windsor Master Plan is a long-term planning document designed to establish a vision for the future of Downtown Windsor and harness its potential as a fun, attractive, engaging lifestyle hub for the local community,

The ideas and directives in this Plan are the result of a collaborative planning process that sought to understand local behaviors, needs, goals, challenges, and opportunities associated with Downtown Windsor.

The community's input was used to develop a vision, planning cornerstones, and opportunity scenarios that will guide future decision-making about land use, aesthetic improvements, and the overall Downtown experience.

This Master Plan focuses on the Downtown area and is a companion resource to existing Windsor planning documents:

- Town of Windsor Comprehensive Plan 2024
- Town of Windsor Strategic Plan 2020
- Windsor Vision 2025 Plan
- Transportation Master Plan 2020
- Demographics & Housing Opportunities Study 2015
- Windsor Public Art Master Plan 2020
- Parks, Recreation & Culture Strategic Plan 2020
- Open Space & Trails Strategic Plan 2022
- Energy Action Plan 2023
- Historic Preservation Master Plan 2023
- Downtown Windsor Parking Plan 2020
- Downtown Corridor Plan 1999
- 7th Street Multimodal Study 2021
- Town of Windsor Capital Improvement Plan 2021
- WDA Design Guidelines & Financing Plan
- WDA Final Design Report
- WDA Plan of Development
- WDA Facade Improvements Plan
- Town of Windsor Energy Action Plan 2023



Welcome to

Downtown Windsor.

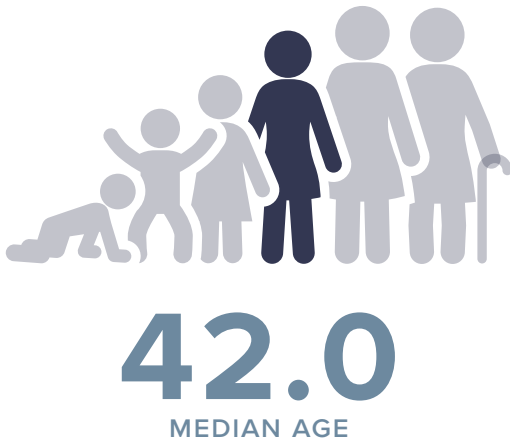
A TOWN FOUNDED ON SERVING THE COMMUNITY

What does “hometown” mean to you? For many, it’s an origin, the place where memories began – and to which all roads often lead back. For others, it’s an intentional relocation to sow fresh roots, an adopted foundation that helps further define who we will become.

In Downtown Windsor, “hometown” is a state of mind and a call to action, a mandate to be a place that serves the needs of its neighbors, welcomes people from all walks of life, and perfectly complements the conditions and comforts of “home” in a social fabric that is constantly evolving.

From our humble roots as a stop on the railroad between Greeley and Fort Collins, to our growth as a factory-oriented company town, to our next chapter as a community town and lifestyle hub, the nature and spirit of the downtown core has always adapted to reflect the nature of progress and serve the needs of the people who call Windsor home.

As the heartbeat of a successful, well-educated, closely knit, growing population, Downtown Windsor is a nest for the entire local community: a home to raise a family, the foundation to run a business, and an opportunity to grow a stronger Town identity from the inside-out.



Downtown's Legacy: The Hub of Community

As the Windsor community has grown & evolved, Downtown's role has remained constant: a welcoming central heartbeat for local businesses, friendly service & hometown hospitality.



Main Street, circa 1905. Photo courtesy of the Town of Windsor Museums

NEW COLORADO TOWN ON GSL&P RAIL LINE GROWING

Downtown Windsor traces its roots back to the summer of 1882, when the Greeley, Salt Lake & Pacific Railroad set out to build a rail line between Greeley and Fort Collins.

The Town was to be located on a 320-acre ranch owned by Edward and Charlotte Hollister, adjacent to a new irrigation reservoir owned by the Lake Supply Ditch Company – which

would later be re-name Windsor Lake, and become a preferred destination of local anglers and hunters for its abundance of fish and waterfowl.

The original plat for the Town was drafted in 1882, with early businesses along Main Street such as the Cobbs & Woodward agricultural products business, H.D. Seckner's wood-frame grocery store, Pierce Morgan's

blacksmith shop, and Windsor's first residence, Dan Roger's house on 4th.

The Town was densely built from the inside-out, with a section house to support construction of the train depot, quaint homes welcoming new neighbors along Main, and small stores to serve the growing population.

HISTORIC WINDSOR MILL LIVES ON



Windsor Mill. Photo courtesy of Windsor- Severance Historical Society

The Gillette flour mill was among the first defining features in town located at Main and Third Street. The Mill was first lost to fire in 1899, then reconstructed by the Windsor Milling & Elevator Company, and stood for over 100 years until it was severely damaged by fire again – this time during rehabilitation in 2017

After several years and a change of ownership, the authentic spirit lives on as The Windsor Mill, one of Windsor's most popular social destinations.



SUGAR BEETS SWEETEN WINDSOR APPEAL

The next evolution in Windsor’s history began with the arrival of the Windsor Sugar Company in 1903, which was soon sold to the Great Western Sugar Company. Cultivation and processing of sugar beets dramatically reshaped the life and character of Northern Colorado.



Sugar Factory. Photo courtesy of Windsor-Severance Historical Society

Agriculture & industry were the driving forces of early American community development – core themes that persist as key elements of downtown Windsor’s identity today.

The community surged in tandem with sugar beet production, attracting new residents to fill the demands of the fields and provide goods and services to sustain the growing population.

Commercial and residential districts grew quickly, tax revenues increased, public facilities were enhanced, and Windsor was booming by 1910. The character of Downtown was shifting, with one- and two-story brick buildings replacing single-floor wood buildings. The central core was alive and thriving.



Main Street. Photo courtesy of Windsor-Severance Historical Society

DIVERSE WORKFORCE SHAPES DOWNTOWN

The first half of the 20th century saw a convergence of farm workers, factory workers, and entrepreneurs in Windsor, with each industry attracting a diverse collection of workers with different origins and skillsets. Germans from Russia who were skilled at farming began new lives in the area, working hard to acquire their own farms and exit seasonal labor.

Together, their cultures greatly influenced the style of business, community, architecture, and design, and business in Windsor, creating the colorful aesthetic Downtown is known for today.

KODAK FACTORY IMPACTS TOWN IDENTITY



Main Street. Photo courtesy of The Coloradan

Fast-forward to the 1960s, when the proliferation of cars had dramatically reshaped the nature of Main Street, which required new infrastructure for parking spaces, dealerships, service shops, and fuel stations.

Sugar beet work was mechanized, imported cane sugar proliferated, and the Great Western Sugar Factory closed in 1966. Just two years later in

1968, Kodak announced plans to build a 2,400-acre campus southeast of Town and Windsor began its second act as a modern company town.

Kodak increased the local population six-fold from 1970-2000, creating demand for new housing, stores, and services across town. Pressure to improve the Downtown aesthetic increased. In 1970, the Chamber of

Commerce voted to adopt the Old-World motif across Downtown.

While these alterations may not have had the desired economic results, their impact is still felt across Town – although less and less every day.

Most of these updates have been removed allowing early industrial-agriculture architecture to shine through.

Main Street America: Guidelines for Success

True American Main Streets are more than just historic Downtowns. They are economic development accelerators, cultural storytellers, and champions for the needs of residents and businesses.

Main Street America, of which the WDA is an accredited program, was established in 1980 by the national Trust for Historic Preservation and created to address the issues of aging downtown spaces with a structured approach to catalyze economic growth, enhance historic preservation, and strengthen downtown operations.

On a mission to “lead a movement committed to strengthening communities through preservation-based economic development in older and historic downtowns and neighborhood commercial districts,” Main Street America has helped over 2,000 communities across the country realize their potential as epicenters of local culture and commerce. To qualify for Main

Street America, Windsor must adopt a Four-Point transformation strategy:

- **ORGANIZATION**
Building a strong foundation for resource cultivation, partnership development, sustainable revitalization & community involvement
- **DESIGN**
Supporting local transformation & differentiation through enhancement of physical & visual assets
- **ECONOMIC VITALITY**
Assisting & accelerating new & existing businesses, property development & entrepreneurship through capital, incentives & other economic/financial tools
- **PROMOTION**
Positioning Downtown as the center of community & a hub of economic activity & unique local character

The Downtown Windsor Master Plan development and visioning process was designed to address the Main Street transformation strategy through creative social listening activities and collaborative community planning.

Immersion provided insights about Downtown’s strengths and challenges, organizational gaps, and relevant success strategies. Visioning explored opportunities to create environments around Main Street that welcome all visitors and celebrate history by giving it new ways to tell a story.

The Planning phase of the Master Plan process examined economically viable ways to balance the preservation of history with the progress of development. The Activation phase determined a clear plan of action to prioritize, promote, and capitalize the necessary opportunities.





MAIN STREET AMERICA

TRANSFORMATION POINTS

ORGANIZATION

- Build leadership & organizational capacity
- Ensure broad community engagement
- Forge partnerships across sectors

DESIGN

- Create an inviting, inclusive atmosphere
- Celebrate historic character
- Foster accessible, people-oriented spaces

ECONOMIC VITALITY

- Build a diverse economic base
- Catalyze new investment
- Cultivate an ecosystem of entrepreneurship

PROMOTION

- Market each district's defining assets
- Communicate unique details through story
- Support buy-local experiences

DOWNTOWN WINDSOR

MASTER PLAN STRATEGY

IMMERSION

- Focus groups & community surveys
- WDA review
- Usability, market & cultural studies

VISIONING

- Downtown user stories
- Vision & cornerstones
- Design directives & recommendations

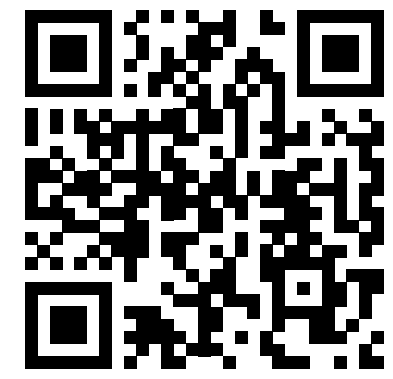
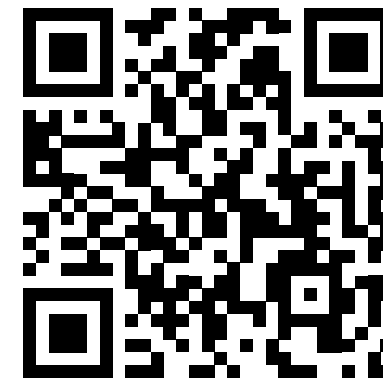
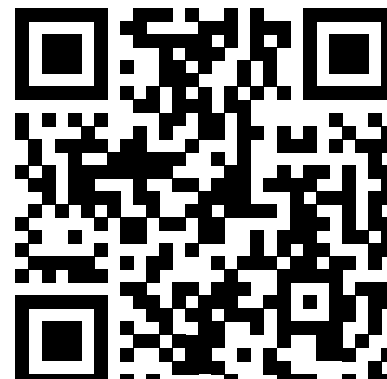
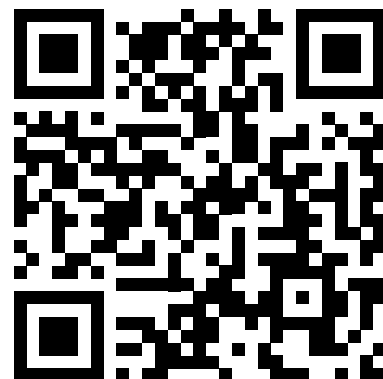
PLANNING

- Focus areas & planning alternatives
- Master Plan
- Redevelopment opportunities

ACTIVATION

- Next steps, roles & responsibilities
- Implementation partnerships
- Presentations

SCAN TO LEARN MORE ABOUT
MAIN STREET'S FOUR-POINT
TRANSFORMATION STRATEGY



WINDSOR + MAIN STREET COLORADO

The WDA is a proud graduate-level member of the Colorado Main Street Program, which offers support for community-led downtown revitalization helping communities thrive by providing a customizable framework to focus efforts, energy, and resources. Colorado Main Street is a Main Street America™ Coordinating Program. As a Main Street America™ Coordinating Program, Colorado Main Street helps to lead a powerful, grassroots network of over 40 Coordinating Programs and over 1,200 neighborhoods and communities across the country committed to creating high-quality places and to building stronger communities through preservation-based economic development.





HELLO



LOVE LIFE •







The Downtown visioning process was guided by constant, thoughtful discussions with the community.

.....

3 months
of engagement

12
collaborations

500+
surveys collected

.....

Beginning in the fall of 2023, the Windsor Downtown Alliance conducted a three-month listening exercise to learn more about the community's relationship with Downtown Windsor. People were asked about reasons they visit, challenges to visiting, things they'd like to see, and ideas for better placemaking. Over 500 responses were collected from residents, business owners, and visitors through surveys distributed at the Harvest Festival, Oktoberfest, and local establishments. Visions for an improved Downtown were explored through collaborative brainstorming sessions at the public open house and the WDA board meetings. Five breakout groups took a deeper look at the usability of the Downtown environment through walking tours and problem-solving sessions.

WHAT IS YOUR FAVORITE THING ABOUT DOWNTOWN WINDSOR?

Buildings/history

Cleanliness

Small town feel

Friendly

Comfortable

Shop

Architecture Bike trails

Dining Restaurants

Food

Events

Opportunity

Safe

The Lake!

Chimney Park

Character The Tavern

Lake

Holiday events

Concerts

Hearth

Local Businesses

Community

The Mill

Buildings Community

Shop, food, drinks

Atmosphere

COMMUNITY FINDINGS:

The Social Scene

The community’s favorite things about Downtown Windsor are the small-town historic feel, local restaurants, special events, and spending time at the lake.

It’s no surprise that Windsor Lake and Boardwalk Park emerged as the Town’s most popular places to be in the spring, summer, and fall seasons; nothing brings people out to play like lakeside concerts and events in perfect Colorado weather.

While events can attract large numbers of people with fewer occasions, Windsor’s dining scene is the primary reason people come to spend time on Main Street, followed by shopping and recreation. It’s known as

a great place for easy strolling, casual drinking, and supporting local restaurateurs that offer quality flavors.

A walk through the neighborhood leads to quaint local gems like Memory Lane Antiques, which has a reputation for great finds with vintage hunters seeking a great find. Windsor Lake Coffee is the community meetup in the center of Town, a local favorite to warm up over hot cups and good conversation.

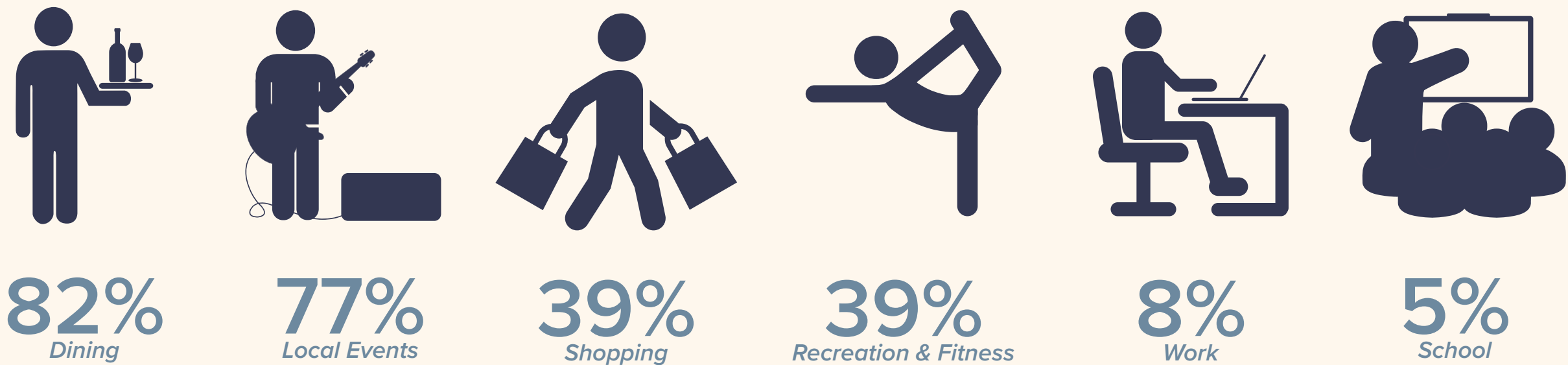
The Windsor Mill was often cited as a new crowd favorite for drinking, dining, and special events – a strong example of destinations locals indicated they would like to see more of in Town.

Some people surveyed and engaged through in-person sessions, said that they don’t spend much time Downtown – a surprising finding that shows that Downtown Windsor is not a primary lifestyle destination for all Windsor residents.

Aside from major festivals or holiday occasions, events that bring people to Main Street and connect with what’s happening lakeside create the greatest staying power for people and businesses Downtown.

ASK THE COMMUNITY:

What activities bring you Downtown?

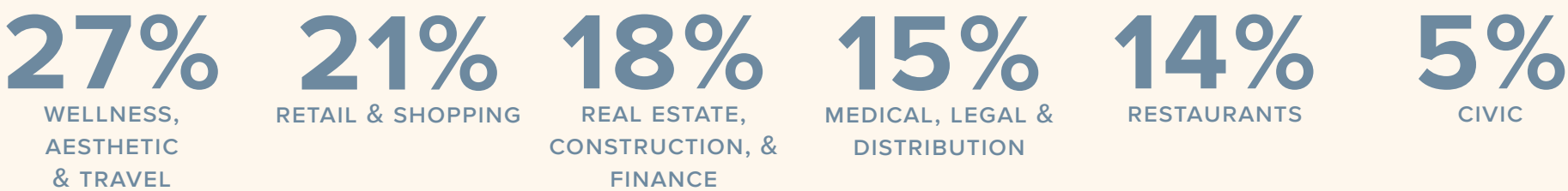




COMMUNITY FINDINGS: The Business Mix

In Downtowns across America, various social and economic factors are shifting the nature of what a “town” means. Workforce availability is a persistent issue. Inflationary pressures have eroded sales in some sectors, from restaurants to goods and services. The post-pandemic office sector has been largely unimpacted in small and mid-sized cities like Windsor, even in the face of growing remote work trends. Brick and mortar retail is still an important part of the Downtown fabric, and retailers are getting creative about how to add new services, offerings, and environments to extend and enhance the retail experience.

72 BUSINESSES



Downtown Alliance - Top Revenue Generators





STEEPED IN POTENTIAL



+10,000
FUTURE WINDSOR HOUSEHOLDS



+13,500sf
OF NEW RESTAURANT & RETAIL POTENTIAL

ASK LOCAL BUSINESSES:

What could help you generate more business?



73%
MARKETING & PROMOTIONAL ASSISTANCE



46%
GREATER PARKING AVAILABILITY



38%
COMMUNITY EVENTS



38%
STREET BEAUTIFICATION



15%
EXTERIOR UPGRADES



19%
OTHER

COMMUNITY FINDINGS:

The Future Downtown

Based on all research, visioning sessions, and conversations with the community, the most common desires for Downtown Windsor are the ability to travel by bike or foot; additional parks and recreation spaces; and more frequent, varied community entertainment.

When asked about Downtown’s greatest challenges, business operators communicated several different priorities than residents, visitors, and patrons.

For residents and visitors, the pedestrian experience and traffic safety on Main Street are Downtown’s primary issue. But for business operators, Parking ease & accessibility are the biggest problem.

This discrepancy illustrates that while business operators believe that additional parking solutions would improve Downtown conditions, pedestrian-friendly environments are a higher priority for the public.

People seek easier, safer ways to access and get around Downtown, and they crave more places to stay and play at all times of day – especially moms and families with children during the mornings and afternoons, and adults with no children on weekends and weeknights.

Family-friendly destinations that provide fun and safe ways to play are extremely limited in Windsor

and in high demand, as are nightlife options with extended weekend hours. Enhancing environments that welcome anyone to hang out and relax around Downtown and in close proximity to food and drink options may create more occasions to stay longer and support surrounding businesses.

In addition to social destinations, the community also expressed a desire for more diverse housing that serves seniors and childless families.

While not a top priority for most participants, the rising costs of living in Windsor could create a shortage of workers needed to support the local economy.



ASK THE COMMUNITY:

How important are the following ideas to the future of Downtown?



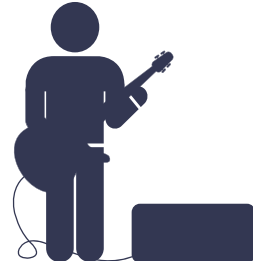
#1

Pedestrian-Friendly
Atmosphere



#2

Parks & Recreational
Spaces



#3

Community
Entertainment

Followed by: connection to the lake, event spaces, historic feel, business diversity, and Downtown living opportunities



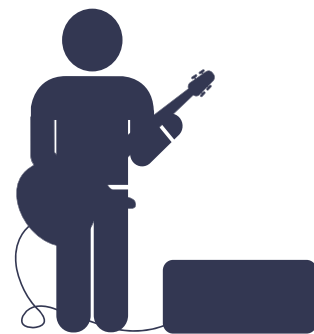
ASK LOCAL BUSINESSES:

What other types of businesses would you like to see added to the Downtown mix?



78%

Restaurants



67%

Entertainment



56%

Night life



56%

Home goods



48%

Fashion retail



36%

Grocery



11%

Professional services

COMMUNITY FINDINGS: A Challenging Reality

MAIN STREET & TRUCK TRAFFIC

.....

Regional connections and extensive residential growth have led to substantial traffic increases through Downtown Windsor. Commercial trucks elicit the most concern from residents due to their size, weight, noise, and general incongruence with a traditional Main Street environment. In many cases, people want to know if a truck bypass could be established.

The truth of the matter is, the opportunity to identify and build a bypass route passed more than 30 years ago, before extensive growth and development had occurred in the area and would require acquisition of extensive tracts of private property to create – making it an extremely cost-prohibitive endeavor.

In recent years, CDOT and the Town of Windsor has recognized the need to calm traffic, lowering the speed limit from 30 MPH to 25 MPH and adding pedestrian-activated crossings at select intersections. This Master Plan goes a step beyond with several strategies proposed to further calm traffic and encourage truck drivers to choose alternative routes.

These include additional pedestrian crossings at various intersections; new gateways with signage and other special design elements that elaborate changes in the built environment; and the creation of a more vibrant core with visual enhancements that actively convert more drivers into patrons and slow traffic.



THE BACKLOTS & PARKING

The Windsor backlots in the 400 and 500 blocks of Main Street are among the Town’s most valuable tracts of open land.

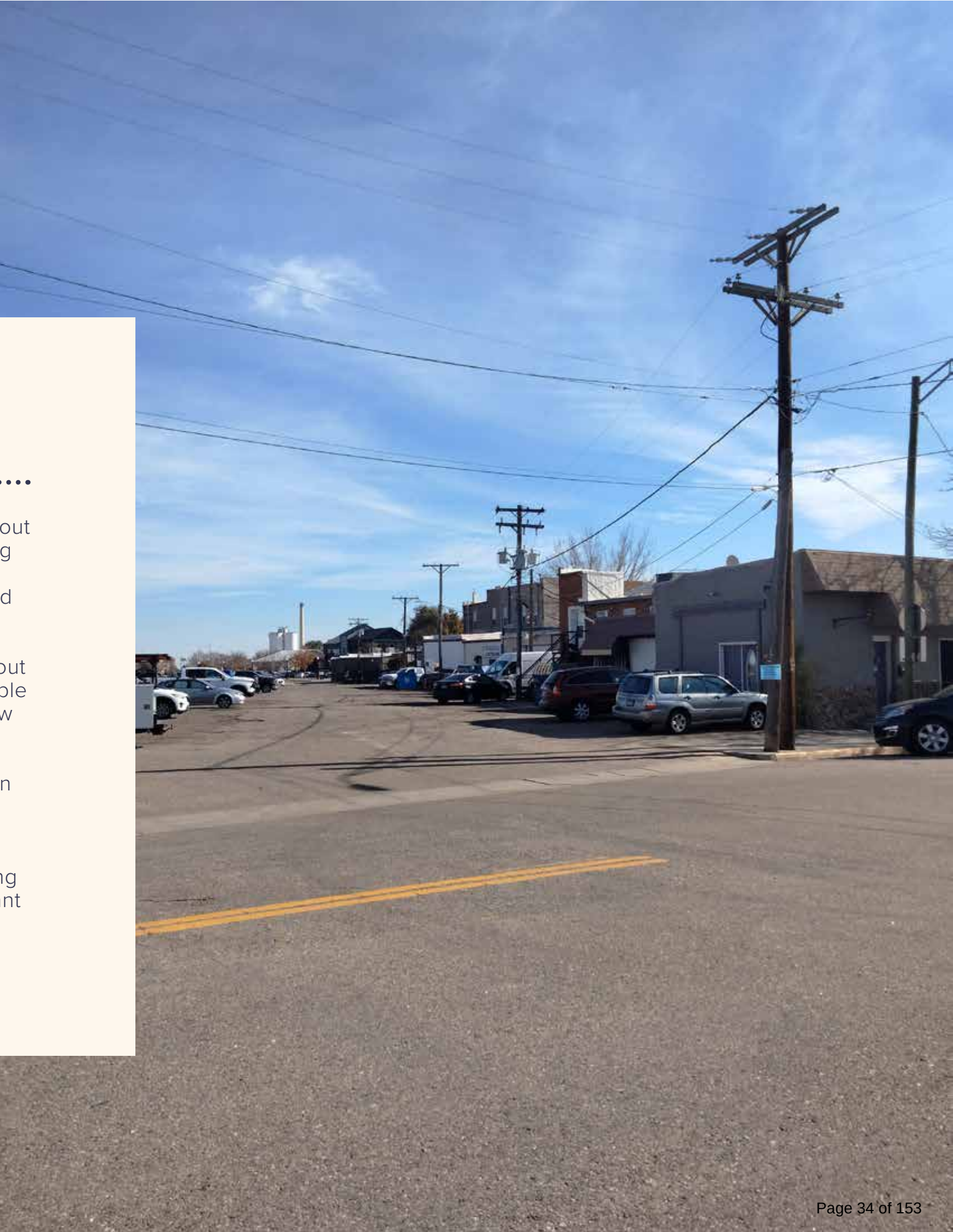
These Town-owned dirt-covered spaces have served as parking for locals to centrally access both Downtown and Windsor Lake for several years and had been identified as priority properties for redevelopment by the Town’s Comprehensive Plan and Downtown Master Plan.

In January 2023, Windsor voters overwhelmingly voted to pass Ballot Measure 200, which created a permanent parking zone in these lots – upending any future potential for enhancements beyond surface-level improvements.

Today, options are being explored about how to increase the amount of parking Downtown in a way that is easily accessible for potential customers and close to local businesses.

Studies are also being conducted about how to optimize the number of available spaces in the Backlots, along with new opportunities to create rear frontage and dining opportunities directly connected to the lot for businesses on the north side of Main Street.

While no major improvements or changes are coming to Backlot parking anytime soon, they remain an important asset for improving connections between Downtown Windsor and Windsor Lake.





PLANNING THE FUTURE: Opportunities & Recommendations

The community’s favorite things about Downtown Windsor are the small-town historic feel, local restaurants, special events, and spending time at the lake.

It’s no surprise that Windsor Lake and Boardwalk Park emerged as the Town’s most popular places to be in the spring, summer, and fall seasons; nothing brings people out to play like lakeside concerts and events in perfect Colorado weather.

While events can attract large numbers of people with fewer occasions, Windsor’s dining scene is the primary reason people come to spend time on Main Street,

followed by shopping and recreation. It’s known as a great place for easy strolling, casual drinking, and supporting local restaurateurs offering quality flavors.

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strong example of destinations locals indicated they would like to see more of in Town.

Some people surveyed and engaged through in-person sessions, said that they don’t spend much time Downtown – a surprising finding that shows that Downtown Windsor is not a primary lifestyle destination for all Windsor residents.

Aside from major festivals or holiday occasions, events that bring people to Main Street and connect with what’s happening lakeside create the greatest staying power for people and businesses Downtown.



RETAIL

- Encourage additional retail including:
- Outdoor gear & clothing
 - Upscale consignment clothing & furniture
 - Women’s boutiques & jewelry
 - Home & garden
 - Specialty foods
 - Wider variety of restaurant types
 - Hotel / residential



OFFICE

- Encourage renovation of existing Main Street office spaces and move office uses to side streets and upper stories.
- Office users can help bolster daytime activity particularly if tenants also patronize other businesses and eat in downtown. But a new office building may not work to accommodate both office and retail/restaurant users due to persistent market challenges.



HOTEL

- A Downtown hotel should be part of a long term plan for downtown to serve events, weddings, and Downtown Windsor’s general growth.
- Downtown has the potential for a hotel due to retail growth the new Future Legends Sports Complex
 - Most of the area hotels are located along I-25 to capture multiple markets including the drive-through traffic



RESIDENTIAL

- The addition of context-sensitive residential into Downtown – specifically urban multifamily – may help bolster daytime activity and facilitate a healthier, more resilient business environment.
- Potential markets include:
- Downsizing households
 - Young Professionals
 - Single Adults
 - Young Couples

THE VISION

An open invitation for residents, businesses, patrons & guests to discover their unique place in Downtown Windsor.



PLANNING THE FUTURE: Vision & Cornerstones



DOWNTOWN FOR ALL

Develop a Downtown that responds to the needs, lives, and desires of current and future residents and visitors.



BUSINESS-MINDED GROWTH

Strengthen the community through creative place making, housing, and economic development initiatives that foster a successful business environment.



INVITING PEDESTRIAN EXPERIENCES

Enhance mobility and introduce engaging new spaces that give people more ways to visit and spend time downtown.



LEGACY LIVES ON

Celebrate Windsor's storied past by highlighting and reinvigorating new experiences and amenities.





PLANNING THE FUTURE: Outcomes & Actions



DOWNTOWN FOR ALL

Variety

More ways to spend time Downtown.

Adaptation

New land uses with greater value & impact.

Inclusivity

A place for all ages & abilities.

Expansion

A larger Downtown footprint.



BUSINESS-MINDED GROWTH

Gateways

An attractive Downtown welcome.

Parking

Efficient vehicular access.

Frontage

Vibrant ground-floor commercial environments.

Housing

A commercially viable resident mix.

Support

Success-focused programs & services.



INVITING PEDESTRIAN EXPERIENCES

Safety

Calmer conditions for families, pedestrians & cyclists.

Mobility

Ability to travel to & through Downtown with ease.

Destinations

A network of things to do & places to visit.

Communication

Clear identification of what's here & where to go.



LEGACY LIVES ON

Story

History told & reimagined for a modern audience.

Heartbeat

An active central core that is uniquely Windsor.

Pace

A softer urban environment with a healthy bustle.



DOWNTOWN FOR ALL

Variety

- Fill gaps in the market with new, complementary uses & businesses desired by the community, including hotels, family amenities, bars & late-night establishments, & more dining options.

Adaptation

- Identify areas where redevelopment or adaptive reuse could improve the value & potential of the land.

Inclusivity

- Consider improvements, infrastructure & experiences that meet the distinct needs of people in all stages of life, including seniors, couples, singles, families, the mobility impaired & everyone in-between.

Expansion

- Expand WDA boundaries to open new community development opportunities, widen the impacts of WDA incentives & enhance the overall quality of Downtown Windsor.



BUSINESS-MINDED GROWTH

Gateways

- Enhance the visual character of Downtown with updated building facades & active streetscapes that encourage people to stop, stay, explore & spend.
- Create signature entry experiences at eastern and western edges of Downtown to capture attention and celebrate the spirit of Windsor.

Parking

- Plan for formalized Back Lot & street parking configurations to maximize capacity.
- Repurpose select parking areas to create flexible engagement with foot traffic.

Frontage

- Encourage street-level offices to move to upper stories of buildings to free up valuable ground floor spaces for retail & restaurants.
- Orient businesses to pedestrian traffic with walk-up windows & outdoor service offerings that activate the street & increase customer engagement.
- Activate the backside of Main Street businesses for outdoor dining opportunities & alternative pedestrian access away from Main Street bustle.
- Coordinate and collaborate with CDOT regarding the use of Main Street/SH 392/257 right-of-way

Housing

- Identify areas for redevelopment or adaptively reuse existing structures to integrate Windsor-appropriate, market-driven residential uses Downtown.

Support

- Implement organizational strategies that leverage what the WDA, Town of Windsor & the Chamber of Commerce do best in order to create collaborative financing, management & operations / maintenance strategies.



INVITING PEDESTRIAN EXPERIENCES

Safety

- Connect the north & south sides of Main Street with new enhanced crossings.
- Introduce gathering spaces away from vehicular traffic.

Mobility

- Introduce infrastructure that improves the cycling experience, such as fix-it-stations, protected bike storage locations & shaded environments for relaxation.
- Connect regional bike & pedestrian trails to Main Street via new public spaces and dedicated connections.
- Develop a transportation hierarchy that prioritizes the pedestrian experience.

Destinations

- Integrate a system of flexible, unique public spaces that may serve as pop-up activity venues, cool places to hang out, or quiet places to connect with nature.
- Improve congruency between Main Street, Windsor Lake & the park with active pedestrian corridors.
- Empower select environments to provide engaging day & night programming.

Communication

- Lead people to important businesses, experiences, facilities & environments with clear signage & wayfinding.
- Identify opportunities for public art to serve a signature Downtown design element & community engagement features.



LEGACY LIVES ON

Story

- Reinvent classic building motifs & historic styles with modern design language to create a uniquely Windsor vernacular.
- Activate various narratives about Windsor history through unique art, enhanced signage, & interactive digital storytelling.
- Nod to Windsor's agrarian past through planting palettes, building materials & environmental textures.

Heartbeat

- Establish a central activity space for gathering & community activation.
- Introduce special & seasonal programming that brings people out to play.

Pace

- Hearken historic Western town planning patterns with a higher density mix of uses and tenants. to create a uniquely Windsor vernacular.
- Invite the slow-down with green spaces featuring plants & pollinator habitats that are native to the high plains.
- Slow traffic down & encourage alternative commercial routes with speed mitigation solutions, updated safety signage & enhanced intersections.

PLANNING THE FUTURE: Design Directives

FOCUS AREA: Recommendations

IMPROVEMENT BENEFITS

Focus areas, related recommendations, and potential improvements illustrate the ways in which design cornerstones and directives can be applied to achieve the overarching Downtown vision.

Achievement of the vision results in much-needed improvements and evolutions, including positioning Downtown as Windsor’s civic and cultural heart.

Importantly, a range of financial benefits for business and the larger community will also occur.

FINANCIAL OUTCOMES

Technical analysis used to determine financial benefits of improvements was developed within three distinct scenarios:

- A baseline “**Current Conditions**” scenario that identified the total taxable lvalue of properties in Downtown
- A “**Scenario A**” that identified the total taxable value of properties in Downtown with the improvements identified in this section “without” hotel / hospitality included
- A “**Scenario B**” that identified the total taxable value of properties in Downtown with the improvements identified in this section “with” hotel / hospitality included

CREATING VALUE

The financial benefits of improving the eight identified focus areas in downtown points to a healthier financial future for Downtown Windsor that can support existing and new businesses desired by the community.

FINANCIAL OUTCOMES

Improvement values illustrated in this section are related to 8 identified private properties in Downtown. Values were used to understand how improvement, adaptive reuse, or redevelopment could help each property realize its highest and best use. Corresponding increase in value that the property would realize as a result have been calculated as well. When generating the estimated values for properties, only the improvement value of comparable properties were used. The improvement value from these comparable properties was combined with the value of the respective properties in Windsor to arrive at a projected future value.

As such, each of the 8 identified properties illustrated in this section include their existing value per acre as well a value per acre based on suggested improvements. The chart below represents the cumulative impact of these improvements across Downtown. In total, the 8 properties represent 5 acres of Downtown’s total acreage of 14.6 Acres. Scenario A and B represent improvement variations of Focus Area’s 5 and 7 where different improvement scenarios were identified for each. For further information on financial modeling please see the document titled “*Downtown WDA Projections*” in the appendices. Financial impact analysis was provided by Urban3.

	Current Conditions	Scenario A (No hotel / hospitality)	Scenario B (With hotel / Hospitality)
Total Acres (Downtown)	14.6 acres	14.6 acres	14.6 acres
Acres Changed by Recommendations	0	5 acres	5 acres
Total Downtown Value	\$36.9 million	\$83.6 million	\$84.2 million
Average Value / Acre Downtown	\$2.5 million	\$5.7 million	\$5.8 million

HOW TO USE THIS SECTION

The Master Plan’s Focus Area concept scenarios on the following pages contain recommendations and potential actions to achieve various environment types in specific locations (focus areas) across Downtown Windsor. Focus Area recommendations were developed using public feedback, technical analysis, and visioning directives.



INSPIRING THE NEXT STEPS

Recommendations were created to inspire action and investments in Windsor’s cultural and civic core and to communicate Downtown’s 10-year vision. Renderings and exhibits are for illustrative purposes only and represent a potential idea for redevelopment at this location. No redevelopment or acquisition of the property is planned.



FEATURED ENVIRONMENTS

General recommendations for Downtown Gateways & Streetscapes



DOWNTOWN FOCUS AREAS KEY MAP

Key map illustrating areas of focus further exploration & explanation



DOWNTOWN FOCUS AREAS

Individual focus area analyses, recommendations, impacts & steps for implementation



WINDSOR DOWNTOWN MASTER PLAN

An illustration of final planning solutions & recommendations

FEATURED ENVIRONMENTS:

Streetscapes & Gateways



STREETSCAPE: PRIMARY STREETS

FUNCTION: Premier local street that organizes Downtown, serve as its front door, and is the primary activity center.

LOCATIONS: Main Street, 7th Street, & 5th Street Plaza

ELEMENTS: Enhanced pavement, wide sidewalks, enhanced/new crosswalks, street furniture, wayfinding signage, pedestrian lighting, dynamic seasonal lighting, dense tree canopy, planters, event promotion areas, outdoor dining, buildings address the street (no parking lots), and primary entrance for active ground floor use (retail, dining, and service-oriented businesses).



STREETSCAPE: SECONDARY STREETS

FUNCTION: Secondary streets that reflect Windsor's Downtown visual aesthetic but provides access and connections for visitors to Main Street.

LOCATIONS: 6th Street, 4th Street, 3rd Street & Ash Street

ELEMENTS: Dense urban tree canopy, pedestrian lighting, wide sidewalks, way finding signage, limited street furniture, limited outdoor dining, limited service entrances, parking lots.



STREETSCAPE: ALLEYS

FUNCTION: Tertiary spaces that reflect Windsor's Downtown visual aesthetic and also function as alternative transportation routes for pedestrians and cyclists.

LOCATIONS: Between Ash Street & Main, Main & Walnut Street

ELEMENTS: Alternative bike and pedestrian connections away from Main Street, outdoor spaces for businesses, service entrances, way finding, murals/art on building facades, pedestrian lighting.



STREETSCAPE: SIGNS

FUNCTION: Sign standards are designed to enhance the visual aesthetics, of downtown while promoting a vibrant and cohesive business environment.

ELEMENTS: Business signs should be proportionate to the building facade and surrounding area and avoid excessive small or large signs. Use high-quality, durable materials for outdoor conditions. Use materials that complement the architectural style of the building and Downtown.

Next steps for Master Plan implementation will include the development of new sign design standards in Downtown through the development of regulatory documents.



GATEWAYS: VEHICULAR

LOCATION: Vehicular gateways should be located on north, south, east, and west approaches to Downtown Windsor. This includes north of Main Street on 7th Street, South of Main Street on 7th Street, West of 7th on Main Street, and East of 2nd Street on Main Street. Alternatively, consider iconic monumentation at large scale that it is visible from multiple directions.

SCALE: Vehicular monuments should be of a large / grand scale so they are legible at higher speeds.

INFORMATION: Due to higher rates of speed, simple information such as “Welcome to Windsor” should only be conveyed.



GATEWAYS: BICYCLE

LOCATION: Bicycle gateways should be located where cyclists typically access Downtown and could be combined with bike and scooter storage for convenience. This includes Boardwalk Park and along / near the 7th Street bike way, in activated alleys, and the potential 5th Street Plaza.

SCALE: When placed in strategic locations, the slower speeds and the greater mobility offered by bicycles offers the opportunity for smaller-scale gateways.

INFORMATION: Along with general welcome statements, bicycle gateways offer the opportunity to provide detailed information for visitors. This could include QR codes that provide mapping information to static maps that illustrate bike routes and local businesses. When combined with potential storage facilities, bicycle gateways can become activity hubs for all types of visitors.



GATEWAYS: PEDESTRIAN

LOCATION: Pedestrian gateways should be located on primary pedestrian routes into and within Downtown. This includes at public parking areas, along trails, the potential 5th Street Plaza, Main Street Intersections, and other activity centers.

SCALE: Slow pedestrian speeds offered by walking creates the opportunity for smaller-scale gateways tailored to the needs of pedestrians and that can include more detailed information.

INFORMATION: Like bicycle gateways, pedestrian gateways should include general welcome statements, and provide detailed way finding information for pedestrians. This could include QR Codes that provide mapping information and/or static maps that illustrate local business locations, public parking areas, and promote local events.

GATEWAYS: FIRST IMPRESSION

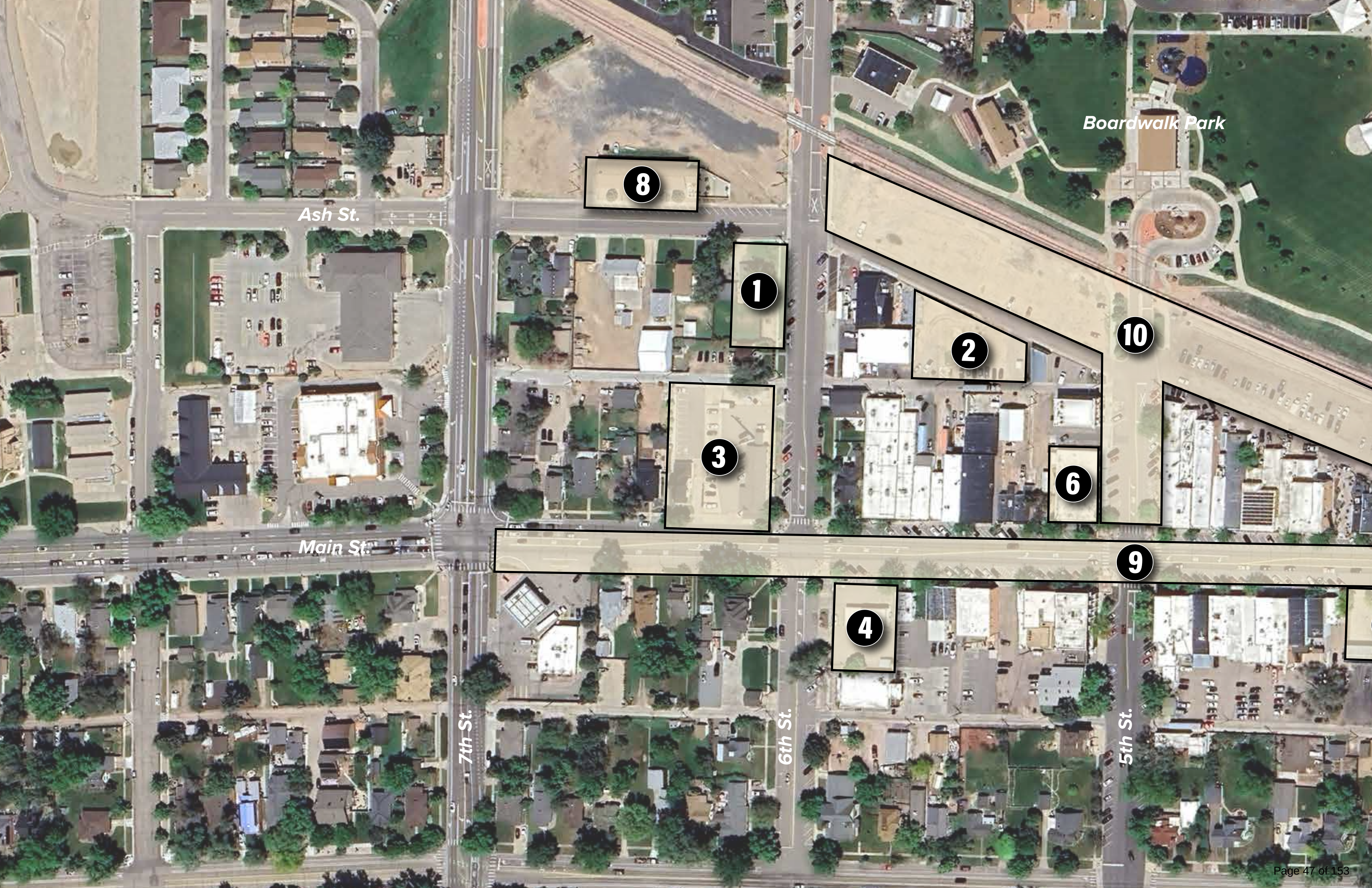
Gateways are the first opportunity to greet people and invite them to slow down, visit, explore, and spend time in Downtown. Typically located on the periphery of Downtown, gateways are positioned to inform travelers of a shift in space, and to welcome them into the special Downtown environment.

The gateway types shown here are organized by transportation mode and include specific recommendations to maximize all potential opportunities.

STREETSCAPES: LAST IMPRESSION

Public streets and sidewalks are the largest public spaces in Downtown Windsor, serving as the primary visual indicator that people have entered Windsor’s civic and cultural heart.

A well-kept, visually pleasing, unified streetscape creates a sense of place that differentiates Downtown from other areas. Within this context it’s important to develop a hierarchal system of primary streets, secondary streets, and alley improvements to enhance the relationship between the Downtown environment and all types of users.



Ash St.

Boardwalk Park

Main St.

7th St.

6th St.

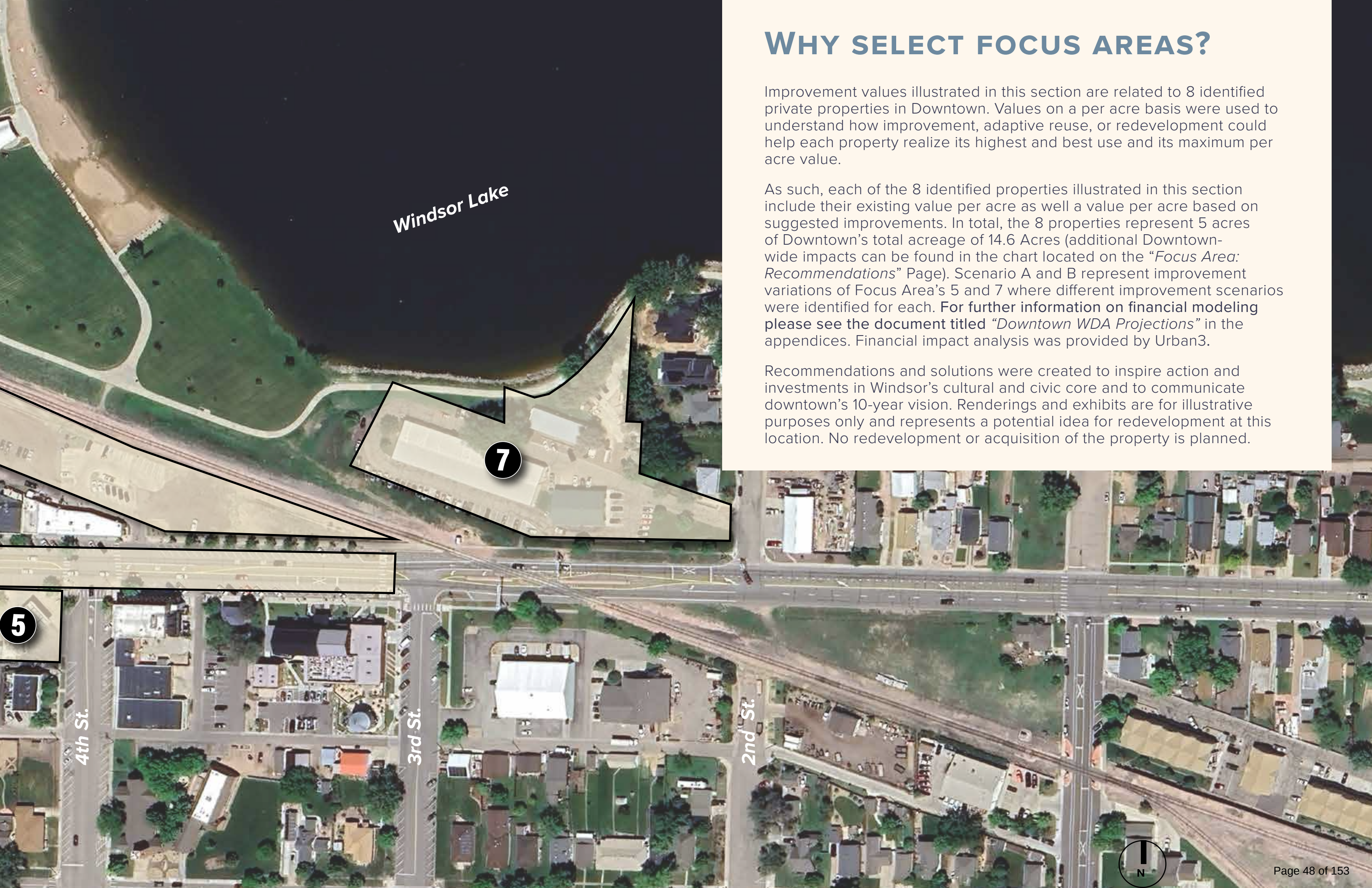
5th St.

WHY SELECT FOCUS AREAS?

Improvement values illustrated in this section are related to 8 identified private properties in Downtown. Values on a per acre basis were used to understand how improvement, adaptive reuse, or redevelopment could help each property realize its highest and best use and its maximum per acre value.

As such, each of the 8 identified properties illustrated in this section include their existing value per acre as well a value per acre based on suggested improvements. In total, the 8 properties represent 5 acres of Downtown's total acreage of 14.6 Acres (additional Downtown-wide impacts can be found in the chart located on the "*Focus Area: Recommendations*" Page). Scenario A and B represent improvement variations of Focus Area's 5 and 7 where different improvement scenarios were identified for each. **For further information on financial modeling please see the document titled "*Downtown WDA Projections*" in the appendices.** Financial impact analysis was provided by Urban3.

Recommendations and solutions were created to inspire action and investments in Windsor's cultural and civic core and to communicate downtown's 10-year vision. Renderings and exhibits are for illustrative purposes only and represents a potential idea for redevelopment at this location. No redevelopment or acquisition of the property is planned.



All proposed planning areas are subject to further feasibility studies and a willingness by all applicable parties. This is for illustrative purposes only.



FOCUS AREA 1: 106 6th Street

Parcel size: 0.27 acres



Before

\$1 million/acre
Existing value → **\$34 million/acre**
Value after improvement

ELEMENTS

- Town-owned single family home / property ready for redevelopment.
- Opportunity to introduce town homes / row homes that will buffer adjacent single family neighborhoods from activity Downtown.
- Redevelopment / adaptive reuse will realize the highest and best use of property and its ability to contribute to the Downtown vision.
- Redevelopment provides additional Windsor-scale residential units Downtown to support local businesses.
- Redevelopment will reflect Downtown Windsor densities and heights.
- Will welcome visitors accessing Downtown from the north.
- Provides additional housing choice in Downtown.
- Streetscape improvements implemented during development will create a welcoming gateway for pedestrians entering Downtown along the properties Ash Street and 6th Street frontages.
- Building materials will reference and contribute to Downtown’s historic character.
- Each rowhome / townhome will be self parked within in internal garages.
- Rowhomes and townhomes provide attainable ownership opportunities for younger families and offer a transitional housing that is easier to maintain for empty nesters.
- Ground floors should be raised above street level to provide privacy for residents.

IMPLEMENTATION

- Timing: Near-term (0 – 5 years)
- Roles and Responsibilities: WDA, Town of Windsor, Private development
- Funding Opportunities: Incentives, grants, public- private partnerships (Property owned by Town of Windsor)
- Adjoining Plans and Governance: Downtown Master Plan, Downtown Windsor Parking Plan, Windsor Comprehensive Plan, Vision 2025, Windsor Historic Preservation Commission, Windsor Planning Commission, Windsor Town Board, and Town of Windsor Municipal Code.



Key Map

All proposed planning areas are subject to further feasibility studies and a willingness by all applicable parties. This is for illustrative purposes only.



FOCUS AREA 2: 517 Ash Street

Parcel size: 0.33 acres



Before

\$0.4 million/acre → **\$25.8 million/acre**
Existing value *Value after improvement*

ELEMENTS

- Town-owned property ready for redevelopment
- Opportunity to introduce town homes / row homes that will buffer adjacent single family neighborhoods from Downtown’s activity.
- Development will realize the highest and best use of property and its ability to contribute to the Downtown vision.
- Redevelopment provides additional Windsor-scale residential units Downtown to support local businesses.
- Redevelopment will reflect Downtown Windsor densities and heights.
- Will welcome Downtown visitors accessing Downtown from the Back Lots and Ash Street.
- Provides additional housing choice in Downtown.
- Ash Street streetscape improvements implemented during development will contribute to a unified Downtown aesthetic and a comfortable pedestrian-scale street experience.
- Building materials will reference and contribute to Downtown’s historic character.
- Each rowhome / townhome will be self parked within in internal garages.
- Rowhomes and townhomes provide attainable ownership opportunities for younger families and offer a transitional housing that is easier to maintain for empty nester’s.
- Ground floors should be raised above street level to provide privacy for residents.
- Will help to frame and activate the alley for Downtown travel and exploration.
- Units could include roof-top patios to take advantage of mountain, park, and lake views.

IMPLEMENTATION

- Timing: Near-term (0 – 5 years)
- Roles and Responsibilities: WDA, Town of Windsor, Private development
- Funding Opportunities: Incentives, grants, public- private partnerships. (Property owned by Town of Windsor)
- Adjoining Plans and Governance: Downtown Master Plan, Downtown Windsor Parking Plan, Windsor Comprehensive Plan, Vision 2025, Windsor Historic Preservation Commission, Windsor Planning Commission, Windsor Town Board, and Town of Windsor Municipal Code.



Key Map





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FOCUS AREA 3: 612 Main Street

Parcel size: 0.65 acres



\$1.3 million/acre

Existing value

→

\$3.4 million/acre

Value after improvement

ELEMENTS

- Redevelopment will realize the highest and best use of property.
- Mixed use development provides additional residential units and office workers that will help support Downtown businesses.
- Existing uses and business can be accommodated within the new building.
- Ground floor uses along the building’s Main Street frontage will assist in creating a vibrant Main Street pedestrian experience.
- Redevelopment will reflect Downtown Windsor building forms and densities.
- Architectural features and improved streetscape provides a welcoming environment for Downtown visitors approaching from the west.
- Expands housing choices in Downtown for a wide-range of residents.
- Building materials and form will match and contribute to Downtown’s historic character.
- Condominiums and apartments could provide attainable ownership and rental opportunities for younger families and offer a transitional housing choices that is easier to maintain for empty nester’s.
- The building will provide parking for residents and workers.
- Upper story balcony’s and patios are encouraged to leverage views and to create multiple levels of activity on the property.
- Ensuring that the building frontage meets Main Street’s sidewalk will create a safer and more comfortable pedestrian environment and convey to vehicular travelers that they have entered a new place.
- Main Street and 6th Street streetscape improvements implemented during development will contribute to a unified Downtown aesthetic and a comfortable pedestrian-scale street experience.

IMPLEMENTATION

- Timing: Mid-term (5 – 10 years)
- Roles and Responsibilities: Property owner, Private development
- Funding Opportunities: Incentives, grants, public- private partnerships
- Adjoining Plans and Governance: Downtown Master Plan, Downtown Windsor Parking Plan, Windsor Comprehensive Plan, Vision 2025, Windsor Historic Preservation Commission, Windsor Planning Commission, Windsor Town Board, and Town of Windsor Municipal Code.





All proposed planning areas are subject to further feasibility studies and a willingness by all applicable parties. This is for illustrative purposes only.

FOCUS AREA 4: 529 Main Street

Parcel size: 0.29 acres



Before

\$1 million/acre → **\$5.1 million/acre**
Existing value *Value after improvement*

ELEMENTS

- Redevelopment will realize the highest and best use of property.
- Mixed use development provides additional residential units and office workers that will help support Downtown businesses.
- Existing uses and business could be accommodated within the new building.
- Active ground floor uses along Main Street will assist in creating a vibrant main street pedestrian experience.
- Redevelopment will reflect Downtown Windsor building forms and densities.
- Redevelopment includes semi-private spaces adjacent to the sidewalk to provide additional space for outdoor dining and to provide distance from the roadway.
- Expands housing choices in Downtown for a wide-range of residents.
- Architectural features and improved streetscape provides a welcoming environment for Downtown visitors approaching from the west.
- Building materials and form will match and contribute to Downtown’s historic character.
- Condominiums and apartments could provide attainable ownership and rental opportunities for younger families and offer a transitional housing choices that is easier to maintain for empty nester’s.
- The building will provide parking for residents and workers.
- Upper story balcony’s and patios are encouraged to leverage views and to create multiple levels of activity on the property.
- Main Street and 6th Street streetscape improvements implemented during development will contribute to a unified Downtown aesthetic and a comfortable pedestrian-scale street experience.

IMPLEMENTATION

- Timing: Mid-term (5 – 10 years)
- Roles and Responsibilities: Property owner, Private development
- Funding Opportunities: Incentives, grants, public- private partnerships
- Adjoining Plans and Governance: Downtown Master Plan, Downtown Windsor Parking Plan, Windsor Comprehensive Plan, Vision 2025, Windsor Historic Preservation Commission, Windsor Planning Commission, Windsor Town Board, and Town of Windsor Municipal Code.



All proposed planning areas are subject to further feasibility studies and a willingness by all applicable parties. This is for illustrative purposes only.



FOCUS AREA 5: 401 Main Street (Hotel)

Parcel size: 0.29 acres, Hotel scenario



\$2.6 million/acre *Existing value* → **\$11.1 million/acre** *Value after improvement*

ELEMENTS

- Redevelopment will realize the highest and best use of property.
- Provides a missing use (hotel) that is in demand in Downtown.
- Potential opportunity to add a boutique hotel supportive of area events and event spaces.
- Current fueling station use may require environmental remediation.
- Potential hotel restaurant and entrance should be located on Main Street to help activate that street.
- Redevelopment will reflect Downtown Windsor building forms and densities.
- Redevelopment includes semi-private spaces adjacent to the sidewalk to provide space for outdoor dining and distance from the busy roadway.
- The addition of hotel uses and patrons will support local business and assist in night- time activation of Downtown.
- Redevelopment will welcome Visitors approaching Downtown from the east by recreating a historic building form that addresses Main Street and 4th Street.
- Main Street and 4th Street streetscape improvements implemented during development will contribute to a unified Downtown aesthetic and a comfortable pedestrian-scale street experience.
- Building will provide parking for guests and employees.

IMPLEMENTATION

- Timing: Mid-term (5 – 10 years)
- Roles and Responsibilities: Property owner, Private development
- Funding Opportunities: Incentives, grants, public- private partnerships, and brownfield mitigation grants.
- Adjoining Plans and Governance: Downtown Master Plan, Downtown Windsor Parking Plan, Windsor Comprehensive Plan, Vision 2025, Windsor Historic Preservation Commission, Windsor Planning Commission, Windsor Town Board , and Town of Windsor Municipal Code.



All proposed planning areas are subject to further feasibility studies and a willingness by all applicable parties. This is for illustrative purposes only.



FOCUS AREA 5.1: 401 Main Street (Mixed-Use)

Parcel size: 0.29 acres, Mixed-use development with no lodging



\$2.6 million/acre *Existing value* → **\$10.8 million/acre** *Value after improvement*

ELEMENTS

- Redevelopment will realize the highest and best use of property.
- Mixed use development provides additional residential units and office workers that will help support Downtown businesses.
- Current fueling station use may require environmental remediation.
- Ground floor uses along the building’s Main Street frontage will assist in creating a vibrant Main Street pedestrian experience.
- Redevelopment will reflect Downtown Windsor building forms and densities.
- Redevelopment includes semi-private spaces adjacent to the sidewalk to provide space for outdoor dining and distance from the busy roadway.
- Condominiums and apartments could provide attainable ownership and rental opportunities for younger families and offer a transitional housing choices that is easier to maintain for empty nester’s.
- Redevelopment will welcome Visitors approaching Downtown from the east by recreating a historic building form that addresses Main Street and 4th Street.
- Main Street and 4th Street streetscape improvements implemented during development will contribute to a unified Downtown aesthetic and a comfortable pedestrian-scale street experience.
- Building will provide parking for residents and employees.
- Ensuring that the building frontage meets Main Street’s sidewalk will create a safer and more comfortable pedestrian environment and convey to vehicular travelers that they have entered a new place.

IMPLEMENTATION

- Timing: Mid-term (5 – 10 years)
- Roles and Responsibilities: Property owner, Private development
- Funding Opportunities: Incentives, grants, public- private partnerships, and brownfield mitigation grants.
- Adjoining Plans and Governance: Downtown Master Plan, Downtown Windsor Parking Plan, Windsor Comprehensive Plan, Vision 2025, Windsor Historic Preservation Commission, Windsor Planning Commission, Windsor Town Board, and Town of Windsor Municipal Code.





All proposed planning areas are subject to further feasibility studies and a willingness by all applicable parties. This is for illustrative purposes only.

FOCUS AREA 6: 500 Main Street

Parcel size: 0.32 acres



\$2.9 million/acre → **\$5.8 million/acre**
Existing value *Value after improvement*

ELEMENTS

- Premier redevelopment opportunity due to its adjacency to the potential 5th Street Plaza.
- Redevelopment / adaptive reuse will realize the highest and best use of property.
- Mixed use development would provide additional residential units and offices Downtown to support local businesses.
- Architectural features such as clock towers or other building forms should augment and highlight the potential 5th Street public plaza as Downtown’s premier public space.
- Active ground floor uses should consider walk-up windows, dinning, and other uses supportive of the potential 5th street public plaza.
- Redevelopment / adaptive reuse will reflect Downtown Windsor building forms and densities.
- Architectural features will punctuate the potential 5th Street Plaza and invite visitation and exploration.
- Expands housing choices in Downtown for a wide-range of residents.
- Upper stories and roof tops offer views of Windsor Lake, Boardwalk Park, and the potential 5th Street Plaza.
- Condominiums and apartments could provide attainable ownership and rental opportunities for younger families and offer a transitional housing choices that is easier to maintain for empty nester’s.
- Main Street streetscape improvements implemented during development will contribute to a unified Downtown aesthetic and a comfortable pedestrian-scale street experience.
- Building will provide parking for residents and employees.

IMPLEMENTATION

- Timing: Near-term (0 – 5 years)
- Roles and Responsibilities: Property owner, Private development
- Funding Opportunities: Incentives, grants, and public- private partnerships.
- Adjoining Plans and Governance: Downtown Master Plan, Downtown Windsor Parking Plan, Windsor Comprehensive Plan, Vision 2025, Windsor Historic Preservation Commission, Windsor Planning Commission, Windsor Town Board, and Town of Windsor Municipal Code.





All proposed planning areas are subject to further feasibility studies and a willingness by all applicable parties. This is for illustrative purposes only.

FOCUS AREA 7: 208 Main Street (Hotel)

Parcel size: 2.42 acres hotel scenario with lodging



Before



Key Map

\$0.8 million/acre → **\$10.8 million/acre**
Existing value *Value after improvement*

ELEMENTS

- Location is a unique opportunity for Downtown to directly engage and connect to Windsor Lake.
- Redevelopment / adaptive reuse will realize the highest and best use of property.
- Mixed use development would provide additional hotel, residential units, and offices spaces Downtown that will support local businesses.
- Development will provide uses and spaces that leverage the locations proximity to Windsor Lake.
- Redevelopment / adaptive reuse will reflect Downtown Windsor building forms and densities.
- Potential opportunity to add a boutique hotel supportive of area events and event spaces.
- Architectural features and redevelopment will punctuate Downtown's eastern gateway and convey to travelers that they are entering a new space.
- The addition of hotel uses will support local business and assist in night-time activation of Downtown.
- Opportunity to introduce development that will buffer adjacent single-family neighborhoods from Downtown's activity and density.
- Building will provide parking for hotel guests, residents, and employees.
- Main Street streetscape improvements implemented during development will contribute to a unified Downtown aesthetic, a comfortable pedestrian-scale street experience, and highlight Downtown's eastern gateway.

IMPLEMENTATION

- Timing: Near-term (0 – 5 years)
- Roles and Responsibilities: Property owner, WDA, Town of Windsor, Private development
- Funding Opportunities: Incentives, grants, and public- private partnerships.
- Adjoining Plans and Governance: Downtown Master Plan, Downtown Windsor Parking Plan, Windsor Comprehensive Plan, Vision 2025, Windsor Historic Preservation Commission, Windsor Planning Commission, Windsor Town Board, and Town of Windsor Municipal Code.





All proposed planning areas are subject to further feasibility studies and a willingness by all applicable parties. This is for illustrative purposes only.

FOCUS AREA 7.1: 208 Main Street (Mixed-use)

Parcel size: 2.42 acres mixed-use scenario, no lodging



\$0.8 million/acre → **\$10.5 million/acre**
Existing value *Value after improvement*

ELEMENTS

- Location is a unique opportunity for Downtown to directly engage and connect to Windsor Lake.
- Redevelopment / adaptive reuse will realize the highest and best use of property.
- Mixed use development would provide additional residential units and offices spaces Downtown that will support local businesses.
- Development will provide uses and spaces that leverage the locations proximity to Windsor Lake.
- Redevelopment / adaptive reuse will reflect Downtown Windsor building forms and densities.
- Architectural features and redevelopment will punctuate Downtown's eastern gateway and convey to travelers that they are entering a new space.
- Opportunity to introduce development that will buffer adjacent single family neighborhoods from Downtown's activity and density.
- Building will provide parking for residents, and employees.
- Main Street streetscape improvements implemented during development will contribute to a unified Downtown aesthetic, a comfortable pedestrian-scale street experience, and highlight Downtown's eastern gateway.
- Active ground floor uses along Main Street will assist in creating a vibrant main street pedestrian experience.
- Condominiums and apartments could provide attainable ownership and rental opportunities for younger families and offer a transitional housing choices that is easier to maintain for empty nester's.

IMPLEMENTATION

- Timing: Near-term (0 – 5 years)
- Roles and Responsibilities: Property owner, WDA, Town of Windsor, Private development
- Funding Opportunities: Incentives, grants, and public- private partnerships.
- Adjoining Plans and Governance: Downtown Master Plan, Downtown Windsor Parking Plan, Windsor Comprehensive Plan, Vision 2025, Windsor Historic Preservation Commission, Windsor Planning Commission, Windsor Town Board, and Town of Windsor Municipal Code.



All proposed planning areas are subject to further feasibility studies and a willingness by all applicable parties. This is for illustrative purposes only.



FOCUS AREA 8: American Legion

Parcel size: 0.41 acres



\$0/acre
Existing value

→

\$1.2 million/acre
Value after improvement

ELEMENTS

- Redevelopment of Town of Windsor owned land will realize the highest and best use of property.
- American Legion and building to remain, but improved and modernized.
- Residential development would provide additional residential units Downtown to support local businesses.
- Redevelopment / adaptive reuse will reflect Downtown Windsor building forms and densities.
- Architectural features and redevelopment will punctuate Downtown’s northern gateway and convey to travelers that they are entering a new space.
- Opportunity to introduce development that will buffer adjacent single-family neighborhoods from Downtown’s activity, density, and Back Lot Parking.
- 7th Street, Ash Street, and 6th Street streetscape improvements implemented during development will contribute to a unified Downtown aesthetic and a comfortable pedestrian-scale street experience.
- Condominiums and apartments could provide attainable ownership and rental opportunities for younger families and offer a transitional housing choices that is easier to maintain for empty nester’s.
- New development should address and meet 7th Street to help create a comfortable street environment and to signify to visitors they are entering a unique place.
- New buildings and redevelopments should provide parking for visitors, residents, and employees.

IMPLEMENTATION

- Timing: Near-term (0 – 5 years)
- Roles and Responsibilities: Property owner, WDA, Town of Windsor, Private development
- Funding Opportunities: Incentives, grants, and public- private partnerships. (Portion of property owned by Town of Windsor)
- Adjoining Plans and Governance: Downtown Master Plan, Downtown Windsor Parking Plan, Windsor Comprehensive Plan, Vision 2025, Windsor Historic Preservation Commission, Windsor Planning Commission, Windsor Town Board, and Town of Windsor Municipal Code.



All proposed planning areas are subject to further feasibility studies and a willingness by all applicable parties. This is for illustrative purposes only.



FOCUS AREA 9: Main Street



Before



Key Map

ECONOMIC IMPACTS

An enhanced Downtown Main Street will help mitigate Main Street speeds and vehicular impacts, facilitate safer crossings of Main Street, and better overall pedestrian experiences. These elements and outcomes will strengthen Downtown businesses and corresponding sales tax revenue by attracting additional customers and visitors who feel more comfortable exploring the Downtown Main Street environment.

ELEMENTS

- Downtown's primary pedestrian street with the highest level of streetscape finish, regulation, and investment.
- Streetscape improvements work with new wayfinding signage to create a more welcoming pedestrian environment for visitors and residents.
- Create a rich visual environment that encourages visitation and slower vehicular speeds along Main Street by creating a vibrant street environment.
- Strategic placement of new pedestrian cross walks to facilitate safer and more convenient connections across Main Street.
- Replacement of current sidewalk surfaces to eliminate tripping hazards, improve aesthetics, and reduce operations and maintenance costs.
- More visually impactful street planters that are more efficient and require less maintenance.
- New Tree planting areas for healthier and more vibrant street trees.
- Strategic reuse of diagonal parking spaces in front of restaurants for outdoor dining.
- New businesses signs that contribute to Windsor's historic look and feel.
- Redevelopment, adaptive reuse, and infill development built to sidewalks to perpetuate Downtown's historic character and to create inviting pedestrian experiences.
- Should include all forms of gateway and streetscape elements identified.

IMPLEMENTATION

- Timing: Near-term (0 – 5 years)
- Roles and Responsibilities: Property owners, WDA, Town of Windsor, Private development
- Funding Opportunities: Grants, public financing, sales tax, bond initiatives
- Adjoining Plans and Governance: Downtown Master Plan, Downtown Windsor Parking Plan, Windsor Comprehensive Plan, Vision 2025, Windsor Historic Preservation Commission, Town of Windsor Planning Commission, Windsor Town Board, and Town of Windsor Municipal Code.



All proposed planning areas are subject to further feasibility studies and a willingness by all applicable parties. This is for illustrative purposes only.



5th Street Plaza
downtown windsor

FOCUS AREA 10: 5th Street Plaza and Backlots

Area note: A workshop to further detail 5th Street and Backlot improvements will be held immediately following completion of this master plan. Workshop outcomes will identify improvement features, costs, and roles and responsibilities for implementation.



Before

ECONOMIC IMPACTS

A new premier civic space will create new Downtown experiences that attract visitors, provides a dedicated space for additional community events, and creates more pedestrian activity in Downtown. These elements and outcomes will strengthen Downtown businesses and corresponding sales tax revenue.

ELEMENTS

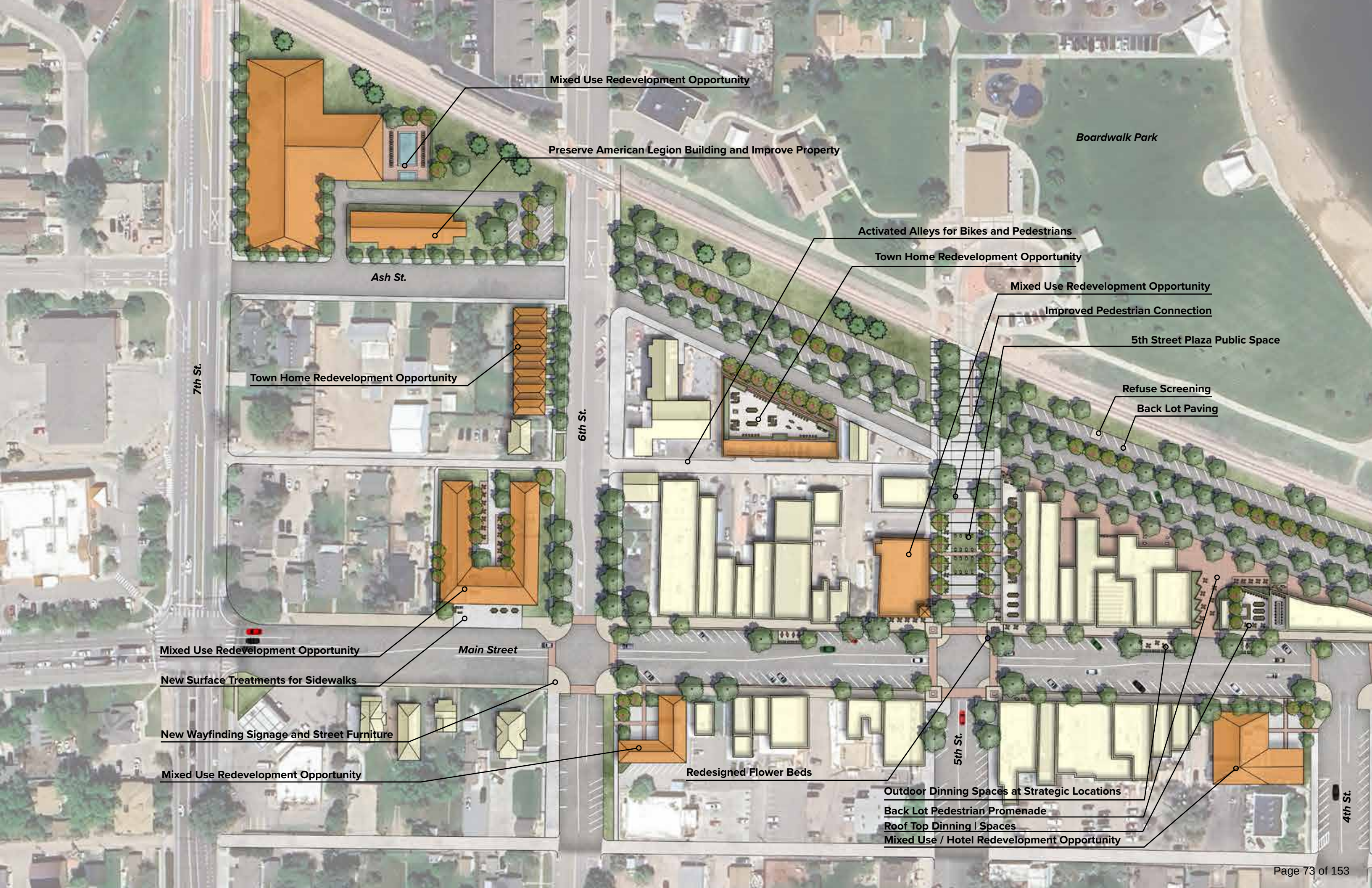
- The center of Downtown and the cultural heart and soul of the entire Windsor community.
- Opportunity to bring Boardwalk Park and Windsor Lake to Main Street. Leveraging the full potential of these three unique elements to activate the center of Windsor.
- Nature play areas for children and families.
- Safe spaces for families that allow for child free play and parent relaxation.
- Walk-up windows from adjoining restaurants and businesses to provide food and beverage services.
- Infrastructure improvements including a performance stage, electric hookups, dynamic lighting, and Internet services.
- Interactive water features.
- Outdoor dining areas for adjacent businesses.
- New planning areas and streetscape.
- Paved backlots to maximize parking efficiency.
- A new pedestrian promenade on the backside of Main Street businesses that provides access to outdoor and roof top dining away from Main Street's noise and traffic.
- New sidewalks and street trees adjacent to Back lots to create a more visually appealing environment.
- Will interface with active alley connections to create alternative pedestrian and bike routes to and through Downtown.
- Will include murals and public art opportunities.
- Bicycle gateways and storage should be combined with pedestrian gateways and way finding to help welcome visitors.

IMPLEMENTATION

- Timing: Near-term (0 – 5 years)
- Roles and Responsibilities: WDA and Town of Windsor
- Funding Opportunities: Grants, public financing, sales tax, bond initiatives
- Adjoining Plans and Governance: Downtown Master Plan, Downtown Windsor Parking Plan, Windsor Comprehensive Plan, Vision 2025, Windsor Historic Preservation Commission, Town of Windsor Planning Commission, Windsor Town Board



Key Map



Mixed Use Redevelopment Opportunity

Preserve American Legion Building and Improve Property

Boardwalk Park

Activated Alleys for Bikes and Pedestrians

Town Home Redevelopment Opportunity

Mixed Use Redevelopment Opportunity

Improved Pedestrian Connection

5th Street Plaza Public Space

Refuse Screening

Back Lot Paving

Ash St.

Town Home Redevelopment Opportunity

6th St.

Mixed Use Redevelopment Opportunity

Main Street

New Surface Treatments for Sidewalks

New Wayfinding Signage and Street Furniture

Mixed Use Redevelopment Opportunity

Redesigned Flower Beds

Outdoor Dining Spaces at Strategic Locations

Back Lot Pedestrian Promenade

Roof Top Dining | Spaces

Mixed Use / Hotel Redevelopment Opportunity

5th St.

4th St.

DOWNTOWN WINDSOR MASTER PLAN

The following improvements could be realized with the execution of this master plan:

- Improvement of back lots add more parking that is safe and efficient
- A doubling of Downtowns per acre land values based on improvements to 8 representative properties (Urban3 financial impact analysis. For further information on financial modeling please see the document titled “*Downtown WDA Projections*” in the appendices).
- Streetscape improvement along main for a safer experience that encourages downtown visitation and slows vehicles
- A 5th street public space that leverages the Windsor Lake, Boardwalk Park, and Main Street to create the cultural and civic center of Windsor community
- Diversification of businesses by adding more mixed use buildings and hotels
- Additional Windsor-appropriate residential units that support local businesses and serves diverse price points

Recommendations and solutions were created to inspire action and investments in Windsor’s cultural and civic core and to communicate Downtown’s 10-year vision. All proposed planning areas are subject to further feasibility studies and a willingness by all applicable parties. This is for illustrative purposes only.



DOWNTOWN WINDSOR: A Call to Action

WINDSOR IS FAMILY

Over the years, the Windsor population has contributed their values and experiences to the Downtown community fabric. It’s resulted in a special place that’s ready for the current and next generation of residents to imprint their stories into Downtown’s legacy. The people and organizations of Windsor must emulate the collaboration and team work of past generations to advance Downtown as the heart of Windsor.

The following directives are a call to action for the community. Identified roles and responsibilities are designed to empower key stakeholders to continue Downtown collaboration that will help realize its full potential.

ACKNOWLEDGEMENTS

The following people and organizations where critical voices and contributors to the Downtown Windsor Master Plan. Thank you for your time and commitment to Downtown Windsor!

PROJECT MANAGERS:

Michelle Vance, Executive Director, Windsor Downtown Alliance
David Eisenbraun, AICP, Long Range Planner, Town of Windsor

WINDSOR DOWNTOWN ALLIANCE BOARD OF DIRECTORS

Dean Koehler | Annie Loyd | Grant Nisly | Clay Caldwell | Jessica Martinac | Stacy Manweiler | Trischa Minnick | Michelle Bornhoft | Mayor Paul Rennemeyer

WINDSOR TOWN BOARD

Mayor Paul Rennemeyer | Ron Steinbach | Barry Wilson | Ken Bennett | Julie Cline | Victor Tallon | Jason Hallett

TOWN OF WINDSOR PLANNING COMMISSION

DOWNTOWN MASTER PLAN STEERING COMMITTEE

DOWNTOWN MASTER PLAN FOCUS GROUPS

WINDSOR CHAMBER OF COMMERCE

WINDSOR HISTORIC PRESERVATION COMMISSION

TOWN OF WINDSOR COMMUNITY DEVELOPMENT

TOWN OF WINDSOR PARKS, RECREATION, AND CULTURE

TOWN OF WINDSOR PLANNING

TOWN OF WINDSOR PUBLIC WORKS

TOWN OF WINDSOR POLICE

WINDSOR SEVERANCE FIRE & RESCUE

OPEN HOUSE ATTENDEES

CONSULTANTS

RVi Planning + Landscape Architecture
Arland Land Use Economics
Clifton Larson Allen
Urban3
Clark & Enersen
John Robson Photography



CITIZENS & VISITORS

The Center: Visit, spend time, take your guests, and meet your friends Downtown! Its the center of your community.

Share Your Voice: Continue to provide your input and perspectives to the WDA and Town of Windsor regarding your needs and desires in Downtown. People want to know what elements will bring you Downtown!

Support: Bolster the implementation of improvements through funding and fundraising initiatives.

Promote: Tell your friends and families about Downtown Windsor, its unique attributes, and what you love about it.

Live Local: Downtown is your place, and the heart of the Windsor Community. Shop, dine, visit, stay, and live Downtown.



ORGANIZATIONAL COLLABORATION & COORDINATION

Collaborate: Develop more intentional and strategic collaborations between the WDA, the Windsor Chamber of Commerce, and the Town’s Office of Economic Development.

Design: Embark on multi-organizational and collaborative design and costing exercises for Main Street, 5th Street Plaza, and Back Lot improvements to identify costs and corresponding joint-funding opportunities.

Codify: Collaboration between the WDA and the Town of Windsor to develop next-step regulatory tools to codify the Downtown master plan. Including but not limited to overlay districts, design standards, rezonings, and other regulatory tools that will realize this plan.

Invest: Using this plan and its strategic plan, the WDA should continue assist Downtown businesses and property owners secure local, state, and federal grants for improvements.

Review: When new development is proposed Downtown, ensure collaboration and cooperation among review agencies including the WDA, the Historic Preservation Commission, Parks, Recreation & Culture, Fire and Police, Town of Windsor Community Development, the Town of Windsor Planning Commission, and the Town Board.

CDOT: Work with CDOT to identify new Main Street Crossings and strategies to mitigate the impacts of traffic on Downtown.



WDA, BUSINESSES & LAND OWNERS

Fund: Work with the WDA to identify funding opportunities including grants, public-private partnerships, and incentives for property improvements, redevelopment, or new development.

Implement: Work collectively to implement recommendations and solutions identified in this and in the WDA Strategic Plan.

Promote: Work together and with the WDA to promote Downtown and businesses in Downtown using social media, physical improvements, and community events.

Gather: Identify additional weekly, monthly, and yearly events that draw visitors and promote Downtown’s place in the larger Windsor community.

Find Opportunity: Work to identify the highest and best use for Main Street store fronts and where redevelopment opportunities may exist.

Design: Embark on multi-organizational and collaborative design and costing exercises for Main Street, 5th Street Plaza, and Back Lot improvements to identify costs, joint- funding opportunities, operations, and maintenance frameworks

Re-imagine: Work to connect interested land owners with developers to identify and execute Windsor-appropriate redevelopment in the community.



POTENTIAL WDA BOUNDARIES

The following map shows the recommended expansion of WDA boundaries. Growing the WDA boundary will help Downtown to become a more sustainable district and incorporates the opportunity to turn cottage homes into commercial properties which will increase tax base.





MEMORANDUM

Date: April 17, 2024
To: Planning Commission
From: David Eisenbraun, Senior Planner
Re: A recommendation to Town Board acknowledging the Windsor Downtown Development Authority dba Windsor Downtown Alliance's master plan.
Item #: C.3.

Background / Discussion:

See public hearing item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends the Planning Commission forward to Town Board a recommendation of acknowledgment of the Windsor Downtown Development Authority dba Windsor Downtown Alliance's master plan, subject to any Commission and staff comments being addressed.

CC:

Attachments:



MEMORANDUM

Date: April 17, 2024
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Public Hearing - Conditional Use Permit to allow two temporary modular classrooms and a recycled asphalt parking area in the Residential Mixed Use-One (RMU-1) Zone District - Water Valley South Subdivision 6th Filing, Lot 1 (330 Crossroads Boulevard) - WV Crossing Development, LLC, Jerry Hegeson, property owner/owner representative, Josh Savage, Timberline Church, Applicant
Item #: C.4.

Background / Discussion:

Background / Discussion

The applicant, Timberline Church, represented by Mr. Josh Savage, is requesting a Conditional Use Permit (CUP) to allow two temporary modular classrooms and a recycled asphalt parking area within the RMU-1 zone district for a period of three (3) years.

A conditional use permit is required because the proposed temporary use is not specifically included as a use-by-right in any zoning district per Section 14-2-130(a) of the Town's Municipal Code, Conditional Use Permit Applicability. The applicant is requesting allowance for two mobile classrooms with a recycled asphalt parking area for Timberline Church while the church prepares to relocate to another site.

A previous Conditional Use Grant (CUG), now known as a Conditional Use Permit (CUP), was approved on March 23, 2020, for a period of three (3) years. The previous CUG expired on March 23, 2023; therefore, the applicant is requesting a new CUP. The applicant has stated there have been no site or building changes since the approval of the previous CUG and none are proposed with this new CUP application.

Staff is recommending the Planning Commission forward to the Town Board a recommendation of approval of the CUP, as reflected in the staff recommendation section of the memorandum.

Zoning

The subject property is located within the Residential Mixed Use-One (RMU-1) Zone District. Adjacent zoning and use are as follows:

North: RMU-1 – Water Valley South Subdivision 6th Filing – Timberline Church

South: RMU-1 – Water Valley South Subdivision 16th Filing – Single Family

West: RMU-1 – Water Valley South Subdivision – Single Family

East: Limited Industrial (LI) – Water Valley South Subdivision 24th Filing – Undeveloped parcel

Review Criteria for Conditional Use Permits

Section 14-2-130(c) of the Municipal Code outlines the review criteria to be evaluated prior to granting of a conditional use permit:

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code,

and all other applicable adopted plans or policies.

The proposal of temporary modular classrooms and a recycled asphalt parking area is not specifically addressed as it relates or complies with the Comprehensive Plan's goals and objectives and the Strategic Plan.

2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.

The proposal does not create any undue or unnecessary burdens on existing public infrastructure or public improvements. No additional infrastructure is required with this proposal. The two temporary modular classrooms and recycled asphalt parking area have been in place for four years.

3. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.

The areas surrounding the uses are developed and part of a master-planned community. The applicant has stated that the CUP request is for accommodating an existing use during a period of transition to another site. The number of available parking spaces will not change from existing, access will not be altered, traffic should not change due to this request, and the modulators should not impact adjacent properties. No changes are proposed to the overall site layout (parking and access), main building (seating), operations, sound, or lighting. Children will access the main entrance and be led to and from the main building and the modular classrooms.

The modulators will be located outside any utility/drainage easements.

The location of the modulators will have the least impact on the neighborhood aesthetically and physically, as the buildings will be located on the eastern side of the lot. There are no plans to landscape around the modular classrooms since the use may likely be used for parking in the future.

Relationship to Comprehensive Plan

The Comprehensive Plan does not specifically address the modular classroom use or recycled asphalt parking areas.

Notification

The Municipal Code requires a public hearing notification for a conditional use permit. Notifications were provided as follows:

- April 04, 2024 – affidavit of letters mailed to property owners within 500 feet
- April 05, 2024 – legal notices posted on the Town of Windsor website
- April 05, 2024 – legal ad published in the local newspaper
- April 08, 2024 – development review sign posted on the property

Financial Impact:

None

Relationship to Strategic Plan:

There are no relevant areas of the Strategic Plan regarding modular classroom use or recycled asphalt parking areas.

Recommendation:

Staff recommends that the Planning Commission forward a recommendation of approval of the Conditional Use Permit application to the Town Board as presented, for a period of three years from the approval date.

CC:

Josh Savage, Timberline Church

Attachments:

1. 1-CUP-APP
2. PC- Staff Powerpoint - WVS 6th L1 - CUP

Application for Conditional Use



(Please see Town of Windsor [Fee Schedule](#) for Application Fees)
To Be Completed by Applicant

(Type or print in black ink)

Street Address: 330 Crossroads Blvd

Lot: 1 Block: _____

Subdivision: Water Valley South 6th Filing

Conditional Use Grant approval is only valid for the applicant(s) who receive the original approval and is not transferable to subsequent occupants of the property.

Describe the non-conforming use or home occupation. Include activity description, average number of clients, need for parking, hours of operation, size of area to be used, justification of continuance of non-conforming use and result of any communication with neighbors. (Use back or additional sheets if necessary).

Please See Additional Sheet

Windsor Municipal Code Section 14-2-130.

- Legible, accurate drawings (drawn to an appropriate scale, which cannot be smaller than 1" = 30') and specifications necessary for the proper consideration of this grant shall be submitted with this application.
- Conditional Use Grant evaluation criteria are detailed in Windsor Municipal Code Section 14-2-130.
- Notification requirements are detailed in Windsor Municipal Code Section 14-2-10(h).

Present use of land: _____	Size: _____
Present use of structure: <u>Modular Classrooms (2)</u>	Size: <u>60' x 24' (2)</u>
Proposed use of land: _____	Size: _____
Proposed use of structure: _____	Size: _____

If this Conditional Use Grant is approved, I/We the undersigned, agree to comply with the Code of the Town of Windsor, Colorado and any other stipulations as determined by the Town Board. I hereby depose and state under penalties of perjury that the statements and information submitted herein and pertaining to this application are true and correct to the best of my knowledge.

Submitted this 6th day of February, 2024

Joshua Savage
Applicant (please print)

Joshua Savage
Applicant's Signature

DARY NORTHROP
Property Owner (please print)

DARY NORTHROP
Property Owner's Signature

970.405.8078
Phone (daytime) Fax _____

josh@timberlinewindsor.org
Email

970-482-4387
Phone (daytime) Fax _____

darn@timberlinechurch.org
Email

Applicant's Representative (if any):

Name: _____

Phone: _____ Fax: _____ Email: _____

Application for Conditional Use

Project Description:

These two modular classrooms are used for our Boys and Girls clubs, in addition to our student ministries and various other adult classes. Use is typically limited to working hours, but when third parties request to use them, we are flexible to accommodate their needs. Parking for these modular buildings is supported by a crushed asphalt parking space, in addition to the same parking spaces utilized by our main building on 360 Crossroads Blvd. These modular buildings were installed to allow for our growing congregation, while we still kept our eyes on developing our second property at 29918 County Road 17. COVID has significantly slowed progress, but building a new facility at this second property is still our goal and intention.

Revised August 2022



Public Hearing and Recommendation to Town Board Conditional Use Permit

**Water Valley South Subdivision 6th
Filing, Lot 1**

**Temporary Modular Classrooms and
recycled asphalt parking area**

Sandra Mezzetti, Senior Planner

Planning Commission – April 17, 2024



Conditional Use Permit

Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the Conditional Use Permit process, including:

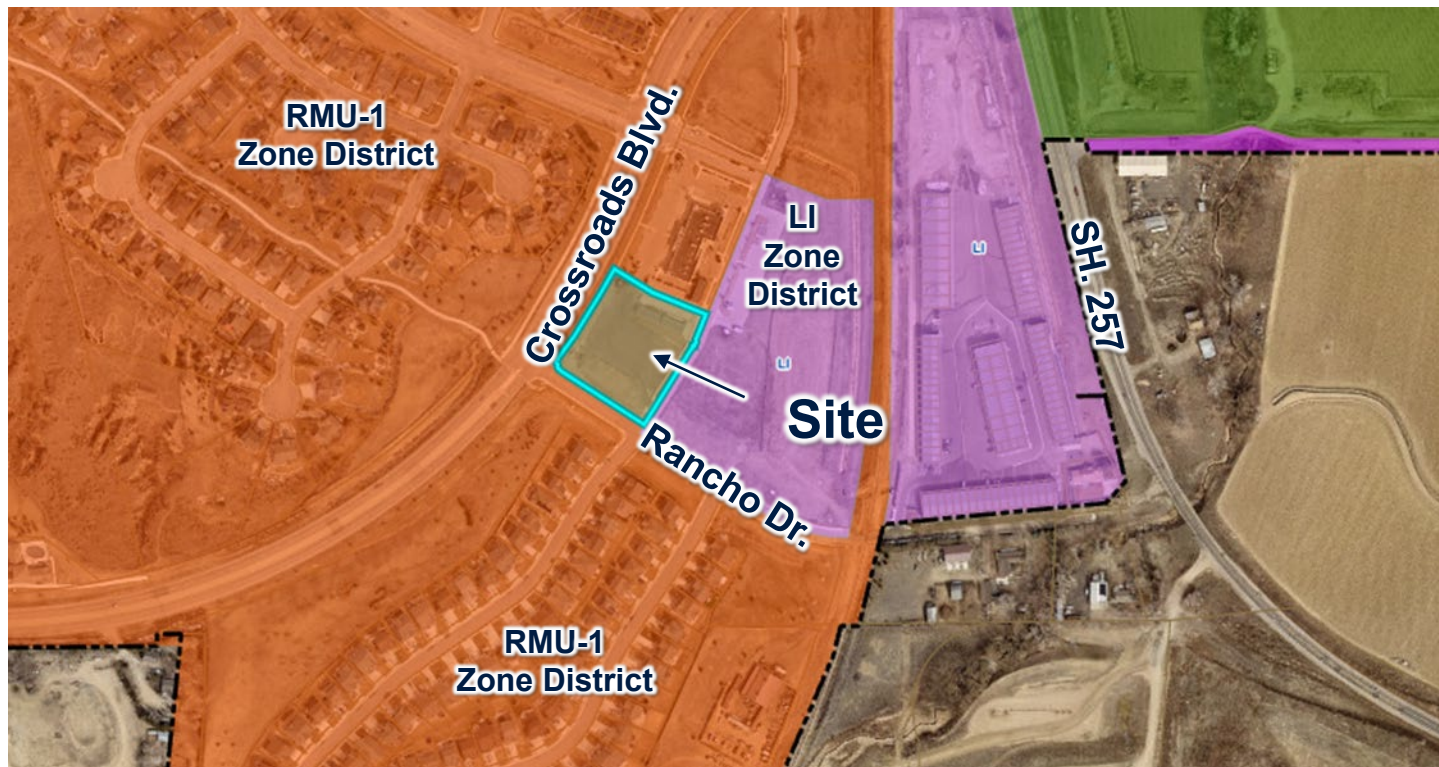
Sec. 14-2-130. – Conditional Use Permit

*(a) **Applicability.** The conditional use classification is intended to allow consideration of uses which are unique in nature or character and, except as otherwise specifically provided in this Code, not specifically included as uses by right in any specific zoning districts. It is the specific intent of this Article, except as otherwise specifically provided in this Code, to prohibit the granting of conditional uses in any zone when such use is allowed as a use by right in any other zone. This process is specifically applicable to uses identified as conditional uses in particular zone districts.*

Site Vicinity Map



Site Vicinity Map



Existing Site & Temp Modulares





Analysis

Section 14-2-130(c) of the Municipal Code outlines the review criteria to be evaluated prior to granting of a conditional use permit:

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies.

The proposal of temporary modular classrooms and a recycled asphalt parking area is not specifically addressed as it relates to or complies with the Comprehensive Plan's goals and objectives and the Strategic Plan.

2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.

- No additional infrastructure is required with this proposal.
- Existing temporary modular classrooms and the recycled asphalt parking area – has been in place for four years.



Analysis

3. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.

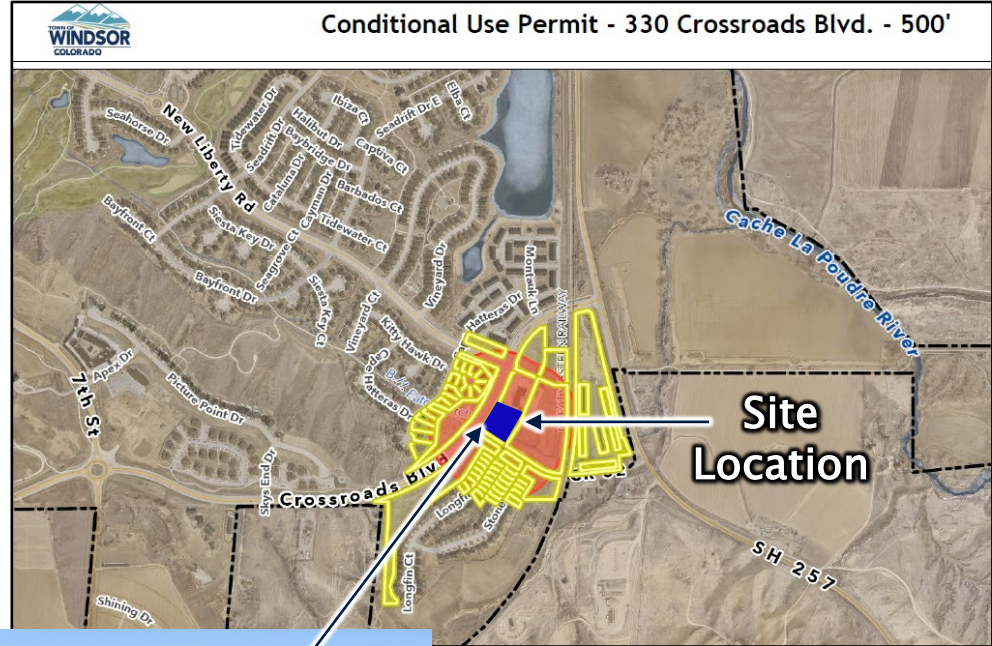
- Temporary use for accommodating an existing use during a period of transition to another site.
- Number of available parking spaces, access, and traffic patterns or volume are not changing from existing.
- No changes to overall site layout (parking and access), main building (seating), operations, sound, or lighting.
- No landscape plans.
- Located outside of any utility/drainage easements.
- The proposed location has the least impact on the adjacent neighborhood visually.

Notifications

Notification:

Notifications for this meeting were as follows:

- ▶ April 04, 2024 – affidavit of letters mailed to adjacent property owners
- ▶ April 05, 2024 - legal notice posted on the Town of Windsor website
- ▶ April 05, 2024 - legal ad published in the Tribune
- ▶ April 08, 2024 – property posted with a notification sign





Recommendation & Record

Staff recommends the Planning Commission forward a recommendation of approval to the Town Board of the Conditional Use Permit application, as presented, for a period of three years from the approval date.

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony received during the public hearing
- Recommendation



Review Criteria, Conditions of Approval & Time Limits

(c) Review Criteria.

- (1) The proposal complies with the Comprehensive Plan's goals and objectives, this Code, and all other applicable adopted plans or policies.
- (2) The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
- (3) The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: building placement and orientation, transitions in density or height, screening, and/or landscape buffers.

(d) Conditions of Approval. The decision-making body may impose conditions on a proposed conditional use to ensure compatibility and to ensure that potential adverse impacts on surrounding uses, properties, public health or safety, the environment, or the district will be substantially mitigated. Conditions of approval shall be binding on the applicant, the applicant's successors and assigns, and shall run with the land.

(e) Conditions for Time Limits/Review. The decision-making body may impose time limits on conditional uses and require regularly scheduled reviews of approved conditional uses.



Thank You

Questions



MEMORANDUM

Date: April 17, 2024
To: Planning Commission
From: Sandra Mezzetti, Senior Planner
Re: Recommendation to Town Board - Conditional Use Permit to allow two temporary modular classrooms and a recycled asphalt parking area in the Residential Mixed Use-One (RMU-1) Zone District - Water Valley South Subdivision 6th Filing, Lot 1 (330 Crossroads Boulevard) - WV Crossing Development, LLC, Jerry Hegeson, property owner/owner representative, Josh Savage, Timberline Church, Applicant
Item #: C.5.

Background / Discussion:

Please refer to the public hearing information.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Staff recommends that the Planning Commission forward a recommendation of approval of the Conditional Use Permit application to the Town Board, as presented, for a period of three years from the approval date.

CC:

Attachments:



MEMORANDUM

Date: April 17, 2024
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Public Hearing - Preliminary/Final Major Subdivision for the Beethe Subdivision 2nd Filing; 138 acres in the Residential Mixed Use-One (RMU-1) and Recreational Open Lands (ROL) zone districts - Town of Windsor; applicant; Tim Kemp, PE, Wilson & Company, Inc., applicant's civil engineering consultant
Item #: C.6.

Background / Discussion:

Tim Kemp, PE, Wilson & Company, Inc., the Town's civil engineering/surveying consultant, has submitted a combined Preliminary/Final Major Subdivision application for the Beethe Subdivision 2nd Filing, on behalf of the property owner, the Town of Windsor. The subdivision plat is within the Tacincala Master Plan 3rd Amendment, 138 acres located adjacent to and west of North 15th Street (also known as Weld County Road 15), north of the Town of Windsor Public Services campus (922 N. 15th Street). The subdivision proposes three lots and three tracts for the Windsor Police Facilities and Training Center site, Weld RE-4 middle school site, a Town of Windsor future community park site, and tracts for right-of-way/easement dedication.

Summary of Recommendation

Staff is recommending that the Planning Commission forward to the Town Board a recommendation of approval of the preliminary/final major subdivision, subject to any outstanding Planning Commission and staff comments being addressed.

The Town Board will consider the recommendation of the Planning Commission at their regular meeting and scheduled hearing for the preliminary/final major subdivision on April 22, 2024.

Background / Previous Approvals

The Town of Windsor acquired a 138-acre parcel north of and adjacent to the Windsor Public Services campus, west of North 15th Street, in December 2021. This property had a master plan (Tacincala Master Plan) for single-family residential. The master plan amendment included a neighborhood meeting and two public hearings. Additionally, the master plan and project have been on the Town's Project Connect site since the advertisement for the neighborhood meeting which was held on June 6, 2023. On July 10, 2023, the Town Board approved an amendment to the master plan for the Windsor Police Facility, known as the Tacincala Master Plan 3rd Amendment (Windsor North Campus).

On August 11, 2023, there was a groundbreaking event marking the beginning of construction for the Windsor Police services and training facility. The Weld County RE-4 School District acquired and site planned their site for their middle school. This site is also currently under construction. The community park is a forthcoming phase of the overall campus.

The one-acre Beethe Farm parcel (Beethe Subdivision) is surrounded by the proposed Beethe 2nd Subdivision and is zoned ER (Estate Residential). Zoning and uses for other abutting properties include the following:

	Zoning	Current Use
North	AG (Agriculture) – unincorporated	Agricultural (Weld County)

East	Weld County Planned Unit Development (PUD)/SF-2/RMU-2 – Town of Windsor	Tacincala (Prairie Song) Subdivision (undeveloped portion) Overland 368 PUD and Master Plan (residential, commercial)
South	RMU-1/ROL	Public services (Public Services campus) and Windshire Subdivision
West	RMU-1 (Town of Windsor) and AG (Agriculture) – unincorporated Weld County	Windshire Subdivision (Windsor) and agricultural

Subdivision characteristics:

- 138.3 acres
- Three (3) lots for police facility site, public school site, and community park site
 - Lot 1 (police facility)~ 32.21 acres (25%)
 - Lot 2 (community park) ~ 54.91 acres (40%)
 - Lot 3 (middle school) ~ 39.16 acres (28%)
- Two (2) tracts for road right-of-way (Tracts A and C)
- One (1) tract for utility/drainage/access easement (Tract B)
 - Tracts A, B, C ~ 10.02 acres (7%)
- Primary access points (2):
 - Windsor Lake Road and North 15th Street
 - Access point along northern property boundary from North 15th Street provides a public roadway segment with future access easement provided for connectivity to adjacent property to the north.
- Secondary access points (3):
 - Driveway for police facility on North 15th Street
 - Windsor Lake Road (roundabout) – driveway leading to Beethe property and police facility.
 - Windsor Lake Road (roundabout) – driveway for middle school site.

Infrastructure.

Extension of public utilities will be the responsibility of the site plan applicants (Town and Weld RE-4 School District), subject to potential reimbursement for oversizing which adds to the system capacity. Overhead lines on the west side of North 15th Street are currently being undergrounded.

The alignment shown on the Tacincala Master Plan 3rd Amendment, identified as CR 70, will be named Windsor Lake Road. This roadway will provide connectivity to the east to Tacincala (Prairie Song) Subdivision and SH 257. Trails within and adjacent to the subject development will be built by the Town or Weld RE-4, including a trail paralleling North 15th Street. North-south on-street bicycle lanes will be continued on North 15th Street and east-west on-street bicycle lanes will be provided on Windsor Lake Road.

In addition to the neighborhood meeting for the master plan amendment in 2023, the Town's Engineering and Public Works staff have had additional outreach with property owners pertaining to the Windsor Lake Road alignment. Further outreach, in coordination with the Town's Communications Department, will occur with a future road closure for approximately a week during the Xcel Energy work on North 15th Street.

Review Criteria

The application is consistent with the following review criteria in Municipal Code Sec. 14-2-60(b) for preliminary/final major subdivisions:

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria & Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.
5. Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.
6. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.
7. A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision. Substantial compliance means:
 - a. The general location, layout, and access of streets and lots is consistent with the preliminary subdivision.
 - b. Any increase in the number of lots or dwellings is limited to no more than twenty percent (20%), provided the proposal remains in compliance with the Master Plan and all supporting documents and studies, such as traffic studies, are updated accordingly.
 - c. There is no material increase in impacts on adjacent properties by altering the subdivision.

Relationship to Comprehensive Plan

The application is consistent with the Town's 2024 Comprehensive Plan, Chapter 5 – Goals and Policies pertaining to partnerships with other governmental agencies, and providing additional public services in pace with the Town's growth, as outlined in the Plan:

Growth and Regional Collaboration

Goal 2. Align the pace of new development with investment in infrastructure, amenities and services.

Policy 1. Ensure that all new development provides adequate consideration of and commitment to usable open space, parks, and trail connections.

Policy 2. Continue coordinating the creation and expansion of schools, libraries and other community resources with projected population growth and new private development.

Policy 3. Proactively anticipate local and regional traffic demands with new development and ensure road infrastructure and design can accommodate future increase in traffic flow.

Goal 3. Coordinate planning efforts regionally with other jurisdictions, agencies, and districts.

Policy 2. Collaborate with regional agencies, districts and organizations to plan for future services, infrastructure and land use needs.

Goal 4. Plan for a balance and mix of land uses necessary to support a vibrant and resilient community.

Policy 2. Evaluate the impact of new development on the Town's future water supply, infrastructure system and economic health by considering land use intensity, location and proposed efficiency measures.

Transportation and Mobility

Goal 1. Implement a connected and safe bicycle and pedestrian network that provides connections to

key destinations, convenient access to transit, helps relieve congestion and provides alternative transportation options.

Policy 1. Promote connectivity and efficiency, travel-through roadway extensions, sidewalk construction and on-street bicycle facilities and trail expansion projects.

Parks, Recreation, Open Space and Trails

Goal 1. Create equitable access to parks, open spaces, and trails to promote community identity and quality of life.

Notifications

A neighborhood meeting is a requirement of the annexation, zoning, and master plan applications, not the preliminary or final major subdivision. A neighborhood meeting was held in June of 2023, as noted herein.

Notifications for this public hearing were as follows:

- April 5, 2023 – Legal ad published in newspaper
- April 8, 2023 - Signs posted on the property
- April 5, 2023 - Affidavit of mailing to property owners within 500 feet
- April 5, 2023 – Notice posted to Town’s website

Financial Impact:

Relationship to Strategic Plan:

Mission: The Town of Windsor promotes community and hometown pride through sustainable, excellent and equitable delivery of services in a fiscally responsible manner.

Community Safety - Windsor ensures that safety of our community is at the forefront of every decision we make. We accomplish this through design, construction of infrastructure, prevention, and preparedness. We sustain an active emergency management system focused on prevention, preparedness, and recovery with key partnerships in place to effectively respond in crisis. We safeguard our infrastructure through best management practices and long-term planning to deliver safe and reliable Town-provided utilities and services.

Quality of Life - Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources. We take pride in our well-connected and involved community that truly cares about each other demonstrated by the exceptional customer service of our workforce and the self-respect reflected through the attractiveness of our town.

Recommendation:

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval of the preliminary/final major subdivision as presented, subject to any outstanding Planning Commission and staff comments being addressed.

CC:

John Thornhill, Community Development Director
Eric Lucas, Director of Public Services
Omar Herrera, Deputy Director of Engineering
Scott Ballstadt, Director of Planning

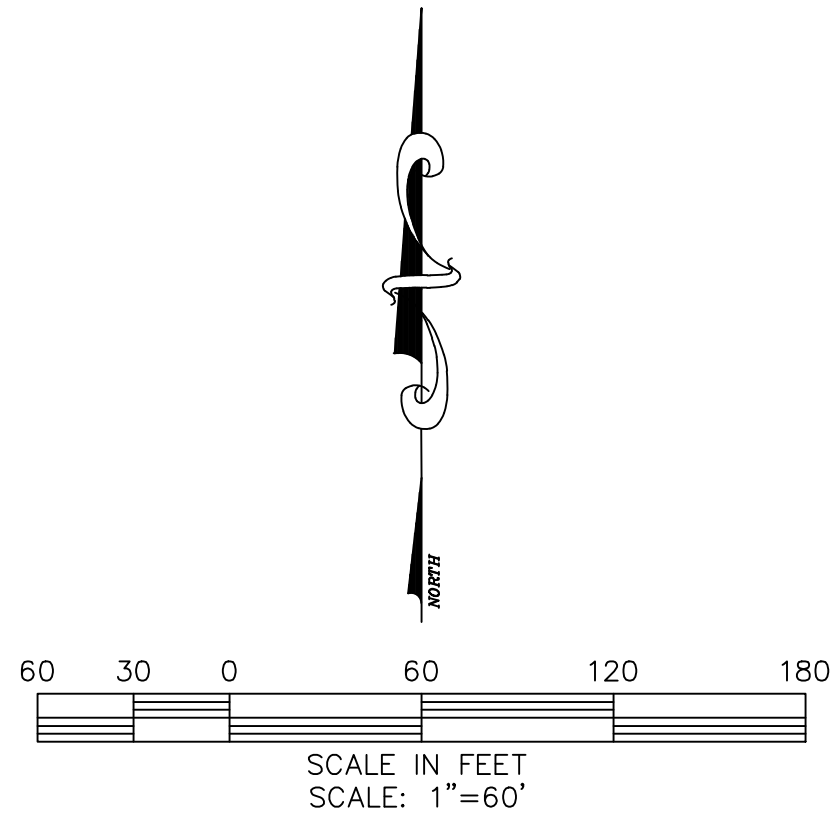
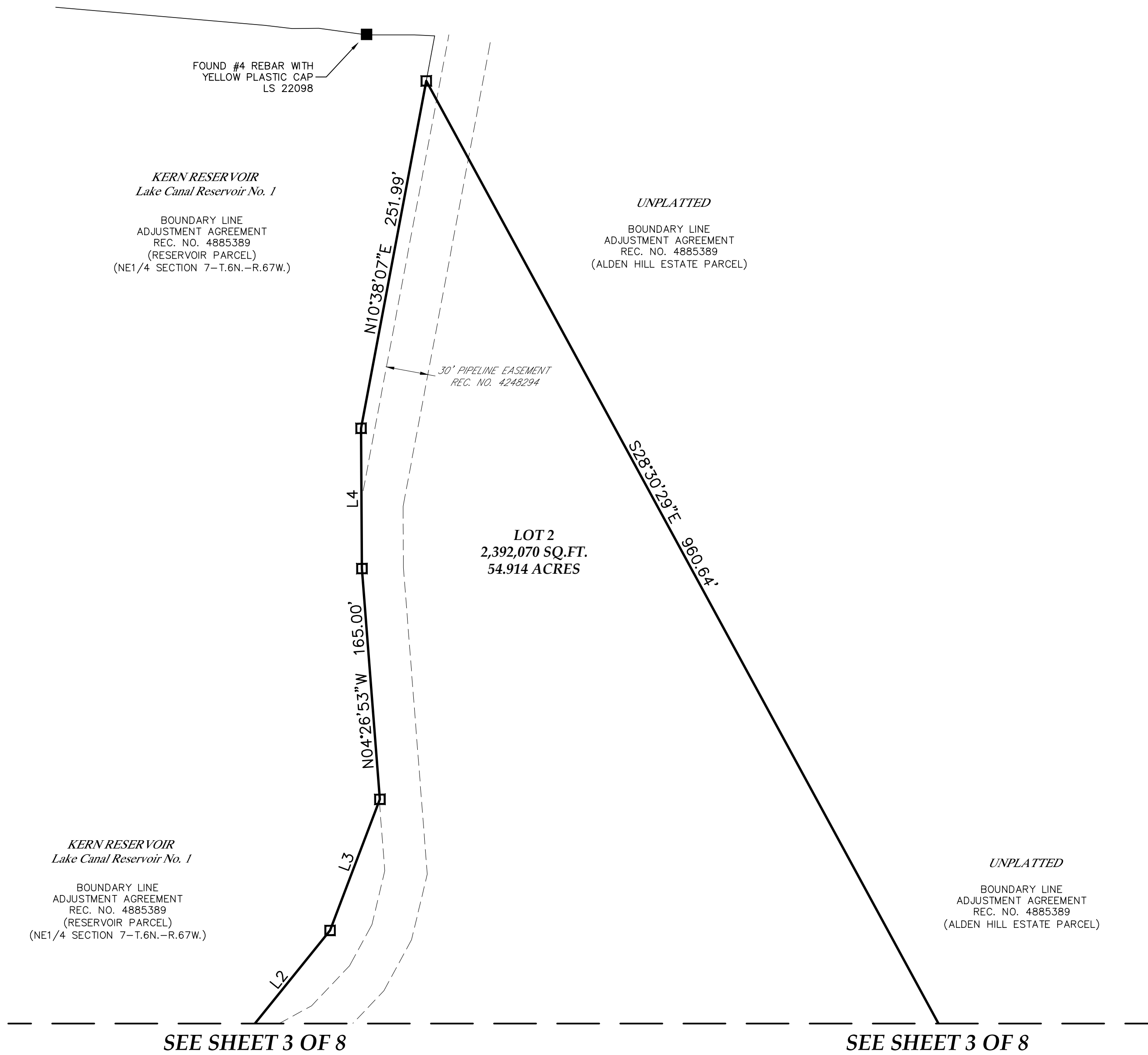
Attachments:

1. Beethe 2nd - Subdivision Plat
2. Staff Presentation - Beethe 2nd Subdivision (Windsor North Campus)

Being A Subdivision of Parcel of Land,
Situating in the East Half of Section 7, Township 6 North, Range 67 West of the 6th P.M.,
Town of Windsor, County of Weld, State of Colorado

BEE THE SUBDIVISION SECOND FILING

Being a Subdivision of a Parcel of Land,
Situate in the East Half of Section 7, Township 6 North, Range 67 West of the 6th P.M.,
Town of Windsor, County of Weld, State of Colorado



LEGEND	
----- EASEMENT LINE	◆ FOUND #4 REBAR, NO CAP
----- CENTERLINE	▲ FOUND PK NAIL WITH AN BRASS TAG STAMPED LS 38105
----- SECTION LINE	□ FOUND #4 REBAR WITH AN RED PLASTIC CAP STAMPED LS 38105
----- RIGHT OF WAY LINE	● SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED K5, LS 38209
----- BOUNDARY LINE	○ CALCULATED POSITION
□ FOUND ALIQUOT CORNER AS DESCRIBED	AE ACCESS EASEMENT
✱ FOUND ALIQUOT CORNER WITNESS CORNER	UE UTILITY EASEMENT
■ FOUND #4 REBAR WITH AN YELLOW PLASTIC CAP STAMPED LS 22098	U&AE UTILITY AND ACCESS EASEMENT
● FOUND #4 REBAR WITH AN ORANGE PLASTIC CAP STAMPED LS 33642	EAE EMERGENCY ACCESS EASEMENT
	DE DRAINAGE EASEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°18'07"E	72.00'
L2	N38°53'07"E	100.00'
L3	N20°48'07"E	100.00'
L4	N00°21'53"W	100.00'
L5	S21°39'25"E	32.98'
L6	S78°19'31"E	43.13'
L7	S81°46'50"E	119.12'
L8	S79°51'27"E	17.85'
L9	S81°31'30"E	137.63'
L10	S77°42'15"E	37.06'
L11	S81°44'55"E	39.41'
L12	S83°31'04"E	21.79'
L13	S78°29'24"E	16.54'
L14	S82°46'39"E	62.44'
L15	S89°38'02"W	20.00'
L16	N00°21'58"W	17.00'
L17	N45°21'58"W	19.09'
L18	S45°21'58"E	14.14'
L19	S44°38'02"W	14.14'
L20	N55°31'11"E	75.40'
L21	N87°26'13"E	40.03'

LINE TABLE		
LINE	BEARING	LENGTH
L22	N41°29'41"W	5.26'
L23	N31°48'01"E	63.68'
L24	N55°31'11"E	25.59'
L25	S55°31'11"W	13.63'
L26	S68°15'01"W	20.29'
L27	S34°28'49"E	18.19'
L28	S55°31'11"W	70.00'
L29	N34°28'49"W	7.40'
L30	S55°31'11"W	39.42'
L31	S45°47'50"E	14.12'
L32	S84°44'15"E	75.54'
L33	S00°00'00"E	68.14'
L34	S84°44'15"W	75.54'
L35	N00°19'37"E	5.79'
L36	N00°59'28"E	43.07'
L37	N90°00'00"E	29.87'
L38	S00°00'30"W	26.00'
L39	N14°31'33"W	43.14'
L40	S14°31'33"E	30.20'
L41	S22°30'00"W	20.78'
L42	N37°58'23"E	7.11'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	392.37'	659.00'	34°06'52"	386.60'	N72°34'37"E
C2	22.04'	88.50'	14°16'06"	21.98'	N48°23'07"E
C3	51.07'	283.00'	10°20'20"	51.00'	N36°04'54"E
C4	25.76'	33.00'	44°43'33"	25.11'	N08°32'57"E
C5	28.02'	58.00'	27°40'52"	27.75'	N27°39'15"W
C6	30.12'	93.00'	18°33'13"	29.98'	N50°46'17"W
C7	52.96'	167.00'	18°10'12"	52.74'	S58°41'53"E
C8	73.01'	183.00'	22°51'32"	72.53'	S61°02'33"E
C9	2.70'	33.00'	4°41'37"	2.70'	S74°49'07"E
C10	74.21'	63.00'	67°29'14"	69.99'	N69°05'27"E
C11	35.74'	101.50'	20°10'20"	35.55'	N45°26'01"E
C12	1589.23'	1291.00'	70°31'53"	1490.76'	S89°12'53"E
C13	1551.54'	1209.00'	73°31'44"	1447.24'	S87°42'57"E
C14	11.99'	277.00'	2°28'49"	11.99'	S54°16'46"W
C15	95.11'	283.00'	19°15'20"	94.66'	S39°26'43"W
C16	18.97'	33.00'	32°55'58"	18.71'	S13°21'05"W
C17	41.03'	63.00'	37°19'04"	40.31'	S21°46'26"E
C18	25.04'	241.00'	5°57'09"	25.03'	S37°27'24"E
C19	101.91'	183.00'	31°54'28"	100.60'	N50°26'03"W
C20	9.65'	33.00'	16°45'09"	9.61'	N74°45'52"W
C21	67.64'	63.00'	61°30'43"	64.43'	S66°06'12"W

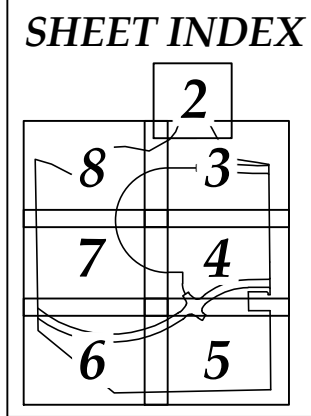
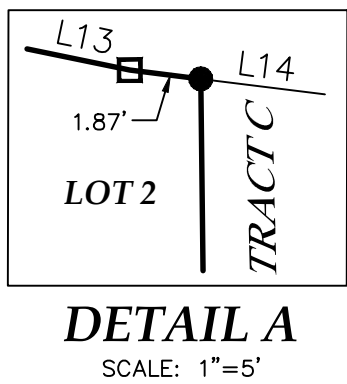
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C22	35.74'	101.50'	20°10'20"	35.55'	S45°26'01"W
C23	441.20'	741.00'	34°06'52"	434.71'	S72°34'37"W
C24	114.57'	200.00'	32°49'20"	113.01'	S16°24'40"E
C25	1707.46'	543.50'	180°00'00"	1087.00'	S00°00'00"E
C26	53.44'	741.00'	4°07'56"	53.43'	S88°49'40"E
C27	37.25'	659.00'	3°14'18"	37.24'	S88°22'51"E
C28	41.88'	741.00'	3°14'18"	41.88'	N88°22'51"W
C29	47.53'	659.00'	4°07'56"	47.52'	N88°49'40"W
C30	26.34'	25.00'	60°21'49"	25.14'	S59°49'05"W
C31	61.65'	162.50'	2°14'41"	61.28'	N73°33'39"W
C32	94.23'	50.00'	107°58'32"	80.89'	S54°58'44"W
C33	48.46'	35.00'	79°19'49"	44.68'	N69°18'05"E
C34	47.41'	45.00'	60°21'49"	45.25'	S59°49'05"W
C35	120.43'	217.00'	31°47'53"	118.89'	S15°53'56"E
C36	39.27'	25.00'	90°00'00"	35.36'	N45°00'00"W
C37	197.10'	100.00'	112°55'42"	166.71'	S23°32'09"W
C38	115.34'	114.00'	57°58'12"	110.48'	S51°00'54"W
C39	13.79'	5.00'	157°58'12"	9.82'	S78°59'06"E
C40	39.27'	25.00'	90°00'00"	35.36'	S45°00'00"W
C41	23.74'	8.00'	170°00'00"	15.94'	N05°00'00"W
C42	39.27'	25.00'	90°00'00"	35.36'	N45°00'00"E

LINE TABLE		
LINE	BEARING	LENGTH
L43	S00°00'00"E	165.27'
L44	N00°00'00"E	117.50'
L45	N00°05'58"E	9.02'
L46	S89°54'02"E	20.00'
L47	S00°05'58"W	9.01'
L48	N05°15'45"W	10.00'
L49	N05°15'45"E	10.00'
L50	S45°00'00"W	44.44'
L51	N45°00'00"E	41.60'
L52	N45°00'00"W	24.72'
L53	N45°00'00"E	20.00'
L54	S45°00'00"E	25.31'
L55	N00°00'00"E	27.34'
L56	S89°58'55"W	13.27'
L57	N00°01'05"W	20.00'
L58	N89°58'55"E	13.28'
L59	N45°00'00"W	35.30'
L60	N90°00'00"W	11.71'
L61	S00°00'00"E	21.50'
L62	N90°00'00"W	20.00'
L63	N00°00'00"E	21.50'

LINE TABLE		
LINE	BEARING	LENGTH
L64	S45°00'00"E	47.56'
L65	S67°30'00"W	33.40'
L66	N22°30'00"W	20.00'
L67	N67°30'00"E	37.38'
L68	S10°00'00"E	14.00'
L69	N00°00'00"E	15.50'
L70	N90°00'00"W	20.00'
L71	S00°00'00"E	15.50'
L72	S00°00'00"E	36.00'
L73	N90°00'00"E	28.81'
L74	S00°00'00"E	137.80'
L75	N00°00'00"E	117.60'
L76	S34°28'49"E	78.31'
L77	N34°28'49"W	72.10'
L78	S27°32'10"E	54.93'
L79	S55°31'11"W	15.00'
L80	S55°31'11"W	10.00'
L81	S00°00'00"E	18.65'
L82	N00°00'00"E	13.08'
L83	N23°12'02"W	7.01'
L84	N90°00'00"W	27.32'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C43	39.27'	25.00'	90°00'00"	35.36'	S45°00'00"E
C44	44.68'	256.00'	10°00'00"	44.62'	N85°00'00"E
C45	170.90'	111.00'	88°12'48"	154.51'	N35°53'36"E
C46	210.93'	137.00'	88°12'48"	190.70'	N35°53'36"E
C47	128.47'	90.00'	81°47'12"	117.84'	N49°06'24"W
C48	165.58'	116.00'	81°47'12"	151.88'	N49°06'24"W
C49	125.66'	80.00'	90°00'00"	113.14'	S45°00'00"W
C50	137.05'	106.00'	74°04'42"	127.70'	S37°02'21"W
C51	38.66'	25.00'	88°36'15"	34.92'	N29°46'34"E
C52	32.93'	25.00'	75°28'27"	30.60'	S52°15'46"E
C53	6.96'	50.00'	7°58'27"	6.95'	N18°30'46"W
C54	9.74'	70.00'	7°58'27"	9.73'	N18°30'46"W
C55	27.49'	70.00'	22°30'00"	27.31'	S11°15'00"E
C56	19.63'	50.00'	22°30'00"	19.51'	S11°15'00"E
C57	19.63'	50.00'	22°30'00"	19.51'	S11°15'00"W
C58	30.49'	76.00'	22°59'16"	30.29'	S11°29'38"E
C59	33.14'	50.00'	37°58'23"	32.53'	S18°59'11"W
C60	50.37'	76.00'	37°58'23"	49.45'	S71°00'49"E
C61	78.54'	50.00'	90°00'00"	70.71'	S45°00'00"E
C62	78.54'	50.00'	90°00'00"	70.71'	N45°00'00"E
C63	119.38'	76.00'	90°00'00"	107.48'	N45°00'00"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C64	10.29'	25.00'	23°34'41"	10.22'	N11°47'21"W
C65	11.28'	25.00'	25°51'11"	11.19'	S12°55'36"W
C66	12.46'	25.00'	28°33'23"	12.33'	S14°16'41"W
C67	7.88'	25.00'	18°03'10"	7.84'	N09°01'35"W
C68	22.58'	659.00'	1°57'47"	22.58'	N87°44'35"W
C69	14.67'	659.00'	1°16'32"	14.67'	N89°21'44"W
C70	12.17'	741.00'	0°56'27"	12.17'	N89°31'47"W
C71	29.72'	741.00'	2°17'52"	29.71'	N87°54'37"W
C72	36.19'	751.00'	2°45'40"	36.19'	N88°08'32"W
C73	30.52'	649.00'	2°41'38"	30.51'	N88°06'31"W
C74	61.73'	168.00'	21°03'11"	61.38'	S45°00'25"E
C75	57.31'	152.00'	21°36'04"	56.97'	S79°32'23"E
C76	57.58'	108.00'	30°32'56"	56.90'	S75°03'57"E
C77	6.26'	751.00'	0°28'38"	6.26'	N89°45'41"W
C78	416.79'	700.00'	34°06'52"	410.66'	S72°34'37"W
C79	1570.04'	1250.00'	71°57'55"	1468.85'	S88°29'52"E
C80	31.83'	168.00'	10°51'17"	31.78'	S60°57'39"E



PRELIMINARY

Paul B. Groves - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

DATE:
8/28/2023
FILE NAME:
202202035-SUB-2
SCALE:
1"=60'
DRAWN BY:
CSK
CHECKED BY:
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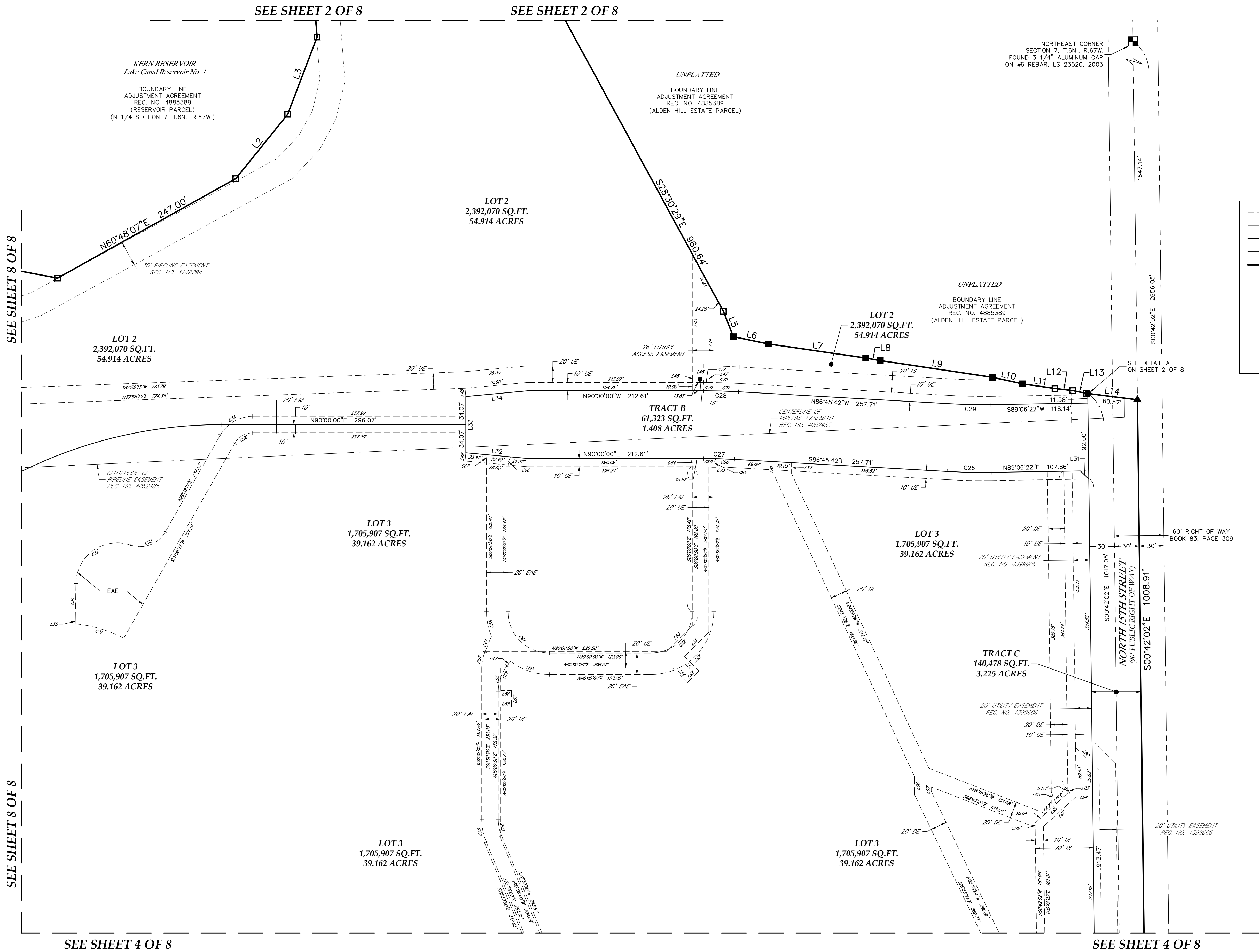
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1675 BROADWAY, SUITE 200
DENVER, CO 80202

PROJECT #:
202202035

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SHEET 2 OF 8

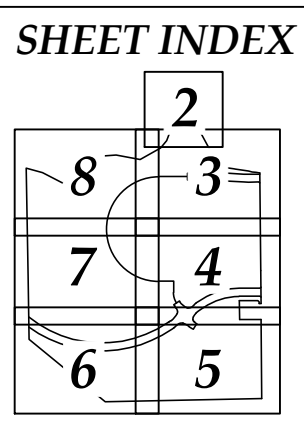
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LEGEND

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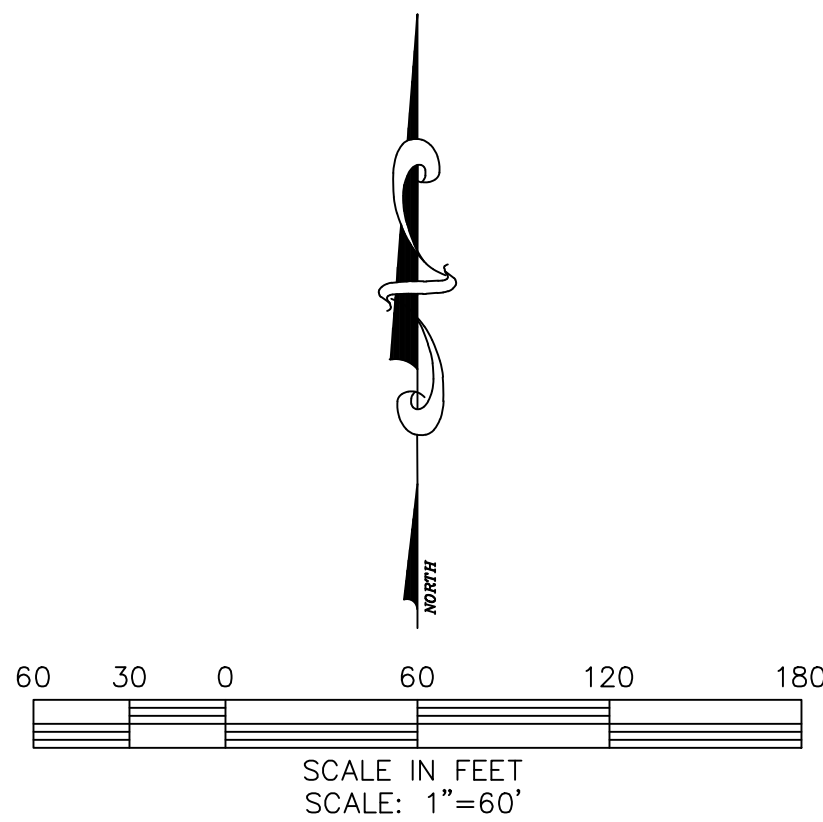
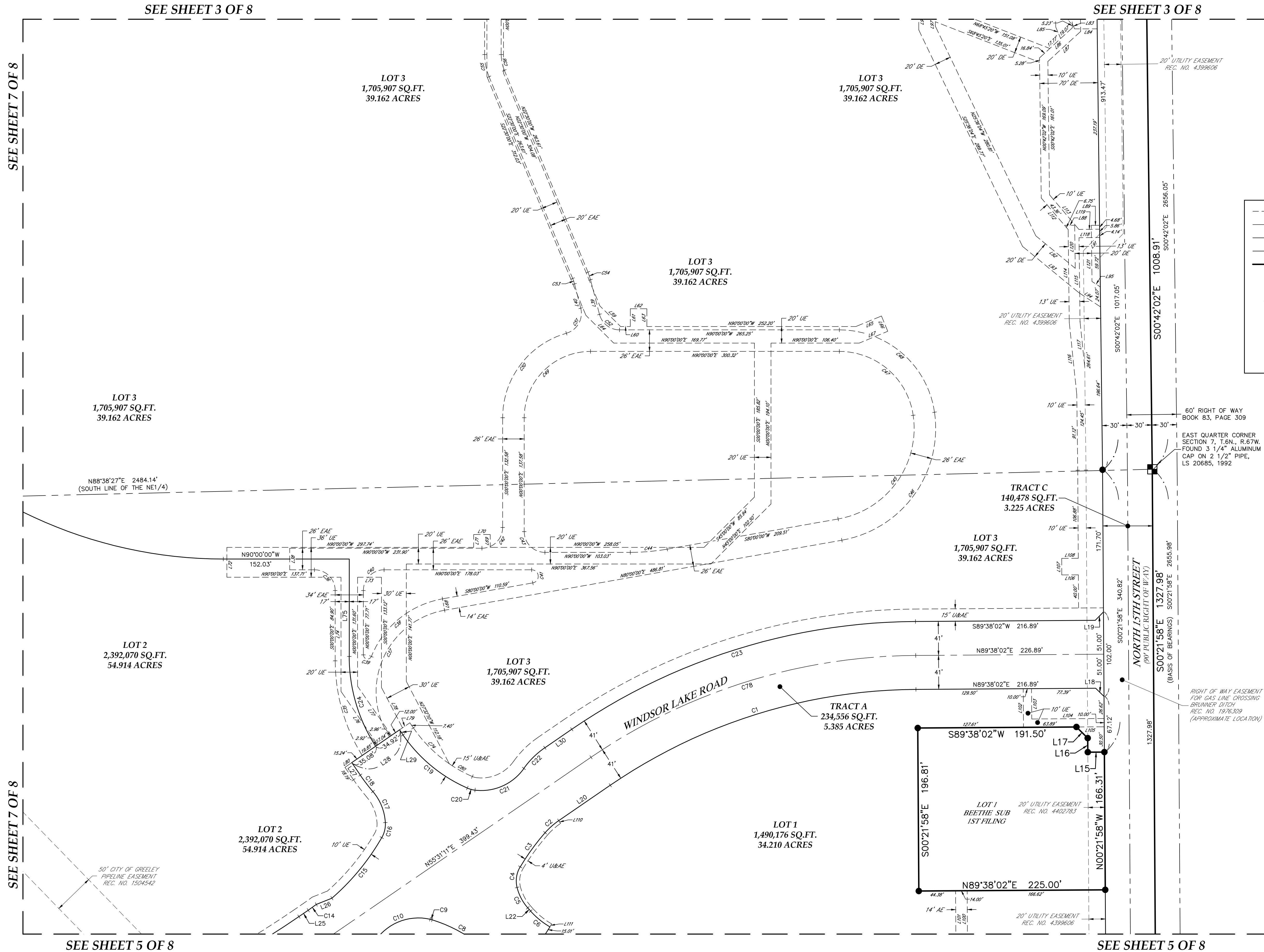
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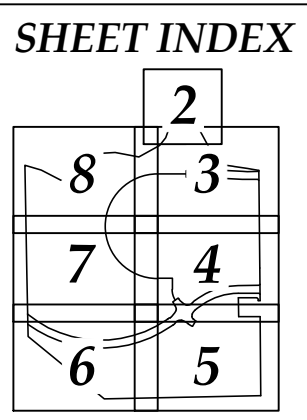
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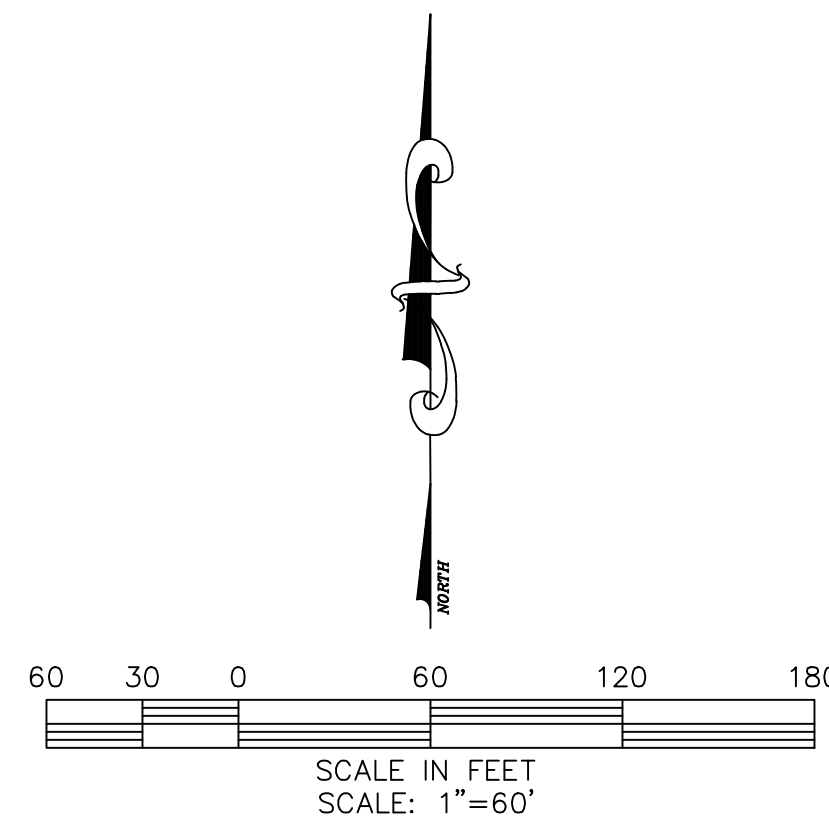
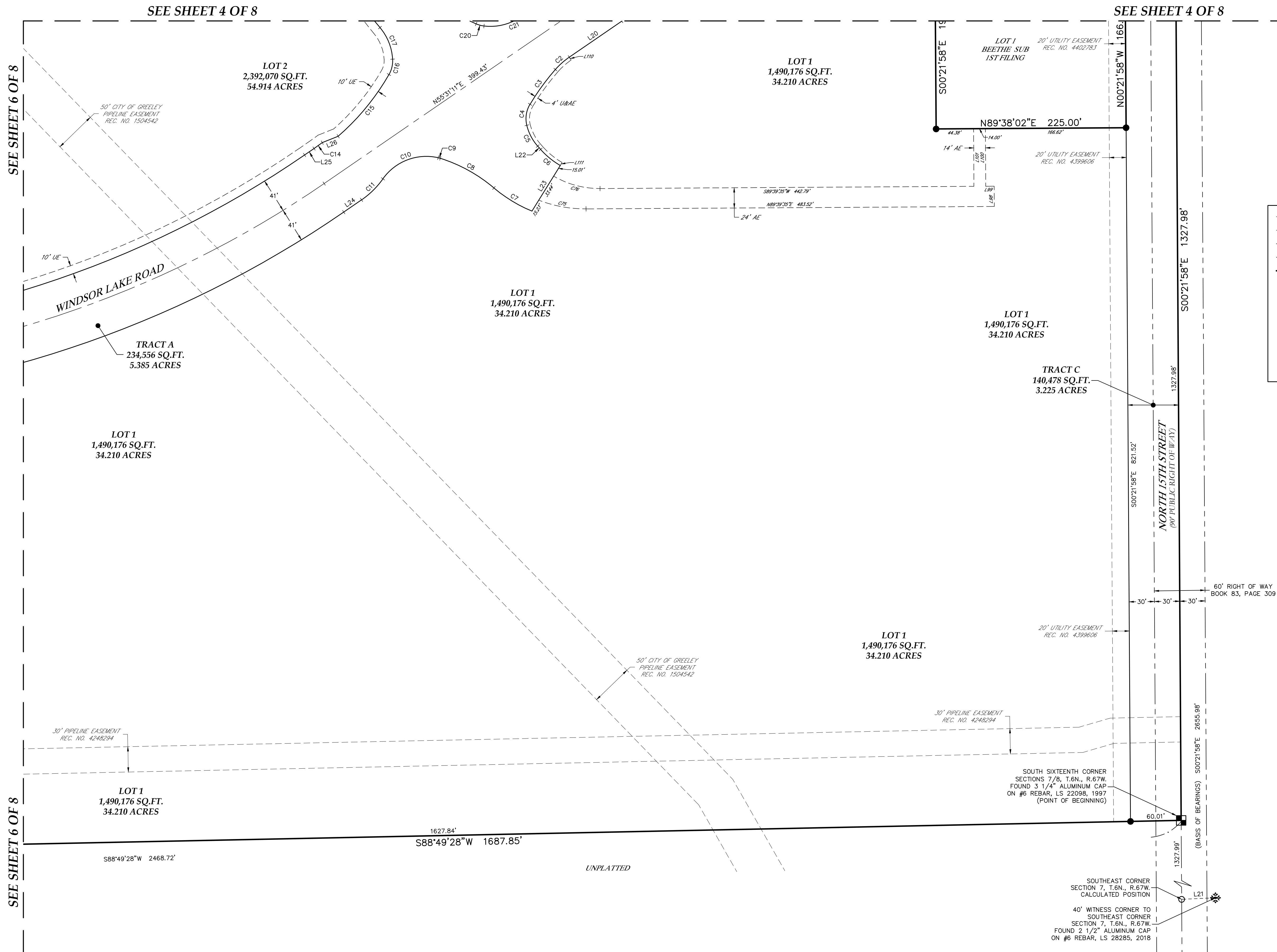
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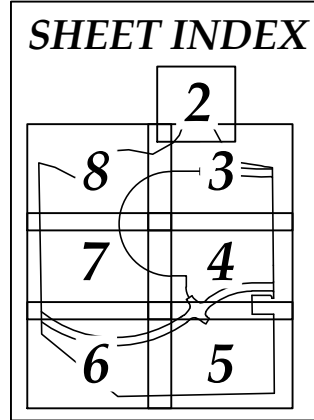
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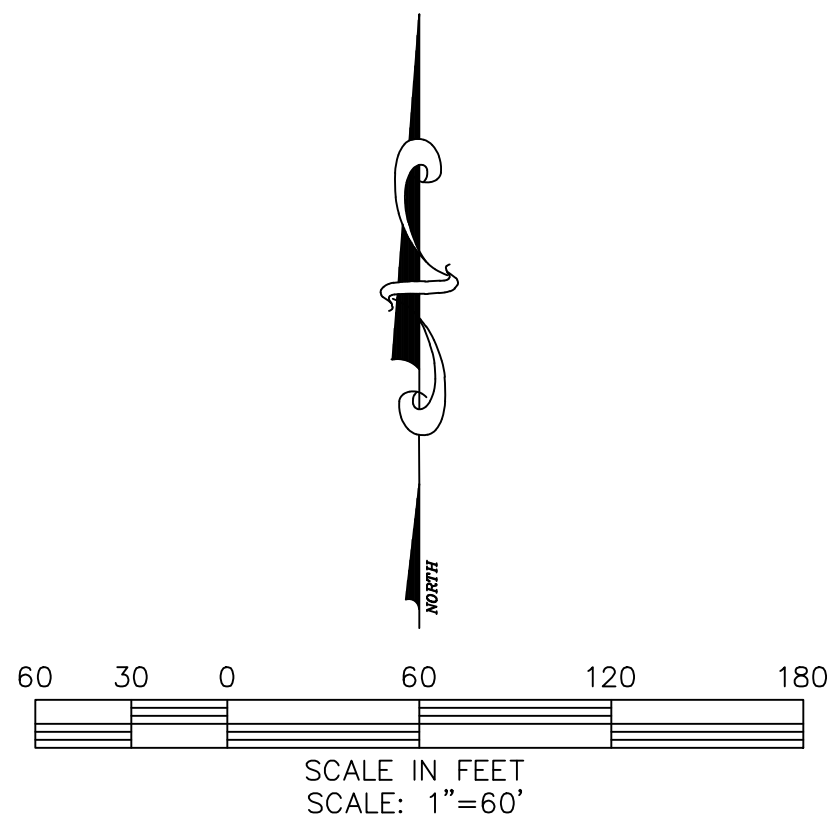
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5
SHEET 5 OF 8

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SHEET INDEX

1

2

3

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Paul B. Groves – On Behalf Of King Surveyors
Colorado Licensed Professional
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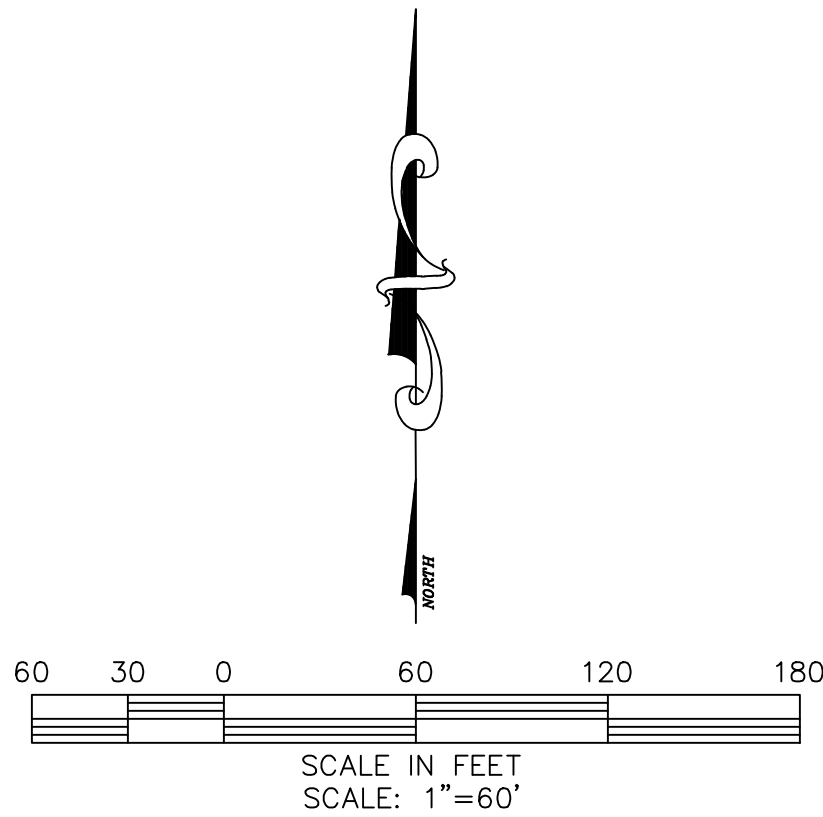
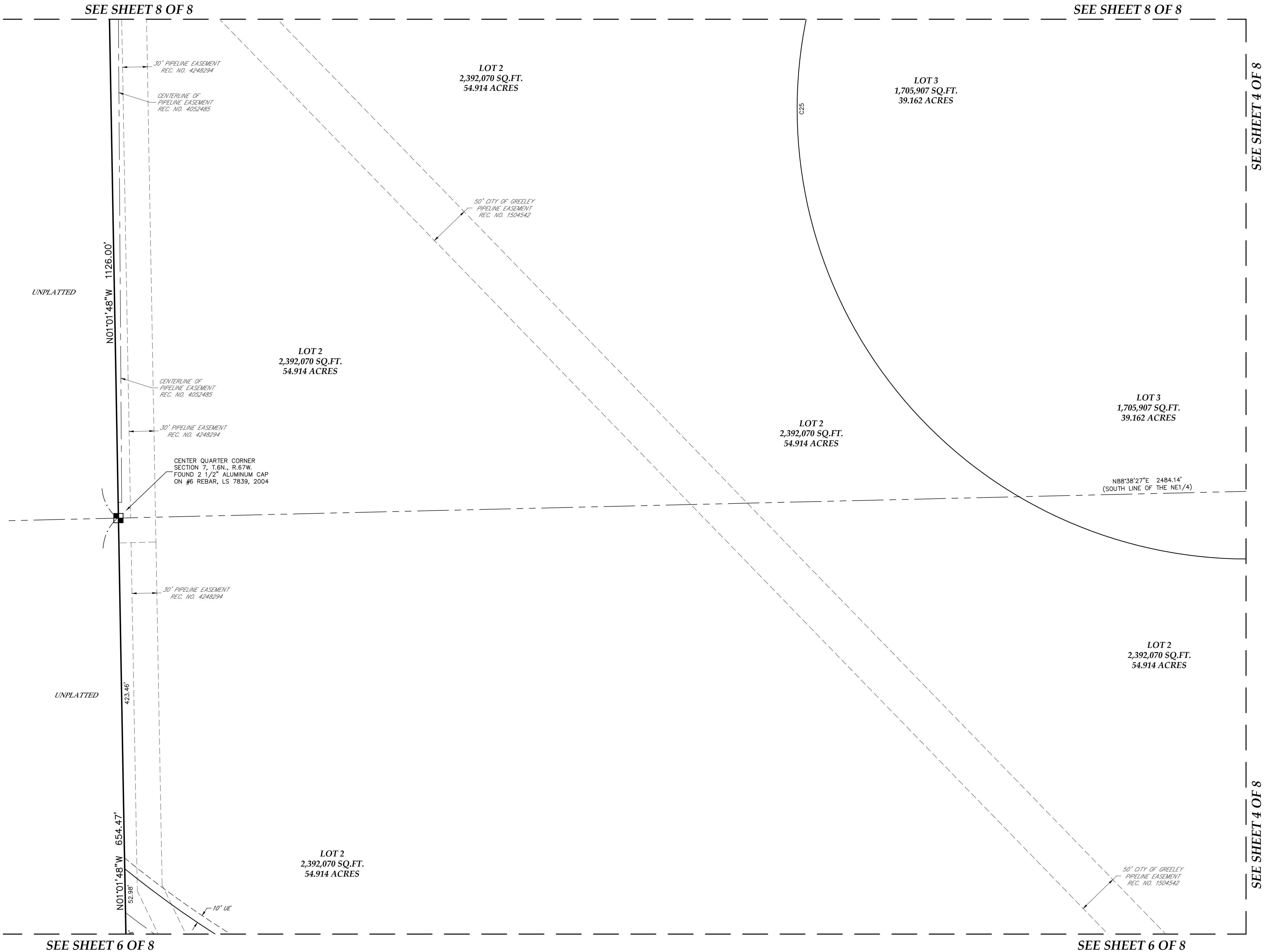
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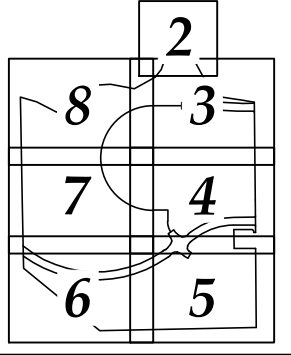
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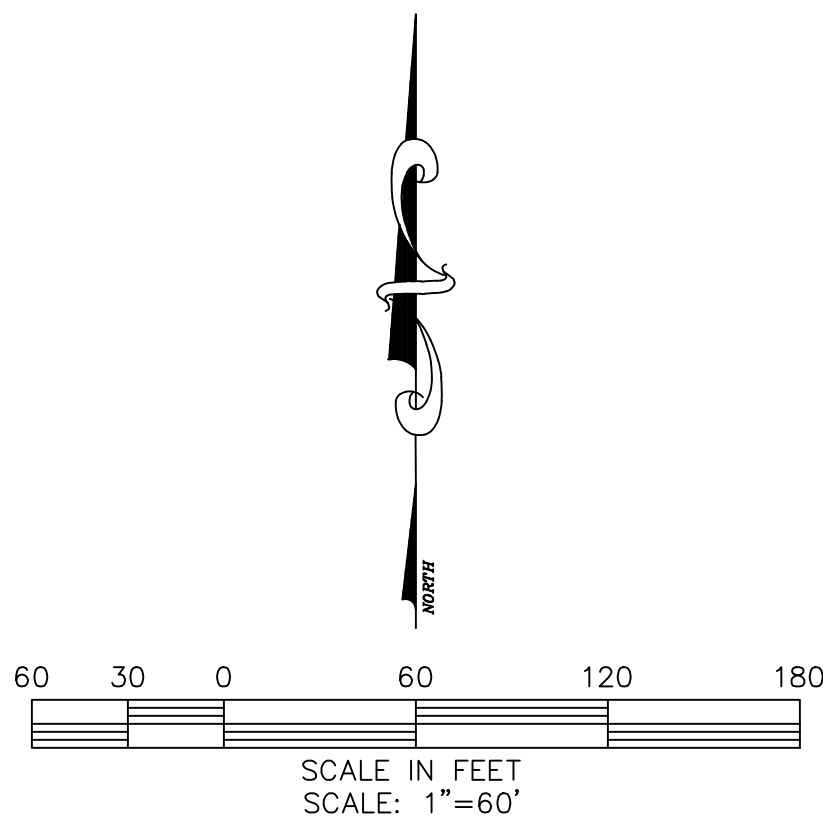
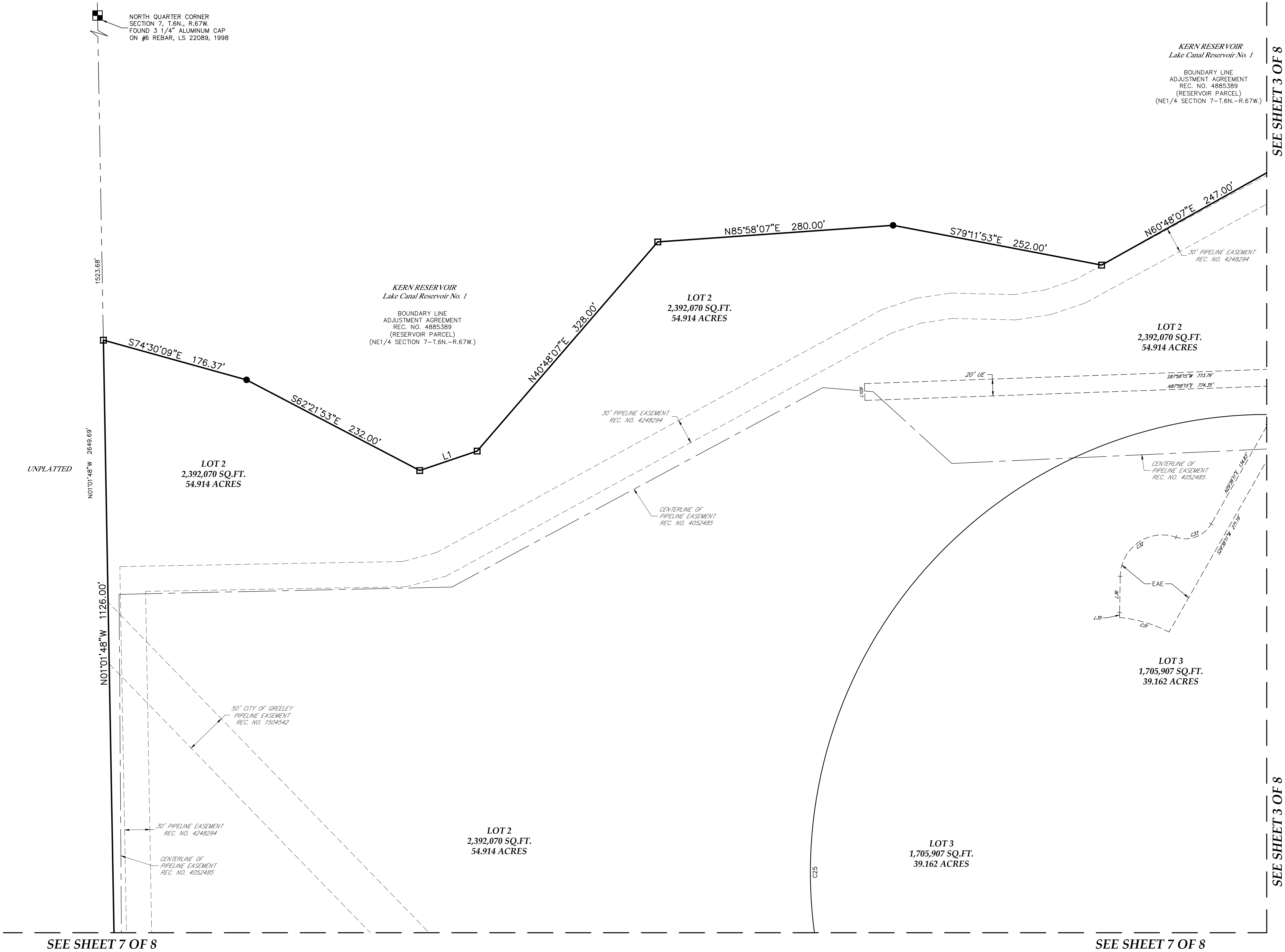
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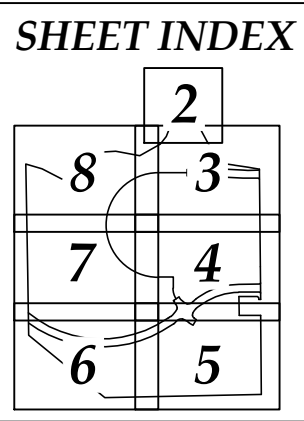
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SHEET 7 OF 8

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8
SHEET 8 OF 8



Beethe 2nd Subdivision (Windsor North Campus) Preliminary/Final Major Subdivision

Carlin Malone, Chief Planner

Planning Commission, April 17, 2024



Subdivision

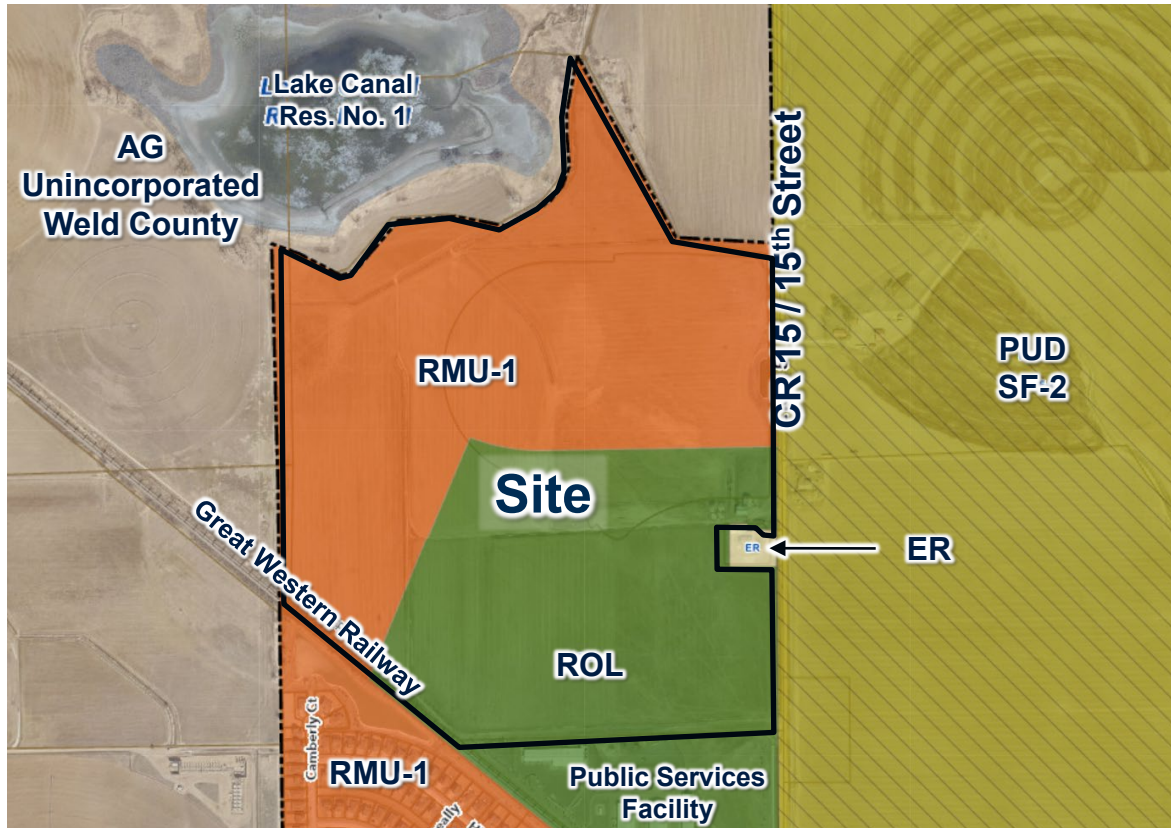
Article II of Chapter 14 of the Municipal Code outlines the purpose and procedures of the Major Subdivision process, including:

Major Subdivision. Any subdivision not eligible for a minor subdivision shall require a major subdivision. Final subdivision plat approval may be sought for all or a portion of the land area included in an approved preliminary subdivision plat. Review of a final subdivision plat may be done concurrently with an application for preliminary subdivision plat approval for commercial or industrial projects.

Site Vicinity Map – Beethe 2nd



Site Zoning Map



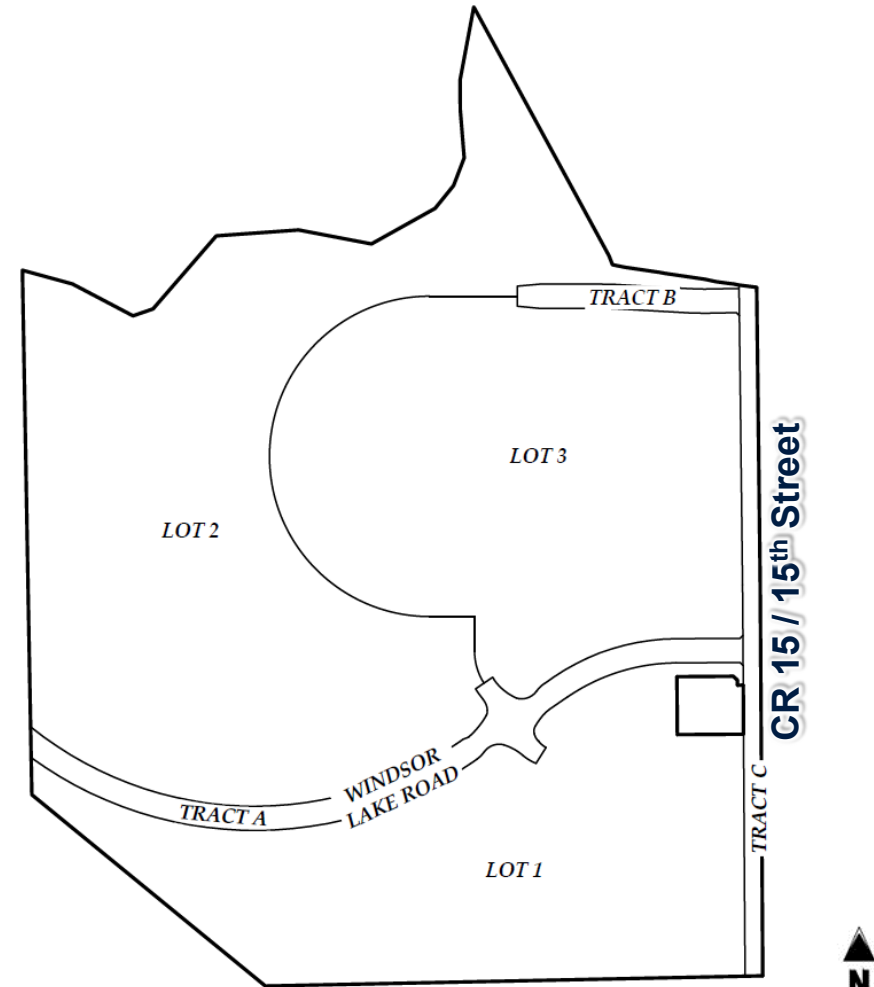




Plat

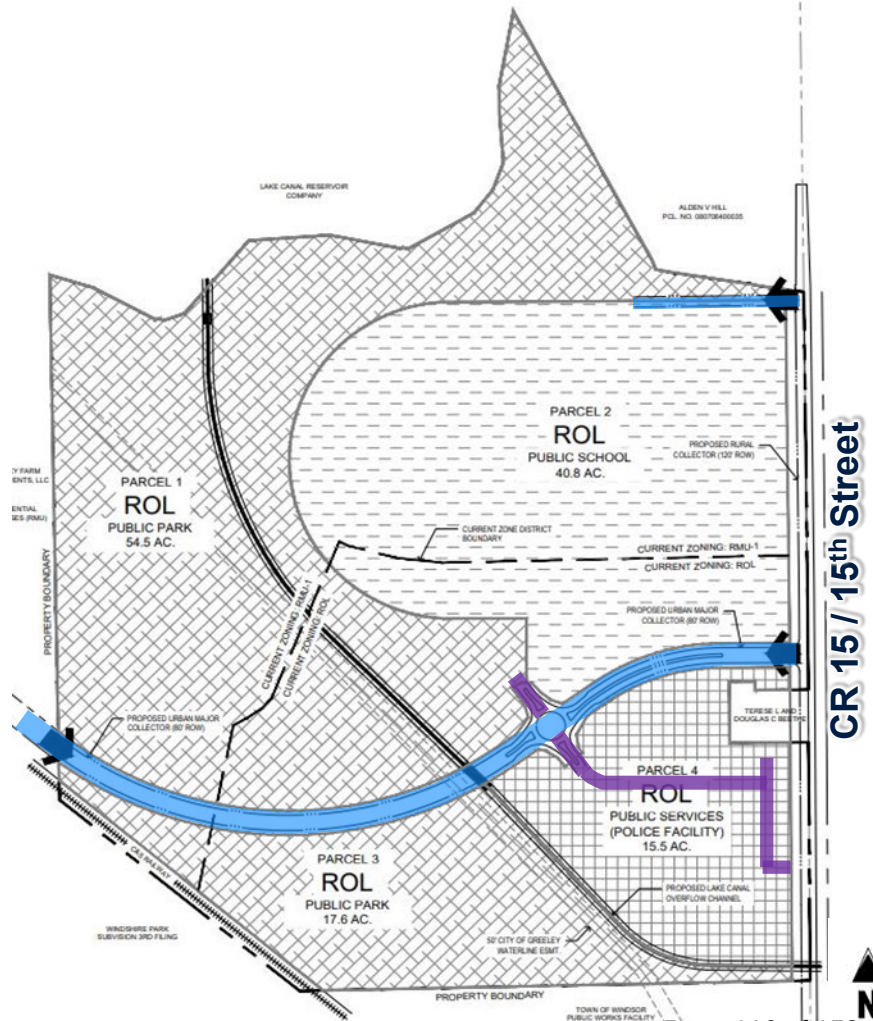
Plat characteristics:

- ❖ Total Area: 138.304 acres
- ❖ Lot 1: 34.210 acres (25%) – Police Station
- ❖ Lot 2: 54.914 acres (40%) – Community Park
- ❖ Lot 3: 39.162 acres (28%) – School
- ❖ Tract A: 5.385 acres (4%) - ROW
- ❖ Tract B: 1.408 acres (1%) – Utility/Drainage/Access Easement
- ❖ Tract C: 3.225 acres (2%) - ROW





- ❖ Primary access points (2):
 - Windsor Lake Road and North 15th Street
 - Access point along northern property boundary from North 15th Street provides a public roadway segment with future access easement provided for connectivity to adjacent property to the north.
- ❖ Secondary access points (3):
 - Driveway for police facility on North 15th Street
 - Windsor Lake Road (roundabout) – driveway leading to Beethe property and police facility.
 - Windsor Lake Road (roundabout) – driveway for middle school site.



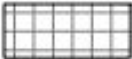


Windsor North Campus

Community Park

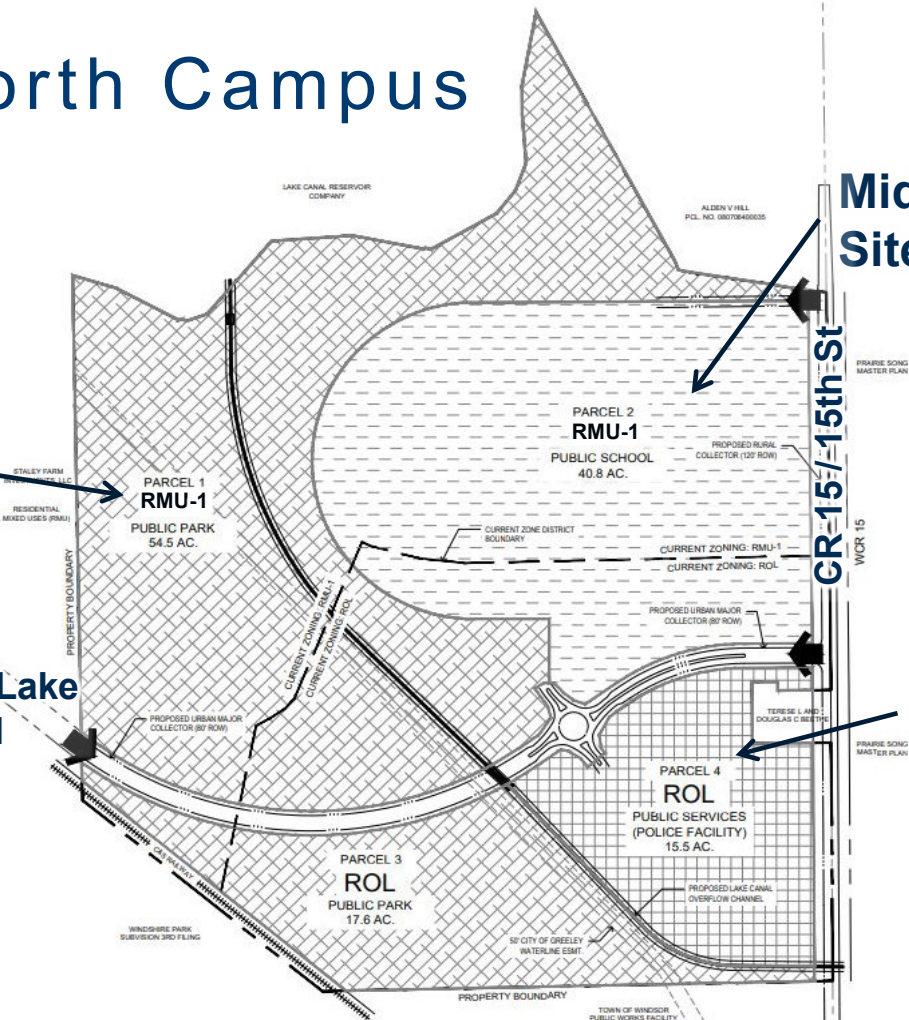
Middle School Site

LEGEND

-  PUBLIC PARK
-  PUBLIC SCHOOL
-  PUBLIC SERVICES

Windsor Lake Road

Police HQ Site





Subdivision Review Criteria

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
2. The proposed development does not result in undue or unnecessary burdens on the existing public infrastructure and public improvements, or that arrangements are made to mitigate such impacts.
3. Density is consistent with the subject zone district, Comprehensive Plan Land Use Plan, and applicable the utility capacity studies.
4. Transportation improvements are consistent with the following: Roadway Improvement Plan, Subdivision street standards in Chapter 17, Design Criteria & Construction Specifications, Transportation Master Plan, Trails Plan, and Complete Streets Guide.
5. Provision of utilities to serve the development shall be in accordance with Design Criteria & Construction Specifications and any other utility provider requirements.

Subdivision Review Criteria

6. The proposal shall demonstrate compatibility with adjacent uses. Compatibility may be achieved through a number of methods, including but not limited to: lot placement and orientation, transitions in density, screening, and/or landscape buffers.
7. A Final Major Subdivision shall be in substantial compliance with the Preliminary Major Subdivision. Substantial compliance means:
 - a. The general location, layout, and access of streets and lots is consistent with the preliminary subdivision.
 - b. Any increase in the number of lots or dwellings is limited to no more than twenty percent (20%), provided the proposal remains in compliance with the Master Plan and all supporting documents and studies, such as traffic studies, are updated accordingly.
 - c. There is no material increase in impacts on adjacent properties by altering the subdivision.



Relationship to Comprehensive Plan

The application is consistent with the Town's 2024 Comprehensive Plan, Chapter 5 – Goals and Policies pertaining to partnerships with other governmental agencies, and providing additional public services in pace with the Town's growth, as outlined in the Plan:

Growth and Regional Collaboration

Goal 2: *Align the pace of new development with investment in infrastructure, amenities and services.*

Goal 3: *Coordinate planning efforts regionally with other jurisdictions, agencies, and districts.*

Goal 4: *Plan for a balance and mix of land uses necessary to support a vibrant and resilient community.*



Relationship to Comprehensive Plan

Transportation and Mobility

Goal 1: *Implement a connected and safe bicycle and pedestrian network that provides connections to key destinations, convenient access to transit, helps relieve congestion and provides alternative transportation options.*

Parks, Recreation, Open Space and Trails

Goal 1: *Create equitable access to parks, open spaces, and trails to promote community identity and quality of life.*



Relationship to Strategic Plan

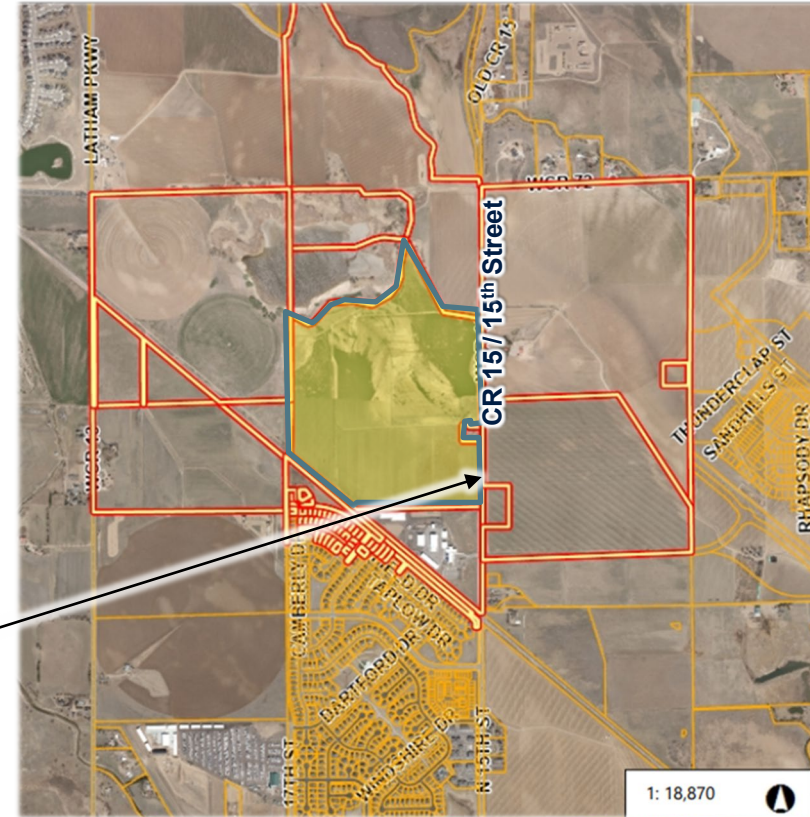
The application is consistent with the Strategic Plan's mission statement, particularly the following:

- **Community Safety** - *Windsor ensures that safety of our community is at the forefront of every decision we make. services.*
- **Quality of Life** - *Windsor has a healthy, active lifestyle that provides opportunities for residents and visitors of all ages and abilities to experience a full array of recreational services and natural resources.*

Notifications

Public Hearing:

- ❖ April 05, 2024 - Mailing - 500' from property boundary, excluding right-of-way
- ❖ April 05, 2024 - Ad in Greeley Tribune
- ❖ April 08, 2024 - Sign posted on property
- ❖ April 05, 2024 - Posted on Town website





Recommendation

Staff recommends that the Planning Commission forward to the Town Board a recommendation of approval the preliminary/final major subdivision as presented, subject to any outstanding Planning Commission and staff comments being addressed.



Record

Staff requests that the following be entered into the record:

- Application and supplemental materials
- Staff memorandum and supporting documents
- Testimony from public hearing
- Staff recommendation



Subdivision Review Criteria

1. The proposal complies with the Comprehensive Plan's goals and objectives, this Code, the applicable Master Plan, and all other applicable adopted plans or policies.
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North Campus Aerial View - South



North Campus – View North





Thank You

Questions



MEMORANDUM

Date: April 17, 2024
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Recommendation to Town Board - Preliminary/Final Major Subdivision for the Beethe Subdivision 2nd Filing; 138 acres in the Residential Mixed Use-One (RMU-1) and Recreational Open Lands (ROL) zone districts - Town of Windsor; applicant; Tim Kemp, PE, Wilson & Company, Inc., applicant's civil engineering/surveying consultant
Item #: C.7.

Background / Discussion:

Please refer to public hearing item.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

CC:

Attachments:



MEMORANDUM

Date: April 17, 2024
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Major Site Plan Review - Beethe Subdivision 2nd Filing Lot 3 (Weld RE-4 Middle School) - Carlin Malone, Chief Planner
Item #: D.3.a.

Background / Discussion:

The applicant and property owner, Weld RE-4 School District, has submitted a Major Site Plan for a new middle school located at 1100 North 15th Street, on Lot 3 of Beethe Subdivision 2nd Filing. The preliminary/final site plan is currently under review. The subject property is located west of North 15th Street, north of Windsor Lake Road, the Windsor Police Headquarters (under construction), and the existing Public Services campus (922 N. 15th St).

The property consists of approximately 39 acres and is zoned RMU-1 and ROL (Recreation Open Lands). Schools are allowed in any zone district as a use-by-right. The property is surrounded by the following zoning and land uses:

	Zoning	Current Use
North	AG (Agriculture) – unincorporated Weld County	Agricultural (Weld County)
East	Planned Unit Development (PUD)/SF-2/RMU-2 – Town of Windsor	Tacincala (Prairie Song) Subdivision (undeveloped portion) Overland 368 PUD and Master Plan (residential, commercial)
South	RMU-1/ROL	Public services (police facility)
West	AG (Agriculture) – unincorporated Weld County	Agricultural (Weld County)

The property is immediately north of the recently annexed Beethe property (zoned ER [Estate Residential]) and Windsor Lake Road.

The property will have primary access from a drive located at the roundabout on Windsor Lake Road, west of North 15th Street. A secondary access, primarily for buses and staff, will be located on a drive along the northern property boundary, also west of North 15th Street.

Overall Development Characteristics

LAND USE TABLE

ZONING: ROL (RECREATION and OPEN LANDS)

PARKING CALCULATIONS

REQUIRED PARKING

SPACES

42 SPACES (2 PER CLASSROOM)
= 84 SPACES (NO AUDITORIUM)

BIKE PARKING

SOUTH (STUDENT & VISITOR) ENTRANCE = 27 SPACES
NORTH (STAFF) ENTRANCE = 11 SPACES

TOTAL = 38 SPACES

NORTH PARKING (STAFF)

104 (INCLUDES 6 ADA STALLS)

SOUTH PARKING (GUEST)

199 (INCLUDES 8 ADA STALLS)

SERVICE AREA PARKING (KITCHEN STAFF)

7

TOTAL 310 (INCLUDES 14 ADA STALLS)

BUILDING

SCHOOL FLOOR SPACE (1ST LEVEL)

98,351 SQ.FT.

SCHOOL FLOOR SPACE (2ND LEVEL)

56,493 SQ.FT.

TOTAL 154,844 SQ.FT.

ATHLETIC STORAGE BUILDING

1,052 SQ.FT.

ONSITE

LAND USE CATEGORY

BUILDING FOOTPRINT (1st FLOOR + STORAGE)

AREA

99,403 SQ.FT. (2.28 ACRES)

PARKING & PRIVATE DRIVES (ASPHALT)

184,057 SQ.FT. (4.23 ACRES)

TEMPORARY EAE ROAD (RECYCLED ASPHALT)

18,029 SQ.FT. (0.41 ACRES)

SIDEWALKS, HARDSURFACE COURTS (CONCRETE)

102,456 SQ.FT. (2.35 ACRES)

TRACK (ASPHALT)

58,877 SQ.FT. (1.35 ACRES)

SYNTHETIC TURF

91,048 SQ.FT. (2.09 ACRES)

LANDSCAPE AREA

1,106,968 SQ.FT. (25.41 ACRES)

OFFSITE (INCLUDES NORTH ACCESS ROAD)

LAND USE CATEGORY

BUILDING FOOTPRINT

AREA

0 SQ.FT.

PARKING (ASPHALT)

0 SQ.FT.

PUBLIC ROAD (ASPHALT)

36,696 SQ.FT.

SIDEWALKS (CONCRETE)

4,008 SQ.FT.

LANDSCAPE AREA

IRRIGATED BLUEGRASS SOD 4,951 SQ.FT. (0.11 ACRES)
NON-IRRIGATED NATIVE SEED 299,988 SQ.FT. (6.89 ACRES)

Site Plan reviews are administrative reviews. Town Board has directed staff to prepare a summary of site plan reviews for Planning Commission and Town Board, under the communication section of their regularly scheduled public meetings.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

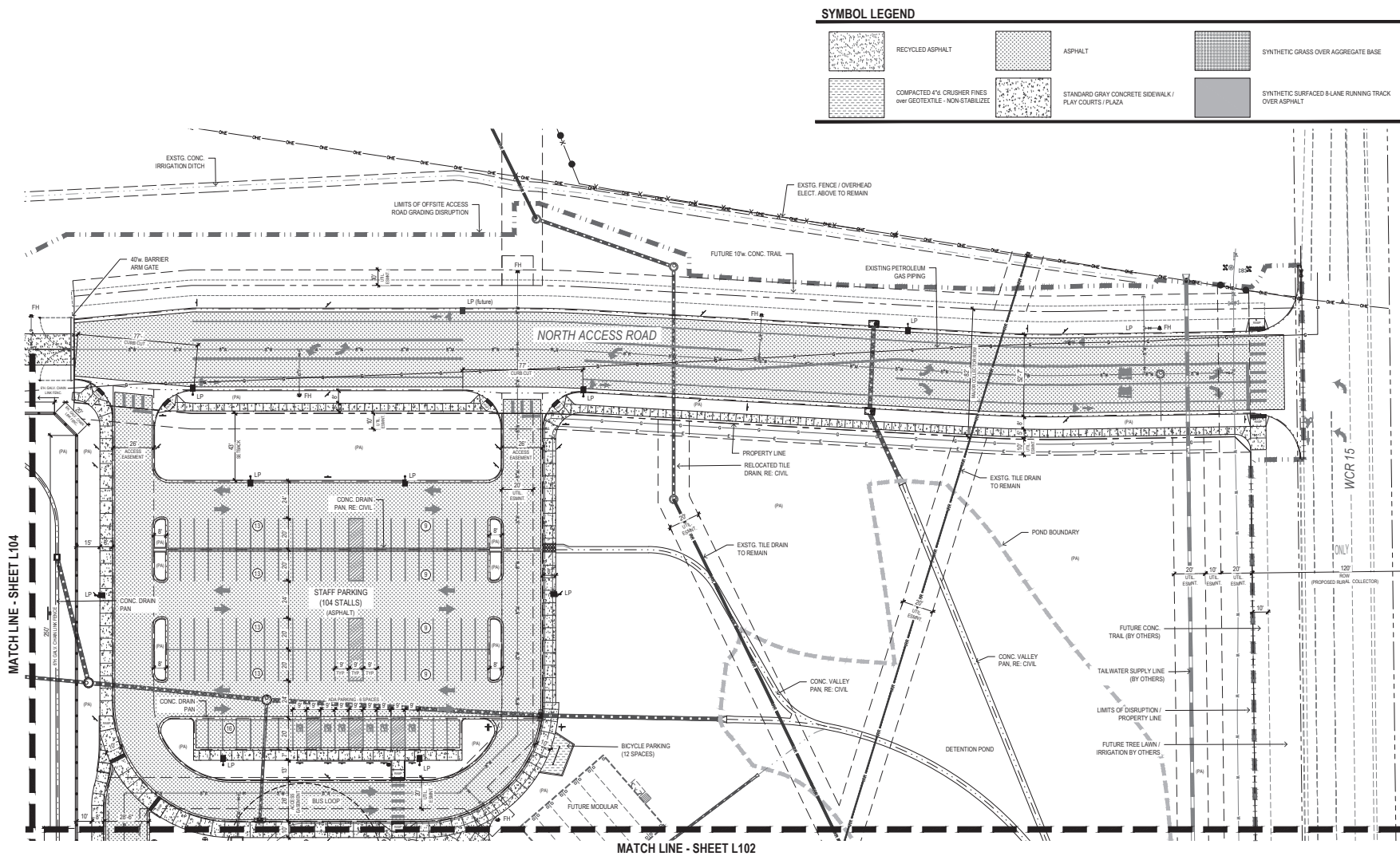
Please forward any comments to Planning by Friday, April 19.

CC:

Attachments:

1. Weld RE-4 Middle School - Site Plan
2. Weld RE-Middle School - Overall Landscape Plan
3. Weld RE-4 Middle School - Bldg Elevations

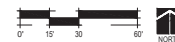
DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS

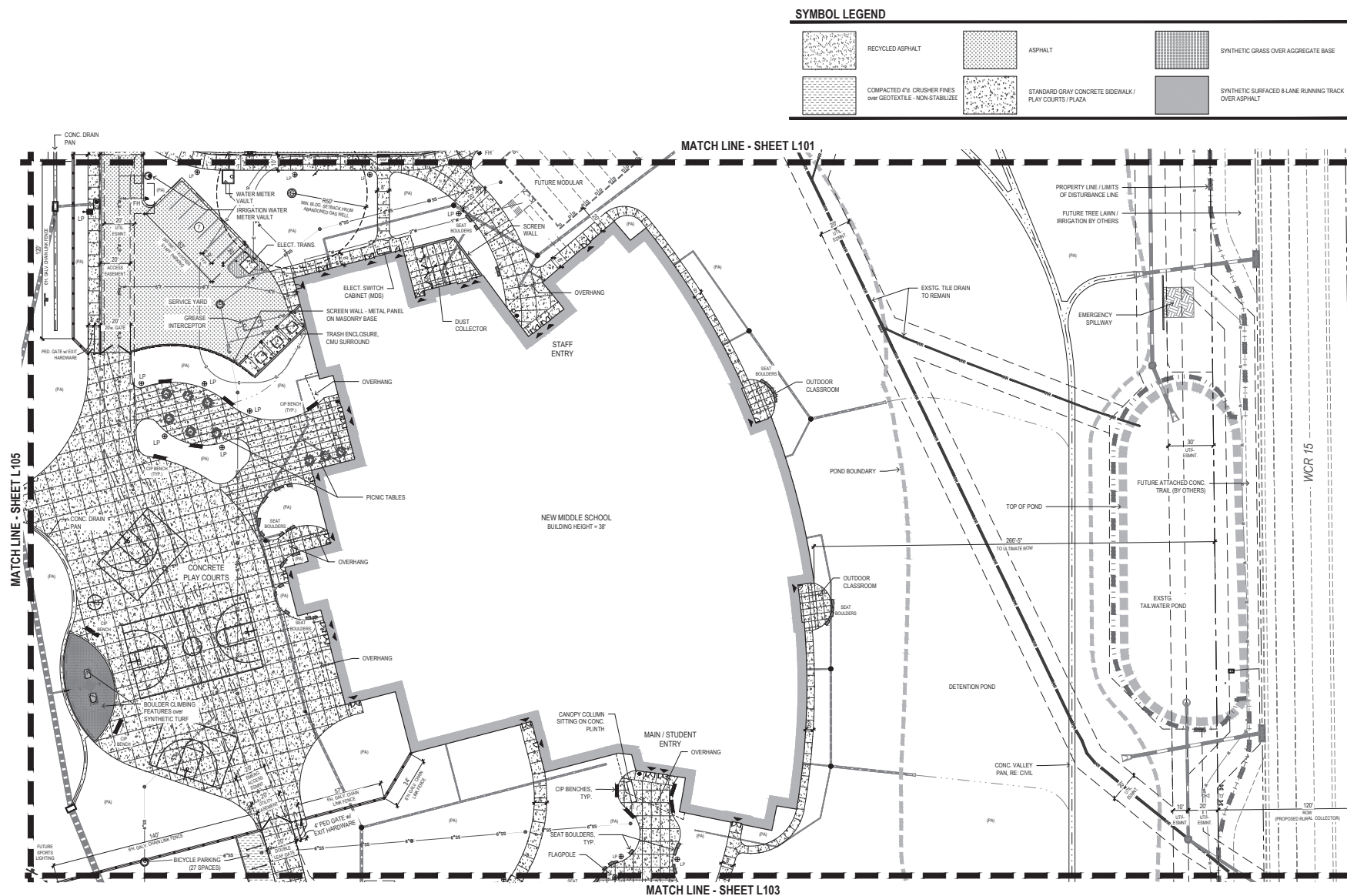


ABBREVIATIONS
PA = PLANTING AREA, RE: LANDSCAPE PLANS
LP = LIGHT POLE, RE: ELECT. SITE PLAN
EJ = EXPANSION JOINT, APPROX. EVERY 100'
FH = FIRE HYDRANT

TOWN OF WINDSOR DRAWING REVIEW
REVIEW IS FOR GENERAL COMPLIANCE WITH
TOWN STANDARDS. NO RESPONSIBILITY
IS ASSUMED FOR CORRECTNESS OF DESIGN.

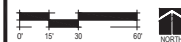
DEPUTY DIRECTOR OF ENGINEERING





ABBREVIATIONS
PA = PLANTING AREA, RE: LANDSCAPE PLANS
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TOWN OF WINDSOR DRAWING REVIEW
REVIEW IS FOR GENERAL COMPLIANCE WITH
TOWN STANDARDS. NO RESPONSIBILITY
IS ASSUMED FOR CORRECTNESS OF DESIGN







	RECYCLED ASPHALT		ASPHALT		SYNTHETIC GRASS OVER AGGREGATE BASE
	COMPACTED 4 1/2" CRUSHER FINES over GEOTEXTILE - NON-STABILIZED		STANDARD GRAY CONCRETE SIDEWALK / PLAY COURTS / PLAZA		SYNTHETIC SURFACED B-LANE RUNNING TRACK OVER ASPHALT

DLR GROUP
ARCHITECTURE ENGINEERING PLANNING INTERIORS



111 S. Meldrum Street, #111
Fort Collins, CO 80521
970.223.7577

Landscape Architects
Urban Design
Site Development



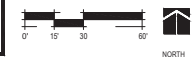
NORTH CAMPUS SUBDIVISION
WCSD4 NEW MIDDLE SCHOOL
1100 N. 15th STREET
WINDSOR, COLORADO

MAJOR SITE
PLAN
09/22/2023

37-23212-00

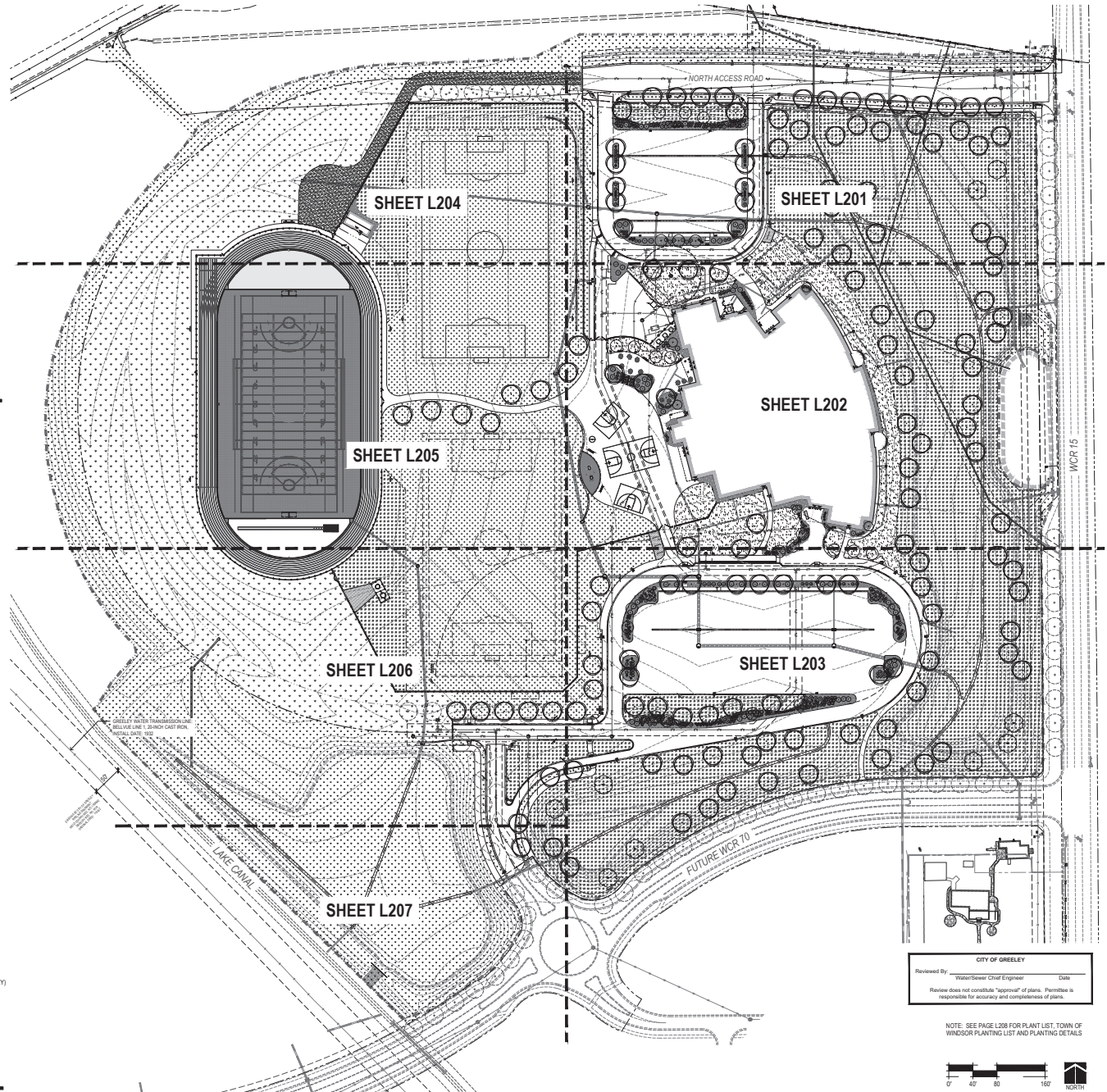
SITE PLAN

L104



SYMBOL LEGEND

	DECIDUOUS CANOPY TREES
	FUTURE STREET TREES BY OTHERS
	DECIDUOUS ORNAMENTAL TREE
	DECIDUOUS SHRUBS
	EVERGREEN SHRUBS
	ORNAMENTAL GRASSES
	SANDSTONE SEAT BOULDERS
	2.4' (2.1 TON) SANDSTONE BOULDER QUANTITY = 9
	2.4' (1.5 TON) SANDSTONE BOULDER QUANTITY = 30
	2.4' (1 TON) SANDSTONE BOULDER QUANTITY = 14
	BLUEGRASS SOD 59,900 SQ. FT. (1.38 ACRES) IRRIGATED FROM DOMESTIC SOURCE
	BLUEGRASS SOD 313,167 SQ. FT. (7.19 ACRES) IRRIGATED FROM AG. NON-POST SOURCE
	NATIVE SEED (ONSITE) 456,650 SQ. FT. (10.48 ACRES) IRRIGATED FROM AG. NON-POST SOURCE
	NATIVE SEED (ONSITE) 246,106 SQ. FT. (5.65 ACRES) NON-IRRIGATED; FUTURE PARK
	NATIVE SEED (OFFSITE) 128,398 SQ. FT. (2.94 ACRES) BLUEGRASS SOD (OFFSITE) 4,881 SQ. FT. (0.11 ACRES) 4.5' DIA. RIVER COBBLE OVER GEOTEXTILE 28,567 SQ. FT. (0.66 ACRES)
	PLANTING BEDS 4'-8' DIA. RIVER COBBLE OVER GEOTEXTILE 28,567 SQ. FT. (0.66 ACRES)
	COMPACTED 4% CRUSHER FINES OVER GEOTEXTILE - NON STABILIZED 2,318 SQ. FT.
	SYNTHETIC GRASS OVER AGGREGATE BASE FIELD - 89,428 SQ. FT. (2.05 ACRES) CLIMBING WALL - 1,000 SQ. FT.
	SYNTHETIC SURFACED 8-LANE RUNNING TRACK OVER ASPHALT 58,877 SQ. FT. (1.35 ACRES)
	TRANSITION BTWN. PLANTING BED AND SOD & NATIVE SEED AND SOD - NO LANDSCAPE EDGING
	ASPHALT (ONSITE DRIVES & PARKING LOTS ONLY) 184,057 SQ. FT. (4.23 ACRES)
	STANDARD GRAY CONCRETE SIDEWALK/ PLAY COURTS/PLAZA (ONSITE ONLY) 102,466 SQ. FT. (2.35 ACRES)
	RECYCLED ASPHALT 18,029 SQ. FT. (0.41 ACRES)



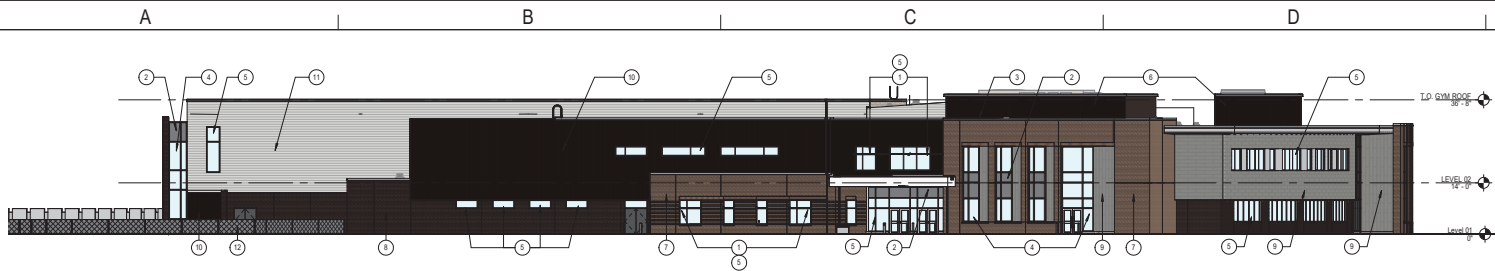
CITY OF GREELEY

Reviewed By: Water/Sewer Chief Engineer Date: _____

Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans.

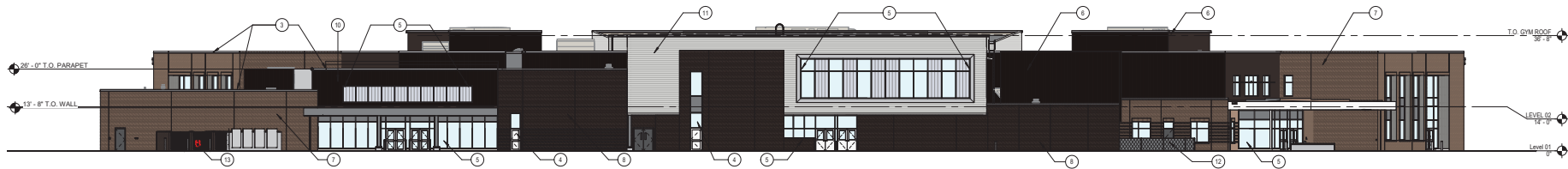
NOTE: SEE PAGE L208 FOR PLANT LIST, TOWN OF WINDSOR PLANTING LIST AND PLANTING DETAILS

Autodesk Docu/17-2312-00 WCSd4 New Middle School/17-2312-00 WCSd4 New Middle School N_AR_2312-00
1/20/2023 5:35:01 PM



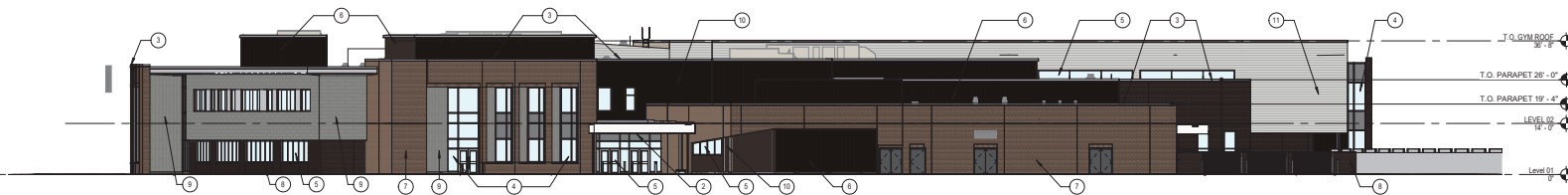
SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

SCALE: 1/16" = 1'-0"



EAST ELEVATION

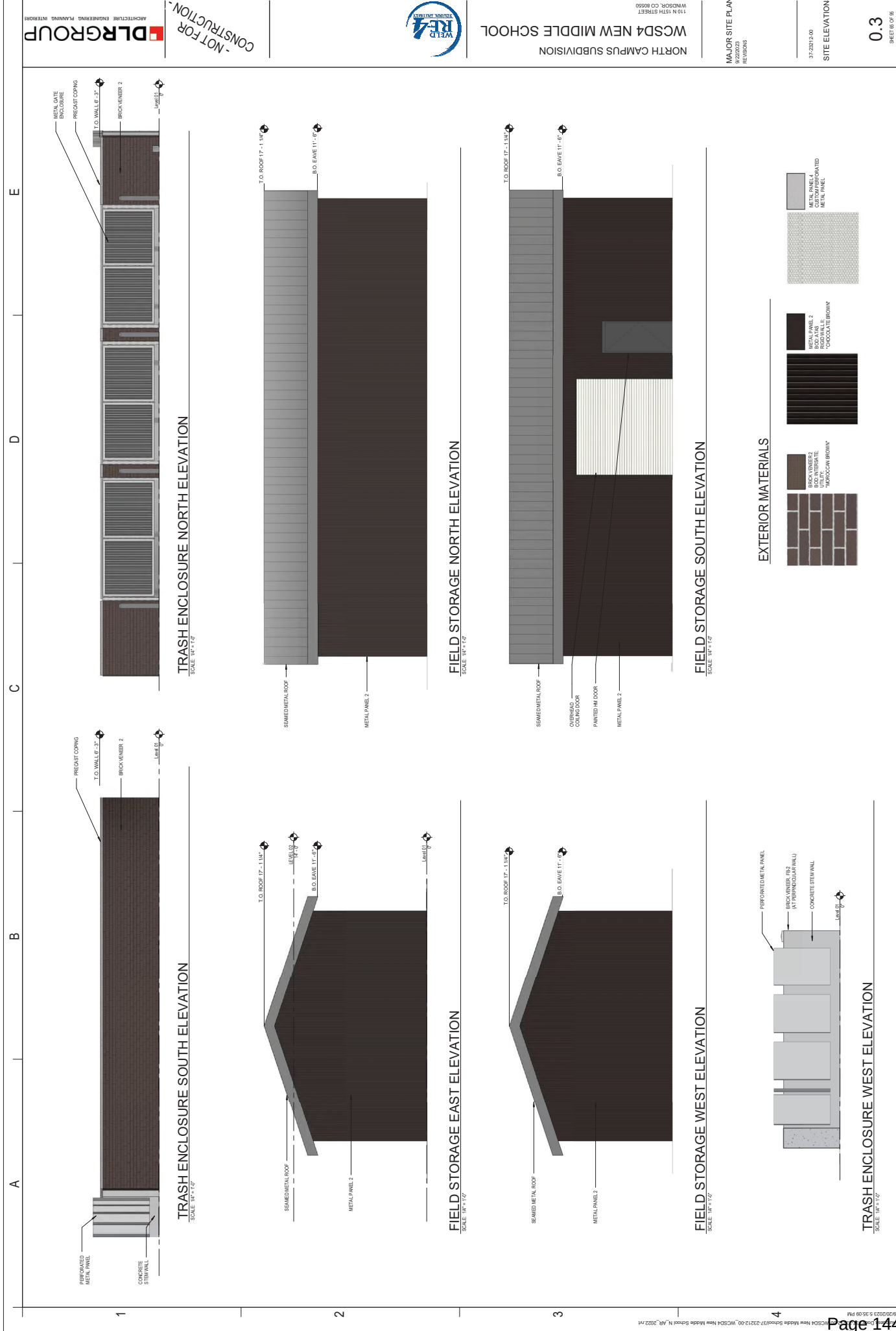
SCALE: 1/16" = 1'-0"

EXTERIOR MATERIALS



④ SHEET NOTES

- 1 ALUM SUNSHADE INTEGRAL TO STOREFRONT SYSTEM
- 2 SPANDREL GLAZING
- 3 PRE-FINISHED PARAPET METAL COPING
- 4 ALUMINUM CURTAIN WALL SYSTEM
- 5 ALUMINUM STOREFRONT SYSTEM
- 6 MECHANICAL SCREEN TO MATCH METAL PANEL 2
- 7 BRICK VENEER 1 - INTERSTATE "COOPERSTONE"
- 8 BRICK VENEER 2 - INTERSTATE "MOROCCAN BROWN"
- 9 METAL PANEL 1 - ATLAS VERSALOK "DOVE GREY"
- 10 METAL PANEL 2 - ATLAS RIGID WALL "CHOCOLATE BROWN"
- 11 METAL PANEL 3 - BERRIDGE HS-8 "SHASTA WHITE"
- 12 CHAIN LINK FENCE
- 13 GAS METER (BEHIND), LOCATED W/ TRASH ENCLOSURE





MEMORANDUM

Date: April 17, 2024
To: Planning Commission
From: Carlin Malone, Chief Planner
Re: Major Site Plan Review - Beethe Subdivision 2nd Filing Lot 1 (Windsor Police Headquarters and Training Facility) - Carlin Malone, Chief Planner
Item #: D.3.b.

Background / Discussion:

The Town of Windsor submitted a Major Site Plan for a new Windsor Police Headquarters and Training Facility, 950 North 15th Street. The property is located on Lot 1 of Beethe Subdivision 2nd Filing. The preliminary/final site plan is currently under review. The subject property is located west of North 15th Street and north of the existing Public Services campus (922 N. 15th St).

The property consists of approximately 34 acres and is zoned ROL (Recreation Open Lands). Public service facilities are allowed in the ROL zone district with a Conditional Use Permit (CUP). A CUP was approved for the property in 2023. The property is surrounded by the following zoning and land uses:

	Zoning	Current Use
North	RMU-1 (Mixed Use Residential-One)– Town of Windsor	Public middle school site (under construction)
East	Planned Unit Development (PUD)/SF-2/RMU-2 – Town of Windsor	Tacincala (Prairie Song) Subdivision (undeveloped portion) Overland 368 PUD and Master Plan (residential, commercial)
South	ROL	Town of Windsor Public Services campus
West	RMU-1 (Town of Windsor) and AG (Agriculture) – unincorporated Weld County	Windshire Subdivision (Town of Windsor), existing single-family residential; and agricultural (Weld County)

The property is immediately south of the recently annexed Beethe property, which is zoned ER (Estate Residential).

The property will have two points of access. One from a drive located at the roundabout on Windsor Lake Road, west of North 15th Street. This drive will provide access to the Police Facility's customer parking lot, as well as lead to the Beethe property's driveway. A second access point on the west side of North 15th Street (south side of site) will also provide a drive to the customer parking lot, as well as access to a gated parking area for police personnel only.

The site includes an area for future parking on the rear (west) side of the building.

Overall Development Characteristics

LAND USE DATA

ZONING: ROL (RECREATION AND OPEN LANDS)

SITE AREA	668,700 SF (15.35 AC)
BUILDING COVERAGE	43,330 SF (6.5%)
PARKING AND DRIVES	84,990 SF (12.7%)
SIDEWALKS	16,000 SF (2.4%)
LANDSCAPE/OPEN SPACE	524,380 SF (78.4%)

BUILDING HEIGHT = 28 FEET

PARKING

BICYCLE PARKING PROVIDED = 10 SPACES

PARKING SPACES REQUIRED FOR COMMERCIAL OFFICE (3/1,000SF) = 130 SPACES

PARKING SPACES PROVIDED*

(PHASE ONE)

55 STAFF

3 SHORT TERM PICK-UP

26 VISITOR

84 TOTAL

(FUTURE EXPANSIONS)

58 STAFF

35 VISITOR

93 TOTAL

*84 PARKING SPACES ARE PLANNED FOR PHASE ONE BASED ON ANTICIPATED POLICE FACILITY NEEDS. ADDITIONAL AREA OF PARKING EXPANSION ARE INDICATED FOR BOTH VISITOR AND STAFF PARKING TO DEMONSTRATE ABILITY TO ADD PARKING UP TO 177 SPACES IF NEEDED. POTENTIAL FUTURE COVERED PARKING MAY REDUCE # OF STAFF PARKING SPACES DEPENDING ON FINAL DESIGN OF STRUCTURES

Site Plan reviews are administrative reviews. Town Board has directed staff to prepare a summary of site plan reviews for Planning Commission and Town Board, under the communication section of their regularly scheduled public meetings.

Financial Impact:

Relationship to Strategic Plan:

Recommendation:

Please forward any comments to the Planning Department by Friday, April 19, 2024.

CC:

Attachments:

1. Site Plan, Landscape Plan, Building Elevations - Police Facility

TOWN OF WINDSOR NORTH 15TH STREET POLICE FACILITY

SE 1/4 OF SECTION 7 PARCEL A, WINDSOR, CO

ACKNOWLEDGEMENT OF OWNERSHIP INTEREST

THE UNDERSIGNED, BEING ALL THE OWNERS, LIENHOLDERS, AND HOLDERS OF ANY OWNERSHIP INTEREST AS DEFINED BY THE TOWN OF WINDSOR, OF THE LAND DESCRIBED HEREIN, HAVE CAUSED SUCH LAND TO BE SITE PLANNED AS INDICATED ON THIS SITE PLAN. THE WITHIN SITE PLAN IS SUBMITTED IN ACCORDANCE WITH THE WINDSOR MUNICIPAL CODE. IT IS HEREBY ACKNOWLEDGED THAT ALL CONSTRUCTION, USE AND DEVELOPMENT OF THIS PROPERTY WILL BE IN STRICT ACCORDANCE WITH THIS SITE PLAN. IT IS FURTHER ACKNOWLEDGED THAT DEVIATION FROM THIS SITE PLAN WITHOUT THE EXPRESS WRITTEN CONSENT OF THE TOWN OF WINDSOR MAY RESULT IN REVOCATION OF THE TOWN'S APPROVAL OF THE SITE PLAN, DENIAL OF BUILDING PERMITS, REFUSAL TO ISSUE CERTIFICATES OF OCCUPANCY, INJUNCTIVE RELIEF PROHIBITING USE OF THE PROPERTY AND OTHER REMEDIES AVAILABLE TO THE TOWN UNDER THE WINDSOR MUNICIPAL CODE AND OTHER APPLICABLE LAWS OF THE STATE OF COLORADO. KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED HAVE CAUSED SAID LAND TO BE Laid OUT AND SITE PLANNED UNDER THE NAME OF (INSERT EXACT NAME OF SITE PLAN, IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS ____ DAY OF ____, 20__.

NOTARIAL CERTIFICATE

STATE OF _____
COUNTY OF _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY: _____
THIS ____ DAY OF ____, 20__.
MY COMMISSION EXPIRES: _____
(SEAL) NOTARY PUBLIC

VICINITY MAP

NTS

TEAM DIRECTORY

OWNER'S REPRESENTATIVE:
MEMBER:
7350 E PROGRESS PL, SUITE 100
GREENWOOD VILLAGE, CO 80111
CONTACT: DAN SPYSTRY
E-MAIL: DSPKYST@WEMBERINC.COM
PH: 720.382.3795

ARCHITECT:
INFUSION ARCHITECTS, LLC
4487 HIGHLAND MEADOWS DRIVE, SUITE B12
WINDSOR, CO 80550
CONTACT: RANDALL JOHNSON
E-MAIL: RANDALL.JOHNSON@INFUSIONARCHITECTS.COM
PH: 910.713.2923

LANDSCAPE ARCHITECT:
BNA DESIGN, INC.
111 S MELDREUM STREET, SUITE 100
COLLINS, CO 80521
CONTACT: ANGELA MILEVSKI
E-MAIL: AMILEVSKI@BNADDESIGN.COM
PH: 970.362.3533

CIVIL ENGINEER:
SANDERSON STEWART
425 W MULLBERRY STREET, SUITE 201
FORT COLLINS, CO 80521
CONTACT: CHRIS HAAK
E-MAIL: CHAAK@SANDERSONSTEWART.COM
PH: 970.230.8991

LEGAL DESCRIPTION

A PLAT OF A PARCEL OF LAND IN THE TOWN OF WINDSOR, COUNTY OF WELD, COLORADO, LOCATED IN THE SE1/4, SECTION 7 T6N, R67W, OF THE 6TH P.M. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
(CURRENTLY, THERE IS NO LEGAL DESCRIPTION FOR THIS PROPERTY. IT WILL BE WITH A FUTURE LOT WITH THE TOWN OF WINDSOR NORTH CAMPUS PLAT.)

PROJECT CONTROL

FIELD SURVEY COMPLETED BY KING SURVEYORS, INC. ON MAY 13TH 2022.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

BENCHMARK:

"WN 70.15, 1997", ELEV: 4816.15', DESC: 3.14" ALUMINUM CAP LOCATED IN THE VICINITY OF THE N.E. CORNER OF SECTION 18, T6N, R67W, 28.9' N. OF CENTERLINE OF THE RAILROAD TRACKS AND 15' W. OF THE EDGE OF ASPHALT OF WORK 15, "RESET WIN BM 72-15 2006-12 KING SURVEYORS INC." ELEV: 4832.63, DESC: 3.14" ALUMINUM CAP SET IN N. EDGE OF THE CONCRETE IRRIGATION DITCH 75' E. OF THE CENTERLINE OF WORK 15, 25' S. OF THE CENTERLINE OF WORK 12.

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988 (NAVD83) & GEOID18. GPS ACQUIRED ELEVATIONS USING TRIMBLE RRS NETWORK. LOCAL CONTROL: CP_RRR_BOLX_ELV_4828.42

LAND USE DATA

ZONING: RL (RECREATION AND OPEN LANDS)

SITE AREA: 668,700 SF (15.35 AC)
BUILDING COVERAGE: 43,300 SF (6.5%)
PARKING AND DRIVES: 84,588 SF (12.7%)
SIDEWALKS: 16,000 SF (2.4%)
LANDSCAPE OPEN SPACE: 324,380 SF (4.9%)

BUILDING HEIGHT = 28 FEET

PARKING

BICYCLE PARKING PROVIDED = 10 SPACES

PARKING SPACES REQUIRED FOR COMMERCIAL OFFICE (31.000SF) = 130 SPACES

PARKING SPACES PROVIDED:

(PHASE ONE)
35 STAFF
3 SHORT TERM PICK-UP
25 VISITOR
85 TOTAL

(PHASE EXPANSION)
38 STAFF
35 VISITOR
93 TOTAL

"84 PARKING SPACES ARE PLANNED FOR PHASE ONE BASED ON ANTICIPATED POLICE FACILITY NEEDS. ADDITIONAL AREA OF PARKING EXPANSION ARE INDICATED FOR BOTH VISITOR AND STAFF PARKING TO DEMONSTRATE ABILITY TO ADD PARKING UP TO 177 SPACES IF NEEDED. POTENTIAL FUTURE COVERED PARKING MAY REDUCE # OF STAFF PARKING SPACES DEPENDING ON FINAL DESIGN OF STRUCTURES

STANDARD GENERAL NOTES FOR CONSTRUCTION PLANS

1. All street, sanitary sewer, storm sewer and wastewater construction shall conform to the Town of Windsor Standards and Specifications for the design and construction of the Development Agreement pertaining to this development. Any construction occurring three years or more after the execution of the Development Agreement shall be subject to re-examination of the plans by the Town Engineer, who may require that they be made to conform to standards and specifications current at that time.
2. Street paving on this site plan shall be in accordance with the Town of Windsor Engineer approved results.
3. The contractor shall comply with all requirements of the soils report prepared for this project and approved by the Town Engineer.
4. The contractor shall be responsible for contacting the Utility Notification Center of Colorado (Call before you dig), 811. Call two business days prior (not including the day of the call) to digging, grading or excavating for the marking of underground member utilities.
5. 48 hours prior to any earth disturbance, the contractor shall notify the Town Engineer (970-674-2490).
6. 48 hours prior to any earth disturbance, the contractor shall notify the Stormwater Program Coordinator (970-674-2490) to set up the required initial Grading, Erosion and Sediment Control inspection.
7. The contractor shall install temporary erosion and sediment control measures prior to construction and shall maintain the control measures during construction, as identified on the Grading, Erosion and Sediment Control Plan (GESP). The Stormwater Program Coordinator shall approve any modification of a control measure identified on the GESP prior to installation. Maintenance of control measures during construction shall be the responsibility of the contractor.
8. Prior to commencement of any construction, the contractor shall contact all utilities to coordinate schedules.
9. Prior to commencement of any construction that will affect traffic signs of any type, the contractor shall contact the Town Engineer. Phone (970) 674-2400.
10. The contractor shall be responsible for all traffic during construction:
 - a. All signs, staking and traffic control device shall conform to, and placement shall be performed in accordance with, the Manual on Uniform Traffic Control Devices (MUTCD), latest edition and CDOT M&S Standards, latest edition.
 - b. The contractor shall be responsible for maintenance and clearing of traffic control devices.
 - c. The contractor shall maintain existing pavement markings during construction operations, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), latest edition and CDOT M&S Standards, latest edition.
 - d. Removal of existing pavement markings shall be accompanied by a method that does not materially damage the surface or texture of the pavement by excavating surfacing. The pavement markings shall be removed to the extent that they are not visible under dry or night conditions.
11. The contractor shall contact the Town of Windsor Construction Inspector prior to any street

12. The existing street condition shall be determined by the Town of Windsor Construction Inspector before any cuts are made. Any street patching shown on the drawings is approximate. Actual limits of street patch shall be determined by the Town of Windsor Construction Inspector. Patching shall be done in accordance with Town of Windsor Division I Street Design Criteria and Construction Specifications (section 0205). All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street bed, including the patch area, will be required.
13. To be in accordance with the referenced specifications, the Town Engineer shall make the determination of the need for a complete overlay.
14. The contractor shall restore any disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction, unless otherwise shown on the construction documents.
15. Prior to closure of any Town issued Grading Erosion and Sediment Control Plan, all areas disturbed by construction activities shall have a uniform vegetative cover established at an individual plant density of at least 70 percent of pre-disturbance levels, or equivalent permanent, physical erosion reduction methods.
16. The contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In case of willful or careless destruction, the contractor shall be responsible for restoration. Reestablishing of markers shall be performed under the direction of a Colorado Licensed Professional Land Surveyor.
17. The contractor shall immediately remove any construction debris and must trackd on existing roadways. The contractor shall repair any excavation or pavement failures caused by the construction.
18. All damaged existing curb, gutter, and sidewalk shall be repaired prior to acceptance of completed improvements.
19. The type, size, location and number of all known underground utilities are approximate when shown on these construction drawings. It shall be the responsibility of the contractor to verify the existence and location of all underground utilities along the route of the work prior to commencing any new construction. The contractor shall be responsible for any unknown underground utilities.
20. The contractor shall notify the Town of Windsor Public Works Department at 674-5400 at least 48 hours prior to installing a new water service or abandoning an existing water service.
21. The Town of Windsor shall not be responsible for construction or repair of storm drainage facilities located on private property.
22. The Contractor shall be responsible for obtaining the services of a qualified testing laboratory to perform all compaction testing, asphalt testing, concrete testing and any other testing as may be required to complete the work. Quality Control test results must be submitted for all phases of this project per the Town's requirements.

GRADING, EROSION AND SEDIMENT CONTROL NOTES

1. Any land disturbance within the Limits of Disturbance noted on this plan by any owner, developer, builder, contractor, or other person during the construction of the Development Agreement shall be subject to the requirements of the Town of Windsor Standards and Specifications for the design and construction of the Development Agreement pertaining to this development. Any construction occurring three years or more after the execution of the Development Agreement shall be subject to re-examination of the plans by the Town Engineer, who may require that they be made to conform to standards and specifications current at that time.
2. Street paving on this site plan shall be in accordance with the Town of Windsor Engineer approved results.
3. The contractor shall comply with all requirements of the soils report prepared for this project and approved by the Town Engineer.
4. The contractor shall be responsible for contacting the Utility Notification Center of Colorado (Call before you dig), 811. Call two business days prior (not including the day of the call) to digging, grading or excavating for the marking of underground member utilities.
5. 48 hours prior to any earth disturbance, the contractor shall notify the Town Engineer (970-674-2490).
6. 48 hours prior to any earth disturbance, the contractor shall notify the Stormwater Program Coordinator (970-674-2490) to set up the required initial Grading, Erosion and Sediment Control inspection.
7. The contractor shall install temporary erosion and sediment control measures prior to construction and shall maintain the control measures during construction, as identified on the Grading, Erosion and Sediment Control Plan (GESP). The Stormwater Program Coordinator shall approve any modification of a control measure identified on the GESP prior to installation. Maintenance of control measures during construction shall be the responsibility of the contractor.
8. Prior to commencement of any construction, the contractor shall contact all utilities to coordinate schedules.
9. Prior to commencement of any construction that will affect traffic signs of any type, the contractor shall contact the Town Engineer. Phone (970) 674-2400.
10. The contractor shall be responsible for all traffic during construction:
 - a. All signs, staking and traffic control device shall conform to, and placement shall be performed in accordance with, the Manual on Uniform Traffic Control Devices (MUTCD), latest edition and CDOT M&S Standards, latest edition.
 - b. The contractor shall be responsible for maintenance and clearing of traffic control devices.
 - c. The contractor shall maintain existing pavement markings during construction operations, in accordance with the Manual on Uniform Traffic Control Devices (MUTCD), latest edition and CDOT M&S Standards, latest edition.
 - d. Removal of existing pavement markings shall be accompanied by a method that does not materially damage the surface or texture of the pavement by excavating surfacing. The pavement markings shall be removed to the extent that they are not visible under dry or night conditions.
11. The contractor shall contact the Town of Windsor Construction Inspector prior to any street

12. The existing street condition shall be determined by the Town of Windsor Construction Inspector before any cuts are made. Any street patching shown on the drawings is approximate. Actual limits of street patch shall be determined by the Town of Windsor Construction Inspector. Patching shall be done in accordance with Town of Windsor Division I Street Design Criteria and Construction Specifications (section 0205). All large patches shall be paved with an asphalt lay-down machine. In streets where more than one cut is made, an overlay of the entire street bed, including the patch area, will be required.
13. To be in accordance with the referenced specifications, the Town Engineer shall make the determination of the need for a complete overlay.
14. The contractor shall restore any disturbed areas to equal or better condition than existed before construction. Drainage ditches or watercourses that are disturbed by construction shall be restored to the grades and cross-sections that existed before construction, unless otherwise shown on the construction documents.
15. Prior to closure of any Town issued Grading Erosion and Sediment Control Plan, all areas disturbed by construction activities shall have a uniform vegetative cover established at an individual plant density of at least 70 percent of pre-disturbance levels, or equivalent permanent, physical erosion reduction methods.
16. The contractor shall carefully preserve benchmarks, property corners, reference points, stakes and other survey reference monuments or markers. In case of willful or careless destruction, the contractor shall be responsible for restoration. Reestablishing of markers shall be performed under the direction of a Colorado Licensed Professional Land Surveyor.
17. The contractor shall immediately remove any construction debris and must trackd on existing roadways. The contractor shall repair any excavation or pavement failures caused by the construction.
18. All damaged existing curb, gutter, and sidewalk shall be repaired prior to acceptance of completed improvements.
19. The type, size, location and number of all known underground utilities are approximate when shown on these construction drawings. It shall be the responsibility of the contractor to verify the existence and location of all underground utilities along the route of the work prior to commencing any new construction. The contractor shall be responsible for any unknown underground utilities.
20. The contractor shall notify the Town of Windsor Public Works Department at 674-5400 at least 48 hours prior to installing a new water service or abandoning an existing water service.
21. The Town of Windsor shall not be responsible for construction or repair of storm drainage facilities located on private property.
22. The Contractor shall be responsible for obtaining the services of a qualified testing laboratory to perform all compaction testing, asphalt testing, concrete testing and any other testing as may be required to complete the work. Quality Control test results must be submitted for all phases of this project per the Town's requirements.

CITY OF GREELEY NOTES

1. ALL EASEMENTS AND RIGHTS-OF-WAY CROSSING THE CITY OF GREELEY EASEMENT ARE SUBJECT TO THE RIGHTS OF SAID CITY OF GREELEY EASEMENT.
2. THERE SHALL BE NO PERMANENT STRUCTURES, CONCRETE SLABS, DETENTION PONDS, FENCES, WALLS, TREES, OR OTHER LANDSCAPING OR BERMS GREATER THAN 3 FEET AT MATURE GROWTH, OR OTHER OBSTRUCTIONS WITHIN THE CITY OF GREELEY EASEMENT. NO COVER SHALL BE REMOVED AND/OR ADDED WITHOUT WRITTEN PERMISSION FROM THE CITY OF GREELEY WATER ENGINEER.
3. THERE SHALL BE NO OTHER UTILITIES WITHIN THE CITY OF GREELEY EASEMENT EXCEPT AT RIGHT ANGLE CROSSINGS AND UNLESS PREVIOUSLY APPROVED BY THE CITY OF GREELEY WATER ENGINEER.

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT CERTAIN DOCUMENTS HAVE BEEN EXECUTED PERTAINING TO THIS DEVELOPMENT, WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT. THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT RUN WITH THE LAND. THESE DOCUMENTS ARE OF RECORD AND ARE ON FILE WITH THE DIRECTOR OF PLANNING OF THE TOWN OF WINDSOR AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

GRADING, EROSION, AND SEDIMENT CONTROL PLAN PERMIT CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHER AND EVALUATE THE INFORMATION SUBMITTED BASED UPON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR OTHER PERSONS RESPONSIBLE FOR OBTAINING THE INFORMATION, THE INFORMATION SUBMITTED IS TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINES AND IMPRISONMENT FOR KNOWING VIOLATIONS. THIS PERMIT WILL BE CONSIDERED TERMINATED UPON MY RECEIPT OF AN ACCEPTABLE FINAL STABILIZATION INSPECTION NOTICE FROM THE TOWN OF WINDSOR.

OWNER NAME (PRINT)

SIGNATURE

DATE

OPEN SPACE PROTECTION

ALL AREAS DEPICTED HEREON AS "OPEN SPACE" SHALL REMAIN UNDEVELOPED, REGARDLESS OF OWNERSHIP AND REGARDLESS OF OFFICIAL ZONING DESIGNATION. NO PERMANENT STRUCTURES OF ANY KIND MAY BE ERRECTED UPON AREAS DEPICTED HEREON AS "OPEN SPACE" WITHOUT THE PRIOR WRITTEN CONSENT OF THE TOWN MANAGER FOR THE TOWN OF WINDSOR.

1. THE CITY OF GREELEY WATER & SEWER DEPARTMENT, ALL PLANS SHALL BE SUBMITTED DURING THE DESIGN PHASE AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION AND SHALL SHOW POTHOLED LOCATIONS AND ELEVATIONS IN PLAN AND PROFILE VIEW. GREELEY WATER & SEWER WILL ISSUE APPROPRIATE CROSSING APPROVAL.
2. IN THE EVENT THAT EXCAVATION IS REQUIRED FOR THE CITY OF GREELEY WATER PIPES DUE TO WATER MAIN REPAIRS, REPLACEMENT OR OTHER OPERATIONS, THE EXCAVATION WILL BE BACKFILLED SAFELY BUT SURFACE RESTORATION WILL BE DONE BY OR AT THE EXPENSE OF THE CITY OF GREELEY.

22. The Contractor shall maintain one (1) set of "redlined" prints of the construction plans. The "redlined" prints shall be kept current to accurately represent the dimensions and locations of all work performed by the Contractor. Prior to final payment, the Contractor must present the "redlined" prints to the Owner's engineer for preparation of a "Final Revising Record Drawing" which shall be submitted to the Town within 30 days of construction acceptance of the project by the Town.
23. The Owner/Developer shall be responsible for providing all required stipulating and construction stipulations. The Contractor shall coordinate through the Owner's designated representative to assure that the surveyor is given adequate notice and instruction in order to complete the survey requirements for the various phases of work. The Contractor shall be responsible for the cost of re-surveying required due to the Contractor's, or subcontractor's, activities. The Contractor shall be responsible for the costs associated with resurveying the surveyor to accommodate the Contractor's requests for unstipulated changes.
24. The Contractor shall provide and implement a "Traffic Control Plan" related to all construction activities for this project.
25. The Contractor shall perform all work according to all Town, County, State and Federal safety and health regulations. In particular, the trenching and open excavation operators shall comply with all current O.S.H.A. regulatory requirements.
26. All construction activities must comply with the State of Colorado permitting process for "Stormwater Discharges Associated with Construction Activity." For information contact the Stormwater Program Coordinator, WCDPC Water Quality Control Division, WCDPC 2600 Cherry Creek Drive South, Denver, Colorado, 80246-1530. Attention: Permits and Enforcement Section. Phone 662-3000. A copy of the contractor's permit certification must be submitted to the Stormwater Program Coordinator.
27. When discharging groundwater, all dewatering methods shall be in conformance with all laws and regulations of the State - including obtaining a Colorado Discharge Permit System permit for Construction Dewatering Wastewater Discharge. If applicable, the contractor shall take all necessary and proper precautions to protect adjacent properties from any and all damage that may occur from stormwater runoff and/or disposition of debris resulting from any and all work.
28. The engineer who has prepared these plans, by execution and/or seal hereto, does hereby affirm responsibility to the Town of Windsor, as a beneficiary of said engineer's work, for any errors and omissions contained in these plans, and approval of these plans shall not relieve the engineer who has prepared these plans of any such responsibility.
29. The contractor shall have a registered land surveyor to set and reset any property corners or section corners planned to be disturbed by construction of this project, and shall have a registered land surveyor reestablish any property corners or section corners inadvertently disturbed during construction of this project.

5. GREELEY WATER PIPELINE LOCATIONS ARE APPROXIMATE. CONTACT THE TRANSMISSION LINE TECHNICIAN AT 970-393-7202 72 HOURS IN ADVANCE OF ANY LOCATE REQUEST OR ANY CONSTRUCTION ACTIVITIES WITHIN THE GREELEY WATER PIPELINE EASEMENT.
6. ANY IRRIGATION LINES AND/OR SPRINKLER SYSTEMS LOCATED WITHIN GREELEY EASEMENT RESOURCES CONTACTED TO PROVIDE GREELEY A FULL SET OF LANDSCAPING & IRRIGATION SPRINKLER SYSTEM PLANS FOR REVIEW AND APPROVAL. PLANS TO BE PROVIDED A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION. VALVE BOXES ARE NOT TO BE LOCATED WITHIN GREELEY'S EASEMENT.

bha
111 S. Meldrum St., Suite 1010
Fort Collins, CO 80521
p. (970) 223-7577
www.bhadesign.com

Landscape Architecture
Urban Design
Graphic Design

PROJECT: WINDSOR POLICE FACILITY
740 NORTH 15TH STREET, WINDSOR CO 80550

CLIENT: TOWN OF WINDSOR

DRAWING HISTORY
04/07/2023 TOWN SUBMITTAL #1
08/08/2023 TOWN SUBMITTAL #2
07/09/2023 TOWN SUBMITTAL #3
09/04/2023 TOWN SUBMITTAL #4



SCALE: NTS

Designed by: AKM
Drawn by:
Checked by:

Drawing Name:
SITE PLAN
COVER SHEET

Project Number: 2250
Sheet Date: 07/28/2023
Sheet Number: S.1

TOWN OF WINDSOR
DRAWING REVIEW

REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN

DATE: _____ BY: _____
Deputy Director of Engineering



TOWN OF WINDSOR NORTH 15TH STREET POLICE FACILITY

SE 1/4 OF SECTION 7 PARCEL A, WINDSOR, CO

LEGEND

- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- DECIDUOUS SHRUBS
- EVERGREEN SHRUBS
- SEED MIX 1 (IRRIGATED LAWN)
- SEED MIX 2 (NATIVE)
- SEED MIX 3 (DETENTION)
- SHRUB BED/MULCH AREAS
- SHRUB BED/MULCH AREAS
- LANDSCAPE BOULDERS

bha
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Landscape Architecture
Urban Design
Graphic Design

Project: WINDSOR POLICE FACILITY
960 NORTH 15TH STREET, WINDSOR CO 80550

Client: TOWN OF WINDSOR

Drawing History

04/07/2023	TOWN SUBMITTAL #1
08/09/2023	TOWN SUBMITTAL #2
07/28/2023	TOWN SUBMITTAL #3
08/04/2023	TOWN SUBMITTAL #4



NORTH

0 20' 40' 80'

SCALE: 1" = 40'-0"

Designed by: AKM

Drawn by:

Checked by:

Drawing Name:

LANDSCAPE PLAN

Project Number: 2250

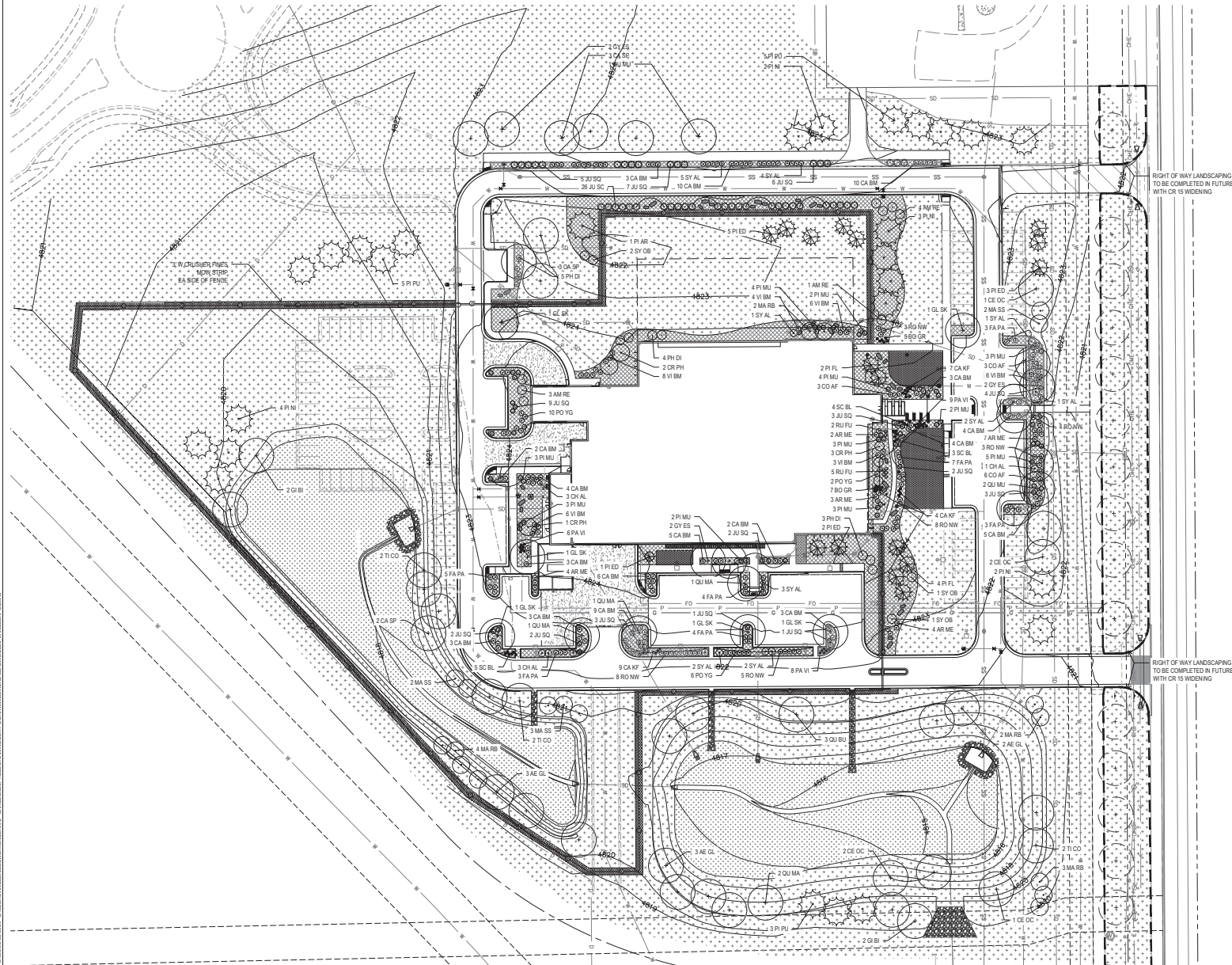
Sheet Date: 07/28/2023

Sheet Number: L.1

CITY OF GREELEY
Reviewed By: _____ Date _____
Water/Sewer Chief Engineer
Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans.

TOWN OF WINDSOR
DRAWING REVIEW
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.
DATE: _____ BY: _____
Deputy Director of Engineering

Plot Date: 08/09/2023 10:01 AM. Plotted By: Angela Mawardi
Drawn: 08/09/2023 10:01 AM. Drawn By: Angela Mawardi
Title: LANDSCAPE PLAN



LANDSCAPE PLAN NOTES:

- SEE SITE PLAN FOR LAND USE TABLE
- NATIVE SEED AND WETLAND SEED AREAS SHALL BE TEMPORARILY IRRIGATED FOR A MINIMUM OF TWO YEARS
- ALL LANDSCAPING MUST BE INSTALLED FOR CERTIFICATE OF OCCUPANCY UNLESS A PHASING PLAN IS APPROVED

TOWN OF WINDSOR LANDSCAPE PLAN NOTES:

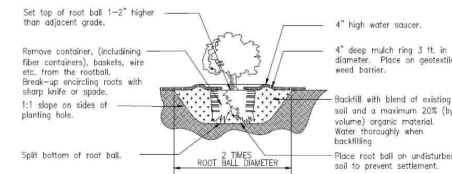
- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AMERICAN ASSOCIATION OF NURSERYMEN SPECIFICATIONS FOR NUMBER ONE GRADE.
- ALL TURF AREAS TO BE IRRIGATED WITH AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES TO BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR ACCEPTABLE ALTERNATIVE. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
- ALL TREES TO BE BALLED AND BURLAPPED, ROOT CONTROL BAG, OR CONTAINERIZED.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD MULCH (3" DEPTH) ON TYRAX FILTER FABRIC.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF SOIL.
- CHANGES IN PLANT SPECIES OR PLANT LOCATIONS FROM WHAT IS LISTED ON THE LANDSCAPE PLAN WILL REQUIRE THE APPROVAL OF THE TOWN FORESTER PRIOR TO INSTALLATION OR REPLACEMENT. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES SHALL BE PROVIDED.
- THE HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR LANDSCAPE MAINTENANCE INCLUDING THE PLANTINGS IN PUBLIC STREET RIGHTS-OF-WAY.
- STREET AND ORNAMENTAL TREES SHALL BE PLANTED NO CLOSER THAN FORTY (40) FEET AND FIFTEEN (15) FEET RESPECTIVELY FROM STREET LIGHTS. NO TREES SHALL BE PLANTED WITHIN TEN (10) FEET FROM WATER AND SEWER LINES, FOUR (4) FEET FROM GAS, TELEPHONE AND ELECTRIC UTILITIES, AND TEN (10) FEET FROM ANY DRIVEWAY.
- MINIMUM CLEARANCE OF THREE (3) FEET ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC) NO VEGETATION OTHER THAN TURF OR GRASS COVERED PLANTED IN FRONT OF FDC.
- THE IRRIGATION SYSTEM SHALL BE REVIEWED AND APPROVED BY THE TOWN'S WATER DEPARTMENT PRIOR TO ISSUANCE OF A BUILDING PERMIT. THE IRRIGATION SYSTEM MUST BE INSTALLED OR SECURED WITH A FINANCIAL INSTRUMENT DEPOSITED WITH THE TOWN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDING. 34 PLANTING NOTES (CONT.)
- DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
- PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED SHALL BE THOROUGHLY LOOSENOED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST THREE (3) CUBIC YARDS PER LAND SQUARE FEET.
- TURF GRASS WILL BE SEEDER OR SODDED WITH DROUGHT TOLERANT BLEND. TREES TO BE PLANTED IN TURF AREAS WILL BE INSTALLED WITH AN ORGANIC MULCH RING THAT HAS A RADIUS OF AT LEAST EIGHTEEN (18) INCHES.
- TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE IN AREAS REQUIRING REVEGETATION AND LANDSCAPING.
- FOUNDATION SHRUBS BEDS TO BE DESIGNED AND INSTALLED AFTER COMPLETION OF EACH BUILDING.
- CONTACT TOWN OF WINDSOR PARKS AND RECREATION DEPARTMENT PRIOR TO PLANTING IN ORDER FOR TOWN TO VERIFY PROPER PLANTING.
- NO SUBSTANTIAL IMPEDIMENT TO VISIBILITY BETWEEN THE HEIGHTS OF THREE (3) FEET AND EIGHT (8) FEET SHALL BE CREATED OR MAINTAINED AT STREET INTERSECTIONS WITHIN A SITE TRIANGLE DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EDGES OF THE DRIVING SURFACE, THEN TO FORTY (40) FEET ALONG BOTH INTERSECTING EDGES AND THEN ALONG A TRANSVERSE LINE CONNECTING THESE POINTS.
- SECOND DOMESTIC WATER METER TO BE SHOWN ON LANDSCAPE PLAN FOR IRRIGATION CONNECTION OR NON-PORTABLE WATER SOURCE CONNECTION.
- IF PLANTS ARE IN NEED OF REPLACEMENT DUE TO DECLINING HEALTH, DISEASE, OR DEATH, THE PLANTS MUST BE REPLACED WITH THE ORIGINAL SPECIES UNLESS APPROVED BY THE TOWN FORESTER.

SEED TYPES

SEED MIX TYPE 1 (IRRIGATED LAWN)
SHALL BE PRAIRIE BUTTES SEED INC. 'SHADY LAWN MIX'
(35%) CREEPING RED FESCUE
(10%) KENTUCKY BLUEGRASS
(20%) HARD FESCUE
(35%) CHEWING FESCUE

SEED MIX TYPE 2 (NATIVE)
SHALL BE PRAIRIE BUTTES SEED INC. 'NATIVE PRAIRIE MIX'
(20%) BLUE GRAMA
(25%) BUFFALOGRASS
(10%) GREEN NEEDLEGRASS
(20%) SIDEOTS GRAMA
(20%) WESTERN WHEATGRASS
(1%) SAND DROPSIDE

SEED MIX TYPE 3 (DETENTION)
SHALL BE PRAIRIE BUTTES SEED INC. 'PRAIRIE WETLAND MIX'
(14%) ALKALI BULRUSH
(14%) PRAIRIE CORDGRASS
(10%) INDINGRASS
(14%) BIG BLUESTEM
(8%) THREE SQUARE BULRUSH
(8%) SOFT STEM BULRUSH
(8%) QUINCY'S THREE SQUARE BULRUSH
(8%) MEADOW SEDGE
(8%) MALIC RUSH
(8%) POPCORN SEDGE
(4%) WEDGELEAF DUCK POTATO
(4%) LENS SEDGE
(2%) WOOLLY SEDGE



Placement Notes:

Set shrub plants, space plants, and place for best effect.

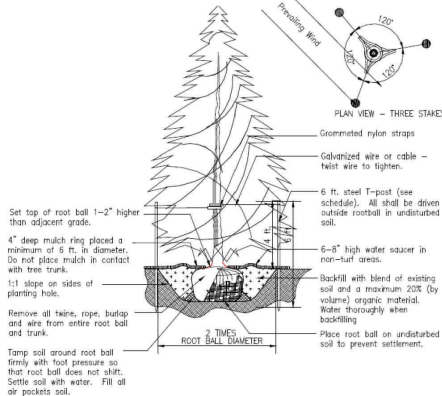
Pruning Notes:

Do not heavily prune the shrub at planting. Prune only dead or broken branches. If form is compromised by pruning, replace shrub.

C SHRUBS - PLANTING DETAIL
SCALE: NOT TO SCALE



B EVERGREEN TREE - PLANTING DETAIL
SCALE: NOT TO SCALE



Pruning Notes:

Do not heavily prune the tree at planting. Prune only crossover limbs, co-dominant leaders and broken branches. Some interior limbs and lateral branches may be pruned. However, do not remove the terminal buds of branches that extend to the edge of the crown.

Staking Notes:

Stake trees prior to following schedule, then remove at end of first growing season. Follows:
1-2" Caliper size - Min. 1 stake on side of prevailing wind (generally N.W. side).
1-3" Caliper size - Min. 2 stakes - one on N.W. side, one on S.W. side.
3" caliper size and larger - 3 stakes per diagram.
Wire or cable shall be min. 12 gauge. Tighten wire or cable only enough to keep from slipping. Allow for some trunk movement. Nylon straps shall be long enough to accommodate 1-2" of growth and buffer all branches from wire.

B EVERGREEN TREE - PLANTING DETAIL
SCALE: NOT TO SCALE



TOWN OF WINDSOR NORTH 15TH STREET POLICE FACILITY

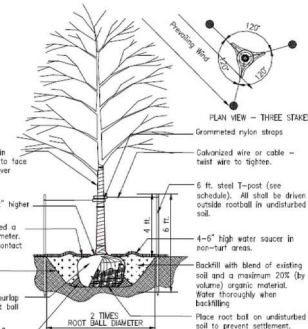
SE 1/4 OF SECTION 7 PARCEL A, WINDSOR, CO

CITY OF GREELEY LANDSCAPE PLAN NOTES
(FOR AREAS WITHIN THE CITY OF GREELEY EASEMENT):

- ALL EASEMENTS AND RIGHTS-OF-WAY CROSSING THE CITY OF GREELEY EASEMENT ARE SUBJECT TO THE RIGHTS OF SAID CITY OF GREELEY EASEMENT.
- THERE SHALL BE NO PERMANENT STRUCTURES, CONCRETE SLABS, DETENTION PONDS, FENCES, WALLS, TREES, OR OTHER LANDSCAPING OR BARRIERS GREATER THAN 3 FEET AT MATURE GROWTH, OR OTHER OBSTRUCTIONS WITHIN THE CITY OF GREELEY EASEMENT. NO COVER SHALL BE REMOVED AND/OR ADDED WITHOUT WRITTEN PERMISSION FROM CITY OF GREELEY WATER ENGINEER.
- THERE SHALL BE NO OTHER UTILITIES WITHIN THE CITY OF GREELEY EASEMENT EXCEPT AT RIGHT ANGLE CROSSINGS AND UNLESS PREVIOUSLY APPROVED BY THE CITY OF GREELEY WATER & SEWER DEPARTMENT. ALL PLANS SHALL BE SUBMITTED DURING THE DESIGN PHASE AT LEAST TWO WEEKS PRIOR TO CONSTRUCTION AND SHALL SHOW PROPOSED LOCATIONS AND ELEVATIONS IN PLAN AND PROFILE VIEW. GREELEY WATER & SEWER WILL ISSUE APPROPRIATE CROSSING APPROVAL.
- IN THE EVENT THAT EXCAVATION IS REQUIRED FOR THE CITY OF GREELEY WATER PIPELINES DUE TO WATER PIPELINE REPAIRS, REPLACEMENT OR OTHER OPERATIONS, THE EXCAVATION WILL BE BACKFILLED SHALL BUT SURFACE RESTORATION WILL NOT BE DONE BY OR AT THE EXPENSE OF THE CITY OF GREELEY.
- GREELEY WATER PIPELINE LOCATIONS ARE APPROXIMATE. CONTACT KEITH KENOUVE AT 970-371-3718 772 HOURS IN ADVANCE OF ANY LOCATE REQUEST OR ANY CONSTRUCTION ACTIVITIES WITHIN THE GREELEY WATER PIPELINE EASEMENT.
- THERE SHALL BE NO VIBRATORY OR HEAVY SHEEPSFOOT COMPACTION WITHIN 20 FEET OF THE EXISTING WATER TRANSMISSION PIPELINE. STATIC COMPACTION EQUIPMENT SHALL BE USED.
- GREELEY PIPELINES ARE TO HAVE A MINIMUM OF SIX (6) FEET OF COVER AT ALL LOCATIONS TO BE USED AS A LAND BRIDGE DURING ANY CONSTRUCTION ACTIVITIES.
- GREELEY WATER LINE SUPPORT AT CROSSINGS SHALL BE INCORPORATED INTO THE DESIGN IF PROPOSED UTILITY CROSSING IS BELOW THE WATER LINE USING OPEN TRENCH CONSTRUCTION.
- ANY IRRIGATION LINES AND/OR SPRINKLER SYSTEMS LOCATED WITHIN GREELEY EASEMENT REQUIRES CONSTRUCTION TO PROVIDE GREELEY A FULL SET OF LANDSCAPING & IRRIGATION/SPRINKLER SYSTEM PLANS FOR REVIEW AND APPROVAL. PLANS TO BE PROVIDED A MINIMUM OF 2 WEEKS PRIOR TO CONSTRUCTION. VALVE BOXES ARE NOT TO BE LOCATED WITHIN GREELEY EASEMENT.
- ANY WORK TO BE DONE ON CITY OF GREELEY WATERLINE(S) SHALL CONFORM TO CURRENT CITY OF GREELEY SPECIFICATIONS.

REPRESENTATIVE PLANT LIST

Key	Botanical Name	Common Name	Size of Planting	Root	Spacing	Quantity	Flower Color	Flower Season	Water Need	Size at Maturity	Percentage
DECIDUOUS CANOPY TREES											
AL GL	Asterilax glabra	Ohio Buckeye	2' Cal.	BB	See Plan	8	-	-	L-M	30' x 30'	6%
CA SP	Callispa speciosa	Northern Catalpa	2' Cal.	BB	See Plan	6	-	Late Spring-Early Summer	L-M	40' x 30'	6%
CE OC	Celtis occidentalis	Eastern Hackberry	2' Cal.	BB	See Plan	6	-	-	M	40' x 40'	5%
GL BI	Gleditsia bicolor	Gleditsia (Inule)	2' Cal.	BB	See Plan	4	-	-	M	30' x 30'	3%
GL SR	Gleditsia inermis	Starling Tree	2' Cal.	BB	See Plan	8	-	-	L-M	40' x 30'	6%
OY ES	Ostrya virginica	White Oak	2' Cal.	BB	See Plan	6	-	-	M	30' x 40'	3%
TC CO	Tilia cordata	Cowboy Tree	2' Cal.	BB	See Plan	6	-	-	M	40' x 30'	6%
QU MU	Quercus muhlenbergii	Chickadee Oak	2' Cal.	BB	See Plan	6	-	-	L-M	40' x 40'	3%
QU MA	Quercus macrocarpa	Red Oak	2' Cal.	BB	See Plan	5	-	-	L-M	30' x 50'	4%
ORNAMENTAL TREES											
CR PH	Corylus pennsylvanica	Washington Hawthorne	1 1/2' Cal.	BB	See Plan	6	Red	Summer	M	20' x 18'	5%
MA SS	Malus 'Indian Summer'	Indian Summer Crabapple	1 1/2' Cal.	BB	See Plan	11	Deep Red	Spring	M	15' x 7'	9%
MA SS	Malus 'Spring Snow'	Spring Snow Crabapple	1 1/2' Cal.	BB	See Plan	7	White	Spring	M	25' x 25'	6%
CONIFEROUS TREES											
P AR	Pinus strobus	Balsam Fir	6-7'	BB	See Plan	1	-	-	L-M	20' x 10'	1%
P FL	Pinus Resinosa	Vanderwolf's Larch	6-7'	BB	See Plan	6	-	-	L-M	25' x 15'	3%
P PR	Pinus pungens	Colorado Spruce	6-7'	BB	See Plan	13	-	-	M-H	30' x 25'	10%
P ED	Pinus edulis	Proven Pine	6-7'	BB	See Plan	11	-	-	L-M	18' x 15'	9%
P IN	Pinus nigra	Austrian Pine	6-7'	BB	See Plan	11	-	-	M	30' x 30'	9%
						Total Trees	133				
DECIDUOUS SHRUBS											
AM RE	Asterilax reclinata	Regent	5 Gal.	Cont.	See Plan	8	White	Spring	L-M	8' x 8'	
AR ME	Aronia melanocarpa	Regent	5 Gal.	Cont.	See Plan	20	White	Spring	L-M	4' x 4'	
FA PA	Fragaria virginiana	Regent	5 Gal.	Cont.	See Plan	29	White	Spring/Summer	VS-L	4' x 4'	
CH AL	Chrysantherum americanum	Regent	5 Gal.	Cont.	See Plan	7	Yellow	Spring	VS-L	4' x 4'	
CA BA	Corylus x clonifera	Blue Mist	5 Gal.	Cont.	See Plan	69	Blue	Mid-Late Summer	L-M	4' x 4'	
MA SP	Malus 'Spring Snow'	Spring Snow	5 Gal.	Cont.	See Plan	12	White	Spring-Early Summer	L-M	4' x 4'	
CO AR	Cornus amomum	Regent	5 Gal.	Cont.	See Plan	12	White	Spring	L-M	4' x 4'	
PH OF	Physocarpus opulifolius	Regent	5 Gal.	Cont.	See Plan	12	White	Spring	L-M	4' x 4'	
SY OB	Syringa obcordata	Regent	5 Gal.	Cont.	See Plan	19	White	Spring	L-M	4' x 4'	
SY OB	Syringa obcordata	Chrysanthera	5 Gal.	Cont.	See Plan	4	Purple	Spring	L-M	12' x 8'	
RO NW	Rosa 'New Dawn'	Regent	5 Gal.	Cont.	See Plan	31	Pink	Spring	L-M	4' x 4'	
PO YO	Potentilla yunnanensis	Yellow Gem Potentilla	5 Gal.	Cont.	See Plan	18	Yellow	Early-Late Summer	L-M	4' x 4'	
VB MA	Viburnum macrocarpum	Arrowwood Viburnum	5 Gal.	Cont.	See Plan	31	White	Spring	M-H	7' x 7'	
CONIFEROUS SHRUBS											
P MA	Pinus Mugo	Miniature Mugo Pine	5 Gal.	Cont.	See Plan	34	-	-	L	2' x 2'	
JU SC	Juniperus scopulorum	Rocky Mountain Juniper	5 Gal.	Cont.	See Plan	26	-	-	VS-L	10' x 4'	
MA ST	Malus 'Spring Snow'	Blue Star Juniper	5 Gal.	Cont.	See Plan	50	-	-	L	2' x 2'	
ORNAMENTAL GRASSES											
RO OB	Rhus typhina	Bronze Anishkin Grass	1 Gal.	Cont.	See Plan	23	Bronze	Summer-Fall	L	2' x 2'	
CA FL	Calamagrostis canadensis	Golden Tan	1 Gal.	Cont.	See Plan	20	Golden Tan	Summer	M	2' x 2'	
PA IN	Panicum virgatum	Starling Grass	1 Gal.	Cont.	See Plan	23	Pink/Burgundy	Summer-Fall	L	2' x 2'	
SC BL	Scirpus americanus	Proven Blue Grass	1 Gal.	Cont.	See Plan	12	Purple	Summer-Fall	L	3' x 2'	
PERENNIAL GRASSES											
BU FU	Bouteloua curtipendula	Black Eye Susan	1 Gal.	Cont.	See Plan	7	Golden Yellow	Mid-Summer	L	2.5' x 2'	



CITY OF GREELEY
Reviewed By: _____ Date: _____
Water/Sewer Chief Engineer
Review does not constitute "approval" of plans. Permittee is responsible for accuracy and completeness of plans.

TOWN OF WINDSOR
DRAWING REVIEW
REVIEW IS FOR GENERAL COMPLIANCE WITH TOWN STANDARDS. NO RESPONSIBILITY IS ASSUMED FOR CORRECTNESS OF DESIGN.
DATE: _____ BY: _____
Deputy Director of Engineering

Project Number: 2250
Sheet Date: 07/26/2023
Sheet Number: L.2

WINDSOR POLICE FACILITY
960 NORTH 15TH STREET, WINDSOR CO 80550
CLIENT: TOWN OF WINDSOR

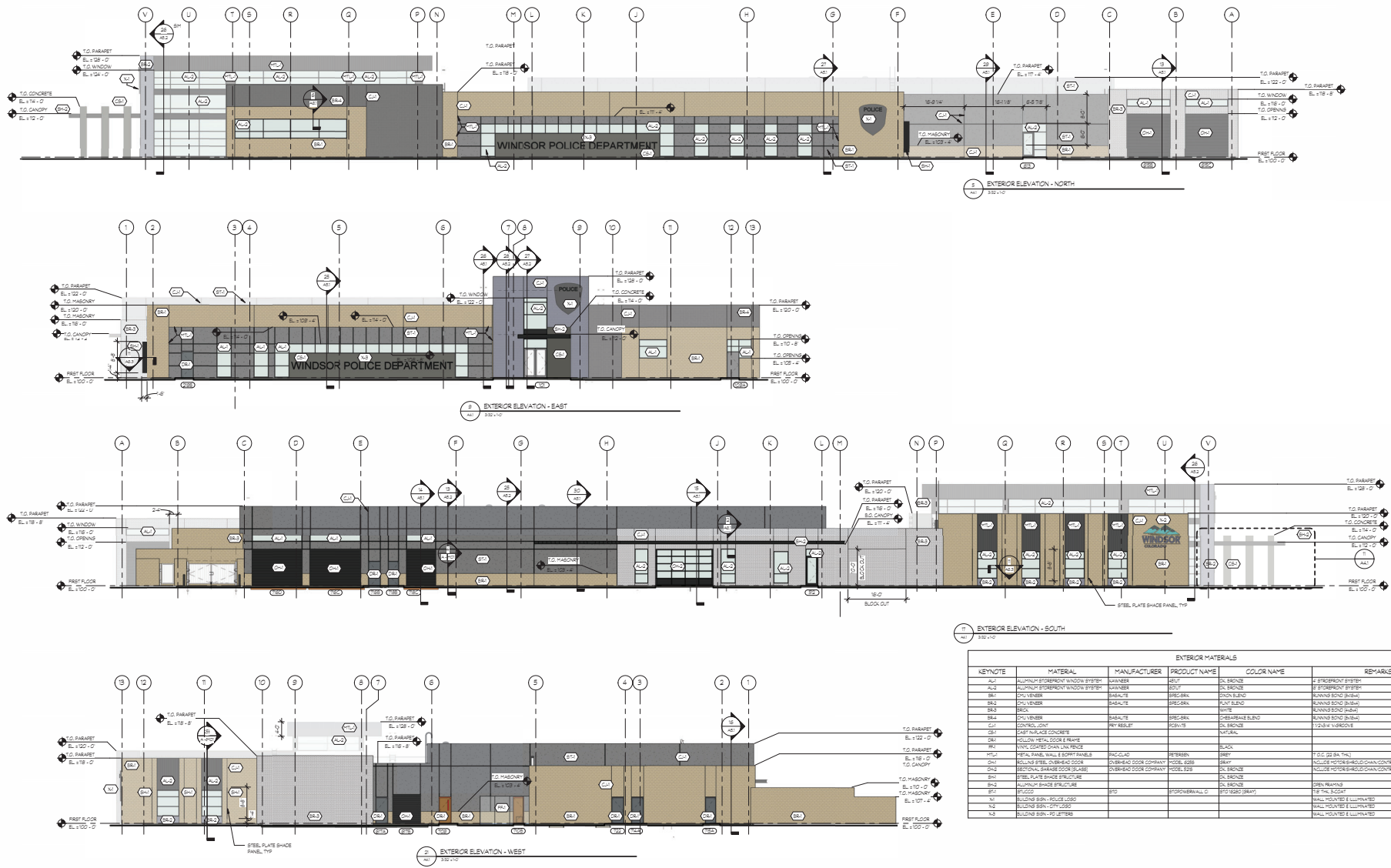
DATE	10/20/2023	TOWN SUBMITTAL #1
DATE	08/09/2023	TOWN SUBMITTAL #2
DATE	07/26/2023	TOWN SUBMITTAL #3
DATE	06/26/2023	TOWN SUBMITTAL #4



0 25' 50' 100'
SCALE: 1" = 50'-0"

Designed by: AKM
Drawn by: _____
Checked by: _____
Drawing Name: LANDSCAPE DETAILS

Project Number: 2250
Sheet Date: 07/26/2023
Sheet Number: L.2



EXTERIOR MATERIALS					
KEYNOTE	MATERIAL	MANUFACTURER	PRODUCT NAME	COLOR NAME	REMARKS
AW	ALUMINUM EXTERIOR WINDOW SYSTEM	WINNERS	500	SL BRUSH	5' SPICKBROOK SYSTEM
AW2	ALUMINUM EXTERIOR WINDOW SYSTEM	WINNERS	500T	SL BRUSH	5' SPICKBROOK SYSTEM
BM	CLAY TILE	BRUNNEN	CLAY TILE	CLAY BRUSH	CLAY BRUSH
BR	BRICK	BRUNNEN	BRICK	BRICK BRUSH	BRICK BRUSH
BR2	BRICK	BRUNNEN	BRICK	BRICK BRUSH	BRICK BRUSH
BR3	BRICK	BRUNNEN	BRICK	BRICK BRUSH	BRICK BRUSH
BR4	BRICK	BRUNNEN	BRICK	BRICK BRUSH	BRICK BRUSH
BR5	BRICK	BRUNNEN	BRICK	BRICK BRUSH	BRICK BRUSH
BR6	BRICK	BRUNNEN	BRICK	BRICK BRUSH	BRICK BRUSH
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BR100	BRICK	BRUNNEN	BRICK	BRICK BRUSH	BRICK BRUSH

WINDSOR POLICE FACILITY
960 North 15th Street, WINDSOR, CO. 80550

TOWN OF WINDSOR

95% CD SET

Issued For Bidding: 08/15/2022
Issued For Construction: 08/15/2022
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22010

EXTERIOR BUILDING ELEVATIONS

A.1



Redstone Architects, Inc.
2700 S. Highland Street
Boulder, CO 80501
Phone: 303.440.1000
Fax: 303.440.1001
www.redstonearchitects.com

WINDSOR POLICE FACILITY

960 North 15th Street, WINDSOR, CO. 80550

TOWN OF WINDSOR

95% CD SET

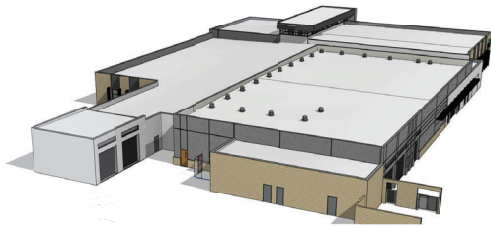
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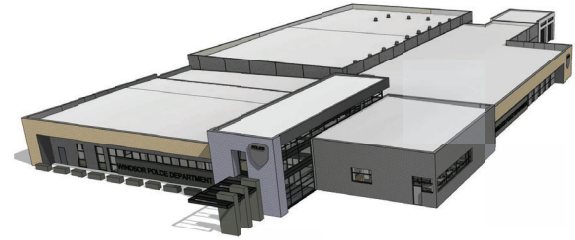
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EXTERIOR 3D
PERSPECTIVES

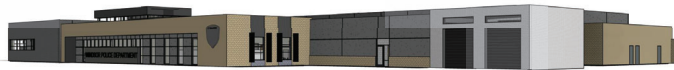
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8
A.2
EXTERIOR 3D PERSPECTIVE - SOUTHWEST AERIAL



12
A.2
EXTERIOR 3D PERSPECTIVE - NORTHEAST AERIAL



14
A.2
EXTERIOR 3D PERSPECTIVE - NORTHWEST



16
A.2
EXTERIOR 3D PERSPECTIVE - SOUTHWEST



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EXTERIOR 3D PERSPECTIVE - SOUTHEAST



24
A.2
EXTERIOR 3D PERSPECTIVE - NORTHEAST