



## **TOWN BOARD WORK SESSION MEETING**

August 8, 2016 – 5:30 P.M.

301 Walnut Street, First Floor Conference Room  
Windsor, CO 80550

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.

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

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

### **AGENDA**

1. Retail Study Report
2. Request to Amend Windsor-Severance Intergovernmental Agreement – Process Overview
3. Future Meetings Agenda



## MEMORANDUM

**Date:** August 8, 2016  
**To:** Mayor and Town Board  
**Via:** Kelly Arnold, Town Manager  
**From:** Stacy Johnson, Director of Economic Development  
**Re:** Retail Study Report  
**Item #:** WKS 1

### **Background / Discussion:**

Recently Windsor has had its fair share of small retail successes however; the town is still suffering from severe leakage to surrounding communities. Town Board members and Economic Development staff have been approached in the past by several firms to perform retail leakage studies. While they all have been viable options, concerns over cost and effectiveness created hesitancy in moving forward with those firms.

In November of 2015, the Town Manager and Economic Development staff discussed options and reached out to Katy Press from KP Consulting & Associates. Ms. Press has offered to perform a three phase solution oriented approach. Phase one will be the production of a retail study to identify leakage and capacity for the Town of Windsor. Phase two will be for Ms. Press to interpret the retail leakage study and provide a summary of the data and its relationship to the current state of the retail market in Windsor. Phase three is to implement the retail plan for Windsor.

On January 11, 2016, Economic Development Staff along with retail consultant Katy Press met with the Town Board to discuss options for Retail recruitment for the Town. The Town Board approved staff to move forward with a retail leakage and capacity study which has now been completed and is included in this packet. A representative from Ricker|Cunningham will be present to discuss at the meeting.

The second phase should the Town Board decide to re-approve, will be for Ms. Press to interpret the retail study and provide a summary of the data to the Town Board in the next 60 days. Then if inclined, the Town Board could approve at that time the third phase where Ms. Press will assist the Economic Development Director in implementing the Windsor Retail plan by contacting, connecting and meeting directly with leasing brokers and key retail nodes to discuss opportunities in the Town.

### **Financial Impact:**

Retail Leakage Report from Ricker|Cunningham (Phase 1) \$9,000 paid to date with a not to exceed total of \$12,000 (*Quotes from two other firms were \$40-50K*)

|                        |                    |
|------------------------|--------------------|
| KP Consulting Phase 2: | \$7,500.00         |
| KP Consulting Phase 3: | \$7,500.00         |
| <b>TOTAL</b>           | <b>\$27,000.00</b> |

Not currently budgeted, could use consulting budget line or economic development incentive fund. Economic Development incentive fund balance is \$185,000 with an additional \$115,938.36 currently committed to three other projects. (Remainder \$69,061.64)

**Relationship to Strategic Plan:**

Strategic Plan Item 3: Diversify, Grow & Strengthen the Local Retail and Industrial Economy

**Recommendation:**

Requesting re-approval of \$7,500 to fund phase 2 of KP Consulting's Retail Recruitment/Retention Consulting Services contract.

**Attachments:**

Ricker | Cunningham Retail Study Data Presentation

# TOWN OF WINDSOR

## Retail Market Analysis Summary

8 August 2016



### PRESENTED TO:

Town Board  
Windsor, Colorado



### PRESENTED BY:



Ricker|Cunningham

8200 South Quebec Street  
Suite A3-104  
Centennial, CO 80112-4411  
Ph: 303.458.5800  
Fax: 303.458.5420  
rickercunningham.com

# AGENDA

- Purpose of Analysis
- Demographics and Psychographics
- Retail Supply and Demand
- Retail Opportunity Areas
- Communities “Ready” for Retail Investment

# PURPOSE OF ANALYSIS

- Quantify the depth of the market for retail uses in Windsor
- Determine what locations in Windsor provide opportunities for new retail uses
- Provide an independent, third-party, “story to tell” to public and private development / investment partners
- Identify Windsor’s “readiness” for new retail development

# TOP DOWN/BOTTOM UP APPROACH

## Top Down Considerations

- Demand for certain land uses
- Demographic and psychographic conditions which support certain product types
- Untapped market niches (product voids)
- Competitive projects (proposed, planned and under construction)

## Bottom Up Considerations

- Physical capacity of the community / individual parcels to accommodate market-supported product types – fewer physical constraints
- Vision and desire for certain uses and product types
- Size of parcels, parcel ownership (public and private), owner investment objectives
- Zoning (and other regulations) and presence of easements

# DEMOGRAPHIC PROFILE

| 2014 Indicator (unless otherwise noted)               | Town of Windsor | City of Greeley | City of Fort Collins | City of Loveland | Town of Timnath |
|---|-----------------|-----------------|----------------------|------------------|-----------------|
| 2010 Population                                       | 18,644          | 92,889          | 143,986              | 66,859           | 625             |
| 2015 Population                                       | 21,770          | 100,883         | 161,175              | 75,182           | 2,458           |
| 2015 Households                                       | 7,440           | 35,968          | 59,518               | 31,273           | 840             |
| Annual Household Growth Rate (Projected through 2025) | <b>3.6%</b>     | 2.3%            | 2.4%                 | 2.4%             | <b>14.1%</b>    |
| Average Household Size                                | 2.74            | 2.68            | 2.48                 | 2.38             | 2.94            |
| Percent Non-Family Households                         | 24%             | 35%             | 45%                  | 34%              | 6%              |
| Percent One- and Two-Person Households                | 55%             | 60%             | 62%                  | 66%              | 44%             |
| Percent Renters                                       | <b>20%</b>      | 44%             | 45%                  | 36%              | <b>9%</b>       |
| Percent Age 65+                                       | 10%             | 11%             | 9%                   | 15%              | 11%             |
| Percent Age 0-17                                      | 28%             | 26%             | 21%                  | 23%              | 35%             |
| Median Age  | 38.0            | 30.8            | 29.3                 | 38.7             | 30.6            |
| Percent With Bachelors Degree                         | <b>45%</b>      | 26%             | 52%                  | 34%              | <b>47%</b>      |
| Median Household Income                               | <b>\$82,724</b> | \$47,300        | \$53,800             | \$55,600         | <b>\$78,900</b> |
| Percent With Income Below \$25,000                    | 13%             | 27%             | 24%                  | 20%              | 14%             |
| Percent With Income Over \$100,000                    | <b>39%</b>      | 17%             | 23%                  | 20%              | <b>41%</b>      |
| Percent Hispanic                                      | 8%              | 36%             | 11%                  | 11%              | 8%              |
| Percent Black/African-American                        | 1%              | 2%              | 1%                   | 1%               | 3%              |
| Percent Asian American                                | 3%              | 1%              | 3%                   | 2%               | 1%              |

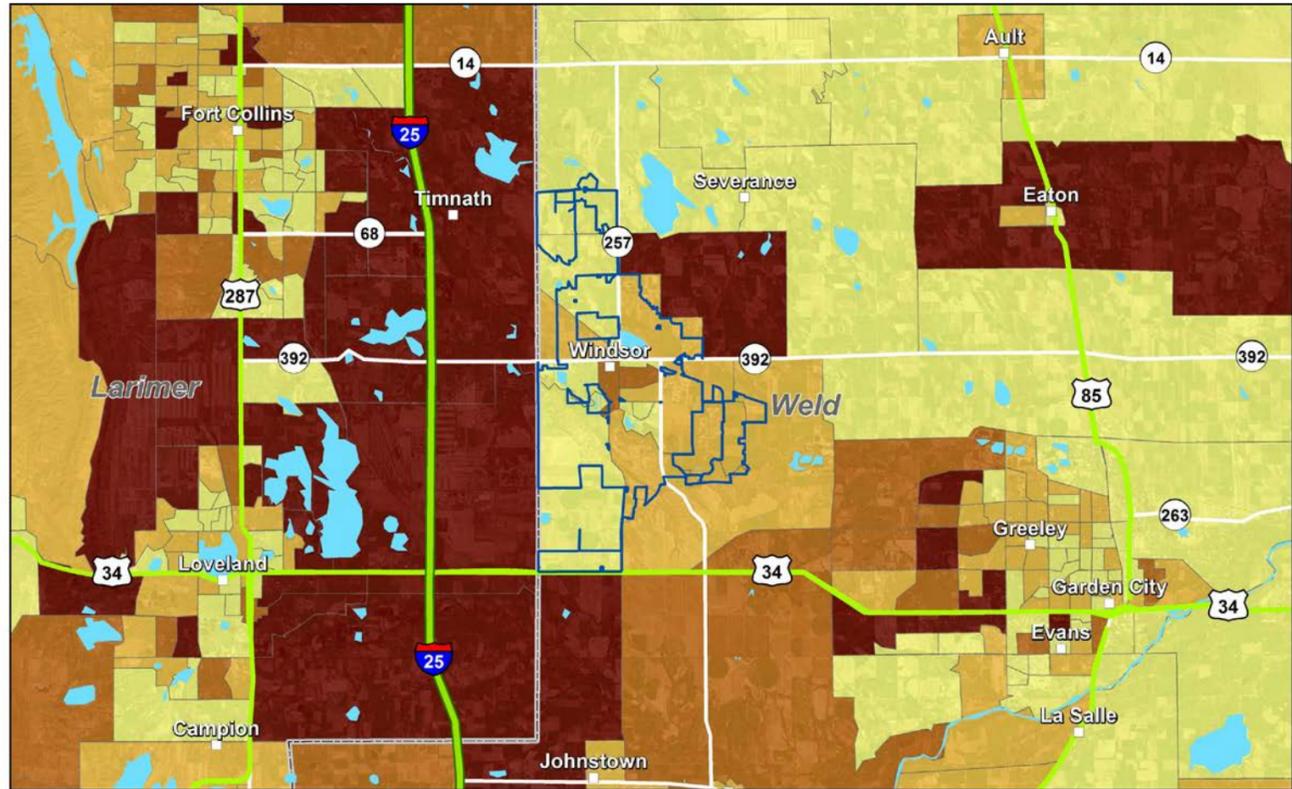
Source: U.S. Census; Colorado Dept of Local Affairs; and Ricker|Cunningham.

- Interestingly, despite the fact that 75% of Windsor’s population is in Weld County, the Town’s overall demographics relate much closer to Larimer County communities.
- With the exception of Timnath, Windsor is projected to grow faster than its neighboring communities over the short term, indicating additional demand for retail goods and services.
- Higher household and income growth areas appear to be in western Greeley, along the U.S. Highway 34 corridor, and southeastern Windsor.



# HOUSEHOLD CONCENTRATION

2015

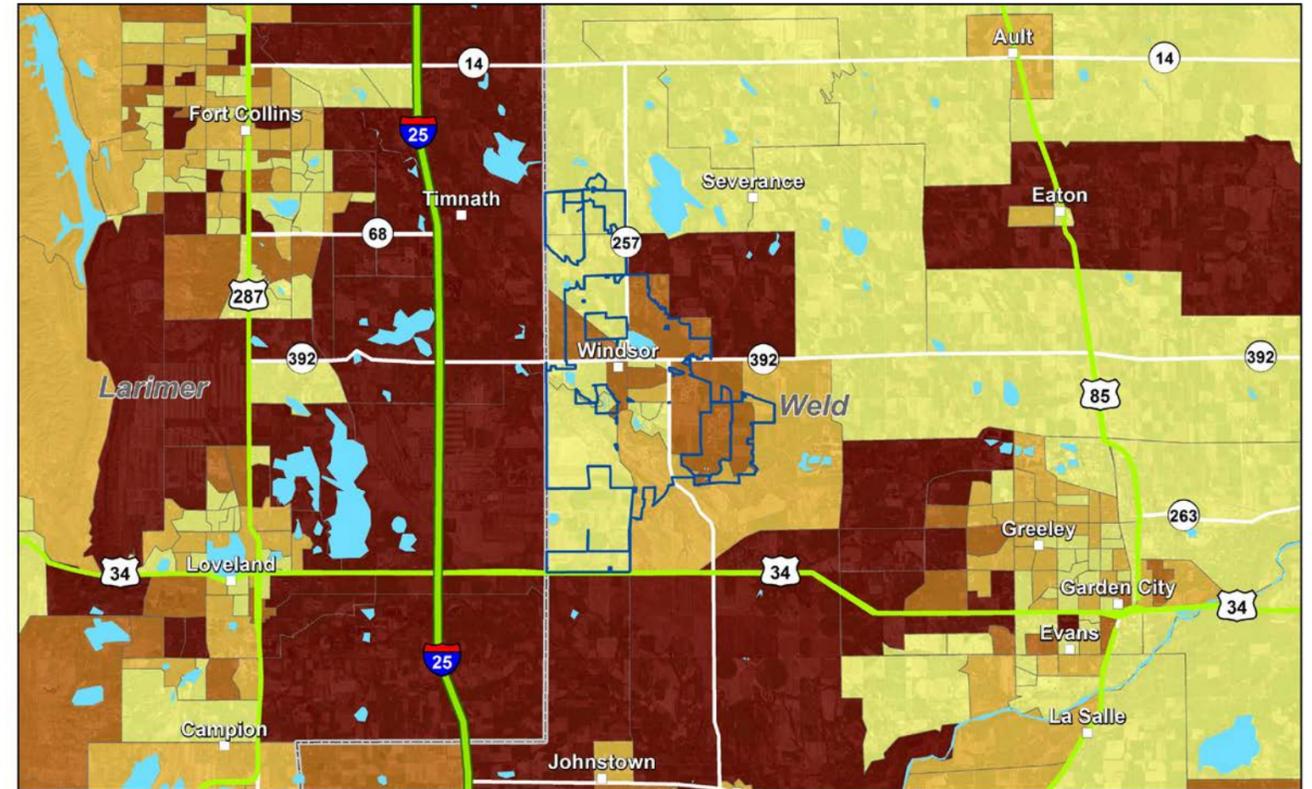


**2015 Households by Block Group**  
 Source: ESRI, 2015

|              |                   |
|--------------|-------------------|
| 500 and Less | 751 to 1,000      |
| 501 to 750   | 1,001 and Greater |

Windsor

2020



**2020 Households by Block Group**  
 Source: ESRI, 2015

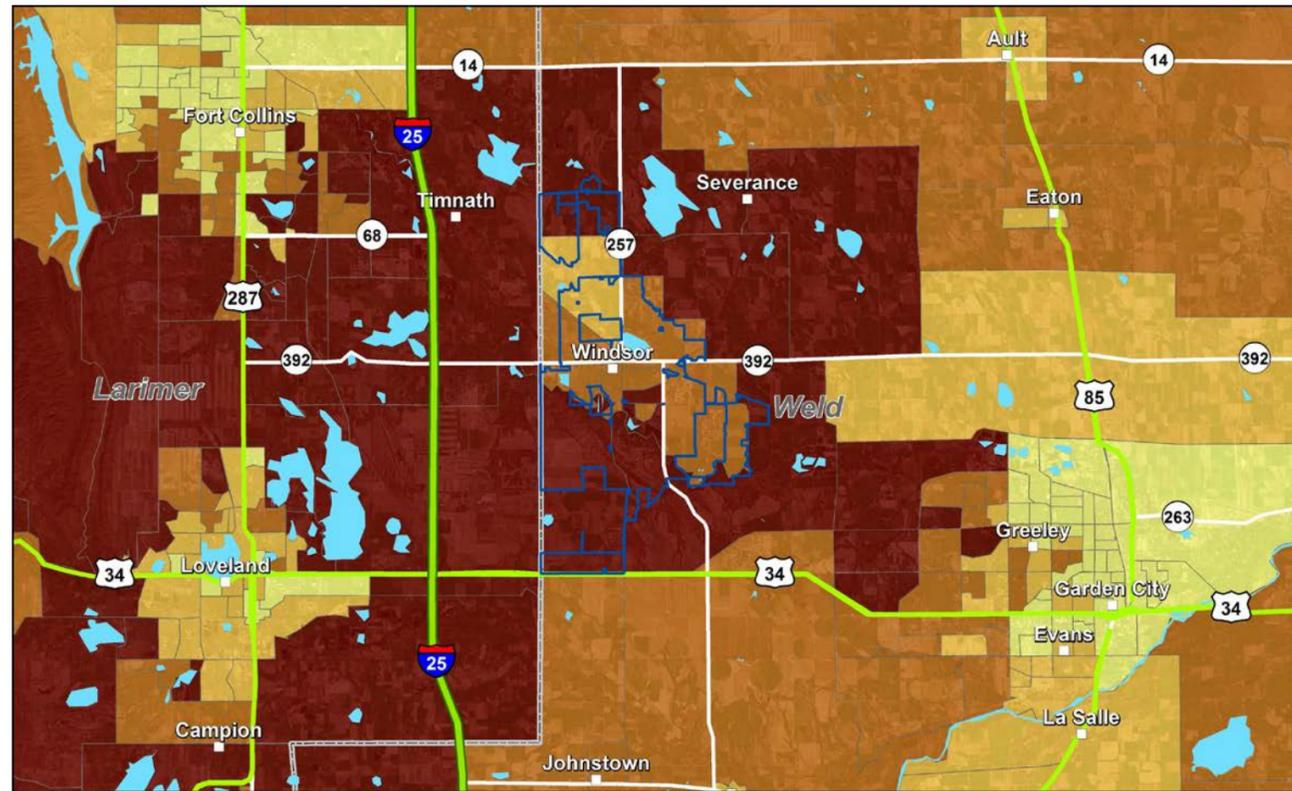
|              |                   |
|--------------|-------------------|
| 500 and Less | 751 to 1,000      |
| 501 to 751   | 1,001 and Greater |

Windsor



# HOUSEHOLD INCOME CONCENTRATION

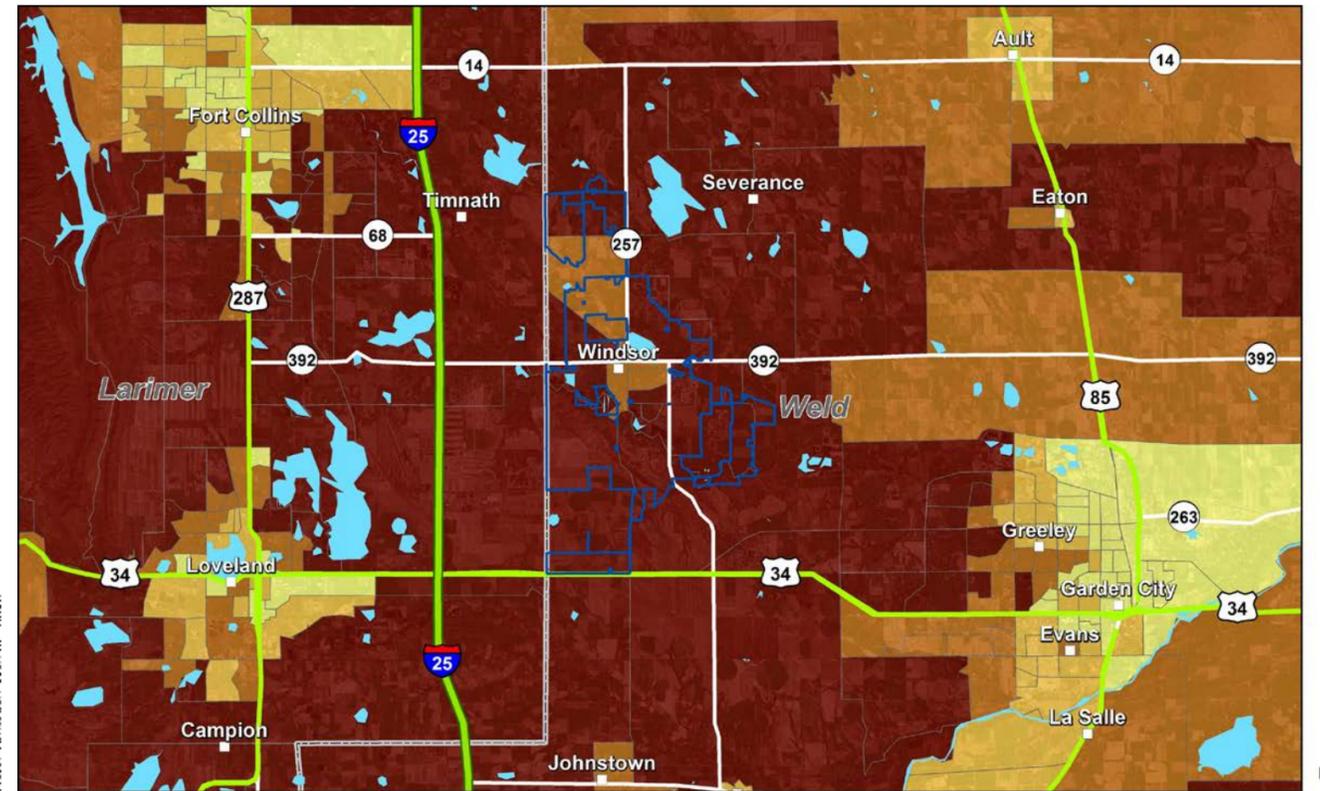
2015



2015 Median Household Income by Block Group  
 Source: ESRI, 2015

|              |                      |              |                      |              |         |
|--------------|----------------------|--------------|----------------------|--------------|---------|
| Light Yellow | \$40,000 and Less    | Light Orange | \$60,001 to \$80,000 | Blue Outline | Windsor |
| Orange       | \$40,001 to \$60,000 | Dark Brown   | \$80,001 and Greater |              |         |

2020



2020 Median Household Income by Block Group  
 Source: ESRI, 2015

|              |                      |              |                      |              |         |
|--------------|----------------------|--------------|----------------------|--------------|---------|
| Light Yellow | \$40,000 and Less    | Light Orange | \$60,001 to \$80,000 | Blue Outline | Windsor |
| Orange       | \$40,001 to \$60,000 | Dark Brown   | \$80,001 and Greater |              |         |



# PSYCHOGRAPHIC PROFILE

| Town of Windsor             |                 |                       |                 | City of Greeley             |                 |                       |                 | City of Fort Collins        |                 |                       |                 | City of Loveland            |                 |                       |                 |
|-----------------------------|-----------------|-----------------------|-----------------|-----------------------------|-----------------|-----------------------|-----------------|-----------------------------|-----------------|-----------------------|-----------------|-----------------------------|-----------------|-----------------------|-----------------|
| Tapestry Segment            | 2015 Households | % of Total Households | U.S. Index=100* | Tapestry Segment            | 2015 Households | % of Total Households | U.S. Index=100* | Tapestry Segment            | 2015 Households | % of Total Households | U.S. Index=100* | Tapestry Segment            | 2015 Households | % of Total Households | U.S. Index=100* |
| Soccer Moms                 | 2,797           | 34.9%                 | 1,143           | Barrios Urbanos             | 3,156           | 8.9%                  | 837             | College Towns               | 11,642          | 18.8%                 | 1,760           | Parks and Rec               | 4,920           | 16.9%                 | 850             |
| In Style                    | 1,418           | 17.7%                 | 877             | Metro Fusion                | 2,476           | 7.0%                  | 467             | Soccer Moms                 | 8,798           | 14.2%                 | 508             | Middleburg                  | 4,108           | 14.1%                 | 490             |
| Bright Young Professionals  | 1,153           | 14.4%                 | 627             | Bright Young Professionals  | 2,191           | 6.2%                  | 280             | Emerald City                | 7,683           | 12.4%                 | 994             | Soccer Moms                 | 3,601           | 12.4%                 | 447             |
| Parks and Rec               | 826             | 10.3%                 | 500             | Parks and Rec               | 2,091           | 5.9%                  | 296             | In Style                    | 7,680           | 12.4%                 | 611             | Bright Young Professionals  | 3,250           | 11.2%                 | 594             |
| Savvy Suburbanites          | 659             | 8.2%                  | 284             | Soccer Moms                 | 1,773           | 5.0%                  | 171             | Bright Young Professionals  | 5,406           | 8.7%                  | 435             | Retirement Communities      | 1,729           | 6.0%                  | 577             |
| <b>Total Above Segments</b> | <b>6,853</b>    | <b>85.6%</b>          | --              | <b>Total Above Segments</b> | <b>11,687</b>   | <b>32.9%</b>          | --              | <b>Total Above Segments</b> | <b>41,209</b>   | <b>66.4%</b>          | --              | <b>Total Above Segments</b> | <b>17,608</b>   | <b>60.6%</b>          | --              |
| LifeMode Group              | 2015 Households | % of Total Households | U.S. Index=100* | LifeMode Group              | 2015 Households | % of Total Households | U.S. Index=100* | LifeMode Group              | 2015 Households | % of Total Households | U.S. Index=100* | LifeMode Group              | 2015 Households | % of Total Households | U.S. Index=100* |
| Family Landscapes           | 2,797           | 34.9%                 | 455             | Middle Ground               | 6,156           | 17.3%                 | 159             | Scholars and Patriots       | 16,624          | 26.8%                 | 1,295           | Family Landscapes           | 8,600           | 29.6%                 | 400             |
| GenXurban                   | 2,244           | 28.0%                 | 256             | GenXurban                   | 5,514           | 15.5%                 | 134             | Middle Ground               | 13,109          | 21.1%                 | 198             | GenXurban                   | 8,169           | 28.1%                 | 250             |
| Affluent Estates            | 1,234           | 15.4%                 | 160             | Ethnic Enclaves             | 4,889           | 13.8%                 | 201             | Family Landscapes           | 9,253           | 14.9%                 | 213             | Middle Ground               | 4,248           | 14.6%                 | 151             |
| Middle Ground               | 1,153           | 14.4%                 | 126             | Midtown Singles             | 4,477           | 12.6%                 | 196             | GenXurban                   | 7,773           | 12.5%                 | 117             | Senior Styles               | 3,120           | 10.7%                 | 213             |
| Cozy Country Living         | 425             | 5.3%                  | 40              | Affluent Estates            | 3,268           | 9.2%                  | 81              | Affluent Estates            | 5,058           | 8.2%                  | 86              | Cozy Country Living         | 1,678           | 5.8%                  | 54              |
| <b>Total Above Groups</b>   | <b>7,853</b>    | <b>98.1%</b>          | --              | <b>Total Above Groups</b>   | <b>24,304</b>   | <b>68.4%</b>          | --              | <b>Total Above Groups</b>   | <b>51,817</b>   | <b>83.5%</b>          | --              | <b>Total Above Groups</b>   | <b>25,815</b>   | <b>88.9%</b>          | --              |
| Urbanization Group          | 2015 Households | % of Total Households | U.S. Index=100* | Urbanization Group          | 2015 Households | % of Total Households | U.S. Index=100* | Urbanization Group          | 2015 Households | % of Total Households | U.S. Index=100* | Urbanization Group          | 2015 Households | % of Total Households | U.S. Index=100* |
| Suburban Periphery          | 5,007           | 62.6%                 | 201             | Metro Cities                | 11,722          | 33.0%                 | 186             | Metro Cities                | 36,268          | 58.4%                 | 333             | Suburban Periphery          | 13,223          | 45.5%                 | 147             |
| Metro Cities                | 1,418           | 17.7%                 | 108             | Urban Periphery             | 9,608           | 27.0%                 | 156             | Suburban Periphery          | 18,467          | 29.8%                 | 104             | Semirural                   | 5,527           | 19.0%                 | 201             |
| Urban Periphery             | 1,153           | 14.4%                 | 68              | Suburban Periphery          | 9,298           | 26.2%                 | 79              | Urban Periphery             | 5,658           | 9.1%                  | 50              | Metro Cities                | 5,376           | 18.5%                 | 96              |
| Rural                       | 425             | 5.3%                  | 28              | Semirural                   | 2,421           | 6.8%                  | 84              | Semirural                   | 1,025           | 1.7%                  | 20              | Urban Periphery             | 3,250           | 11.2%                 | 64              |
| <b>Total Above Groups</b>   | <b>8,003</b>    | <b>100.0%</b>         | --              | Rural                       | 1,659           | 4.7%                  | 26              | Principal Urban Center      | 619             | 1.0%                  | 9               | Rural                       | 1,678           | 5.8%                  | 38              |
| <b>Total Trade Area</b>     | <b>8,003</b>    | <b>100.0%</b>         | --              | <b>Total Above Groups</b>   | <b>34,708</b>   | <b>97.7%</b>          | --              | <b>Total Above Groups</b>   | <b>62,037</b>   | <b>100.0%</b>         | --              | <b>Total Above Groups</b>   | <b>29,054</b>   | <b>100.0%</b>         | --              |
|                             |                 |                       |                 | <b>Total Trade Area</b>     | <b>35,523</b>   | <b>100.0%</b>         | --              | <b>Total Trade Area</b>     | <b>62,053</b>   | <b>100.0%</b>         | --              | <b>Total Trade Area</b>     | <b>29,054</b>   | <b>100.0%</b>         | --              |

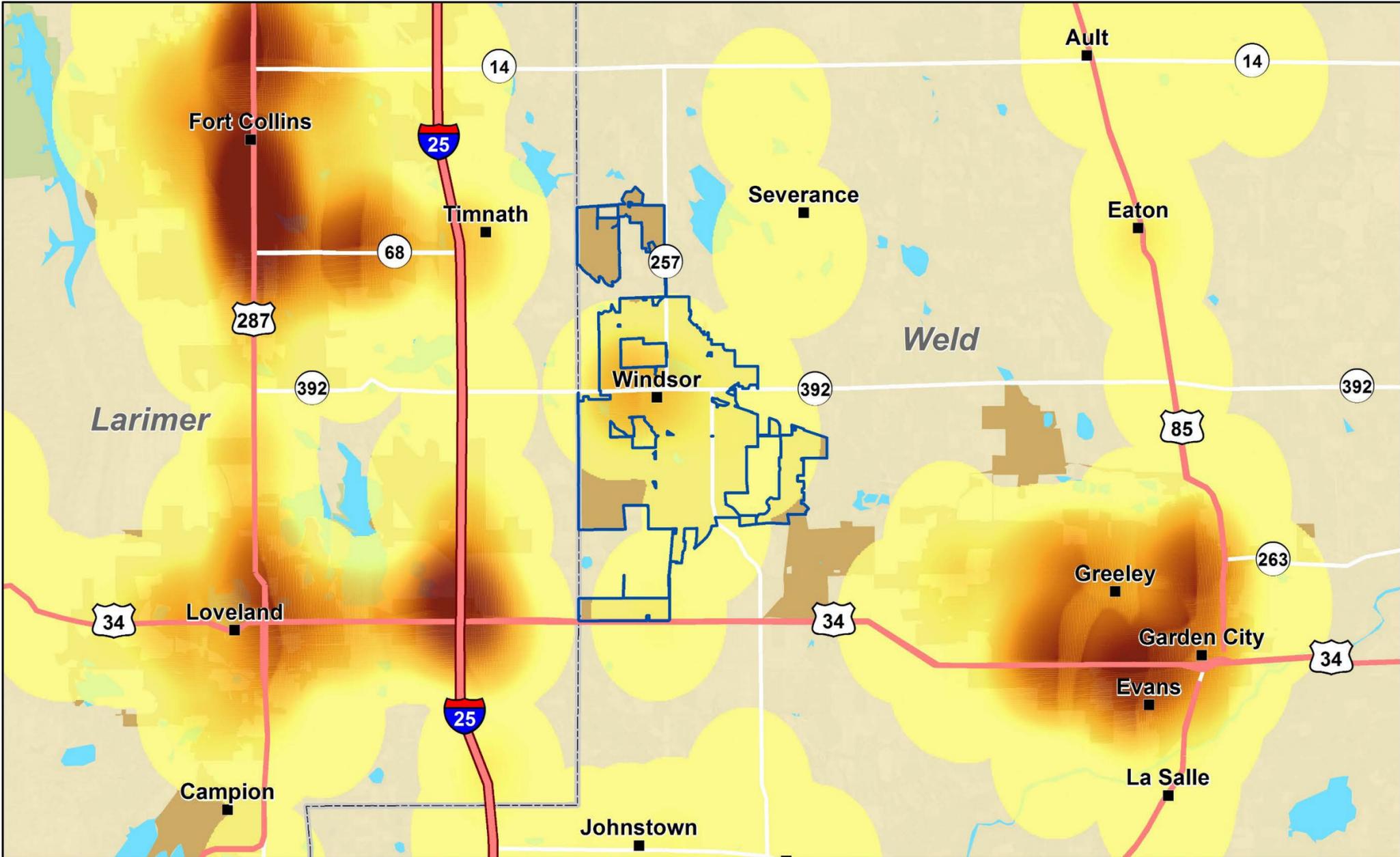
\* Indicates concentration of this segment relative to U.S. average. A segment index of 200 would mean that this group contains 2 times the concentration of households compared to the average U.S. neighborhood.  
Source: ESRI and Ricker | Cunningham.

- **Psychographics** is a term used to describe the characteristics of people and neighborhoods which, instead of being purely demographic, speak more to attitudes, interests, opinions and lifestyles. Tapestry (ESRI) is a leading system for characterizing neighborhoods into one of 67 distinct market segments.
- Commercial retail developers are interested in understanding a community's psychographic profile, as this is an indication of its resident's propensity to spend across select retail categories.
- As with the demographic profile, the Town's psychographic profile relates much more closely to the Larimer County communities of Fort Collins and Loveland, and less so with Greeley and Weld County.
- This profile indicates a highly-educated, high-income, family-oriented community with a substantial level of disposable retail spending potential.



# RETAIL SUPPLY CHARACTERISTICS

## Northern Colorado Retail Market



Source: Costar Retail Properties (Existing, Under Construction, and Under Renovation), 2016



Windsor Municipal Boundary

Retail Rentable Building Area Concentration High Low

N  
Date: Wednesday, May 04, 2016

Because of the limited availability of new space, lease rates continue to increase, and new leasing has been limited to existing tenants moving around the market. The current market environment should encourage a significant amount of new development, however, access to financing and the challenges of changing retail formats have been barriers to new investment.



# RETAIL DEMAND

## Town of Windsor Only

| Retail Category                       | Estimated 2015 Household Retail Demand | Estimated 2015 Retail Sales (Supply) | Estimated 2015 Retail Void (Leakage) | Estimated Retail Sales/s.f. | New Retail Space Needed to Recapture Void/Leakage | Annual Household Growth Rate (2015-2025) | Net New Household Retail Demand | New Retail Space Needed for Household Growth | Total 10-Year New Town of Windsor Retail Demand (s.f.) |
|---------------------------------------|--|--------------------------------------|--------------------------------------|-----------------------------|---|--|---------------------------------|--|--|
| Furniture & Home Furnishings          | \$8,529,190                            | \$5,224,006                          | \$3,305,184                          | \$200                       | 16,526  | 3.6%                                     | \$3,618,825.56                  | 18,094                                       | 34,620   |
| Electronics & Appliance               | \$15,278,180                           | \$3,008,080                          | \$12,270,099                         | \$250                       | 49,080  | 3.6%                                     | \$6,482,335.14                  | 25,929                                       | 75,010   |
| Bldg Materials, Garden Equipment      | \$13,438,120                           | \$10,312,350                         | \$3,125,770                          | \$300                       | 10,419  | 3.6%                                     | \$5,701,621.44                  | 19,005                                       | 29,425   |
| Food & Beverage (Grocery, Beer, Wine) | \$57,681,426                           | \$69,782,511                         | \$0                                  | \$450                       | 0   | 3.6%                                     | \$24,473,487.47                 | 54,386                                       | 54,386   |
| Health & Personal Care                | \$16,147,523                           | \$4,659,567                          | \$11,487,955                         | \$350                       | 32,823  | 3.6%                                     | \$6,851,186.20                  | 19,575                                       | 52,398   |
| Clothing and Accessories              | \$12,434,341                           | \$399,228                            | \$12,035,112                         | \$225                       | 53,489  | 3.6%                                     | \$5,275,730.92                  | 23,448                                       | 76,937   |
| Sporting Goods, Hobby, Book, Music    | \$9,439,276                            | \$8,843,601                          | \$595,675                            | \$225                       | 2,647   | 3.6%                                     | \$4,004,963.34                  | 17,800                                       | 20,447   |
| General Merchandise                   | \$51,177,057                           | \$1,359,227                          | \$49,817,830                         | \$400                       | 124,545   | 3.6%                                     | \$21,713,767.33                 | 54,284                                       | 178,829  |
| Miscellaneous Stores                  | \$12,596,082                           | \$8,117,038                          | \$4,479,044                          | \$250                       | 17,916  | 3.6%                                     | \$5,344,355.65                  | 21,377                                       | 39,294   |
| Foodservice & Drinking Places         | \$30,393,519                           | \$27,912,780                         | \$2,480,739                          | \$400                       | 6,202   | 3.6%                                     | \$12,895,579.36                 | 32,239                                       | 38,441   |
| <b>Total</b>                          | <b>\$227,114,712</b>                   | <b>\$139,618,388</b>                 | <b>\$99,597,409</b>                  |                             | <b>313,648</b>                                    |  | <b>\$96,361,852</b>             | <b>286,138</b>                               | <b>599,785</b>   |

**Note:**  
Estimates based on Town actual retail sales by business category.

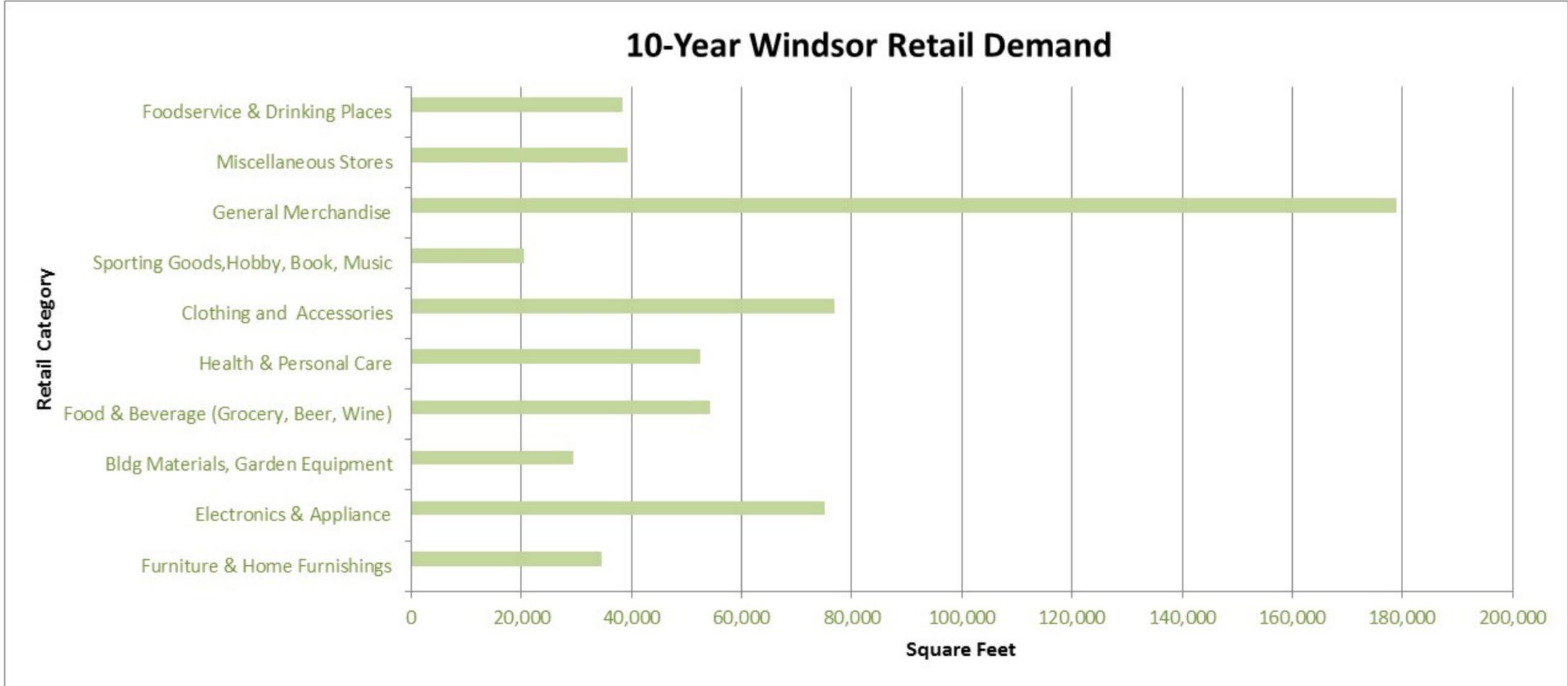
Source: U.S. Census; ESRI, Inc.; Town of Windsor; Urban Land Institute; and Ricker|Cunningham.

- Support for retail space is derived from two sources – the “recapture” of expenditures by residents of the Trade Area (the Town) that occur outside the Trade Area referred to as “leakage”; and expenditures by new residents of the Trade Area resulting from household growth.
- As shown here, there is a significant level of “leakage” among all major retail categories, with the exception of food and beverage retailers. This level of “leakage” could potentially support an additional 313,600 square feet of space in the Town.
- An additional 286,100 square feet of new space could be supported by household growth within the Town over the next 10 years.



# RETAIL DEMAND

Town of Windsor Only



- As shown here, over the next 10 years, there is a reasonable level of demand for all retail categories within the Town of Windsor. The largest opportunities appear to be for general merchandise, clothing and accessories, and electronics and appliances.



# RETAIL OPPORTUNITY AREAS

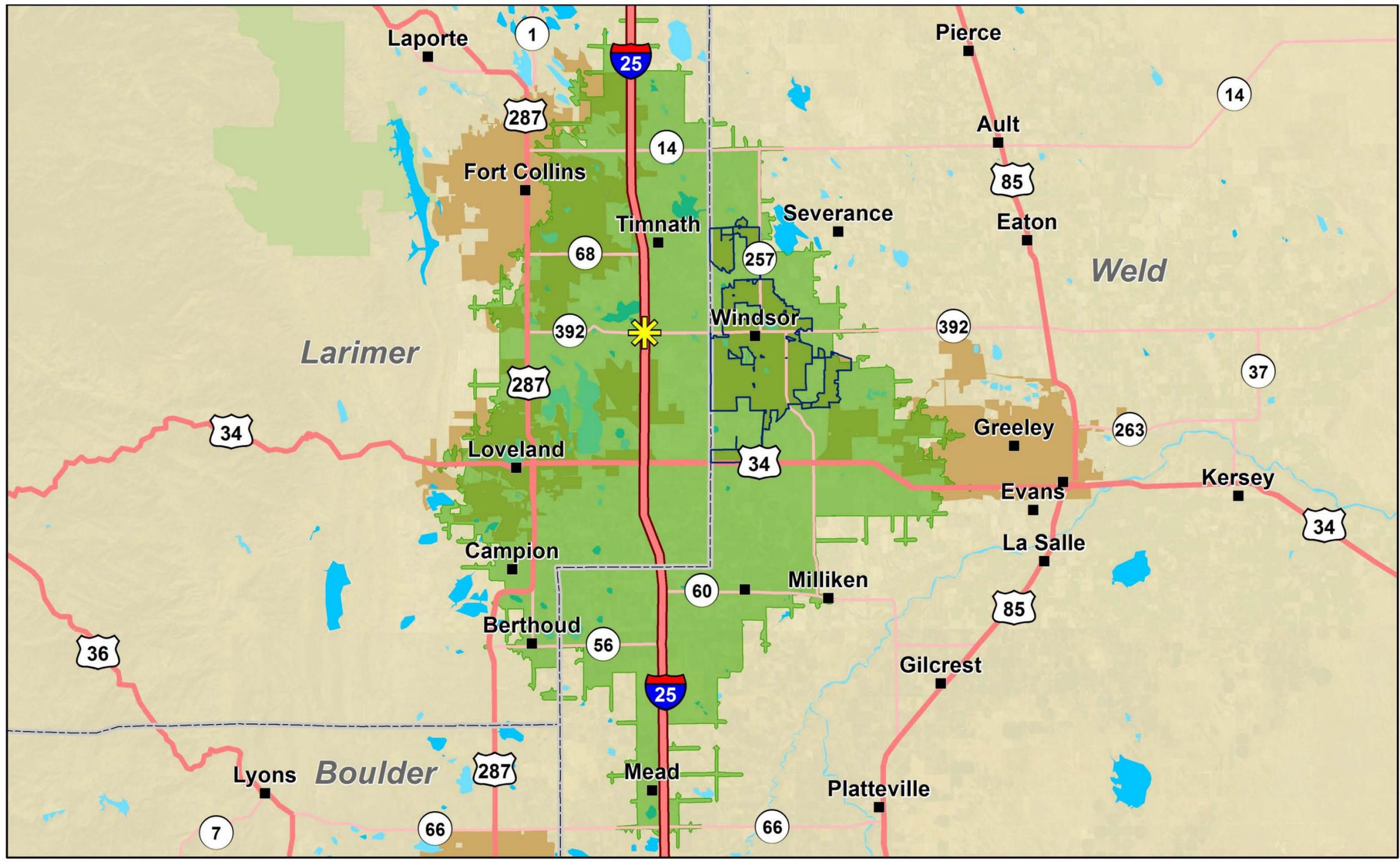
In addition to the overall Town, 10-year demand estimates were prepared for potential retail opportunity areas throughout Windsor:

- I-25 and State Highway 392
- State Highway 392 and Weld County Road 15
- State Highway 392 and State Highway 257 (Downtown)
- Crossroads Blvd and Larimer County Road 5 (Fairgrounds Ave.)
- U.S. Highway 34 and Weld County Road 17

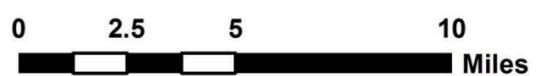
Each of these opportunity areas are discussed as follows:

- Attributes
- Challenges
- Future Opportunity
- 10-Year Demand

# I-25 AND STATE HIGHWAY 392



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N  
Date: Friday, May 06, 2016



 Windsor Municipal Boundary  State Hwy 392 and Interstate 25 Intersection

 20 Minute Drive Time



# I-25 AND STATE HIGHWAY 392

## Attributes

- Town's best (and perhaps only) location for regional retail
- Ample land for development
- Proximate to residential concentration

## Challenges

- Competition from other I-25 North communities
- Market and economic factors affecting opportunities for large-scale retail

## Future Opportunity

- Region-serving retail/service and entertainment
- Mixed-use with employment and supporting retail
- "Gateway" development potential with retail component

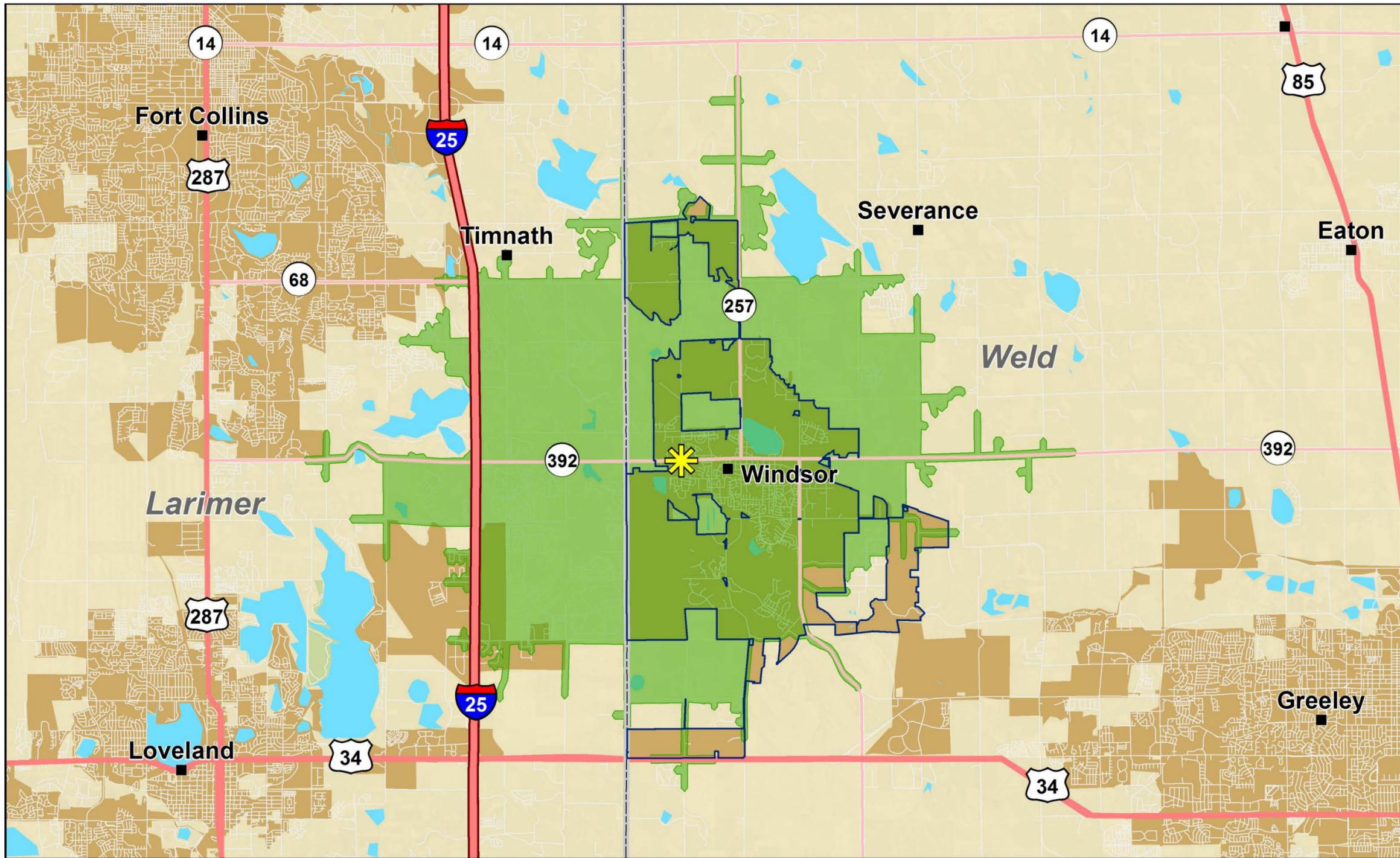
### Trade Area Demand

Total "Leakage" = 271,000 sf

Total New Household Demand = 2.7 million sf



# STATE HIGHWAY 392 AND WCR 15



0 2.5 5 Miles



Windsor Municipal Boundary



State Hwy 392 and Weld County Rd 15 Intersection

10 Minute Drive Time

↑  
Date: Friday, May 06, 2016



# STATE HIGHWAY 392 AND WCR 15

## Attributes

- Good location for expansion of community retail/service base
- Limited land for development/expansion
- Proximate to residential concentration

## Challenges

- Existing retail base – limited room for expansion
- May have to wait for nearby residential concentration to grow

## Future Opportunity

- Community- and neighborhood-serving retail/service
- Mixed-use with housing and support retail

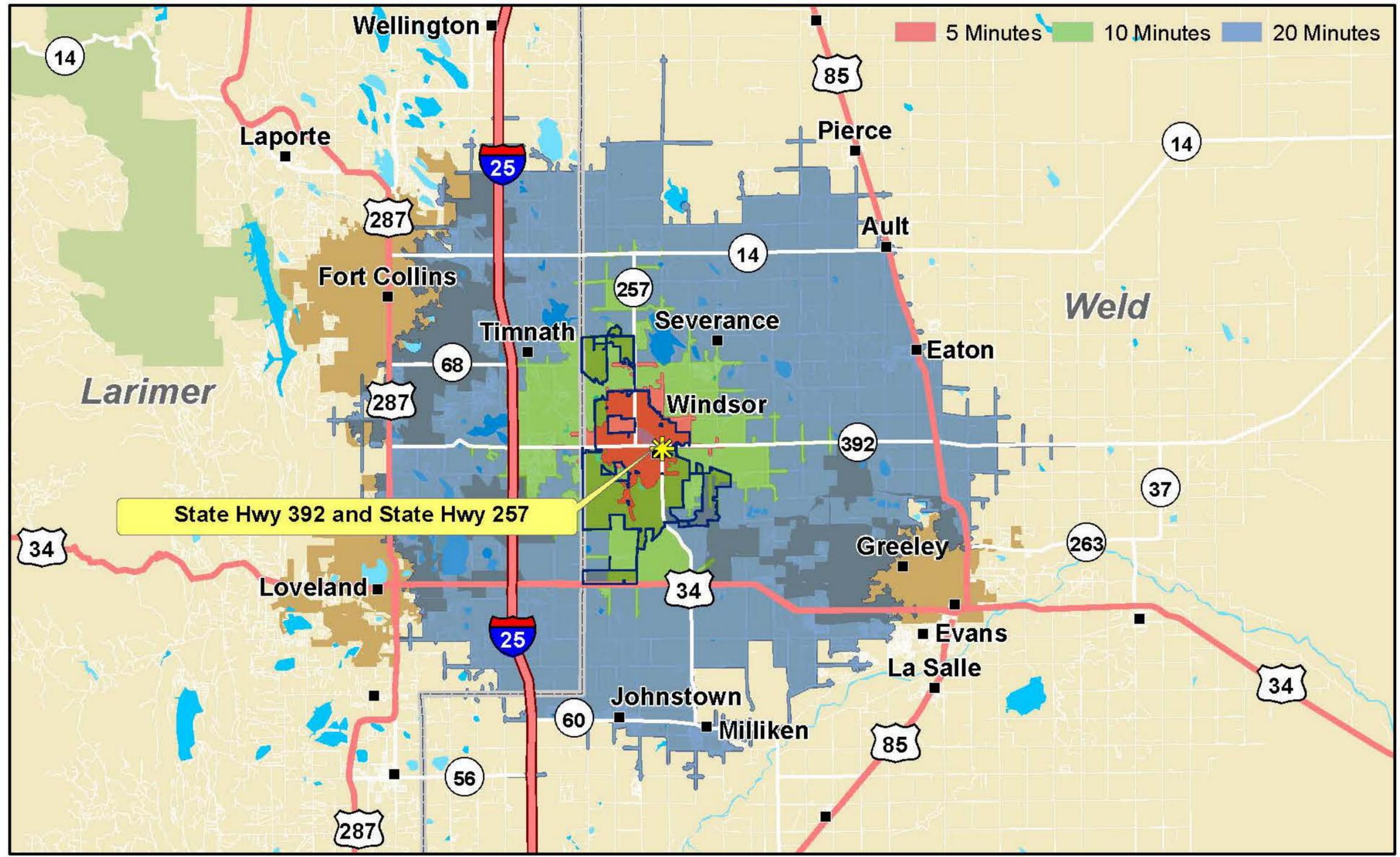
**Trade Area Demand**

**Total “Leakage” = 104,000 sf**

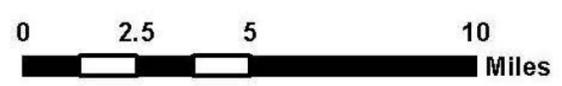
**Total New Household Demand = 366,000 sf**



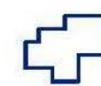
# STATE HWY 392 AND STATE HWY 257



N  
Date: Monday, May 02, 2016



 State Hwy 392 and State Hwy 257 Intersection

 Windsor Municipal Boundary



# STATE HWY 392 AND STATE HWY 257

## Attributes

- On the edge of Windsor's downtown
- Available land for new development
- New investment in immediate area (business park, library)
- Proximate to central residential core

## Challenges

- Competition from other parts of the community
- Existing below market rate environment

## Future Opportunity

- Local- and community serving retail/service and restaurant
- Vertical mixed-use with employment or housing with ground floor retail
- "Destination" potential
- Potential to serve future northeastern Windsor neighborhoods
- Higher-end or boutique retail trending upward

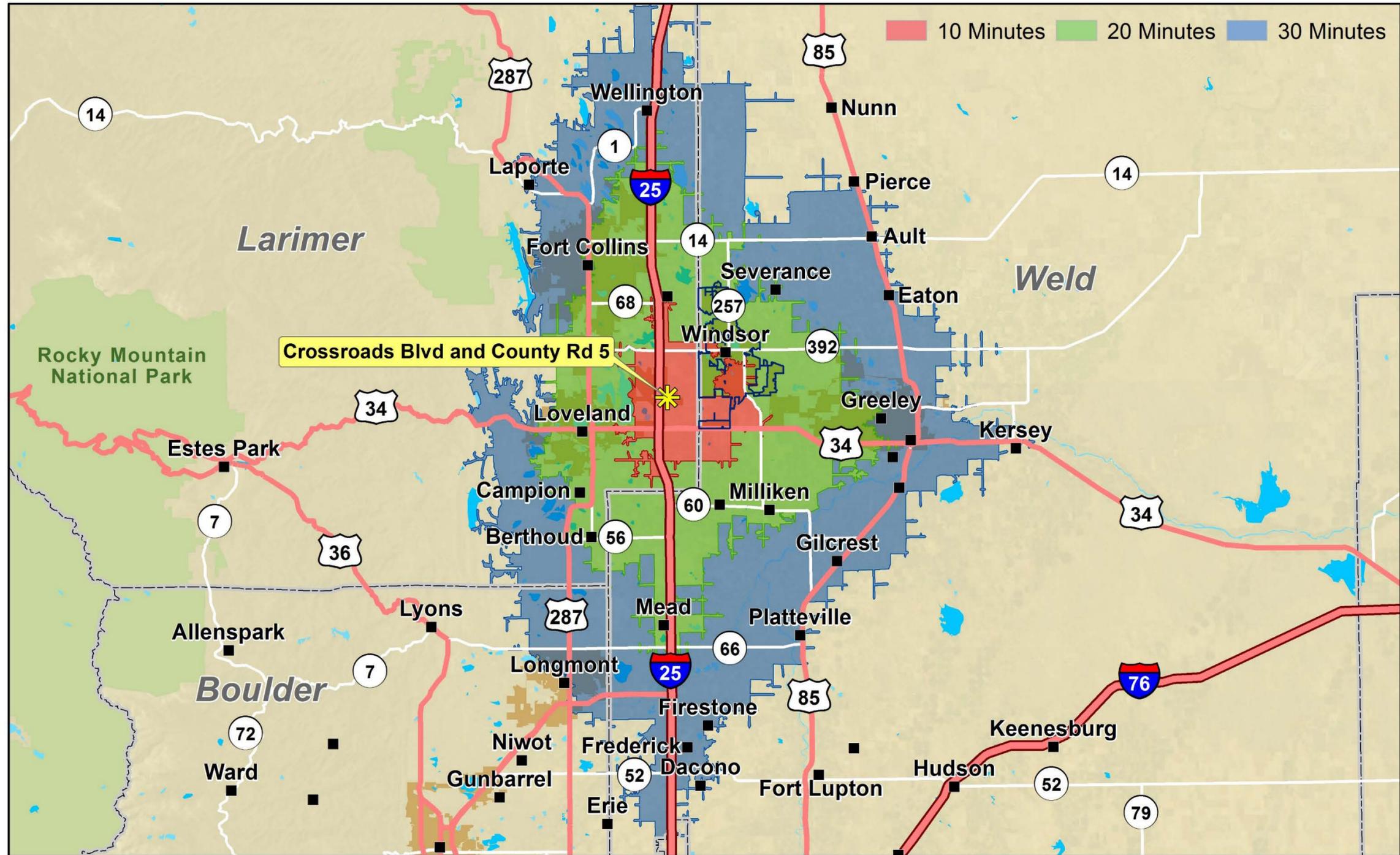
**Trade Area Demand**

**Total "Leakage" = 215,000 sf**

**Total New Household Demand = 357,000 sf**



# CROSSROADS BLVD AND COUNTY ROAD 5



North arrow pointing up.  
Date: Tuesday, May 10, 2016



 E Crossroads Blvd and County Rd 5
  Windsor Municipal Boundary



# CROSSROADS BLVD AND COUNTY ROAD 5

## Attributes

- Location for PeliGrande Resort & Windsor Conference Center (RTA project)
- Ample land for new development
- Potential extension/spin-off from Crossroads entertainment area

## Challenges

- Lack of development density yet
- Distance from major east-west connections (392 and US 34)

## Future Opportunity

- Entertainment and tourist-driven uses (lodging, foodservice and drinking places)
- Mixed-use activity area

**Trade Area Demand**

**Total “Leakage” = 645,000 sf**

**Total New Household Demand = 4.1 million sf**



# VISITOR/TOURIST RETAIL DEMAND

Crossroads Blvd and County Road 5

| Indicator                       | Town of Windsor |
|---------------------------------|-----------------|
| Estimated Annual Visitor Days   | 843,094         |
| Spending Per Visitor            | \$270           |
| Total Visitor Spending          | \$227,635,380   |
| % Spending on Retail Purchases* | 30%             |
| Total Visitor Retail Spending   | \$68,290,614    |
| Sales Per Square Foot           | \$250           |
| Supportable Retail Space        | 273,162         |

Visitor days include: the PeliGrande Resort and Windsor Conference Center; the Indoor Waterpark Resort of the Rockies; and the U.S. Whitewater Adventure Park.

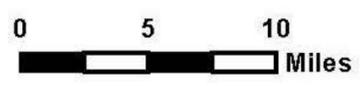
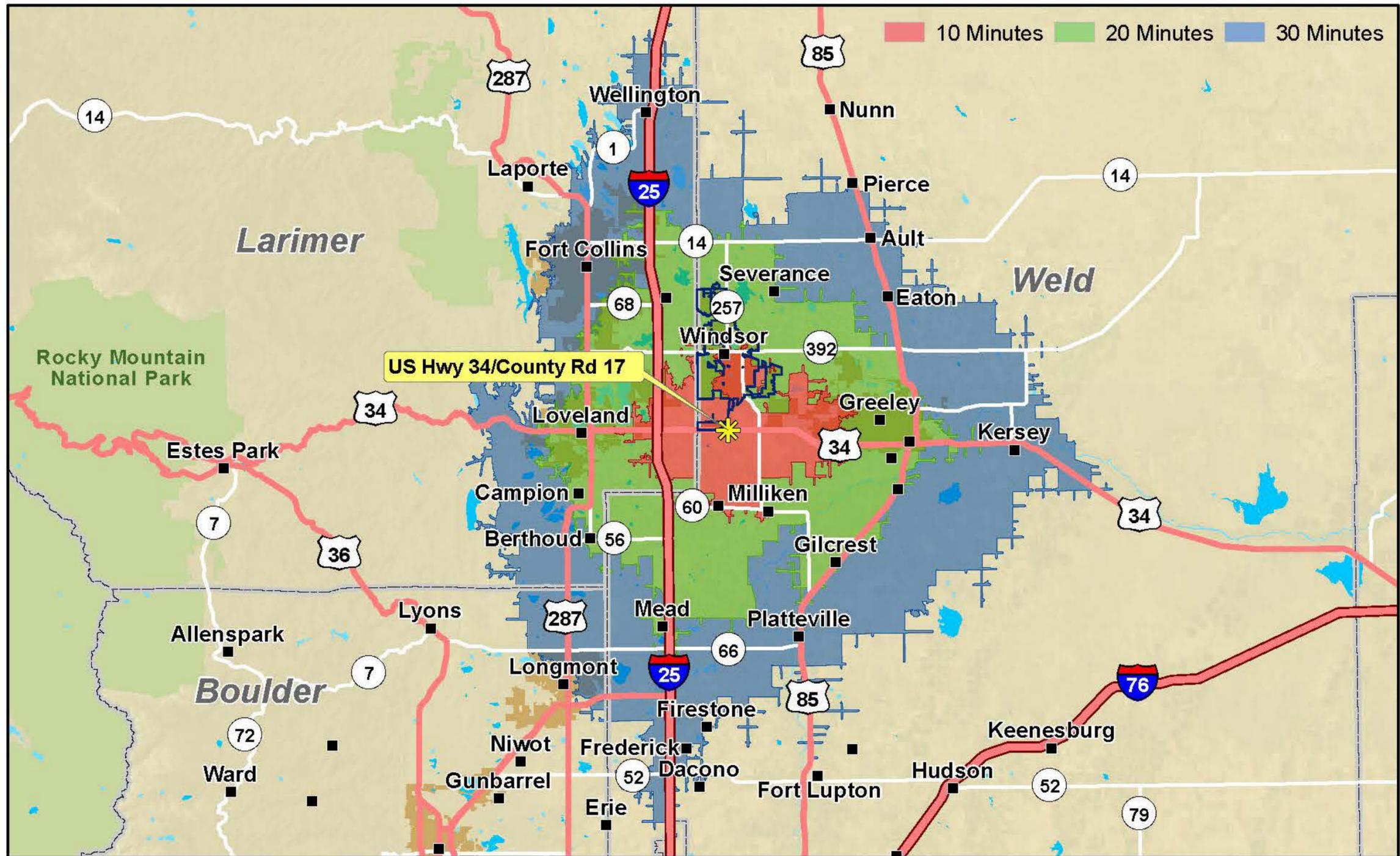
\*includes spending on food service, food stores and general retail.

Source: HVS; Anderson Analytics; and Ricker | Cunningham.

- As shown here, the total number of visitors to the Town of Windsor as a result of the proposed RTA project is expected to exceed 843,000 annually. This level of visitation could generate over \$227.6 million in total spending, approximately \$68.3 million of which would support retail categories such as food and beverage, foodservice and drinking places, and lodging/entertainment.
- This level of retail spending could potentially support an additional 273,200 square feet of space in the Trade Area.



# U.S. HIGHWAY 34 AND COUNTY ROAD 17



 U.S. Highway 34 and County Rd 17
  Windsor Municipal Boundary

N  
 Date: Tuesday, May 10, 2016



# U.S. HIGHWAY 34 AND COUNTY ROAD 17

## Attributes

- Takes advantage of U.S. Highway 34 regional access and visibility
- Good location for expansion of community retail/service base
- Ample land for new development
- Proximate to existing residential neighborhood and future employment base

## Challenges

- Lack of residential density yet
- Distance from communities to the east (Greeley) and west (Loveland)

## Future Opportunity

- Community-serving retail/service
- Mixed-use with housing, employment and retail

**Trade Area Demand**

**Total “Leakage” = 184,000 sf**

**Total New Household Demand = 2.8 million sf**



# COMMUNITIES “READY” FOR RETAIL INVESTMENT

## ■ **Up-To-Date Codes and Processes**

- Development codes and zoning maps up to-date and relevant
- Trained and empowered decisions-makers within key departments
- Actively seek quality development and developers
- Have clear, reliable processes and timetables

## ■ **Know and Understand Your Market**

- Current and reliable market data
- Supplement retailer’s research with local perspective
- Recent inventory of companies, what they do and where they are
- Detailed demographic and psychographic profiles
- Understand gaps in retail sales activity and spending

## ■ **Development Policies**

- Direct, coherent policies which foster desired quality levels and product types
- Open to incentives based on criteria used to determine meritorious projects for which assistance will be considered and / or provided





## MEMORANDUM

**Date:** August 8, 2016  
**To:** Mayor and Town Board  
**Via:** Kelly Arnold, Town Manager  
Scott Ballstadt, AICP, Director of Planning  
**From:** Josh Olhava, AICP, Senior Planner  
**Subject:** Discussion regarding a request to amend the allowed uses within the Commercial Corridor and Cooperative Planning boundaries of the SH 392 Development Plan Windsor-Severance Intergovernmental Agreement  
**Item #:** WKS 2

### **Background:**

Attached is a copy of a letter received from Mr. David Tschetter representing Global Asset Recovery, LLC., owner of property within the Commercial Corridor and Cooperative Planning boundaries defined by the Intergovernmental Agreement (IGA) between Windsor and Severance for the east SH 392 corridor. The IGA was adopted in 2000 by both Windsor and Severance for the development of land and for the provision of urban services and facilities along certain portions of SH 392 known as the Cooperative Planning Area (CPA).

- Section 3.(a)(2) of the IGA specifically “prohibited residential zoning within the CPA, unless such residential zoning was specifically agreed upon by both municipalities.”
- Section 4 goes on to state that “the parties intend that the area to be contained within the CPA be limited to commercial and industrial development...”
- In 2004, Windsor and Severance adopted the ‘Windsor-Severance Development Plan’ by Resolution 2004-02, which included the same language prohibiting residential zoning as the 2000 IGA. Specific commercial and industrial design standards and guidelines were also adopted as part of the 2004 plan (amended in 2014).
- The subject property is identified in the 2016 Comprehensive Plan as commercial land uses in the land use plan, residential areas framework plan, and the commercial and industrial areas framework plan.

### **IGA Amendment Request:**

- Mr. Tschetter is proposing a development concept within the Eastbrook 2<sup>nd</sup> and 3<sup>rd</sup> Annexations, located north of and adjacent to SH 392 and west of and adjacent to WCR 21. (see attached aerial exhibit)
- The concept primarily proposes single family detached housing and approximately 5.6 acres of multi-family development. (see enclosed concept plan map)
- As depicted on the concept plan map, the majority of the proposal is located within the Windsor-Severance CPA and is subject to the 2000 IGA and 2004 (amended in 2014) Development Plan requirements.
- Due to these requirements, Mr. Tschetter is requesting a variance (amendment) to the 2000 IGA and 2004 Development Plan to allow residential zoning and uses within the Eastbrook 2<sup>nd</sup> and 3<sup>rd</sup> Annexation properties. (reference concept plan map)

**Process to Amend the IGA:**

Section 4 of the December 11, 2000 IGA states:

The parties recognize that as annexations occur, and developments are proposed within the Geographic Area, it may be necessary to amend this Agreement to modify the boundaries of the CPA to include additional land that may be developed as commercial or industrial or to exclude land which will not be so developed. The parties agree that they shall fully cooperate with one another in adopting such amendments to this Agreement as may be necessary to effectuate the intentions of the parties as expressed in this paragraph.

If the consensus of the Town Board is to keep the IGA boundaries and language as is, then no further action is necessary. Staff will inform Mr. Tschetter that the Town will not pursue amendment of the IGA.

However, if the consensus of the Town Board is to consider an IGA amendment to allow residential uses within all or certain areas of the Eastbrook 2<sup>nd</sup> and 3<sup>rd</sup> Annexations, staff would recommend the following process:

1. Staff will prepare an analysis and formal recommendation on the IGA amendment request and schedule this as an action item on a future Town Board agenda.
  - a. If the Town Board decides not to move forward with an amendment to the IGA, no further action would be necessary. Staff will inform Mr. Tschetter that the Town will not pursue amendment of the IGA.
  - b. If the Town Board wishes to move forward with the IGA amendment as proposed in staff's recommendation, then the Town Board will authorize staff to send the amendment proposal to Severance for consideration.
  - c. If the Town Board makes changes to staff's recommendation, those changes can be incorporated and approved by resolution as a future consent agenda item.
2. If the Town Board decides to propose an amendment and the Town of Severance concurs, staff will schedule the agreed upon IGA amendment for Town Board approval.

**Enclosures:** IGA amendment request  
Applicant's concept plan map  
Aerial map of the property  
Excerpt from the 2000 IGA  
Excerpt from the 2004 Development Plan

pc: David Tschetter, representative for Global Asset Recovery, LLC

Mr. Josh Olhava, AICP  
Senior Planner  
Town of Windsor | Planning  
301 Walnut Street | Windsor, CO 80550

Re: Global Asset Recovery, through its representatives, is requesting a variance to the Cooperative Planning Area and the Commercial Corridor Area defined in the Intergovernmental Agreement, IGA, dated December 11, 2000 and modified on January 12, 2004 and again on May 12, 2014 between the town of Windsor, Colorado and Severance, Colorado for the project know as Village East.

Dear Josh,

Global Asset Recovery, through its representatives, has now submitted a new concept plan taking into consideration staffs' comments pertaining to water mitigation on the site. Based on that submittal, and new comments from staff, it has been determined that a variance to the Intergovernmental Agreement between the towns of Windsor and Severance Colorado, as it relates to the Cooperative Planning Area and the Commercial Corridor Area will be required for this concept to be acceptable to the Town of Windsor. We are requesting that we be placed on the first available work session of the town board to discuss the validity of our request for this variance.

The variance we are requesting will allow residential building to take place in both the Cooperative Planning Area and the Commercial Corridor Area as defined in the IGA between the municipalities of Windsor, Colorado and Severance, Colorado in our project.

Those areas are defined in the original IGA agreement under Section 2, Definitions,

(b) Cooperative Planning Area. Cooperative Planning Area (CPA) is a portion of Exhibit A and is specifically depicted thereon. The Cooperative Planning Area is a corridor defined as one-quarter (1/4) mile north and south of Colorado State Highway 392, bound on the west by Colorado State Highway 257 / Weld County Road 19, on the east by Weld County Road 23.

(d) Commercial Corridor Area. Commercial Corridor Area is a portion of the Cooperative Planning Area and is specifically depicted within the Cooperative Planning Area on Exhibit A. The Commercial Corridor Area is a corridor defined as one-eighth (1/8) mile north and south of Colorado State Highway 392, bound on the west by Colorado State Highway 257/Weld County Road 19" and on the east by Weld County Road 23.

We have provided an exhibit that reflects these defined areas and how they relate to our proposed concept plan.

The IGA goes on to state under Section 3 of the original agreement that residential zoning is only allowed if both municipalities specifically agree it to:

### 3. Comprehensive Development Plan for the Cooperative Planning Area

3.(a).2 Land use restrictions in the CPA, specifically including the prohibition of residential zoning within the CPA, unless such residential zoning is specifically agreed upon by both municipalities.

Additionally, if both municipalities agree to allow residential zoning, Section 3 of the IGA states that it must be in writing and the review period can be shortened by agreement.

(b) Upon the adoption of the Corridor Development Plan, in whole or in part, no development proposals, which for purposes of this Agreement shall include conditional use grants, shall be approved by either of the parties which are inconsistent with the plan adopted by the municipalities without the specific written consent of the board of trustees of each of the municipalities. It is understood and agreed that upon the adoption of this Intergovernmental Agreement, all plans and specifications for any development proposal within the boundaries of the CPA, received by either of the parties after the effective date of this Agreement, shall be forwarded to the other party for review and comment at least thirty (30) days prior to any action being taken on said development proposal. The review and comment period provided for herein may be shortened or extended by the parties by mutual agreement.

In Section 4 of the original IGA agreement Windsor and Severance anticipated that some developments would have cause that would necessitate the need for a variance to their IGA so they agreed to cooperate with each other to adopt such amendments.

4. Amendment of the Cooperative Planning Area Boundaries. The parties recognize that the boundaries of the CPA as established by this Agreement are reflective of current and projected land uses within the Geographic Area. The parties intend that the area to be contained within the CPA be limited to commercial and industrial development and that such development not be divided by the artificial boundaries established by this Agreement. The parties recognize that as annexations occur, and developments are proposed within the Geographic Area, it may be necessary to amend this Agreement to modify the boundaries of the CPA to include additional land that may be developed as commercial or industrial or to exclude land which will not be so developed. The parties agree that they shall fully cooperate with one another in adopting such amendments to this Agreement as may be necessary to effectuate the intentions of the parties as expressed in this paragraph.

Village East has become one of those developments that require such a variance. Staff is aware of the limiting factors to the site that have necessitated this request for a variance

to the IGA agreement between Windsor and Severance. However, I believe it would be beneficial to those not as familiar with the challenges associated with this site for us to give some historical background on the revisions to the John Law Drainage Basin imposed by FEMA that have impacted the site, curtailing development opportunities.

Our site became more challenging, as a direct result of the hydrologic and hydraulic study that was conducted by FEMA, for the Law Basin, that calculated up basin reservoirs would be operating at full capacity with no availability for additional water storage during a major event. When that criteria was applied to our site, the calculations of water flow on our site during a major event totaled 4400 cfs, a similar amount of water volume as the Poudre River above flood stage!!

The Towns of Windsor and Severance, to their credit, understood that the likelihood of challenging FEMA's new Flood Insurance Rate Map (FIRM) for the Law Basin with the new water flow calculations was unlikely, and that these changes would have a direct impact on development within their municipalities.

As a result in November 2012 the Draft Environmental Assessment of the John Law Ditch Flood Mitigation Project associated with the Town of Windsor, Colorado was released and determined;

“Historic drainage patterns in the vicinity of Windsor, including what is known as Law Basin, have been altered by the construction of the Greeley Number 2 Canal and two major roads: Weld County Road 21 (WCR 21) and Colorado State Highway 392 (SH 392), which cross the basin. Irrigation water is routed through the John Law Ditch, which flows through the middle of Law Basin. The John Law Ditch is approximately 20 feet wide and 4 feet deep and does not have the capacity to convey the 2-year storm event (Town of Windsor 2011)”.

Each construction alteration defined in that assessment, Weld County Road 21, Colorado State Highway 392 and the Greeley Number 2 Canal all come together to impact our site.

The report goes on to say;

“The floodplain associated with Law Basin was first delineated on a Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for Weld County dated March 18, 1980 (Town of Windsor 2011). Since that time, a hydrologic and hydraulic study was completed for Law Basin as part of Letter of Map Revision (LOMR) Case No. 08-08-0233P. An updated FEMA FIRM is available for the project area (Weld County, Colorado, Unincorporated Areas; Panel Number 0802660605D, Revised September 27, 1991). The revised floodplain was determined to be more extensive than that shown on the 1991 FIRM and includes 10 residential structures and two roads at risk of flooding during low 2-year to 10-year events (50- to 10-percent-annual-risk of flooding, respectively). SH 392 has traffic counts of approximately 8,200 vehicles per day and is at risk of overtopping during relatively minor events (less than a 10-year

event). SH 392 is a vital road in the project area and a major connector route between Greeley and Fort Collins. WCR 21 has traffic counts of 1,650 vehicles per day and is also at risk of overtopping during minor events (less than a 10-year event) (Town of Windsor 2011)".

We realize that a 128-page report has a lot more to say, but the underlining conclusion of that draft assessment was that the Town of Windsor decided;

“Based on the continuing risk of flooding, the Town of Windsor has identified the need to mitigate future flood events associated with the John Law Ditch east of Windsor near the intersection of WCR 21 and SH 392 by conveying stormwater runoff and flood flows without flooding residential properties and two roadways during floods up to and including a 10-year flood event. The primary need for the project is to reduce the flood risk to 10 residential properties and protect/maintain traffic flows on WCR 21 and SH 392 up to the 10-year storm event”.

It should be noted that we participated in working with the Town of Windsor to help facilitate the mitigation of Law Basin and were willing participants in this capital project.

We could spend more time on the impact the Law Basin water mitigation project has had on our site, but I believe we all understand the scope of this project, along with, the amount of time, money, and energy that has gone into preparing this location in Windsor for future storm events.

Our request for the variance of the Cooperative Planning Area and the Commercial Corridor Area associated with our project is based on what is now the highest and best use for the property now that the mitigation of water flows have been addressed through the John Law capital project undertaken by the Town of Windsor.

Our concept plan for Village East Phase 2 presented to staff for comment provides a solution to mitigation of 4400 cfs, with zero rise on the site. We believe that our concept provides a solution that improves the water mitigation at this difficult location where Weld County Road 21, Colorado State Highway 392 and the Greeley Number 2 Canal all come together.

We are now asking that the Towns of Windsor and Severance to agree to allow residential building in Cooperative Planning Area and the Commercial Corridor Area for our property for the following reasons.

1. The amount of land remaining in the Commercial Corridor Area of our project is only 3.98 acres with limited access.
2. The amount of ground remaining in the Cooperative Planning Area of the project is 29.74 acres. This ground is surrounded by residential zoning and with the amount of open space created by channels associated with the Law Project, or new detention and channeling created by our project, along with bordering the

Great Western Trail System the continuation of the Village East residential neighborhood looks is the highest and best use for the land.

3. Access off SH 392 at best is a right in, right out scenario, if access off SH 392 is viable at all to the project, making it impractical for Windsor residents traveling east bound on SH 392 to access the property for commercial purposes.
4. Water in the Law Basin flows at this location to the southwest and the practical location for future commercial development would be the northeast corner of Weld County Road 21 and SH 392. Both the access issues and additional water mitigation can be accomplished at that location with excellent SH 392 visibility.
5. The estimated assessed valuation for residential property tax on an additional 135 residential homes in this location would be \$3,223,800 based on the current average sale price of Homes in Village East.

We ask that you approve our request for this variance to the IGA and allow residential building to occur at this location within the Cooperative Planning Area and the Commercial Corridor Area for the site.

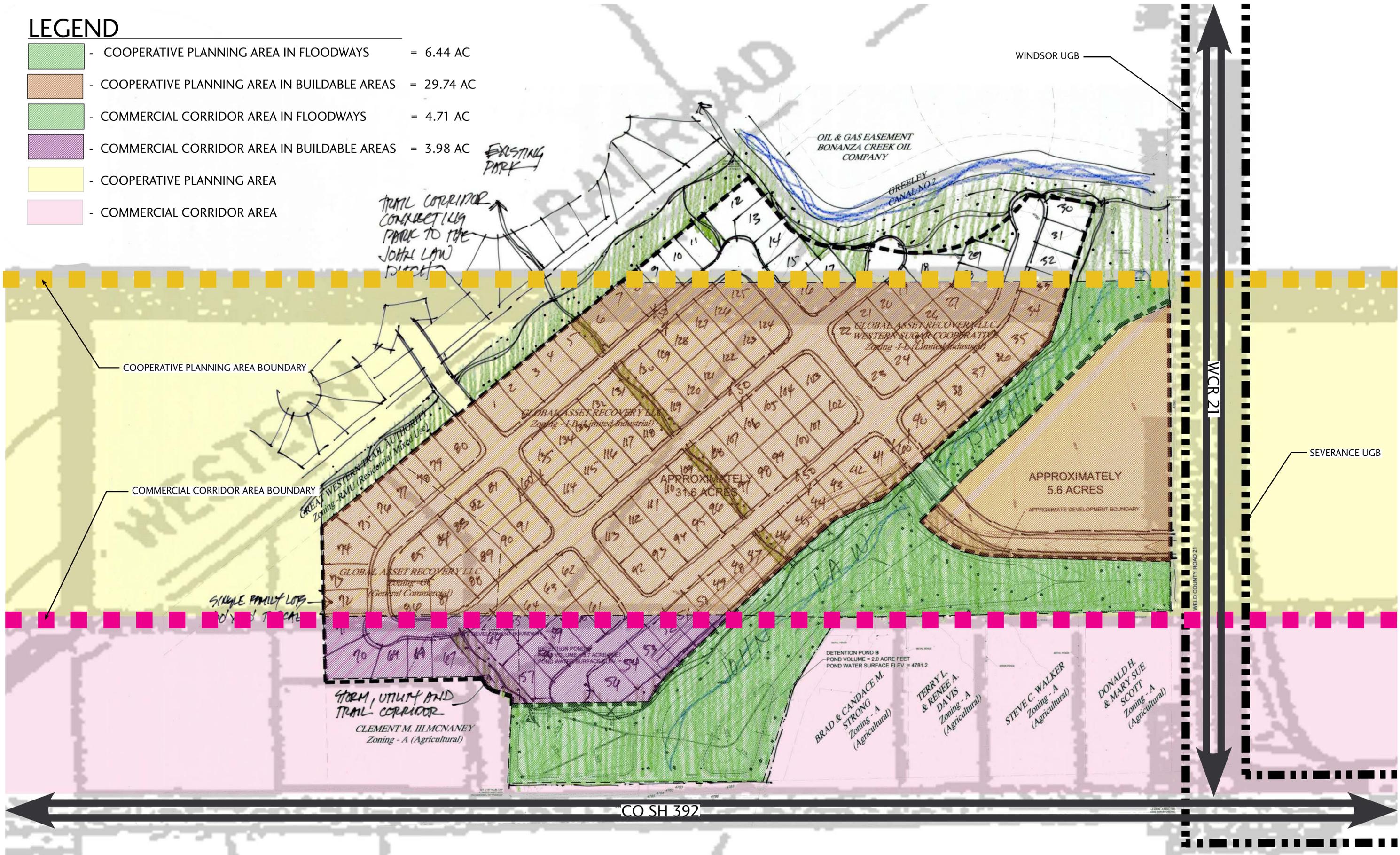
Thank you for your consideration on this issue.



David Tschetter  
Global Asset Recovery, as agent

# LEGEND

- COOPERATIVE PLANNING AREA IN FLOODWAYS = 6.44 AC
- COOPERATIVE PLANNING AREA IN BUILDABLE AREAS = 29.74 AC
- COMMERCIAL CORRIDOR AREA IN FLOODWAYS = 4.71 AC
- COMMERCIAL CORRIDOR AREA IN BUILDABLE AREAS = 3.98 AC
- COOPERATIVE PLANNING AREA
- COMMERCIAL CORRIDOR AREA

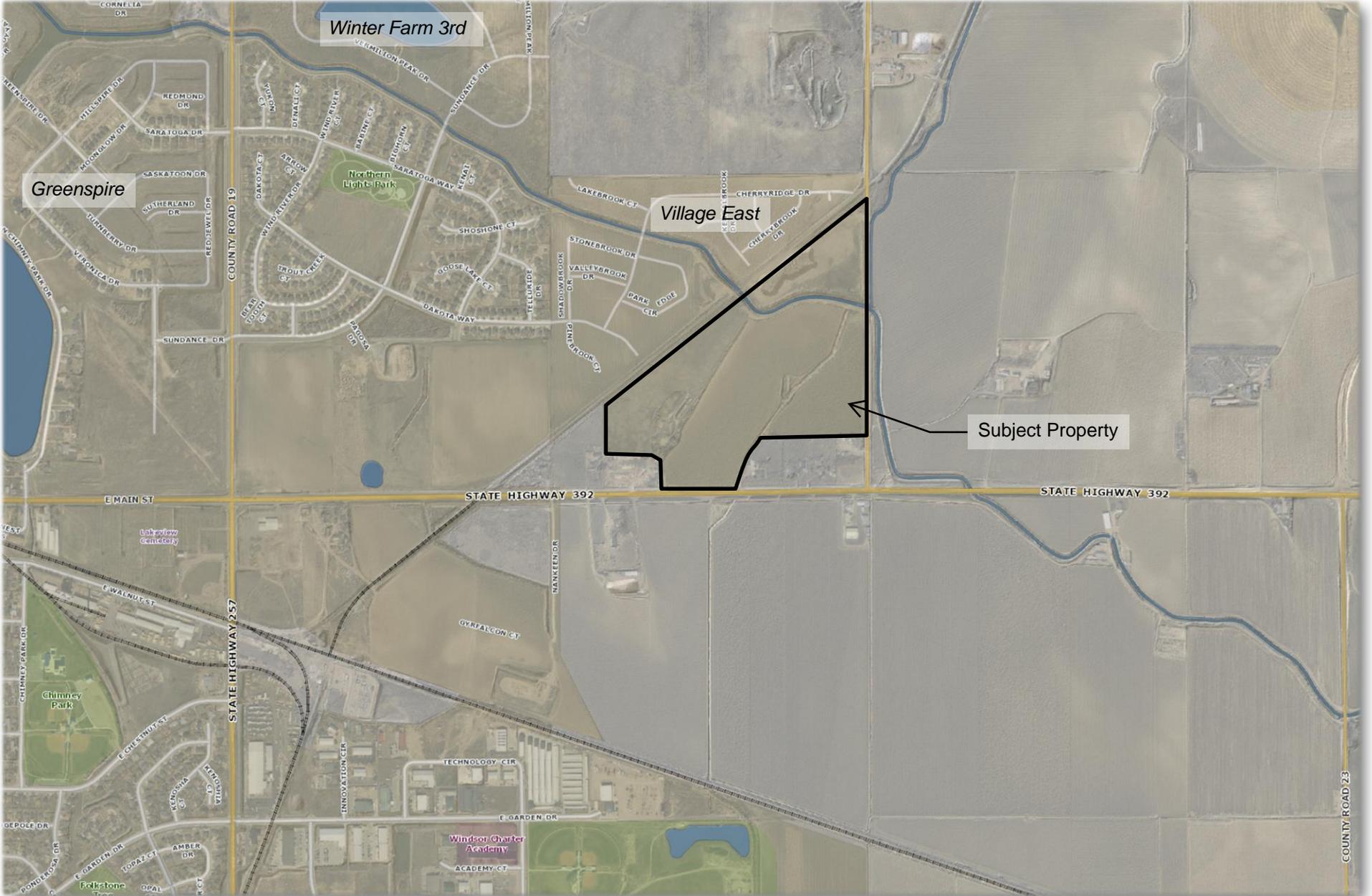


# VILLAGE EAST - Cooperative Planning Area and Commercial Corridor Area

DATE: 7.15.2016



Aerial Exhibit – Eastbrook 2nd and 3rd Annexations



3. Comprehensive Development Plan for the Cooperative Planning Area.

(a) Within twelve (12) months of their adoption of this Agreement, Windsor and Severance agree that they shall develop and implement a mutually acceptable comprehensive development plan, to be known as the Corridor Development Plan, for the development of land and for the provision of urban services and facilities within the CPA. It is anticipated that in the preparation of the Corridor Development Plan, the parties will consult with all other affected entities, including but not limited to, Weld County and all property owners within and adjacent to the CPA. It is understood and agreed that it may be necessary for the parties to elicit the assistance of outside consultants or other experts skilled in the preparation of such plans. The hiring of such consultants or other experts shall be subject to the approval of the board of trustees of each of the municipalities. In the event consultants or other experts are hired, all such outside costs will be borne by each of the parties on a per-capita basis.

It is further understood and agreed that the Corridor Development Plan, as prepared and adopted by Windsor and Severance, may address a wide variety of issues relating to cooperation between the municipalities; and, as such, the Corridor Development Plan may be adopted by the parties in stages. At a minimum, it is agreed that the Corridor Development Plan shall include provisions addressing the following:

- (1) Resolution of conflicts between the municipalities and the establishment of consistent UGBs.
- (2) Land use restrictions in the CPA, specifically including the prohibition of residential zoning within the CPA, unless such residential zoning is specifically agreed upon by both municipalities.
- (3) The location, design, construction, maintenance, and financing of streets and highways within the CPA.
- (4) The issuance, approval, and review of building permits within the CPA.
- (5) Provisions for government services within the CPA, including but not limited to, utility services, law enforcement, fire and emergency services, and code enforcement.
- (6) A drainage master plan for the CPA including the planning, design, construction, maintenance and financing of drainage improvements and facilities.
- (7) Provisions for the development and maintenance of parks, recreation services, and open space within the CPA.
- (8) Provisions for setbacks, design standards, landscaping, and



maintenance of rights-of-way within the CPA.

(b) Upon the adoption of the Corridor Development Plan, in whole or in part, no development proposals, which for purposes of this Agreement shall include conditional use grants, shall be approved by either of the parties which are inconsistent with the plan adopted by the municipalities without the specific written consent of the board of trustees of each of the municipalities. It is understood and agreed that upon the adoption of this Intergovernmental Agreement, all plans and specifications for any development proposal within the boundaries of the CPA, received by either of the parties after the effective date of this Agreement, shall be forwarded to the other party for review and comment at least thirty (30) days prior to any action being taken on said development proposal. The review and comment period provided for herein may be shortened or extended by the parties by mutual agreement.

**4. Amendment of the Cooperative Planning Area Boundaries.** The parties recognize that the boundaries of the CPA as established by this Agreement are reflective of current and projected land uses within the Geographic Area. The parties intend that the area to be contained within the CPA be limited to commercial and industrial development and that such development not be divided by the artificial boundaries established by this Agreement. The parties recognize that as annexations occur, and developments are proposed within the Geographic Area, it may be necessary to amend this Agreement to modify the boundaries of the CPA to include additional land that may be developed as commercial or industrial or to exclude land which will not be so developed. The parties agree that they shall fully cooperate with one another in adopting such amendments to this Agreement as may be necessary to effectuate the intentions of the parties as expressed in this paragraph.

**5. Urban Growth Boundaries and Annexation.**

(a) The parties agree that upon the adoption of this Agreement, they shall forthwith make such adjustments to their respective comprehensive plans or other official documents to reflect the UGBs as set forth in the Geographic Area.

(b) Windsor shall have exclusive authority to exercise its annexation powers and to provide services within its UGBs as described on Exhibit A.

(c) Severance shall have exclusive authority to exercise its annexation powers and to provide services within its UGBs as described on Exhibit A, except as modified by the provisions for water and sewer services set forth in paragraph 6 of this Agreement.

(d) Both parties specifically agree that upon the receipt or preparation by either of them of any documents proposing annexation within the CPA, copies of all such documents shall

345

3180345 05/14/2004 02:12P Weld County, CO  
1 of 30 R 151.00 D 0.00 Steve Moreno Clerk & Recorder

RECORDER'S MEMORANDUM.  
THIS DOCUMENT WAS FOUND  
TO BE INADEQUATE FOR  
SCANNING PURPOSES.



## WINDSOR-SEVERANCE DEVELOPMENT PLAN

January 12, 2004

On December 11, 2000 the Towns of Windsor and Severance entered into an Intergovernmental Agreement (IGA) to provide for orderly and harmonious growth along the Colorado State Highway 392 (SH 392) Corridor. Section 3 of the IGA directed that a Comprehensive Development Plan for the Cooperative Planning Area along the SH 392 Corridor be developed to address all of the following issues: urban growth boundaries; land use restrictions; streets and highways; building permits; government services; drainage; parks, recreation and open space; setbacks, design standards, landscaping, and maintenance of rights-of-way; and land uses.

Lastly, and due to the facts that (a) any future development at or in the vicinity of the intersection of Weld County Road 23 (WCR 23) and SH 392 will be an integral part of the long-term development of the Town of Severance, and (b) the easternmost portion of the Cooperative Planning Area is contiguous to WCR 23, the same design and performance standards which have been included in this Development Plan for the SH 392 Corridor have also been included for all development along that portion of WCR 23 which is located within the Cooperative Planning Area.

### I. URBAN GROWTH BOUNDARIES

***Scope and Purpose.*** This Section addresses the resolution of conflicts between the municipalities and the establishment of consistent Urban Growth Boundaries (UGBs).

These boundaries were established and agreed upon by both municipalities when the IGA was adopted. These boundaries are depicted in Exhibit "A," attached hereto and incorporated herein by this reference. In order to make any amendments to these UGBs, both municipalities must agree to do so.





## FUTURE TOWN BOARD MEETINGS

Work Sessions & Regular Meetings will be held in the Board Chambers unless otherwise noted.

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|  |   |
|--|---|
| August 15, 2016<br>6:00 p.m.   | Town Board Work Session<br>2017 Revenue and CIP discussion<br>Public Works project update |
| August 22, 2016<br>6:00 p.m.   | Town Board Work Session<br>PVREA update   |
| August 22, 2016<br>7:00 p.m.   | Town Board Meeting  |
| August 29, 2016  | Fifth Monday  |
| September 5, 2016<br>6:00 p.m.   | Labor Day holiday   |
| September 12, 2016<br>5:30 p.m./1 <sup>st</sup> floor<br>conference room | Board/Manager/Attorney Monthly Meeting<br>School District bond update (tentative)         |
| September 12, 2016<br>7:00 p.m.  | Town Board Meeting<br>Kern Board Meeting  |
| September 19, 2016<br>5:00 p.m./CRC                                      | Town Board Work Session<br>NISP work session and tour                                     |
| September 26, 2016<br>6:00 p.m.  | Town Board Work Session   |
| September 26, 2016<br>7:00 p.m.  | Town Board Meeting  |
| October 3, 2016<br>6:00 p.m.   | Town Board Work Session   |
| October 10, 2016<br>5:30 p.m./1 <sup>st</sup> floor conference room      | Board/Manager/Attorney Monthly Meeting  |
| October 10, 2016<br>7:00 p.m.  | Town Board Meeting  |
| October 17, 2016<br>6:00 p.m.  | Town Board Work Session<br>Budget follow up discussion                                    |
| October 24, 2016<br>6:00 p.m.  | Town Board Work Session   |

October 24, 2016            Town Board Meeting  
7:00 p.m.

October 31, 2016            Fifth Monday

**Additional Events**

October 8, 2016            Town Board Budget work session

**Future Work Session Topics**

Continuation of Water Discussion  
Water Rights Dedication Policy  
Broadband discussion  
CIP Parks Master plan  
Economic Development Incentive Program review  
Review of current Intergovernmental Agreements  
Road Impact Fee review/update  
Code Update kick off – Chapter 15-17 code update (September)  
Overview of Police Operations  
Greeley Loveland Water Irrigation Company follow up (September)  
Weld County CPA Design Standards