

WINDSOR DOWNTOWN DEVELOPMENT AUTHORITY

Plan of Development

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PLAN OF DEVELOPMENT

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FOREWORD TO THE PLAN OF DEVELOPMENT

This Plan of Development is an essential first step, required by Colorado law, in determining how to make downtown Windsor a better place for people. The needs of the downtown area have been recognized over the past ten years in vision documents, comprehensive and strategic plans and master planning efforts. All of these have identified the need to have a strong downtown for the economic health and future of Windsor.

Foremost this Plan of Development and the studies that have preceded it are for people, for their convenience and enjoyment. Unless people are attracted by what we do, our efforts and expenditures will ultimately fail. Consequently, this Plan places top priority on supporting private enterprise, development and redevelopment.

The emphasis of this Plan is on needs of downtown Windsor and the type of projects that are required to satisfy those needs, rather than dictating the physical location, dimensions and design which can only evolve through continual planning efforts.

THE DISTRICT



The district boundary, as shown on the preceding map, outlines the area in which the Downtown Development Authority (DDA) will exercise its statutory powers. The district boundaries were established on the basis of the best information available at the time. It is intended that the boundaries will change given changing times and circumstances. Property owners adjoining the district are encouraged to petition for inclusion if and when the uses and purposes of the property become compatible with the purposes of the district.

Legal Description
of the District

Lying within the Southeast quarter of Section 17, the Southwest quarter of Section 16, the Northeast quarter of Section 20, and the Northwest quarter of Section 21, Township 6 North, Range 67 West of the 6th Principal Meridian, Weld County, Colorado;

Beginning at the Northeast corner of Block 1, Bowman's Addition to the Town of Windsor, on the westerly right-of-way of Seventh Street, said point also being known as the Southwest corner of the intersection of Seventh and Main Streets;

Thence in a Northerly direction along the projection of the westerly right-of-way of Seventh Street to the Northeast corner of Lot 1, McCarthy Subdivision, Second Filing;

Thence in a generally Eastnortheasterly direction, across Seventh Street to the Southwest corner of the North half of Block 7, original Town of Windsor Plat, said point being on the northerly right-of-way of the platted alley;

Thence Easterly along the northerly right-of-way of said alley to the Southeast corner of the North half of said Block 7, said point being on the westerly right-of-way of Sixth Street;

Thence Northerly along said westerly right-of-way of Sixth Street to the Northeast corner of said Block 7, said point being on the southerly right-of-way of Ash Street;

Thence Westerly along said southerly right-of-way of Ash Street to the Northwest corner of said Block 7;

Thence continuing Westerly, across Seventh Street, to the Northeast corner of Lot 2, Calabria Subdivision Third Filing, said point being on the westerly right-of-way of said Seventh Street;

Thence Northerly across Ash Street to the Southeast corner of Lot 17, Block 1, Calabria First Filing, said point being on the westerly right-of-way of said Seventh Street;

Thence Northerly along the westerly right-of-way of said Seventh Street to the Northeast corner of said Lot 17, Block 1;

Thence in a generally Eastsoutheasterly direction, across Seventh Street to the Northwest corner of Lot 24, Burlington Subdivision, said point being on the easterly right-of-way of said Seventh Street;

Thence Southeasterly along the Northerly line of said Lot 24 to the Northeast corner thereof, said point being on the westerly right-of-way of Sixth Street;

Thence continuing Southeasterly across Sixth Street to the Northwest corner of Lot 23, Burlington Subdivision, said point being on the easterly right-of-way of said Sixth Street;

Thence continuing Southeasterly along the Northerly line of said Lot 23 to the Northeast corner thereof, said point being on the westerly right-of-way of Fifth Street;

Thence continuing Southeasterly across Fifth Street to the Northwest corner of Lot 22, Burlington Subdivision, said point being on the easterly right-of-way of said Fifth Street;

Thence continuing Southeasterly along the Northerly line of said Lot 22 to the Northeast corner thereof, said point also being the Northwest corner of Lot 21, Burlington Subdivision;

Thence continuing Southeasterly along the Northerly line of said Lot 21 to the most Easterly corner thereof, said point being on the northerly right-of-way of Main Street;

Thence Easterly along the northerly right-of-way of Main Street to its intersection with Southerly line of that parcel of land recorded under Reception No. 02425229 in the records of the Weld County Clerk and Recorders Office;

Thence following the boundary of said parcel of land, in a clockwise direction, and considering the South line of the Southwest Quarter of Section 16, Township 6 North, Range 67 West of the 6th PM to bear S 90°00'00"W, with all bearings

contained herein relative thereto, the following six courses: 1) N72°27'13"W, 283.73 feet; 2) 86.27 feet along the arc of a curve to the right having a central angle of 00°26'00" and a radius of 11,409.16 feet whose long chord bears N72°14'13"W, 86.27 feet; 3) N17°58'47"W, 87.04 feet; 4) N65°45'16"E, 42.52 feet; 5) N88°10'25"E, 103.40 feet; 6) S85°18'08"E, 110.34 feet;

Thence leaving the boundary of said parcel of land for the following three courses: 1) N00°04'48"E, 24.28 feet; 2) S72°27'13"E, 215 feet; 3) S00°04'48"W, 50 feet;

Thence along the Northerly boundary of said parcel of land, S72°27'13"E, approximately 154.97 feet to the Northeast corner thereof, said point also being on the westerly right-of-way of Second Street;

Thence Southerly along a line that is a projection of the westerly right-of-way of Second Street to a point on the southerly right-of-way of Main Street;

Thence Westerly along the southerly right-of-way of Main Street to its intersection with the easterly right-of-way of Third Street;

Thence Southerly along the easterly right-of-way of Third Street to the Northwest corner of the South half of Block 12, original Town of Windsor plat, said point being on the easterly right-of-way of Third Street and the southerly right-of-way of the east-west platted alley;

Thence Westerly across Third Street to a point on the westerly right-of-way of Third Street, said point being the Northeast corner of the South half of Block 11, original Town of Windsor plat;

Thence continuing Westerly along the southerly right-of-way of the east-west platted alley, through Blocks 11, 10, 9, and 8, original Town of Windsor plat, crossing Fourth Street, Fifth Street, and Sixth Street, to the Northwest corner of the south half of said Block 8, to a point on the easterly right-of-way of Seventh Street;

Thence Westerly across Seventh Street to a point on the westerly right-of-way of said Seventh Street, said point also being the Northeast corner of the south half of Block 1, Bowman's Addition to the Town of Windsor; and

Thence Northerly along the westerly right-of-way of said Seventh Street and easterly right-of-way of said Block 1, to the northeast corner thereof, said point being the Point of Beginning.

OBJECTIVES AND PURPOSES

The primary objectives of the Windsor Downtown Development Authority (“DDA”) are to promote the safety, prosperity, security and general welfare of the district and its inhabitants, to prevent deterioration of property values and structures within the district, to prevent the growth of blighted areas within the district, to assist the Town of Windsor in the development, redevelopment and planning of the economic and physical restoration and growth of the district, to improve the overall appearance, condition and function of the District, to encourage a variety of uses compatible with Windsor Lake and Boardwalk Park, to sustain and improve the economic vitality of the District, to promote the historic and cultural elements of the District, and to encourage pedestrian traffic and security in the District. To achieve these objectives, the specific goals of the DDA include, but are not limited to, the following:

1. To work with merchants, developers/builders, business, arts and citizen committees and other organizations for maximum input and evaluation of all development recommendations.
2. To maintain and revitalize the district as a center for commercial, financial, governmental, social, recreational, and cultural activities and to prevent deterioration from occurring.
3. To prevent fragmentation of the central core by planning for a variety of land parcel sizes and mixed-uses which will foster a balance between small businesses, intermediate-size projects and major projects as well as between local owners, regional businesses and national businesses.
4. To promote and support private and public developments that are consistent with the plans and objectives of the DDA, including but not limited to, acquiring, constructing, equipping and developing commercial properties and making adequate utilities and public facilities available for private development.
5. To improve the pedestrian flow and protection for pedestrians.
6. To increase equal to the need, the net supply of off-street parking spaces within the district.
7. To encourage private residential restoration, rehabilitation and development within the district through public improvements and assistance so as to prevent deterioration of existing structures and property values.
8. To encourage the preservation or reuse of historically or architecturally significant buildings in the district including, but not limited to, finding sources of funds and participating in lending funds compatible with enabling legislation and the plans and objectives of the DDA.
9. To work toward adjustments in zoning, building codes, fire regulations and administrative policies, consistent with public safety, to encourage rehabilitation and reuse of existing buildings.
10. To encourage the development of new and rehabilitated buildings for use as needed to achieve a balanced mix of products and services within the district, including, but not limited to, providing sites and/or lease space compatible with enabling legislation and plans and objectives of the DDA.
11. To increase the total housing supply within the district.

12. To improve the visual attractiveness of the district including, but not limited to, facade renovations; improving public streets and alleys by the installation of new surfacing, curbs, gutters, sidewalks and the placing of visually integrated street furniture and landscaping; and the development and improvement of street lighting systems.
13. To construct, install, and place underground publicly and privately owned utility and communications systems.
14. To promote a diversity of activities in the district.
15. To encourage the renovation and reuse of vacant and deteriorated structures within the district.
16. To improve the usefulness and accessibility of sites and streets, thereby promoting the growth of the district and reducing economic, physical, and social decline in the district.

17. To assist the Town in promoting partnerships with the Colorado Department of Transportation and the Great Western Railroad to relieve traffic, transportation and rail conflicts through the downtown.

18. To encourage the creation and continuation of public events held within the district.
19. Promote and market the district.
20. Promote Windsor's unique identity as a way of differentiating downtown Windsor from other communities.

PLAN OF DEVELOPMENT PROJECTS

The projects, facilities, programs and functions to be established and provided in the district will benefit and promote the health, safety, prosperity, security and general welfare of all occupants and owners thereof and will prevent deterioration of property values, will prevent the growth of blighted areas, and will be of special benefit to all property within the district.

Descriptions of specific projects proposed are as follows:

- A. The promotion of, participation in, and assistance to private and public developments consistent with the priorities of the DDA by all means permitted by federal, state and local laws and regulations, including but not limited to, land assemblage, and/or acquiring, constructing, reconstruction, rehabilitating, equipping, selling and leasing space in connection with the following projects:
 - a. Office
 - b. Retail/commercial
 - c. Housing
 - d. Light manufacturing
 - e. Transportation-related facilities
 - f. Such other types of projects that are consistent with the objectives and purposes

- B. Public facilities and improvements as necessary to complement private developments including, but not limited to, the following:
 - a. Utilities
 - i. Underground, power and communication distribution system;
 - ii. Water, sanitary sewer and fire protection;
 - iii. Storm sewers and other wastewater drainage systems;
 - iv. Natural gas systems.
 - b. Streets and alleyways
 - i. Resurfacing
 - ii. Landscaping
 - iii. Signage
 - iv. Lighting
 - v. Signalization
 - vi. Relocating and vacating
 - vii. Curbs and gutter
 - viii. Trails
 - c. Sidewalks and pathways

- C. A parking program to provide sufficient public parking to service all occupants and owners within the district including, but not limited to, the following:

- a. Construction of parking garages and lots concentrating on areas of present parking deficiencies and future growth.
 - b. Increase the efficiency and effectiveness of existing parking.
 - c. Introduce programs to reduce the need for parking such as trails.
 - d. Establish special parking zones and regulations.
- D. A pedestrian and vehicular circulation system, including but not limited to, the following features:
- a. A pedestrian system including but not limited to:
 - i. Canopies and shelters
 - ii. Seating and rest areas
 - iii. Lighting
 - iv. Information and directory centers
 - v. Handicapped accessibility
 - vi. Landscaping
 - vii. Pedestrian graphics
 - b. A program to reduce automobile-pedestrian conflicts that would include such items as:
 - i. Design standards for pedestrian walkways and intersections
 - ii. Vehicle speed control devices such as signs, signals, pavement grooves and pavement treatments.
 - iii. Separate sidewalks from traffic lanes by visual and safety screening in those areas where conflicts exist.
- E. A beautification program to the following areas:
- a. At major entrance areas install improvements that will define and enhance the entrance such as landscaping, lighting, decorative structures, fountains, graphics, and other appropriate features.
 - b. Beautify and further utilize the areas near Windsor Lake and Boardwalk Park and their connection to the downtown businesses; providing building sites for commercial and residential uses in the close vicinity to the Park; increase and enhance pedestrian and vehicular connections to the Park.
 - c. Beautify walkways, park areas and plazas by appropriate landscaping, decorative structures, graphics, lighting, fountains, rest areas, trash receptacles, bazaar and entertainment areas and by making sites available for sidewalk cafes and other casual meeting areas.
- F. A convention/exhibition facility to be built in conjunction with private development of a downtown hotel and banquet hall.

STRATEGIC DOWNTOWN PLAN

An immediate need of the DDA is the development of a Strategic Downtown Plan, based on the following adopted plans attached as Appendices I through VI, which will establish DDA priorities and the strategies for accomplishing such priorities.

Appendix I: 2006 Update of the 2002 Town of Windsor Comprehensive Plan

The Comprehensive Plan provides a complete description of the Town's physical and social attributes and outlines the future goals for which the community should strive. The Plan intends to establish land use and development patterns that reflect the needs and desires of the Town's citizens and provides guidance to the Town staff and elected and appointed officials as they make land use decisions.

Appendix II: Downtown Corridor Plan and Downtown Corridor Plan Map

The Downtown Corridor Plan was adopted in 1999 as a mechanism to ensure the maintenance of the historic character of the original Town of Windsor, to provide guidance and direction for renovations and proposed new construction and to ensure the long-term economic vitality of the core Town area through quality development and redevelopment.

Appendix III: Downtown Windsor Design Guidelines & Financing Plan

Adopted in February of 2010, the Downtown Windsor Design Guidelines and Financing Plan intends to build upon past planning efforts by identifying both urban design recommendations to improve Downtown Windsor and the appropriate financing solutions to implement those recommendations.

Appendix IV: 2010 Town of Windsor Strategic Plan

The 2010 Town of Windsor Strategic Plan identifies specific goals and objectives that the Windsor Town Board will place increased emphasis on in the coming years. The Plan was developed with input from individuals representing a broad spectrum of Windsor, from residents to business owners.

Appendix V: Town of Windsor Vision 2025

Adopted in September of 2005, The Vision 2025 plan is a community-created guide that reflects a vision of the Town of Windsor, with accompanying suggested goals and implementation strategies, to aid the Town on its journey to the year 2025. The Vision 2025 document is an update to the original Vision 2020 document which was completed in 1999.

Appendix VI: Windsor Downtown Survey Report

In 2007, the Town secured a grant from the State Historical Fund to complete an intensive-level architectural and historical survey of the buildings in downtown Windsor. The report, *The Struggle for Identity: Windsor's Historic Downtown*, includes the historical context and evolution of downtown

Windsor along with a summary of the survey findings. The survey forms for the 48 individual properties may be found at www.historitecture.com/projects/windsordowntown.html.

The above-described plans, and any future amendments thereto, shall be part of this Plan of Development.

METHODS OF FINANCING PROJECTS

In order to finance the projects and purposes of the DDA, the following financial sources are authorized to be utilized:

- A. Proceeds of bonds of, loans or advances to, or indebtedness incurred by the Town of Windsor secured by the pledge of the following tax revenues for the maximum period of time authorized by C.R.S. § 31-25-807(3):
 - a. Property Tax Increments
All of that portion of property taxes in excess of such taxes which are produced by the levy at the rate fixed each year by or for any public body upon the valuation for assessment of taxable property within the boundaries of the district last certified prior to the effective date of approval by the Town of Windsor Town Board of this Plan of Development or, as to an area later added to the boundaries of the district, the effective date of the modification of this plan.
 - b. Municipal Sales Tax Increment
All or any portion of municipal sales tax in excess of such taxes collected in the district for the twelve month period ending on the last day of the month prior to the approval of the DDA and the Town Board of an amendment to this Plan of Development to be evidenced by a written agreement between the Town and the DDA setting forth the details of such municipal sales tax financing to be utilized in connection with DDA projects.
 - c. Other sources
Such other sources of revenue for repayment of bonds, loans, advances or other indebtedness of the Town of Windsor as may be authorized by law.

All such taxes described in this paragraph A shall be adjusted, collected, allocated and used as set forth in C.R.S. § 31-25-807(3), as amended from time to time.

- B. Membership fees
- C. Private contributions
- D. Proceeds of loans to the DDA
- E. Fees and other charges imposed in connection with projects undertaken by the DDA
- F. Grants and other funds made available by public agencies and other entities
- G. All types of bond issues, including industrial development revenue and special assessment bonds, and
- H. All such other sources and methods as may be authorized by law from time to time, including but not limited to, C.R.S. § 31-25-801, et seq.

Appendix I

The 2006 Update of the 2002 Town of Windsor Comprehensive Plan is included in the original copy of this plan and is by reference incorporated as part of such plan.

Appendix II

The Downtown Corridor Plan & Downtown Corridor Plan Map are included in the original copy of this plan and are by reference incorporated as part of such plan.

Appendix III

The Downtown Windsor Design Guidelines & Financing Plan are included in the original copy of this plan and are by reference incorporated as part of such plan.

Appendix IV

The 2010 Town of Windsor Strategic Plan is included in the original copy of this plan and is by reference incorporated as part of such plan.

Appendix V

The Town of Windsor Vision 2025 document is included in the original copy of this plan and is by reference incorporated as part of such plan.

Appendix VI

The Windsor Downtown Survey Report is included in the original copy of this plan and is by reference incorporated as part of such plan.