



HOLTKAMP  
PLANNING



Historic Windsor Mill Feasibility Study



**KL&A, Inc.**  
Structural Engineers and Builders

## **Feasibility Study of the Historic Windsor Milling and Elevator Company Building**

**Presented to:**

**Windsor, Colorado**

**Downtown Development Authority**

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## **Introduction**

The Windsor Mill is a property that can serve as an anchor to the central business district and be a capstone on the successful revitalization efforts. The Mill has a unique architecture, and is one of the few surviving examples of stacked plank construction, which was common in mills and other industrial buildings. Few of these survive due to fire and demolition. This creates an opportunity for the Mill to become an iconic destination for Windsor, attracting visitors from the region and even outside of Colorado because of its unique character and appeal.

## **Process**

The City selected Holtkamp Planning, Jay Corder, Architect, Root Architecture, and KL&A Engineering as the design team to develop the feasibility study. The study is an effort to identify the opportunities available in redeveloping the Mill, along with a strategy for its successful revitalization. The goal is to create a plan that Windsor can use to market the Mill and generate interest and investment in its redevelopment. It will also outline uses for the property that will fill gaps in the existing business mix in Windsor and serve the community.

### Kick off Meeting and Assessment

The architects and engineers spent the day on site, examining the property with the owner, Ron Lauer. Mr. Lauer provided his insight and experience from years of working on the building, as well as his knowledge of its history. He also expressed his ideas for how the Mill could be reused and the vision he had for it. This time was invaluable to the team in providing an overview of the building's condition and its potential for redevelopment.

During this time, interviews were held with City staff to gather additional information about Windsor, and the vision that community leaders had for the property. This information has helped to identify potential obstacles and challenges for redevelopment. These interviews showed significant support from City leadership to seeing the property revitalized and contributing to the community. There was also the potential to reach out to Colorado State University, or other organization as a partner for using the Mill, possibly for the Fermentation Studies program (which may be interested in a brewery or similar facility) or the Hospitality program.

Finally, the team met with the Downtown Development Authority to present their initial assessment and hear from DDA members about their ideas. Based on the initial assessment and discussions, ideas discussed included a restaurant, brewery, pub, theater, residences, and more. Because of the building's solid construction, size, and overall construction, there is opportunity for multiple uses to be incorporated.

Following the kick off visit, the team took the information and developed the Demographic and Market Analysis, as well as several possible scenarios for redevelopment.

### Demographic and Market Analysis

The Demographic and Market Analysis is an exploration of the characteristics of Windsor. It includes the current and projected population, income and housing data, as well as market research. Windsor is a rapidly growing community, with above average income and housing values. There is also a need in the community for additional restaurants and entertainment venues. This analysis supports the Mill redevelopment as a destination location for entertainment, dining, and other uses. The population of Windsor is large enough and has enough income to support businesses in the Mill and fill the gap as it becomes a larger destination spot for the region.

### Town Hall Meeting

Redeveloping the Mill will likely involve public involvement at some level to help with the costs associated with the effort. It is important to engage citizens and allow them an opportunity to voice their opinion. To this end, a Town Hall meeting was held where the Demographic and Market Analysis was presented, as well as the scenarios. The scenarios included three options for redeveloping the Mill, based on the initial assessment and feedback the team received. These ideas included a restaurant, entertainment venue, bar, living space, art gallery, live / work space, retail and office uses. The scenarios were intended to be somewhat ‘mix and match’ where ideas from one scenario could be taken and used with those from another. All three scenarios included multiple uses and would make the Mill a destination for all hours of the day and attract a variety of visitors.

The Town Hall was well attended and the participants were actively engaged in the discussion about best uses for the Mill. Participants like the idea of a multitude of uses and creating an anchor for the downtown. Some additional ideas that came up were for a community theater, public meeting / event space, and rooftop restaurant or lounge. The biggest concern identified by participants was parking. Property owners in proximity to the Mill were concerned that some of the potential uses would generate significant parking in the neighborhood around the Mill. Other potential concerns were increased traffic, lights, and noise. The study will address these concerns once the final use is identified and the design developed for that.

### Regional Tourism Act Grant

Following the Town Hall meeting, City leadership decided that the Mill redevelopment could be incorporated into the Regional Tourism Act grant being pursued by Windsor in partnership with the City of Loveland. This grant would be a long term funding source for a number of projects intended to attract tourists to the area. One of the opportunities this presented was to incorporate educational components into the Mill. Many of the uses that had already been identified for the Mill would serve as tourism generators (art gallery, entertainment venue, etc.) so the primary effect of this has been to shift focus to potentially developing the space with a commercial training kitchen for use by culinary students and as an incubator for small businesses. There may also be an opportunity to reach out to the Fermentation Studies and Hospitality Programs at CSU to create a real world learning lab at the Mill to incorporate facilities for those programs. This can include the entertainment venue and restaurant already discussed, as well as possibly a brewery or distillery. The Mill could potentially become a

destination like the Culinary Institute of America center in Napa Valley, which is a learning center, but also a tourism destination.

An important consideration is that the plan is completely flexible to allow for a variety of pathways forward. The recommendations focus on the Mill being used as an incubator; however, the potential is certainly there for the same concepts to be developed as private businesses if an investor (or group of investors) can be found to implement that. Instead of being a publicly supported incubator space, the Mill could become a commercial business and the space be allocated in the same way.

### Final Presentation

The Final Presentation was the opportunity to present the vision for the Mill to allow for another review and to ensure the recommendations reflected the community's ideas. The conversation focused on positioning the Mill for the RTA grant process, which would provide the funding needed to make the project happen. While the vision is based on utilizing the Mill as an educational resource for the RTA program, it may be better suited for the development of a true tourist destination by a private entity.

The uses identified in the plan can certainly accommodate that new focus, simply by modifying the space designated as commercial / incubator kitchen to allow for more restaurant seating. The brewery and distillery can remain, with offices and live / work space in the upper floors remaining. This mixture of uses would allow a private investor to have a mix of income streams from the property from the variety of uses, potentially making it more attractive. The historic character and uniqueness of the Mill may also support a rent premium as businesses would want to locate in the space. It will likely still require some public assistance to bridge the gap between the private investment and the cost of redevelopment; however, the potential is there, especially if the RTA grant happens, to make commercial reuse viable.

### **Conclusion**

Sometimes, the planning process creates the interest needed for action to occur. As residents see action taking place they are spurred to get involved and take ownership of projects. This feasibility study seems to have had that effect in Windsor. There is more attention on the Mill than there has been for years, and the opportunities to recreate it are appearing. The vision defined in this plan provide the blueprint for moving this effort forward. The ideas are intended to meet identified needs in the community, yet provide flexibility in how they are implemented to allow for different avenues to success. The opportunity presented by the RTA is tremendous, and the Mill can certainly become a destination, attracting visitors to Windsor to experience the heritage and character of the building. If the RTA grant is unsuccessful, the vision outlined in this feasibility study represents an alternative path Windsor can follow to still create a great community asset out of the Mill. The residents of Windsor want to see the Mill revitalized, and the community has the capacity and the will to make that desire a reality.

## **Demographic and Market Analysis**

### **Town of Windsor Demographics**

In order to develop the recommendations for potential uses for the Mill, it is important to have an understanding of the characteristics of Windsor residents, and the area. This data will outline the existing business mix, identify gaps in that mix, and provide insight into the spending habits of Windsor residents. Using this information will allow more targeted recommendations for potential uses that will complement existing businesses and potentially create new markets for the area. This analysis is not a complete demographic overview, rather one targeted towards the feasibility of redeveloping the Mill into a community asset.

#### Population

The population of Windsor has nearly doubled since 2000, growing from just over 10,000 to nearly 20,000 today. This growth parallels tremendous growth in Northern Colorado and is expected to continue, with nearly 5,000 homes planned for Windsor over the next several years. This growth is spurred by economic development that includes oil and gas and supporting activity, some manufacturing, and high tech businesses drawn to a well educated workforce and high quality of life.

Table 1: Population Growth 2000 – 2030

<b>2000</b>	<b>2010</b>	<b>2012 (est.)</b>	<b>2015 (proj.)</b>	<b>2020 (proj.)</b>	<b>2025 (proj.)</b>	<b>2030 (proj.)</b>
10,138	18,644	19,775	21,935	24,218	26,739	29,522

Source: US Census and 2013 Windsor Community Profile

Population growth will lead to rising demand for local services and retail opportunities as residents will not want to have to drive to other communities for dining and retail options. The Mill represents an opportunity to create a destination for businesses to serve this growth and increase visitation and traffic to Windsor’s historic downtown.

#### Housing

There is tremendous growth in housing in Windsor; however, the vast majority being built is single family homes on the outskirts of town. These homes primarily serve families, and do not meet the needs of a growing segment of the population, which is older ‘empty nesters’ and young people without children. These individuals often do not want a large yard and appreciate proximity to restaurants and retail. This has led to some renovation of small homes within the core of Windsor. It also represents a potential opportunity for multi family residential development in the historic Mill.

Windsor also has a very low vacancy rate, indicating the housing market is vibrant and it may be difficult for potential residents to find suitable housing. This is a strong indicator that new housing is needed, and providing alternatives to a suburban style single family home may fill a niche that is currently being overlooked.

2012 Housing Values for Owner Occupied Units

	Count	Percent
<b>Total</b>	5,250	100%
<b>&lt;\$50,000</b>	21	0.4%
<b>\$50,000 - \$99,999</b>	148	2.9%
<b>\$100,000 - \$149,999</b>	490	9.3%
<b>\$150,000 - \$199,999</b>	1,231	23.4%
<b>\$200,000 - \$249,999</b>	1,098	20.9%
<b>\$250,000 – \$299,999</b>	679	12.9%
<b>\$300,000 - \$399,999</b>	762	14.5%
<b>\$400,000 - \$499,999</b>	434	8.3%
<b>\$500,000 - \$749,999</b>	303	5.8%
<b>➤ \$750,000</b>	84	1.6%
<b>Median Value</b>	\$233,470	

Source: ESRI Business Analyst

Income and Market Profile

Residents in Windsor have a much higher median income than the State of Colorado and the United States (\$74,040 vs. \$56,765 State and \$51,371 US). This is due to the availability of higher wage jobs at high tech firms, oil and gas businesses, etc. This indicates there is money available within the community to support a diversity of businesses and residential options catering to a higher income level.

2012 Income by Household

	Count	Percent
<b>&lt; \$15,000</b>	484	6.8%
<b>\$15,000 - \$24,999</b>	440	6.2%
<b>\$25,000 - \$34,999</b>	484	6.8%
<b>\$35,000 - \$49,999</b>	809	11.3%
<b>\$50,000 - \$74,999</b>	1,393	19.5%
<b>\$75,000 - \$99,999</b>	1,410	19.7%
<b>\$100,000 - \$149,999</b>	1,509	21.1%
<b>\$150,000 - \$199,000</b>	252	3.5%
<b>\$200,000+</b>	364	5.1%
<b>Median Household Income</b>	\$74,040	

Source: ESRI Business Analyst

The table below is a summary of spending habits for Windsor residents by household. For selected segments, more detail is provided to show the available market for potential uses at the Mill.

2012 Select Retail Goods and Services Expenditure

	Average	Total
<b>Apparel and Services</b>	<b>\$1,797.63</b>	<b>\$12,844,038</b>
<b>Computer</b>	<b>\$323.01</b>	<b>\$2,307,901</b>
<b>Entertainment and Recreation</b>	<b>\$4,017.82</b>	<b>\$28,707,350</b>
Movies / Theater / Opera / Ballet	\$197.94	\$1,414,263
<b>Food</b>	<b>\$9,603.19</b>	<b>\$68,614,814</b>
Food at Home	\$5,788.64	\$41,359,842
Food Away from Home	\$3,814.55	\$27,254,973
<b>Alcoholic Beverages</b>	<b>\$634.03</b>	<b>\$4,530,110</b>

Source: ESRI Business Analyst

Tapestry segmentation is a tool that defines the population based on characteristics such as age, family status, income, education, etc. It is a useful to gain a broad understanding of an area’s residents and allows for some targeting of goods and services to the specific needs and desires of that population. The primary characteristic of Windsor is Up and Coming Families, with a healthy mix of others. Definitions for the primary segments follows the table.

Primary Tapestry Segments

<b>Up and Coming Families</b>	<b>38.9%</b>
<b>In Style</b>	<b>15.7%</b>
<b>Main Street, USA</b>	<b>12.9%</b>
<b>Milk and Cookies</b>	<b>12.1%</b>
<b>Green Acres</b>	<b>9.1%</b>
<b>Other</b>	<b>11.3%</b>

Source: ESRI Business Analyst

Up and Coming Families – young, affluent families with young children; well educated, higher incomes; primarily single family homes in the suburbs; entertainment is often family restaurants and children activities

In Style – professional couples living in the suburbs but that prefer the city lifestyle; more than two thirds are childless households; slightly older, with median age of 40; entertainment is often exercise, live music, active domestic vacations

Main Street, USA – matches the characteristics of the country; mix of families and non-families; median income households and age; entertainment is typically rented movies, children activities, sports

Milk and Cookies – young families with young children; slightly lower incomes; primarily older single family homes in the suburbs; entertainment is typically fast food restaurants and children activities

Green Acres – typically blue collar families with older children; primarily single family homes in suburban fringe areas; entertainment is typically outdoor activities

If residential development occurs at the Mill, the In Style population would be the target market for it, and would likely have the income to support higher end multi family housing on the site. The population characteristics would also support a variety of restaurant options on the site.

There is a significant gap in the demand for food service and drinking establishments and the available supply within Windsor. This is a tremendous opportunity for the addition of new businesses to cater to this demand. This also supports the interest of the property owner to potentially develop a bar and restaurant within the space.

Food Service Supply and Demand

	Demand	Supply	Gap
<b>Food Services &amp; Drinking Places (Total)</b>	<b>\$24,091,060</b>	<b>\$14,566,520</b>	<b>\$9,524,540</b>
<b>Full Service Restaurants</b>	<b>\$11,217,153</b>	<b>\$4,260,119</b>	<b>\$6,957,034</b>
<b>Limited Service Restaurants</b>	<b>\$11,038,922</b>	<b>\$8,194,319</b>	<b>\$2,844,603</b>
<b>Special Food Services</b>	<b>\$1,112,212</b>	<b>\$2,062,094</b>	<b>\$949,882</b>
<b>Drinking Places – Alcohol</b>	<b>\$722,773</b>	<b>\$49,988</b>	<b>\$672,785</b>

Source: ESRI Business Analyst

**Conclusion**

Based on the population and economic characteristics of Windsor, there are a number of uses that would be suitable for the Mill. Some ideas that have been discussed include a brewery and restaurant, pool hall and entertainment center, theater space that could accommodate movies and live performances, and multi family residential (likely condominiums). There is a gap in dining and drinking establishments that could be filled by development at the Mill and a significant portion of the population would appreciate the opportunity for a higher end condo in the middle of downtown. The Mill is large enough to provide for several different uses catering to the demands of the community.

## **Mill Description and Conditions**

## Mill Description Downtown Overview

### Mill Description

The Mill is located on the west end of Windsor’s central business district on State Highway 392 (also known as Main Street). The site is approximately 275’ by 190’ with frontage on SH 392 to the north, 3<sup>rd</sup> St to the west and alleys to the south and east. Adjacent uses include property owned by the DDA across SH 392 to the north, a retail store to the west, and residences to the west. The northwest corner of the lot is a separate property occupied by a residence that is eligible for a local historic landmark. The property is zoned Central Business District, which allows for a variety of uses, and allows for flexible parking requirements.



There are four main sections of the Mill building. On the west side is the mill, which is a four story brick structure. The first three stories are heavy timber frame, while the fourth story was comprised of a lighter wood frame. The fourth floor was essentially destroyed in the 2008 tornado, along with much of the third floor in this section. While damage to this section was severe, the overall integrity of the structure was not impaired, and the condition of the lower floors was not substantially affected.

The middle of the mill is the elevator and silo section. The silos are of stacked plank construction, which is a very rugged and durable structure. It also provides a unique character and aesthetic to this section. Future redevelopment should honor the integrity of this section and celebrate the character it represents. The silo is of heavy wood construction and wood sided. Hanging from the silo section on the south side is a grain chute that is an iconic feature of the building and is a strong symbol of its agricultural heritage.





On the south and east sides a single story warehouse wraps the elevator and silo sections. This structure is of timber frame construction with wood siding and flooring. The heavy wood beams present an aesthetic that would be compatible with many potential uses, and the rugged nature of construction make it suitable for nearly any proposed use. This section of the building is currently used as storage space, and could be relatively quickly converted to functional space.

In addition to the building space, there is a basement space that has been cleared out. Work is underway in this area to provide additional stabilization and mechanical space for the warehouse section. However, there is usable space in this area that would be suitable for redevelopment, possibly as a lounge / bar space due to its low ceilings and fairly small area.

There is a second building on site that represents another opportunity for redevelopment as a complementary use to the mill. This building housed the boilers that powered the mill and is of similar brick construction to the mill. This is a two story building that is large enough for a variety of functions and is structurally sound for nearly any use.



Finally, there is a metal silo on site that provides a unique opportunity to either repurpose in place or relocate to support redevelopment of the mill. This silo is very large and the interior space could be repurposed to a number of uses. The condition of the silo is good and contributes to the character and agricultural heritage of the property. One idea for repurposing would be to relocate the silo across SH 392 as the end point for a pedestrian bridge connecting the mill to the DDA property across the highway.



There is limited frontage on the north of the property adjacent to SH 392; however, there is opportunity for landscaping and complementary development on this side to enhance the appearance of the property. To the east and west, there is limited setbacks. The south side of the property has available space for parking or other use to support the development of the building. Additional parking may be available as shared space with the church to the west and the DDA property across SH 392.

### Downtown Overview

Windsor has a successful downtown with a diverse mix of businesses that primarily serve local needs. In addition, there are residential areas adjacent to downtown beginning to see some infill and redevelopment of the existing older housing stock. A Downtown Master Plan was developed in 2009,

and from this process a Downtown Development Authority was created to serve as a downtown advocate and funding organization for improvements.

There is significant opportunity for new development within the downtown, outlined in the Downtown Master Plan, along with additional development of City parkland around Windsor Lake. With the potential for the RTA grant, further development of this area, in conjunction with the mill redevelopment could create a new destination for Windsor residents and visitors alike.

## **Redevelopment Recommendations**

## **Proposed Uses**

Based on the input received during the planning process, a mix of potential uses have been identified. The uses identified are intended to be flexible, allowing for the Mill to be developed as a mixed use incubator / training facility, or by private investors to create a tourism destination. The recommendations in this plan focus on developing the Mill as an incubator / training facility, potentially in partnership with Colorado State University, Front Range Community College, or Ames Community College. The facility would provide a teaching venue for Hospitality students to acquire real experience operating and managing a multi-use venue. The facility could also become an incubator for entrepreneurs looking to start their own food or alcohol business and needing some start up assistance.

If private investors are found, the same uses can be incorporated into a privately owned and managed facility. The on-site distillery, brewery, and restaurant can become a tourism attraction in itself, especially when part of the larger microbrewery concentration in northern Colorado. Private investment will still likely require some gap funding to overcome the costs of renovating the Mill, this will likely have to come from public support of some kind, whether from the Town, grants, or other source.

### Basement Level

The basement is designated in our plan as a microbrewery. The space is large enough to support a brewery with space for storage, an office, and potentially a classroom. This could be a facility used by the CSU Fermentation Studies program. Another option may be to utilize this space as a cooperative brewery incubator. Some of these are community funded and based, allowing those interested in participating to invest in the brewery and have access to it to develop their own beers. Others are run as community projects, like any incubator type project, where entrepreneurs are assisted in developing their business through publicly supported facilities. This article provides additional details about this option. <http://allaboutbeer.com/article/tapping-community/>

The benefit to developing a brewery is the flexibility it provides. If an investor comes in and wants to build a brewery, that is a great option. The second option may be the ‘crowd funded’ option where small investors can partner to create a shared asset, or finally, a brewery incubator can be developed to complement the incubator kitchen identified for the first floor.

### First Floor

The primary use of the first floor is a commercial kitchen and associated café. This facility could be operated by CSU students through the hospitality program, or available as a public facility to support entrepreneurship and small business development. One of the largest barrier to those starting a food business is the need for a commercial kitchen. Having this type of facility available would be a tremendous asset for Windsor, and would foster entrepreneurship and potentially attract newcomers to the area to take advantage of it. The café space would complement the commercial kitchen, allowing those wanting to start a restaurant to work on the ‘front of house’ aspects of the business, without the significant costs of finding and renting space. If the partnership with CSU is successful, the space is large enough to allow training in the kitchen while also supporting the café.

The second use on the first floor is a distillery. Craft distilleries are another growing business sector, and represents an opportunity to create a unique, destination business in Windsor. This facility would require a separate business address from the brewery; however, given the physical separation and distinct entrance, this should not be an issue. While the incubator model discussed for the brewery has not caught on for distilleries, this may be an option to explore as well.

Finally, there is gallery space. This space can support the live / work spaces defined on the second through fourth floors, allowing resident artists an outlet for their work. It also is additional retail space to support to overall use of the Mill. It is a complementary use, providing additional reason for visitors to patronize the space.

#### Second through Fourth Floors

The second through fourth floors are defined as office incubator and live / work space. These areas are flexible. The space could easily become classrooms, supporting the educational component if CSU (or another entity) becomes a primary user. Providing this space as an incubator provides another opportunity for local entrepreneurs to build their business, in a shared environment that fosters communication and idea sharing.

#### Outdoor Space

A large patio will provide outdoor seating for the café, and be a gathering space for the community. The silo will be preserved and converted to a stage for a small amphitheater. Having a music venue will support (and be supported by) the proposed uses for the Mill and help create a regional destination at the Mill. Visitors can enjoy beverages created on site, see locally produced art, and enjoy live music. The outdoor uses will be supported by facilities built in the existing Boiler Building, which is a separate two story building on the west side of the property.

The proposed uses for the Mill create a unique destination in Windsor that attracts residents and visitors and provide opportunities for local entrepreneurs to build their business, local bands to showcase their talent, and local artist to live and follow their passion. If CSU becomes a partner, the facilities will allow them to provide real world education to their students while also serving Windsor residents and visitors.

#### **Issues in Redevelopment**

While there is significant community support for this project, there are significant barriers that will need to be overcome for a successful outcome. The list identifies the key challenges and some recommendations for addressing them. Because of the enormous potential for this project to have significant impact on larger community goals, redevelopment should be a priority for the entire community.

#### Developing Funding for Redevelopment

The biggest challenge in redeveloping the Mill is funding. The costs of rebuilding the Mill and making it functional are prohibitive for a prospective business looking to open in the space. There will have to be

some public investment to make any reuse viable. Because there has been public outreach and support built for this effort, it is likely that residents will support the City utilizing public resources in the redevelopment effort. This will be especially true since the proposed uses include amenities that will benefit the public and the project is not intended as solely a private development. A strategy for funding the redevelopment effort is included in the next section.

#### Marketing the Property and Securing Tenants

There is a multi-faceted approach to identifying tenants and marketing the property to potential investors and developers. As part of the Regional Tourism grant effort, there has been outreach to Colorado State University. CSU and Front Range Community College have several programs that would be good tenants given the proposed uses identified. In addition, having this relationship with CSU and / or FRCC would open up additional funding sources that could be used to rehabilitate and maintain the building. If this partnership does not pan out, the uses identified allow for a very flexible approach to redevelopment. The idea of community funding for the brewery and distillery provide alternative sources for needed money. Providing the space as an incubator also provides for additional funding sources through State, Federal, and private grants. Private investment is certainly an option and should be pursued for the brewery, distillery, and music venue in particular. These options are explored further in the Funding and Marketing Plan.

#### Incubator Support

If the Mill becomes a multi-purpose incubator space, there will have to be support for more public funding to redevelop and maintain the property, as well as provide assistance and services to businesses located there. This funding can come from a variety of sources, discussed in the Funding Plan. In order to be successful there will have to be a process created to manage the facility and ensure that tenants take care of the facilities. The managing entity (whether the Town or a separate entity) should create a clear application and review process for potential tenants, and establish policies and guidelines that provide clear direction. An incubator would be a tremendous opportunity for Windsor, and with the scale and variety of uses, be a unique asset not found elsewhere. This would generate interest and potentially additional funding given the creativity in this effort.

#### Compatible Uses

The Mill is located in the Central Business District zone, which allows for a variety of potential uses on the property. If development moves forward as proposed, there will likely have to be a zoning change to allow for the development of the distillery and brewery. These uses are not allowed as of right in the CBD zone. Also, the outdoor music venue would require a Conditional Use Permit if the property remains zoned CBD. Depending on the scale of associated redevelopment in proximity to the Mill, it may be appropriate to create a PUD that encompasses the Mill and the proximate sites. This would allow for more flexibility in how the property is redeveloped and address the issues of allowed uses. There will need to be additional public engagement to generate support from nearby property owners for the proposed uses, notably the outdoor music venue. Their concerns should be addressed in the detailed planning and final use agreements.

### Parking

While the property is fairly large, the available space for on-site parking is limited. To make the project feasible, on-site space will have to be maximized by beneficial uses rather than parking, so off-site parking will be necessary to support the project. There are several potential solutions that will accommodate needed parking for the Mill redevelopment, while minimizing impacts on the adjacent neighborhood. The first of these is the shared parking agreement with the adjoining church. Given the varying hours of church activities with those of the Mill, space should be available in that lot. Additional shared parking may be available at other proximate commercial uses. The DDA also has plans in development that would add significant parking across the highway from the Mill. This project could connect to the Mill via a pedestrian bridge, or potentially a well designed pedestrian walk across the highway. In addition, the overall improvements to downtown being made through the Downtown Master Plan will encourage visitors to park and walk through downtown, stopping at various businesses along the way. Wayfinding and directional signage should be incorporated throughout downtown to inform visitors of available parking and destinations to support this.

### Project Leadership and Management

The Mill redevelopment will be a long term effort, requiring on-going oversight and management. Given limited City and DDA resources and staffing, a Task Force should be created to ‘own’ the process. This Task Force should have representation from the City and DDA, but also other community leaders and citizens. This group could take ownership of the implementation process, including the on-going outreach to CSU and FRCC, marketing the property to potential investors, grant research, etc. The complexity and time frame of the effort means there has to be a responsible party that is able and willing to put in the time and energy to see it through. The members of this Task Force could also become the Board Members if a non-profit is created to help fund the effort (discussed below).

Redevelopment of the Mill will be a challenge; however, the benefits of doing so will be more than worth the investment. The Mill represents the last piece of Windsor recovering from the tornado and will represent a tremendous accomplishment for the community.

## **Funding and Marketing Plans**

## **Funding Plan**

Identifying funding is the biggest challenge facing the redevelopment effort. It will be important to explore all alternatives and opportunities to ensure the project is feasible. Given the mix of uses and the opportunity for a variety of alternatives in funding, the best options can be explored that include private investment where appropriate, and public funding as needed to bridge gaps.

### Identify Grants and Related Programs

There are a number of State, Federal, and private grants that can be pursued to help fund redevelopment efforts. The potential use as an educational facility opens up additional money that can be pursued. Appendix A provides an overview of potential grants and other sources that can be explored. It is recommended that a grant writer be contracted with to pursue these opportunities. Typically, grant writers work at little up front cost, rather taking an administrative fee from any grants awarded. This relationship allows the Town to not bear a significant cost while incentivizing aggressive pursuit of grants.

### Partnership with CSU / Other Entity

As mentioned, CSU has been contacted in relation to this project. CSU has recently started a Fermentation Studies program, focusing on fermented foods and beverages. They are building a brewery on campus to support this program; however, there may be need for a second brewery, or possibly a winery or cheese making facility. In addition, the Hospitality program could benefit from the commercial kitchen, café space, and even the music venue. They could offer real world training to their students through these facilities, allowing them experience actually running a full entertainment business. Classroom activities could be supported on the upper floors. Any of these uses are suitable for the Mill and represent an opportunity for CSU to become a partner in redevelopment. This would potentially provide access to additional funding as well, making this an important avenue to pursue.

If the partnership with CSU does not work, there may be an opportunity to partner with another educational entity to provide similar services. Front Range Community College and Ames Community College offer culinary program and event coordinator programs. There may be interest from these schools in a partnership that would provide facilities for their students in a real world setting as well. Contact should be made with staff from these schools to begin this discussion.

### Incorporate Plan into RTA Grant Process

The recommended uses identified in this plan have been adjusted somewhat to take advantage of the potential for the Regional Tourism grant that Windsor is pursuing in partnership with Loveland. This grant would provide a long term funding source for a variety of projects in those two communities. Scoring is based on the potential to attract tourists, community impact, and an educational component. The recommendations fit within these parameters, as they would serve to attract visitors and serve CSU or another school. However, the plan is not limited on receiving this grant. The Town can still move forward with private funding and other public funding if the grant is not awarded. The plan is intended to be flexible and allow for a variety of paths to move forward.

As discussed the details of the plan may change to focus on the development of a true tourism destination at the Mill, along with complementary projects on adjoining properties. In this case, the uses identified in this plan are still feasible and can be incorporated into that vision. Instead of a facility focused on teaching and incubator space, the restaurant, brewery, and distillery could become more tourist oriented to attract visitors and fit within the RTA focus.

#### Explore Potential for Community-based Organization to Raise Money

Public resources are limited and there is often resistance to using public funds on projects like the Mill redevelopment. One option to address this is to create a community corporation or non-profit that can raise money and support the Mill redevelopment. There are a number of examples of projects like this across the country and are typically created to fund specific projects. Many of these organizations have been formed specifically to save rural movie theaters. The benefit to having a non-profit organization is that it opens up additional funding opportunities as well as provides some insulation from politics and taxpayer resistance. Given the nature of the proposed uses, this option should be explored as an additional resource for the project. A non-profit could raise money to help fund on-going operations for the facility once it opens and provide volunteers and other assistance as needed beyond the redevelopment phase.

#### Develop Local Fundraising Efforts

Because the Mill is such an iconic property, and so important to Windsor residents, it is likely that there would be significant community support to help redevelop the property. If a non-profit is created, this organization can take on leadership of fundraising efforts locally, or a Task Force could be created to manage this effort. There are a number of options available for fundraising, the first being business sponsorships. Local businesses should be contacted about providing funding in return for naming rights, or other recognition. Residents can be engaged through a 'Buy-a-Brick' program, where they can contribute and be recognized through bricks in the outdoor space or elsewhere. These types of programs would do more than just raise money, they would build community support and engagement in the redevelopment effort. The Mill is an asset for the entire Town, and seeing it reborn as a destination would be tremendous. Residents want to see their community be successful and will assist when asked and put their money into a project that will benefit all of Windsor.

Funding the Mill redevelopment will be a long term effort and require creativity and flexibility to be successful. This plan is intended to provide that flexibility and options needed to be successful, by providing uses that can be privately funded if investors are found, or publicly funded to serve local needs. The key is to ensure the project moves forward and the Mill becomes a unique destination and the iconic property it should be to anchor Windsor's downtown.

## **Marketing Plan**

In order to be successful, the Mill requires tenants and an entity to take responsibility for its redevelopment. This plan offers several ways forward; however, once a decision has been made on how the process will happen, some marketing will be required. This plan outlines potential steps to attract interest in the Mill and potential users for the space.

### Continue Communication with CSU, FRCC, and / or Ames CC for Potential Partnership

Having a partnership with CSU or FRCC would be a huge benefit to this project. This would open the door to a wide range of funding options for redevelopment and on-going expenses, as well as be a long term partner to use the property. It would also help with the scoring for the RTA grant. Securing this partnership should be a priority over the next several months as the RTA process moves forward. Initial contact has been made with CSU, and their internal process has been started. There will be a need for someone to be responsible for maintaining this relationship and ensuring communication is happening. There has not been outreach to FRCC; however, this should also happen in the near future. They may have more flexibility and options than CSU, being a smaller entity. It may be easier to bring them on board as a partner in the near term, while continuing to talk with CSU.

### Develop Marketing Materials

While the partnership with CSU or FRCC should be a priority, there must be an effort made to attract private investment and tenants. This effort begins with marketing materials. These marketing materials should contain the graphics of the site, proposed uses, and what investments are being made in the Mill redevelopment. They should include any public funding (whether from the Town, grants, or a non-profit fundraising effort) that is available to help with getting the property ready for reuse.

### Identify and Market to Potential Tenants

If the goal for the Mill is to focus on the incubator type uses, the marketing outreach (and funding) will be different from attracting private investment. In this case, redevelopment would likely be primarily public funding (with as much private sponsorships as can be found), and much of the on-going costs would be publicly paid. In this case, marketing would focus on entrepreneurs looking to create a business. This should be done regionally, targeting Fort Collins, Loveland, Greeley, and other communities. Windsor can become a destination for new business creation through the Mill redevelopment.

Outreach to the private sector can begin with regional and national associations for businesses desired at the Mill. These include the Colorado Brewers Guild, the Brewers Association, American Craft Distillers Association, and others. These organizations are a source of information for people looking to start or expand businesses and can help connect potential investors to Windsor. The Town should also reach out to existing businesses in the area to determine if they are ready to expand or possibly relocate. They may not be, but may have connections to others who are. The goal is to spread the word as wide as possible to attract as much notice as possible. Local entrepreneurs should not be overlooked in this effort, particularly given the goal of an ‘incubator’ type use in the Mill.

The Mill is an opportunity to create a unique, multi use destination in downtown Windsor that will serve the citizens as well as visitors. This plan is an effort to identify the best use for the property and the pathway to funding its redevelopment. The process will be long and challenging; however, this plan provides a path to success. Windsor residents are ready to see something happen with the Mill and are willing to support needed investment to make it happen. Windsor is thriving, and its time the Mill contributed to the continued success of the community rather than being an eyesore. There is momentum and a strong desire to see something great happen there, and this plan provides a roadmap to make that vision a reality.

# **Architectural Plan**



JAY  
COR  
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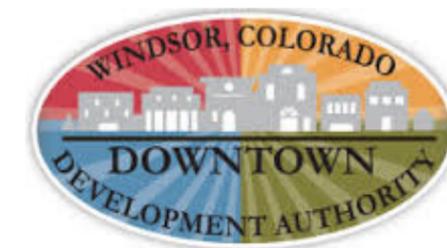
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H O L T K A M P  
P L A N N I N G

root  
architecture

Concept Presentation 10.02.2014

Historic Windsor Mill Feasibility Study





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HIT  
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architecture

Mixed-Use Living  
Art Gallery  
Business/Prof. Offices  
<2,500 sq. ft.  
2,500-10,000 sq. ft.

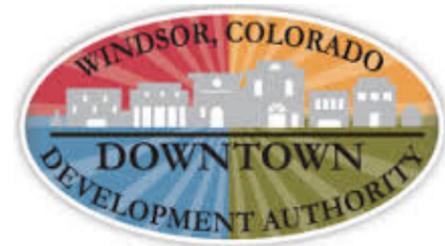
2 spaces for each dwelling unit  
1 space for each 500 sq. ft.  
1 space for each 275 sq. ft.  
1 space for each 100 sq. ft.  
1 space for each 100 sq. ft.

6 spaces total  
3 spaces total  
17 spaces total  
10 spaces total  
88 spaces total

Historic Windsor Mill Feasibility Study

site plan

↑ Concept Diagrams



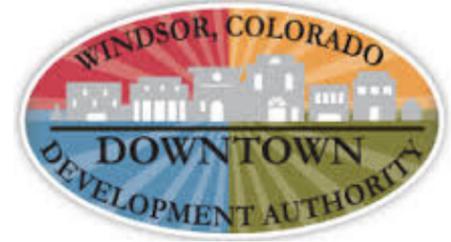
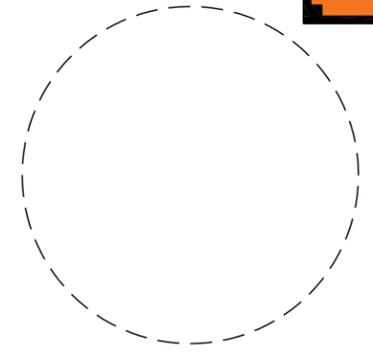
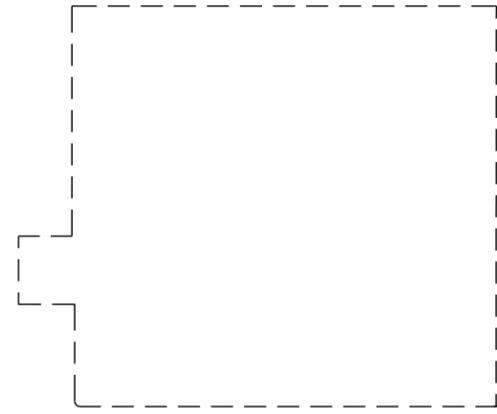


**AREAS**

Brew Pub/Tasting	1621sf
Brew Studies Lab	1147sf
Bottling Area	914sf
Barrel Storage	2926sf
Classroom	450sf
Office	125sf

Assignable: 7,183sf

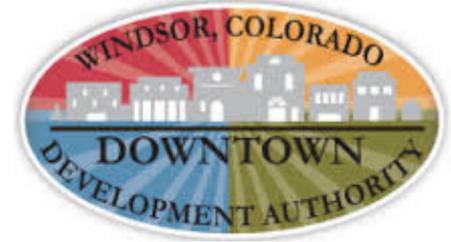
Mechanical 485sf



**AREAS**

Distillery	1621sf
Art Gallery	1352sf
Kitchen Incubator	3218sf
Incubator Cafe	1089sf
Concessions	543sf
Patio Seating	3510sf

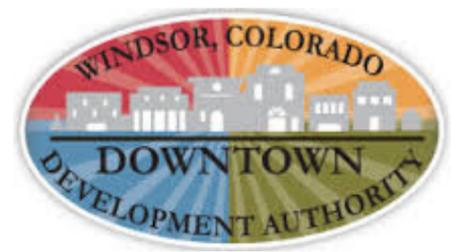
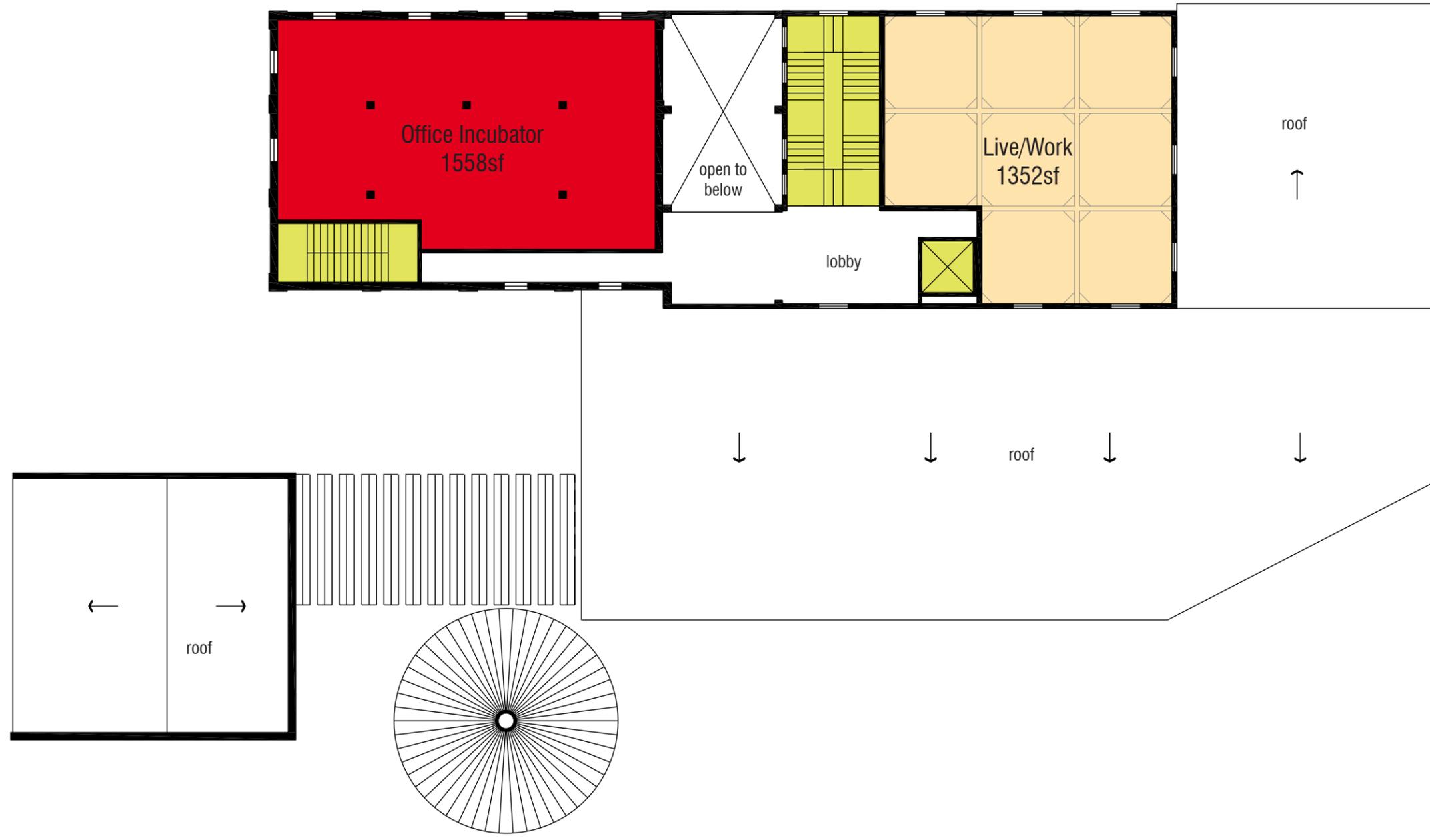
Assignable: 11,333sf



AREAS

Office Incubator	1558sf
Live/Work	1325sf

Assignable: 2883sf

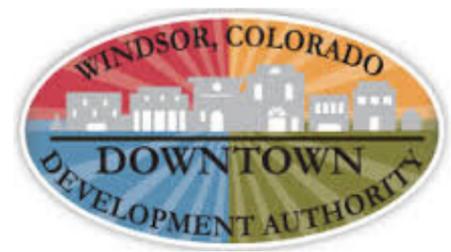
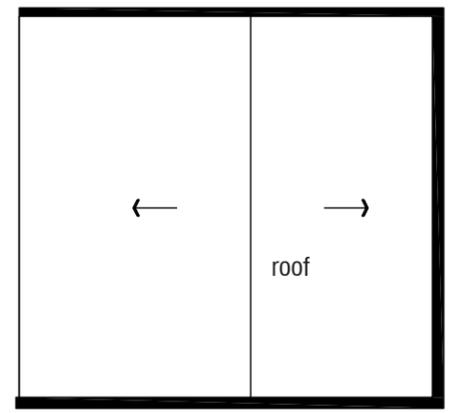
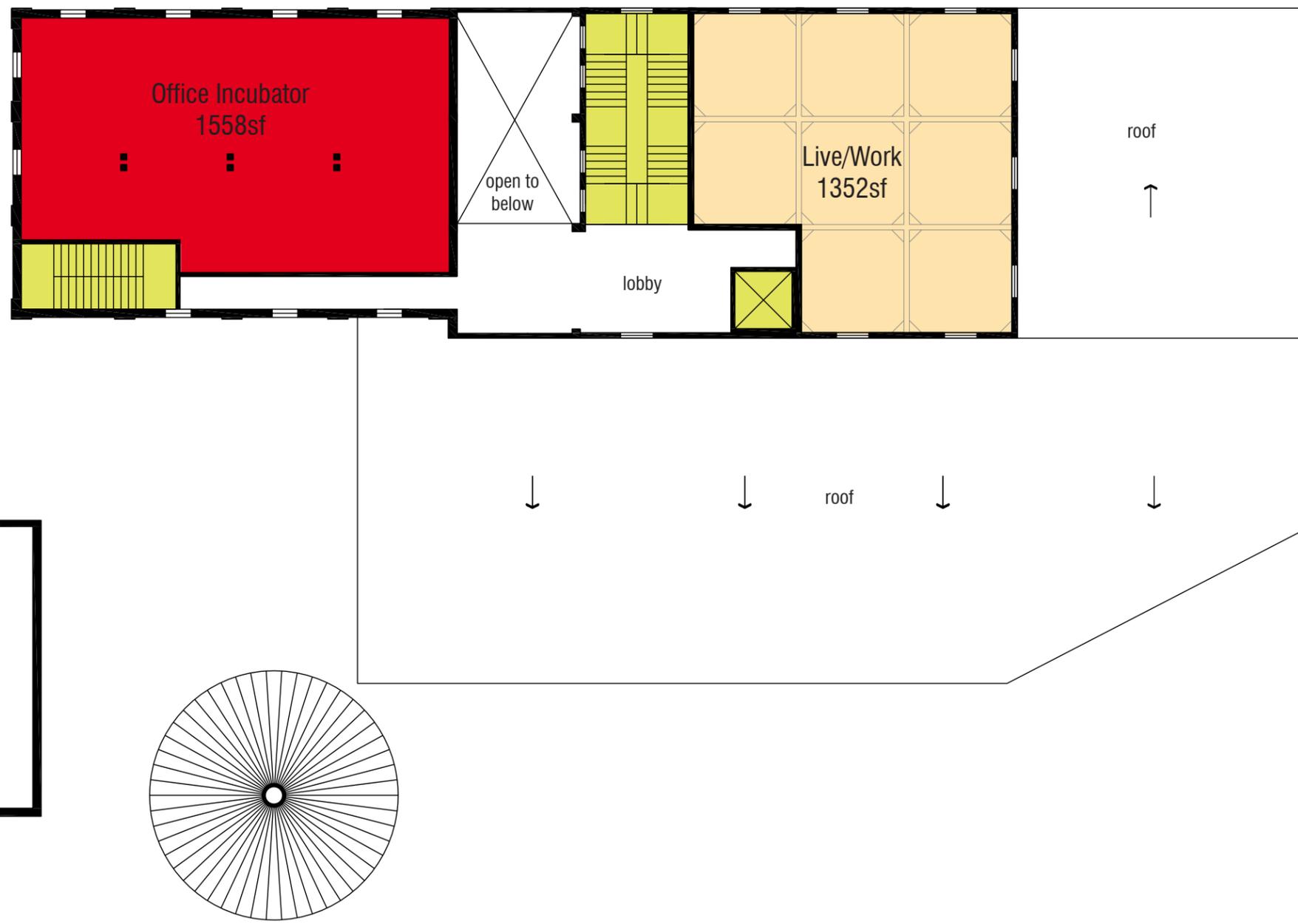


AREAS

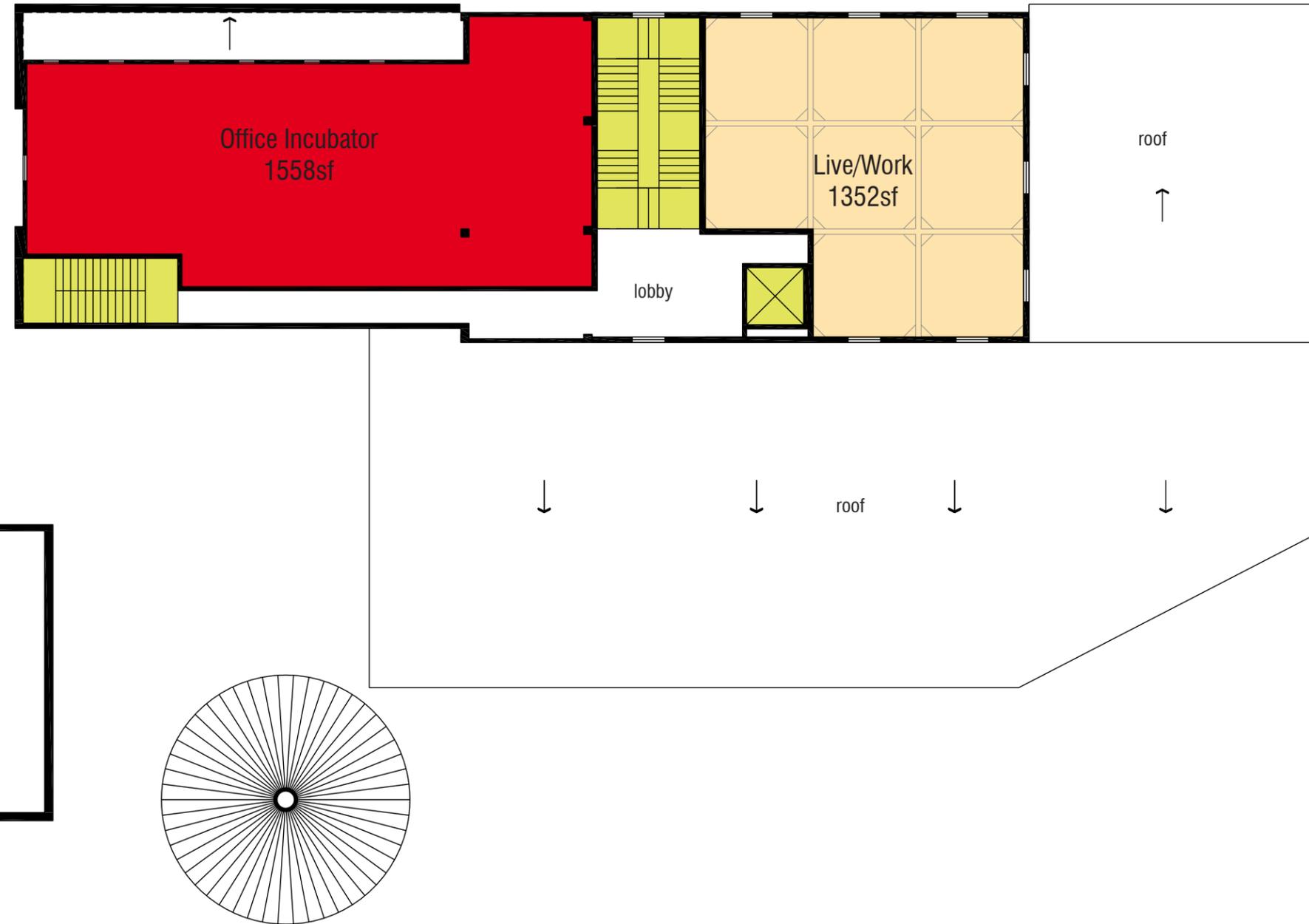
Office Incubator 1558sf  
 Live/Work 1325sf

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Assignable: 2883sf



AREAS	
Office Incubator	1558sf
Live/Work	1325sf
<hr/>	
Assignable:	2883sf





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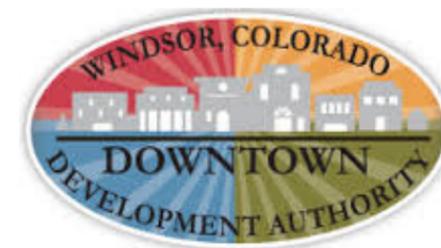
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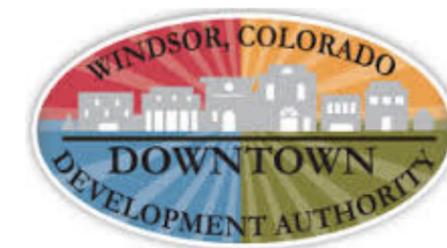
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Historic Windsor Mill Feasibility Study



# **Engineering Assessment**



**KL&A, Inc.**

Structural Engineers and Builders  
421 E. Fourth Street, Loveland CO 80537  
ph 970-667-2426 fx 970-667-2493 www.klaa.com

1717 Washington Avenue, Suite 100  
Golden, CO 80401

129 Emma Road, Unit A  
Basalt, CO 81621

150 South Main Street,  
Buffalo, WY 82834

August 11, 2014

Bob Winter, Chairperson  
Windsor Downtown Development Authority

Re: Windsor Mill – Initial Structural Observation

Dear Mr. Winter:

The purpose of this letter is to describe initial observations of existing structural systems for the Windsor Mill Building located at the corner of Main Street and 3<sup>rd</sup> Street in Windsor, CO. The description of the existing structural systems is based on observations made by a representative of KL&A, Inc. on June 23, 2014. This initial review is based on visual observation only; no measurements, testing, or calculations have been performed.

*Existing Building Description:*

The existing structure is divided into four distinct spaces as follows:

- Northwest (Mill) wing: The northwest wing of the Windsor Mill was a four story structure with a basement. The roof and portions of the upper floors were badly damaged during the tornado of 2008. The exterior walls are constructed of multi-wythe brick masonry above grade, and dressed stone below grade. The interior structure is wood, with heavy floor joists spanning to two interior lines of timber girders and columns. A view from the south is shown on following page. This is the area of the building where the milling process occurred, and the northwest wing was constructed in a robust manner to withstand the heavy loads associated with the milling process.



*Photo 1-Northwest wing, south elevation*

- Center (Elevator) section: Directly east of the milling section was the elevator portion of the Mill. This area is framed with heavy timber, with wood exterior siding. This portion also has a basement with dressed stone foundation walls. This section of the mill experience roof damage during the tornado, but is mostly intact. At some point metal siding was added over the original wood siding, likely in an effort to reduce the required maintenance (painting) that wood requires.





*Photo 2 – View of elevator section from Southwest*

- **Silos:** Directly to the east of the elevator section of the building are the silos. The silos are constructed using stacked wood (2x) members, overlapped at the corners. This was a common method of constructing grain silos at the turn of the 19<sup>th</sup> century, and results in a very robust structure that has a unique architectural look. The north foundation wall of the silo area has experienced deterioration, and will require remedial work.
- **Warehouse:** Wrapping the south and east end of the elevator and silos is a single story warehouse area over a crawlspace. Portions of the crawlspace have been excavated and have had new foundations and columns installed to allow for a partial basement. This work is not complete at this time. The roof and floor of the warehouse is constructed using wood joists spanning to heavy timber girders and columns. While the floor structure of the warehouse is very robust, the roof structure is less well built and will likely require some structural modifications to meet modern building codes.



*Condition of Observed Existing Structural System:*

The observed existing structural systems for the Windsor Mill are largely in good condition where not damaged by the tornado. Exterior masonry wall construction appeared to be sound and was free of significant structural cracking. Wood floor framing was typically very robust with some limited areas which have undergone modification over the years. Roof framing over the warehouse of the building was in good condition, but roof joist size appeared small for the large spans. Significant reconstruction will be required at the northwest (mill) wing where the majority of the tornado damage occurred.

*Anticipated Structural Retrofitting:*

[to be determined based upon a further review of best uses]

*Conclusion:*

Based on our observations and experience, the existing building will require some structural retrofit as part of the renovation. However, it is our opinion that the majority of the existing structure is sound and is adequate to support the loads associated with the desired future use. If you have any questions or comments please feel free to call.

Sincerely,

James C Hohmann, P.E., S.E.  
Project Manager



# Windsor Mill -Structural Evaluation

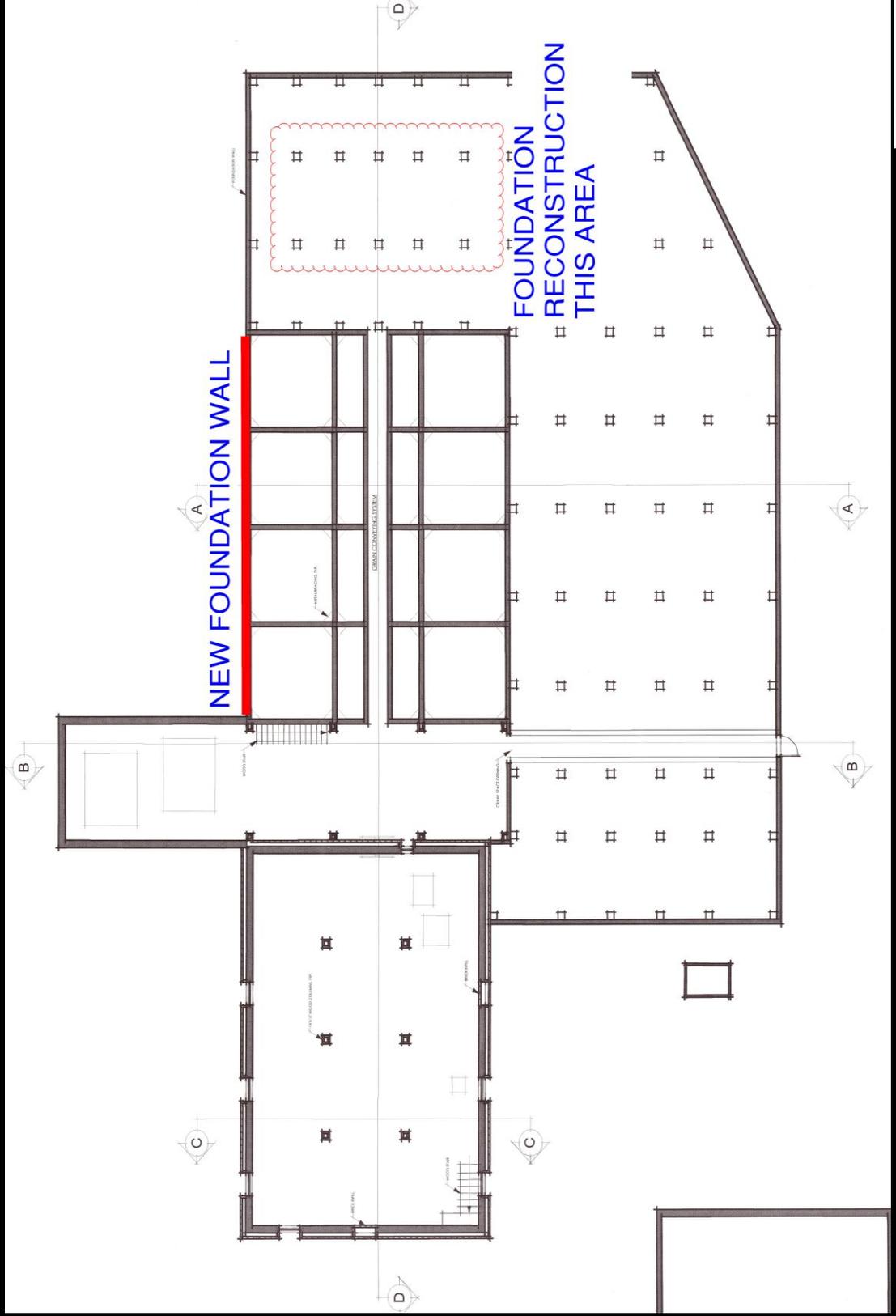


# General Structural Assessment

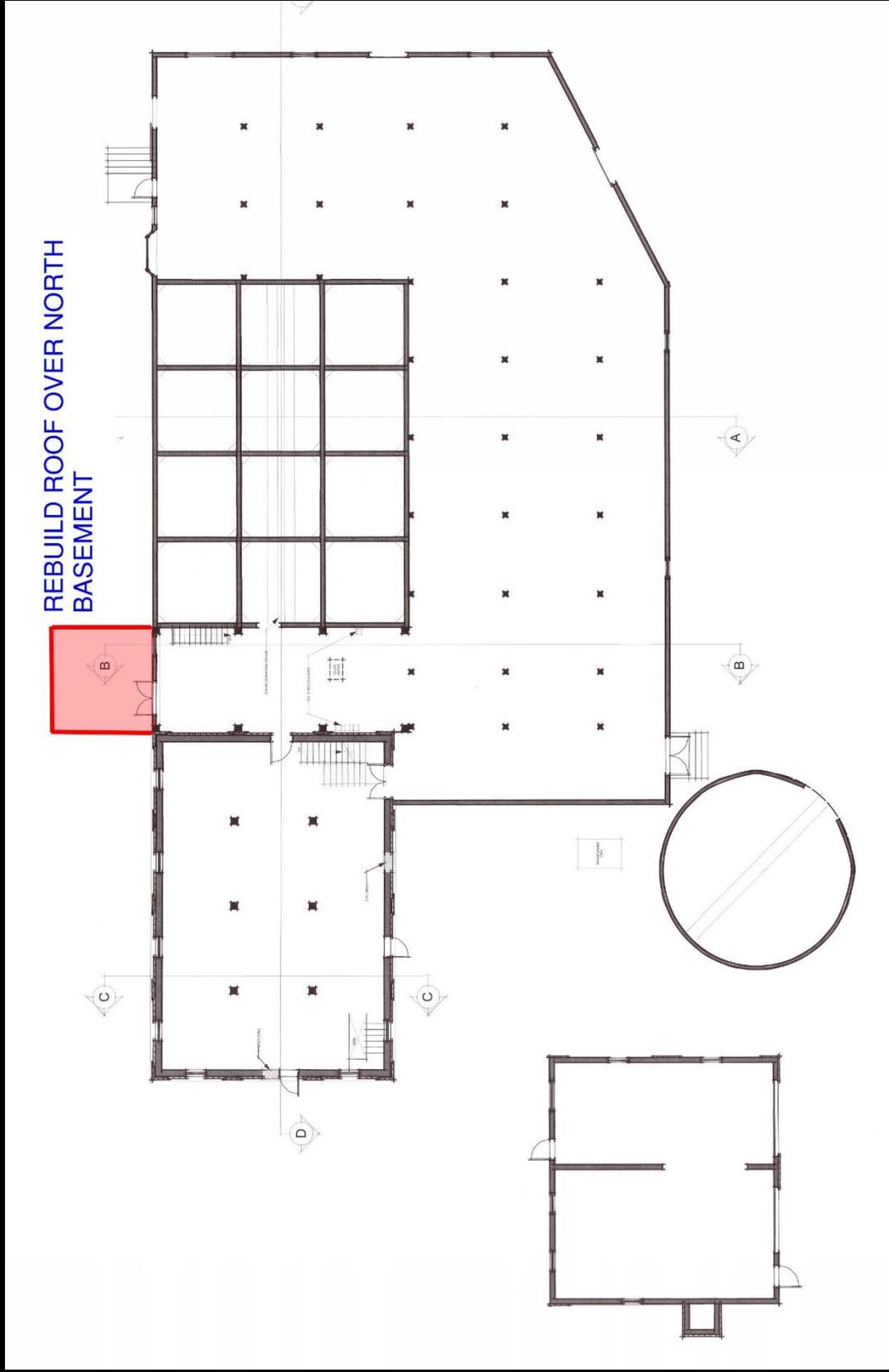
- In general, the building was in good shape prior to the tornado.
- Areas damaged during the tornado will need to be re-built to meet modern codes.
- The building appears well built for the period of construction.
- Some improvements will be required to meet modern building codes.



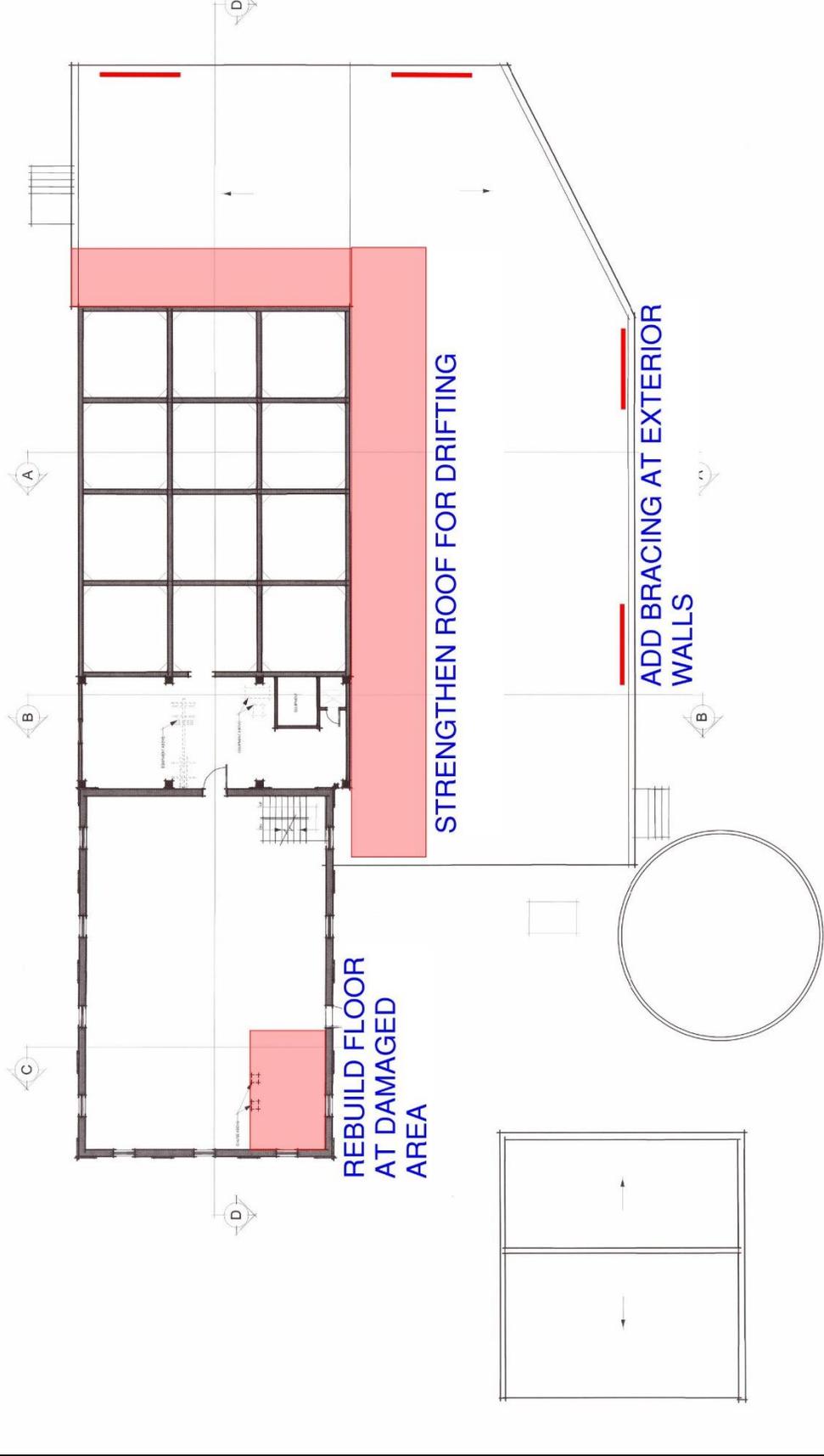
# Windsor Mill - Lower Level



# Windsor Mill - First Floor



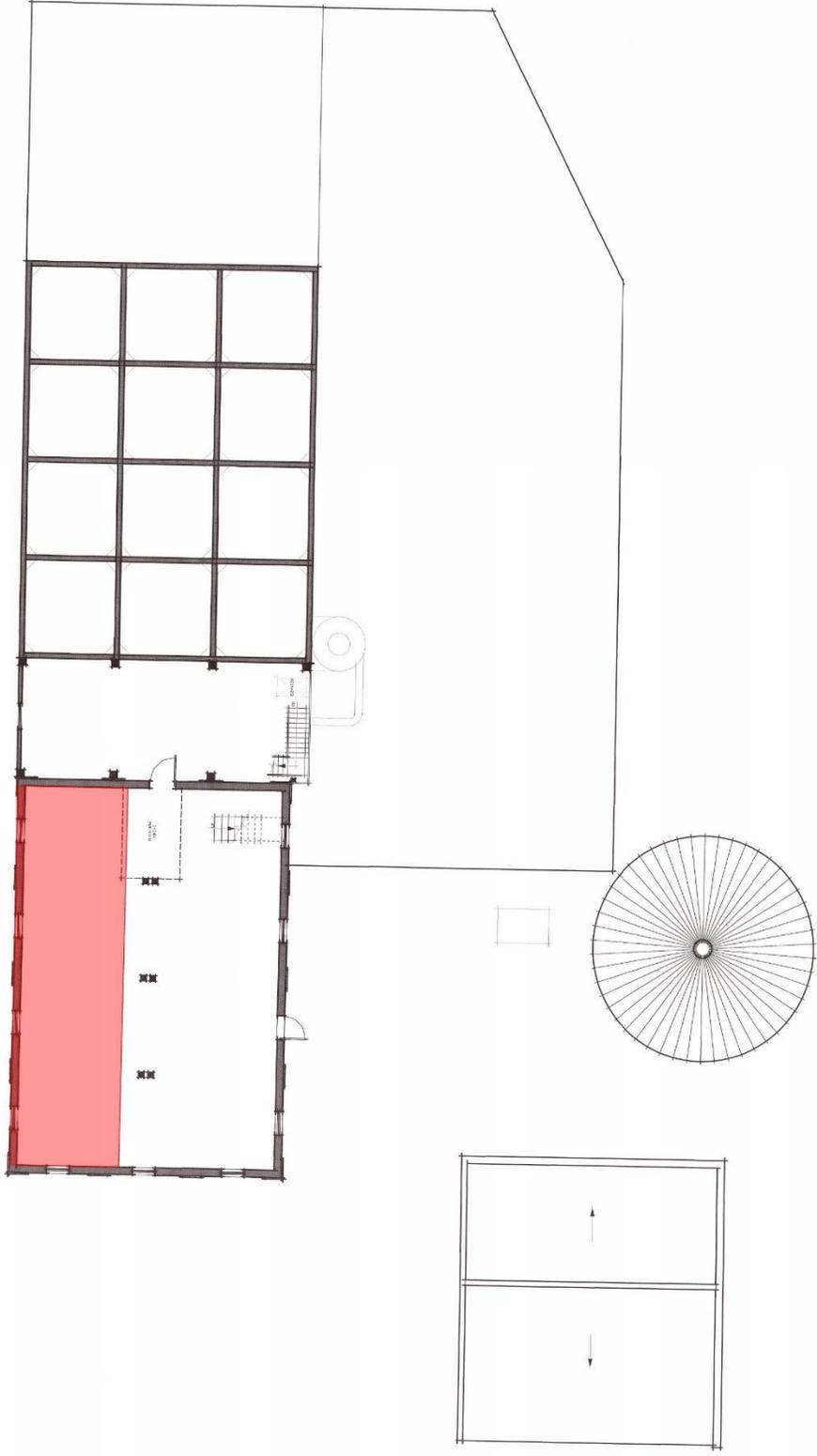
# Windsor Mill - Second Floor



OND FLOOR EXISTING

# Windsor Mill - Third Floor

FLOOR AND WALL NEED  
TO BE REBUILT THIS  
AREA



# Windsor Mill – Structural Overview

- In general, the buildings were well-built and as such can be readily adapted to a number of uses.
- Areas damaged by the tornado will require extensive reconstruction.
- Minor structural improvements for modern code compliance will be required throughout.



## **Estimated Costs**

# Wattle & Daub Contractors

**DATE: September 30, 2014**

**RE: BUDGET ESTIMATE FOR THE RESTORATION OF THE WINDSOR MILL**

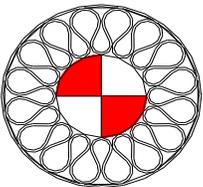
Wattle & Daub Contractors is a Fort Collins-based general contractor that specializes exclusively in the preservation and restoration of historic buildings. When a tornado struck the Town of Windsor in 2008, Wattle & Daub was retained to perform emergency stabilization on the Windsor Mill.

More recently, Wattle & Daub worked with Root Architecture to prepare a budget estimate for the full restoration of the Mill, the results of which are found in the attached document. Of course, because this estimate was based on a conceptual plan for the Mill's redevelopment rather than actual construction documents, the costs identified here are merely approximate. Based on our long experience in working with historic buildings, however, including several redevelopment projects of our own, we are confident these numbers represent a good first draft of an actual construction budget.

Please feel free to contact Wattle & Daub Contractor if you have any questions regarding our past stabilization work on the Windsor Mill, or if you would like to explore the possibility of future work to complete the Mill's stabilization and begin its redevelopment. We would welcome the opportunity to be further involved in giving second life to this iconic building.

Best regards,

Andy Carlson  
Wattle & Daub Contractors  
970-556-9322  
a.carlson@wattleanddaub.com  
www.wattleanddaub.com



8 Gibbs Road  
Laramie, WY  
82070  
1.970.493.2244  
www.WattleandDaub.com

# Wattle & Daub Contractors

## BUDGET ESTIMATE FOR THE RESTORATION OF THE WINDSOR MILL PAGE 1

### Site Work

• Clear existing site of debris and miscellaneous materials	\$ 5,000
• Grading / excavation for access to lower level	\$ 5,000
• Paving for new parking area	\$ 100,000
• Concrete sidewalks to tie in to adjacent sidewalks	\$ 50,000
• Landscaping – turf and other planting areas per site plan	\$ 250,000
• Landscaping-hardscaping, shade structures, etc.	\$ 300,000
• Streetscape improvement – street trees and lighting	\$ 100,000
• Site lighting – parking areas, etc.	<u>\$ 50,000</u>
	\$ 860,000

### Utilities

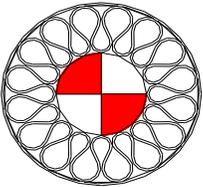
• Relocate existing transformer / electrical service	\$ 100,000
• Possible new water meter and wastewater tie-in @ street	<u>\$ 50,000</u>
	\$ 150,000

### Building Remediation

• Complete excavation of lower level; stabilize with concrete retaining walls	\$ 200,000
• Pour new concrete slab in lower level	\$ 60,000
• Stabilize foundation at north wall below stacked wood silos	\$ 50,000
• Remove corrugated steel cladding at east section of building and repair/re-finish wall beneath	\$ 25,000
• Re-build masonry envelope & roof @ tornado-damaged west end	\$ 300,000
• Repair roof @ east end and level 1 as required	\$ 120,000
• Replace broken windows throughout / repair existing units if possible	\$ 100,000
• Repair broken floor system with heavy timber to match existing at west end level 2 corner	\$ 80,000
• Salvage all existing materials in good condition for re-use in renovation and finish-out	incl.
• Re-point existing masonry exteriors and minor repairs as necessary	\$ 150,000
• Partial demo of floor plates in west end for installation of new exit stair	\$ 2,000
• Re-seal existing stacked wood silos on exterior	<u>\$ 25,000</u>
	\$1,112,000

### Building Renovation

• Install new electrical system throughout building	
o Commercial rough-in level based on plan diagrams	\$ 570,000
• Install new plumbing system throughout building	
o Commercial rough-in level based on plan diagrams	\$ 300,000
• Install new mechanical systems throughout building	
o 2 existing boilers in lower level can provide heat/hot water rehab	\$ 50,000
o Plan for individual a/c and heating units for each block of tenant space	\$ 425,000



8 Gibbs Road  
Laramie, WY  
82070

1.970.493.2244

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# Wattle & Daub Contractors

## BUDGET ESTIMATE FOR THE RESTORATION OF THE WINDSOR MILL (PAGE 2)

### Building Renovation (cont.)

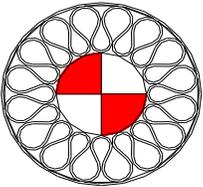
- Commercial kitchens & brewing operations will require additional exhaust and ventilation to fall into TI scope \$ 275,000
- Add new floor structure at levels 2, 3, & 4 inside stacked wood silos using trusses to allow distribution of mechanical ductwork and other utilities \$ 30,000
- Cut out and header off (w/ timbers) several large openings in stacked wood silos at each level to allow for interior planning of spaces \$ 10,000
- Insulate exterior walls where possible (all of levels 0 and 1, portions of levels 2, 3, & 4 where existing finishes are to be covered) \$ 50,000
- Add new windows on level 1 single-story area and levels 2, 3, & 4 in the stacked wood silo area \$ 100,000
- Add new exterior doors throughout \$ 35,000
- Add 2 new exit stairs per plan diagrams \$ 30,000
- Add new access to lower level via stairs and ramps to lower courtyards per plan diagrams \$ 80,000
- Add raised wood decks around building per site plan (add on to / repair existing as required) \$ 60,000
- Finish out secondary masonry building interior as public restrooms and concession area (office above) \$ 300,000  
\$2,315,000

### Additional Features

- Build new elevated walkway from level 2 of building across Main Street and over railroad tracks \$ 950,000
- Cut out face of existing metal silo building and convert to performance stage area
  - Infill stage platform \$ 400,000
  - Add mezzanine above for lighting / controls \$ 350,000
  - Finish out back-of-house green room / restroom \$ 225,000\$1,925,000

### PROJECT TOTALS

<b>Construction Subtotal</b>	<b><u>\$6,362,000</u></b>
<b>General conditions (15%)</b>	<b>\$ 954,300</b>
<b>Profit/overhead (15%)</b>	<b>\$ 954,300</b>
<b>Contingency(15%)</b>	<b><u>\$ 954,300</u></b>
<b>Project Total</b>	<b>\$9,224,900</b>



8 Gibbs Road  
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1.970.493.2244  
www.WattleandDaub.com

Prepared by Wattle & Daub Contractors, in collaboration with Root Architecture, September 2014

## **List of Available Grants**

### **Community Development Block Grants—Non-Entitlement Communities**

*Federal Agency:* Department of Housing and Urban Development

*Recipients:* States (with pass through to non-entitlement local communities)

[www.hud.gov/offices/cpd/communitydevelopment/programs/stateadmin/index.cfm](http://www.hud.gov/offices/cpd/communitydevelopment/programs/stateadmin/index.cfm)

[www.hud.gov/offices/cpd/communitydevelopment/programs/smallcities/index.cfm](http://www.hud.gov/offices/cpd/communitydevelopment/programs/smallcities/index.cfm)

CDBG funding for non-entitlement communities (those under a certain population threshold) is granted to the States to administer, except in the case of Hawaii, where HUD still administers the funding directly. Among the projects eligible for funding are: acquisition of property; construction or reconstruction of streets, water and sewer facilities, neighborhood centers, recreation facilities, and other public works; rehabilitation of public and private buildings; planning activities; assistance to nonprofit entities for community development activities; and assistance to private, for-profit entities to carry out economic development activities.

### **Section 108 Loan Guarantee Program**

*Federal Agency:* Department of Housing and Urban Development

*Recipients:* Local governments

[www.hud.gov/offices/cpd/communitydevelopment/programs/108/index.cfm](http://www.hud.gov/offices/cpd/communitydevelopment/programs/108/index.cfm)

Section 108, the loan guarantee provision of the CDBG program, allows communities to transform a small portion of their CDBG funds into federally guaranteed loans. This provides a source of financing for activities such as: property acquisition; rehabilitation of publicly owned property; housing rehabilitation; economic development activities; and acquisition, construction, reconstruction, or installation of public facilities.

### **Brownfields Economic Development Initiative (BEDI) Grants**

*Federal Agency:* Department of Housing and Urban Development

*Recipients:* Local governments

[www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/index.cfm](http://www.hud.gov/offices/cpd/economicdevelopment/programs/bedi/index.cfm)

BEDI grant funds can only be used in projects also assisted by the Section 108 Loan Guarantee Program. BEDI is designed to assist cities with the redevelopment of brownfields—abandoned, idled or under-used property where expansion or redevelopment is complicated by contamination. BEDI grants enhance the security or improve the viability of a project financed with Section 108 guaranteed loan authority.

### **Historic Preservation 20% Tax Credit**

*Federal Agency:* National Park Service

<http://www.nps.gov/tps/tax-incentives/before-you-apply.htm>

Program provides up to 20% tax credit for qualifying expenses on an historic renovation. Renovations must comply with the NPS Historic Preservation standards and the building must be an ‘income-generating’ property.

### **Public Works and Economic Development Initiative**

*Federal Agency:* Economic Development Administration

*Recipients:* States; local governments; Indian tribes; institutions of higher learning

[www.eda.gov/AboutEDA/Programs.xml](http://www.eda.gov/AboutEDA/Programs.xml)

Grants from this program help communities to revitalize, expand, and upgrade their physical infrastructure to attract new industry, encourage business expansion, diversify local economies, and support the generation or retention of jobs and investments. Rehabilitation of historic buildings is an eligible activity.

### **Colorado Historical Foundation Revolving Loan Fund**

<http://www.chfainfo.com/participating-lenders/business/Pages/financing-revolving.aspx>

Loan fund partners with the State Historical Fund to provide low interest loans for preservation projects.

### **Cynthia Woods Mitchell Fund**

<http://www.preservationnation.org/resources/find-funding/special-funds/cynthia-woods-mitchell.html>

The Cynthia Woods Mitchell Fund awards grants to private and public agencies involved in the renovation and protection of historic interiors. The maximum grant available is \$10,000 and can be used to fund the hiring of professional expertise and publish educational materials and programs.

### **Peter Grant Preservation Fund for Colorado**

<http://www.preservationnation.org/resources/find-funding/special-funds/grant-fund-guidelines-eligibility-1.html#.VDQ55PlDVyU>

This fund is administered by the National Trust for Historic Preservation and provides small grants (\$1,000 - \$10,000) for renovation and services on historically designated properties. Grant requires matching funds.

### **Historic Preservation Grants from NPS**

[http://www.nps.gov/preservation-grants/manual/HPF\\_Manual.pdf](http://www.nps.gov/preservation-grants/manual/HPF_Manual.pdf)

### **American Express and National Trust for Historic Preservation**

<http://partnersinpreservation.com/>

### **Lowe's National Trust for Historic Preservation**

[http://www.lowes.com/cd\\_Lowes+grants+support+the+restoration+of+important+historic+sites\\_798685537](http://www.lowes.com/cd_Lowes+grants+support+the+restoration+of+important+historic+sites_798685537)

### **Colorado State Historical Fund**

<http://www.historycolorado.org/oahp/state-historical-fund>

### **EPA List of General Federal Funding Opportunities**

[http://www.epa.gov/smartgrowth/national\\_funding.htm](http://www.epa.gov/smartgrowth/national_funding.htm)