

TOWN OF CENTER D-PRAT

OCTOBER 2021

PREPARED FOR TOWN OF CENTER



ACKNOWLEDGEMENTS

TOWN OF CENTER, CO

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CITY OF WESTMINSTER, CO



960 - OMV 48.3m:02 Center Municipal Power Plant, 671 E. 3rd, Center Colo. c. 1970

EXECUTIVE SUMMARY

Planners are uniquely suited to address a variety of issues facing our communities. They have the training and tools to facilitate conversations about the future. In particular, preservationists and designers have the ability to talk about change. The American Planning Association’s Urban Design & Preservation Division brought these skills to the Town of Center, Colorado in a pilot program called the Design-Preservation Rapid Action Team (D-PRAT). The goal of the project was to brainstorm options for the future of the Town of Center focusing on the downtown revitalization and the 90 acres to the north of the town.

The objectives of the team were to develop the following:

1. Create alternative land use concepts for the North 90 Addition
2. Analyze future housing typologies and housing affordability
3. Explore downtown revitalization including a connection to the North 90 Addition
4. Propose historic preservation strategies
5. Identify locations for public spaces
6. Share possible streetscape and pedestrian improvements
7. Find alternatives to low density, auto-oriented development

The team developed three land use concepts for the North 90 addition to discuss with the community. The final concept includes an extension of Worth Street through the North 90 Addition and creation of a grid street pattern. The proposed land uses include a commercial area, town hall/community center, part, industrial area, and mix of housing types. The recommendations for the existing commercial area include improving the streetscape along Worth Street by adding pedestrian friendly amenities, enhancing building facades, and promoting infill development. Finally, the team laid out a plan for developing a commercial district organization and a historic preservation program in the Town of Center. The recommendations lay out a plan for the Town of Center to balance preservation and growth, to enhance the town’s sense of place, and to empower the future of the community.

Overall, the D-PRAT found that the Town of Center has a unique identity, engaged youth, and strong leadership. With the right planning tools, the Town of Center will be a focal point in the San Luis Valley and in Colorado.



THE PROCESS

The Design-Preservation Rapid Assistant Team (D-PRAT) program started with a brainstorming session at the National Planning Conference in 2019. Leaders in the Urban Design & Preservation Division of the American Planning Association wanted to find ways to open up the Division to better relationships with our members, with other planners, with youth, and with communities. Inspiration struck with an idea of working with underserved communities to tackle historic preservation and urban design challenges. The Division would create opportunities for its members to “contribute time and effort to groups lacking in adequate planning resources” (AICP Code of Ethics (A.2.j))..

A year-long task force with volunteers across the country worked to envision how such a program would work. After delays due to the COVID-19 pandemic, the Division deployed its first D-PRAT team to the Town of Center, Colorado. The goal of the team was to outline a conceptual master plan for a 90-acre property the Town recently purchased.

The hybrid project involved an in-person team and a virtual team. The entire team met with the town leadership and several organizations, including Downtown Colorado Inc., already working in the Town of Center prior to the in-person workshop. The in-person workshop took place on October 18th and 19th with two members of the Urban Design & Preservation Division, Brian Foote and Bradley Wolf. The in-person workshop included a tour of the community, discussions with high school students, and a presentation to the Town Board. The in-person team had multiple check-ins with the virtual team which provided graphics and brainstorming support. Together the in-person and virtual teams developed this final document with the intention of helping the Town respond to future housing needs; creating new opportunities for education, interaction, and resiliency; celebrating the historic character of the original downtown; and providing for improved quality of life for the Town’s residents.



BACKGROUND

The San Luis Valley (SLV) is the rare region of Colorado that hasn’t seen economic prosperity and growth for the local population despite the state’s economic growth. DCI proposed to work with the Town of Center to create an informed vision to build on the opportunities. The visionary leadership of Town of Center purchased the Consul Property (that we will be refering to as the North 90 Addition) that abuts the current downtown and would like to support housing needs. In addition to addressing housing and community needs, the Town hopes the Consul Property process will address the critical need to retain and build technical capacity within the San Luis Valley through the development process.

To identify the best use of this new parcel of land, the Town was looking for technical expertise to outline a conceptual plan with planning and financing phases for Consul Property. The Town would like to expand commercial, industrial, housing, workforce development, and healthy living initiatives in the San Luis Valley, while also accentuating and supporting the existing downtown and historic buildings and creating new opportunitites for education, interaction, resiliency, and quality of life enhancements.

Once outlined, this project will increase the Town’s capacity to work with private sector partners to build and design a sustainable community vision, positively impacting health, resiliency, and energy efficiency while ensuring culturally responsive sustainable design impacts at scales ranging from neighborhood infrastructure, to community planning, to healthy homes. The Town of Center is currently exploring tax increment finance and how a phased development can build community, opportunity, and pay for itself over time. The Consul Property will also aim to be green and sustainable while featuring resilient strategies to ensure success over time. Emphasizing a participatory process from the outset, the project is being envisioned as a deep collaboration—between Town and County leadership, community members, property owners, artists and entrepreneurs, young people, and other stakeholders—through research activities, design charrettes and community meetings.

As the project evolves, it should create a community of opportunity. Planning should include involving residents not only in preferences, but in learning to build. The project should expand inclusive opportunities to quality education and a healthy living environment. Located in a safe, culturally-inclusive area that is walkable to area schools, the project will feature a mobility hub to connect to regional transportation services. The Town of Center Historic District features local businesses, such as restaurants, gas stations, cultural communal spaces and grocery stores. These businesses offer employment and business opportunities for residents.

TOWN OF CENTER OBJECTIVES

DCI and the Town of Center developed these primary objectives for the Town:

- Community Building: Increasing capacity through engagement, training, and adding team members.
- Entrepreneurship: Inspiring an entrepreneurial movement to start and grow businesses and invest in solving challenges in the community.
- Reuse and Activate Spaces: Encourage investment and love for the current building stock and public spaces .
- 90 Acre Vision: Plan for the future through a conceptual plan for redevelopment to expand commercial, housing, workforce development, and healthy living initiatives in the Town of Center and San Luis Valley.

PREVIOUS STUDIES

- SLV just completed a housing study that highlights a need for different types of housing and price points. The Town of Center has a brief study focused on the Town.
- There are also studies looking at broadband, mobility, and creation of a creative hub. There have been a lot of studies and consideration of the problems.
- The Town of Center is working on a Conditions Study and a Fiscal Impact Study to consider development of a 90 acre parcel and the redevelopment of the historic downtown area.
- The Town owns its own utilities, electrical distribution, and all water rights for the 90 acres.The Town recently assessed water and waste water and has sufficient capacity to develop the entire 90 acres.



LAND USE CONCEPTS

LAND USE ALTERNATIVES

During the in-person portion of the project, three conceptual land use alternatives were developed. These alternatives were presented to the Town Management and Board and are summarized below.

Land Use Concept #1: This alternative extends downtown to the north by two blocks along Worth Street, emphasizing primarily mixed uses (e.g., residential above commercial) in the downtown core. The new Town Hall/PD building is located at the north end of the downtown commercial (mixed use) node. In addition, a new Community Center and public park area are provided adjacent or near the new Town Hall.



LAND USE ALTERNATIVES

Land Use Concept #2: The second alternative extends downtown to the north by two blocks along Worth Street, emphasizing commercial and mixed uses (e.g., residential above commercial). The new Town Hall and Police building is located to the east of the Worth Street extension, as well as a new Community Center and public park area on the east side. Traffic to and from the Town Hall/PD building can choose routes avoiding the downtown Worth Street extension.

Residential Density:

Low

Low-Medium

Medium

High

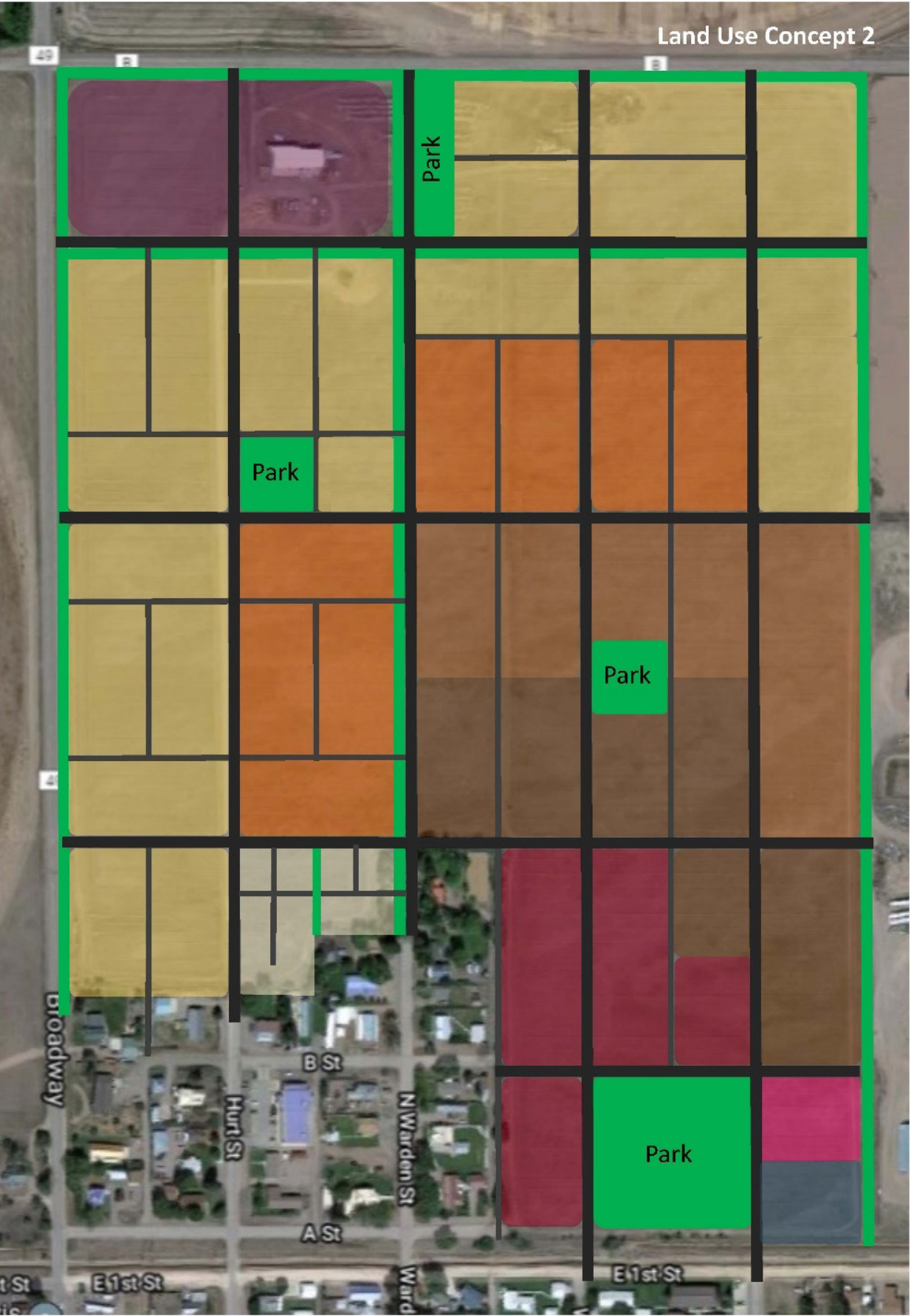
Non-Residential:

Town Hall

Commercial

Mixed-Use

Industrial



LAND USE ALTERNATIVES

Land Use Concept #3: This last alternative extends downtown to the north by two blocks along Worth Street, with a triangular central park as a focal point for the downtown core, and traffic circles at the three corners of the triangle park. Mixed use commercial buildings are arranged around the three sides of the triangle park (i.e., between four to six short block lengths), which enables more commercial floor area within the linear distance of two blocks. The new Town Hall is located at the north end of the downtown commercial (mixed use) node, as well as a new Community Center and public park area immediately around the Town Hall.

Residential Density:

Low

Low-Medium

Medium

High

Non-Residential:

Town Hall

Commercial

Mixed-Use

Industrial



LAND USE ALTERNATIVES

The higher residential and mixed-use densities should be located nearer to the downtown extension to increase the population size that can support the downtown businesses. A walkable downtown will enable nearby residents to walk, if desired, to conveniently reach most destinations and meet common household needs without needing an automobile.

The Town Board will define the preferred land use densities. The table below summarizes density guidelines in a suburban and rural setting for residential and mixed use projects.

Land Use Category	Density Range (DU per Acre)	Density Average (DU per Acre)	Typical Types of Dwelling Units
High density	25 to 35	30	Mixed uses (4 stories, with 3 floors of residential upstairs); Apartments (3 or 4 stories)
Medium Density	15 to 25	20	Mixed uses (3 stories, with 2 floors of residential upstairs); Apartments (2 or 3 stories)
Low-Medium Density	8 to 15	11.5	Small lot subdivisions (SFR); Clustered and Planned Residential Developments; “Missing Middle” housing; Triplexes; Two attached SFR
Low Density	3 to 8	5.5	Single-Family Residential subdivisions (1 house per lot); Two attached SFR; Duplexes

ASPECTS CONSIDERED IN ALL LAND USE CONCEPTS:

To the north and west sides of the downtown extension along Worth Street, a variety of residential densities are provided (high, medium, low). The higher densities should be located nearer to the downtown extension to increase population size to support the downtown businesses. Lower densities such as single-family neighborhoods, small homes, and clustered planned developments are located farther from the downtown core and around the periphery of the North 90 Addition. Compact development with densities concentrated near the Worth Street spine road would also enable more efficient and cost-effective provision of public utilities and public services (i.e., lower construction, operation, and maintenance costs compared to a sprawling development pattern).

A network of open space and public trails are arranged around the periphery of the North 90 Addition. These would connect to the planned multiple public parks that would be created within the residential areas as well as the larger central park adjacent to the new Town Hall/PD and Community Center buildings. Concepts for parks include community gardens, walking trails, eating and seating areas, and other active and passive programming. Pedestrian links could also be constructed to connect to the Town’s existing public parks and community amenities further to the south.

Industrial or heavy commercial land uses, if desired, should be located along the northerly perimeter. This would enable separate vehicular access via County Road B and would not require heavy truck traffic to be routed through the residential neighborhoods or the downtown business district to the south. Open space or trails may provide separation and a buffer area between the residential neighborhoods and the industrial land uses.

PREFERRED ALTERNATIVES

Based on the feedback provided on October 19, 2021, Land Use Concept # 1 was selected as the preferred design among the three alternatives. This concept extends the downtown to the north by two blocks along Worth Street, emphasizing primarily mixed uses (e.g., residential above commercial). The new Town Hall is located at the north end of the downtown commercial (mixed use) node, plus a new Community Center and public park area near the Town Hall. The location of the new Town Hall and public facilities provides an incentive for residents and customers to travel along Worth Street, thereby drawing potential customers through the downtown business district on a regular basis.

URBAN DESIGN CONCEPT

The vision for the downtown extension along Worth Street (the existing commercial main street) and surrounding areas is a compact, walkable, attractive, and efficient urban form. This will integrate the historic preservation concepts and urban design concepts discussed in other sections. For example, one urban design concept involves a unifying streetscape and aesthetic appearance (tying together the existing downtown to the new mixed use district along the Worth Street extension) by installing new street trees, street median with decorative boulders, enhanced pedestrian crossings, street lights with banners, and similar incremental improvements.

As mentioned above, the higher residential and mixed-use densities should be located nearer the downtown extension to increase the population size that can support the downtown businesses. A walkable downtown will enable nearby residents to walk, if desired, to conveniently reach most destinations and meet common household needs without needing an automobile.

The Town Board will define the preferred land use densities. The table below summarizes density guidelines in a suburban and rural setting for residential and mixed use projects.

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Medium Density	15 - 25	20	<ul style="list-style-type: none">Mixed uses (3 stories, with 2 floors of residential upstairs)Apartments (2 or 3 stories)
Low-Medium density	8 - 15	11.5	<ul style="list-style-type: none">Small lot subdivisions (SFR)Clustered and Planned Residential Developments“Missing Middle” housingTriplexesTwo attached SFR
Low Density	3 - 8	5.5	<ul style="list-style-type: none">Single-Family Residential subdivisions (1 house per lot)Two attached SFRDuplexes

Residential Density:

Low

Low-Medium

Medium

High

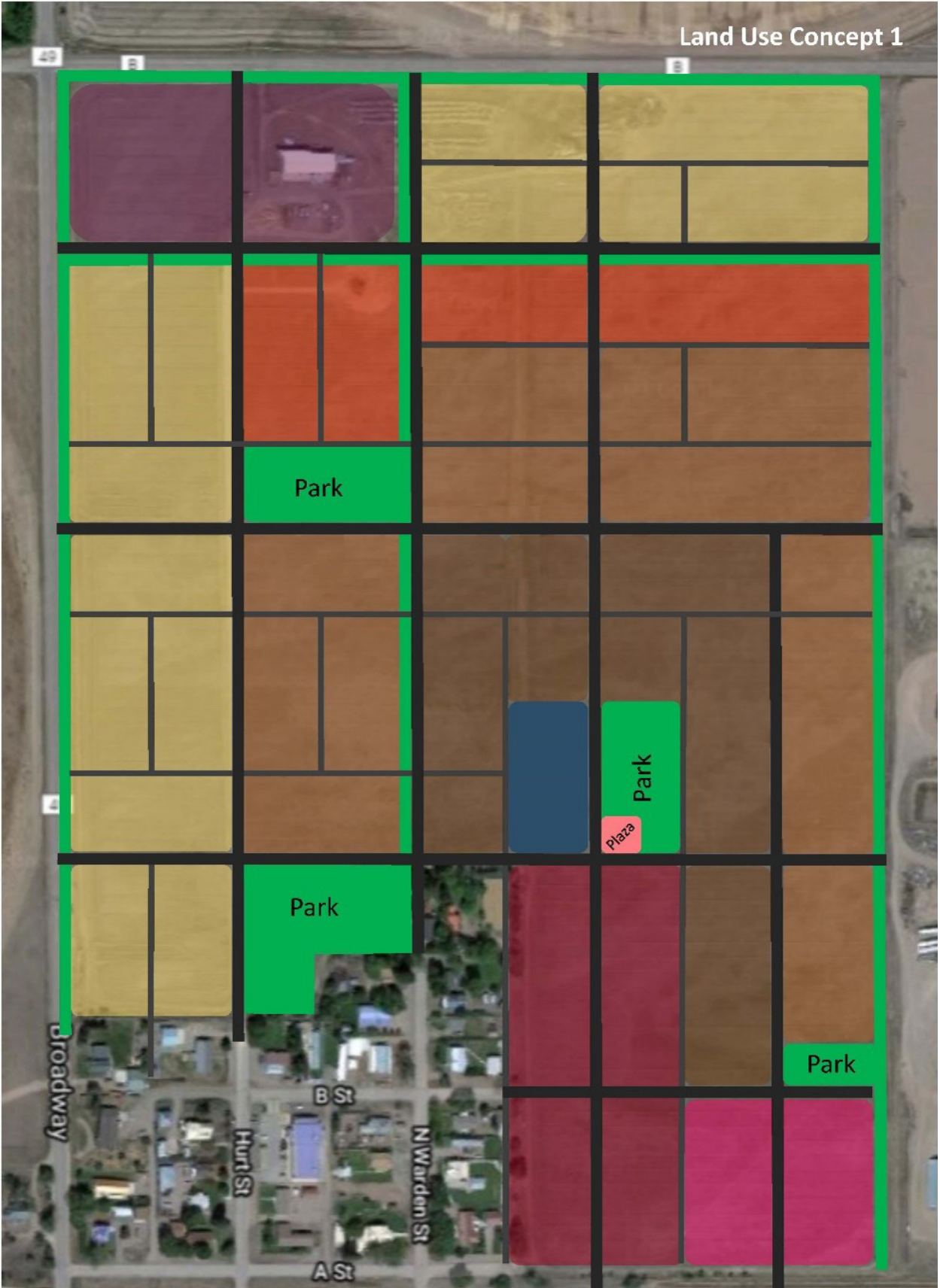
Non-Residential:

Town Hall

Commercial

Mixed-Use

Industrial



LAND USE ALTERNATIVES

LAND USE DEFINITIONS:

Mixed Use: This designation provides for a blend of residential and commercial uses within a single development area or parcel. This designation emphasizes a mix of convenience and neighborhood retail, restaurants, personal service, commercial service, professional office, and civic uses. Residential uses are encouraged in close proximity to commercial uses, either as a stand-alone project or in combination with commercial uses. The Floor Area Ratio (FAR) for nonresidential uses should not exceed 2.5 within a project site. These areas are generally located within approximately one-quarter mile of the Downtown Core. Residential densities should allow for up to between 15-25 dwelling units per net acre (for two stories of residential on top of ground floor retail) and between 25-35 dwelling units per net acre (for three stories of residential on top of ground floor retail). A density bonus and/or incentive program is encouraged (e.g., additional density and on-site parking reductions, for example), particularly for affordable housing units within a project.

Downtown Core: The Downtown Core area is located along both sides of Worth Street, from East 5th Street to East 2nd Street. The North 90 Addition would extend the future Downtown Core to the north into the annexation area, from East 2nd Street extending approximately three blocks to the north and beyond the existing B Street. Its purpose is to designate that portion of the existing downtown and double its size to integrate with the North 90 Addition. This area will require specific policies that implement historic preservation principles (for the existing downtown) as well as merge the area with a future downtown addition, and promote a vibrant activity node and downtown destination that provides live, work, and recreation opportunities.

Concepts to apply within the Downtown Core area include:

1. The Downtown Core should provide a convenient mix of retail and commercial uses to meet common household needs, and be within convenient walking distance for existing and future residents (e.g., a half-mile radius).
2. Promote walkability in the downtown with pedestrian-oriented design, a mix of uses (residential combined with commercial), sidewalk bulb-outs at intersections, crosswalk enhancements, landscape and lighting improvements, and other aesthetic enhancements for businesses and pedestrians.
3. Commercial uses should be able to remain open serving the public into the evening hours. As a central activity center, the downtown should be vibrant for 12 hours or longer during the day and evening.
4. The existing historic character of Worth Street should be preserved and enhanced when renovating existing structures or adding new development, such as façade improvements.
5. Storefronts should include a substantial glass area and traditional designs (e.g., bulkheads, awnings or canopies, gooseneck lighting, etc.) which encourages pedestrians to comfortably walk and browse while shopping at multiple businesses.

General Commercial: This designation provides for retail, restaurants, commercial and personal services, professional and administrative offices, hotels, public uses, similar compatible uses, or a mix of these uses. The Floor Area Ratio (FAR) for General Commercial uses should not exceed 2.0 (e.g., a 20,000 square foot commercial parcel could accommodate up to a 40,000 square foot structure).

High Density Residential: This designation provides for multi-family residential buildings, apartments, condominiums, and townhomes. Residential densities allow between 25 to 35 units per net acre. These areas are generally located adjacent to or within one-half mile of the Downtown Core to provide convenient access to retail and commercial uses as well as provide sufficient population to support downtown businesses. A density bonus and/or incentive program is encouraged (e.g., additional density and on-site parking reductions, for example), particularly for affordable housing units within a project.

Medium Density Residential: This designation provides for apartments, condominiums, townhomes, courtyard residences, triplexes, four-plexes, and “missing middle” housing. Residential densities allow between 15 to 25 dwelling units per net acre. These areas are generally located within one-half mile from the Downtown Core to provide convenient access to retail and commercial uses as well as provide sufficient population to support downtown businesses. A density bonus and/or incentive program is encouraged (e.g., additional density and on-site parking reductions, for example), particularly for affordable housing units within a project.

Low-Medium Density Residential: This designation provides for single-family attached homes, duplexes, triplexes, clustered single-family developments, and “missing middle” housing. Residential densities allow between 8 to 15 dwelling units per net acre. These areas are generally located more than one-half mile from the Downtown Core.

Low Density Residential: This designation provides for single-family detached and attached homes, and clustered single-family developments. Residential densities allow up to 8 dwelling units per net acre. These areas are generally located more than one-half mile from the Downtown Core.

Light Industrial: This designation provides for heavy commercial and light industrial uses conducted within an enclosed building. In the North 90 Addition, this designation allows lower-intensity uses that do not generate nuisances or environmental effects (e.g., truck traffic, noise, vibration, odor, dust, outdoor activities, etc.) that may detrimentally affect the quality of life for adjacent or nearby residential uses. These areas are generally located around the perimeter of the North 90 Addition and have truck access to a major road or County road.

Public/Institutional: This designation designates areas owned and maintained by public agencies such as the Town of Center, the County, school districts, water or irrigation districts, utility companies, and agricultural irrigation facilities. These areas may be located within or adjacent to the Downtown Core to encourage residents and visitors to traverse the downtown area.

Parks and Open Space: This designation provides for a variety of public open space and recreational space, including: public parks, plazas, recreation fields, walking trails, bike routes and trails, picnic and barbeque areas, theatres or amphitheaters, community gardens, and other active and passive recreation facilities. These areas may be located throughout the North 90 Addition and surrounding areas with the goal of providing a connected network of parks, trails, and recreational amenities for use by residents.

LAND USE ALTERNATIVES

BUILDING TYPES:

- Mixed Use Commercial
- Retail on the ground floor
- Offices potentially on second floor
- Multifamily residences on upper levels
- Shop windows and transparent glass on the ground floor to promote and enhance the pedestrian environment
- Canopies and recessed entries for weather protection

COMMERCIAL AND RETAIL:

- Typically occupied by a single retail, commercial service, or professional office business in a one-story building
- Surface parking lot for one business
- Loading area or dock screened from public right-of-way
- Landscaped setbacks
- Pedestrian connectivity to street

STOREFRONT RETAIL:

- Primary use is retail, typically by a single primary use
- One-story or multi-story buildings
- Historic context and / or character
- Typically mostly along historic Worth Street
- Row of buildings of similar scale built with frontage along sidewalks
- Awnings or canopies provide protection for pedestrians from sun and weather

MULTI-FAMILY RESIDENCE:

- May be a residential building adjacent to commercial or mixed use buildings
- Typically 2 to 3 stories (medium density) or 3 to 4 stories (high density)
- Private open space and yards with landscaping and recreational amenities
- Carports or garages provided at ground level, or maybe subterranean parking
- Tuck-under parking on ground level takes advantage of screening

CIVIC/PUBLIC FACILITY

- Public use(s) which may be single-purpose or combined multi-purpose functions (e.g., Town Hall, Police Department, and Community Building)
- Unique architecture and materials provide a unique node and sense of place
- Landscaped setbacks, plazas, parklets, special lighting, fountains and other site amenities are incorporated into the design
- Civic uses (on ground floor) may also be combined within the same building with residential units on upper floors



Mixed Use Commercial



Apartments



Townhomes



HISTORIC PRESERVATION

2232 - OMV 48.3b:4 Newly built First Methodist Church. 1950

HISTORIC PRESERVATION RECOMMENDATIONS

FIRST STEPS ESTABLISH HISTORIC PRESERVATION PROGRAM



874 - OMV 48.3d Frey's Drug Store, 295 S. Worth St., Center. Owner: Al Frey 1945

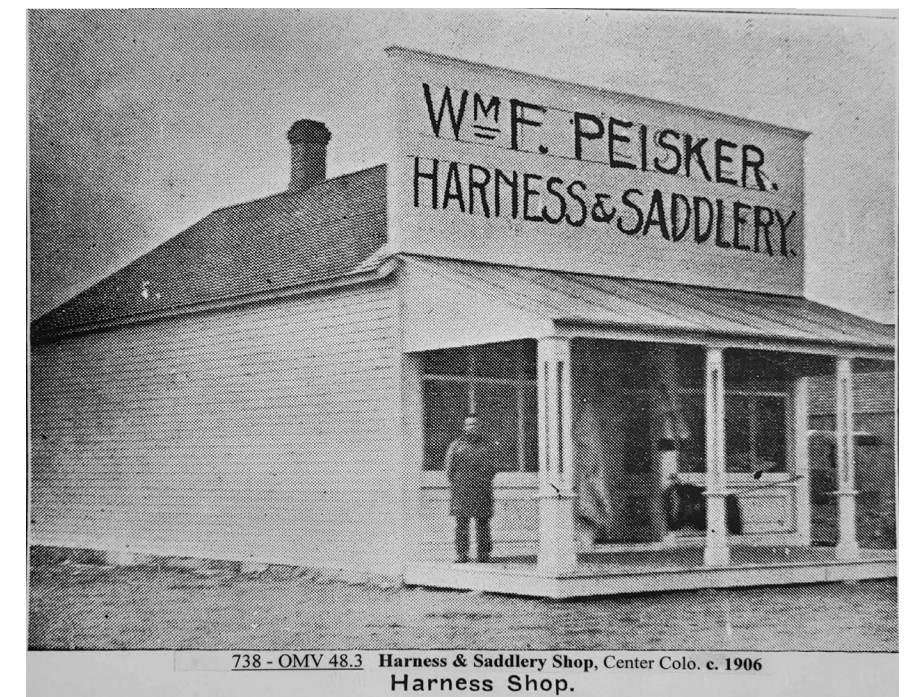
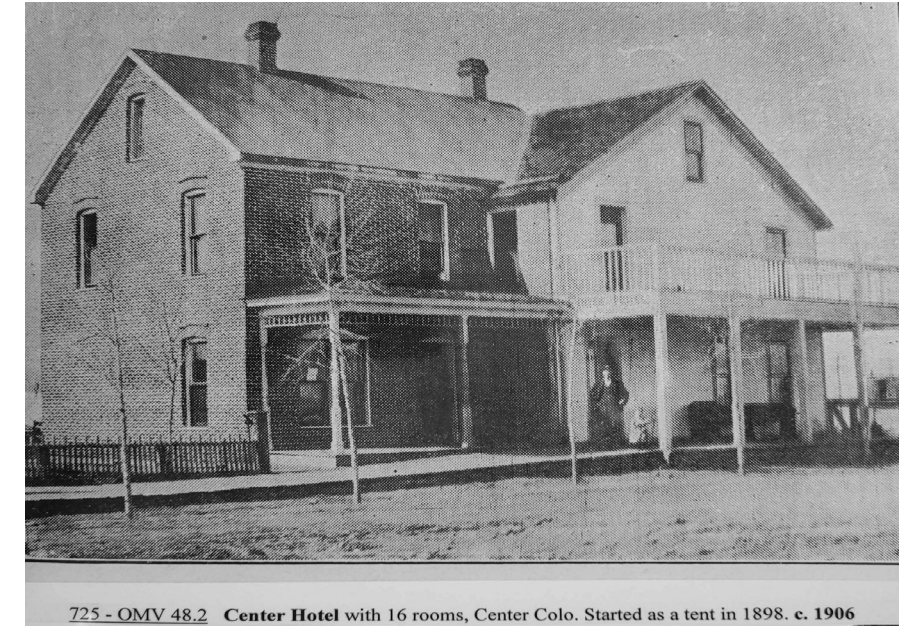
- Establish a Historic Preservation Commission to promote the history of Center and advocate for preservation of its built environment. The existing buildings, streets, parks and landscape gives the town its unique "Sense of Place" that will attract people to live, work and visit.
- Adopt Historic Preservation Ordinance: Use model ordinance from Colorado State Historic Preservation Office to draft the ordinance. <https://www.historycolorado.org/certified-local-government-guidance-materials>.
- Become a Certified Local Government to qualify for Historic Preservation Grants: <https://www.historycolorado.org/certified-local-governments>
- Apply for grant to perform historic resource survey to determine if downtown is eligible for listing on National Register of Historic Places. I contacted Jenny Deichman, Survey Specialist, History Colorado State Historical Fund, (303) 482-6575, jennifer.deichman@state.co.us. She should be able to answer your questions about the process and funding opportunities.
- Establish National Register of Historic Places designation for commercial district. This would allow building owners to be eligible for historic rehabilitation tax credit programs and state grant funds. More information can be found at <https://www.historycolorado.org/national-state-registers>
- Create and illustration of Worth Street with the original storefronts. Have architect create renderings for commercial building façades that have non-historic improvements to remove them and restore the original storefronts. This will allow owners to envision the potential of their buildings.
- Create education program for building owners on how to rehabilitate historic buildings and what grants and incentives would be available to for the project.

LONG-TERM HISTORIC PRESERVATION RECOMMENDATIONS

- Create Design Guidelines for commercial district. These guidelines would be voluntary and would help building owners and local officials on restoration and public works project related to Worth Street.



- Create zoning overlay to enforce design guidelines. This would allow for enforcement of the design guidelines.
- Survey surrounding residential area to determine if they would be eligible for listing. While the focus of the study is Worth Street, the surrounding neighborhood has many older buildings that lend to the character of Center. Survey and possible historic designation would recognize the importance of these early houses in Center growth and development.
- Create Minor Home Repair or Rehabilitation Program to target areas around commercial district to enhance existing efforts. These programs would reinforce the efforts along Worth Street and provide affordable housing options for existing owners and first time home buyers.
- Create façade rehabilitation grant or loan program to offset the costs for restoring the original facades. Creating a grant program tied to historic rehabilitation guidelines would promote the restoration of the original façade and encourage investment in the commercial corridor.
- Create land bank to allow vacant buildings and land to be acquired for preservation and redevelopment. Having a mechanism to acquire abandoned land or vacant buildings and put them out for redevelopment allows the city to address nuisance properties and out them back in to productive use.
- Create source of revenue for preservation. Having funds available, either through a dedicated sales tax, Louisville, CO has a dedicated sales tax, or other funding mechanism, such as Tax Increment Financing.
- Create emergency fund for stabilization of historic buildings
- This could allow for the city to stabilize a building and add a lien to the property to recoup the funds if the owner decides to sell the building.





URBAN DESIGN

URBAN DESIGN RECOMMENDATIONS - INFILL OPPORTUNITIES

FORMER FORD DEALERSHIP SITE (295 WARDEN ST)

- Rehabilitated the existing former dealership into a commercial use.
- Move existing house on adjacent lot to the street and rehabilitate into a residence, coffee shop or professional office.
- Create housing on rest of vacant lot. A townhome or senior cottage development would provide affordable housing opportunity and lend vibrancy to the adjacent commercial district. (See illustration)



URBAN DESIGN RECOMMENDATIONS - INFILL OPPORTUNITIES

400 BLOCK WORTH (WEST)

- The new park on the east side of Worth street is a great community amenity. Creating a multifamily building on the west side of the street (existing vacant lot and two houses, church would remain) would take advantage to park investment across street.



- Could be three story senior housing or mixed income building close to amenities of commercial district and provide some affordable housing units.



URBAN DESIGN RECOMMENDATIONS - STREET IMPROVEMENTS

1ST STREET IMPROVEMENTS

- Contact owner of Farmers Union Canal to determine if irrigation ditch to the north of 1st Street is active or abandoned.
- Determine if 1st Street can be paved between Broadway and Torres to add connectivity between existing town center and new 90 acres with a crossing at Worth Street.
- If the canal needs to remain, look at establishing a linear park on 1st street with new street crossing at Worth St.



- Replace existing highway sign that indicates the turn off to the business district with a more prominent monument sign and add similarly styled signs at Highways 285 and 17. Look into highway enhancement grants to help fund these projects.

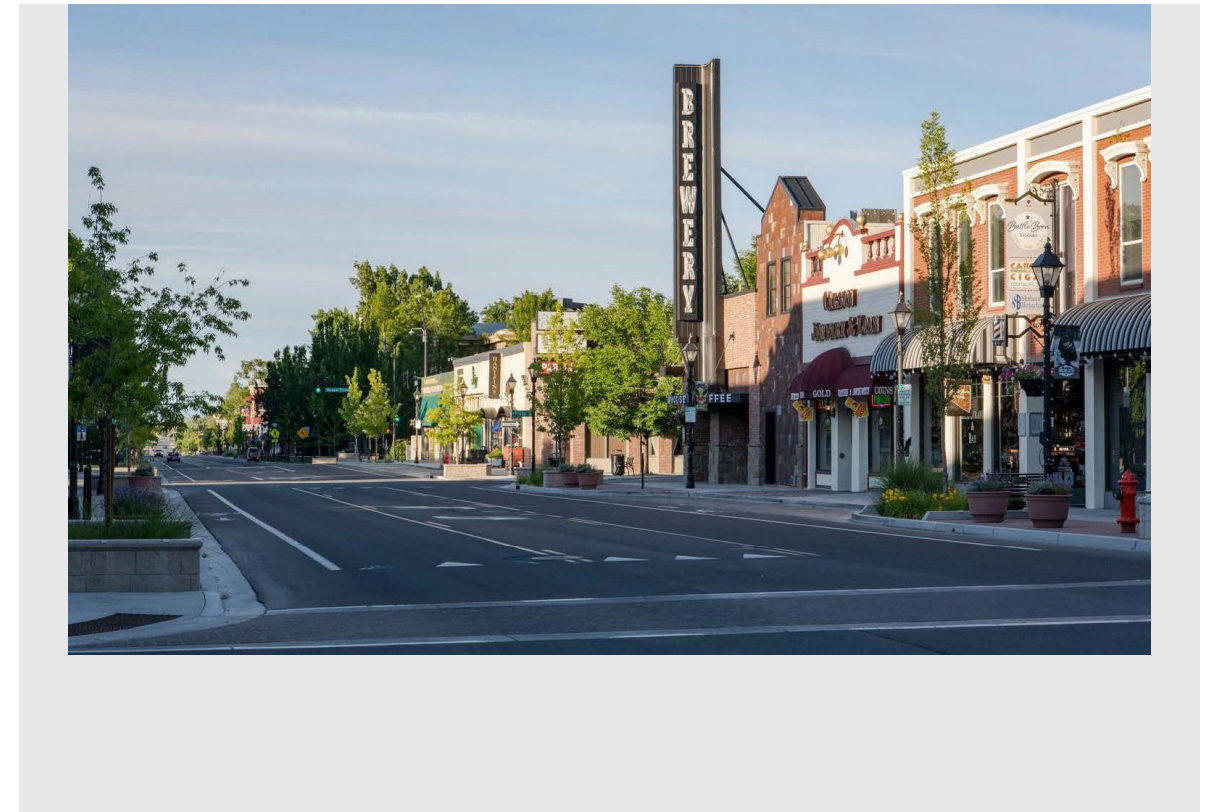


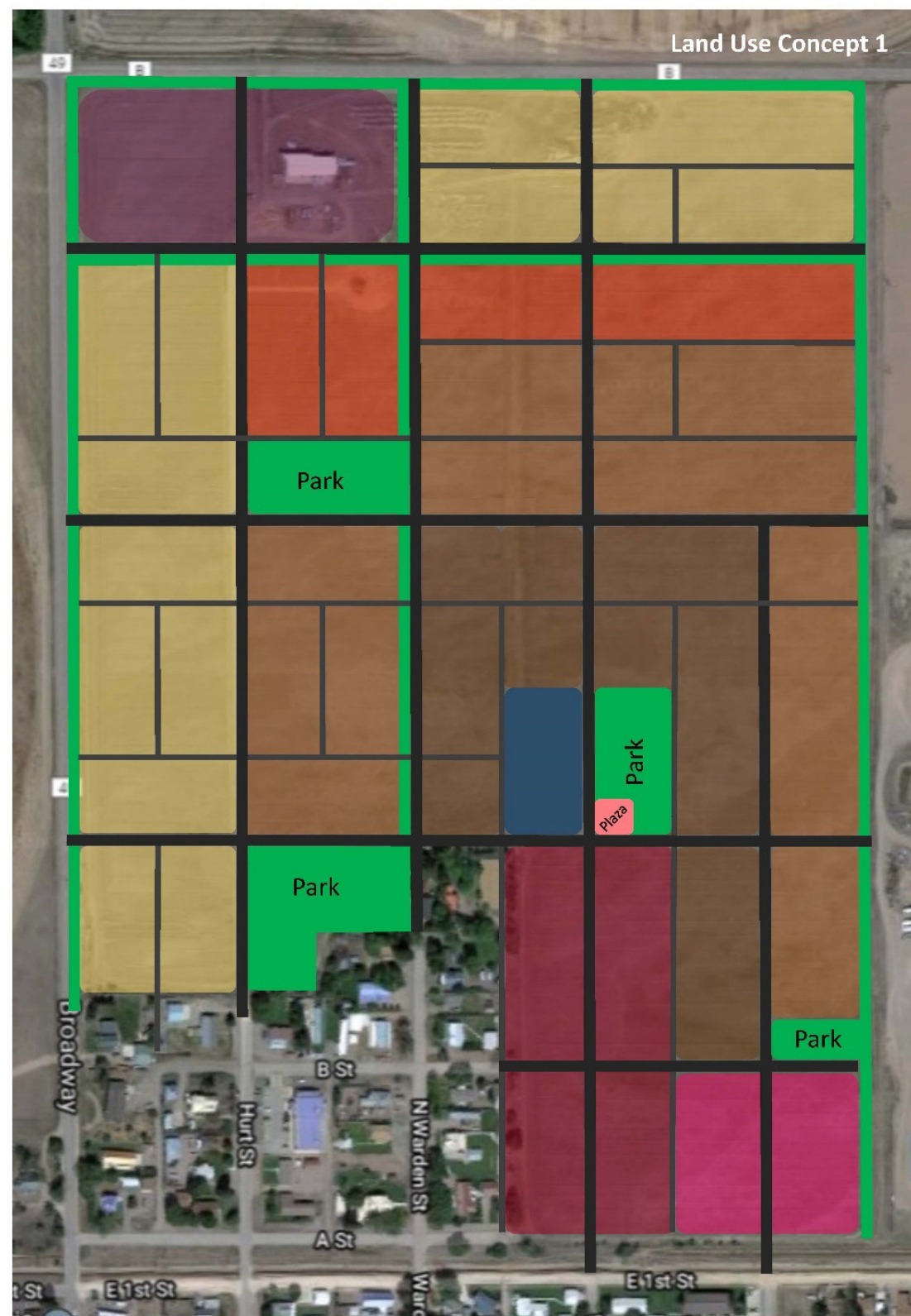
EXISTING WORTH ST COMMERCIAL DISTRICT

- Add pedestrian friendly amenities.
- Add Bump outs (Curb Extensions) at intersections similar to the ones created at the park.
- Add Large planters for seasonal plantings and possibly boulders or plants in a new median.
- Add Street furniture, such as benches, to encourage people to enjoy the amenities of Worth Street.
- Promote sidewalk cafes and outdoor uses. Creating activity outside of the building promotes the vibrancy of a commercial district and attracts visitors to stay and enjoy the area.
- Enhance the existing Lighting.
- Add frames to existing streetlights for banner installation that promotes events and the town of Center.
- Add decorative bases to existing streetlights to provide additional character.
- Replace any streetlights that don't match the new standard.
- Possible add smaller scale pedestrian light to supplement the street lights.
- Create program to work with building owners to add lighting on existing buildings similar to Monte Vista.
- Extend streetscape from new 90 acres down to 8th Street (Highway 112). This will create a uniform character and a main entrance to the town of center. There is a 60 ft right of way from north end of downtown to 6th street, but it narrows to 30 feet from 6th to 8th Streets. This section many only be sidewalks, curbs, and lights with no angled parking or the town could acquire right of way to extend the 60 foot streetscape down to Highway 112.

URBAN DESIGN RECOMMENDATIONS- COMMERCIAL DISTRICT

- Create commercial district business association (non-profit) that could host events and coordinate marketing for the business district.
- Look at organizational capacity building grant. Become full member of Main Street Program.
- Create events that promote the unique character of Center. (This could be based on local agriculture (potatoes, quinoa) or promote a new industry (hemp). Could also promote music, local crafts and artist and a farmer's market.





Residential Density: Low Low-Medium Medium High

Non-Residential: Town Hall Commercial Mixed-Use Industrial

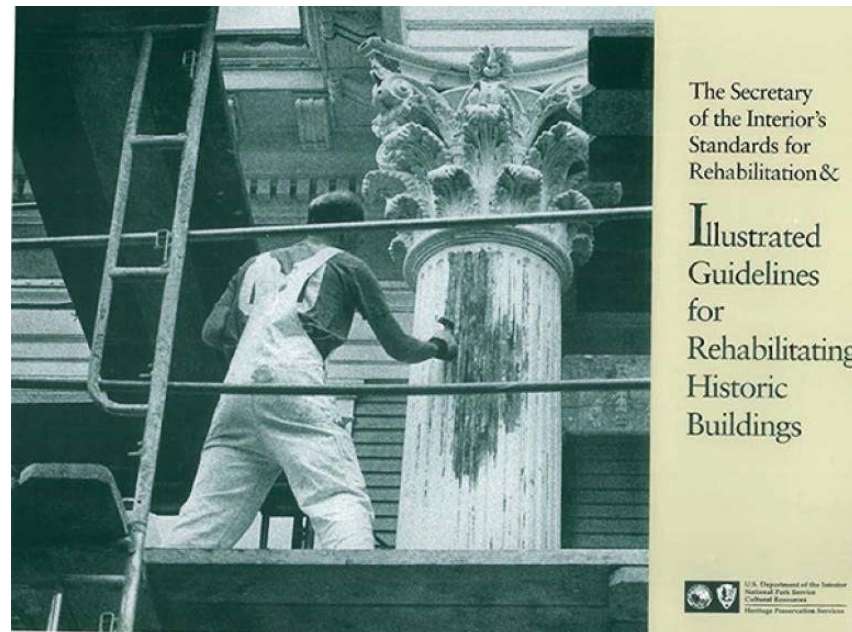
NEXT STEPS

FIRST STEPS & LONGER TERM PLANS: START HISTORIC PRESERVATION PROGRAM FOR CITY

- Adopt Historic Preservation Ordinance – Use model ordinance from Colorado State Historic Preservation Office.
- Establish a Historic Preservation Commission.
- Become a Certified Local Government to qualify for Historic Preservation Grants <https://www.historycolorado.org/certified-local-governments>
- Apply for grant to perform historic resource survey to determine if downtown is eligible for listing on National Register of Historic Places.
- Establish National Register of Historic Place designation for commercial district. (This would allow building owners to be eligible for historic rehabilitation tax credit programs).

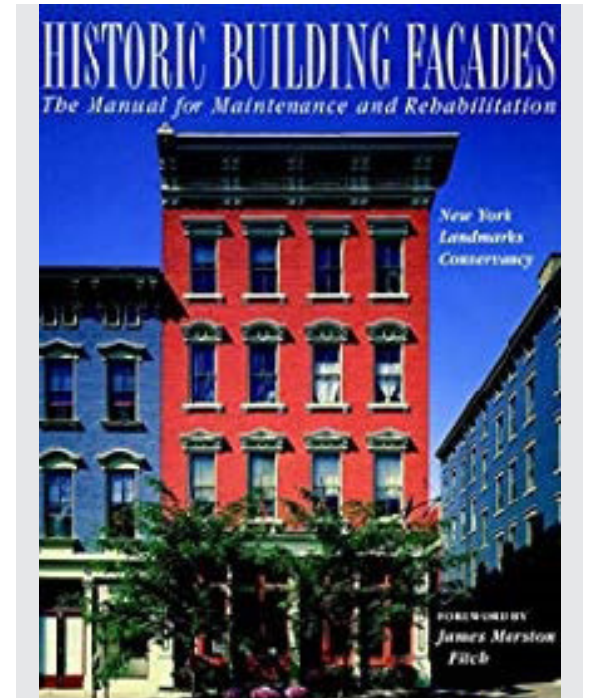
LONGER TERM HISTORIC PRESERVATION

- Create Design Guidelines for commercial district.
- Create zoning overlay to enforce design guidelines.
- Survey surrounding residential area to determine if they would be eligible for listing.
- Create Minor Home Repair or rehab Program to target areas around commercial district to enhance existing efforts.



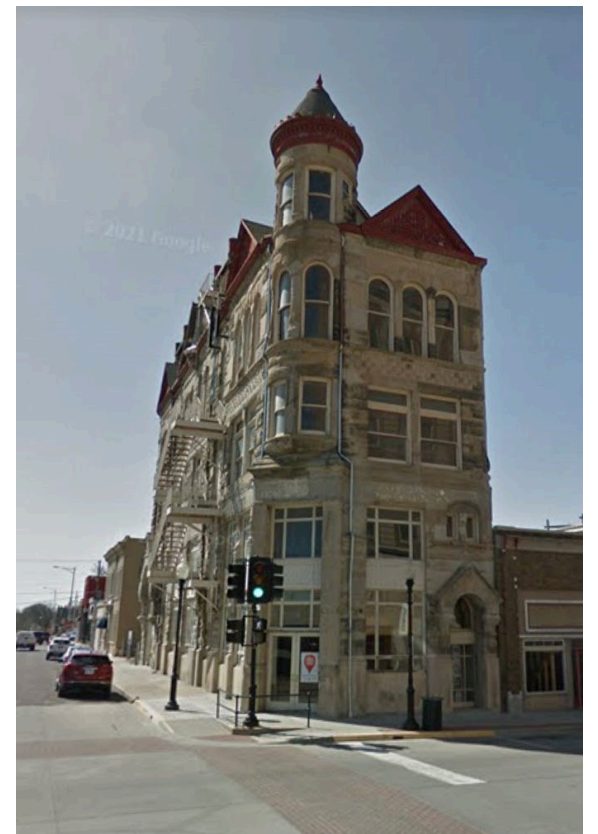
BUILDING PRESERVATION – FIRST STEPS

- Have architect create renderings for commercial building façades that have non-historic improvements to remove them and restore the original storefronts.
- Create education program for building owners on how to rehabilitate historic buildings and what grants and incentives would be available to for the project.



BUILDING PRESERVATION – LONG TERM

- Create façade rehabilitation grant or loan program to offset the costs for restoring the original facades.
- Create land bank to allow vacant buildings and land to be acquired for preservation and redevelopment.
- Create source of revenue for preservation (Louisville, CO dedicated sales tax).
- Create emergency fund for stabilization of historic buildings.
- This could allow for the city to stabilize a building and add a lean to the property to recoup the funds if the owner decides to sell the building.



FINAL RECOMMENDATIONS - SUMMARY

- Update the Comprehensive Plan
- Address the North 90 Addition specifically
 - Sustainability & resource preservation
- Update Zoning Ordinance
 - Allow (or require) mixed uses downtown
 - Increase building height limit to 45 or 50 ft.
 - Allow for outdoor dining & seating uses
- Encourage mixed uses in downtown
- Variety of housing types & price levels
- “Missing Middle” housing options
- Public spaces & social interaction
- Entertainment & youth engagement
- Open Space & trail connectivity
- Neighborhood stores & services
- Commercial District Streetscape: Add pedestrian friendly amenities
 - Add Bump outs (Curb Extensions) at intersections similar to the ones created at the park
 - Planters – Large planters for seasonal plantings
 - Add Street furniture (Benches)
- Enhance Lighting
 - Add frames to existing streetlights for banner installation
 - Add decorative bases to existing streetlight to provide additional character
 - Replace any streetlights that don’t match the new standard
 - Create program to work with building owners to add lighting on existing buildings (Monte Vista)
 - Extend streetscape down to 8th Street (Highway 112)
 - Note 60 ft right of way from north end of downtown to 6th street
 - 30 foot right of way from 6th to 8th Streets. May only be sidewalks, curbs, lights with no on street parking or look at acquiring right of way for full 60 feet
 - Replace existing highway sign that indicates the turn off to the business district with a more prominent monument sign
 - Promote sidewalk cafes and outdoor uses

INFILL AND REDEVELOPMENT

- Ford Dealership Site
 - Rehab existing former dealership into a commercial use.
 - Move Historic house on adjacent lot to street and rehabilitate into coffee shop or professional office.
 - Create housing on rest of vacant lot (Townhomes, senior cottage development).
- Town Hall Site
 - Once town hall is moved, either rehabilitate bank building and restore Modern Architecture exterior or,
 - Redevelop site for mixed use with the first floor retail/office and residential above (at least three stories).



FINAL RECOMMENDATIONS - SUMMARY

INFILL AND REDEVELOPMENT (CONTINUED)

- Building character should be a prominent landmark to reflect the existing buildings and historic streetlight.
- 400 Block Worth (west)
 - Possible multifamily site (existing vacant lot and two houses, church would remain) to take advantage to park investment across street.
 - Could be three story senior housing close to amenities of commercial district.
- Housing Authority site on north end Worth St
 - Partner with Housing Authority for possible replacement housing in new 90 acres and continue mixed use on site to blend with commercial district.

COMMERCIAL DISTRICT - ORGANIZATIONAL

- Create commercial district business association (non-profit) that could host events and coordinate marketing for the business district.
- Look at organizational capacity building grant. Become full member of Main Street Program.
- Create events that promote the unique character of Center. (This could be based on local agriculture (potatoes, quinoa) or promote a new industry (hemp). Could also promote music, local crafts and artist, farmers market.

