



# WESTMINSTER

## Staff Report

TO: The Mayor and Members of the City Council

DATE: July 17, 2013

SUBJECT: Briefing and Post-City Council Briefing Agenda for July 22, 2013

PREPARED BY: J. Brent McFall, City Manager

*Please Note: Study Sessions and Post City Council briefings are open to the public, and individuals are welcome to attend and observe. However, these briefings are not intended to be interactive with the audience, as this time is set aside for City Council to receive information, make inquiries, and provide Staff with policy direction.*

Looking ahead to Monday night's Briefing and Post-City Council meeting briefing, the following schedule has been prepared:

Dinner	6:00 P.M.
Council Briefing ( <i>The public is welcome to attend.</i> )	6:30 P.M.
POST BRIEFING ( <i>The public is welcome to attend.</i> )	

### PRESENTATIONS

1. Comprehensive Land Use Plan Update

### CITY COUNCIL REPORTS

#### EXECUTIVE SESSION

None at this time.

#### INFORMATION ONLY

1. Monthly Residential Development Report
2. Parks, Open Space, and Trails Bond Funds Update

Items may come up between now and Monday night. City Council will be apprised of any changes to the post-briefing schedule.

Respectfully submitted,

J. Brent McFall  
City Manager



## Staff Report

City Council Study Session Meeting  
July 22, 2013



SUBJECT: Comprehensive Land Use Plan Update

PREPARED BY: Sarah Nurmela, Senior Urban Designer

### Recommended City Council Action

Review the Concept Plan and provide input on proposals for new land use designations, focus areas and land use plan changes.

### Summary Statement

- A Concept Plan has been developed based on the first phase of analysis and outreach for the Comprehensive Land Use Plan Update.
- The Concept Plan proposes seven new land use designations designed to accommodate mixed use development and refine categories that accommodate office, industrial and commercial uses.
- The existing District Center, Business Park and Office/Residential designations are replaced with more specific land use categories that better convey the city's vision for key development areas.
- Five Focus Areas are identified as part of the Concept Plan, which indicate areas of greatest development opportunity, for which specific plans will be developed and incorporated by reference into the Comprehensive Plan.
- Redevelopment opportunity sites are also identified in the plan, setting the stage for additional policy direction for sites along Federal Boulevard and historic South Westminster.
- Based on a qualitative analysis of the Concept Plan, key policy considerations to be developed for the Comprehensive Plan include:
  - Ensuring development in high profile locations in the City maximizes opportunity for economic growth, community identity and quality of life;
  - Planning for sufficient parks and amenities to serve higher-intensity development and a growing, more diverse population;
  - Ensuring the City's circulation network accommodates all modes of travel, transit and increased walkability, particularly in higher intensity areas; and
  - Ensuring that land use, development intensity and water supply—as well as other infrastructure and services—are monitored, evaluated and designed to balance supply and demand.
- The next step in the Update process includes notifications to affected property owners, and a community-wide open house in the first two weeks of August.

**Expenditure Required:** \$0

**Source of Funds:** N/A

## **Policy Issue**

The Concept Plan for the Comprehensive Land Use Plan Update identifies new land use designations; discontinues several with the intent to better articulate the City's vision for key development areas; and assigns new or alternative land use designations to over 1,000 parcels in the City. (Many of these changes reflect a lateral transition from one designation to another of similar use, such as Business Park to Office/Research & Development (R&D) Low Intensity.) These changes reflect the vision set forth by the City Council and reaffirmed by the Guiding Principles established for the Comprehensive Plan.

## **Alternative**

The City could maintain the same existing Comprehensive Land Use Plan (CLUP) land use designations and assignments that currently exist. These designations have for the most part been in place since 1997 when new designations like District Center, Business Park and Traditional Mixed Use Neighborhood Development (TMUND) were introduced. These designations, in particular District Center and Business Park, provided a great deal of flexibility for the City with respect to land use and development intensity. At the time these land uses were drafted, there was significant vacant land in the City—even in 2004, when the CLUP was last updated, there was approximately 3,000 acres of vacant land. However, the extent of vacant land in the City is significantly less in 2013—with approximately 1,500 acres remaining—approximately 30 percent of which is currently platted. As a result, the remaining available land in the City is limited. As the City evaluates its potential to capture additional growth in employment, retail sales and population, clearly articulating land uses in remaining key development areas should be a high priority. Additionally, accommodating regional development trends toward mixed-use, walkable, more urban development will affect the type of uses, demographic and employment base that the City will be able to attract in the future. Ensuring that Westminster offers a high quality living environment to attract employers, new residents and a diverse economic and retail base is essential in continuing to thrive as a top tier community along US 36 and in the Front Range.

Staff recommends the approval of new land use designations that help refine land use types—particularly types and intensity of employment, commercial and residential uses in high profile areas along I-25 and US 36 in particular—and accommodate mixed-use developments to incentivize redevelopment of older corridor shopping centers and foster walkable, neighborhood-oriented districts around transit and key activity centers. Likewise, staff recommends approval of proposed Concept Plan land use assignments (as shown in Figure 1 in Attachment A) in order to begin to articulate the City's vision for future development.

## **Background Information**

The Planning Division has developed an initial concept plan as part of the CLUP Update process. The proposed Concept Plan is based on the Guiding Principles established in concert with City Council and thus reflects the City's vision for future development and growth within the City. The Concept Plan also represents direction on key policy issues highlighted by the Citywide Market Assessment conducted and presented to City Council in May. Key concepts expressed by the plan include strengthening the City's core with new urban, mixed use activity centers and infill development; reinforcing and enhancing the City's physical and economic presence along key employment corridors; and preserving and improving existing residential areas and recreational amenities throughout the City. A complete description of this Concept Plan, including land use and focus area maps, is included in Attachment A, the Concept Plan Framework.

## Concept Plan Key Changes

The Concept Plan introduces several new plan elements, including new land use designations, identification of focus areas for future planning efforts, and discussion of future site-specific redevelopment opportunities. These elements are summarized below.

### *Land Use Designations*

Several key changes are proposed to existing land use designations for the CLUP Update. These changes reflect the city's desire to accommodate mixed-use development typologies and to better articulate a vision for key future development areas. As a result, the Concept Plan proposes adding seven new and/or modified designations and eliminating three, including District Center, Business Park and Office/Residential. The proposed new land uses include:

- ***R-36 Residential***, to accommodate higher-intensity residential development projects located near transit and major activity centers;
- ***Mixed Use***, to meet the needs of the development community by allowing stand-alone or community-oriented mixed-use development outside of traditional mixed use neighborhoods like Bradburn, and at the same time encouraging redevelopment of older shopping centers and under-utilized sites by permitting a wider range of uses, including residential development;
- ***Mixed Use Center***, to accommodate a higher intensity mix of uses primarily around major transit nodes like Westminster Station and the Westminster Center, Church Ranch and Wagon Road park-and-rides. This designation encourages a mix of commercial (retail and office) and high density residential development, and primarily identifies major activity centers in the City that will develop with the greatest intensity and more urban environments;
- ***Service Commercial***, to preserve specific areas in the City for auto-oriented uses and services;
- ***Office/R&D High Intensity***, to primarily designate key locations along US 36 as major employment opportunities for high quality office, headquarters and office campus development, where the highest employment intensities will be located;
- ***Office/R&D Low Intensity***, to accommodate and refine employment areas like Westmoor and Park Center to ensure a consistent character, compatibility of uses and higher employment intensities; and
- ***Flex/Industrial***, to recognize the compatibility and flexibility of space required for businesses that require a mix of office, storefront, production and light industrial/manufacturing space. Key areas designated as such include the north side of Park Center, Walnut Creek Business Park and portions of Church Ranch Business Park.

The proposal to remove the following land use designations from the CLUP is in direct response to the need to provide more refined visions for land use in key development opportunity areas—particularly where much of District Center is applied. These latter areas comprise the greatest amount of vacant contiguous land in the city.

- ***District Center***, which comprises a significant amount of vacant land at key locations in the City, will be replaced by more specific land use designations that may comprise any combination of commercial, employment, mixed-use or residential designations;
- ***Business Park***, will be replaced by multiple employment oriented designations that differentiate between office, office/research and development, and flex/industrial uses; and
- ***Office/Residential***, will be replaced with more specific residential, mixed use or commercial designations, as appropriate by location.

The complete descriptions of the proposed Concept Plan land use designations are included in Attachment A: Concept Plan Framework.

***Potentially Significant Land Use Changes for Specific Sites***

Figure 2 of Attachment A illustrates the proposed land use changes to the existing CLUP map. Several sites are assigned land uses that differ significantly from their existing land use designation. These sites include:

1. In the North I-25 area, sites formerly designated as District Center that have been reassigned as Office/R&D Low Intensity in order to articulate the City's desire to create a strong employment activity center in the area. This includes the Orchard Lakes property just south of St. Anthony's Medical Center, which currently contemplates residential mixed use.
2. The St. Anthony North campus off of 84<sup>th</sup> Avenue is designated as Mixed Use from Public/Quasi Public, with the intention of encouraging higher intensity redevelopment of the site of primarily office and commercial use.
3. Hawn Hewit parcel at the southeast corner of 112<sup>th</sup> and Sheridan is redesignated as R-8 from Retail Commercial. Commercial uses at the intersection are struggling and residential use will be more compatible with the site and adjacent residential development.
4. Multiple properties in the Harris District along 73<sup>rd</sup> Avenue south to 72<sup>nd</sup> Avenue and between the rail tracks and Lowell Boulevard are proposed to be TMUND, with the intent to permit and foster walkable, neighborhood-oriented mixed-use development.
5. The Brookhill shopping center is proposed to be Mixed Use Center from District Center, to promote a community-oriented mixed-use center with residential and commercial uses. The current mid-size retail anchor development suffers from high vacancy, buildings are aging and redevelopment of the WURP site just to the east will likely further impact retail uses at the site.
6. The Promenade is shown as Mixed Use Center from District Center to accommodate a high intensity mix of uses on both sides of Westminster Boulevard. (Mixed use development has been contemplated as an opportunity to intensify and invigorate uses on the west around the theater and to further energize the promenade on the east around the Westin and ice center.)
7. The southeast corner of 108th Avenue and Wadsworth Parkway from Business Park to Retail Commercial. Retail uses have been proposed for this site and would serve the surrounding employment uses in the Westmoor and Walnut Creek business parks.
8. The southwest corner of 108th Avenue and Wadsworth Parkway from Retail Commercial to R-8, to be more compatible with adjacent development.

***Focus Areas***

Five Focus Areas are identified in the Concept Plan, as shown in Figure 3 of Attachment A. They represent areas of greatest concentration of growth opportunity in the City through development of vacant land, infill and redevelopment opportunities and include:

- Westminster Center Focus Area
- Westminster Station Focus Area
- North I-25 Focus Area
- Church Ranch Focus Area
- Wadsworth Parkway and 88th Avenue Focus Area

The Focus Area designation of these sites indicates an expectation of a more detailed policy and urban design concept for each site, to be developed as individual specific plans. Currently, two such plans are underway—the Westminster Station Area Specific Plan and Westminster Center Specific Plan. Once a plan is adopted, the Specific Plan will be incorporated by reference in the Comprehensive Plan and will serve as the primary land use regulation for the Focus Area.

### ***Redevelopment Opportunities***

Additional opportunity for redevelopment and infill development exists throughout the City, including:

- *Lowe's Shopping Center at 88th Avenue and Sheridan Boulevard*, where a higher intensity mix of transit supportive uses are envisioned to complement the Westminster Center redevelopment;
- *St. Anthony North Hospital at 84th Avenue*, which could redevelop to a more intense office and commercial mixed use district in proximity to the Pillar of Fire and Federal Boulevard activity; and
- *Harris Park District in South Westminster*, where a mix of residential and commercial uses is envisioned to foster a walkable, neighborhood environment.

These sites as well as other significant redevelopment opportunities in the City will be discussed in greater detail as part of the Comprehensive Plan. Specific policy direction may be developed for each site, as appropriate, in order to articulate the city's vision for future development.

### ***Potential Development***

The Concept Plan includes a projection of potential future development by 2035. This projection is based on an assumption that a significant proportion of vacant and under-utilized land in the City will build out over the next 20 years—including the majority of the Westminster Center and Westminster Station areas. The calculation includes all development currently underway.

The proposed Concept Plan could achieve a net gain of approximately 8.4 million square feet of non-residential building space in the City and approximately 8,100 new residential units over the next 20 years. This projected development would result in an additional 20,900 jobs and 19,800 new residents. To place these numbers in perspective, the Citywide Market Assessment completed earlier this year projected a demand of 8.9 million square feet of non-residential development (including retail, office and industrial) and 9,460 new residential units over the next 20 years.

### ***Key Considerations***

The Concept Plan has been reviewed and evaluated by the Comprehensive Plan Working Group, which represents all departments within the City. Key considerations that arose from this review process include:

- Capitalizing on opportunities to enhance the City's physical and economic presence through new development, streetscape and gateway elements, particularly in Focus Areas where visibility and access from major corridors like US 36 and I-25 are the greatest and will have the most impact on the City's identity in the region;
- The need to adequately serve a growing population with park and recreation amenities in an increasingly more urban environment and limited land availability to expand the existing network. Smaller, more impactful parks and public spaces will need to be integrated into the existing system of larger, neighborhood and community parks, trails and open space areas;
- Enhancing connectivity within the street, bicycle and pedestrian networks, with special emphasis on redevelopment areas where walkability and access to transit, amenities and neighborhood or community services will be a priority;
- Ensuring that the resulting demand for water from new development, infill and higher intensity uses does not outstrip supply: the Concept Plan as proposed represents a balance between future projected demand and supply at citywide build out. Specific policies to consider how individual projects and/or future land uses will be evaluated, and an understanding of what types of land uses affect this balance the most (i.e. high density

residential versus less intense demands of lower density residential or many commercial uses); and

- Providing adequate life safety, utilities and infrastructure service to a growing population, particularly as areas intensify with greater, more diverse populations and uses with a variety of service demands and needs.

### **Next Steps**

The Concept Plan will be presented to City Council and presented to the community through an open house and online through the project website and WestyConnect. The Planning Commission will also review the Concept Plan as well as City Council and community input. The Concept Plan will be refined and developed into a complete draft of the Comprehensive Plan, which will include goals, policies and implementation measures that will reflect all physical planning efforts in the City from land use to water supply and City services.

Immediate next steps in the process will include presentation and input from City Council, followed by notification of property owners that will receive a land use designation change or modification. Meetings with affected property owners will occur the first week of August, prior to the first community-wide open house on August 8 at City Park.

### **Strategic Goals**

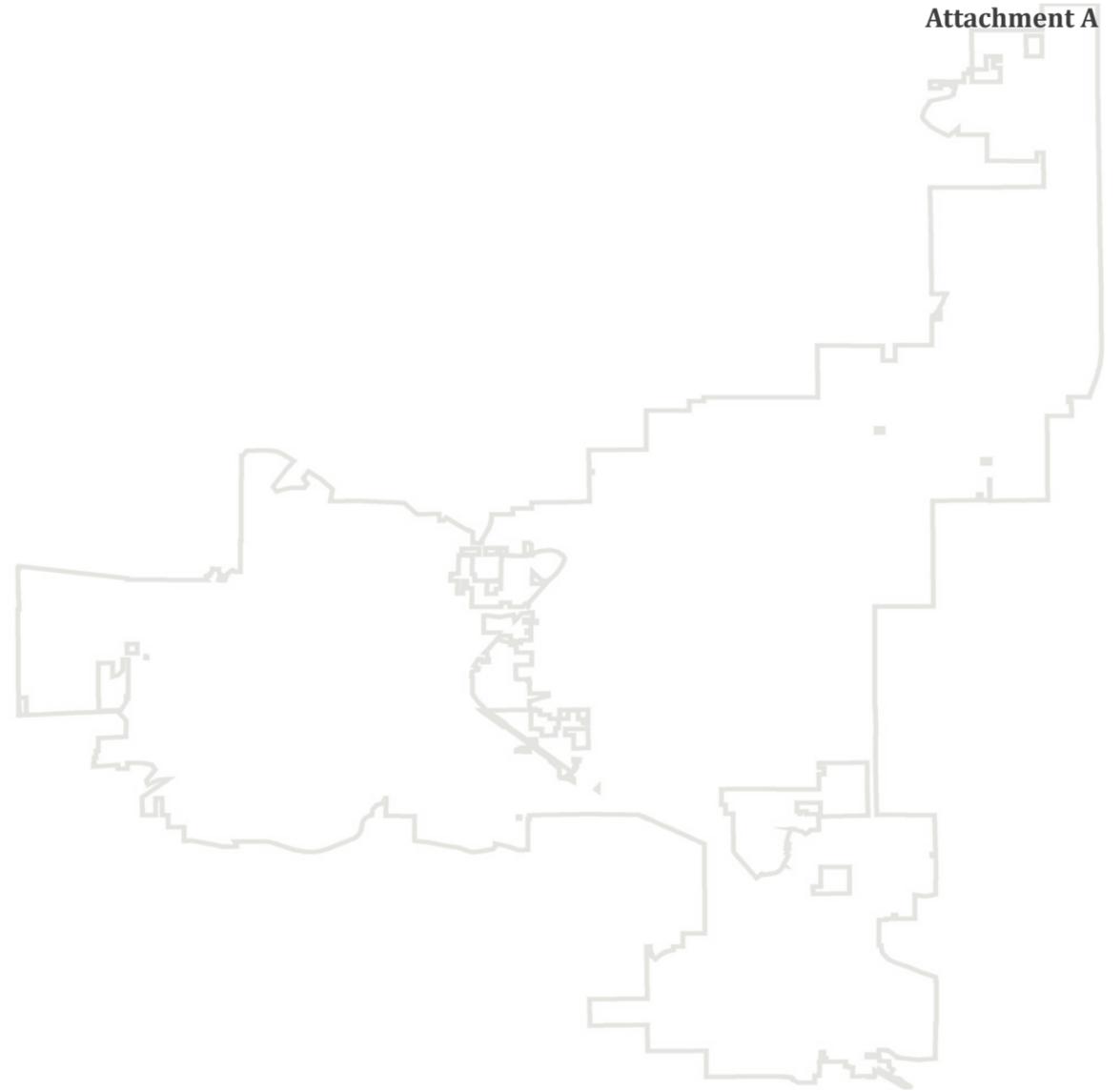
The update to the CLUP supports all of the City’s strategic goals. A major focus of the resulting Comprehensive Plan will be on supporting and building the City’s “Strong, Balanced Local Economy” through opportunities for new employment, redevelopment of key Focus Areas and attracting a wide range of residents, workers and visitors to the City. The Comprehensive Plan will also ensure that growth within in the City is in concert with an adequate water supply and high quality infrastructure—both of which contribute to a “Financially Sustainable City Government Providing Exceptional Services.” The Comprehensive Plan’s focus on providing key public services like fire and police, as well as ensuring a high quality community design and image contribute to providing a “Safe and Secure Community.” Likewise, this focus on community design and image, along with identifying opportunities for new mixed-use neighborhood and urban centers will support “Vibrant Neighborhoods in One Livable Community.” Finally, the Comprehensive Plan’s focus on parks and open space, as well as sustainability and the environment will ensure that Westminster continues to be a “Beautiful and Environmentally Sensitive City.” The public outreach process and Guiding Principle development are key components of the CLUP Update.

Respectfully submitted,

J. Brent McFall  
City Manager

Attachment A: Concept Plan Framework

Attachment B: Existing CLUP Designation on Areas of Change



# WESTMINSTER







**Introduction**

This report presents a preliminary Concept Plan for the City of Westminster Comprehensive Land Use Plan (CLUP) Update. The Concept Plan framework described in this document builds on the Guiding Principles, Citywide Economic Market Assessment findings, inter-departmental dialogue and public and decision-maker input to date.

**Purpose**

The Concept Plan Framework provides direction for key components of the Comprehensive Plan—land use, community character, parks and open space, circulation and infrastructure—that will serve as a basis for how the city will evolve over the next 20 years and beyond. The Concept Plan lays the foundation for livability, accessibility, community identity and growth, as established by the Guiding Principles that follow. This report will be refined by City Council, and will be used as a basis for more detailed policy development for the Comprehensive Plan.

**Guiding Principles**

The Concept Plan is guided by a set of key ideas that distill community aspirations and opportunities for growth in Westminster. The Guiding Principles were drafted early on in the CLUP Update process to ensure that each iteration of the Comprehensive Plan represents these key themes. The Guiding Principles are summarized below:

1. ***A Distinctive City with a Strong Identity***, reinforcing the city’s identity with prominent development in Westminster Center, Westminster Station and throughout the city.
2. ***Vibrant Community with a Diverse, Healthy Economy***, ensuring the city continues to attract a diverse employment and retail base.
3. ***Comprehensive, Integrated Parks and Open Space System***, continuing the city’s efforts to preserve and enhance the open space and parks system.
4. ***Well-Designed, Attractive Neighborhoods***, ensuring high quality neighborhoods that support an active lifestyle and a mix of neighborhood-oriented uses like shopping and services, schools, community facilities and parks and recreation.
5. ***Balanced Housing Mix***, ensuring that a wide range of incomes, age groups and lifestyles are accommodated within the community.
6. ***Mixed Use and Transit-Oriented Development***, providing a framework to accommodate higher intensity development adjacent to transit in a walkable, high quality setting.
7. ***Balanced Transportation System***, establishing balanced, safe, efficient and connected circulation networks for all modes of transportation.
8. ***Environmental Stewardship and Water Resource Management***, ensuring that the city conserves its key resources and continues to evolve in an environmentally responsible and sustainable manner.
9. ***Safe and Healthy Community***, supporting the city’s high quality of life through availability of key safety and health services for all residents and workers in the city.



## Concept Plan Framework

### Overview

The proposed Concept Plan reflects the City’s intention to clearly identify its vision for future development and redevelopment within the city. Key concepts expressed by the plan include strengthening the city’s core with new activity centers and higher-intensity infill development; reinforcing and enhancing the city’s physical and economic presence along key employment corridors; and preserving and improving existing residential areas and recreational amenities throughout the city.

Major elements of the Concept Plan include:

- Establishing a new urban center in the heart of the city with redevelopment of the former Westminster Mall site as a walkable, mixed-use downtown destination;
- Creating a new mixed-use, transit-supportive district around the future Westminster Station that serves as a community focal point within South Westminster;
- Encouraging revitalization, infill and redevelopment of key activity centers and corridors in the city, including the Westminster Promenade, historic Harris Park District and key sites along Federal Boulevard and Wadsworth Parkway;
- Preservation and identification of new employment centers to capture growth along the US 36 High Tech corridor, I-25, and the Westmoor and Park Center employment areas.
- Maintaining and strengthening existing neighborhoods and residential areas;
- Focusing new traditional mixed use neighborhood development along major transportation corridors close to transit, such as the Northgate and Pillar of Fire sites along Federal Boulevard;
- Ensuring the city’s parks, recreation, trails and open space network is well-maintained, programmed to meet the needs of a growing community and strategically integrated into new development and redevelopment areas;
- Improving the city’s circulation network with new and improved connections for cross-town circulation, accommodating multimodal circulation such as commuter bicycle lanes as streets are improved and enhanced transit access throughout the city; and
- Ensuring that development, water supply, infrastructure and city services are planned in concert to continue the city’s high quality of life.

### Land Use

The Concept Plan Land Use Diagram (Figure 1) illustrates proposed land use designations for the city as a whole. The Concept Plan Areas of Change Diagram (Figure 2) highlights all properties that are proposed to change from an existing CLUP designation to a different land use designation, such as from District Center to Retail Commercial.

### Land Use Designations

Land use designations are the tools used to define the City’s vision and intent for development throughout the city. As the city approaches physical build out, the ability to refine the types of uses and parameters of development is necessary to ensure that the highest and best use of remaining land in the city is achieved. Several land use designations currently in use by the existing CLUP were created in order to maximize flexibility at a time when the city had significant vacant land (1997). These designations, listed below, will be replaced by more specific designations.

- *District Center*, which comprises a significant amount of vacant land at key locations in the city, will be replaced by more specific land use designations that may comprise any combination of commercial, employment, mixed-use or residential designations;
- *Business Park*, will be replaced by multiple employment oriented designations that differentiate between office, office/research and development, and flex/ industrial uses; and
- *Office/Residential*, will be replaced with more specific residential, mixed use or commercial designations, as appropriate by location.

The land use designations proposed for the Concept Plan represent a combination of designations used in Westminster’s current CLUP and new designations introduced as part of the Concept Plan. Proposed new designations include two new mixed use designations, three employment-oriented designations and one additional commercial designation.

Residential densities are expressed as dwelling units per gross acre, including land for public streets, storm drainage and other rights of way or dedications. A maximum permitted floor area ratio (FAR) is specified for mixed use and non-residential uses. FAR expresses the ratio of building square footage to land square footage. For example, an FAR of 2.0 means that for every square foot of land, a developer may build two square feet of building space.

FIGURE 1: PROPOSED CONCEPT PLAN LAND USE MAP

-  N/A
-  Agricultural/Conservation Area
-  R-1
-  R-2.5
-  R-3.5
-  R-5
-  R-8
-  R-18
-  R-36
-  TMUND
-  Mixed Use
-  Mixed Use Center
-  Retail Commercial
-  Office
-  Service Commercial
-  Office/RD Low
-  Office/RD High
-  Flex/Light Industrial
-  Public/Quasi Public
-  City Open Space
-  Public Parks
-  Golf Courses
-  Private Park / Private Open Space
-  OutsideHighways

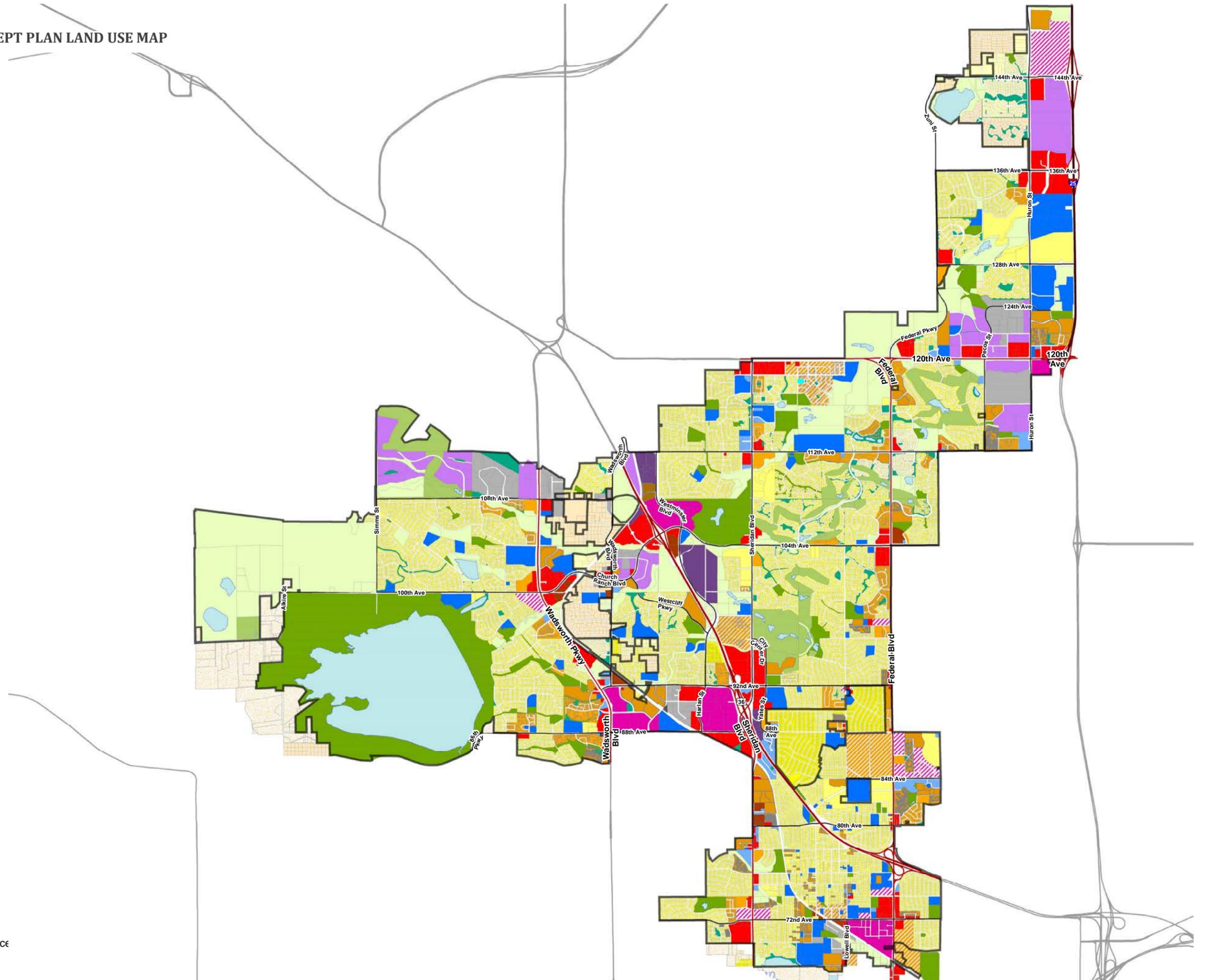
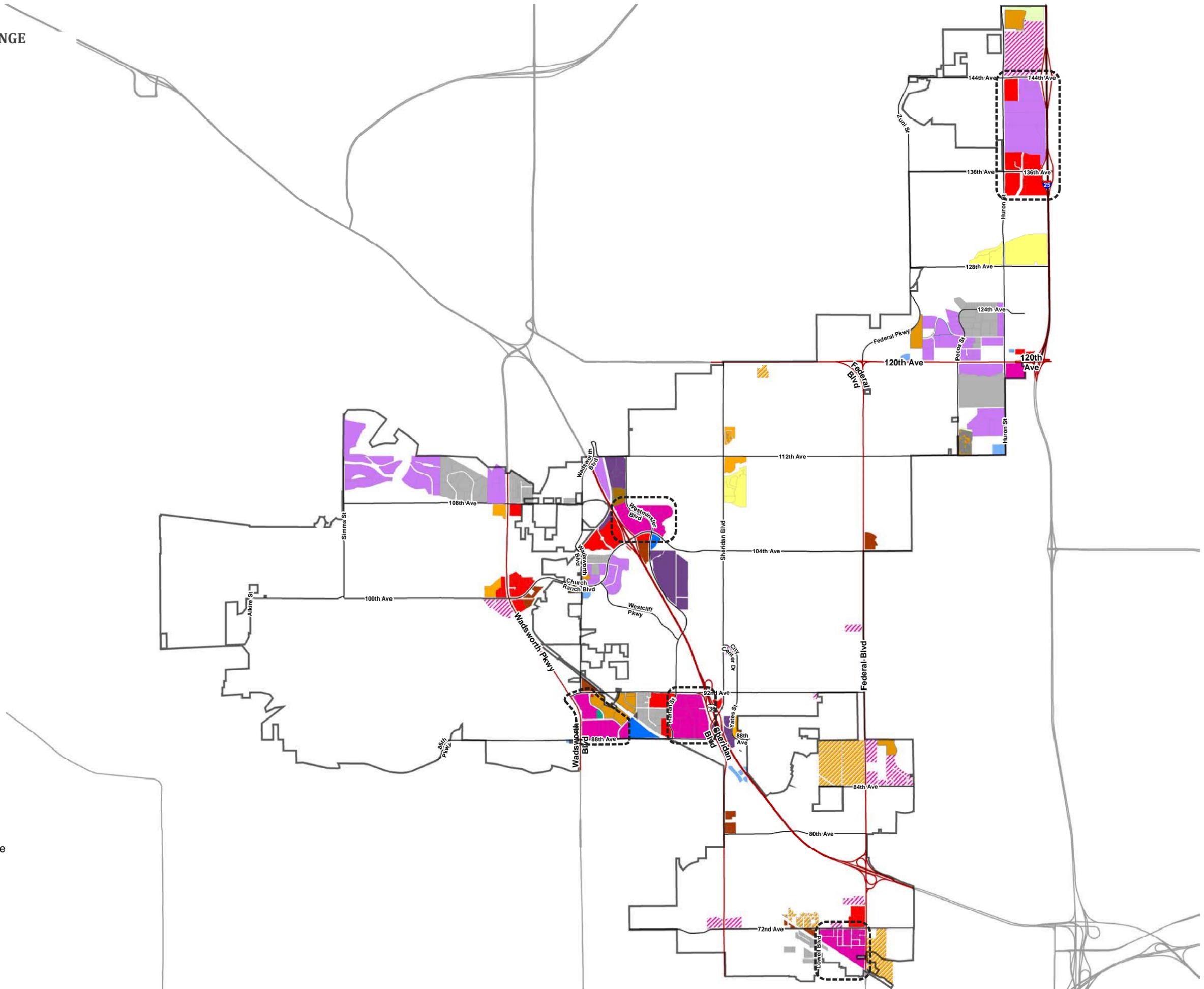


FIGURE 2: PROPOSED AREAS OF CHANGE

- R-1
- R-2.5
- R-3.5
- R-5
- R-8
- R-18
- R-36
- TMUND
- Mixed Use
- Mixed Use Center
- Retail Commercial
- Office
- Service Commercial
- Office/RD Low
- Office/RD High
- Flex/Light Industrial
- Public/Quasi Public
- City Open Space
- Public Parks
- Golf Courses
- Private Park / Private Open Space
- OutsideHighways
- Focus Area



**RESIDENTIAL USES**

*R-1 Residential*

This designation is intended to provide for single family detached residences developed at densities lower than typically found in urban areas. R-1 Residential is generally appropriate in areas distant from activity centers where development characteristics are more rural.



0.1 to 1.0 du/ac

*R-2.5 Residential*

This designation is intended to provide for single family detached residences located away from activity centers where land use and development characteristics are suburban or in areas that serve as a transition between rural and urban areas.



1.0 to 2.5 du/ac

*R-3.5 Residential*

This designation is intended to provide for single family detached residences and duplexes. This category is generally appropriate in locations outside urban activity centers in areas where development characteristics are suburban.



2.5 to 3.5 du/ac

*R-5 Residential*

This designation is intended for single family residences (detached and attached), duplexes, patio homes, townhomes and condominiums. This category is generally appropriate outside of urban activity centers in areas of moderate density.



3.5 to 5.0 du/ac

*R-8 Residential*

This designation accommodates a mix of housing types from single family residences (attached and detached) and duplexes to townhomes, condominiums and walk-up apartments. This designation is appropriate in close proximity to activity centers and to areas that can be served by transit.



5.0 to 8.0 du/ac

*R-18 Residential*

This designation accommodates a mix of higher density housing types including townhomes, apartments and condominiums. R-18 Residential should be located along arterial streets, near transit centers or available transit, and within or near activity centers with a mix of supportive uses.



8.0 to 18.0 du/ac

*R-36 Residential*

This designation accommodates apartments, condominiums and similar higher density housing types. R-36 Residential should be located along arterial streets near transit and activity centers, where supportive neighborhood-serving uses and transit are within a 5- to 10-minute, or half-mile, walk.



18.0 to 36.0 du/ac

**MIXED RESIDENTIAL AND COMMERCIAL USES**

*Traditional Mixed Use Neighborhood Development (TMUND)*

This designation is intended for inclusive neighborhoods with a mix of residential and supportive non-residential uses in a walkable, pedestrian-oriented, urban village development pattern. Housing types could range from medium and small-lot single family homes to multifamily apartments and lofts. Mixed or non-residential uses could include offices, personal/business services, retail and live/work development. An interconnected grid of streets, pedestrian connections and parks is emphasized.



*Maximum 18.0 du/ac for residential uses. Greater densities may be allowed if approved by the Planning Commission and City Council.*

*Non-residential maximum FAR is 0.5.*

*Mixed Use*

This designation is intended to foster development with a mix of residential and commercial uses. Stand-alone commercial use or a combination of residential and commercial use is permitted. Where residential development is proposed, a vertical mix of uses is required with a minimum 0.10 FAR of commercial use (retail, offices or personal/business services). Parking should be located behind buildings, below grade or in structures to ensure active uses face onto public streets. Auto-oriented uses and drive-throughs are not permitted as part of residential mixed-use projects.



*Residential density of 8.0 to 36.0 du/ac, when provided.*

*Minimum commercial FAR of 0.25 when stand-alone; 0.10 minimum commercial FAR when residential is provided. Maximum combined residential and commercial FAR of 1.5.*

*Mixed Use Center*

This designation establishes key activity centers in the city, typically to be located with access to transit. Uses may include a mix of residential, retail, office and hotel uses. Along pedestrian-oriented street frontages, ground floor uses should be active, such as retail stores, restaurants and cafes. A vertical mix of uses is encouraged with retail at the ground level and office, hotel and/or residential on upper floors. Parking is strongly encouraged to be structured or below grade, with minimal surface parking—which should be located away from public view. Auto-oriented uses and drive-throughs are not permitted.



*Minimum residential density of 18.0 du/ac, when provided.*

*Minimum combined residential and commercial FAR of 0.75. Maximum combined FAR is 2.0 unless otherwise determined by a specific plan.*

**COMMERCIAL USES**

*Retail Commercial*

This designation serves a variety of neighborhood and regional needs and can be comprised of retail stores, eating establishments, banks, supermarkets and business and professional offices. Auto service stations, convenience stores, drive-through facilities and other similar uses may be limited in areas directly abutting residential or other sensitive uses.



*Maximum FAR of 0.35*

*Service Commercial*

This designation accommodates auto-oriented and general commercial uses including auto sales and service, nurseries and wholesale establishments. Retail commercial uses may also be located within this designation. Development is generally limited to arterial streets away from major intersections.



*Maximum FAR of 0.35*

**OFFICE AND EMPLOYMENT USES**

*Office*

This designation accommodates offices for medical, legal, banking, insurance and similar professional office uses. This designation is intended to be compatible with abutting residential and other sensitive uses. A limited amount of retail uses (less than 15% of gross floor area and 50% of the ground floor of a building) is permitted.



Maximum FAR of 0.35

*Office/R&D Low Intensity*

This designation is intended for campus-like development with offices, research and development facilities, medical facilities and supportive uses. Manufacturing and mass production space is limited to less than 30% of gross floor area on a lot. Accessory or small-scale supporting retail or personal/business services are also permitted up to 10% of gross floor area. Strategically located hotel uses that support employment uses may be permitted with administrative approval.



Maximum FAR of 1.0

*Office/High Intensity*

This designation identifies areas where higher-intensity employment uses are appropriate. These areas are located along major transportation corridors with high visibility and accessibility. Employment uses are emphasized, including high-rise or campus-like office developments and supportive research and development uses. Manufacturing and mass production space is limited to less than 10% of gross floor area. Accessory or small-scale supporting retail or personal/business service uses are also permitted up to 10% of gross floor area. Strategically located hotel uses are permitted with administrative approval. The desired type of development is multistory buildings served by a mix of structured and surface parking. Taller buildings should be located closer to major arterials to reinforce visibility and presence.



Minimum FAR of 0.30 and maximum FAR of 2.0

*Flex/Industrial*

This designation is intended to provide and protect land for flexible employment uses, including manufacturing and assembly, research and product development, warehousing and distribution facilities, and supportive office space. Flexible spaces may include storefront space for sales and customer service. Auto-related service and self-storage uses are also permitted. Uses that create objectionable levels of noise, vibration, odor, glare or hazards are not permitted.



Maximum FAR of 0.5

### GREEN SPACE USES

#### *City Owned Open Space*

This designation identifies areas preserved for passive recreational use and protection of natural habitat. Passive public use includes hiking, biking, nature study, and photography. Open spaces may include scenic vistas, floodplains, trail corridors, farmlands and highly visible natural areas. These lands are preserved and managed in a natural condition.



#### *Public Parks*

This designation applies to all city or publicly-owned parks or greenbelts, including neighborhood parks, community parks, regional parks, greenbelts and trails. These lands serve both active and passive recreation needs of the community with play areas, fields, trails and natural features and amenities.



#### *Private Parks and Open Space*

This designation applies to private parks, greenbelts and open space. These private lands provide passive and active recreational opportunities and are usually owned by a homeowners association or business owners association.



#### *Golf Courses*

This designation applies to both public and private golf courses, including four public courses and one private course. Public golf courses provide additional open space, natural habitat and trail connections that connect to the greater parks and open space network in the city.



### PUBLIC USES

#### *Public/Quasi Public*

This designation is intended for uses related to general community services, such as life safety facilities, schools and institutions of higher learning, places of worship, community centers, hospitals, municipal facilities and cemeteries.



## Focus Areas

Five Focus Areas are identified in the Concept Plan, as shown in Figure 2. They represent areas of greatest concentration of growth opportunity in the city through development of vacant land, infill and redevelopment opportunities. The focus areas and the city's vision are described below.

- *Westminster Center Focus Area* is envisioned as a new urban city center with a mix of office, residential and commercial uses. Walkability, an engaging public realm with parks and public spaces, and accessibility by all modes of travel will be emphasized.
- *Westminster Station Focus Area* will become a new transit-oriented mixed-use district around the future commuter rail station. The planned transit plaza will become a community focal point for citywide public art and events.
- *North I-25 Focus Area* is envisioned as a mixed use activity and employment center, with the Orchard Town Center anchoring retail and office activity for office, research and development, and medical uses directly to the south.
- *Church Ranch Focus Area* represents a major activity center in the city with the potential for high intensity mixed use development at the Promenade site creating a focal point for surrounding high intensity office uses along US 36 and surrounding employment uses in Church Ranch and adjacent business areas.
- *Wadsworth Parkway and 88th Avenue Focus Area* is envisioned as a mixed use activity center with a range of residential uses and community and neighborhood-serving retail and office uses.

The Focus Area designation of these sites indicates an expectation of a more detailed policy and urban design concept for each site, to be developed as individual specific plans. Currently, two specific plans are underway—the Westminster Station Area Specific Plan and Westminster Center Specific Plan. Once a plan is adopted, the Specific Plan will be incorporated by reference in the Comprehensive Plan and will serve as the primary land use regulation for the Focus Area.

## Redevelopment Opportunities

Additional opportunity for redevelopment and infill development exists throughout the city. Key sites that may have potential for redevelopment include:

- *Lowe's Shopping Center at 88th Avenue and Sheridan Boulevard*, where a higher intensity mix of transit supportive uses are envisioned to complement the Westminster Center redevelopment;
- *St. Anthony North Hospital at 84th Avenue*, which could redevelop to a more intense office and commercial mixed use district in proximity to the Pillar of Fire and Federal Boulevard activity; and
- *Harris Park District in South Westminster*, where a mix of residential and commercial uses is envisioned to foster a walkable, neighborhood environment.

These sites as well as other significant redevelopment opportunities in the city will be discussed in greater detail as part of the Comprehensive Plan. Specific policy direction may be developed for each site, as appropriate, in order to articulate the city's vision for future development.

## Sphere of Influence and County Enclaves

The City's 34-square-mile Sphere of Influence encompasses land area both within and outside of city limits. Land outside of the outer limits of the city is located primarily to the south in both Jefferson and Adams counties. Abutting land area within Jefferson County is envisioned as remaining agricultural and/or sparsely developed to protect water quality of resources like Standley Lake and Hidden Lake. To the southeast, in Adams County, land abutting the city is primarily developed, with the exception of a portion of the Northgate site directly east of the Westminster Station Area, which is envisioned as a traditional mixed use neighborhood east of Federal Boulevard. This site will likely be annexed as part of the overall Northgate development.

County enclave land area within the city comprises 1,118 acres, with 588 acres in Jefferson County and the remainder in Adams County. The City does not intend to actively pursue annexation of these existing county enclaves. The City's policy towards annexation is to annex significant portions of land at one time. Since annexation into the city is voluntary on behalf of property owners, this will likely require the cooperation of multiple property owners to annex at once.

### Development Projections

The projected development of the proposed Concept Plan describes development potential on vacant and underutilized lands in the city through 2035. Table 1 provides an overview of new and overall development expected to occur by the 2035 Plan horizon. As shown in the table, the Concept Plan represents a net gain of approximately 8.4 million square feet of non-residential building space and almost 8,100 new residential units (including current development). This projected net new development would result in an additional 20,900 jobs and 19,800 new residents. It is important to note that the projected development through 2035 does not represent complete build out of the city. Full build out of the city will occur more gradually and will include development of all vacant lands in the city as well as continued infill and redevelopment.

**Table 1: Projected Development at 2035 Horizon**

	<i>Existing Development 2013</i>	<i>Current Development</i>	<i>Total New Development</i>	<i>Existing Lost</i>	<i>Net New Development</i>	<i>Total Development Citywide</i>
<b>Residential Uses</b>						
Very Low Density (R-1 and R-2.5)	838	83	13		96	934
Low Density (R-3.5 and R-5)	25,665	633	254		887	26,552
Medium Density (R-8)	5,117	264	247		511	5,628
<i>Subtotal Single Family (Detached &amp; Attached)</i>	<i>31,620</i>	<i>980</i>	<i>514</i>		<i>1,494</i>	<i>33,114</i>
High Density (R-18)	11,710	714	176		890	12,600
Very High Density (R-36)		783	460		1,243	1,243
Residential Units from Mixed Use	1,649		4,466		4,466	6,115
<i>Subtotal Multifamily</i>	<i>13,359</i>	<i>1,497</i>	<i>5,102</i>		<i>6,599</i>	<i>19,958</i>
<b>Total Residential Units</b>	<b>44,979</b>	<b>2,477</b>	<b>5,616</b>		<b>8,093</b>	<b>53,072</b>
Projected Population					19,836	130,079
<b>Non-Residential Uses</b>						
Retail Commercial	10,422,115	371,176	2,588,900	-950,066	2,010,009	12,432,124
<i>Hotel (square feet)</i>	<i>1,236,860</i>	<i>284,302</i>	<i>338,472</i>		<i>622,774</i>	<i>1,859,634</i>
<i>Hotel (rooms)</i>	<i>1,790</i>	<i>327</i>	<i>484</i>		<i>811</i>	<i>2,601</i>
Service Commercial	177,285	3,500	57,122	-27,961	32,662	209,947
Office and R&D	4,825,261	568,105	5,157,010	-43,463	5,681,652	10,506,913
Flex/Light Industrial	3,220,541	62,969	778,613	-125,296	716,287	3,936,828
<b>Total Building Square Feet</b>	<b>18,645,202</b>	<b>1,005,750</b>	<b>8,581,645</b>	<b>-1,146,785</b>	<b>8,440,610</b>	<b>27,085,812</b>
Projected Employment					20,926	63,051

**Community Character**

Ample parks and open spaces integrated with high quality architecture, street and landscape design play an important role in defining Westminster’s character. Well established residential neighborhoods and developments like the Shops at Walnut Creek, Circle Point, Westmoor and the Orchard Town Center further underline the city’s identity and expectations for high quality development. Likewise, streetscape and infrastructure design such as along Church Ranch Boulevard, Westminster Boulevard and overpasses along I-25 have helped to create an identity for Westminster along major corridors.

The Concept Plan focuses on continuing to improve the city’s identity particularly along major highways and transportation corridors. New development, public art and high quality streetscape and infrastructure design at key gateways—particularly along US 36 and I-25—will establish a strong physical and visual presence to highlight the city’s identity. Ensuring high quality architecture and landscape design will also continue to be a focus of new development through citywide design guidelines and specific plans that emphasize streetscape, building form and design, building to street relationships and architecture.

**Parks, Recreation and Open Space Framework**

Providing parks, recreation opportunities and a sustainable, healthy environment to ensure a high quality of life for Westminster’s growing and diverse population is a key component of the Concept Plan. The City has developed a system of parks, open space and recreation facilities that extends over 6,700 acres. As horizontal build out of the city approaches with fewer opportunities to physically expand this system, emphasis will be increasingly placed on maximizing existing resources.

The mix of uses illustrated by the Concept Plan will require a variety of park, recreation and open spaces to meet the needs of the city’s existing and future population. The majority of the expected gain in population will be located in higher intensity, more urban areas where walkability to services, parks and cultural uses will be a high priority for residents. Meeting the needs of the city’s future population and more urban environments will require reexamining the city’s existing resources through a comprehensive needs assessment, ensuring high quality programming with a creative mix of uses, maximized recreational opportunities and improved accessibility. Land acquisition for new parks and open space lands will be strategically planned to maximize existing and new resources, improve connections to trails and the open space network, and protect view sheds.

**Circulation Framework**

The Concept Plan emphasizes a cohesive circulation network that serves all modes of transportation throughout the city. The overall existing street network provides a hierarchy of north-south and east-west connections through the city. Future improvements and connections to the street network will be focused on enhancing east-west connectivity as well as establishing new street grids in redevelopment areas like Westminster Center and the Westminster Station Area. These connections will enhance not only vehicle circulation through the city but pedestrian and bicycle connectivity as well.

Pedestrian connections to key services, transit and open space will continue to be pursued as new development occurs. Likewise, an expanded bicycle circulation network with on-street bicycle lanes, shared vehicle lanes and separated pathways will continue to expand, consistent with the City’s 2010 Bicycle Master Plan. Finally, access to transit will be emphasized particularly along the FasTracks commuter rail line and US 36 Bus Rapid Transit line. Additional opportunities to expand the city’s access to transit will be explored throughout the city, with particular emphasis in mixed use and employment centers.

**Infrastructure and Services**

Westminster’s high quality of life and physical environment directly relates to the city’s ability to adequately serve development with efficient infrastructure and responsive life safety services. As development in the city intensifies, the demands for infrastructure, particularly water, can increase significantly. Some land uses, such as high density residential development, result in greater water demand per acre than less intense uses like retail or office uses. Based on the land uses proposed by the Concept Plan, including potential redevelopment sites, the future demand for water at full build out of the city (beyond the 2035 horizon of this update) will essentially be in balance with future projected water supply. This balance could change if land uses with higher water demand than those proposed by the Concept Plan are contemplated. This careful balance between demand and supply will be a key focus of the Comprehensive Plan. As a result, policies to maintain this balance between land use and water supply will be developed as the planning process continues.

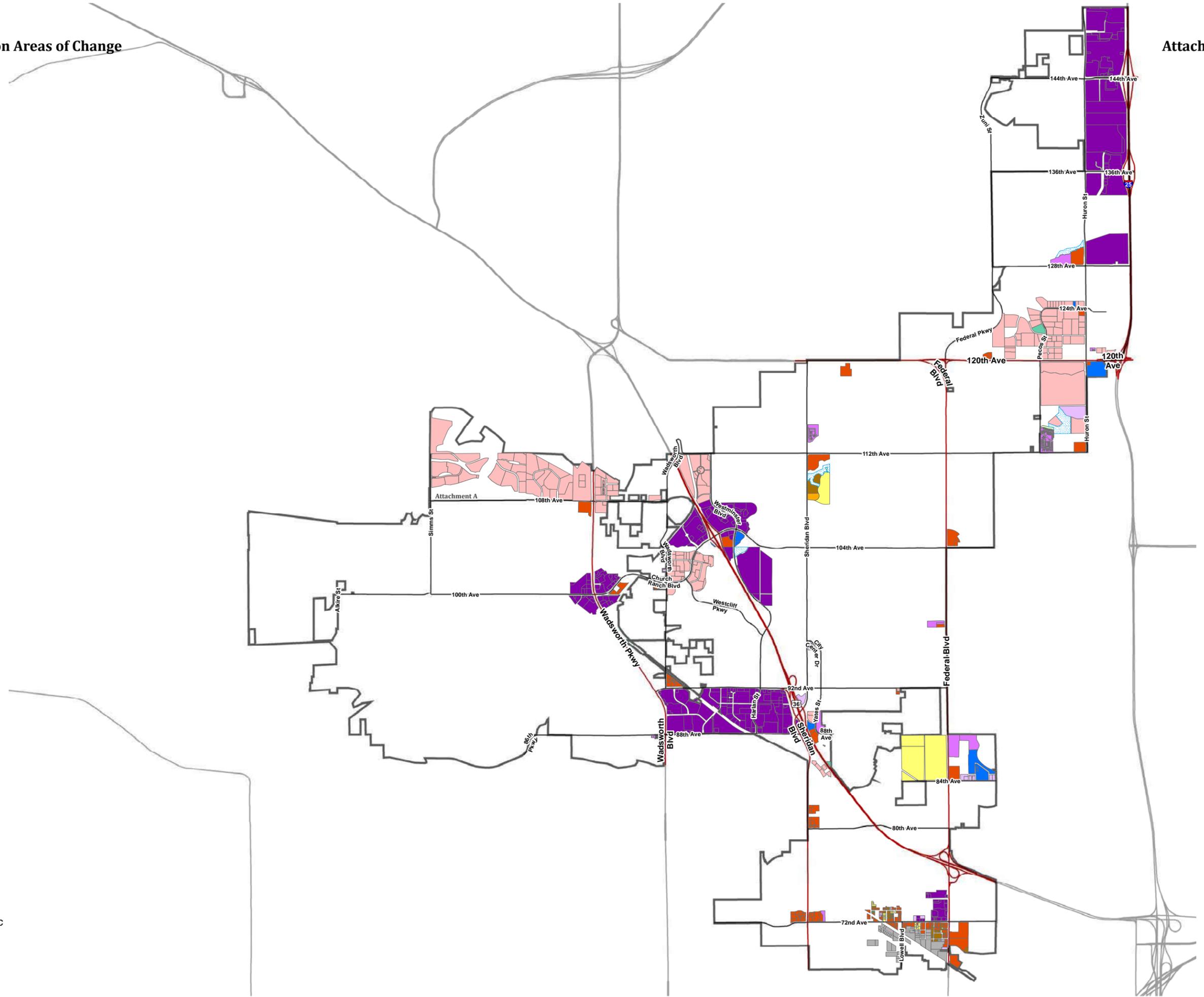
In addition to adequate water supply, the provision of life safety and other city services is also directly affected by land use, development intensity and population growth. Planning for these services is an iterative process, where response times and service standards are continually monitored and evaluated. It is expected that the growth in the city’s population will place greater demands on city services. However, this growth is likely to be in personnel and equipment rather than new in new facilities.



### **Next Steps**

The Concept Plan will be presented to City Council and presented to the community through an open house and online through the project website and Westy Connect. The Planning Commission will also review the Concept Plan as well as City Council and community input. The Concept Plan will be refined and developed into a complete draft of the Comprehensive Plan, which will include goals, policies and implementation measures that will reflect all physical planning efforts in the city from land use to water supply and city services.

- R-1
- R-2.5
- R-3.5
- R-5
- R-8
- R-18
- Office/Residential
- Traditional Mixed Use
- District Center
- Retail Commercial
- Office
- Business Park
- Industrial
- Public/Quasi Public
- City Owned Open Space
- Public Parks
- Private Parks / Open Space
- Golf Courses
- Major Creek Corridor Non Public
- N. E. Comp Land Use Plan
- OutsideHighways





Information Only Staff Report  
July 22, 2013



SUBJECT: Monthly Residential Development Report

PREPARED BY: Walter G. Patrick, Planner II

**Summary Statement**

This report is for City Council information only and requires no action by City Council.

- The following report updates 2013 residential development activity per subdivision (please see attachment) and compares 2013 year-to-date totals with 2012 year-to-date totals.
- The table below shows an overall decrease (-87.1%) in new residential construction for 2013 year-to-date totals when compared to 2012 year-to-date totals (11 units in 2013 vs. 85 units in 2012).
- Residential development activity for the month of June 2013 versus June 2012 reflects a decrease in single-family detached (2 units in 2013 versus 11 units in 2012), a decrease in single-family attached (0 units in 2013 versus 13 units in 2012) and no change in multiple-family or senior housing (0 units in both years).

**NEW RESIDENTIAL UNITS (2012 AND 2013)**

<u>UNIT TYPE</u>	<u>JUNE</u>		<u>% CHG</u>	<u>YEAR-TO-DATE</u>		<u>% CHG</u>
	2012	2013		2012	2013	
Single-Family Detached	11	2	-81.8	60	11	-81.7
Single-Family Attached	13	0	-	25	0	-
Multiple-Family	0	0	-	0	0	-
Senior Housing	0	0	-	0	0	-
<b>TOTAL</b>	<b>24</b>	<b>2</b>	<b>-91.7</b>	<b>85</b>	<b>11</b>	<b>-87.1</b>

**Background Information**

In June 2013, there were 2 Service Commitments issued for new housing units.

The column labeled “# Rem.” on the attached table shows the number of approved units remaining to be built in each subdivision.

Total numbers in this column increase as new residential projects (awarded Service Commitments in the new residential competitions), Legacy Ridge projects, build-out developments, etc., receive Official Development Plan (ODP) approval and are added to the list.

This report supports the City Council Strategic Plan goals of Strong Balanced Local Economy, Financially Sustainable City Government Providing Exceptional Services, and Vibrant Neighborhoods in one Livable Community.

Respectfully submitted,

J. Brent McFall  
City Manager

Attachment – Residential Development Report

**ACTIVE RESIDENTIAL DEVELOPMENT**

**Single-Family Detached Projects:**

Bradburn (120th & Tennyson)
CedarBridge (111th & Bryant)
Country Club Highlands (120th & Zuni)
Countryside Vista (105th & Simms)
Huntington Trails (144th & Huron)
Hyland Village (96th & Sheridan)
Legacy Ridge West (104th & Leg. Ridge Pky.)
Lexington (140th & Huron)
Tuscany Trails (95th & Westminster Blvd.)
Savory Farm Estates (109th & Federal Blvd.)
Shoenberg Farms (72nd & Sheridan)
Various Infill
Winters Property (111th & Wads. Blvd.)
Winters Property South (110th & Wads. Blvd.)

May-13	Jun-13	2012 YTD	2013 YTD	# Rem.*	2012 TOTAL	
3	0	16	3	0	34	
0	0	0	0	3	0	
1	0	5	3	79	15	
0	0	0	0	9	0	
2	0	15	2	31	30	
0	0	0	0	105	0	
1	0	2	1	0	3	
0	0	0	0	3	0	
0	0	8	0	0	21	
0	0	0	0	24	0	
0	0	13	0	0	39	
0	2	1	2	7	1	
0	0	0	0	8	0	
0	0	0	0	10	0	
<b><i>SUBTOTAL</i></b>	<b><i>7</i></b>	<b><i>2</i></b>	<b><i>60</i></b>	<b><i>11</i></b>	<b><i>279</i></b>	<b><i>143</i></b>

**Single-Family Attached Projects:**

Alpine Vista (88th & Lowell)
Cottonwood Village (88th & Federal)
East Bradburn (120th & Lowell)
Eliot Street Duplexes (104th & Eliot)
Hollypark (96th & Federal)
Hyland Village (96th & Sheridan)
Legacy Village (113th & Sheridan)
South Westminster (East Bay)
Shoenberg Farms
Summit Pointe (W. of Zuni at 82nd Pl.)
Sunstream (93rd & Lark Bunting)

0	0	0	0	84	0	
0	0	0	0	62	0	
0	0	0	0	117	0	
0	0	0	0	10	0	
0	0	0	0	20	0	
0	0	0	0	153	0	
0	0	0	0	54	0	
0	0	5	0	53	5	
0	0	20	0	8	28	
0	0	0	0	58	0	
0	0	0	0	14	0	
<b><i>SUBTOTAL</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>25</i></b>	<b><i>0</i></b>	<b><i>633</i></b>	<b><i>33</i></b>

**Multiple-Family Projects:**

Bradburn (120th & Tennyson)
Hyland Village (96th & Sheridan)
Mountain Vista Village (87th & Yukon)
Orchard Arbour Square
Prospector's Point (87th & Decatur)
South Westminster (East Bay)
South Westminster (Harris Park Sites I-IV)

0	0	0	0	233	0	
0	0	0	0	54	0	
0	0	0	0	144	0	
0	0	0	0	244	0	
0	0	0	0	24	0	
0	0	0	0	28	0	
0	0	0	0	6	0	
<b><i>SUBTOTAL</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>733</i></b>	<b><i>0</i></b>

**Senior Housing Projects:**

Crystal Lakes (San Marino)
Legacy Ridge (112th & Federal)

0	0	0	0	7	0	
0	0	0	0	91	0	
<b><i>SUBTOTAL</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>98</i></b>	<b><i>0</i></b>

**TOTAL (all housing types)**

<b>7</b>	<b>2</b>	<b>85</b>	<b>11</b>	<b>1743</b>	<b>176</b>
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\* This column refers to the number of approved units remaining to be built in each subdivision.



Information Only Staff Report  
July 22, 2013



SUBJECT: Parks, Open Space, and Trails Bond Funds Update

PREPARED BY: Heather Cronenberg, Open Space Coordinator  
Richard Dahl, Parks Services Manager

**Summary Statement**

This report is for City Council information only and requires no action by City Council. Staff wishes to update Council on the status of the POST bond funds.

**Background Information**

In 2006, Westminster voters approved an extension of the Parks, Open Space, and Trails (POST) Sales Tax of .25% through 2032, along with the sale of bonds up to \$20 million. The City sold bonds in the amount of \$20 million at the end of 2007, with \$12,028,165 to be utilized towards open space land acquisitions, and \$8,278,163 to be utilized towards Parks and Recreation projects. These amounts include interest that accrued on the bond proceeds. This Staff Report is to inform Council that the bond funds have been spent and to provide details on how they were spent.

Below are the open space land acquisitions on which bond funds have been spent to date:

**Open Space Land Purchases**

**2008**

Feldman Property

- Big Dry Creek Open Space (southwest corner of 128<sup>th</sup> Ave. and Pecos St.) - 4.5 Acres
- Bond Funds: \$598,397

Doulos Ministries Property

- Big Dry Creek Open Space (northeast corner of 122<sup>nd</sup> Ave. and Zuni St.) – 38 Acres
- Bond Funds: \$1,700,300
- Adams County Open Space Grant Funds: \$950,000

Barnett Property

- McKay Lake Open Space (southeast corner of 144<sup>th</sup> Ave. and Zuni St.) – 2.92 Acres
- Bond Funds: \$378,481

Teeples Property

- Future Trail Connection near Walnut Creek (8055 West 108<sup>th</sup> Ave.) – 1 Acre
- Bond Funds: \$130,822

**2009**

DePalma Property

- Little Dry Creek Open Space (7370 Sheridan Blvd.) – 6.6 Acres

- Bond Funds: \$744,910
- Adams County Open Space Grant Funds: \$540,000

Spresser Property

- Little Dry Creek Open Space (7490 Sheridan Blvd.) – 0.8 Acres
- Bond Funds: \$346,049

Lowell Group Property

- Little Dry Creek Open Space (7010 Lowell Blvd.) – 3.26 Acres
- Bond Funds: \$350,185

Walnut Grove Property

- Walnut Creek Open Space (sw corner of 108<sup>th</sup> Ave. and Wadsworth Pkwy.) – 4.3 Acres
- Bond Funds: \$897,204

Thompson Property

- Mountain View Open Space (northwest corner of 104<sup>th</sup> Ave. and Grove St.) – 3.8 Acres
- Bond Funds: \$612,414

**2010**

Savory Farms Property

- Mushroom Pond Open Space (109<sup>th</sup> Ave. east of Federal Blvd.) – 8.15 Acres
- Bond Funds: \$550,367
- Adams County Open Space Grant Funds: \$550,000

Northridge at Park Centre Property

- Big Dry Creek Open Space (122<sup>nd</sup> Ave. and Park Centre Drive.) – 14.52 Acres
- Bond Funds: \$847,691
- Adams County Open Space Grant Funds: \$790,000

Barnum Property

- Little Dry Creek Open Space (68<sup>th</sup> Ave. and Grove St.) – 3.5 Acres
- Bond Funds: \$801,913
- Stormwater Funds: \$350,000
- Urban Drainage and Flood Control District Funds: \$350,000
- Adams County Funds: \$1,500,000
- Conveyance of City-Owned Lot 5A in Park Centre

Hawk Perch LLC Property

- North Hylands Creek Open Space (northeast corner of 104<sup>th</sup> Ave. and Sheridan Blvd.) – 6.34 Acres
- Bond Funds: \$1,085,275
- Adams County Open Space Grant Funds: \$1,085,000

Mandalay Irrigation Company Properties

- Loon Lake (southwest corner of 100<sup>th</sup> Ave. and Independence St.) – 9.26 Acres
- Lower Church Lake (southeast corner of 108<sup>th</sup> Ave. and Wadsworth Blvd.) – 41.89 Acres
- Bond Funds: \$1,000,600

Demolition Projects

- Demolition and removal of structures and improvements on five open space properties
- Bond Funds: \$216,604

**2011**

Sisters of the New Covenant Property

- Westminster Hills Open Space (100<sup>th</sup> Ave. and Alkire St.) – 25.5 Acres
- Bond Funds for purchase and fencing costs: \$865,101
- Great Outdoors Colorado Grant Funds: \$750,000
- Federal Natural Resource Damage (NRD) Funds: \$400,000

Meyers Property Acquisition

- Future Trail Connection along Allen Ditch at Green Ct. – 0.14 Acre
- Bond Funds: \$15,269

Metzger Farm Master Plan Implementation

- Construction started in Fall 2011
- Bond Funds: \$28,520

**2012**

Metzger Farm Master Plan Implementation

- Completion of project
- Bond Funds: \$188,365
- Broomfield Funds: \$216,885
- Adams County Open Space Grant Funds: \$316,975

Improvements to Mandalay Irrigation System (Loon Lake and Lower Church Lake)

- Bond Funds: \$100,444

Westminster Reformed Presbyterian Church Acquisition

- Big Dry Creek Open Space (4455 West 112<sup>th</sup> Ave.) – 2.24 Acres
- Bond Funds: \$84,620
- Adams County Funds: \$81,229

Westminster Hills Elementary School Site Acquisition – Adams 50 School District

- US36 and 80<sup>th</sup> Avenue (4105 W. 80<sup>th</sup> Avenue) – 5.12 Acres
- Bond Funds: \$256,360
- Adams County Open Space Grant Funds: \$408,564
- School Site Dedication Cash-In-Lieu Funds: \$66,436

McKay Lake Buffer property- Mariner's Strategic Fund

- Southeast corner of 144<sup>th</sup> Avenue and Zuni Street- 8.756 acres
- Bond Funds:\$187,976
- Adams County Open Space Grant Funds:\$448,700

Bonnie Stewart Property Acquisition

- South of 108<sup>th</sup> Avenue, east of Dover Street, near Walnut Creek Open Space - 30 Acres
- Bond Funds: \$40,298
- Jefferson County Open Space Grant Funds: \$200,000
- Public land dedication (PLD) funds: \$596,053

**Total bond funds spent on open space acquisitions: \$12,028,165 (including interest)**

**Total grant funds received for acquisitions and projects: \$6,520,468**

**Total acres acquired: 221**

To date, the City has preserved 3,002 acres of open space (including 221 acres that were preserved utilizing the current bond proceeds). This is equal to 13.9% of the land area of the City.

**Parks, Recreation and Libraries Projects**

Below are the park projects on which bond funds have been spent:

Westminster Center Park, 4801 W. 92<sup>nd</sup> Ave:

- Bond Funds: \$1,801,849
- General CIP Funds: \$520,726
- Great Outdoors Colorado Grant Funds: \$200,000
- Adams County Open Space Grant Funds: \$543,592

City Park Aquatics Renovation, 10455 Sheridan Blvd.

- Bond Funds: \$4,257,019
- General CIP Funds: \$1,017,922
- Conservation Trust Fund: \$694,164
- Jefferson County Open Space Grant Funds: \$300,000
- Jefferson County Open Space Attributable Share Funds: \$50,000

Westminster Sports Center, 6501 W. 95<sup>th</sup> Ave.

- Bond Funds: \$500,206
- Jefferson County Open Space Grant Reimbursement: \$139,285

Big Dry Creek Park, 1700 W. 128<sup>th</sup> Ave.

- Bond Funds: \$697,890
- General CIP Funds: \$950,000
- Hyland Hills Park and Recreation District Funds: \$500,000
- Adams County Open Space Grant Funds: \$500,000

Golf Course Restrooms, 10555 Westmoor Dr. & 10801 Legacy Ridge Pkwy.

- Bond Funds: \$501,003
- General CIP Funds: \$235,547
- Jefferson County Open Space Grant Funds: \$152,122

Swim & Fitness Center Renovation, 3290 W. 76<sup>th</sup> Ave.

- Bond Funds: \$520,196
- General CIP Funds: \$1,173,588
- Adams County Open Space Grant: \$205,000

**Total bond funds spent on Parks projects: \$8,278,163 (including interest)**

**Total grant funds received for Park, Recreation, and Libraries Projects: \$2,039,999**

Selling bonds to support open space acquisitions and park improvement projects supports the City's Strategic Plan Goals of "Financially Sustainable City Government" and "Beautiful City" by increasing revenues that support defined City projects and by providing the City with increased open space and trails.

Should Council desire, Staff is available to return to a Study Session for further discussion on the POST bond funds.

Respectfully submitted,

J. Brent McFall  
City Manager