



WESTMINSTER

Staff Report

TO: The Mayor and Members of the City Council
DATE: August 18, 2011
SUBJECT: Briefing and Post-City Council Briefing Agenda for August 22, 2011
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.
CITY COUNCIL MEETING	7:00 P.M.
POST BRIEFING (<i>The public is welcome to attend.</i>)	

PRESENTATIONS

None at this time.

CITY COUNCIL REPORTS

1. Report from Mayor (5 minutes)
2. Reports from City Councillors (10 minutes)

EXECUTIVE SESSION

None at this time

INFORMATION ONLY

1. Monthly Residential Development Report
2. Planning Division Activity for First Half 2011
3. South Westminster Revitalization Projects Progress Report

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





Information Only Staff Report
August 22, 2011



SUBJECT: Monthly Residential Development Report

PREPARED BY: Walter G. Patrick, Planner I

Summary Statement:

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

- The following report updates 2011 residential development activity per subdivision (please see attachment) and compares 2011 year-to-date totals with 2010 year-to-date totals.
- The table below shows an overall increase (197.4%) in new residential construction for 2011 year-to-date when compared to 2010 year-to-date totals (339 units in 2011 vs. 114 units in 2010).
- Residential development activity for the month of July 2011 versus July 2010 reflects an increase in single-family detached (8 units 2011 versus 1 units in 2010), a decrease in single-family attached (0 units 2011 versus 8 units in 2010), and no change in multiple family or senior housing (0 units in both years).

NEW RESIDENTIAL UNITS (2010 AND 2011)

<u>UNIT TYPE</u>	<u>JULY</u>		<u>% CHG.</u>	<u>YEAR-TO-DATE</u>		<u>% CHG.</u>
	2010	2011		2010	2011	
Single-Family Detached	1	8	700.0	18	43	138.9
Single-Family Attached	8	0	-	19	12	-36.8
Multiple-Family	0	0	-	0	284	-
Senior Housing	0	0	-	77	0	-
TOTAL	9	8	-11.1	114	339	197.4



Background Information:

In July 2011 there were 8 new 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.

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)
 Meadow View (107th & Simms)
 Tuscany Trails (95th & Westminster Blvd.)
 Ranch Reserve (114th & Federal)
 Savory Farm Estates (109th & Federal Blvd.)
 Shoenberg Farms (72nd & Sheridan)
 Various Infill
 Winters Property (111th & Wads. Blvd.)
 Winters Property South (110th & Wads. Blvd.)

Jun-11	Jul-11	2010 YTD	2011 YTD	# Rem.*	2010 Total
1	3	5	5	39	7
0	0	1	0	3	1
0	0	1	0	96	3
0	0	0	0	9	0
5	4	8	25	82	21
0	0	0	0	105	1
1	0	0	1	3	0
0	0	0	0	3	0
0	0	1	0	0	1
0	1	1	6	29	5
0	0	0	0	0	0
0	0	0	0	24	0
2	0	0	6	40	1
0	0	1	0	10	3
0	0	0	0	8	0
0	0	0	0	10	0
9	8	18	43	461	43

SUBTOTAL

Single-Family Attached Projects:

Alpine Vista (88th & Lowell)
 Bradburn (120th & Tennyson)
 CedarBridge (111th & Bryant)
 Cottonwood Village (88th & Federal)
 East Bradburn (120th & Lowell)
 Eliot Street Duplexes (104th & Eliot)
 Highlands at Westbury (112th & Pecos)
 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	0	0
0	0	0	0	0	0
0	0	0	0	62	0
0	0	0	0	117	0
0	0	0	0	10	0
0	0	9	0	0	9
0	0	0	0	20	0
0	0	0	0	153	0
0	0	8	0	54	8
0	0	0	0	58	0
6	0	0	12	36	6
0	0	0	0	58	0
0	0	2	0	14	2
6	0	19	12	666	25

SUBTOTAL

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
244	0	0	284	260	0
0	0	0	0	24	0
0	0	0	0	28	0
0	0	0	0	6	0
244	0	0	284	749	0

SUBTOTAL

Senior Housing Projects:

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

0	0	0	0	0	0
0	0	0	0	7	0
0	0	77	0	91	77
0	0	77	0	98	77

SUBTOTAL

TOTAL (all housing types)

259 8 114 339 1974 145

* This column refers to the number of approved units remaining to be built in each subdivision.



Information Only Staff Report
August 22, 2011



SUBJECT: Planning Division Activity for First Half 2011

PREPARED BY: Jana Easley, Principal Planner

Summary Statement:

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

- This report provides the City Council with a summary of projects processed during the first half of 2011, since not all projects approved by the City require a public hearing and Planning Commission or City Council review.
- The Westminster Municipal Code §11-5-9(B) and §11-5-10(B) require that a report be provided of administratively approved Preliminary and Official Development Plans (PDPs and ODPs) to the City Council.
- Staff also reports some of this information as specific projects are approved throughout the year in the City's Weekly Edition. However, this report summarizes all of the development projects during the first half of 2011.



Background Information:

The Planning Division tracks activity levels in various areas and for performance measures. The results of the first half 2011 activity are outlined in the below table.

	Jan-Jun 2011
# Annexations Completed	0
# Comprehensive Land Use Plan Amendments Completed	0
# Rezoning/Establishment of Zonings Completed	0
# Planning Commission Agenda Items	4
# City Council Agenda Items	15
# Historic Landmark Board Agenda Items	9
# Informational Meetings	176
# Neighborhood Meetings	0
# Pre-Development Review Committee Items	31
# Development Review Committee Items	60
# Sign Permits Processed	20
# Bldg Permits/Construction Drawings Reviewed	180
# Business Licenses Processed	84
# Zoning/ODP Inspections	217
# Enforcement Actions – Official Development Plan/Signage/Other	47
# Private Improvements Agreements Processed	6
# Referrals from Outside Agencies	5

The work the Planning Division performs supports all five of the City Council's goals of Financially Sustainable City Government Providing Exceptional Services; Safe and Secure Community; Strong, Balanced Local Economy; Vibrant Neighborhoods in One Livable Community; and Beautiful and Environmentally Sensitive City.

Respectfully submitted,

J. Brent McFall
City Manager



W E S T M I N S T E R

Staff Report

Information Only Staff Report
August 22, 2011



SUBJECT: South Westminster Revitalization Projects Progress Report

PREPARED BY: Tony Chacon, Senior Projects Coordinator

Summary Statement

- The Westminster City Council continues to place the revitalization and redevelopment of South Westminster as one of its priority goals.
- The Westminster City Council adopted the South Westminster Strategic Revitalization Plan in 2001 that has guided Staff in developing and implementing projects and programs since its adoption.
- In pursuit of fulfilling the goals within the revitalization plan and the Citywide Goals and Objectives adopted by City Council, City staff has been working diligently towards improving the physical and functional condition of the City's infrastructure, pursuing new development activity, and restoring and upgrading existing community assets.
- City staff has been working on over 40 projects and programs over the last few years, most of which continue to be active.
- The projects and programs are undertaken by a variety of City departments, and outside agencies working collectively to benefit the South Westminster community.
- The number of projects and programs ranges from planning and design efforts to construction of capital infrastructure generally fitting into one of the following categories:
 - Street Improvements Planning;
 - Conceptual Development Plans;
 - Capital Projects and Acquisitions;
 - Historic Preservation and Arts;
 - Development Projects; and,
 - Other Initiatives.
- Attached is a summary report describing the projects and providing a status, along with a map showing the general locations.



Background Information

The Westminster City Council adopted the South Westminster Strategic Revitalization Plan in 2001, which has guided Staff in developing and implementing projects and programs since its adoption. The revitalization plan identified a variety of actions to be pursued covering the areas of housing, economic development and revitalization, neighborhood image and character, and public facilities and services, directed at the following principal goals:

- Provide a wide range of safe and habitable residential opportunities promoting and sustaining social and economic diversity.
- Promote and facilitate development and rehabilitation activity to support and sustain a healthy economic base aimed at developing, attracting, and retaining a diverse range of neighborhood supporting businesses.
- Develop and promote the neighborhood as a positive and desirable Westminster asset attractive to existing residents and newcomers alike.
- Improve opportunities for community participation in social, recreation and cultural programs and use of public facilities and property, in an innovative manner that is enticing and fulfilling to residents and visitors.

South Westminster projects and programming are also guided by and adhere to the Citywide Goals and Objectives as adopted by City Council.

Since adoption of the South Westminster Strategic Revitalization Plan, Staff has embarked on a multitude of projects and programs directed towards implementing the plan. Much progress has been made in South Westminster with a number of physical capital projects and acquisitions having been completed including:

- Redevelopment of the LaConte Shopping Center;
- Reconditioning and redevelopment of the Northgate Shopping Center to accommodate Liborio Market;
- Demolition of the buildings on the Arrow Motel site on the northwest corner of 71st Avenue and Federal Boulevard;
- Improvements to the entry of the “Career Enrichment Park” parking lot off of 72nd Avenue;
- Acquisition, remediation and removal of dilapidated buildings along Little Dry Creek to accommodate future drainage and park improvements supporting TOD development;
- Streetscape improvements to Lowell Boulevard between 72nd Avenue and Turnpike Drive, the 7200 block of Meade Street, and 73rd Avenue;
- Installation of a pedestrian/bicycle sidewalk along Bradburn Boulevard between 73rd Avenue and Turnpike Drive;
- Construction of the new Irving Street Library and Park;
- Installation of decorative lighting along Irving Street from 72nd Avenue to 74th Avenue;
- Acquisition and restoration of the Rodeo Market building for use as a community art gallery by the South Westminster Arts Group (SWAG);
- Exterior historic restoration of the Westminster Grange building;
- Construction of a pocket park immediately east of the Rodeo Market building;
- Historic restoration of the Shoenberg Farm barn;

- Aesthetic enhancements to the Federal Avenue bridge over U.S. 36 and the 80th Avenue/U.S. 36 overpass;
- The construction of 62 townhomes and a 12,000 square foot commercial building on Lowell Boulevard and Meade Street;
- Expansion to Swim and Fitness Center weight and workout room;
- Construction of the dog park at Lowell Boulevard and 69th Avenue;
- Acquisition of the DePalma and Spresser properties along Sheridan Boulevard for open space; and,
- Acquisition of the land due north of 72nd Avenue along Little Dry Creek (Della Villa) for a future park or open space.

Some of these completed projects or acquisitions are just an initial phase within a larger scope that Staff continues to work on. In addition, Staff currently is continuing work on over 40 projects and programs directed towards implementing both the revitalization plan and the Citywide Goals and Objectives. The projects and programs are generally grouped into categories as follows.

Street Improvement Planning

Several conceptual streetscape plans have been completed but continue to be adjusted and modified as circumstances change. The most significant planning currently relates to the Colorado Department of Transportation's (CDOT) plan to widen U.S. 36 and the City's interest in realigning Bradburn Boulevard between 72nd Avenue and 73rd Avenue.

Conceptual Development Plans

With completion of the initial 62 townhomes as part of the Harris Park development, Staff has been working on conceptual development plans to accommodate additional residential and commercial development including Northgate, Harris Park, the Career Enrichment Park, and the TOD area. Staff has also been working on conceptual ideas for possible park expansion including England Park, Della Villa, and Little Dry Creek. Conceptual planning is also being undertaken to work with small City-owned properties upon which public plazas and pocket parks could be eventually built.

Capital Projects and Acquisitions

Several capital projects are in final design, under construction, or nearing completion. In the design group are the Bradburn Boulevard realignment, Little Dry Creek drainage, and plaza and trail improvements at Rodeo Market. Among the projects nearing completion or completed are the 80th Avenue bridge over U.S. 36, the Harris Park townhomes, Panorama Pointe Senior Housing, and the dog park.

Historic Preservation and Arts

The most significant efforts are currently focusing on improvements to and utilization of the Shoenberg Farm property and facility and capacity building to support for arts programming and business development in partnership with SWAG. Other ongoing programs include installation of the historic plaques, improvements to the Bowles House, and promoting designation of historic structures as local landmarks.

Development Projects

Staff continues to plan for the potential expansion of the Rodeo Market Arts Center into a larger community activity center supporting the immediate neighborhood. Staff continues to work with the Westminster Grange in developing a collaborative relationship in regards to this effort. Staff is also working with prospective developers relative to redevelopment projects on Lowell Boulevard between 72nd Avenue and 73rd Avenue, and at Meade Street and 72nd Avenue.

Other Initiatives

Several other projects are also in process having benefit to the City and South Westminster community. Efforts include consummating an IGA with RTD relative to improvements around the planned rail station, completing the sale and renovation of Westminster Commons, and revisions to the Strategic Revitalization Plan.

A more detailed list of these and other projects is compiled in the attached summary sheet and shown on the accompanying location map. Many of the projects have previously been presented to City Council. Projects that remain to be presented to City Council will be schedule for presentation in the future at such time sufficient information and detail is available.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments: South Westminster Projects and Programs
South Westminster Projects Map

South Westminster Projects and Programs

Map	Project Name	Description	Status
#	Street Improvement Plans		
1	Lowell Boulevard Streetscape Planning and Improvements	Project entails the design and long-term construction of roadway and streetscape improvements to Lowell Boulevard between 68 th Avenue and 92 nd Avenue. Improvements generally include new curb, gutter, asphalt, wide sidewalks including an 8' wide bike trail, undergrounding of overhead utilities, and landscaping improvements between 73 rd Avenue and 78 th Avenue were completed in early 2011. Preparation of Rough concept plans have been prepared by the Engineering Division for future improvements between 78 th Avenue and 80 th Avenue.	<ul style="list-style-type: none"> • Sidewalks widened and roadway reconstructed in partnership with Adams County in 1998/1999. Overhead utilities were undergrounded on west side of street by City using the Xcel 1% undergrounding fund. • Improvements to 73rd Avenue and 78th Avenue were completed in early 2011. • Rough concept plans were completed in June 2010 by the Engineering Division to evaluate possible improvements between 78th Avenue and 80th Avenue. • Future phases may be contemplated dependant upon CC authorization and available funding.
2	US 36 Widening Project	CDOT project involving widening of US 36 to accommodate HOV/managed lanes and involves reconstruction of Lowell Boulevard bridge, masonry sound walls, and the US 36 bike trail.	City staff has been meeting with CDOT officials to discuss scope and quality of improvements and identify areas in which the City may want to participate financially in aesthetic upgrades including an enhancement to the bridge. Staff expects to give update to CC in September or October 2011. The project may begin as early as 2012 - 2013.
3	Bradburn Boulevard Streetscape Concept Plan	Preparation of conceptual streetscape plans between 73 rd Avenue and Turnpike Drive including reinstatement of streetlawn area where it had been removed in past, undergrounding of overhead utilities, installation of decorative lighting, replacement of crabapple trees and landscaping material. The plan was prepared to give guidance to staff and CC regarding future funding of improvements.	<ul style="list-style-type: none"> • A conceptual improvement plan was completed in January 2004 which incorporated input from residents. • A new sidewalk accommodating bicycle use was constructed along the east side of the street using Federal stimulus funds in 2010. • The Progressive HOA planted new crabapple trees along the corridor. Funding for the project came from the City's neighborhood enhancement program.
4	72 nd Avenue Improvements Plan	Preparation of a conceptual street improvement plan between Meade Street (where original 72 nd Avenue improvements ended) and Utica Street taking into consideration proposed Bradburn Boulevard realignment and reconstruction of Little Dry Creek culvert. The plan developed concepts for roadway reconstruction, utility undergrounding, decorative lighting, sidewalks, landscaping and entry features into historic Harris Park.	The conceptual improvement plan was completed in December 2009, which laid the foundation for current Bradburn Boulevard realignment design and engineering work.

5	Irving Street Streetscape Concept Plan	Preparation of conceptual streetscape plan between 72 nd Avenue and 76 th Avenue relative to guiding future funding for improvements including undergrounding of overhead utilities, new wider sidewalks and decorative lighting.	Conceptual plan completed in May 2008. An initial phase involving the undergrounding of utilities and the installation of decorative lighting between 72 nd Avenue and 74 th Avenue was funded using the Xcel undergrounding account and installation was completed by Xcel in 2010.
N/A	South Westminster Street Design Manual	Preparation of a design manual for critical South Westminster streets to provide design guidance on street and sidewalk widths, parking allowances, and landscape areas. To be used by Staff in guiding design decisions and cost estimating at such time the streets are scheduled for improvement.	<p>The design manual was completed in July 2010 and incorporated the following streets:</p> <ul style="list-style-type: none"> • Newton Street Streetscape – 72nd Ave. to 73rd Ave. • Osceola Street Streetscape – B.N.S.F. RR tracks to 73rd Ave. • Orchard Court Streetscape – 73rd Ave. to 75th Ave. • 76th Avenue Streetscape–Federal Blvd. to B.N.S.F. RR tracks. <p>Additional street sections would be added as funding permits and additional streets added for consideration.</p>
6	Wilson Court Streetscape -73 rd Ave. to 74 th Ave.	Preparation of conceptual streetscape plan evaluating new sidewalks, undergrounding of utilities, curb and gutter and landscaping. To be used to assist in estimating cost for inclusion in future CIP requests.	A conceptual plan was completed in October 2007, to be used in conjunction with a possible CDBG funding request. The project put on hold given CC directive to hold off on funding for new local streetscape projects using CDBG.
Conceptual Planning			
7	"Career Enrichment Park" Area Conceptual Improvement Plan	Preparation of a redevelopment and adaptive reuse plan for School District No. 50 and adjoining property bounded by 72 nd Avenue, Lowell Boulevard, 73 rd Avenue, and Irving Street, in participation with the District.	Staff met with District staff several times as the plan was being prepared. A draft of the preferred conceptual plan was presented to District staff which in turn advised their Board of the plan effort. The draft plan was then presented to CC at study session on February 7, 2011. Staff is in the process of finalizing the plan with consultant. Staff will soon meet with District 50 staff to discuss how the buildings can be adaptively reused by a developer.

8	Harris Park neighborhood park plan	Preparation of a conceptual park improvement plan for vacant land at the northwest corner of 73 rd Avenue and Orchard Court and behind Rodeo Market art center.	<ul style="list-style-type: none"> • The conceptual plan was completed and presented to City Council at study session on October 4, 2010. • The City made an initial improvement to the property between the Rodeo Market Art Center and Orchard Court along 73rd Avenue installing a crusher-fine trail, pavers, planters, trees and a lawn area. The improvements were completed in September 2008. • Staff initiated a dialog with the Westminster Presbyterian Church regarding future use of their parking lot for activities at the Westminster Grange and Rodeo Market Arts Center. A grading plan underway in conjunction with request from church to install trail connection from parking lot to "facility".
9	South Westminster TOD Land Use Plan	Preparation of master land use plan and development guidelines for redevelopment of area around the Westminster train station bounded by Federal Boulevard, 68 th Avenue, Lowell Boulevard and 72 nd Avenue.	<ul style="list-style-type: none"> • An initial TOD Plan completed and presented to CC in 2006 and preliminary development guidelines were generated for further evaluation. • Revisions to initial TOD plan and design guidelines are underway to reflect RTD modifications and better create a unique and appealing rail station area. The preliminary land use plan was presented to CC on January 11, 2010. The final TOD plan will be presented to CC in the later part of 2011. • CC awarded contract to the Norris Design team for the preparation of construction drawings related to the construction of the plaza, bus drop off and pickup, and streets supporting the train station and proposed parking garage. Design work is underway.
10	England Park Plan	Preparation of conceptual development plan for park area along Little Dry Creek between Lowell Boulevard and 72 nd Avenue. The plan incorporates land owned by the City that currently houses the old England Water Treatment Plant, the old City shops, the existing England Park, the fire training tower, and the lighted softball field.	The plan was completed and presented to CC in study session March 22, 2010.
11	Harris Park Gateway Project	Phase III planning for continuation of redevelopment plans for the 73 rd Avenue/Lowell Boulevard redevelopment area initiated in 2002. This phase entails looking in more detail the opportunity to redevelop the block bounded by 72 nd Avenue, Meade Street, 73 rd Avenue, and Lowell Boulevard.	Draft redevelopment concept plan completed and available to be presented to CC in August 2011. The plan will be presented to CC prior to meeting with affected property owners. City has received developer interest regarding an initial phase of development along Lowell Boulevard.

12	Della Villa Park	Preparation of conceptual park development plan for the vacant City owned property on north side of 72 nd Avenue at Raleigh Street. Plans to look at "softening" of concrete creek channel, playground, multi-use field, and expansion of the existing community garden.	The plan initiated by Staff in April, 2011 with a draft plan expected for Staff review in Summer, 2011. The plan to be presented to Council prior to finalizing. Funding for development of park has not been requested.
13	Northgate Development Concept Planning	The property formerly owned by the Pomponio family on the east side of Federal Boulevard between 70 th and 72 nd Avenues has been acquired by a developer (JUSA) out of Florida. Staff is seeking to collaborate with JUSA to prepare development plans for the property.	Staff has advised JUSA of City's interest in partnering on a planning effort and is awaiting further inquiry relative to proceeding with development plans. Several concepts were previously prepared by urban design consultants in an effort to solicit developer interest. The plans were shared with JUSA to provide them guidance regarding preferred types and levels of development.
14	Sundstrand Park Concept Plan	Brookfield Development, Inc. (formerly Carma of Colorado) having property in unincorporated Adams County, but immediately adjacent to the City limits and the Northgate area is required to dedicate about 45 acres to Hyland Hills Park & Recreation District upon which to develop a park. City staff prepared a conceptual park plan to assist Hyland Hills in formulating mutually beneficial plan. The plan incorporates playing fields, recreational activities and the realignment of 68 th /70 th Avenue to better tie into the South Westminster train station and TOD area.	Staff completed a concept plan and delivered it to Hyland Hills Park and Recreation District and developer for consideration and further planning and refinements. City staff has initiated preliminary dialog regarding a future potential partnership in funding and development of park as well as the realignment of 68 th Avenue to intersect Federal Boulevard at 69 th Avenue, providing direct signalized access into the South Westminster TOD area.
15	Firefighter Tribute Plaza Concept Plan	Several years ago the Westminster Historical Society offered an idea to create an art wall around Fireman's Park in tribute to the fire department. Partly in response to this idea and given the recent improvements to the adjacent Rodeo Market and Westminster Grange properties, Staff worked with consultant to prepare conceptual improvement plan for firefighter tribute plaza at Fire Station No. 1.	Community Development Staff worked with Fire Department management to discuss the potential project. Pending City Manager concurrence, the concept would be presented to CC in the future. The project has not been funded, but is proposed to be funded using a portion of a South Westminster CIP allocation in the future.
	Capital Projects & Acquisitions		
16	US 36 / 80 th Avenue Bridge Replacement	Demolition of existing bridge over U.S. 36 and construction of new bridge incorporating 8 foot wide sidewalks to enhance bicycle/pedestrian movement.	Project under construction by CDOT. The City is contributing Community Enhancement Funds in the amount of \$600,000 which were approved by CC on December 14, 2009 to fund an upgraded bridge design.

17	Bradburn Realignment Project	The project includes several components including the replacement of the drainage culvert over Little Dry Creek at 72 nd Avenue and Raleigh Street; the realignment of Bradburn Boulevard between the BNSF railroad tracks and 72 nd Avenue; and the widening and enhancements to 72 nd Avenue between Utica Street and about Osceola Street.	<ul style="list-style-type: none"> • A planning and improvement study for 72nd Avenue from Meade Street to Utica Street was prepared and completed in December 2009. The study recommended a realignment of Bradburn Boulevard to improve traffic movements. • The culvert over Little Dry Creek Bridge was identified as needing replacement by the State and upon application the City received two grants totaling \$1,843,00 to replace the structure. • CC authorized staff to proceed with engineering drawings for the project on July 12, 2010. • Construction is projected to begin in 2013 be completed by 2015. Funding also includes the use of CDBG funds, approved by Council, and City General CIP Funds.
18	Grange/Rodeo Plaza & Park Trail Extension	Preparation of plans and construction of small plaza area between Westminster Grange and Rodeo Market buildings as continuation of incremental improvements to property. The plans also include the possible grading of the undeveloped parcel north of the Rodeo Building and extension of the crusher fine trail from 73 rd Avenue to Presbyterian Church parking lot resulting from negotiations with church relative to use of parking lot for future Grange/Rodeo events.	Plans have been completed and presented to Westminster Grange for authorization to construct a portion of plaza on their land. The plaza plans were also presented to CC in an informational staff report on May 2, 2011. The project is proposed to be funded using available 2011 South Westminster CIP funds. Staff is in discussions with a Westminster Grange representative to finalize agreements relative to construction and public use which could lead to construction beginning by mid to late Summer 2011. The pedestrian trail extension from the park adjacent to the Rodeo Market to the church could be constructed in 2011 or 2012 pending the availability of remaining South Westminster CIP funds.
19	Little Dry Creek Park/Drainage Project – Lowell Boulevard to Federal Boulevard	Preparation of construction drawings for the drainage improvements and a park that will support development in the planned transit area immediately north of RR tracks.	A conceptual park development plan presented to CC on April 2, 2007. Construction drawings were initiated in 2010 and are at about 50% complete. Construction of drainage and train station supporting facilities is anticipated to begin in 2012/2013. Staff will present the final park plans to CC in the Fall of 2011.
N/A	Panorama Pointe Affordable Senior Housing	Construction of 72 affordable senior apartments by a private developer at 84 th Avenue and 83 rd Way just east of Federal Boulevard.	CC authorized assignment of \$400,000 in HOME funds to assist in construction of project on January 25, 2010. Construction is underway with completion anticipated in late 2011 or early 2012.
20	Harris Park Townhomes/ Commercial Development – Phase I & II.	Construction of 62 townhouses and a 12, 000 square foot, 2-story commercial building along Lowell Boulevard and Meade Street between 72 nd Avenue and 75 th Avenue.	Phase I & II completed. 61 townhouses have been sold and the commercial building is fully occupied.

21	Westminster Hills school acquisition	Potential acquisition of property at 80 th Avenue and Bradburn Boulevard for expansion of City open space and the planned US36 bicycle trail.	Staff has been discussing this potential acquisition with School District 50 superintendent as well as the new interim superintendent. Staff intends to recommend that CC apply for an Adams County Open Space grant to pay 50% of the acquisition cost. A recent appraisal values the 5-acre site at \$730,000.
N/A	Façade renovation program	Provides matching funds to businesses wanting to improve the exterior façade of property and buildings, including building reface, paint, windows/doors, landscaping, and signage. Funds may be available for interior improvements for historic preservation and arts related business enterprises.	Approximately \$30,000 remains available for projects.
23	Sunset Open Space	Construction of trail between 78 th Avenue and 80 th Avenue along B.N.S.F. RR line.	This trail was constructed in 2010.
24	Swim and Fitness Center renovations	Expansion to training room and locker room upgrades.	The expansion project was completed by PRL in 2002. Improvements to the locker rooms are scheduled to be completed in 2011.
25	South Westminster dog park	Construction of a dog park at 69 th Avenue and Lowell Boulevard.	The project was completed by PRL in May 2011.
26	DePalma-Spesser open space acquisitions and property restoration	Acquisition of property along Sheridan Boulevard between 73 rd Avenue and 75 th Avenue adjacent to Little Dry Creek trail.	Authorized by CC on January 25, 2010. City received \$540,000 grant from Adams County Open Space to assist in acquisition. The acquisition was completed and the two houses on the site have been removed and the site re-vegetated.
	Historic Preservation & Arts		
27	Shoenberg Farm Barn Renovation	Acquisition of 1.1 acres of land with 6 structures at Shoenberg Farm, located at Sheridan Boulevard and 73 rd Avenue, and renovation of historic barn exterior and interior space in 2009.	Project presented to CC on April 13, 2009. City received \$300,000 from State Historical Fund for the renovation to the barn which was completed in late 2010. The City also received a grant to assist in acquiring the property.
27	Shoenberg Farm Concrete Silo Renovation	Restoration of historic concrete silo at Shoenberg Farms.	City was awarded grant from State Historical Fund in 2010 to stabilize and restore the concrete silo. Council authorized matching funds on March 22, 2010. Construction commenced in June 2011 with completion expected by August 2011.
27	Shoenberg Farm Milk House Renovation	The City retained ownership of the Milk House as part of the Shoenberg acquisition. It is in need of substantial exterior and interior rehabilitation work.	City Council gave Staff authorization on March 21, 2011 to apply for a grant from the State Historic Fund for improvements. The City did not receive funding as requested in 2011 and will evaluate reapplying for State funding in 2012.

N/A	Historic bronze plaques	In 2001, the City initiated the production and installation of a series of historic plaques at various locations in proximity to the historic artifact or event. The plaques are installed in sidewalks and public rights of way at such time construction activity occurs.	The City has installed 15 of 23 plaques to date primarily in the South Westminster area. The most recent installations were done in conjunction with the Bradburn Boulevard and Lowell Boulevard improvements. The remaining plaques are to be installed as other street construction projects occur.
N/A	Historic Landmark Initiative	<ul style="list-style-type: none"> City Council adopted a historic preservation ordinance on March 17, 2003 permitting eligible properties to be registered as historic local landmark on a voluntary basis. A recruitment effort initiated by Staff resulted in the following properties being designated a historic landmark: <u>Semper Farm</u>, 6785 W. 92nd Ave. <u>Church's Stage Stop Well</u>, 10395 Wadsworth Blvd <u>Shoenberg Memorial Farm</u>, 7231 Sheridan Blvd. <u>Lower Church Lake Barn & Silo</u>, 10850 Wadsworth Blvd. <u>Penguin Building</u>, 7265 Lowell Blvd. <u>Red & White Grocery Store</u> 3947 W. 73rd Ave. <u>Rodeo Super Market</u>, 3915 W. 73rd Avenue <u>Savery Savory Mushroom Farm Water Tower</u>, East side of Federal Boulevard at 110th Ave. <u>Wesley Chapel Cemetery</u> Northeast corner of West 120th Ave. and Huron St. <u>Westminster's 1st Town Hall</u>, 3924 W. 72nd Ave. <u>Westminster Grange Hall</u>, 3935 W. 73rd Ave. <u>Henry House Residence</u>, 7319 Orchard Ct. <u>Margaret O'Gorman House</u>, 8198 Irving St. <u>Williams Residence</u>, 7337 Wilson Ct. <u>Perry House</u>, 4199 W. 76th Ave. 	Staff continue to promote and encourage participation through periodic publications and contact with persons owning properties which are eligible for designation as local historic landmarks.

N/A	South Westminster Arts Group (SWAG) Support	<p>With the assistance of the City, the South Westminster Arts Group was formed in 2008 to assist the City in developing a base for arts and cultural programming and recruiting artists and arts related businesses in South Westminster.</p>	<ul style="list-style-type: none"> • The City and Westminster Housing Authority worked collectively to purchase and improve the Rodeo Market building, which has been leased to SWAG to operate an arts center. • The City has provided SWAG with a small amount funding to assist in developing arts programs. This funding was short-term until such time as SWAG obtained non-profit status and gained access to private funding. • SWAG works in concert with the 73rd Avenue Theatre Group by operating a theater in the WHA owned property at 73rd Avenue and Lowell Boulevard. • SWAG implemented a sculpture contest and erected sculptures in the adjoining Harris Park. The contest is held and pieces of art changed out annually. • SWAG was granted non-profit status by the IRS in 2011 thereby making them eligible for grants from other sources beginning in 2012. • SWAG created and hosts the Orchard Festival and Harris Park Arts Show on an annual basis.
28	Butterfly public art	<p>With the completion of the Lowell Boulevard improvements to Turnpike Drive, a small pocket park was created as entry focal point into South Westminster. The plan for the park at 78th Avenue and Lowell Boulevard included the installation of an art sculpture as a visual centerpiece to draw more attention to the entry.</p>	<p>The art piece depicting a butterfly in flight was installed in June 2011 by the Department of Community Development.</p>

	Development Projects		
18	Grange/Rodeo Cultural and Arts Community Center	Preparation of conceptual improvement and internal use plan for combining Westminster Grange and Rodeo Market buildings into integrated cultural and arts community center.	<ul style="list-style-type: none"> • Preliminary concept drawings were completed and presented to CC in a study session on December 4, 2006. • Upon CC approval, City applied for and received State Historical Fund grant which was used to restore the historic character of Westminster Grange exterior. Improvements were completed in 2004. • City acquired Rodeo Market building upon CC approval in February 2004. • City applied for a received State Historical Fund grant to restore exterior of Rodeo Market building. CC also approved funding for interior improvements to convert the building into a community art center. Improvements were completed in early 2009. • Staff initiated a dialog with Westminster Grange membership to discuss potential facility use and programming partnerships with SWAG. • Staff is evaluating alternatives for funding capital improvements and operations in future years.
11	7200 Lowell Block Mixed Use Project	As a continuation to the first two phases of new townhouse development along Lowell and Meade Street, Staff has seeking a prospective developer to pursue redevelopment of property along the west side of Lowell Boulevard from 73 rd Avenue south to the pawn shop or 7-11 building. Any development proposal is to coincide with the Harris Park Gateway Project concept plan which contemplates a multi-story, mixed use (commercial-residential) building. The Gateway plan is due to be presented to City Council for discussion in September/October 2011.	<ul style="list-style-type: none"> • The City purchased and owns two of the required redevelopment parcels. The properties were purchased in anticipation of a redevelopment project. One of the properties is being leased to SWAG which subleases the building to the 73rd Avenue Theatre Company. • Staff has made inquiries to all potentially affected property owners to determine their level of interest in selling their property. All owners have indicated a willingness to sell. • Staff is preparing to conduct appraisals to establish base land valuations for negotiations. • A developer has approached the City in regards to a possible interest in redeveloping the property with a mixed use product of ground floor commercial with about 60 rental "workforce" apartments above. A general proposal may be presented to the City within the next 45-60 days for consideration. • Staff is awaiting final documentation from HUD regarding approved Section 108 funding which could be used in conjunction with this project. Acceptance of the Section 108 funds is expected to be brought forth for CC action by the end of 3rd Qtr 2011.

29	72nd / Meade Redevelopment Project	Community Builders, Inc., having completed its initial 62 townhomes, is evaluating the redevelopment of property on the northwest corner of 72 nd Avenue and Meade Street. CBI is looking to construct 10-12 townhouses and about 4,600 sq.ft. of commercial space. Community Builders already owns one of the required land parcels and the City owns a second. A third parcel is still owned by Amalgamated Transit Union.	<ul style="list-style-type: none"> Community Builders has prepared a conceptual development plan that has been given a preliminary review by Planning Division. CB is in negotiations with the Amalgamated Transit Union relative to acquiring their property for incorporation into the plan. Staff is preparing to hire a planning consultant to prepare a conceptual Official Development Plan for submittal to the Planning Division for formal review and approval. Developer is looking for a possible groundbreaking in late 2011 or early 2012 pending acquisition and financing.
32	Adams County Housing Authority TOD Mixed Use Project	ACHA is interested in pursuing a new development in the vicinity of the Westminster transit station. The concept for the project would be the construction of about 70-80 affordable residential units above commercial space at ground level.	ACHA staff is in the process of preparing a financial strategy and concept development plans and is communicating with City staff relative to working on its implementation in a collaborative manner.
	Other Initiatives		
	COW/RTD IGA's	The City has been working with RTD in preparing agreements relative to constructing the South Westminster train station. Ongoing negotiations cover construction of a parking structure, a plaza providing access to the loading platforms, street and utility improvements and bus and vehicular drop off and pick up facilities.	An IGA team led by Matt Lutkus making continued progress towards finalizing an agreement that will be presented to City Council for approval.
30	Westminster Commons sale	The Westminster Commons Senior Apartment complex, owned by the Westminster Housing Authority, requires a significant investment in improvements to ensure its longevity and availability as affordable senior housing. The WHA Board has determined that a sale requiring such improvements would be the best course of action to ensure improvements are made without a substantial financial investment from either the WHA or the City.	<ul style="list-style-type: none"> The WHA Board authorized Staff to prepare an RFP for prospective buyers. The WHA Board authorized Staff to enter into negotiations with Volunteers of America to prepare a purchase and sale agreement for their consideration. The WHA Board approved a purchase and sale agreement with VOA on July 25, 2011 for a sales price of \$7.0 million. VOA anticipates a closing in October/November 2011.
	South Westminster Revitalization Strategy	In 2001 Staff prepared and CC approved the first South Westminster Strategic Revitalization Plan. The plan laid forth priorities, strategies and actions related to improving the quality of life in South Westminster. The plan is out of date due to the significant progress made since its inception (outlined in this document), and due to the need for amendments to better align it with future needs of the neighborhood.	<ul style="list-style-type: none"> The Department of Community Development convened a team of persons representing Staff, City departments and divisions to brainstorm modifications to the plan. Staff has completed a draft that is currently in review by the team participants and department heads. Staff anticipates taking the plan to CC for action by the end of the 3rd Qtr. 2011.

31	Westminster High School annexation	Adams County School District No. 50 acquired a parcel of land adjacent to Westminster High School property which was need to facilitate the construction of the new high school building and facilities. The District, under agreement with the City, is due to annex the property into the City given most of the school site is already within the City limits.	An annexation petition has been submitted to the City and is in final review. The final annexation is anticipated to be completed by the 3 rd quarter of 2011.
N/A	Emergency and Minor Home Repair Program	The program provides grants of up to \$5,000 to lower income households for emergency-based and minor home repairs. Funding is provided through the Federal CDBG program.	<ul style="list-style-type: none"> • Council authorized the use of \$50,000 in both 2010 and 2011 CDBG funds for the program. • Per Council approval, the City entered into an agreement with Brothers Redevelopment to administer and operate the program.

SOUTH WESTMINSTER PROJECTS

