



## WESTMINSTER

### Staff Report

TO: The Mayor and Members of the City Council

DATE: November 17, 2010

SUBJECT: Briefing and Post-City Council Briefing Agenda for November 22, 2010

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. Update to the November 15, 2010 Study Session Regarding the code revisions for Paving and Landscaping for Westminster Rental Properties

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

Information Only Staff Report
November 22, 2010



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 2010 residential development activity per subdivision (please see attachment) and compares 2010 year-to-date totals with 2009 year-to-date figures.
The table below shows an overall increase (445.8%) in new residential construction for 2010 year-to-date when compared to 2009 year-to-date totals (131 units in 2010 vs. 24 units in 2009).
Residential development activity in October 2010 reflects an increase in single-family detached (6 units in October 2010 versus 0 units in October 2009), a decrease in single-family attached (0 units in October 2010 versus 3 units in October 2009), and no change in multi-family or senior housing (0 units in both years).

NEW RESIDENTIAL UNITS (2009 AND 2010)

Table with columns for UNIT TYPE, OCTOBER (2009, 2010), % CHG., YEAR-TO-DATE (2009, 2010), and % CHG. Rows include Single-Family Detached, Single-Family Attached, Multiple-Family, Senior Housing, and TOTAL.

**Background Information:**

In October 2010 there were 6 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

**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.)  
 South Westminster (Shoenberg Farms)  
 Various Infill  
 Winters Property (111th & Wads. Blvd.)  
 Winters Property South (110th & Wads. Blvd.)

***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 Villas (113th & Sheridan)  
 South Westminster (East Bay)  
 South Westminster (Shoenberg Farms)  
 Summit Pointe (W. of Zuni at 82nd Pl.)  
 Sunstream (93rd & Lark Bunting)

***SUBTOTAL***

**Multiple-Family Projects:**

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

***SUBTOTAL***

**Senior Housing Projects:**

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

***SUBTOTAL***

**TOTAL (all housing types)**

| <b>Sep-10</b> | <b>Oct-10</b> | <b>2009 YTD</b> | <b>2010 YTD</b> | <b># Rem.*</b> | <b>2009 Total</b> |
|---------------|---------------|-----------------|-----------------|----------------|-------------------|
| 1             | 0             | 9               | 6               | 45             | 11                |
| 0             | 0             | 0               | 1               | 3              | 0                 |
| 1             | 0             | 0               | 2               | 97             | 0                 |
| 0             | 0             | 0               | 0               | 9              | 0                 |
| 2             | 3             | 3               | 17              | 110            | 4                 |
| 1             | 0             | 0               | 1               | 106            | 0                 |
| 0             | 0             | 1               | 0               | 4              | 1                 |
| 0             | 0             | 1               | 0               | 3              | 1                 |
| 0             | 0             | 0               | 1               | 0              | 1                 |
| 0             | 3             | 0               | 4               | 36             | 0                 |
| 0             | 0             | 0               | 0               | 0              | 0                 |
| 0             | 0             | 0               | 0               | 24             | 0                 |
| 0             | 0             | 0               | 0               | 47             | 0                 |
| 1             | 0             | 3               | 3               | 0              | 4                 |
| 0             | 0             | 0               | 0               | 8              | 0                 |
| 0             | 0             | 0               | 0               | 10             | 0                 |
| <b>6</b>      | <b>6</b>      | <b>17</b>       | <b>35</b>       | <b>502</b>     | <b>22</b>         |
| 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             | 6               | 9               | 0              | 9                 |
| 0             | 0             | 0               | 0               | 20             | 0                 |
| 0             | 0             | 0               | 0               | 153            | 0                 |
| 0             | 0             | 0               | 8               | 54             | 0                 |
| 0             | 0             | 0               | 0               | 58             | 0                 |
| 0             | 0             | 0               | 0               | 54             | 0                 |
| 0             | 0             | 0               | 0               | 58             | 0                 |
| 0             | 0             | 1               | 2               | 14             | 2                 |
| <b>0</b>      | <b>0</b>      | <b>7</b>        | <b>19</b>       | <b>684</b>     | <b>11</b>         |
| 0             | 0             | 0               | 0               | 233            | 0                 |
| 0             | 0             | 0               | 0               | 54             | 0                 |
| 0             | 0             | 0               | 0               | 144            | 0                 |
| 0             | 0             | 0               | 0               | 24             | 0                 |
| 0             | 0             | 0               | 0               | 28             | 1                 |
| 0             | 0             | 0               | 0               | 6              | 6                 |
| <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>0</b>        | <b>489</b>     | <b>7</b>          |
| 0             | 0             | 0               | 0               | 0              | 0                 |
| 0             | 0             | 0               | 0               | 7              | 0                 |
| 0             | 0             | 0               | 77              | 91             | 0                 |
| <b>0</b>      | <b>0</b>      | <b>0</b>        | <b>77</b>       | <b>98</b>      | <b>0</b>          |
| <b>6</b>      | <b>6</b>      | <b>24</b>       | <b>131</b>      | <b>1773</b>    | <b>40</b>         |

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



# WESTMINSTER

## Staff Report

Information Only Staff Report  
November 22, 2010



**SUBJECT:** Update to the November 15, 2010 Study Session Regarding the Code Revisions for Paving and Landscaping for Westminster Rental Properties.

**PREPARED BY:** Joe Schalk, Landscape Planner

### Summary Statement:

This report is for City Council information only.

Three subject areas were selected to best demonstrate a cost analysis for the proposed code revisions for rental properties. Approximate areas of paving (outlined in grey) and landscaping (outlined in green) are shown on the accompanying exhibits. A cost analysis for each type of groundcover was then generated. A cost of \$3.50/square foot was used to estimate the paved area cost, and \$2.50/square foot was used to estimate the cost of irrigation and landscaping.

The first subject area (Exhibit A) is 4245 W. 70<sup>th</sup> Place. Lot size is approximately 7,000 square feet.

- Approximate paved area—1,750 square feet.
- Approximate landscape area—2,300 square feet
- Estimated cost of landscaping/irrigation and asphalt paving--\$11,875

The second subject area (Exhibit B) is 7150-56 Stuart Street. Lot size is approximately 13,000 square feet.

- Approximate paved area—6,000 square feet
- Approximate landscape area—4,500 square feet
- Estimated cost of landscaping/irrigation and asphalt paving--\$32,250

The third subject area (Exhibit C) is 7155-61 Stuart Street. Lot size is approximately 16,000 square feet.

- Approximate paved area—5,400 square feet
- Approximate landscape area—7,500 square feet
- Estimated cost of landscaping/irrigation and asphalt paving--\$37,650

Amounts of paved and landscaped areas are of course flexible. The owner has the option to lessen the amount of paved surface and instead turn that into landscape area; thus reducing cost. The areas selected simply show where current parking is being used while allowing 30% of the site for landscape. Note that some of the areas shaded as landscape already contain completed landscaping so the landscape requirement would be reduced in those situations where landscaping exists.

Respectfully submitted,

J. Brent McFall  
City Manager

Three Attachments; Exhibits A-C

EXHIBIT 'A'



City of Westminster



0 15 30 60 Feet



EXHIBIT 'B'



Stuart St

City of Westminster



0 15 30 60 Feet



EXHIBIT 'C'



City of Westminster



0 25 50 100 Feet

