

City of Westminster City Council Town Hall  
May 3, 2022  
Questions Not Answered During the Town Hall

\*Please note that the recording of the May 3 Town Hall can be found here:

<https://www.youtube.com/watch?v=ZNaLvuNinxg&t=1263s>

**Questions from the community that were not answered during the Town Hall:**

- **Q: Are there any plans for the historic buildings in the Historic Westminster area?**

*A: The City of Westminster currently owns two historic landmarks in the area surrounding the Historic Westminster Arts District. The Bowles House Museum (3924 W 72<sup>nd</sup> Ave.), operated by the Westminster Historical Society, celebrates Westminster's rich heritage through a variety of historic displays. The Rodeo Market (3915 W. 73<sup>rd</sup> Avenue) is currently vacant, and the Office of Economic Development is currently surveying the community to help identify the highest and best use for the space. The remaining historic buildings in the Historic Westminster Arts District are privately owned; however, the City recently worked with Harris Park community members to produce a grass-roots, implementation-oriented plan that created a vision for the future of the neighborhood. This plan can be found on the city's website at <https://www.westminstereconomicdevelopment.org/development-areas/historic-westminster/harris-park-community-vision-plan/>. Community members can join, volunteer, or donate to the Westminster Historical Society by reaching out via the Society's website: [westminstercohistory.com](http://westminstercohistory.com).*

- **Q: Are there any City of Westminster initiatives that were paused/ceased for COVID that we planned to restart?**

*A: In response to the severe economic effect of COVID-19 in early 2020, the City initially paused or scaled back 17 programs. At this point, all programs and associated services have been fully restored, except for three programs. Funding levels for the programs listed below have been reduced permanently due to unique circumstances related to each program.*

- **City lobbyist contract:** *This contract was reduced by \$10,000 without affecting the level of service provided to the City.*
  - **Traffic enforcement motorcycles:** *This program was reduced by \$31,000 by permanently modifying the motorcycle replacement schedule.*
  - **K-9/Drug Detection Patrol:** *This program was reduced by \$12,000 permanently through staff retirement.*
- **Q: What is the City doing to revitalize/stimulate the economy in Historic Westminster? We are a food desert (lack access to nutritional foods) unless one has transportation.**

A: In October, the Harris Park Community Vision Plan was received by City Council <https://www.westminstereconomicdevelopment.org/development-areas/historic-westminster/harris-park-community-vision-plan/>. This planning process involved extensive community outreach and input. Many of the projects listed are already being initiated, including efforts to help the economic vitality and safety for the 72<sup>nd</sup> Avenue Corridor.

Economic Development works with numerous property owners to support small business startups and entrepreneurs interested in the area. Year-to-date, Staff has worked with eight different small businesses and entrepreneurs interested in locating in Historic Westminster. It is anticipated that many of these will be submitting business and permit applications soon. Staff works to support existing businesses by providing façade and capital improvement grants, as well as free training for businesses.

Additionally, Staff actively markets the area through various efforts such as ongoing advertisements in metro-wide business and real estate journals, working directly with the real estate/brokerage community, and responding to prospect inquiries.

The Run Westy Run Food Truck Park is expected to be open on June 4. [Run Westy Run | Food Truck Park](#) It is located just north of the parking garage at Westminster Station and will offer a variety of food, drinks, and entertainment. The hope is that this will help activate the area as well as address some concerns to the availability to food and restaurants. Lastly, Staff has recently received an inquiry from a local grocery store, and is working to assess the feasibility. If this prospect is viable, Staff will present to City Council to receive for further direction with potential negotiations.

- **Q: What is going on with the mall? When will we ever get shopping stores?**

A: In addition to the existing JC Penney and the newly opened Tattered Cover, there are a number of retailers that will be opening this fall. These anticipated new additions include several restaurants and a Marczyk's Fine Food grocery store. Typically, retailers such as clothing stores, personal care/beauty products, and home décor follow dining, entertainment and service retail. We anticipate seeing these types of retailers open in the next couple years. In the service retail category, Hope Pediatric Dentistry, 100% Chiropractic and Lash & Company opened their businesses last year.

- **Q: Please provide an update on City-owned property in the Harris Park area: (1) Schoenberg Farms; (2) 7225 Bradburn; (3) 73<sup>rd</sup> and Lowell; (4) Harris Park Business Park; (5) and 73<sup>rd</sup> and Wilson Court.**

A:

1. **Schoenberg Farms:** Economic Development recently issued a request for qualification (RFQ) seeking interest from developers to adaptively re-use the historic City-owned properties. After review and evaluation of each of the submittals, the City has entered into a letter of intent (LOI) with Lucky Onion, LLC. This company specializes in weddings and events, and was attracted to the property's history and aesthetics. Both the City

*and the Company will be conducting due diligence and assessing feasibility of the proposed use prior to any formal action.*

- 2. 7225 Bradburn:** *By the end of 2020, the City had finalized all of the HUD requirements to cancel the previously proposed project after City Council approval, so the property at 7225 Bradburn is now clear of CDBG requirements, and it is owned and maintained by the Parks, Recreation and Libraries Department. The 2017 master plan for the England Park Corridor needs to be updated to include this parcel and determine, with community input, what amenities make the most sense on this parcel. The timeline to do this update has not been determined, but in the meantime, the City will be adding new signage to the site.*
  - 3. 73<sup>rd</sup> and Lowell:** *Staff has completed demolition and remediation work to prepare the site for future development. While Senior housing had been proposed on the site last year, the project did not secure required approvals to move forward. Since federal money was used to improve the site and prepare it for development, any future use of the property will need to meet a HUD National Objective and receive approval by HUD. This federal concurrence is very important so the City can avoid repaying approximately \$1.7 million. Staff plans to provide an update on various options to City Council in the summer.*
  - 4. Harris Park Professional Building:** *This property is planned for future City offices.*
  - 5. 73<sup>rd</sup> and Wilson:** *This building is privately owned.*
- **Q: The builder for Downtown Westminster just raised the price for townhomes despite a signed contract. The buyers will be suing the builder for fraud. What is the City's position on this matter? What can the City do to influence the builder that is committing fraud against Westminster residents to do the right thing?**

*A: This is a private matter and the City is not a party to this contract. It's possible the contract language has construction cost escalation remedies for new construction, as is common industry practice.*
  - **Q: Does the City Council have any interest or intent towards moving to a Ranked Choice Voting System?**

*A: The City has not explored rank choice voting.*
  - **Q: How do we know when Council meetings and Study Sessions are happening so we can listen in?**

*A: City Council Meetings are held the second and fourth Mondays of each month at 7 p.m. at Westminster City Hall Chambers (4800 W. 92nd Ave., Westminster, CO 80031). City Council Study Sessions are held the first and third Mondays of each month at 6:30 p.m. at Westminster*

City Hall Chambers (4800 W. 92nd Ave., Westminster, CO 80031). Community members are encouraged to listen to the meeting via the traditional webcast on [YouTube](#), [Facebook](#), or attend in person. Community members can also find recordings of past meetings here: <https://www.cityofwestminster.us/Government/CityCouncil/MeetingWebcasts>.

- **Q: I would like to see a more open forum with Council meetings.**

*A: The public is encouraged to speaking during the public comment portion of the City Council Meeting. The currently four methods in which the public can participate in Council meetings:*

1. *Submit written comments in advance via email to [PublicComment@cityofwestminster.us](mailto:PublicComment@cityofwestminster.us) by 12 p.m. (noon) the day of the meeting. Written comments are forwarded to the City Council after the deadline and become part of the permanent record. Written comments are not read aloud during the meeting.*
2. *Leave verbal comments in advance by calling 303-706-3111 by 12 p.m. (noon) the day of the meeting. Recorded messages are limited to 5 minutes, and the system will disconnect automatically after the time limit is reached. All recorded messages are played back at the meeting in the order they are received.*
3. *Sign up to speak virtually via phone during the live City Council meeting by sending an e-mail to [cityclerk@cityofwestminster.us](mailto:cityclerk@cityofwestminster.us) to add your name to the list of live speakers by no later than 12 p.m. (noon) on the day of the meeting.*
4. *Participate in person during the live City Council meetings. To participate in person, you will sign up when you arrive for the evening's meeting at City Hall. No advanced registration for in-person comment is required or permitted.*

*In addition to providing Public Comment during City Council meetings, the City Council will be holding additional community engagement opportunities in summer and fall 2022, including appearances at upcoming City summer events and future Town Halls.*

- **Q: The sidewalk at the southwest corner of 68<sup>th</sup> and Lowell needs to be completed. There is a vacant lot there. Can the owner be required to install the sidewalk? This is a big pedestrian safety issue.**

*A: Unfortunately, the parcel in question is outside of Westminster City limits and resides in unincorporated Adams County. Adams County will need to consider pedestrian improvements and would likely require this sidewalk connection as part of any development proposal. As a referral agency for Adams County, the City of Westminster will request that Adams County require this connection. However, Adams County likely cannot compel it without a development proposal. We recommend reaching out to the Adams County Community and Economic Development Department as they should have future information on development plans for this site or timing of any planned public infrastructure projects. The Adams County Community and Economic Development Department can be reached at 303-659-2120 or online at <https://www.adco.gov.org/CED>.*

- **Q: What is the plan for the explosion site on Knox Court?**

*A: Clean-up of affected properties is being regulated by the Colorado Department of Public Health and Environment (CDPHE) per the asbestos involved. CDPHE is beholden to enforce State law. CDPHE is working with individual owners as applicable and may be able to grant variances from certain sections of State regulations. There is insurance on the property (7731 Knox Court) and they are servicing claims with the property itself and claims from impacted neighboring properties and vehicles. Those are civil matters. Applications have been filed with CDPHE, bids are secured from contractors and abatement work is underway.*

- **Q: There are derelict buildings at various locations around the City: (1) Midland on Irving; (2) the gas station at 72<sup>nd</sup> and Irving; and (3) the gas station west of 72<sup>nd</sup> and Irving. These are magnets for crime and pollution. What is the status of these properties?**

*A: These vacant properties are privately-owned. There is an active development proposal currently under review for the Midland Building. The owner is proposing a conversion of the former office building to accommodate 8 live/work units and 10 residential units. This project will require the review and approval of the City Council. The city is not aware of any development interest for the other two sites. The City had approached the owners of the gas stations in the past regarding potential interest in selling, but neither party was interested in exploring potential options with the city.*

*The City has worked numerous code enforcement cases at all three locations over the years and continues to work cases involving these properties. All three properties represent attractive nuisances. The city shares interests in seeing redevelopment of these challenging properties.*

- **The Midland Building (7255 Irving Street)**
  - *Recent cases worked at this address were primarily for tall weeds, junk and debris, and overgrown vegetation around the property. Staff also worked several trespassing issues. Staff has established a go-to contact with the ownership group and that contact has been relatively responsive. Staff anticipates further communication with the property owner in the coming months to maintain the property and will continue to enforce any relevant Code issues at this private property.*
- **Gas Station at 72<sup>nd</sup> & Irving (3305 W 72<sup>nd</sup> Ave)**
  - *This is a vacant, private property owned by a company based in Denver. There have been several recent cases worked at this property by Code Enforcement and Police. Issues addressed and active cases involve tall weed growth, junk and debris issues, ongoing homelessness concerns and graffiti issues. Ongoing issues will continue to be assigned and addressed by Staff while working with the responsible property owner.*
- **Old Gas Station west of 72<sup>nd</sup> & Irving (3315 W 72<sup>nd</sup> Ave.)**

- *This is a vacant, private property owned by a company based in Westminster. Code Enforcement staff has one recent complaint regarding snow and ice on the sidewalks. Staff successfully connected with the responsible property owner and they were responsive in clearing the sidewalks. Code Enforcement will continue to work on this property and communicate with the responsible owner regarding any code compliance issues or complaints moving forward.*
- **Q: It seems like a lot of concrete is marked up near Westview Recreation Center. Instead of replacing vast amounts of concrete, can we have businesses turn off the parking lot lights after hours and instead install motion sensors?**

*A: The concrete marked for replacement in the Westview Recreation Center Parking Lot is part of our 2022 City Facility Parking Lot Maintenance and Improvement Project. This parking lot will be seal-coated later this summer and, by Americans with Disabilities Act rules, we must bring all curb ramps to compliance to make the parking lot safer and more accessible for all users.*

*The parking lot lights at the Westview Recreation Center are owned, operated and maintained by Xcel Energy. Any modifications to their current operation would need to be approved and installed by Xcel. Having limited or no lighting in parking lots at this facility and others throughout the city is not recommended as well-lit areas have been shown to be a deterrent to illegal activity, such as car break-ins, burglaries, etc.*

- **Q: What is the status of “The Farm” development?**

*A: City Council reviewed and approved the rezoning, Preliminary Development Plan (PDP), and Master Official Development Plan (MODP) associated with the Uplands development in December 2021. In February 2022, City Council approved the associated annexations. Following the approvals from City Council, the applicant prepared the mylars (final documents for recordation) for the annexation, PDP, and MODP for Parcel A. Once submitted to Staff, the mylars will be routed for the Mayor’s signature and recorded with Adams County. One of the conditions of approval added by City Council for the PDP required the developer to dedicate all of the Public Land Dedication (PLD) and the view corridors with the approval of the first subdivision plat for Parcel A. In order to facilitate this condition, Staff directed the applicant to prepare a PDP amendment to legally describe all of the PLD and view corridors. The PDP amendment will also add the annexed land to the previously approved Uplands PDP. That PDP amendment will be followed by a master plat for each parcel to dedicate the PLD and view corridors to the City.*

*The next steps in the development process are:*

- Review and approval of Civil Construction Drawings (CDs) for the roadways adjacent to Parcel A, the larger roads within Parcel A, and the water, sewer, and storm sewer necessary to serve this development. The CDs may take up to a year to review as the applicant must apply for a Conditional Letter of Map Revision (CLOMR) with the Army Corps of Engineers to revise the floodplain in*

*the southwest portion of Parcel A to ensure there are no off-site drainage impacts.*

- ii. Once the CDs have been finalized, Oread and the City will enter into a Public Improvements Agreement (PIA) that will provide financial surety for the improvements. Surety is essentially a monetary commitment to ensure installation and completion of necessary infrastructure that is returned upon satisfactory completion of the required improvements. After the City has approved the CDs, signed the PIA, approved the PDP amendment, and the other master plats, the City will then approve the Parcel A Master Plat.*
- iii. Review and approval of site-specific ODPs for the various planning areas identified in the Uplands PDP. All initial site-specific ODPs will require the review and approval of the City Council after public hearings. Currently, only one ODP is under review for Parcel B North as described in the PDP.*

*For more detailed information, please see the [Information-Only Memo](#) provided to the City Council on May 2, 2022. This memo provided the City Council with a detailed update on the status of the Uplands project.*

- **Q: Where does City Council stand on the Lowell Crossings Development, at 68<sup>th</sup> Ave. and Lowell? Our community is comprised of 36 townhomes, and we are concerned about safety issues.**

*A: This proposed 5.35-acre multi-family project is in Unincorporated Adams County (case # [PRC22-00003](#)) at the southwest corner of 68<sup>th</sup> Avenue and Lowell Boulevard, immediately adjacent to the City of Westminster. The Adams County planning team referred the application to city staff as a courtesy. As feedback for Adams County, city staff noted several concerns related to the proposed developed, including the lack of adequate parking, planned construction density and height. In addition, city staff believes that the proposed project may be out of scale with the surrounding area. Westminster residents in the Hidden Lake area have also expressed concerns to city staff about the project's compatibility with the nearby area and potential adverse impacts to Hidden Lake, which is a private lake.*

*Adams County has not yet set a date for public hearing on the project. In order to share concerns with Adams County officials, please contact Adams County Commissioners via email at [commissioners@adcogov.org](mailto:commissioners@adcogov.org), or visit their webpage: <https://www.adcogov.org/bocc>. Staff will continue to monitor this development and keep City Council informed.*

- **Q: What is being planned for the vacant lot at the corner of 73<sup>rd</sup> Ave. and Lowell Blvd.?**

*A: A Preliminary Development Plan (PDP) and rezoning was approved by the City Council in December 2020 for an affordable senior housing development containing 20 units. An associated Official Development Plan (ODP) was under review, but the application was withdrawn by the applicant in November 2021. The City understands that the applicant has no*

*intention of advancing the proposal. At this time, there are no other active proposals for the property.*

- **Q: There are many issues related to cell phone coverage in the north part of the City, near 136<sup>th</sup> Ave. What can be done about this?**

*A: Toward the north end of the city (The Orchard Town Center, Cheyenne Ridge, Huntington Trails, Orchard Park Place, etc.), there can be challenges with 4G/4G LTE connectivity that supports the users' needs during peak volume times. 5G coverage can also be spotty depending on the carrier.*

*Coverage in any given area is typically a function of several factors:*

- A. Availability of, and access to, private lands to place cell towers on*
- B. Topography of the area*
- C. Distance to towers/cell sites outside of the area in question*
- D. Availability of customers needing service within the target area*
- E. Difficulty of placing supporting underground infrastructure in the target area*
- F. Actions taken by individual carriers (which are often competitive and contrary to the efforts of competing carriers)*
- G. Local government regulation*
- H. Availability of, and access to, public lands to place cell towers on.*

*The City of Westminster does not provide cellular coverage—in fact this is prohibited by law. Coverage may only be provided by cellular carriers (providers such as AT&T, Verizon, T-Mobile), and the carriers determine which areas they will develop, improve, or expand. These carriers determine when such improvements will take place based on factors within the marketplace. Sadly, the City is rarely, if ever, made aware of the expansion or timing plans of the carriers. The City does work closely with applicants whenever new applications are brought forward to ensure that they are approved as quickly as possible, and to provide positive guidance in situations where approvals may not be possible.*

- **Q: What is the plan for controlling fireworks this year when we are facing severe fire danger?**

*A: Current regulations already strictly prohibit the unsafe use of fireworks. The fireworks ordinance is in the municipal code section specific to the Westminster Police Department. Since the inception of this particular ordinance the Westminster Police Department is the lead in enforcement of illegal fireworks. The current practice is that all fireworks complaints are dispatched to PD units. In Westminster possession and/or use of fireworks (explosives) is a criminal act.*

- **Q: Who, specifically, is responsible for overseeing City Departments, such as Code Enforcement?**

A: A listing of departments can be found [here](#). A list of city leadership can be found [here](#). Any questions or concerns regarding Code Enforcement can be sent directly to Aric Otzelberger at [aotzelbe@cityofwestminster.us](mailto:aotzelbe@cityofwestminster.us) or 303-658-2122.

- **Q: Westminster should have a place for “controlled cruising” on Friday and Saturday nights. Can you do more camera monitoring at known speeding places?**

A: The Westminster Police Department does not have any speed monitoring cameras. We have some License Plate Reader (LPR) cameras searching for stolen license plates/vehicles, but those do not capture speed. We continue to do enforcement at known speeding locations, especially in those locations where this behavior has caused accidents.

- **Q: Who tickets cars and trucks with no license plates or expired license plates on City streets? Why is this not being done?**

A: The Westminster Police Department is responsible for writing summonses for vehicles parked on City streets. When a complaint comes in, traffic officers and accident investigators will respond to check the area and issue summonses, post notices, and issue warnings, as appropriate. With low staffing levels, officers are not always proactively driving through residential streets looking for these violations. If you have a complaint, please contact the Traffic Hotline 303-65-4335 or WPD dispatch non-emergency line 303-658-4360.

- **Q: When will I be able to drive slower than 55 miles per hour between Lowell Blvd. to Sheridan Ave. to avoid getting run over?**

A: The Westminster Police Department continues to enforce speed limits, especially in areas where this behavior results in motor vehicle accidents. If you have a specific complaint, please don't hesitate to call the Traffic Hotline 303-658-4335 or WPD Dispatch 303-658-4360.

- **Q: Why has the graffiti at 3791 W. 72<sup>nd</sup> Ave. been there for six months? When will it be cleaned up?**

A: This is private property and the management company continues to paint over it, but is re-vandalized. The management company is not always quick to get this taken care of in a timely fashion.

- **Q: When will there be public hearings on the new water tanks south of City Hall?**

A: We will be holding an open house and site tour this summer before construction with the project team to allow residence to learn more about the project, what to expect during construction, and what to expect once construction is complete. Additionally, residents can sign up for our newsletter at [Northridge Water Tanks Replacement Project \(cityofwestminster.us\)](#) to

*receive the latest information on the project's status. There will not be a formal public hearing for this project as it does not require an Environmental Impact Study.*

- **Q: What are Council's thoughts on expanding the current non-potable water system to meet current and future water needs?**

*A: The City's reclaimed water system currently offsets on average over 1,900 acre-feet of potable water demand annually. With conservation and water efficiency habits becoming a standard practice in homes and businesses, our reclaimed water supply hasn't grown to the extent originally anticipated. Community members can find information related to our water conservation programs here: [www.cityofwestminster.us/conservation](http://www.cityofwestminster.us/conservation). This creates a challenge with balancing supply and demand during peak irrigation periods. Public Works and Utilities is currently working on an updated Reclaimed Water Master Plan in order to proactively plan for the highest and best use of reclaimed water in the future. The anticipated completion date for the Reclaimed Water Master Plan is May 2023.*