



**WESTMINSTER**  
COLORADO

**WESTMINSTER** *FORWARD*  
*one community. one vision. one future.*

# 2040 Comprehensive Plan

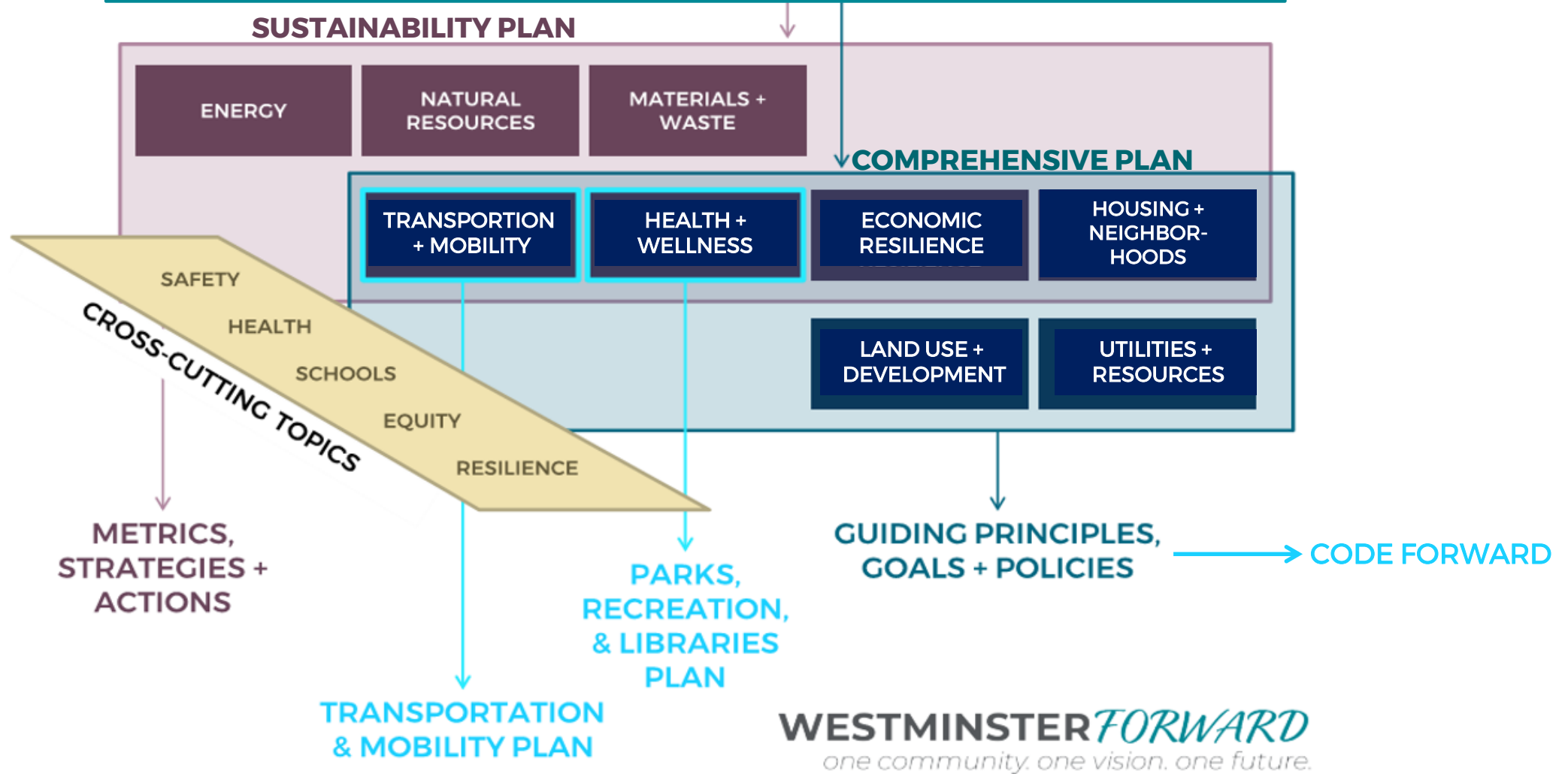
City Council Study Session; April 5, 2021

Presented by Andrew Spurgin

## Key Takeaways

- The Plan results from extensive and varied community engagement
- The 2040 Comprehensive Plan is a high-level citywide policy document organized around Westminster Forward themes
- The Plan is long-range in nature with goals and policies to support future needs of the community
- The Plan increases the focus on neighborhoods and the character of development
- Land use is coordinated with the Water Supply Plan and evaluated for fiscal impacts
- The sustainability and resiliency of existing neighborhoods becomes a central focus as the City nears build-out

**City Vision:** We are a thriving community of safe neighborhoods and beautiful open space that is sustainable and inclusive.



# Planning considerations since 2013

- Economic changes and slowing population growth since coming out of Great Recession
- Transit improvements by virtue of the B Line and Flatiron Flyer
- City commitment to sustainability
- Affordable & Workforce Housing Strategic Plan
- New technologies changing how and where people live and work
- Interest in public health
- Changing demographics



## Big Ideas/Common Themes

- Land Use & Development
  - Targeted mixed use, not everywhere
  - Energy efficiency and accessibility are priority design elements
  - Refine the development process
  - Ensure efficiency of transportation system
- Housing & Neighborhoods
  - Desire for blended neighborhoods w/activities and services
  - Diversity of housing types



- Financial & Economic Resilience
  - The City's place in the region
  - Retail adaption
  - Fiscal responsibility
- Utilities & Resources
  - Long-term water availability
  - Conservation



## Guiding Principles

*City Vision: We are a thriving community of safe neighborhoods and beautiful open space that is sustainable and inclusive.*

1. Thriving City
2. Healthy Places
3. Great Neighborhoods
4. Managed Growth



*Neighborhood Unit Concept*

# Plan Organization

## Westminster Forward Themes:



Land Use & Development



Transportation & Mobility



Health, Wellness & Community Services



Economic & Financial Resilience



Housing & Neighborhoods



Utilities & Resources

*Crosscutting Topics: Education, Equity, Climate, Resilience, Safety*

## Other content:

Introduction

Community Places

Plan Administration

Community Indicators

Annexation Analysis





# Land Use and Character Types

- The land use map uses character types to graphically represent the proposed Plan policies
- Coordinated with Water Supply Plan
- The land use map supports neighborhood stabilization by maintaining existing uses or equivalencies across over 98% of the City
  - Strategic changes to support financial resiliency
  - A balanced land use map is key to resiliency
- Positive net revenues to the City
- With build-out the sustainability and resiliency of existing neighborhoods becomes a more central focus

## Character Types:

Open Space/Creek Corridor

Parks/Golf Course

Public/Quasi-Public

Residential Estate

Low Density Residential

Medium Density Residential

Suburban Multi-Family

Urban Multi-Family

Mixed Use Neighborhood

Commercial *w/Service & Mixed Use sub-types*

Mixed Used Activity Center

Neighborhood Office

Employment-Flex

Employment-Office/Institutional Campus

# Key Differences from Existing Plan

## Plan content:

- Long range focus
- Neighborhood scale focus instead of parcel-by-parcel
- Reinvestment in existing neighborhoods and housing
- Address changing demographics
- Healthy living, including food access
- Human services

- Water conservation embedded with water supply
- Financial resiliency
- Fiscal evaluation of land use

## Plan Administration:

- Regular reporting
- Indicators
- Implementation program



## Next Steps

Dates	Tasks
April 5	City Council Study Session - <i>introduction</i>
April - May	Additional Community Engagement Planning Commission Study Session
June	City Council Study Session - <i>receive feedback</i> Update plan document as appropriate
July	Planning Commission Public Hearing
August	City Council Public Hearing & Adoption
Future	Implementation

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