A. Annexation Analysis

Annexation is the legal process by which a city adds land to its jurisdiction and is one of the most dramatic and lasting actions a municipality can take. The primary purpose of annexation is to provide public services to residents and businesses in the extraterritorial locations. This Appendix to the Comprehensive Plan establishes the framework for decisions concerning annexation of land into the City of Westminster. In tandem with the Comprehensive Plan's plan cornerstones, goals and policies—including the Land Use Diagram—and the city's Strategic Plan, this document will guide considerations for potential future annexation of lands into the city.

INTRODUCTION

There are two basic types of annexations: extraterritorial annexations that extend the municipal boundaries, and enclave annexations that consolidate municipal boundaries. The most common type of annexation is voluntary annexation where 50% of the record property owners representing 50% or more of the land area petition for municipal annexation. There are limited circumstances when the city may annex territory by unilateral action. Generally, this only occurs for city-owned properties or for "enclaves," which are small pockets of territory within the unincorporated county completely surrounded by the city.

The Colorado Revised Statutes (C.R.S.) establish the basic rules for the annexation of territory into a municipality. In 1987, the Colorado Governor signed legislation (Senate Bill 45) into law requiring that municipalities have a "three-mile plan" in place before they could extend their territory by annexation. Furthermore, municipalities in Colorado are required to prepare and adopt a three-mile plan prior to annexing property into their territorial boundaries per C.R.S. 31-12-105.

The three-mile plan is a long-range plan that outlines where municipalities intend to annex property and describes how they will ensure the adequate provision of services within the newly annexed territory and the remainder of the existing municipality. This document satisfies the statutory requirements of the Colorado Revised Statutes, which require a three-mile plan to be in place prior to extraterritorial annexation. This plan functions as the city's official "three mile plan "as required by Section 31-12-105 C.R.S.

This annexation appendix is not regulatory and does not commit to annexation of any of the identified locations. Rather this is a general framework to guide future consideration of annexations on a case-by-case basis.

PURPOSE AND NEED

Without advance planning, properties in Adams and Jefferson Counties may intensify with haphazard patterns of development, greater increases in traffic congestion, duplication of services, fiscal inequalities, and uneven standards for infrastructure and essential public services. These conditions could negatively impact the quality of life, economic development program, and ability of the City of Westminster to provide services efficiently throughout the city. Coordinating the city's actions with other governments and agencies in the North Metro area is a step toward more effective regional planning.

Benefits of annexation for owners of land within the annexed area include access to Westminster public safety response including police, fire, emergency medical service, and animal control. City

street maintenance and snow removal also facilitates access by public safety responders as well as safety and convenience for lands within annexed territory. In-city utility rates, roughly 20% lower than out-of-city rates are an additional benefit of annexation. Extension of municipal ordinances also provides for city zoning, permitting, inspections, and code enforcement to ensure safe development, sanitary living conditions, and protection of property values. In-city utility rates, access to the city's portfolio of parks, recreation, libraries, arts, and cultural programming are also benefits of annexation. Finally, annexation provides residents of annexed territory the opportunity to participate in municipal governance through elections, the ability to petition the City Council and participate on city boards and commissions.

This Annexation Analysis establishes guidance to city staff when reviewing petitions for annexation and annexation of enclave areas. The Analysis identifies criteria that should be considered when a parcel of land is proposed for municipal annexation. The city has identified unincorporated parcels within three miles of the current boundaries that should be further evaluated for future annexation into the city.

CRITERIA FOR ANNEXATION

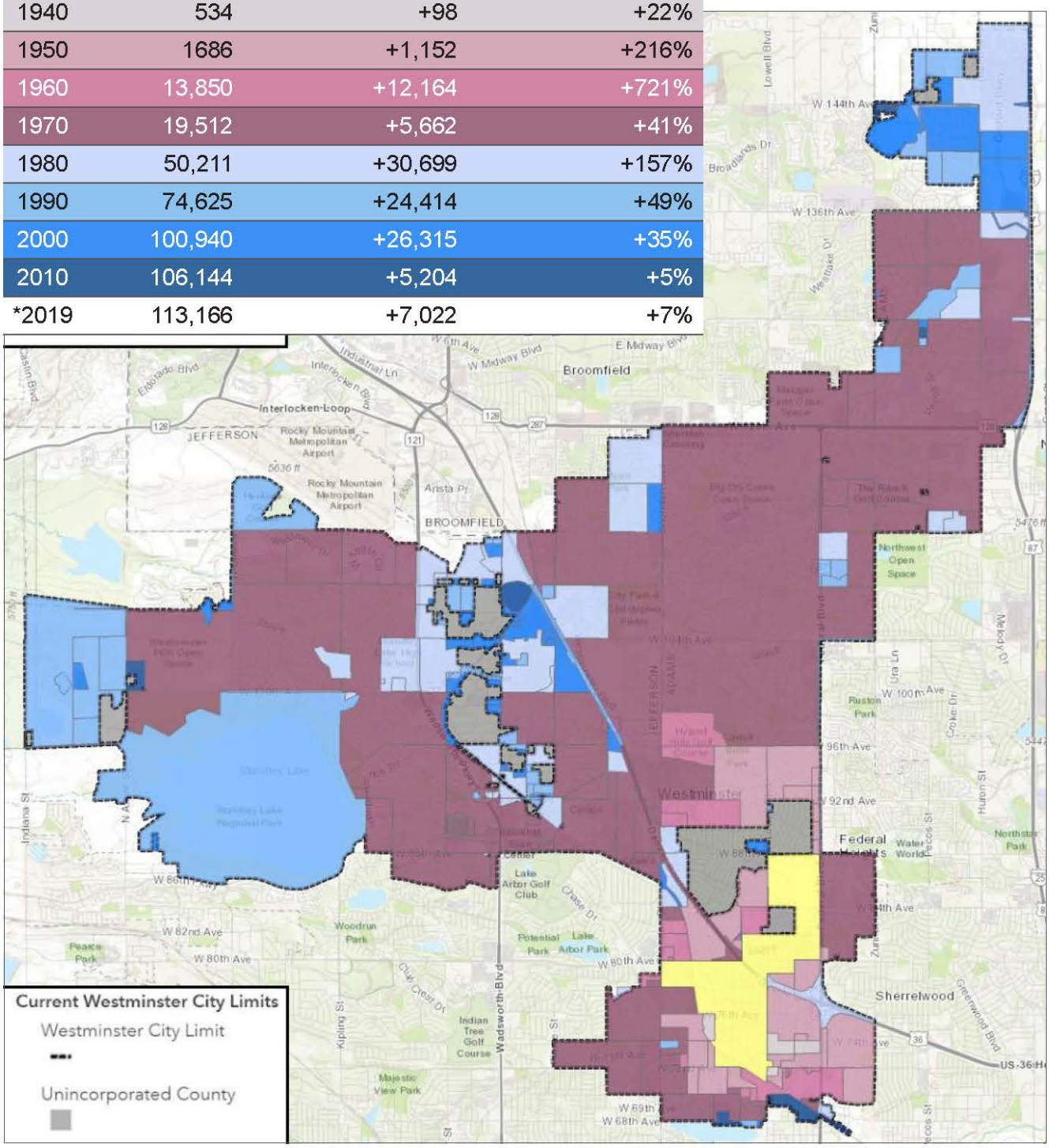
Considerations for determining feasibility of future annexation of identified parcels adjacent to the City of Westminster are outlined in the following:

1. Contribution to goal attainment of the city's Strategic Plan, Comprehensive Plan or similar municipal plan.
2. Adjacency to a Focus Area designated in the Comprehensive Plan.
3. Status as part or all of an enclave, i.e. a geographic area is completely surrounded by the City of Westminster.
4. Contribution to protecting vital municipal resources such as water supply.
5. Desirability as an open space area or park asset, or the location supports compatibility with an existing or planned open space or park.
6. Opportunities to enhance trail connections for the City of Westminster.
7. Location relative to the city's water service area.
8. Ability to be served within acceptable standards of Westminster Police, Fire, and EMS Services.
9. Amount of lane miles that would require maintenance by the City of Westminster.
10. Impacts on Westminster code enforcement resources.
11. Ability to accommodate uses and be developed or redeveloped in a manner consistent with the city's development standards resulting in higher quality development than if developed under applicable County standards.

No one criteria are controlling and each will be factored on a case-by-case basis for the geographic location in question and the greater or lesser relevance of each criteria.

Year	City Population	Growth Added in Decade	% Growth Since Previous Decade
1911-	-	INCORPORATION	-
1920	235	-	-
1930	436	+201	+85%
1940	534	+98	+22%
1950	1686	+1,152	+216%
1960	13,850	+12,164	+721%
1970	19,512	+5,662	+41%
1980	50,211	+30,699	+157%
1990	74,625	+24,414	+49%
2000	100,940	+26,315	+35%
2010	106,144	+5,204	+5%
*2019	113,166	+7,022	+7%

Figure A-1. Historic Development Pattern



GEOGRAPHY

Westminster features somewhat unusual geography as a result of the city's historic pattern of development from south to north, construction of the Boulder Turnpike in 1952 and the desire to proactively plan quality development on lands formerly within unincorporated Adams and Jefferson Counties. Roughly 80% of the city's land area is defined by annexations that occurred in 1970 through 1971. Noteworthy annexations in subsequent decades include the land for Standley Lake, Westmoor, the Church Ranch area, and North I-25. The locations described are critical sites in modern Westminster and serve as example of the importance of planning ahead for future needs, areas of housing and employment and resource protection.

EVALUATION AREAS

On the following page, Figure 1 groups the identified unincorporated parcels for potential future annexation into six areas:

- McKay Lake Vicinity Area
- Ranch Vicinity Area
- Church Ranch Vicinity Area
- Standley Lake Area
- Shaw Heights and Pillar of Fire Area
- Westminster Station Vicinity Area

With each area, a future land use diagram is included to guide planned uses upon annexation.

Table D-1 provides an overview of the analysis of each area as it compares to the identified annexation criteria.

Figure A-2. Potential Future Annexation Areas

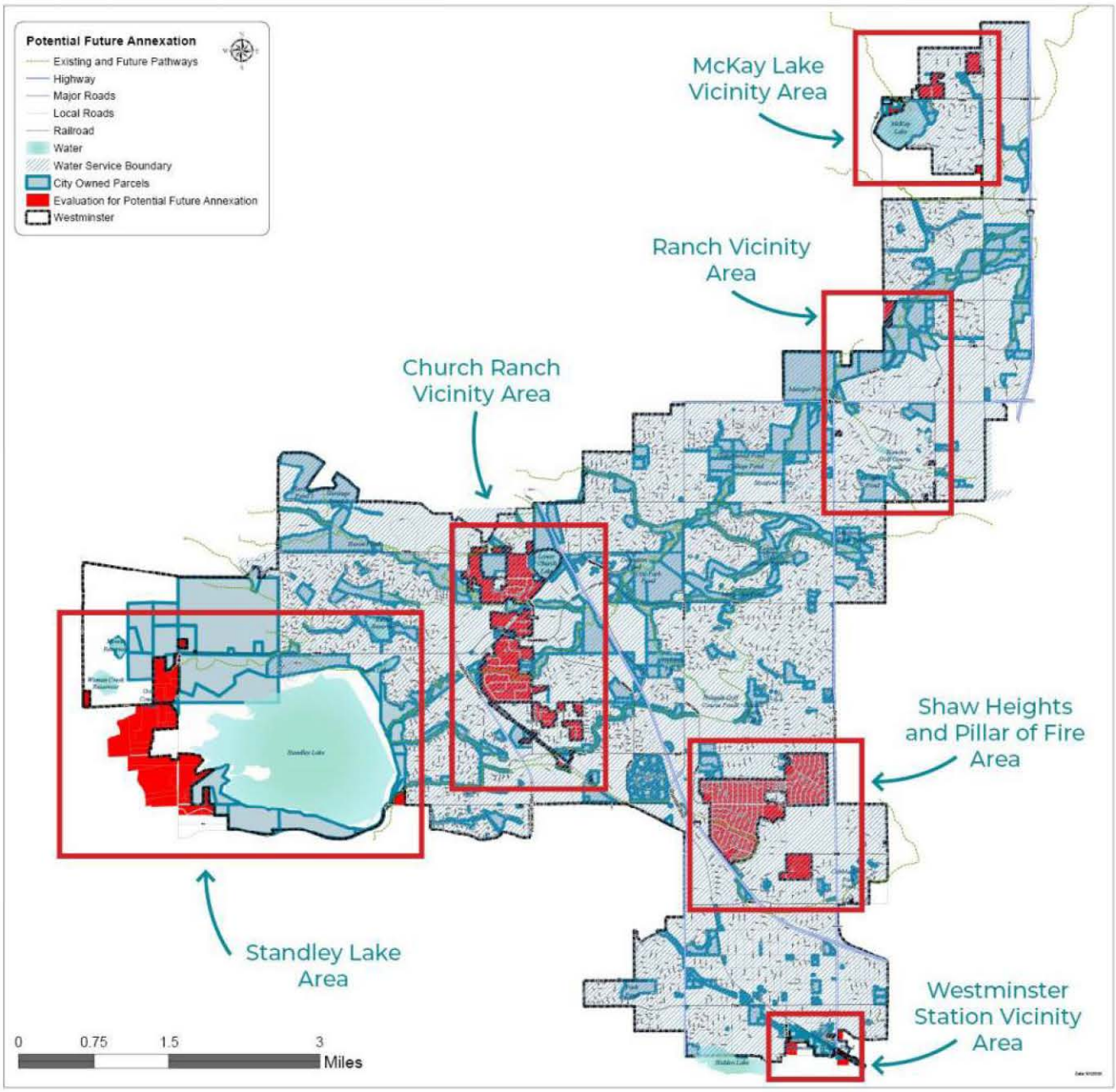


Table A-1. Evaluation Analysis with Annexation Criteria

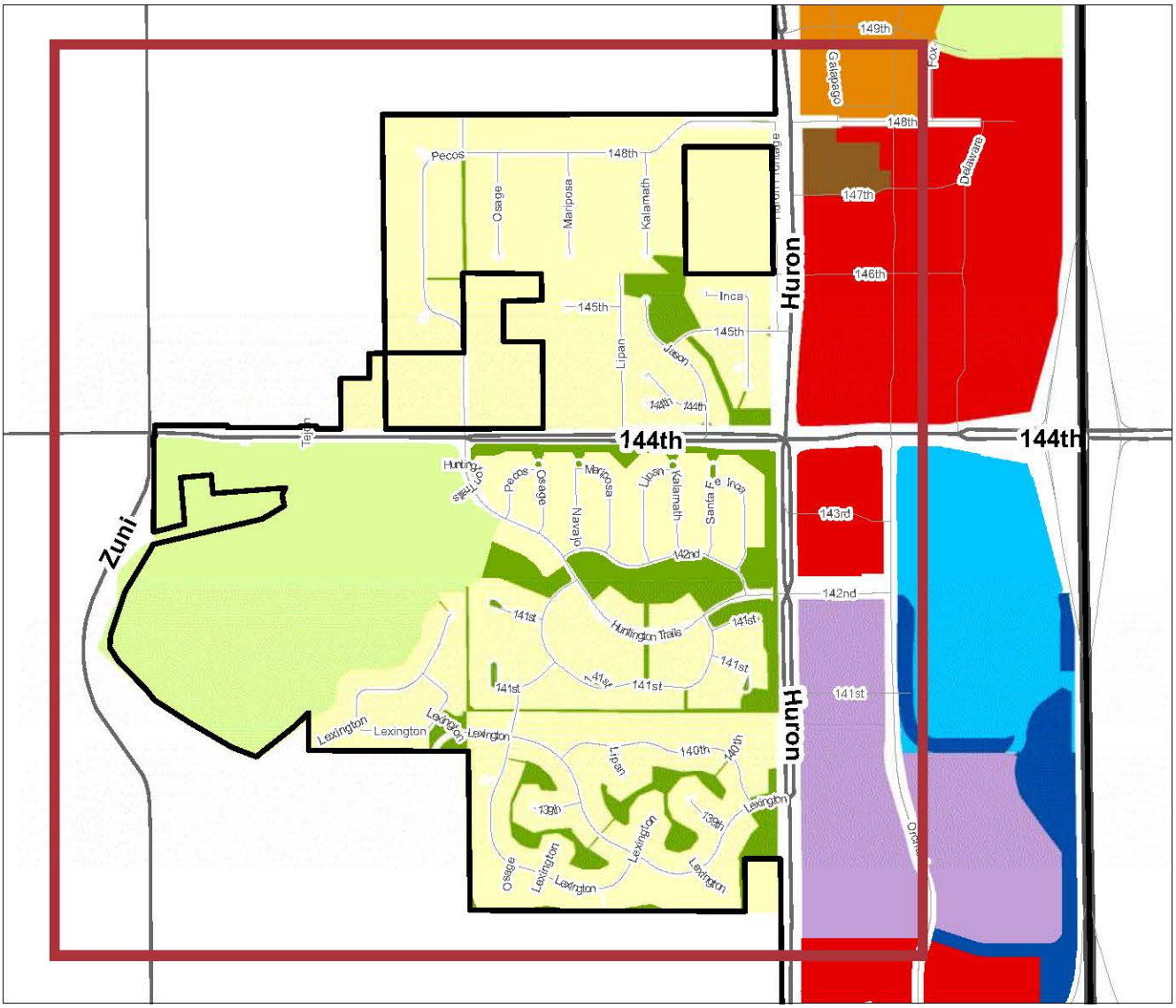
Criteria	McKay Lake Area	Ranch Area	Church Ranch Area	Standley Lake Area	Shaw Heights and Pillar of Fire Area	Westminster Station Area
Contributes to goal attainment of the city's Strategic Plan and/or Comprehensive Plan	✓	✓	✓	✓	✓	✓
Focus Area adjacency	✓		✓			✓
Enclave condition	✓	✓	✓		✓	
Protection of vital municipal resources				✓		
Desirability as open space or parks, or supports compatibility	✓	✓		✓		
Trail connections	✓	✓	✓	✓		✓
Westminster water service area	✓	✓	✓		✓	
Serviceable by Westminster Police, Fire and EMS	✓	✓	✓		✓	✓
Minimal addition of lane miles	✓	✓		✓		✓
Minimal impact on code enforcement	✓	✓		✓		✓
Can be used and developed consistent with the city's development standards	✓	✓		✓		✓
Criteria Met:	**9**	**8**	**6**	**7**	**4**	**5**

MCKAY LAKE VICINITY AREA

Figure A-3. McKay Lake Vicinity Area

Legend

- Industrial
- Residential Large Lot
- Residential Low Density
- Residential Medium Density
- Suburban Multi-Family
- Urban Multi-Family
- Mixed-Use Neighborhood
- Specific Area Plan
- Employment-Flex
- Neighborhood Office
- Employment-Office/ Institutional Campus
- Public/Quasi Public
- Commercial
- Service Commercial
- Commercial Mixed-Use
- Mixed-Use Activity
- Parks/Golf Courses
- Open Space/Creek Corridor
- Agricultural/Conservation Area



Description:

The McKay Lake Area is a grouping of 16 parcels consisting of 52.3 acres that are located amongst the northernmost portion of the City of Westminster. The area is bounded by Huron Street on the east, Zuni Street on the west, West 136th Avenue on the south, and West 148th Avenue on the north. The parcels are surrounded by either the City of Westminster or the City and County of Broomfield. The area is adjacent to the North I-25 Focus Area.

Land Use:

All of the parcels in this area are used for residential purposes, generally on small acreages. The parcels are all located within Adams County and included zoning designations of A-1, A-2, and A-3. Some of the properties include horse stables as accessory uses. The anticipated future uses are lower density residential to balance with the large amount of entitled Retail Commercial, Mixed-use, Multi-family, and Office lands situated east of North Huron.

Transportation:

These parcels have convenient access to I-25 as the major transportation corridor in this area and connections to E470/ Northwest Parkway to access regional employment areas and the Denver International Airport. The arterial streets in this area include North Huron Street, West 144th Avenue, and West 136th Avenue. The City of Westminster maintains a large portion of the local and collector streets in and adjacent to this area.

Utility Provisions:

Many of the parcels are served either by wells and septic systems or by the Mile High Water Company. All of the parcels are located within the Westminster Water Service Area.

Community Services:

This area includes parcels within the North Metro Fire Rescue District and is served police services by the Adams County Sheriff's Office. As these properties are completely surrounded by the City of Westminster and the City and County of Broomfield, 911 calls are fielded by both dispatch centers and it is common for either jurisdiction to respond to calls in theses unincorporated areas.

Annexation of sites within this area is anticipated to have a minimal resource impact on municipal code enforcement due to the relatively small geography and the anticipated large lots residential development pattern.

Open Space, Parks & Recreation:

This area is named for the large open space property owned by the City of Westminster, McKay Lake Open Space. Along with this open space, there are a number of public and private parks in this

area and immediate vicinity. The trails at McKay Lake Open Space connect to the I-25 Trail and eventually to the Big Dry Creek Trail, which is the main artery of Westminster's trail system. The nearest city recreation center is the City Park facilities. The nearest city library is the College Hill Library. As with adjacent areas within the city limits through the Colorado Libraries Collaborate! Program, any Colorado public library cardholder can check out materials from any participating library in the state. Many residents in this area have access to the Mamie Doud Eisenhower Public Library in Broomfield and the Anythink Library Wright Farms in Adams County. Residential development in these areas should provide full Public Land Dedication under the Westminster Municipal Code (W.M.C.) to provide opportunities for resident-serving municipal uses.

Summary:

This area has value for future annexation into the City of Westminster limits. Most of the parcels are enclaves of the city. The city already maintains the majority of the streets in this area and provides police, fire, and EMS service when needed. It is unlikely that the city would pursue any redevelopment and densification of the area, as significant development capacity exists within the established North I-25 Focus Area and sewer capacity is limited within this portion of the city.

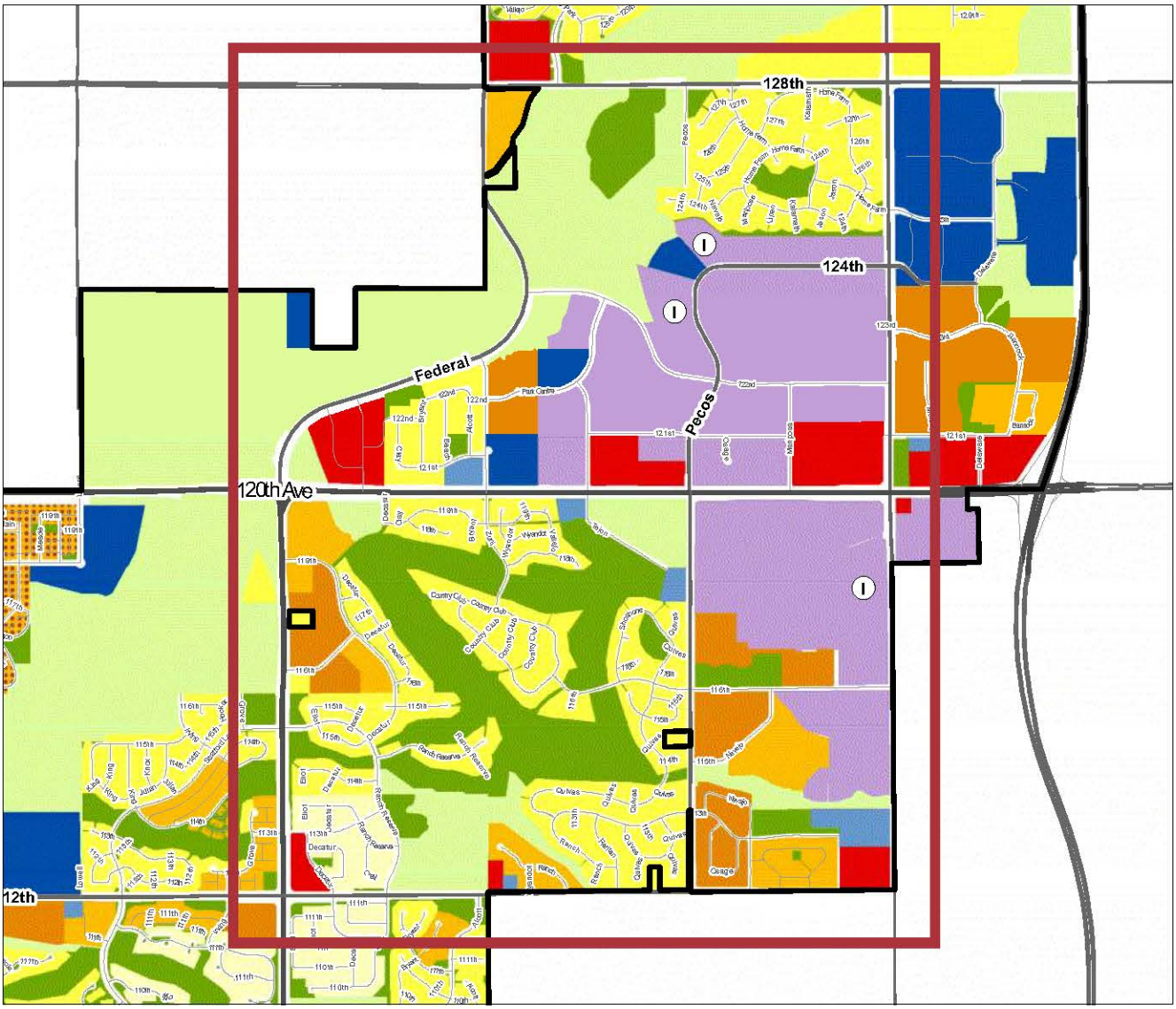
If annexation is pursued, additional fiscal impact analysis would occur. However, it has been identified that the area does not include any commercial properties, so it would not bring additional sales tax revenue into the city. The property taxes from large-lot residential properties are unlikely sufficient to pay for the cost of extending municipal services.

RANCH VICINITY AREA

Figure A-4. Ranch Vicinity Area

Legend

- Industrial
- Residential Large Lot
- Residential Low Density
- Residential Medium Density
- Suburban Multi-Family
- Urban Multi-Family
- Mixed-Use Neighborhood
- Specific Area Plan
- Employment-Flex
- Neighborhood Office
- Employment-Office/ Institutional Campus
- Public/Quasi Public
- Commercial
- Service Commercial
- Commercial Mixed-Use
- Mixed-Use Activity
- Parks/Golf Courses
- Open Space/Creek Corridor
- Agricultural/Conservation Area



Description:

The Ranch Vicinity Area includes only five unincorporated parcels consisting of 16 acres. The area is bounded by Pecos Street on the east, Federal Boulevard on the west, West 112th Avenue on the south, and West 128th Avenue on the north. The parcels are either enclaves within the city or they are surrounded by the City of Westminster and the City and County of Broomfield. These areas are convenient to employment opportunities in the Park Centre and Park 1200 area, as well as the Wagon Road Park-n-Ride that has express bus service to Downtown Denver. For these reasons, it is expected there will be a desire for these parcels to develop in the future.

Land Use:

The three parcels south of West 120th Avenue are all residential properties with occupied residences. Of the two properties located near the intersection of West 128th Avenue and Zuni Street, the south property is owned by the City of Westminster and an annexation application was filed in 2015. The north parcel is privately owned and has a vacant house on the property. All of the properties are zoned A-3. If annexed, the anticipated development pattern is low to medium density residential use compatible with adjacent residential development and which can provide housing opportunities for employers in the vicinity such as in Park Centre and Park 1200.

Transportation:

The parcels in this evaluation area have convenient access to I-25 and are served by arterials including West 120th Avenue, West 128th Avenue, West 112th Avenue, Federal Boulevard, and Pecos Street. The nearby local and collector streets are either maintained by the City of Westminster, the City of Northglenn, or the City and County of Broomfield. The Wagon Road Park-n-Ride is nearby and provides express bus service to Downtown Denver and service to Denver International Airport.

Utility Provisions:

The parcels are all located within the Westminster Water Service area.

Community Services:

The parcels are served by the North Metro Fire Rescue District and the Adams County Sheriff's Office. Due to their location, the city would likely be the first responder to any 911 calls. The unincorporated parcels are small in size and population, and likely will not generate a significant amount of service calls unless there were significant changes in use and intensification.

Annexation of sites within this area is anticipated to have a minimal resource impact on municipal code enforcement due to the relatively small geography and the anticipated residential development scheme.

Open Space, Parks & Recreation:

The Big Dry Creek Open Space bisects this area and provides some direct connections to the parcels. The Big Dry Creek Park, Stratford Lakes Park, and Ranch Park are near these properties. On-street and off-street trails and trail connections in this area are numerous. The closest city recreation center is the City Park facilities. The closest city library is the College Hill Library.

Summary:

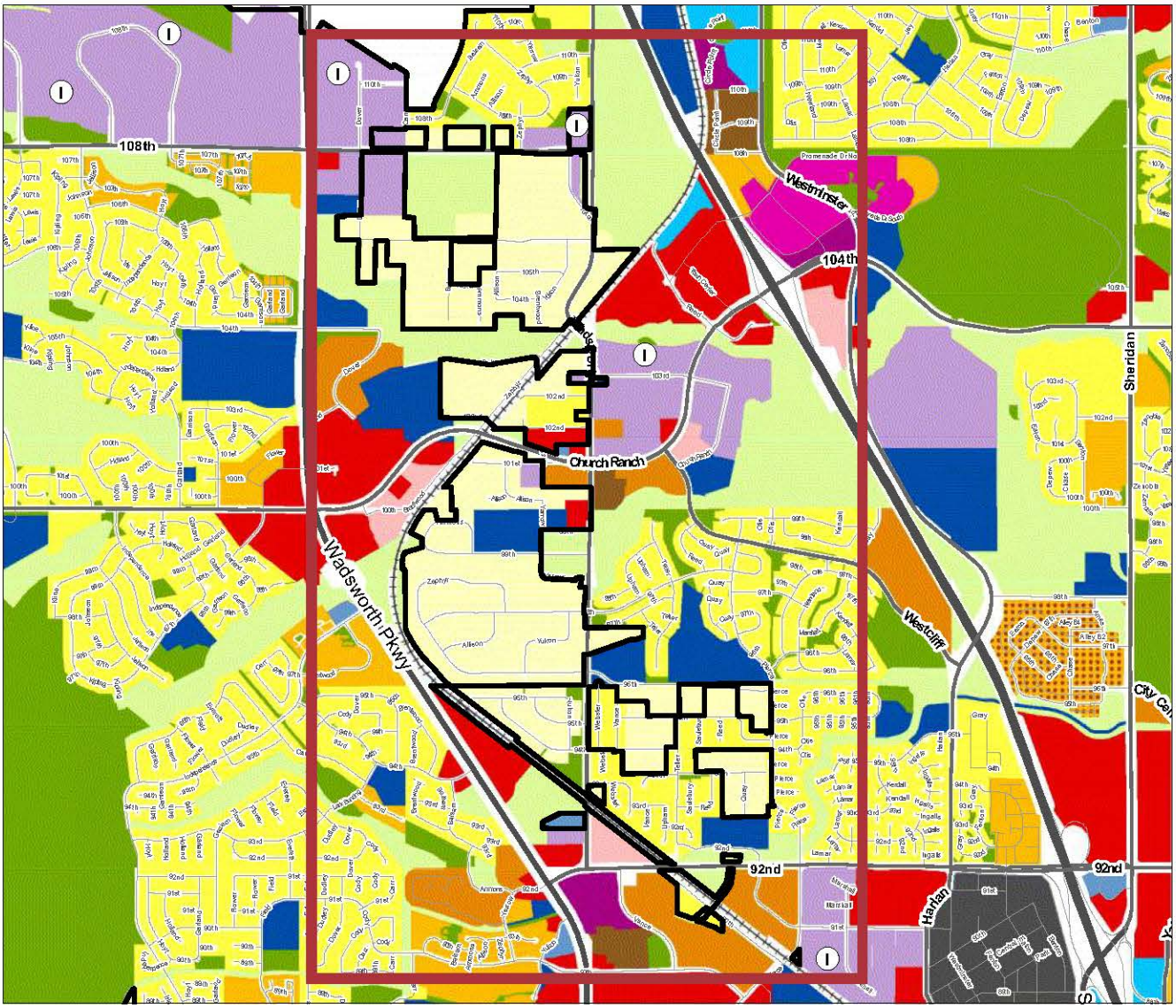
The three parcels south of West 120th Avenue are good candidates to consider for future annexation. They are already developed residences that currently use city roads and services. Given that these parcels feature no commercial uses, they would likely not provide substantial tax revenue. The large vacant property located at the intersection of West 128th Avenue and Zuni Street presents the greatest opportunity for annexation. The property could be developed for residential purposes that could further the city's goals on housing and the city could regulate the type and quality of development to ensure compatibility with the adjacent Big Dry Creek Open Space. As the property could not be annexed into Broomfield without the action of the State Legislature, it is unlikely that this property could develop without the City of Westminster agreeing to provide water and sewer services.

CHURCH RANCH VICINITY AREA

Figure A-5. Church Ranch Vicinity Area

Legend

- Industrial
- Residential Large Lot
- Residential Low Density
- Residential Medium Density
- Suburban Multi-Family
- Urban Multi-Family
- Mixed-Use Neighborhood
- Specific Area Plan
- Employment-Flex
- Neighborhood Office
- Employment-Office/ Institutional Campus
- Public/Quasi Public
- Commercial
- Service Commercial
- Commercial Mixed-Use
- Mixed-Use Activity
- Parks/Golf Courses
- Open Space/Creek Corridor
- Agricultural/Conservation Area



Description:

The Church Ranch Vicinity Area is a large grouping of 336 parcels consisting of 400.3 acres located in the central portion of the city. The area is bounded by US 36 on the east, Wadsworth Parkway on the west, West 88th Avenue on the south, and West 112th Avenue on the north. The parcels are all enclaves within the city. This area is in close proximity to the Church Ranch Focus Area and has convenient access to both the Brookhill and Downtown Focus Areas. These parcels also have proximity to employment opportunities in the Westmoor area and others along the US 36 corridor. For these reasons it is appropriate to evaluate the potential for future annexation of this area.

Land Use:

The majority of the parcels are small residential acreages, however some commercial uses can be found in the area. The properties are all located within Jefferson County and include a wide range of zoning. Zoning in this area includes P-D, A-1, A-2, MR-1, R-1, R-2, SR-1, SR-2, and C-1. Jefferson County's North Plains Plan identifies a number of uses within these zoning categories that are discourage or prohibited, for example non-residential uses that may results in nuisances.

Should the city annex these locations, it would seek to honor the development pattern identified in the North Plains Plan. The city would also be cognizant of the presence of the Rocky Mountain Metropolitan Airport and, where appropriate, ensure uses that are compatible with the existing and planned air space activities. Figure D-5 more particularly identifies planned land uses if annexed into Westminster.

Consolidation of smaller parcels into larger development sites is essential to developing and/or redeveloping many of these sites, particularly in the area along Wadsworth Boulevard between Church Ranch Boulevard and the BNSF underpass.

Transportation:

This area has access to US 36 and arterials including Wadsworth Parkway, West 92nd Avenue, and Church Ranch Boulevard. Many of the local streets are maintained by Jefferson County and are not compliant with City of Westminster specifications. US 36 features express bus service from Downtown Denver to Boulder with a station at Church Ranch Boulevard, however connectivity from these parcels to the RTD station is circuitous and not well supported by "first mile, final mile" connections. The recent increase in population in the surrounding area, including within Broomfield, has created traffic issues on many of the collector and local streets in the area due to cut through traffic between the locations of housing and employers.

Utility Provisions:

These parcels are generally served by a well and septic system or were part of the former Standley Lake Water and Sanitation District. The district was absorbed into the city's water and sanitary system. All of the parcels are within the city's Water Service Area. One very small site, roughly 0.28 acres, located on Pierce next to the BNSF railroad, should be further evaluated due to its immediate proximity to the city's Semper Treatment Plan and Clear Well.

Community Services:

The parcels are all served by the North Metro Fire Rescue District and the Jefferson County Sheriff's Office. Given the proximity to Westminster Fire and Police Stations, the city regularly responds to calls in this area.

Annexation of sites within this area could potentially have significant impact on municipal code enforcement due to the number of existing developed uses not in compliance with city ordinances and activities such as outdoor storage, unpaved surfaces, and varying levels of maintenance and upkeep.

Open Space, Parks & Recreation:

The Church Ranch Vicinity Area includes several city owned open spaces and parks that can provide some limited services to the residents. The large unincorporated areas do not feature any parks, but they are located within the Apex Park and Recreation District whose Lake Arbor Center is the nearest facility. A missing gap in the city's Big Dry Creek Open Space, and only stretch of on-street trail for the Big Dry Creek Trail, cuts through the middle of this area. This area is located between the West View Recreation Center and the City Park Recreation facilities. The nearest city library is College Hill Library. Through the Colorado Libraries Collaborate! Program, any Colorado public library cardholder can check out materials from any participating library in the state. Many residents use Jefferson County's Standley Lake Branch located adjacent to 88th Avenue and Kipling Street.

Summary:

This area presents a strategic annexation opportunity given its adjacency to three Focus Areas, areas of employment and its central location, however staffing and resource impacts to the city are a consideration. Municipal impacts include a burden in road maintenance, fire and police calls, and code enforcement activities. The area includes some large vacant and underutilized properties that, when future development occurs the city, could ensure that the future development complies with city Development Standards, preserves the mission of the Rocky Mountain Metropolitan Airport, and provides opportunities for housing and employment supportive of the city's goals.

When the city took control of the Standley Lake Water and Sanitation District, it signed an agreement that allowed the city to require annexation on the property owners before it would provide any new connections to the water and sewer system. This has proven to be a useful tool to ensure quality development and thoughtful extension of municipal utilities.

In addition to the expected impact on code enforcement resources, many of the residents care for livestock on their properties and that will increase the workload on the city's Animal Control Officers. Some commercial uses already exist in this area; however, revenue generation is unlikely to provide sufficient funds for activities such as street maintenance, let alone improvement costs.

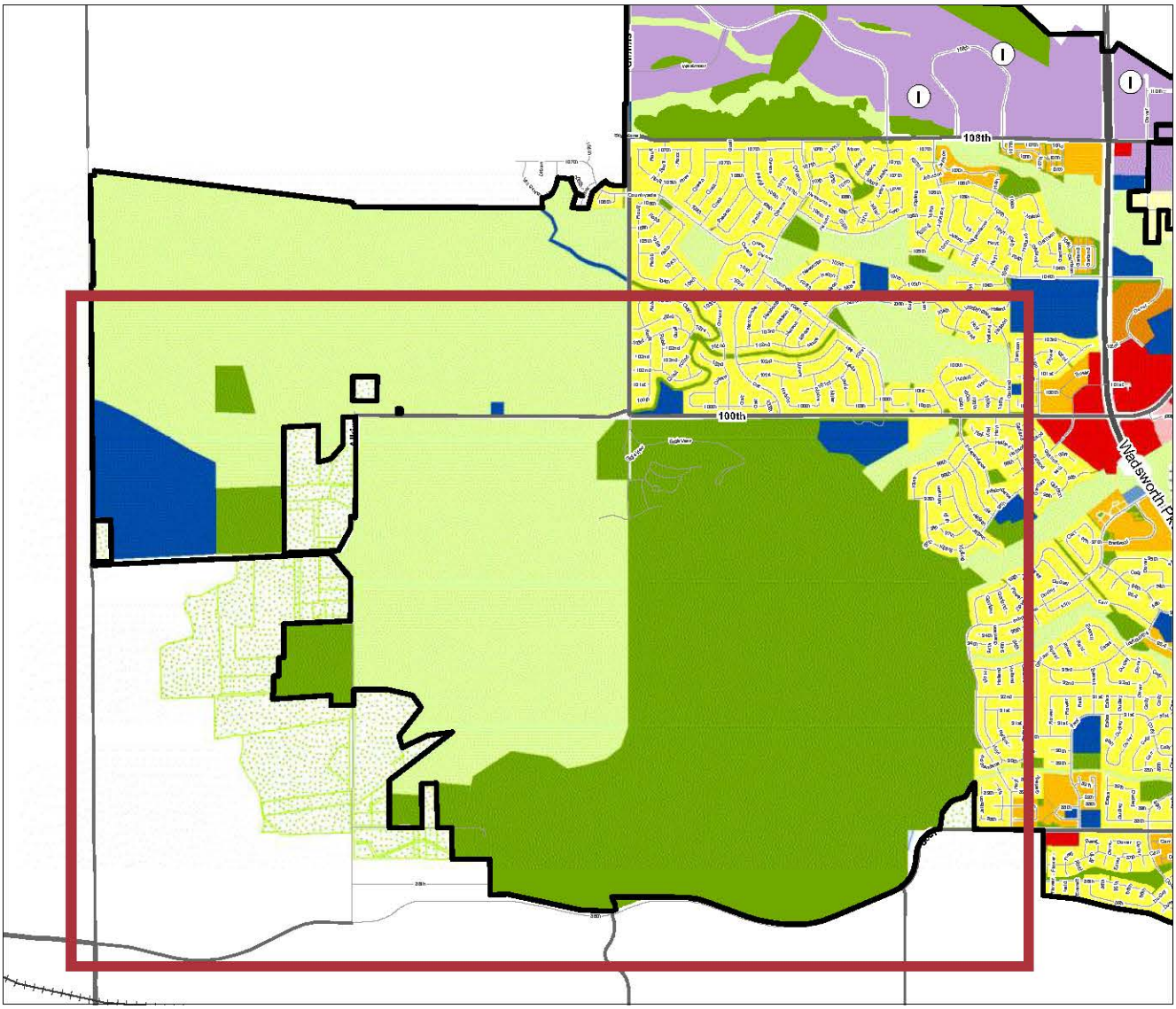
Many residents of this area have engaged with Westminster City Council on growth related concerns, but municipal authority is generally limited to locations within the city limits. Should there be a desire to further manage growth, then annexation is necessary to accomplish this. It is recognized that some property owners in the area have identified a preference to retain the large lot semi-agricultural character of the area. Where development may occur, opportunities to maintain farm and ranch characteristics should be preserved, such as has been accomplished with the Heritage at Church Ranch senior housing.

STANDLEY LAKE AREA

Figure A-6. Standley Lake Area

Legend

- Industrial
- Residential Large Lot
- Residential Low Density
- Residential Medium Density
- Suburban Multi-Family
- Urban Multi-Family
- Mixed-Use Neighborhood
- Specific Area Plan
- Employment-Flex
- Neighborhood Office
- Employment-Office/ Institutional Campus
- Public/Quasi Public
- Commercial
- Service Commercial
- Commercial Mixed-Use
- Mixed-Use Activity
- Parks/Golf Courses
- Open Space/Creek Corridor
- Agricultural/Conservation Area



Description:

The Standley Lake Area is a large grouping of 52 parcels covering 439.7 acres that are located in the western portion of the city. The area is bounded by Independence Street on the east, Indiana Street on the west, West 87th Avenue on the south, and West 100th Avenue on the north. The parcels north of West 96th Avenue are enclaves within the city.

Land Use:

The parcels located in this area are primarily large residential acreages with a few agricultural and industrial uses. The largest non-residential uses are horse boarding. The parcels are all located within Jefferson County and are zoned P-D, A-1, A-2, and SR-2.

Transportation:

This area does not feature convenient access to a highway or any major arterial roads. The smaller arterials and local streets in this area include West 100th Avenue, West 96th Avenue, West 86th Parkway, West 88th Avenue, Simms Street, Alkire Street, and Indiana Street. A large portion of the streets are maintained by either the City of Westminster or the City of Arvada. Some of the streets and small roads are maintained by Jefferson County, but they are likely not constructed in accordance with City of Westminster specifications. The future Jefferson Parkway, if constructed, would run parallel to Indiana Street and potentially result in significant development interest in the area.

Utility Provisions:

None of the parcels in this area are within the city's Water Service Area. The city would only likely be able to extend water service to the parcel at the south east corner of Standley Lake. The rest of the parcels are served by wells and septic systems. The primary interest in annexation of these lands is to ensure adequate protection of Standley Lake, which provides drinking water to over 300,000 residents in Adams and Jefferson Counties.

Community Services:

The Standley Lake Area is served by the Arvada Fire Department and Jefferson County Sheriff's office. The city responds to service calls in this area as a large part of this area is within the city limits. Despite the extreme geographic reach of some of these sites, the code enforcement impacts are anticipated to be minimal since the properties would remain large acreages with minimal additional development, if any.

Open Space, Parks & Recreation:

This area contains the Standley Lake Regional Park and the Westminster Hills Open Space, however smaller neighborhood parks are only found in neighboring Arvada. Many of these properties could serve as valuable additions to the city's Open Space. The closest city recreation center is Westview Recreation Center and the nearest city library is College Hill Library. Through the Colorado Libraries Collaborate! Program, any Colorado public library cardholder can check out materials from any participating library in the state. Many residents use Jefferson County's Standley Lake Branch located adjacent to 88th Avenue and Kipling Street.

Summary:

Parcels within this area are sensible for annexation into the city for environmental factors. The parcels are primarily located upstream of Standley Lake and if developed could pose additional risk to the city's water supply. When the Jefferson Parkway is constructed, the interest in developing these parcels would increase. Additionally, if the parcels were under city jurisdiction, other potential hazards such as oil and gas extraction activities could be mitigated or eliminated.

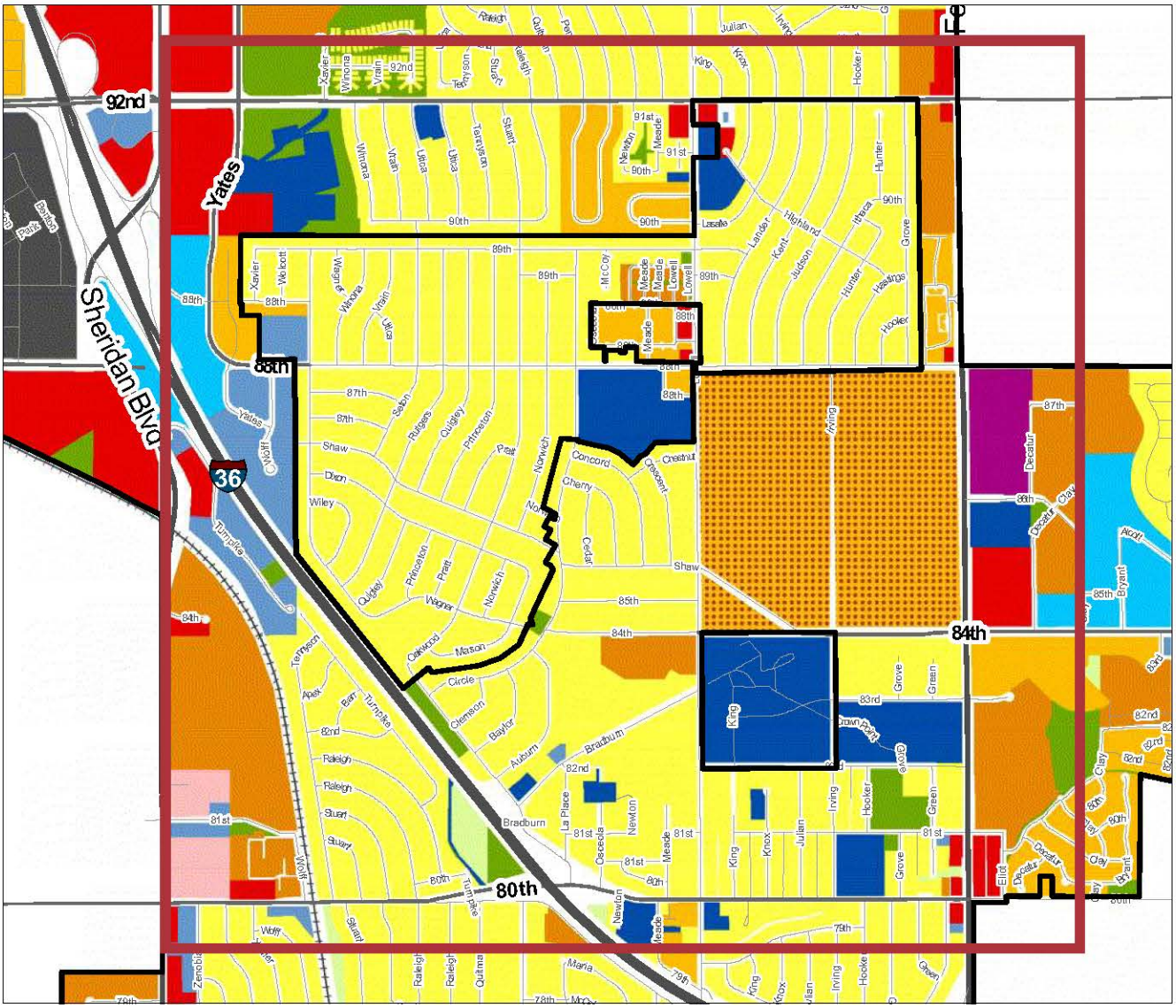
Due to the distance from the city's Water Service Area and police and fire services, it would be unlikely that the city could adequately support intensification of development within this area without expending a large amount of capital to construct additional infrastructure. In 2016 the city also signed an Intergovernmental Agreement with the City of Arvada that put a boundary of annexation in place to ensure that Arvada would not annex and develop these parcels.

SHAW HEIGHTS AND WESTMINSTER HEIGHTS AREA

Figure A-7. Shaw Heights and Westminster Heights Area

Legend

- Industrial
- Residential Large Lot
- Residential Low Density
- Residential Medium Density
- Suburban Multi-Family
- Urban Multi-Family
- Mixed-Use Neighborhood
- Specific Area Plan
- Employment-Flex
- Neighborhood Office
- Employment-Office/ Institutional Campus
- Public/Quasi Public
- Commercial
- Service Commercial
- Commercial Mixed-Use
- Mixed-Use Activity
- Parks/Golf Courses
- Open Space/Creek Corridor
- Agricultural/Conservation Area



Description:

The Shaw Heights and Westminster Heights Area is a grouping of contiguous parcels of the Shaw Heights Subdivision, the remaining unincorporated land owned by the Pillar of Fire and a small parcel on West 80th Avenue. Collectively this evaluation area include 1,687 parcels consisting of 378.6 acres. The area is bounded by Clay Street on the east, Yates Street on the west, West 80th Avenue on the south, and West 92nd Avenue on the north. The Shaw Heights and Pillar of Fire parcels are enclaves within the city. The western portions of this area are convenient to the Downtown Westminster Focus Area and Sheridan Park-n-Ride facility.

Land Use:

A vast majority of the parcels in this area are developed as detached single-family homes. Within the Shaw Heights subdivisions, duplexes, townhomes, and some limited multi-family can be found. The Pillar of Fire parcel contains the remaining land owned by the church that was not previously annexed into the city boundary. That parcel has several residences, the historic "Westminster Castle," and the private Belleview Christian School. Within this area, there are several commercial parcels. All of these parcels are located within Adams County and the zoning designations include P-U-D, A-2, C-1, C-2, C-4, R-1-C, R-2, R-3, and R-4. The area is expected to remain primarily low and medium residential densities as shown in Figure D-7.

Transportation:

These parcels have access to US 36 and arterial streets including Federal Boulevard, West 92nd Avenue, and West 80th Avenue. Within the Shaw Heights subdivision, many of the local and collector streets are maintained by Adams County. These roads account for a sizeable amount of lane miles that if annexed would become the city's responsibility for maintenance. The Sheridan Park-n-Ride provides express bus service to Downtown Denver and Boulder, providing regional connections to areas of employment for residents of this area.

Utility Provisions:

The parcels in this area are all within the city's Water Service Area and they are connected or can connect to the city's water and sewer system as "out of city" users. If the city were to consider annexing these out of city accounts, a financial analysis should be done to determine the impact to fee revenue as out of city users pay a higher fee for water than in city users.

Community Services:

These unincorporated parcels are served by the Adams County Fire Protection District and the Adams County Sheriff's Office. The local

Adams County Fire Protection District station is currently shutdown and is not in active service. The city frequently responds to calls for police, fire, and EMS service in this area due to the distance from the fire stations and Adams County Sheriff's Office.

Code enforcement would be significantly impacted if these areas were annexed due to conditions such as varying degrees of maintenance and upkeep, a large number of home-based businesses that would not typically be authorized within the city, and inconsistent standards under which construction was completed. Furthermore, the sheer volume of potential requests for service resulting from the addition of over 5,000 residents from this area to the city who could file nuisance complaints and push for abatement is beyond the current available resources of the Community Preservation Division. Additional staffing would likely be necessary if there was a desire to maintain the current level of service for code enforcement across the city, as the annexation of this area would consume a notable portion of overall existing code enforcement capacity.

Open Space, Parks & Recreation:

This area lacks access to open space and trail facilities and has very few parks available. The community has a need for neighborhood and community parks. City Center Park, Oakwood Park and Westminster Swim and Fitness facilities are near this area. The Irving Street Library is the nearest city library. Some area residents use the 15-acre Rotary Park maintained by the Hyland Hills Park & Recreation District.

Summary:

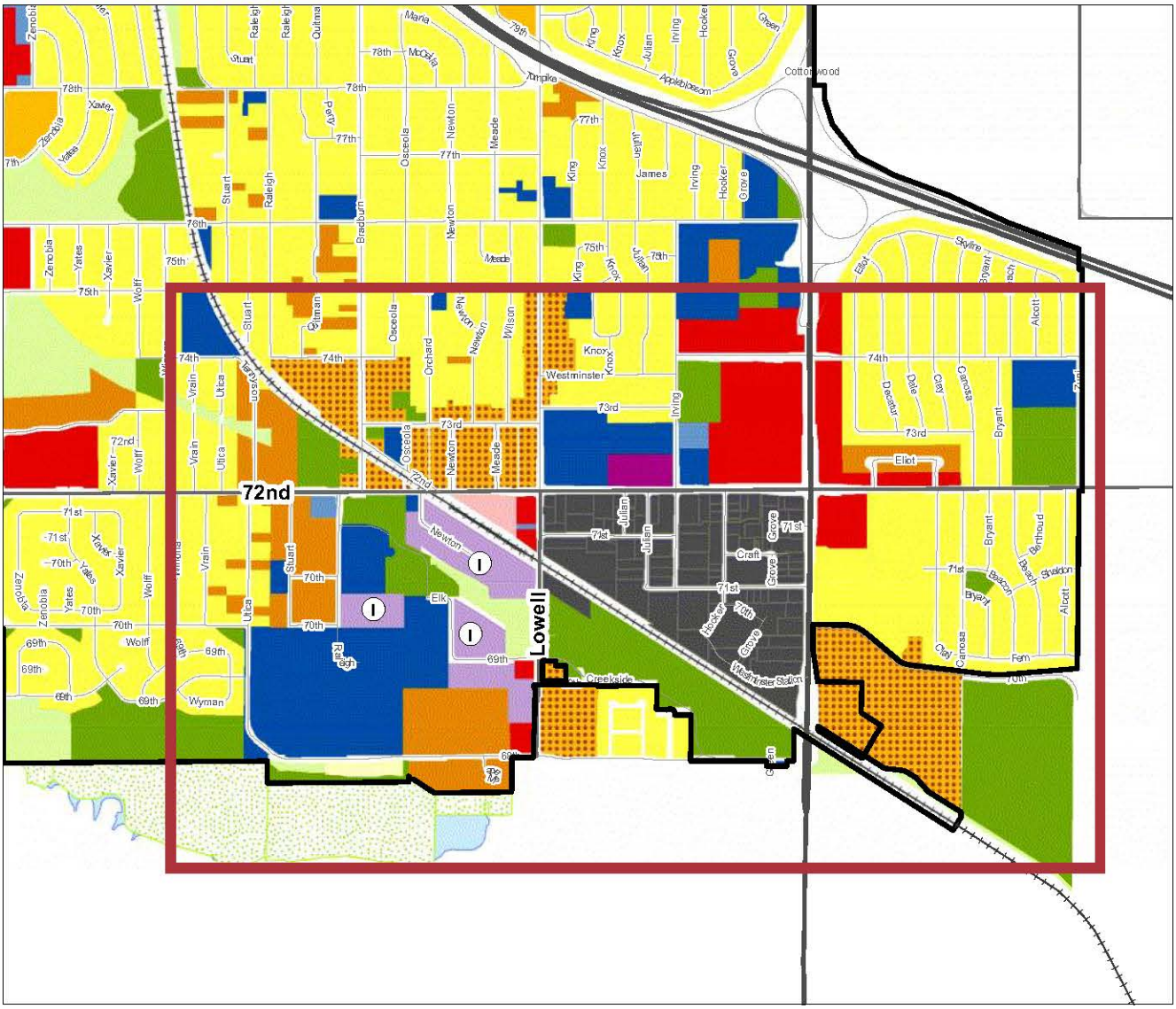
While the city does provide some Fire, EMS, and Police services for this area, the large amount of County maintained streets would be an added burden to the city's streets maintenance responsibilities. The small amount of commercial properties in this area would likely not generate sufficient revenue to pay for the additional street maintenance costs. Given the position of these homes within the city, it is likely the city is realizing a large portion of the sales tax from these residents already. As discussed above, code enforcement impacts are expected to be considerable. Annexing the Shaw Heights and Pillar of Fire Area would likely represent a high cost of service for the city. However, it is recognized that some residents have expressed a need and desire for municipal services that are beyond the capacity of Adams County.

WESTMINSTER STATION VICINITY AREA

Figure A-8. Westminster Station Vicinity Area

Legend

- Industrial
- Residential Large Lot
- Residential Low Density
- Residential Medium Density
- Suburban Multi-Family
- Urban Multi-Family
- Mixed-Use Neighborhood
- Specific Area Plan
- Employment-Flex
- Neighborhood Office
- Employment-Office/ Institutional Campus
- Public/Quasi Public
- Commercial
- Service Commercial
- Commercial Mixed-Use
- Mixed-Use Activity
- Parks/Golf Courses
- Open Space/Creek Corridor
- Agricultural/Conservation Area



Description:

The Westminster Station Vicinity Area is a grouping of 16 parcels near the city's Commuter Rail Station totaling 22.5 acres. The area is bounded by Decatur Street on the east, Lowell Boulevard on the west, West 67th Place on the south, and West 71st Avenue on the north. Only one parcel is an enclave within the city. These sites are adjacent to the Westminster Station Focus Area.

Within the context of the Denver Metro region, this is a very central location within short commute time to multiple areas of employment, places of higher education and a variety of community institutions. Areas of Adams County to the south have already witnessed a northward creep of higher density urban infill development radiating out from the Highlands and Berkeley neighborhoods of Denver.

Land Use:

These parcels include some residential uses, but the majority are commercial uses. The current uses include self-storage, auto parts stores, and a gas station and convenience store. All of these parcels are located within Adams County and the zoning designations include P-U-D, C-1, C-5, R-2, and I-1. The parcel owned by the city that is within the Little Dry Creek Open Space and trail system had an application for annexation filed in 2015. Redevelopment of these sites should be considered in context with the Westminster Station Specific Plan, objectives identified for Historic Westminster and the Federal Boulevard Corridor Plan currently underway. Future annexation of key commercial properties on the east side of Federal Boulevard adjacent to West 70th Avenue would provide greater assurance that redevelopment is done in a manner that supports the public and private investments at Westminster Station. Additional annexations further south along Federal Boulevard are cautioned due to small parcel size with fractured ownership and a number of land uses and business types that would be non-conforming to the W.M.C.

Transportation:

These parcels have good access to US 36 and arterial streets including Federal Boulevard, Lowell Boulevard, and West 72nd Avenue. The area includes many streets that are already maintained by the City of Westminster. Federal Boulevard is maintained by the State of Colorado. Streets that would be included in an annexation would not result in a significant amount of lane miles that would become the city's responsibility for maintenance. The area is also easily accessible to Westminster Station, featuring 15-minute commuter rail service to Downtown Denver.

Utility Provisions:

Only a few of the parcels in this area are within the city's Water Service Area. Most of these parcels are connected to the Crestview Water and Sanitation District, which receives water from Denver Water. Infrastructure in this area is generally very old and, as it nears the end of its useful service life, will be an expensive endeavor to repair and/or replace while continuing to ensure safe and reliable water and wastewater service.

Community Services:

These unincorporated parcels are served by the Adams County Fire Protection District and the Adams County Sheriff's Office. The local Adams County Fire Protection District station is currently shutdown and not in active service. The city does not often respond to calls for police, fire, and EMS service in this area, however Westminster Fire Station No. 1 is located within a mile or less of each parcel. Given the relatively few numbers of parcels in this area, impacts to code enforcement activities are anticipated to be minimal.

Open Space, Parks & Recreation:

This area has convenient access to the new Westminster Station Area park and the connecting trails. The southern portion of the city does not have a sizeable amount of open space or trails, but the Little Dry Creek trail does provide some access and eventually will be the backbone of a regional trail system, as described in Chapter 5 of the Comprehensive Plan. The small number of residences are not likely to generate a huge demand for parks and recreation needs. The MAC and Westminster Swim and Fitness facility are near this area. The Irving Street Library is the nearest city library. Hyland Hills Parks & Recreation District maintains the Donald Critchfield Sports Complex at Hidden Lakes that is also a recreational amenity for this area.

Summary:

The parcels that are enclaves within the city and the parcels that are within the Westminster Water Service area would be good candidates for a future annexation. The other remaining parcels should be further studied to determine if the city can equitably serve the properties. The parcels adjacent to Lowell and 69th Avenue used for self-storage parcels offer a good opportunity for redevelopment, and when such parcels do redevelop, it is desirable that they redevelop under the city's Development Standards and form a southern gateway into Westminster Station.

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