

WATER 2025

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Water 2025 Open House Community Input Summary

Community Open House Meeting #1: April 16, 2019

Neighborhood Meeting #2: May 2, 2019

Comment Themes

As part of the Water 2025 site selection process to identify a location for Westminster's new drinking water facility, two public meetings were held on April 16 and May 2. Collectively between both events, approximately 190 community members attended and submitted over 120 comments.

- April 16, 2019: ~130 participants / 79 comments (West View Recreation Center)
- May 2, 2019: ~60 participants / 43 comments (City Park Recreation Center)

Based on a comprehensive review of the comments submitted, the Water 2025 project team developed the following overarching themes, as well as a comprehensive list of Frequently Asked Questions (see attached addendums for FAQs and verbatim comments).

Theme 1: Development Fatigue and Community Growth

- Potential for increased vehicle traffic in addition to current congestion
- Event impacts (e.g., parking, noise, traffic, etc.)
- Other planned development and construction in both areas, along 108th and Westminster Blvd.
- Concerns about airport expansion and operations

Theme 2: Concerns Regarding Open Space

- Open space perceived as a highly stable land use
- Concern over the ethics of taking open space
- No precedent for converting deed restricted open space
- Lack of clarity on JeffCo Intergovernmental Agreement (IGA) terms
- Environmental/habitat impacts
- Historical value
- Concern over site scoring – considered “high value” to surrounding community
- Opportunity to develop planned trail connections

Theme 3: Residential and Localized Community Impacts

- Small buffer between open space parcel and adjacent residences
- Concern about property value impacts
- Open space as a major factor in decision to purchase homes
- Construction impacts (e.g., traffic, noise, dust, phases/duration, etc.)
- Operational impacts (e.g., light, noise, etc.)
- Visual impacts/viewshed disruption

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- Consideration of community character and “rural lifestyle”
- Potential loss of localized recreational space—replacement open space outside of local area
- Close proximity of multiple water treatment facilities
- Concern about access to surrounding communities during construction

Theme 4: Safety and Security

- Proximity to airport
- Proximity to existing NW water treatment facility
- Public health concerns/environmental contamination (e.g., proximity to Rocky Flats)
- Proximity to major highway

Theme 5: Land Use, Zoning and Development

- Consideration of current zoning and comprehensive land use plans
- Prefer drinking water treatment facility vs. potential for high-density development
- Desire to preserve views (prefer one- to two-story building)
- Consideration of localized/neighborhood architectural, landscaping and design preferences

Community Survey Analysis

Community members also had the opportunity to participate in a community survey, which was open from late-March to early-May with a total of 894 responses (see addendum for survey results summary). Community members were asked to prioritize four site characteristic themes developed from previously identified community values:

- Reduces energy/cost related to pumping
- Minimizes private property impacts
- Minimizes open space impacts
- Ability to expand to meet future drinking water needs

Based on the final survey results, the community clearly prioritizes both open space and private property. Acknowledging that both sites have private property and open space impacts to varying degrees, strong community preference exists for balancing potential private property impacts with opportunities to preserve open space. Additional qualitative input also suggests a direct correlation between proximity to residential areas and private property impacts.

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ADDENDUM 1: COMMUNITY SURVEY RESULTS

Survey Results

Q1: Please rank the following site characteristics based on priority, with 1 being highest priority; 4 lowest:

Answered: 894 Skipped: 0



	1	2	3	4	TOTAL	SCORE
Minimizes private property impacts	44.97% 402	21.59% 193	15.44% 138	18.01% 161	894	3.94
Minimizes open space impacts	34.12% 305	35.35% 316	12.30% 110	18.23% 163	894	3.85
Ability to expand to meet future drinking water needs	12.19% 109	28.52% 255	38.26% 342	21.03% 188	894	3.32
Reduces energy/cost related to pumping	8.72% 78	14.54% 130	34.00% 304	42.73% 382	894	2.89

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ADDENDUM 2: FREQUENTLY ASKED QUESTIONS

A number of recurring questions arose at both Open House events, which we have documented below.

1. *How were each of the sites scored?*

- Over the past year, the city has conducted a comprehensive data-driven evaluation to identify two potential locations for Westminster's new drinking water facility. As part of the ongoing process, over 50 sites were methodically eliminated based on increasingly stringent technical criteria and community input.
- Based on this evaluation, the two remaining sites under consideration are the best suited for critical infrastructure that is needed to ensure high-quality drinking water for our community now and in the future. The detailed evaluation and scoring for all reviewed sites can be found at:
www.cityofwestminster.us/Water2025

2. *Has Westminster ever converted Open Space to another use, and what is the process to convert deed restricted open space to another use?*

- Open Space serves many functions in our community and it is common for our open spaces to also include infrastructure for public utilities, such as pipes, ditches, power lines, etc. Westminster has always allowed municipal uses in all land use categories; however, the city has not previously converted a large parcel of Open Space to another use.
- In order to convert deed restricted open space to another use, the city has contacted Jefferson County to identify that a path forward is available through an Intergovernmental Agreement (IGA). Detailed specifics have not yet been worked out because a site has not yet been selected at this stage of the process.
- Open Space was one of many criteria used in the comprehensive Water 2025 site evaluation process. Each site received an individual score based on the General Management Classifications of Open Space outlined in [Westminster's 2014 Open Space Stewardship Plan](#).
- The current Open Space site under consideration is classified as a "Functional Landscape Management Area." This classification includes "sites that serve a specific functional purpose, such as a dam, and are not associated with natural diversity, high value landscape or public access."

3. *Is the site on Westminster Blvd and 98th Avenue also zoned as open space?*

- The city's Comprehensive Plan identifies the majority of the site on 98th Avenue as "Mixed Use Center," which is the highest and most dense category that allows a wide range of commercial and residential uses. There are no height or density restrictions for development that occurs on this site.

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- There is also a small parcel of Open Space on the 98th Avenue site that is surrounded by developable land and roadway. Projects like Water 2025 present an opportunity to convert these types of small “orphan” Open Space to another use and add an equal amount of Open Space to an area where it can provide greater benefit to Westminster’s overall Open Space network.
- 4. How much total land is needed for all future development of the new drinking water facility, and why would a smaller site be chosen if a larger site is available?**
- The minimum required site size for all planned phases of the city’s new drinking water facility is 24 acres. Additional land provides more flexibility in treatment facility design, construction, buffer and amenity space. Both potential sites under consideration are adequate for the immediate and planned future needs of the new drinking water facility.
- 5. Is it safe to locate both the city’s drinking water facilities in close proximity to the airport and/or each other and what are the emergency management protocols?**
- The safety and security of our drinking water facilities is always the top priority. An analysis of both potential sites under consideration has shown there are no overriding operational or security risks associated with proximity to the city’s existing Northwest Drinking Water Treatment Facility or the airport. Regardless of what site is chosen, the new facility will be included in the city’s comprehensive emergency management plans.
- 6. What is the total project cost and what are the cost/benefit tradeoffs for each site? Have the previous city projects come in over or under budget?**
- The total estimated cost for the project is approximately \$181 million through the first phase. The goal of the first phase is to have the drinking water treatment facility online by 2025, treating 30 million gallons of water a day (MGD). This will ensure high-quality drinking water now and in the future. While the acquisition costs for each site will vary, both provide suitable drinking water facility locations within the projected budget range that includes land, design, construction and pipeline connections.
 - The Utility’s water and sewer projects completed between 2001 and 2018 have come in at or below budget
- 7. What kind of traffic and other activities occur at a drinking water facility? How will construction, traffic and other impacts be managed?**
- Roads/Traffic: Drinking water facilities typically have less traffic than similar light industrial/business areas. Regardless of what site is chosen, as part of the design and permitting process, a traffic study will be required by the city to identify potential roadway improvements.
 - Noise: Most treatment operations occur inside, limiting noise impacts to neighbors. Most facilities have backup power in the form of a generator. Historically, Westminster has installed generators that have significant noise insulation, limiting impacts.

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- Odor: Drinking water facilities rarely, if ever, have odors. The water coming into the plant is raw water from a canal or lake and the water coming out is treated for drinking.
- Environmental: Once a site is selected, the city will be performing all of the testing that is associated with a project like this. This will include comprehensive soil testing and environmental studies.
- Construction: Regardless of site, a detailed construction management plan will be developed in advance to minimize traffic, dust, noise and other impacts.

8. What's the timeline for construction for phase one and two?

- Our goal is to have phase one of the new drinking water treatment facility up and running by 2025 with design and construction from approximately 2020 to 2025. Once a site is selected a detailed design and construction schedule will be developed. Additional construction in phases will be phased as the existing Semper Water Treatment Facility is prepared for retirement in 2040.

9. What will the new drinking water facility look like, how will light pollution and facility aesthetics be addressed?

- Drinking water facilities have a great deal of flexibility in what they look like. Regardless of what site is chosen, local residents and business owners will have the opportunity to participate in a Design Workgroup to help shape the architecture, landscaping and amenities preferred by the local community.

10. What will happen to the Semper Water Treatment Facility land after it's retired?

- The Semper Water Treatment Facility is planned to operate until at least 2040. As of right now, there are no specific development plans for the city-owned land on which it's located.

11. Will you need to condemn homes or property (including 108th right-of-way)?

- The minimum required size for the planned drinking water facility is 24 acres for all currently planned treatment capacity for immediate and future needs. Both sites under consideration meet this minimum size requirement and provide adequate access from existing street right-of-way.

12. What are the environmental review processes and what if contamination is found?

- Once a site is selected, the city will perform all of the testing that is required by state and federal agencies for drinking water facilities, which includes soil and groundwater testing. If any kind of environmental contamination is identified, the city will follow all legal and regulatory protocols and best practices to ensure public safety and health.

13. Would the city consider re-opening the site evaluation process for additional review and consideration?

- Over the past year, Westminster, in collaboration with technical partners, has conducted a comprehensive data-driven evaluation to identify two potential

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locations for our new drinking water facility.

- As part of the ongoing process, over 50 sites have been methodically eliminated based on increasingly stringent technical criteria and community input.
- The two remaining sites under consideration are well suited for the critical infrastructure that is needed to ensure high quality drinking water for our community now and in the future.
- There are no plans to review previously eliminated sites at this time. Following tonight's meeting, further research may be needed before the Steering Committee makes a selection and proceeds to City Council for authorization to negotiate land acquisition.

14. How will survey results be used?

- Community survey results will inform and supplement the primary drivers of the decision-making process, technical criteria and community input.

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ADDENDUM 3: COMMUNITY COMMENT FORMS

(see following pages for scanned, verbatim community comments)

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Email

Phone

Other _____

General Comment(s)

- ① THE CITY SHOULD NOT BE ABLE TO BUY ITS WAY OUT OF OPENSACE
- ② THERE IS NO LOCATION SPECIFIED FOR FUTURE OPENSACE IF OVERLAND TRAIL IS SELETED FOR THE WTF.
- ③ IT SEEMS VERY UNCERTAIN, AS A RESIDENT, TO NOT HAVE AN ALTERNATE OPEN SPACE DETERMINE.
- ④ THE LOSS OF OUR OPENSACE WOULD BE OUR NEIGHBORHOOD DETRIMENT AND ~~SOMEONES~~ ANOTHER NEIGHBORHOOD GAIN.
- ⑤ WE APPRECIATE THE CONFIDENCE THE CITY HAD IN OUR NEIGHBORHOOD WITEN THE OPEN SPACE WAS CREATED. WE LOVE THE WILDLIFE THAT INHABITS THIS SPACE - EAGLES, OWLS, COYOTE, ~~A~~ THAT FEED ON THE KEYSTONE PRATNE DOG COLONY.
- ⑥ THE SITE SELECTION CRITERIA WAS SUBJECTIVE BY THE STEERING ~~COMMITTEE~~ COMMITTEE. THE OVERLAND TRAIL OPEN SPACE WAS NOT EVALUATED FAIRLY IF YOU CONSIDER IT IS IN THE

MIDDLE OF ~~OUR~~ OUR NEIGHBORHOOD. SIMILAR SITES
WERE RATED LOWER BECAUSE THEY WERE ESTABLISHED
NEIGHBORHOODS. ~~WE~~ AND THE WTF WAS ACROSS THE
STREET FROM THEM. IF THE WTF IS ~~NO~~ PLACED
IN OVERLAND TRAIL IT WILL RIGHT SMACK DAB
IN THE MIDDLE OF OUR ESTABLISHED NEIGHBORHOOD!

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Email

Phone

Other _____

General Comment(s)

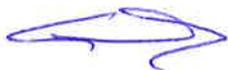
The city's site selection process has been unfair at best and deceitful at most. No one in our community was involved in the process. Gathering input at a festival and movie night is not representative of the residents who will be impacted.

The roads in our neighborhood are already stressed. Additional traffic will require additional roadwork and probable eminent domain issues to expand the road.

The Overland Trail Open Space is one of the only places for the RMMA pilots to do an emergency landing if there is failure on take off.



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The overland trail open space is preserving some significant historical resources in addition to wild life. Westminster claims Open Space is a critical priority - taking the entire Overland Trail open space is in direct opposition to the city's own priorities and commitments.

We already have a WTF on the south side of our neighborhood. Perhaps you could update the existing plant, but putting a 2nd in the same neighborhood seems an unfair burden on our community.

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Email

Phone

Other



General Comment(s)

I live in Greenknolls Community.

Our community has already endured ENOUGH property [devaluation] of the openspace, rural property that's [diminished] due to the

- airport

- store front businesses currently on/under construction @ 108th ... that was to be aesthetic storage, is now retail.

- The event center & Arista Development ... And Traffic!

* - Wildlife + Eagles + Hawks habitat is gone!

- Church Ranch Lake is drained

- Our properties are not keeping pace in value increases compared w/ the rest of the community!

- Please Re Consider the Westmor/Walnut Creek Corporate Land sites that are vacant.

- Please find a location that doesn't impinge on people personal homes & properties!



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I also, would like to request an actual speaker presentation! The openhouse was a good idea... but also a fact presentation would be greatly received and useful.

- are there any committees in which citizens are appointed??

Thank you for your time.

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Email

Phone

Other _____

General Comment(s)

#1. We'd like to see the data from the 9 proposed sites to understand why #3218 is still on the list.

#2 Consideration of #3218 should include a traffic study for Dover and 108th. We've been told that our property will be taken by eminent domain. Our hope is that our property will not be taken.

#3 There is considerable plutonium radiation throughout our neighborhood. Stirring up the dirt during the construction phase will expose us all to increased cancer risk. This plan ~~not~~ developing #3218 will be a large safety impact for all of us in the neighborhood; something the city of Westminster professes not to do.

#4 There is currently a problem with storm drainage. The increase of impervious surface will increase this problem throughout the neighborhood.



#5

It seems that the city of Westminster has already chosen our site, #3218 because site #2350 would be developed by Hahn Properties and produce increased revenue for the city of Westminster.

#6

To be clear, my properties are in unincorporated Jefferson and there has been a steady take over of properties to the city of Westminster as you annex properties under development.

The planning for the Northwest WIF did not include much community engagement. Consequently, my opinion of the city of Westminster is very low.

How do we get fair consideration of our small neighborhood safety when the city wants to expand their tax base?

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Other _____

General Comment(s)

Please don't choose Overland open space. These ^{are a} number of reasons why this site is inferior to the 98th site

- 1) ours in the middle of a residential sub
- 2) site not near as large as other for expansion
- 3) access is very inferior with small roads, narrow roads
- 4) not constructed for weight of trucks
- 5) our site ~~is~~ is open space not mixed use
- 5) increased traffic thru a subdivision endangers our children + pets (Please walk our neighborhood)
- 6) we own a rural community, this water treatment plant would destroy our feel, appearance, wildlife, lifestyle, + property values. Properties have been in the same families for decades, please don't take this away from our community

Can't imagine this site was deemed better than →
48 other sites, please consider people
the search if the city is leaning towards Overland.



I ~~would~~ would ask that the categories of open space be sited on any and all open space signs. It's unknown to the public that one open space area is safer from redesignation than another. Something I just learned tonight.

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General Comment(s)

Being in the infrastructure business (water, sewer, elect.) I understand the need for a new water treatment facility. But I also understand the value of open space. I don't know what it means to you, but let me explain my opinion.

- ① a place to be able to stretch out, walk around, kick the dirt, smell the green in the spring or after a rain.
- ② breaking up the monotony of all the concrete and asphalt that we stare at every day (some people would consider it a large green belt)
- ③ Equestrian practices. ~~There~~ ~~is~~ Many of us around the Overland trail open space have horses. We not only ride up and down 106th, balsam, dove, we also ride in the open space that was provided to us to use. Some do not have horse trailers to go to other places.
- ④ Pride, friends come over to visit and can't believe this piece of ~~land~~ heaven in the middle of the city.



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over ↓

⑤ historical value. We are running out of spaces to revisit from the past. We take kids, grandkids, and friends on walks not only on the overland trail but to stage coach as well.

I know we are a growing city, but please remember the value of some open space in the city and the importance of our history and how we got here.

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General Comment(s)

I noted on one of the ^{display} boards that ^{saving} "high value open space" was a consideration. By choosing the Overland Trail Open Space, it seems the City deemed it "low value" Open space. It is not "low value" to us, however! I live w/i sight of the open space & value it greatly. It supports our wildlife & adds value to our property. I think the 2350 site is much better suited to this endeavor. It's bigger, It's by a highway. It won't encroach on residences. It's not using valuable open space. Please choose that site & save the Overland trail Open Space!



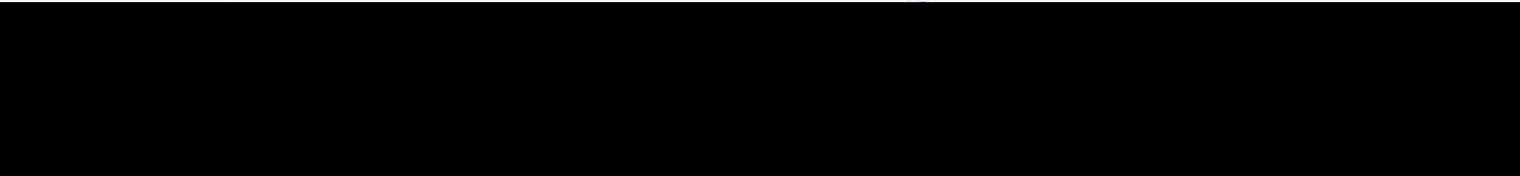
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Email Phone Other

General Comment(s)

NO NEED FOR A WATER TREATMENT PLANT TO BE PLACED ON OPEN SPACE LAND, A HISTORICAL SIGN AND WILD LIFE REFUSE. ITS ALL ABOUT CHOICES WHEN IT COMES TO "OPEN SPACE"! THE RIGHT OF CHOICE WOULD BE THE BEST CHOICE AS FAR AS NOT DISTURBING A NEIGHBORHOOD.



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General Comment(s)

Neighbors of site 3218 are having a difficult time accepting that the selection process was fair and unbiased. The prevailing sentiment is "open space generates no tax revenue whereas Site 2350 has previously been planned as mixed use taxable development" - thus, the obvious conclusion.

Given the impact to our semi-rural living it should be no surprise that we, as a community, are in an uproar and will do what we can to alter what appears to be an unfair result.

Site 2350 does not appear to generate the same level of emotion - something to think about!



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General Comment(s)

→ Doesn't draw the eye.
Earth tone color of the tanks - not cream!!!
Lots of Trees

36 site is preferable - but construction at the same time as the new houses @ 104th & Sheridan, concerns me in terms of traffic mitigation.

- Also as a side point - Very disappointed & sad at the loss of cultural activities in Westminster. Westminster needs something UNIQUE to draw people to visit.



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General Comment(s)

VERY POOR MAP ON WATER 2025 WEBSITE - CAN'T SEE PRECISE BOUNDARIES OF SE PROPOSED SITE (I ALREADY MADE THE COMMENT - SUGGESTED USING A SCALABLE GOOGLE MAP.

WHAT ENVIRONMENTAL PROCESS WILL BE FOLLOWED?

IS THERE ANY FEDERAL MONEY INVOLVED?

ARE ANY FEDERAL APPROVALS (EPA COE & 404 PERMIT) REQUIRED?

WHY IS THE CITY PROPOSING TO TAKE AWAY 40 ACRES OF OPEN SPACE?

DOES OPEN SPACE DESIGNATION MEAN ANYTHING W/IT DEVELOPMENT?



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Emáil

Phone

Other

General Comment(s)

1. As a water resource engineer, I fully understand the need for a new modern plant.
2. Thank you Westminster for doing a phenomenal job of providing us with some of the best water in the world.
3. As more development occurs, it is important to preserve wildlife habitat among us and within the city, as wildlife is being driven further and further away. The 108th site is thus valuable.
4. The site near US36 makes more sense to me:
 - a) The wildlife corridor, ponds, trees & creek will remain
 - b) It is larger with better road access because the adjacent road can be used for construction & installation of infrastructure without taking a critical collector out of service.
 - c) There is less of an impact to neighborhoods, as it fronts US36

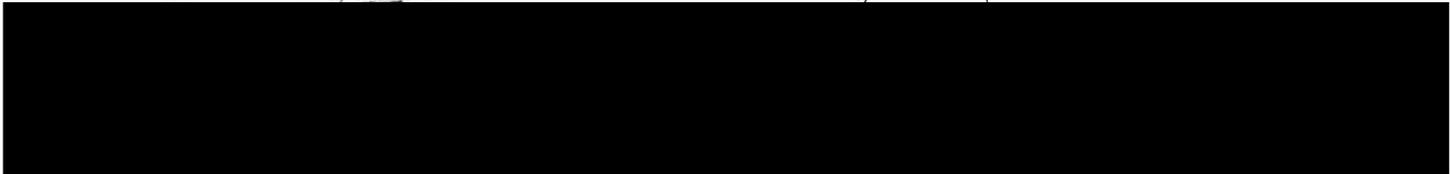


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Email

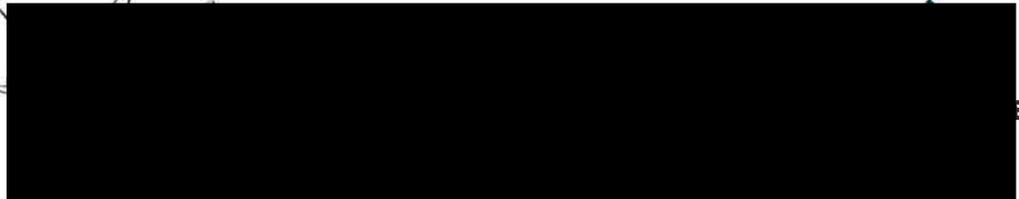
Phone

Other _____

General Comment(s)

VERY DISAPPOINTED IN CITY COUNCIL &
WATER DEPARTMENTS WHY WOULD YOU
BUILD A WATER TREATMENT PLANT
BEHIND & IN FRONT OF THE HOMES ON
109th & 108th AVE. THESE HAPPEN TO BE
SOME OF THE NICER HOMES IN WEST WINDSOR
ARE YOU TRYING TO DEVALUE OUR HOMES.
LAST TIME IT WAS A SOLAR SYSTEM (NOT FOR USE)
ON AIRPORT PROPERTY. PUT YOUR WATER
TREATMENT PLANT BEHIND THE SCHOOL NEXT
TO THE RAILROAD TRACKS WHERE IT WON'T
AFFECT THE PEOPLE AND HOMES? IF THIS PROCEEDS
I'LL MOUNT A CITY COUNCIL RECALL

Thank you



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Email

Phone

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General Comment(s)

* NO 2350 * * NO 2350 *

IF YOU HAVE CONCERNS ABOUT FUTURE
WATER NEEDS - WHY ARE YOU APPROVING
MORE DEVELOPMENT?

MY AREA IS FACING THE BUILDING OF A
WATER TX FAC AND NOW A 200+
HOUSING SITE.

THIS MAKES NO SENSE !!!



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General Comment(s)

- I am strongly against the WTF @ the Overland trail open space area. This is an open space area that was designated specifically for open space. The impact on wild life, the current residential atmosphere will be catastrophic. The right is completely surrounded by long established neighborhoods. The right has such historical significance, and when Westminster bought it from Jefferson County it was promised to be left as open space. Please reconsider using the overland trail open space (between Dover & 108) as Water Treatment facility placement. You will destroy our history and neighborhood.



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General Comment(s)

Site 3218 will have a negative impact on the many homes surrounding.

Please take the people living nearby when making your decision. The other site is 1/4 mile from any residents and would not have the impact of site 3218. We are slowly losing all open space in Westminster. This small plot of land is more valuable as open space. We are slowly being overtaken by development.

Again, please consider the people living nearby. Would you want this water treatment plant in your backyard? Think about it, please.



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Email

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General Comment(s)

I have been a real estate broker for over 25 years in Westminster, I count 22 homes that border (or are street front) site 3218. ~~A home~~ As an experienced real estate broker I can tell you those 22 homes will experience approx \$40,000 in lost real estate value. An average home next to open space would add \$20k in value. An average home next to a water treatment facility would be \$20k less than average. A \$40k swing in value 22 homes x \$40k is \$880,000 in lost real estate value. In addition the homes on the southern border of Green Knolls (16 homes) would have their view changed from open space to the W.T. Facility. This would be about a \$10k loss in value 16 homes x \$10k is \$160,000. $\$880,000 + \$160,000 = \$1,040,000$ in lost real estate value. Over \$1 million !!

Site 2350 keeps their open space 1/4 mile to nearest home

Bordered by highway on about 1/3 Facility would block highway noise for residents



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Far less homes impacted

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General Comment(s)

We implore you to choose site 2350 for the WTF. We need our Overland Trail Open Space for our families and wildlife!

108th Avenue is already so congested! The traffic will already be increased due to the pending development on 108th & Dover which is scheduled Soon!

Westminster WTF is in our back yard. Why do we need 2 in our neighborhood



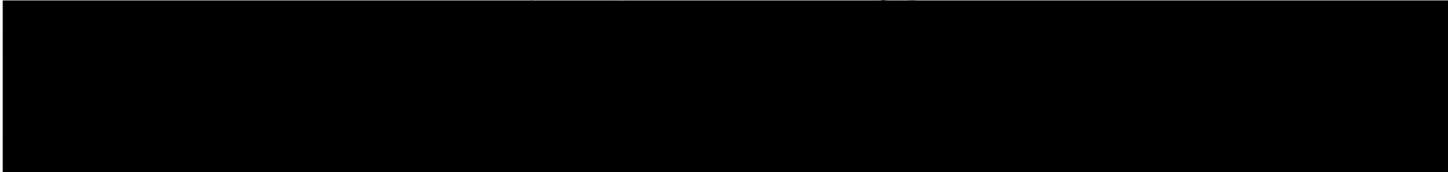
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General Comment(s)

Lived here 35 years - Open space should be saved -
This is residential. Water Treatment Facility should
be in a commercial area, not in our back yard.



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Email

Phone

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General Comment(s)

BUILD IT IN BROOMFIELDS BACKYARD

AS THEY BUILT THEIR JAIL IN OURS



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

I am against this water treatment project happening in the open space at Dover and 106th.

Please find another place for it. We need clean water — but the project should not take away this open space.

Thank you -



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Email

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Other _____

General Comment(s)

No to 2350
I feel it's too close to 36 and the dust bowls
of the fields next to it. Roads in that area
can not handle more construction with
104th / Sheridan and 98th all having construction
or to have construction.
I also do not appreciate all the blue shirts
I feel it's elitest and very anti social towards
other westminster residents and the westminster
way.



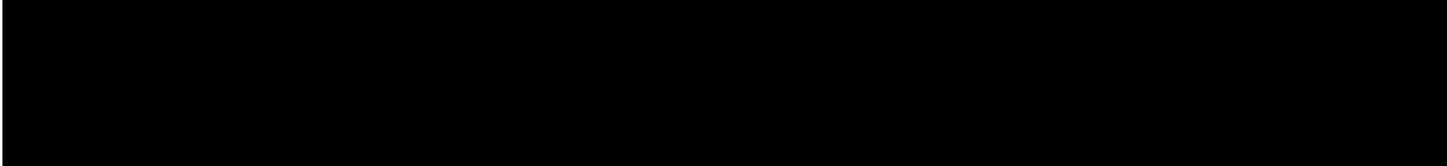
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Email

Phone

Other _____

General Comment(s)

THE OVERLAND TRAIL SITE IS 100% OPEN SPACE AND SHOULD BE LEFT ALONE. PUTTING THE PLANT THERE WOULD HAVE A SEVERE DETRIMENTAL EFFECT ON NEARBY PROPERTY VALUES.



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[REDACTED]

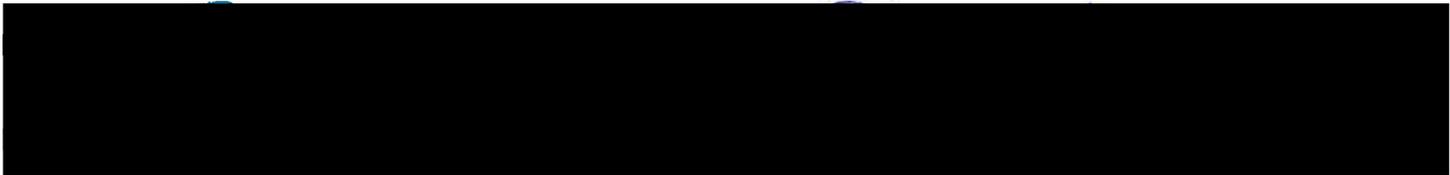
Budget to cost history
requirements if exist
cost to build Semper
what was life project of
Semper at inception
2015 water treatment - master plan
who is on community impact
committee
how are representatives
selected
required to build / make available
open space if a new community
is built?
any analysis of impact to
property values
nearby example of fence
list of all of the sites initially
& why they were eliminated
list of city employees - steering
committee
MAX, Mary, Rob Larson
proposed plan for open space
told it is available by Rob
per capita use

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General Comment(s)

I am the original owner of this land under construction for the water plant. The land I owned for 62 years. When I sold the property I was told this would be open space with trails, bridge over 108th Ave, and would connect to Walnut Creek. Heather is the government person I dealt with. She was very professional and I felt that this was the best ~~to~~ for usage of the property. Please call me if you need any information. Thank you.



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Other

General Comment(s)

OVERLAND TRAIL OPEN IS DIRECTLY IN
FLIGHT PATH OF INCOMING PLANES & AIRPORT
CONTINUES TO EXPAND THAT SAME DIRECTION
PRESENTING SIGNIFICANT RISK.

CURRENT TRAFFIC PATTERNS CREATE HEAVY
RUSH HR TRAFFIC ON 108TH AVENUE AT ACCESS
AREA WHICH IS STOP & GO DURING RUSH HOUR
BETWEEN 121 & OLD WADSWORTH FROM STANLEY
LAKE HIGH SCHOOL & DEVELOPMENT BEYOND BALL CORP
WHICH USES 108 AS PRIMARY ACCESS TO I-36



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General Comment(s)

We understand the expansion needs to be done for the overall growth & sustainability. Our concerns over consideration of the Overland Trail open space (3218) location include: proximity to existing residences, noise & light pollution, taking of open space that has historic value. We also believe the overall process leading up to the final selections was severely lacking in honest conversation, communication & input from the impacted communities. The successful site needs to be conducive to future growth (eg. 2350), minimizing impact to existing, established communities.

The people located next to site 3218 have been in their homes 20+ years. They cannot simply move to another community as compared to people who rent apartments or are in "start up" homes.

The Overland Trail community is already blocked in by an existing water facility to the south, the Railroad & Hwy to the east. The airport overhead and wads to the west. Building another facility at 108th will totally surround us.

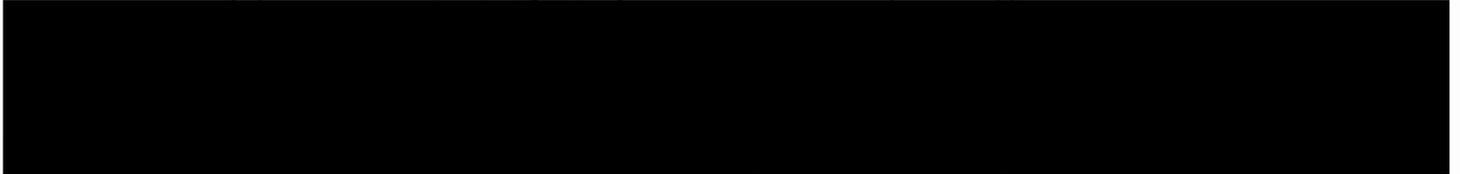


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Email

Phone

Other _____

General Comment(s)

- 1.) What about wildlife
- 2.) What about Ball Aerospace property
↳ West of Wads and North of 108th
can be BOTH Airport and water Dual
use.
- 3.) Noise ???
- 4.) Construction Traffic.

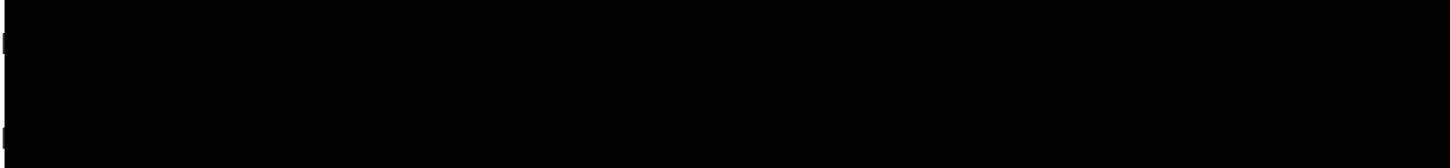


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Email

Phone

Other _____

General Comment(s)

I do not appreciate Westminster "preserving" open space in our neighborhood - only to go back on the deal when it suits you.

Our entire neighborhood has been developed and built up in front of our eyes. It was nice to have a bit of history and natural space preserved for future generations.

In addition, we already have a water-treatment plant in our neighborhood.

I am completely against the WTF at 108th + Dover.



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Phone _____ Email _____

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Email _____ Phone _____ Other _____

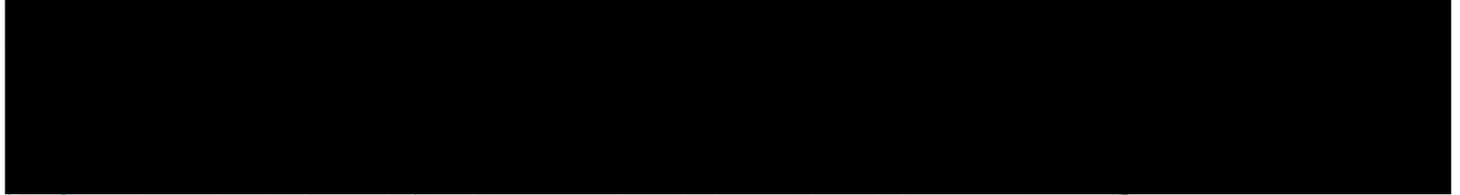
General Comment(s)

I do not feel people should have to worry about possible platinum that we know is there being dug up & blowing in the wind in our area & being put at risk. I do not feel people have to live in fear of losing their homes in the future if there needs to be expansion. Our property values will substantially decrease & those people who had to pay more money to live next to that open space will take a double hit on their property values.



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Email

Phone

Other _____

General Comment(s) To put treatment site 3218

1. ^{negative} Reduce property values, increased noise
change in the community feel of the neighborhood

2. Impact wildlife & the open space
value on animals & the community

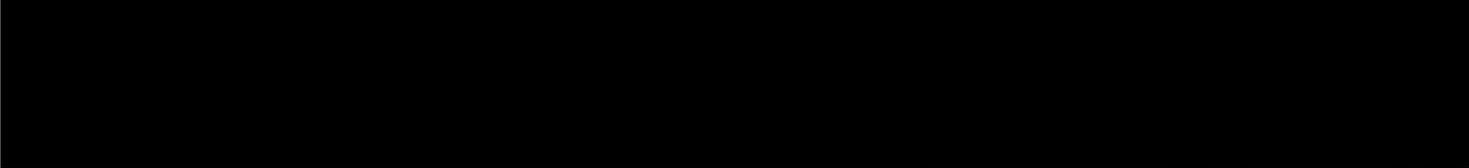
3. The proposed location by 104th site 2350
doesn't have the single home values and
the businesses surrounding this location wouldn't
have a negative impact from noise and
eye sore. Already close to 36

4. To acquire the 40 acres for site 2350 will
give the City enough space to expand for future
needs.



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Email

Phone

Other _____

General Comment(s)

- 1) This forum was ineffective!
Too loud to hear
- 2) One Westly employee indicated there already was a preferred alternative
- 3) The presence of blue shirts should not sway the city
- 4) ~~It~~ The Southeast site also impacts open space why is the city ~~even~~ silent on this issue
- 5) This feels totally predetermined



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Email

Phone

Other _____

General Comment(s)

Please use the space by the
hyway. Please do not put this
in the middle of our little farm
community off of Dover & 106th

Please

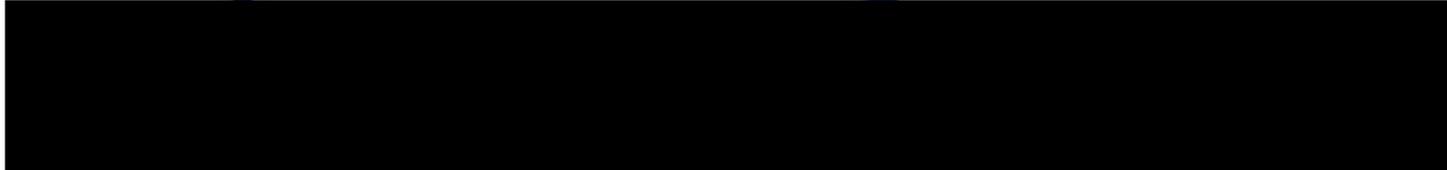
I WILL CRY ☹



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Email

Phone

Other _____

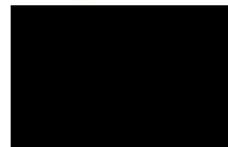
General Comment(s)

① SITE 3218 IS THE BETTER CHOICE. NO COST TO TAXPAYERS, LOWER IMPACT TO WILDLIFE, LOWER IMPACT TO HOMEOWNERS.

THE ALTERNATE SITE WOULD ~~BE~~ HAVE A LARGE COST TO PURCHASE THE PRIVATE LAND NECESSARY TO BUILD. ^{HIGH} ~~BE~~ IMPACT ON THE WILDLIFE IN THE HYLAND PONDS OPEN SPACE, WE HAVE ALREADY SEEN AN IMPACT W/ THE HOUSING ~~AT~~ JUST SOUTH OF 98TH. VISIBILITY TO I-36, PRESSURE ON WESTMINSTER PARKWAY, ETC.

PLEASE CONTINUE TO REACH OUT FOR COMMENTS FROM THE COMMUNITY.

THANK YOU!!



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Email

Phone

Other

General Comment(s)

Please Save the Overland Trail open space. I live right next door. My husband mows trails every year for me & my dog to walk. I am disabled. He put a bench for anyone to use next to a lonely tree in the middle of the open space nearest to our side - East end. Please don't take this away. Coyotes run through there & live in summer as well. Traffic as it is from 8-9 & 3:30-6 during the day is congested. I have waited at times 10 minutes to leave my driveway. The road 108th is not built for the heavy heavy traffic it has now. This area is not viable for a water treatment plant.



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Email

Phone

Other _____

General Comment(s)

The impact to the highland ponds open space seems to be overlooked, it would be impacted if site 2350 is chosen. The view to the mountains would be impacted from the open space. The mountain views from the hybrid village neighborhood would also be impacted.

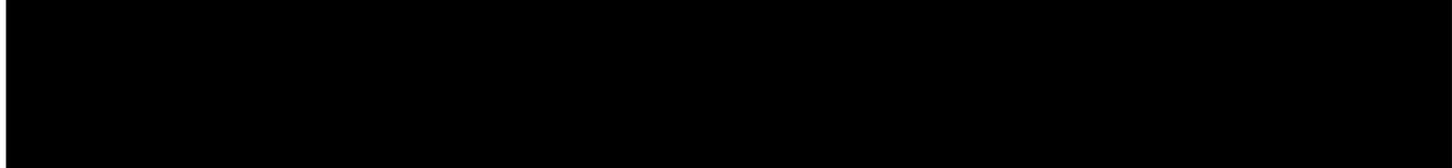


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Email

Phone

Other _____

General Comment(s)

The Hyland Ponds open space will be greatly affected by the plant. When we answered the survey, it appears that only one of the sites would affect open space but that is not the case. The Hyland Ponds open space use will be diminished greatly by the site being placed there. I think this should also be considered. It's a shame to take away such beautifully utilized land.

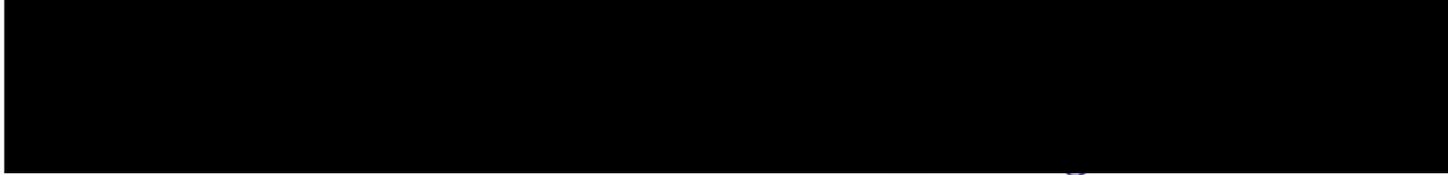


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Preferred method of receiving future project information (circle one)

Email Phone Other _____

General Comment(s)

We are against the WTF ~~in~~ at Site 3218. We feel that further evaluation on the other sites should be done. Site 2350 is slated for revenue producing business per the City's Master Plan which makes it appear that the City has already made their selection. And these meetings etc are to just check the box.

We see various forms of wild life, etc and enjoy the open space (ie horse back riding kids playing, etc)

~~Please~~ ~~so~~ consider with the new information that the city received at this meeting we request that you ~~to~~ reevaluate the prior properties



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Email

Phone

Other _____

General Comment(s)

1. Will the decision between the 2 remaining sites include an evaluation of the buffer zone between the plant fence and the nearest neighbor? (i.e. one site has a ~ 700 to 800 foot buffer zone versus the other site has neighbor right next to the site boundary)
2. ~~How~~ were catastrophic events evaluated in selecting the final 2 sites. One site is in the flight path of Rocky Mtn. Airport ~~in~~ which a postulated plane crashing into the plant is a possibility which would cripple the City's water supply. Even though the probability of this event happening is low, the impact if it were to occur is catastrophic.



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Phone _____ Email _____

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Email _____ Phone _____ Other _____

General Comment(s)

Site off of 108th _____
Hmm - Airport - well OK
Hmm - Railroad - well OK
Hmm - 2 major CDOT Roads - well OK
Hmm - an existing Water Plant - well OK
Hmm - a walking path within 2 feet of ^{Hwy} 36 - well
if that is all we get - well OK
Hmm - another treatment plant... enough! - I am
a newer resident - I accept what is already
there - but other Jeffco: Westly residents in this
area - poor citizens - enough!

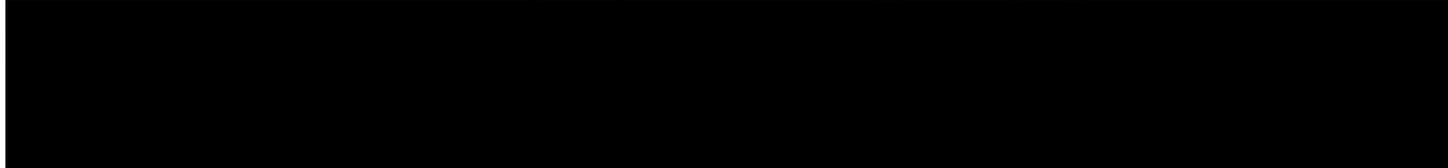


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Email Phone Other _____

General Comment(s)

No this is not
necessary - the one on 104th
can last another 50 years
and not running at full
capacity now



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Email

Phone

Other _____

General Comment(s)

We are against the WIF. at Site 3218
Resident use horse, children play, etc
in that open space. The city says this
meeting is to get new information. Therefore
please consider ~~what~~ ~~the~~ the input from
the meeting in regards to site 3218.

We don't believe that site 2350 is really
a viable site since the city's plans show
commercial ~~at~~ development in that area.

It appears to those in the community that
the city has already decided and is
just going through the motions to
appease us.



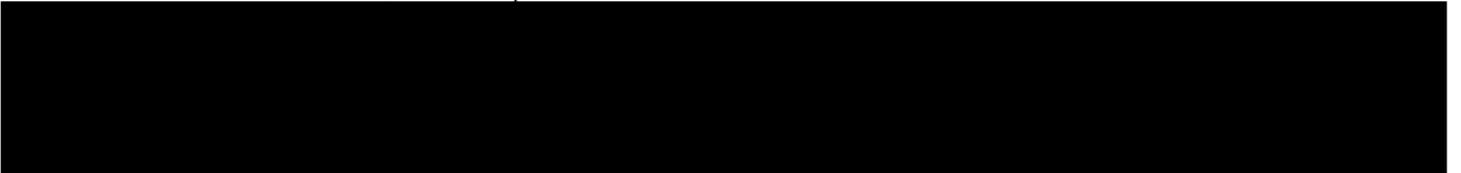
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Email Phone Other _____

General Comment(s)

Do we really need
it!



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Email

Phone

Other

General Comment(s)

1 - Open Space - Kids play in the open space without having any parents - playing with sticks, riding the bikes, etc.

2 Traffic issues with current traffic - there is so much traffic on 108th that we have people who turn down down a 106th - Speed limit 25 miles they go so fast. We have no sidewalks, so kids play in the street, ride bikes, people walk their dogs, etc.

3 The space was purchased as open space and is now going to be taken away. We were told that once land is purchased as open space ^{it} will always remain as open space.

4. None of the roads in the area are able to handle the current traffic flow let ~~it~~ alone the additional traffic flow if this goes through.



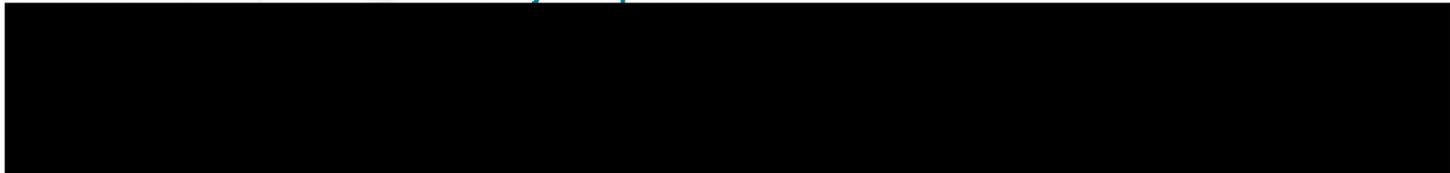
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Email Phone Other _____

General Comment(s)

How many acres are actually needed?
Why does the w.t.f. need to be where it's at?
Why not a different area?
How would this affect the people in this neighborhood?
Where are the kids supposed to play?
How will it change our community?
How can we be promised that plans won't switch around?
What about the animals in the surrounding?



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Other _____

General Comment(s)

I feel that this open meeting could have been done a little better. A question & answer session I feel would have been much more informative. Going from one person from the city to the next & getting a different response from each doesn't work too well in my book. Thank you all the same for putting this on though.



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Phone

Other _____

General Comment(s)

meeting was not done well - very noisy, had to walk around and talk to water management people, all saying more or less the same thing. One person could have gotten up and talked to us and then asked if we had questions. We have been having meetings and they have been going well. Everyone is very calm, but it is too many and had to have this kind of meeting. Your people just did all the talking and wouldn't really listen to what we had to say. It's all about money! They could care less what the people in the area, 100% of us have to say. It's not the government by the people anymore. It's about what government has to pay for. We pay for all that the government uses! So we pay but don't have a say.



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[Redacted contact information]

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Email

Phone

Other

[Redacted other information]

General Comment(s)

The site on 108th Apparently will have to be replaced with Open Space. Be sure to Factor in the cost of the NEW Open Space when comparing the site costs. I could see a situation where the city chooses to use the 108th site, Then to replace the Open Space have to purchase the other site to replace it. ALSO when considering the site costs, The site by Hwy 36 is supposed to be large enough to support Westminster's water needs all the way to "built out," when all the city is filled. The site on 108th MIGHT require additional land purchase 30, 50, 75 years from now to handle the "built out" needs. That additional purchase should be figured in the cost evaluation now as well. 30, 50, 75 years from now the additional cost would be huge. Better to pay it now while reasonably affordable.

Thanks,

[Redacted signature]



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Other _____

General Comment(s)

Myself and many of my neighbors are very concerned about the site selection for the new WTP. We live at 8400 W. 106th Ave, near the current Northwest Treatment Plant. In fact, the light from the plant shines into my bedroom window at night. The site located off 108th Ave is open space, coveted land that was purchased years ago to preserve history and green space for wildlife including rabbits, hawks and geese. The idea that this land could be used as placement for an industrial facility is horrible. Our neighborhood that is filled w/ agricultural home properties, large acreage and lots, ~~is~~ would be absolutely destroyed. Please consider the enormous impacts to our property values and quality of life. The light and traffic pollution would be hazardous. I understand that the other site is being looked at as needed for future retail/entertainment value. But I urge you to put the residents of this city as priority, over profits of future businesses. This is a decision that cannot be changed, open space can't be brought back!



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General Comment(s)

My wife and I purchased our first home in mandalay gardens because we loved the open space feeling. We enjoyed the fact that this was an oasis away from the city life.

The fact that the city can come in and try to change dedicated open space to industrial zoning because they want to is absolutely appalling! This will not only impact our way of life negatively but also our property value. Our largest life investment is in your hands I strongly suggest you weigh the impact you will be causing both monetary and quality of life, by selecting the 108th side. Just don't do it!



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Other _____

General Comment(s)

Thank you for making this ^{Open House} meeting possible. While I live in Waverly Acres and hate to see development of what is now undesignated open space I believe the city should keep its promise of the Open Space/Overland Trail. Residents need to have trust in the decisions made by past representatives. Keep the Open Space. But please make the animals that call the Hyland Ponds area home a priority when developing the land. We need ~~their~~ to protect their homes too.



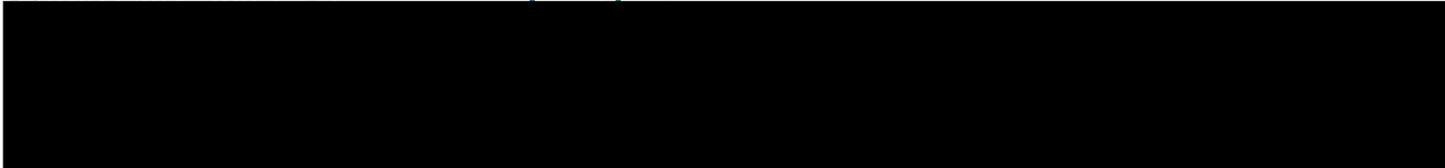
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Phone

Other _____

General Comment(s)

Why would you put this in the middle of a neighborhood when there is another option. Please stay the hell out our community



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Other _____

General Comment(s)

I found this meeting to be A mess.
I thought there would be tables to sit down + talk
not city officials walking away when they felt
un comfortable. I have lived in my home for 28
years + plan on someday giving it to my children
AS many other neighbors have done. I can't believe
that this open space is even an option. I would
like you to imagine if your local park was turned
into a water treatment plant. We are a rare community
in the country not a commercial ~~city~~ site for
buildings. Please do not destroy our open space!



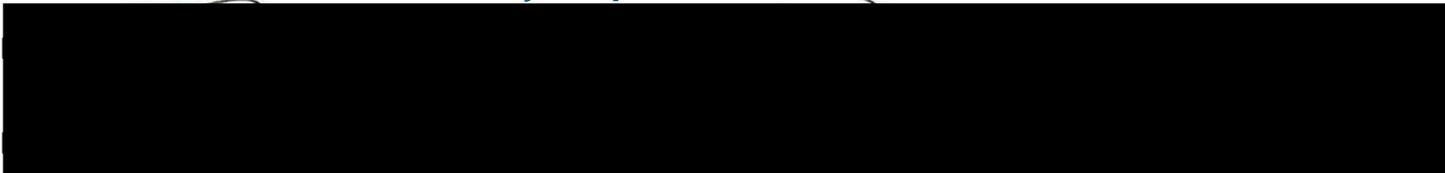
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Phone

Other

General Comment(s)

OPEN SPACE NEEDS TO REMAIN OPEN SPACE.
SITE 2350 WITH 40 ACRES HAS MUCH LESS
IMPACT ON RESIDENTIAL AREAS. THE AREA ALSO
HAS ROOM FOR EXPANSION.



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General Comment(s)

Two Questions.

#1) Regarding the "OPEN SPACE" for Site 3218
The land will be swapped for the same amount
of land for equal "OPEN SPACE" or will the land
be sold AND then what happens to those funds.
If the OPEN SPACE LAND is sold then there will
be a loss of at least 30 acres permanently.

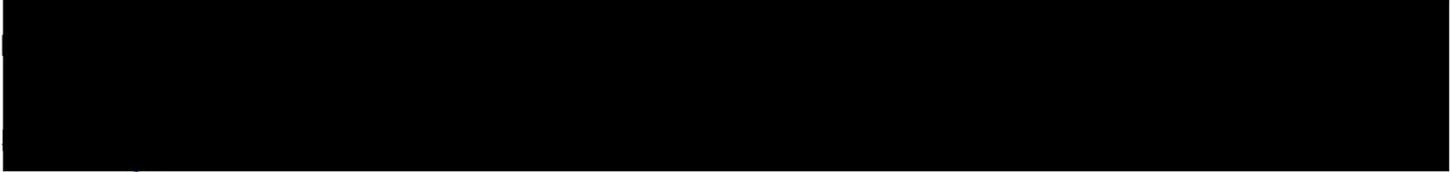
#2) other than some general concept pictures, what
will be the height of building



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General Comment(s)

The presenters at each station seemed to send all questions to Mary Stahl - guess at spelling. Not helpful since she was surrounded.

The first poster said "Fact based selection process using national best practices...etc"
no one could outline/detail/explain that process or say where it would be available for review. except, of course, Mary Stahl, who was constantly surrounded.
non productive + very frustrating

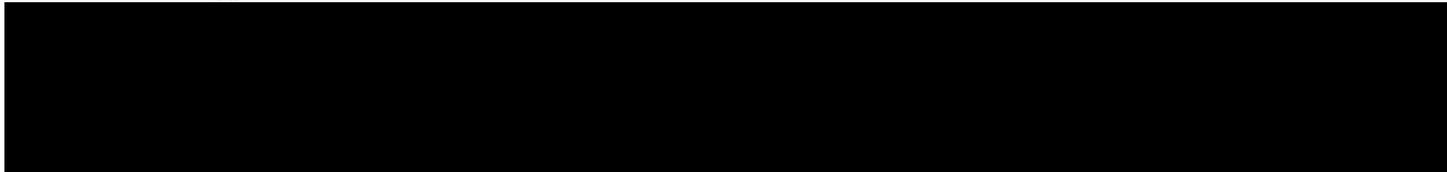


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Email

Phone

Other _____

General Comment(s)

SITE 3218 IS NOT AN APPROPRIATE LOCATION FOR YOUR WTF. WITH IT'S NEGATIVE IMPACT, LITERALLY ELIMINATING OUR NEIGHBORHOOD'S ONLY OPEN SPACE AS WELL AS IT'S FAILURE TO MEET THE POTENTIAL NEEDS FOR FUTURE EXPANSION W/OUT TAKING ~~ONE~~ OF OUR NEIGHBOR'S PROPERTY TO EXPAND TO 40 ACRES, THIS SITE NEEDS TO BE RECONSIDERED. I ALSO HAVE CONCERNS OF CRITICAL INFRASTRUCTURE BEING IN THE FLIGHT PATH OF ROCKY MOUNTAIN METRO AIRPORT. THIS WILL ALSO SEVERELY HAVE A NEGATIVE EFFECT ON OUR PROPERTY VALUES. LASTLY, WE ALREADY HAVE BEEN IMPACTED WITH ONE WTF IN OUR NEIGHBORHOOD. WE DO NOT WANT TWO. PLEASE RECONSIDER THIS AS BEING AN OPTION.

THANK YOU. 



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Other _____

General Comment(s)

I live in Green Knolls subdivision and would be directly effected by the water treatment building if it is built on 108th. In the time that I have lived in Green Knolls (1994-present) the traffic on 108th has increased dramatically. I have been told that 108th needs to be widened but even then a water treatment plant on 108th would only increase the traffic to dangerous levels. There have already been accidents at 108th & Zephyr without the added traffic of a H₂O treatment plant. The site along Hwy 36 is a much better choice.



WATER 2025

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Contact Information for Future Project Updates

[Redacted contact information]

Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

I am very concerned that this project will impact private owners & open space. I do understand the need but an area that used to have a "country appeal" is all but lost along 105th. I have personally seen plans change even though ^{previous} plans were approved & shared w/ community members. It is the tendency of government to disregard what was approved by the community & allow developers of all kinds to move forward as they see fit. I have a very low level of trust as I have seen projects presented, approved & the finished project looks nothing like what was proposed. You'll do what you want in the end regardless of what you hear from your community members. Its very disappointing. Be honest & be accountable



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

I'm concerned that this Open House is just to appease the residents who will be impacted. PLEASE PRESERVE OUR OPEN SPACE. We already have the airport, the railroad + the highway. We need to keep our open space.

We want Overland Open Space to remain.



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Contact Information for Future Project Updates

[Redacted contact information]

Preferred method of receiving future project information (circle one)

Email Phone Other [Redacted]

General Comment(s)

We wish to have no land use change for the overland Open space area. My Mother and Dad moved to [Redacted] in 1975 because of the rural location, and peace + ^{quiet} ~~quite~~ of a country setting. If this is approved it would totally destroy the history of the overland trail ~~and totally~~ area and increase traffic and noise to the degree the area ~~would be~~ ^{and everything} it is now would be gone forever. I think we need to have a few quiet places amidst the stress of a hustle + bustle world to maintain our sanity + well being.

[Redacted signature]



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

Site 3218 is not a great site - concerns -
- high traffic volume on 108th - very dangerous
with any problem - construction, accident - etc
- in a neighborhood -



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Preferred method of receiving future project information (circle one)

Com

Email

Phone

Other _____

General Comment(s)

The other aspect of the Overland Trail is the historic value of what it meant for Church Ranch Stage Stop and travel from Westminster to Boulder. Besides being Open space is the preservation of history and the background of the community. I can't believe Westminster would put profit over the historic preservation of open space that enables the wild life the feed and breed to keep the endangered species alive. It's a shame that you also don't know how much replacement for 30 acres will be (unknown replacement value). The traffic will need to be mitigated at some point because 108th is a two lane road and cannot handle the increased traffic.



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

The process used had no neighborhood involvement in the selection process or the criteria that was used to determine the two sites and no input to the steering committee. Open space is supposed to be in your Master plan and yet you are willing to destroy it for a water treatment facility that will produce traffic, noise pollution and light pollution without any barriers to block this from the surrounding neighborhood. It is ridiculous to build a replacement plant that you know will not provide the acreage you need for future expansion.



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COLORADO

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Contact Information for Future Project Updates

[Redacted contact information]

Preferred method of receiving future project information (circle one)

Email Phone Other _____

General Comment(s)

I am strongly opposed to putting the WTF on the overland Trail Open Space. Taking open space to build anything is just WRONG!

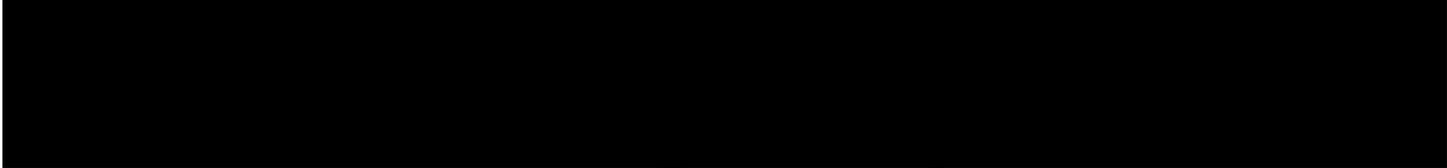


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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

- OPPOSED TO SITE 3218.
- DON'T UNDERSTAND HOW 3218 IS COMPATIBLE DUE TO THE PREDOMINATELY RESIDENTIAL NATURE OF OUR COMMUNITIES. I UNDERSTAND THAT ALONG WADSWORTH PKWY THIS IS COMMERCIAL. SITE 3218 IS NOT IN THAT AREA THOUGH.



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Preferred method of receiving future project information (circle one)

Email Phone Other _____

General Comment(s)

Why do you say that a water facility is compatible with the existing neighborhood? This is a rural country setting and you're putting an existing country setting in jeopardy with an industrial water facility. This should go into an industrial setting or a major area not surrounded by existing homes.

How about Simms & the dog park area?



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COLORADO

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Contact Information for Future Project Updates

[Redacted contact information]

Preferred method of receiving future project information (circle one)

Email Phone _____ Other _____

General Comment(s)

- 1- This format was minimally helpful.
- 2- The site at 108th Wards is precious open space. If you take this property, you take all our Open Space in this neighborhood.
- 3- People in this neighborhood are long term residents- we deserve better treatment than this.
- 4- Consider other sites.



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Preferred method of receiving future project information (circle one)

Email Phone Other _____

General Comment(s)

We strongly oppose the water treatment plant on 108th Dover. This area would be greatly effected, peoples homes, wild life, open land preservation over land open space, traffic, value of property, noise, pollution, underground contamination. This whole community would be dewasted !!!

o b



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

My husband & I & 4 kids live directly across from the proposed site on 106th. While this is a very established community, we are one of the few new people in the neighborhood having moved in July, 2018. One of the deciding factors for us was the open space. Our children play / ride their bikes in that field. They go out w/ friends & create imaginary worlds. They dream & laugh & enjoy a childhood few kids do anymore. I would ask that in this process the city ~~remember~~ remembers that the lines on the maps you work with represent real lives & direct impact.

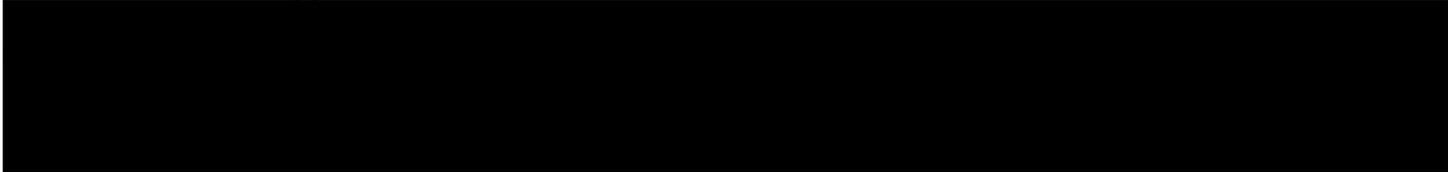


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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

we moved out there to have space and we would like to keep the space. we do not need to build on ever pice of openland in the state.



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

It was very frustrating to be told we needed to provide specifics as to why we felt the WTF should not be in our community. Seriously?? Have you not read the hundreds of letters and e-mails that we have sent that contained specific after specific?? I'm concerned that this forum was too chaotic.



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Preferred method of receiving future project information (circle one)

Email

Phone

Other

OR MAIL

General Comment(s)

I think it VERY UNFAIR to
issue Building Permits & Build
Hyland ~~Green~~ Village & then (Pat)
Subject this water plant in
their back yard -

Homes. \$650,000 —

Very Disrespective to
Residents. This water should
be put somewhere else & else.

WATER 2025

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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

I AM PLEADING WITH THE CITY TO PLEASE NOT CHOOSE THE
OUTLAND TRAIL OPEN SPACE LOCATION FOR THE FACILITY.
THE IMPACT TO THE MATURE RURAL NEIGHBORHOOD WILL BE DEVASTATING.
THE OTHER SITE IS LARGER, UNDEVELOPED AND WILL BETTER
SERVE THE FUTURE DEMANDS OF THE CITY.
THANK YOU



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COLORADO

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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

We have a problem with the way the process was conducted with selection of the locations and residual input of the neighborhood that will be impacted. We have enough noise pollution with the current water treatment plant on 104th and Wadsworth. We don't need a larger plant that will be more noise and light pollution for a 30 acre site. We have enough noise from Rocky Mountain Airpost and enough traffic from Countryside, Ghies Knolls, Arista, 1st Bank Center on a two lane road with no traffic lights. One way in and out will not be able to handle the traffic requirements with any more development will produce. It is ridiculous to pick a site that is open space and have no idea the replacement costs for 30 acres of open space in today's environment. Much less to stir up the Rocky Flats downwind pollution that can cause cancer.

WATER 2025

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Contact Information for Future Project Updates

Preferred method of receiving future project information (circle one)

Email

Phone

Other

General Comment(s)

THE 108th LOCATION will impact the everyday LIFE OF the neighborhood - noise, light, traffic. The wildlife will be affected. Eagles, hawks, cats & other wildlife. The space was designated OPEN SPACE and should remain just that.

The message I believe we are receiving is a "we will do what we want." No one in our neighborhood was involved in the selection of the site.

108th is not adequate roadway to support the traffic & noise involved.



WESTMINSTER
COLORADO

Please Give Us Your Feedback

[Redacted]

Email

Phone

Other _____

Our names are [Redacted] y. Our home is at [Redacted] behind [Redacted] in the historic Mandalay Gardens Subdivision. Ours is the first home north of the Westminster Water Treatment Plant on 104th & Wadsworth Pkwy. We moved here in 1984 long before that plant was built. We have planted trees between our property and the plant to hide our view of the plant and to help with the noise. We were never made aware that the plant would be built yet we never fussed much. We did call on occasion to ask how much longer the noise would last during the tank cleaning process and the people at the plant were very apologetic and very nice.

We chose our home in 1984 because it was in the "country" and Walnut Creek flowed through the back of our property and we felt Mandalay Gardens was a wonderful family-oriented neighborhood that was shrouded in history. It was a neighborhood with lots of horses, cows, pigs, goats, birds, bunnies, etc. and laughing children. The dirt road from Old Wadsworth to Dover and up to 108th was a seldom traveled road except for local neighbors and was a nice place to walk or ride horses. Then in 1985 the head-on collision of Burlington Northern freight trains Extra 6311 West and Extra 6575 East (killing 5 people) destroyed the bridge on U.S. Hwy 36 and traffic was routed through our neighborhood. Our children and grand-children had to be very careful of the traffic but we knew it would lessen when the bridge was rebuilt. Fast-forward to today: the road has become paved and the people who remember the great "cut through" to get to Wadsworth Pkwy are a menace which has changed our neighborhood. Yet, we still have our open space and we still are steeped in history.

Today, our children, grandchildren, and great-grandchildren love to come to Papa & Gram's house. We love to walk in the open space, watch the red-tail hawks and eagles fly overhead, and talk about the history of the Old Overland Trail which WE learned about as children in grade school. We have passed on the history of how George & Sarah Church settled on Walnut Creek in 1864 and built a home that became the stage stop at Church's Crossing where our 18th President, Ulysses S. Grant stayed in 1868, and we can show them the well that George built and talk about how President Grant drank from that well. We talk about how the Church family introduced irrigation, wheat farming, Hereford cattle, and promoted the railroad to this area. We talk about 1924 when this area of Church Ranch was divided into 5 & 10 acre tracts and became Mandalay Gardens where our home is today. We walk through the open space and make up stories of the historical people who have walked there before us and ridden in the stage coaches on their way north and west to California.

We implore you to choose site 2350 for the new Water Treatment Plant and save our Overland Trail Open Space at site 3218 for us and future generations. History cannot be rewritten it can only be retold and revisited. In closing, please take into consideration that:

- 108th Avenue at Wadsworth Pkwy already has recently been rezoned and plans are forthcoming soon for building on these 7 acres which will further increase already heavily congested traffic.

Thank you for your consideration.

[Redacted]

WATER 2025

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Contact Information for Future Project Updates

Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

SITE 2350 IS THE OBVIOUS PREFERENCE BASED ON THE ENGINEERING
HAVING MORE AVAILABILITY AND FLEXIBILITY OF
ANALYSIS AND ~~ADDITIONAL~~ SPACE FOR FUTURE EXPANSION. OVERLAND TRAIL
OPEN SPACE MUST STAY OPEN SPACE TO MAINTAIN CONNECTIVITY OF GREEN
KNOLLS O.S. TO WALNUT CREEK O.S. (VIA O.S. LAND AND ROADS) AND PRESERVE
THE CHARACTER OF THE AREA. WE RECENTLY BOUGHT A HOME BECAUSE OF THIS O.S.
CORRIDOR. A HIGH LEVEL COST-BENEFIT ANALYSIS POINTS TO SITE 2350
AS THE BEST VALUE FOR WESTMINSTER RESIDENTS! THE RESIDENTS ARE
OPPOSED TO "HORSE TRADING" ^{THIS} O.S., REIMBURSING THE OPEN SPACE FUND
TO UTILIZE OVERLAND TRAIL O.S. FOR THE PLANT AND BUYING A "REPLACEMENT" O.S.
WE THE RESIDENTS AND OUR CHILDREN DON'T WANT ^{THE POSSIBILITY} WESTMINSTER MIGHT HAVE
TO ACQUIRE YET ANOTHER PROPERTY IN THE FUTURE TO MEET PROJECTED DRINKING WATER
DEMAND, SO DO THE RIGHT THING OR CHOOSE THE LARGER, ^{40-ACRE} SITE!
#2350, PLEASE?



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WATER 2025

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Preferred method of receiving future project information (circle one)

Email Phone Other

General Comment(s)

Looking at both sites and talking with Max (utilizing) cost is very similar to both sites. However the infrastructure on 3218 would have to be totally restructured. To include streets, drainage, electrical (power) which is all dated. The streets will not accommodate additional traffic which is over loaded currently. Poor access to I-36 and on Wapsworth the railroad underpass. Finally, 3218 will disrupt the current neighborhood which is placed in the middle of the community.



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Email

Phone

Other _____

General Comment(s)

Thank you for offering another open house & the transparency. It is not easy to face angry people and help educate the community on such a powerfully impactful plan. Kudos!

As a resident of Waverly Acres and understanding the current zoning for the private property to the west of our community, I believe our site would be better preserved by adding the treatment center there, rather than seeing the backside of apartments/stores. Additionally, I am against re-zoning the open space - unless, of course, the land near us could be preserved in that way (OS) by applying the funds redistributed by such a purchase. You do not have an easy task, but thank you for planning ahead for our future...and using our tax dollars wisely.



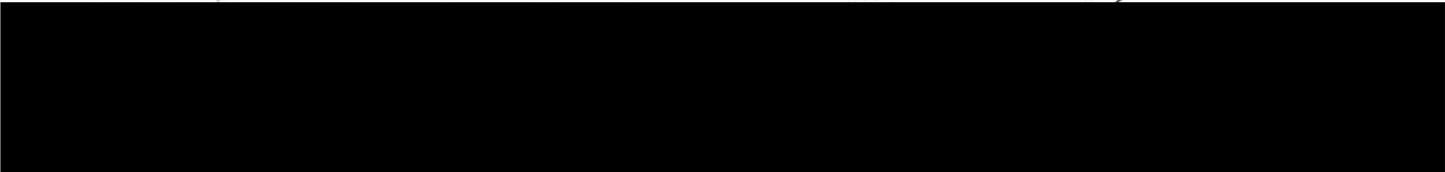
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Contact Information for Future Project Updates



Preferred method of receiving future project information (circle one)

Email Phone Other post card

General Comment(s)

It's hard to get into ^{and out of} Waverly Areas now
whether northbound or southbound on Sheridan.
We have no traffic light.

Have there been considerations made to
mitigate access for us? Has an extension of
100th westbound been proposed to connect to
Westminster Blvd?



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

TRAFFIC RELATED: FOR THE 5 YEAR CONSTRUCTION DURATION TRAFFIC ON 108TH WHICH IS ALREADY BUMPER TO BUMPER/BACKED UP DURING AM/PM RUSH HOURS, WILL BE INTOLERABLE - TRAFFIC WILL THEN FLOW DOWN DOWNSIDE → 106TH TO OLD WINDSOR WORTH. OUR NARROW ROADS WERE NOT DESIGNED FOR THIS LEVEL OF TRAFFIC. THE SITE OFF OF 36 WILL HAVE NO TRAFFIC IMPACT, DUE TO CONSTRUCTION OR OPERATION DUE TO THE ROADWAYS ALREADY WIDE ENOUGH IN PLACE.



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Email

Phone

Other _____

General Comment(s)

Thank you for providing the opportunity to learn about & provide my input & the communities input into these plans. As a resident in the Waverly Acres SD I encourage the planning group to consider the combined impacts of both the water planning site near the ^{subdivision} in combination with the city plan to allow Berkeley homes to build over 200 dwelling units just East & North of Waverly Acres, & 3rd the additional multi-use zoning to the west & North of the proposed water plant's 40 acres. The impact on the beauty of having an open space buffer that links many trail systems, & provides one of the few larger ecologies for many wildlife both at the ^{Hyland} ponds & in the open spaces & trails that will certainly be devastated with all the development.



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Contact Information for Future Project Updates

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Email

Phone

Other _____

General Comment(s)

I am opposed to the water treatment plant in my neighborhood "Clearview Estates" and its surrounding area. It affects our neighborhood way more than Waverly Estates because it is in the middle of our community. Whereas it is not in Waverly's neighbor at all. It's on their back side. Behind their fences. There is a big buffer zone. We have been waiting since 2012 for the trails to be built. Right now we have one of our neighbors who uses his lawn mower to make a trail around in the open space so we can walk. Was this land actually bought with the intent to build this WTP in the first place, but didn't tell the owner so you could buy it cheaper saying it was going to be open space. Besides, the owner was so happy that she could purchase this land from neighbors. She could have made 10X more money on the sale of this land if she knew what you people were up to.



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Email

Phone

Other _____

General Comment(s)

Don't put the treatment plant at site 2350. Why? Because 1 you need to buy the land and 2 I don't want to move. With the site 2350 you will make lots and lots and lots of people virid. So maybe don't put it there. If you care about the citizens, DON'T PUT IT AT SITE 2350!!!



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

I have lived at [redacted] 32 years and I have never seen an assault on the neighborhood such as this with 3 Hughes projects going on at the same time.

- ① 108th + Dover - commercial light industrial
- ② 108th for the Water Treatment Facility taking away our open space for commercial activity
- ③ 8200 W. 106th ave for a residential property that should have to be business/commercial as the Laos Buddhist Temple is on Dover.

The selection process was unfair and biased and should be redone. 88th + Lowell was across the street from the proposed facility location and you rated it a 5. Ours is abutted up to residential properties and you rated it a 1. SHAME ON YOU for not doing things fairly.



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Contact Information for Future Project Updates

[Redacted contact information]

Preferred method of receiving future project information (circle one)

Email Phone Other _____

General Comment(s)

I can't believe that Westminster is willing to take open space from a historical site and take away open space from the community to establish a "commercial endeavor" for a water treatment facility. Your poor planning does not make Mandalay Gardens community an emergency because you haven't curbed development. The developments on the Flann property are revenue generating tax dollars. An open space does not generate you any revenue so therefore it is "advantageous" to you to take open space on overland trail. The historic value should be preserved and admired, not destroyed.



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

I want both of these articles read into the record for historical purposes. It is a shame that you consider the best solution is "for the greater good" (quote from Mary Stahl) rather than the community this facility will impact. You are willing to erase history rather than change your mind to the Hamr property that is much more suited for additional traffic impacts than Mandalay Gardens. This is regression not progress to erase history of the "Overland Trail" which I am sure many pioneers lost their lives to establish!



WESTMINSTER
COLORADO

Stagecoach on the Overland Trail

In 1849, a wagon train came through the Front Range of Colorado, which was then described as a "howling wilderness," sparsely populated by the Arapaho and Cheyenne. In a collaboration that must have been unusual, the wagon train consisted of members of the Cherokee Nation and white pioneers. All were heading ultimately for the gold fields of California. The trail they took along the Colorado Front Range became known as the Cherokee Trail (not to be confused with the infamous Cherokee Trail of Tears). Starting at Bent's Fort in southeastern Colorado (near today's La Junta), the Cherokee Trail headed west to Pueblo, north into Laramie, Wyoming, and west again to rendezvous with the Oregon Trail at Fort Bridger on the Green River. At that time, the area that would become Denver was an Arapaho camp of up to 1,500 people.

In 1850, as many as four more wagon trains of Cherokees and whites entered the area using the same trail. Just north of Denver, some of these groups took a more westerly route, rejoining the original trail near Fort Collins. At what is now Broomfield, this western branch of the Cherokee Trail followed roughly the same route as today's Highway 287.

During the 1860s, Overland Stage coaches left Denver every morning at 8:00 a.m. for a five-day trip to Salt Lake and on to California. The Overland, operated by the famed Ben Holladay, followed the Cherokee Trail, which became known as the Overland Trail. A number of illustrious people passed through today's Broomfield via the trail, including future president Ulysses S. Grant, future vice president Schuyler Colfax, Civil War generals William T. Sherman and Philip H. Sheridan, *New York Tribune* editor Horace Greeley, and, last and arguably least, Billy the Kid. But, as things seemed to go in the West, the Overland Trail's heyday was short lived. Within 20 years, the railroads took over from the stagecoach, and the only people trundling along the trail were those who had settled in to stay. (Courtesy of Library of Congress, Prints and Photographs Division.)





Church's Crossing Stage Stop

In 1864, George and Sarah Church settled in the area that would become Broomfield and Westminster. Near today's intersection of Olde Wadsworth Boulevard and 104th Avenue, they built the 12-room Church's Crossing Stage Stop, situated one day's ride between Denver and Boulder on the famous Overland Trail. The above photograph, taken in 1866, shows Sarah Church standing in the doorway, holding baby John Frank Church. The Church Ranch is seen below sometime in the late 1800s. Church's Crossing operated until around 1924. During its heyday, the stage stop served breakfast or supper to as many as 75 hungry bullwhackers at a time. The hand-dug well still exists today, just northwest of West 103rd Avenue. (Courtesy of Charles McKay.)



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

My house is literally directly across 108th Ave from Site ~~7350~~ ³²¹⁸ 7350.
Currently I look out across an empty field. I like this. I do not want to look out on a water treatment plant instead. There is already a lot of traffic on 108th and I have a difficult time leaving my driveway. A treatment plant would increase traffic, and bring large trucks which currently have. Again directly across from my house. This house is my family home for 70 years. My children will grow up here. It is currently valued at \$500,000+. Having this across the street will lower my property values. The other site is twice as large, abuts no residential properties and is accessed by a frontage road with out any development (Site 7350). Why is the site across from my house even being considered? THIS IS DIRECTLY ACROSS FROM MY HOUSE!!!



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Email

Phone

Other _____

General Comment(s)

IF I HAD TO VOTE BASED ON ALL THE INFO I HAVE READ, REVIEWED + GOT ANSWERS TO, I BELIEVE SITE 2350 IS THE BEST LOCATION BECAUSE IT HAS LESS IMPACT ON THE SURROUNDING EXISTING RESIDENTIAL NEIGHBORHOODS + PARKS. HAVING TO GO SPEND MORE MONEY TO ACQUIRE MORE OPEN SPACE LAND SOMEWHERE ELSE IF SITE 3218 IS SELECTED. PLUS THE OPEN SPACE WAS PURCHASED FOR OPEN SPACE USE IN 2012, NOT TO BE USED LATER FOR OTHER USES.



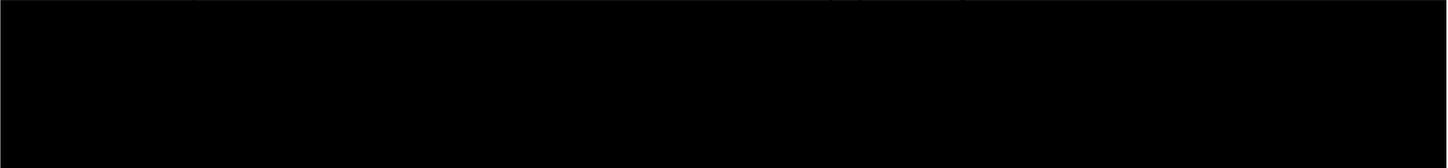
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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

The property values of Hyland Village will be greatly impacted by ~~the~~ site 2350 being chosen. When we purchased 2 years ago we did all the research to make sure we were protected from this kind of issue. Google maps, which one of the city's website uses shows the site as open space. It's not the fault of City of Westminster that it is listed incorrectly, but that made us believe the space was safe from development, especially by something that would lower property values so drastically. Hyland Village is brand new and very expensive to purchase in. Please consider that in your decision.



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Contact Information for Future Project Updates



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Email

Phone

Other _____

General Comment(s)

Site 2350 would affect two large residential neighborhoods - Hyland Village and the neighborhood next to Waverly Acres Park. It looks like many more residences would be affected by Site 2350. Hyland Village is a new neighborhood with today's expensive real estate. There are two new townhouse units - 8 residences in each I believe - have those owners been contacted? They should have a chance to voice their concerns. They may not discover this new development until they day they move in. The developer of the new townhouses along W 98th Ave. is Lokal Homes if that helps you reach them.



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Contact Information for Future Project Updates

Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

- 1) Planes fly over overland openspace - what happens to Westminster water if a plane crashes!
- 2) When the land was purchased back in 2012 it was sold with the agreement it would be kept as open space & keep the rural feel in the community. Also the City promised to build trails - Did you not build these trails because you knew you were going to go back on your words?
- 3) For the Home Owners that live with-in site distance, how much noise will this add to their sleeping?
- 4) Open space wildlife will be gone, this is the saddest!



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WATER 2025

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Contact Information for Future Project Updates



Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

Concern about traffic at the 2350 site

Concerns about the increase in cost of water to homeowner to run 3 water treatment plants for a minimum of 15 years.

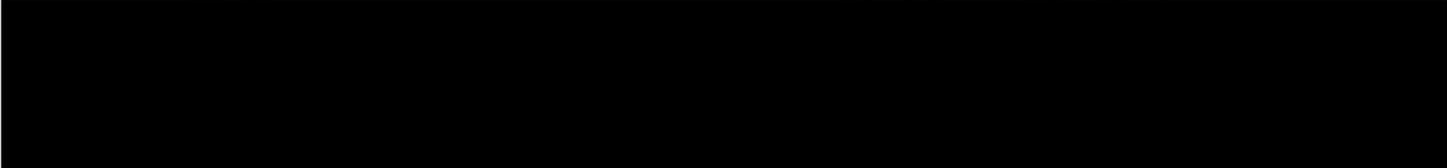
Concern about open tanks & safety

Concern about possible odors



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

Keep the water treatment facility
off the Open Space and out of
the West Open Space.



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Email Phone Other _____

General Comment(s)

I understand that there are costs for both properties however I would prefer that the cost paid by the water department go back into our community, via the city and Jefferson County.

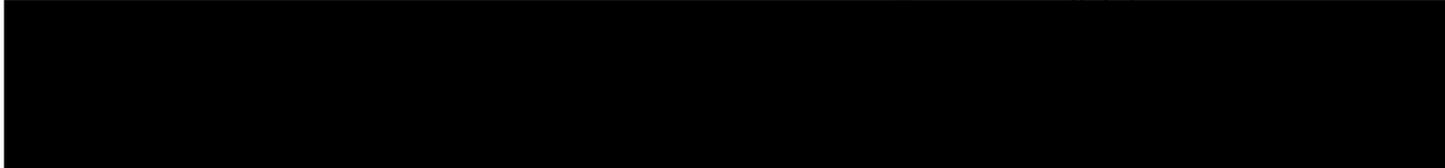


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Email

Phone

Other _____

General Comment(s)

The water treatment plant on 3218 would be a travesty. The traffic would create major problems for everyone in a ~~ten~~ mile radius. Our open space has history connection that would die if this project is on this site. Please save our "open space" !!!



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

I have road concerns with multiple construction projects in the area of site 2350 104/sheriden. May have one on 98th already. Was one ~~on~~ a joint traffic survey needs to be done if the site is chosen as the traffic implications are much greater than the other site.

Additionally, piping to either facility and the community impact site 3218 seems to be closer and doesn't require piping under Highway 56.

Finally, I'm concerned at the proximity to a major highway and the impact of the Air quality near a water treatment facility. What happens if there's a major accident nearby such as the one on I-70 recently? Do we have a contingency plan?

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Email

Phone

Other _____

General Comment(s)

Growth is happening and that's ok. but keeping pockets of rural is what separates us from places like downtown denver or other big cities. Whether it is are little piece of heaven at the overland trail open space area or any other simaler areas it is nice to travel thru an area after dealing with the terrible traffic in the city. This is just one of many points that I could come up with. PLEASE Keep our open space, open space, there has to be a better area for this water treatment plant.



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Email

Phone

Other _____

General Comment(s)

My concern is the traffic and construction in the area of the site chosen as well as the old site. With the proposed housing site on 104th & Sheridan area and the current building by Walmart on Sheridan and Senior Housing is there going to be a joint study to ensure the area is not brought to a stand still.



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Contact Information for Future Project Updates

Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

- WHY IS CITY ACCEPTING ISSUES DEALING WITH SPACE IN THE MIDDLE OF A WELL ESTABLISHED RESIDENTIAL NEIGHBORHOOD (BUBBIST TEMPLE ALSO)
- IS CITY PREPARED TO INDEMNIFY HOME OWNERS FOR LOSS OF PROPERTY VALUE AND WHY NOT! THE PROPERTY VALUE INCLUDING POSSIBLE FUTURE INCREASES.
- HAS THE CITY INVITED INVESTIGATING REPORTERS TO LOOK INTO BOTH THE TEMPLE & THE WATER PLANT ISSUES? WHY NOT?
- WHEN IS THE NEXT CITY ELECTION?
- TOTALLY OPPOSED TO THE 106TH ETC. SITE BEING SELECTED ALONG WITH AT LEAST 130 OTHER PEOPLE.



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Email

Phone

Other _____

General Comment(s)

When you purchased the land in 2012 it was your #1 and the reason was to keep it rural and open.

You can connect it to other trails.

The impact to the rural neighborhoods will be diminished forever.

If you build you will lose that open space for ever.



WATER 2025

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Contact Information for Future Project Updates

Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

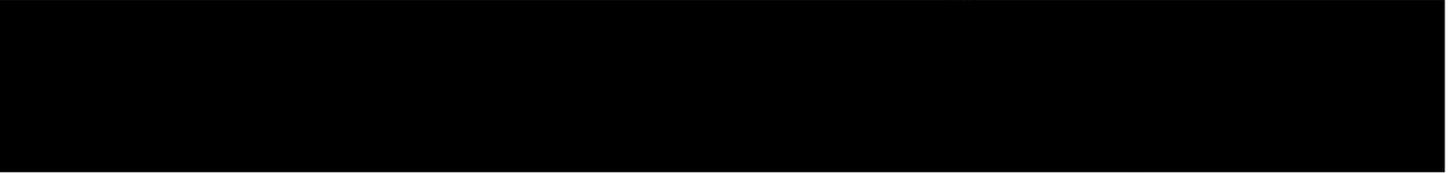
General Comment(s)

3218 @ overlaid open space in the middle of residential area and should be kept as Open Space



Please Give Us Your Feedback

Contact Information for Future Project Updates



Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

Site 3218 is in the middle of a residential area with homes that would be directly adjacent to the WTF. Noise and construction traffic would be issues. Also the Overland Trail Open Space is used by the existing community.

The City of Westminster is putting flex/retail land use development @ 108th & Wadsworth. This neighborhood has the NW Water Plant on the SW corner at 104th & Wadsworth. Now we have the potential WTF encompassing the Open Space at 108th (Overland Trail) as well as a potential second temple in the neighborhood. By the time Westminster is finished this ~~the~~ ~~the~~ residential neighborhood will be surrounded by commercial development.



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

If you decide to build on the waverly acres site we would like the building less than 2 levels. We would like to maintain the view of the mountains and preserve the wildlife in the area. We hope that the water plant will conserve the colorado lifestyle.



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

Putting a new water line down 108th Ave that is a one lane street is going to destroy our peace & quiet or at the very least bring gridlocks to our quiet little neighborhood. All of that traffic will end up on 106th Ave & Dover. This street is for local residential traffic **ONLY!!** There are kids, horses, & local residents that walk these streets every day. This (106th Ave) is already crowded as is. Let alone diverting traffic from 108th for the waterline construction, let alone the proposed WTF. Do not put this in my little community. My family has been here for 6 generations! We want to keep our open space & the peace & quiet that it allows us to enjoy.

Thank you



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

Destroying open space to put in a water treatment facility is a terrible decision on the part of Westminster. It's my opinion the city should not place the new WTF at site 3218 (108th).
Most importantly to the city, site 3218 does not meet the city's 10 criteria for land use change. In fact, going forward with site 3218 is in direct opposition to many of the criteria. It would destroy open space, it does not fit the surrounding neighborhood, it destroys wildlife habitat, decreases property values for all properties directly surrounding, carries significant negative impacts to the residents including increased light and noise pollution, increased traffic and decreases our safety, current enjoyment of open space and wildlife. Furthermore, there is no reason our neighborhood should be burdened with TWO WATER TREATMENT FACILITIES



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

The format of this neighborhood meeting is frustrating; there are too many people interrupting each other, so net benefit is almost nil. I did not get my questions answered. Staff had to carry on repetitive responses ad infinitum.

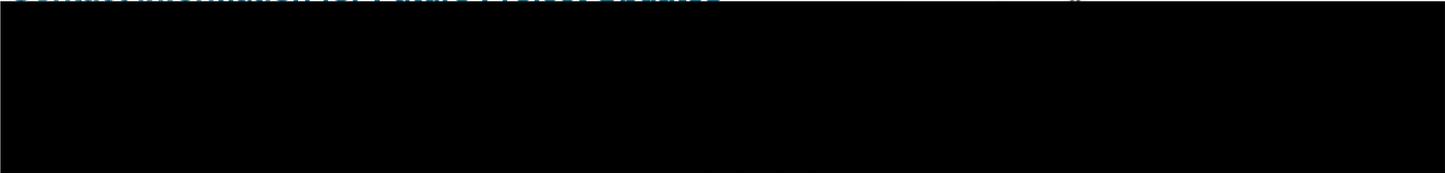


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Please Give Us Your Feedback

Contact Information for Future Project Updates



Preferred method of receiving future project information (circle one)

Email Phone Other _____

General Comment(s)

Preserve the open space - site 3218.
We value our space and our wildlife.
If you take away our open space, you
will drive away the predators who keep
the rodent population under control?

Please don't ruin our neighborhood.

We already have one water treatment plant
in our neighborhood - why should our
neighborhood bear the burden for the
entire city of Westminster.



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

People near the site off Westminster Blvd need to know that if the water treatment plant doesn't go on this site, it will likely be developed into high density housing (translation: more water-users). They will not get open space or preserved open areas & views.



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Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

- Need to consider adverse impact to traffic on 108th for site 3218. Daily traffic is nearly unbearable during AM & PM rush hour. Construction traffic will cause complete grid lock.
- This site is just barely big enough for the envisioned project. Construction staging will be impossible.
- What if you have not calculated sufficient land need? 24 acres was the minimum - will you take away the proposed trail "buffer" & will you take someone's property from them?



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Email

Phone

Other _____

General Comment(s)

- 1) STILL HARD TO HEAR PRESENTATIONS
- 2) THE EXAMPLE WATER TANKS PLANTS DO NOT SHOW THE BIG WHITE TANK AT THE NW FACILITY
- 3) THE NW FACILITY IS AN UGLY WHITE TANK WHY NOT BLEND IN WITH DIRTY COLOR?
- 4) WHY ACQUIRE SO MUCH EXTRA LAND?
- 5) SEE PREVIOUS COMMENTS FROM PREVIOUS MEETINGS.
- 6) WHAT ABOUT NEPA? MBTA? THERE ARE NESTING RAPTORS IN THE SE PROJECT AREA



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Preferred method of receiving future project information (circle one)

Email Phone Other _____

General Comment(s)

I would like to have the Open Space Committee email me about why the Overland Park Trail Open Space was acquired initially and for what purpose? It was labeled as a high value acquisition and I am wondering why it was labeled as high value? If it was high value open space why is it being considered for a WTP? Why consider this open space if there are other viable sites? It seems like the city had plans to use this site for something other than open space since the beginning.



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Contact Information for Future Project Updates



Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

I VOTE, ALL MY FRIENDS VOTE. NOT HAPPY THAT THE 108TH AND WENTZ LOCATION IS BEING CONSIDERED FOR THE WATER PROJECT AS THE LAND IN QUESTION WAS PURCHASED, AND LAND DONATED, FOR OPEN SPACE/OVERLAND TRAIL. I VOTE, ALL MY FRIENDS VOTE.



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Site 3218 – Zoning



Comprehensive Plan 2013 Legend

	<all other values>		R-1		R-5
	Agricultural/Conservation Area		R-18		R-8
	City Open Space		R-2.5		Retail Commercial
	Flex/Light Industrial		R-3.5		RxR ROW
	Golf Courses		R-36		Service Commercial
	Major Creek Corridor				TMUND
	Mixed Use				
	Mixed Use Center				
	NE Comp LUP				
	Office				
	Office/RD High				
	Office/RD Low				
	Private Park / Private Open Space				
	Public Parks				
	Public/Quasi Public				

Map Legend

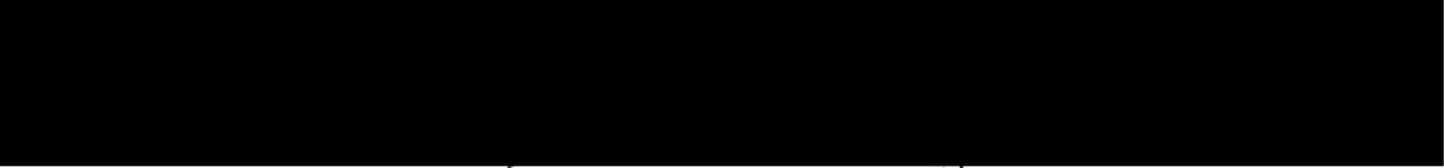
	Potential Site
	Water Treatment Facilities
	Westminster Boundary
	36" Raw Water Pipeline to Northwest WTF
	36" Raw Water Pipeline to Semper WTF
	42" Raw Water Pipeline to Semper WTF
	Standley Lake Bypass Pipeline
	Highest Site Elevation Point
	Parcel Boundary
	NWI Wetland

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Preferred method of receiving future project information (circle one)

Email Phone Other _____

General Comment(s)

right at the corner of olde Wads
& 106th on the south side in the
southbound or right turn from 106th
there is a 10" tank trap



WATER2t25

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Contact Information for Future Project Updates



Preferred method of receiving future project information (*circle one*)

email _____

General Comment(s)

I appreciate the effort of the many city servants who were present at the various stations and I appreciate the city's intention to inform the citizens and get support for this necessary project.

The format for the meeting was very peculiar. Why was there not a general didactic presentation (preferably with large screen visuals) prior to breaking into stations? The splintered presentation meant there was no overall view. Additionally the staff wasted much time repeating the same information to many attendees but never really got all the information to everyone.

Was this fragmented approach (and the presence of two policemen) out of fear of an uprising?

Though I was eager to learn of the project and organized my day such that I could attend, I left without a grasp of the entire project, its necessity, its history, and the options.

Many thanks to the staff for their efforts nonetheless.



Please Give Us Your Feedback

Contact Information for Future Project Updates

Preferred method of receiving future project information (circle one)

Email Phone Other _____

General Comment(s)

Please consider the traffic that uses 108th. We live on 108th and getting out of the driveway at 8-9am 4:30-5:30pm. It is already overused & the construction of the WTF will make it impossible. Going east will not work for construction traffic with the railroad bridge

Please consider all other open space & residential areas were excluded in Round 1. How is our quiet rural area still in the running. If selected we will have 2 WTF in our area NOT FAIR!

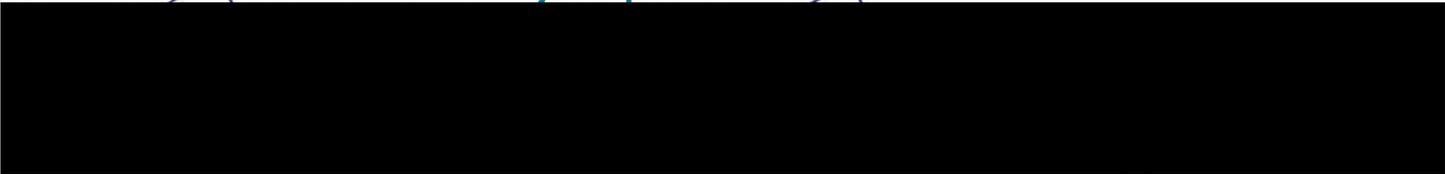
Perfect solution - Build on the Hann Property. Give them more open space, tie into the pond area. That will be built up. A WTF will be a better neighbor than another Apt complex or housing area. This site is easier to buffer from the homes 108th is surrounded by homes on all 4 sides

Using open space means you have to buy more. Why do the records show when you bought the property that it was important to maintain the rural character, the mountain views and now you don't care about any of that.

This is more than not in my backyard. Save the open space. Don't be the city that ~~says~~ says one thing & does another

Please Give Us Your Feedback

Contact Information for Future Project Updates



Preferred method of receiving future project information (circle one)

Email

Phone

Other _____

General Comment(s)

I would like to state that I (along with the majority of Residents in the neighborhood) purchased the property because of its unique aspect of being large lots allowing for horse properties. It's basically a rural neighborhood tucked away in a quiet little section of Westminster. Locating the water treatment plant would completely change the entire personality + feel of neighborhood, not to mention, it would devalue every property. This is a special + affluent neighborhood that I would think the city would want to preserve + protect. The other location is currently zoned for mix use. It is already set up for commercial + apartment / condo use. Why destroy Clear View Estates + Green Knolls when you have a much better option?

-over-



There are no properties currently located and the possible location of Hwy 36. There are no families whose biggest investment, their home, will lose value because of the treatment plant. There are 100's of people in Clear View Estates + Green Knolls whose lives will be significantly impacted as well as losing money/property value. Having an option to locate this plant anywhere other than our neighborhood, or any established neighborhood should have immediately made our neighborhood NOT An option.

I hope you consider the significant impact you will have on us and our children in the future when you are making your final decision. As you can see, no one is supporting this location.

WATER 2025

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Contact Information for Future Project Updates



Preferred method of receiving future project information (circle one)

Email Phone Other _____

General Comment(s)

Some of the reasons our family and our entire neighborhood are opposed to locating the new WTF at site 3218 (108th):

- Does not fit the city's 10 criteria for land use change
- Destroys open space, which is supposedly a top priority of Westy
- Will create noise pollution + light pollution in a rural residential area with little light or noise, other than airport: existing traffic noise/light
- Destroys wildlife habitat (eagles, birds of prey, prairie dogs, coyotes, bunnies, etc)
- Destroys our neighborhood recreational area - we ride horses, walk dogs, ride ATVs, walk, etc in the open space
- May expose us to additional plutonium and severe health risks due to being in the Rocky Flats downwind area
- Unsure if/how this will impact our drinking water, as we use a well and our property is directly adjacent to open space
- Will create additional traffic on our road that is currently not big enough for 2 cars to pass safely



← over →

- Will decrease our property values by perhaps 15%
- Discourages us from making updates/improvements to our property, as I'm not sure the city won't take our property under eminent domain when it decides it's time to expand

• Destroys historic resources ^{potential artifacts} related to the Overland Trail

WATER 2025

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ADDENDUM 4: ADDITIONAL COMMUNITY COMMENTS

(see following pages for community comments received via project hotline and email)

WATER2025		
Log - Community contact		
Date of Inquiry	Method	Text from Community
5/3/2018	email	I would hope that in the planning and design that due consideration be given to the sustainability of the new water treatment facility. By that I mean the new facility to the extent possible should be able to be upgraded and or components readily replaced, upgraded and serviceable for the longest possible period of time. I would rather see our community invest more up front in a facility that would have greater longevity than be in a position of a major outlay of taxpayer's money prematurely to do a major overhaul or replacement of a facility Thanks for all you do in your efforts to keep the residents of Westminster supplied with safe quality water.
5/8/2018	email	As your neighbor and the U.S. leader in design and construction of water and wastewater treatment facilities, we would be very interested in speaking with the City about your plans for the new Semper Water Treatment Facility. We are qualified to advise the City on various procurement methods, the latest water treatment technology, or on anything the City might need to understand before moving forward. If you would be so kind as to let me know the right person to speak with, I would be more than happy to set up a meeting. Thank you so much.
5/10/2018	email	Pleas send to xxxxxx
9/11/2018	Hotline	Conversation between Max Kirschbaum and XXXXX
2/15/2019	email	As a Westminster water customer, I would be interested in receiving updates and even in participating in this community planning process.
3/1/2019	email	We would like to be on the list for any information, meetings and decisions involving this project. A map showing all sites that are being considered would be helpful.
3/4/2019	email	Can you email me a list of all sites being considered for the location of the new treatment facility?
3/4/2019	hotline	Discussion with Mary Stahl on 3/5/19 at 9:42
3/4/2019	hotline	Discussion with Mary Stahl on 3/4/19 at 11:15
3/5/2019	Hotline	Message left by Mary Stahl on 3/6/19 at 10 am
3/6/2019	Hotline	Message left by Mary Stahl on 3/7/19 at 1:42
3/6/2019	email	My wife and I live in the community that borders site 2350. There is a mated pair of bald eagles that appear live in the site 2350 area. There is an old tree there where they can be seen daily. Since the whole point of open space is to give wild animals somewhere to live, and since eagles are still protected under the Bald and Golden Eagle protection act, site 3218 would be our vote if we had one. Thank you for providing a place for the community to voice their opinions,

3/6/2019	email to Barb Opie	<p>Good Afternoon! How is life at the City, good I hope. Quick question for you. I got a bit of an odd letter from PW&U indicating that they have settled on two sites for the new water plant and that one of them is near Green Knolls. The odd part is that they don't tell us what the location near us is. They go on to ask for input from a one question survey without much context, or even telling us where the sites are. So, my question is, what site are they considering near Green Knolls? Seems odd to me that they would be considering a site this close to the NW Water Treatment plant. I am assuming from the survey question that it is on open space, but that may be incorrect. I will probably see you tomorrow night at Joe's send off at Rock Bottom. We should set up a time to catch up over breakfast or lunch. Hope the family is well! XXXX</p>
3/7/2019	Hotline	Message left by Mary Stahl on 3/7/19 at 1:45
3/7/2019	Hotline	Discussion with Mary Stahl on 3/7/19 at 1:54. Hard copy information from website mailed on 3/7/19
3/7/2019	email	<p>Good morning, Where is the proposed Water Treatment plant going?</p>
3/7/2019	email to City council	The first is a new water treatment facility proposed that could possibly be built just north of 106th Ave and would consume the entire 30 acres of open space. If built, this facility would increase traffic, contribute to the drainage issues we already deal with, negatively affect views, negatively affect property values, increase noise, increase pollution and destroy the habitat that supports Bald Eagles, Owls, Hawks and flocks of Canadian Geese. This 30 acre parcel supports a colony of Prairie Dogs that are a primary food source for several species of birds of prey including Bald Eagles.
3/8/2019	Hotline	Discussion with Mary Stahl on 3/11/19 at 9:05
3/9/2019	email	<p>Hello, When will the location be determined? I'm surprised and disappointed that the SE location is being considered. It would remove a lot of the open space and I assume impact the many nearby homes, including ours in the Hyland Village neighborhood of 98th street. We thought we would be protected from this type of development by the nearby area being an open space. I wasn't aware they could be re-purposed for something like this which would have such an impact on residences and their values. I called the city of Westminster before we purchased and it was stressed they always put a high priority on their open spaces. And just two years later, ours is being replaced with a water treatment plant.</p>
3/10/2019	email	Please cease the idea of a water treatment plant on 106-108th there are many homes that will be effected and property values will decrease significantly. Our open space where we have eagles will be severely impacted. Residents have lived here for a very long time and would loose views, we will have increased traffic and pollution and all of these things will effect the residents. Find another location that does not upset and uproot wildlife and residents.

3/10/2019	email to City council	Please cease the idea of a water treatment plant on 106-108th there are many homes that will be effected and property values will decrease significantly. Our open space where we have eagles will be severely impacted. Residents have lived here for a very long time and would loose views, we will have increased traffic and pollution and all of these things will effect the residents. Find another location that does not upset and uproot wildlife and residents.
3/11/2019	email to council	<p>We have also come to understand there are current proposals for this resident to expand his business to include structures in excess of 40 feet, build huge walls and create an enormous temple to be used for meditation, classes retreats etc. This proposal in our neighborhood would have significant and enormous implications for the residents of this neighborhood. The reasons are outlined below:</p> <p>1) Complete Decimation of our Property Values: As you may or not be aware, the majority of the residents in my neighborhood have lived there for over 20 years, some since the 1960s. We have all chosen to live in this neighborhood because of the rural, genuine and character this neighborhood embodies. The value of the our more prized asset and investment is at stake. This proposal would decimate our property values and change the overall character of the surrounding area.</p> <p>2) Increase in Traffic: This proposal outlines two new parking lots, hotel like accommodations and facilities that could hold up to 500 people. The infrastructure of the roads on 106th Ave do not have sidewalks, proper drainage, poor road conditions, insignificant lane width, street lighting and are maintained by the county. They are also not regularly plowed or maintained in my opinion. This increase in traffic would create an enormous burden for the residents that live on this street, like me. Based on the events outlined on their website, you can assume that much of this traffic would happen on nights and weekends, a time when typically, residents walk with families, kids and dogs, children play, residents ride horses and bikes, again, all along a road with no sidewalks.</p> <p>3) Light, Noise & Air Pollution: Increases in light and noise pollution from the proposed structure, their gathering and events as well as the increase in lights from cars would create another huge burden that would impact all residents. The second proposal that is of grave concern is the proposed site for Water 2025 on 108th street. This land is currently city owned green space, that is loved and cherished by not only the residents of this neighborhood, but many animals including eagles, prairie dogs and geese. For simplicity purposes, this proposal would have the same significant implications as mentioned above in bullets 1-3. Additionally, this site would not accommodate any expansion in the future as well as an even greater impact from light, noise and air pollution. This facility would be loud when they have scheduled repairs and cleanings as us in this neighborhood already are aware because of the close proximity to the Northwest Water Facility, which I can see from my backyard.</p>

3/11/2019	email	<p>So I was mistaken about that land being open space and not having to worry about development on it, because I trusted what I understand is the city's own website:</p> <p>I assume the website is relying on google to display the map. Regardless, the city website is still presenting that area as an open space when it is not. This was a factor in us deciding to buy in the Hyland Village neighborhood which would be negatively affected if this area is chosen.</p> <p>Even though the open space wouldn't be removed, it would be significantly impacted. We enjoy walking on the trails now and having an unobstructed view to the mountains. Those trails are going to be much less enjoyable for everyone nearby if there are sewage or chemical smells and there's an industrial complex right next to it. If that's not that antithesis of an open space, I don't know what is. One of the survey questions is "Open Space Impact" so while not replacing it, its value would be diminished.</p> <p>One of the first things I tried to determine when we were considering a home to buy was if something like this nearby - a water treatment plant - that would affect air quality or produce any kind of stench. We wouldn't have bought this home had we known the city's plans and that's what is so difficult to accept about this. We did everything in our control to avoid it but now the city is considering moving it right next to us.</p> <p>No one in either location being considered should have their property values impacted, but the Hyland Village is a new, very expensive neighborhood that would be in sight of this proposed plant. We had to pay over 400k for a townhome. The people buying the houses are spending over 600k- 700k. That's a huge investment to have significantly impacted by something we had no control over. There's another big neighborhood very close by on the other side of the Waverly Acres park that would also be affected.</p> <p>Our only other previous house was also negatively impacted in a similar way. It was located close to a school but there was originally one street between us. Then the school expanded over to us and channeled its traffic down our street. We were eventually able to sell with only a \$7,000 loss, but that was a much cheaper house, originally costing \$36k. We were able to overcome that loss because it was a much more affordable house. Having something like that happen to a \$425,000 home would take many more years to overcome. If the air becomes affected, we will probably want to move, but we likely won't be able to as we'd surely take a much bigger loss on this house, which would keep us from being able to afford a new home for many years.</p>
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3/11/2019	email	<p>Hello, I have one main question regarding the new Water Treatment Facility. Will the new facility be treating waste water? As much detail as you can provide would be appreciated.</p> <p>Ok thank you. I would like to provide more comments, if you don't mind. I live in the Green Knolls neighborhood just north of one of the proposed sites on 108th. We have only lived here for two years but love the country feel and all of the existing open space. Coincidentally, one of the reasons that we moved here was because we lived down the street from the Broomfield waste water treatment facility for 12 years. But I am happy to hear that this facility is not going to process waste water. My biggest concern would be replacing the existing open space with a facility (buildings/towers/work trucks/traffic/eye sore) But on the flip side, I did notice in some of the FAQs that connecting to an existing trail system could be accomplished if you did choose the 108th site. For me, that would be a fair trade if that promise was 100% in the plan. In other words, if it was an absolute given (not just a possibility) that you will put in a bike trail that connects to more trails West of 108th/Wads as part of this new facility then I would be in support of it.</p>
3/11/2019	walk-in, follow-up email 3/11/19	<p>bought property for open space. Should stay open space would like to see chosen site be undeveloped private property</p>
3/11/2019	email to council	<p>The first proposed change is the potential construction of a new water treatment plant on the southeast corner of 108th and Dover. I understand that this will be a big plant as it will replace the Semper water treatment facility which processes 44,000,000 gallons per day. The site at 108th and Dover would take up 30 acres which would come from the Overland Trail Open Space. As projected by the City, this site is not large enough to allow for future expansion. The other site being consider is not located in a neighborhood and would be large enough for future expansion. I am voicing my opposition to locating the water treatment plant on the corner of 108th and Dover due to increased noise and light pollution and the removal of open space to accommodate the plant. The other site in consideration would not impact a neighborhood, would not remove open space, and would allow for future expansion of the plant.</p>

3/12/2019	email	<p>We live in the Green Knolls neighborhood, and our house backs to homes that are on the north side of 108th Ave. We received a notice about the two potential sites for the new water treatment facility, and we did answer the one-question survey.</p> <p>I wanted to add some additional comments:</p> <ul style="list-style-type: none"> - The site on 108th Ave is very close to homes on multiple sides. The other site, near 98th, is not. In fact, it is bordered by US 36. It seems like being away from homes would be a better choice than being near homes. - The site near 98th is larger, allowing expansion that the city says it needs. The 108th Ave site is limited in size and may not allow expansion. Again, the 98th site seems to make more sense. - One thing we don't know is what sort of indirect impact a water treatment facility might have, i.e. traffic, need for expansion of access roads, potential smells, etc. can we get more info on that? <p>received 3/12/19:Mary, thank you for your answers. I work for a company that often deals with neighborhoods on a variety of matters, so I know it can be challenging. Appreciate you taking time to respond. Our neighborhood has been answering the survey. I guess we will see where this goes!</p>
3/12/2019	email	<p>We have been residents of Westminster for almost 11 years now. We rented a house for three years in Countryside and ended up buying a house in Green Knolls in 2011. We really liked this area because of the open feeling and the fields nearby. We enjoy the open space just south of 108th Ave, and walk around it almost daily. We particularly liked the horses that used to be there, and petted them every day. Although we regret that they are now gone, we were relieved that the space was preserved as an official "Open Space" by Westminster. We feel it adds value to our neighborhood and home.</p> <p>We understood that "Open Space" meant that the land would be preserved so that no development could take place there. If the city uses that particular area for the new water treatment facility, isn't that violating not only our own rules, but also our own values as a community? We think it would be a terrible thing to do. We live on XXX, just a short distance from that area. It would significantly reduce the market value of every home in the area. It would also remove a nice natural place to walk and get exercise.</p> <p>The other site "SE Westminster" along hwy 36 would be much more appropriate. It would negatively impact far fewer residents and properties.</p> <p>That is our input – please consider it.</p>

3/16/2019	email to WATER2025	<p>Please cease planning for a water treatment plant on our open space on overland trail the history and the wildlife are very important to our neighborhood and this areas heritage. The other site needs to be used to preserve this open space.</p> <p>This open space has been confirmed in the Rocky Flatts downwind area and I would like to know if soil samples have been taken for Plutonium as it is highly likely it will be found and may even supersede the construction threshold. I want this tested before any construction is started as if it is over the threshold certain safety measures for us residents will need to be in place. This is my official notification for the record if this goes forward and the soil was not tested properly or construction not done properly to decrease Plutonium exposure to is residents then we will ALL move forward with a lawsuit against Westminster.</p> <p>Please consider all the issues and the loss of our history, safety, wildlife and pollution when deciding on a site.</p>
3/16/2019	email to Rod Larsen	<p>Please cease planning for a water treatment plant on our open space on overland trail the history and the wildlife are very important to our neighborhood and this areas heritage. The other site needs to be used to preserve this open space.</p>
3/17/2019	email	<p>I would like to express my concern and position on the site for the water treatment facility.</p> <p>I am in favor of the Westminster Blvd site for the facility and urge the city not to select the 108th Ave. site. The Westminster Blvd site is significantly larger and can better sustain the future needs of the city. Additionally the surrounding area has yet to be developed.</p> <p>If the 108th site is selected it will forever damage the decades old rural residential neighborhood. Neighborhoods like Mandalay Gardens and Clearview Estates are greatly cherished by the people who reside there. Many residents have been there for several decades.</p> <p>We have also be fortunate that the city has established open spaces in this area in continuity with the rural environment.</p> <p>When maps and signage indicate open space people are under the impression and grateful for the parcel of land that has been preserved forever!</p> <p>To select the Overland Trail Open Space for a water treatment facility or any other use would be a tragedy. I understand that the city would find replacement acreage if the site were selected but that would be no consolation for the neighborhood that was forever harmed.</p> <p>Feel free to contact me anytime concerning this issue.</p>
3/21/2019	phone call	<p>We received a message on the Water 2025 hotline this afternoon from XXXXX, who can be reached at XXXX. Her family plans to move to Westminster and is considering purchasing in the area of one of the sites (she did not specify which one). She has general questions about the project.</p>
3/21/2019	phone call	<p>XXXX left phone message for a return call. He had spoken with Mary earlier in the week.</p>

3/22/2019	phone call	Voicemail to leave concern about choosing the OS site at 108th. Will change entire neighborhood, lots of horses, animals and kids. OS has wildlife. It would significantly change 'hood. Other site is better esp. for expansion. Concern about future expansion taking homes. Noise, traffic, property value reduction. Doesn't fit. Impact to wildlife.
3/22/2019	email	<p>Greetings Mary,</p> <p>My name is XXXX. Our family has lived at XXXXXX since 1995. The purpose of this letter to express our concern for one of the two proposed locations of the water treatment plant. We believe the far better location is the U.S.36/Westminster Blvd. site, with the ease of access, pre-existing noise and light pollution from the US. 36 corridor and businesses nearby as well as the lack of residential homes in close proximity. The U.S. 36/Westminster Blvd. location already has commercial businesses to the west and is not surrounded by residences, like the W. 108th Ave. location. The U.S. 36/Westminster Blvd. site is a much better “fit” for the community.</p> <p>I have been employed by XXXXXXX for over 30 years. Many of those years, I was a XXXX. XXXX has an outdoor firearms range several hundred feet northeast of Great Western Reservoir. I have spent many hours working the range. On September 11, 2001, (yes, the same day as the terrorist attack) my wife and I were driving to a doctor’s appointment in Louisville, listening to the attack on the radio. At about 9:30 that morning, I was diagnosed with XXXXX and was in surgery approximately three hours later. Our world was turned upside-down that day. Not only for the attack on our country, but also with my life now being in jeopardy. Speaking with my oncologist, he could not figure out why I came down with XXXXX which was very rare for someone my age. This type of cancer typically strikes men much younger than I was at the time. At the time, I was unaware of the plutonium issues from the Rocky Flats Plant. Today, it makes sense.</p> <p>Upon reading some of the research from CDPHE and various universities, I became aware and quite concerned with some events that occurred at the plant, specifically the fire that occurred in 1957 and the leaking drums that allowed wind dispersal of plutonium into the soils of the north metro area, to include the area around the Great Western Reservoir. The soil sampling has shown higher than background levels of plutonium in the soils all around our neighborhood due to the prevailing westerly winds. By now, you can see where I’m going with this. Please, for the sake of our health, leave the 108th Ave. site open space and do not put our friends and family at risk by stirring up the soils in this area. My XXXXX spread to my lungs, but because I caught it early enough, I survived. I do not want to go through this or see any other family members, friends or neighbors through this.</p> <p>Additionally, the master plan for our neighborhood is rural residential and was never designed for commercial businesses/buildings. A large commercial building is NOT in harmony with our neighborhood and we do not want our neighborhood changed like this. Should the city decide to go forth and build the treatment plant in the Open Space Area, you will have many unhappy residents who will have their quality of lives impacted in a very negative way. Please do the right thing and keep this plant out of our neighborhood and put it along U.S. 36 where it will have less of a negative impact on your citizens.</p> <p>Sincerely, XXXXX</p>

3/22/2019	email	<p>From: XXXXX Date: Fri, Mar 22, 2019 at 3:14 PM -0700 Subject: Water treatment plant To: "Stahl, Mary" <mstahl@CityofWestminster.us></p> <p>We are opposed to the new water treatment being placed at 108th & Wadsworth.Placed in our neighborhood it would impact historical open space, neighborhood noise, traffic, and many other factors we are sure you are aware.</p> <p>Thank you for your consideration, XXXXXX XXXXXX Sent from my iPhone</p>
3/22/2019	email	<p>From: XXXXX Date: Fri, Mar 22, 2019 at 1:39 PM -0700 Subject: New Water Treatment Facility Location To: "Stahl, Mary" <mstahl@CityofWestminster.us></p> <p>Hello,</p> <p>Our names are XXXXXXX. We live at XXXXXX.</p> <p>We are writing to you to express our concern regarding the possibility of a water treatment facility being built in the Overland Open Space off of IO8th. It is our understanding that there is another site being considered off of Westminster Blvd. for this facility that is larger and has not been developed in any way as yet.</p> <p>The site on 108th will disrupt a rural community that has been there for decades. We have lived here since 1973 and many of our neighbors have been here longer.</p> <p>Our wild life habitat includes bald eagles, owls, and hawks. We have been priviledged for many years to watch them nest, raise their young and hunt prarie dogs and rabbits. Why would the city choose to destoy land that has been designated open space when you have another parcel with no development?</p> <p>Our neighborhood will be permanently harmed if this happens. We ask you to please consider the consequences to our community and choose the land off of Westminster Blvd.</p> <p>Thankyou, XXXXXX</p>

3/22/2019	email	<p>From: XXXXX Date: Fri, Mar 22, 2019 at 1:07 PM -0700 Subject: Save Historic Overland Trail Open Space To: "Stahl, Mary" <mstahl@CityofWestminster.us> Cc: XXXXX</p> <p>Hi Marry My name is XXXXX, my wife XXXXX and I live at XXXXX in Westminster. We would like to record our opposition to the possibility of the city building a Water Treatment Plant on the Overland Trail Open Space. Below we have used the cities 10 criteria for change, to make our argument against changing this open space for this use. Thank you</p> <p>(1) The proposed amendment is consistent with the vision, intent and applicable policies of the Comprehensive Plan and other adopted plans, policies and guidelines. 1. If the proposed site for the Water Treatment Plant is to be between 108th and 106th, it will not be consistent with the Westminster Comprehensive Plan in the following ways: a. It does not preserve Green space (erases Historic Overland Trail Open Space) b. It will unfairly negatively affect property values for existing residents in a low-density neighborhood c. It will disproportionately impact the property owners closest to the proposed site d. It will further reduce the Historic value of the land Jefco and Westminster agreed to maintain as green space when it was acquired</p> <p>(2) The proposed amendment serves a substantial public purpose and will not be substantially detrimental to the surrounding lands. 1. Having two water treatment plants in the same neighborhood will be substantially detrimental to the surrounding property's e. Noise issues with quarterly maintenance is already an issue from the existing plant, for residents on the south side of our neighborhood f. Light pollution from the existing plant is an issue for residents on the south side of our neighborhood g. It will eliminate only green space (Historic Overland Trail Open Space) located within this neighborhood</p> <p>(3) The proposed amendment shall consider the nature and degree of impacts on neighboring lands. Individual parcels or groups of parcels shall not be subject to a change in land use in such way that the new designation is substantially inconsistent with the uses of the surrounding area. 1. The city currently has a Water Treatment Plant less than a mile south of this location a. This would disproportionately impact the property owners of this area vs a larger location in a less populated area</p>
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		<p>with room for future expansion</p> <p>2. The surrounding properties are zoned R2 or PUD this would be completely inconsistent with the current land use for the surrounding area</p> <p>(4) The proposed amendment is necessary in order to address substantially changed conditions in the immediate area of the subject tract since adoption of the Land Use Plan or an error contained in that document.</p> <p>2. There have been no substantial changes to conditions in the immediate area that a water treatment plant would remedy</p> <p>3. There are no errors in the Land Use Plan that would warrant a change to the Green Space (Historic Overland Trail Open Space) in our neighborhood</p> <p>4. The proposed plant would be a detriment to the rural nature of the area as it is and has been maintained for decades</p> <p>(5) The proposed amendment provides for the orderly physical growth of the City.</p> <p>1. Putting the proposed plant in this neighborhood would not be an orderly physical growth of the city or county</p> <p>a. Construction will negatively impact all neighborhoods and traffic flows north and south of 108th, and Old Wadsworth, possibly for years</p> <p>b. This proposed amendment erases the Historic Overland Trail Open Space</p> <p>(6) The proposed amendment furthers an important public policy, including but not limited to a need for affordable housing, protection of historic resources, preservation of open space, or reduction in water demand by virtue of a different land use category.</p> <p>1. This proposed amendment does not further any important public policy</p> <p>a. Contains no affordable housing</p> <p>b. Destroys Historic "Overland Trail Open Space"</p> <p>c. Will not reduce water demand</p> <p>i. If built this plant will encourage increased water use</p> <p>(7) The proposed amendment is appropriate in order to address a uniqueness in the size, shape and character of the parcel in relation to neighboring lands. Proof that a small parcel is unsuitable for use as presently designated or that there have been substantial changes in the immediate area may justify an amendment subject to evidence furnished by the applicant.</p> <p>1. This proposed amendment is inappropriate because</p> <p>a. The planned treatment plant won't fit on the Historic Overland Trail Open Space without purchasing adjacent private properties</p> <p>b. The water Plant will be a detriment to the neighboring properties and the nature of the rural area built as low-density housing and maintained as such due to proximity of Rocky Mountain Metropolitan Airport</p>
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3/22/2019	email	<p>From: XXXXX Date: Fri, Mar 22, 2019 at 12:35 PM -0700 Subject: Water Treatment proposed site on 108th Avenue To: "Otzelberger, Aric" <AOTZELBE@CityofWestminster.us>, "Stahl, Mary" <mstahl@CityofWestminster.us> Cc: "Kasza, Jacob" <jpkasza@CityofWestminster.us></p> <p>Our name is XXXXX we live at and I live at XXXXX. I would like to express my concern and position on the site for the water treatment facility. We urge the city not to select the 108thAve. site, The Westminster Blvd site is significantly larger and can better sustain the future needs of the city. Additionally the surrounding area has yet to be developed. If the 108th site is selected it will forever damage the decades old rural residential neighborhood that we have lived in since 2001. In the Mandalay Gardens Subdivision. Our neighborhood is cherished by those of us and live here, we are the envy of many of our friends that we are in a rural area so close to Denver and Boulder. We have also been fortunate that the city has established open spaces in this area in continuity with the rural environment. When maps and signage indicate open space, people are under the impression and grateful for the parcel of land that has been preserved forever! Changing the Overland Trail Open Space for a water treatment facility or any other use would have a negative impact on this area. This particular 30 acre parcel is home to a large Prairie Dog colony that is the primary food source for Bald Eagles and several other species of birds of prey, that rest in the trees and hunt for food in this Open Space. I understand that the city would find replacement acreage, however, not in this area and it would be no consolation for the neighborhood that would be forever changed. Please notify us of any meetings concerning the 108th Avenue site. Feel free to contact us anytime concerning this issue. Respectfully, XXXXX XXXXX Sent from my iPad</p>
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3/22/2019	email and phone call	<p>From: XXXXX Date: Fri, Mar 22, 2019 at 12:06 PM -0700 Subject: 108th Water treatment site To: "Stahl, Mary" <mstahl@CityofWestminster.us></p> <p>I strongly opposed the 108th Ave for the water treatment site</p> <p>XXXXX Sent from my iPhone</p>
3/22/2019	email	<p>Hi Mary .My name is XXXXX .I live at XXXXX. I would like to have my objection for the proposed water treatment plant dully noted. After looking over the site plans for both of the final sites ,it seems the 108th site would have far greater impact on the neighborhood as well as the surrounding area.This site would require doing away with the open space that was purchased with funds given to the city from Jefferson county so the dry creek trail was continuos through the county.Also the city would have to purchase other private residence in order to have a large enough parcel of land for the project.Not to mention the increased amount of traffic it will create.The other site is located in a commercial /industrial area with a better infrastructure already in place and on a much larger parcel of land.It Would not have an impact on private residence. .</p> <p>I hope the board will look at these valid points when making their selection. Thank you for your consideration,XXXXX</p>
3/22/2019	email	<p>Hi Mary,</p> <p>My Name is XXXXX and I live at XXXXX.</p> <p>I oppose the Water Treatment Site on 108th. This land was purchased as open space and we will lose a valuable part of history with the Overland trail. Please do not use land that was purchased for open space to put the water treatment plant.</p> <p>If you have any questions I can be reached at XXXX.</p> <p>Thank you.</p>
3/22/2019	phone	<p>And -- I understand that there is a water treatment plant that is being considered going into some open space of here in about 30 incurs online I understand that you need like 40 acres so I'm not sure I'm pretty sure you'll have to take from -- neighbors or something or some other properties but I was really I really a pulse -- the water treatment plant going in there I think if you have you know the other option is there's no other buildings involved it's presently homes you know this is already open space it is wonderful having the open space where things cannot be built in it and I really oppose the water treatment plant being put in 108.</p>

3/23/2019	email	<p>----- Forwarded message ----- From: XXXXX Date: Sat, Mar 23, 2019 at 8:18 AM -0700 Subject: oppose water treatment on 108th and Dover To: "Stahl, Mary" <mstahl@CityofWestminster.us></p> <p>We oppose the water treatment proposal on 108th for the following reasons: this is an established neighborhood negative impact for our community possible unearthing and disperse plutonium nearby from former Rocky flats noise and pollution drainage issues affect property values and quality of life not enough space for growth XXXXX</p>
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3/24/2019	email	<p>Hello Mary,</p> <p>My name is XXXXX. I live in the Clearview Estates development, at XXXXX. My husband and I have lived in this neighborhood for 26 years and have raised two sons here. I am writing this letter to you to express my family's concern for one of the two proposed locations of the water treatment plant. We believe the far better location is the U.S.36/Westminster Blvd. site, with the ease of access, pre-existing noise and light pollution from the US. 36 corridor and businesses nearby as well as the lack of residential homes in close proximity. The U.S. 36/Westminster Blvd. location already has commercial businesses to the west and is not surrounded by residences, like the W. 108th Ave. location. The U.S. 36/Westminster Blvd. site is a much better "fit" for the community. It is a much bigger parcel of land than on 108th, which allows for growth of the plant for years to come. We are all very concerned about the proposed water treatment facility being built in this area for several reasons. First the soil sampling has shown higher than background levels of plutonium in the soils all around our neighborhood due to the prevailing westerly winds. If construction were to begin on the treatment plant, I fear for the toxic soil to be dredged up and exposing people unnecessarily in the surrounding neighborhoods. This could potentially cause cancer to us residents, and bring forth potential law suits towards the city. Secondly, the master plan for our neighborhood is rural residential and was never designed for commercial businesses/buildings. Large commercial and or municipal buildings is NOT in harmony with our neighborhood and we do not want our neighborhood changed like this. It will cause noise and light pollution. Not to mention increase traffic in an already increasingly busy 2 lane road on 108th. Should the city decide to go forth and build the treatment plant in the Open Space Area, you will have many unhappy residents who will have their quality of lives impacted in a very negative way. Lastly, not only will the people be unhappy, but the negative impact on the wildlife in the area will also be hurt. There are hawks, prairie dogs, and rabbits that make up an ecosystem that should remain undisturbed. This Overland Trail open space is also a historic travel route that should be respected and left alone. Please do the right thing and keep this plant out of our neighborhood and put it along U.S. 36 where it will have less of a negative impact on your citizens.</p> <p>Thank you for your time, XXXXX</p>
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3/24/2019	email	<p>Good afternoon,</p> <p>To all departments and individuals involved in determining the appropriate location for the 2025 water treatment plant, I'd like to kindly ask that you strongly consider mine and my neighbors comments, inquiries, concerns etc. My name is XXXXX and I live in Clear View Estates.</p> <p>Gosh where to begin. I'm shaking and nervous as I type this. The thought of the possibility of a treatment plant being placed in the middle of our rural, single family homes and on a designated open space parcel is frightening and baffling! My husband and I purchased our property in Clear View Estates in September of 2016. We were so excited to find an area of acre to few acre parcels with horses, wildlife and open space habitats for wildlife and birds of prey and for the surrounding residents to enjoy. Prior to purchasing, we did research and were aware of the trains, planes and automobile activity (we back Old Wads) and it's negative impact as well as we were very aware of the open space areas and it's positive impact to the property value.</p> <p>In the first year we learned how this community of Mandalay Gardens and Clear View Estates appreciates and respects the area. A neighborhood parade and picnic on July 4th, gatherings of neighbors in the streets visiting when people are taking their daily walks. Our narrow country roads and open space are great places to take dogs on walks and take horses for a ride.</p> <p>Many of our neighbors have been here for 50 plus years, others have moved back into their childhood homes after their parents passing, others like ourselves are newer to the area and moved here for it's charm, diversity of single family rural properties and the surrounding defined open space. This neighborhood as well as numerous residence are very mature with lots of history. It's just not right to destroy a community by altering its character so drastically and devastatingly.</p> <p>Never, could I imagine that I'd be pleading with the city NOT to locate a water treatment plant in the middle of our properties. Nor did I ever believe designated open space that is clearly marked as such, is home to wildlife and birds of prey would be considered for such a project that would forever ruin our community and way of life.</p> <p>Besides the destruction of the open space, there's health issues to us by stirring up the soil especially being east of Rocky Flats.</p> <p>It will create noise and light pollution. All the roads surrounding the 108th location are simply not constructed to accommodate travel of large trucks or the weight. There would be severe road damage to the very narrow roads that could cause numerous problems for all parties attempting to get in or out or through this area.</p> <p>The negative market impact that our properties will endure is disheartening. Many of the owners have owned their homes for generations and their children's inheritance would be significantly diminished.</p>
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I understand that the 108th open space parcel is approximately 30 acres and has been deemed a suitable size for the plant, but what about future growth? What about access? What about redefining open space, does that actually happen?

Please, for the wellbeing of our neighborhood, certainly, it's not all about us, also for the current residents receiving city services and for future growth choose the other parcel at Highway 36 and 98th.

There are so many reasons that location is much better suited for the entire city.

It's two vacant parcels of over 100 acres so the city could later purchase additional acres beyond the 40 you would be purchasing so the city could allow for growth. It already has noise pollution from highway 36, it's NOT in a residential community and you wouldn't be taking designated open space.

I'd also like to inquire about a few things please. Has the city done any soil testing at the two identified locations?

Has Jefferson County had input regarding traffic and road impact? Has the owner R Dean Hawn of the 100 plus parcels stated he'd sell a portion? Is there a forum that our community will be able to talk to the appropriate parties in person before a final decision?

Sincerely and respectfully,
XXXXX

<p>3/24/2019</p>	<p>email via Access Westminster</p>	<p>From: XXXXX Date: March 24, 2019 at 5:54:10 PM MDT To: "water2025@cityofwestminster.us" <water2025@cityofwestminster.us>, "hatchison@cityofwestminster.us" <hatchison@cityofwestminster.us>, "aseitz@cityofwestminster.us" <aseitz@cityofwestminster.us>, "ddemott@cityofwestminster.us" <ddemott@cityofwestminster.us>, "mhaney@cityofwestminster.us" <mhaney@cityofwestminster.us>, "smahnke@cityofwestminster.us" <smahnke@cityofwestminster.us>, "kskulley@cityofwestminster.us" <kskulley@cityofwestminster.us>, "jvoelz@cityofwestminster.us" <jvoelz@cityofwestminster.us> Subject: Say NO to 2350 -SE Westminster - Please I'm making an assumption today based on what I saw earlier this afternoon. I am writing to each one of you as I am very disappointed and sad to see large beautiful trees being cut down. It appears a decision has been reached yet the Westminster residents have not notified. I have one simple question. Have you chosen site 2350 - SE Westminster as the future location of the water treatment facility? If the answer yes, why would you choose a site that is so close to private homes? Why would you choose a site that has so many homes and an already congested and busy Sheridan? All in the name of progress? BS! I vote the next progress be moved into your neighborhood, front yard! If you have not reached a decision , please consider Site 3218 NW Westminster. PLEASE! PLEASE! PLEASE! Again still assuming you have selected site 2350, I've seen pictures of the treatment facilities designs. Absolutely UGLY! Hideous! If you are going to cram a water facility down my throat, place it in my front yard, at least have some imagination! Come on! Who suggested, designed those buildings? They do not blend or compliment the area AT ALL! My dogs could do better! I am so frustrated and angry since I learned about your plans. Oh wait, that's right, in the name of progress. Please take a moment to see my perspective as a homeowner very close to 2350. You are cutting down and destroying homes of beautiful hawks, foxes and coyotes. The trees being destroyed are huge! They are old! This is progress? You are taking over a field that I have watched kids play ball in with their parents. I have watched people walk their dogs through this field. I am sick to my stomach! What next? Will you find some loophole to take over the open space too? I hope not but after seeing no regard for the people or environment except to shove a water treatment facility into a neighborhood. This shows me the lack of respect you have for your fellow Westminster residents. How sad! How truly sad! Please tell me I am wrong and 2350 is not the next site. Frustrated Westminster Resident, XXXXX</p>
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3/25/2019	email	<p>From: XXXXX Sent: Monday, March 25, 2019 12:22 PM To: Stahl, Mary <mstahl@CityofWestminster.us>; Water 2025 <water2025@CityofWestminster.us> Subject: Water Treatment Facility in Mandalay Gardens</p> <p>Hello.</p> <p>My name is XXXXX: XXXXX</p> <p>I commend you on the forethought regarding future water use demands for Westminster but I would like to express my concern for the potential water treatment facility on 108th .</p> <p>I feel the Westminster Blvd site much better suits the facility in the long run. With a larger footprint and no immediate development surrounding the parcel, future expansion will be possible without alienating constituents.</p> <p>We have also been fortunate that the city has established open spaces in this area in continuity with the rural environment.</p> <p>When maps and signage indicate open space, people are under the impression and grateful for the parcel of land that has been preserved forever.</p> <p>To select this 108th St. Overland Trail Open Space for a water treatment facility or any other use would be a tragedy. This particular 30 acre parcel is home to a large Prairie Dog colony that is the primary food source for Bald Eagles and several other species of birds of prey.</p> <p>I understand that the city would find replacement acreage if the site were selected but that would be no consolation for the neighborhood that was forever harmed.</p> <p>Between harming area I wildlife, added traffic, runoff, noise pollution and loss of open space etc. if there are ANY other solutions to this issue please take our cherished neighborhood under consideration in your decision.</p> <p>Feel free to contact me anytime.</p> <p>Sincerely. XXXXX</p>
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3/25/2019	email	<p>From: XXXXX Date: March 25, 2019 at 4:30:11 PM MDT To: "water2025@cityofwestminster.us" <water2025@cityofwestminster.us> Cc: XXXXX Subject: No contact to neighborhoods affected by 108th location</p> <p>Hi</p> <p>My name is XXXXX, my wife XXXXX and I live at XXXXX. We take exception from the statement below copied from the Water2025 web site.</p> <p>"The Water 2025 team will conduct extensive community outreach throughout the process in order to identify priorities that respect and reflect your goals and vision for our city."</p> <p>There was no community outreach in the neighborhoods that would be most impacted by the site at 108th Ave, if selected. As far as we know there is no schedule for neighborhood input, at all. Not only does it appear that the city purchases Open Space or Green space just as a place holder for city development but it does so with no outreach to the communities it impacts. We are aware that the Water2025 panel sought community input at community festivals in Westminster, however after speaking to 58 of our neighbors not 1 knew of the possible selection right in the middle of our neighborhood. How does the Water2025 team justify considering placing a second water treatment plant within eyesight of another facility at 104th? The noise and light pollution are a considerable impact to our neighbors to the south of us, and you would know if you would just ask. We implore the water2025 committee to remove the Open Space known as the "Historic Overland Trail" from consideration. A minimal review of the area history shows how little of or history of this area is left, building a massive water treatment facility on the last of it would just be a final insult and lack of respect for our cities heritage.</p> <p>Since the city took over Lower Church Lake open space, it has effectively drained it. The first noticeable complete drying out of the lake was ~7 years ago and today it almost never has standing water in it. It stands as another example of how the city of Westminster manages it open spaces. Is Lower Church Lake also open for development, maybe a sewage treatment facility?</p> <p>https://coloradoencyclopedia.org/article/overland-trail Archaeology of the Overland Trail Relatively little remains of the original trail, although archaeologists continue to pursue identification of trail remnants using remote-sensing techniques, such as aerial images, and archival research. For example, original survey maps that depict the trail, drawn as early as 1866, have been curated and digitized by the Bureau of Land Management. Agriculture, modern roads (many of which were built atop the historic trails) and construction have erased almost all evidence of this historic corridor. However, field verification occasionally results in the identification of intact segments, and despite the near total destruction of buildings along the trail, several stage station sites have been recorded, and the Virginia Dale Stage Station still stands. Church's Stage Stop Well</p>
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3/25/2019	phone call	We received two hotline voicemails today. The first is from XXXXX who is looking for more information about the proposed water treatment facility and specifically, its location. He can be reached at XXXXX.
3/25/2019	phone call	garbled message.
3/25/2019	email	<p>From: XXXXX Date: Mon, Mar 25, 2019 at 4:37 PM -0700 Subject: Some thoughts on water treatment To: "Stahl, Mary" <mstahl@CityofWestminster.us></p> <p>Hi Mary</p> <p>I am pretty darn sure that folks in your position dread notes that begin with "I just learned.. " immediately followed by "... and I am greatly concerned"! However, I am not sure how else to do it!</p> <p>So.. I just learned that the city is considering Overland Open Space land for a drinking water treatment facility. And yes.. I am greatly concerned about neighborhood impact. That land is about XXX, across two lots, NW of me. That we would choose to install an 30+ acre facility there is just stunning. It also sounds as if the City would have to acquire another 10 or so acres (?).</p> <p>This type of open space is special, surrounded by an established neighborhood, and I cannot envision that this is truly the highest and best use.</p> <p>I woke up last week to an owl on our chimney. Watched an eagle take a prairie dog last fall. Enjoy seeing the llamas, horses, alpacas, cows, coyotes, fox (until it got mange and died) and the kids walking 106th, Dover and side streets are great to see enjoying them as well.</p> <p>I recognize the need for infrastructure. It strikes me that the site next to 36 is more appropriate. And I have no rational argument for that than other than ".. highest and best use.."</p> <p>I sincerely believe that is among primary criteria for site selection.</p> <p>Thanks! XXXXX</p>

3/25/2019	email	<p>From: XXXXX Sent: Monday, March 25, 2019 6:23 PM To: Water 2025 <water2025@CityofWestminster.us> Subject: Water Treatment Facility Site Selection</p> <p>Hello,</p> <p>I thank you for the opportunity to provide input on the selection of the next Westminster Water Treatment Facility.</p> <p>This is the 2nd sentence on the Water2025 webpage: The goal of this effort is to identify the best site for the new facility by early 2019 using a systematic review process that is based on technical and operational requirements, as well as significant community engagement. I'm alarmed that, to my knowledge, the residents(community) that live in close proximity to at least 1 of these 2 remaining potential sites were never notified by the city that our neighborhood was being considered. The only notice I've personally received was a letter dated February 28, 2019 letting me know that a new water treatment facility was needed, to take the survey, and also visit the Water2025 website. The website is where I discovered that one of the 2 remaining potential sites is roughly XXXXX from my home. That site is the one on W 108th Ave. Your online documents refer to it as 'Site 3218 - NW Westminster'.</p> <p>The online document describing the site selection process mentions several bullet items that, from my view, would disqualify Site 3218.</p> <ul style="list-style-type: none"> • Minimizes potential impact to critical community assets, such as parks, high value open space, prime commercial areas, residential areas or schools. <ul style="list-style-type: none"> o Site 3218 is land currently designated open space known as 'The Overland Trail Open Space'. o Site 3218 is also surrounded (in very close proximity) to several homes. The other site is not. • Compatibility: Site is compatible with surrounding existing and proposed development <ul style="list-style-type: none"> o I do not perceive how a water treatment facility could be compatible with a rural residential neighborhood. • Opportunity to create trail system identified in Parks Master Plan. <ul style="list-style-type: none"> o This is in the 'Key Differentiators' area of the site selection document. This open space is already able to support a trail system. Building a water treatment facility would not enhance the experience of trail users. <p>The other site (Site 2350 - SE Westminster) offers 40 acres which is currently perceived as adequate for the facility needs. There is also quite a bit of undeveloped land surrounding site 2350 allowing for the possibility of additional future growth.</p> <p>Site 3218 offers 30 acres which is currently perceived as inadequate for the future facility needs. This means residential homes surrounding this 30 acre site would be lost.</p>
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The neighborhoods of Green Knolls, Mandalay Gardens, and Clear View Estates will all be greatly impacted by installing a water treatment facility pretty much right in the middle of these exclusively residential neighborhoods. I fear noise and light pollution. Additional water drainage problems to what we already experience. The noise and inconvenience of construction traffic for the next several years.

The Overland Trail Open Space is home to prairie dogs, rabbits and other prey that Eagles, Owls, Hawks, and other predatory animals that visit and live in our area rely on as a food source. We'd hate to lose them.

I urge you to reject the selection of Site 3218 and choose Site 2350 instead!
Site 2350 seems to be such a better choice when you consider the personal impact of this will have on the communities surrounding these 2 sites.

Please add me to your list of interested parties so that I may receive any future notifications regarding this.

XXXXX

XXXXX

XXXXX

I have lived at this address since 1984 (35 years).

I can also be reached at XXXXX or through email - XXXXX

Thank You for taking the time to read this,

XXXXX

3/26/2019	email	<p>From: XXXXX Sent: Tuesday, March 26, 2019 8:08 AM To: Water 2025 <water2025@CityofWestminster.us> Subject: Comment and recommendation on Water2025 public involvement process</p> <p>Good morning. I received the February 28, 2019, Water2025 letter announcing the process to choose a location for a new Westminster water treatment plant. I live in the Waverly Acres subdivision. In reviewing the location map on the Water2025 website for Site 2350, I found that the map has just two scale settings. Neither map setting shows how close Site 2350 is to my home. I recommend the Water2025 team replace the existing Site 2350 site map with a Google Earth satellite image of the proposed site and surrounding area with a “zoom in, zoom out” feature. That feature will allow the public to better understand the location of Site 2350.</p> <p>Thank you for consideration of my recommendation. XXXXX XXXXX</p>
3/26/2019	phone call	XXXXX: concerns about another large facility near his home.

3/26/2019	email	<p>forwarded message: From: XXXXX Date: March 26, 2019 at 4:37:46 PM MDT To: mstahl@cityofwestminster.us, water2025@cityofwestminster.us Cc: XXXXXXX, nlawrenc@cityofwestminster.us, AOTZELBE@cityofwestminster.us, hatchinson@cityofwestminster.us, Anita <aseitz@cityofwestminster.us>, David <ddemott@cityofwestminster.us>, Michele <mhaney@cityofwestminster.us>, Sheela <SMAHNKE@cityofwestminster.us>, Kathryn <kskulley@cityofwestminster.us>, Jon <jvoelz@cityofwestminster.us>, Michelle <mparker@cityofwestminster.us>, David <dfrankel@cityofwestminster.us>, Kristin <kdecker@cityofwestminster.us>, John <jmconne@cityofwestminster.us>, jschjalk@cityofwestminster.us, jskasza@cityofwestminster.us</p> <p>Subject: Drinking water treatment facility between 108th and 106th Dear Mary Stahl, and city of Westminster City Council Members,</p> <p>My name is XXXXX I live at XXXXX and my family owns the property at XXXXX. I moved her in 1997 because I worked at the XXXXX, just up the road from my home. I have always liked a 'rural' feel versus an 'urban' feel neighborhood and I was thrilled to locate here. In 2000, my father and I purchased an adjoining piece of property on XXXXX and it has since been a rental house catering to groups that want large amounts of land for either animals or vehicle storage. I was very disappointed to hear that our open space is under scrutiny to become a water treatment plant and I've unsure exactly what to do about this. I did leave a phone message to talk with you but I didn't hear back and I'm sure this issue has been overwhelming for you. It seems that there is little I can do to influence a change to the other identified water treatment location near the Butterfly Pavilion, and I can understand from an engineering cost basis why that location may be more costly. But putting a water treatment plant in our neighborhood would uproot the community through years of construction. Our community would have to accommodate a new road, and curb and gutter to handle the increased storm drainage needs from the increase of impervious surfaces. Our current road width is too small to make these changes easily and currently it is difficult and cumbersome for semi-trucks to make the 90 degree corner at Dover and 106th.</p> <p>Another issue is the potential exposure to increased radiation from digging up the dirt to build these new roads and drainage systems, which exposes all of the residents to increased probability of contracting cancer. The tangible value of happy residents in comparison to hard development costs are impossible to compare but human safety and respect for lifestyle variations should be allowed in our great nation.</p> <p>Please encourage the decision makers to choose the other drinking water treatment plant location by the Butterfly Pavilion.</p> <p>Thank you for your time and consideration. XXXXX</p>
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3/26/2019	email	<p>From: XXXXX Sent: Tuesday, March 26, 2019 4:03 PM To: Water 2025 <water2025@CityofWestminster.us> Subject: Proposed Water treatment Plant</p> <p>Att ; Mary Stahl Senior Project Engineer</p> <p>Dear Mrs Stahl,</p> <p>We have lived at our present address in Clear View Estates since July, 1973 and have seen many changes in the area, some better than others, but one of the worst potential changes that has been brought to our attention and that we most strongly object to, is the proposed elimination of the Overland Trail Open Space area to be replaced by a huge Water Treatment Plant.</p> <p>We base our objection to the proposed plant on the following factors :</p> <p>A. The proposed construction would severely impact and virtually eliminate the historic Overland Trail area and adjoining sites. We think that such historic and cultural resources deserve City protection and preservation for the enlightenment, enjoyment and education for the present and future generations. Once gone, they can never be restored or replaced.</p> <p>B. The proposed site is downwind of the Rocky Flats Superfund Cleanup Site and there could be some residual plutonium contamination in the soil that scientists advise NOT to disturb or release with massive excavations and construction projects.</p> <p>C. The Overland Trail Open Space is home to various species of native wildlife and raptors such as hawks and Federally protected eagles. They deserve the protection and should not be disturbed or forced from the Overland Trail habitat.</p> <p>D. The proposed Change of Use for the open space is NOT consistent with the vision, intent and applicable policies of the Westminster Comprehensive Plan nor of the Rocky Mountain Regional Airport, as it would remove a designated open space and replace it with a huge water treatment plant that is in the Airport Influence Zone and in the Critical Approach Zone of that very busy airport.</p> <p>E. The proposed Overland Trail Open Space area has no room for future expansion of the Water Treatment Plant without the taking of adjoining residential properties via expensive purchase or use of eminent domain.</p>
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F. According to Westminster Land Use Policy, open space is vital to Westminster's " Quality of Life . " We totally agree and ask that the Overland Trail Open Space be preserved and protected.

G. The proposed construction would severely impact existing, adjoining neighborhoods including the oldest neighborhood in Jefferson County namely, Mandalay Gardens which in and of itself is an historical element with ties to the Mandalay School and Church and old stage shops on the trail from Denver to Cheyenne and routes to Boulder City.

H. There is already an existing Westminster Water Treatment Plant in the area located at W 104th Ave & Wadsworth.

We believe the other proposed site for construction of the Water Treatment Plant should be chosen, as it would NOT impact existing neighborhoods, would NOT eliminate designated Open Space, WOULD provide space for future expansion (which is inevitable due to strong growth patterns in Westminster), would NOT displace wildlife and protected raptors, would NOT be in the Rocky Mountain Regional Airport Inclusion Zone, would NOT be built on soil with possible residual plutonium contamination.

Please give this your consideration and remove the Overland Trail Open Space site from consideration as a site for the projected Water Treatment Plant.

Respectfully,

XXXXX

3/26/2019	email	<p>From: XXXXX Date: Tue, Mar 26, 2019 at 11:06 AM -0700 Subject: Location of the Waater Trreatment plant on 108th To: "Stahl, Mary" <mstahl@CityofWestminster.us></p> <p>Hi Mary - My name is XXXXX and we live at XXXXX, and we have had numerous neighborhood meetings about all the various projects that the City of Westminster is planning in this rural neighborhood. The location of the water treatment plant concerns me especially when these projects will bring in more traffic to this area. The traffic is bad enough as it is much less adding more traffic without traffic lights and access. 108th is a 2 lane road and already has problems with growth in and around the proposed location. The open space that is there right now will be totally consumed of 30 acres of 2 story buildings. The sight is not large enough and would need to be expanded by 10 more acres that are not there. The other proposed sight is a 40 acre parcel of private land that could be expanded as it is much more suited and could handle the increase in traffic. The overland trail has a lot of historic nature to the open space and that piece of history will be destroyed forever. Please do not take away our open space for the proposed water treatment plant. The other location has no historic value and I would like to see the history of this neighborhood preserved. thank you for attention and I hope the steering committee will chose the other logical location and preserve the overland trail.</p> <p>XXXXX as a concerned citizen of Colorado .</p>
3/26/2019	email	<p>From: XXXXX Date: Tue, Mar 26, 2019 at 10:34 AM -0700 Subject: open space at 108th and Dover To: "Stahl, Mary" <mstahl@CityofWestminster.us></p> <p>We have lived at XXXXX since 1989. We are greatly opposed to a potential water treatment plant at 108th and Dover in our residential neighborhood. We have a unique neighborhood that is like country living. We have narrow roads, no sidewalks, no street lights and low volume of traffic. The 30 acres of land on 108th and Dover is open space for the Overland Trail history. If a water treatment plant was placed there it would forever destroy the history of the area and the preservation of that saved land. We have Bald Eagles and birds of prey that feed off that land from gofers and rabbits. Please help us preserve what the residents here are so proud of.</p> <p>Thank you, XXXXX</p>

3/26/2019	email	<p>From: XXXXX Date: Tue, Mar 26, 2019 at 8:21 AM -0700 Subject: 2025 Water Treatment Plant To: "Stahl, Mary" <mstahl@CityofWestminster.us> Cc: XXXXX</p> <p>Mary</p> <p>Attached is my input regarding the selection of a site for the 2025 water treatment plant. I live near one of the 2 potential sites. I hope you will consider the points I make as constructive in making a final site selection.</p> <p>Regards</p> <p>XXXXX Water 2025</p> <p>I understand that the City of Westminster is considering building a new water treatment plant on the corner of 108th Ave and Dover Street. I live at XXXXX which is near the proposed plant site. I would like to point out that the area bounded by 108th Ave on the north, 106th Ave on the south and Old Wadsworth on the east and Wadsworth Bypass on the west (which includes the proposed site at 108th and Dover) is a small rural enclave where residences like myself enjoy the peace and quiet of a rural type atmosphere which is the reason I chose to live in this neighborhood. I have lived in this area for 25 years and I am concerned with this proposed change and I am voicing my opposition to locating the water treatment plant on the corner of 108th and Dover, based on the following:</p> <ul style="list-style-type: none"> • It is my understanding that this will be a large plant as it will replace the Semper water treatment facility which processes 44,000,000 gallons per day. • The City has evaluated potential sites and has narrowed the selection down to 2 sites: 1) 108th Ave and Dover Street (designated as Site 3218 in the "Water 2025 Site Evaluation Process" document); and 2) a site located just south of the Butterfly Pavilion designated as Site 2350. • The land for Site 3218 would provide 30 acres which would come from the Overland Trail Open Space. This would remove open space from the neighborhood which according to the City's "Preliminary Evaluation Criteria" is to minimize potential impact to critical community assets such as park, high value open space, and residential areas. • As projected by the City, the 30 acre Site at 108th and Dover (Site 3218) is not large enough to allow for future expansion of the treatment plant, whereas Site 2350 would have sufficient space for expansion and this expansion would not encroach any further on the existing neighborhoods. • Site 3218 is located in a neighborhood and the nearest neighbors are located right at the Sites' boundary which
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provides no buffer zone between the plant and the nearest neighbors.

- Site 2350 has a buffer zone between it and the closest neighbors of between 500 to 700 feet.
- A water treatment plant contains operating equipment such as pumps which can cause low level vibrations that can travel some distance before dissipating , therefore, a buffer zone between the plant and its neighbors is critical in order to minimize noise impacts on the surrounding residences.
- Maintenance activities at the water treatment plant can generate noise such as cleaning tanks, piping and equipment which would impact residences near the plant. A buffer zone such as the one for Site 2350 would help mitigate the noise impacts to the surrounding neighborhood.
- Light pollution is also a concern, even if the plant uses downward facing lights, they will still affect the neighbors near the plant, and again a buffer zone would help mitigate affects from plant lighting.
- Traffic on 108th Ave is congested during the morning and evening rush hour, and although a water treatment plant does not require a significant staff, there will be additional traffic added to 108th from deliveries to the plant and from maintenance activities at the plant which will likely include truck traffic. This will add to the congestion on 108th Ave.
- Although not stated in the “Preliminary Evaluation Criteria” document, it appears that access to Site 2350 would be from Westminster Blvd which does not have the congestion at rush hour that 108th Ave does.

In summary, based on the points provided above I, believe that the site that minimizes impacts to the surrounding area, does not affect a designated open space, provides a buffer zone between the plant and the nearest residences, and meets the City’s requirements is Site 2350 and this should be the site selected by the City for the new water treatment plant.

Respectfully

XXXXX

<p>3/26/2019</p>	<p>phone and email</p>	<p>Christina and Mary,</p> <p>My name is XXXXX and I live at XXXXX, just south of your proposed water treatment facility. I have lived on this property since 1960 when my parents purchased it and built our family home. There is a reason why the residence of this neighborhood live here for generations. It's called PEACE and QUIET. I must say that I am appalled by the absence, of any input, the city has ask for from the very people that will be affected by this facility. Your survey, Community Working Group and notification process are all biased towards my neighborhood. Never once has the city ask ANY of my neighbors their thoughts on this facility. We already have a water treatment facility located at 104th and Wadsworth that continually make an annoying humming noise. We certainly don't need another, much larger one in our back yard. The other site off Westminster Blvd. is much less populated, not surrounded by residences, and is not comprised of Historic Overland Trail Open Space. Put it there please.</p> <p>As I understand your proposed process, you plan on making your final site selection in early April without affording the very people affected by your decision a public forum to voice their opposition. Then after you make your decision, and it become almost impossible to reverse your decision, you will afford us lowly residents the opportunity to voice our opposition before the planning committee and city council where it is certain to fall on deaf ears. Am I correct in my assumptions?</p> <p>If this goes down the way I fear is going I have to agree with XXXXX. The city purchases open space simply as a place holder for future development with zero regard for the impact on citizens.</p> <p>The residents of my neighborhood, ALL OF THEM, demand that this process be halted immediately to allow for public comment before the final site is selected.</p> <p>I would appreciate a detailed response to this email and not just your form email.</p> <p>Thank You</p> <p>XXXXX</p> <p>From: XXXXX Sent: Tuesday, March 26, 2019 3:59 PM To: Gray, Christine <cgray@CityofWestminster.us>; Stahl, Mary <mstahl@CityofWestminster.us> Cc: XXXXX Subject: RE: No contact to neighborhoods affected by 108th location</p>
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Hi Christine/Marry

Thank you for your rapid response to my E-mail.

I would have rather had actual answers to my questions but you chose to treat me as though I'm stupid. It's clear that the city intentionally made no effort to reach out to our community and now I understand that no effort has been made to interact with the private owner of the Westminster Blvd site. Considering the decision is eminent, the City did manage to get us a letter just in time to insure any input from us is worthless. So the context of the city's effort to engage strangers to decide who's property values are best ruined with this plan, is lost on us. The survey questions are set up so Westminster residents not impacted by these site choices, will give the city the answer they want. Based on the question and the impact to property values, how much has the city calculated the impact to our community will be? You must know, why else ask the question that way.

Our community is made up of many longtime residents that have had their property passed down from generation to generation. A large number of retirees don't have the means to participate in the way your community outreach was conducted. They are dependent on their most valuable asset for their retirement futures and wellbeing. If the 108th site is selected it would undermine the futures of many of our elderly residents and those who have more recently invested in this community. Again I ask that this process be halted until the city can hear from our community and have an open and honest dialog with us. So far this has been completely lacking, and we can only assume the worst. Many of our residents are already assuming that based on the lack of engagement in this process, it's been decided that we will be getting this plant in our neighborhood.

P.S. Why don't you visit the facilities at 1) 104th and Wadsworth Parkway and 2) 90th and Pierce, when they are doing maintenance and see if you would live next to that. I don't think you can cover facilities like this with landscaping. Do you? Really?

XXXXX

XXXXX

3/26/2019	email	<p>From: XXXXX Sent: Tuesday, March 26, 2019 7:01 PM To: Gray, Christine <cgray@CityofWestminster.us>; Stahl, Mary <mstahl@CityofWestminster.us>; Water 2025 <water2025@CityofWestminster.us> Subject: location of water teatement plant</p> <p>I live just south of the proposed water treatment facility on the Overland Trail Open Space between 106 and 108. I am shocked by the absolutely minimal input requested by the city from the people who would have this thing dropped in our faces. Frankly the whole process, to me, stinks of trying to slip something past the residents who would be most effected.</p> <p>There is already a water treatment facility located at 104 and Wadsworth that makes an annoying humming noise. We do not need another larger one. Is that, perhaps, why it appears the city did not ask for neighbor input until it was almost too late?</p> <p>I did take the peculiar little survey on line - once I found out about it.</p> <p>I'm disappointed the city can send out a letter to all water users that rates are going up but did not send out a letter to people who will be severely impacted by the installation of a treatment plant in their immediate neighborhood.</p> <p>I know a 2nd site is also under consideration. I have heard that site is large enough for future expansion (which the Overland Open Space is not). It also does not have RESIDENCES IMMEDIATELY ADJACENT TO IT. Please choose that site, or stop the process completely until you have actively solicited neighborhood comment.</p> <p>XXXXX</p>
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3/26/2019	email	<p>Begin forwarded message: From: XXXXX Date: March 26, 2019 at 6:02:39 PM MDT To: "mstahl@cityofwestminster.us" <mstahl@cityofwestminster.us>, "hatchison@cityofwestminster.us" <hatchison@cityofwestminster.us>, "kerb@cityofwestminster.us" <kerb@cityofwestminster.us>, "water2025@cityofwestminster.us" <water2025@cityofwestminster.us> Subject: water plant</p> <p>My name is XXXXX I am XXX years old and I live in Clear View Estates. I live with my mom and my grandma. My Grandpa and my grandma built our house with their own two hands in the 1970's. Grandma designed it and together they built it. When I was 5 my mom got XXXXX and my grandma was getting older so we decided to build on to grandma's house and me and mom moved in. I watched my grandma at 72 years old design and paint her new addition that she now lives in. We have 3 generations living here now and there is a lot of history and emotion we all have tied to this house. My mom shows me where she used to have a sand pit and tells me stories of her sledding down Chamber's Hill. My mom says one day I will live here with my kids. I am writing to you because I am concerned about your water treatment plant. It will greatly affect our livelihood. The reason I dont want you to build the water treatment plant is because you are destroying history and many lives, including mine and my future kids. There is also history here in this neighborhood. The Overland Trail was here and was used for a shortcut to California gold fields. Then the US army used it for a stagecoach ride. The gold miners used it as a path to the Rocky Mountains. The overland trail was used by the pony express and in the civil war. We have so much history here not just in the far past but the near past with my family. There is so much history here I couldn't even write it all down. I am just one kid but if it means to save our history and our neighbor's lives I would do anything I could in my power. We have liberty's so pleas listen to these people and see what these people have to say. I want my kids to be able to grow up surrounded by the Overland Trail history and my family's history. Pleas consider the other site to build the water plant so that we can continue to ride our horses, have our goats and sheep and be able to play outside where it is safe and quiet with no traffic. We cannot forget our past of the overland trail in this area. the open space has many animals and birds that will be affected if you take their home. Please Please Please do not take our land, our history and our lives.</p> <p>Thank You for your listening XXXXX</p>
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3/26/2019	email	<p>From: XXXXX Date: March 26, 2019 at 5:36:44 PM MDT To: <water2025@CityofWestminster.us> Subject: Attn: Mary Stahl - Westminster Water Treatment Plant Proposal</p> <p>As Westminster residents of long standing we strongly object to the proposed construction of a huge water treatment plant on the current Overland Trail Open Space, based on the following:</p> <p>A. Proposed construction could destroy the significance of historic Overland Trail and related sites. B. Proposed construction is within the area identified as affected by proximity to the Rocky Flats Atomic Energy Plant with possible plutonium residue in the soil. C. The proposed construction could adversely affect the wildlife, including protected Bald and Golden Eagles. D. The proposed construction is extremely close to the Rocky Mountain Regional Airport, which is a very busy airport with numerous flights daily.</p> <p>We think that there are many far more suitable locations for the water treatment plant that will not adversely impact surrounding neighborhoods, historic trails, native wildlife and not located in an area of possible soil contamination. Thank you for consideration in researching and choosing a different sight.</p> <p>Respectfully, XXXXX</p>
3/26/2019	email	<p>From: XXXXX Sent: Tuesday, March 26, 2019 11:35 PM To: Gray, Christine <cgray@CityofWestminster.us> Subject: New water treatment facility sites</p> <p>Dear Chris and Mary, I'm sending this email to ask that you please have a public discussion allowing our neighborhood the opportunity to discuss with city how one of the new water treatment facility planned sites that's in our neighborhood would affect our neighborhood, our families and our lives. Please give us this opportunity before you make your final decision on a final site.</p> <p>Thank You, XXXXX Sent from my iPhone</p>

3/26/2019	email	<p>From: XXXXX Date: Tue, Mar 26, 2019 at 10:16 PM -0700 Subject: Water 2025 Site Selection To: "Atchison, Herb" <hatchison@CityofWestminster.us>, "Seitz, Anita" <aseitz@CityofWestminster.us>, "Haney, Michele" <mhaney@CityofWestminster.us>, "Mahnke, Sheela" <SMAHNKE@CityofWestminster.us>, "Skulley, Kathryn" <kskulley@cityofwestminster.us>, "Voelz, Jon" <jvoelz@CityofWestminster.us>, "Otzelberger, Aric" <AOTZELBE@CityofWestminster.us>, "Frankel, David" <dfrankel@CityofWestminster.us>, "Decker, Kristin" <kdecker@CityofWestminster.us>, "McConnell, John" <jmconne@CityofWestminster.us>, "Schalk, Joe" <jschalk@CityofWestminster.us>, "Lawrence, Nathan" <nlawrenc@CityofWestminster.us>, "Stahl, Mary" <mstahl@CityofWestminster.us>, "McConnell, Rita" <rmconne@CityofWestminster.us></p> <p>Dear Mayor, City Council, Planning Commission and City Engineers,</p> <p>I have attached a letter regarding comments for the site selection for the Water Treatment Facility. Thank you for you time and appreciate your responses to the questions presented in our letter.</p> <p>XXXXX</p>
3/27/2019	email	<p>From: XXXXX Sent: Wednesday, March 27, 2019 12:58 PM To: Stahl, Mary <mstahl@CityofWestminster.us>; Water 2025 <water2025@CityofWestminster.us> Cc: XXXXX; XXXXX; Lawrence, Nathan <nlawrenc@CityofWestminster.us>; Otzelberger, Aric <AOTZELBE@CityofWestminster.us>; hatchinson@cityofwestminster.us; Seitz, Anita <aseitz@CityofWestminster.us>; Demott, David <ddemott@CityofWestminster.us>; Haney, Michele <mhaney@CityofWestminster.us>; Mahnke, Sheela <SMAHNKE@CityofWestminster.us>; Skulley, Kathryn <kskulley@cityofwestminster.us>; Voelz, Jon <jvoelz@CityofWestminster.us>; Parker, Michelle <mparker@CityofWestminster.us>; Frankel, David <dfrankel@CityofWestminster.us>; Decker, Kristin <kdecker@CityofWestminster.us>; McConnell, John <jmconne@CityofWestminster.us>; jschjalk@cityofwestminster.us; jskasza@cityofwestminster.us Subject: Water2025 Site Selection</p> <p>Dear Mary Stahl and the Water 2025 Project Team, Our names are XXXXX. Our home is at XXXXX in the historic Mandalay Gardens Subdivision. Ours is the first home north of the Westminster Water Treatment Plant on 104th & Wadsworth Pkwy. We moved here in 1984 long before that Plant was built. Before the Plant was built, we saw deer and pheasants in the fields adjacent to our house. We have planted trees between our property and the Plant to hide our view of the Plant and to help with the noise. We were never made aware that the Westminster Plant would be built, even though we were the closest residential property to</p>

the north, yet we never fussed much. We did call on occasion to ask how much longer the noise would last during the tank cleaning process and the people at the plant were very apologetic and very nice. We have recently learned that a second Water Treatment Plant may be built in our neighborhood.

We chose our home in 1984 because it was in the "country" and Walnut Creek flowed through the back of our property. We felt Mandalay Gardens was a wonderful family-oriented neighborhood that was teeming with history. It was a neighborhood with lots of birds, deer, horses, cows, pigs, goats, bunnies, etc., and laughing children. The dirt road from Old Wadsworth to Dover and up to 108th was a seldom traveled road except for local neighbors and it was a nice place to walk or ride horses. Then in 1985 the head-on collision of Burlington Northern freight trains Extra 6311 West and Extra 6575 East (killing 5 people) destroyed the bridge on U.S. Hwy 36 and traffic was re-routed through our neighborhood. Our children and grand-children had to be very careful of the traffic but we knew it would lessen when the bridge was rebuilt. Fast-forward to today: the road has become paved, and the people who remember the great "cut through" to get to Wadsworth Blvd are a menace, which has changed our neighborhood. Yet, we still have our Open Space and we still are surrounded by lots of history.

Today, our children, grandchildren, and great-grandchildren love to come to Papa & Gram's house. We love to walk in the Open Space, watch the red-tail hawks and eagles fly overhead, and talk about the history of the Old Overland Trail which WE learned about as children in grade school. We have passed on to them the history of how George & Sarah Church settled on Walnut Creek in 1864 and built a home that became the stage stop at Church's Crossing where our 18th President Ulysses S. Grant stayed in 1868. We can show them the well that George built and talk about how President Grant drank from that well. We talk about how the Church family introduced irrigation, wheat farming, Hereford cattle, and promoted the railroad to this area. We talk about the year 1924 when this area of Church Ranch was divided into 5 & 10 acre tracts and became Mandalay Gardens where our home is today. We walk in the Open Space, watch wildlife and make up stories of the historical people who walked there before us rode in the stage coaches on our Overland Trail on their way north and west to California.

We IMPLORE you to select the 40 acres near Highway 36 for the new Water Treatment Plant and NOT to choose our 30 acre Overland Trail Open Space on 108th Ave. PLEASE save our Overland Trail Open Space for us and future generations. History cannot be rewritten it can only be retold and revisited.

In closing, please take into consideration that:
108th Avenue at Wadsworth Pkwy has recently been rezoned and plans are forthcoming soon for building on these 7 acres which will bring big trucks and further increase already heavily congested traffic on 108th Avenue.

Thank you for your consideration.
XXXXX
XXXXX

3/27/2019	email	<p>From: XXXXX Sent: Wednesday, March 27, 2019 1:04 PM To: XXXXX Stahl, Mary <mstahl@CityofWestminster.us>; Water 2025 <water2025@CityofWestminster.us> Cc: XXXXX; XXXXX; Lawrence, Nathan <nlawrenc@CityofWestminster.us>; Otzelberger, Aric <AOTZELBE@CityofWestminster.us>; hatchinson@cityofwestminster.us; Seitz, Anita <aseitz@CityofWestminster.us>; Demott, David <ddemott@CityofWestminster.us>; Haney, Michele <mhaney@CityofWestminster.us>; Mahnke, Sheela <SMAHNKE@CityofWestminster.us>; Skulley, Kathryn <kskulley@cityofwestminster.us>; Voelz, Jon <jvoelz@CityofWestminster.us>; Parker, Michelle <mparker@CityofWestminster.us>; Frankel, David <dfrankel@CityofWestminster.us>; Decker, Kristin <kdecker@CityofWestminster.us>; McConnell, John <jmconne@CityofWestminster.us>; jschjalk@cityofwestminster.us; jskasza@cityofwestminster.us Subject: Re: Water2025 Site Selection</p> <p>What a great letter.</p> <p>Sent from my Verizon, Samsung Galaxy smartphone</p>
3/27/2019	email	<p>From: XXXXX Date: Wed, Mar 27, 2019 at 12:37 PM -0700 Subject: Westminster 2025 Water treatment plant To: "Atchison, Herb" <hatchison@CityofWestminster.us>, "Seitz, Anita" <aseitz@CityofWestminster.us>, "Haney, Michele" <mhaney@CityofWestminster.us>, "Mahnke, Sheela" <SMAHNKE@CityofWestminster.us>, "Skulley, Kathryn" <kskulley@cityofwestminster.us>, "Voelz, Jon" <jvoelz@CityofWestminster.us>, "Otzelberger, Aric" <AOTZELBE@CityofWestminster.us>, "Frankel, David" <dfrankel@CityofWestminster.us>, "Decker, Kristin" <kdecker@CityofWestminster.us>, "McConnell, John" <jmconne@CityofWestminster.us>, "Schalk, Joe" <jschalk@CityofWestminster.us>, "Lawrence, Nathan" <nlawrenc@CityofWestminster.us>, "Stahl, Mary" <mstahl@CityofWestminster.us>, "McConnell, Rita" <rmconne@CityofWestminster.us> Cc: XXXXX</p> <p>My name is XXXXX and I am a Westminster City resident living at XXXXX for almost 14 years and about 15 years at a previous house in Westminster.</p> <p>The purpose of this email is to express my concerns about the proposed water treatment plant located between 108th and 106th. I spoke at a planning commission meeting when the commission was discussing the re-zoning of 108th and Wads property to light-flex commercial. To me the biggest issue with all these projects is TRAFFIC and SAFETY. Due to the tremendous growth of Westminster and the existing traffic patterns in the area there is substantial problems that</p>

		<p>must be addressed to make this site viable. 106th Ave is 22' wide in front of my house and there are no sidewalks or real safe areas when cars or trucks are on 106th or even Dover. My wife and I enjoy walking in the area and due to the increase of current traffic it is becoming a greater risk every time. I have spoken to Westminster Police about additional patrols and Office Cunningham informed me that the only jurisdiction Westminster has in the area is from 108th and Dover to the south fence of the Loa Buddhist Temple on Dover which is not very far. Everything else including all of 106th and the rest of Dover are all Jeffco. I spoke to Jeffco Sheriffs dept. about additional patrols and the Sargent told me they would try to get an additional patrol for three weeks. We have seen a Jeffco Sheriffs patrol car between 10-12am once a day which is great but that is not when the problems exist. As current traffic gets busier on 108th, people are cutting down on Dover to avoid the congestion at 108th and Olde Wads. Speed, volume of traffic, no safe walking areas, etc. are becoming more concerning every day. On 106th there are two tank trap potholes that can do damage if a driver hits them right that have been there for years. I know you will say this is a Jeffco problem which I agree with but it is still a problem. The very sharp corner at 106th and Dover is so sharp that full-size semi-trucks cannot make the turn without doing damage to their tires. I have seen semis trash tires trying to make the turn because it is so sharp and here is the real problem, these roads are not designed to carry big trucks and a lot of traffic. It is now bad enough at Dover northbound onto 108th during school, rush hour both morning and evening and the addition of the commercial property at 108th and Dover that their planning shows the traffic turning onto Dover to get to 108th. More traffic problems. A point I brought up at the planning meeting is one of the most dangerous two way streets in Westminster going under the RR underpass because it is so narrow. I have personally witnessed too many accidents and almost been in accidents going through that spot and now we are looking at additional traffic going through that area. When a big truck goes through the underpass it becomes a one lane road and unfortunately to many drivers don't think so. 103th from Olde Wads to Church Ranch in the evening rush can be backed up almost to Olde Wads. Please do something to help alleviate some of the traffic issues we are experiencing everyday in the area including those on the north side of 108th. Yes I am bias towards where the water treatment plant should go and that is over by the Butterfly Pavilion because it can handle all the traffic and construction development without disrupting families.</p> <p>Thanks for your time. I would be happy to discuss this further or meet with anyone to explore other options.</p> <p>My cell is XXXXX.</p> <p>Thanks,</p> <p>XXXXX</p>
3/27/2019	phone/email	Max talked to on phone.

3/28/2019	email	<p>From: XXXXX Sent: Thursday, March 28, 2019 5:46 PM To: Stahl, Mary <mstahl@CityofWestminster.us>; Gray, Christine <cgray@CityofWestminster.us> Subject: Water Treatment Plant Water 2025</p> <p>Please see the attached letter regarding the decision for a Water Treatment Plant on 108th Avenue From: XXXXX Sent: Thursday, March 28, 2019 5:46 PM To: Stahl, Mary <mstahl@CityofWestminster.us>; Gray, Christine <cgray@CityofWestminster.us> Subject: Water Treatment Plant Water 2025</p> <p>Please see the attached letter regarding the decision for a Water Treatment Plant on 108th Avenue</p>
3/28/2019	email	<p>From: XXXXX Sent: Thursday, March 28, 2019 11:01 AM To: Koehler, Julie <jkoehler@CityofWestminster.us> Cc: XXXXX Subject: Water Treatment Facility</p> <p>Julie,</p> <p>Thank you for taking the time yesterday to discuss the proposed water treatment facility(WTF) with me. You were informative and answered several of my questions. I do have one additional question for you. Yesterday you told me that initially there were 50 possible sites, they were then narrowed down to 9 sites and then to 2 sites. Can you provide me a list of the other 7 sites that along with the remaining 2 sites made up the 9 sites? I would like addresses, site characteristics and reasons why those sites were eliminated from consideration. It would be great if you could provide this information before our neighborhood meeting scheduled for this Saturday.</p> <p>Thank You XXXXX XXXXX XXXXX XXXXX</p>
4/2/2019	phone	Concerned about the fact that we're looking at the Overland site, why not the "industrial" site?

4/2/2019	email	<p>My name is XXXXX and I live at XXXXX, north/east of the Northwest Water Facility. I am writing in concern over the site selection for the new WTP facility (Water 2025), specifically the site on 108th Street (Site 3218).</p> <p>My husband and I purchased our home 3 years ago, after falling in love with our neighborhood. This neighborhood is one of a kind, with most of my neighbors enjoying larger lot sizes, acreage and many animals including horses, cows, chickens, goats and alpacas. We have grown to love our neighborhood and the open green space that surrounds us, as well as all the wildlife including bald eagles, prairie dogs and geese to name a few. We have also come to understand the long history that surrounds us, with the Old Overland Trail known to be rich in history dating back to 1864 with George & Sarah Church coming to the area and the eventual stage stop where President Ulysses S. Grant stayed in 1868. Our neighborhood is filled with culture and history and many residents that have lived here for decades. For this reason, it would be wrong to use this precious open space as the new site for a WTP. Please understand that history surrounds us and the importance that has on the community.</p> <p>Secondly, the addition of the new WTP site will have enormous implications for our neighborhood. As we already have observed with the Northwest Water Facility, there will be an increase in light and noise pollution. The construction of the new site will cause congestion in our neighborhood, with high increases in lighting for this new building and noise from routine maintenance and cleaning. Please consider the people that live here day in and out and the effects this would have on them. Of even more concern is the increase in traffic that could be caused by the construction or detour of this new site along 108th Ave. Our neighborhood is already under increased traffic because of the many cars that cut across Old Wadsworth to Wadsworth, crossing through the heart of our neighborhood on 106th and Dover. This road is narrow, filled with potholes and sink holes and improper irrigation and drainage. Additionally, our roads do not have any lights and there are no sidewalks. Most nights if you were to visit our neighborhood you would be greeted by many of my neighbors walking their dogs, riding horses, children playing and riding bicycles. This traffic poses an increased safety risk for our neighborhood. Lastly, another critical consideration is the devaluing of our most prized and valuable assets, our homes. There is no refuting the negative impacts that a large facility such as a WTP would have on the value of our assets. For most people, their homes are their most valuable investments, of which we all work hard to protect. I implore you to please understand the enormous loss in value that me and my neighbors would experience. Please do not put profits over the valuable residents of Westminster. This would be an absolute devastation.</p> <p>I urge your utmost consideration about the site selection for Water 2025 and implore you to choose site 2350, where there is much more room for expansion to meet the needs of our city. As I hope you can appreciate, we are concerned residents for our safety, well-being, preservation of open space, history and culture as well as our most valuable investments. I urge you to consider the enormous impacts to the greater area and residents of this neighborhood that have called it home for decades. Thank you for your time and consideration.</p> <p>XXXXX</p>
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4/4/2019	email	<p>Was the site selection committee for the water treatment facility completely uninformed about the often published and bragging point of the city of Westminster about their Open Space policies? Or is the stuff in the Comprehensive Plan and on the website smoke and mirrors?</p> <p>It certainly appears the city grooms an artificial public image but when push comes to shove the real methods of operation are revealed.</p> <p>The Open Space site should never have made even ONE cut on the site selection process.</p> <p>XXXXX</p>
4/4/2019	email	<p>I live on 109th Ave, due north of the potential site at 108th Ave.</p> <p>1) I am opposed to the site because it is open space!!! Taking existing open space out of service, and then replacing it, is only marking time, not growing open space! The best open spaces have already been selected, and potential new open space is finite. This limits potential.</p> <p>2) How can this site be one of two potential sites, without identifying where the additional 10 acres will come from? Or at least several options. The selection process is incomplete, right?</p> <p>I would appreciate a reply to my above comments.</p> <p>I would also like to know how the city would proceed on acquiring the land thru inter-government agencies. I assume there would be public meetings to get feedback from residents of Westminster. I would certainly want to attend.</p> <p>Thank you, XXXXX</p>
4/4/2019	email	<p>I am writing to request an explanation of how the two sites were chosen and why the neighborhood was not informed or part of the decision process? What characteristics were the reason for site selection? Who and when were people notified of this? I am very concerned that this process was done very poorly and was not selected fairly. Please let me know before the April meeting.</p> <p>Thanks, XXXXX</p>

4/4/2019	email	<p>I WILL be at the community meeting.</p> <p>You stated that there were meetings held with the community. I was never informed or made aware of these meetings which I feel we should have been informed as we will be the most impacted here. Asking people who live several miles away and do not fit our demographics cannot give a clear picture or response. Of course they don't care where it goes as it does not affect them. Also, I know that only people within so many feet were informed of the project not the entire neighborhood until much later than May 2018.</p> <p>How is a fair assessment based on information from people NOT affected by the plant?</p> <p>How is it okay to saddle a neighborhood with 2 Water treatment facilities? We already have to deal with one and the noise and cleaning issues and now we are being told that we have to live with another one MUCH bigger?</p> <p>How is it okay to take away open space that people had to spend more on their property to purchase? But now will have decreased property values?</p> <p>How is it okay to MAKE people live in fear that if they even put any money into their home that they have to fear knowing one day you could expand and take their property? Why would anyone put in upgrades knowing the potential consequences of this?</p> <p>No the selection process was not fair was not un-biased and was selected poorly putting profits over people. Please enter this into your formal complaints as I want it all stated on record. XXXXX</p>
4/4/2019	email	<p>Mary Stahl, Thanks for your response. You answered the question about acreage requirements. But could you address the Open Space issue?</p> <p>1) Is it true that Westminster bought this land from Jeffco and said it would remain open space? From what I have been told, this is the site the city wants.</p> <p>2) I find it hard to believe that the city can't find a proper location elsewhere, and must take open space to build this facility. (The proposed zoning change at 108th and Wads. pkwy, is another mess.)</p> <p>Thank you, XXXXX</p>
4/5/2019	email	<p>"NO" to the proposed Water Treatment Plant on 108th!! It will destroy our open space. Westminster promised to maintain this area as Open Space. And now this promise is just to be pushed aside? Shame on Westminster!</p> <p>A concerned resident of this area</p>
4/8/2019	email	<p>I was wondering what the meeting will look like on April 16th? Will there be tables with a line for questions etc. Some people can not stand or sit that long and we just need to know what the set up will be please. Thanks</p>

4/8/2019	email	Can you please double check your postings. The PDFs don't appear to be opening.
4/8/2019	email	<p>Hi Mary,</p> <p>Thank you for your response and the invitation to the Community Meeting. I did have a few questions below I hope you can answer.</p> <ul style="list-style-type: none"> • Is the Semper Water Treatment Plant going to be closed? If so, why? Is there not an option to renovate for further use? • How much is the city planning on spending to buy the Overland Trail Open Space as well as the budgeted price for the Hawn Property? • Who is the engineer for the project? • What was the criteria used for selection of the WTP sites? How did it get narrowed down to these 2? • What is the city's plan for expansion at the site on 108th & Wadsworth (site 3218)? Have you approached surrounding homeowners of this property for acquisition? <p>Thank you so much, I await responses.</p> <p>XXXXX</p>
4/8/2019	phone	<p>lives hyland greens.</p> <p>Thinks the 98th site is the wrong iste - too close to housing, too much impact to residential. Thinks "council doesn't give a damn and doesn't listen to residents". This is the wrong place to put it.</p>
4/8/2019	email	<p>Hi,</p> <p>Just wanted to say a resounding "NO" to the 108th Street location. My property value will be impacted as will everyone's in the area. What happened to the promise to keep the Open Space??</p> <p>Can the City just buy up Open Space whenever it wants to put to other uses?</p> <p>It is shameful and I am very disappointed by the City's actions!</p> <p>A concerned citizen</p>

4/8/2019	email	<p>Hello,</p> <p>I am a resident of Green Knolls in Westminster. I am deeply concerned about the water treatment plant that is planned, possibly for location across the street from where I live.</p> <p>We built our home in 1994 on the promise that there w/b open space in that location. We were also promised that the airport, then a sleepy operation for general aviation only, would prevent further development in the flight paths that surround it. Now we are inundated with airport noise, night and day. And the once quiet undeveloped spaces around us have given way to high density residential and commercial development.</p> <p>How much more can be done to reduce our property values and make it unpleasant to live here? Build a water treatment plant that is many times the size of the one located at 104th ave and Wadsworth and take our open space to do it.</p> <p>I have looked at the alternative site for this project. The impact on existing homes and open space is much less. Please consider this option as you consider the impact of this project on those of us who have to live with such a decision.</p> <p>Thank you for your attention.</p> <p>XXXXX</p>
4/8/2019	email	<p>I was wondering what the meeting will look like on April 16th? Will there be tables with a line for questions etc. Some people can not stand or sit that long and we just need to know what the set up will be please.</p> <p>Thanks</p>

<p>4/8/2019</p>	<p>email to Councilor Skulley</p>	<p>Water Treatment Plan Begin forwarded message:</p> <p>From: "Skulley, Kathryn" <kskulley@cityofwestminster.us<mailto:kskulley@cityofwestminster.us>> Date: April 13, 2019 at 1:53:51 PM MDT To: "Tripp, Don" <DTripp@CityofWestminster.us<mailto:DTripp@CityofWestminster.us>>, "Erb, Kodi" <kerb@CityofWestminster.us<mailto:kerb@CityofWestminster.us>> Cc: XXXXX Subject: Fwd: Water Treatment Plan</p> <p>Hello Don,</p> <p>I have received a few emails from resident, XXXXX, with a few concerns. Could you, perhaps, address her concerns and get back to me.</p> <p>Thank you.</p> <p>Kathryn</p> <p>Kathryn Skulley Westminster City Councillor</p> <p>Sent from my iPhone</p> <p>Begin forwarded message: From: XXXXX Date: April 13, 2019 at 1:47:15 PM MDT To: kskulley@cityofwestminster.us<mailto:kskulley@cityofwestminster.us> Subject: Fwd: Water Treatment Plan</p> <p>Dear Councillor Skulley,</p> <p>This will be the third time that I have tried to reach out to you and have had no response to date.</p> <p>Representative Tracey Kraft-Tharp forwarded you an email from me a week ago about another matter. I heard nothing from you. I followed with the message below 5 days ago. Still no response.</p>
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Are you there? Do you normally respond to constituents? What can I expect? I am used to responses from public servants like those of Tracey Kraft-Tharp and am quite distressed that I have not heard from you.

Thank you for taking the time to consider my request.

XXXXX

XXXXX

Begin forwarded message:

From: XXXXX

Subject: Water Treatment Plan

Date: April 8, 2019 at 4:00:31 PM MDT

To: kskulley@cityofwestminster.us<mailto:kskulley@cityofwestminster.us>

Dear Councillor Skulley,

I am a resident of Green Knolls in Westminster. I am deeply concerned about the water treatment plant that is planned, possibly for location across the street from where I live.

We built our home in 1994 on the promise that there w/b open space in that location. We were also promised that the airport, then a sleepy operation for general aviation only, would prevent further development in the flight paths that surround it. Now we are inundated with airport noise, night and day. And the once quiet undeveloped spaces around us have given way to high density residential and commercial development.

How much more can be done to reduce our property values and make it unpleasant to live here? Build a water treatment plant that is many times the size of the one located at 104th ave and Wadsworth and take our open space to do it.

I have looked at the alternative site for this project. The impact on existing homes and open space is much less. Please consider this option as you consider the impact of this project on those of us who have to live with such a decision.

Thank you for your attention.

XXXXX

4/9/2019	email	<p>To Whom It May Concern,</p> <p>I live in Green Knolls located in the City of Westminster.</p> <p>I wish to register my objection to the location of the new water treatment facility near my home at approximately 108th and XXXX. The city will be taking open space and turning it into an eyesore that will greatly impact the quality of life for all those who live nearby. The alternative location on Westminster Blvd. has a much less harmful effect on private property and open space. I strongly urge you to consider the misery and the loss of property value you will impose on those of us who count on our homes as our most valuable asset.</p> <p>Thank you for your consideration.</p> <p>XXXXX</p>
4/10/2019	email to Max	Will there be public meetings follow the April 16 meeting? I am interested, but will be out of state April 14-19. XXXXX
4/10/2019	email	Will there be public meetings follow the April 16 meeting? I am interested, but will be out of state April 14-19. XXXXX

4/10/2019	email	<p>Dear Water 2025 Team:</p> <p>Thank you for your work and dedication to ensuring the availability of safe drinking water for Westminster. These projects are difficult and final site selection is certain to please some while making others angry. I submit these comments to share my thoughts and concerns, many of which are shared by my neighbors. Please consider these and similar comments carefully as you make your final decision and include them in the official record related to this decision.</p> <p>I will first address the criteria and other considerations listed on the project website (https://www.cityofwestminster.us/water2025) then will discuss several other factors that were not included.</p> <p>Site 3218 is Not Compatible with the Existing Residential Development</p> <p>One of the “Addition Evaluation Criteria” is Community Compatibility, described as “Site is compatible with surrounding existing and proposed development”. Site 3218 is surrounded by existing residential development on all sides. This proposed industrial use could not be more incongruous with the existing homes that are contiguous to Site 3218 on all sides. To the north is 108th Ave, which is lined with single-family homes, with the Green Knolls neighborhood just to the north. To the south, east and west are the Mandalay Gardens and Clearview Estates neighborhoods. This is an area that is decidedly residential and somewhat rural, thanks to the City’s designation of much of the surrounding land as Open Space and the large lot sizes. This site is not directly accessed from Wadsworth Parkway but via 108th Ave, which, east of Wadsworth Parkway, is a narrow, two-lane road lined with single-family homes and is of a decidedly rural nature.</p> <p>Existing commercial uses in the vicinity are of a neighborhood character. There is no existing use that would be compatible with a large-scale industrial facility. Site 3218 fails to meet the Community Compatibility criteria.</p> <p>The “Benefits” Listed for Site 3218 are Misleading</p> <p>You list the following “Benefits” all of which are incorrect or misleading: Direct site access from arterial/major collector street; undeveloped/no existing buildings; potential for multi-use trail connections.</p> <p>Site 3218 can be accessed only from 108th Ave, which may be designated as a collector street by Westminster but is in no way capable of handling additional traffic east of Wadsworth Parkway. 108th Ave is a two-lane road without curbs, gutters or sidewalks. It is bounded by single-family homes and already struggles to handle the existing traffic, particularly at peak times.</p> <p>While Site 3218 is undeveloped, location of a water treatment plant there would require a fundamental change in character of the parcel, which is currently designated Open Space. When read in this light, it’s clear that the undeveloped nature of the parcel, which is by intention and design, is not a benefit. Rather, the required change in the fundamental character of the parcel – from dedicated Open Space to being nearly entirely occupied by an industrial use – is a “challenge” not a “benefit”.</p> <p>Location of an industrial use on Site 3218 is not necessary for the property to be used for multi-use trails and/or trail connections. This is already a site for which trails (i.e. the Overland Trail) has been planned. In addition, Westminster has invested in these connections by placing a signal-controlled cross-walk across Old Wadsworth, just north of its intersection with 108th Ave. It appears that this was a first step in creating an east-west connection between the</p>
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Highway 36 trail and existing trails west of Wadsworth Parkway. Based on the existing trails/open space plan, the Overland Trail Open Space (aka Site 3218) is the location for this east-west connection. Don't pretend that locating a massive, industrial building on existing Open Space is necessary for the City to continue implementation of its trails/open-space plan.

The Key Differentiators Strongly Recommend Against Site 3218

Your Site Selection web page ends with a summary of key differentiators. This summary is misleading and incorrect. Under "Current Land Use", you correctly identify Site 3218 as Open Space and disclose the deed restrictions that require replacement of a comparable amount of open space. What this statement entirely ignores is that Open Space cannot be "replaced". Fundamental to the most basic understanding of real estate is that each parcel is unique, in large part because of its location. It is not possible for the City to "replace" the Overland Trail Open Space. It may be able to designate Open Space of a similar size elsewhere, but it won't be a "replacement". Once the Overland Trail Open Space is turned over to industrial use, it will never be open space again. Those that purchased homes in this area, did so in reliance on the preservation of the Open Space character of the Overland Trail Open Space.

You make the same erroneous statement, artificially diminishing the cost, under Land Acquisition Process/Cost. As stated above, there is no "replacement" of the Overland Trail Open Space, only designation of new Open Space elsewhere. And if the City is willing to set aside open space designations to meet its own objectives, the value of any additional open space designation is dubious at best.

Total Cost to Construct is listed as no differentiation. There are two significant costs that should be considered. One is the decline in safety on 108th Ave and the other is potential litigation expense. If the water treatment plant is located on Site 3218, traffic congestion and conflict will increase on 108th Ave. Industrial use associated with the water plant will be incongruous with the current mostly residential/neighborhood traffic. This will certainly increase accidents and the cost of traffic delays.

The other cost is that of potential litigation. Based on feedback in the community, there are many who are strongly opposed to the selection of Site 3218, who are unlikely to accept the City's tortured and forced rationale in support of this site. Ultimately, the cost of litigation and of project delays, will be borne by the people of Westminster, which is clearly not in their best interests.

As discussed above, the discussion of trails creation under "Amenities" is patently false.

Considerations Not Addressed in Water 2025 Public Relations Materials

The Water 2025 Materials do not address a number of important criteria that you should be considering. Among these are: traffic, home values and the City's integrity.

Traffic is a major issue for Westminster. The Water 2025 effort is not meant to address this much larger problem. However, we should be coordinating efforts to mitigate, where possible, the impacts of City decisions on traffic. The traffic in the area of Site 3218 is a major issue. 108th Ave, as discussed above, is a narrow, two-lane road east of Wadsworth Parkway. It dead-ends into Old Wadsworth, which is also a two-lane road to the north and south of its intersection with 108th Ave. This entire road network is residential in nature, flanked by designated Open Space and single-family homes. The introduction of a major industrial use and the resulting traffic will exacerbate the existing

	<p>traffic congestion and, as discussed above, create serious safety issues.</p> <p>Construction of the water treatment facility will have a major negative impact on home values in the area of Site 3218. As discussed above, Site 3218 is surrounded by residential uses. The value of these homes is dependent, in part, on preserving compatible local uses and the preservation of the Open Space that is a marked characteristic of this area. The introduction of an industrial use on 108th Ave, east of Wadsworth Parkway, will severely change the character of this area and decrease property values. Decreased property values will decrease City property tax revenue and may significantly impact the quality of life and financial stability of homeowners in this area.</p> <p>Ultimately, destruction of Open Space is a severe compromise of the integrity of the City of Westminster. When it acquired the Overland Trail Open Space and designated it with deed restrictions as Open Space, the City made a promise to the residents of this area and to the entire City. If you are willing to put that promise aside for expedience, when there are other options, any future Open Space designation will be suspect. Open Space designations form the basis of community identity and property value, particularly in modern front range Colorado where an outdoor, active lifestyle is fundamental. The City's failure to respect existing Open Space will ultimately undermine the City's credibility with current and future potential residents and reflects badly on the City's priorities and integrity.</p> <p>Conclusion</p> <p>I understand this decision is difficult and the considerations are many. Please assure that you are undertaking this responsibility by honestly, fairly and completely considering all relevant factors, including the potentially devastating impact to local neighborhoods and of forcing a fundamental change in character of one of the few areas that maintains a connection to Westminster's rural history. Please preserve the Overland Trail Open Space and the character of the Upper Church Ranch Lake neighborhood.</p> <p>Sincerely, XXXXX</p>
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4/16/2019	email	<p>I am a Westminster resident that would be impacted by both of these proposed developments.</p> <p>I am frustrated both public meetings were held on the same day at the same time. I attended both meetings, but arrived too late to the Berkeley meeting to hear anything of substance.</p> <p>Westminster should have known there are many residents impacted by both projects and not allowed the meetings to take place concurrently.</p> <p>I don't understand how or why this could happen. Westminster officials were present at both meetings and were aware of both meetings.</p> <p>There seems to be a need for some transparency related to these projects.</p> <p>Please let me know if there can be any resolution or if I made a mistake by attending the Water 2025 meeting for more than one hour.</p>
4/16/2019	written comments at meeting	1 page of comments

4/17/2019	email	<p>My name is XXXXX and I live in Hyland Village, near XXXXX.</p> <p>Before I give my thoughts, I want you know that I am in support of the water and sewer infrastructure cost increase as Westminster is growing and flourishing. I was in discussions to lease a sizable space in the Downtown Westminster development for a restaurant concept, but backed out due to concerns I had with the developer. As a result, I am pretty familiar with the demographics of the surrounding areas.</p> <p>I have concerns about this facility being placed near a newer, more affluent neighborhood plus a new, prospective major commercial development. Typically, public perception of any kind of water facility of government utility is a negative one. People's first thoughts go to sewage/waste water irrespective of the actual facility. Plus, it's not unknown that property values near any government property tend to take a pretty hard hit. I believe that both the Downtown Westminster development AND the directly surrounding neighborhoods will be adversely affected by the placement of this facility off Westminster Blvd.</p> <p>From a developmental and city planning perspective, the 108th location seems to make much more sense as there is already a commercial/industrial presence with a lot of raw, uncared for, undeveloped land (relatively speaking) compared to the location that is off Westminster Blvd. Especially since the Northwest Water Treatment facility is already near there. I imagine that there will be a fair amount of shared communications, city resources, and personnel- the close proximity would contribute to the ease of use.</p> <p>Please contact me if you have further questions or desire further clarification.</p> <p>Sincerely, XXXXX</p>
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4/17/2019	email	<p>Westminster Team,</p> <p>I attended the open house last night representing XXXXX – Westminster residents and business owners whose home directly abuts the Overland Trail Open Space (Site 3218). We spoke with many of you and expressed concern about the scoring of Site 3218 and apparent inconsistency in the scoring of that site as compared to other sites. Our concern is focused on the score assigned in the category of “Community,” which as you know makes up one-third of the overall score. There are subtle differences in the way the Community criterion is described in different documents provided by the City. The one-page matrix that explains the ranking states the following:</p> <p>Does not impact a critical community asset: Parks, Open Space, Established residential, focus/redevelopment areas, Prime commercial areas, or schools</p> <p>The possible scores are 1, 3, or 5 – the low score is for a site that “impacts a critical community asset, cannot be mitigated” and the high score is for “does not impact a critical community asset, no mitigation required.” In the initial round of scoring, the Overland Trail Open Space site was given a 5. If we examine the site on its own merits, with no comparison to the scoring of other sites, a score of 5 for Community does not align with the criterion. The site impacts two community assets – a designated open space area and an established residential neighborhood. Also, the site is not just near residential – it is fully embedded in the neighborhood with 360 degrees of adjacent residential properties. There appears to have been some attempt to grade the value of the open space. Given that the City acquired this open space area in 2012 and it was a top priority for acquisition at that time, we find no good reason to conclude that this area would be considered lower in value. Based on this analysis, Site 3218 should have received a Community score of 1.</p> <p>In comparing the score for Site 3218 with other sites, we find inconsistency in the scoring. In the initial round, 22 out of 44 sites were given a Community score of 1. The scoring matrix notes just one community asset for each site (when Site 3218 appears to impact two community assets). It’s important to note that all 22 sites were eliminated in the initial round of scoring. Examining the actual total scores from that round, it’s clear that Site 3218 would have been eliminated if it had been given a Community score of 1.</p> <p>In a later round of scoring for 9 remaining sites, the Community category was modified to Community Compatibility. Still 1, 3, or 5 – but now the low score is for a site that is “incompatible with surrounding existing development” and the high score is for “compatible with surrounding existing and proposed development.” Once again, the Overland Trail Open Space was given a 5 – and we believe that it should have received a score of 1. The greatest inconsistency in scoring of Site 3218 can be seen in comparing to Site 2915 (near 88th and Lowell). Both sites were scored 5 on Community in the initial round and made it to the final nine. However, in scoring the final nine, Site 2915 was given a Community score of 1 (noting the neighborhood on the west side of Lowell) while Site 3218 was given a 5. So, the site</p>
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		<p>with a suburban neighborhood across the street on one side (2915) is deemed incompatible while the site that is fully embedded in a more rural neighborhood is deemed compatible. We are having trouble making sense of that discrepancy.</p> <p>Generally speaking, I think Westminster has conducted a rigorous and thorough process. One critique I have is that your community input effort prior to last night was limited to general input. I think it would have been better to obtain more site-specific community input earlier in the process and before you pared down to just two sites. The nine sites might have still been too cumbersome – so maybe an interim step down to 4 or 5 sites and then separate meetings for each site would have been more effective. I also think your citizen committee could have been useful in discussing and evaluating the Community score for each site.</p> <p>We request a response to our concerns and we are hopeful that you will reconsider the Community scores given to the Overland Trail Open Space and eliminate it from further consideration.</p> <p>Thanks,</p>
4/18/2019	email	<p>To Whom It May Concern,</p> <p>I am writing to express my adamant opposition to the changing of the land use zoning on 108th Avenue. As a resident of Green Knolls, we specifically chose to purchase a home and live in a rural feeling neighborhood, surrounded by designated Open Space. Changing the zoning and moving designated Open Space to the edge of the city defeats the purpose of leaving open, natural areas within our community.</p> <p>Furthermore, the traffic infrastructure is in no way currently sufficient for those using Old Wadsworth and 108th. Locating this new facility here, in addition to the construction traffic needed to build it, is not a reasonable plan for the existing infrastructure</p> <p>Lastly, the property values of home owners directly surrounding this area will be significantly and negatively impacted, should this facility be located along 108th.</p> <p>Please seriously consider the other potential location. Doing so would allow for the needed facility to be built in a location that would not remove Open Space, and would not negatively impact poor infrastructure or close-by property values.</p> <p>Sincerely, XXXXX</p>

4/18/2019	email	<p>To Whom It May Concern,</p> <p>I am writing to express my adamant opposition to the changing of the land use zoning on 108th Avenue. As a resident of Green Knolls, we specifically chose to purchase a home and live in a rural feeling neighborhood, surrounded by designated Open Space. Changing the zoning and moving designated Open Space to the edge of the city defeats the purpose of leaving open, natural areas within our community.</p> <p>Furthermore, the traffic infrastructure is in no way currently sufficient for those using Old Wadsworth and 108th. Locating this new facility here, in addition to the construction traffic needed to build it, is not a reasonable plan for the existing infrastructure</p> <p>Lastly, the property values of home owners directly surrounding this area will be significantly and negatively impacted, should this facility be located along 108th.</p> <p>Please seriously consider the other potential location. Doing so would allow for the needed facility to be built in a location that would not remove Open Space, and would not negatively impact poor infrastructure or close-by property values.</p> <p>Sincerely, XXXXX</p>
4/19/2019	email	<p>I own the property at XXXXX, across the street from site 3218. I have several concerns about a water treatment plant being built at that site, which would certainly reduce my property value. Besides that, there's the increased noise to consider. Neighbors of the water treatment plant at 104th Avenue say that they're contending with annoying noise emanating from that facility. We already experience noise from planes flying overhead as well as traffic on 108th Avenue. We don't need additional noise. We also already have a water treatment plant in our area. We don't want another. Speaking of traffic on 108th Avenue, there's quite a bit already, mostly cars, not many trucks, but a water treatment plant with access from 108th Avenue would certainly increase the traffic, including trucks which tend to be noisier than cars. The road would probably have to be upgraded, possibly taking some of my land for the purpose, and there would likely be quite a bit of noise, dust, increased traffic, etcetera, and possibly difficulty accessing my property during the upgrade as well as when the plant is under construction.</p> <p>I attended the meeting when that space across the street from me was annexed into Westminster, and I was pleased that it would be designated as Overland Trail Open Space, now come to find out, that can apparently be changed! A two-story water treatment plant would destroy the view I presently have out my living room window of the mountains.</p> <p>I realize there's a need for a new water treatment plant which must be built somewhere, but a site where there are no immediate abutters seems preferable. A larger site also seems preferable where there's more space for landscaping around the plant, reducing the impact. There would also be more space for future growth should that become necessary.</p> <p>Sincerely, XXXXX</p>

4/19/2019	email	<p>Please review and consider the attached Water 2025 feedback form.</p> <p>Best regards, XXXXX</p>
4/19/2019	email	<p>Dear City of Westminster,</p> <p>I am writing to let you know that I do NOT support siting the new water treatment facility at the 2350 Westminster Blvd. location. The facility site would be for industrial use. The 2350 location is zoned for open space and the surrounding areas are zoned for planned unit development, mostly residential. The alternative location, site 3218, is zoned for planned unit development and is surrounded by Industrial zoning and residential zoning, as well as unincorporated areas. It makes more sense to me to put an industrial facility where there is other industry, in an area that is zoned for PUD, not in an area zoned for open space or residential. Further, this site is in compliance with</p> <p>I am also concerned about the impact site 2350 would have on the wildlife corridor.</p> <p>Thank you for your consideration.</p> <p>Warm regards, XXXXX</p>
4/19/2019	email	<p>Hi Mary,</p> <p>I wanted to thank you all for hosting the Community Meeting this week. We, as residents of Westminster, appreciated the chance to talk with you about the major impacts that having the WTP in our neighborhood (Site 3218) will have on our lives, property value and historical Open Space.</p> <p>One question that I would like answered is why was the Overland Trail Open Space even a part of the selection process when it was deemed Open Space for the Community? For us, this doesn't make sense to assume that specific Open Space is even a valid option? Is that not the same as planning a site that already has a resident living on it, flood zone etc. therefore making that site not a viable option? Morally, this site should have never been considered, so why Open Space is allowed in the process is something I do not understand.</p> <p>Again, I urge you to consider the residents that live by site 3218. These residents would share a border with this new WTP facility, unlike the other site in question. Please protect the Overland Trail Open Space, the residents of our neighborhood and our property values.</p>

		Thank you for your time, XXXXX
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4/21/2019	email	<p>Has the impact of the facility to the values of nearby houses been considered as part of this project?</p> <p>I was at the recent town hall meeting and the turnout of displeased home owners bears out the fact future prospective buyers of the houses of either site will be turned off by a nearby water treatment facility. I know when we purchased our town home in 2017 that would be in sight of site 2350, I looked for any type of nearby facility like this when factoring in my decision to purchase. I thought we were safe because the Westminster city website showed the entire site 2350 as an open space, but that's not the focus of this email.</p> <p>The values of homes from both sites will be negatively impacted, but Site 2350 has a new neighborhood off W 98th Ave and Westminster Blvd called Hyland Village. As the homes were built within the last 2 years, the purchase prices will be higher on average than the purchase prices of the older homes near site 3218, and thus the Hyland Village owners will face greater losses if they need to sell their homes in the future. Further, they are still building homes in this neighborhood that have been purchased, but are not currently being lived in - those owners have likely not been informed of this project and not been able to raise their concerns.</p> <p>I've sampled some of the home purchase prices from both sites to illustrate. The key variable is the purchase date, as homes purchased roughly before 2012 were much cheaper than homes more recently purchased. I've selected homes that would be visible to the facility at both sites. Just for the sake of illustration, I assumed a loss of 10% in home value at both sites. Again, the displeased home owner turnout shows that home owners do not want a facility like this near their homes, so it can be assumed prospective home buyers consider it as negatively or even more so than current home owners:</p> <p>Site 2350 Purchase Date Purchase Price Loss on investment with a 10% Reduction in Value 5411 w 97th Pl UNIT D, Westminster 2017 \$425,000 \$42,500 5411 w 97th Pl UNIT E, Westminster 2017 \$440,000 \$44,000 5542 W 97th Pl, Westminster 2016 \$522,114 \$52,211 9771 Eaton St, Westminster 2016 \$506,973 \$50,697 5691 W 97th Ave, Westminster 2016 \$659,757 \$65,957 9761 Eaton St, Westminster 2017 \$576,176 \$57,617</p> <p>Site 3218 Purchase Date Purchase Price Loss on investment with a 10% Reduction in Value 8385 W 108th Ave, Westminster 1998 \$154,950 \$15,495 8375 W 108th Ave, Westminster 2008 \$191,000 \$19,100 8125 W 108th Ave, Westminster 1986 \$81,000 \$8,100 8410 W 108th Ave, Westminster 2016 \$440,000 \$44,000</p>
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4/24/2019	email	<p>Hello, My name is XXXXX. My husband XXXXX and I live in the Green Knolls subdivision located north of XXXXX. We have lived in our home for 13 years, since 2006. We LOVE our neighborhood and the rural quality of the neighboring fields, large private home lots, no sidewalks in the neighborhood, the horses, the walking trails, and all of the many kinds of wild life that this type of neighborhood and nature supports. We both feel that the Water Treatment Plan Proposal for building the site off of 108th/Dover/“that area”, is the worst thing that can happen to our wonderful neighborhood and area. The beauty of the rural essence of our neighborhoods, the life support of all the animals and birds of prey, and our HOME VALUES will be greatly affected in a negative way if this Proposal passes. Please do not let this Water Treatment Facility be built here! There is no significant space for the future improvements it would also require. The use of the Open Space would be greatly comprised. It wouldn't even be “Open Space” anymore! It is a terrible idea, and you NEED to look for a different land/area to build this Water Treatment Facility. Please please please do not this pass!!!!!!! Thank you so much for reading and considering our opinions against this Plan. Sincerely, XXXXX</p>
4/24/2019	email to Kathryn Skulley	<p>Driving along 108th I have seen many, many signs railing against some change of the land use for the Overland Trail Open Space. I have looked online I can't seem to figure out what is going on. Do you have any insight into what has folks, most of whom don't actually live in Westminster, so upset?</p>
4/25/2019	email	<p>Evening, I have a few questions. What will become of the Semper Water Treatment Facility site when it is decommissioned? Will this be turned into open space or public park land? How was the Waterpointe-Bellio open space created/dedicated? Was the intent that this land would always remain undeveloped? If so how does a water treatment facility fit in this intent? Thank you,</p>

4/29/2019	email to mayor	<p>Dear Mayor Atchison,</p> <p>We are sure you have received many emails regarding the pending location selection of the new Westminster water treatment facility. We believe this an important decision that needs to be made by the city, but we encourage you to listen to the residents concerns before making a final decision. In our personal opinion Westminster has the best tasting water in the Denver metro area, or any other place we have visited. We have lived in Westminster since 1981.</p> <p>We have reviewed many documents about the location selection and we are concerned about the rating result used to include site 3218 in the final two locations compared to the rating criteria used for other potential sites. We don't believe it should have been rated as a 5. We ask you to please review the rating criteria for site 3218 to ensure the proper guidelines were followed.</p> <p>Respectfully, XXXXX XXXXX XXXXX</p>
4/29/2019	email to councilors	<p>Dear Councilors, and City Staff,</p> <p>Thank you for the opportunity to speak with so many of you at the public meeting, and for answering so many of my questions. I sent a summary to my neighborhood, and since then several of my neighbors have asked me additional questions. I put together the attached letter for them to share.</p> <p>The letter outlines some key questions and considerations, and I would like to emphasize two that I consider the most important, being the loss of a valuable established open space on 108th Ave., and the disruption to traffic and the community to construct a water treatment plant in that location.</p> <p>Thank you all for your time.</p> <p>Respectfully, XXXXX XXXXX XXXXX XXXXX</p>

4/30/2019	email to councillors	<p>Dear City of Westminster Officials,</p> <p>Last night my neighbors and I attended the Neighborhood Meeting for the proposed Tibetan Buddhist Temple at 8200 West 106th Ave. There were roughly 70 of my neighbors in attendance. We listened to the property owner and his representatives as they laid out their proposal for the Temple, meditation structure, lodging facilities, parking lots...etc. I must say that never in my life have I sat and listened to such a ridiculous proposal to be forced into the heart of a rural residential neighborhood. The architecture of their proposal could not be more inconsistent with the surrounding architecture of our quaint neighborhood. The traffic, noise, light pollution, drainage issues and disruption to the lives of my neighbors will be crippling if this proposal is approved by the city council. Every single resident of Mandalay Gardens and Clearview Estates are against this proposal moving forward. I ask that you do not approve this proposal in any form.</p> <p>Our neighborhood has suddenly come under attack from this proposal and the Water 2025 site proposal. We are scrambling to save our neighborhood and to preserve our way of life. We need your help. Please don't allow our neighborhood to be forever changed by these two proposals.</p> <p>Respectfully,</p> <p>XXXXX</p>
4/30/2019	email to councillors	<p>Dear City Officials,</p> <p>I wanted to make you aware of the Scoring Inconsistencies in the Water 2025 Site Selection Process and to find out the city's policy is in regards to their Unincorporated Jefferson County Neighbors. I have attached a letter describing the site scoring inconsistencies that was sent to the Water 2025 team by XXXXX. My husband, XXXXX and I have retained XXXXX to help us navigate and oversee the site selection process.</p> <p>Also attached is the following:</p> <ol style="list-style-type: none"> 1. Site maps that show the 2 sites with particular scoring inconsistencies, 3218 and 2915. 2. Internal City Email that seems to discount the impact of a WTF on site 3218, our neighborhood, because it contains consists mostly of Unincorporated Jefferson County Residents and very few Westminster Residents even though the WTF will be embedded in our neighborhood. What is the city's policy on the treatment of its Unincorporated neighbors?

		<p>3. Other Documentation from WATER 2025 meetings that again show the inconsistency with site selection in regards to the Committee's guiding values and principles all highlighted in yellow.</p> <p>4. At the time of acquisition, 2012, the Overland Trail property, purchased from Bonnie Stewart, the city stated the following in their Local Park & Recreation Grant Application: (Application attached)</p> <p>"This property is a Priority 1 acquisition for the City's Open Space Advisory Board. Acquisition of this property will provide much needed open space and park land to the residents in this area of unincorporated Jefferson County and Westminster while also providing the ability to connect to major trail corridors. It will also preserve the appealing rural character of the area along with mountain views from 108th Avenue. Acquisition of this property was presented to OSAC in 2009 and received a "Go Forth" Resolution. The City of Westminster would appreciate any assistance from the OSAC in acquiring this important property. Thank you for your consideration."</p> <p>Question: How could the City's Number 1 Priority Open Space acquisition, at the time, be considered for a WTF location?</p> <p>5. Open Space Presentation to Jefferson County Open Space for the Acquisition of the Bonnie Stewart property for Open Space (Presentation is attached). Many promises were made in this document to Jefferson County Open Space and the residents of this area regarding how this new open space would be used to create trail connections, along with potential uses that included active park uses for soccer, softball, play lot, picnic area, parking & court games along with landscaping. It also highlights the congruence with the Northeast Comprehensive Plan, which states that this open space defines, preserves and encourages the rural character of this area in Jefferson County and enhances the natural resources such as wildlife habitat and vacant land.</p> <p>The city has stated many times in the documentation attached that they want to preserve and encourage the rural character of our neighborhood and that this Open Space is very important. We request that the city continues to support the rural character neighborhood and Overland Trail Open Space by taking site 3218 off the site selection list for the Water Treatment Facility. We want the city to honor its commitment to Jefferson County Open Space and to the residents of Westminster by creating the trails and other active uses considered for the Overland Trail Open Space. I look forward to hearing your response.</p> <p>Respectfully,</p> <p>XXXXX</p>
5/2/2019	email	I was unable to attend tonight's meeting. Can I provide written comments and if so to whom?

5/2/2019	email	<p>I appreciate your response to my comments – the rationale you provided is generally consistent with the Water 2025 documentation that I have been able to read through. I do have additional questions and comments for consideration by Westminster staff.</p> <p>Overland Trail Open Space I have a few concerns about the analysis and conclusions regarding the open space. I have read the Open Space Stewardship Plan and I think it has been improperly used by the Water 2025 team in the scoring process. First, the team for some reason equates functional open space with low value open space (or at least not high value open space). I was not able to find anything in the plan that supports that conclusion. I also had a conversation with Rod Larsen at the open house and it seemed like he agreed that the functional classification is not intended to mean less valuable open space. Furthermore, the management strategy defined in the plan for functional open space is not compatible with a water treatment facility. The plan states that functional open space should be “natural in appearance” and that “appearance is an important concern.”</p> <p>Second, I think the Overland Trail Open Space was incorrectly classified as functional open space in the stewardship plan. According to the plan, the functional classification for an area that serves a “specific functional purpose” and it gives an example of a dam. While it’s not specifically stated in the plan, I think it’s clear that the “specific functional purpose” must be something that does not relate directly to a typical open space function. If Westminster is considering the planned trail connection as the specific functional purpose, then there should be way more open space areas in Westminster classified as functional. By extension, a park could be considered a specific functional purpose – and that logic would lead to nearly the entire open space system being classified as functional.</p> <p>Third, when the Overland Trail Open Space was acquired in 2012, the City of Westminster envisioned more than just a trail connection. They certainly would not have needed to acquire 32 acres if the only purpose was a trail connection. Westminster’s presentation in 2012 spoke to preserving rural character, a link for future trails, and an “opportunity for a future Community Park for residents.” Again, that does not fit with the functional open space classification or the conclusion by Westminster staff that this is not high value open space.</p> <p>Established Residential You did not respond to this aspect of the Community criteria in the first round of scoring. Did the Water 2025 team have a working definition of “established residential” that was used to sort through scoring for the sites? Whatever definition or criteria you used, the neighborhood surrounding this site should absolutely be considered established because it is developed in a manner that is largely consistent with the Westminster Comprehensive Plan. The area may see some further subdivision of existing property, but any notion of large-scale redevelopment of the area is not only unlikely but also inconsistent with the vision established in the Comp Plan.</p>
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		<p>Neighborhood Compatibility I disagree that agricultural zoning is compatible with a water treatment facility by definition. More importantly, I disagree that rural residential land use (which is a far more useful and relevant description of this area) is compatible with a water treatment facility. I can only assume that your conclusion is based on a “no harm, no foul” interpretation of compatibility. At its core, an evaluation of compatibility should be based on whether or not a proposal is consistent with the characteristics of the surrounding context. Water treatment facilities like the one proposed are generally not found in rural areas. For that reason, a water treatment facility is not consistent with the common elements that describe rural character. If a water treatment facility is to be found compatible with any residential area, it should be the suburban and urban neighborhoods that create the greater need for the facility in the first place. People who choose to live in suburban and urban contexts should understand that siting necessary utilities near their neighborhoods comes along with that choice. Westminster does not have that many pockets of rural character. Preserving that character includes not treating rural areas as a depository for incompatible uses just because suburban residents want them to be out of sight, out of mind.</p> <p>Thanks,</p>
5/3/2019	email	<p>I appreciate the effort of the many city servants who were present at the various stations and I appreciate the city’s intention to inform the citizens and get support for this necessary project.</p> <p>The format for the meeting was very peculiar. Why was there not a general didactic presentation (preferably with large screen visuals) prior to breaking into stations? The splintered presentation meant there was no overall view. Additionally the staff wasted much time repeating the same information to many attendees but never really got all the information to everyone.</p> <p>Was this fragmented approach (and the presence of two policemen) out of fear of an uprising? Though I was eager to learn of the project and organized my day such that I could attend, I left without a grasp of the entire project, its necessity, its history, and the options. Many thanks to the staff for their efforts nonetheless.</p> <p>XXXXX on May 6: Thank you, Mary! Good points. Regarding people being intimidated at a presentation style meeting, I certainly appreciate that. On the other hand, at the open house feedback was requested at the end and you have been gracious in accepting it on line. Seems to me this technique would not be limited to open house format but could elicit feedback after any type of meeting. Kind of you to respond to my original email. No need to respond further. You have \$4Billion to take care of! Yikes! XXXXX</p>

5/3/2019	email	<p>City of Westminster Water 2025 Debacle</p> <p>My wife XXXXX and I have been Westminster/Jeffco residents since 1999, we own 4 properties in the area and moved to this rural community 2 years ago after looking for about 15 years. That is the type of wait there is for a property to become available, in the last rural community in Westminster. We have attended all the community meetings and written emails and spoken out at Westminster planning commission, City Council meetings and County Open Space meetings. Quite frankly, we do not believe we have any say in what will happen to our newly adopted community. The Water 2025 site selection process that is being used, is manipulated to ensure that only one property makes since to construct a Water Treatment Facility (WTF) on. We are saddened and appalled that rural communities are unvalued and used as dumping grounds for infrastructure that for less rural communities, and the 2025 water treatment facility site selection team is fine with that.</p> <p>We find it strange that the city of Westminster who prides itself on its commitment to open space has not only neglected the Overland Trail (Bonny) open space by not constructing the planned trail connector through it, but are using that as a reason to rate that plot as “Functional Open Space” (5), as if it had a Dam or some other infrastructure on the property. This totally differs from the definition in the city’s comp plan. The Water 2025 committee has manipulated their process to the point that a normal resident cannot be assured that the outcome will be arrived at fairly, due to redefining Open Space definitions and an apparent bias against rural agricultural communities. Or residential, low density community felt we were protected by our proximity to the Rocky Mountain Reginal airport and the fact that there is another water treatment facility within eyesight of the Overland Trail Open Space, but all those factors are being used to justify our high ranking on the list.</p> <p>The city of Westminster in conjunction with Jeffco, used tax dollars to purchase the Bonny open space in 2012 while making a promise to her and her family that it would always be preserved as open space for our communities use, and be developed as such. Instead, Westminster has neglected the property completely for 5 years and two years ago put up a minimal amount of fencing and a sign with a new name and no place to park. How are residents to show that they appreciate the taxpayer gift of open space, when their city literally makes it unusable?</p> <p>When Water 2025 committee members are asked why any open spaces were added to the list of 50 properties being considered, they reply “the process looked at every possibility” but included those in conflict with years of city planning and open space preservation. Why do the Tax Payers pay the city to plan, purchase and preserve these properties just to have another tax payer paid group undermine the whole process? When we ask about impacts to property values, we are told no study information is available, and so, of “no impact to the decision process”. However, if we as citizens would provide one, it would be utilized. Why isn’t the city calculating the impact of this development, rather than making its citizens do that work? We realize that city planning does not recognize lowering property values in their assessments for constituents because someone somewhere will be negatively impacted. We believe that this WTF development will unduly burden a small community rather than fairly spread the cost impact across the whole of the city.</p> <p>This process is patently unfair and overtly punishes a small rural community, limiting the number of voices giving negative feedback. Residents owning properties directly adjacent to the Bonny Open Space property (some of who are</p>
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		<p>elderly) are now living in fear that the city will use eminent domain soon to remove them from their homes of decades, assuring the city has room to expand this facility in the future. The way this has been conducted literally says “Westminster city officials do not value our rural heritage or the land they have been chartered to preserve”. Our community will continue to battle for our open space and our way of life but feel being constantly at odds with our elected and staff officials is not what life should be about.</p> <p>We are asking that you go back through this selection process and remove sites that are inconsistent with so many years of vision, planning and preservation by our government and its citizens. We have a right to believe that when Open Space tax funds are used to buy property, that it is not a place holder for future development, but rather a commitment to the citizens Westminster and Jeffco, now and into the future. Please let us go back to tending our fields our flocks and our herds. In 2019 no small community should have to live in fear of their government, do the right thing start over and honor the city and county’s commitment to Open Space Land preservation.</p>
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5/3/2019	email	<p>Mary</p> <p>I spoke to you last night at the Water 2025 meeting regarding the risk associated with the Overland Trail site (3218) since it is located in the critical flight path zone for the Rocky Mountain Metropolitan Airport whereas the Hawn site (2350) is not located in any of the Airport influence zones. You mentioned that the risk between the 2 sites are equal in that the Hawn site has to consider terrorist risks plus the risk from US 36 which equals out the risk between the 2 sites. I disagree with your risk assessment for the following reasons:</p> <ol style="list-style-type: none">1. Homeland Security lists water treatment plants as a critical infrastructure and therefore all major risks affecting that infrastructure need to be considered and evaluated. Both sites need to account for terrorist risks and unless there is something I don't see with the Hawn site, the terrorist risk for both sites would be an equal risk, therefore in evaluating both sites they should score equal for a terrorist risk.2. The Hawn site is near US 36 however based on the proposed location of the water treatment facility on this site, critical structures would be at least 250 to 300 feet from US 36 which would make the risk of a car or truck hitting the plant with enough force to do damage to the plant negligible. Even if a car or truck caught fire or exploded on US 36, the plant would be far enough away to mitigate any significant damage to the plant. Therefore this risk is not a credible risk that would cause damage to the critical components of the plant.3. The one risk that does differentiate the 2 sites is the risk of an airplane crashing into the plant if it were located on the Overland Trail site. With the Overland Trail site located just southeast of the Airport runway, there is a plausible risk of a plane crash. The consequences of a plane crash would be significant in terms of affecting the operation of a water treatment plant which is critical infrastructure for the City. The consequences of a plane crash needs to be evaluated based on the largest plane that can land at the Airport which would be a Boeing 737. According to statistical studies by Boeing, 14% of plane crashes occur during take off and the initial climb, and 27% of plane crashes occur during the final approach for landing. Therefore, this risk cannot be waived away as equal to the Hawn site being close to US 36. <p>I have worked on hundreds of critical infrastructure projects (mainly power plants) and have been involved in selecting sites for many plants. One of the initial screening criteria for selecting potential sites is whether they are near airports, and if so, these sites are removed from further consideration for the reasons I stated above.</p> <p>Therefore, I am requesting detailed information as to the specifics you used to determine that the risk of locating a water treatment plant at the Overland Trail site which is in the Airport's critical zone is acceptable and equal to the risks of the Hawn site.</p> <p>I have included the Boeing study so that you can see the statistics.</p> <p>I look forward to your response and the information I requested.</p>
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<p>5/3/2019</p>	<p>email to council</p>	<p>City of Westminster Water 2025 Debacle</p> <p>My wife XXXXX and I have been Westminster/Jeffco residents since 1999, we own 4 properties in the area and moved to this rural community 2 years ago after looking for about 15 years. That is the type of wait there is for a property to become available, in the last rural community in Westminster. We have attended all the community meetings and written emails and spoken out at Westminster planning commission, City Council meetings and County Open Space meetings. Quite frankly, we do not believe we have any say in what will happen to our newly adopted community. The Water 2025 site selection process that is being used, is manipulated to ensure that only one property makes since to construct a Water Treatment Facility (WTF) on. We are saddened and appalled that rural communities are unvalued and used as dumping grounds for infrastructure that for less rural communities, and the 2025 water treatment facility site selection team is fine with that.</p> <p>We find it strange that the city of Westminster who prides itself on its commitment to open space has not only neglected the Overland Trail (Bonny) open space by not constructing the planned trail connector through it, but are using that as a reason to rate that plot as “Functional Open Space” (5), as if it had a Dam or some other infrastructure on the property. This totally differs from the definition in the city’s comp plan. The Water 2025 committee has manipulated their process to the point that a normal resident cannot be assured that the outcome will be arrived at fairly, due to redefining Open Space definitions and an apparent bias against rural agricultural communities. Or residential, low density community felt we were protected by our proximity to the Rocky Mountain Reginal airport and the fact that there is another water treatment facility within eyesight of the Overland Trail Open Space, but all those factors are being used to justify our high ranking on the list.</p> <p>The city of Westminster in conjunction with Jeffco, used tax dollars to purchase the Bonny open space in 2012 while making a promise to her and her family that it would always be preserved as open space for our communities use, and be developed as such. Instead, Westminster has neglected the property completely for 5 years and two years ago put up a minimal amount of fencing and a sign with a new name and no place to park. How are residents to show that they appreciate the taxpayer gift of open space, when their city literally makes it unusable?</p> <p>When Water 2025 committee members are asked why any open spaces were added to the list of 50 properties being considered, they reply “the process looked at every possibility” but included those in conflict with years of city planning and open space preservation. Why do the Tax Payers pay the city to plan, purchase and preserve these properties just to have another tax payer paid group undermine the whole process? When we ask about impacts to property values, we are told no study information is available, and so, of “no impact to the decision process”. However, if we as citizens would provide one, it would be utilized. Why isn’t the city calculating the impact of this development, rather than making its citizens do that work? We realize that city planning does not recognize lowering property values in their assessments for constituents because someone somewhere will be negatively impacted. We believe that this WTF development will unduly burden a small community rather than fairly spread the cost impact across the whole of the city.</p> <p>This process is patently unfair and overtly punishes a small rural community, limiting the number of voices giving negative feedback. Residents owning properties directly adjacent to the Bonny Open Space property (some of who are</p>
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5/4/2019	letter to city council	

5/5/2019	email	<p>Dear City of Westminster,</p> <p>We would like to give our input on the location selection for the new water treatment plant. After much review of the data available online, at the various city meetings and resident research, here is our input.</p> <ol style="list-style-type: none"> 1. First, We feel the selection of site 3218 as a top candidate was not fairly rated as compared to other sites based on the facts that it borders residential property on 3 sides and it was primarily purchased to preserve open space in Westminster. But since that is something that cannot be changed at this point, we can only concentrate on what we feel is the better site to choose. 2. It does not make sense to us to convert an already established Open Space to an alternative use and then need to buy more land somewhere else and spend more money to create another Open Space. Especially since this land was sold to the city & county with the intent to be used for Open Space. 3. Site 3218 has more impact to residential areas because it directly borders many private properties. Site 2350 has no private property directly bordering the site. It also borders highway 36 which affects no personal property. 4. Site 2350 has more area for future expansion, more space to store construction materials onsite, and does not disrupt current Open Space boundaries. 5. Site 2350 is actually closer to the pumping station than 3218 since new supply lines will need to be installed from either site. 6. There should be less impact to existing traffic flow during construction and improvements to existing roadways if site 2350 is selected. But since the city has not yet done any traffic study on 108th Ave, you have no idea how traffic will be affected if you select site 3218. We live just north of 108th at XXXXX and we know how busy 108th Ave is between rush hour traffic and school traffic to and from Standley Lake High School. 7. We know the city is looking at the revenue potential of site 2350 if it is not selected for the WTF, but you also need to consider how the selection of site 3218 will affect your long time current residents and their property values. Personally we have already been affected by the construction of commercial buildings directly south of my property over the past 6 years, decreasing the value of my property because we now have a blocked view directly south and southeast. We don't want another building blocking our last southwest view of our beautiful mountains. We now enjoy looking over a field now designated as Open Space. (site 3218). <p>We know you have received hundreds of emails from your residents opposing selecting site 3218 in addition to representation at all of your city meetings. We wonder how much opposition you have received from people opposing site 2350 in comparison? We have heard very little.</p> <p>Very concerned citizens, XXXXX</p>
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5/8/2019	email	<p>We live in the Clear View Estates and are pleading to reconsider choosing site 3218 for the water treatment plant. We know that the reasons provided such as decreased property values, disturbing quality of life for the residents of this community, no more open space, traffic, have been addressed many, many times. Site 2350 would be the better choice because the property is privately owned, is next to Hwy 36 and does not border up to a residential neighborhood. PLEASE HEAR OUR VOICES.</p> <p>Thank you,</p>
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