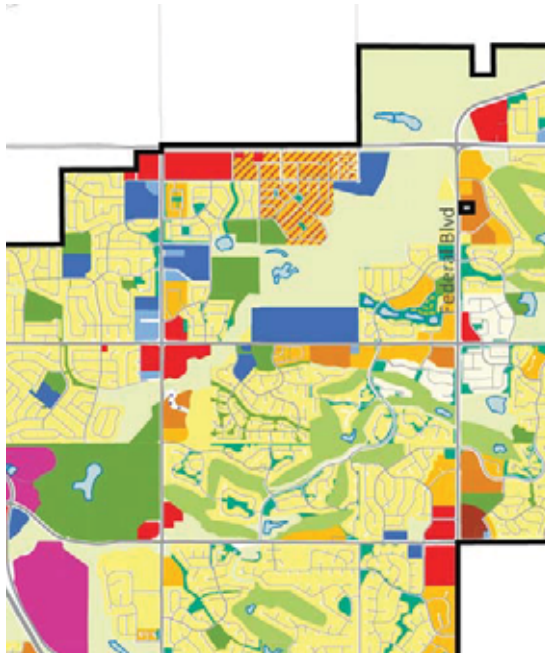


2.0

Land Use



The distribution, type and intensity of land uses compose the physical tapestry of the city. The overall mix and quality of land uses and development also impact a city's economic and fiscal base. This chapter outlines the city's approach to establishing a balanced, sustainable mix of land uses. This framework will regulate land use decision-making as the city continues to evolve. This chapter includes the land use diagram and classification system as well as goals and policies, all of which require mandatory compliance by new development. Policies pertaining to the five focus areas within the city are in Chapter 3: Focus Areas.



Overview

This update to the Comprehensive Plan represents a significant shift in planning paradigm from lateral growth with maximized flexibility to strategic growth on remaining vacant land and redevelopment areas. This development pattern will result in a more efficient use of land, supporting more regionally sustainable land use patterns. The Plan provides the framework for mixed-use development within the city that is conveniently accessed by all modes of transportation. Emphasis is placed on providing transit-supportive commercial, office and residential uses close to rail and major bus transit stations. Higher overall development intensity in these areas will be encouraged as well in order to maximize synergy of uses, access to key services and day and evening populations.



The Plan also recognizes the need to identify land for employment growth in the city, particularly along US 36 and I-25, taking advantage of visibility and convenient access from these corridors. This focus on employment will ensure that the city's economic environment continues to be balanced and that businesses in the community continue to meet resident and business demand for services. The Plan designates land area for a range of employment uses, including essential service commercial and light industrial uses.



The Plan's land use framework is supported by modification of the city's land use "toolkit", or land use classifications. Seven new land use classifications are added or modified (and three existing classifications are retired from the 2004 CLUP including District Center, Business Park and Office/Residential). The new land use designations provide opportunity for higher-density residential development and mixed-use development (both standalone and transit-oriented), create greater specificity and direction for employment uses, and help preserve opportunity for service commercial and light industrial uses.

Ensuring the city has a wide range of complementary and supportive uses will provide the community's residents and businesses with a sustainable, high quality living environment.

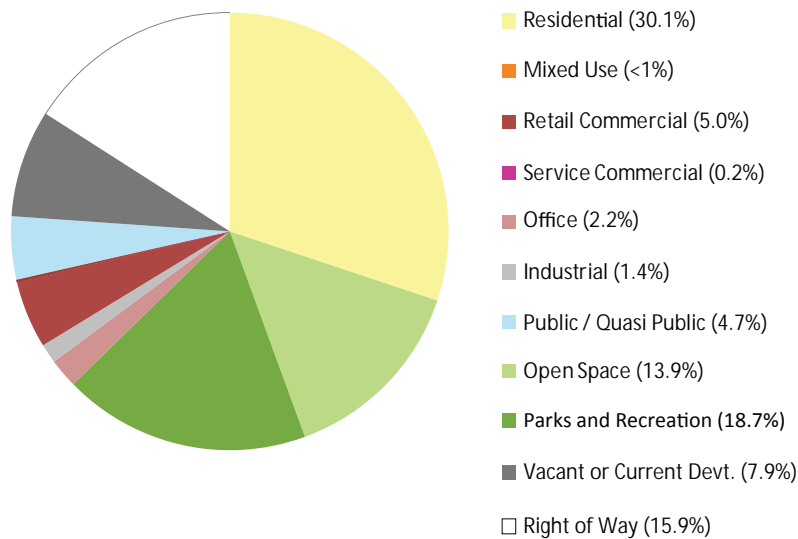


2.1 EXISTING LAND USE CONTEXT

Westminster is a distinctive community along the Front Range, where open space, parks and recreational amenities are a prominent feature of the city’s physical landscape. The city’s land use pattern is generally influenced by major regional transportation corridors. For the most part, retail, hotel and employment uses are clustered along US 36 and I-25 around major interchanges. Outside of these corridors, uses are primarily residential, with parks and open spaces integrated throughout. Smaller- and medium-scale commercial uses are located along arterial streets in the city, like Wadsworth Parkway, 120th Avenue, Sheridan Boulevard, Federal Boulevard and 72nd Avenue. South of 80th Avenue, in the oldest portion of the city, the use pattern is more diverse, particularly south of 72nd Avenue where commercial and light industrial uses are focused. As a whole, however, the city maintains a diverse array of uses, as shown in Figure 2-1. Chart 2-1 provides a breakdown of use by land area.



Chart 2-1: 2013 Existing Distribution of Land Area in the City



Existing development in the city includes almost 19,000,000 square feet of non-residential building space and almost 45,000 dwelling units. Balancing this development is approximately 6,500 acres of parks, open space and golf courses.

Existing Pattern

Of the total land area in the city, open space, parks, golf courses and conservation areas comprise over 31 percent—more than any other land use in the city. Private parks and open space comprise another 1.4 percent. These areas are interspersed throughout the city, creating multiple continuous natural and creek corridors that traverse the entire city. As illustrated in Chart 2-1, a similar proportion of land is residential, accounting for another 30 percent of land area. Commercial retail and service uses occupy 5.2 percent of the land area, with the remaining land area comprised of 4.7 percent



Trimble brings both new employment and additional energy into the Westmoor Corporate Park.



Arbour Square adds an active residential population to the Orchard Town Center.



Hyland Village is a new TMUND community with development currently underway.



Country Club Village is an example of recent development that includes both retail and office uses.

public/quasi-public uses, 2.2 percent office, and 1.4 percent industrial. In total, almost 16,500 acres of land are in use within the city (including parks, open space and golf course lands), with another 1,700 acres of vacant platted or unplatted land and 3,450 acres occupied by rights-of-way. The majority of vacant land is located along major corridors like US 36, Wadsworth Parkway and I-25.

Current Development

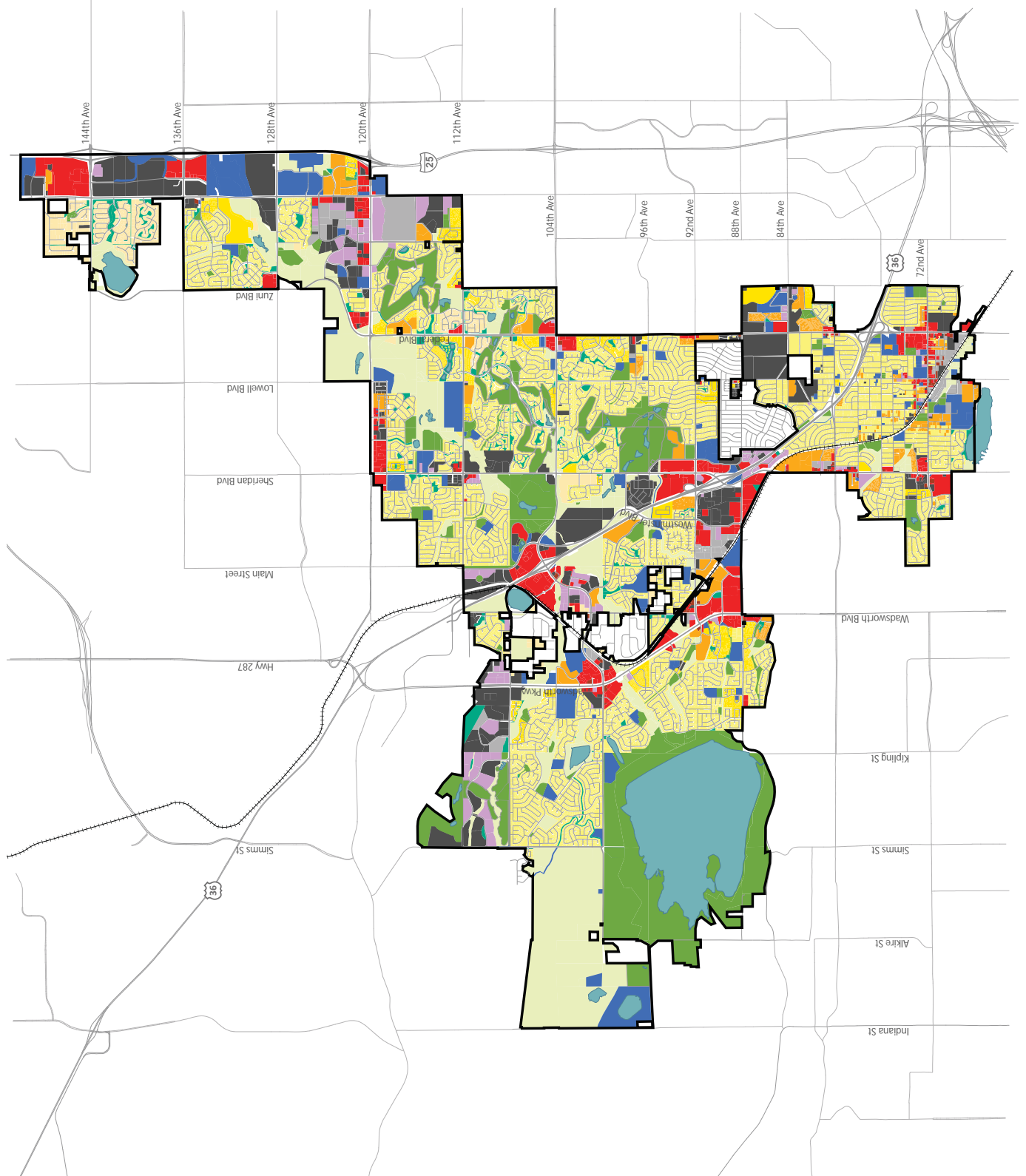
Development that is currently (as of August 2013) under construction, approved or under review comprises approximately 520 acres in the city with 2,477 planned new dwelling units and 1.0 million square feet of non-residential space. The most significant projects underway include a mixed-use redevelopment of the Westminster Promenade West site, reuse of the 1,000,000-square-foot former Avaya industrial space at 120th Avenue and Huron Street, the 350,000-square-foot St. Anthony's Hospital in the North I-25 area, and a new 72-acre Hyland Village traditional mixed-use neighborhood at 96th Avenue and Sheridan Boulevard. Other significant projects include several multifamily apartment projects ranging from 12 to over 400 dwelling units per project.

Likewise, recently completed development in the city includes several large projects, ranging from employment uses to multifamily residential developments. The recently-completed Trimble office building at the Westmoor Corporate Park adds almost 400 new employees to the city. The McWhinney Arbour Square project at 148th Avenue and Orchard Parkway was also recently completed, which added 384 new high quality townhome and multifamily units into the Orchard Town Center area. Current development projects in the city are summarized in Appendix B.

Figure 2-1: Existing Land Use 2013

Legend

- Very Low Density Residential (R-1, R-2.5)
- Low Density Residential (R-3.5)
- Medium Density Residential (R-5, R-8)
- High Density Residential (R-18)
- Retail Commercial
- Office
- Light Industrial
- Park and Golf Courses
- Private Park/Private Open Space
- City Owned Open Space
- Public/Quasi Public
- Vacant
- City Limits
- Rail Corridor



Updated 6/23/14



2.2 LAND USE FRAMEWORK

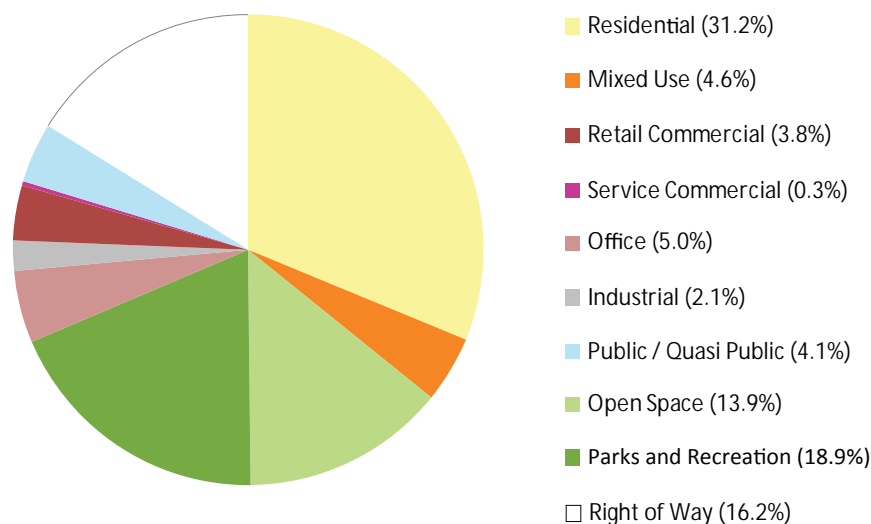
The land use framework embodies the community's vision of how the city should evolve over the next 20 years. The intent of the framework is to establish the direction and tools with which to realize this vision. Key elements of the framework include a land use plan that identifies areas for intensified growth as well as areas of preservation, new land use classifications that foster mixed-use development, and area-specific policies that clearly identify the city's vision for new development and redevelopment over time.

Land Use Diagram

The Comprehensive Plan Land Use Diagram (Figure 2-2) designates the required location, type and distribution of land uses throughout the city. Land use classifications—shown as colors and graphic patterns on the diagram—allow for a range of activities within each classification. The diagram is a graphic representation of policies contained in the Comprehensive Plan and is to be used and interpreted in conjunction with the following land use classifications and goals and policies.

Chart 2-2 describes the change in land use composition of the city based on the proposed land uses in the Land Use Diagram. Open space, parks and golf courses will remain a significant component of the city, at just over 31 percent of the total land area. Residential uses will continue to dominate the built realm, also occupying just over 31 percent of the city's land area, with mixed-use and retail uses occupying another 8.7 percent of the land area. Both office and industrial land uses will occupy a greater percentage of overall land area as well, with office more than doubling to 5.0 percent and industrial uses increasing to 2.1 percent.

Chart 2-2: 2035 Projected Distribution of Land Area in the City



Calculation of Density & FAR

Calculation of both density and FAR is based on the gross site. See graphic below.

The calculation of FAR only includes gross building area; parking structure area is excluded.

Minimum Densities & FARs

Where required, the overall density or FAR of a site must meet the minimum. If a phased project, the first phase must meet the minimum; subsequent phases must maintain the minimum across all phases.

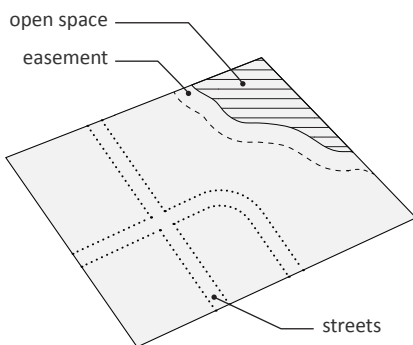
Maximum Densities & FARs

The maximum density or FAR may not be achievable on all sites due to site constraints such as topography or site area.

Density and Intensity

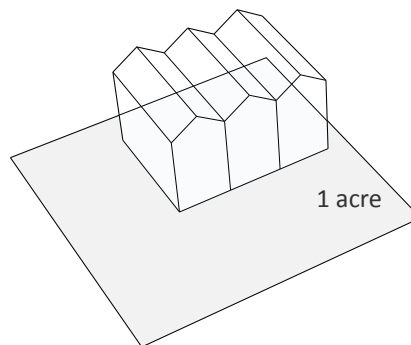
The Comprehensive Plan establishes density and intensity standards for each type of land use. Residential densities are expressed as dwelling units (du) per gross acre (ac), including land for public streets, storm drainage and other rights of way or dedications. This does not include land located within a designated 100-year flood plain (designated as Major Creek Corridor on Non-Public Land). It should be noted that maximum density may not be achievable on all sites due to specific site constraints such as topography, drainage patterns, floodplains, wetlands, required rights-of-way, the city’s adopted design guidelines, public land dedication, or other public improvements. Thus, the maximum density listed for each category is not “guaranteed.” The permitted density will be determined during the development review process taking into consideration the above constraints and enforcing the city’s residential design guidelines for each residential type.

A maximum permitted floor area ratio (FAR) is specified for mixed use and non-residential uses. FAR expresses the ratio of total building square footage to land square footage. For example, an FAR of 2.0 means that for every square foot of land, a developer may build two square feet of building space. Where an FAR is specified for mixed use classifications, the FAR applies to both residential and non-residential building space, excluding structured or surface parking. Similar to residential densities, maximum FARs may not be achievable due to site constraints.



Gross Site Acreage/Area

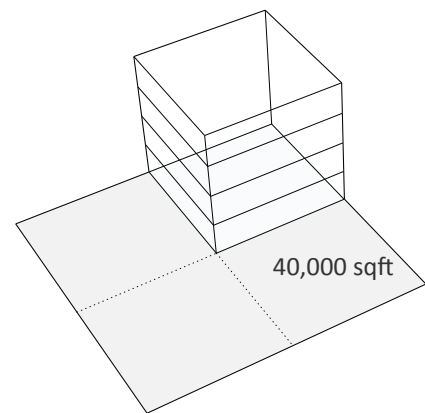
The gross site acreage (or area) encompasses the entire site, including area dedicated for open space, streets, and public easements, as illustrated above. The full acreage of the site (gray area above) is used in the calculation of density or FAR.



Density

$$\frac{\text{Dwelling Units}}{\text{Total Site Acres}} = \frac{3 \text{ du}}{1 \text{ acre}}$$

Shown above, 3.0 du/acre, where 3 dwelling units (du) sit on one acre of gross site acreage.

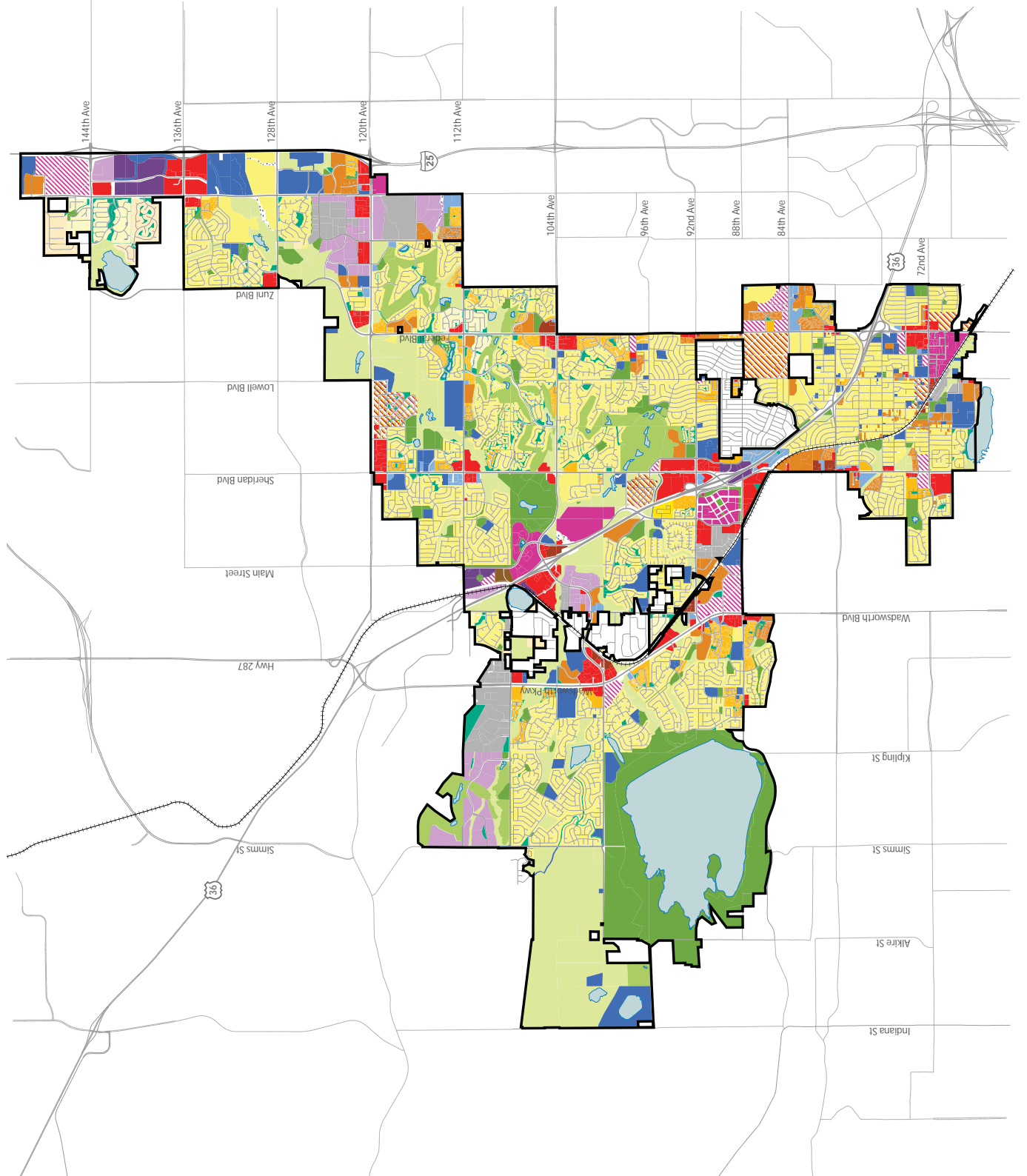
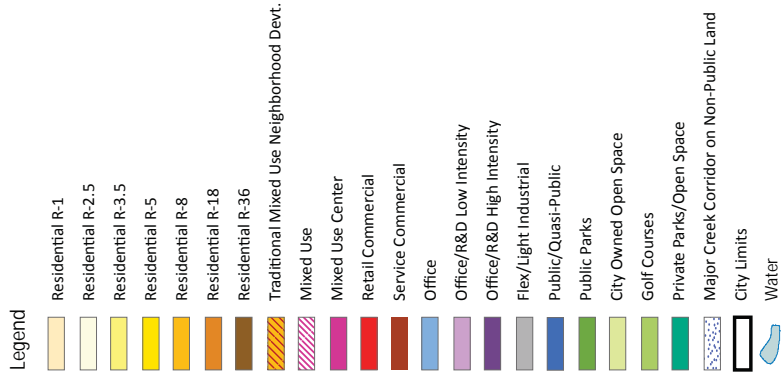


Floor Area Ratio (FAR)

$$\frac{\text{Total Building Area}}{\text{Total Site Area}} = \frac{40,000 \text{ sqft.}}{40,000 \text{ sqft.}}$$

Shown above, an FAR of 1.0, where a building with 4 floors of 10,000 sqft. each (40,000 sqft. total) sits on a parcel of 40,000 sqft. gross site area.

Figure 2-2: Land Use Diagram



Updated 4/13/15



Land Use Classification

Land use designations are the tools used to define the city’s vision and intent for development throughout the city. They provide overarching direction for land use on a specific site. For the majority of the city’s land area, more specific uses are delineated on a property’s approved Planned Unit Development (PUD), which must be consistent with the property’s Comprehensive Plan land use designation. For properties that are straight zoned (such as Commercial C-1, Business B-1, etc.), the Municipal Code provides greater detail on specific uses permitted within each zoning district. In order to develop, all properties, whether zoned by PUD or straight individual zoned district, must be developed in accordance with the Comprehensive Plan.

This section describes each of the land use classifications shown in Figure 2-2: Land Use Diagram. Each classification is described by representative images and text, with a “Development Standards” table that addresses land use and development characteristics. Within the table, land uses are listed as:

- **Allowed.** Uses that are permitted on all sites designated with such classification.
- **Limited.** Uses that are permitted but limited, such as in overall building area or proportion of a project, or by the development review process.
- **Potentially Prohibited.** Uses that may or may not be permitted, depending on their proximity to residential, public, or quasi-public uses or for other reasons as determined by the development review process.

Development characteristics in the table include maximum and minimum densities and/or floor area ratios (FARs), minimum lot size (for residential uses), and distribution of uses.

In addition to the uses described in each classification to follow, public/quasi public uses—including government offices, police and fire stations, public schools and places of assembly—are permitted in all land use classifications except for park and open space classifications, subject to the development review process. Land uses may also be subject to additional review or permitting processes as required by the Zoning Code.



New high density residential and mixed use categories create opportunity for transit-supportive development and vibrant, mixed-use districts.



New office development categories create opportunity for higher intensities of employment development in key areas in the city.



Service, flex and light industrial uses are designated throughout the city in areas of greatest compatibility and synergy.

R-1 Residential

Under 1.0 Dwelling Unit per Acre



This designation is intended to provide for single family detached residences developed at densities lower than typically found in urban areas. R-1 Residential is generally appropriate in areas distant from activity centers where development characteristics are more rural.

Development Standards	
	<i>Requirement</i>
Land Use	
Allowed Uses	Single Family Detached Residences
Limited Uses	Non-commercial Recreational Uses
Development Characteristics	
Density	Maximum 1.0 du/acre
Minimum Lot Size	17,500 square feet
Distribution of Uses	30% of overall site must be preserved as common open space



R-2.5 Residential

Up to 2.5 Dwelling Units per Acre



This designation is intended to provide for single family detached residences located away from activity centers where land use and development characteristics are suburban or in areas that serve as a transition between rural and urban areas.

Development Standards

	<i>Requirement</i>
Land Use	
Allowed Uses	Single Family Detached Residences
Limited Uses	Non-commercial Recreational Uses
Development Characteristics	
Density	Maximum 2.5 du/acre
Minimum Lot Size	10,000 square feet

R-3.5 Residential

Up to 3.5 Dwelling Units per Acre



This designation is intended to provide for single family detached residences and duplexes. This category is generally appropriate in locations outside urban activity centers in areas where development characteristics are suburban.

Development Standards	
	<i>Requirement</i>
Land Use	
Allowed Uses	Single Family Detached Residences Duplexes (may be allowed depending on location and design)
Limited Uses	Non-commercial Recreational Uses
Development Characteristics	
Density	Maximum 3.5 du/acre
Minimum Lot Size	7,000 square feet (for single family detached dwellings)



R-5 Residential

Up to 5.0 Dwelling Units per Acre



This designation is intended to provide for single family residences (detached and attached), duplexes, patio homes, townhomes and condominiums. This category is generally appropriate outside of urban activity centers in areas of moderate density.

Development Standards	
	<i>Requirement</i>
Land Use	
Allowed Uses	Single Family Detached Residences Single Family Attached Residences Duplexes Patio Homes Townhomes Condominiums
Limited Uses	Non-commercial Recreational Uses Senior Housing Facilities (1)
Development Characteristics	
Density	Maximum 5.0 du/acre
<i>(1) For facilities with beds rather than dwelling units, 2.5 beds shall equal one dwelling unit for purposes of calculating density.</i>	

R-8 Residential

Up to 8.0 Dwelling Units per Acre



This designation accommodates a mix of housing types from single family residences (attached and detached) and duplexes to townhomes, condominiums and walk-up apartments. This designation is appropriate in close proximity to activity centers and to areas that can be served by transit.

Development Standards	
	<i>Requirement</i>
Land Use	
Allowed Uses	Single Family Detached Residences Single Family Attached Residences Duplexes Patio Homes Townhomes Condominiums
Limited Uses	Non-commercial Recreational Uses Senior Housing Facilities (1)
Development Characteristics	
Density	Maximum 8.0 du/acre
<i>(1) For facilities with beds rather than dwelling units, 2.5 beds shall equal one dwelling unit for purposes of calculating density.</i>	



R-18 Residential

Up to 18.0 Dwelling Units per Acre



This designation accommodates a mix of higher density housing types including townhomes, apartments and condominiums. R-18 Residential shall be located along arterial streets, near transit centers or available transit, and within or near activity centers with a mix of supportive uses.

Development Standards

Requirement

Land Use

Allowed Uses

Apartments
 Condominiums
 Townhomes
 Single Family Residences

Limited Uses

Non-commercial Recreational Uses
 Senior Housing Facilities (1)

Development Characteristics

Density

Maximum 18.0 du/acre

(1) For facilities with beds rather than dwelling units, 2.5 beds shall equal one dwelling unit for purposes of calculating density.

R-36 Residential

18.0 to 36.0 Dwelling Units per Acre



This designation accommodates a range of higher density housing types from townhomes to apartments, condominiums and similar higher density typologies. R-36 Residential shall be located along arterial streets near transit and activity centers, where supportive neighborhood-serving uses and transit are within a 5- to 10-minute, or half-mile, walk.

Development Standards	
	<i>Requirement</i>
Land Use	
Allowed Uses	Apartments, Condominiums, Lofts and Townhomes
Limited Uses	Non-commercial Recreational Uses Senior Housing Facilities (1)
Development Characteristics	
Density	Minimum 18.0 du/acre Maximum 36.0 du/acre
<i>(1) For facilities with beds rather than dwelling units, 2.5 beds shall equal one dwelling unit for purposes of calculating density.</i>	



Traditional Mixed Use Neighborhood Development (TMUND) Up to 18.0 Dwelling Units per Acre and 1.0 Commercial FAR



This designation is intended for inclusive neighborhoods with a mix of residential and supportive non-residential uses in a walkable, pedestrian-oriented, urban village development pattern. Housing types could range from medium and small-lot single family homes to multifamily apartments and lofts. Mixed or non-residential uses could include offices, personal/business services, retail and live/work development. An interconnected grid of streets, pedestrian connections and parks is emphasized. The maximum density and intensity for this designation may be applied to the entire TMUND master planned development as opposed to specific sites.

All new development shall be consistent with the TMUND Design Guidelines, which provide greater detail for site, building and landscape design. (Bradburn Village is an example of a successful TMUND project.)

Development Standards

Requirement

Land Use	
Allowed Uses	Apartments, Condominiums, Lofts and Townhomes Single Family Residences (attached or detached) Offices, Personal Services, Retail Commercial, Live/Work
Limited Uses	Non-commercial Recreational Uses Senior Housing Facilities (1), Child Care
Potentially Prohibited Uses	Pawn shops, car sales, massage parlors, tattoo parlors, video and other arcades, night clubs, off-track betting, auction houses, thrift stores, used merchandise sales, billiard parlors, gun shops, adult businesses, check cashing offices and day labor services

Development Characteristics

Density	Maximum 18.0 du/acre (2)
Floor Area Ratio	Maximum 1.0 for Commercial uses

(1) For facilities with beds rather than dwelling units, 2.5 beds shall equal one dwelling unit for purposes of calculating density.

(2) Greater densities may be allowed if approved by the Planning Commission and City Council.

Mixed Use

8.0 to 36.0 Dwelling Units per Acre and Maximum Combined FAR of 1.5



This designation is intended to foster development with a mix of residential and commercial uses. Stand-alone commercial use or a combination of residential and commercial use is permitted. Where residential development is proposed, a vertical mix of uses (such as residential or office use above ground floor retail) is required with a minimum 0.10 FAR of commercial use (retail, offices or personal/business services). Parking should be located behind buildings, below grade or in structures to ensure active uses face onto public streets. Auto-oriented uses and drive-throughs are strongly discouraged as part of residential mixed-use projects.

Development Standards

	<i>Requirement</i>
Land Use	
Allowed Uses	Apartments, Condominiums, Lofts and Townhomes Offices, Personal Services, Retail Commercial, Live/Work
Limited Uses (1)	Auto-oriented uses Stand-alone uses with vehicle drive-throughs
Potentially Prohibited Uses	Pawn shops, car sales, massage parlors, tattoo parlors, video and other arcades, night clubs, off-track betting, auction houses, thrift stores, used merchandise sales, billiard parlors, gun shops, adult businesses, check cashing offices and day labor services

Development Characteristics

Density	Minimum 8.0 du/acre, when provided Maximum 36.0 du/acre, when provided
Floor Area Ratio	Minimum 0.10 Commercial when Residential is provided Maximum 1.5 Combined Residential and Commercial

(1) Uses may not be permitted as part of a mixed-use project that includes both residential and commercial uses.



Mixed Use Center

Minimum FAR of 0.75 and Maximum Combined FAR of 2.0*



This designation establishes key activity centers in the city, typically to be located with access to transit. Uses may include a mix of residential, retail, office and hotel uses. Along pedestrian-oriented street frontages, ground floor uses should be active, such as retail stores, restaurants and cafes. A vertical mix of uses is encouraged with retail at the ground level and office, hotel and/or residential on upper floors. Parking is strongly encouraged to be structured or below grade, with minimal surface parking—which should be located away from public view. Auto-oriented uses and new standalone uses with drive-throughs are not permitted.

Development Standards

Requirement

Land Use

Allowed Uses (1) Apartments, Condominiums, Lofts and Townhomes
Offices, Personal Services,
Retail Commercial, Live/Work

Potentially Prohibited Uses Pawn shops, car sales, massage parlors, tattoo parlors, video and other arcades, night clubs, off-track betting, auction houses, thrift stores, used merchandise sales, billiard parlors, gun shops, adult businesses, check cashing offices and day labor services

Development Characteristics

Density Minimum 18.0 du/acre, when provided

Floor Area Ratio Minimum 0.75 Combined Residential and Commercial (2)(3)
Maximum 2.0 Combined Residential and Commercial (2)(3)(4)

(1) Auto-oriented uses and stand-alone uses with vehicle drive-throughs are prohibited. However, formerly-established drive through uses may be permitted as a component of new development, subject to the development review process.

(2) The Combined Floor Area Ratio (FAR) is calculated with both residential and commercial building area.

(3) Calculation of FAR for master planned developments excludes rights-of-way.

(4) Greater Maximum FAR may be permitted if otherwise determined by preliminary development plan (PDP) or other regulatory plan.

Retail Commercial

Maximum FAR of 0.35



This designation serves a variety of neighborhood and regional commercial needs and can be comprised of retail stores, eating establishments, banks, supermarkets and business and professional offices. Retail commercial uses are generally limited to arterial street intersections at one or two corners. Neighborhood commercial development is allowed on collector streets. Auto service stations, convenience stores, drive-through facilities and other similar uses may be limited and may not be allowed in areas that directly abut residential districts, public/quasi-public or institutional uses or public space. When permitted, such facilities shall use enhanced architectural design to be compatible with surrounding uses. Design of all retail commercial development must be consistent with the Retail Commercial Design Guidelines.

Development Standards

Requirement

Land Use

Allowed Uses	Retail stores, eating establishments, banks, supermarkets, and business and professional offices
Limited Uses	Auto-oriented uses Stand-alone uses with vehicle drive-throughs
Potentially Prohibited Uses	Pawn shops, car sales, massage parlors, tattoo parlors, video and other arcades, night clubs, off-track betting, auction houses, thrift stores, used merchandise sales, billiard parlors, gun shops, adult businesses, check cashing offices and day labor services

Development Characteristics

Floor Area Ratio	Maximum 0.35
------------------	--------------



Service Commercial
Maximum FAR of 0.35



This designation accommodates auto-oriented and general commercial uses including auto sales and service, nurseries and wholesale establishments. Retail commercial uses may also be located within this designation. Development is generally limited to arterial streets away from major intersections.

Development Standards

Requirement

Land Use

Allowed Uses	Auto-related sales and services, convenience stores, wholesale, nurseries Retail stores, eating establishments, banks, supermarkets, and business and professional offices
--------------	---

Development Characteristics

Floor Area Ratio	Maximum 0.35
------------------	--------------

Office

Maximum FAR of 0.35



This designation accommodates offices for medical, legal, banking, insurance and similar professional office uses. This designation is intended to be compatible with abutting residential and other sensitive uses. A limited amount of retail uses integrated into the office building is permitted as a portion of the project gross floor area, or GFA (see below for requirements).

Development Standards	
	<i>Requirement</i>
Land Use	
Allowed Uses	Professional and commercial offices (medical, business, real estate, law and consulting offices)
Limited Uses	Support Commercial including eating establishments, pharmacies, personal business services, office supply (1)
Potentially Prohibited Uses	Pawn shops, car sales, massage parlors, tattoo parlors, video and other arcades, night clubs, off-track betting, auction houses, thrift stores, used merchandise sales, billiard parlors, gun shops, adult businesses, check cashing offices and day labor services
Development Characteristics	
Floor Area Ratio	Maximum 0.35
Distribution of Uses	Maximum 15% of GFA Support Commercial or 10,000 sqft, whichever is less (2)(3)
<p><i>(1) May be allowed through the city's development review process when developed in conjunction with, and accessory to, office buildings.</i></p> <p><i>(2) Commercial building area shall not exceed 50 percent of the ground floor of any one building.</i></p> <p><i>(3) Support commercial uses may be further constrained by parking availability.</i></p>	



Office/R&D Low Intensity

Maximum FAR of 1.0



This designation is intended for campus-like development with offices, research and development facilities, medical facilities and supportive uses. Manufacturing and mass production space is limited to less than 30 percent of gross floor area on a lot. Accessory or small-scale supporting retail or personal/business services integrated into office buildings are also permitted up to 10 percent of gross floor area. Strategically located hotel uses that support employment uses may be permitted by PUD.

Development Standards

Requirement

Land Use	
Allowed Uses	Professional offices, research and development labs, medical facilities
Limited Uses	Hotel Manufacturing, warehouse, production Support Commercial including eating establishments, pharmacies, personal business services, office supply (1)
Potentially Prohibited Uses	Pawn shops, car sales, massage parlors, tattoo parlors, video and other arcades, night clubs, off-track betting, auction houses, thrift stores, used merchandise sales, billiard parlors, gun shops, adult businesses, check cashing offices and day labor services
Development Characteristics	
Floor Area Ratio	Maximum 1.0
Distribution of Uses	Maximum 10% of GFA Support Commercial or 15,000 sqft, whichever is less (2) Maximum 30% of GFA Manufacturing, Warehouse and/or Production use

(1) May be allowed through the city's development review process when developed in conjunction with, and accessory to, office/R&D buildings.

(2) Support commercial uses may be further constrained by parking availability.

Office/R&D High Intensity

Minimum FAR of 0.30 and Maximum FAR of 2.0



This designation identifies areas where higher-intensity employment uses are appropriate. These areas are located along major transportation corridors with high visibility and accessibility. Employment uses are emphasized, including high-rise or campus-like office developments and supportive research and development uses. Manufacturing and mass production space is limited to less than 10% of gross floor area. Accessory or small-scale supporting retail or personal/business service uses integrated into office buildings are also permitted up to 10% of gross floor area. Strategically located hotel uses are permitted by PUD. The desired type of development is multistory buildings served by a mix of structured and surface parking.

Development Standards

	<i>Requirement</i>
Land Use	
Allowed Uses	Professional offices, research and development labs, medical facilities
Limited Uses	Hotel Manufacturing, warehouse, production Support Commercial including eating establishments, pharmacies, personal business services, office supply (1)
Potentially Prohibited Uses	Pawn shops, car sales, massage parlors, tattoo parlors, video and other arcades, night clubs, off-track betting, auction houses, thrift stores, used merchandise sales, billiard parlors, gun shops, adult businesses, check cashing offices and day labor services
Development Characteristics	
Floor Area Ratio	Minimum 0.3 Maximum 2.0
Distribution of Uses	Maximum 10% of GFA Support Commercial use, or 15,000 sqft, whichever is less (2) Maximum 10% of GFA Manufacturing, Warehouse and/or Production use

(1) May be allowed through city’s development review process when developed in conjunction with, and accessory to, office/R&D buildings.

(2) Support commercial uses may be further constrained by parking availability.



Flex/Light Industrial

Maximum FAR of 0.5



This designation is intended to provide and protect land for flexible employment uses, including manufacturing and assembly, research and product development, warehousing and distribution facilities, and supportive office space. Flexible spaces may include storefront space for offices, sales and customer service. Auto-related service and self storage uses are also permitted. Uses that create objectionable levels of noise, vibration, odor, glare or hazards are not permitted. Outdoor storage must be screened from public right-of-way and non-industrial uses. Support commercial uses integrated into flex/light industrial buildings are also permitted up to 10% of gross floor area. In general, light industrial uses should be located away from residential areas and adequately buffered from other land uses. The city may impose a stricter standard for more intense industrial uses.

Development Standards

Requirement

Land Use

Allowed Uses	Flex office space including professional office, research and development labs Warehousing, fabrication facilities, repair shops, wholesale distributors and light manufacturing
Limited Uses	Support Commercial including eating establishments, pharmacies, personal business services, studios, office supply (1)
Potentially Prohibited Uses	Pawn shops, car sales, massage parlors, tattoo parlors, video and other arcades, night clubs, off-track betting, auction houses, thrift stores, used merchandise sales, billiard parlors, gun shops, adult businesses, check cashing offices and day labor services

Development Characteristics

Floor Area Ratio	Maximum 0.5
Distribution of Uses	Maximum 10% of GFA Support Commercial use, or 15,000 sqft, whichever is less (2)

(1) May be allowed through the city's development review process when developed in conjunction with, and accessory to, office/R&D buildings.

(2) Support commercial uses may be further constrained by parking availability.

City Owned Open Space



This designation identifies city-owned and managed areas preserved for passive recreational use and protection of natural habitat. Passive public use includes hiking, biking, nature study, and photography. Open spaces may include scenic vistas, floodplains, trail corridors, farmlands and highly visible natural areas. These lands are preserved and managed in a natural condition.

Public Parks



This designation applies to all city or other publicly-owned parks or greenbelts, including neighborhood parks, community parks, regional parks, greenbelts and trails. These lands serve both active and passive recreation needs of the community with play areas, fields, trails and natural features and amenities.

Private Parks/Private Open Space



This designation applies to private parks, greenbelts and open space. These private lands provide passive and active recreational opportunities and are usually owned by a homeowners association, business owners association or metropolitan special district.



Golf Courses



This designation applies to both public and private golf courses, including three public courses and two private courses. Public golf courses provide additional open space, natural habitat and trail connections that connect to the greater parks and open space network in the city.

Public/Quasi Public



This designation is intended for uses related to general community services, such as public safety facilities, schools and institutions of higher learning, places of worship, community centers, hospitals, municipal facilities and cemeteries. Future public and quasi-public uses such as private schools and recreation facilities, although not shown specifically on the Land Use Diagram, are generally allowed in residential areas subject to City review and approval. Places of assembly are also allowed in non-residential use categories subject to City review.

Major Creek Corridor on Non-Public Land

These areas are flood corridors within the 100-year floodplain located on private land. Flood corridor areas should remain undeveloped to protect property from flood damage, and to preserve the riparian habitat and wildlife associated with the area. Filling in of flood plains is generally prohibited except where flooding is caused by sheet flow. Where filling or channelization may be allowed, it must be a natural appearing design.

Development Potential

Projected development potential of the Comprehensive Plan assumes that the majority of vacant lands and sites with opportunity for redevelopment, infill or intensification, will develop over the 22-year Plan horizon by 2035. However, the Plan is not intended to specify or anticipate when this development potential will actually be realized; nor does the designation of a site for a certain use necessarily mean that the site will be built/redeveloped with that use in the next 22 years.

The projected development potential outlined in Table 2-1 is based on assumptions of average intensities for the different land use classifications. However, it must be noted that the citywide development potential is not a fixed or final number. As time passes, new opportunities for redevelopment and infill will arise, beyond sites currently identified in this update effort. Planning for transportation and public infrastructure, particularly water resources and utilities, will continue to be reevaluated as future development potential is identified in subsequent Comprehensive Plan updates.

Table 2-1 shows:

- A. **Existing Development.** This reflects existing development as of August 2013.
- B. **Current Development.** This includes projects that are currently under construction, approved or proposed as of August 2013. This development includes 2,477 housing units and 1.0 million square feet of non-residential building space.
- C. **Gross New Development by 2035.** This value represents application of average assumed intensities to vacant lands and underutilized sites that will likely be developed over the next 20 years, or the 2035 plan horizon. Approximately 5,616 housing units and 8.9 million square feet of non-residential building space will likely be added.
- D. **Existing Development Lost.** This value reflects existing development that is likely to be lost due to redevelopment of underutilized sites.
- E. **Net New Development by 2035.** This reflects the total of the Existing, Current and Gross New development in the city less Existing Development Lost.
- F. **City at 2035.** Totaling Net New Development and Existing Development results in the Comprehensive Plan development potential at 2035. This will result in an increase of approximately 8,100 housing units and 8.8 million square feet of non-residential space.

**Table 2-1: Projected 2035 Development**

	<i>A. Existing Development 2013</i>	<i>B. Current Development</i>	<i>C. Gross New Development by 2035</i>	<i>D. Existing Development Lost</i>	<i>E. Net New Development by 2035</i>	<i>F. City at 2035</i>
Residential Uses						
Very Low Density (R-1 and R-2.5)	838	147	13		160	998
Low Density (R-3.5 and R-5)	25,665	272	254		526	26,191
Medium Density (R-8)	5,117	99	187		286	5,403
<i>Subtotal Single Family (Detached & Attached)</i>	<i>31,620</i>	<i>518</i>	<i>454</i>		<i>972</i>	<i>32,592</i>
High Density (R-18)	11,710	1,030	176		1,206	12,916
Very High Density (R-36)		465	460		925	925
Residential Units from Mixed Use	1,649	256	4,466		4,722	6,371
<i>Subtotal Multifamily</i>	<i>13,359</i>	<i>1,751</i>	<i>5,102</i>		<i>6,853</i>	<i>20,212</i>
Total Residential Units	44,979	2,269	5,556		7,825	52,804
Population*	109,169					129,423
Non-Residential Uses						
Retail Commercial**	10,443,089	235,029	2,539,300	-963,897	1,810,432	12,253,521
<i>Hotel (square feet)</i>	<i>1,361,660</i>	<i>159,500</i>	<i>403,677</i>		<i>563,177</i>	<i>1,924,837</i>
<i>Hotel (rooms)</i>	<i>1,905</i>	<i>212</i>	<i>577</i>		<i>789</i>	<i>2,694</i>
Service Commercial	177,285	3,500	57,122	-27,961	32,662	209,947
Office/R&D	4,950,686	426,103	4,468,191	-56,038	4,838,256	9,788,942
Flex/Light Industrial	3,283,510	0	1,339,478	-125,296	1,214,182	4,497,692
Total Building Square Feet	18,854,570	664,632	8,404,091	-1,173,192	7,895,532	26,750,102
Employment	39,300					57,300

*Based on a 2035 household size of 2.58, as projected by DRCOG 2035 Metro Vision Plan. Also assumes a 5% residential vacancy rate.

**Includes office uses within retail commercial centers.



The city will continue to build high quality housing and residential neighborhoods to further attract employers and workers to the city.



Employment growth is a focus of the Comprehensive Plan in order to providing a range of employment options for the city's residents as well as to foster business growth and synergy within the city.

Total population by the 2035 Plan horizon is expected to grow by approximately 20 percent to 130,100—an increase of approximately 21,000 new residents, based on a projected 2035 population to household ratio of 2.58 by DRCOG. Employment in the city will also grow substantially, with the potential for 59,250 jobs in the city by 2035—the majority of which would be in retail and office/R&D industries. This would increase the existing job base in the city by approximately 50 percent.

Jobs to Housing Balance

The relationship between jobs and housing is a reflection of whether a city has a deficit or surplus of jobs relative to employed residents. A balance between the two would be a 1:1 ratio, and would indicate that in-commuting and out-commuting are matched, leading to efficient use of the transportation system, particularly during peak hours. The Comprehensive Plan looks to improve the balance between jobs and housing (reflected by the number of employed residents) in the city. As of 2013, the city's ratio is an estimated 0.59 jobs to employed residents (reflecting approximately 39,300 jobs and 66,700 employed residents in the city).¹ In comparison, both Adams and Jefferson counties had ratios of 0.70, with Denver almost double with 1.35 jobs to employed residents (Table 2-2).²

To achieve an improved balance, the Plan focuses on attracting higher intensity employment development into the city, in both mixed-use areas and along the city's major employment corridors like US 36 and I-25. The city's wide range of housing types will continue to attract employers and workers to the city. With nearly 18,000 new jobs expected over the next 20 years alone, the City can expect a jobs/housing ratio of approximately 0.63—an improvement that reflects a conservative projection of job gain into the future.

Table 2-2: Jobs to Housing Comparison

<i>Place of Comparison</i>	<i>Jobs</i>	<i>Employed Residents</i>	<i>Jobs/Emp. Residents</i>
City of Westminster	39,300	66,700	0.59
City of Arvada	27,500	59,600	0.46
City of Broomfield (City & County)	30,000	31,900	0.94
City of Thornton	25,900	66,400	0.39
Denver (City & County)	443,000	328,900	1.35
Adams County	162,300	234,400	0.69
Jefferson County	215,200	305,300	0.70

Sources: American Community Survey 2012 data for employed residents; cities of Westminster, Arvada, Thornton and Broomfield, DRCOG and Colorado Department of Labor for jobs estimates. Estimates rounded to the nearest 100th.

¹ American Community Survey, 2012 Data.

² Colorado Department of Labor, 2012 Annual Labor Market Estimates and Employment by Industry.



2.3 REDEVELOPMENT

Urban Renewal Areas

The city currently has seven active officially designated Urban Renewal Areas. These Urban Renewal Areas are administered by the Westminster Economic Development Authority (WEDA), for which City Council members serve as the Board Members. The Urban Renewal Area designation allows WEDA to finance capital improvements and land assembly to incentivize redevelopment and improve physical conditions in key areas of the city. WEDA generally gains its revenues from increases in property taxes within these areas. Within the redevelopment project areas, WEDA has the power to make capital improvements to the “public realm”; those areas and elements that serve a public purpose, including parks, plazas, utilities and roads, landscaping and parking.

The redevelopment areas are shown in Figure 2-3 and include:

- South Westminster, the second phase of which will expire in 2017.
- Westminster Center (encompassing the proposed downtown Westminster area) adopted in 2009 and will be active for 25 years from the date tax increment collection is established.
- Westminster Center East, adopted in 2002 and active through 2027.
- Mandalay, adopted in 2003 and active through 2027.
- North Huron, adopted in 2004 and active through 2028.
- Holly Park, adopted in 2004 and active through 2028.
- South Sheridan, adopted in 2004 and active through 2028.

Additional Redevelopment Opportunities

In addition to the city’s Focus Areas identified in the Comprehensive Plan, there are several key redevelopment and infill opportunities in the city. These sites have existing development that may or may not redevelop over the Plan horizon. These sites include:

- *Westminster Village/LaBelle’s Plaza*, located at 88th Avenue and Sheridan Boulevard, consisting of existing older retail strip centers and large format retail stores. Over time, as the downtown Westminster area develops into an active, mixed-use downtown destination, there may be opportunity to take advantage of the synergy created by the new downtown, existing park-and-ride and future commuter rail station at the western end of the site. The area is also directly adjacent to the planned RTD FasTracks commuter rail station south of 88th Avenue



LaBelle’s Plaza, extending south from 88th Avenue on the west side of Sheridan Boulevard, is an older commercial strip center that is nearing the end of its building lifecycle.



St. Anthony's North Hospital located on 84th Avenue east of Federal Boulevard.

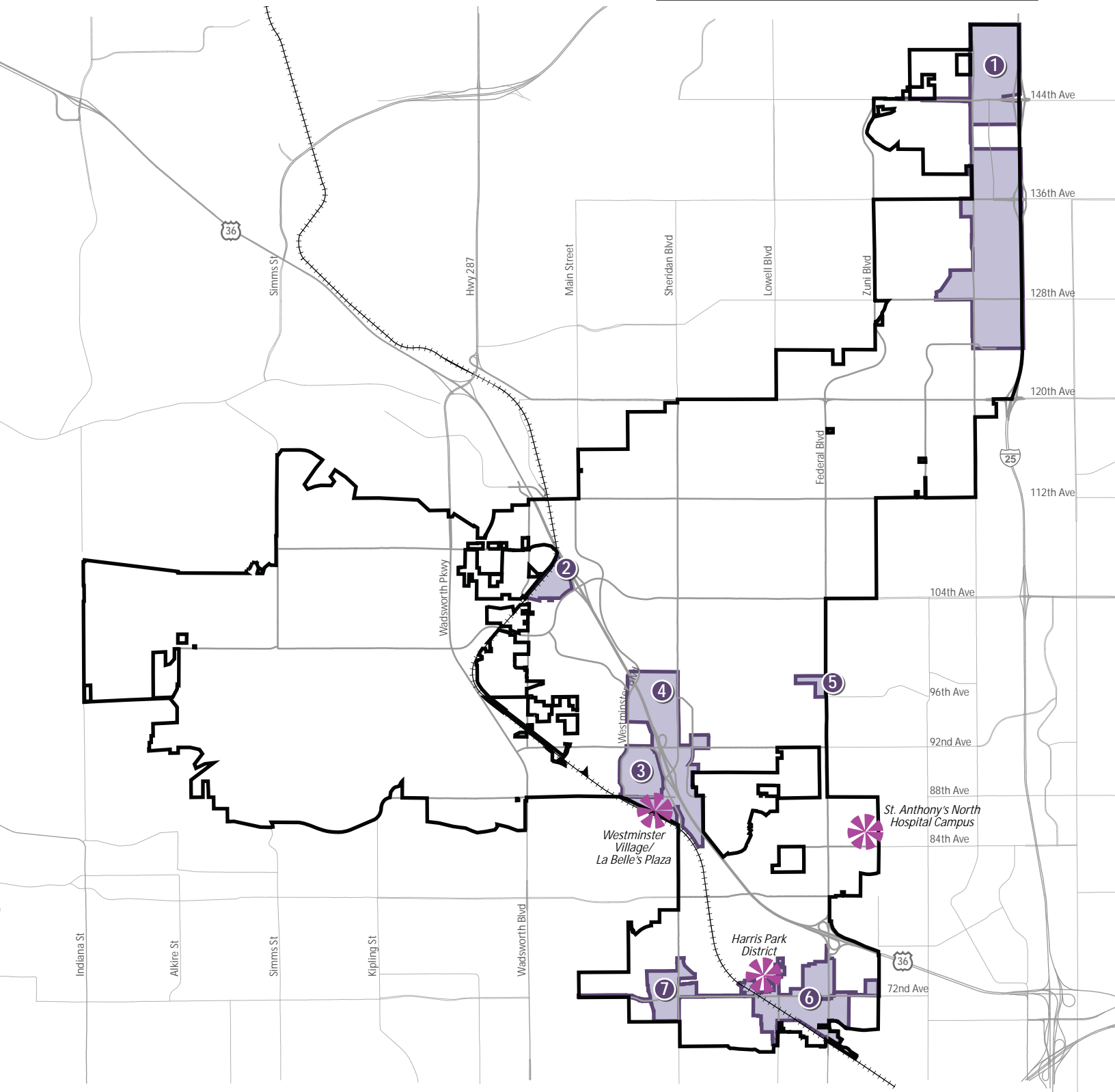


Portions of the Harris Park District reflect the city's history while other areas have opportunity for unique and complementary infill.

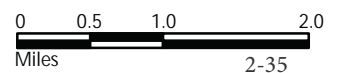
and east of Harlan Street. It is envisioned that redevelopment would attract a higher-intensity mix of transit supportive uses including office, commercial and residential uses.

- *St. Anthony North Hospital at 84th Avenue*, which will be replaced in primary function by the St. Anthony North Medical Campus to the north at 144th Avenue and I-25. Portions or all of this site may have opportunity to intensify—with either additional medical office-related uses, commercial development and/or mixed-use development with housing. The area's proximity to the Pillar of Fire and Federal Boulevard activity may create added synergy and opportunity for redevelopment as these latter areas develop.
- *Harris Park District in South Westminster*, where a mix of residential and commercial uses is envisioned to foster a walkable, neighborhood environment. It is expected that in this area, focused redevelopment and infill projects will occur on individual sites in a context-sensitive manner that is consistent with surrounding existing development. The scale of new development in this area will generally be one to three story buildings, where taller buildings are located along Lowell Boulevard. It is expected that this area will evolve gradually, as property owners decide to redevelop their property.

Figure 2-3: Urban Renewal Areas & Redevelopment Opportunities



- ① North Huron Urban Renewal Area
- ② Mandalay Urban Renewal Area
- ③ Westminister Center Renewal Area
- ④ Westminister Center East Urban Renewal Area
- ⑤ Holly Park Urban Renewal Area
- ⑥ South Westminister Phase I & II Urban Renewal Areas
- ⑦ South Sheridan Urban Renewal Area
- ★ Potential Redevelopment Opportunity





Much of the land use in county enclaves within the city is residential, including rural and low density single family residences.

2.4 UNINCORPORATED AREAS

The city's 34-square-mile Sphere of Influence encompasses the city as well as several large unincorporated areas in Jefferson and Adams counties. Unincorporated areas include county enclaves surrounded by the city and land area on the periphery of the city limits. Although the Plan only regulates land uses for incorporated areas within the city, unincorporated areas can influence the development patterns and physical continuity of the city. Accordingly, the city may consider the annexation of some of these areas on a case-by-case basis. Key issues that will be considered are the availability of public services, compatibility of land uses, development character and financial impact to the city.

The city's policy towards annexation is to annex significant portions of land at one time. Land use designation for these areas will either occur at time of annexation or as part of a specific subarea plan for proposed annexation areas. Figure 2-4 shows suggested land uses for unincorporated lands if they were to annex into the city.

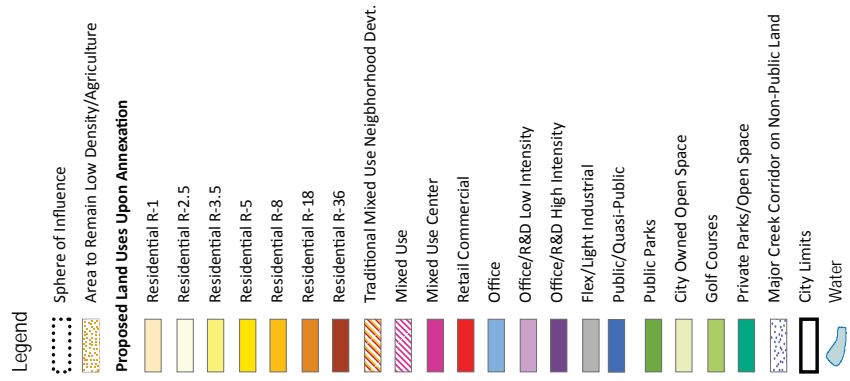
County Enclaves

The total county enclave land area within the city comprises 1,118 acres, with 588 acres in Jefferson County and the remainder in Adams County. In Jefferson County, enclaves are generally located north of 92nd Avenue, south of 112th Avenue, west of US 36 and along Wadsworth Boulevard. These areas include a mix of vacant land, rural residential, agricultural and light industrial uses.

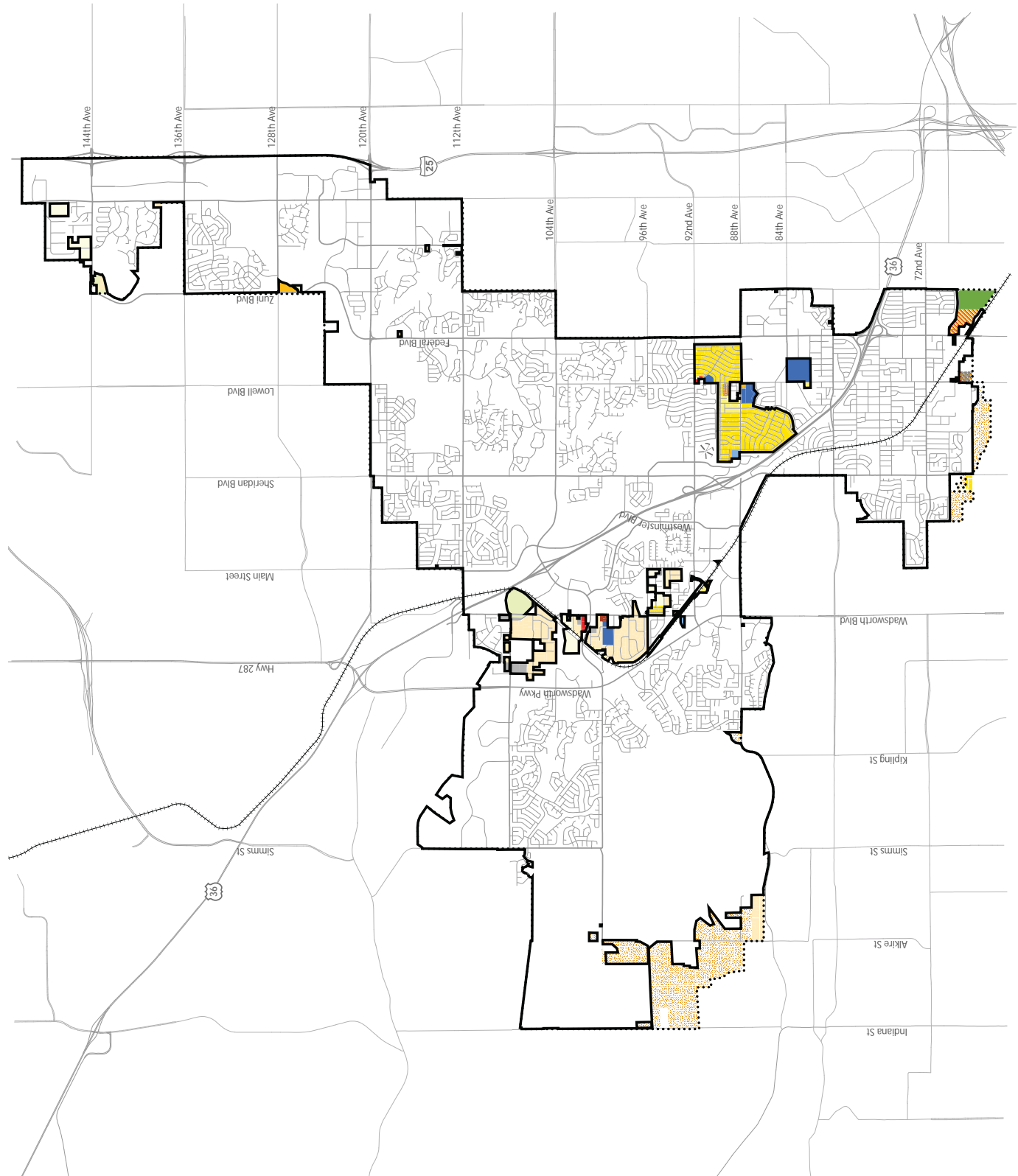
In Adams County, unincorporated land includes the Shaw Heights neighborhood and a small portion of the Pillar of Fire property. Shaw Heights is a large 436-acre enclave located between 88th Avenue and 92nd Avenue, east of US 36 to Federal Boulevard. The area is fully developed and is predominantly residential. Any possible future annexation of this developed area will take into account a cost-benefit analysis of the area, and the views of existing residents and business owners in the area. The Pillar of Fire enclave is located between Lowell Boulevard and Irving Street and between 84th and 82nd avenues. This approximately 44-acre area is located to the southwest of the approximately 150-acre Pillar of Fire property that is within the city limits.

In addition to these larger enclave areas, there are several smaller enclaves in the city that if annexed, could be of benefit to the surrounding development. Many of these smaller enclaves are vacant land, including several areas near Huron Street and 144th Avenue.

Figure 2-4: Sphere of Influence, Enclaves & Adjacent Unincorporated Areas



Updated 5/14/14





Outside City Limits

Land in the Sphere of Influence outside of the outer limits of the city is located primarily to the south in Adams County and to the west in Jefferson County. Abutting land area within Jefferson County is envisioned as remaining agricultural and/or sparsely developed to protect water quality of Standley Lake. Similarly, land adjacent to Hidden Lake is identified for agricultural and/or very low intensity use. Further to the east, in Adams County, land abutting the city is primarily developed, with the exception of a portion of the Northgate site directly east of the Westminster Station Area, which is envisioned as a traditional mixed use neighborhood east of Federal Boulevard. This site will likely be annexed as part of the overall Northgate development.



Areas adjacent to major water resources like Standley Lake and Hidden Lake will ideally remain very low density to minimize development impacts on regional and city resources.

2.5 GOALS AND POLICIES

The following goals provide direction for all aspects of land use planning. The policies are organized into categories, with general policies to be considered in all land use decisions listed first.



The Comprehensive Plan builds on the city's existing cadre of high quality built and natural environments with land uses located to best foster economic growth, high quality of life and fiscal sustainability for the city.

GOALS

- LU-G-1** Pursue a compact development pattern that allows for the preservation of natural areas and creek corridors.
- LU-G-2** Achieve a balance of uses in the city, including employment, residential, cultural, destination and local retail, as well as a full range of amenities and services necessary to support a vibrant community.
- LU-G-3** Provide appropriately located areas for a broad range of employment generating uses to strengthen the city's economic base and provide employment opportunities for residents.
- LU-G-4** Continue to improve and enhance the city's role as a regional center for shopping and entertainment.
- LU-G-5** Foster a retail commercial mix that meets the varied needs of Westminster's residents and business community, from everyday services to unique shopping, dining and hospitality.
- LU-G-6** Ensure higher density residential development is located in activity centers and environments that promote walkability and provide access to key services and transit.
- LU-G-7** Provide opportunities for a range of housing types and affordability to accommodate all incomes, lifestyles and age groups within the city.
- LU-G-8** Establish and support vibrant new mixed-use centers with a range of uses, multi-story buildings, walkable street grids with an engaging public realm.
- LU-G-9** Continue to promote redevelopment of targeted areas as a pathway to economic revitalization and improved physical conditions throughout the city.



POLICIES

Citywide policies focus on strategic growth that will ensure the city continues to develop within its fiscal, economic and infrastructure means. They also place emphasis on regional coordination to ensure Westminster continues to play a significant role as an employment and activity center in the Denver Metro area.

- LU-P-1** Ensure land uses are consistent with the Comprehensive Plan Land Use Diagram in Figure 2-2 and land use classifications in Section 2.3.
- LU-P-2** Update the Municipal Code to support mixed-use development, land use densities and development standards to ensure its compliance with the Comprehensive Plan.
- LU-P-3** Ensure that new development is consistent with minimum and maximum intensities and densities for development. Residential densities are calculated using the gross acreage of the site, excluding land area within 100-year flood plains.
- LU-P-4** Ensure that adequate infrastructure and public services are available for new development. Evaluate the impact of new development to the city's future water supply, considering land use, intensity and proposed conservation measures.
- LU-P-5** Create a new downtown focused on the former Westminster Mall site.
- Establish a street grid and block structure that accommodates all travel modes with a priority for pedestrian circulation;
 - Create an attractive, connected public realm with a range of parks, open space and recreational opportunities;
 - Foster a mix of commercial, office and residential uses, encouraging a vertical mix of uses in buildings; and
 - Establish a distinct area within the downtown that is the center of activity, culture and identity for the city.
- LU-P-6** Encourage the establishment and intensification of activity centers that provide a mix of uses, transit and attractive, walkable environments.
- LU-P-7** Continue to diversify commercial uses in the city to insulate the city's fiscal base from downturns in individual markets.



New land use designations foster vertical mixed use development, where residential or office spaces are located above commercial uses at the ground floor. These higher-intensity development types will foster growth and activity in areas like Westminster Station and downtown Westminster.

- LU-P-8** Establish new neighborhoods with a range of housing types, supportive commercial uses and ample public amenities and spaces.
- LU-P-9** Foster a close relationship between land use and transportation planning to promote use of transit as part of development plan review and implementation, capital improvements programming and preparation of specific and area plans.
- LU-P-10** Ensure new development and land uses are consistent with applicable area and regional plans and regulations.
- LU-P-11** Work with Jefferson County to ensure existing development is not significantly impacted by Rocky Mountain Metropolitan Airport expansion and operation plans.
- LU-P-12** Update the Comprehensive Plan regularly to ensure all physical planning efforts continue to support one another.
- LU-P-13** Continue to work with partnering communities in the Denver Regional Council of Governments Mile High Compact to plan for the long-term growth vision established by the Metro Vision 2035.
- LU-P-14** Coordinate revisions to the City Urban Growth Boundary and Urban Activity Center boundaries with the Denver Regional Council of Governments and the affected counties.
- LU-P-15** Continue to work with surrounding communities and counties in cohesive planning efforts to improve the city and region as a whole.



The Comprehensive Plan sets the stage for a wide variety of work and employment environments throughout the city, all of which capitalize on assets like public transit, open space and amenities.

Employment

The city is strategically located along two major transportation and employment corridors. Westminster has the opportunity to capitalize on its central location between Denver, Boulder and the Fort Collins area with planned transportation and transit improvements along US 36 and I-25 as well as future expansion of employment uses. The Comprehensive Plan also seeks to achieve a greater balance between jobs and housing that is more consistent of a full service city and comparable to the rest of the Denver Metropolitan area.

- LU-P-16** Ensure that adequate land is dedicated and developed for employment uses. Prioritize the capture of primary employment uses along US 36, I-25 and the city's existing business parks.



- LU-P-17** Promote the development of employment uses in areas with convenient access to everyday commercial and business services, transit and mixed use-activity centers to foster a synergistic, attractive working environment.
- LU-P-18** Promote the location of conveniently located commercial and business services in close proximity to existing employment centers.
- LU-P-19** Ensure that established and new employment centers have a distinct identity and character. Contiguous employment uses should be generally compatible in use and design.
- LU-P-20** Require high quality site planning and architectural design in high profile employment centers to strengthen the city's image and market position.

Retail Development

The city has several active, attractive retail districts, including the Orchard Town Center, the Shops at Walnut Creek, Westminster City Center Marketplace, the Westminster Promenade and many smaller high quality neighborhood shopping centers. Access to a range of shopping and dining opportunities is a priority for the Westminster community that would include both unique, boutique options as well as major brands.

- LU-P-21** Focus improvements and intensification of activity in existing regional shopping centers in the city while also promoting the new downtown Westminster site.
- LU-P-22** Encourage local, unique shopping and dining options, particularly in the new downtown area (downtown Westminster), Westminster Station area, the Harris Park District and smaller, mixed-use neighborhood centers like those in Bradburn Village and other Traditional Mixed Use Neighborhood developments.
- LU-P-23** Attract major retailers to the city to ensure that a full range of shopping and dining needs of the community and regional trade area are met.
- LU-P-24** Except for neighborhood and community activity centers, limit retail development to one or two quadrants of arterial intersections and space to meet the needs of neighborhoods without unnecessarily burdening the transportation system or diluting other retail center activity.



Westminster has several highly successful and attractive retail shopping centers like the Shops at Walnut Creek (above).



Westminster has a variety of housing types and neighborhoods that foster a wide range of affordability and preference.

Residential Development and Housing Availability

Few areas remain in the city for residential development. Where new residential development is located, access to key services, recreation and open space, and internal connectivity and walkability should be emphasized. Higher density residential uses should be located within a quarter mile of a key transit station and adjacent to a range of commercial and public services and amenities. Finally, the city should continue to support a range of affordability and housing types throughout the city, maintaining the existing affordable housing stock where possible.

- LU-P-25** Ensure that new residential development is located adjacent to and within walking distance to commercial and public services such as grocery stores and personal services, schools, parks and open space.
- LU-P-26** Focus new higher density residential development in areas within walking distance of neighborhood services and shopping, employment and transit. Typically, this distance should be no more than a quarter mile, or five-minute walk along safe, direct pedestrian paths and streets.
- LU-P-27** Focus the majority of higher density residential development in mixed-use neighborhoods and transit-oriented development areas.
- LU-P-28** Encourage the provision of a range of affordability and housing types within new neighborhoods and throughout the city.
- LU-P-29** Encourage the location of market-rate housing in the South Westminster area while also striving to improve and redevelop existing affordable rental and ownership housing.
- LU-P-30** Maintain and improve the city's stock of affordable housing:
 - Utilize federal, State and local funding resources to undertake down payment assistance and training, housing rehabilitation, minor home repair and weatherization programs as well as city-managed infrastructure improvements and environmental clean-up of industrial sites.
 - Utilize resources such as the Westminster, Adams County and Jefferson County housing authorities, HOME Program Consortium, U.S. Department of Housing and Urban Development Community Development Block Grant



Program, Private Activity Bonds, Brownfields Program, South Westminster Revitalization Program and non-profit housing developers to help fund these programs and efforts.

- LU-P-31** Ensure that new affordable housing has access to transit and key public and everyday services.

Activity Centers

Community and neighborhood activity centers encompass land identified as Mixed Use and Mixed Use Center in the city. They should be a destination for surrounding residential and employment uses, and should have a clear center, with streets and blocks sized to encourage walking, and include a range of vertically and horizontally mixed uses. (Vertically mixed uses typically include retail uses at the ground floor and residential, office or hotel uses on upper floors.)

- LU-P-32** Establish and support community and neighborhood activity centers that provide access to everyday commercial services and needs, unique dining and shopping, and an identifiable center (public space, intensification or focus of activity within a defined area).
- LU-P-33** Encourage a vertical mix of uses, with residential and/or office uses above ground floor retail/commercial uses in the heart of activity centers. Providing an active frontage along major pedestrian connections and corridors should be a priority.
- LU-P-34** Allow mixed use activity centers to be established along major commercial corridors in the city including Wadsworth Parkway, Sheridan Boulevard and Federal Boulevard to support revitalization and redevelopment of aging, underutilized shopping centers. Ensure these activity centers are integrated into surrounding development, promote walkability, orient development to the corridor and have improved access to transit.
- LU-P-35** Locate higher intensity mixed-use districts within walking distance to transit. Typically, the highest intensity of use should be located within a quarter mile, or five-minute walk from major transit stations.
- LU-P-36** In higher intensity mixed-use districts, ensure a range of uses are provided to support transit ridership (such as high density residential and employment uses) and to reduce vehicle trips within and outside of the district.



New development in the city's planned activity centers, like Westminster Station and the new downtown will foster a mix of uses and an active pedestrian environment, creating places to gather, live, work and spend time.



Infill development and streetscape improvements in South Westminster will further support revitalization of the Harris Park District.



Shopping centers like the Hidden Lake Shopping Center above have opportunity for redevelopment, infill and potential intensification.

Harris Park Revitalization

The focus of revitalization efforts in South Westminster is within the Harris Park neighborhood. As further discussed in Chapter 6: City Identity and Design, this neighborhood is the primary historic and cultural center of the city. Land use policy for the district focuses on underlining the area's role within the city and fostering its eclectic character with opportunities for a mix of uses, neighborhood scale development and unique infill development.

LU-P-37 Promote the Harris Park 73rd Avenue Historic Westminster Art District as a community-wide destination. Allow a mix of small-scale commercial, office and supportive residential uses along the street with an emphasis on active, pedestrian-oriented retail frontage at the ground floor.

LU-P-38 Allow the Harris Park neighborhood between Lowell and Bradburn boulevards and 72nd Avenue to just north of 73rd Avenue to become a mixed-use, traditional, small-scaled neighborhood that retains the historic and cultural identity and allows for greater flexibility for property owners to create a rich and vital district with a range of commercial and residential uses.

Redevelopment

The city encourages redevelopment of older, underutilized properties in the city that have potential to attract a range of uses including employment, shopping, dining and supportive residential development.

LU-P-39 Encourage the redevelopment and improvement of older commercial areas through city investment in public infrastructure, economic development incentives and environmental mitigation, as appropriate.

- Key commercial corridors that should be a focus of redevelopment and revitalization efforts include Wadsworth Parkway, Sheridan Boulevard (between 75th and 82nd avenues) and Federal Boulevard (between the BNSF corridor and 94th Avenue).

LU-P-40 Support planning and redevelopment efforts in areas adopted as Urban Renewal Areas. Ensure these efforts are consistent with related adopted redevelopment plans.

LU-P-41 Actively seek public and private sector investment to encourage and induce redevelopment in targeted areas in the city.



Annexation

Generally, the city does not actively pursue annexation of county enclave areas within the city, nor does the city foresee any significant expansion outside of the existing city limits. However, annexation into the city is considered on a case-by-case basis with an evaluation of the impacts and benefits of the addition to the city. A few areas outside of the city may be strategically annexed in to the city as new development occurs, including land just east of the Westminster Station Area (Federal Boulevard at 70th Avenue) proposed to be a new traditional mixed use neighborhood development.

- LU-P-42** Consider annexation of county enclaves and adjoining lands on a case-by-case basis, taking into consideration the fiscal impacts, availability of infrastructure and utilities to serve the area, and compatibility of land uses with contiguous development.
- LU-P-43** Allow limited, strategic annexation into the city outside of the city limits, to ensure new development and connections are planned cohesively.
- LU-P-44** Support designation of land uses in the unincorporated areas adjacent to Standley Lake and Hidden Lake as rural, agricultural and/or open space to limit impact to water quality and surrounding natural habitat.
 - Work with local, state and federal funding sources to acquire open space outside of the city limits where community-wide benefit is achieved.
- LU-P-45** Pursue an annexation agreement with Arvada for the area west of Standley Lake between 86th Avenue, 96th Avenue, Indiana Street and Alkire Street to use the Church Ditch as the line neither city will cross for annexation.
- LU-P-46** Do not pursue the provision of city utilities to unincorporated areas unless compelled to do so by existing utility service agreements.