

Milestone 3

Recommended Sites

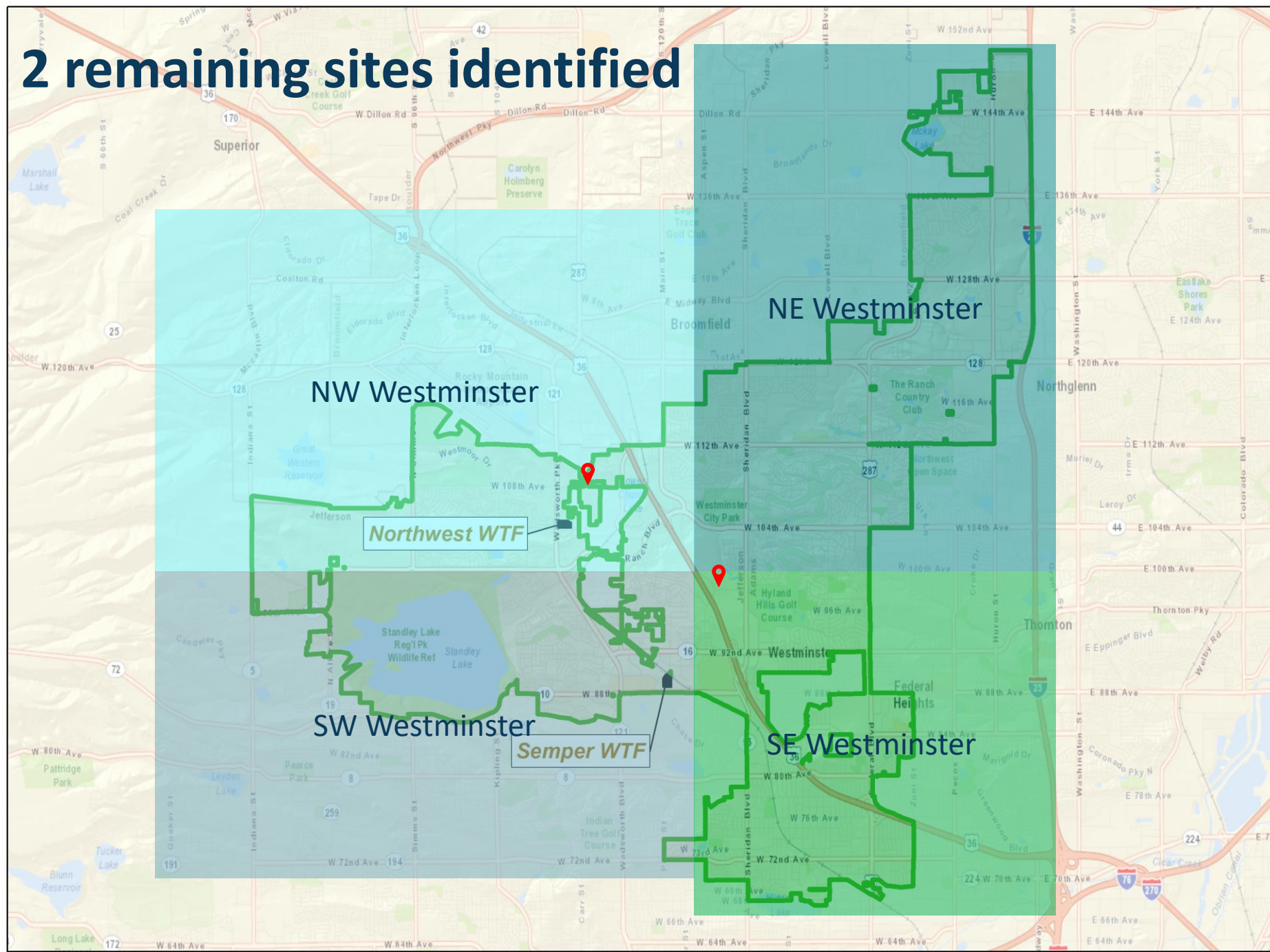
Top three sites identified by:

- Detailed Technical Criteria
- Detailed Community Criteria
- Detailed Site Criteria

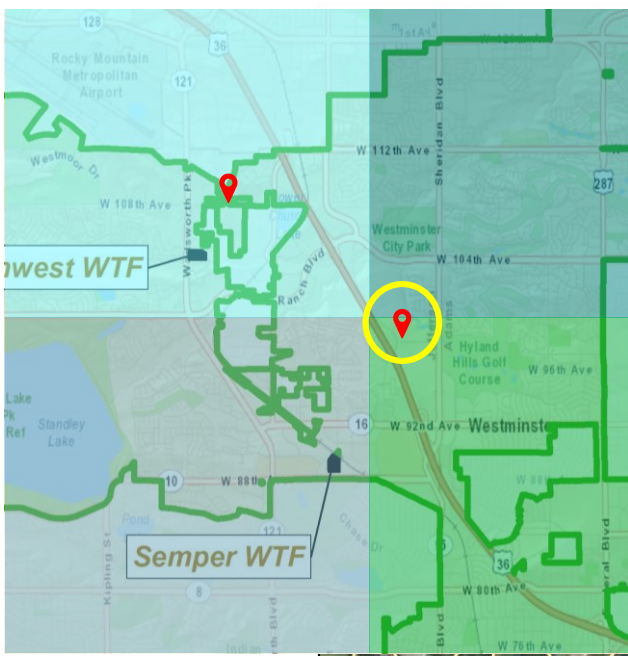
Additional Detailed Criteria

- **Engineering**
 - Schedule: Site supports project goal of being built by 2025
- **Site**
 - Security: Site requires mitigation for adjacency to railroad or highway
- **Community**
 - Compatibility: Site is compatible with surrounding existing and proposed development

2 remaining sites identified


















Site 2350 – SE Westminster



Site 2350 – Zoning

Comprehensive Plan 2013 Legend

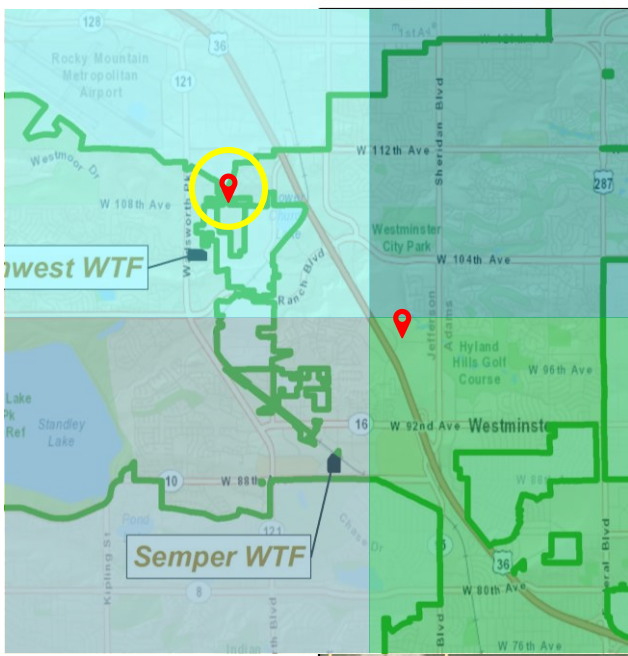
	<all other values>		
	Agricultural/Conservation Area		
	City Open Space		
	Flex/Light Industrial		
	Golf Courses		
	Major Creek Corridor		
	Mixed Use		
	Mixed Use Center		
	NE Comp LUP		
	Office		
	Office/RD High		
	Office/RD Low		
	Private Park / Private Open Space		
	Public Parks		
	Public/Quasi Public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



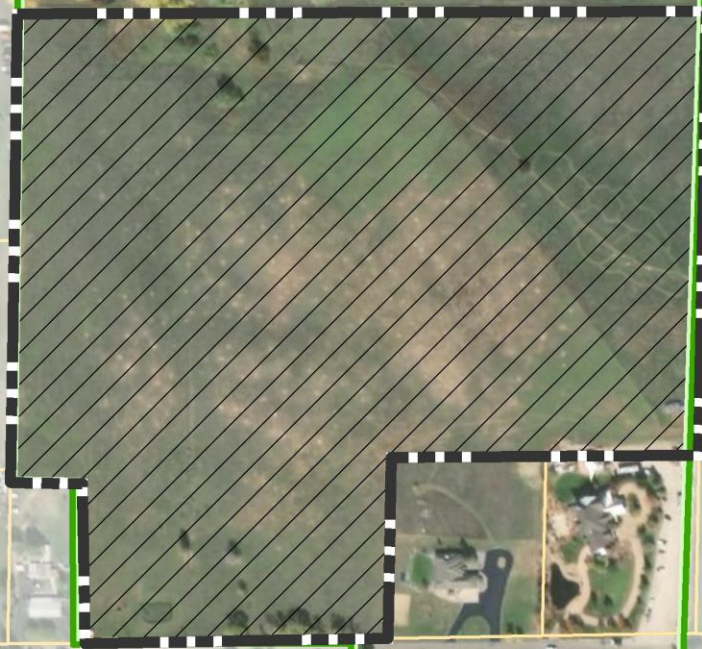
Map Legend

	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

Site 3218 – NW Westminster



108th Ave



City Boundaries

Site 3218 – Zoning

Comprehensive Plan 2013 Legend

- <all other values>
- Agricultural/Conservation Area
- City Open Space
- Flex/Light Industrial
- Golf Courses
- Major Creek Corridor
- 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
- R-1
- R-5
- R-18
- R-8
- R-2.5
- Retail Commercial
- R-3.5
- RxR ROW
- R-36
- Service Commercial
- TMUND



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

Site Number

1100*
(1102/1126)

1200*
(was 1294)

3. Criteria for Recommended Sites

1. Community

A. Community Compatibility

5

3

5 = Compatible with surrounding existing and proposed development
3 = Incompatible with surrounding proposed development
1 = Incompatible with surrounding existing development

Downtown

2. Facility Engineering

A. Site supports project goal of being built by 2025

1

5

Does site require an adjunct project that diverts the critical path for the project schedule? (1 = Yes, 5 = No)

MSC Relocation

3. Site

A. Site Security

1

1

Does site require mitigation for adjacency to railroad or highway?

Y

Y

Total Benefit Score

7.0

9.0

1887	2350* (2260/2478)	2915	3218	3447
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5	5	1	5	5
	Assumes proposed development could occur on a reduced scale	Neighborhood on west side of Lowell		CDOT Ownership

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1	5	5	5	1
404 Permits for wetlands				CDOT ownership

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1	5	5	5	1
Y	Y	Y	Y	Y

7.0	15.0	11.0	15.0	7.0
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3668

5475

5

3

Commerical
Development at
Huron Street

5

5

5

5

Y

Y

15.0

13.0

Site 3668 removed from consideration due to direct conflict with Rocky Mountain Metropolitan Airport master plan.

Site 3668



108th Ave

Wadsworth Pkwy

Site 3668 removed from consideration due to direct conflict with Rocky Mountain Metropolitan Airport master plan.