



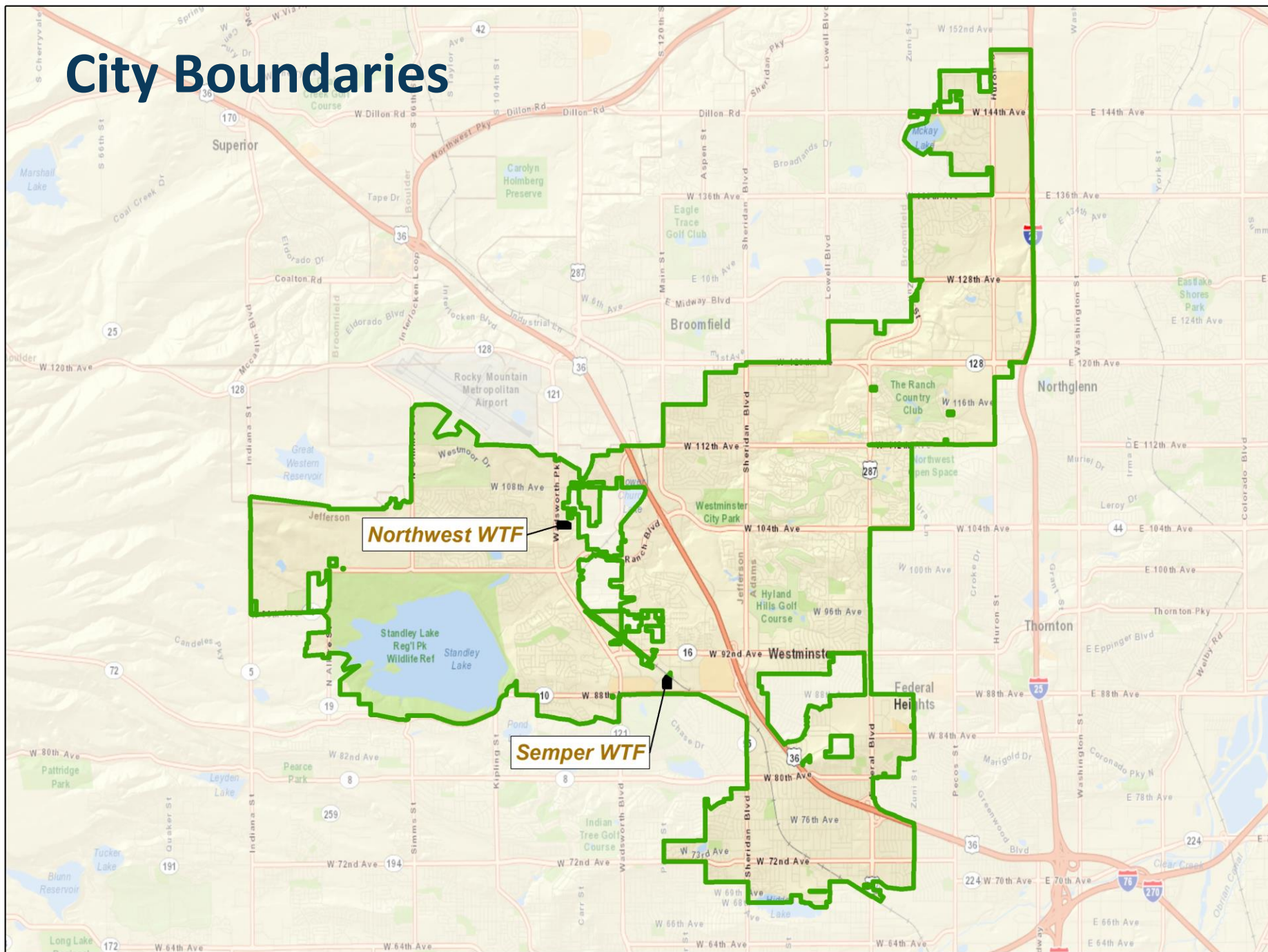
WESTMINSTER
COLORADO

Water 2025 | Site Evaluation Process

WATER **2025**

Criteria Review

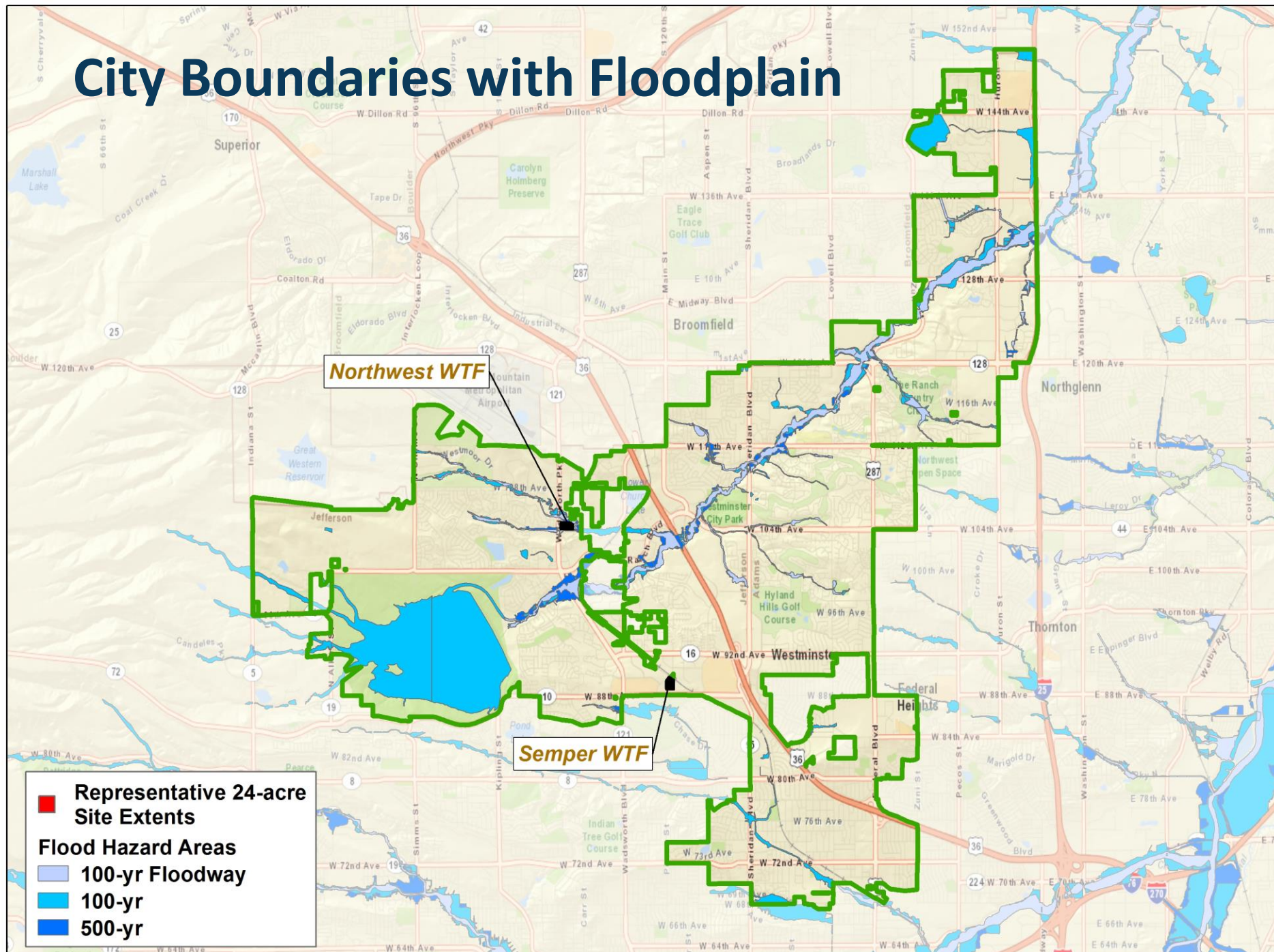
City Boundaries



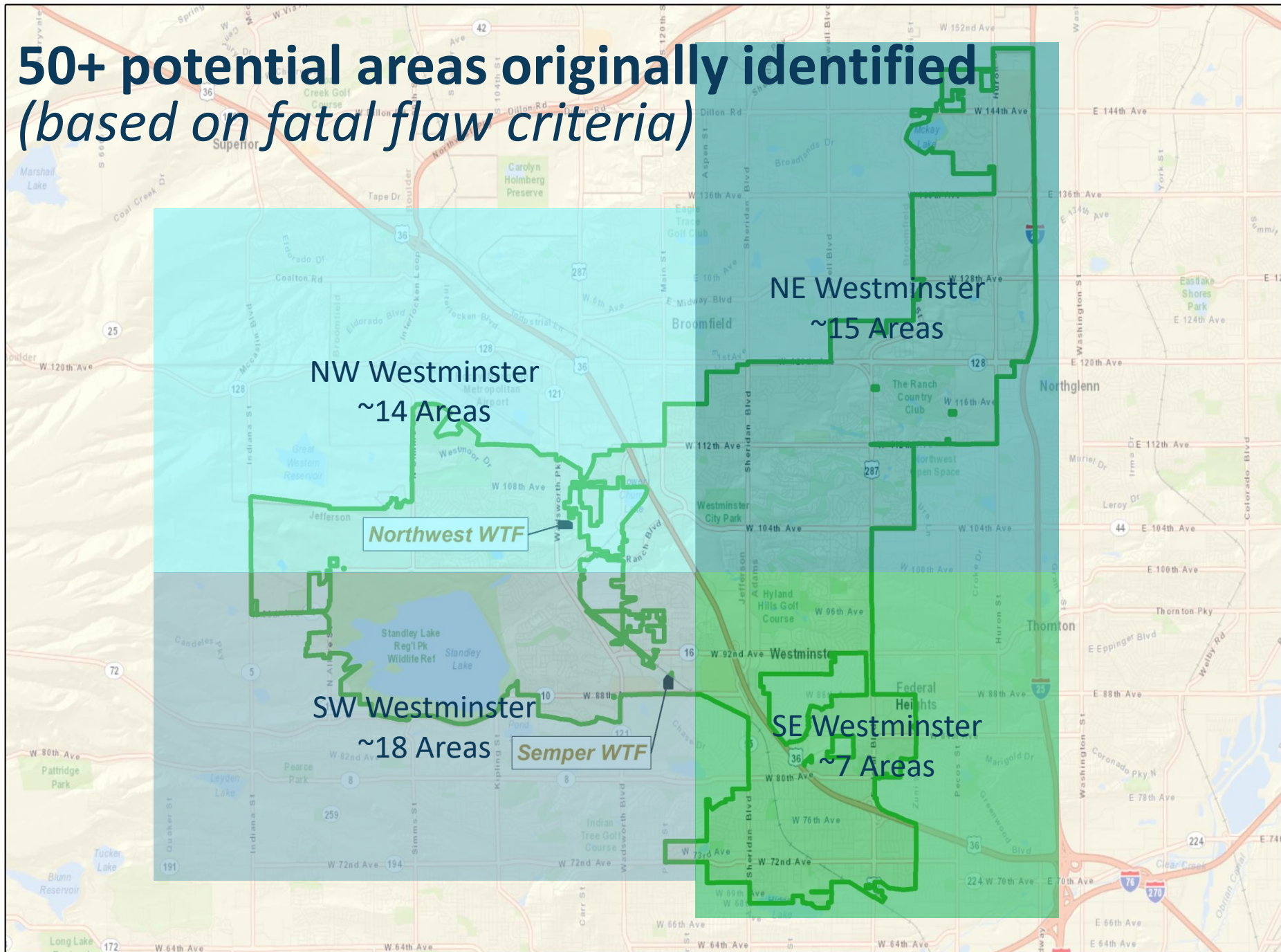
Technical Criteria

- **Fatal Flaw**
 - 24 acre minimum (20 acre plant/4 acre buffer)
 - Beyond 100-year floodplain

City Boundaries with Floodplain



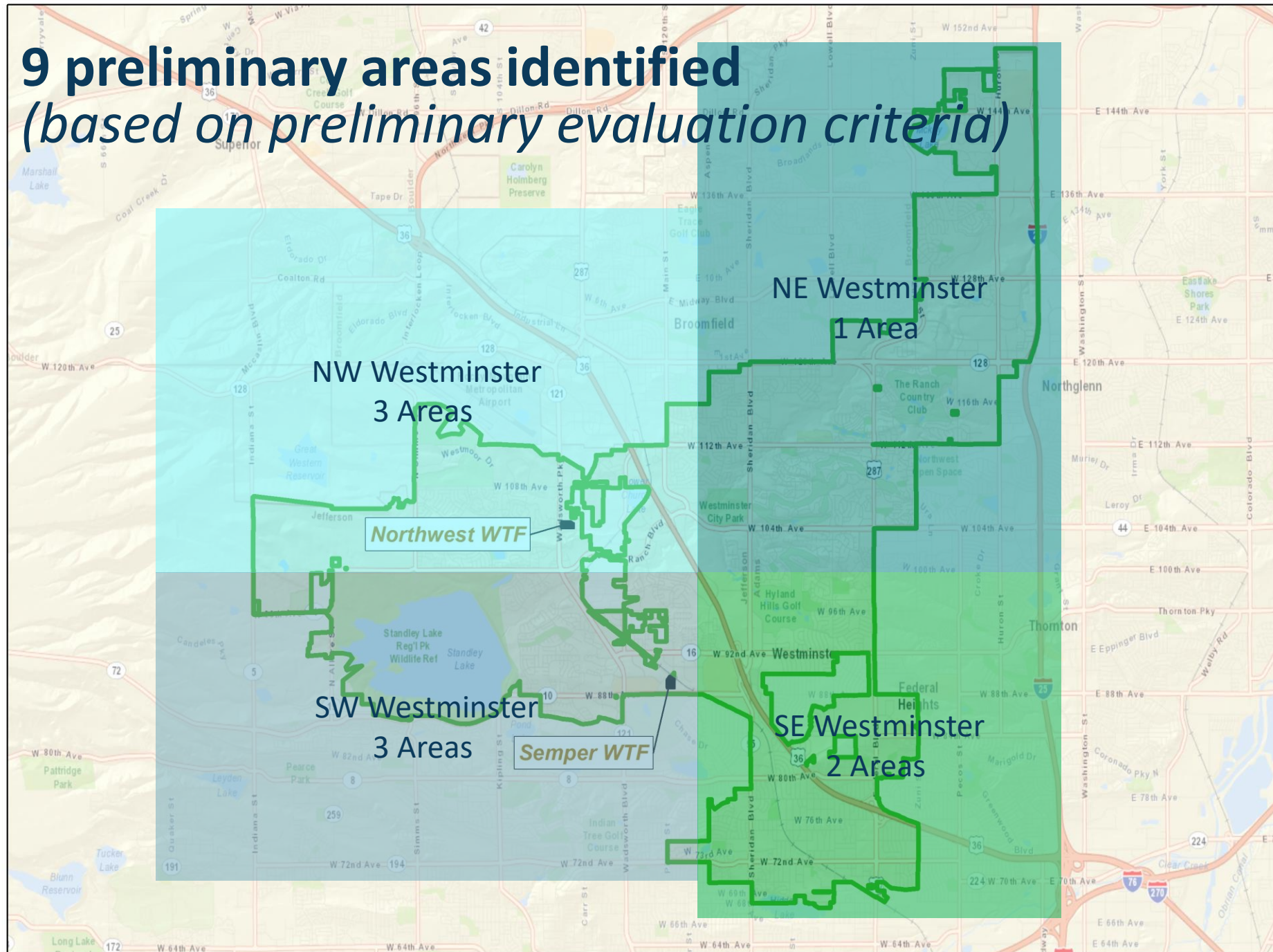
50+ potential areas originally identified (based on fatal flaw criteria)



Preliminary Evaluation Criteria

- **Engineering**
 - Site hydropower potential: Mitigates pumping requirements
 - Location: Minimizes effective pipe distance
 - Minimizes need for terminal (onsite) storage and pumping
- **Site**
 - Access: Connects directly to a major arterial or collector street
- **Community**
 - Minimizes potential impact to critical community assets, such as parks, high value open space, prime commercial areas, residential areas or schools

9 preliminary areas identified (based on preliminary evaluation criteria)

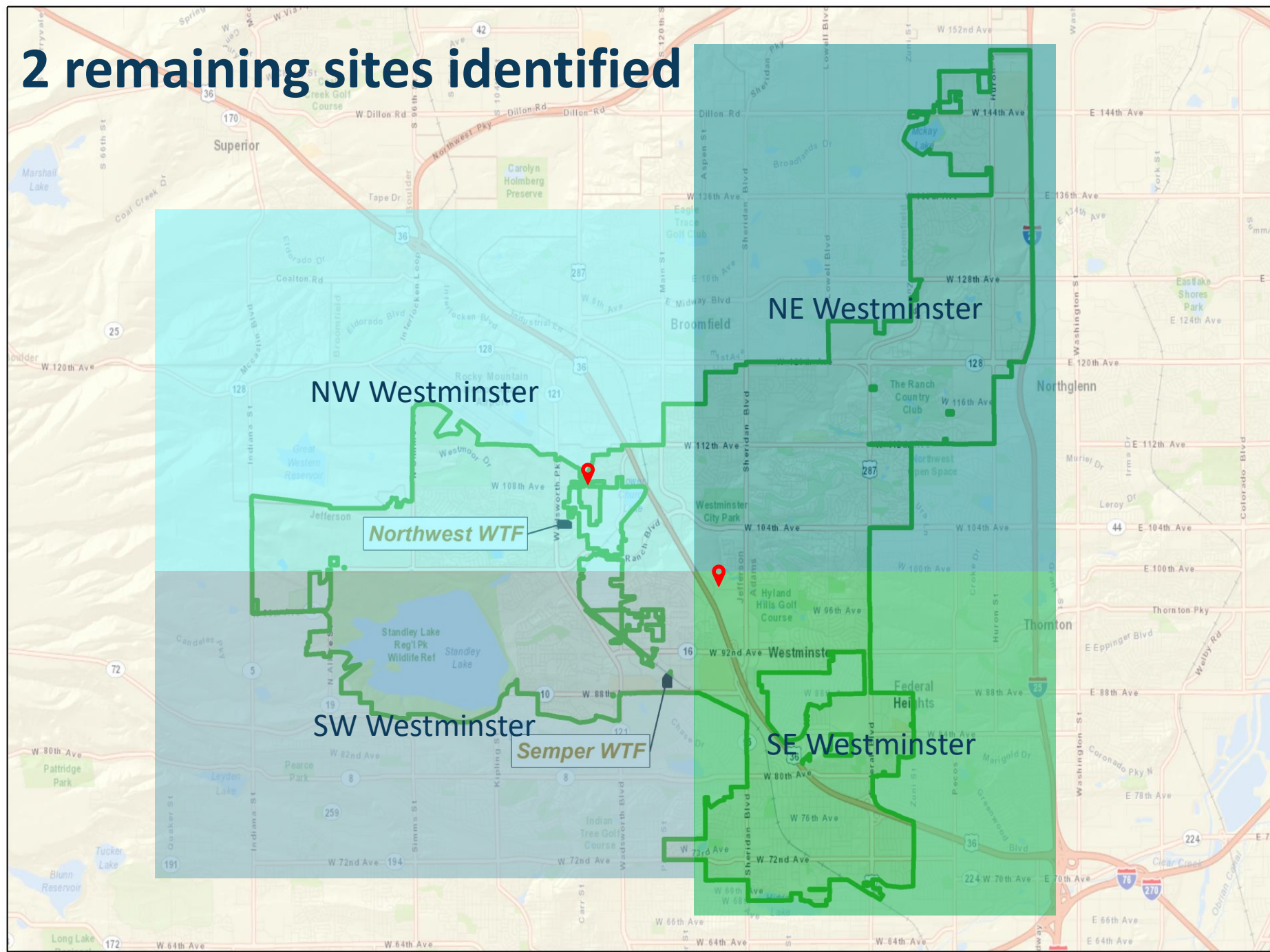


Additional Evaluation Criteria

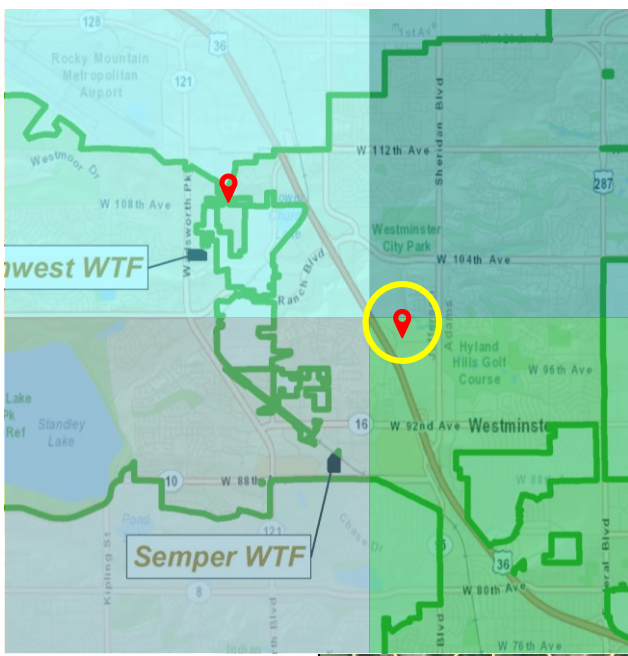
- **Engineering**
 - Schedule: Site supports project goal of being built by 2025
- **Site**
 - Security: Site requires mitigation for adjacency to railroad or highway
- **Community**
 - Compatibility: Site is compatible with surrounding existing and proposed development

Remaining Sites Review

2 remaining sites identified

















Site 2350 – SE Westminster



Site 2350 – Zoning

Comprehensive Plan 2013 Legend

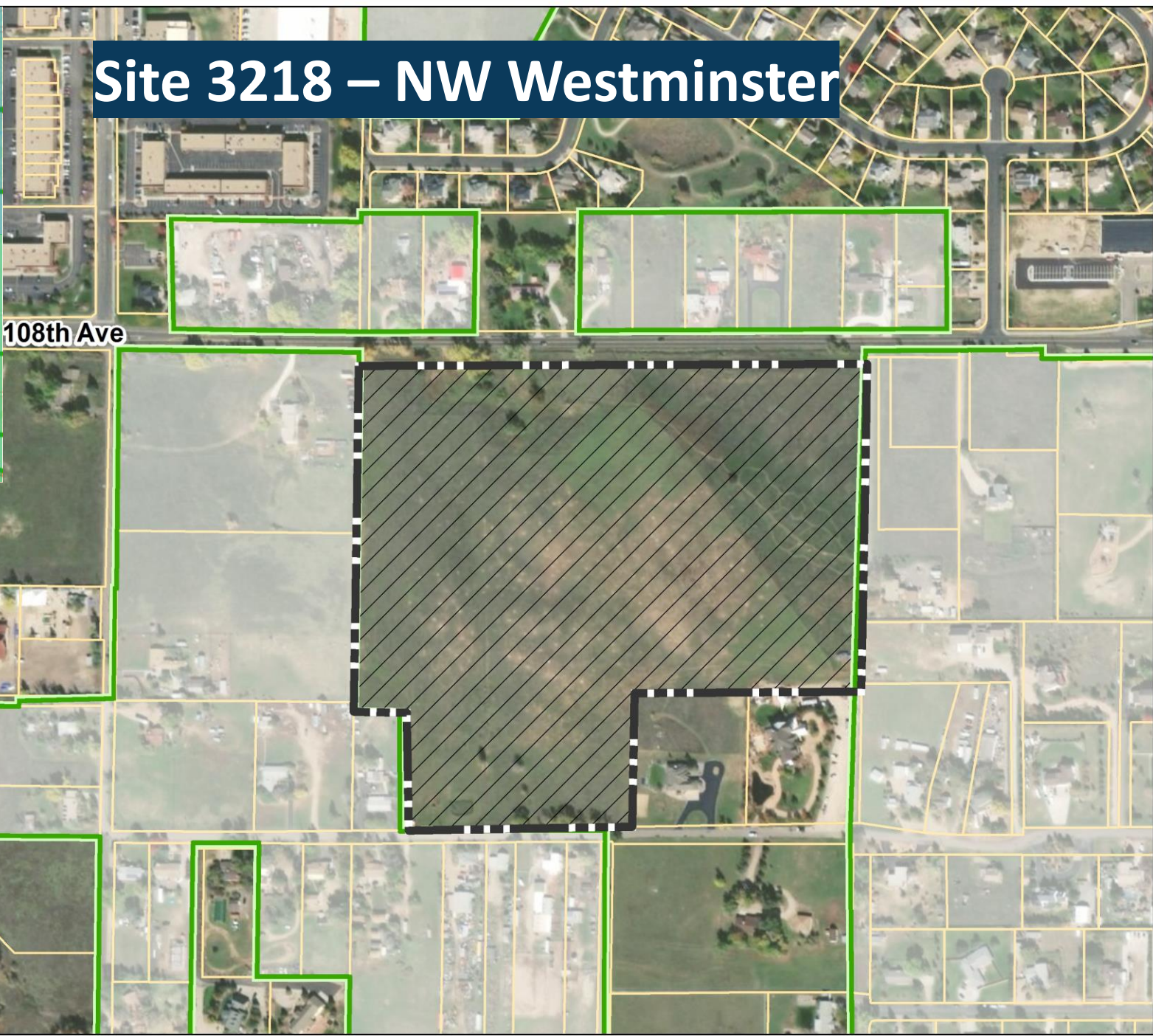
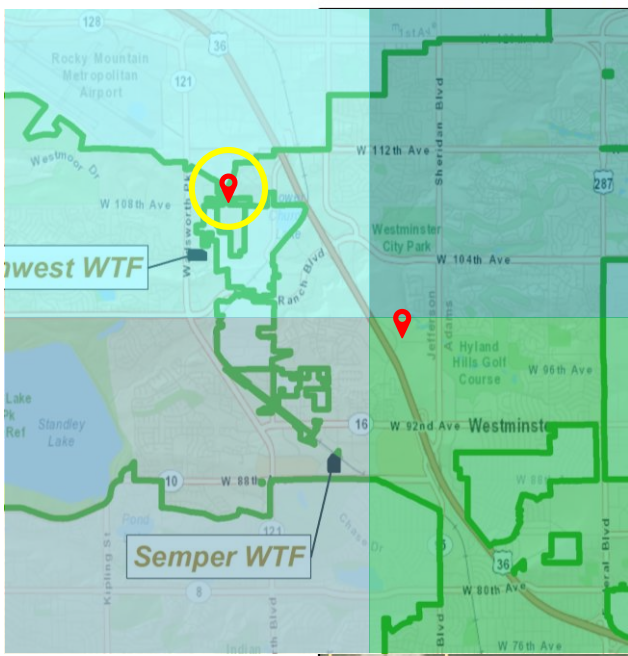
	<all other values>		
	Agricultural/Conservation Area		
	City Open Space		
	Flex/Light Industrial		
	Golf Courses		
	Major Creek Corridor		
	Mixed Use		
	Mixed Use Center		
	NE Comp LUP		
	Office		
	Office/RD High		
	Office/RD Low		
	Private Park / Private Open Space		
	Public Parks		
	Public/Quasi Public		
	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



 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 Characteristics Discussion



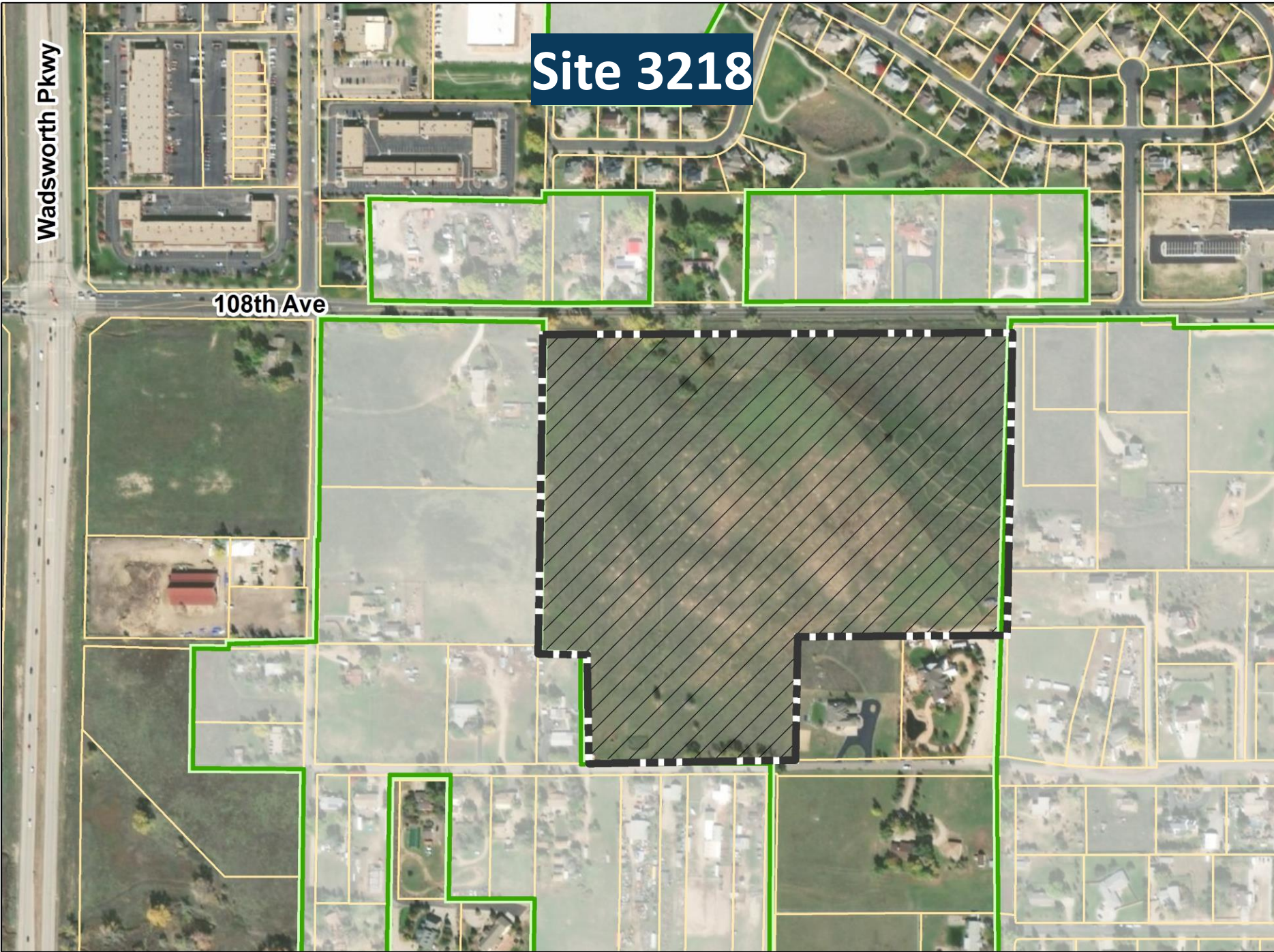
Site 2350

Benefits

- Direct site access from arterial/major collector street
- Flow by gravity to site
- Undeveloped/no existing buildings
- Large site size (~40 acres)
- Potential for multi-use trail connections

Challenges

- Greater distance from existing treatment/delivery utilities
- Property acquisition via private owner



Site 3218

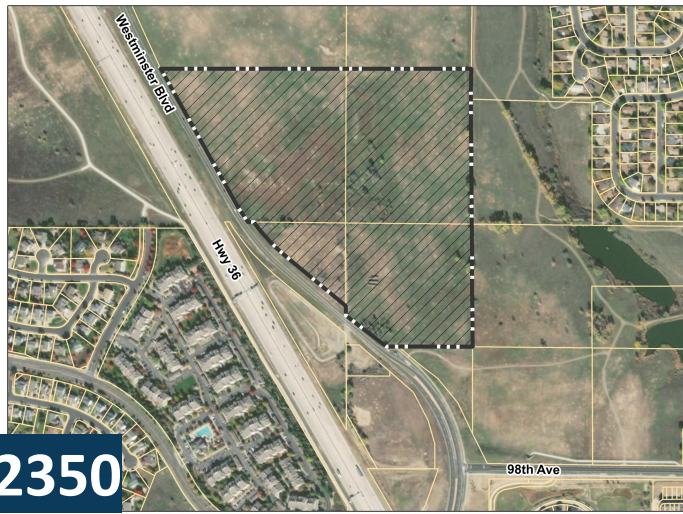
Benefits

- Direct site access from arterial/major collector street
- Flow by gravity to site
- Undeveloped/no existing buildings
- Close to existing water treatment facility
- Potential for multi-use trail connections

Challenges

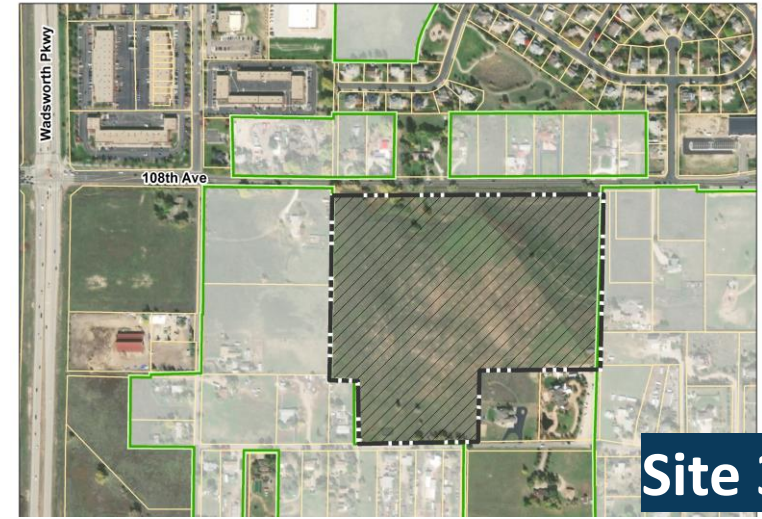
- More constrained site (~30 acres)
- Property acquisition via Inter-Governmental Agreement (IGA)

City Boundaries



Site 2350

Key Differentiators



Site 3218

Private property	Current Land Use	Open Space (with Deed Restriction to replace comparable amount of Open Space)
Purchase at fair market value (cost to be determined)	Land Acquisition Process/Cost	Inter-Governmental Agreement for Open Space replacement (cost to be determined)
No key differentiation	Total Cost to Construct	No key differentiation
40 Acres	Site Size	30 Acres
No expansion needed	Expansion Potential	Additional property required
Potential for minimal/localized trail connections	Amenities	Opportunity to create trail system identified in Parks Master Plan