WESTMINSTER
COLORADO

December 14, 2009
7:00 P.M.

CITY COUNCIL AGENDA

NOTICE TO READERS: City Council meeting packets are prepared several days prior to the meetings. Timely action and short discussion on agenda items is reflective of Council's prior review of each issue with time, thought and analysis given.

Members of the audience are invited to speak at the Council meeting. Citizen Communication (Section 7) and Citizen Presentations (Section 12) are reserved for comments on any issues or items pertaining to City business except those for which a formal public hearing is scheduled under Section 10 when the Mayor will call for public testimony. Please limit comments to no more than 5 minutes duration except when addressing the City Council during Section 12 of the agenda.

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Consideration of Minutes of Preceding Meetings**
4. **Report of City Officials**
   A. City Manager's Report
5. **City Council Comments**
6. **Presentations**
   A. Recognition of Microtek as a 2009 Colorado Company to Watch
   B. Digital Cities Survey 2009 Winner
7. **Citizen Communication (5 minutes or less)**

The "Consent Agenda" is a group of routine matters to be acted on with a single motion and vote. The Mayor will ask if any Council member wishes to remove an item for separate discussion. Items removed from the consent agenda will be considered immediately following adoption of the amended Consent Agenda.

8. **Consent Agenda**
   A. 2009 Purchase of Network Hardware, Services and Maintenance
   B. Colorado Municipal League 2010 Annual Dues Authorization
   C. Special Legal Counsel – Westminster Urban Reinvestment Project
   D. City Park Recreation Center Aquatics Renovation Concrete Replacement
   E. Fire Department Staffing for Adequate Fire and Emergency Response Program Grant Application
   F. General Capital Improvement Fund Transfer to WEDA Fund re Westminster Center Urban Reinvestment Expenses
   G. Second Reading of Councillor's Bill No. 40 re Police Department Supplemental Appropriation
   H. Second Reading of Councillor's Bill No. 41 re Medical Marijuana Dispensaries
9. **Appointments and Resignations**
10. **Public Hearings and Other New Business**
    A. Councillor's Bill No. 42 re Extension of Public Service Company Franchise (Emergency Ordinance)
    B. Resolution No. 49 re Redesignation of City-Owned Lands to Open Space and Parklands
    C. Resolution No. 50 re Parks and Recreation Master Plan (2010-2014)
    D. Resolution No. 51 re US 36 Final Environmental Impact Statement
    E. Resolution No. 52 re City of Westminster 2010 Legislative Policy Statement
    F. Resolution No. 53 re Service Commitment Allocations for 2010
    G. Resolution No. 54 re Service Commitment Award Extension for the West 101st Court Residential Project
    H. Resolution No. 55 re Service Commitment Award Extension for the Valley View Estates – Eliot Street Duplexes PUD
    I. Resolution No. 56 re IGA with CDOT for the 80th Avenue Bridge over US 36
    J. 80th Avenue Bridge - Architectural and Water System Enhancement Funding
    K. Land Trade with Advent Lutheran Church for 80th Avenue Sidewalk
11. **Old Business and Passage of Ordinances on Second Reading**
12. **Citizen Presentations (longer than 5 minutes), Miscellaneous Business, and Executive Session**
    A. City Council
13. **Adjournment**

WESTMINSTER ECONOMIC DEVELOPMENT AUTHORITY (separate agenda)

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GENERAL PUBLIC HEARING PROCEDURES ON LAND USE MATTERS

A. The meeting shall be chaired by the Mayor or designated alternate. The hearing shall be conducted to provide for a reasonable opportunity for all interested parties to express themselves, as long as the testimony or evidence being given is reasonably related to the purpose of the public hearing. The Chair has the authority to limit debate to a reasonable length of time to be equal for both positions.

B. Any person wishing to speak other than the applicant will be required to fill out a "Request to Speak or Request to have Name Entered into the Record" form indicating whether they wish to comment during the public hearing or would like to have their name recorded as having an opinion on the public hearing issue. Any person speaking may be questioned by a member of Council or by appropriate members of City Staff.

C. The Chair shall rule upon all disputed matters of procedure, unless, on motion duly made, the Chair is overruled by a majority vote of Councillors present.

D. The ordinary rules of evidence shall not apply, and Council may receive petitions, exhibits and other relevant documents without formal identification or introduction.

E. When the number of persons wishing to speak threatens to unduly prolong the hearing, the Council may establish a time limit upon each speaker.

F. City Staff enters a copy of public notice as published in newspaper; all application documents for the proposed project and a copy of any other written documents that are an appropriate part of the public hearing record;

G. The property owner or representative(s) present slides and describe the nature of the request (maximum of 10 minutes);

H. Staff presents any additional clarification necessary and states the Planning Commission recommendation;

I. All testimony is received from the audience, in support, in opposition or asking questions. All questions will be directed through the Chair who will then direct the appropriate person to respond.

J. Final comments/rebuttal received from property owner;

K. Final comments from City Staff and Staff recommendation.

L. Public hearing is closed.

M. If final action is not to be taken on the same evening as the public hearing, the Chair will advise the audience when the matter will be considered. Councillors not present at the public hearing will be allowed to vote on the matter only if they listen to the tape recording of the public hearing prior to voting.

CITY OF WESTMINSTER, COLORADO
MINUTES OF THE CITY COUNCIL MEETING
HELD ON MONDAY, NOVEMBER 23, 2009 AT 7:00 P.M.

PLEDGE OF ALLEGIANCE

Presenting the colors and leading the Council, Staff and audience in the Pledge of Allegiance were members of Boy Scout Troop 524.

ROLL CALL

Mayor Nancy McNally, Mayor Pro Tem Chris Dittman, and Councillors Bob Briggs, Mark Kaiser, Scott Major, and Faith Winter were present at roll call. Councillor Mary Lindsey was absent and excused. J. Brent McFall, City Manager, Martin McCullough, City Attorney, and Carla Koeltzow, Deputy City Clerk, also were present.

CONSIDERATION OF MINUTES

Councillor Kaiser moved, seconded by Mayor Pro Tem Dittman, to approve the minutes of the two regular meetings of November 9, 2009, as distributed. The motion passed unanimously.

CITY MANAGER'S REPORT

Mr. McFall wished everyone a Happy Thanksgiving and noted that City offices would be closed Thursday and Friday in observance of the holiday. He also noted that Council would not be meeting on November 30th, the fifth Monday of November.

At 8 a.m. on Saturday, December 5th, City Council will have a workshop at the Heritage Golf Course Clubhouse regarding reformation of the City Council and to discuss core services. Then at 5:30 p.m. that evening, at City Hall, there will be the annual holiday lighting ceremony.

CITY COUNCIL COMMENTS

Councillor Briggs invited everyone to attend the lighting of the hometown Christmas tree on December 3rd at 5:30 p.m., sponsored by the Westminster Historical Society. It is held on the grounds of the original firehouse and town hall, on 73rd Avenue just off of Bradburn Boulevard.

Scott Major reported that last Saturday morning Council met with a few of the State Legislators to talk about urban renewal authorities and tax increment financing. The meeting went well. They also took a bus tour to different areas of the City to show where urban renewal has been successful and what areas still need work. He thanked Community Development staff for their work in setting up the successful tour.

Mayor McNally shared that a couple weeks ago she attended the National League of Cities conference in San Antonio. She paid for the trip and conference herself due to City budget constraints. She felt the conference was very valuable for networking and obtained information on some grant money opportunities for the City.

PRESENTATIONS

On behalf of City Council, Councillor Kaiser presented the International Municipal Lawyers Association plaque to City Attorney Marty McCullough in recognition of his recertification as a Fellow in Local Government Law for his demonstrated excellence. He is the only one in the state of Colorado to hold this distinguished honor.

CITIZEN COMMUNICATION

Carl Wemhoff, owner of Herbal Remedies at 3200 W. 72nd Avenue, an operating medical marijuana dispensary in Westminster since mid June, spoke in opposition of Councillor's Bill No. 41. He advised Council that his business employs twenty people full time, provides a local service to its patients, remits needed city sales tax on time and has a good security system in place. He suggested that the City continue its moratorium on additional dispensaries until regulations can be set up.

Sean McAllister, an attorney and founder of Sensible Colorado and the CannaBusiness Institute, also spoke in opposition of banning medical marijuana dispensaries in Westminster. He advised Council that he believed the ban would be illegal and the City would be facing a future lawsuit. He stated that cities cannot enforce federal law. He felt that this issue would not go away and it would be better for the City come up with reasonable regulations for dispensaries rather than pass a blanket prohibition.

Warren Edson, an attorney who advises the roughly 70 medical marijuana dispensaries currently operating in Colorado, also spoke in opposition of Councillor's Bill No. 41. He addressed several items in the agenda memorandum before Council. He requested that the City work with the current business owners to address any issues or concerns the City may have, rather than closing them down.

Tae Darnell, an attorney who represents Herbal Remedies, also asked Council to manage medical marijuana dispensaries in Westminster, not recklessly ban them. He expressed that he felt the Ordinance before Council was drafted in haste and could close other types of businesses in Westminster, not just medical marijuana dispensaries. Mr. Darnell argued several items noted in the agenda memorandum.

Julia Sepulveda, a medical marijuana patient and an employee of Herbal Remedies, submitted six petition pages opposing passage of Councillor's Bill No. 41 re Medical Marijuana Dispensaries. She advised Council that Herbal Remedies keeps good inventory and sales records. She expressed concerns that if well regulated dispensaries were not readily available, patients would have to turn to the black market for marijuana. She noted that even if dispensaries are banned in Westminster, Police Officers will still need training in regards to medical marijuana because there are registered patients that live in the City.

Gene Lehman, owner of the commercial building at 3200 W. 72nd Avenue, stated that Herbal Remedies has been an excellent tenant and the people are good hard working people.

Sean Weltee, a medical marijuana patient and resident of unincorporated Adams County, expressed frustration with not being able to purchase medical marijuana as easily and in the same was as any other medication he requires. He feels he is a victim of discrimination.

Sandy Ridgeway, a medical marijuana patient and resident of Broomfield, advised Council on how medical marijuana helps her with her medical issues and feels that dispensaries are a real blessing.

Suzanne Rosky, an employee for Herbal Remedies, also advised Council about the city sales tax revenues that the dispensary provides and how that would benefit the City during its current budget shortfalls. She also believes that Herbal Remedies is a safe place for patients to obtain medical marijuana.

Deborah Schultz, a medical marijuana patient and owner of The Healing Center at 8020 Federal Boulevard that has operated as a dispensary in Westminster for the last 14 months, wants to keep her business in Westminster. She advised Council that her business, in addition to medical marijuana, provides many other services and education for their patients. She believes there is a need for her comfortable and safe business in the community. She invited Council to come and see her center.

CONSENT AGENDA

The following items were submitted for Council's consideration on the consent agenda: acceptance of the October 2009 financial report; authorize the City Manager to execute a contract for 2010 with options for two additional one-year renewals (2011 and 2012) for Citywide Street Sweeping to the lowest responsible bidder, C&S Sweeping Services, Inc. in the amount of $192,040 and authorize a contingency of $17,010; authorize the City Manager to execute a contract for the 2010 Asphalt Pavement Crackseal Project with the low bidder, A-1 Chipseal Company in the amount of $115,375 and authorize a contingency of $11,538 for a total project budget of $126,913; approve the allocation of Community Development Block Grant and HOME funds in 2010; based on the recommendation of the City Manager, determine that the public interest will be best served by awarding contracts to the following vendors, ratify past purchases and approve future 2009 expenses with Titleist up to a maximum of $70,000 and Nike U.S.A. Golf Division up to a maximum of $52,000; change the date of the second regularly scheduled City Council meeting in December from December 28 to December 21; authorize the City Manager to sign an Intergovernmental Agreement with Adams County concerning the use of the Flatrock Regional Training Center at Adams County; based on a recommendation of the City Manager, determine that the public interest will best be served by authorizing the City Manager to execute a contract with Electrical System Consultants, Inc., for the construction and implementation of communications improvements associated with Supervisory Control and Data Acquisition Systems in the amount of $647,273 and authorize a 10% contingency of $64,727; deny the request by Mayham Reservoir Corporation to enter into a long-term lease for treated water to serve property contiguous to the City limits without the requirement to annex into the City; and deny the request by Mayham Reservoir Corporation for sewer service to serve property contiguous to the City limits without the requirement to annex into the City; authorize the City Manager to execute a contract amendment with Sorenson Engineering, Inc. in the amount of $175,000 for additional Owner's Representative services provided during the completion of the Big Dry Creek Wastewater Treatment Facility upgrade and expansion project and in administering project close-out issues; final passage of Councillor's Bill No. 38 providing for supplemental appropriation of funds to the 2009 budget of the General, Utility, Parks Open Space & Trails, and General Capital Improvement Funds; and final passage of Councillor's Bill No. 39 on second reading appropriating funds received from Adams County in the amount of $540,000 for the City's acquisition of the DePalma property for open space.

Mayor McNally asked if Councillors wished to remove any items from the consent agenda for discussion purposes or separate vote. There was no request. It was moved by Councillor Major and seconded by Councillor Kaiser to approve the consent agenda as presented. The Motion passed unanimously.

COUNCILLOR'S BILL NO. 40 RE POLICE DEPARTMENT SUPPLEMENTAL APPROPRIATION

It was moved by Mayor Pro Tem Dittman, seconded by Kaiser, to pass Councillor's Bill No. 40 on first reading authorizing a supplemental appropriation in the amount of $45,485 reflecting the 2009 Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant – Local Solicitation funds. At roll call, the motion passed unanimously.

COUNCILLOR'S BILL NO. 41 RE MEDICAL MARIJUANA DISPENSARIES

Councillor Major moved to pass Councillor's Bill No. 41 on first reading expressly prohibiting any land uses that are unlawful under state or federal law. Mayor Pro Tem Dittman seconded the motion and it passed unanimously at roll call.

ADJOURNMENT

There being no further business to come before the Council, it was moved by Councillor Kaiser, seconded by Major, to adjourn. The motion passed unanimously, and the meeting adjourned at 7:54 p.m.

ATTEST:

_____ _____

Deputy City Clerk Mayor

Agenda Item 6 A

W E S T M I N S T E R

C O L O R A D O

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Recognition of Microtek as a 2009 Colorado Company to Watch

Prepared By: Becky Chandler, Economic Development Specialist

Recommended City Council Action

Councilmember Major to recognize Microtek for their recognition as a 2009 Colorado Company to Watch during the Council Meeting.

Summary Statement

- Microtek specializes in providing a diverse array of computer related products and services to educational institutions and businesses.
- Microtek was recognized as one of the 50 Colorado Companies to Watch in 2009.
- Colorado Companies to Watch recognizes second-stage companies that are developing valuable products and services & creating jobs.
- The City of Westminster nominated Microtek as a Colorado Company to Watch and participated as a sponsor and Advisory Board member for Colorado Companies to Watch.
- The City desires to recognize Scott Adams and Microtek for this distinctive honor.
- A reception will be held at 6:30 p.m. to get acquainted with the Microtek staff.
- A plaque will be presented by Council to Microtek during the Council meeting.

Expenditure Required: $ 0

Source of Funds: N/A

Policy Issue

None identified

Alternative

None identified

Background Information

Microtek is located at 7581 West 103rd Avenue in the Church Ranch Corporate Center. They currently occupy over 30,000 square feet of space with an available 6,000 square feet available for sub lease (lab space). The company specializes in providing an array of products and services to educational institutions and businesses. These products and services include: assembling & supplying custom computer systems and products for learning institutions of all types; supplying graphic design supply and toolkits to institutions large and small (largest clients are Westwood College & Colorado Art Institute); supplying trade-specific toolkits; building specialized computer kits for hands-on learning in electronics, computer repair certification, and information technology curricula; and supplying mass storage devices to educational institutions. The company employs 21 people.

Colorado Companies to Watch is a unique awards program developed by the Edward Lowe Foundation and led by the Colorado Office of Economic Development & International Trade. The program recognizes companies in Colorado that are creating jobs, enriching communities, and creating new industries throughout the state. The program recognizes second-stage companies that fit the following criteria:

- Growth focused
- Privately held, headquartered in Colorado
- 6 to 99 full time equivalent employees
- $750,000 to $50 million in sales or working capital

Microtek was among 49 other companies recognized in the 2009 class. Over 400 companies were nominated. All 50 companies were recognized on June 25, 2009 at the Colorado Companies to Watch Celebration Event. The City of Westminster nominated Microtek and participated as a sponsor and Advisory Board member.

A celebratory reception will be held on the upstairs mezzanine from 6:30 – 7:00 p.m. with Microtek staff.

Scott Adams, General Manager with Microtek, is being recognized during the Council meeting by Council for achieving this recognition.

Respectfully submitted,

J. Brent McFall
City Manager

WESTMINSTER
COLORADO

Agenda Item 6 B

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Digital Cities Survey 2009 Winner

Prepared By: David Puntenney, Information Technology Director

Recommended City Council Action

Councilmember Kaiser to present the Digital Cities Survey 2009 Winner to the Information Technology Department in recognition of the success that the City of Westminster has achieved in the use of information technology.

Summary Statement

- Council is asked to present the Center for Digital Government's "Digital Cities Survey" award that recognizes the success the City of Westminster has achieved in using Information Technology to streamline operations and deliver quality services to its citizens and customers.

- This award was originally presented to Mayor Nancy McNally at the National League of Cities Conference in San Antonio, Texas in November.

- David Puntenney will be in attendance at the meeting to accept the award.

Expenditure Required: $ 0

Source of Funds: N/A

Policy Issue

None identified

Alternative

None identified

Background Information

The Center for Digital Government, a national research and advisory institute on information technology policies and best practices in state and local government, conducts an annual comprehensive nationwide Digital Cities Survey to examine how city governments are utilizing information technology to operate efficiently while delivering quality service to their citizens. Participation in the program has increased each year and competition is growing. Cities are categorized and ranked by population.

The Center for Digital Government evaluated Westminster and other participating cities in the areas of Information Technology strategic planning, hardware and software technologies, city services offered through web sites, technology use in public safety, geographic information system capabilities, voice and data networks and more. Staff is very pleased to report that the City of Westminster has been selected as one of the top ten Digital Cities in the nation in the population category of 75,000 – 125,000. This is the eighth consecutive year that Westminster has achieved a top ten rating and has received 7th place in 2009. Westminster is the only Colorado city to maintain a top ten rating for the last eight years in the 75,000 to 125,000 population category. Winners were posted on the Center for Digital Government's website (www.centerdigitalgov.com) in November.

The Center for Digital Government hosted an award reception for winners during the NLC Convention in San Antonio, Texas on November 12th, 2009.

Respectfully submitted,

J. Brent McFall
City Manager

WESTMINSTER
COLORADO

Agenda Item 8 A

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: 2009 Purchase of Network Hardware, Services and Maintenance

Prepared By: David Puntenney, Information Technology Director

Recommended City Council Action

Find that the Western States Contracting Alliance (WSCA) pricing meets City Charter bidding requirements and authorize Staff to proceed with 2009 calendar year purchases of network switches, transceivers, maintenance and consulting through 24/7 Networks, Incorporated in an amount not to exceed $85,000.

Summary Statement

- The City uses Cisco network switches and other hardware to provide City network connectivity for 29 City facilities.
- The City purchases network hardware maintenance and services, including maintenance for the City's RSA two factor authentication product.
- City Council authorized adequate funds in the 2009 Utility Fund, Information Technology Department operating budget, to purchase network equipment and services.
- The City purchases network hardware through 24/7 Networks, Incorporated below the Western States Contracting Alliance (WSCA) contract prices, therefore meeting the City Charter bidding requirements.
- The City replaces network equipment after four to five years of use to maintain reliability and to improve network performance.
- In 2009, the City installed new network equipment at the City Park Recreation Center, City Fitness Center and the Library.
- The City has purchased $47,710 in products, services and maintenance from 24/7 Networks through December 14th, 2009.
- Additional network hardware purchases and maintenance planned before year end 2009 will result in a total expenditure greater than $50,000.

Expenditure Required: $85,000

Source of Funds: Utility Fund - Information Technology Department Operating Budget

Policy Issue

Should the City continue to replace aged network switches and related equipment and purchase maintenance to ensure high network availability, security, performance and capacity to support City computer users?

Alternative

Forgo the remainder of 2009 replacement of computer network hardware. This alternative is not recommended for the following reasons:

- The expected performance and reliability of network hardware more than five years old is unacceptable for the City's operations.
- Maintaining and upgrading the City's network infrastructure is critical to provide exceptional internal and external customer service.

Background Information

The City's network infrastructure consists of 74 network switches providing network connectivity within and between 29 City facilities. The network provides computer connectivity between computer servers, printers, desktop/laptop PCs and the Internet. Upgrading and replacing aged switch equipment is critical to the reliability, security and performance of the City network. The City uses intelligent Cisco network switches that are capable of operating at 10/100/1,000 Mbps (fast) speeds. Network switches are replaced on a four to five year schedule.

The City has used 24/7 Networks Incorporated as the vendor of choice since 2004 for products and services such as network switches, routers, transceivers, maintenance for two factor authentication, maintenance for Cisco hardware and consulting services. 24/7 Networks provides the City with a negotiated discount for Cisco hardware that is greater than the discount available through the Western States Contracting Alliance (WSCA). In prior years, the combined purchase of products and services has been less than $50,000. However, due to the number of switches scheduled for replacement in 2009, and several special projects, the staff is requesting City Council authorization to exceed $50,000 in expenditures with 24/7 Networks for end of year switch purchases and maintenance.

Respectfully submitted,

J. Brent McFall
City Manager

WESTMINSTER
COLORADO

Agenda Item 8 B

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Colorado Municipal League 2010 Annual Dues Authorization

Prepared By: Barbara Opie, Budget & Special Projects Manager

Recommended City Council Action

Authorize payment of $57,527 for the City's 2010 Colorado Municipal League dues.

Summary Statement

- The City of Westminster's Colorado Municipal League (CML) 2010 dues, which are based on a formula that factors population, assessed valuation, and sales tax collections, total $57,527, a decrease of $1,780 (or 3%) over the 2009 dues.

- Adequate funds have been included in the central charges section of the 2010 budget that was approved and adopted by City Council in October 2008 and amended in October 2009. Since these annual membership dues exceed $50,000, City Council authorization is required, per Section 15-1-2 of the Municipal Code.

- CML provides services to 265 cities and towns throughout the state. The annual membership dues to CML include subscriptions to the bimonthly magazine, *Colorado Municipalities*, and the biweekly CML Newsletter for community officials. Other League services include municipal information services, municipal conferences and workshops, legislative and legal services, administrative agency services, sample ordinances, research and publications. CML is the main voice of municipalities at the State Legislature and has played a critical role for cities and towns in advocating and protecting municipal interests.

Expenditure Required: $57,527

Source of Funds: General Fund - Central Charges Budget

Policy Issue

Does City Council wish to continue the City's membership in the Colorado Municipal League?

Alternative

Discontinue City membership with the CML, reallocate the funds budgeted for the City membership with CML and utilize the funds for other City priorities. This is not recommended by Staff as CML provides important services, as outlined in this memorandum, that assist the City in many ways.

Background Information

The City of Westminster actively participates in CML meetings and workshops, and extensively utilizes the various services offered by the League. CML advocates on behalf of municipalities throughout the State, distributes numerous publications that provide information on timely topics and trends, hosts workshops and meetings on important municipal issues, and performs research as requested by member jurisdictions.

CML was founded in 1923 and currently represents more than 99 percent of the municipal population in the state. 265 cities and towns are members of CML (out of 271 total cities and towns in the state) and pay dues on an annual basis. CML's formula for arriving at a municipality's dues payment is based on a per capita charge using Department of Local Affairs population estimates, a fraction of the assessed valuation figures from the State Division of Property Taxation, and a fraction of state sales tax collections for the previous calendar year.

In recognition of the economic pressures facing Colorado cities and towns, CML is freezing the 2010 membership dues at the 2009 rate with a further 3% reduction for 2010. In addition, the CML Executive Board approved an additional 4% rebate on municipal dues if paid on or before January 31, 2010, which is why Staff is bringing this request for authorization to pay annual dues now in December. If City Council authorizes these annual dues now, Staff will get the dues paid immediately in January to ensure the additional 4% rebate (which will equal about $2,300).

Respectfully submitted,

J. Brent McFall
City Manager

WESTMINSTER
COLORADO

Agenda Item 8 C

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Special Legal Counsel-Westminster Urban Reinvestment Project

Prepared By: Steve Smithers, Assistant City Manager
Martin R. McCullough, City Attorney

Recommended City Council Action:

Authorize the City Manager to enter into an agreement with Malcolm Murray for work related to the Westminster Mall redevelopment in an amount not to exceed $135,000.

Summary Statement

- Mr. Murray has served as special legal counsel in the past in connection with the City's various urban renewal projects, including the South Sheridan, Mandalay and Orchard Town Center Urban Renewal Projects

- City Council has previously found merit in approving special legal counsel to assist the City Attorney's Office as needed, rather than expanding staff.

- Funds for this expense were previously budgeted by Council as part of the Westminster Center Urban Reinvestment Project CIP account.

Expenditure Required: Not to exceed $135,000

Source of Funds: General Capital Improvement Fund
– Westminster Center Urban Reinvestment Project

Policy Issue

Should the City retain special legal counsel to assist the City and the Westminster Economic Development Authority in connection with the Westminster Urban Reinvestment Project?

Alternative

Do not retain this type of special legal counsel assistance or seek such assistance from another source. This alternative is not recommended given the need for specialized legal services in urban renewal law and potential eminent domain matters related to the redevelopment of the Westminster Mall site. Mr. Murray's proposed fee of $200 per hour is well within the Denver area market for such services.

Background Information

Malcolm Murray is a partner in the firm of Murray Dahl Kuechenmeister & Renaud LLP. His practice specializes in urban renewal and land use matters and eminent domain litigation for both public and private entities. In addition to the Westminster Economic Development Authority, he currently advises the Denver Urban Renewal Authority, the Lakewood Reinvestment Authority, the Steamboat Springs Redevelopment Authority, and the Parker Authority for Reinvestment on urban renewal matters. Mr. Murray is a graduate of the University of Denver College of Law and has a M.A. in Government from Georgetown University and a B.S. from the United States Military Academy.

Mr. Murray's expertise is in redevelopment projects pursuant to the Colorado urban renewal law. Mr. Murray recently assisted the City in the negotiation of the Redevelopment Agreements for the Orchard Town Center and the Walnut Creek Town Center Projects.

The Westminster Urban Reinvestment Project will require a significant amount of legal work related to the negotiation and drafting of one or more redevelopment agreements with the redeveloper, addressing the various leasehold interests in the Mall, and creating a marketable title to the project that is free and clear of objectionable covenants, restrictions, and easements.

The City Charter requires City Council approval of all outside legal counsel agreements. Section 31-25-112 of the Colorado Urban Renewal Law expressly authorizes the City to cooperate with and aid and financially assist the Westminster Economic Development Authority in connection with the planning and undertaking of the redevelopment of the Westminster Mall site through the Authority's Westminster Urban Reinvestment Project.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment

CONTRACT FOR LEGAL SERVICES

THIS AGREEMENT is made this 14th day of December, 2009, by and between MURRAY DAHL KUECHENMEISTER & RENAUD LLP, Attorneys at Law (the "Firm") and the CITY OF WESTMINSTER, COLORADO (the "City").

RECITALS

1. The City is desirous of contracting with the Firm for legal services.

2. The Firm and its attorneys are authorized to practice law in the State of Colorado.

AGREEMENT

1. The Firm shall furnish special legal services to the City in connection with the Westminster Urban Reinvestment Project at City Center (the "Services.")

2. Malcolm M. Murray of the Firm shall be principally responsible for the Services.

3. The Firm is acting as an independent contractor; therefore, the City will not be responsible for FICA taxes, health or life insurance, vacation, or other employment benefits.

4. The City shall pay for the Services at the rate not to exceed $200 per hour.

5. This Contract may be terminated by the City with or without cause.

6. No payments to the Firm shall be made prior to the approval of this Contract by the Westminster City Council.

7. Payments pursuant to this Contract shall not exceed $135,000 without further written authorization by the City.

8. The Westminster City Council authorized this contract on December 14, 2009.

9. To the extent this Agreement constitutes a public contract for services pursuant to C.R.S. § 8-17.5-101 et seq., the following provisions shall apply: The Firm shall not knowingly employ or contract with an illegal alien to perform work under this Agreement. In addition, the Firm shall not enter into a contract with a subcontractor that fails to certify to the Firm that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement. If the Firm obtains actual knowledge that a subcontractor performing work under this Agreement knowingly employs or contracts with an illegal alien, the Firm shall notify the subcontractor and the City within three (3) days that the Firm has actual knowledge that the subcontractor is employing or contracting with an illegal alien. Furthermore, the Firm shall terminate such subcontract with the subcontractor if, within three (3) days of receiving the notice required pursuant to this paragraph, the subcontractor does not stop employing or contracting with the illegal alien. Except that the Firm shall not terminate the contract with the subcontractor if during such three (3) days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.

The Firm certifies that, prior to executing this Agreement, it has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement through participation in either the E-verify program administered by the United States Department of Homeland Security and the Social Security Administration (the "E-verify Program"), or the employment verification program administered by the Colorado Department of Labor and Employment (the "Colorado Verification Program"). The Firm shall not use either the E-verify Program or the Colorado Verification Program procedures to undertake preemployment screening of job applicants while performing this Agreement.

The Firm shall comply with all reasonable requests by the Colorado Department of Labor and Employment made in the course of an investigation undertaken pursuant to the authority established in C.R.S. § 8-17.5-102(5).

To the extent required by C.R.S. § 8-17.5-102(1), by submitting a bid, the Firm certifies that at the time of bid submission it did not knowingly employ or contract with an illegal alien who will perform work under this Agreement, and that the Firm will participate in the E-verify Program or the Colorado Verification Program in order to verify the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement.

MURRAY DAHL KUECHENMEISTER & RENAUD LLP

By_____
Malcolm M. Murray

CITY OF WESTMINSTER, COLORADO

By_____

Approved as to legal form:

_____
City Attorney's Office

WESTMINSTER
COLORADO

Agenda Item 8 D

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: City Park Recreation Center Aquatics Renovation Concrete Replacement

Prepared By: Becky Eades, Landscape Architect II

Recommended City Council Action

Authorize a change order in the amount of $98,603, to the Contract with Adolphson and Peterson Construction for concrete replacement at the back service entry to the City Park Recreation Center as an add on to the construction of the City Park Recreation Center aquatics renovation, and increase the project contingency by $5,916, (6%) for a total project contingency of $104,519.

Summary Statement

- On December 8, 2008, Council authorized a Contract Manager/General Contractor (CM/GC) contract with Adolphson and Peterson Construction (A&P) for the City Park Recreation Center aquatics renovation.
- On April 13, 2009, Council authorized an amendment to the contract establishing the Guaranteed Maximum Price (GMP) of $6,030,440 to complete the project.
- The adopted 2010 CIP budget includes $110,000 for City Park Recreation Center concrete replacement.
- The original contract with A&P includes a 6% construction contingency.
- Staff from Public Works and Utilities and Parks, Recreation and Libraries has determined that the City is best served by including the City Park concrete replacement project as a change order to the existing construction contract with A&P rather than including this work in the City's 2010 Concrete Replacement Project overseen by Public Works and Utilities.

Expenditure Required: $104,519

Source of Funds: 2010 General Capital Improvement Fund

Policy Issues

Does City Council wish to proceed with the concrete replacement at the City Park Recreation Center as part of the existing contract with Adolphson and Peterson Construction?

Alternatives

1. Council could direct Staff to not move forward with this project. Staff does not recommend this as the existing concrete in this area has been severely worn and damaged over time and was identified for replacement during a 2008 inspection by Public Works and Utilities Staff.

2. Council could direct Staff to bid the concrete replacement project out separately. Staff does not recommend this as it would cause the project to be delayed until after the facility is fully reopened, causing service disruptions. Additionally, as the original concrete subcontractor was selected using a competitive bid process, Staff is comfortable that the price quoted is fair and falls within the City's purchasing guidelines.

Background Information

During routine parking lot paving inspections in 2008, Public Works and Utilities Staff identified the service drive at the City Park Recreation Center as in need of repair/replacement. It was decided to hold off on this work until after the pool renovation was complete and to fund this project in the 2010 General Fund CIP Budget. During 2009, Staff from Public Works and Utilities and Parks, Recreation and Libraries met to discuss this upcoming project and jointly determined that it was in the City's best interest to include this work as part of the existing pool project rather than include it with the annual concrete replacement program managed by Public Works and Utilities.

This determination was made based on several factors, including:

- By including all work at the Recreation Center under one contract, it keeps the project management, scheduling, coordination, and warranty under the sole responsibility of one contractor minimizing the opportunity for conflict.

- The timing of the Public Works and Utilities Concrete Replacement Project is behind the time schedule needed to ensure that this work is completed prior to the re-opening of the entire facility. After which time, it will be very difficult to close down the service area for deliveries and trash removal.

- As the concrete sub-contractor on the project was selected through a competitive bid process, using the change order process to include this work with the existing project is within the parameters of the City's purchasing guidelines.

The renovation of the City Park Recreation Center aquatics area fulfills the City's Strategic Plan goals of "Financially Sustainable City Government Providing Exceptional Services" and "Beautiful and Environmentally Sensitive City."

Respectfully submitted,

J. Brent McFall
City Manager

Attachment

City Park Recreation Center Concrete Replacement
Location Map

Agenda Item 8 E

W E S T M I N S T E R

C O L O R A D O

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Fire Department Staffing for Adequate Fire and Emergency Response Program Grant Application

Prepared By: Doug Hall, Deputy Fire Chief

Recommended City Council Action

Authorize submittal of a SAFER grant application to hire replacements for vacant Firefighter positions in 2010, with 100% reimbursement of the salary and benefits provided by the grant.

Summary Statement

- The FY 2009 SAFER grant provides reimbursement funding to hire new Firefighter positions, or for the rehire of existing Firefighter positions. The current program has no cost-share requirement. Funding reimbursement covers 100% of the actual salary and benefits and covers funding for a two-year period.

- Currently there is one Firefighter vacancy and one Management Analyst vacancy. Approval to fill a new EMS Field Coordinator position, authorized in the 2010 budget, will result in an additional vacant Firefighter position. There is also the possibility of a pending retirement, resulting in a third Firefighter vacancy. The SAFER grant offers the opportunity to fill the three Firefighter vacancies for a two-year period.

- Reimbursement to fill the vacant Firefighter positions is intended to aid in restoring staffing levels in order to attain a more effective response, enhance incident scene safety, and reduce potential overtime.

- Annual salary and benefits is approximately $59,719.54 per Firefighter, based upon the current pay plan. The total salary and benefits for three Firefighters during the two-year period of performance is projected at $377,675.70, adjusting for a slight increase in salary and benefits.

- Current SAFER requirements do not require a commitment by the City to retain SAFER-funded Firefighters after the two-year period of performance. Prospective candidates will be hired with this stipulation clearly understood prior to finalizing an offer of employment.

Expenditure Required: No new expenditure of City funds is required for this grant. Positions previously frozen would be used over a two-year period to qualify for reimbursement by the Department of Homeland Security.

Source of Funds: N/A

Policy Issue

Should City Council authorize the submittal of a FY09 SAFER grant application for reimbursement to hire up to three vacant Firefighter positions?

Alternative

Do not authorize the submittal of the FY09 SAFER grant application. Staff does not recommend this alternative. There are no additional salary expenditures or matching funds required. There is no required commitment to retain the replacement Firefighters beyond the FY09 SAFER grant two-year period of performance.

Background Information

- In 2006, the Fire Department was awarded a SAFER grant to fund one Firefighter vacancy. Reimbursement funding was structured on a five-year period of performance. Reimbursement was approximately 80% in the first year and continued on a declining scale for four years. The fifth year funding is the responsibility of the local jurisdiction.

- The FY06 SAFER grant reimburses the salary and benefits, originally estimated at $281,846, for one Firefighter position. The Federal share is capped at $100,000 and the City share is estimated at $181,846. The Fire Department is in the fourth year of reimbursement for the FY06 SAFER grant, having received $91,000 in reimbursement. The balance of $9,000 will be reimbursed over the next three quarters.

- The 2010 budget authorizes a new Fire Department FTE, an EMS Field Coordinator. The promotional process will result in a vacant full-time Firefighter position. This position along with existing and potentially vacant Firefighter positions would result in three vacant commissioned Firefighter positions.

- The FY09 SAFER grant, if approved, provides a funding opportunity to fill vacant Firefighter positions with no additional salary expenditure(s) and no required matching funds. There is no employee retention requirement beyond the two-year period of performance.

- The current annual salary and benefits for a Firefighter position is $59,719.54. Projected salary and benefits for a Firefighter in the second year is $66,172.36. The projected total for three vacant Firefighter positions over the two-year period of performance is $377,675.70. The second year projection takes into consideration a 3% salary increase and a 5% increase in benefits. The FY09 SAFER grant reimburses 100% of the salary and benefits. The only requirement on the part of the City is the submittal of quarterly performance reports to the Department of Homeland Security.

Respectfully submitted,

J. Brent McFall
City Manager

WESTMINSTER
COLORADO

Agenda Item 8 F

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: General Capital Improvement Fund Transfer to the Westminster Economic Development Authority Fund for Westminster Center Urban Reinvestment Project Expenses

Prepared By: Karen Creager, Special Districts Accountant

Recommended Action

Authorize the transfer of $825,000 to the Westminster Economic Development Authority (WEDA) fund from the General Capital Improvement Fund (GCIF) for anticipated expenses related to the Trail Dust parcel purchase in the Westminster Center Urban Reinvestment Plan (WURP) project.

Summary Statement

- The redevelopment of the Westminster Mall site is the City Council's top strategic plan priority, as outlined in the City's 5-year Strategic Plan.
- The WURP Urban Renewal Area (URA) plan was approved by City Council on April 13, 2009.
- Project funds reside in the City's GCIF for expenses related to the redevelopment of the Westminster Mall site.
- Although the tax-increment financing "clock" has not started, WEDA is actively working on property assemblage and other aspects of the area's redevelopment. Because no financing has occurred and no revenue is being generated by this URA, the URA is currently in need of funding for its redevelopment activities.
- Staff recommends transferring $825,000 from the City's GCIF to WEDA to fund the Trail Dust parcel purchase in the WURP project. It is anticipated that this transfer will be classified as a contribution to the WURP project and not an interfund loan.
- This action does not change the total appropriations in the GCIF. Instead it authorizes a reduction of $825,000 to the City Center Redevelopment project appropriations and increases the transfers to WEDA expenditure account.

Expenditure Required: $825,000

Source of Funds: General Capital Improvement Fund
- City Center Redevelopment Capital Project

Policy Issue

Does Council approve the GCIF transferring $825,000 from the City Center Reinvestment capital project to the WEDA fund to fund expenses for the WURP project?

Alternative

Council could choose not to authorize the transfer to WEDA for redevelopment activities. Staff does not support this option, because without the funding from the GCIF, WEDA would be unable to pursue purchasing this key parcel in the WURP site, which is a key step in pursuing Council's top strategic plan priority of redeveloping the Westminster Mall site.

Background Information

The redevelopment of the Westminster Mall site is the City Council's top strategic plan priority, as outlined in the City's 5-year Strategic Plan. An urban renewal area designation that will provide the ability to exercise the powers allowed for under urban renewal law was approved by City Council on April 13, 2009. A plan for the new urban renewal area, Westminster Center Urban Reinvestment Plan Area (WURP) was also approved by City Council. Adoption of an urban renewal plan allows WEDA to work with the existing owners and businesses and potential developers to better define the vision for the area and to develop an action plan for financing and property assemblage that can make redevelopment a reality. WEDA will also be able to identify those public infrastructure investments that will be needed to allow redevelopment to proceed.

Although the tax-increment financing "clock" has not started, WEDA is actively working on property assemblage and other aspects of the area's redevelopment. Because no financing has occurred and no revenue is being generated by this URA, the URA is currently in need of funding for its redevelopment activities. Staff has identified $825,000 available in the City's GCIF City Center Redevelopment project to transfer to WEDA to fund redevelopment activities that WEDA has in process. It is anticipated that this transfer will be classified as a contribution to the WURP project and not an interfund loan.

With Council's authorization of the transfer, Staff will commence the process of transferring funds to WEDA for redevelopment activities. Because both the GCIF and the WEDA fund are considered governmental funds for financial reporting purposes, the payment will be classified as a transfer.

The approval of the transfer does not change the total appropriations in the GCIF; however, the following expenditures accounts will be amended:

EXPENSES

Description	Account Number	Current Budget	Amendment	Revised Budget
City Center Reinvestment	80675005040.80400.8888	$8,825,330	$(825,000)	$8,000,330
Transfer to WEDA	75010900.79800.0680	$0	$825,000	$825,000
Total changes to Expenses			$0	

Respectfully submitted,

J. Brent McFall
City Manager

Agenda Item 8 G

WESTMINSTER
COLORADO

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Second Reading of Councillor's Bill No. 40 re Police Department Supplemental Appropriation

Prepared By: Lee Birk, Chief of Police

Recommended City Council Action

Pass Councillor's Bill No. 40 on second reading authorizing a supplemental appropriation in the amount of $45,485 reflecting the 2009 Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant – Local Solicitation funds.

Summary Statement

- City Council Action is requested to adopt the attached Councillor's Bill on second reading authorizing a supplemental appropriation to the 2009 Police Department General Fund Operating Budget.
- On June 3, 2009, the City Manager's Office authorized the Police Department to pursue the 2009 Bureau of Justice Assistance Edward Byrne Memorial Justice Assistance Grant (JAG) – Local Solicitation for the North Metro Task Force (NMTF) agency contribution.
- A current Intergovernmental Agreement (IGA) establishes the NMTF as a separate legal entity with the following participating agencies: Adams County, City and County of Broomfield, and the municipalities of Brighton, Commerce City, Federal Heights, Northglenn, Thornton and Westminster.
- The NMTF operating budget relies on the annual contribution from its participating agencies as well as grants and other external revenue sources. As a participating agency, the Police Department is obligated to provide a cash-in-kind payment for the 2010 NMTF fiscal year operating budget, which is October 1, 2009 through September 30, 2010.
- The department received notification on August 28, 2009 that the grant was approved for the total amount of $45,485. Due to the grant award amount and reporting requirements regarding obligation of funds, the police department is requesting approval to appropriate the grant funds to the appropriate expenditure account.
- The approved grant funds will provide partial funding of $45,485 towards the City's total obligation of $79,687 to the NMTF for the NMTF's 2010 fiscal year.
- This Councillor's Bill was passed on first reading on November 23, 2009.

Expenditure Required: $45,485

Source of Funds: Edward Byrne Memorial Justice Assistance Grant

Respectfully submitted,

J. Brent McFall
City Manager

Attachment

BY AUTHORITY

ORDINANCE NO. **3490** COUNCILLOR'S BILL NO. **40**

SERIES OF 2009 INTRODUCED BY COUNCILLORS
Dittman - Kaiser

A BILL
FOR AN ORDINANCE INCREASING THE 2009 BUDGET OF THE GENERAL FUND AND AUTHORIZING A SUPPLEMENTAL APPROPRIATION FROM THE 2009 ESTIMATED REVENUES IN THIS FUND

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The 2009 appropriation for the General Fund, initially appropriated by Ordinance No. 3432 is hereby increased by $45,485. This appropriation is due to the receipt of Federal Grant funds.

Section 2. The $45,485 increase in the General Fund shall be allocated to City revenue and expense accounts as described in the City Council Agenda Item 10 A, dated November 23, 2009 (a copy of which may be obtained from the City Clerk) increasing City fund budgets as follows:

General Fund	$45,485
Total	$45,485

Section 3 – Severability. The provisions of this Ordinance shall be considered as severable. If any section, paragraph, clause, word, or any other part of this Ordinance shall for any reason be held to be invalid or unenforceable by a court of competent jurisdiction, such part shall be deemed as severed from this ordinance. The invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect the construction or enforceability of any of the remaining provisions, unless it is determined by a court of competent jurisdiction that a contrary result is necessary in order for this Ordinance to have any meaning whatsoever.

Section 4. This ordinance shall take effect upon its passage after the second reading.

Section 5. This ordinance shall be published in full within ten days after its enactment.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 23rd day of November, 2009

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 14th day of December, 2009.

ATTEST:

_____
Mayor

_____
City Clerk

WESTMINSTER
COLORADO

Agenda Item 8 H

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Second Reading of Councillor's Bill No. 41 re Medical Marijuana Dispensaries

Prepared By: Martin R. McCullough, City Attorney
Mac Cummins, Planning Manager

Recommended City Council Action

Pass Councillor's Bill No. 41 on second reading expressly prohibiting any land uses that are unlawful under state or federal law.

Summary Statement

- On September 14, 2009, City Council enacted a 90-day temporary moratorium on the submission, acceptance, processing, approval or denial of any application for any permit, license or plan approval related to the business and or operation of a medical marijuana dispensary ("MMD").
- Council requested that staff develop options for Council to consider regarding possible changes to the City Code to address the recent explosion of MMD's and related facilities and operations in Colorado.
- The recent surge in MMD's in Colorado follows the announcement by the Obama administration that it would not enforce federal laws prohibiting the sale and distribution of marijuana for medical use, provided the marijuana was being sold and distributed in accordance with state medical marijuana laws.
- Unfortunately, the state has yet to establish any regulations pertaining to MMD's.
- Staff is recommending the adoption of the proposed ordinance that would expressly prohibit any land uses in the City that are unlawful under state or federal law. This would apply to MMD's.
- MMD's would remain unlawful in the City for so long as they remain unlawful under federal law.
- Staff believes the issue of selling and dispensing of marijuana for medical use should be addressed at the state and federal level.
- This Councillor's Bill was approved on first reading by City Council on November 23, 2009.

Expenditure Required: $ 0
Source of Funds: N/A

Respectfully submitted,

J. Brent McFall
City Manager

BY AUTHORITY

ORDINANCE NO. **3491** COUNCILLOR'S BILL NO. **41**

SERIES OF 2009 INTRODUCED BY COUNCILLORS

Major - Dittman

A BILL
FOR AN ORDINANCE AMENDING SECTION 11-1-3 OF THE WESTMINSTER MUNICIPAL CODE CONCERNING VIOLATIONS OF LAND DEVELOPMENT AND GROWTH MANAGEMENT PROCEDURES

THE CITY OF WESTMINSTER ORDAINS:

Section 1. Section 11-1-3, W.M.C., is hereby AMENDED to read as follows:

11-1-3: VIOLATIONS:

(A) It shall be unlawful for any person or entity to:

(1) Use, occupy, or sell any land, or authorize or permit the use, occupancy, or sale of land under the person's control except in accordance with all applicable provisions of this Title.

Deleted: .

(2) Use, occupy, or sell any land or building or authorize or permit the use, occupancy, or sale of land or buildings except in conformance with all applicable provisions of this Title, as well as all applicable development plans and restrictions including, but not limited to, zoning district restrictions; PUD (Planned Unit Development) restrictions; the contents of any Preliminary Development Plan (PDP), Official Development Plan (ODP), or Final Plat; engineering construction drawings; building construction drawings; all public and private improvement drawings and agreements; drainage, traffic and utility studies; and the terms and conditions of any applicable duly granted variances or exceptions.

Deleted: .

(3) Construct, reconstruct or alter any building or authorize the construction, reconstruction or alteration of any building under the person's control except in accordance with all applicable provisions of this Title, as well as all applicable development plans and restrictions including, but not limited to, zoning district restrictions; PUD (Planned Unit Development) restrictions; the contents of any Preliminary Development Plan (PDP), Official Development Plan (ODP), or Final Plat; engineering construction drawings; building construction drawings; all public and private improvement drawings and agreements; drainage, traffic and utility studies; and the terms and conditions of any applicable duly granted variances or exceptions.

Deleted: .

(4) Utilize any yard or other open space provided about any building for the purpose of complying with provisions of this Title to provide a yard or other open space for any other building. No yard or other open space on one lot shall be considered as providing a yard or open space for a building on any other lot.

Deleted: .

(5).Construct, reconstruct, alter, or change the use of any building or other structure, including signage, within the City without obtaining a building permit from the Building Official or his authorized representative. No permit shall be issued unless the plans of and for the proposed construction, reconstruction, alteration, demolition, or use fully conform to the zoning regulations then in effect. No business license shall be issued by the City Clerk without being furnished a written notice from the Planning Manager and Building Official that the use of the premises proposed is in conformance with the requirements of the provisions of this Title.

(6) To establish or maintain or permit to be established or maintained, any household not in compliance with the definition of "household" established in section 11-2-9. Any member of the household may be found to be in violation of this section, including but not limited to, a person required to register as a sex offender. It shall be an affirmative defense to a violation of this section that the defendant's only violation that required registration as a sex offender was a conviction or plea of guilty to a charge that consisted only of public indecency as defined in Section 6-4-1(A)(6), W.M.C.

Deleted: .

(7) Use, occupy or authorize the use or occupancy of any land or building for any use that is unlawful under any state or federal law.

Deleted: .

Deleted: It shall be an affirmative defense to a violation of this action that the defendant's only violation which required registration as a sex offender was a conviction or plea of guilty to a charge which consisted only of public indecency as defined in section 6-4-1 (a) 6, W.M.C.

(B) For purposes of this section, the "use" or "occupancy" of a building or land relates to anything and everything that is done to, on, or in that building or land.

Section 2. This ordinance shall take effect upon its passage after second reading.

Section 3. The title and purpose of this ordinance shall be published prior to its consideration on second reading. The full text of this ordinance shall be published within ten (10) days after its enactment after second reading.

INTRODUCED, PASSED ON FIRST READING, AND TITLE AND PURPOSE ORDERED PUBLISHED this 23rd day of November, 2009.

PASSED, ENACTED ON SECOND READING, AND FULL TEXT ORDERED PUBLISHED this 14th day of December, 2009.

_____
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

_____
City Clerk

_____
City Attorney's Office

WESTMINSTER
COLORADO

Agenda Item 10 A

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Councillor's Bill No. 42 Regarding Extension of Public Service Company Franchise

Prepared By: Jane W. Greenfield, Assistant City Attorney on behalf of the City Staff Xcel Task Force

Recommended City Council Action

Pass Councillor's Bill No. 42 by emergency ordinance extending the current franchise held by Public Service Company of Colorado for three months.

Summary Statement

- The current franchise held by Public Service Company of Colorado is due to expire on December 26, 2009.
- Staff has been in negotiations with Public Service Company of Colorado d/b/a Xcel Energy (Public Service Company) since May of this year.
- The new franchise proposed by Public Service Company has numerous changes from the current franchise and has required extensive redrafting and negotiation sessions. While most of the franchise issues have been negotiated, several issues remain.
- For various reasons, including the schedule of Public Service Company representatives, negotiations could not be completed in time to commence a new franchise on December 27, 2009. For that reason, the negotiating team of the City as well as Public Service Company is recommending a ninety-day extension of the franchise.

Expenditure Required: $ 0

Source of Funds: N/A

Policy Issue

Should the current franchise agreement with Public Service Company of Colorado be extended to and including March 26, 2010?

Alternative

The City could elect not to adopt the proposed Ordinance. The effect of extending the franchise would be to place the one percent undergrounding funds in jeopardy, as the franchise represents a contract between Public Service Company and the City to maintain this fund only for the duration of the franchise.

Background Information

The City Staff Task Force has been actively involved in negotiations with Public Service Company representatives since the spring of 2009. Over the last twenty years, since the franchise with Public Service Company was last adopted, significant changes have occurred causing this negotiation to be lengthier and more complex. These changes include the purchase of Public Service Company of Colorado by Xcel Energy, a nationwide corporation; legislative enactments affecting franchises; advances in technology; and judicial actions affecting public utilities. Additionally, Public Service Company has had pending major revisions to their electric tariff before the Public Utilities Commission (PUC) during the same time period as our franchise negotiations. The City is an intervenor in this PUC proceeding, along with a number of other Colorado cities, as the proposed tariff revisions affect the rates being charged to the City for electric service as well as changes affecting the City's street lighting and signal lighting operations and costs. Some of the franchise terms in the proposed franchise are dependent upon the resolution of the tariff issues. For the above reasons and the unavailability of certain key players to the negotiations, the negotiations cannot be completed by December 26, 2009.

While the City could choose to let the current franchise expire and operate under the auspices of its regulations in Chapter 16-1, W.M.C., which would allow the City to continue to collect franchise revenues from Public Service Company, it would leave the question of the one percent undergrounding fund in limbo. For this reason, Staff recommends a ninety-day extension of the current franchise.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment

BY AUTHORITY

ORDINANCE NO. **3492** COUNCILLOR'S BILL NO. **42**

SERIES OF 2009 INTRODUCED BY COUNCILLORS

_____

A BILL
FOR AN ORDINANCE EXTENDING THE FRANCHISE
HELD BY PUBLIC SERVICE COMPANY OF COLORADO

THE CITY OF WESTMINSTER ORDAINS:

Section 1. The City Council of the City of Westminster hereby finds:

a. The Public Service Company of Colorado ("Public Service") was granted a twenty-year franchise pursuant to the laws of the State of Colorado and the City Charter that became effective on December 26, 1989.

b. The Public Service franchise will expire on December 26, 2009.

c. Representatives of Public Service Company of Colorado doing business as Xcel Energy and City Staff have been negotiating a new proposed franchise and do not expect to complete the process in time to allow a new franchise ordinance to be passed by December 26, 2009.

d. The Public Service franchise currently provides franchise fees to the City annually and is a significant source of income, without which the City could experience a budgetary shortfall. Additionally, the franchise provides for an annual 1% undergrounding fund that assists the City in completing various undergrounding projects, as needed.

e. The franchise revenue is compensation to the City and its citizens in exchange for Public Service's occupation of public property within the City, which it could not vacate without serious disruption to the Company, the City and the citizens.

f. In order to preserve the status quo and to allow Public Service to continue to occupy public property within the City and provide services to the City and its citizens that are essential to the public health, safety and welfare, it is necessary to extend temporarily the Public Service franchise pending completion of the ongoing negotiations.

g. Public Service has expressed a desire to extend the franchise, as well, in order to complete the current franchise renewal negotiations.

Section 2. The City Council of the City of Westminster hereby grants to Public Service a temporary extension of its franchise up to and including March 26, 2010. This temporary extension may be revoked at any time in the sole discretion of the City Council and shall not be construed to be a grant of a new franchise under either state law or the City Charter.

Section 3. Emergency. Given the facts that the franchise is due to expire on December 26, 2009 and that it is in the best interests of the City, its residents, and Public Service that the franchise continue uninterrupted and that due to the holiday schedule it would not be possible to accomplish two readings of the ordinance prior to franchise expiration, an emergency is declared to exist, and this ordinance is declared to be necessary for the immediate preservation of the public peace, health and safety. Wherefore, this ordinance shall be in full force and effect upon its adoption by an affirmative vote of six of the members of the Council if six or seven members of the Council are present at the meeting at which

this ordinance is presented, or by an affirmative vote of four of the members of the Council if four or five members of the Council are present at the meeting at which this ordinance is enacted.

Section 4. This ordinance shall be published in full within ten days after its enactment.

INTRODUCED, READ IN FULL AND PASSED AND ADOPTED AS AN EMERGENCY ORDINANCE this 14th day of December, 2009.

_____
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

_____
City Clerk

_____
City Attorney's Office

Agenda Item 10 B

WESTMINSTER
COLORADO

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Resolution No. 49 re Redesignation of City-Owned Lands to Open Space and Parklands

Prepared By: Heather Cronenberg, Open Space Coordinator
Lauren Schevets, Open Space Technician

Recommended City Council Action

Adopt Resolution No. 49 approving the redesignation of Open Space, Park, and City-owned lands to Open Space and Parkland designations.

Summary Statement

- Pursuant to sections 13-5-4 and 13-1-8, W.M.C., City Council may choose to change the designations of City-owned lands from one public purpose to another. Staff from the Department of Community Development and the Department of Parks, Recreation, and Libraries have been working together over the past few years to develop a new list of potential candidate properties for the redesignation process for Council's consideration. These proposed changes were reviewed with City Council at the November 16, 2009 Study Session.

- This proposed redesignation list includes properties to be redesignated as both Parks and Open Space. The list includes trades between the two designated uses, as well as redesignation of general City-owned land, public land dedications, and City rights-of-way.

- Properties to be redesignated as open space are natural in character, and meet the criteria for open space preservation and management. Properties proposed to be transferred from parks to open space will not be developed into an active park in the future due to the close proximity to other parks or due to limited resources. The proposed total net new open space would add up to 91 acres.

- Properties to be redesignated as parklands are properties that have more active characteristics, already have park or recreation facilities built upon them, or could potentially be developed into a park or recreation facility in the future.

- Staff proposes that the right-of-way properties to be redesignated as parks or open space will not be vacated at this time, but rather will be simply assigned for maintenance and management purposes.

- These proposed redesignations have been included in the draft Westminster Parks and Recreation Master Plan.

Expenditure Required: $0

Source of Funds: N/A

Policy Issue

Does City Council wish to approve City Staff's proposed redesignations of City lands as Open Space and Parkland?

Alternative

City Council could decide not to approve the proposed Open Space and Parks redesignations, or approve the redesignations on a case-by-case basis; however, City Staff has evaluated each of the properties on the list carefully and believes that the properties being proposed for redesignation would be better utilized for another public purpose.

Background Information

Staff recommends that 27 properties totaling 139 acres be redesignated into the Open Space program for preservation, management and maintenance purposes. The properties proposed for redesignation into the Open Space program are:

From Parks			
Map Number	**Name**	**Location/Notes**	**Acreage**
1	Foxshire Park	Western portion of the park located at 108th Avenue and Alcott Street	1.2
2	Airport Creek Greenbelt	Land surrounding Airport Creek and the trail, north of 112th Avenue	9.7
3	Amherst	Located northeast of 78th Avenue and the BNSF Railroad	12
4	Sunset Park	North portion of the park located northeast of 78th Avenue and BNSF Railroad	2.5
5	Countryside Park	Large vacant lot located at Countryside Drive and Quail Street	12.5
6	Willowbrook Park	Natural riparian area within the park located northeast of 123rd Avenue and Delaware Drive	2.5
7	College Hills Park	Located west of 116th Avenue and Irving Street	9.5
8	Waverly Acres Park	Natural area located north of the Hyland Ponds Open Space	9.1
9	Maulis Park	Located southeast of 92nd Avenue and BNSF Railroad	3.6
10	Trendwood Park	Drainage area located southeast of 96th Drive and Pierce Street	9.6
11	Bradburn Park	Strip of land located at the southern boundary of the park at 117th Avenue and 116th Way	0.8
		Total	**73**

General City-Owned Land			
Map Number	**Name**	**Location/Notes**	**Acreage**
12	McKay Lake Drainage	Located southwest of the 144th Avenue and Huntington Trails Parkway intersection	2.2
13	Allen Ditch Parcel Along Federal Blvd.	Vacant lot located north of Allen Ditch, west of Federal Boulevard. *A portion of this parcel may be used for redevelopment in the future*	0.2
14	Habitat for Humanity	Located along Allen Ditch, south of Green Court	0.1
15	Remnants from Westminster Boulevard Extension	*The triangular piece on the east side of the road may be used in a land trade in the future when the property to the northeast develops.*	19.2
16	Remnants from Church Ranch Boulevard Improvements	Located at BNSF Railroad. *The parcel at the northeastern corner may be traded or sold in the future.*	3.3
		Total	**25**

Public Land Dedications			
Map Number	**Name**	**Location/Notes**	**Acreage**
17	Hyland Greens Subdivision, Filing 11	Two parcels located south of 104th Avenue at Farmers High Line Canal	0.7
18	Sheridan Green PLD	Located north of City Park, surrounding Big Dry Creek	34.6
19	Cambridge Farm PLD	Located along BNSF Railroad, north of 92nd Avenue	0.8
		Total	**36.1**

Right-of-Way			
Map Number	**Name**	**Location/Notes**	**Acreage**
20	Pierce Street ROW	Located west of Semper Farm	0.1
21	116th Avenue ROW	Located east of Wolff Street	1.3
22	Dover Street ROW	Located north of the Northwest Water Treatment Facility	0.2
23	100th Avenue ROW	Located within Hyland Ponds Open Space	2
24	ROW North of FHLC, East of Westminster Boulevard		0.3
25	Harlan Street ROW	Two locations, north and south of US36 near Westminster Boulevard	0.7
26	98th Avenue ROW	Located between US36 and Westminster Boulevard	0.5
27	Reed Street ROW	Located southeast of Church Ranch Boulevard	0.1
		Total	**5.2**

Staff recommends that 7 properties totaling 48.7 acres be redesignated into the Parks program for management and maintenance purposes. The properties proposed for redesignation into the Parks program are:

From Open Space			
Map Number	**Name**	**Location/Notes**	**Acreage**
28	City park disc golf area	Located north of 104th Avenue at Big Dry Creek	11.1
29	Francis/Melody Property	Located north of City Park at 107th Avenue and Sheridan Boulevard	8.2
30	Westfield Village Park	Located at 114th Avenue and Wolff Street. Park boundaries extend onto land curerntly designated as Open Space	1.9
31	Big Dry Creek Park	Located at 128th Avenue and Pecos. The Park was built on properties that were purchased with Open Space funds	21.3
32	Vogel Pond	Located at the northeast corner of the 112th Avenue and Ranch Reserve Parkway intersection	5.1
33	Sensory Park	Located west of Church Ranch Boulevard at Walnut Creek. The park was built on Open Space property.	0.5
		Total	**48.1**

Right-Of-Way			
Map Number	**Name**	**Location/Notes**	**Acreage**
34	Tennyson Street ROW	Located South of 117th Avenue	0.6
		Total	**0.6**

Additionally, Staff is recommending that some boundaries between Parks and Open Space properties be cleaned-up in a few locations. These properties are:

- **Legacy Ridge Golf Course (Map 35)–** As part of the Legacy Ridge project in 1992, Open Space funds totaling $2,039,007 were used to purchase approximately 38 acres of open space along the Farmers' High Line Canal, Big Dry Creek, and Margaret's Pond. Current City maps incorrectly show much less acreage than paid for (approximately 27 acres), so Staff is proposing to re-draw some of the boundaries throughout Legacy Ridge to bring the total closer to 38 acres. This includes protecting the riparian area along Farmers' High Line Canal, and some additional natural areas adjacent to North Hylands Creek Open Space.

- **Westmoor/Heritage Golf Course (Map 36) –** At the time of acquiring land for the Heritage Golf Course, the Open Space program contributed about $636,000 to purchase approximately 45 acres of open space to be intertwined within the golf course. Current City maps incorrectly show much less acreage than was paid for (approximately 38 acres), so Staff is proposing to re-draw the boundaries around the golf course to bring the total to 45 acres. This includes protecting the riparian areas along Walnut Creek and North Walnut Creek as open space.

- **Wolff Run Open Space (Map 37) –** Staff is proposing to clean-up the confusing boundary between Wolff Run Open Space and Wolff Run Park as it is currently shown on City maps. Open Space will receive 0.7 acres of land along the creek that flows through the area, and Parks will receive 0.4 acres.

Title XIII of the City Code allows for the trade of open space and parklands. City Staff from the Department of Community Development, the Department of Parks, Recreation and Libraries, and City Manager's Office have carefully evaluated and are in full support of each of the above mentioned proposed redesignations. The City Manager's Office is monitoring the changes being proposed and will make a determination regarding reimbursement between department funds at a future date. The list has also been reviewed and approved by the Open Space Advisory Board. The redesignations meet the City's Strategic Plan Goal of "Beautiful and Environmentally Sensitive City."

Respectfully submitted,

J. Brent McFall
City Manager

Attachments

RESOLUTION

RESOLUTION NO. **49** INTRODUCED BY COUNCILLORS

SERIES OF 2009 _____

A RESOLUTION AUTHORIZING OPEN SPACE AND PARKS REDESIGNATIONS

WHEREAS, Title XIII of the Westminster Municipal Code allows for redesignation of City lands to other public purposes; and

WHEREAS, City Staff has carefully evaluated each of the properties shown on the attached maps and believes that the properties being proposed for redesignation would be better utilized for another public purpose; and

WHEREAS, 27 properties to be redesignated as Open Space are natural in character and meet the criteria for open space preservation and management and total 139.3 acres; and

WHEREAS, 7 properties to be redesignated as Parks are properties that have more active characteristics, already have park or recreation facilities built upon them, or could potentially be developed into a park or recreation facility in the future and total 48.7 acres.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER that the City Council hereby authorizes the proposed redesignations of City lands as Open Space and Parks, respectively, as set forth in the attached Map Nos. 1-37.

PASSED AND ADOPTED this 14th day of December, 2009.

_____
Mayor

ATTEST:

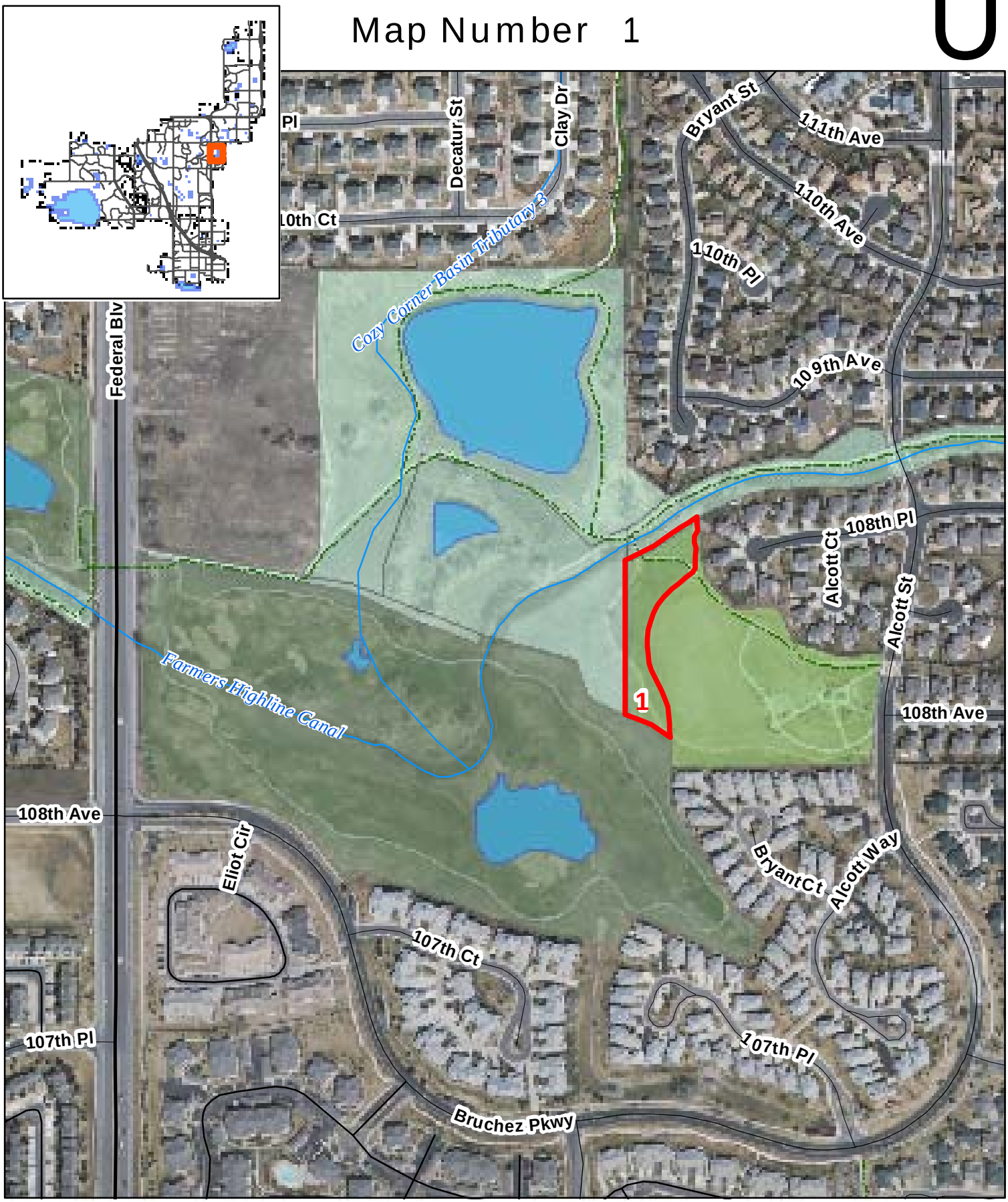
_____
City Clerk

APPROVED AS TO LEGAL FORM:

_____
City Attorney

Foxshire Park

Map Number 1



Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

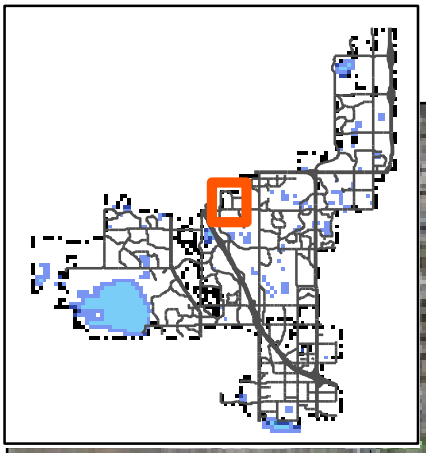
Open Space

Redesignation of City-Owned Lands

0 250 500 Feet

Airport Creek Greenbelt

Map Number 2



Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

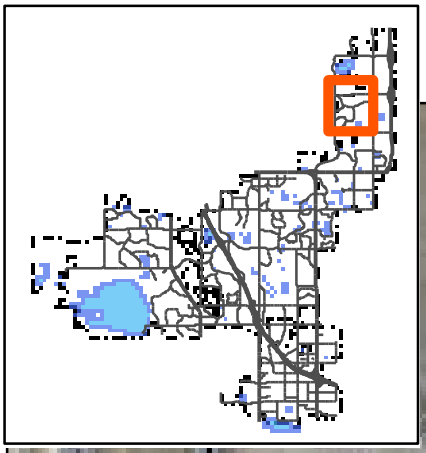
Open Space

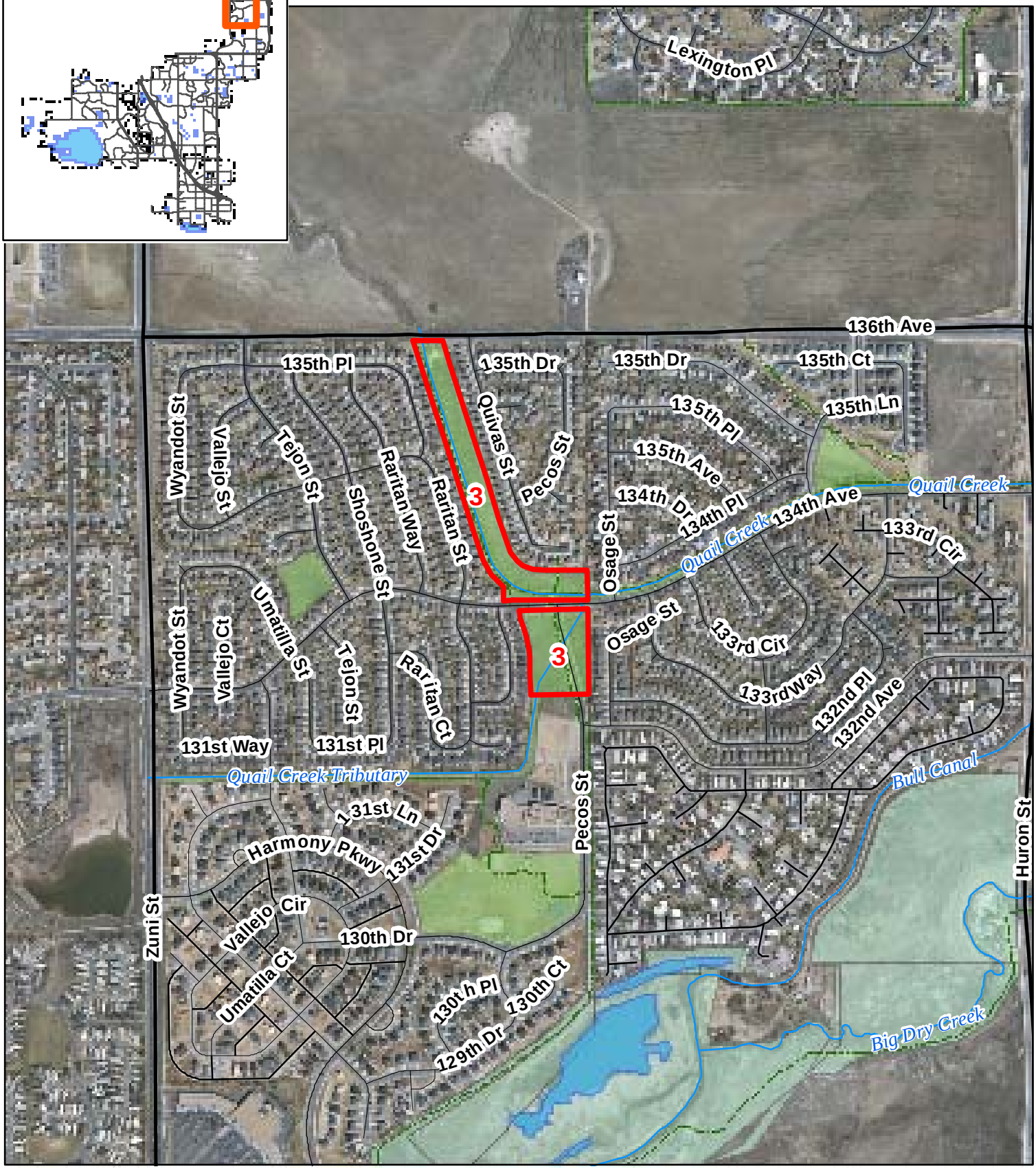
Redesignation of City-Owned Lands

0 250 500 Feet

Amherst

Map Number 3





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

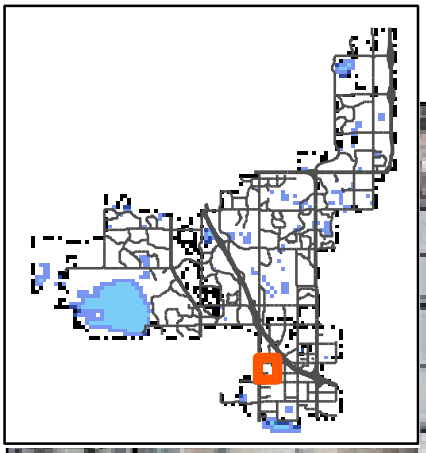
Open Space

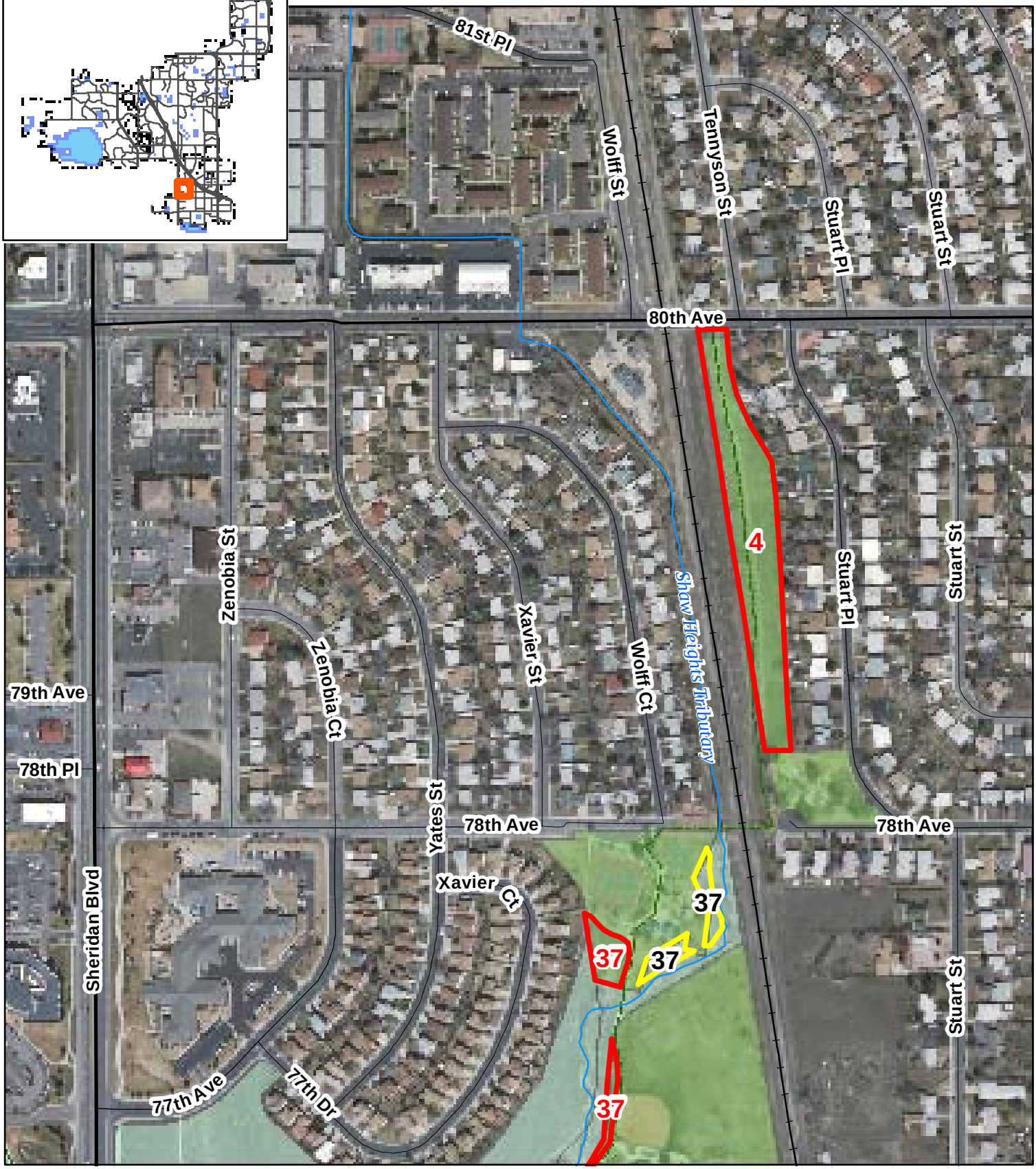
Redesignation of City-Owned Lands

0 250 500 Feet

Sunset Park

Map Number 4





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

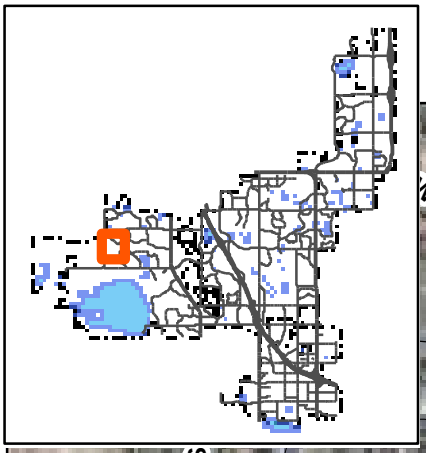
Open Space

Redesignation of City-Owned Lands

0 250 500 Feet

Countryside Park

Map Number 5



Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

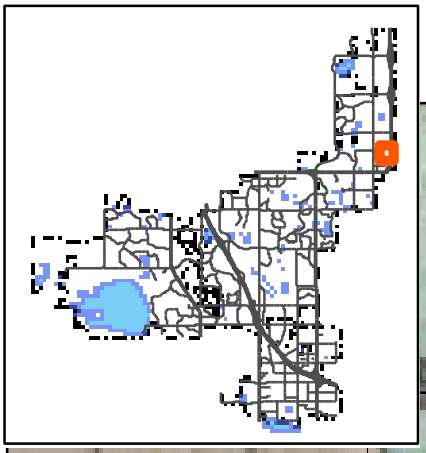
Open Space

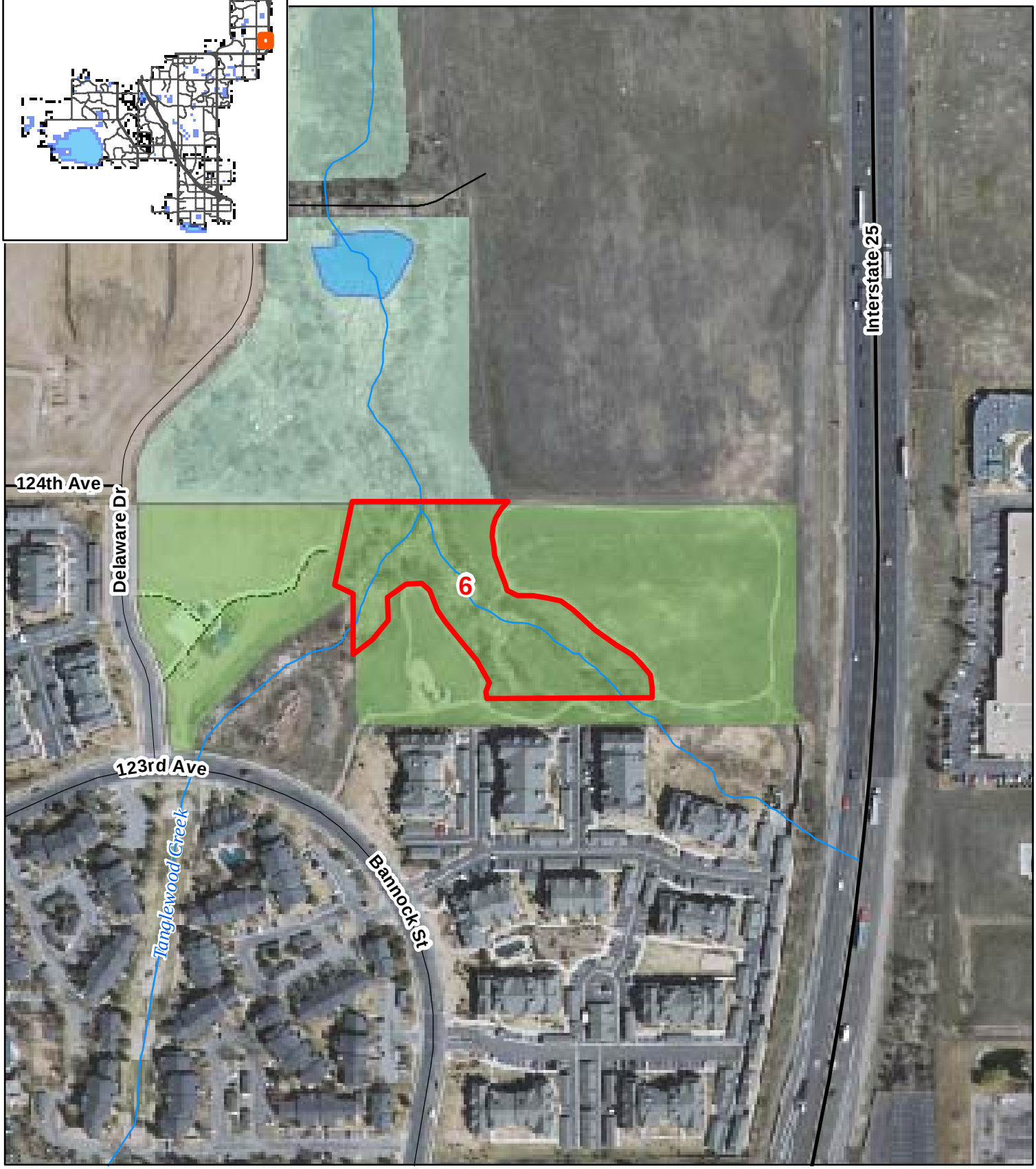
Redesignation of City-Owned Lands

0 250 500 Feet

Willowbrook Park

Map Number 6





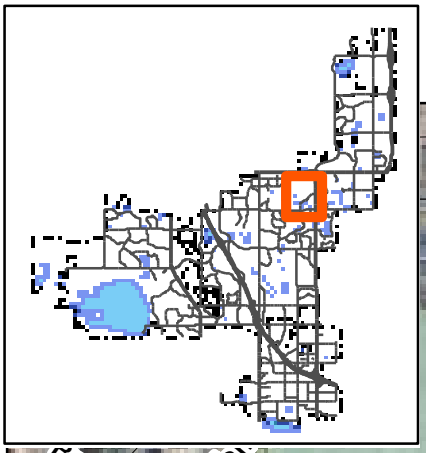
Redesignation to Open Space
Redesignation to Parkland
Trails
Golf Courses
Parks
Open Space

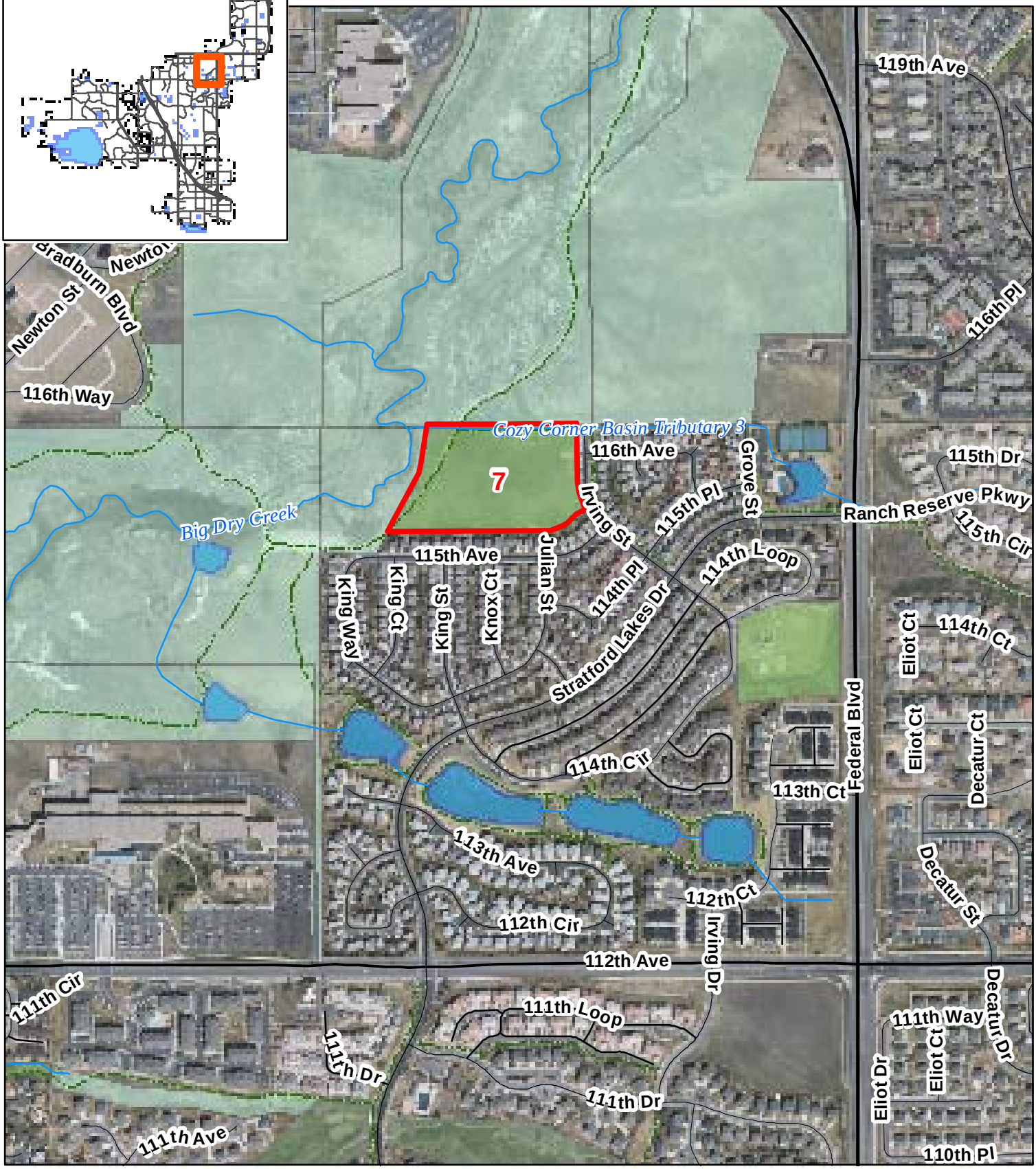
Redesignation of City-Owned Lands

0 250 500 Feet

College Hills Park

Map Number 7





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

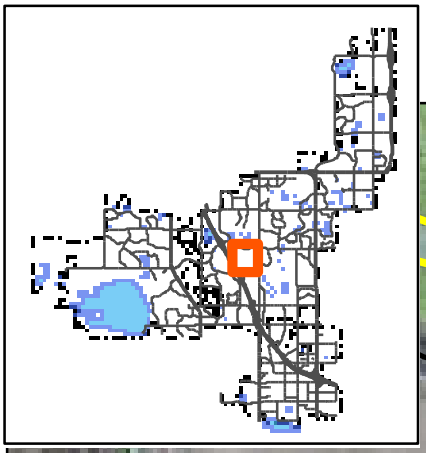
Open Space

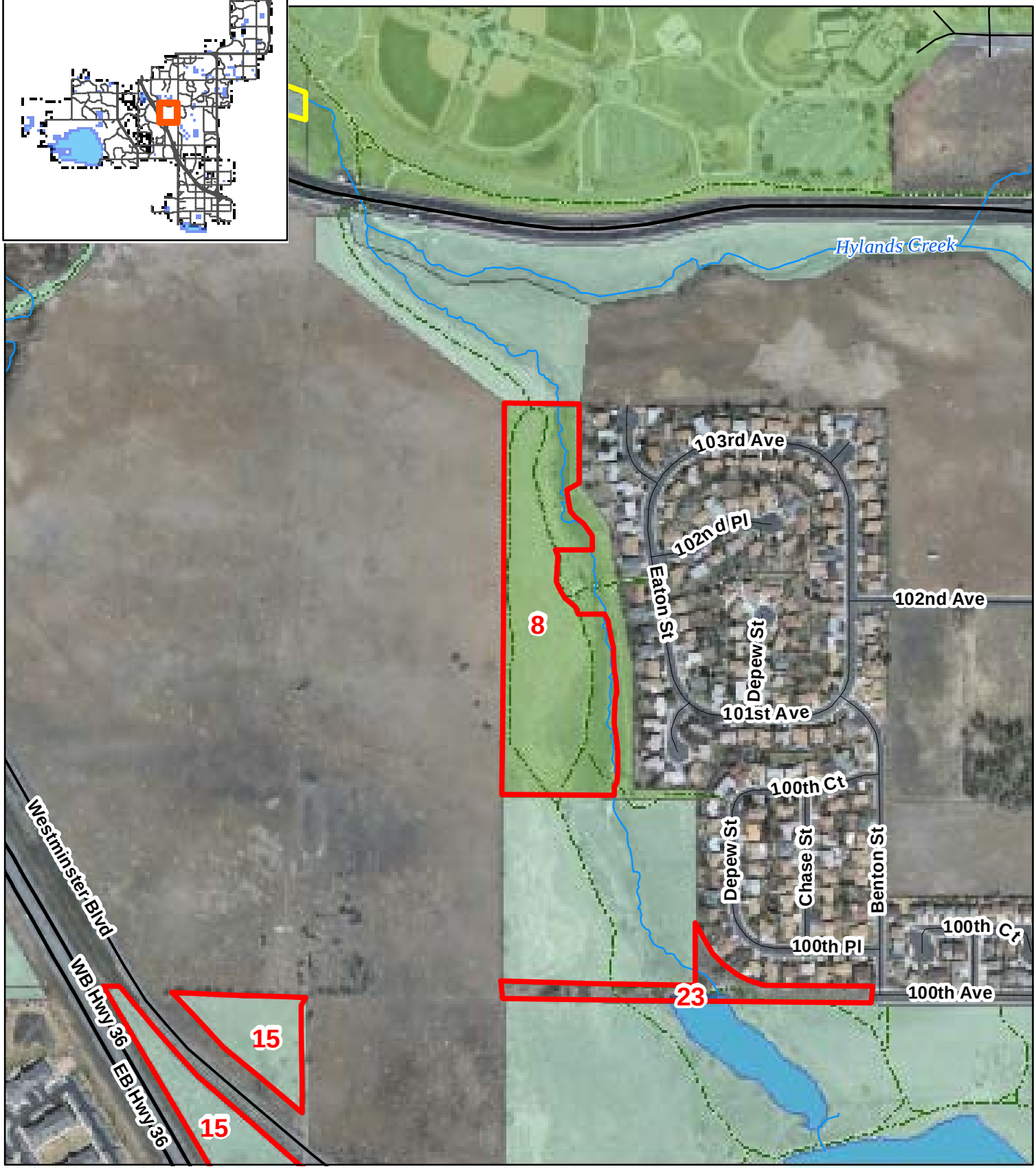
Redesignation of City-Owned Lands

0 250 500 Feet

Waverly Acres Park

Map Number 8





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

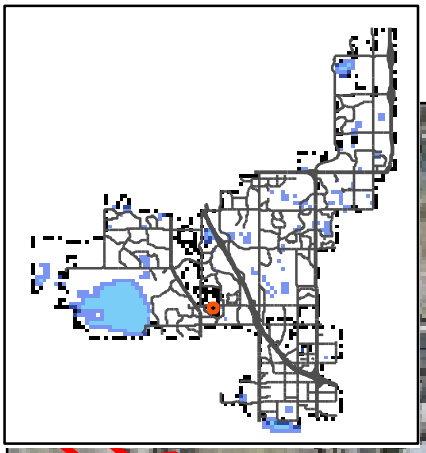
Open Space

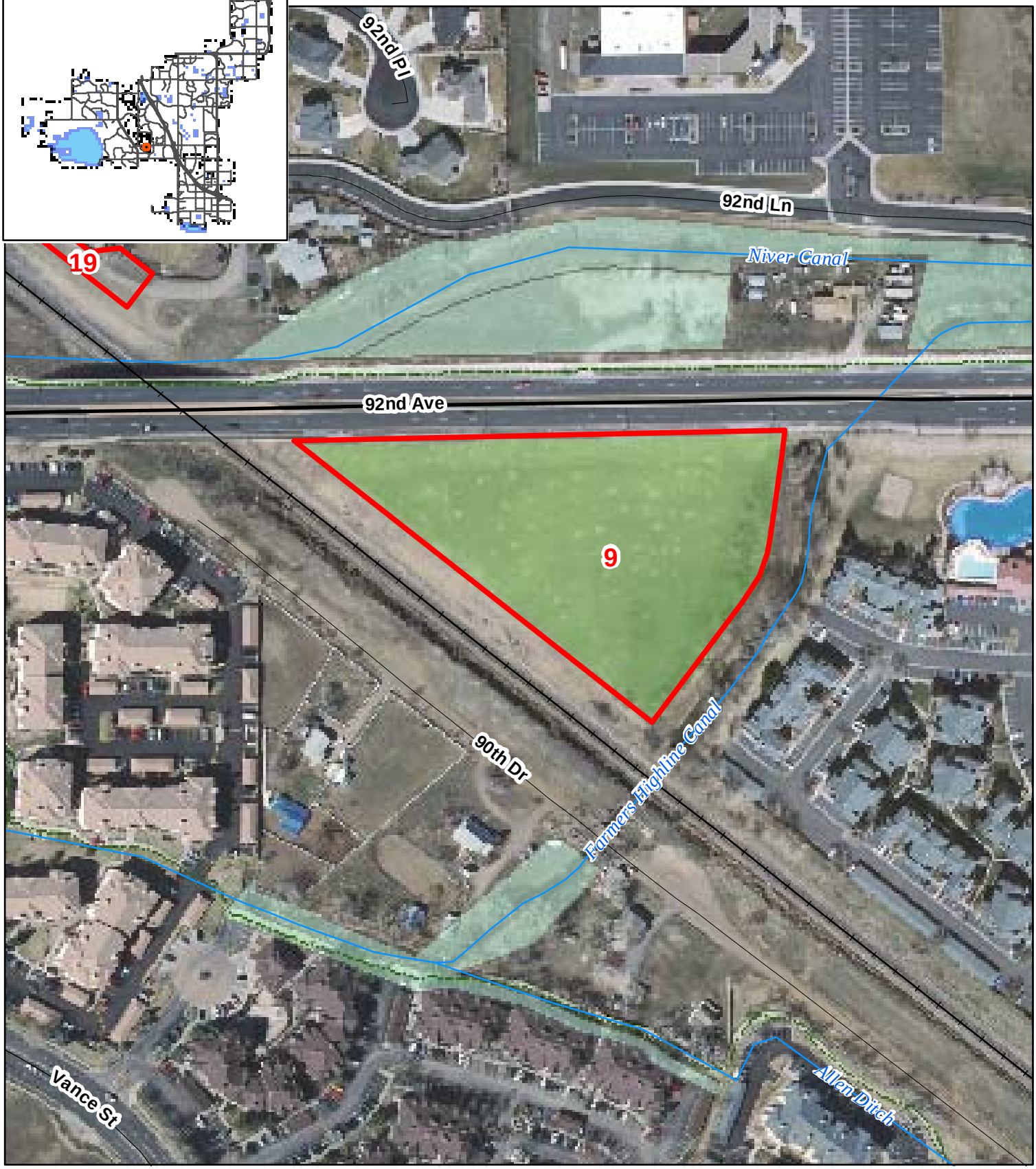
Redesignation of City-Owned Lands

0 250 500 Feet

Maulis Park

Map Number 9





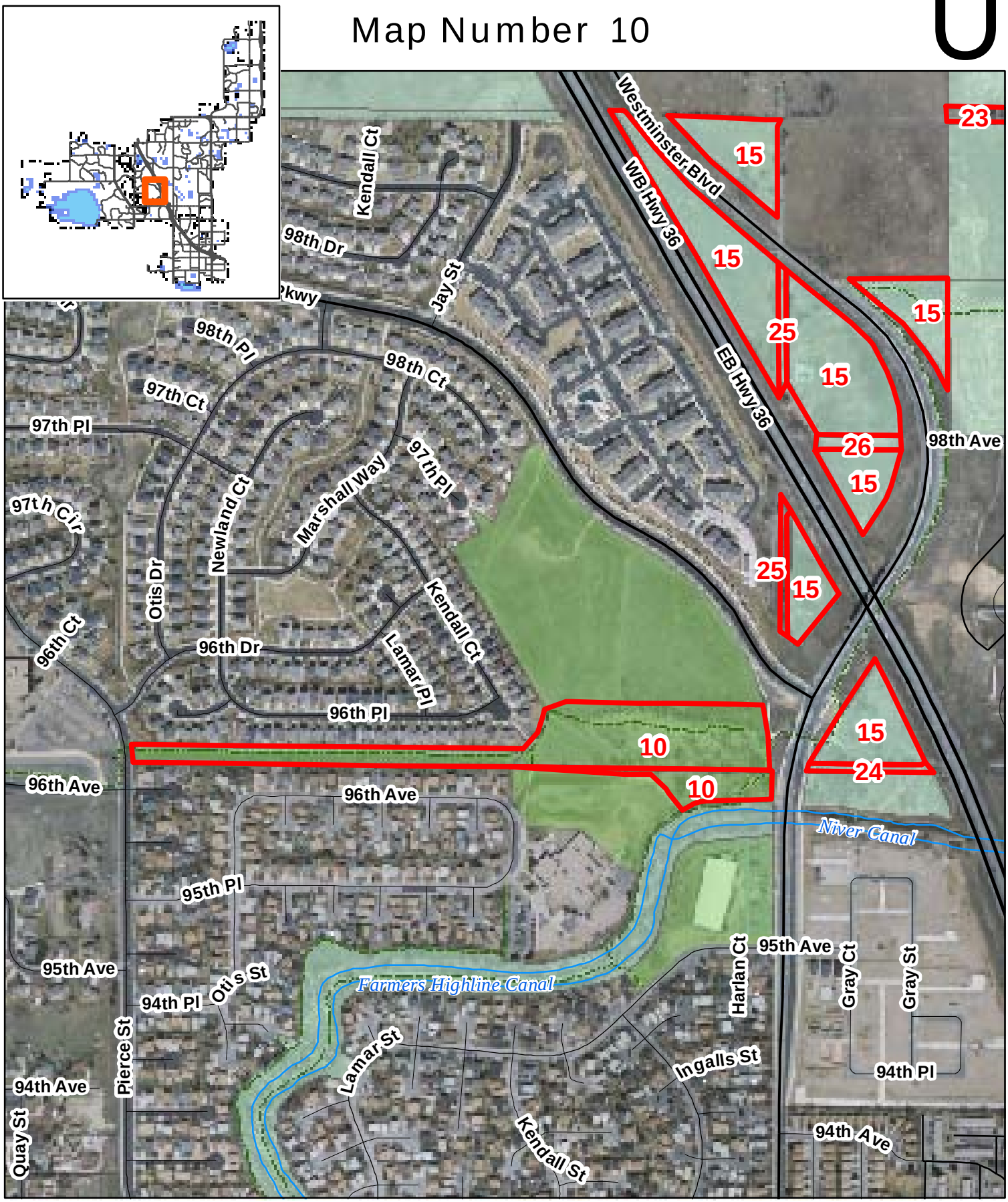
Redesignation to Open Space
Redesignation to Parkland
Trails
Golf Courses
Parks
Open Space

Redesignation of City-Owned Lands

0 250 500 Feet

Trendwood Park

Map Number 10



Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

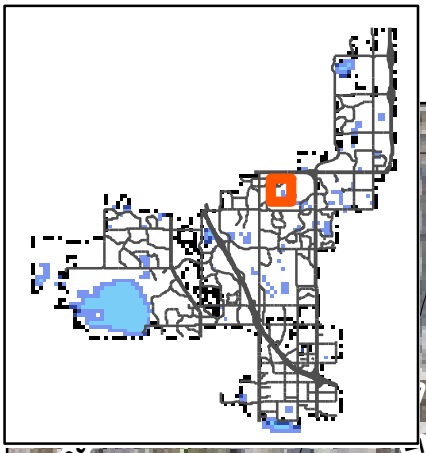
Open Space

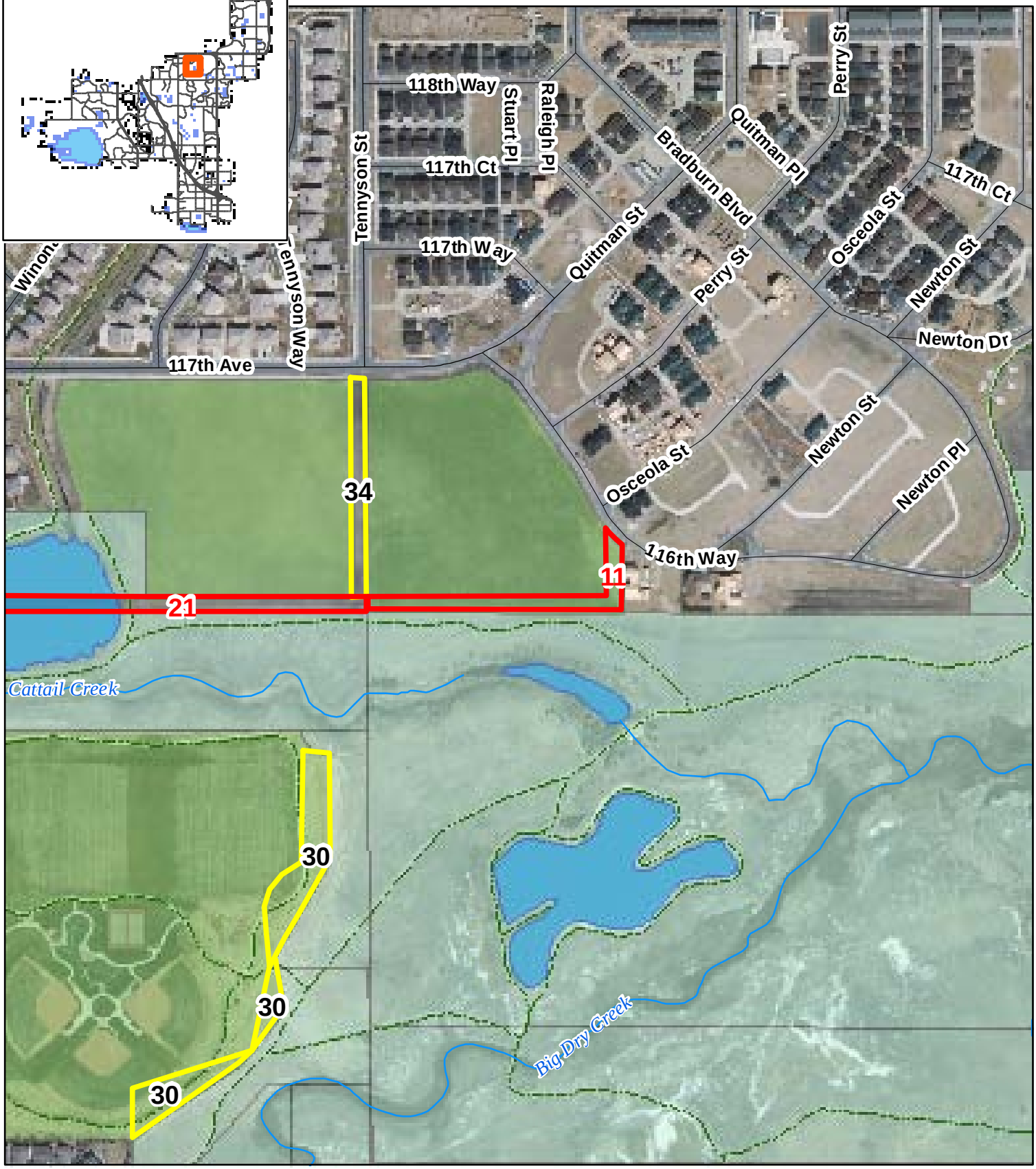
Redesignation of City-Owned Lands

0 250 500 Feet

Bradburn Park

Map Number 11





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

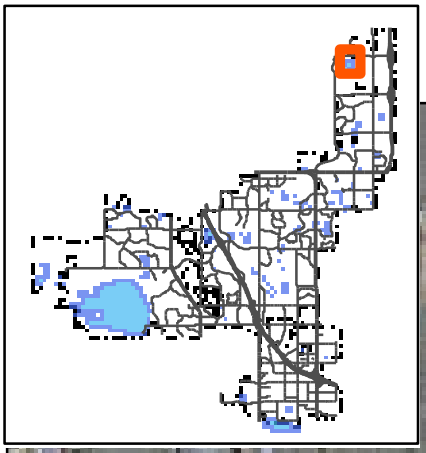
Open Space

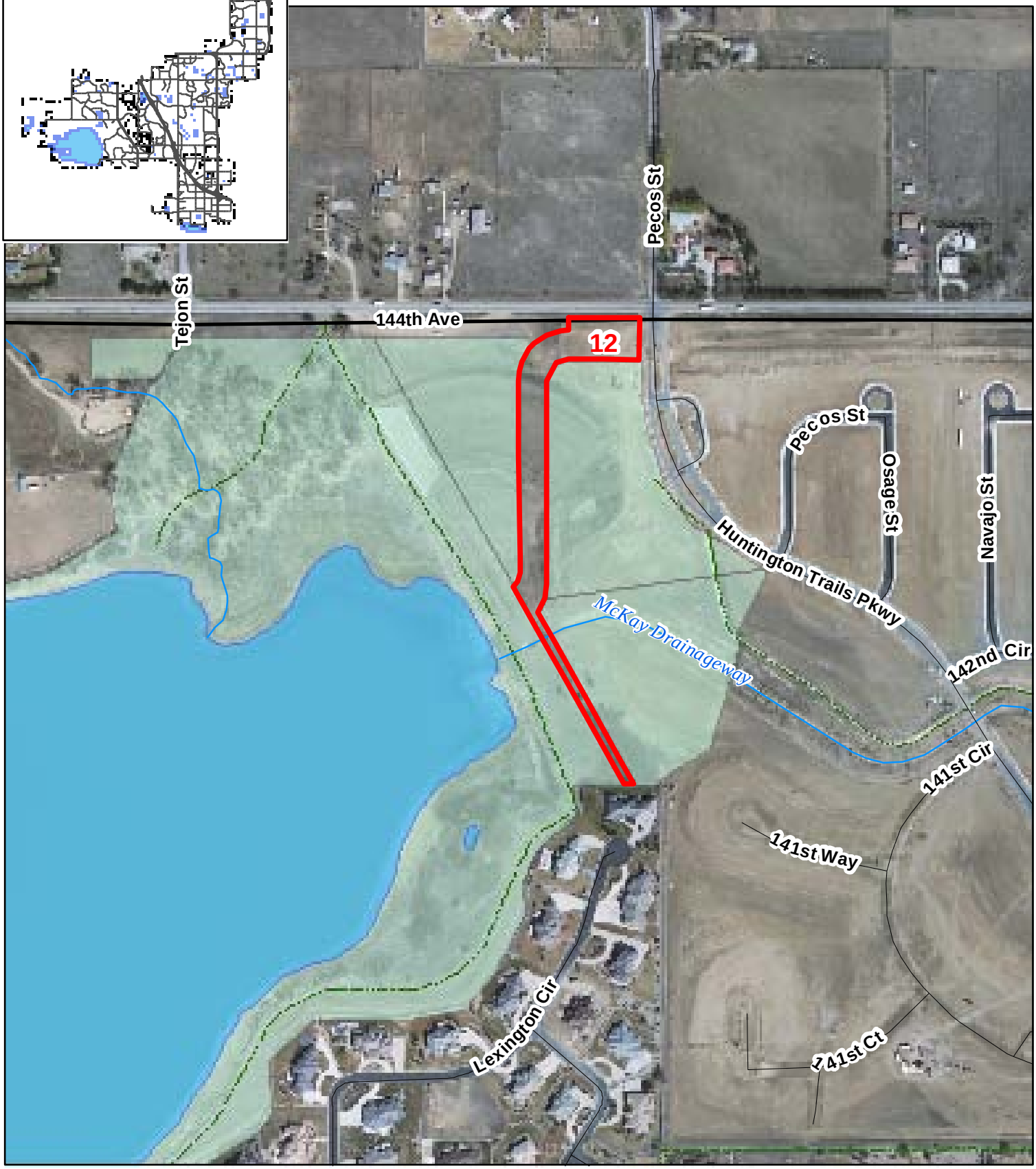
Redesignation of City-Owned Lands

0 250 500 Feet

McKay Lake Drainage

Map Number 12





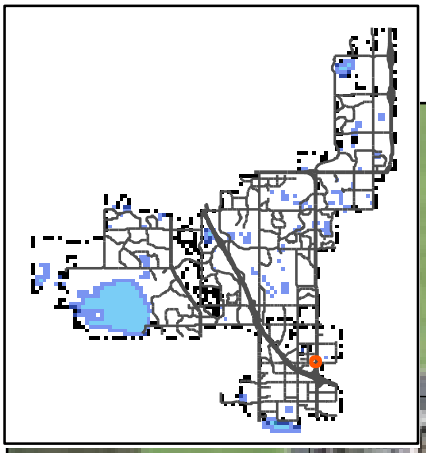
Redesignation to Open Space
Redesignation to Parkland
Trails
Golf Courses
Parks
Open Space

Redesignation of City-Owned Lands

0 250 500 Feet

Allen Ditch Parcel @ Federal Blvd.

Map Number 13



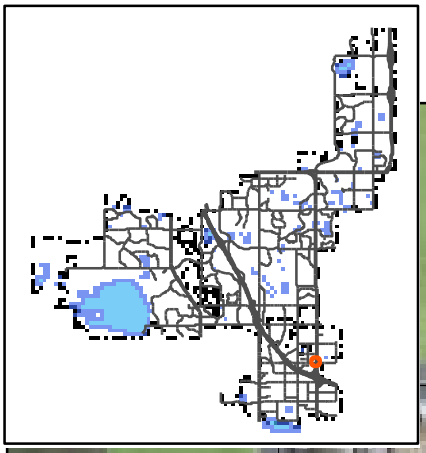
Redesignation to Open Space
Redesignation to Parkland
Trails
Golf Courses
Parks
Open Space

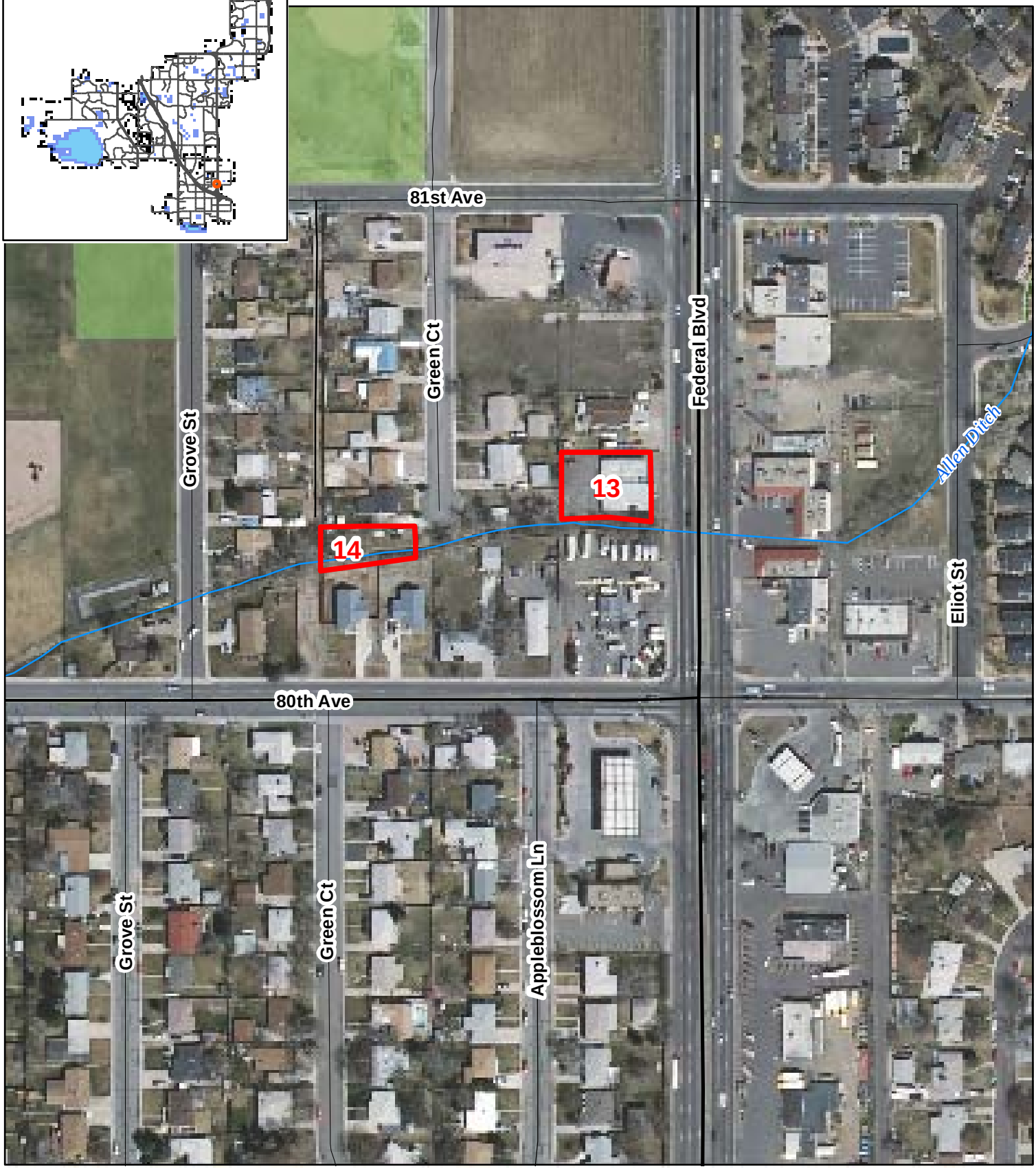
Redesignation of City-Owned Lands

0 250 500 Feet

Habitat for Humanity

Map Number 14





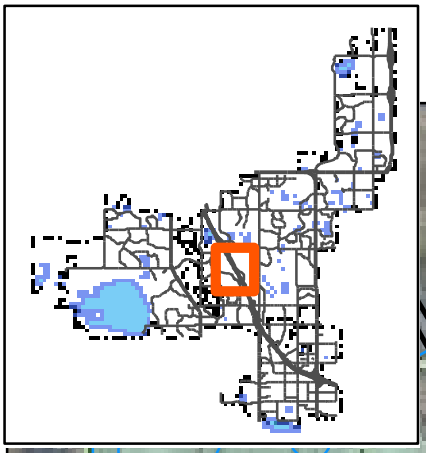
Redesignation to Open Space
Redesignation to Parkland
Trails
Golf Courses
Parks
Open Space

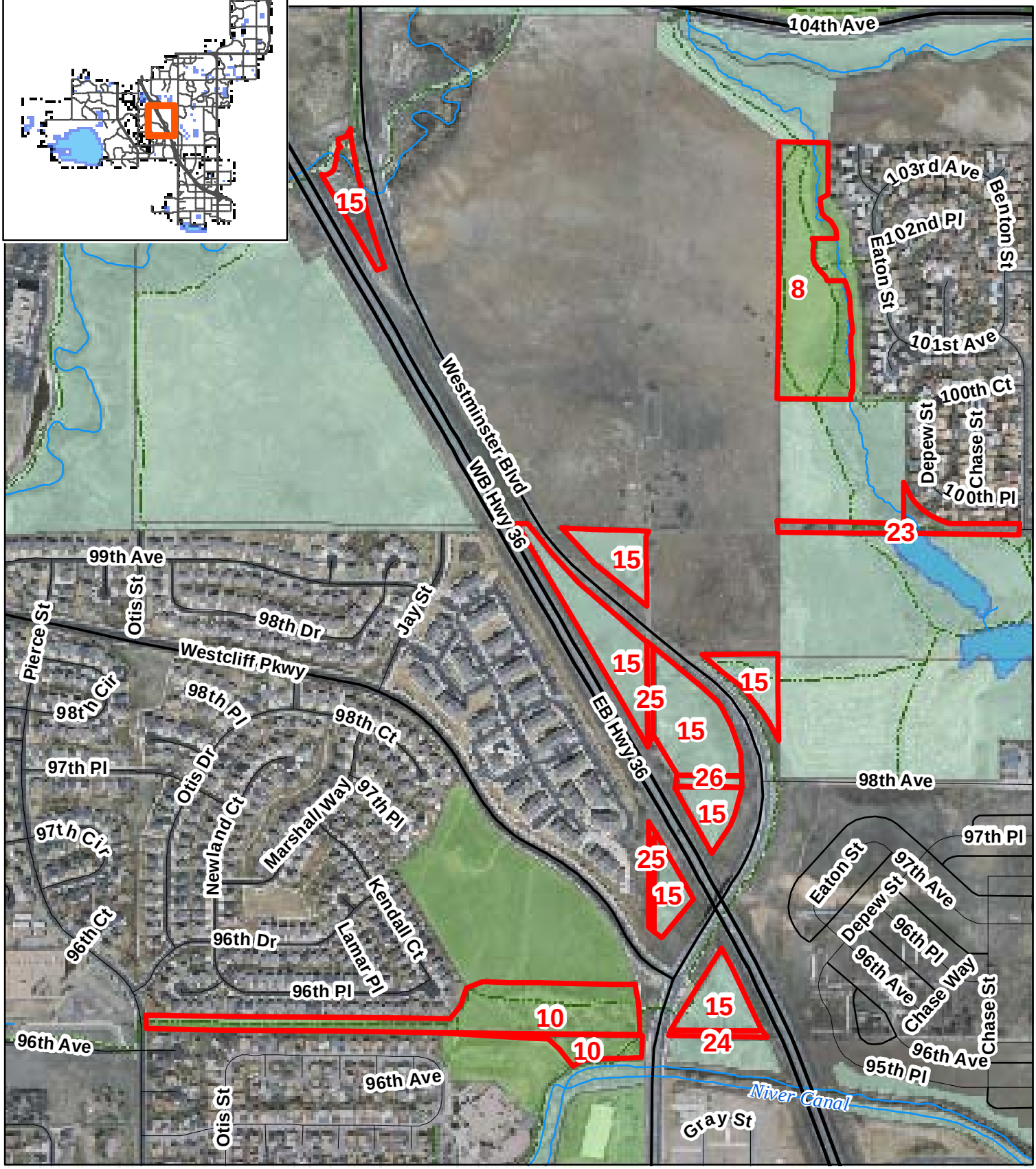
Redesignation of City-Owned Lands

0 250 500 Feet

Westminster Boulevard

Map Number 15





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

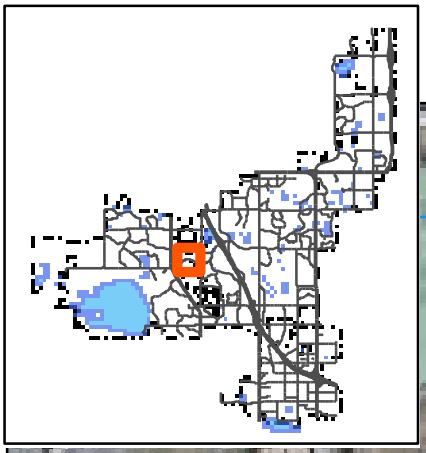
Open Space

Redesignation of City-Owned Lands

0 250 500 Feet

Church Ranch Boulevard

Map Number 16



Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

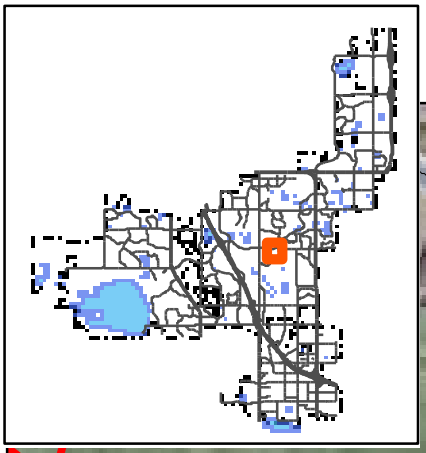
Open Space

Redesignation of City-Owned Lands

0 250 500 Feet

Hyland Greens PLD

Map Number 17



Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

Open Space

Redesignation of City-Owned Lands

0 250 500 Feet

Sheridan Green PLD

Map Number 18

Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

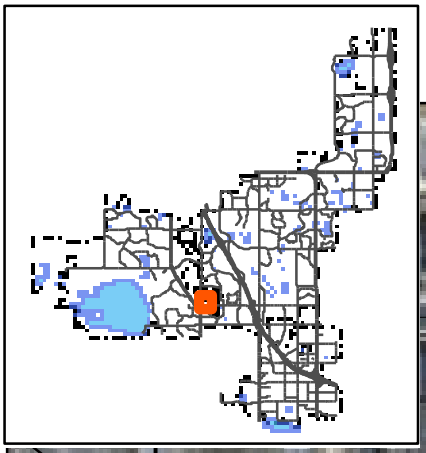
Open Space

Redesignation of City-Owned Lands

0 250 500 Feet

Cambridge Farm PLD

Map Number 19



Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

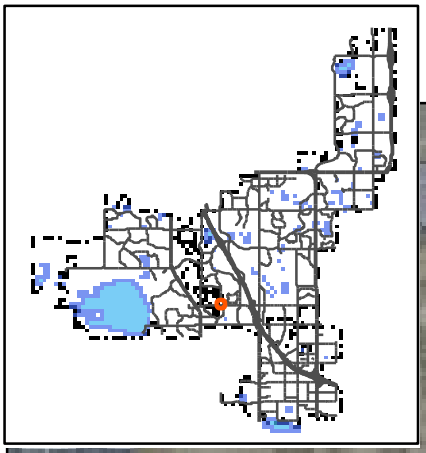
Open Space

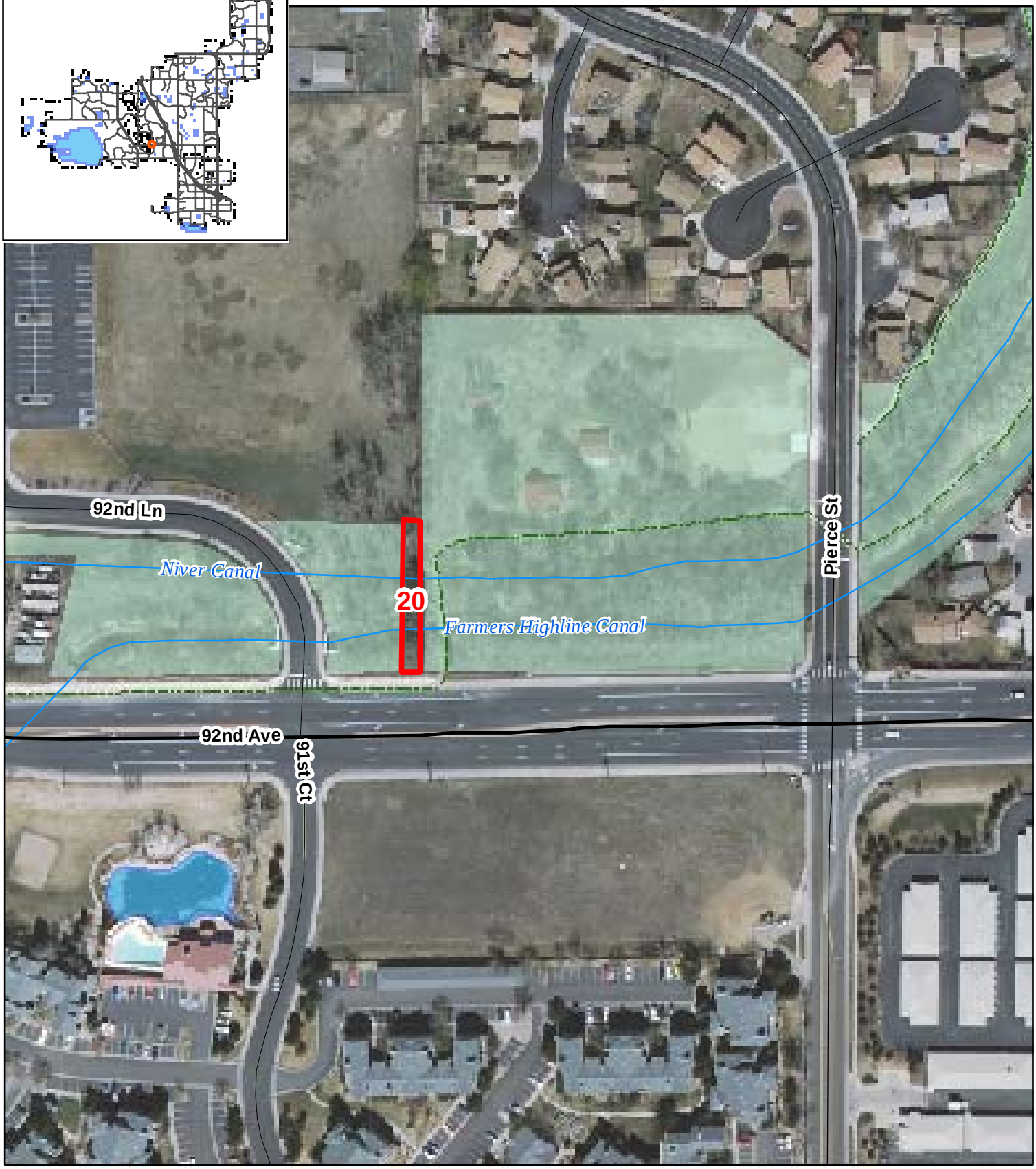
Redesignation of City-Owned Lands

0 250 500 Feet

Pierce Street ROW

Map Number 20





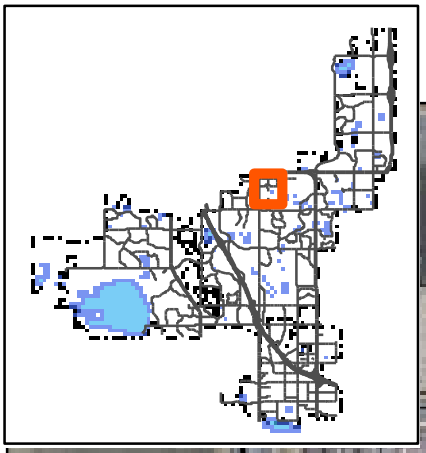
Redesignation to Open Space
Redesignation to Parkland
Trails
Golf Courses
Parks
Open Space

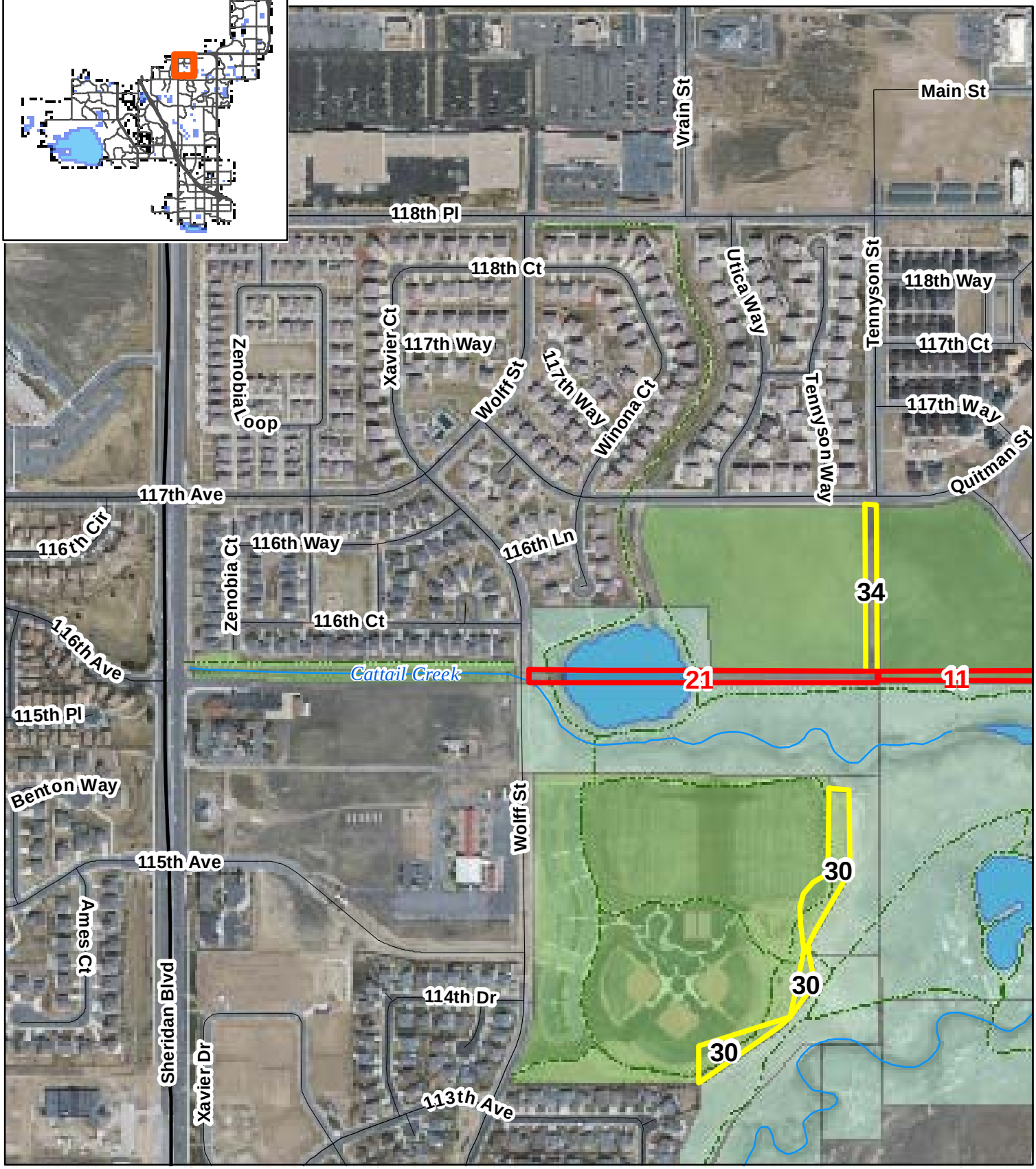
Redesignation of City-Owned Lands

0 250 500 Feet

116th Avenue ROW

Map Number 21





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

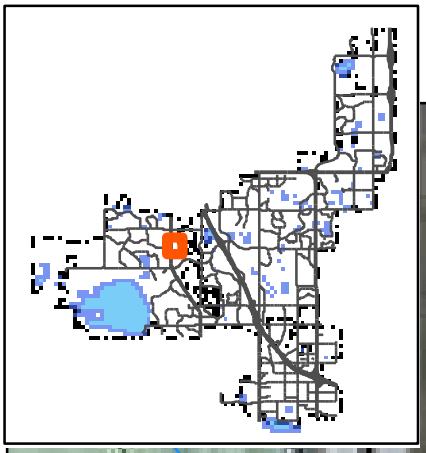
Open Space

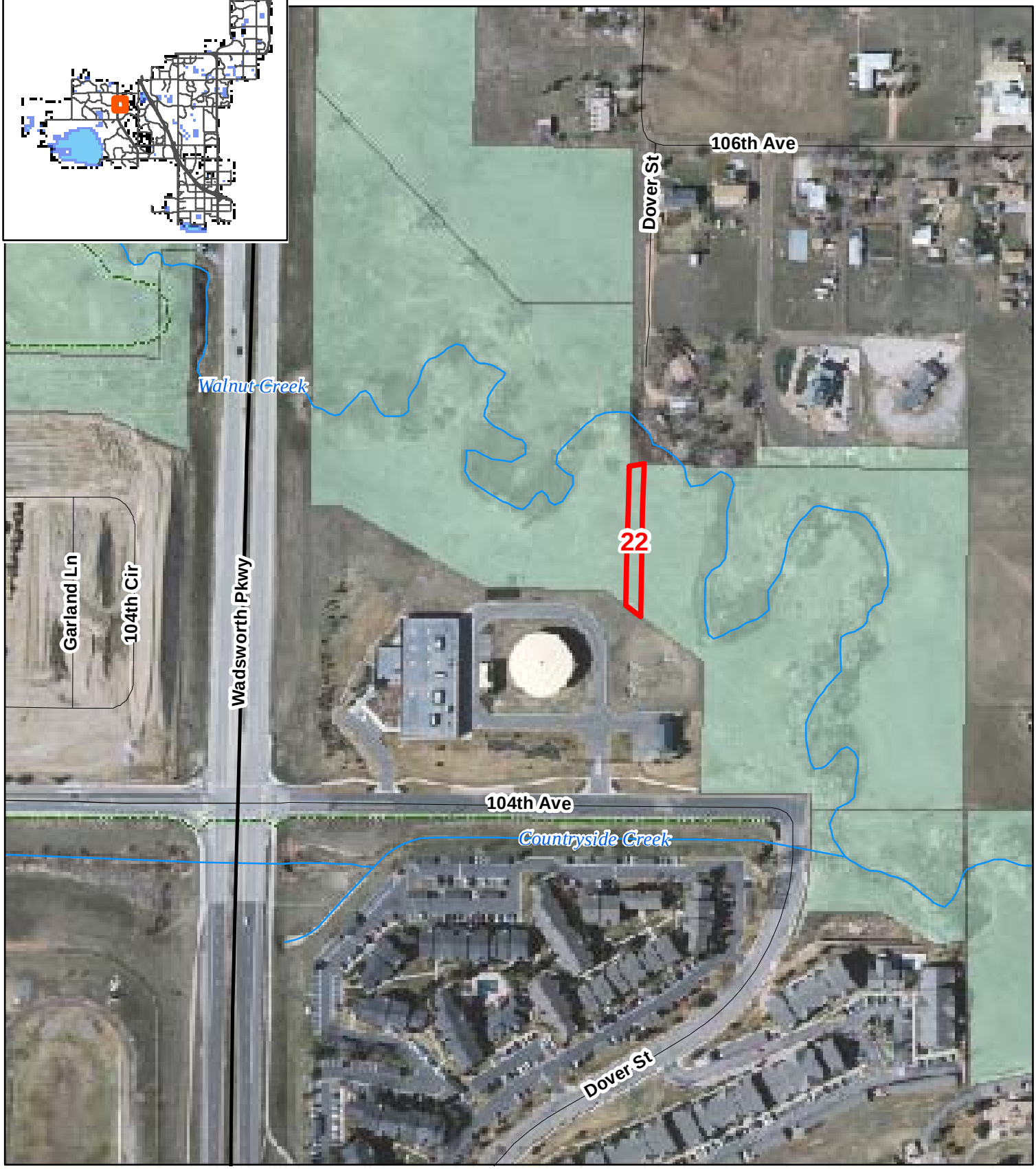
Redesignation of City-Owned Lands

0 250 500 Feet

Dover Street ROW

Map Number 22





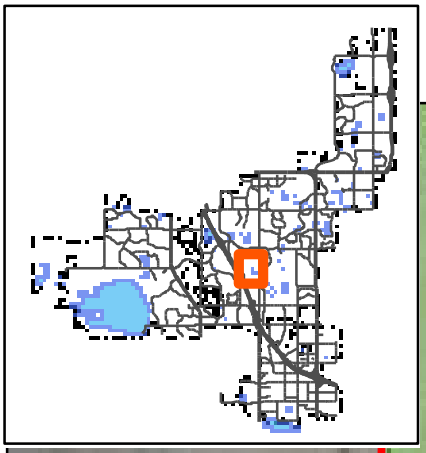
Redesignation to Open Space
Redesignation to Parkland
Trails
Golf Courses
Parks
Open Space

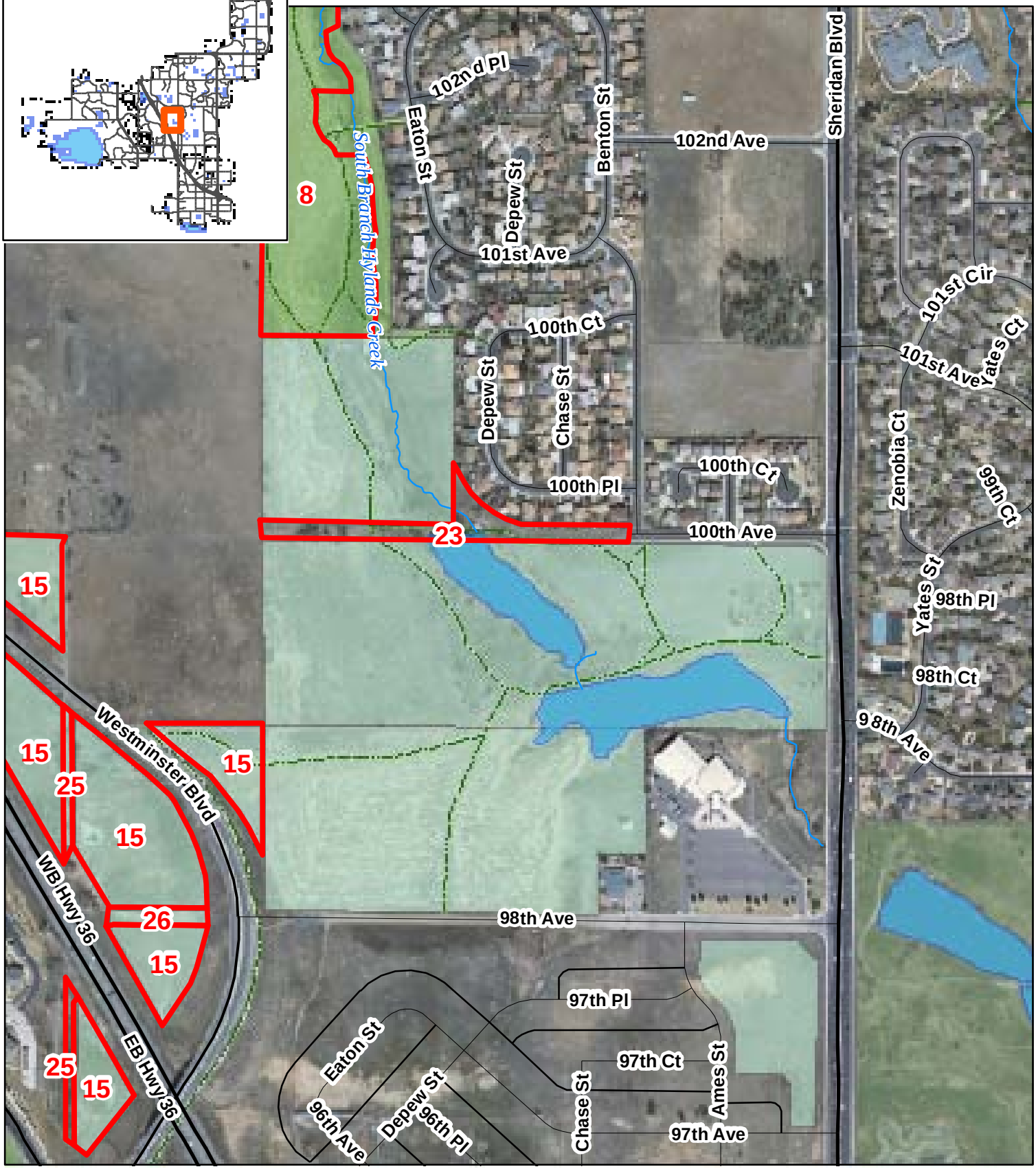
Redesignation of City-Owned Lands

0 250 500 Feet

100th Avenue ROW

Map Number 23





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

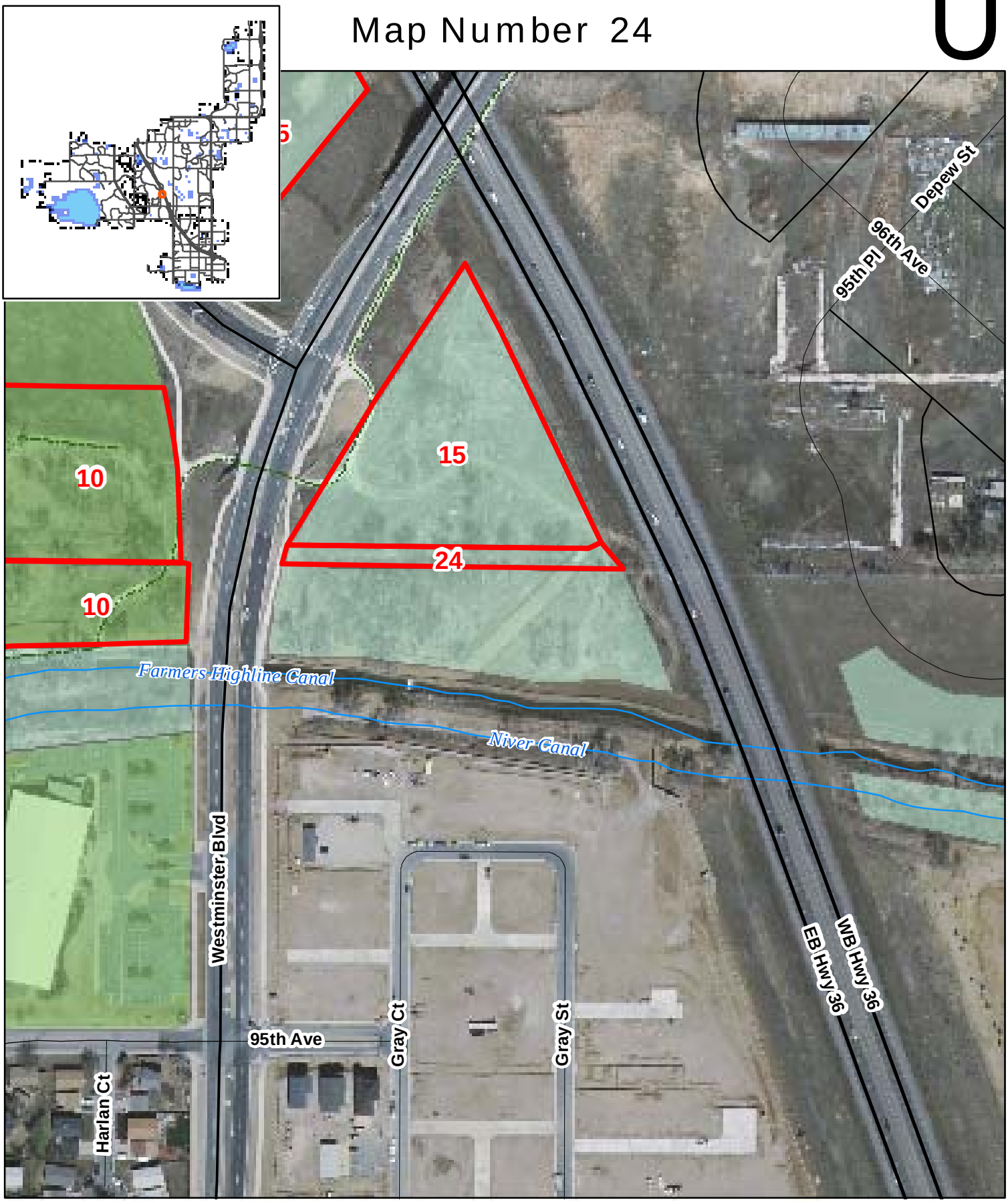
Open Space

Redesignation of City-Owned Lands

0 250 500 Feet

ROW North of Farmers Highline Canal

Map Number 24



Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

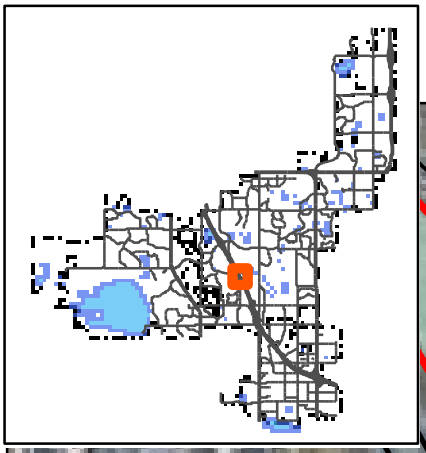
Open Space

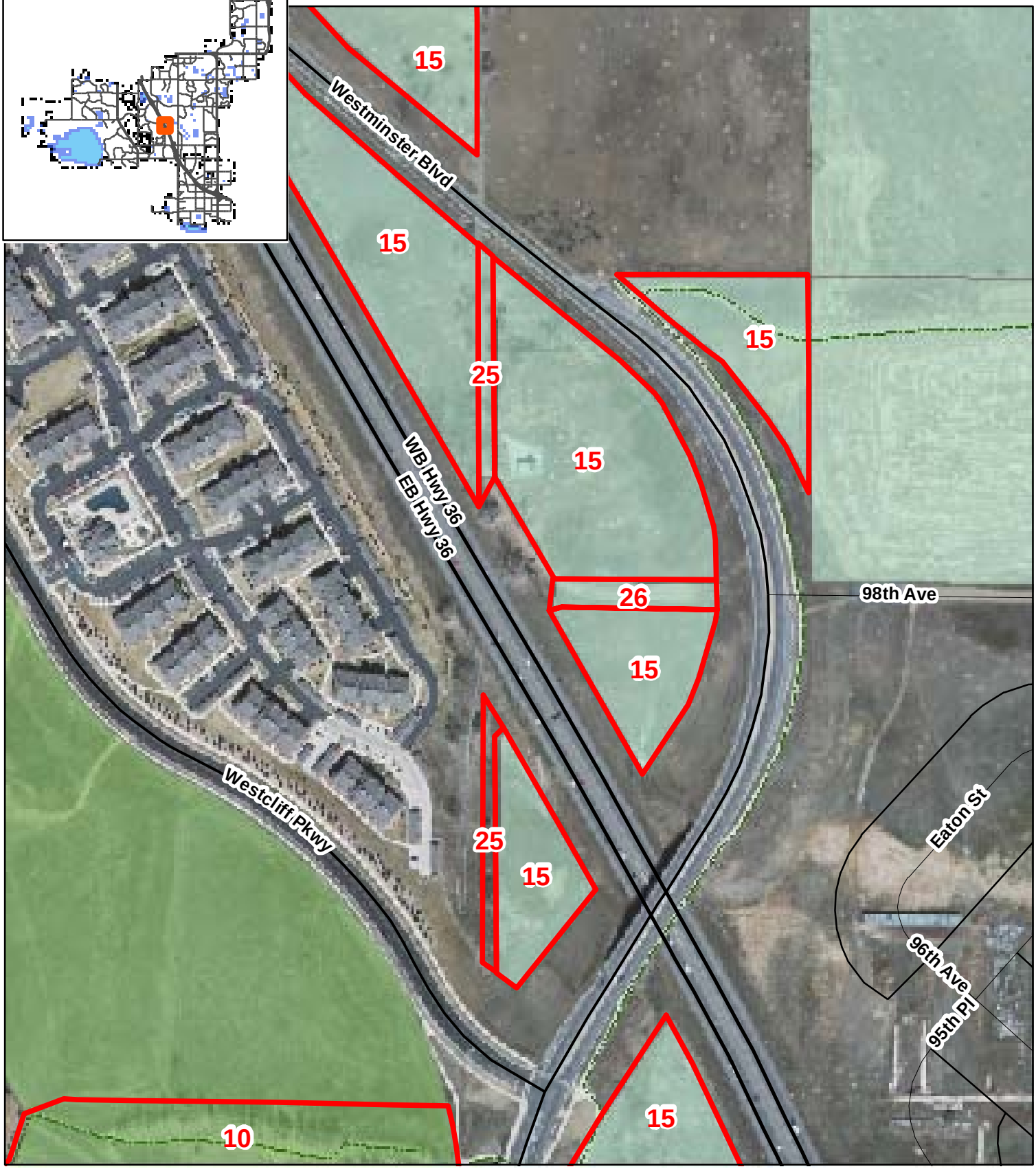
Redesignation of City-Owned Lands

0 250 500 Feet

Harlan Street ROW

Map Number 25





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

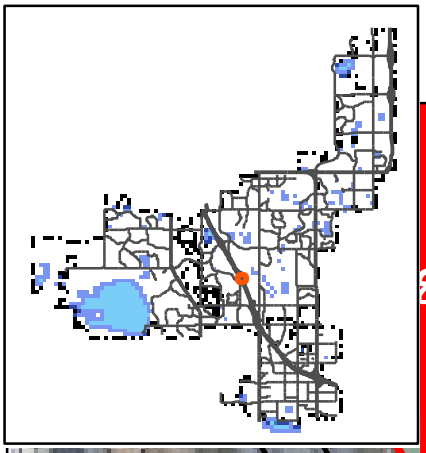
Open Space

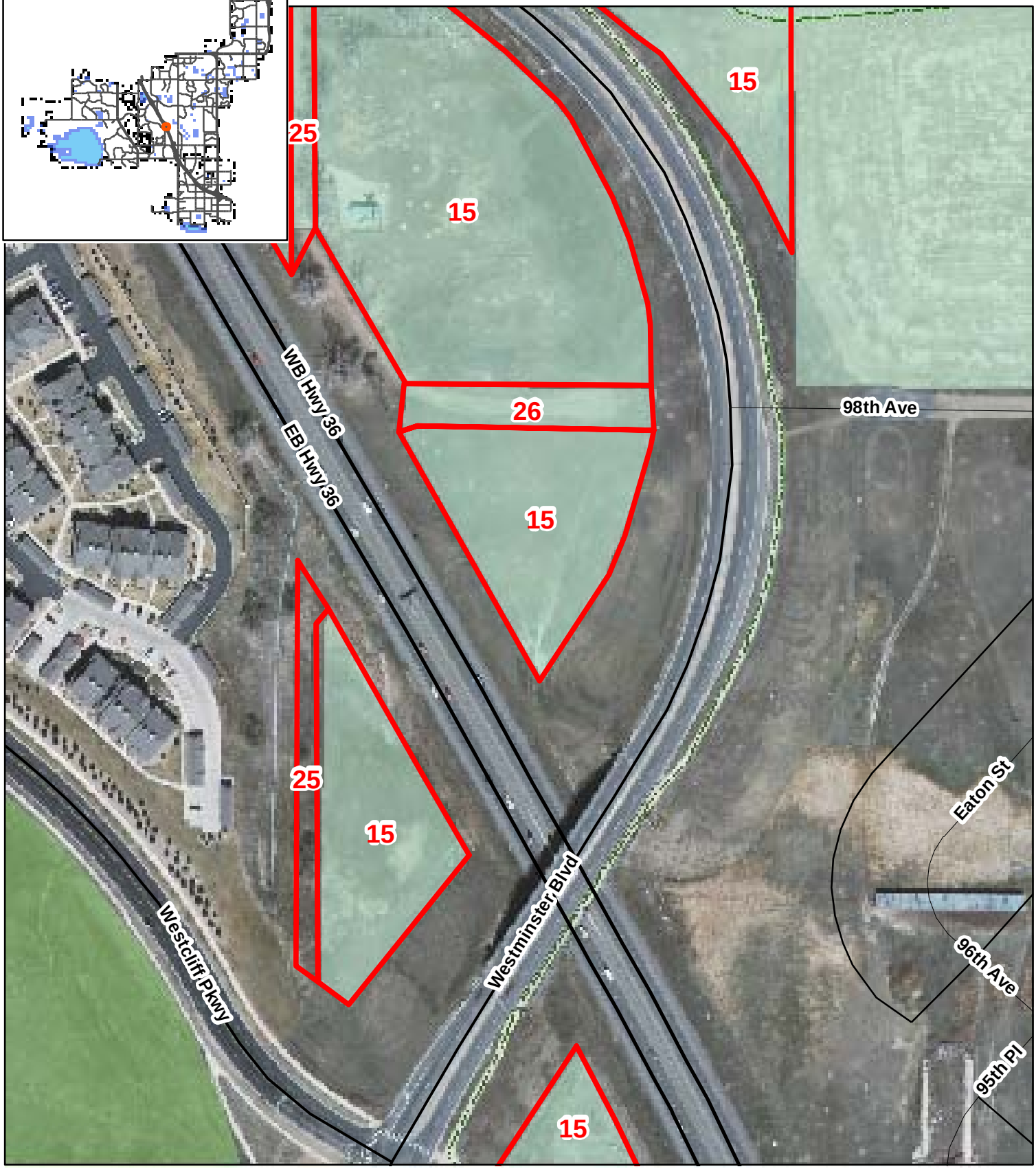
Redesignation of City-Owned Lands

0 250 500 Feet

98th Ave. ROW

Map Number 26





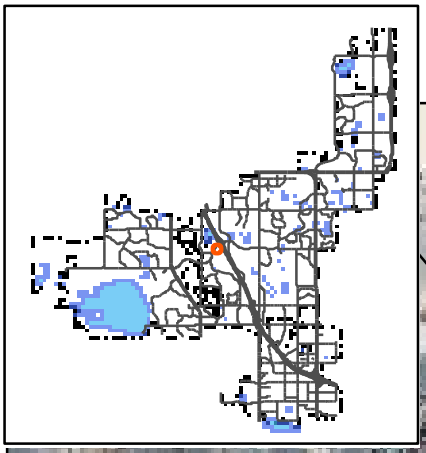
Redesignation to Open Space
Redesignation to Parkland
Trails
Golf Courses
Parks
Open Space

Redesignation of City-Owned Lands

0 250 500 Feet

Reed Street ROW

Map Number 27



Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

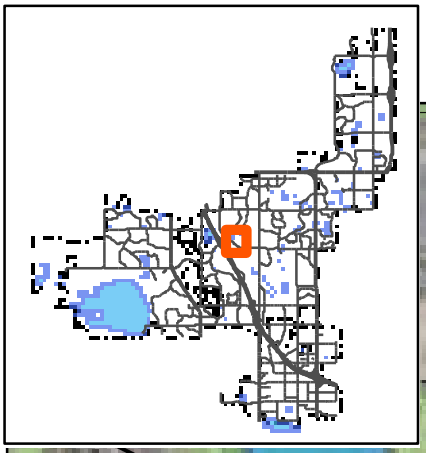
Open Space

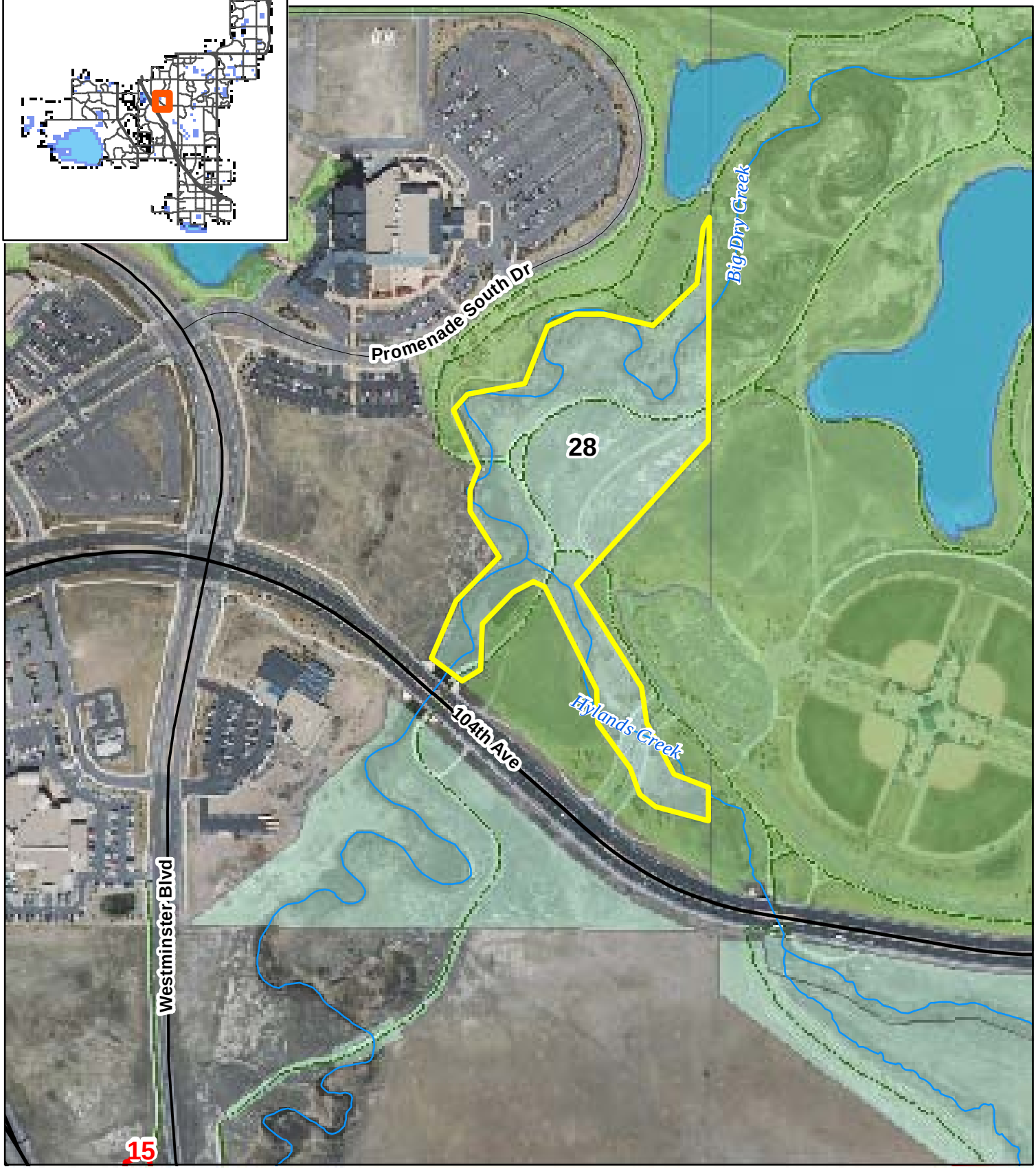
Redesignation of City-Owned Lands

0 250 500 Feet

City Park Disc Golf

Map Number 28





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

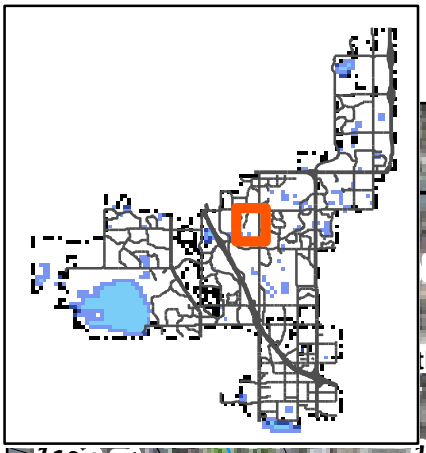
Open Space

Redesignation of City-Owned Lands

0 250 500 Feet

Francis/Melody

Map Number 29



Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

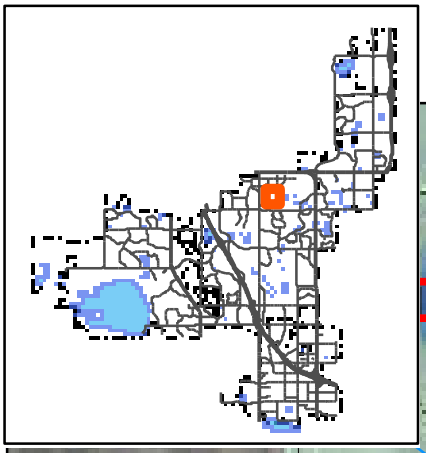
Open Space

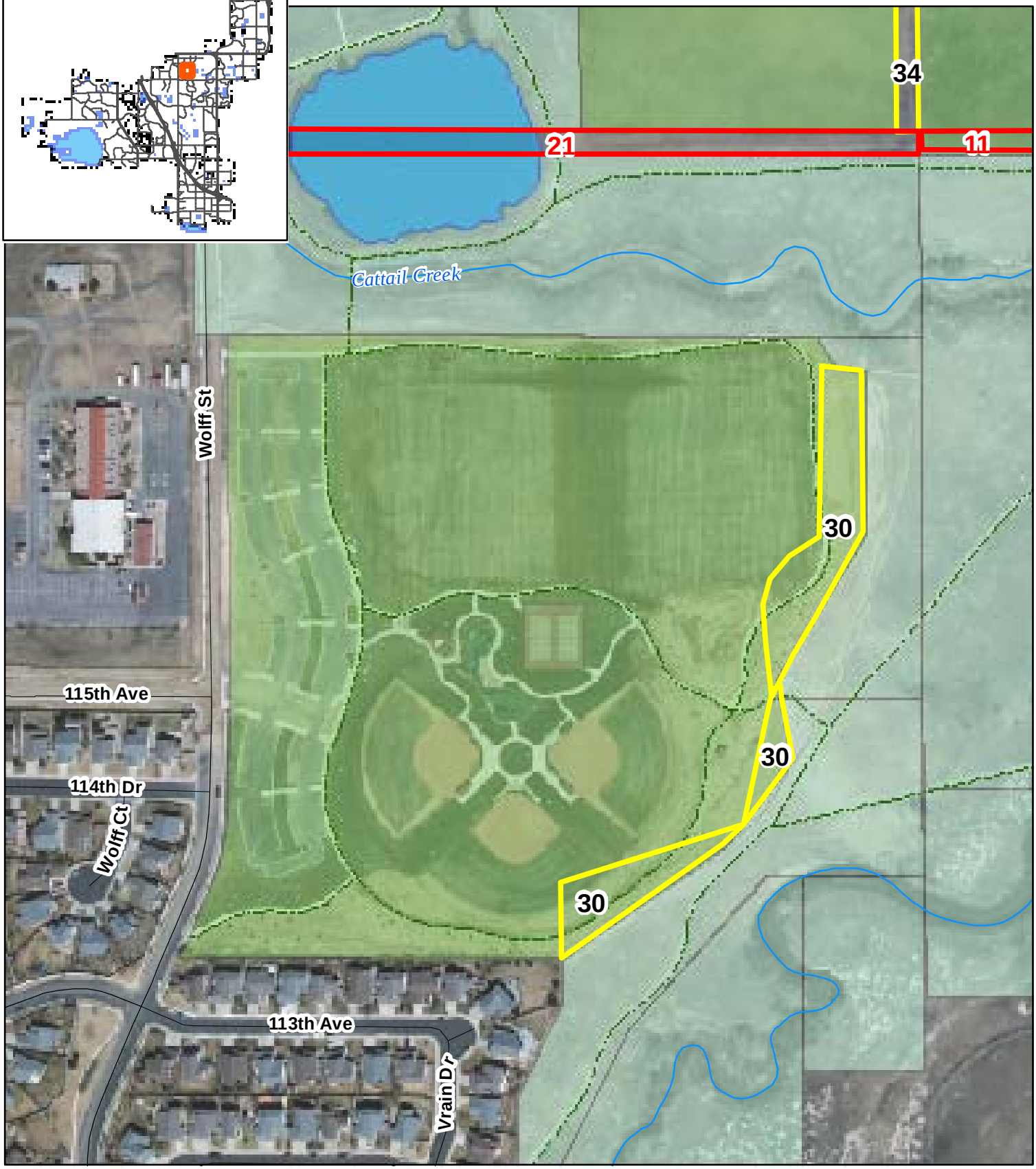
Redesignation of City-Owned Lands

0 250 500 Feet

Westfield Village Park

Map Number 30





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

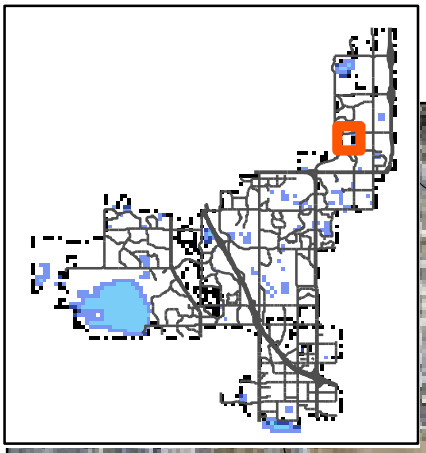
Open Space

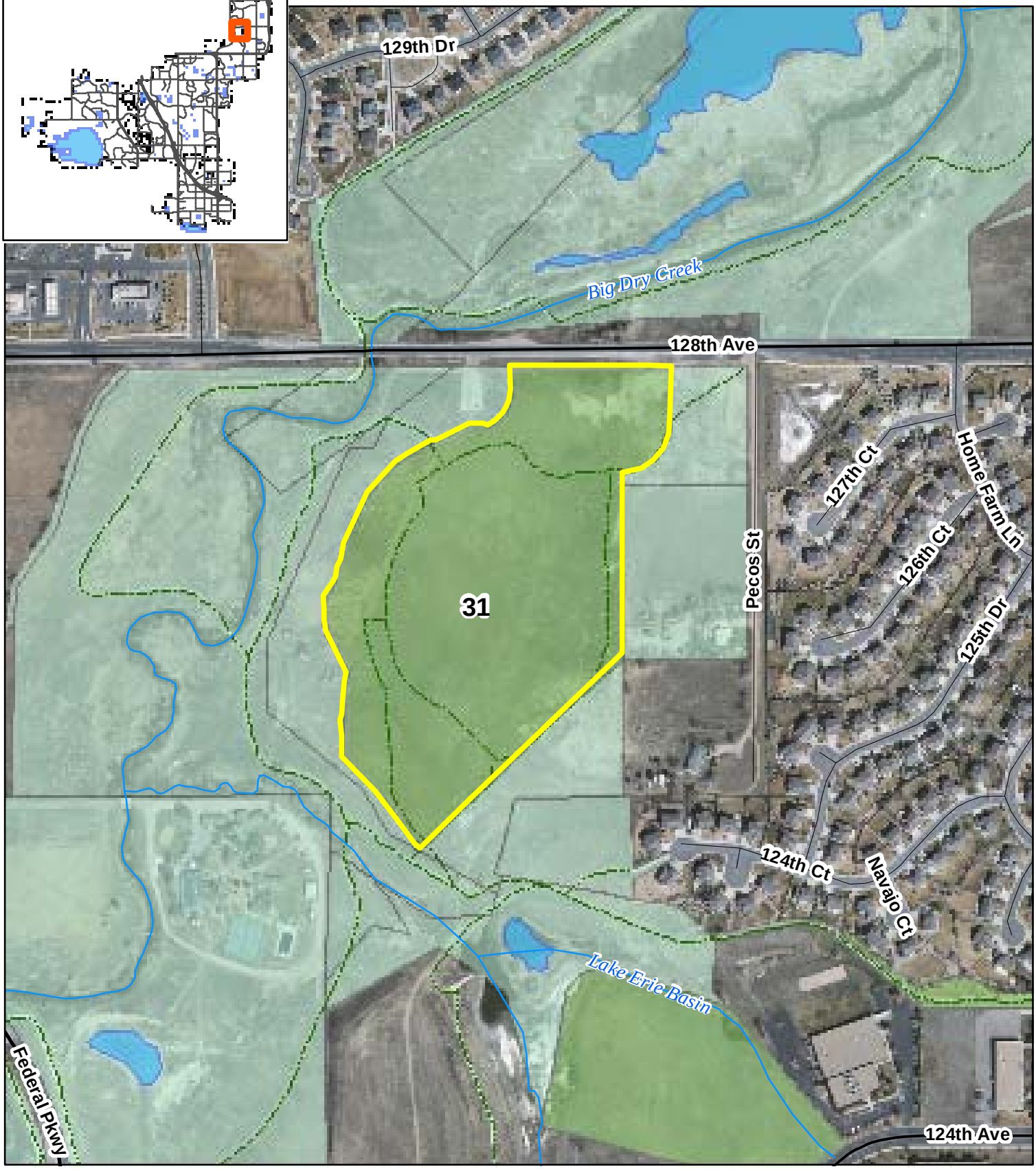
Redesignation of City-Owned Lands

0 250 500 Feet

Big Dry Creek Park

Map Number 31





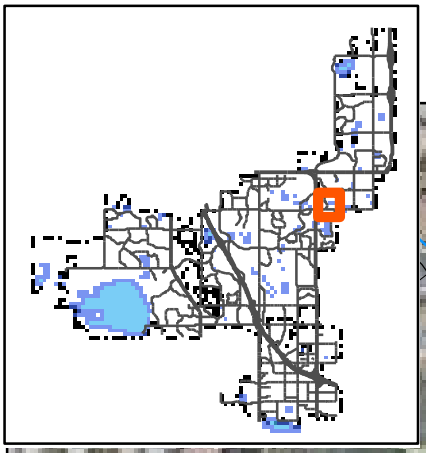
Redesignation to Open Space
Redesignation to Parkland
Trails
Golf Courses
Parks
Open Space

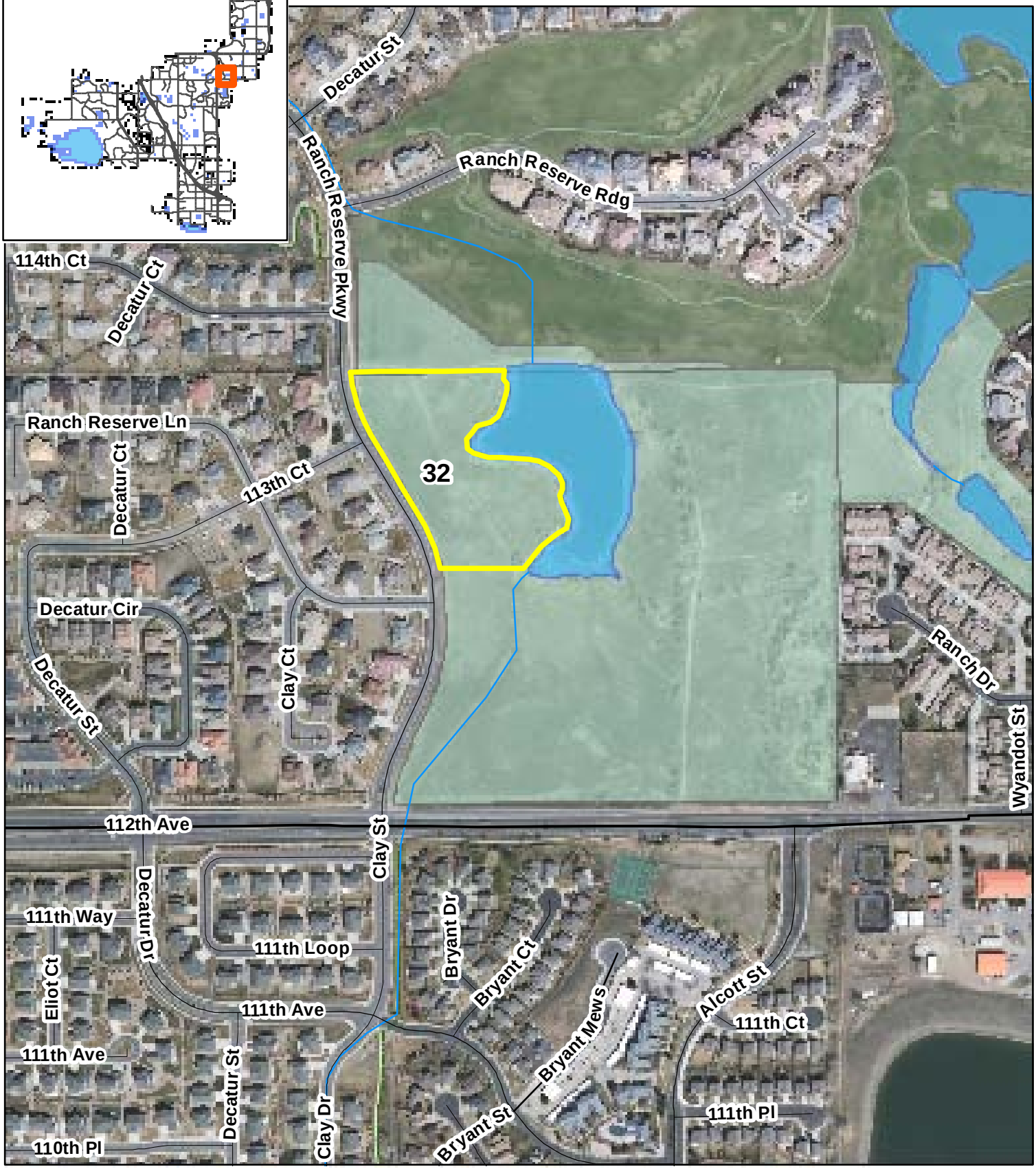
Redesignation of City-Owned Lands

0 250 500 Feet

Vogel Pond

Map Number 32





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

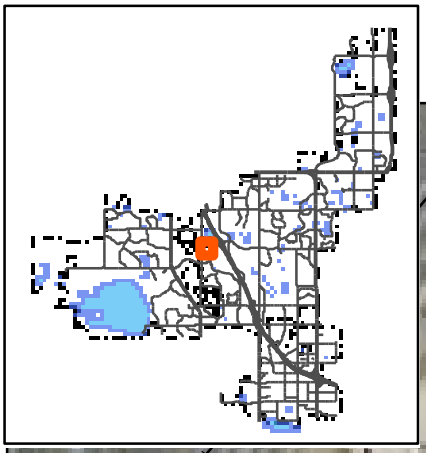
Open Space

Redesignation of City-Owned Lands

0 250 500 Feet

Sensory Park

Map Number 33



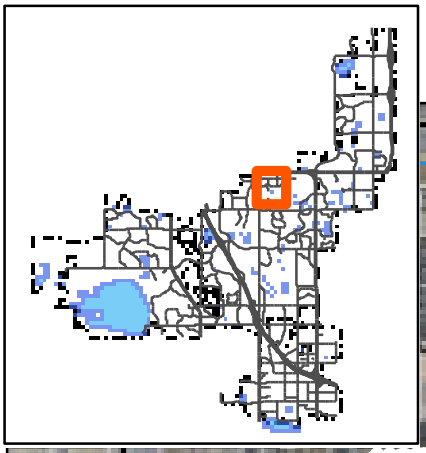
Redesignation to Open Space
Redesignation to Parkland
Trails
Golf Courses
Parks
Open Space

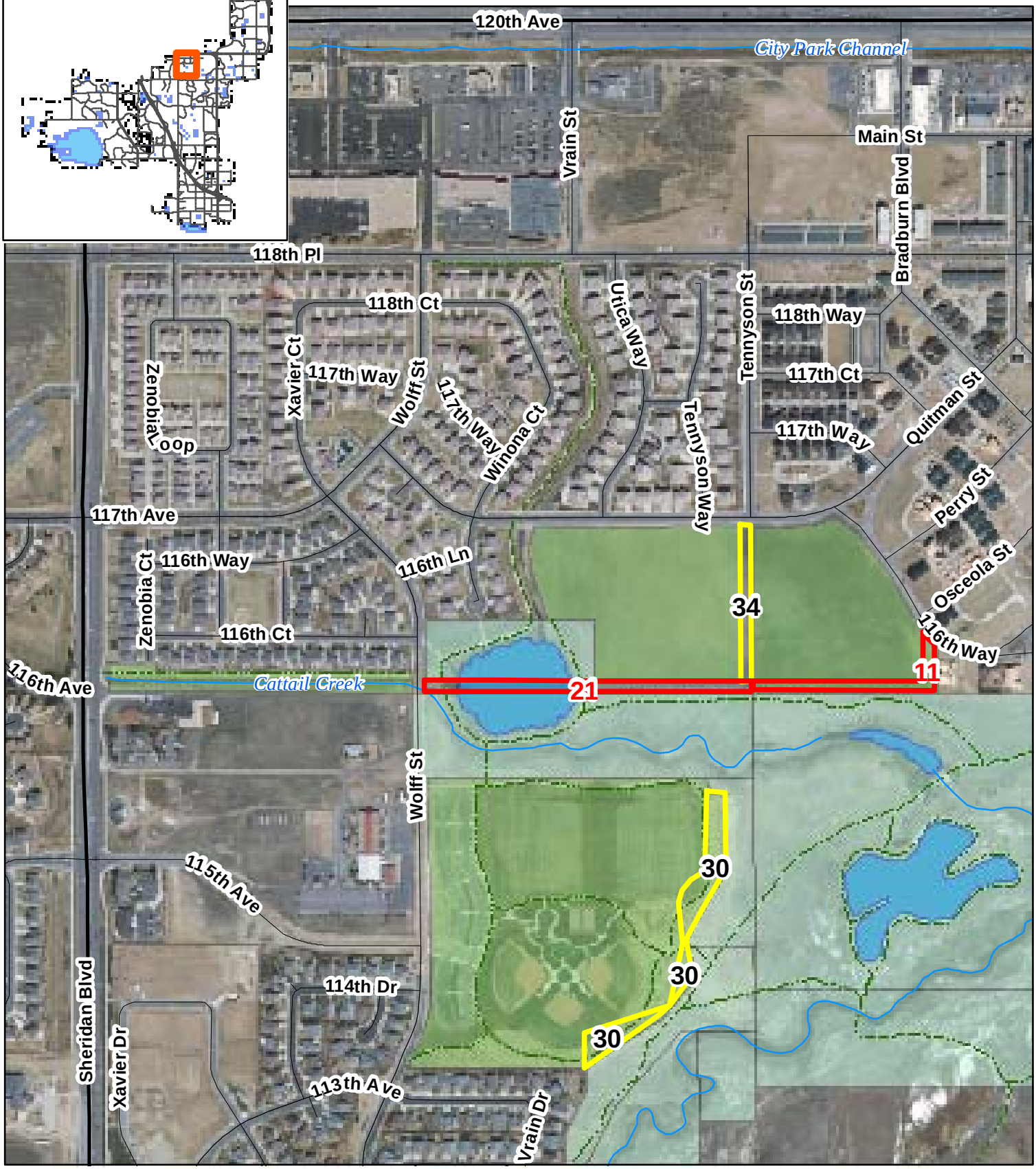
Redesignation of City-Owned Lands

0 250 500 Feet

Tennyson Street ROW

Map Number 34





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

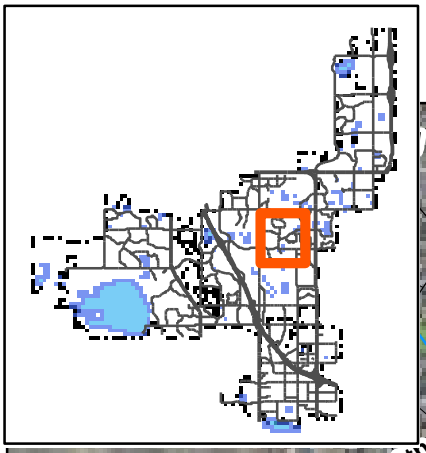
Open Space

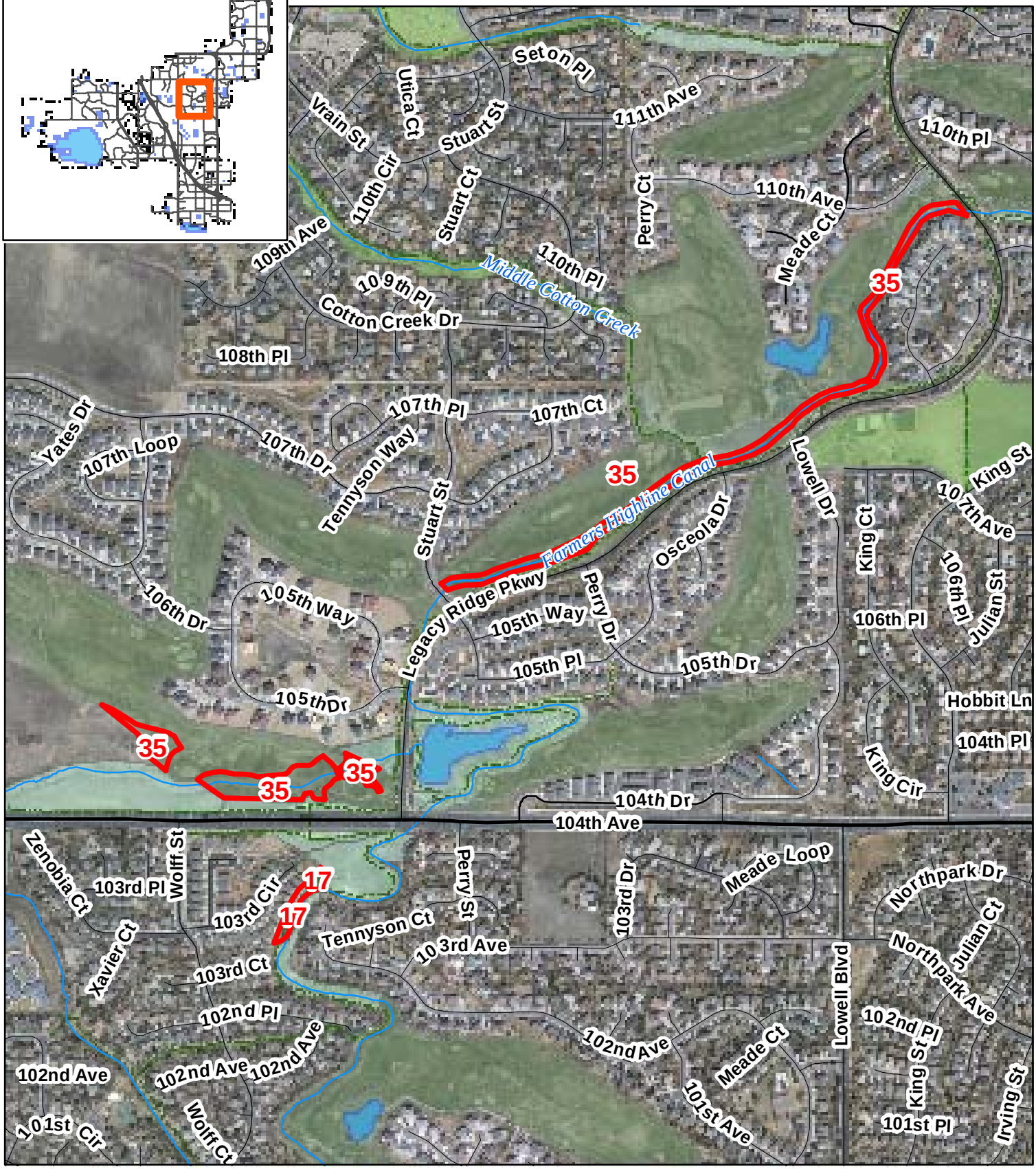
Redesignation of City-Owned Lands

0 250 500 Feet

Legacy Ridge

Map Number 35





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

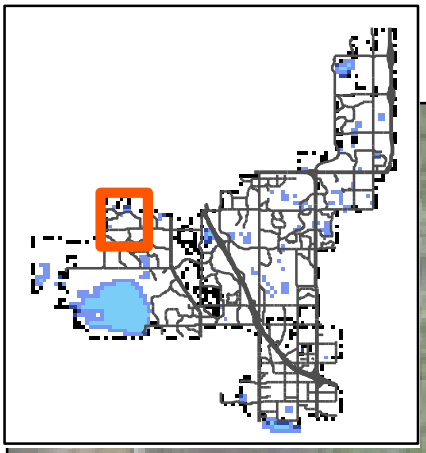
Open Space

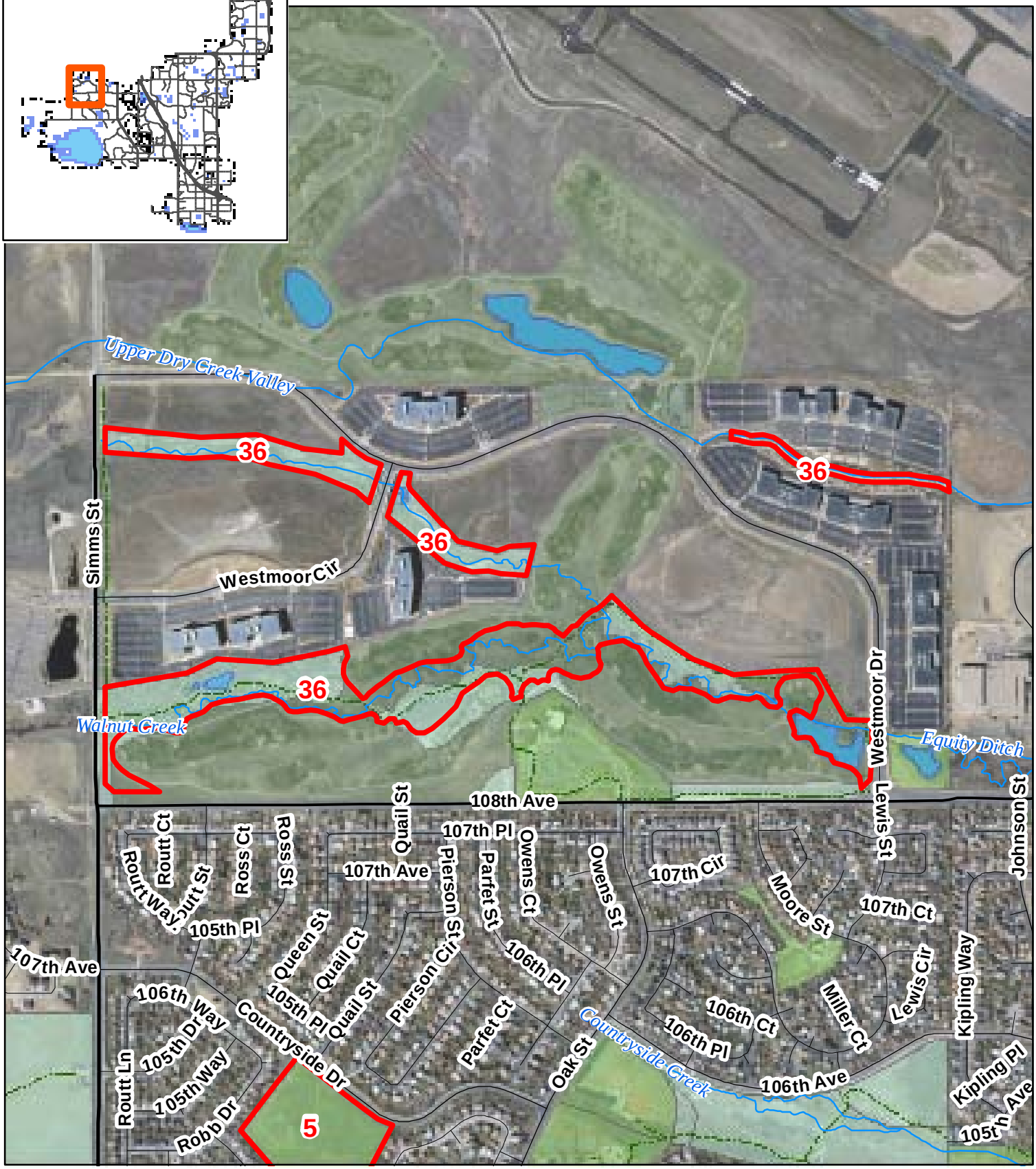
Redesignation of City-Owned Lands

0 250 500 Feet

Westmoor

Map Number 36





Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

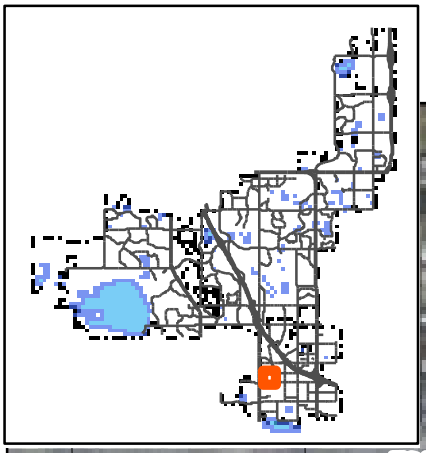
Open Space

Redesignation of City-Owned Lands

0 250 500 Feet

Wolff Run Park

Map Number 37



Redesignation to Open Space

Redesignation to Parkland

Trails

Golf Courses

Parks

Open Space

Redesignation of City-Owned Lands

0 250 500 Feet

Agenda Item 10 C

WESTMINSTER
COLORADO

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Resolution No. 50 re Parks and Recreation Master Plan (2010-2014)

Prepared By: Bill Walenczak, Director of Parks, Recreation and Libraries

Recommended City Council Action

Adopt Resolution No. 50 formally adopting the update to the City of Westminster *Parks and Recreation Master Plan* dated December 14, 2009, as a planning guide for future parks and facilities development and acquisition projects in the City.

Summary Statement

- The City's current *Parks and Recreation Master Plan (2004-2009)* is due to expire at the end of this calendar year. Staff from Parks, Recreation and Libraries, Community Development and the City Manager's Office have collaborated to produce the updated master plan document, which Council previously received.

- This updated *Master Plan* has been reformatted in several ways to make the information within the plan more easily accessible.

- Significant changes to the "Parks" section include enhanced graphics that delineate irrigated turf areas from ecosystem management areas, expanded maintenance schedules, and potential future development recommendations.

- New to the 2010-2014 edition of the *Master Plan* is a complete "Facilities & Recreation Programs," and the "Trails and Open Space" section of the plan has been expanded with a narrative and open space management plans.

- Also new to the plan is a summary of significant capital improvements that were accomplished during the previous planning period, 2004 through 2009.

- A draft of the *Parks and Recreation Master Plan* was presented to City Council at the November 16, 2009, Study Session and as a result, Staff has incorporated changes to the plan as directed by Councillors.

- The Community Development Department provided new narrative to the "Community Area" sections that coincide with the updates to the City's *Comprehensive Land Use Plan.*

- This Plan has also incorporated the proposed land swaps between parks and open space per the Council Study Session discussion of November 16, 2009, and formal adoption approved as a previous item on this meeting's agenda.

Expenditure Required: $0

Source of Funds: N/A

Policy Issue

Does City Council wish to approve City Staff's update to the *Parks and Recreation Master Plan*?

Alternative

City Council could decide not to update the *Parks and Recreation Master Plan*; however, the current *Master Plan* was adopted in 2004 and per City Council direction, the plan beginning in 2004 needs to be updated every five years. In addition, the current plan is outdated and has been reformatted to make using the document much easier for interested individuals to read and gain information.

Background Information

The City's first *Parks and Recreation Master Plan* was a map developed in the late 1980s. Then in 1997, a formal written plan was adopted by City Council to be effective up to ten years or to build out. However, Staff recognized the rapid changes that were taking place in the City during that period and recommended to City Council that the Master Plan be updated every five years. Therefore, beginning with the 2004 through 2009 plan, the *Parks and Recreation Master Plan* will be updated every five years.

Parks and Recreation staff, along with other City departments, have updated the *2010-2014 Master Parks and Recreation Plan* to better reflect today's priorities and trends as well as present day economic realities. For organizational purposes, the "Parks and Recreation Planning" section of the document divides the City into four Community Areas; Northeast, Central, West, and Southeast; similar to the City's *Comprehensive Land Use Plan*. The remainder of the document, including individual park pages and the facilities pages are now organized alphabetically, in lieu of individual park locations and recreation centers within a community planning area.

All parks and facilities are inventoried, including a GIS aerial photo showing the site layout and indicating irrigated turf areas and ecosystem management areas within the site. This will hopefully eliminate confusion on the part of the public when they inquire about a certain park area that is not developed in turf grass or being mowed on a regular weekly cycle. A maintenance schedule, replacement schedule, and future development recommendations are then evaluated for each site. Additionally, this plan incorporates the 2009 recommended land conversions between City open space and park land.

The reformatted 2010-2014 plan also includes a complete Recreation Programs section outlining programming areas and anticipated trends and future needs. Recreation programming sections include Adult General Programs; Adult/Older Adult Activities; Adult Sports; Arts and Fine Crafts; Aquatics; Fitness; Preschool; Youth Sports; Youth/Teen Programming; and Special Events. Future programming considerations are also discussed.

National Parks and Recreation Association (NRPA) standards have long been the standard by which park and recreation needs were recommended. However, significant revisions have been made to these standards recognizing the fact that each community has its own unique set of criteria for providing leisure services. Therefore, those standards were changed from standards to guidelines prior to the adoption of the City's *2004 Master Plan*. The guidelines serve to assist communities in determining individual community needs through a variety of criteria. Staff has developed a set of criteria for the City that in some cases recognizes the old standards as still valid for things such as land area requirements for different park categories. However, other categories such as the need for additional youth and adult sports fields are now calculated according to current-day participants as well as future anticipated growth in those programs. Staff first employed this approach with the *2004-2009 Master Plan* revision, and remains confident that this new approach to standards is a better way to project current and future needs.

Staff would like to share the following highlights and conclusions that are drawn from the new plan.

Recommended Priorities:

1. **Maintenance and Upkeep –** Maintenance and upkeep of all parks and facilities will continue to be a top priority and will continue to be addressed in the City's biennial budget.

2. **Renovation and Further Development of Existing Parks –** This has been identified as another top priority in the *Master Plan*. Available capital improvement funds will be recommended to be allocated in the Five-Year CIP in the City's biennial budget to this priority. <u>The renovation and repair of existing parks will take precedence over new park development.</u>

3. **Sports Fields –** The *Master Plan* identifies the need to develop additional soccer, softball, and practice little league fields. These will be a priority for Staff and will be pursued as funds and land become available. The addition of these facilities to new and existing parks will be recommended when feasible.

4. **Undeveloped Parks –** There are currently four undeveloped neighborhood and community parks in the City. The development schedule for these parks with the highest priority for available funds will be listed in the five-year Capital Improvement Plan (CIP) in the City's biennial budget. <u>Before any new parks can be developed, adequate funds for maintenance must be identified.</u>

5. **Park Land Acquisition –** Following is a needs summary of each land category:

   - **Neighborhood Parks –** The City meets suggested standards in this category and will maintain the desired level at build out. However, there are some areas of the City that could still have justification for neighborhood parks due to population density and service distance. Staff suggests evaluating opportunities for additional acquisitions on a case-by-case basis.
   - **Community Parks –** Based on suggested desired levels of service, the 2004 plan identified the City to be approximately 74 acres deficient in this category. However, the 2010-2014 plan identifies future land dedications and current acquisition negotiations that are underway that will satisfy this park category. In addition, two previously undeveloped community parks are now on line (Westfield Village Park and Big Dry Creek Park, which added 48 acres to this category).
   - **Citywide Parks –** The City meets desired levels of service in this category beyond build out and no further acquisitions are necessary. However, it is recommended that further development according to the approved City Park Master Plan be completed as funds become available.
   - **Regional Parks –** The City meets desired levels of service in this category beyond build out and no further acquisitions are necessary. However, it is recommended that further development according to the approved Standley Lake Master Plan be completed as funds become available.
   - **Open Space –** The City currently meets suggested National levels of service in this category. However, the City has set a goal that 15% of all land in the City be preserved open space. Currently, the City has obtained over 13% of land dedicated to open space and is on its way to meeting this goal.
   - **Trails –** There are over 74 miles of off-road trails within the City; and an additional 9.5 miles of trails within the street right-of-way. The Westminster Trails Map, including proposed future trails, is now included within the *Parks and Recreation Master Plan* and delineates the future expansion of the City's trail system.

- **Special Use Parks/Golf Courses** – The City currently meets the desired level of service in this category; however, if an opportunity presents itself to add on to the Heritage Golf Course to enhance revenues, an evaluation should be pursued. The City's first special use park (Westminster Center Park) is under development and will be completed in early 2010. It is anticipated that future phases of Little Dry Creek Park will also fall within this park classification category.

6. **Recreation Facilities** –

- **Regional Recreation Centers** – No additional facilities of this type are needed. With the renovation of the City Park aquatics area and locker rooms, this objective has been met for the City Park Leisure Center. However, there could be a future expansion of the City Park Fitness Center per the recommendations of the original *Master Plan.*
- **Community Recreation Centers** – No further community recreation centers are recommended to be built. However, improvements and possible expansion of the West View Recreation Center and the Swim and Fitness Center are noted. It is also recommended that the possibility of constructing a new type of facility that combines adult wellness, cultural and branch library offerings be researched for the Park Center location, formerly planned as a community recreation center and the West View campus site.
- **Special Use Facilities** – No other special use facilities are needed at this time. However, the above-mentioned adult wellness, cultural and branch library facility concept could, in the future, possibly fall within this classification.

7. **Additional Park Amenities** – An extensive list of desired park amenities has been developed (see level of service comparisons on page CS-5 of the Master Plan). These items such as playgrounds, court games, outdoor swimming pools, etc., will be addressed in master planning for new parks and further development of existing parks. Funding for these items will be reflected in the Five-Year CIP in the biennial budget.

8. **Recreation Programs** – Programs will be evaluated based upon service demand and revenue recovery as outlined in the "Recreation Programs" section of the report.

9. **Joint Ventures** – Staff will continue to seek joint venture partnerships with private business and other governmental entities to maximize resources and eliminate duplication. Special mention has been made of the important partnerships that the City has developed with Hyland Hills Park and Recreation District.

10. **School IGAs –** The City currently has intergovernmental agreements with all three school districts within the City. This allows the City to utilize school gymnasiums for certain City programs as well as classrooms for the City's after-school program. The City has contributed funds to improve the gyms at Arapahoe Ridge Elementary School and Crown Pointe Charter Academy. These arrangements allow the City guaranteed use of those facilities where City programs cannot be "bumped" for school activities. Staff will continue to take advantage of these types of opportunities as they come up.

Overall, the City of Westminster is in very good shape in terms of the total amount of park and open space land. Total park acreage (2,919.36 acres) plus open space acreage (2,819.34 acres) equals 5,738.70 acres in parks and open space land. With a current-day population estimate of 109,800 City of Westminster residents, the ratio of park/open space land to population is 52.27 acres per 1,000 residents. This ratio far exceeds any recommended national standard or guideline.

Staff is confident that the plan put forth for consideration balances a variety of leisure needs for the citizens of Westminster and develops a realistic roadmap for attaining the goals and objectives set forth in the plan. The plan makes it clear that all recommendations depend on available resources to not only develop new amenities for our park and recreation system, but to also be able to provide adequate operations and maintenance once those facilities are developed**.**

Staff presented highlights of the updated Master Plan at the November 16, 2009, Study Session. This plan meets the City's Strategic Plan Goals of "Financially Sustainable City Government Providing Exceptional Services," "Vibrant Neighborhoods and Commercial Areas," "Strong, Balanced Local Economy," and "Beautiful and Environmentally Sensitive City."

Respectfully submitted,

J. Brent McFall
City Manager

Attachments
- Resolution
- Park and Recreation Master Plan 2010-2014

RESOLUTION

RESOLUTION NO. **50** INTRODUCED BY COUNCILLORS

SERIES OF 2009 _____

A RESOLUTION FOR THE ADOPTION OF THE PARKS AND RECREATION MASTER PLAN (2010-2014)

WHEREAS, City Council authorized preparation of an update to the 2004-2009 Parks and Recreation Master Plan; and

WHEREAS, City Council is very supportive of the quality of life enhancements offered by the Parks, Recreation and Libraries programs, facilities, parks, trails, open space, and amenities; and

WHEREAS, the Parks and Recreation Master Plan will provide direction and be used as a planning guide in the City of Westminster for the future development of parks, facilities, trails and acquisition of property; and

WHEREAS, City Council recognizes the importance of the adoption of the Parks and Recreation Master Plan as a planning guide in delivering leisure services to the citizens of Westminster; and

WHEREAS, the Parks and Recreation Master Plan (2010-2014), using the adopted Comprehensive Land Use Plan as a guide, describes projected desires for acquisitions and/or development of parks, recreation facilities, and open spaces, contingent upon funding as approved by City Council in the five-year Capital Improvement Plan in the biennial budget.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER that it formally endorses the recommendations and conclusions of the Parks and Recreation Master Plan (2010-2014) and hereby adopts said Master Plan, to be used as a planning guide for current and future parks and recreation development, acquisition and planning projects.

PASSED AND ADOPTED this 14th day of December, 2009.

_____
Mayor

ATTEST: APPROVED AS TO LEGAL FORM:

_____ _____
City Clerk City Attorney

WESTMINSTER

PARKS AND RECREATION MASTER PLAN

2010 to 2014

Adopted by City Council
December 14, 2009 (tentative)

City Council
Nancy McNally, *Mayor*
Chris Dittman, *Mayor Pro Tem*
Bob Briggs
Mary L. Kaiser
Mary Lindsey
Scott Major
Faith Winter

City Manager
Brent McFall - *Overall Review*

Assistant City Manager
Steve Smithers - *Overall Review*

Parks, Recreation and Libraries Advisory Board
Paula Saunders, *Chair*
Ron Dickerson, *Vice Chair*
Beverly Bishop, *Secretary*
Stephanie Bingham
Janet Bruchmann
Mary Litwiler
Catherine Payne

Parks, Recreation and Libraries Staff
Bill Walenczak, *Director of Parks, Recreation and Libraries - Text, Overall Review*
Peggy Boccard - *Text*
Rich Dahl - *Text*
Becky Eades - *Graphics, Photos*
Mike Hinrichs - *Editing, Graphics*
Karen Layfield - *Photos*
Laura Magnetti - *Cover, Photos*
Kathy Piper - *Graphics, Photos*
Sarah Washburn - *Editor, Graphics, Photos*
Ken Watson - *Text*

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Comprehensive Land Use Plan
Clarion Associates

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VISION STATEMENT

The City of Westminster, Colorado, started a small Parks and Recreation Department in 1972. From modest beginnings to now, the department has grown and expanded significantly over the years. In 1975, the City opened its first recreation center (the Swim and Fitness Center). That center soon became the focal point of the community. In the '70s and early '80s, the City began to annex land to the north and west, and, as a result, the geographical focus of Westminster shifted from Westminster's southern border to the area around the then fledgling Westminster Mall to the north. In 1986, the City opened the doors to City Park Recreation Center located at 105th Avenue and Sheridan Boulevard, which, at 64,000 square feet, became one of the forerunners to the "mega" recreation/leisure centers now being built in the United States. In 1991, the City was awarded the National Recreation and Parks Association's (NRPA's) National Gold Medal for Excellence in Parks and Recreation Administration. In 1999, the department won the Gold Medal for the second time, and in 2007 the City was awarded its third National Gold Medal Award. This award is the most coveted in the parks and recreation profession, and represents the pinnacle of success that the department has reached since its inception. Having been awarded the Gold Medal three times in 16 years shows the quality and consistency the department has maintained over several years. The department has built its success on serving the needs of its residents and guests, while keeping up with changing trends and user patterns. Customer service, employee empowerment, and innovative applications have been the mainstays of the department's mission since the '90s. The new millennium brings a renewed SPIRIT to the City's corporate culture. The SPIRIT acronym being "Service, Pride, Integrity, Responsibility, Innovation and Teamwork."

It would be naive and presumptuous to think any master plan done now would be or should be strictly adhered to in five or even ten years. There are too many unknown circumstances within the life of a community that change from year to year.

For example, if the economy suddenly goes into a recession (as recently experienced from 2008 to 2009), the resulting effect could be a significant reduction in the City's sales tax base, which would result in the likely need to cut programs and services. This would affect not only existing services, but planned capital improvement projects as well. City Council and Staff, therefore, continue to use this document as a guide and a vision of what the City's Parks and Recreation program could be in the future, as well as, a plan to make that happen based upon available resources at any given time.

The City's Parks and Recreation program has become the focal point for the leisure needs of many of the City's residents. Many residents have come to depend on the variety of classes, wellness offerings, programs, parks, trails, and open spaces that the City offers to fulfill their desires and needs for recreation, fitness, culture, and the environment. The City recognizes this responsibility and is pleased to accommodate these needs were possible. Following will be a description of criteria upon which this document will be based.

ESTABLISHING STANDARDS

In the past, many parks and recreation master plans have used standards that were published by the National Recreation and Parks Association (NRPA). Although these standards provided a valuable tool for making comparisons between municipalities on a national scale, the demographics from city to city, county to county, and state to state are often significantly different. Needs and desires of the community will also vary in part due to climate, regional interests, and natural amenities. Several years ago the NRPA Board of Directors also recognized this fact and as a result has dropped its list of recommended standards and replaced those with guideline formulas. In 2004, Westminster changed the criteria that was used to establish

community standards. That approach combined NRPA guidelines with the City's own set of community criteria based on user data and community trends. This document will continue that approach to maintain consistency as revisions to the plan are made. Therefore, the Westminster Parks and Recreation Master Plan will use NRPA guidelines, as well as, its own new set of standards based on working knowledge of the Westminster community's needs.

The plan will be divided into four geographical regions of the City that will follow a similar format to the City's "Comprehensive Land Use Plan," which was adopted by City Council on June 23, 1997, and updated in 2004.

It must be emphasized, however, that this plan can only make recommendations that are based on existing and projected resources. There are sections of the City that have been completely built out, and acquiring additional parks, open space, and trail corridors is far more difficult to achieve. In those instances, the plan will, however, focus on upgrading existing parks and facilities to provide the most current state-of-the-art facilities and programs for our users, achieving compliance with Americans With Disabilities Act (ADA) standards, as well as making the most efficient use of our resources.

Funding for the infrastructure of the City's parks and recreation system is critical to the continued success of the department in delivering facilities for the community's use. In 1996, voters overwhelmingly extended the City's 1/4-cent sales tax for parks, open space and trails for a total of 20 years and authorized the City to issue bonds to fund additional open space purchases, as well as facility construction, park development, and maintenance of these facilities.

This action resulted in $13 million in bonds for open space acquisitions, as well as $11 million for parks and facility development. Again, in 2006 voters approved another extension of the Parks and Open Space Sales Tax that has generated $20 million for additional open space and park projects. Other sources of funding include Jefferson County Open Space attributable share money, which currently brings in excess of $1 million per year for park development, maintenance and acquisition. Additional sources of funds include state lottery proceeds, which exceed $400,000 annually; park development fees; Adams County attributable shares and grants; and potential grants from the state's Conservation Trust Fund (Great Outdoors Colorado) and Jefferson County open space joint venture and land acquisition grants. In addition, Community Development Block Grant (CDBG) funds have been used in the past made available for park development within certain "target" areas of the City that meet Federal requirements. In 2002, Hyland Hills Park and Recreation District passed a park bond initiative that allowed money from the bond to be contributed towards developing Westfield Village Park, Carroll Butts Athletic Park and Big Dry Creek Park.

All of the City's capital funds add up to approximately $4.1 million per year (based on 2010 budget projections) for parks and recreation capital improvement projects. As noted earlier, many of these programs are tied to sales taxes, lottery proceeds, and continued residential development. If there should be a continued "downsizing" in the economy, these funding sources could be significantly affected. At the same time, City Staff constantly updates park and facility development project priorities which must be balanced with the need for ongoing upkeep of the City's existing infrastructure. Obviously, every project on the priority list cannot be accomplished within the next five or even ten years. The City will need to prioritize the projects in a way that is fair to all concerned. This process will be defined in the City's Five-Year Capital Improvement Plan published in the City's biennial budget.

This plan recommends criteria for prioritizing park development projects that will, hopefully,

meet that objective. The Parks and Recreation Master Plan will also set up criteria for acquiring parks that will serve strategic population groups, be of a size sufficient for easy maintenance, and provide efficient access for security surveillance. Specific recommendations on site acquisitions will not be identified in this document because of the possibility of creating unrealistic property value expectations from owners of specific parcels of land. This has proven to inhibit the City's ability to negotiate fair market values for parkland purchases it has committed to in the past. Individual acquisitions will be presented on a case-by-case basis to City Council.

The City of Westminster has been very successful developing partnerships with other governmental entities, school districts, and private enterprise. Some of these include joint operation of The MAC (Mature Adult Center) with Hyland Hills Park and Recreation District, a partnership with Hyland Hills at the Ice Centre at the Promenade, Westfield Village Park, Big Dry Creek Park, and the Carroll Butts Athletic Park, joint ventures with Jefferson County in constructing Standley Lake Regional Park and the City's 18-hole golf course at The Heritage at Westmoor. Adams County has contributed to the development of Westfield Village Park, Big Dry Creek Park and Carroll Butts Athletic Park, to name a few. It is City Staff's intention to continue to encourage these types of opportunities when it is appropriate and to continue to develop and expand on such partnerships. The City's long-standing intergovernmental agreements with the City's three school districts and Hyland Hills Park and Recreation District will continue to be a top priority.

PARK DEVELOPMENT PROCEDURES

The City of Westminster has made community involvement an important part of its park planning process. The City has developed a process that has proven very effective in gaining residents' input on designing and developing parks throughout the community. This process is summarized as follows:

1) Hold community meetings with residents who are within the service area of any new park that is to be developed. Introduce the project and the City's intentions to develop.

2) Clearly define approved funding levels. If feasible, mail out surveys to all residents within the specific service area. Provide an opportunity on those surveys for residents to express their opinions on the types of amenities they would like within their park.

3) Tabulate survey information and share results with interested residents at neighborhood meetings.

4) In some cases, form a task force with three to five neighborhood representatives to work with City Staff in formulating concept designs. Make sure concept plans fall within the approved budget.

5) Develop up to three alternative plans/designs for the neighborhood groups to review.

6) Reach consensus on a general concept and program.

7) Finalize designs into one plan and present plans to the neighborhood.

8) Present to City Council for final review, input, and approval.

This process of encouraging public input on how a park is to be designed creates a sense of ownership of the project with the residents of that area. The survey also allows City Staff to gain a broader perspective of opinions from homeowners who would not necessarily attend the public meetings. It also avoids situations where small special interest groups can negatively influence the outcome of a project simply because they are in attendance at meetings. It should be noted, however, that although this process is effective over 90 percent of the time in reaching consensus on a project, there will be times (although few in

number) when City Staff will reserve the right to make a recommendation to City Council based on what it believes is for the good of the entire community. This may conflict with what some residents believe is good for their individual situations. City Council, as the policy-making authority of the City, shall make the final decisions in such instances.

Through citizen surveys and other feedback mechanisms, Westminster residents have identified time and time again that quality of life is a very high priority. Parks, trails, recreation facilities, libraries, and open space are key elements that create a high quality of life environment for a community. The City recognizes its high-quality parks, recreation, and open space programs as distinguishing itself from other cities, and will therefore continue to emphasize and put a high priority on those quality-of-life enhancements for its citizens. This plan will serve as an ongoing guide and road map to achieve that objective. No timeline has been established for buildout of the community, as this depends on the City's Growth Management Plan, market forces, and the City's future water supply capabilities. Buildout may come in 10, 15, 20 years or beyond. This plan, however, is intended to establish more specific priorities for at least the next five years, as well as projected needs for the ultimate buildout of the community whenever that may be.

KEY PRIORITIES OF THE PLAN

City Staff has established a list of key criteria that it will follow in making recommendations regarding park development, land acquisition, facility upgrades and expansion and infrastructure improvements. These items form the very basis of the priorities that will be established for the City's park system.

Following is a summary of those key criteria:

• **Park Maintenance and Infrastructure:** The plan will identify important infrastructure and capital improvements for each developed park site in the City. It is critical that the park system's existing infrastructure be maintained, kept up to date and new improvements be made when necessary.

• **New Park Development:** There are at least four undeveloped park sites citywide. Insufficient capital funding will prohibit the City from developing all of these sites within the next five to ten years. Therefore, a guideline for development of specific parcels will be based on a number of criteria:

1. The date when the site was acquired
2. The size and estimated population area that the park will serve
3. Adequate funding to develop the park
4. The estimated cost to maintain the park once it is developed
5. Adequate funding available for ongoing maintenance of the park
6. The need to serve our various user groups

The actual funding for any park development will be listed in the City's Five-Year C.I.P. in the biennial budget.

• **New Facility Construction:** The plan will identify and recommend future considerations for the development of any new recreation centers, adult resource centers, fitness centers, cultural centers, libraries and swimming pools. These recommendations will be based upon geographical location, population data, proforma studies and available funding.

• **Recreation Facility Expansion:** The plan will identify the need to expand and improve the services and opportunities offered at the City's existing facilities. The recommendations will be based on customer and Staff feedback trends and will be dependent upon available funding and funding for ongoing maintenance.

• **Recreation Facility Maintenance and Infrastructure:** The plan will identify important infrastructure and capital replacement sched-

ules for all existing department facilities. These improvements will be dependent on available funding approved in the City's biennial budgets.

- **Open Space Acquisitions:** Open space acquisitions will continue to be the responsibility of the Community Development Department. Once a site is acquired, it is transferred to the Department of Parks, Recreation and Libraries for management and development responsibilities.

- **Open Space and Trail Development:** Open space sites will be inventoried and included in the Open Space Section of this document. The City's "Trails Master Plan" will be inserted as a section of this document.

- **Recreation Programs:** Classes, camps, adult programs, art offerings, youth and adult sports, concerts, and special events will be continually evaluated and changes made to keep up with the trends and community needs.

PROJECT BACKGROUND

The City of Westminster is located in the northwest sector of the Denver metropolitan region. Westminster has experienced significant growth in both land area and population in the past 35 years. As the City and surrounding communities have grown, the outer City limits have become more clearly defined in terms of the City's land base. Within the City limits, the continued development of business and residential areas has decreased the amount of agricultural open space that was once abundant and characteristic of the community. The reduction in open land available for parks and recreation facilities created the impetus for a planning effort to define park and recreation needs and identify potential opportunities for future development.

The City of Westminster strives to provide a high quality of life for its residents. Parks, trails, open spaces, recreation facilities, and recreation programs are all important components of this goal. The challenge now facing Westminster is how to continue to provide for the park and recreational needs of existing and future residents within the context of continuing development. In addition, the City needs to preserve, upgrade, and maintain existing parks, facilities, and open space resources that contribute to the character of the community.

While the City of Westminster values its recreational amenities, it is also pursuing business development to ensure an economically sound and diverse tax base. Therefore, planning efforts must not only identify recreational needs and opportunities, but must also develop strategies to balance parks and recreation requirements with the economic growth and development expectations of the City. The City's "Comprehensive Land Use Plan" will significantly assist in guiding the City in reaching that objective.

As mentioned earlier, the Parks and Recreation Master Plan has been organized to follow the "Comprehensive Land Use Plan" format. The Plan identifies and analyzes the current status of parks and recreation facilities and opportunities; develops goals and recommendations for future parks and recreation facilities based on demographic projections and recreation trends; and suggests phasing and implementation strategies for park development plans that meet expected budget and staffing levels of the Parks, Recreation and Libraries Department.

STRATEGIC PLAN

Since 2002, City Council has annually reviewed and revised its Strategic Plan Goals for the City. This document has helped all City departments understand the vision that City Council has developed as well as priorities for the continued viability of the City. This Master Plan will also use the goals of the City's Strategic Plan as top priority when developing projects and programs for our residents.

The Master Plan is intended to address the City of Westminster's park and recreation facility and program needs specifically for the next five to ten years and to provide useful direction for the City's parks and recreation Staff in their planning efforts. As noted earlier, the plan is intended to act as a guide only, and should not be taken as the last word on any recreational or park project anywhere in the City. The plan needs to provide the City with some flexibility so as to not "trap" the park development or acquisition project that is no longer in the best economic or program interest of the citizens of the City.

HISTORY

Westminster was incorporated as a City in 1911 and operates as a home rule municipality with a Council-Manager form of government authorized by Westminster citizens in 1958. The population of the City has rapidly increased from 1,686 in 1950 to over 109,800 residents today. In that period, the land area of the City has grown from less than 4 square miles to 32 square miles. Of the total City acreage, slightly more than 26%, or approximately 5,365.17 acres, is utilized for parks, open space, and specialized

facilities. Of that, 3,333 acres of the City's land area is parkland, including golf courses and Standley Lake.

The population potential for Westminster is currently estimated to be approximately 124,000 residents. The community has grown and evolved within a complex political environment, which includes two counties, Adams and Jefferson, and three separate school districts. The community is bisected by both the Denver/Boulder Turnpike (U.S. 36) and the Burlington Northern Santa Fe Railroad, which act as physical barriers between neighborhoods. Currently, there are eight completed streets that provide east-west travel across the City: 72nd Avenue, 80th Avenue, 104th/100 th/112th/120th/128th/136th and 144th Avenues. There are four main streets that provide north-south travel within City limits: Huron Street, Federal Boulevard, Sheridan Boulevard, and Wadsworth Parkway.

Although the Parks and Recreation Department was not officially formed until 1972, Westminster has a strong history of providing quality recreation programs to its residents. In 1941, Harvey England created the City's first Little League baseball program. In 1954, the Westminster Recreation Association, made up of volunteers, was organized to "promote cultural, social and recreational activities within the City." The Metropolitan District 50, a parks and recreation district, was formed in 1955 to provide recreation opportunities for residents in School District 50. This Park and Recreation District was renamed the Hyland Hills Metropolitan Parks and Recreation District in 1970.

The City of Westminster Parks and Recreation Department was formed in 1972 to provide parks and recreation planning and management due to City growth expanding beyond the original Hyland Hills Park and Recreation District boundaries. In 1975, the Swim & Fitness Center was built providing recreation programs, a pool, an exercise area, and community center activities for the citizens of Westminster. By 1986, several parks and the City's flagship recreation center, City Park, had been built.

In 1985, an Open Space acquisition sales tax was approved by citizen vote, and in 1986 the Senior Center opened and an Intergovernmental Agreement (IGA) was established with the Hyland Hills Park and Recreation District to coordinate recreation programs. In 1991, 1994, and again in 1996, the Open Space sales tax was reapproved by the citizens of the community. In 2006, the tax was extended until 2032, reaffirming that recreational amenities remain a priority for Westminster residents and that parks planning must continue to be an integral part of community planning and decision-making that occurs as the City grows.

To date, 31% of the City is preserved as green space (see Green Space Map I-1), which includes City parks, open space and golf courses. Additional acreage lies within private parks owned by HOAs.

PLANNING APPROACH

The approach used for this Master Plan document was based on citizen and Staff participation in the process of identifying current and future needs for parkland, recreation programs, and facilities. The first step in the planning effort was a comprehensive inventory of existing resources through discussions with City Staff, the Parks, Recreation and Libraries Advisory Board, Hyland Hills Park and Recreation District staff, and community meetings along with site visits throughout the community.

To allow more specific analysis that would reflect differences between neighborhood areas within the City, the Westminster Parks and Recreation Master Plan is divided into four sub-planning areas (see Community and Neighborhood Boundaries map), each with similar demographic characteristics. The City Staff team then developed park and recreation guidelines for the City of Westminster by taking general standards formerly used by the National Park and Recreation

Association and reviewing them with City Staff. The guidelines were adjusted to match specific needs of Westminster's population. A citizen survey and public meetings were conducted to ensure that the standards would be consistent with community wishes.

The next step was to compare existing facilities and resources with the proposed standards at both the sub-planning area level and for the entire community. Demographic projections were done so that future needs could also be determined. The Master Plan team then went beyond the identification of present and future needs to develop recommendations for the different sub-planning areas and to develop guidelines for phasing and implementation. Because the Master Plan process was driven by Staff and citizen input and because the analysis is based on specific recreation guidelines and population trends, the final result is a plan that can be easily updated to reflect changing population dynamics or new recreation trends. Therefore, it is Staff's opinion that this Master Plan will continue to be an effective planning tool for the City of Westminster both for the short range and into the future.

INVENTORY

The City of Westminster's park and recreation system consists of a broad range of parklands, open spaces, golf courses, libraries and recreation facilities. The City administers and maintains 54 developed parks, ranging in size from 0.7 acres to 2,327 acres, for a total of over 2,964.64 acres of park and undeveloped park land (excluding golf courses). In recent years, the City has also acquired several open space parcels in drainageways and as environmental conservation or view preservation areas. These areas currently comprise approximately 2,814.53 acres.

In addition, the City operates four recreation centers, two outdoor pools, The MAC, two golf courses, and an indoor soccer center. The City is also half owner of a three-rink ice center, an indoor sports facility, and a 35-acre community park. The City runs a variety of recreation programs that are available to residents throughout the year. These programs provide activities for all age groups and include youth soccer, softball leagues, senior citizen trips, teen volleyball, arts and crafts, preschool and fitness programs.

Westminster residents also have access to recreation facilities provided by the Hyland Hills Park and Recreation District and by private homeowners' associations. Two parks administered by Hyland Hills are located in the Westminster city limits. Hyland Hills also operates an award-winning 27-hole golf course; 9-hole executive course; driving range; a go cart track; and Adventure Golf, a state-of-the art miniature golf facility, within the City. The City and the District jointly own and operate The MAC (formerly the Community Senior Center) and the Ice Centre at the Promenade. Hyland Hills Water World is available to all Westminster residents at District resident rates. Many neighborhoods have recreation facilities maintained by homeowners' associations. These private facilities include swimming pools, tennis courts, and play equipment.

The inventory that was completed for the Master Plan includes all these facilities. To organize the inventory information into manageable sections, the City was divided into four planning areas. The planning areas are based both on demographic characteristics and physical features such as major streets, natural elements, or city limits. The planning areas encompass an area larger than the current city limits in anticipation of future service areas. The planning areas are shown on the "Community and Neighborhood Boundaries" Map. The inventory of City and private facilities is summarized in the parks and facilities inventory.

PARK CLASSIFICATIONS

The inventory was also organized by park and facility classifications. Nine major classifications were developed to categorize the variety

of recreation resources in the community. The classifications are based on a combination of size, function, and characteristics. The nine classifications are as follows:

- Neighborhood Parks
- Community Parks
- Citywide Parks
- Regional Parks
- Trails
- Open Space
- Recreation Centers
  - Citywide Leisure Center
  - Community Recreation Center
- Special Use Parks and Facilities
- Schools

Neighborhood Parks
Neighborhood parks provide space for individual and group recreation activities. Neighborhood parks vary in size from .5 acre to 14 acres, with an ideal size of 10 acres. Neighborhood parks typically accommodate a variety of activities and their facilities include play equipment, a ballfield or a soccer field, picnic areas, shelters, hard surface courts, green space, and parking. Neighborhood parks are usually located in residential areas and should have good pedestrian access. Often, these parks are located adjacent to elementary or middle schools. The service area for a neighborhood park is considered to be residences within walking distance of ½ mile. In cases where there are no community parks nearby, neighborhood parks may serve the program needs of a larger area. For example, some areas of the City that do not have larger community parks may be programmed for organized sports activities like Little League baseball or soccer.

Community Parks
Community parks serve community-wide recreation needs and are intended for facilities or use levels that would be inappropriate for neighborhood park classifications due to size of parcel. Community parks may include natural areas, such as streams or topographic features, and are often linked to a city or regional trail system. A community park can range from 15 to 50 acres and serves several neighborhoods, generally within a 2 ½ mile radius. Facilities might include multiple regulation-size ballfields and soccer fields, tennis courts, basketball courts, picnic facilities, play equipment, dog parks, off-street parking, restrooms, trails, and display gardens. Where feasible, community parks should be developed for larger organized sports and youth activities.

Citywide Parks – Westminster City Park
Citywide parks are designed and developed to serve the entire City population. Westminster City Park is currently the City of Westminster's only citywide park. The size of this classification ranges from 51 to 250 acres. Activities provided in citywide parks range from active to passive, recreation, recreation facilities, open space and trails. Appropriate uses under this classification include multiple soccer fields, baseball/softball complexes, leisure centers, fitness centers, outdoor tennis and basketball courts, skateboard parks, play equipment, picnic areas, fishing lakes, trails, native study and concert pavilions to name a few. A citywide park basically functions as a civic center for the community, running the gamut of active and passive recreational uses, and is a focal point for the community's leisure needs. The Westminster Parks Operations Center, which houses personnel and equipment used for park maintenance operations, is also located at City Park.

Regional Parks – Standley Lake Regional Park
Regional parks serve the entire City and surrounding counties, with a variable service area depending upon amenities. Standley Lake Regional Park is the City's only regional park. Adequate land is required for facility and parking needs. A regional park can be over 250 acres with regional recreational activities, such as regulation-size athletic fields, campgrounds, fishing docks, large picnic facilities, trails, boating and/or swimming facilities, visitor/interpretive centers, recreation facilities, and group activity

areas. Regional parks have a diverse landscape and topography for active and passive recreation activities. Standley Lake Regional Park has several areas set aside for wildlife preservation including an area restricted for a pair of nesting Bald Eagles. It is desirable that regional parks have ties to major roadways and trails for accessibility. These parks can also have ties to adjacent recreation development so users can take advantage of all available recreational offerings.

Trails

Trails are desired to be off-street recreational systems for bicycling, jogging, walking, skating, and equestrian use. However, in some instances, because it is impossible to link sections of trails due to lack of appropriate land connections, trails may need to be designed on surface streets. The City would prefer to avoid these links wherever possible, but in some cases may have no viable alternative. The trails may also accommodate commuter bicyclists if the trail routes link residential areas with employment centers.

In Westminster, trails may be constructed of concrete or crusher fines. Local neighborhood trails provide access to communitywide and regional trail systems. These trail systems link schools, neighborhoods, parks and commercial areas, and can provide alternative transportation as well as recreation and exercise. It is the City's goal to eliminate as many trail/street surface crossings by constructing underpasses wherever feasible. The main spines of the City's trail system are identified as the Big Dry Creek Trail, Little Dry Creek Trail, Farmers' High Line Canal Trail, and Walnut Creek Trail. These trails are intended to be used for recreation (jogging, walking, biking, equestrian) as well as allowing people to commute to different parts of the City. The trails are also intended to be linked by secondary trails from residential areas, as well as being linked to each other. The Walnut Creek Trail will eventually link up to the Boulder trail system and the Little Dry Creek Trail now links to the Clear Creek and South Platte River trail systems. The City's longest trail corridor, the Big Dry Creek Trail, runs approximately 12 miles from Standley Lake on the west to I-25 on the northeast. This trail then connects to the City of Thornton's trail system.

Open Space

Open space can vary tremendously in character, function, and size. In Westminster, an open space program was implemented in 1986 to preserve and protect the quality of the natural environment. It is the goal of the program to obtain 15% of the land in the City for open space. In addition to its conservation function, open space provides recreation opportunities such as hiking, biking, horseback riding, and nature studies. Open Space parcels can also be used for off-leash dog parks. Linear open space, or greenways, can be used for trail corridors connecting different areas of the community. Acquired open space parcels can also protect view corridors, provide buffers between development zones, protect sensitive habitat areas, and preserve open, rural landscapes. Due to its importance in citizen surveys and the November 1996 and 2006 voter authorization to accelerate acquisitions, a separate open space acquisition plan has been developed by the Open Space Advisory Board and City Staff and must remain confidential to allow the City to negotiate competitive prices for land purchases.

Recreation Centers

Citywide Leisure Complex: This refers to the City's flagship recreation center complex at City Park. The City Park Recreation Center, along with its companion facility, the City Park Fitness Center, are intended to serve the leisure, recreational, cultural, and fitness needs of the entire community. These centers provide gyms, fitness/workout, aerobics, arts and crafts, aquatics, classes, and meeting rooms. This is a special facility that is one of its kind in the City. The size of the City Park Recreation Center is 64,000 sq. ft. and the Fitness Center, with its newly completed Mind Body Studio, is 38,000 sq. ft.,

for a total area of almost 106,000 sq. ft.

Community Recreation Center: These recreation centers are intended to serve a community sector of the City. Included in this classification are the Swim and Fitness Center and West View Recreation Center. These centers provide leisure and fitness activities, but on a smaller scale than the citywide leisure complex. The size of these facilities is usually in the range of 25,000 to 40,000 sq. ft.

Special Use Facilities / Parks

Certain recreation activities require specific facilities that are not necessarily included in any of the above categories. Parks, ice arenas, golf courses, indoor soccer and inline skating, dog parks, libraries, and adult resource centers are examples of such facilities. These special use areas are sometimes located in parks, but do not have to be. The size and service areas of these types of facilities vary by function and user group.

Schools

Schools provide facilities to meet school program needs. Often, school facilities are available for use by other members of the community. Elementary and middle schools typically serve neighborhood areas and are accessible by pedestrians and vehicles. Facilities may include playgrounds, ballfields, running tracks, and gymnasiums. All school facilities were inventoried, but some schools, i.e., high schools, were not included as part of the existing resources in the needs assessment because those facilities often prioritize their programs, as well as other programs, over those of the City. In areas of the City that lack baseline parks and recreation facilities, school sites were evaluated and included in the plan. In some cases, recommendations may be made for the City to assist the school district in upgrading certain school grounds so they could function as community or neighborhood parks and recreation facilities.

Park classifications are shown in the "Process and Approach - Park Classifications" section.

GUIDELINES

To determine the demand for recreation services in any community, a desired level of service must first be established. Then, the existing supply of resources can be compared to the desired level of service to generate estimates of the need for additional facilities or programs. To determine the demand for parks and recreation facilities in Westminster, the inventory of existing parks was used to calculate the current level of service available to residents of the community. The level of service is expressed as ratios that compare recreation facilities to the population they serve. For example, if a community of 20,000 people has 100 acres of parks, the community's level of service for parks, is 5 acres for every 1,000 persons. These ratios, or guidelines, were then compared to national formulas. The national formula guidelines are derived from the National Recreation and Park Association (NRPA), and found in the conclusion of this plan. Because Westminster is its own unique community, the national guidelines are used only as a general reference and guide.

Desired levels of service were discussed with Parks and Recreation Department Staff and at public meetings. Community desires and Staff's understanding of recreation needs were then the basis for modifying Westminster's existing levels of service to standards that reflect the community's desired levels of service. These guidelines were then used to develop a demand analysis for each neighborhood for parkland needs and for facilities such as baseball fields, soccer fields, playgrounds, and tennis courts, etc. In most cases, the guidelines proposed for Westminster met or exceeded the minimum national guidelines.

The City standards for soccer fields and Little League baseball fields show a radical departure from traditional standards. Rather than designating a specific number of fields to a general population figure, the City standards account for the specific number of participants currently

registered in those programs, and projections are made for future residential growth.

For example, the City's recreation soccer program in 2009, both spring and fall season combined, had 3,100 registered players and the competitive program, the Westminster AFC, had approximately 1,000 players. Assuming approximately 15 players per team, there would be a need to provide practice and game fields for approximately 273 teams. Some of the recreation teams in the under-10 and below age groups have small teams and some in the upper age groups have teams of up to 18 players.

The same rationale has been applied to Little League teams. Assuming 13 players per team, guidelines were developed for the various Little Leagues in Westminster that add up to approximately 2,200 participants. At one field for every 65 participants (5 teams), 34 fields would be needed. Game day fields can be used for practice as well, so those items can be combined into one category.

NEEDS ASSESSMENT

Once an inventory of the existing recreation resources has been compiled and the guidelines for service levels have been developed, an assessment could be made of current recreation needs in the City. However, in order to provide guidance for future planning, the Master Plan also developed estimates of future needs by applying the service level guidelines to population growth estimates. These estimates were generated by multiplying the proposed guideline by the population expected in each planning area. For example, if the proposed standard for neighborhood parkland is 2.8 acres for every 1,000 people, a population of 10,000 would generate a demand for 28 acres of neighborhood parks. This process will be applied to each planning area for all park types and facilities (see conclusion section).

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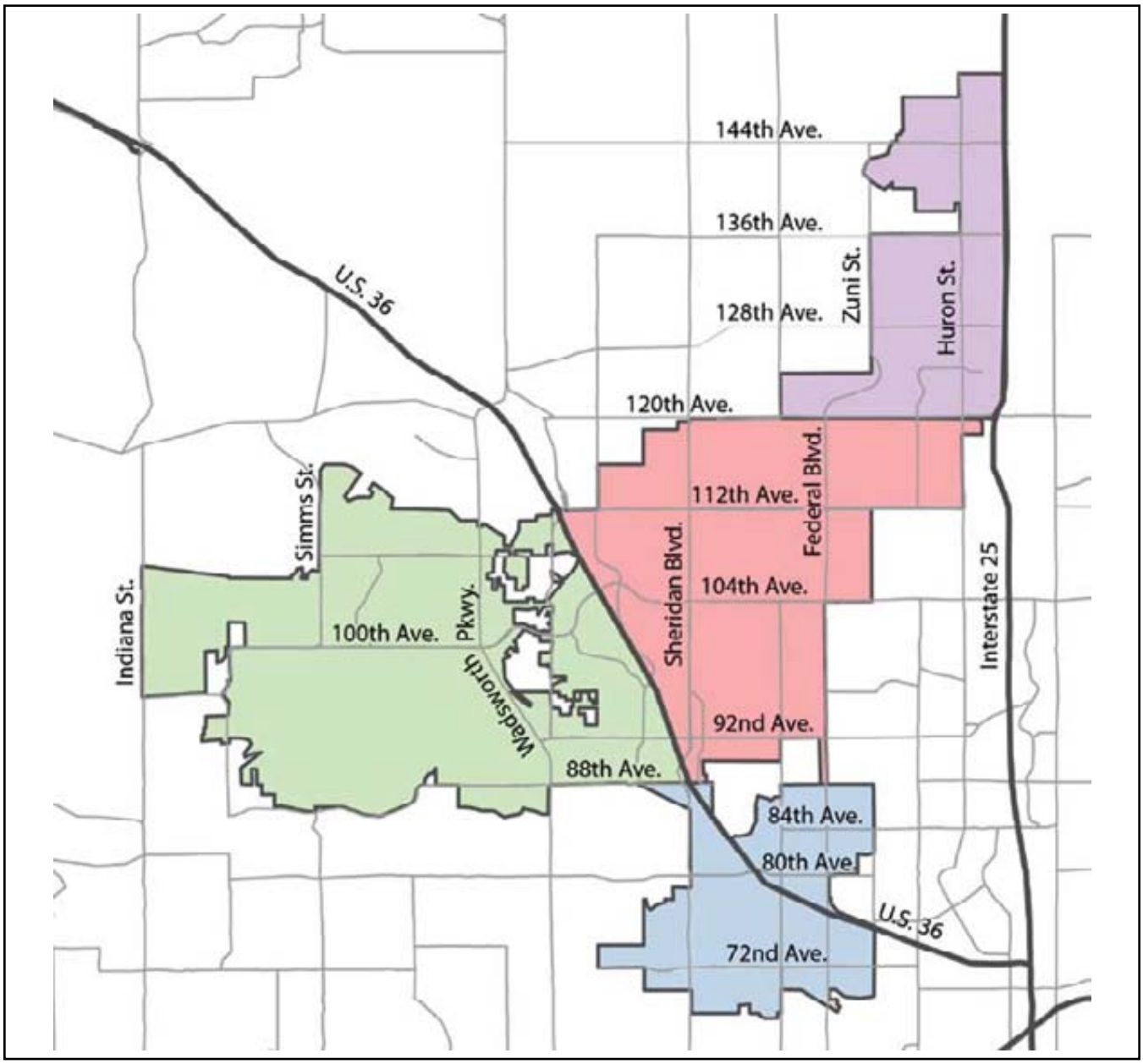
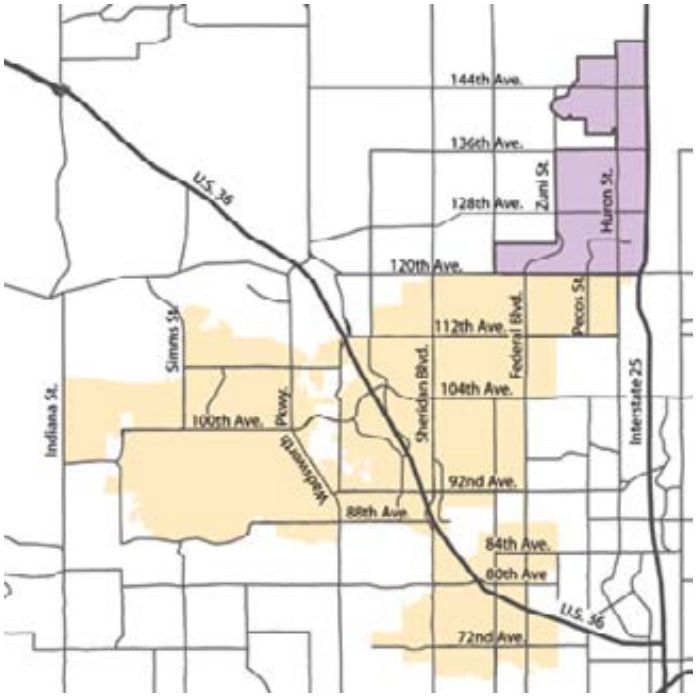
WESTMINSTER AREA MAP



LEGEND

- Northeast Community Area
- Central Community Area
- West Community Area
- Southeast Community Area


Indiana St.
Simms St.
U.S. 36
100th Ave.
Pkwy.
Wadsworth
Sheridan Blvd.
88th Ave
Federal Blvd.
92nd Ave.
Zuni St.
104th Ave.
Pecos St.
112th Ave.
Huron St.
120th Ave.
128th Ave.
136th Ave.
144th Ave.
Interstate 25
84th Ave.
80th Ave
72nd Ave.
U.S. 36

This area, primarily bounded by I-25 on the east, Zuni Street on the west, 120th Avenue on the south, and 150th Avenue on the north, has the most potential for new housing and retail/ office development. Over the last 5 years, this area has had two new Neighborhood Parks built (Cheyenne Ridge and Willowbrook Parks), and a Community Park built (Big Dry Creek Park), along with a Phase II addition to Amherst Park. The Metzger Farm Open Space of over 160 acres was also acquired and will eventually become a combination Historic Farm and Open Space Habitat. Therefore, the need for additional Neighborhood or Community parks has been met in this planning section.

Gateway at 120th Avenue and Huron Street

The City also owns an 11 acre site in the Park Centre Office Park that previously was designated to for a community recreation center. However, due to two new private fitness facilities recently built in the area, staff feels a new recreation center is no longer viable. Staff would like to keep options open for a future cultural / mature adult / branch library on this site. Realistically, this would not happen within the next five years or maybe even ten years.

Flowers in Westminster

Currently, there are five developed park sites in this area, along with the historic Metzger Farm Open Space and a historic cemetery. Additionally, over 570 acres of open space and over 15 miles of trails exist in this area. This amount is more than adequate for an estimated population service area of 8,912.

The following descriptions of this planning area are taken in part from the City's "Comprehensive Land Use Plan."

Pages NE-2 through NE-4 are referenced in part from the "Westminster Comprehensive Land Use Plan," adopted by City Council on June 28, 2004. The "Comprehensive Land Use Plan" was produced by Clarion Associates, 114 East Oak Street, Ft. Collins, CO 80524, and a complete copy can be acquired from Westminster's Community Development Department.

NORTHEAST AREA PLAN

OVERALL DESCRIPTION

The Northeast Area includes areas within the City north of 120th Avenue to 150th Avenue, and from Lowell Boulevard on the west to I-25 on the east. Much of the area is vacant north of 136th Avenue. Large developed areas include areas along I-25 south of 128th Avenue and areas west of Zuni Street. Park Centre, a business park located along 120th Avenue, is largely developed. Developed areas north of 124th Avenue and west of Huron Street are predominately single family residential developments. The Orchard Town Center, a regional retail center, has been developed at the northeast corner of 144th Avenue and Huron Street. Major features that have influenced the plan for this area include: the Big Dry Creek drainageway and its tributaries, McKay Lake, the McKay Drainageway east of McKay Lake, existing large lot development north of 136th Avenue adjacent to I-25, and the Park Centre business park along 120th Avenue. In general, the plan recommends a mix of high-quality residential, retail, and employment development, while preserving open space in some areas. The I-25 district center is intended to be an important economic development area for the City and all development will be of high quality.

KEY FEATURES

Park Centre Business Park

The Park Centre Business Park at the northwest corner of 120th Avenue and Huron Street is an important employment area in the City. The plan will allow for the development of the employment area along 120th Avenue to become the largest in the City. Business park and office uses will predominate. One of the important features of this employment district is its strategic location at 120th Avenue and I-25. The Wagon Road Park-n-Ride is a major transit destination and adds to the business park's accessibility. The plan calls for additional trails within the Park Centre with connections to the Big Dry Creek open space and trail corridor.

Neighborhood Retail

Neighborhood retail will be limited to maintain the residential character of the area and reduce traffic congestion. Neighborhood retail centers have been designated for: (1) the northeast corner of 128th Avenue and Zuni Street; (2) the northwest corner of 128th Avenue and Huron Street; (3) the northwest corner of 136th Avenue and Huron Street; (4) the southwest corner of 136th Avenue and Huron Street; (5) the northeast corner of Federal Boulevard and 120th Avenue; and (6) Park Centre. There is also a planned center at the northeast corner of 136th Avenue and Huron Street, which is within the District Center. These centers will support the neighborhood retail needs of most of the area.

Regional Retail

Developments within this portion of the District Center should establish a strong, unified, architectural theme. Development on each side of 144th Avenue should reflect a visually unified site, which includes architectural treatment.

The Orchard Town Center

Although larger retail users are typically associated with big box architecture, special care should be given to 360-degree façade treatments and pedestrian spaces. Plain, blank walls on buildings are discouraged.

The North I-25 Concept Plan contains extensive design guidelines for retail development.

Floodplain Buffer Area
The existing sheetflow floodplain, extending from McKay Lake east to Huron Street from 144th Avenue, has been redirected along a swale (McKay Drainageway) through the Huntingfon Trails residential subdivision with an underpass at 140th Avenue. This drainageway will also be constructed between Huron Sttreet and I-25 and include a pedestrian trail.

Open Space and Trails System
The area will provide additional open space and trails that create pedestrian linkages and connections to the Park Centre Business Park, the City and regional open space and trail system, schools, and residential areas. The City has already acquired a significant amount of open space along the Big Dry Creek drainageway. Other portions along this drainageway, and other drainageways in the area, will be a flood corridor designation to restrict development and protect natural areas. The City will develop trails along most of these flood corridor areas including Tanglewood Creek, Quail Creek, Shay Ditch, Big Dry Creek, McKay Drainageway, and Bull Canal. The McKay Lake open space will be connected to the surrounding neighborhood by a trail system. Pedestrian underpasses have been built in several locations including:

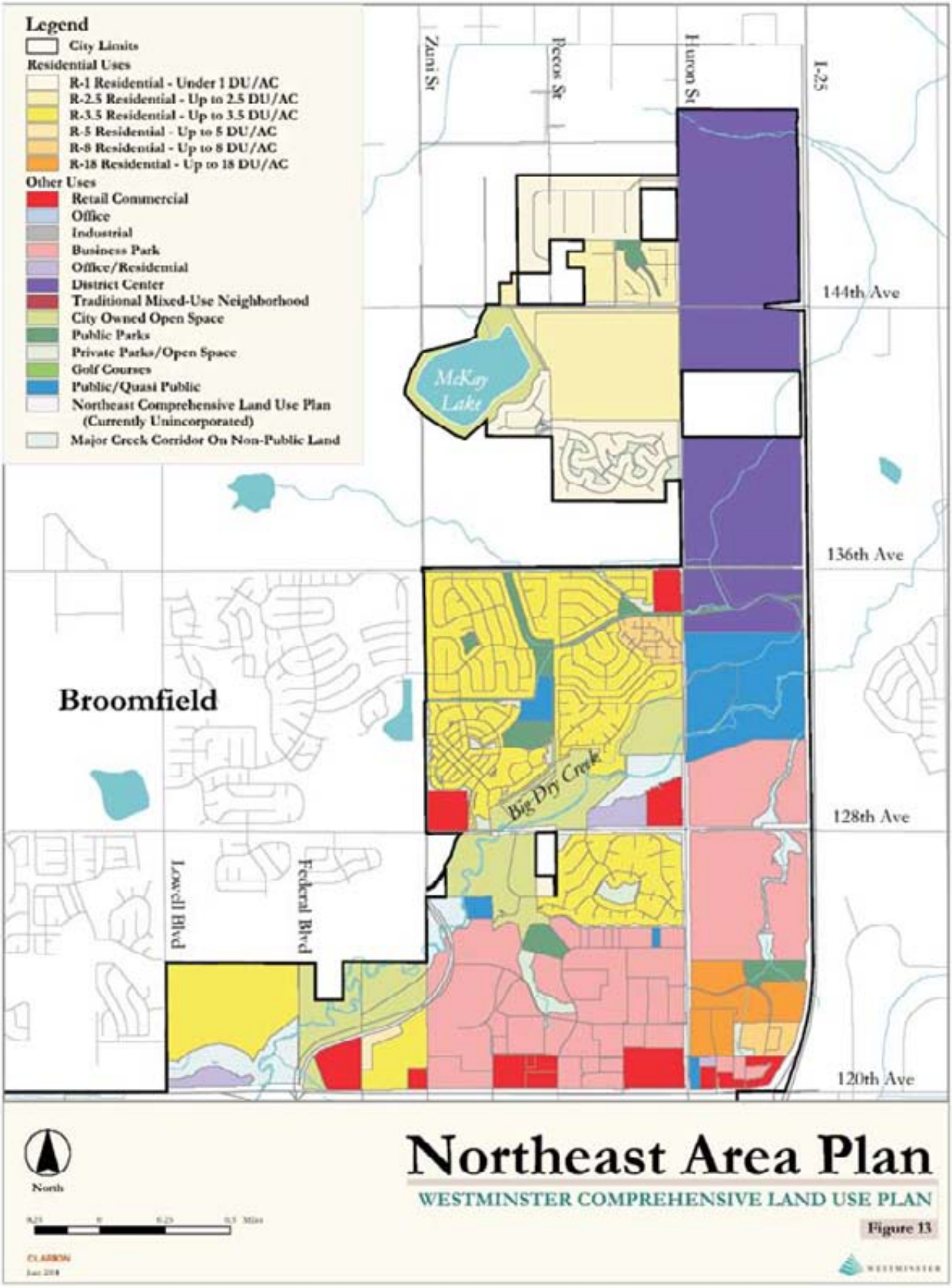
- Huron Street at 159th, 142nd, 132nd, & 130th Avenue
- I-25 at 144th, 136th, & 128th Avenue
- Big Dry Creek at 128th & 120th Avenue
- Big Dry Creek at Federal Boulevard
- Quail Creek at 136th Avenue

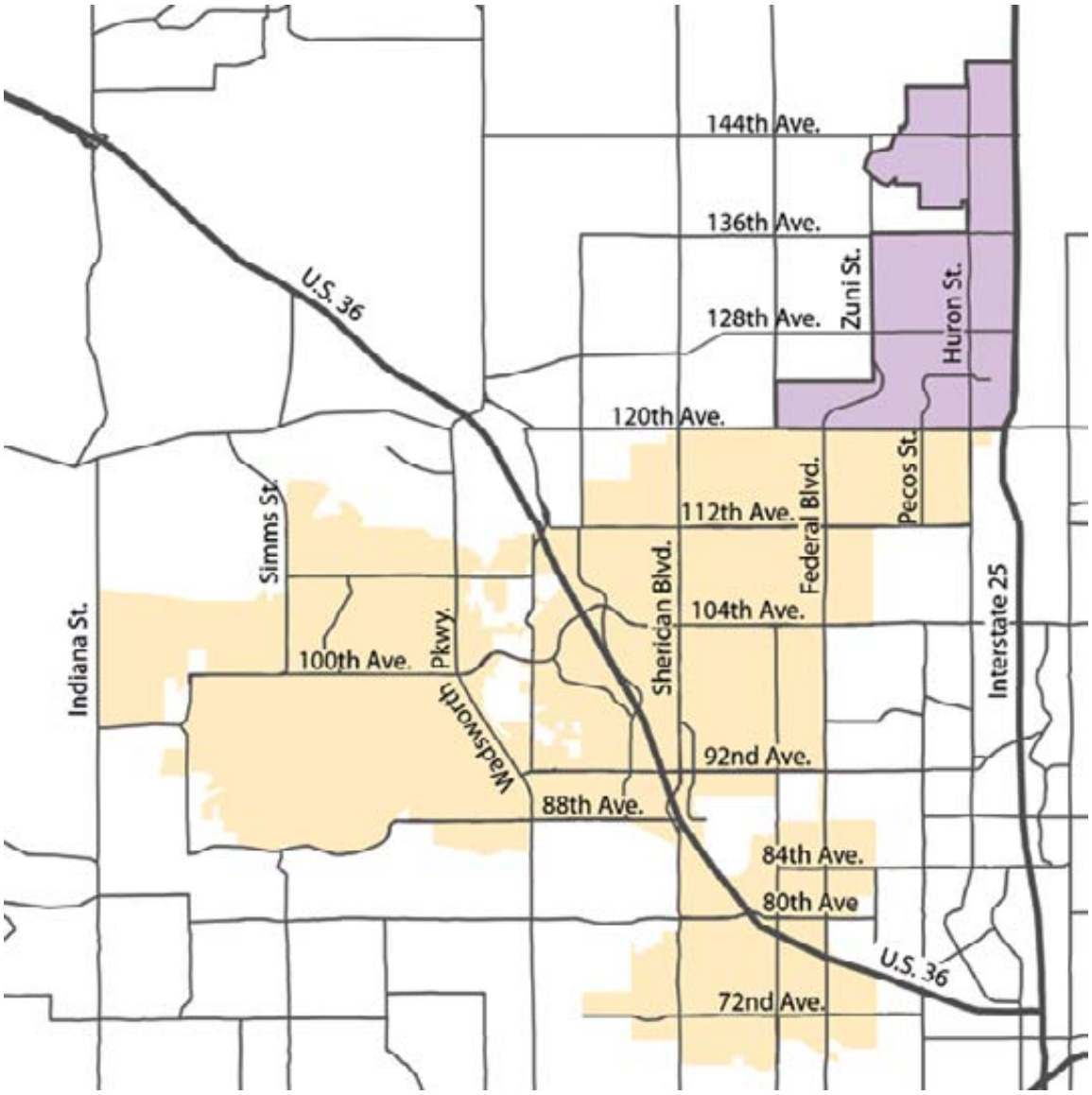
Low Density Housing North of 136th Avenue
Low-density residential areas will continue to develop north of 136th Avenue and west of Huron Street. In existing and future annexation areas west of Huron Street, the intent is to create a very low-density character for the area and supply higher-end housing. Residential uses will be shielded from business park development by a buffer with berms and landscaping running along Huron Street.

Preservation of Significant Views
The area offers numerous opportunities to enjoy magnificent views and panoramic vistas of the Rocky Mountains. Maintaining these views is an important objective of the Plan. The visual impact of buildings and roadways must be integrated with the landscape and sited to enhance these views. The City has assigned a view corridor overlay along roadways that provide significant views. View corridor overlays are located along I-25, along 120th Avenue in front of the Avaya building, and along the Federal Boulevard/Zuni Street connection. The view corridor overlay will have requirements for generous setbacks and landscaping to preserve views and to keep the area open and in scale with other buildings in the area.

Transportation Improvements
Huron Street has been re-aligned and widened from north of 128th Avenue to 150th Avenue. To provide a wide buffer between the proposed business park and retail area to the east and residential areas to the west, 144th Avenue has been widened to handle increased levels of traffic. The parkway has limited access and an increased right-of-way.

136th Avenue over Interstate 25


Legend
City Limits
Residential Uses
R-1 Residential - Under 1 DU/AC
R-2.5 Residential - Up to 2.5 DU/AC
R-3.5 Residential - Up to 3.5 DU/AC
R-5 Residential - Up to 5 DU/AC
R-8 Residential - Up to 8 DU/AC
R-18 Residential - Up to 18 DU/AC
Other Uses
Retail Commercial
Office
Industrial
Business Park
Office/Residential
District Center
Traditional Mixed-Use Neighborhood
City Owned Open Space
Public Parks
Private Parks/Open Space
Golf Courses
Public/Quasi Public
Northeast Comprehensive Land Use Plan (Currently Unincorporated)
Major Creek Corridor On Non-Public Land
Zuni St
Pecos St
Huron St
I-25
144th Ave
136th Ave
128th Ave
120th Ave
McKay Lake
Big Dry Creek
Broomfield
Lowell Blvd
Federal Blvd
North
Northeast Area Plan
WESTMINSTER COMPREHENSIVE LAND USE PLAN
Figure 13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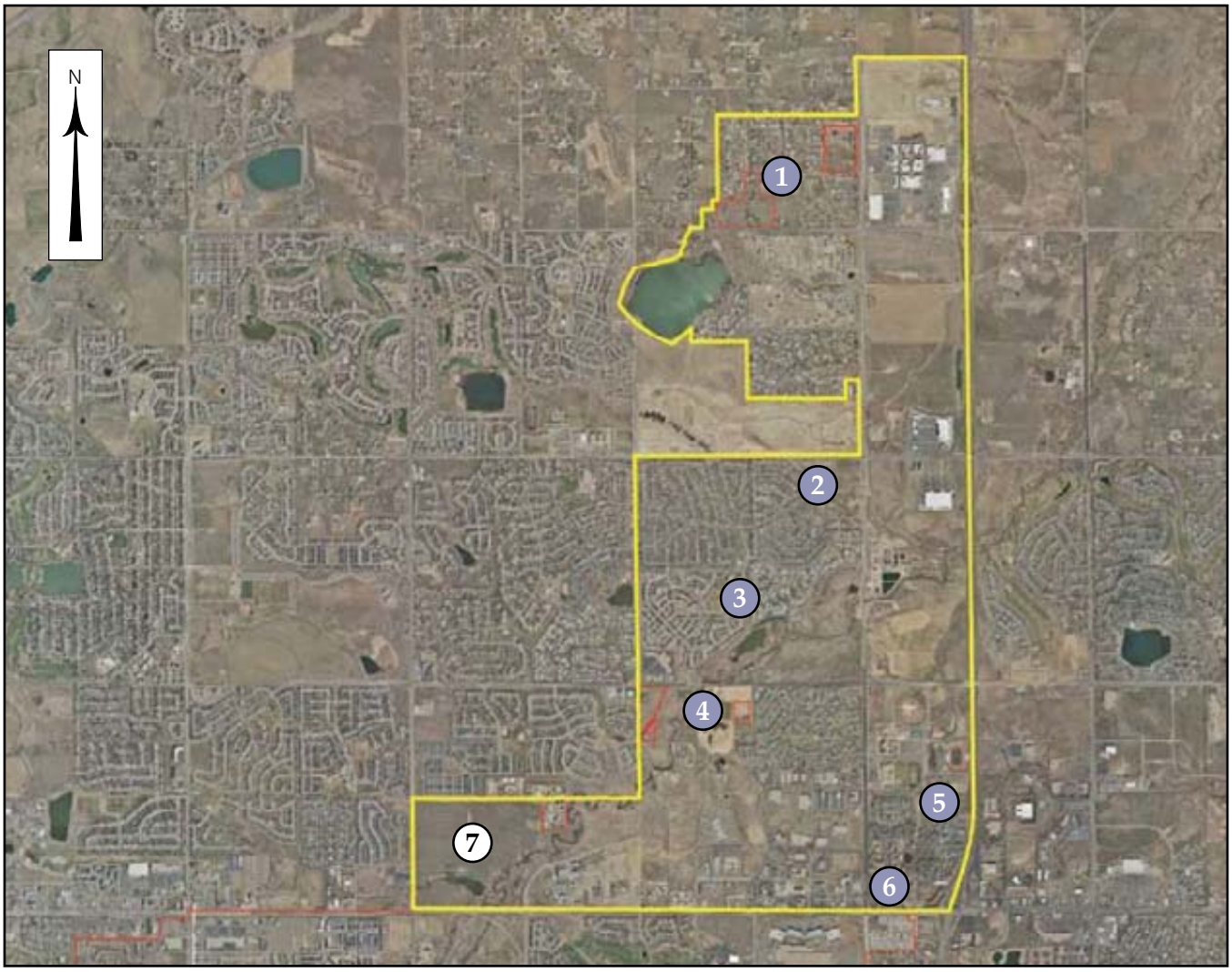
U.S. 36
U.S. 36
Zuni St.
Huron St.
Pecos St.
Federal Blvd.
Sherican Blvd.
Simms St.
Indiana St.
Wadsworth Pkwy.
Interstate 25

NORTHEAST COMMUNITY AREA



Community Area/Park Boundary Out Parcel

PARKS AND PARK SPECIAL USE

1. Cheyenne Ridge Park 5a, N
2. Quails Crossing Park 3.1a, N
3. Amherst Park 11a, N
4. Big Dry Creek Park 21.19a, C
5. Willowbrook Park 8.24a, N
6. Wesley Chapel Cemetery 2.75a, SU

POSSIBLE FUTURE PARKS

7. Metzger Farm SU

a - acres, N - neighborhood, C - community, SU - special use

SUMMARY OF KEY POSSIBLE FUTURE PARKS NEEDS/RECOMMENDATIONS

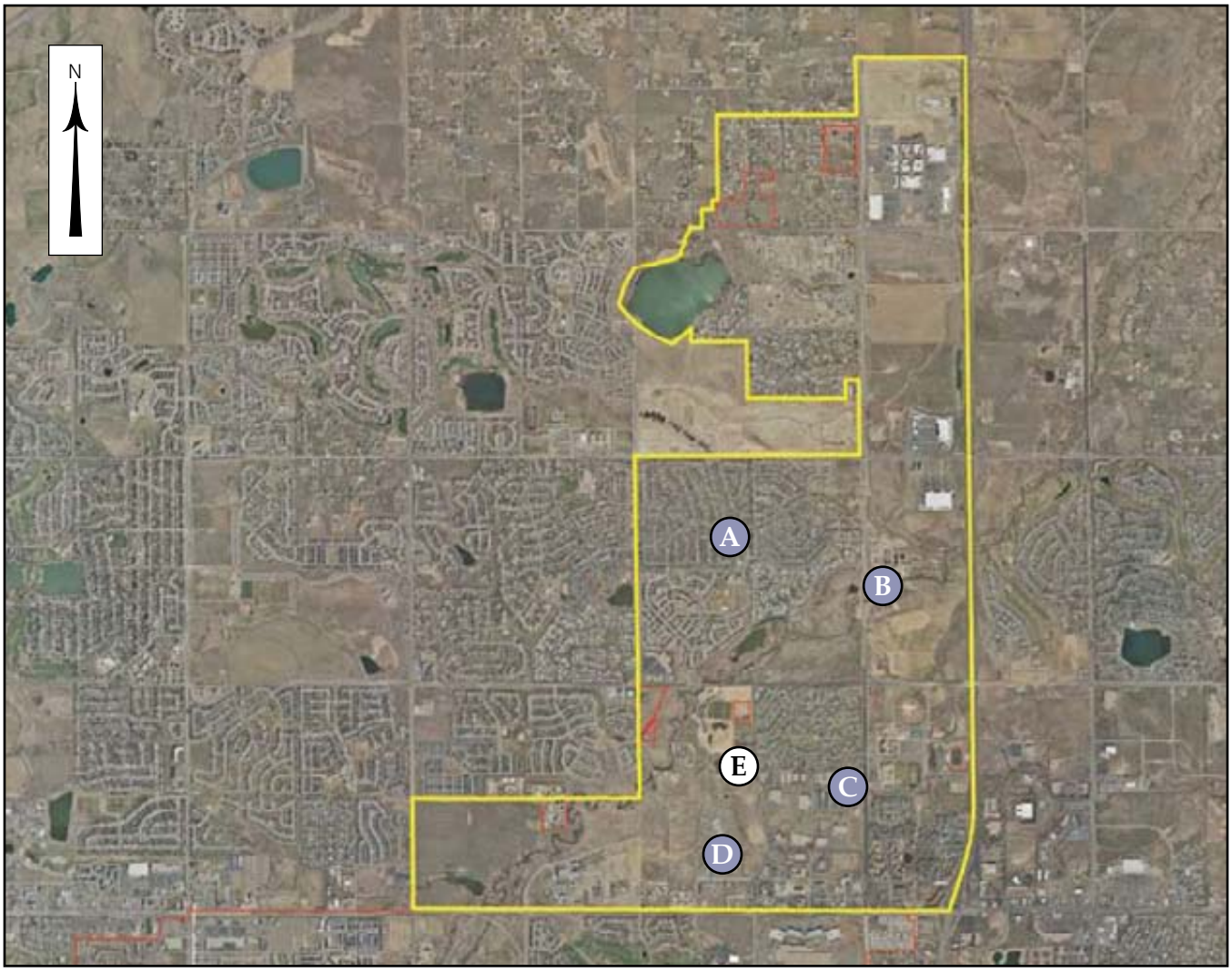
- Consider new secondary trails to connect to Big Dry Creek and McKay Lake
- Explore developing Metzger Farm Open Space in conjunction with Broomfield per the adopted Master Plan
- Potentially improve Wesley Chapel Cemetery within the framework of the *Wesley Chapel Cemetery Preservation Plan* recommendations
- Finalize the McKay Lake Master Plan and possibly begin phased development
- Consider future planning for a culture, mature adult, or branch library, or a combination of these things, at Park Centre.

* *Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

COMPLETED PROJECTS 2004-2009

- Developed Big Dry Creek Community Park
- Developed Cheyenne Ridge Neighborhood Park
- Developed Willowbrook Park addition
- Open Space, in partnership with Broomfield, acquired the Metzger Farm Open Space
- Open Space acquired the Doulos Ministries Open Space property
- Added new trail sections and installed a handicap accessible fishing dock at McKay Lake
- Improvements made to Quails Crossing playlot
- Completed Phase II of Amherst Park improvements
- Improved various sections of Big Dry Creek Trail and bridge crossing near College Pond
- Cheyenne Ridge trail constructed
- Completed trail underpass at Huron and Big Dry Creek, and completed trail connection from Huron to I-25

NORTHEAST COMMUNITY AREA



Community Area/Park Boundary Out Parcel

FACILITIES

None

OTHER PUBLIC FACILITIES

- (A) Arapahoe Ridge Elementary School
- (B) Big Dry Creek Wastewater Treatment Facility
- (C) Fire Station #6
- (D) DeVry University

POSSIBLE FUTURE FACILITIES

- (E) Northeast Resource Center SU

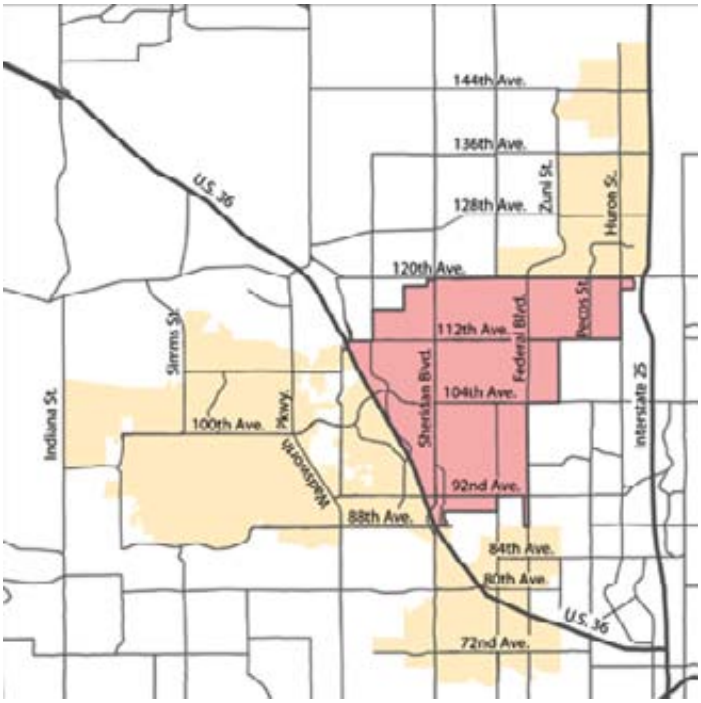
SU - special use

SUMMARY OF KEY POSSIBLE FUTURE FACILITY NEEDS/RECOMMENDATIONS

- Explore developing Northeast Resource Center as a cultural center / mature adult center / branch library as the demand for such a facility unfolds and funding becomes available. Likely this development will not occur within the 5-year timeframe of this master plan.

* *Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

CENTRAL COMMUNITY AREA



The Central Community Area is the most densely populated planning area in the City and logically has the most parks and facilities of any of the planning areas. Bounded by 120th Avenue on the north, 90th Avenue on the south, US-36 on the west, and Huron Street on the east, this section of the City experienced the most rapid growth and development in the decade of the '90s.

Currently, the City's flagship park and recreation complex, City Park, is located here strategically in the "heart" of the City. Also located within this corridor are two of the City's major trail links, Big Dry Creek and the Farmers' High Line Canal. This area also has the Legacy Ridge Golf Course within its' boundaries. There are 18 developed parks, over 28 miles of trail, and over 585 acres of open space, serving an estimated population service area of 36,425. In addition, other City amenities include the Westminster Promenade, Ice Centre at the Promenade, the College Hill Library, and an indoor soccer center jointly owned with Hyland Hills Park and Recreation District. This area is the most fully developed in terms of parks, open space, facilities and trails.

The following descriptions of this planning area are taken in part from the City's "Comprehensive Land Use Plan."

Armed Forces Tribute Garden at City Park
photo courtesy of Ashley Hahn-Severence

Ice Centre at Westminster Promenade

Pages C-2 through C-4 are referenced in part from the "Westminster Comprehensive Land Use Plan," adopted by City Council on June 28, 2004. The "Comprehensive Land Use Plan" was produced by Clarion Associates, 114 East Oak Street, Ft. Collins, CO 80524, and a complete copy can be acquired from Westminster's Community Development Department.

CENTRAL AREA PLAN

OVERALL DESCRIPTION

The Central Area extends from 88th Avenue on the south to 120th Avenue on the north. US 36 serves as the western boundary and the City limits as the eastern boundary. This area offers the greatest mix of land uses in the City. The Westminster Center regional retail area extends into the area along US 36, 92nd Avenue and Sheridan Boulevard. Additional retail commercial development is primarily located at major arterial intersections. Three golf courses are located within the area: The Golf Courses at Hyland Hills, Legacy Ridge Golf Course, and the Ranch Country Club Golf Course. Substantial medium to high-density residential developments are located along major arterials. City Park serves as a community park and city-wide recreation center. Front Range Community College is located along 112th Avenue between Sheridan Boulevard and Lowell Boulevard. The Big Dry Creek open space and trail corridor runs through the northwestern section of the area. Portions of the Shaw Heights Adams County enclave extend into this area.

KEY FEATURES

Additional Employment Center

The Plan includes the development of an additional employment center along the US 36 Corridor north of the Westminster Promenade District Center, between 108th Avenue and 112th Avenue (CirclePoint Corporate Center). An open space buffer running along Westminster Boulevard will shield the Sheridan Green Subdivision from these business park uses.

Retail Commercial at Intersections

The Plan calls for limited retail commercial development at arterial intersections. In most cases, retail commercial development will be limited to one to two quadrants of arterial intersections to meet the needs of neighborhoods without unnecessarily burdening the transportation system or negatively impacting the visual environment.

Where commercial land uses directly abut major open space corridors, such as Big Dry Creek and Hylands Creek, special care should be taken to orient the commercial use to the open space. In no case shall the service side or "back door" of the commercial negatively impact the open space.

Traditional Mixed-Use Neighborhood Development (TMUND)

One large property at 120th and Tennyson Street is developing as a traditional mixed use development (Bradburn) that includes primarily residential development with a variety of lot sizes and architectural styles, retail commercial, open space, parks and public uses.

Bradburn Residential

The property north of Farmers' High Line Canal between US 36 and Sheridan Boulevard is being developed as a 75 acre new urbanist neighborhood development. Uses at this site include a mix of residential uses and supporting commercial and retail. The types of retail uses proposed for this site include "Main Street" shops and neighborhood-oriented retail businesses. Hyland Village has preserved additional open space along Sheridan Boulevard and the Farmers' High Line Canal.

Parks, Open Space, and Trails System
A significant amount of parks, golf courses, and open space are located throughout this area. Currently, numerous trails and greenbelts run throughout the area and provide recreation and transportation opportunities. The Big Dry Creek open space and trail corridor provides connections between area neighborhoods and connects with Westminster City Park. The City's open space and trails system will be expanded in the future. City Park is the centerpiece of the City's expanding open space and park system.

Big Dry Creek at City Park

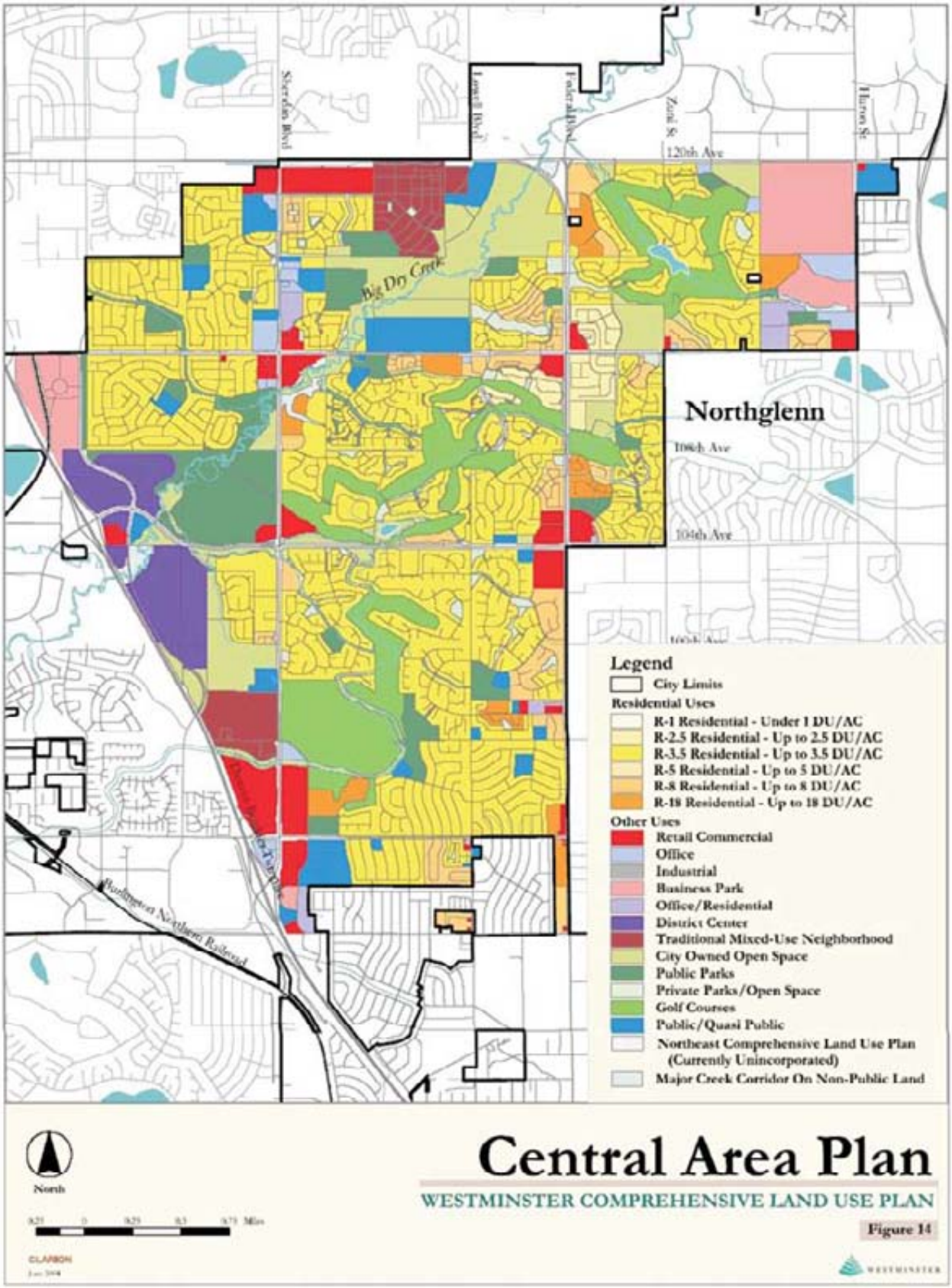
Residential Neighborhoods
Responding to the community's desire for a more balanced mix of housing, a majority of future residential areas in the study area have been designated for lower-density housing. Residential neighborhoods will be buffered from busy roads and high activity nonresidential areas.

View Preservation
In keeping with the City's goal to preserve significant views, view corridors are designated along the following major roadways: US 36, portions of Federal Boulevard, 104th Avenue, and Sheridan Boulevard. The City has development guidelines to ensure that prominent views are preserved.

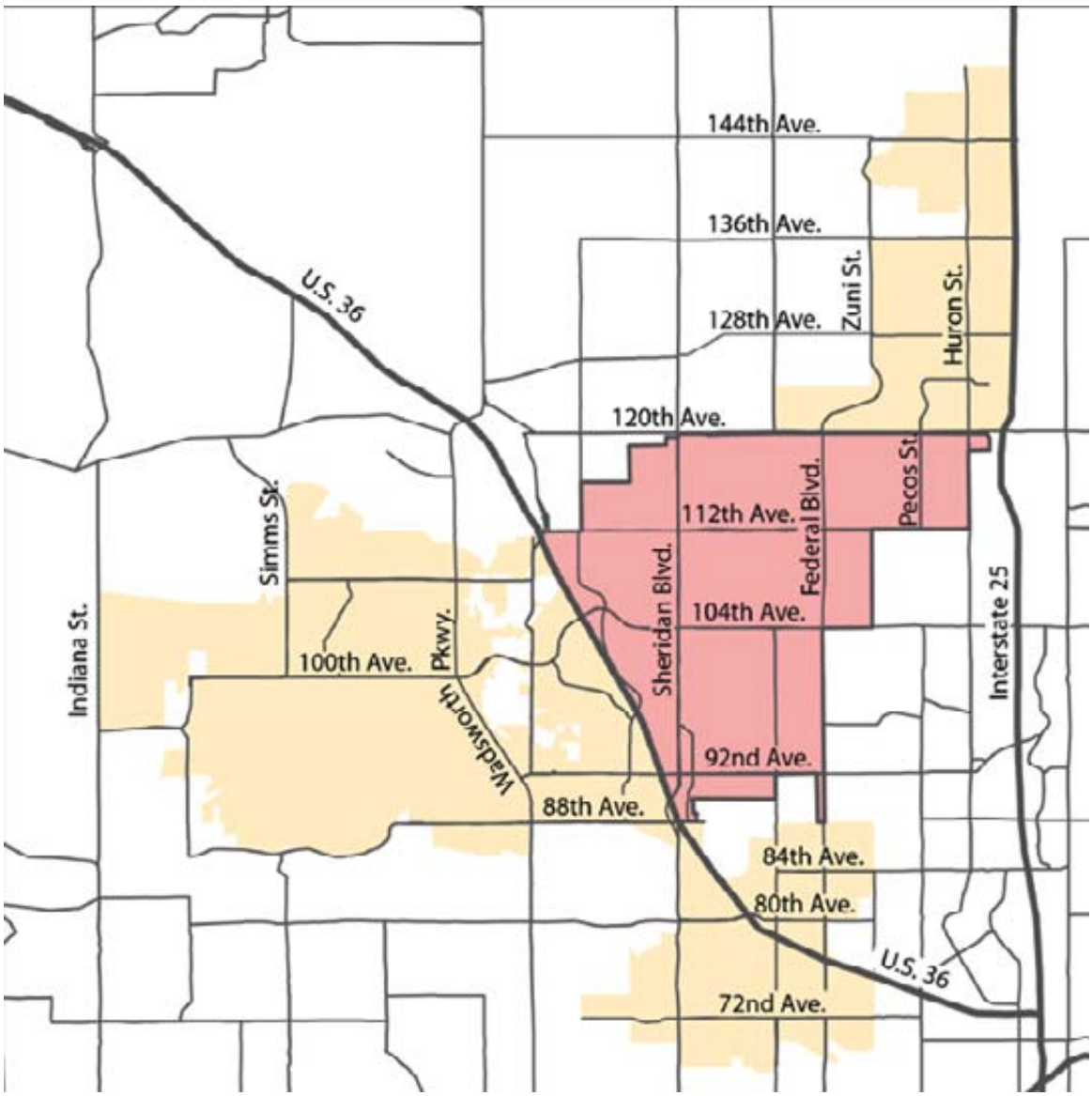
Transportation Improvements
Two existing RTD Park n' Ride facilities serve this area of the City, located at Westminster Center (88th and Yates) and at Wagon Road (120th and Huron). Several transportation improvements are suggested to improve the circulation of the area, relieve traffic congestion, and to accommodate additional development. The US 36 Major Investments Study has identified a number of transportation improvements to the US 36 corridor that will impact this portion of the City. These include:

- US 36 widening to six (6) general purpose lanes;
- High Occupancy Vehicle (HOV) lanes;
- A regional commuter rail station at Church Ranch Boulevard and 88th Avenue and Harlan Street (using the existing Burlington Northern/ Santa Fe railroad right-of-way);
- Bus Rapid Transit stations with parking at Church Ranch Boulevard and Westminster Center (using existing RTD facilities); and
- Bikeways paralleling US 36.

Westminster Boulevard at The Promenade

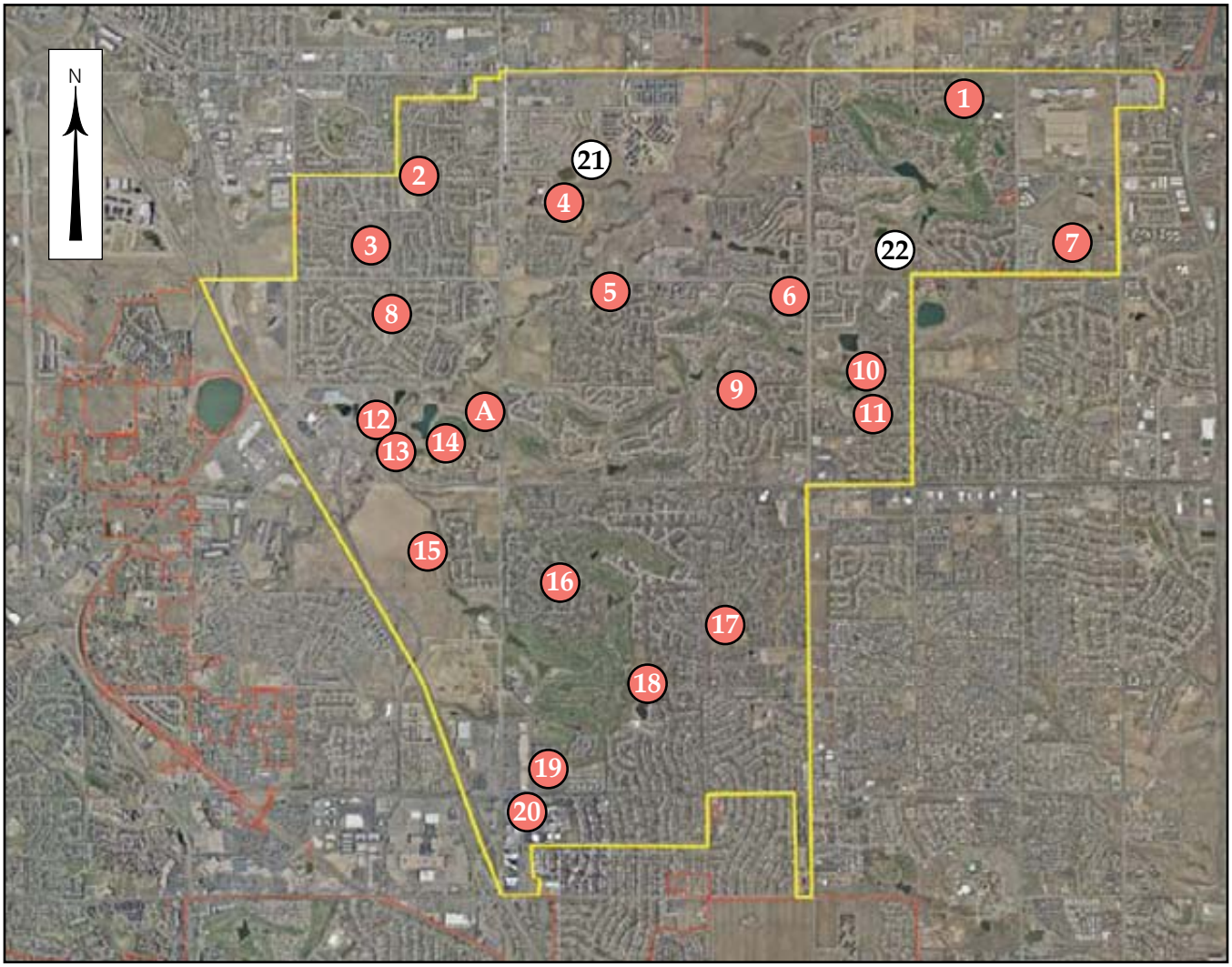

Sheridan Blvd
Lowell Blvd
Federal Blvd
Zuni St
Huron St
120th Ave
Big Dry Creek
Northglenn
108th Ave
104th Ave
Burlington Northern Railroad
Legend
City Limits
Residential Uses
R-1 Residential - Under 1 DU/AC
R-2.5 Residential - Up to 2.5 DU/AC
R-3.5 Residential - Up to 3.5 DU/AC
R-5 Residential - Up to 5 DU/AC
R-8 Residential - Up to 8 DU/AC
R-18 Residential - Up to 18 DU/AC
Other Uses
Retail Commercial
Office
Industrial
Business Park
Office/Residential
District Center
Traditional Mixed-Use Neighborhood
City Owned Open Space
Public Parks
Private Parks/Open Space
Golf Courses
Public/Quasi Public
Northeast Comprehensive Land Use Plan (Currently Unincorporated)
Major Creek Corridor On Non-Public Land
North
Central Area Plan
WESTMINSTER COMPREHENSIVE LAND USE PLAN
Figure 14
CLARION
WESTMINSTER

CENTRAL COMMUNITY AREA



** Park property lines shown on the following pages are illustrative only and may not represent the exact location.*

CENTRAL COMMUNITY AREA



Community Area/Park Boundary Out Parcel

PARKS AND PARK SPECIAL USE

1. Ranch Park 5a, N
2. Ryan Park 13a, N
3. Sherwood Park 10.12a, N
4. Westfield Village Park 25a, C
5. Cotton Creek Park 7.5a, N
6. Stratford Lakes Park 5a, N
7. Westminster T-Ball Complex 6.43a, N
8. Stratford Park 6.4a, N
9. Windsor Park 13a, N
10. Foxshire Park 5.19a, N
11. Meadowlark Park 1a, N
12. Promenade Terrace 1.7a, SU
13. Armed Forces Tribute Garden 1.5a, SU
14. Westminster City Park, Christopher Fields, Soccer Complex & Skate Park 173a, CW
15. Waverly Acres Park 2.25a, N
16. Hampshire Park 5.5a, N
17. Squires Park 16.6a, C
18. Carroll Butts Park 32a, C
19. Westminster Center Park 10a, SU
20. City Hall Sculpture Garden SU

POSSIBLE FUTURE PARKS

21. Weatherstone Park 18.14a, C
22. Vogel Pond / Cooper Property 5a, N

PARK FACILITIES

A. Westminster Park Operations Center SU

a - acres, N - neighborhood, SU - special use, CW - citywide, C - community

SUMMARY OF KEY POSSIBLE FUTURE PARKS NEEDS/RECOMMENDATIONS

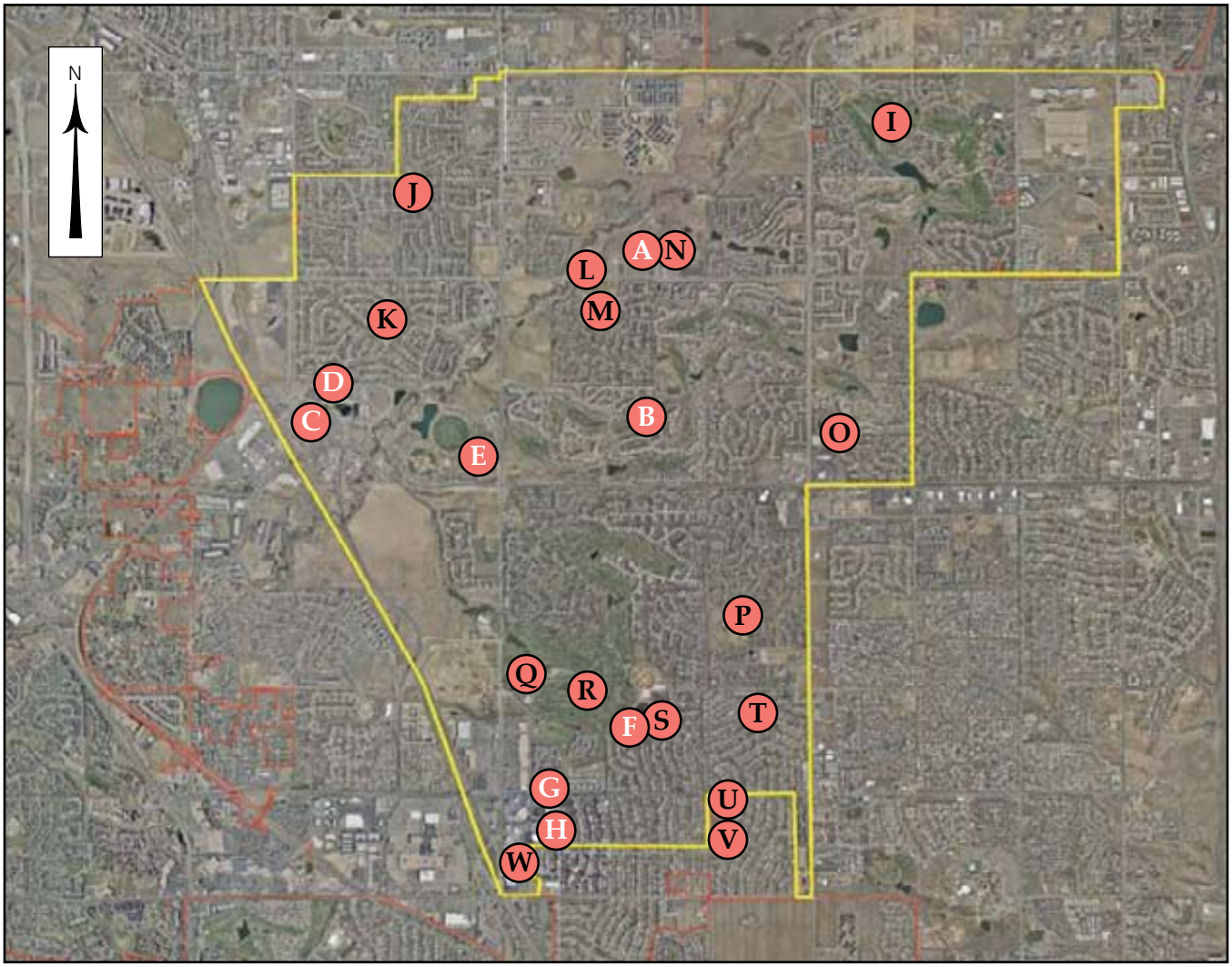
- Explore expanding Westminster T-Ball Complex by developing newly acquired land to the west of the park
- Potentially construct a new covered concert pavilion at Promenade Terrace
- Westminster City Park possible improvements, including:
  - New court game complex north of soccer fields
  - 3-4 new play areas and picnic pavilions throughout site
  - New event/picnic pavilion south end of the lake
  - Explore the feasibility of building a dog park somewhere on the site
- Explore developing Weatherstone Park as an extension of Westfield Village Park
- Explore developing Vogel Pond / Cooper Property neighborhood park, including a trail around the pond

* *Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

COMPLETED PROJECTS 2004-2009

- City Park Aquatics and locker room expansion / renovation, including outdoor splash pad
- Armed Forces Tribute Garden at City Park constructed
- Disc Golf Course at City Park installed
- City Park Skate Park constructed
- Park Operations Center constructed at City Park
- Westfield Village Park constructed
- Westminster Center Park constructed
- Legacy Ridge Golf Course permanent restroom facilities constructed
- Squires Park basketball courts replaced
- Sherwood Park playlot renovated
- Carroll Butts Athletic Park indoor soccer / sports center renovated
- Colorado Rapids Training Center converted to Health & Wellness Center
- Ryan Park renovated
- Ranch Park playlot renovated
- Windsor Park playground renovated
- Hampshire Park rubberized surface installed in playlot
- Sections of Big Dry Creek Trail paved
- Waverly Acres trail constructed
- Trail at Stratford Lakes constructed
- City Park Soccer Fields drainage and turf improvements
- Westminster Promenade improvements completed

CENTRAL COMMUNITY AREA



Community Area/Park Boundary Out Parcel

FACILITIES

- A College Hill Library L, SU
- B Legacy Ridge Golf Course 190a, SU
- C Westminster Promenade 5.02a, SU
- D Ice Centre at the Promenade SU
- E City Park Recreation Center and Fitness Center SU
- F Carroll Butts Athletic Park SU
- G City Hall/Spyglass Point SU
- H Public Safety Center SU

OTHER PUBLIC FACILITIES

- I Ranch Golf Course
- J Ryan Elementary School
- K Sheridan Green Elementary School
- L Fire Station #4
- M Cotton Creek Elementary School
- N Front Range Community College
- O Valley View (Hyland Hills)
- P Rocky Mountain Elementary School
- Q Hyland Hills Adventure Golf
- R The Golf Courses at Hyland Hills
- S Carroll Butts Aquatic Center
- T Sunset Ridge Elementary School
- U Fire Station #2
- V Mesa Elementary School
- W Vista Grande Elementary School

POSSIBLE FUTURE FACILITIES

None at this time

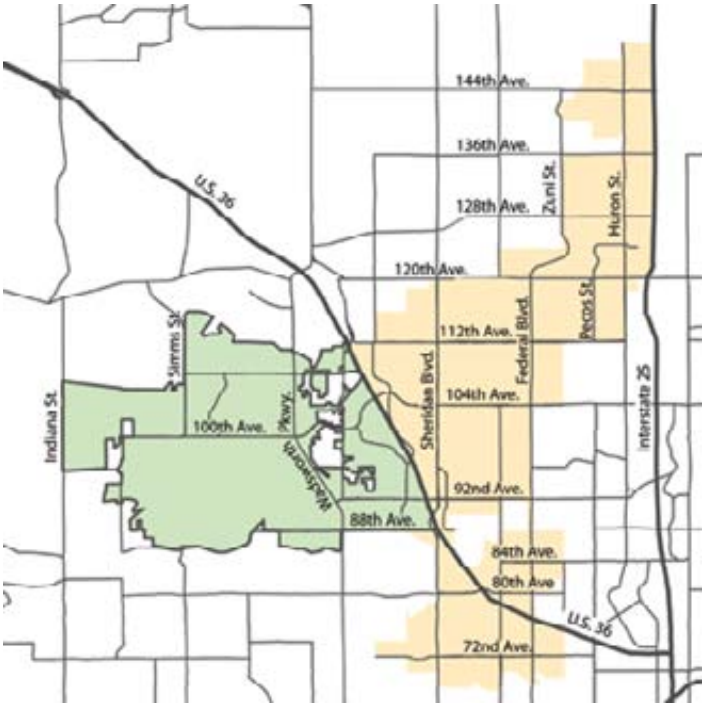
a - acres, L - library, SU - special use

SUMMARY OF KEY POSSIBLE FUTURE FACILITY NEEDS/RECOMMENDATIONS

- Evaluate expansion of City Park Fitness Center, including:
  - Elevated indoor track
  - Additional aerobics/dance room
  - Expanded child care area
  - Expanded fitness area for additional equipment
- Evaluate constructing outdoor banquet area at Legacy Ridge Golf Course

* *Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

WEST COMMUNITY AREA



The West Community Area has the largest parcels of park and open space land of any planning area. This is due primarily to the acquisition in 1999 of Standley Lake Regional Park (2,327 acres) and the Westminster Hills open space (1,000+ acres). This area is bounded by U.S. 36 on the east, Indiana Street on the west, 112th Avenue on the north and 88th Avenue on the south.

Also located within this planning area is The Heritage Golf Course at Westmoor, West View Recreation Center, Countryside Community Center and outdoor pool, as well as several neighborhood parks. The Big Dry Creek and Farmers' High Line Trails both originate at Standley Lake and extend northeast and east several miles to the City's eastern boundary. The Walnut Creek Trail runs from the northwest to its connection to the Big Dry Creek Trail in the Central Community Area. There are 18 developed parks, over 36 miles of trail, and over 1,565 acres of open space, serving an estimated population of 33,735.

Emphasis will be placed on completing the Standley Lake Park development plan, as well as evaluating additional parkland and open space purchases.

The following descriptions of this planning area are taken in part from the City's "Comprehensive Land Use Plan."

West View Recreation Center

Standley Lake

Pages W-2 and W-4 are referenced in part from the Westminster "Comprehensive Land Use Plan," adopted by City Council on June 28, 2004. The "Comprehensive Land Use Plan" was produced by Clarion Associates, 114 East Oak Street, Ft. Collins, CO 80524, and a complete copy can be acquired from Westminster's Community Development Department.

WEST AREA PLAN

OVERALL DESCRIPTION

The West Area includes areas west of US 36 extending to Indiana Street and north of 86th Avenue. Major features that have influenced the Plan for this area include the Standley Lake Regional Park, significant open space west of Simms Street, substantial retail development at and adjacent to the Westminster Mall, Jefferson County enclave along Wadsworth Boulevard, vacant land north of 108th Avenue, and retail development along Wadsworth Boulevard. The Big Dry Creek, Niver Canal, Walnut Creek, and Farmers' High Line Canal open space and trail corridors provide connections between area neighborhoods and from residential areas to business and commercial sites. The Plan includes the Standley Lake District Center and Westminster Center District Center that create community focus and identity for this area.

KEY FEATURES

Standley Lake District Center

See detailed description of this area located on page IV-29 of the Westminster "Comprehensive Land Use Plan."

Westminster Center District Center

See detailed description of this area located on page IV-30 of the Westminster "Comprehensive Land Use Plan."

Northeast Comprehensive Development Plan

The "Northeast Comprehensive Development Plan" (adopted by Jefferson County and Westminster in 1996) governs land use in the unincorporated areas (see Chapter VI) of the Westminster "Comprehensive Land Use Plan."

Preservation of Significant Views

The West Area has significant views of the foothills. Maintaining views is an important objective of the Plan. The City has assigned a view corridor overlay along roadways that provide significant views. In this area, these view corridors include Indiana Street (east side) from 96th Avenue to 112th Avenue, along Simms Street from 100th Avenue to Walnut Creek, on 100th Avenue on the south side abutting Standley Lake, on Wadsworth Parkway looking west, and on the north side of 92nd Avenue.

Parks, Open Space and Trails

Standley Lake Regional Park

Standley Lake Regional Park, consisting of 2,327 acres of passive open space (including the 1,200-acre lake), is owned and operated by the City of Westminster. Park users enjoy boating, fishing, and many miles of trails for walking and bicycling. Due to its size and location, the park effectively forms the western edge of the City.

Westminster, the Cities of Thornton and Northglenn, and the Farmers Reservoir and Irrigation Company (FRICO) own the water rights. Standley Lake is a drinking water supply for three cities, so due to water quality issues, no swimming or wading is allowed. The northwest area of the park is part of a bald eagle nesting site, and is closed to the public to ensure the safety of the bald eagles.

In 2008, the City became the first program in the nation to design and implement a strict protection programed aimed at acquatic nuisance species, notably the zebra mussel and quagga mussel. Standley Lake will likely retain this program indefinitely to protect drinking water, infrastructure, and public health.

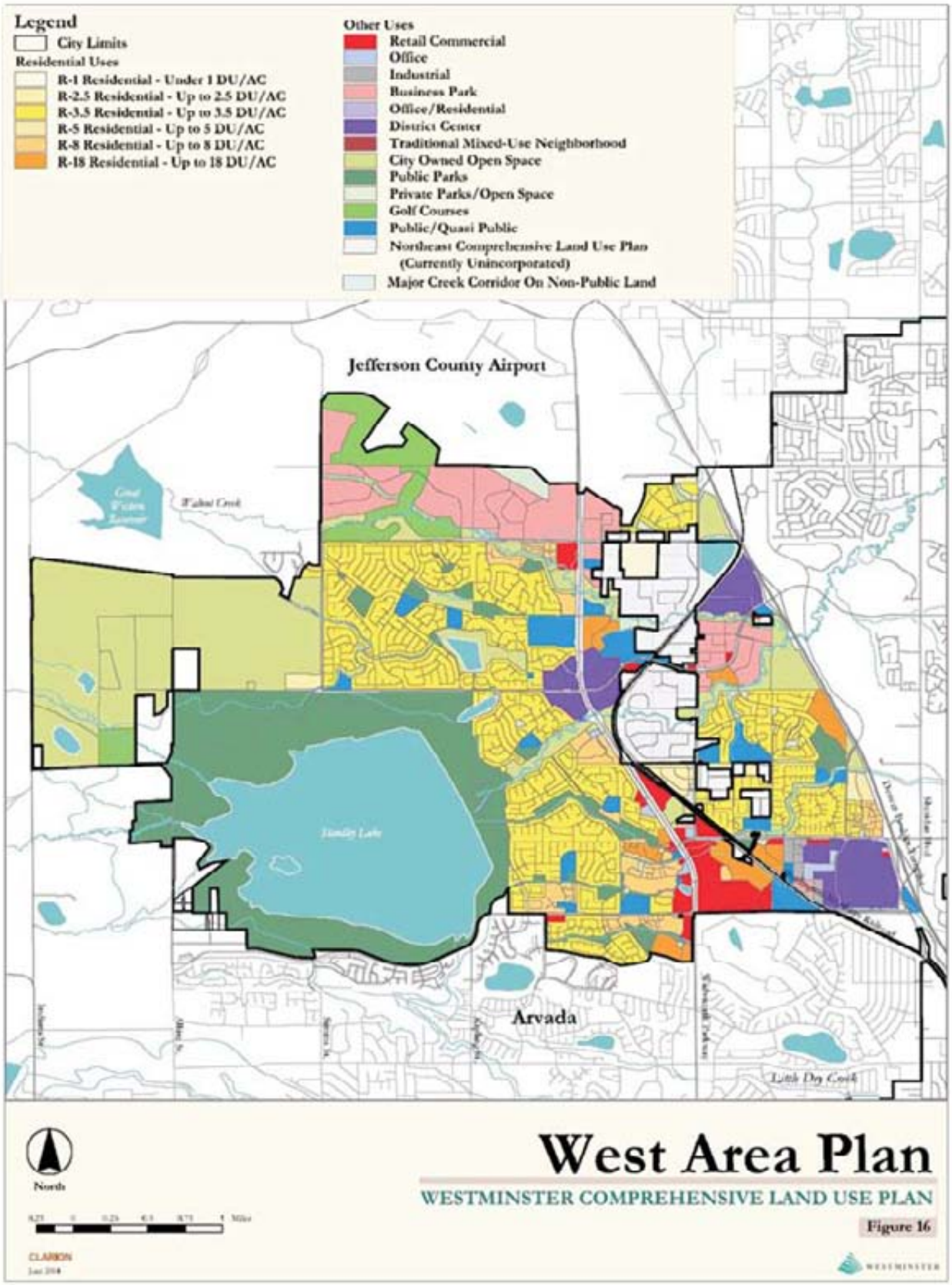
Standley Lake Regional Park

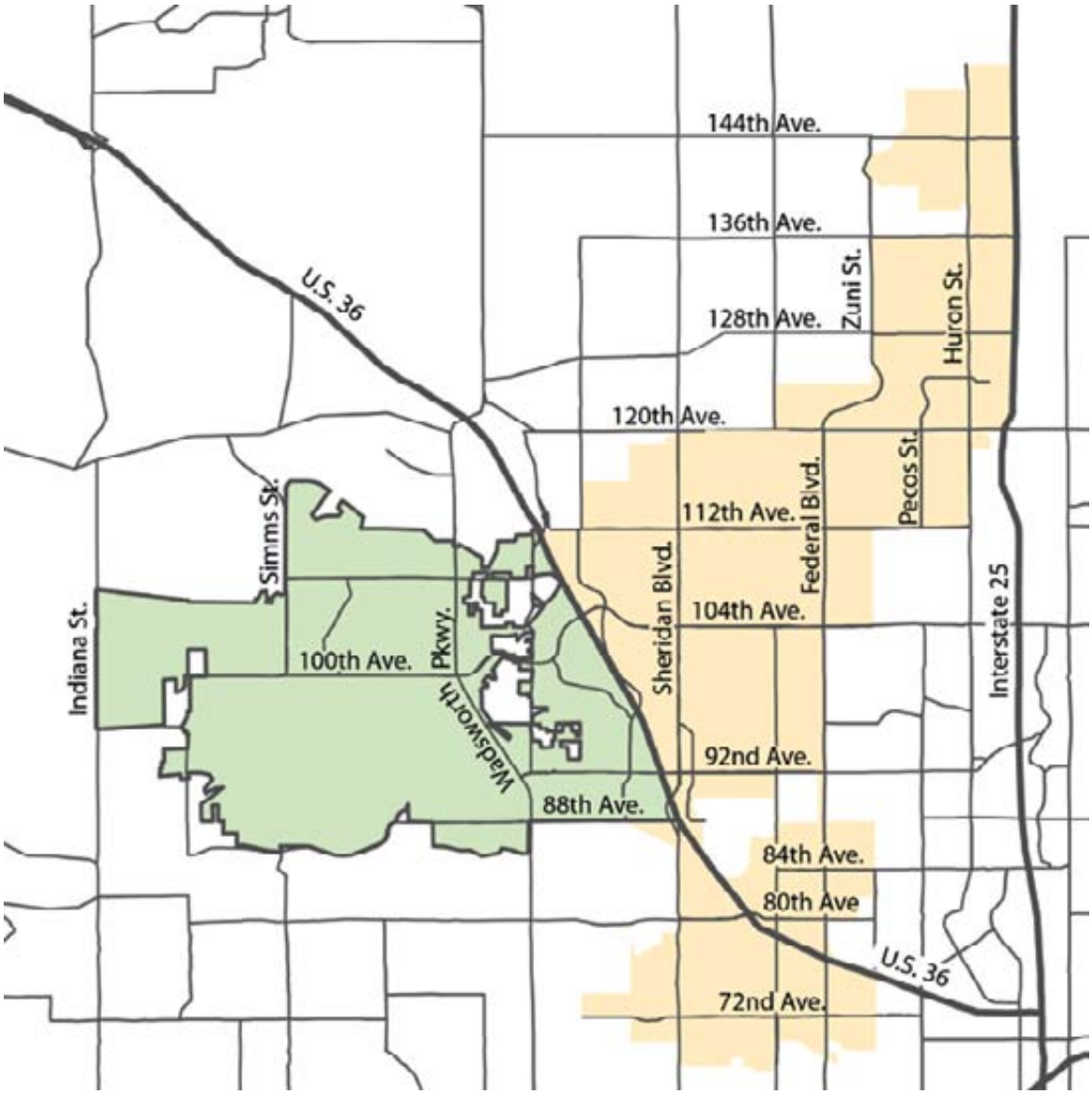
Other Open Space and Parks

Other significant open space and parks in the west area include:

- Westminster Hills Open Space - over 1,000 acres north of 100th Avenue west of Simms Street
- Rocky Flats - a 6,240-acre Federal wildlife refuge with 16,000 acres of total open space between Standley Lake and the foothills
- The Heritage Golf Course at Westmoor and Walnut Creek Open Space

The Heritage Golf Course at Westmoor


Legend
City Limits
Residential Uses
R-1 Residential - Under 1 DU/AC
R-2.5 Residential - Up to 2.5 DU/AC
R-3.5 Residential - Up to 3.5 DU/AC
R-5 Residential - Up to 5 DU/AC
R-8 Residential - Up to 8 DU/AC
R-18 Residential - Up to 18 DU/AC
Other Uses
Retail Commercial
Office
Industrial
Business Park
Office/Residential
District Center
Traditional Mixed-Use Neighborhood
City Owned Open Space
Public Parks
Private Parks/Open Space
Golf Courses
Public/Quasi Public
Northeast Comprehensive Land Use Plan (Currently Unincorporated)
Major Creek Corridor On Non-Public Land
Jefferson County Airport
Walnut Creek
Standley Lake
Arvada
Little Dry Creek
North
West Area Plan
WESTMINSTER COMPREHENSIVE LAND USE PLAN
Figure 16
CLARION
WESTMINSTER



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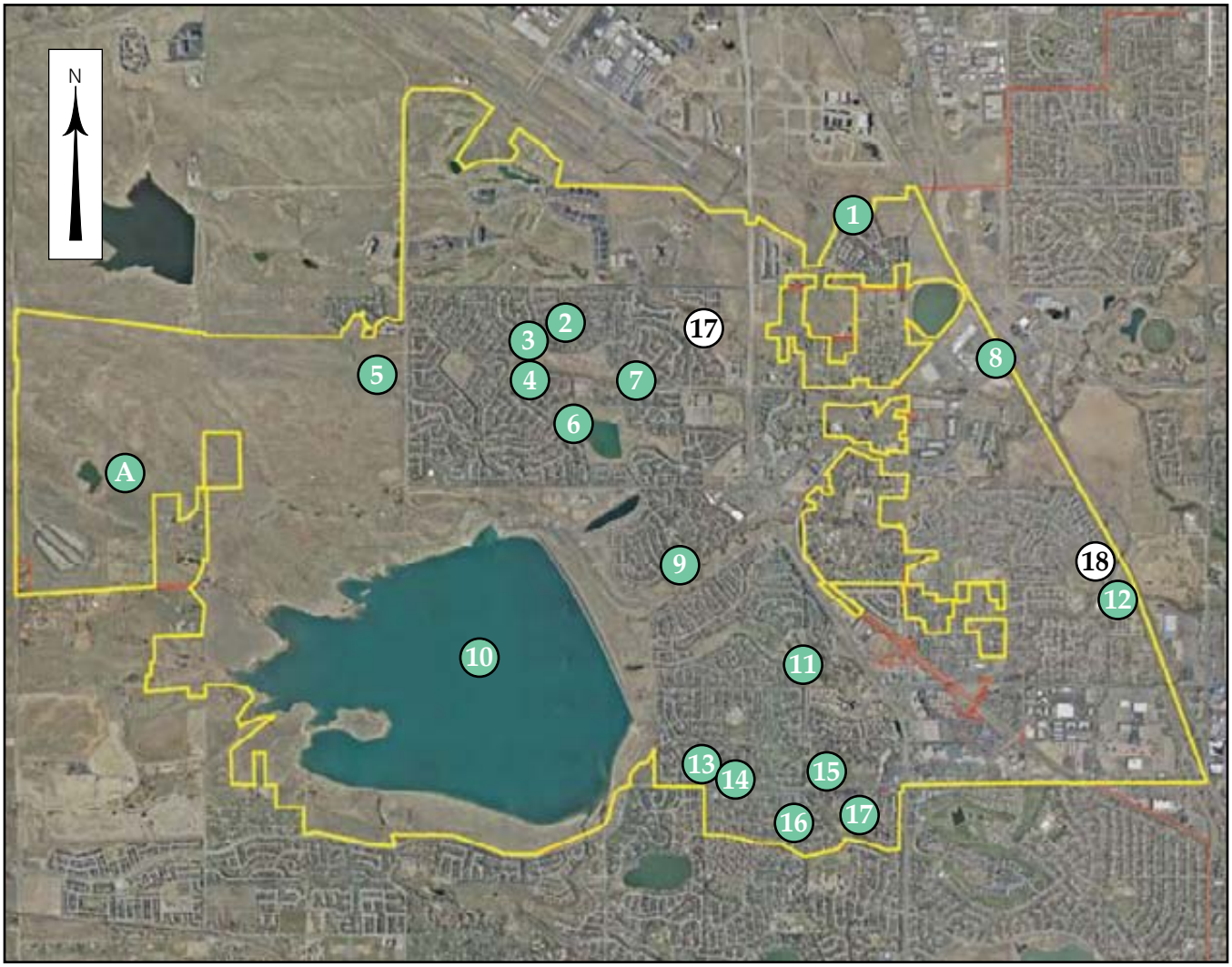
WEST COMMUNITY AREA



Community Area/Park Boundary Out Parcel

PARKS AND PARK SPECIAL USE

1. Green Knolls Park 4.8a, N
2. Chelsea Park 3.2a, N
3. Countryside Ballfields 7.5a, SU
4. Countryside Park 10a, N
5. Westminster Hills Open Space Off-Leash Dog Park 1,000+a, SU
6. Kensington Park 2.1a, N
7. Mayfair Park 10.4a, N
8. Sensory Park 0.51a, SU
9. Westbrook Park 6a, N
10. Standley Lake Regional Park 2,327a, R
11. Oakhurst Phase One/Two 22.6a, C
12. Trendwood Park 4.7a, N
13. Somerset Park 1.7a, N
14. Kings Mill Park 3.7a, N
15. Dover Square Park 5.4a, N
16. Trailside Park 10a, N
17. Nottingham Park 6.8a, N

POSSIBLE FUTURE PARKS

17. Walnut Grove Park 6.1a, N
18. Westcliff Park 16.04a, C

PARK FACILITIES

A. Open Space and Forestry Operations 18a, SU

a - acres, N - neighborhood, SU - special use, R - regional, C - community

SUMMARY OF KEY POSSIBLE FUTURE PARKS NEEDS/RECOMMENDATIONS

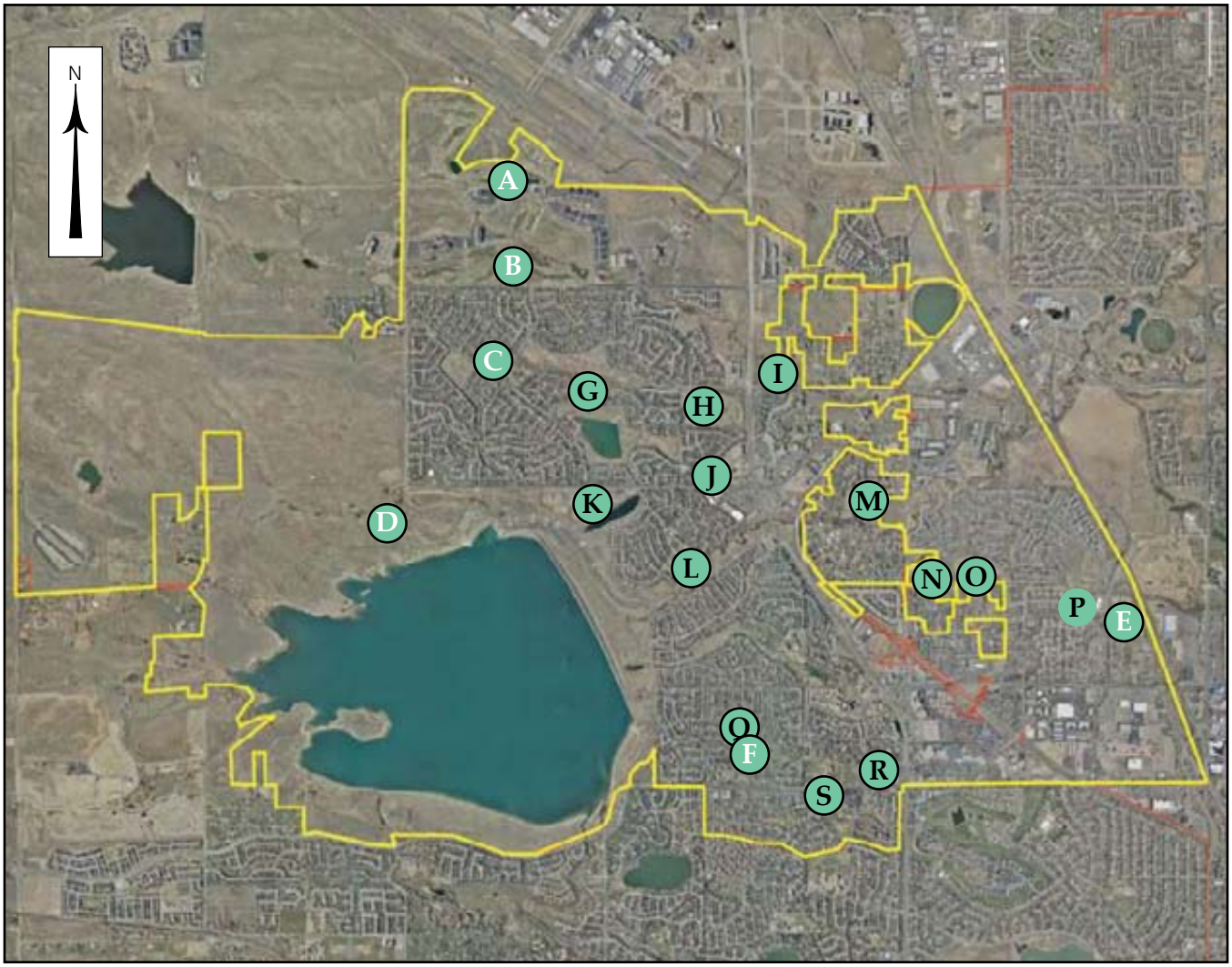
- Explore developing Walnut Grove Park (neighborhood)
- Explore developing Westcliff Park (community)
- Potentially relocate the City Greenhouse operation to the Open Space and Forestry Operations site along with other site improvements, including possible recreation facilities
- Continue developing phases of Standley Lake Regional Park per the Master Plan
- Further evaluate converting certain areas of the park to designated open space
- Explore improving Dover Square Park with benches and picnic tables
- Evaluate converting Kings Mill Pool to outdoor zero-depth splash pad

* *Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

COMPLETED PROJECTS 2004-2009

- Kensington Park renovated with hand-carved totem poles, fire pits and trail improvements
- Countryside Pool improvements completed
- Standley Lake accessible fishing pier and parking area constructed
- Main roads at Standley Lake paved
- Standley Lake boat storage yard improved and expanded
- Standley Lake permanent restroom facility constructed to serve western campground area
- Standley Lake maintenance & storage facility constructed
- Inspection & Spray Station constructed at Standley Lake for Aquatic Nuisance Species program
- Oakhurst Park shelter and playground renovated
- Nottingham Park playground renovated
- Chelsea Park rubberized surface installed in playlot
- Sommerset Park rubberized surface installed in playlot
- Sensory Park rubberized surface installed in playlot
- Open Space & Forestry Operations Center entry road paved
- Trail underpass at Wadsworth Boulevard & Big Dry Creek Trail constructed
- Big Dry Creek Trail linkage constructed at Panorama Trail at Westcliff
- Parking area and community gardens constructed at Semper Farm

WEST COMMUNITY AREA



Community Area/Park Boundary Out Parcel

FACILITIES

- A Heritage Golf Course at Westmoor 224a, SU
- B West View Recreation Center SU
- C Countryside Pool and Community Center SU
- D Standley Lake Nature Center SU
- E Westminster Sports Center SU
- F Kings Mill Pool SU

OTHER PUBLIC FACILITIES

- G Witt Elementary School
- H Standley Lake High School
- I Northwest Water Treatment Facility
- J Fire Station #5
- K Future Wayne Carl Middle School
- L Lucas Elementary School
- M Jefferson Academy Charter School
- N Semper Elementary School
- O Mandalay Middle School
- P Betty Adams Elementary School
- Q Zerger Elementary School
- R Fire Station #3
- S Moore Middle School

POSSIBLE FUTURE FACILITIES

None at this time

SU - special use

SUMMARY OF KEY POSSIBLE FUTURE FACILITIES NEEDS/RECOMMENDATIONS

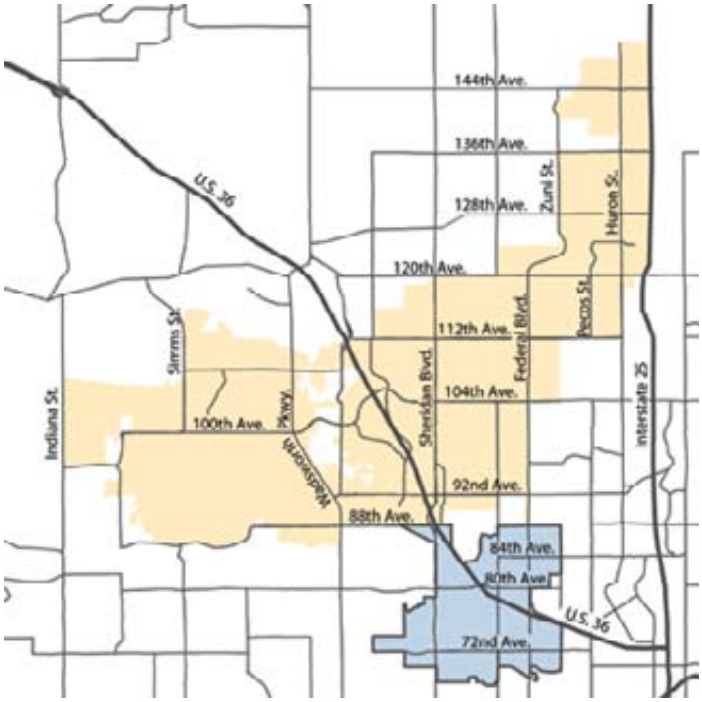
- Evaluate expansion of The Heritage Golf Course at Westmoor for an additional nine-hole regulation or executive layout (design would include a new cart barn and expanding banquet capabilities)
- Potentially construct outdoor or indoor pool at West View Recreation Center, which is part of the original Master Plan for the facility
- Evaluate construction of a new Adult Resource/Branch Library at West View Recreation Center site
- Evaluate alternate uses for former Countryside Community Center building
- Evaluate razing Kings Mill Headstart building or revising lease agreement to reduce the City's financial obligation for infrastructure repairs

* *Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

COMPLETED PROJECTS 2004-2009

- Heritage Golf Course permanent restroom facilities constructed

SOUTHEAST COMMUNITY AREA



The Southeast Community Area is where the phenomenal growth of Westminster as a major suburban community began. Bounded by 90th Avenue on the north, 70th Avenue on the south, Zuni Street on the east and areas west of Sheridan Boulvevard on the west, this area has seen extensive redevelopment efforts over the last decade. Some of the City's oldest parks, as well as its first community recreation facility, the Swim and Fitness Center, are located in this planning area.

Because this area has virtually been built out for several years, a significant focus has been placed on redevelopment. A good example of this is the redevelopment of the old Westminster Plaza area into a new Safeway grocery and retail area. This also has resulted in a new library and park having been built (Irving Street Library and Park) at 74th Avenue and Irving Street.

In addition, the Swim and Fitness Center has been completely renovated with a new indoor pool complex, expanded weight room and other building improvements. Plans to expand this facility someday to add facility offerings are being studied.

There are 16 developed parks, 4 miles of trails and over 80 acres of open space serving an estimated population of 31,003. Several parks within this planning area have been renovated and new facility offerings like the new Top Spin courts at Skyline Vista, located at 72nd Avenue and Zuni Street, have been completed. Trail enhancements have included the development of the Little Dry Creek Trail now connecting to a regional trail system within the metropolitan regional trail corridor.

Emphasis for this area will continue to be on renovating and redeveloping existing parks and facilities to keep this area of the park system up-to-date. If opportunities arise for additional parkland acquisition, Staff will pursue these possibilities diligently.

The following descriptions of this planning area are taken in part from the City's "Comprehensive Land Use Plan."

Swim and Fitness Center

Bowles House

Pages SE-2 and SE-6 are referenced in part from the Westminster "Comprehensive Land Use Plan," adopted by City Council on June 28, 2004. The "Comprehensive Land Use Plan" was produced by Clarion Associates, 114 East Oak Street, Ft. Collins, CO 80524, and a complete copy can be acquired from Westminster's Community Development Department.

SOUTHEAST AREA PLAN

OVERALL DESCRIPTION

The Southeast Area is predominately developed with the exception of the Pillar of Fire property at 84th Avenue and Federal Boulevard, and the area at the southeast corner of 72nd Avenue and Federal Boulevard. The area is characterized by older, well-maintained single-family neighborhoods and numerous, scattered multi-family developments, some of which are in need of reinvestment. The Westminster Plaza Shopping Center at 72nd Avenue and Federal Boulevard, once the City's main shopping area for goods and services that later deteriorated economically and physically, has been successfully redeveloped. Marginally used industrial areas along Little Dry Creek between Federal Boulevard and Raleigh Street provide a significant redevelopment opportunity.

In recent years, considerable redevelopment and historic preservation has occurred in the neighborhood, notably along Lowell Boulevard north of 73rd Avenue and in the City's historic downtown at 73rd Avenue and Bradburn Boulevard. The area south of 72nd Avenue is expected to experience significant redevelopment activity related to the communter rail station for the northwest rail line planned for a site at about 70th Avenue and Irving Street.

Bradburn Boulevard historic area

Undeveloped and marginally-used land along Little Dry Creek located in unincorporated Adams County are strategically placed for annexation and improvement, providing an opportunity to enhance the City's southern gateway. The Little Dry Creek open space and trail corridor provides important inter-community connections and provides access to the Clear Creek trail system and on into Denver for bicycle commuters. A portion of the unincorporated enclave of Shaw Heights is located within this area. The plan generally calls for the continue redevelopment and enhancement of this area.

Historic Home, Southeast Area

KEY FEATURES

South Westminster District Center

See detailed description of this district located on page IV-29 of the "Westminster Comprehensive Land Use Plan."

Special Historic Restoration Project at 73rd Avenue and Bradburn Boulevard

This historic area represents Westminster's origins. The area is generally bounded by 74th Avenue, Lowell Boulevard, 72nd Avenue, and Bradburn Boulevard. The Bowles home was built here in the 1870's and is now a museum. The 73rd Avenue/Bradburn Boulevard area is proposed to be restored to revive the character and heritage of this part of the City. The historic area will include a specialty commercial node to help spur redevelopment in the Urban Renewal Area (URA). The Little Dry Creek open space and trail corridor provides bicycle and pedestrian access to the historic area and is

an important amenity. New development and renovation within the area should adhere to the design guidelines identified in the 73rd Avenue and Bradburn Boulevard Sketch Plan and updated in conjunction with restoration efforts. For example, street lights which reflect the historic character of the area, such as the street lights recently installed along 73rd Avenue should be used throughout the area. This area will be supported in part by other development, including Transit-oriented development at 71st Avenue and Irving Street.

Preserve and Enhance Residential Neighborhoods

Residential areas, which are for the most part attractive and well-maintained, will be preserved and enhanced to increase their appeal and desirability for existing and future residents. Efforts promoting infill development of compatible townhouse and single family homes will be encouraged to attract a diverse range of residents. Efforts will further promote improvements to existing dwellings to better meet the needs of existing and new households.

Commercial Improvements Along Arterials

The Plan promotes commercial redevelopment along 72nd Avenue from Canosa Court to Raleigh Street, Federal Boulevard from 69th Avenue to 84th Avenue, and Sheridan Boulevard between 70th and 88th Avenues. The City will limit strip commercial development along arterials through strategies such as streetscape improvements, land assemblage for redevelopment, and other strategies to help improve the image of the area. The City has worked to enhance decorative street lighting in the area, and provide for utility undergrounding and other street improvements in recent years.

Parks, Open Space, and Trails System

The Southeast Area includes a number of parks, trails, and open spaces, including:

- Little Dry Creek Park (proposed) and Trail;
- Allen Ditch Trail;
- Trail from 73rd/Bradburn to the Irving Street Library (proposed); and
- Trails along Lowell, Bradburn, and 76th Avenue (proposed).

Increased recreational opportunities, including parks, recreation centers, and trails, have been developed in the area. Additional trails will connect Westminster Plaza, Westminster Center, Little Dry Creek, and Hidden Lake. The Plan calls for improved pedestrian circulation by developing an interconnected sidewalk system that enhances existing sidewalks and builds additional sidewalks.

Pillar of Fire

The Pillar of Fire Church owns significant tracts of land in all of the quadrants of the 84th Avenue and Federal Boulevard intersection, totaling more than 250 acres. Existing facilities include church, schools, and associated recreational and support facilities. The 160-acre, vacant parcel immediately north of the Pillar of Fire Church has been proposed by private interests to be developed as a residential neighborhood with supporting commercial facilities. Development on Pillar of Fire land should recognize and take advantage of the significant views and historical context of this important area. In addition, dedi-

Pillar of Fire

cation of land for a much needed community park will be required. The area that the church owns that is south of 84th Avenue and west of Federal Boulevard contains several significant historical sites and buildings, including the former Westminster University (and now Pillar of Fire Church), an historic cemetery, and several historic incidental structures. Some of this land is in unincorporated Adams County. This entire area would be an excellent candidate for a "Historic District," and any future development within or adjacent to this area should take special care that the character of this area is sensitively maintained.

Community Image and Design

The City will work with Adams County to limit undesirable uses in unincorporated areas that are adjacent to the City and to help improve the overall image of adjacent unincorporated areas and enclaves (Shaw Heights). Improved right-of-way landscaping is proposed to occur along Federal Boulevard, Sheridan Boulevard, 72nd Avenue, Lowell Boulevard, and Bradburn Boulevard.

South Westminster Strategic Revitalization Plan

In 2001, the City completed a Strategic Revitalization Plan to provide guidance to the City Council, Staff, and the community in developing programs and funding projects within the South Westminster area. The Plan builds upon strengthening and promoting positive aspects of the neighborhood, while looking to establish solid foundations to remedy problems that must be addressed to achieve revitalization efforts. The Plan focuses on strategies in five general categories: housing, economic development, community image and character, public facilities and services, and mass transit. The plan is in the process of being updated at the time this Master Plan was printed.

Capital Reinvestment and Enhancement Projects

The City, in partnership with the Westminster Economic Development Authority, the Westminster Housing Authority, and private developers have invested, and will continue to invest, in improving the capital infrastructure to support redevelopment and improve the visual character of the Area. Investments made to date, totaling over $130 million, include the following:

- Redevelopment of the Westminster Plaza shopping center;
- Redevelopment of the Northgare and LaConte shopping center;
- Streetscape improvements to 72nd Avenue, Federal Boulevard, and 73rd Avenue;
- Construction of the Irving Street Library and Park;
- Landscaping and park-related improvements to the Career Enrichment Park (CEP);
- Expansion to the Westminster Swim and Fitness Center;
- Construction of Skyline Vista Park;
- Refurbishment of Terrace Park; and
- The Westminster Community Senior Center (The MAC).

Other projects in the planning phase to be implemented over the next several years include:

- Streetscape improvements along Bradburn Boulevard, Irving Street, and 76th Avenue;
- Creation of a large community park along Little Dry Creek;
- Enhancements and redevelopment within the historic town area at Bradburn Boulevard and 73rd Avenue; and
- Redevelopment and improvements in conjunction with a potential commuter rail project.

Promotion of Public/Private Partnerships

Improvement and redevelopment of the area necessitates the promotion and utilization of partnerships between several governmental agencies and the private development sector. As such, the City has provided, and will continue to provide, the necessary financial and regulatory incentives to facilitate such activity. As a

significant partner, the Westminster Economic Development Authority brings the use of tax increment funding to the table to assist developers in offsetting excessive development costs. The Westminster Housing Authority has worked with the City in a capacity to provide bridge financing and funding flexibility to make redevelopment viable. Combined with the City's involvement, the development community has been willing to step to the table to partner in redevelopment endeavors that are changing the character and livability of the neighborhood.

Future Transit-Oriented Development Area (South Westminster Transit Center)

A major endeavor in the South Westminster area involves the redevelopment of approximately 120 acres of land in the general area bounded by 72nd Avenue, 68th Avenue, Federal Boulevard, and Lowell Boulevard. The South Westminster District Center would be enlarged to include this area. Mostly lying within the City's first urban renewal area, the project is intended to transform an older, blighted area into a successful mixture of residential, office, and commercial uses around a new commuter-rail station. The planned rail station is to be located in the vicinity of the intersection of the Burlington Northern/ Santa Fe Railroad tracks and Irving Street.

Redevelopment plans being prepared for the area would encourage the development of new residential dwellings, significant new retail space, office and industrial flex space. About 35 acres of the project area would be developed as a major linear park along Little Dry Creek.

England Park/Little Dry Creek Redevelopment Area

The City's old water treatment plant and adjoining City-owned property along Little Dry Creek between Raleigh Street and Lowell Boulevard offers a unique redevelopment opportunity to provide a new residential neighborhood. Concept plans for the area envision a mix of single family and townhouse dwellings, designed in accordance with traditional neighborhood design principles. Upon redevelopment, this area may accommodate 150 or more homes.

Preservation of Significant Views

The Southeast Area offers some of the most panoramic views in the City of the Denver skyline and the foothills. Maintaining views is an important objective of the Plan. The City has assigned a view corridor overlay along roadways that provide significant views. In this area, these corridors include the west side of Federal Boulevard from 84th Avenue to 88th Avenue and the south side of 84th Avenue. In addition, Lowell Boulevard provides views to the west. South of the Denver-Boulder Turnpike, view corridors are designated on 80th Avenue from US 36 to Raleigh Place, along Sheridan Boulevard, on Bradburn Drive, and west of Hidden Lake.

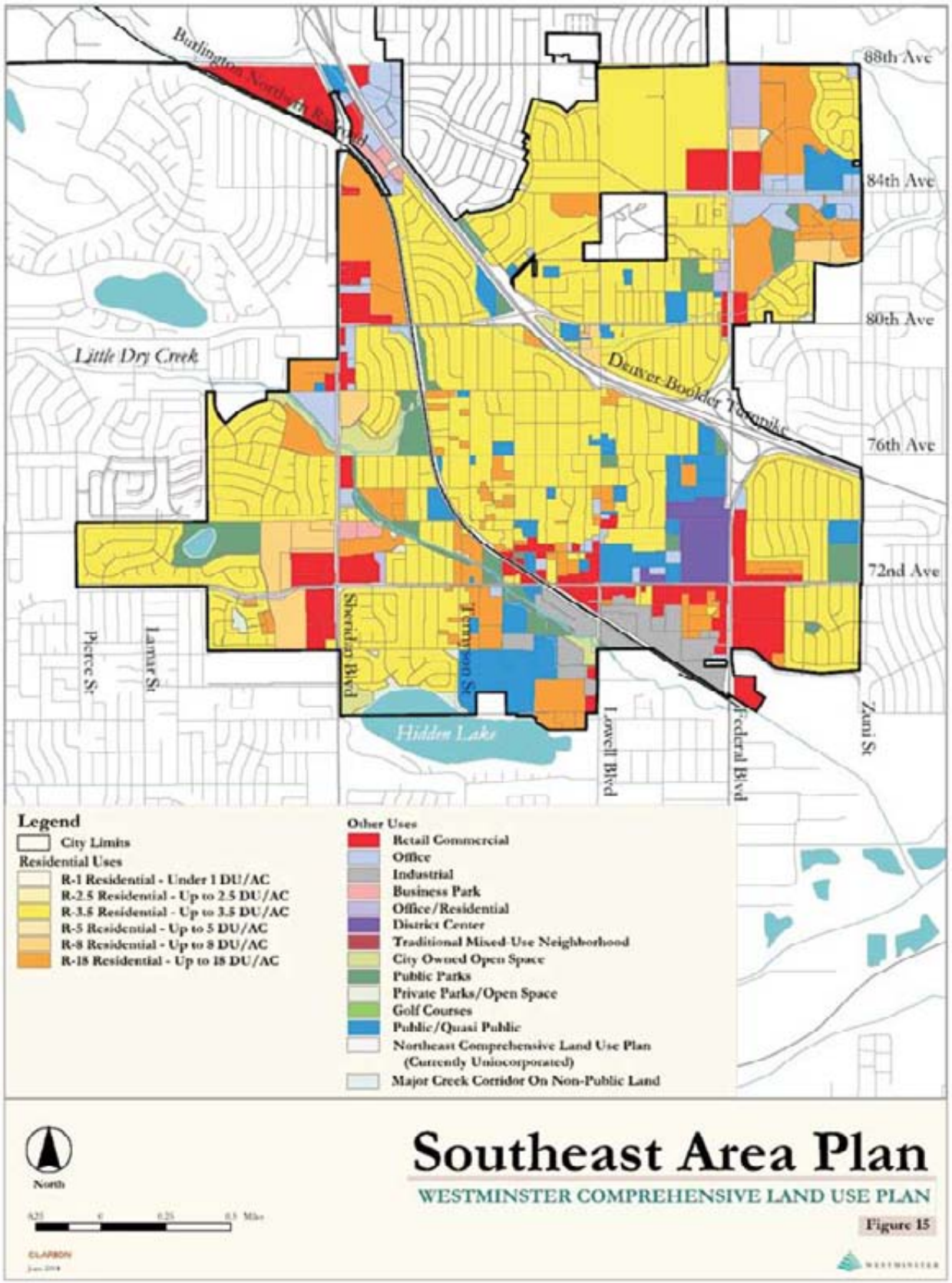
Transportation Improvements

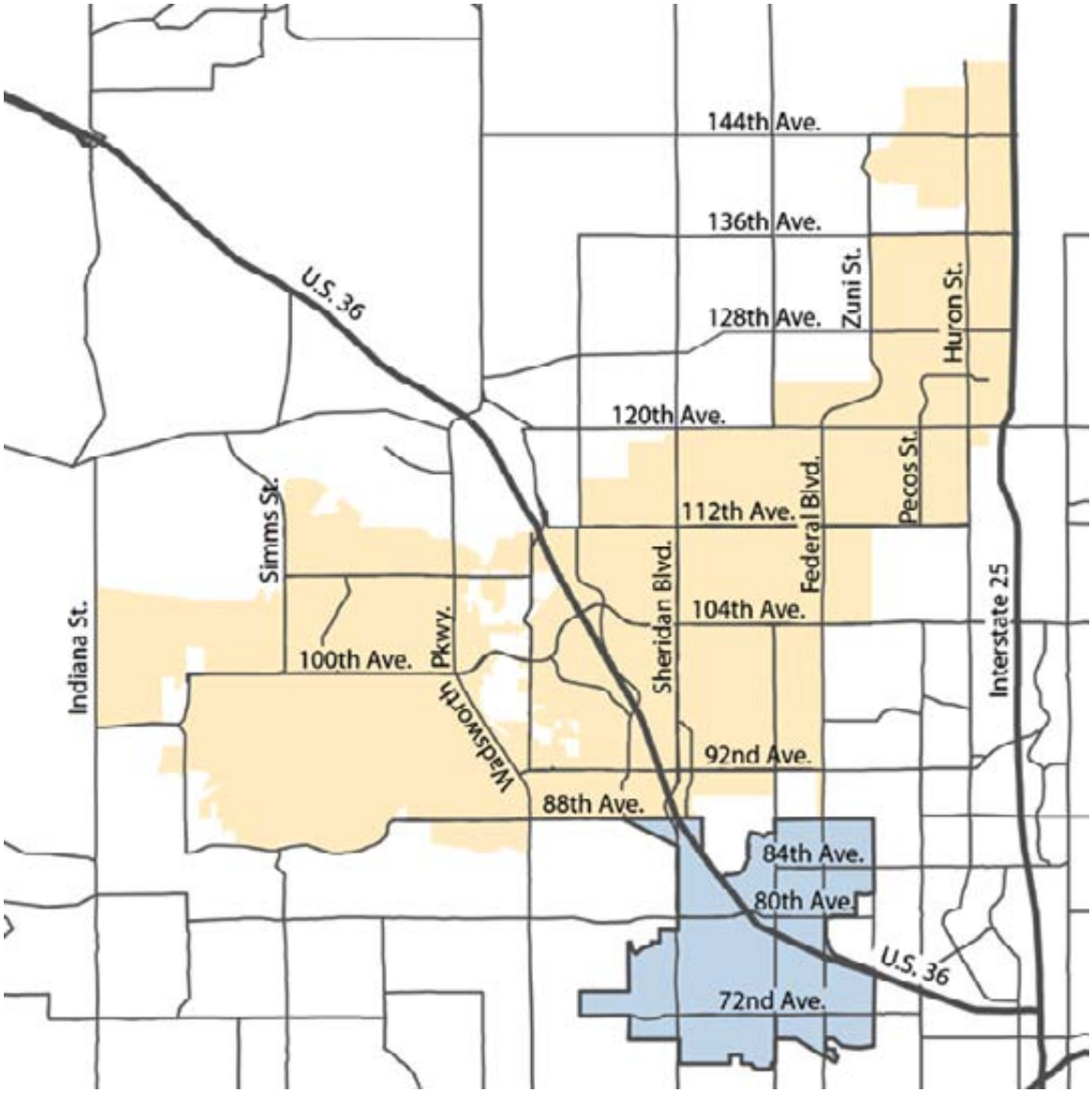
Street enhancements will focus on improvements to 72nd Avenue, Federal Boulevard, and Lowell Boulevard to improve access and encourage redevelopment of the area. The US 36 Major Investments Study has identified a number of transportation improvements to the US 36 corridor that will impact this portion of the City. These include:

- US 36 widening to six (6) general purpose lanes;
- High Occupancy Vehicle (HOV) lanes;
- A commuter rail station near 70th Avenue and Irving Street (using the existing Burlington Northern/Santa Fe railroad right-of-way);
- Improvements to the 80th Avenue / US 36 overpass; and
- Bikeways paralleling US 36.

Future streetscape improvement projects include:

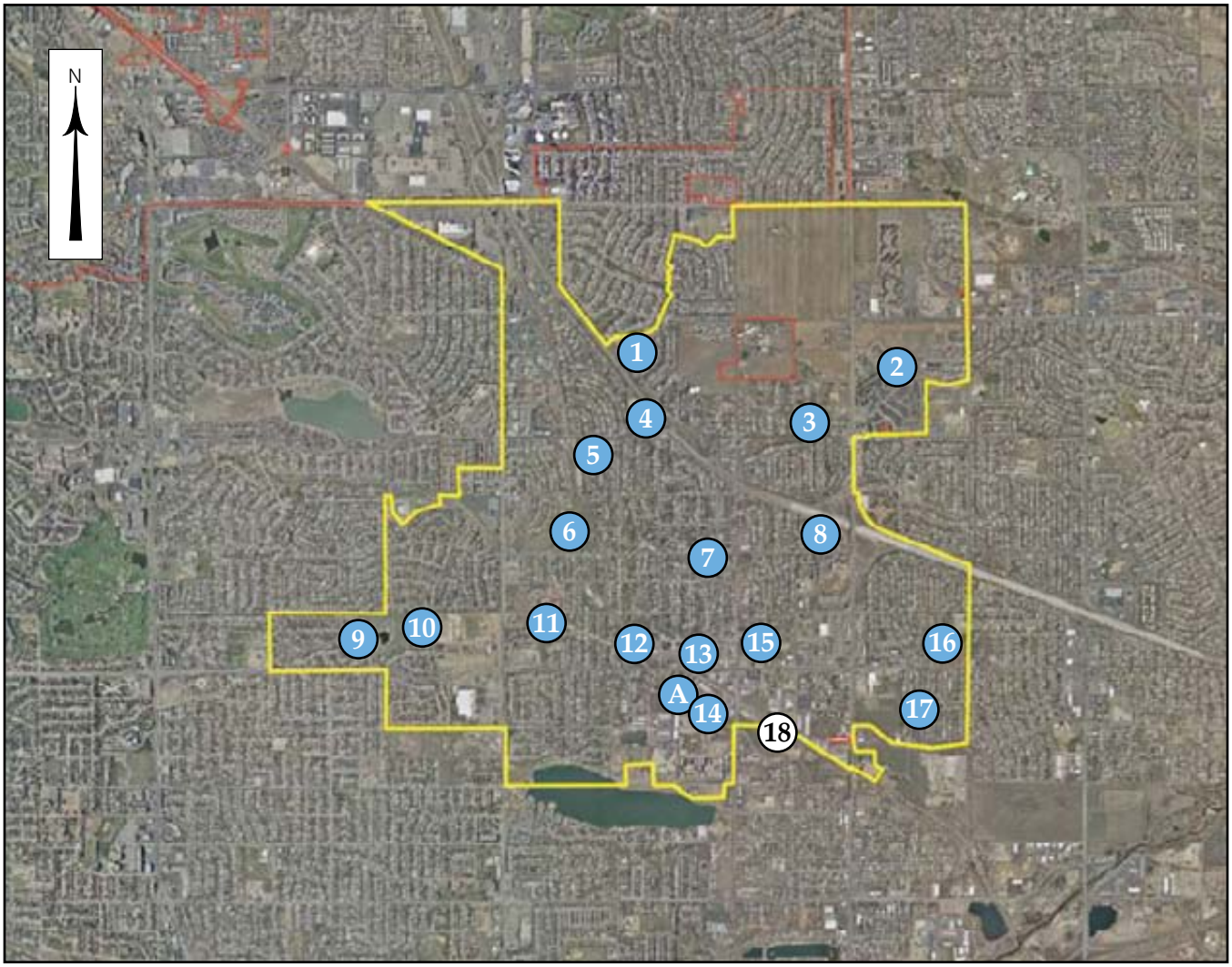
- Bradburn Boulevard (72nd to US 36);
- Lowell Boulevard (US 36 to 84th Avenue);
- 76th Street - (Federal to BNRR);
- Irving Street - (BNRR to 76th); and
- 74th Street (Federal to Irving).


Burlington Northern Railroad
88th Ave
84th Ave
80th Ave
76th Ave
72nd Ave
Little Dry Creek
Denver-Boulder Turnpike
Sheridan Blvd
Lowell Blvd
Federal Blvd
Zuni St
Pierce St
Lamar St
Hidden Lake
Legend
City Limits
Residential Uses
R-1 Residential - Under 1 DU/AC
R-2.5 Residential - Up to 2.5 DU/AC
R-3.5 Residential - Up to 3.5 DU/AC
R-5 Residential - Up to 5 DU/AC
R-8 Residential - Up to 8 DU/AC
R-18 Residential - Up to 18 DU/AC
Other Uses
Retail Commercial
Office
Industrial
Business Park
Office/Residential
District Center
Traditional Mixed-Use Neighborhood
City Owned Open Space
Public Parks
Private Parks/Open Space
Golf Courses
Public/Quasi Public
Northeast Comprehensive Land Use Plan (Currently Unincorporated)
Major Creek Corridor On Non-Public Land
North
Southeast Area Plan
WESTMINSTER COMPREHENSIVE LAND USE PLAN
Figure 15



** Park property lines shown on the following pages are illustrative only and may not represent the exact location.*

SOUTHEAST COMMUNITY AREA



Community Area/Park Boundary Out Parcel

PARKS AND PARK SPECIAL USE

1. Oakwood Park 2.7a, N
2. Cobblestone Park 8.11a, N
3. Bishop Square Park 6.4a, N
4. Westminster Hills Park 2.4a, N
5. Sunset Park 1a, N
6. Wolff Run Park 12.59a, C
7. Torii Square Park 1.7a, N
8. Municipal Park 6.2a, N
9. Faversham Park 18a, C
10. Tepper Fields 10a, SU
11. Kennedy Park 2.4a, N
12. Della Villa Park 5.96a, N, SU
13. Fireman's Park 0.7a, N
14. England Park 9.3a, N
15. Irving Street Park 5.9a, N
16. Skyline Vista Park 11a, N
17. Terrace Park 1.2a, N

POSSIBLE FUTURE PARKS

18. Little Dry Creek Park 80a, CW

PARK FACILITIES

A. City Greenhouse SU

a - acres, N - neighborhood, C - community, SU - special use, CW - citywide

SUMMARY OF KEY POSSIBLE FUTURE PARKS NEEDS/RECOMMENDATIONS

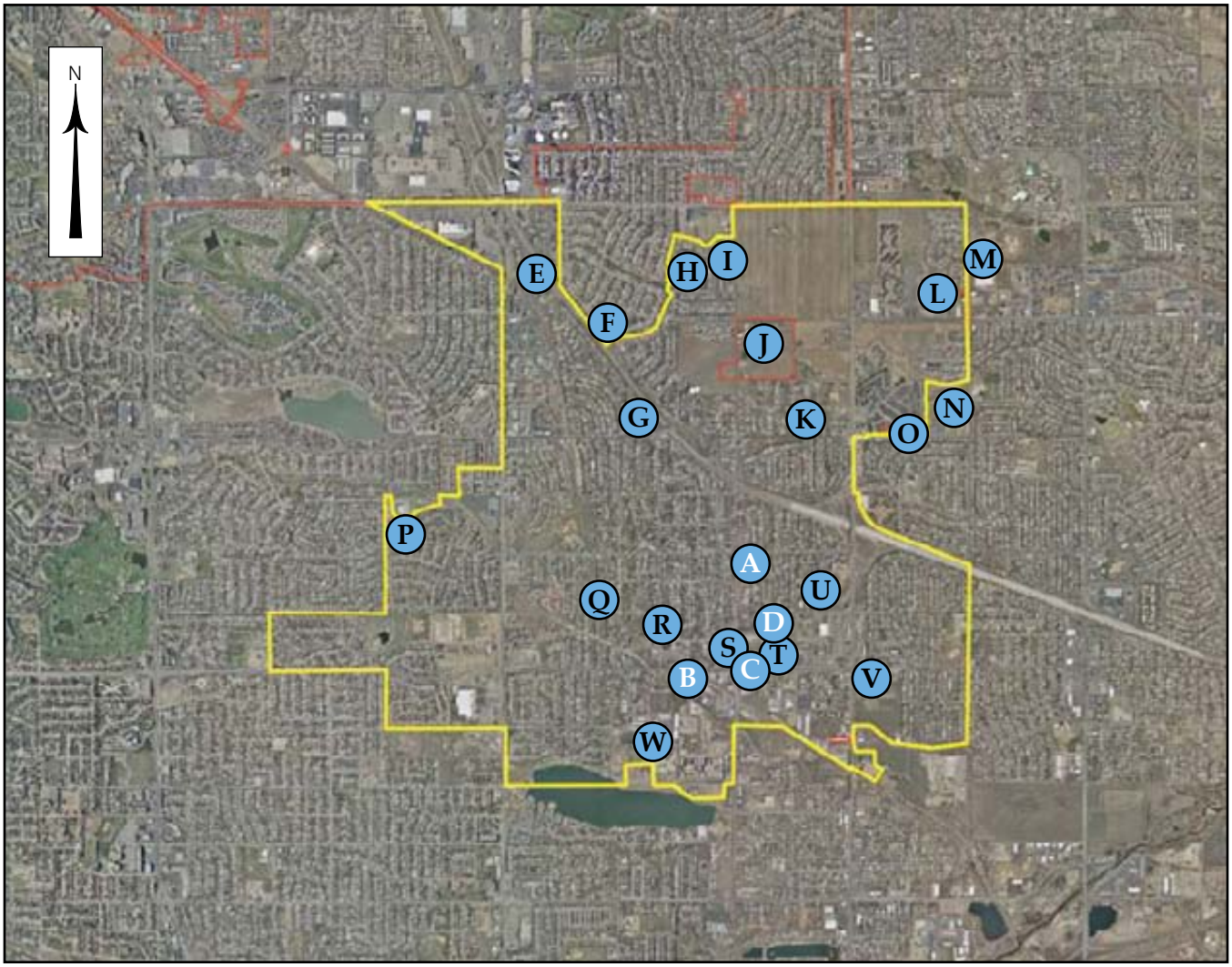
- If feasible, acquire additional land (15 - 30 acres) for a community park. There exists a potential partnership with Hyland Hills Park and Recreation District on land dedication to the District, anticipated when the former Sunstrand property is developed.
- Explore recreational development and acquisition opportunities in unincorporated Adams County
- Explore adding additional land to Cobblestone Park (3 - 5 acres)
- If Pillar of Fire property is developed, anticipate a park dedication of +/- 25 to 30 acres
- Potentially begin developing Little Dry Creek Park
- Integrate England Park into the development of LIttle Dry Creek Park
- Explore imroving Torii Square Park with new gazebo and possible playlot
- Explore developing Fireman's Park or consider a land trade
- Potentially renovate Wolff Run II playlot

* *Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

COMPLETED PROJECTS 2004-2009

- Skyline Vista Top Spin court constructed
- Bishop Square Park restrooms constructed
- Bishop Square tennis and basketball courts resurfaced
- Faversham Park picnic shelter and pier constructed
- Faversham Park basketball courts replaced
- Terrace Park shelter and playlot renovated
- Walker House removed on the Swim & Fitness Center site to allow for future expansion
- Municipal Park tennis courts resurfaced
- Skyline Vista Park shelters repainted
- Trail at Sunset Park constructed

SOUTHEAST COMMUNITY AREA



Community Area/Park Boundary Out Parcel

FACILITIES

- A Swim & Fitness Center SU
- B Bowles House SU
- C The MAC - Community Senior Center SU
- D Irving Street Library SU

OTHER PUBLIC FACILITIES

- E University of Pheonix
- F Rotary Park (Hyland Hills)
- G Westminster Hills Elementary School
- H Shaw Heights Middle School
- I Flynn Elementary School
- J Pillar of Fire - old Westminster University
- K Gregory Hills Park (Hyland Hills)
- L St. Anthony Hospital
- M Camenisch Park (Hyland Hills)
- N Ranum High School
- O Kiwanis Park (Hyland Hills)
- P Thompson Elementary School
- Q Harris Park Elementary School
- R Fire Station #1
- S Career Enrichment Park
- T Donald E. VanArsdale Gymnastic Center
- U Westminster Elementary School
- V Skyline Vista Elementary School
- W Westminster High School

POSSIBLE FUTURE FACILITIES

None at this time

SU - special use

SUMMARY OF KEY POSSIBLE FUTURE FACILITIES NEEDS/RECOMMENDATIONS

- Explore recreational partnerships, development and acquisition opportunities in unincorporated Adams County, i.e. Sunstrand site.
- Evaluate expanding the Swim and Fitness Center to possibly include:
  - Gymnasium
  - Indoor track
  - Large community room
  - Aerobics room
  - Child day care/preschool
  - Classrooms
  - Renovatedlocker rooms
- Replace roof at The MAC

* *Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

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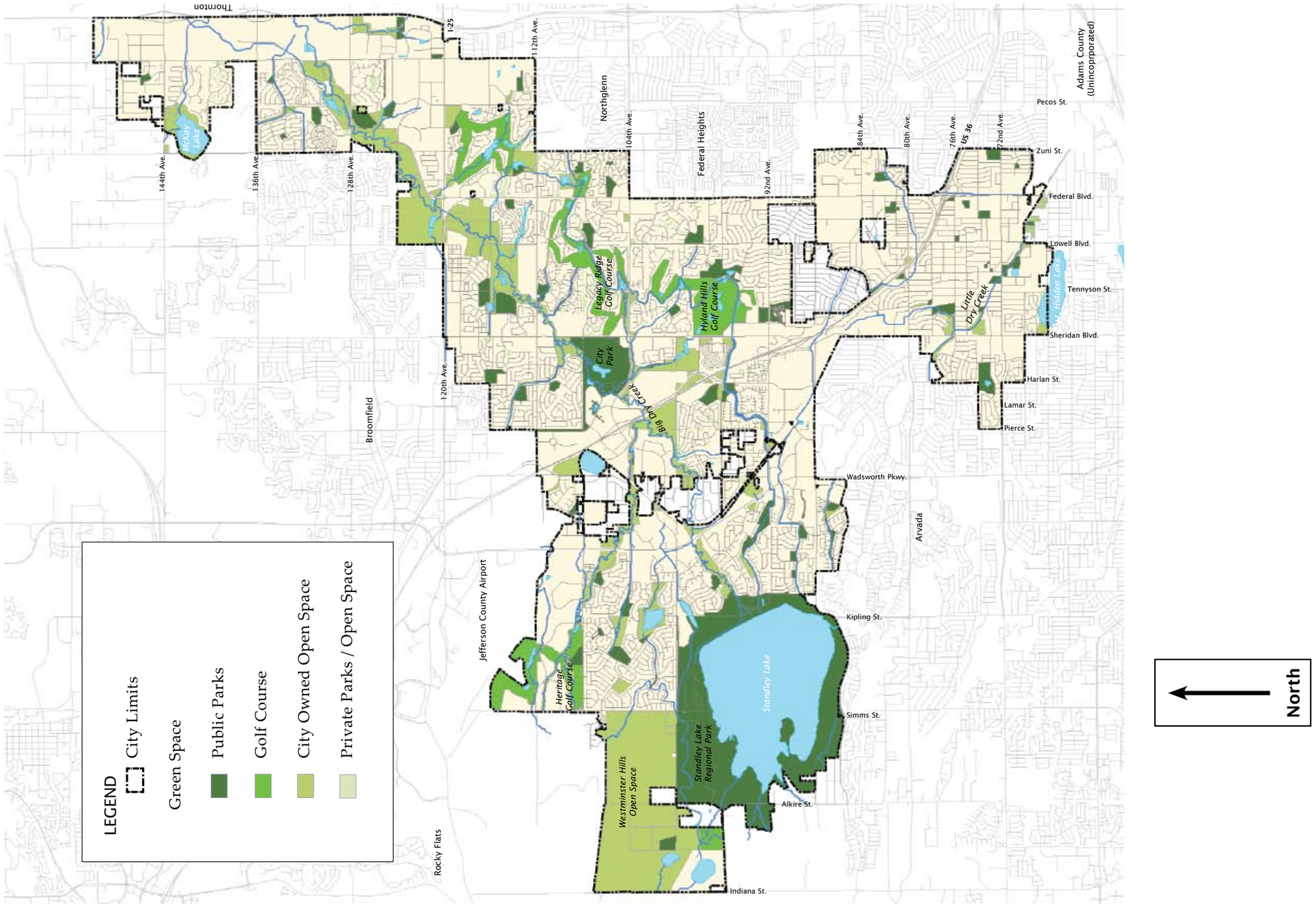
Existing Green Space

WESTMINSTER GREEN SPACE MAP



PARKS AND FACILITIES ACREAGES

Neighborhood Parks	Size in Acres
Amherst Park	11
Bishop Square Park	6.4
Chelsea Park	3.2
Cheyenne Ridge	5
Cobblestone Park	8.11
Cotton Creek Park	7.5
Countryside Ballfields	7.5
Countryside Park	10
Della Villa Park	5.96
Dover Square Park	5.4
England Park/Old Park Shops	9.3
Fireman's Park	0.7
Foxshire Park	5.19
Green Knolls Park	4.8
Hampshire Park	5.5
Irving Street Park	5.9
Kennedy Park	2.4
Kensington Park	2.1
Kings Mill Park	3.7
Mayfair Park	10.4
Meadowlark Park	1
Municipal Park	6.2
Nottingham Park	6.8
Oakwood Park	2.7
Quails Crossing Park	3.1
Ranch Park	5
Ryan Park	13
Sensory Park	0.51
Sherwood Park	10.12
Skyline Vista Park	11
Somerset Park	1.7
Stratford Lakes Park	5
Stratford Park	6.4
Sunset Park	1
Terrace Park	1.2
Torii Square Park	1.7
Trailside Park	10
Trendwood Park	4.7
Waverly Acres Park	2.25
Westbrook Park	6
Westminster Center Park	10
Westminster Hills Park	2.4
Westminster T-Ball Complex	6.43
Willowbrook Park	8.24
Windsor Park	13
Total Neighborhood Parks	Total Acres
45	259.51

Community Parks	Size in Acres
Big Dry Creek Park	21.19
Carroll Butts Park	32
Faversham Park (includes Tepper Fields)	28
Oakhurst Phase One/Two	22.6
Squires Park	16.6
Westfield Village	26.87
Wolff Run Park	12.59
Total Community Parks	Total Acres
7	159.85

Citywide Park	Size in Acres
City Park (includes recreation centers)	173

Regional Park	Size in Acres
Standley Lake Regional Park	2,327.00

Golf Courses	Size in Acres
Heritage Golf Course at Westmoor	224
Legacy Ridge Golf Course	190
Total Golf Course	Total Acres
2	414

Community Facilities	Size in Acres
City Park Fitness Center	*
City Park Recreation Center	*
Park Center/NE Resource Center (Undeveloped)	11
The MAC Center	5
Swim and Fitness Center	7
West View Recreaton Center	7
Total Recreation Centers	Total Acres
6	30

*Acreage included in total parks acreage.

Special Use	Size in Acres
Bowles House	0.46
Ice Centre at the Promenade	4.5
Open Space and Forestry Operations	18
Promenade Terrace	1.7
Sculpture Garden	2
Wesley Chapel Cemetery	2.75
Westminster Promenade	5.02
Westminster Sports Center	5.5
Total Special Use	Total Acres
8	34.97

Undeveloped Neighborhood Parks	Size in Acres
Vogel Pond/Cooper Property	5
Walnut Grove	6.1
Total Undeveloped Neighborhood Park	Total Acres
2	11.1

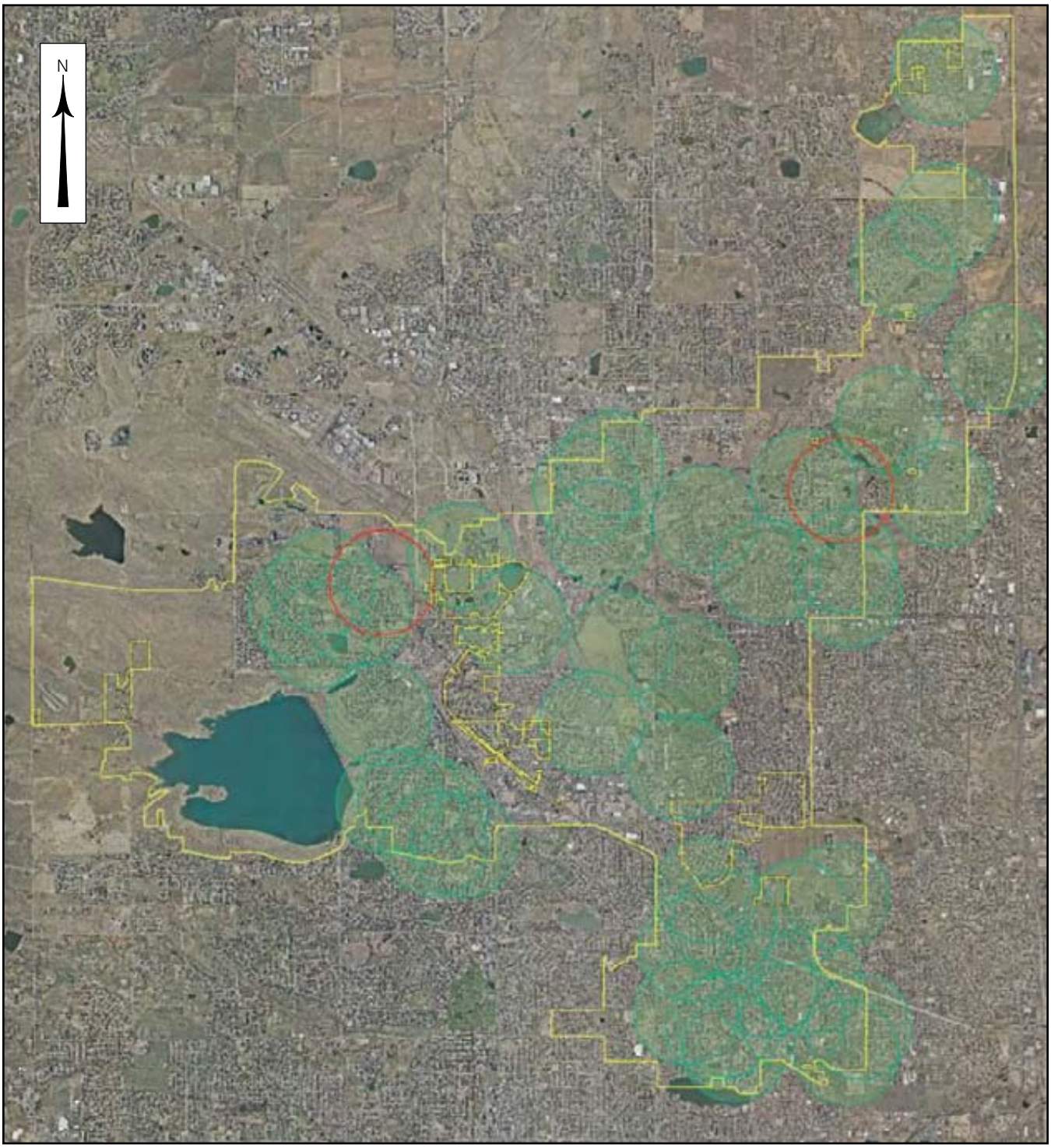
Undeveloped Community Parks	Size in Acres
Westcliff	16.04
Weatherstone	18.14
Total Undeveloped Community Parks	Total Acres
2	34.18

Total Undeveloped Parks	Size in Acres
Undeveloped Neighborhood and Community	45.28

Conservation / Open Space	Size in Acres
Existing Open Space (October 1, 2009)	2,814.53

Total Park Acreage	Size in Acres
Neighborhood, Community and Citywide Park Total	592.36
Standley Lake Regional Park	2327
Total Developed Park Acreage	**2,919.36**
Golf Courses	414
Recreation Center and Special Use Total	64.97
Undeveloped Park Acreage	45.28
Conservation/ Open Space	2,814.53
Westminster Total Green Space Acreage	**5,779.17**

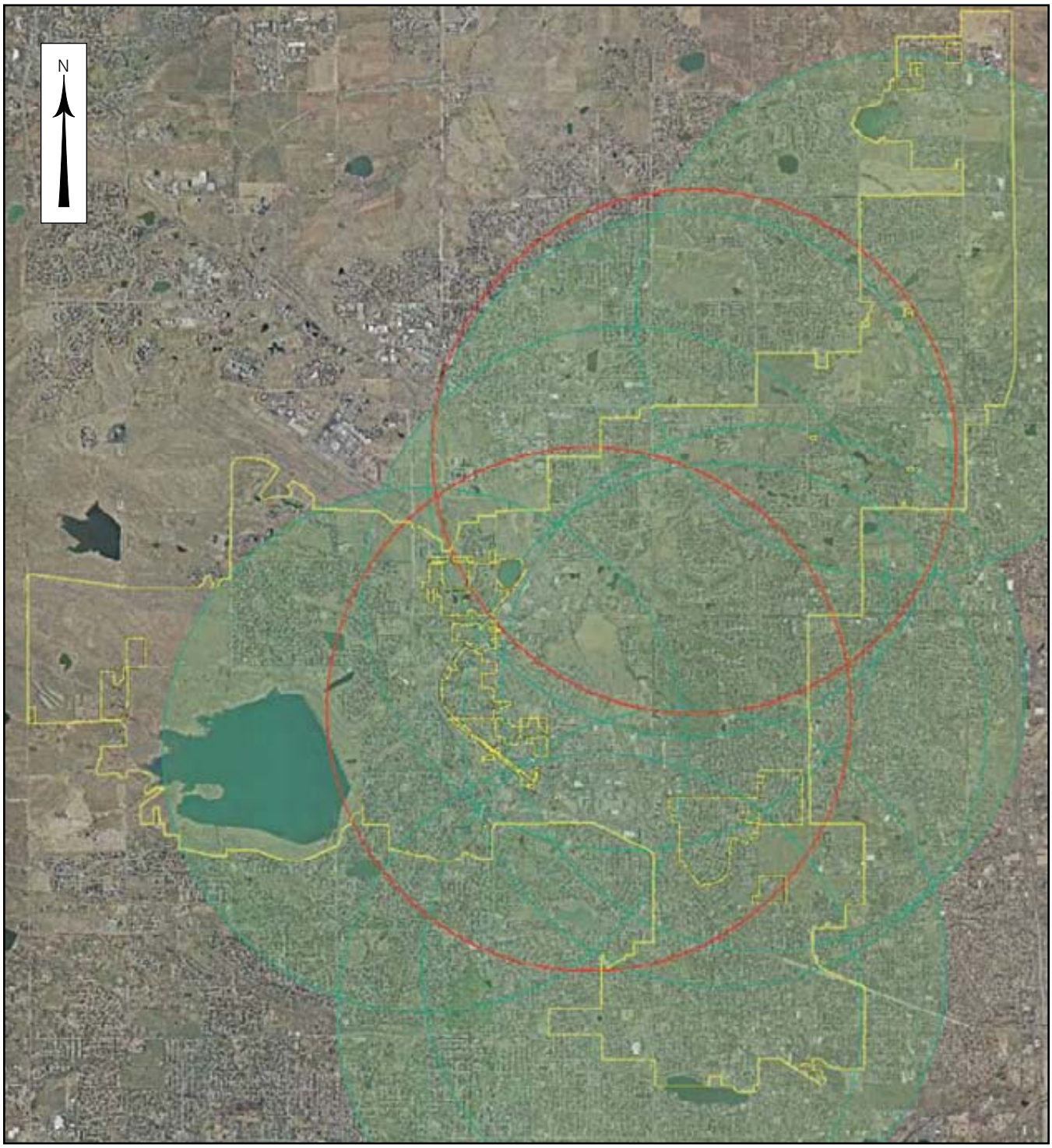
NEIGHBORHOOD PARK



NEIGHBORHOOD PARK - 1/2-MILE RADIUS

Existing

Future



COMMUNITY PARK - 2 1/2-MILE RADIUS

Existing

Future

CITYWIDE/REGIONAL PARK

CITYWIDE PARK - 5-MILE RADIUS
REGIONAL PARK - 7 1/2-MILE RADIUS

Existing

Westminster Parks Inventory
November 2009

Parks	T-Ball Fields	Drinking Fountain	Outdoor Performance Stage	Horseshoe Pit	Bocci Ball Court	Climbing Wall	Restaurant	Parking	Multi-use Trail	Play Equipment	Volleyball Court(s)	Tennis Court(s)	Multi-use Turf Fields	Informal Ballfields	Baseball/Softball Field(s)	Soccer Field(s)	Lake/Stream	BBQ Grill(s)	Picnic Table(s)	Restroom Facility	Picnic Shelter	In-Line Skating	Ice Skating	Indoor Soccer	Basketball Court(s)	Child Care	Meeting Room(s)	Indoor Track	Raquetball/Wallyball	Weight Room	Aerobics/Dance Room	Gymnasium	Outdoor Swimming Pool/Splashpad	Indoor Swimming Pool
Acreage	11	21.19	6.4	3.2	5	8.11	70.0	7.5	10.0	7.5	5.96	5.4	9.3	18.0	7	5.19	4.8	5.5	5.9	2.4	2.1	3.7	10.4	1.0	6.2	6.8	5.86	16.74	2.7	2.1	3.1	5.0	13.0	1.0
Amherst Park, 13085 Pecos St.																																		
Big Dry Creek Park, 1700 W. 128th Ave.	N	N	N					1		1						1		1	1							1	1					1		1
Bishop Square Park, 8150 Hooker St.																			1		1									1				
Chelsea Park, 10765 Moore St.																																		
Cheyenne Ridge Park, 14570 Jason Drive																																		
Cobblestone Park, 2695 W. 81st Ave.																																		
Community College Park, 3641 W. 112th Ave.																																		
Cotton Creek Park, 11199 Stuart St.																																		
Countryside Park, 10470 Oak St.																																		
Countryside Ballfields, 10510 Oak St.																																		
Della Villa Park, 4065 W. 72nd Ave.																																		
Dover Square Park, 8521 W. 89th Ave.																																		
England Park, 7190 Osceola St.																																		
Faversham Park, 6109 W. 73rd Ave.																																		
Fireman's Park, 7290 Bradburn Blvd.																																		
Foxshire Park, 10819 Alcott St.																																		
Green Knolls Park, 10937 Balsam St.																																		
Hampshire Park, 4890 W. 101st Ave.																																		
Irving Street Park, 7392 Irving St.																																		
Kennedy Park, 7391 Winona Ct.																																		
Kensington Park, 10200 Countryside Dr.																																		
Kings Mill Park, 9018 Field St.																																		
Mayfair Park, 9680 W. 105th Ave.																																		
Meadowlark Park, 105th Ave. & Bryant St.																																		
Municipal Park, 3025 W. 76th Ave.																																		
Nottingham Park, 8695 Allison St.																																		
Oakhurst Park I, 9311 Lark Bunting Dr.																																		
Oakhurst Park II, 9255 Ammons St.																																		
Oakwood Park, 8295 Oakwood Dr.																																		
Promenade Terrace, 6200 W. Westminster Promenade Dr.																																		
Quails Crossing Park, 13402 Kalamath St.																																		
Ranch Park, 11899 Tejon St.																																		
Ryan Park, 5838 W. 116th Place																																		
Sensory Park, 10376 Wadsworth Blvd.																																		
Sherwood Park, 11320 Kendall St.																																		
Skyline Vista Park, 2595 W. 72nd Ave.																																		
Sommerset Park, 9290 W. 90th Dr.																																		
Squires Park, 3450 W. 99th Ave.																																		
Standley Lake Regional Park, 100th Ave. & Simms St.																																		
Stratford Lakes Park, 114th Ave. & Federal Blvd.																																		
Sunset Park, 4321 W. 78th Ave.																																		
Tepper Fields, 6101 W. 73rd Ave.																																		
Terrace Park, 7080 Canosa Ct.																																		
Torii Square Park, 7596 Lowell Blvd.																																		
Trailside Park, 8650 Dover St.																																		
Trendwood Park, 6450 W. 95th Ave.																																		
Waverly Acres Park, 10320 Eaton St.																																		
Westfield Village Park, 11550 Wolff St.																																		
Westbrook Park, 9750 W. 97th Ave.																																		
Westminster Center Park, 4801 W 92nd Ave																																		
Westminster City Park/Christopher Fields, 10455 Sheridan Blvd.																																		
Westminster Hills Off-Leash Dog Park, 109th Ave. & Simms St.																																		
Westminster Hills Park, 4105 W. 80th Ave.																																		
Westminster T-Ball Complex, 1133 W. 113th Ave.																																		
Willowbrook Park, 12300 Bannock St.																																		
Windsor Park, 3545 W. 107th Ave.																																		
Wolff Run Park, 4705 W. 76th Ave.																																		

Acreage	2.7	2.1	3.1	5.0	13.0	1.0	10.12	11.0	1.7	16.5	2327.0	5	1	10.0	1.2	1.7	10.0	4.7	2.25	25	6.0	10	205	20	2.4	6.43	8.24	13	15.5
T-Ball Fields																										4			
Drinking Fountain				1		1	1	1		1	2									1	1	1			1	1		1	1
Outdoor Performance Stage		1									1																		
Horseshoe Pit							N	1				1																	
Bocci Ball Court								1				1																	
Climbing Wall												1																	
Restaurant																													
Parking																													
Multi-use Trail																													
Play Equipment																													
Volleyball Court(s)																													
Tennis Court(s)																													
Multi-use Turf Fields																													
Informal Ballfields																													
Baseball/Softball Field(s)																													
Soccer Field(s)																													
Lake/Stream																													
BBQ Grill(s)																													
Picnic Table(s)																													
Restroom Facility																													
Picnic Shelter																													
In-Line Skating																													
Ice Skating																													
Indoor Soccer																													
Basketball Court(s)																													
Child Care																													
Meeting Room(s)																													
Indoor Track																													
Raquetball/Wallyball																													
Weight Room																													
Aerobics/Dance Room																													
Gymnasium																													
Outdoor Swimming Pool/Splashpad																													
Indoor Swimming Pool																													

P= Portable Restroom (Seasonal)
I= Indoor

Westminster Parks and Recreation Facilities Inventory November 2009

Community Facilities	City Park Fitness Center, 10475 Sheridan Blvd.	City Park Recreation Center, 10455 Sheridan Blvd.	Countryside Pool and Community Center, 10470 Oak St.	The Heritage at Westmoor Golf Course, 10555 Westmoor Dr.	Kings Mill Pool, 9018 Field St.	Legacy Ridge Golf Course, 10801 Legacy Ridge Pkwy.	Swim and Fitness Center, 3290 W. 76th Ave.	The MAC- Community Senior Center, 3295 W. 72nd Ave.	Westminster Sports Center, 6051 W. 95th Ave.	West View Recreation Center, 10747 W. 108th Ave.
Acreage				224.0		190.0				
T-Ball Fields										
Drinking Fountain										
Outdoor Performance Stage										
Horseshoe Pit										
Bocci Ball Court										
Climbing Wall		I								
Restaurant				●		●				
Parking	●	●	●	●	●	●	●	●	●	●
Multi-use Trail	●	●	●	●	●	●			●	●
Play Equipment										
Volleyball Court(s)										
Tennis Court(s)										
Multi-use Turf Fields										
Informal Ballfields										
Baseball/Softball Field(s)										
Soccer Field(s)										
Lake/Stream				●		●				
BBQ Grill(s)										
Picnic Table(s)										
Restroom Facility	I	I	I	I	I	I	I	I	I	I
Picnic Shelter										
In-Line Skating										
Ice Skating										
Indoor Soccer									●	
Basketball Court(s)		I								I
Child Care	●									●
Meeting Room(s)		●					●	●	●	●
Indoor Track										●
Raquetball/Wallyball		●					●			●
Weight Room	●	●					●	●		●
Aerobics/Dance Room	●	●					●	●		●
Gymnasium		●								●
Outdoor Swimming Pool/Splashpad			●		●					
Indoor Swimming Pool		●					●			

Libraries	College Hill Library, 3705 W. 112th Ave.	Irving Street Library, 7392 Irving St.
Acreage		
T-Ball Fields		
Drinking Fountain		
Outdoor Performance Stage		
Horseshoe Pit		
Bocci Ball Court		
Climbing Wall		
Restaurant		
Parking	●	●
Multi-use Trail	●	
Play Equipment		
Volleyball Court(s)		
Tennis Court(s)		
Multi-use Turf Fields		
Informal Ballfields		
Baseball/Softball Field(s)		
Soccer Field(s)		
Lake/Stream		
BBQ Grill(s)		
Picnic Table(s)		
Restroom Facility	I	I
Picnic Shelter		
In-Line Skating		
Ice Skating		
Indoor Soccer		
Basketball Court(s)		
Child Care		
Meeting Room(s)	●	●
Indoor Track		
Raquetball/Wallyball		
Weight Room		
Aerobics/Dance Room		
Gymnasium		
Outdoor Swimming Pool/Splashpad		
Indoor Swimming Pool		

Other Facilities	Bowles House, 3924 W. 72nd Ave.	Carroll Butts Athletic Park, 4201 W. 94th Ave.	Standley Lake Nature Center, 9785 Eagle View Loop	Ice Center at the Promenade, 10710 Westminster Blvd.	Westminster City Hall/Spyglass Point, 4800 W. 92nd Ave.
Acreage					
T-Ball Fields					
Drinking Fountain					
Outdoor Performance Stage			1		
Horseshoe Pit					
Bocci Ball Court					
Climbing Wall					
Restaurant					
Parking	●	●	●	●	●
Multi-use Trail		●	●		
Play Equipment		●			
Volleyball Court(s)					
Tennis Court(s)		1			
Multi-use Turf Fields		3			
Informal Ballfields					
Baseball/Softball Field(s)		4			
Soccer Field(s)					
Lake/Stream		●	●		
BBQ Grill(s)					
Picnic Table(s)	2	8			
Restroom Facility	I	I	I	I	I
Picnic Shelter		2			
In-Line Skating		I			
Ice Skating				●	
Indoor Soccer					
Basketball Court(s)		1			
Child Care					
Meeting Room(s)					
Indoor Track					
Raquetball/Wallyball					
Weight Room					
Aerobics/Dance Room					
Gymnasium					
Outdoor Swimming Pool/Splashpad		●		●	
Indoor Swimming Pool					

P= Portable Restroom (Seasonal)
I= Indoor

Parks	Pages	Community Area
Amherst Park	P-2 - P-3	Northeast
Big Dry Creek Park	P-4 - P-5	Northeast
Bishop Square Park	P-6 - P-7	Southeast
Carroll Butts Park	P-8 - P-9	Central
Chelsea Park	P-10 - P-11	West
Cheyenne Ridge Park	P-12 - P-13	Northeast
City Hall Sculpture Garden	P-14 - P-15	Central
Cobblestone Park	P-16 - P-17	Southeast
Cotton Creek Park	P-18 - P-19	Central
Countryside Park	P-20 - P-21	West
Countryside Youth Little League Ballfields	P-22 - P-23	West
Della Villa Community Garden	P-24 - P-25	Southeast
Dover Square Park	P-26 - P-27	West
England Park	P-28 - P-29	Southeast
Faversham Park / Tepper Fields	P-30 - P-31	Southeast
Fireman's Park	P-32 - P-33	Southeast
Foxshire Park	P-34 - P-35	Central
Green Knolls Park	P-36 - P-37	West
Hampshire Park	P-38 - P-39	Central
Irving Street Park	P-40 - P-41	Southeast
Kennedy Park	P-42 - P-43	Southeast
Kensington Park	P-44 - P-45	West
Kings Mill Park	P-46 - P-47	West
Mayfair Park	P-48 - P-49	West
Meadowlark Park	P-50 - P-51	Central
Municipal Park	P-52 - P-53	Southeast
Nottingham Park	P-54 - P-55	West
Oakhurst Park I	P-56 - P-57	West
Oakhurst Park II	P-58 - P-59	West
Oakwood Park	P-60 - P-61	Southeast
Promenade Terrace	P-62 - P-63	Central
Quails Crossing Park	P-64 - P-65	Northeast
Ranch Park	P-66 - P-67	Central
Ryan School Park	P-68 - P-69	Central
Sensory Park	P-70 - P-71	West
Sherwood Park	P-72 - P-73	Central
Skyline Vista Park	P-74 - P-75	Southeast
Sommerset Park	P-76 - P-77	West
Squires Park	P-78 - P-79	Central
Standley Lake Regional Park	P-80 - P-83	West
Stratford Park	P-84 - P-85	Central
Stratford Lakes Park	P-86 - P-87	Central
Sunset Park	P-88 - P-89	Southeast
Terrace Park	P-90 - P-91	Southeast

Torii Square Park	P-92 - P-93	Southeast
Trailside Park	P-94 - P-95	West
Trendwood Park	P-96 - P-97	West
Waverly Acres Park	P-98 - -99	Central
Wesley Chapel Cemetery	P-100 - P-101	Northeast
Westbrook Park	P-102 - P-103	West
Westfield Village Park	P-104 - P-105	Central
Westminster Center Park	P-106 - P-107	Central
Westminster City Park	P-108 - P-109	Central
Armed Forces Tribute Garden	P-110 - P-111	
Christopher Fields	P-112 - P-113	
Skate Park	P-114 - P-115	
Soccer Fields	P-116 - P-117	
Westminster Hills Park	P-118 - P-119	Southeast
Westminster T-Ball Complex	P-120 - P-121	Northeast
Willowbrook Park	P-122 - P-123	Northeast
Windsor Park	P-124 - P-125	Central
Wolff Run Park	P-126 - P-127	Southeast
Possible Future Parks / Special Use Parks		
Little Dry Creek Park	P-128 - P-129	Southeast
Vogel Pond / Cooper Property	P-130 - P-131	Central
Walnut Grove Park	P-132 - P-133	West
Weatherstone Park	P-134 - P-135	Central
Westcliff Park	P-136 - P-137	West
Parks Facilities		
City Greenhouse	P-138 - P-139	Southeast
Westminster Park Operations Center	P-140 - P-141	Central

Park property lines shown on the following pages are illustrative only and may not represent the exact location.

AMHERST PARK

13085 Pecos Street

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

11 acres

CONSTRUCTION DATE

1999 (phase 1), 2003 (phase 2)

RENOVATION HISTORY

None

FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Parking lot repair and striping as necessary
- In-line rink repair as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

** Arapahoe Ridge Elementary School allows use of an upsized gym as a result of an IGA.*

11 Acres

AMHERST PARK

13085 Pecos Street

Existing Park Amenities

Basketball Court
In-Line Skating (1)
Picnic Shelters (2)
Restroom Facility (portable)
Picnic Tables (4)
BBQ Grill (1)
Soccer Fields
Practice Field
Multi-use Turf Fields
Volleyball Court (1)
Play Equipment
Parking (22 spaces plus a shared lot with school)
Drinking Fountain (2)
Multi-use Trail (1/2-mile)

BIG DRY CREEK PARK

CLASSIFICATION

Community Park

SIZE OF PARK

21.2 acres*

CONSTRUCTION DATE

2008

RENOVATION HISTORY

None

POSSIBLE FUTURE DEVELOPMENT RECOMMENDATIONS

- Court games (basketball, tennis or inline)
- Shade shelter at dog park

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Repair rubberized surface in play area as funds allow
- Irrigation system upgrades as needed and as funds allow
- Parking lot repair and striping as necessary
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Paint and touch up play equipment as needed
- Drag and stripe ballfields during baseball season as funds allow
- Replace infield mix as needed or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Replace woodchips in shrub beds annually
- Reseed / resurface dog park as needed
- Trim shrubs and trees as needed
- Fertilize turf 2 times per year
- Water conservation schedule
- Regular trash pick up

** Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

21.2 Acres

BIG DRY CREEK PARK

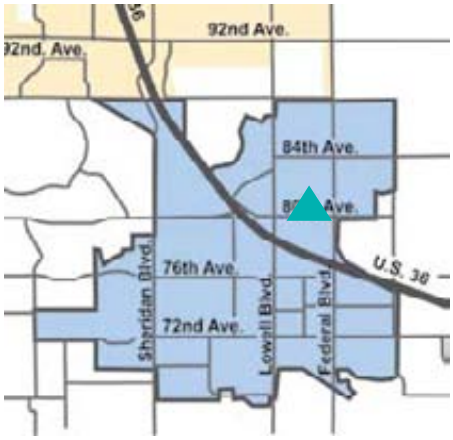
1700 W. 128th Avenue

Park Amenities

Play Equipment
Drinking Fountain (2)
Picnic Shelters (2)
Picnic Tables (10)
Multi-Use Turf Fields
Baseball Fields (2)
Parking
Fenced Dog Park with Water
(approximately 2 acres)
Access to Regional Trail
(Big Dry Creek Trail)

BISHOP SQUARE PARK

8150 Hooker Street



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

6.4 acres

CONSTRUCTION DATE

1979

RENOVATION HISTORY

1998, 2007 (Restroom)

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Tennis court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Backstop fencing repair as needed
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Replace infield material as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Drag ballfields during baseball season
- Trim shrubs and trees as needed
- Clean restroom facility daily during season or as needed
- Water conservation schedule
- Regular trash pick up

6.4 Acres

BISHOP SQUARE PARK

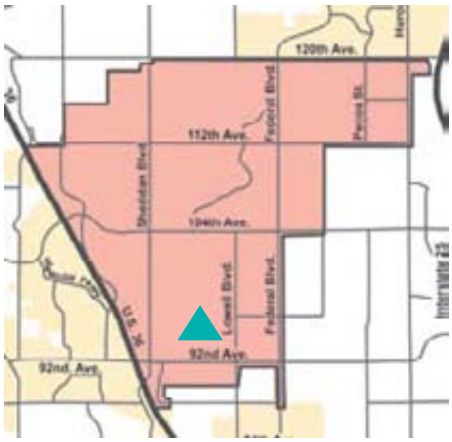
8150 Hooker Street

Park Amenities

Basketball Courts (2)
Picnic Shelter
Restroom Facility
Picnic Tables (6)
BBQ Grills (2)
Softball Field (lighted)
Tennis Courts (2)
Play Equipment
Drinking Fountain (2)

CARROLL BUTTS PARK

4201 W. 94th Avenue



CLASSIFICATION

Community Park

SIZE OF PARK

32 acres

CONSTRUCTION DATE

1977

RENOVATION HISTORY

2002, 2004

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years, renovated in 2002)
- In-line rink repair and replacement as needed (convert surface to concrete)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as fund allow
- Parking lot repair and striping as necessary
- Backstop fencing repair as needed

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Replace woodchips in shrub beds annually
- Trim shrubs and trees as needed
- Clean restroom facilities 2-3 times a week or as needed
- Water conservation schedule
- Maintain swimming pool on a regular schedule *(Hyland Hills)*
- Maintain aerators in lake *(Hyland Hills)*
- Regular trash pick up

* *Ownership and maintenance shared with Hyland Hills Park and Recreation District per intergovernmental agreement (IGA) between the City and the District.*

CARROLL BUTTS PARK

32 Acres

4201 W. 94th Avenue

Park Amenities

Outdoor Swimming Pool
Slapshot Hockey Center
In-line Skating
Picnic Shelters (3)
Picnic Tables (8)
Lake
Softball Fields (4)
Multi-use Turf Field
Tennis Court
Play Equipment
Multi-use Trail
Parking
Restroom Facility

CHELSEA PARK

10765 Moore Street

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

3.2 acres

CONSTRUCTION DATE

1983

RENOVATION HISTORY

1997

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Add concrete "loop trail" section to park

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Backstop fencing repair as needed

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

3.2 Acres

CHELSEA PARK

10765 Moore Street

Park Amenities

Basketball Court (1)
Practice Field
Multi-use Turf Field
Play Equipment

CHEYENNE RIDGE PARK

14570 Jason Drive

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

5 acres

CONSTRUCTION DATE

2007

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Practice soccer field or multi-use field
- Additional landscaping

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Repair rubberized surface in play area as needed and as funds allow
- Irrigation system upgrades as needed and as funds allow

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Water conservation schedule
- Trim trees as needed
- Regular trash pick up

5 Acres

CHEYENNE RIDGE PARK

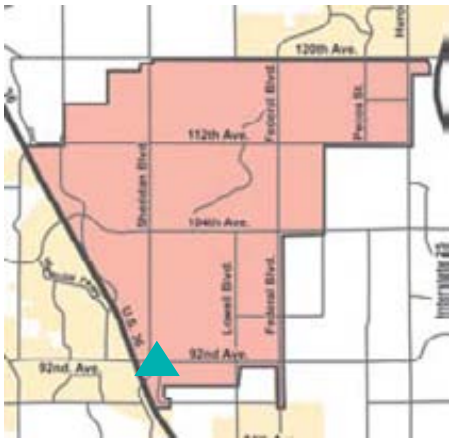
14570 Jason Drive

Existing Park Amenities

Play Equipment
Basketball Court (1/2 Court)
Picnic Table (1)
Benches (2)
Loop Trail

CITY HALL SCULPTURE GARDEN

4800 W. 92nd Avenue



CLASSIFICATION

Special Use

SIZE OF SCULPTURE GARDEN

2 acres

CONSTRUCTION DATE

1994

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Add sculptures per the Master Plan

FUTURE REPLACEMENT NEEDS

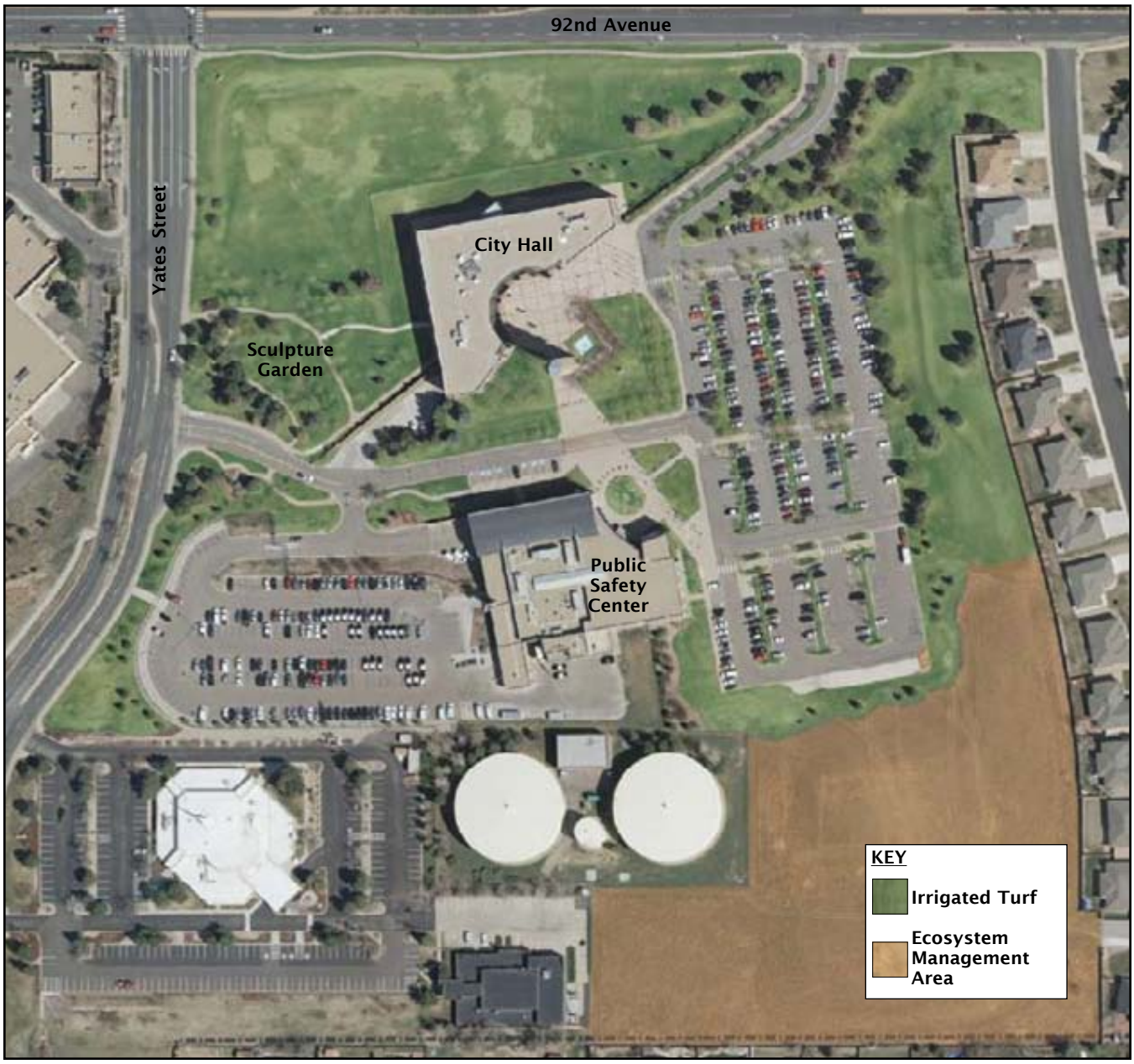
- Replace memorial trees as needed

DESIRED MAINTENANCE SCHEDULE

- Preventative maintenance for sculptures
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

2 Acres

CITY HALL SCULPTURE GARDEN



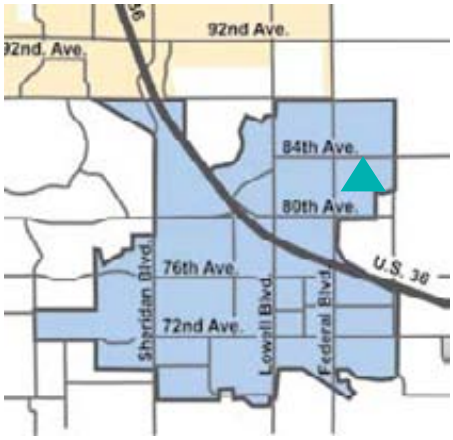
4800 W. 92nd Avenue

Garden Amenities

Sculptures
Memorial Trees
Flower Beds
Passive Trails

COBBLESTONE PARK

2695 W. 81st Avenue



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

8.11 acres

CONSTRUCTION DATE

1998

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Possible additional land acquisition to the north

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up
- Prairie dog management in park area

8.11 Acres

COBBLESTONE PARK

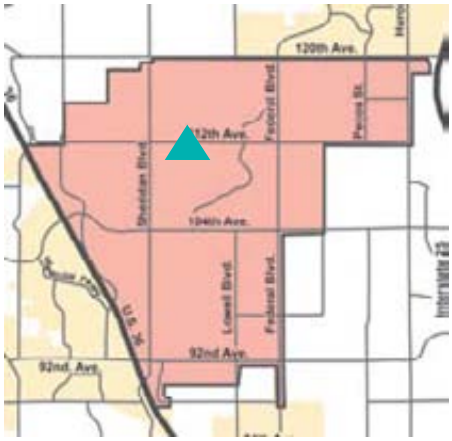
2695 W. 81st Avenue

Park Amenities

Picnic Shelter (1)
Picnic Table
Pond
Multi-use Turf Field
Play Equipment

COTTON CREEK PARK

11199 Stuart Street



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

7.5 acres

CONSTRUCTION DATE

1998

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Possible addition of court games

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Repair rubberized surface in play area as needed and as funds allow
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funding allows
- Parking lot repair and striping as necessary
- Backstop fencing repair as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funding allows
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

7.5 Acres

COTTON CREEK PARK

11199 Stuart Street

Park Amenities

Picnic Shelter (1)
Restroom Facility (portable)
Picnic Tables (14)
BBQ Grills (2)
Practice Field
Multi-use Turf Field
Play Equipment
Parking
Drinking Fountain (1)

COUNTRYSIDE BALLFIELDS

10510 Oak Street

CLASSIFICATION

Special Use

SIZE OF PARK

7.5 acres

CONSTRUCTION DATE

1998

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Possible construction of restroom/shelter

FUTURE REPLACEMENT NEEDS

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair as needed

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 3 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Replace infield material as needed and as funds allow
- Regular trash pick up

7.5 Acres

COUNTRYSIDE BALLFIELDS

10510 Oak Street

Park Amenities

Softball Fields (2)
Parking
Drinking Fountain
Restroom Facility (portable)

COUNTRYSIDE PARK

10470 Oak Street

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

10 acres

CONSTRUCTION DATE

1975

RENOVATION HISTORY

1994

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Convert soft trail to concrete
- Add portable restroom enclosure
- Tennis court replacement or removal

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (7-10 years)
- Tennis court resurfacing as needed and as funds allow (7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Replace sand in volleyball court as funds allow
- Regular trash pick up

10 Acres

COUNTRYSIDE PARK

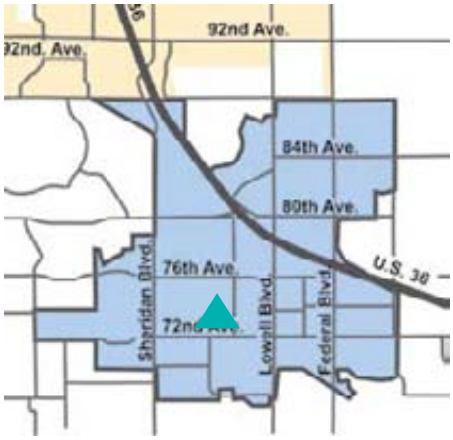
10470 Oak Street

Park Amenities

Basketball Court (1)
Picnic Shelter (1)
Picnic Table (1)
Tennis Courts (4)
Volleyball Court (1)
Play Equipment
Multi-use Trail
Parking

DELLA VILLA PARK

4065 W. 72nd Avenue



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

5.96 acres

CONSTRUCTION DATE

2003

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Possible small parking lot off 72nd Avenue
- Possible expansion of community garden plots
- Make trail connections to Little Dry Creek Trail
- Add park benches, small picnic shelter
- Demolition of concrete channel and create naturalized creek

FUTURE REPLACEMENT NEEDS

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow

DESIRED MAINTENANCE SCHEDULE

- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resource will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair within community garden as necessary
- Trim trees as needed
- Assist in garden cleanup 2 times per year

* *Denver Urban Gardens (DUG) leases the property from the City and maintenance is shared with the gardeners.*

5.96 Acres

DELLA VILLA PARK

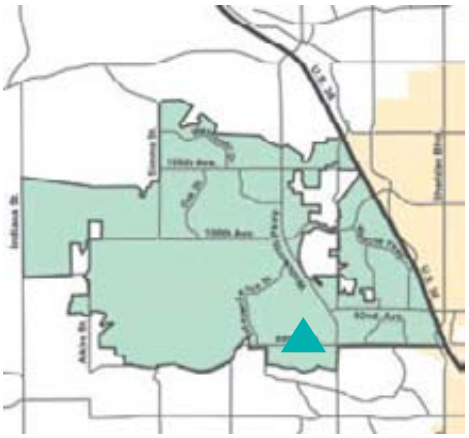
4065 W. 72nd Avenue

Amenities

Reservable Garden Plots

DOVER SQUARE PARK

8521 W. 89th Avenue



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

5.4 acres

CONSTRUCTION DATE

1973

RENOVATION HISTORY

2005

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Add children's play equipment and / or picnic shelter if neighborhood requests it and if funds allow

FUTURE REPLACEMENT NEEDS

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

DOVER SQUARE PARK

5.4 Acres

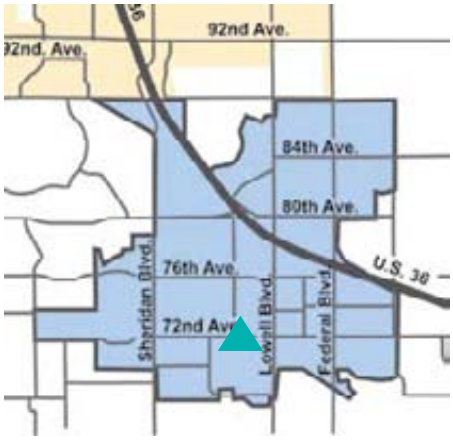
8521 W. 89th Avenue

Park Amenities

Multi-use Turf Field

ENGLAND PARK

7190 Osceola Street



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

9.3 acres

CONSTRUCTION DATE

1992

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Demolition of Old Parks Shops and create Bowles House Complex
- Site is within the RTD FasTracks Development Plan
- Integrate into Little Dry Creek Master Plan

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair and replacement as needed
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)
- Replace infield mix as necessary

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Drag and stripe ballfields during baseball season
- Clean restroom facilities daily during season or as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

9.3 Acres

ENGLAND PARK

7190 Osceola Street

Park Amenities

Basketball Court
Picnic Shelter (1)
Restroom Facility (portable)
Picnic Tables (2)
BBQ Grills (2)
Little Dry Creek Trail
Baseball/Softball Field
Multi-use Turf Field
Play Equipment
Parking

FAVERSHAM PARK

6109 W. 73rd Avenue

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

18 acres, Faversham Park; 10 acres, Tepper Fields

CONSTRUCTION DATE

1984

RENOVATION HISTORY

2004

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Possible additional court games (tennis, in-line skate)

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Replace landscape materials as necessary and as funds allow
- Irrigation system replacement and upgrades as needed
- Parking lot repair and striping as necessary
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (est. 8-10 years)
- Evaluate renovation of little league fields

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resource will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Clean restrooms facilities 2-3 times a week or as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Trim shrubs and trees as needed
- Fertilize turf 2 times per year or as funds allow
- Water conservation schedule
- Regular trash pick up
- Work with Colorado Department of Natural Resources, Division of Wildlife to stock lake annually

**Tepper Fields Little League complex maintained by Westminster Little League through lease agreement with the City of Westminster*

28 Acres

FAVERSHAM PARK

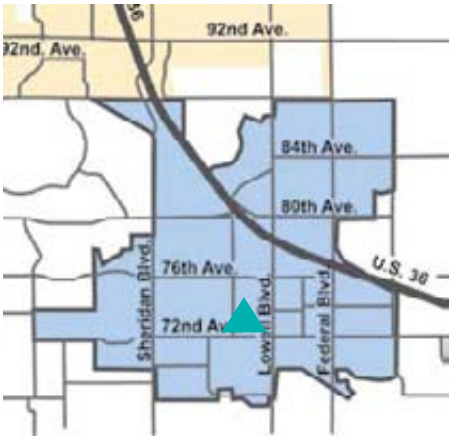
6109 W. 73rd Avenue

Park Amenities

Basketball Court
Restroom Facility (portable)
Picnic Shelters (2)
Picnic Tables (9)
BBQ Grills (2)
Multi-use Turf Field
Play Equipment
Multi-use Trail
Parking
Lake & Fishing Dock
Tepper Fields
(4 Little League baseball)

FIREMAN'S PARK

7290 Bradburn Boulevard



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

0.7 acres

CONSTRUCTION DATE

1973

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Possibly add court games
- Possible small play equipment area and picnic shelter

FUTURE REPLACEMENT NEEDS

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete section replacement as needed

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

0.7 Acres

FIREMAN'S PARK

7290 Bradburn Boulevard

Park Amenities

Passive Use

FOXSHIRE PARK

10819 Alcott Street

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

5.19 acres*

** Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

CONSTRUCTION DATE

2001

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Replace soft trail sections with concrete

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

5.19 Acres

FOXSHIRE PARK

10819 Alcott Street

Park Amenities

Basketball Court
Picnic Shelter (1)
Restroom Facility (portable)
Picnic Tables (3)
BBQ Grill (1)
Multi-use Turf Field
Play Equipment
Multi-use Trail
Access to Regional Trail
(Farmers' High Line Canal Trail)
Drinking Fountain (1)

GREEN KNOLLS PARK

10937 Balsam Street

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

4.8 acres

CONSTRUCTION DATE

1998

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resource will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Maintain soft trail
- Water conservation schedule
- Regular trash pick up

* *Maintenance schedule only for developed area*

4.8 Acres

GREEN KNOLLS PARK

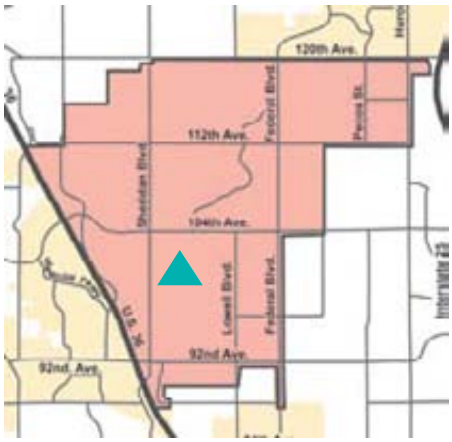
10937 Balsam Street

Park Amenities

Picnic Shelter (1)
Picnic Tables (2)
Multi-use Turf Field
Play Equipment
Multi-use Trail

HAMPSHIRE PARK

4890 W. 101st Avenue



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

5.5 acres

CONSTRUCTION DATE

1984

RENOVATION HISTORY

1996

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Complete concrete trail around perimeter of park

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 5-7 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

5.5 Acres

HAMPSHIRE PARK

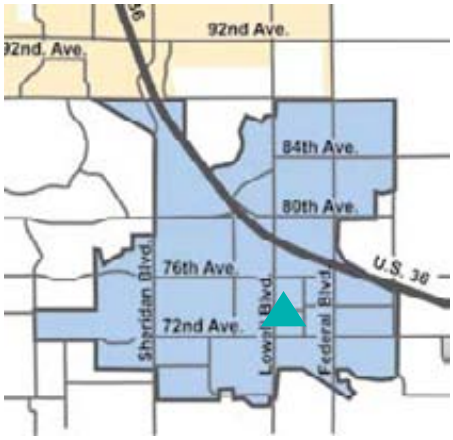
4890 W. 101st Avenue

Park Amenities

Basketball Court (1)
Picnic Tables (2)
Multi-use Turf Fields (2)
Play Equipment

IRVING STREET PARK

7392 Irving Street



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

5.9 acres

CONSTRUCTION DATE

2003

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Clean restroom facilities 2-3 times a week
- Fertilize turf 2 times per year or as funds allow
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

5.9 Acres

IRVING STREET PARK

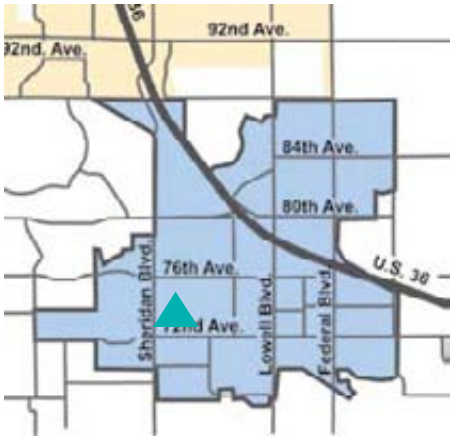
7392 Irving Street

Park Amenities

Library
Picnic Shelter (1)
Picnic Tables (4)
Play Equipment
Amphitheater
Sculpture
Interactive Water Feature
Restroom Facility (portable)
Horseshoe Pits (2)
Drinking Fountain (1)
BBQ Grills (2)
Parking

KENNEDY PARK

7391 Winona Court



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

2.4 acres

CONSTRUCTION DATE

1973

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

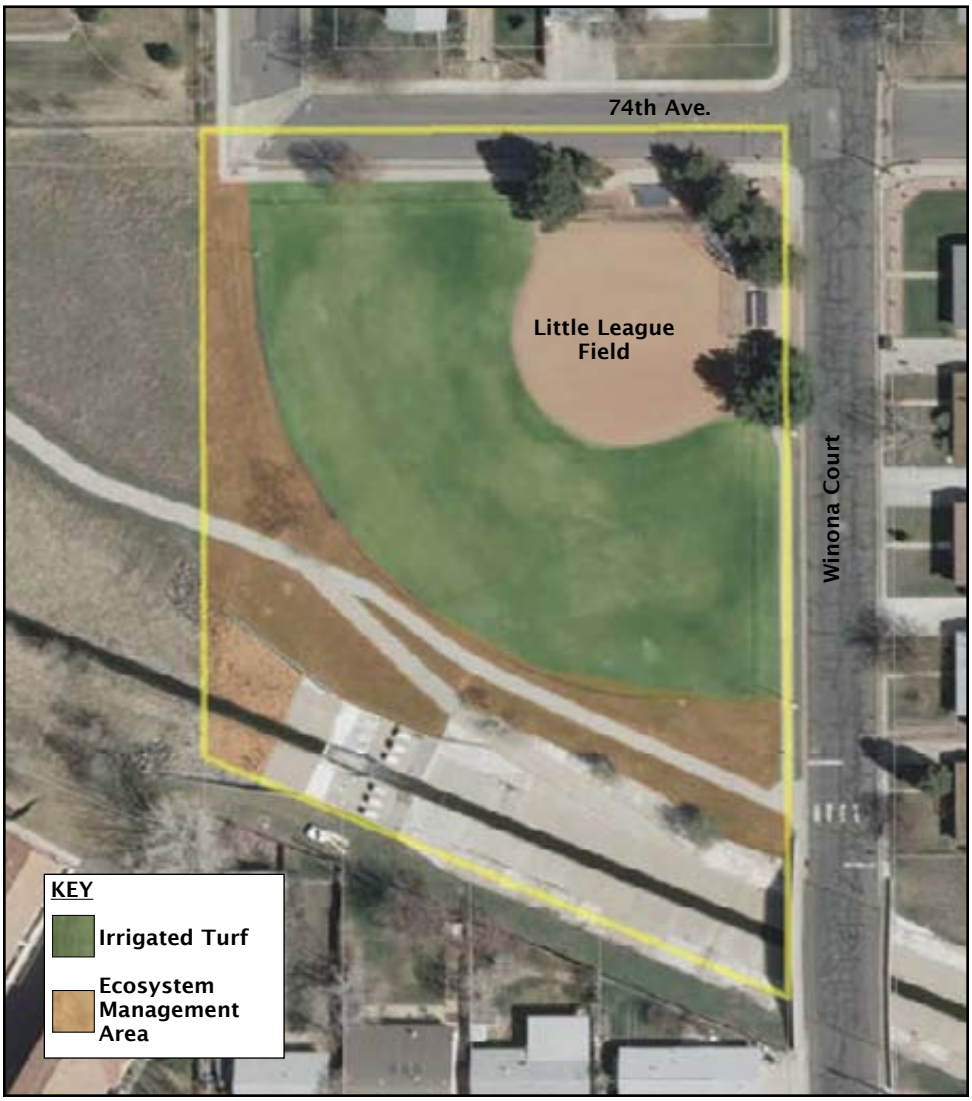
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Backstop fencing repair as needed
- Concrete trail section replacement as needed

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resource will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Drag ballfields during baseball season
- Replace infield material as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

2.4 Acres

KENNEDY PARK



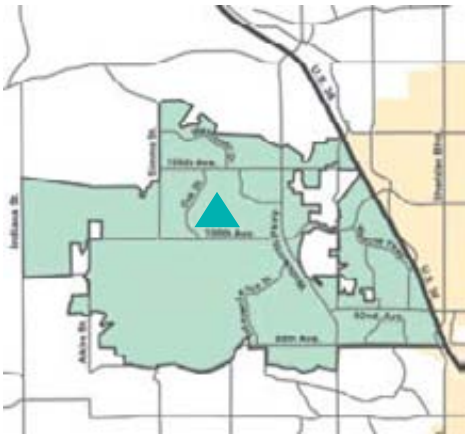
7391 Winona Court

Park Amenities

Little League Field (200′ fenceline)

KENSINGTON PARK

10200 Countryside Drive



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

2.1 acres

CONSTRUCTION DATE

1981

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Add childrens play area and small picnic shelter

FUTURE REPLACEMENT NEEDS

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed and as funds allow
- Repair or replace benches as needed and as funds allow (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Maintain totem poles with neighborhood volunteers
- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resource will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Fertilize turf 2 times per year or as funds allow
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pickup

2.1 Acres

KENSINGTON PARK

10200 Countryside Drive

Park Amenities

Multi-use Turf Field
Outdoor Performance Area
Totem Pole Sculptures

KINGS MILL PARK

9018 Field Street

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

3.7 acres

CONSTRUCTION DATE

1973

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Add children's play equipment
- Demolish existing swimming pool and replace with zero depth splash feature
- Evaluate demolishing or deeding the building currently occupied by Head Start over to that agency.

FUTURE REPLACEMENT NEEDS

- Tennis court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as determined by City Streets Department
- Concrete trail section maintenance as needed

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

3.7 Acres

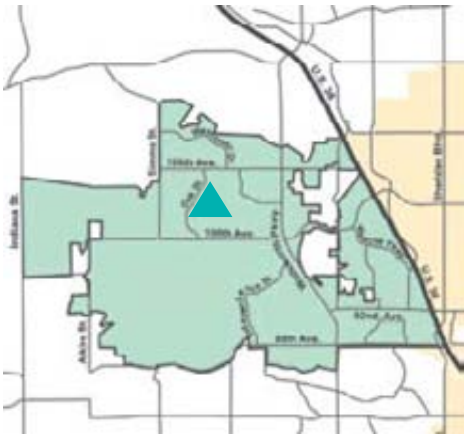
9018 Field Street

Park Amenities

Multi-use Turf Field
Tennis Courts (2)
Parking

MAYFAIR PARK

9680 W. 105th Avenue



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

10.4 acres

CONSTRUCTION DATE

1987

RENOVATION HISTORY

2000

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Possible loop trail around park
- Possible court game
- Possible small shelter

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resource will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

10.4 Acres

MAYFAIR PARK

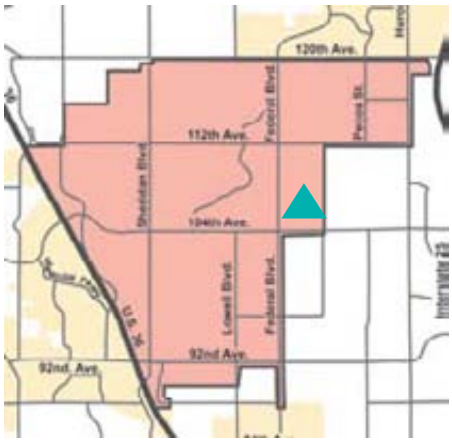
9680 W. 105th Avenue

Park Amenities

Multi-use Turf Field
Play Equipment
Multi-use Trail

MEADOWLARK PARK

10501 Bryant Street



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

1 acre

CONSTRUCTION DATE

1985

RENOVATION HISTORY

2001

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Add trail connections to Bryant Street

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Replace woodchips in shrub beds annually
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

1 Acre

MEADOWLARK PARK

10501 Bryant Street

Park Amenities

Play Equipment
Multi-use Turf Field

MUNICIPAL PARK

3025 W. 76th Avenue

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

6.2 acres

CONSTRUCTION DATE

1993

RENOVATION HISTORY

2000

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

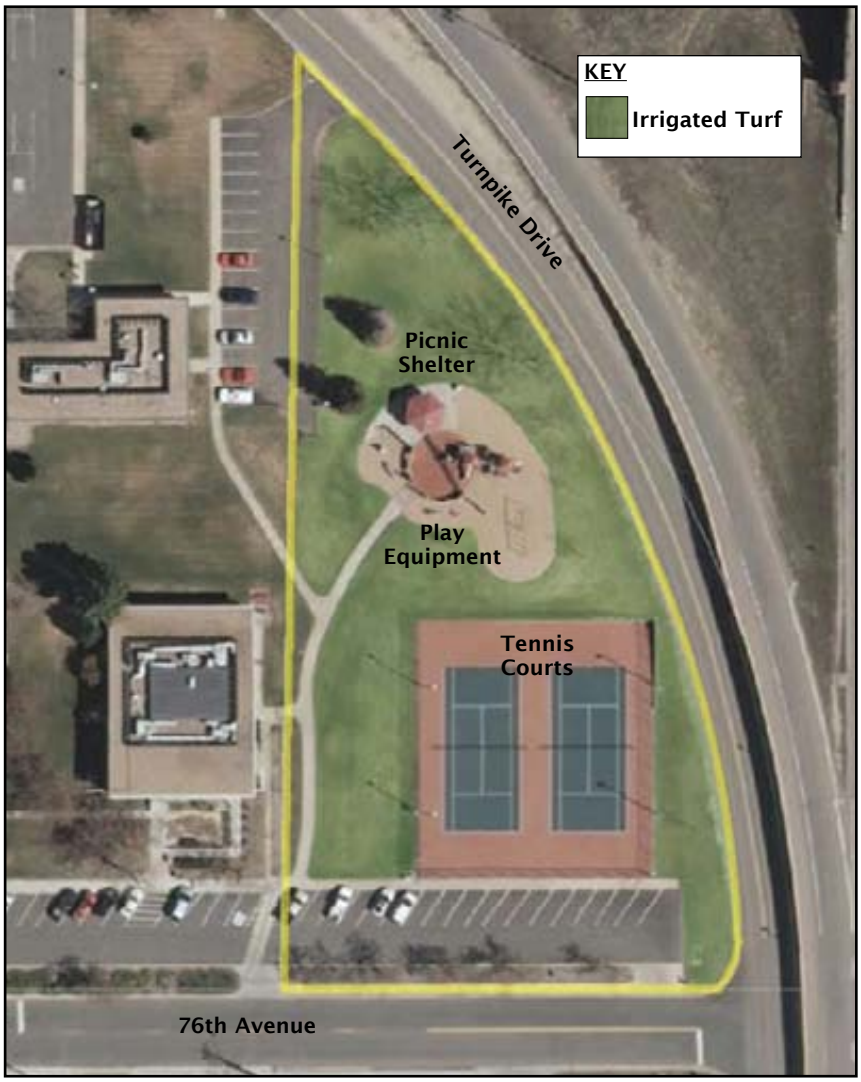
- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Tennis court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

6.2 Acres

MUNICIPAL PARK



3025 W. 76th Avenue

Park Amenities

Picnic Shelter (1)
Picnic Tables (2)
BBQ Grill (1)
Tennis Courts (2)
Play Equipment
Parking

NOTTINGHAM PARK

8695 Allison Street

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

6.8 acres

CONSTRUCTION DATE

1990

RENOVATION HISTORY

2003, 2008

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Replace soft trail sections with concrete

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years, replaced in 2008)
- Replace landscape materials as necessary and as funds allow
- Irrigation system upgrades as needed and as funds allow
- Parking lot repair and striping as necessary
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

6.8 Acres

NOTTINGHAM PARK

8695 Allison Street

Park Amenities

Picnic Shelters (2)
Restroom Facility (portable)
Picnic Tables (15)
BBQ Grills (2)
Stream
Multi-use Turf Field
Play Equipment
Multi-use Trail
Parking
Drinking Fountain (1)

OAKHURST PARK I

9311 Lark Bunting Drive

CLASSIFICATION

Community Park (I and II combined)

SIZE OF PARK

5.86 acres

CONSTRUCTION DATE

1985

RENOVATION HISTORY

2009 (Shelter)

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Expand parking lot

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Replace sand in volleyball court as needed and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair as needed
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resource will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Trim shrubs and trees as needed
- Clean restroom facility 2-3 times a week or as needed
- Water conservation schedule
- Regular trash pick up

5.86 Acres

OAKHURST PARK I

9311 Lark Bunting Drive

Park Amenities

Reservable Picnic Shelter
Restroom Facility (portable)
Picnic Tables (20)
BBQ Grills (3)
Soccer Fields (3)
Multi-use Turf Fields
Volleyball Court
Play Equipment
Drinking Fountain (1)
Access to Regional Trail
(Big Dry Creek Trail)
Parking

OAKHURST PARK II

9255 Ammons Street

CLASSIFICATION

Community Park (I and II combined)

SIZE OF PARK

16.74 acres

CONSTRUCTION DATE

1988

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resource will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

16.74 Acres

OAKHURST PARK II

9255 Ammons Street

Park Amenities

Basketball Court
Soccer Fields (3)
Multi-use Turf Fields
Access to Regional Trail
(Big Dry Creek Trail)
Parking
Restroom Facility (portable)
BBQ Grill (1)

OAKWOOD PARK

8295 Oakwood Drive

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

2.7 acres

CONSTRUCTION DATE

1976

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Potentially convert non-irrigated area to Open Space

FUTURE REPLACEMENT NEEDS

None at this time

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resource will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

* *Maintenance schedule only for developed area*

2.7 Acres

OAKWOOD PARK

8295 Oakwood Drive

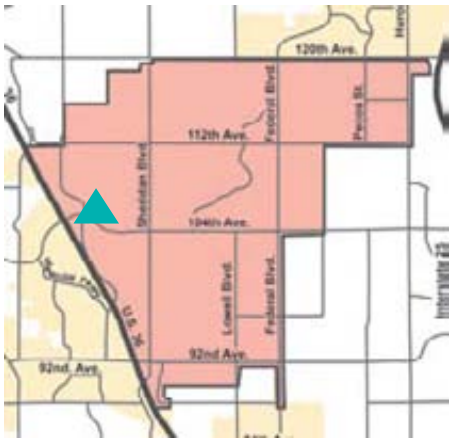
Park Amenities

Allen Ditch

Passive use

PROMENADE TERRACE

6200 W. Westminster Promenade Drive South



CLASSIFICATION

Special Use

SIZE OF PARK

1.7 acres

CONSTRUCTION DATE

2002

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Add covered concert pavilion at stage
- Replace crusher fine walkways with brick or other materials

FUTURE REPLACEMENT NEEDS

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section and stage replacement as needed and as funds allow

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Maintain water feature pumps on a regular schedule
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

** Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

PROMENADE TERRACE

1.7 Acres

6200 W. Westminster Promenade Drive South

Park Amenities

Amphitheater
Outdoor Stage
Gardens
Waterfall
Restroom Facility
(off site, upon request)

QUAILS CROSSING PARK

13402 Kalamath Street

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

3.1 acres

CONSTRUCTION DATE

1983

RENOVATION HISTORY

1997, 2009

(2009 renovations part of the Quail Creek storm water improvements)

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system replacement and upgrades as needed

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pickup

3.1 Acres

QUAILS CROSSING PARK

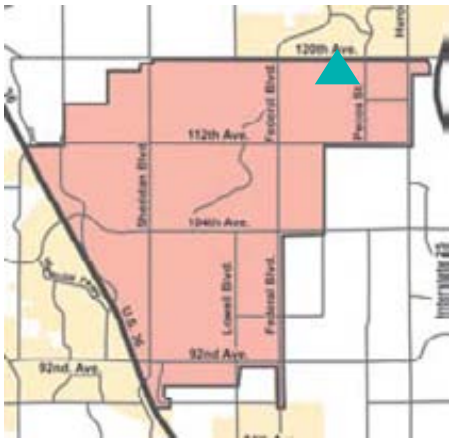
13402 Kalamath Street

Park Amenities

Play Equipment
Multi-use Field
Picnic Tables (2)

RANCH PARK

11899 Tejon Street



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

5 acres

CONSTRUCTION DATE

1994

RENOVATION HISTORY

2004

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years, replaced in 2004)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section maintenance as needed

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Replace volleyball sand as funds allow
- Regular trash pick up

5 Acres

RANCH PARK

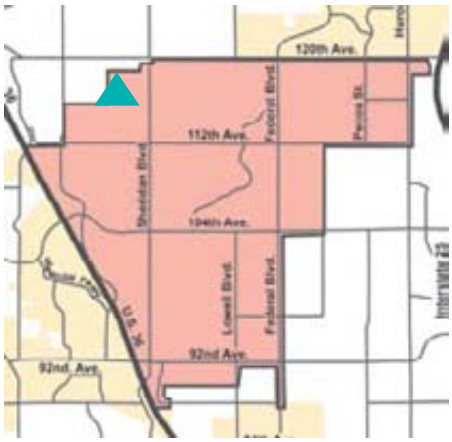
11899 Tejon Street

Park Amenities

Basketball Court
Picnic Shelters (2)
Restroom Facility (portable)
Picnic Tables (7)
BBQ Grills (3)
Volleyball Court
Play Equipment
Multi-use Trail (1/3 mile)
Parking
Drinking Fountain

RYAN PARK

5838 W. 116th Place



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

13 acres

CONSTRUCTION DATE

2003

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Possible court games (tennis, basketball, inline skate)

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Repair rubberized surfacing as needed and as funds allow
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as needed and as funds allow
- Backstop fencing repair as needed

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Replace woodchips in shrub beds annually
- Replace infield material as funding allows
- Ballfield maintenance as needed
- Trim shrubs and trees as needed
- Fertilize turf 2 times per year or as funds allow
- Water conservation schedule
- Regular trash pick up

13 Acres

RYAN PARK

5838 W. 116th Place

Park Amenities

Basketball Courts (school)
Picnic Shelters (2)
Picnic Tables (7)
Softball Fields (2)
Multi-use Turf Field
Play Equipment
Multi-use Trail (3/4 mile)
Parking (school)

SENSORY PARK

10376 Wadsworth Boulevard

CLASSIFICATION

Special Use

* Sensory Park is the City's first completely accessible play area built in cooperation with Children's Hospital

SIZE OF PARK

0.51 acres*

CONSTRUCTION DATE

2000

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Artificial turf replacement as necessary and as funds allow
- Paint and touch up shelter as necessary
- Concrete section replacement as needed
- Replace landscape materials as necessary and as funds allow
- Replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Quickly respond to any graffiti and vandalism damage
- Brush artificial turf as needed and replace granules
- Paint and touch up play equipment as needed
- Trim shrubs and trees as needed
- Regular trash pickup

** Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

0.51 Acres

SENSORY PARK

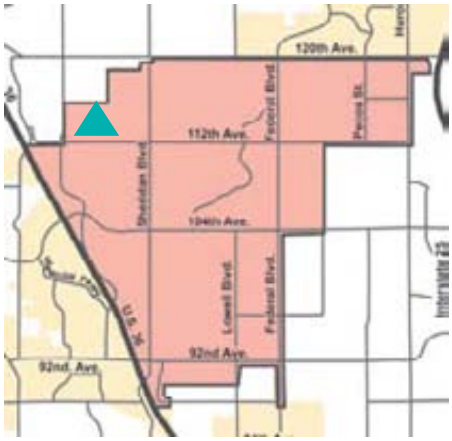
10376 Wadsworth Boulevard

Park Amenities

Picnic Shelter (1)
Picnic Tables (2)
Play Equipment (100% accessible)
Artificial Turf
Drinking Fountain
Access to Regional Trail
(Walnut Creek Trail)

SHERWOOD PARK

11320 Kendall Street



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

10.12 acres*

CONSTRUCTION DATE

1994

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Possible installation of additional court games
- Possible installation of larger picnic shelter
- Replace soft trails with concrete

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Repair rubberized surfacing as needed and as funds allow
- Basketball court resurfacing as needed and as funds allow (7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funding allows
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

** Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

10.12 Acres

SHERWOOD PARK

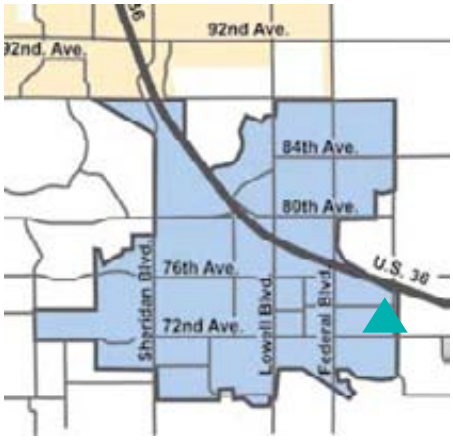
11320 Kendall Street

Park Amenities

Basketball Court
Picnic Shelters (2)
Picnic Tables (7)
BBQ Grill
Multi-use Turf Field
Play Equipment
Drinking Fountain

SKYLINE VISTA PARK

2595 W. 72nd Avenue



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

11 acres

CONSTRUCTION DATE

1998

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Replace inline rink with skate park course

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair and replacement
- Concrete trail section replacement as needed
- Replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Drag ballfields during baseball season
- Replace sand in volleyball court as needed
- Clean restroom facility 2-3 times a week or as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Replace infield material as needed
- Regular trash pick up

11 Acres

SKYLINE VISTA PARK

2595 W. 72nd Avenue

Park Amenities

In-line Skating
Picnic Shelters (2)
Picnic Tables (6)
BBQ Grills (2)
Restroom Facility (portable)
Drinking Fountain (1)
Soccer Field
Softball Fields (2)
Multi-use Turf Field
Volleyball Court
Horseshoe Pit
Bocci Ball Court
Top Spin Court
Play Equipment
Multi-use Trail
Parking

SOMMERSET PARK

9290 W. 90th Drive

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

1.7 acres

CONSTRUCTION DATE

1984

RENOVATION HISTORY

1990

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed
- Replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Replace woodchips in shrub beds annually
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

1.7 Acres

SOMMERSET PARK

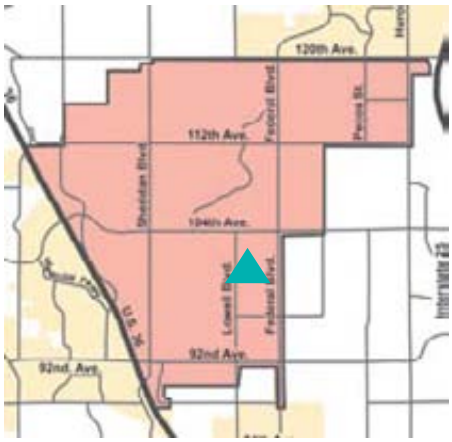
9290 W. 90th Drive

Park Amenities

Picnic Tables (2)
Multi-use Turf Field
Play Equipment

SQUIRES PARK

3450 W. 99th Avenue



CLASSIFICATION

Community Park

SIZE OF PARK

16.6 acres

CONSTRUCTION DATE

1985

RENOVATION HISTORY

1997, 2006 (Shelter), 2008 (Basketball Court)

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Evaluate adding additional parking
- Evaluate potential for off-leash dog area

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair as needed

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Clean restroom facility on a scheduled basis during season or as needed
- Regular trash pick up

16.6 Acres

SQUIRES PARK

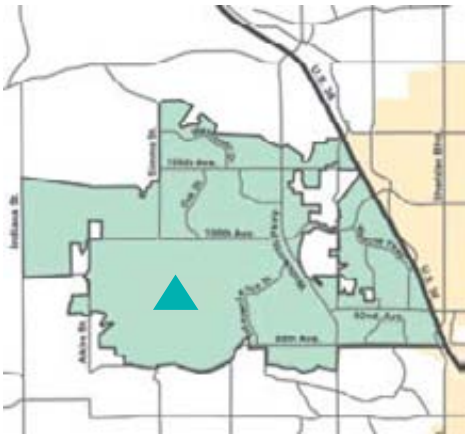
3450 W. 99th Avenue

Park Amenities

Basketball Court
Picnic Shelters (2)
Restroom Facility
Picnic Tables (25)
BBQ Grills (3)
Soccer Fields (2)
Play Equipment
Parking (school)
Multi-use Turf Fields
Drinking Fountain
Volleyball Court

STANDLEY LAKE REGIONAL PARK

100th Avenue & Simms Street



CLASSIFICATION

Regional Park

SIZE OF PARK

2,327 acres
1,200 surface acres for boating and fishing

CONSTRUCTION DATE

Ongoing

RENOVATION HISTORY

None at this time

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Construct boat marina
- Construct inland swim area (separate from lake)
- Construct new day-use areas for picnicing
- Construct play areas and shelters
- Construct fishing docks
- Construct additional trails and complete loop trail around lake
- Construct court game area
- Pave campground roads and pads

FUTURE REPLACEMENT NEEDS

- Replace boat ramp sections as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot/ campground repair and striping as necessary and as funds allow
- Trail section replacement as needed and as funds allow
- Replace picnic tables as needed and as funds allow (estimate 8-10 years)
- Replace ranger boat as needed and as funds allow (estimate 6-8 years)
- Englarde boat storage area and construct staff parking area as funds allow

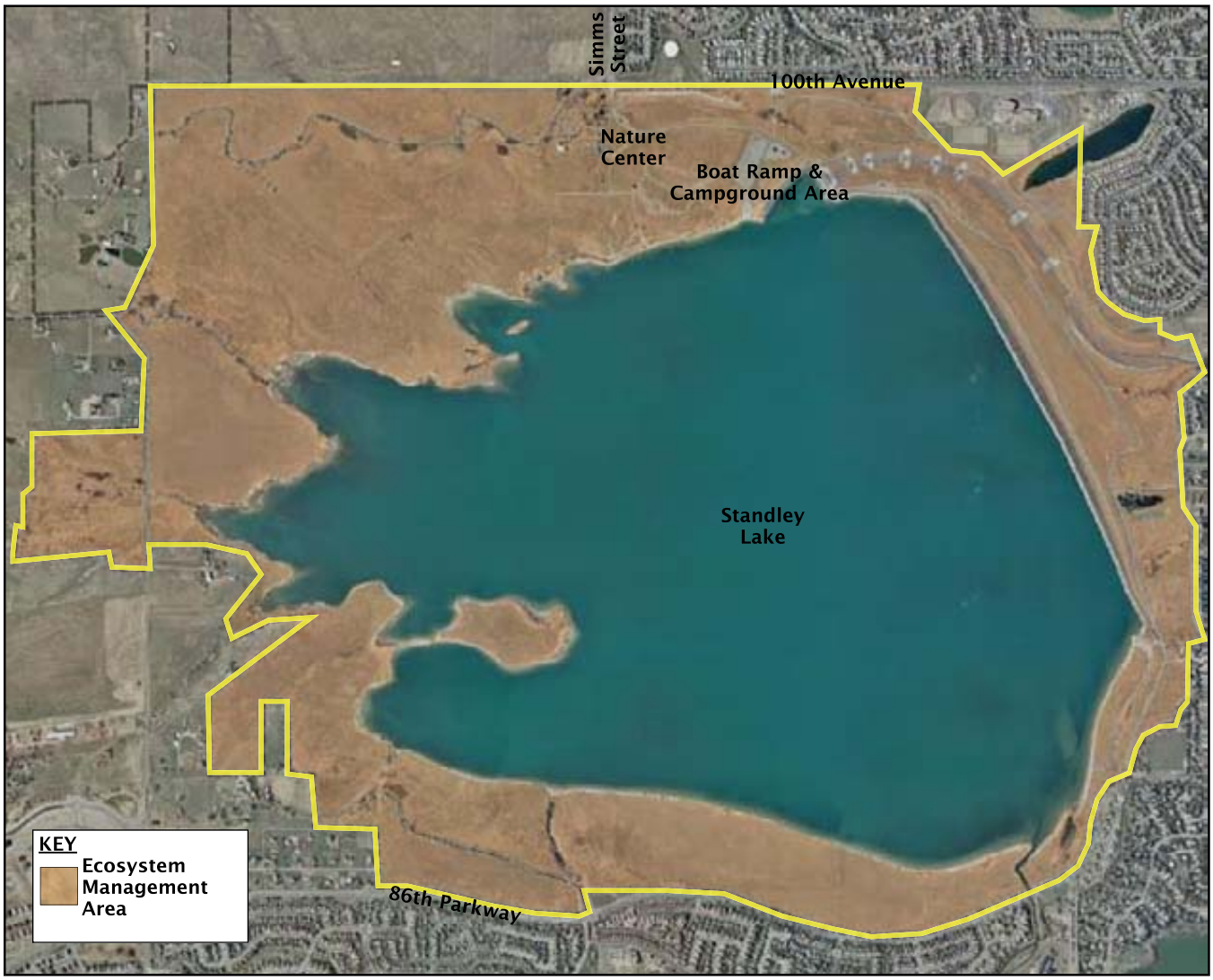
DESIRED MAINTENANCE SCHEDULE *

- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pickup (in picnic and park area)

* *Does not include overall site maintenance. Maintenance of the facilities/amenities determined by lake operations coordinator.*

2,327 Acres

STANDLEY LAKE REGIONAL PARK



100th Avenue & Simms Street

Overall Park Amenities

Nature Center
Boat Ramp
Courtesy Boat Dock
Boat Storage
ADA Accessible Fishing Pier
Shore Fishing
Fish Cleaning Station
Campground
Day Use Area
Restroom Facility
Designated Roadways
Boat & Vehicle Parking
Eagle Viewing Area
Picnic Tables & Grills
Lake / Stream
Amphitheater
Volleyball Court
Horseshoe Pits
Multi-use Trails - approximately 14 miles
Big Dry Creek Trail Access

STANDLEY LAKE REGIONAL PARK

100th Avenue & Simms Street

STANDLEY LAKE NATURE CENTER AMENITIES

- Exhibits including history of the park and examples of wildlife found in the park
- Aquatic Nuisance Species (ANS) Information
- Eagle Viewing Area
- Day-Use Area with Picnic Tables
- Parking
- Park Patrol Boat Storage

BOATING & ANGLER AMENITIES

- Paved Entry Road
- Boat Ramp (75′ x 180′ with 4 lanes extended 30′)
- Courtesy Boat Dock
- Fenced & Gated Boat Storage Area
- ADA Accessible Fishing Pier
- Shore Fishing
- Fish Cleaning Station
- Aquatic Nuisance Species (ANS) Inspection Station
- Restroom, Drinking Fountain & Rinse Shower
- Boat & Vehicle Parking

  Main Boat Ramp Area:
  110 vehicle and boat spaces, 40 vehicle spaces

  South Lot: 35-45 vehicle spaces

  North Lot: 25-30 vehicle spaces

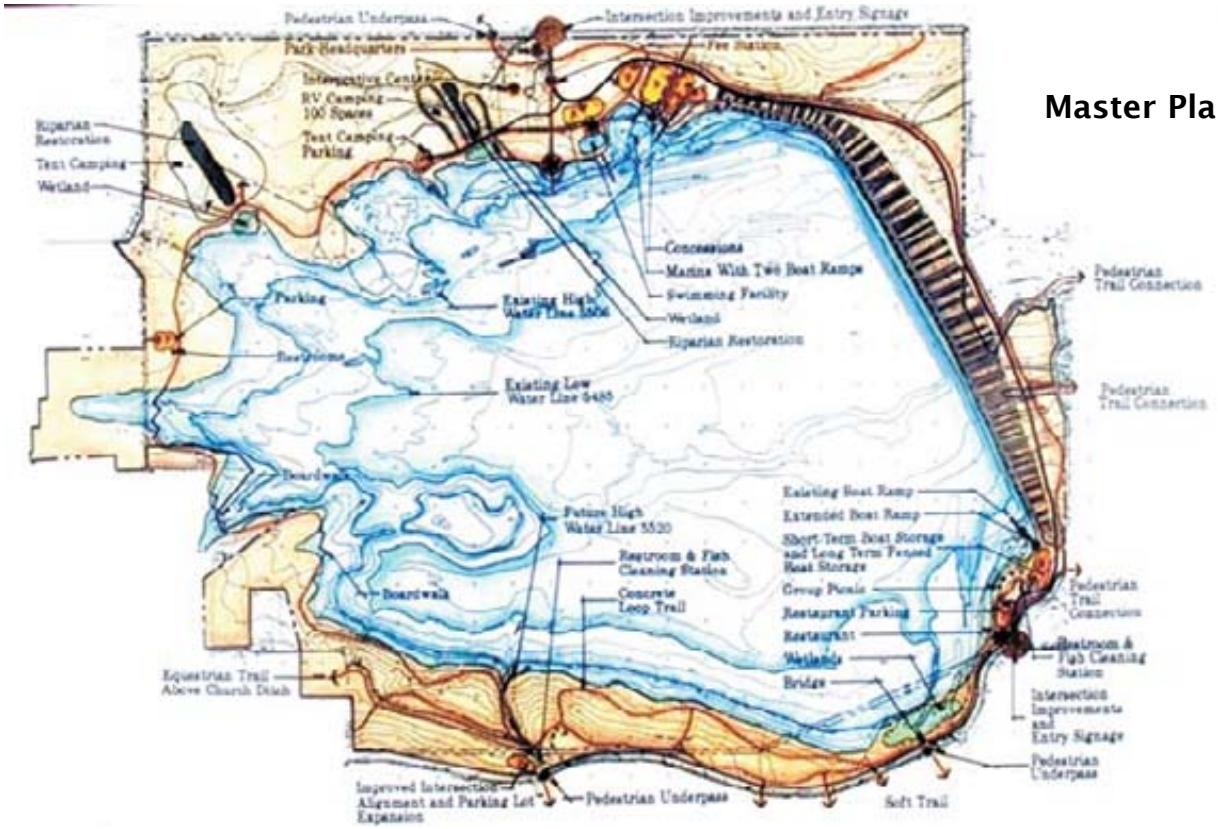
  Boat Storage Area:
  250 spaces

CAMPGROUND AMENITIES

- 88-Space Campground with Tables & Grills
- Day Use Area
- Restrooms, Drinking Fountains & Rinse Showers
- Parking

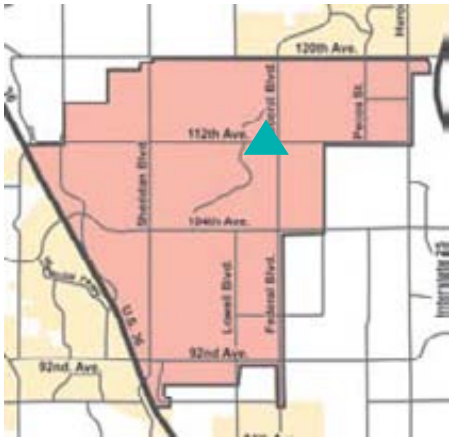
2,327 Acres

STANDLEY LAKE REGIONAL PARK



STRATFORD LAKES PARK

11475 Federal Boulevard



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

5 acres

CONSTRUCTION DATE

2002

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Install concrete trail around perimeter of park

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 5-7 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Replace sand in volleyball court as funds allow

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

5 Acres

STRATFORD LAKES PARK

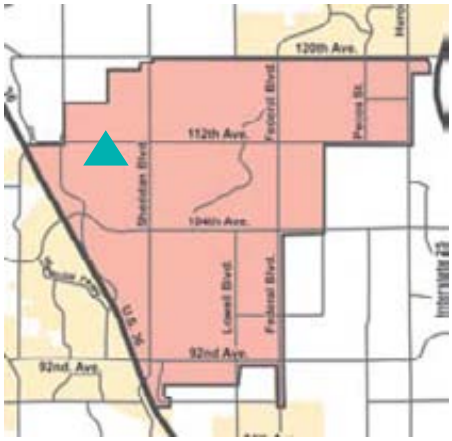
11475 Federal Boulevard

Park Amenities

Basketball Court
Picnic Shelter (1)
Picnic Tables (2)
Multi-use Turf Field
Volleyball Court
Play Equipment
Multi-use Trail
Climbing Wall
Bocci Ball Court
Horseshoe Pit

STRATFORD PARK

10951 Harlan Street



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

6.4 acres

CONSTRUCTION DATE

1974

RENOVATION HISTORY

2003

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Add new children's playground and picnic shelter

FUTURE REPLACEMENT NEEDS

- Tennis court resurfacing as needed or as funds allow (estimate 7-10 years)
- Irrigation system upgrades as funds allow
- Replace landscape materials as funds allow
- Backstop fencing repair as needed

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Replace infield material as funds allow
- Regular trash pick up

6.4 Acres

STRATFORD PARK

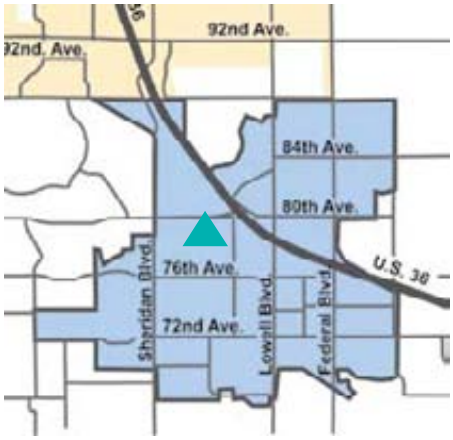
10951 Harlan Street

Park Amenities

Basketball Court (school)	Tennis Courts (2)
Soccer Field	Play Equipment (school)
Softball Field	Restroom Facility (portable)
Multi-use Turf Field	Parking (on-street)

SUNSET PARK

4321 W. 78th Avenue



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

1 acre*

** Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

CONSTRUCTION DATE

1973

RENOVATION HISTORY

1996

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Construct underpass under railroad tracks to connect to Wolff Run Park

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed
- Replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Replace woodchips in shrub beds annually
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

1 Acre

SUNSET PARK

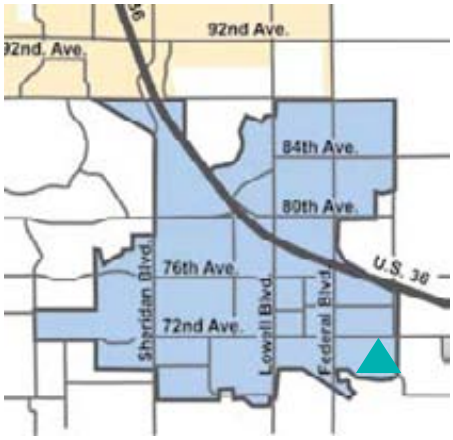
4321 W. 78th Avenue

Park Amenities

Play Equipment
Picnic Tables

TERRACE PARK

7080 Canosa Court



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

1.2 acres

CONSTRUCTION DATE

1974

RENOVATION HISTORY

1990, 2002

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed
- Replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

1.2 Acres

TERRACE PARK

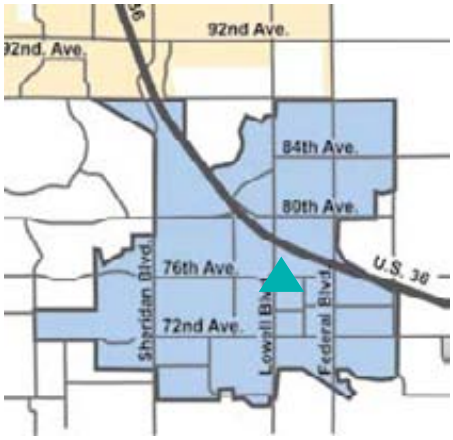
7080 Canosa Court

Park Amenities

Basketball Court
Picnic Shelter
Picnic Tables (2)
Multi-use Turf Field
Play Equipment

TORII SQUARE PARK

7596 Lowell Boulevard



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

1.7 acres

CONSTRUCTION DATE

1975

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Shelter renovation / replacement anticipated between 2010-2014
- Add children's play equipment

FUTURE REPLACEMENT NEEDS

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed
- Replace exisiting picnic shelter with gazebo

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

TORII SQUARE PARK

1.7 Acres

7596 Lowell Boulevard

Park Amenities

Picnic Shelter

TRAILSIDE PARK

8650 Dover Street

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

10 acres

CONSTRUCTION DATE

1985

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system rupgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed
- Replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

10 Acres

TRAILSIDE PARK

8650 Dover Street

Park Amenities

Picnic Shelter (1)
Picnic Tables (2)
Play Equipment

TRENDWOOD PARK

6450 W. 95th Avenue

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

4.7 acres

CONSTRUCTION DATE

1983

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Add trail connections to Farmers' High Line Trail from 96th Avenue
- Evaluate conversion of a portion of the site to Open Space

FUTURE REPLACEMENT NEEDS

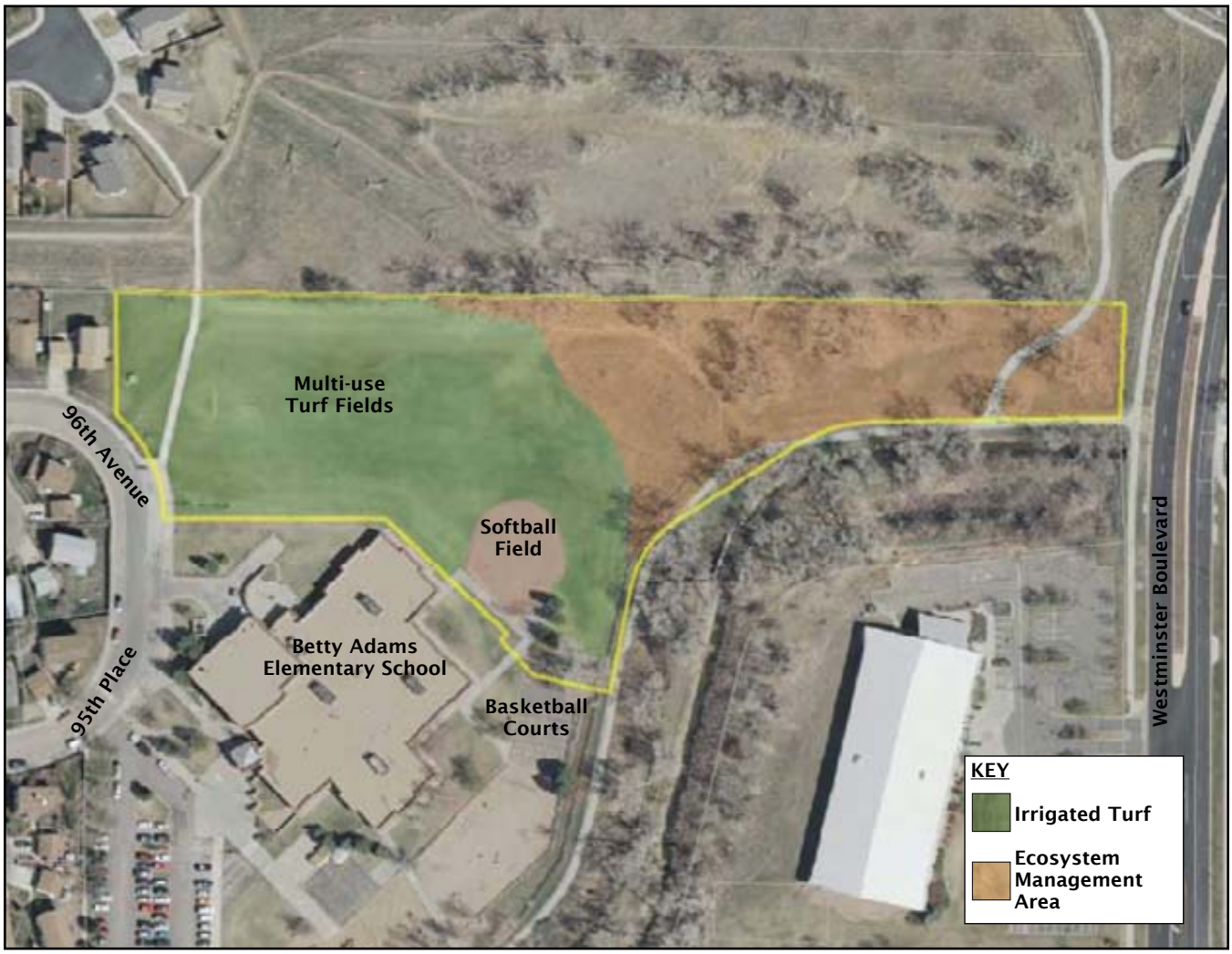
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Backstop fencing repair /renovate ballfield as needed and as funds allow
- Concrete section replacement as needed
- Resurface basketball courts as needed and as funds allow

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Drag ballfields during baseball season
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up
- Replace infield material as needed and as funds allow

4.7 Acres

TRENDWOOD PARK



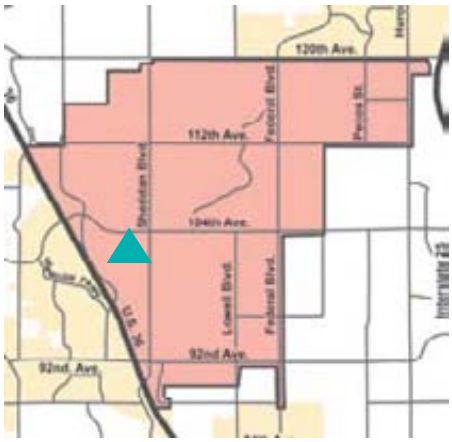
6450 W. 95th Avenue

Park Amenities

Basketball Courts (2)
Softball Field
Multi-use Turf Fields
Play Equipment (school)
Parking (school)

WAVERLY ACRES PARK

10320 Eaton Street



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

2.25 acres*

** Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

CONSTRUCTION DATE

1983

RENOVATION HISTORY

1998

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Evaluate conversion of a portion of the site to Open Space

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Paint and touch up play equipment as needed
- Paint and touch up picnic shelter as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Prairie dog management in park area
- Regular trash pick up

WAVERLY ACRES PARK

2.25 Acres

10320 Eaton Street

Park Amenities

Picnic Shelter (1)
Picnic Tables (2)
Creek
Play Equipment
Multi-use Trail
Access to Regional Trail
(Big Dry Creek Trail)

WESLEY CHAPEL CEMETERY

120th Avenue & Huron Street

CLASSIFICATION

Special Use

SIZE OF PARK

2.75 acres

CONSTRUCTION DATE

2001 (assumed ownership)
1850 (established)

RENOVATION HISTORY

None

BACKGROUND

Wesley Chapel Cemetery is a remnant of the early days of Adams County and the Westminster area, serving as the burial ground of many of the rural agricultural district's pioneers from approximately 1891 through 1939. Originally the cemetery was associated with a church, the Wesley Chapel, which occupied the now-vacant space between 120th Ave. and the graves to the north from approximately 1891 to 1934. While the church was removed decades ago, the cemetery that emerged behind the building remained in place and persevered amidst the surrounding suburban development of the late 1900s and early 2000s. (Tatanka Historical Associates, *Wesley Chapel Cemetery Local Landmark Nomination*, 2005)

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Maintain care as a pioneer cemetery
- Possible installation of irrigation in certain perimeter areas along with new turf
- Possible new wrought iron fencing around perimeter of cemetery
- New cemetery sign with flowers and landscaping
- Add landscaping and irrigation along 120th Avenue and Huron Street
- Possibly add brick or sandstone path system
- Possibly install small parking lot with access off 123rd Avenue
- Install historic marker plaque with description of the cemetery's history

DESIRED MAINTENANCE SCHEDULE

- Mow every 4-6 weeks during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 1 time per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule

* *Maintenance and any future development should follow the recommendations in The Wesley Chapel Cemetery Preservation Plan*

2.75 Acres

WESLEY CHAPEL CEMETERY

120th Avenue & Huron Street

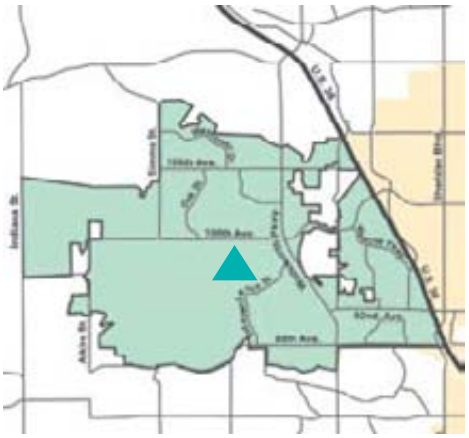
Park Amenities

Non-active Cemetery

Historic Graves

WESTBROOK PARK

9750 W. 97th Avenue



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

6 acres

CONSTRUCTION DATE

1992

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as funds allow (7-10 years)
- Tennis court resurfacing as needed and as funds allow (estimate 8-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair and replacement as needed
- In-line rink repair as needed
- Replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelters as necessary
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Clean restroom facility 2-3 times a week or as needed (contractor)
- Water conservation schedule
- Replace infield material as needed and as funds allow
- Regular trash pick up

6 Acres

WESTBROOK PARK

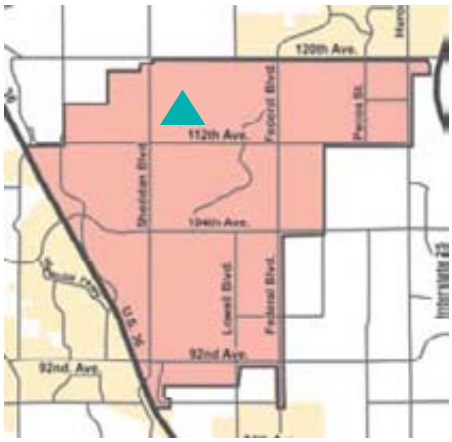
9750 W. 97th Avenue

Park Amenities

Basketball Courts (2)
In-line Skating
Restroom Facility (portable)
Picnic Tables (7)
BBQ Grill
Softball Field
Multi-use Turf Field
Tennis Court
Picnic Shelters (2)
Play Equipment
Access to Regional Trail
(Big Dry Creek Trail)
Drinking Fountain (1)
Parking

WESTFIELD VILLAGE PARK

11550 Wolff Street



CLASSIFICATION

Community Park

SIZE OF PARK

26.87 acres*

CONSTRUCTION DATE

2006

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Create pedestrian link to Weatherstone parcel and integrate into a larger community park

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Repair rubberized surface in play area as needed and as funds allow
- Tennis court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Repair or replace picnic tables as needed (estimate 8-10 years)
- Concrete trail section maintenance as needed

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Drag and stripe ballfields during baseball season as funds allow
- Replace infield mix as needed or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

** Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

26.87 Acres

WESTFIELD VILLAGE PARK

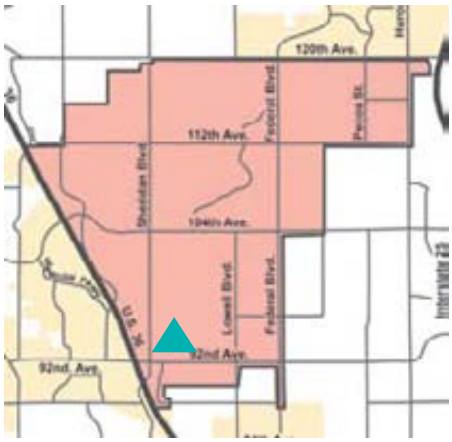
11550 Wolff Street

Park Amenities

Softball Fields (3)
Tennis Courts (2)
Picnic Shelter (1)
Picnic Tables (8)
BBQ Grills (2)
Soccer Fields
Play Equipment
Restroom Enclosure (portable)
Parking
Multi Use Trail
Regional Trail Access (Big Dry Creek Trail)

WESTMINSTER CENTER PARK

4801 W. 92nd Avenue



CLASSIFICATION

Special Use

SIZE OF PARK

10 acres

CONSTRUCTION DATE

2009

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT AMENITIES

- Grade-separated or signalized intersection

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Repair rubberized surface in play area as needed and as funds allow
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Concrete trail section replacement as needed
- Repair or replace picnic tables and benches as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Water feature maintenance as necessary
- Paint and touch up play equipment and shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up
- Keep lights in good repair

10 Acres

WESTMINSTER CENTER PARK

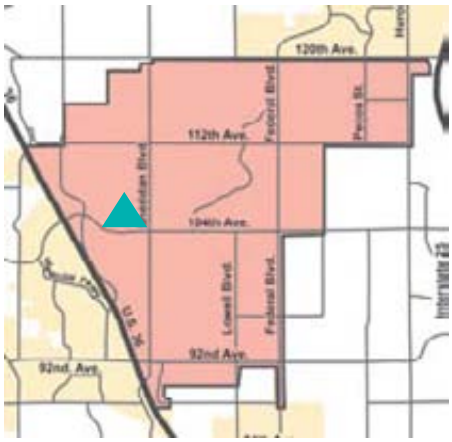
4801 W. 92nd Avenue

Park Amenities

Water Features	Restroom
Plaza	Picnic Tables (12)
Picnic Shelter (2)	Benches
Outdoor Performance Stage	Drinking Fountain (1)
Amphitheater	Irrigated Turf
Playground	Parking

WESTMINSTER CITY PARK

10455 Sheridan Boulevard



CLASSIFICATION

Regional/Citywide

SIZE OF PARK

173 acres*

CONSTRUCTION DATE

Ongoing

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Build court game complex north of soccer fields
- Build 3-4 new play areas and picnic shelters throughout site
- Add to trail system
- Build large event picnic pavilion south of lake
- Build new restroom facilities and shelter
- Add additional parking
- Add additional irrigation and new turf areas

FUTURE REPLACEMENT NEEDS

- Replace landscape materials as necessary and as funds allow
- Irrigation system upgrades as needed and as funds allow
- Parking lot repair and striping as necessary

DESIRED MAINTENANCE SCHEDULE

- Mow every 7 -10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Paint and touch up shelters and site fixtures as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Fertilize turf 2 times per year or as funds allow
- Trim shrubs and trees as needed
- Water conservation schedule
- Keep lights in good repair
- Regular trash pick up

** Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009.*

173 Acres

WESTMINSTER CITY PARK

10455 Sheridan Boulevard

Overall Park Amenities

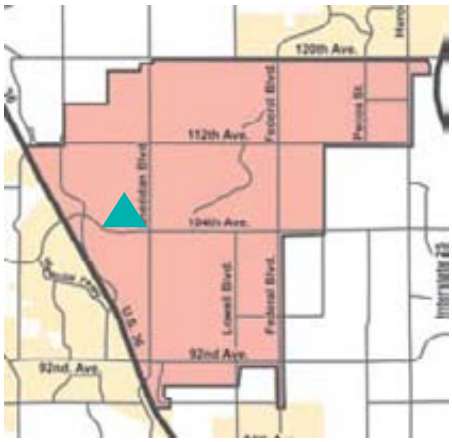
Armed Forces Tribute Garden *
Christopher Fields Softball Fields * (4)
Soccer Fields * (4)
Skate Park *
18-Hole Disc Golf Course
Picnic Shelter (Reserveable)
Restroom Facilities (permanent and portable)
Picnic Tables
Lake/Creek (fishing)
Multi-use Trail
Access to Regional Trail
(Big Dry Creek Trail)
Parking Lots

** See following pages for detailed information*

WESTMINSTER CITY PARK

10455 Sheridan Boulevard

ARMED FORCES TRIBUTE GARDEN



CLASSIFICATION

Regional/Citywide Special Use

SIZE

1.5 acres

CONSTRUCTION DATE

2008

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

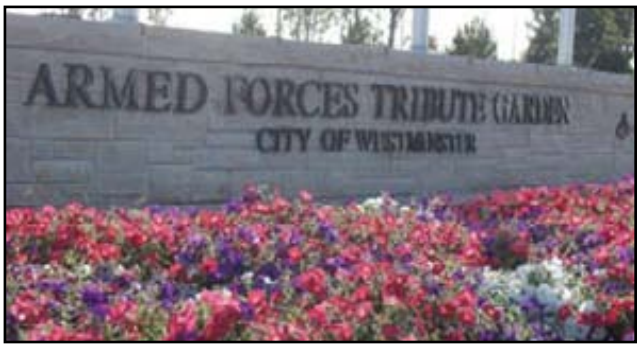
- Construct shade structures within service branch areas through private funding or grant opportunities
- Additional sculpture elements funded by donors

FUTURE REPLACEMENT NEEDS

- Irrigation system upgrades as needed
- Replace landscape materials as neeeded and as funds allow
- Repair or replace benches and other site furnishings as needed and as funds allow

DESIRED MAINTENANCE SCHEDULE

- Mow every 7 -10 days during peak growing season and as funds and staffing permit
- Clean site fixtures including benches and sculptures weekly or as needed, and as staffing permits
- Keep flags in good repair and replace 4-times annually or as needed
- Paint and touch up site fixtures as needed
- Keep lights in good repair
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Fertilize turf 2 times per year or as funds allow
- Trim shrubs and trees as needed
- Seasonal flower display
- Water conservation schedule
- Regular trash pick up



1.5 Acres

WESTMINSTER CITY PARK

ARMED FORCES TRIBUTE GARDEN

10455 Sheridan Boulevard

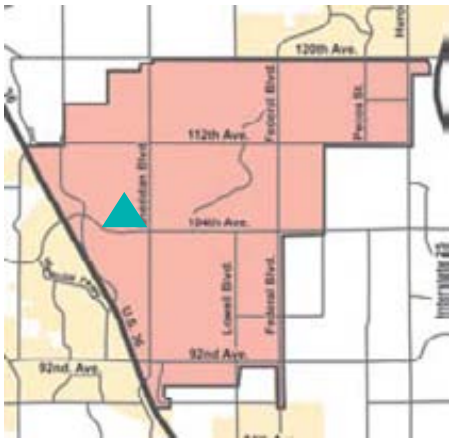
Tribute Garden Amenities

Sculpture
Water Feature
Complete Armed Forces Flag Display
Granite Pillars Representing Service Branches
Memorial Brick Pavers
Memorial Trees
Benches
Bridge
Lighting
Access to Regional Trail
(Big Dry Creek Trail)
Parking

WESTMINSTER CITY PARK

10455 Sheridan Boulevard

CHRISTOPHER FIELDS



CLASSIFICATION

Regional/Citywide

SIZE

4 Softball Fields

CONSTRUCTION DATE

2001

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Replace landscape materials as necessary and as funds allow
- Irrigation system upgrades as needed and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair as needed

DESIRED MAINTENANCE SCHEDULE

- Mow every 7 -10 days during peak growing season and as funds and staffing permit
- Paint and touch up shelters and site fixtures as needed
- Quickly respond to any graffiti and vandalism damage
- Clean restroom facilities at Christopher Fields daily during season or as funds allow
- Drag and stripe ballfields during baseball season as funds allow
- Replace infield mix as needed or as funds allow
- Continue irrigation maintenance and repair as necessary
- Fertilize turf 2 times per year or as funds allow
- Trim shrubs and trees as needed
- Water conservation schedule
- Keep lights in good repair
- Regular trash pick up

13.5 Acres

WESTMINSTER CITY PARK

CHRISTOPHER FIELDS

10455 Sheridan Boulevard

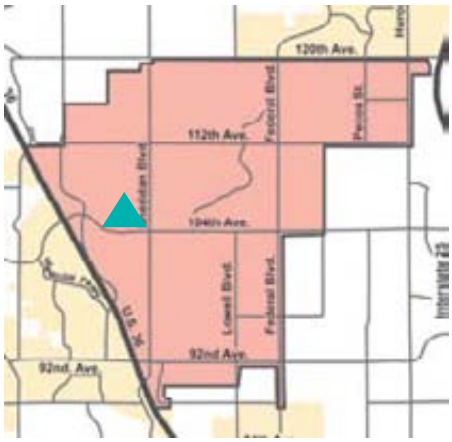
Christopher Fields Amenities

Softball Fields (4)
300-foot Outfield Fences
Lighting
Concessions Area
Permanent Restroom Facility
Picnic Tables
Parking Lots

WESTMINSTER CITY PARK

10455 Sheridan Boulevard

SKATE PARK



CLASSIFICATION

Regional/Citywide

SIZE

15,000 Square Feet

CONSTRUCTION DATE

2005

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Add a shade shelter and benches

FUTURE REPLACEMENT NEEDS

- Replace landscape as necessary and as funds allow
- Irrigation system upgrades as necessary
- Parking lot repair and striping as necessary

DESIRED MAINTENANCE SCHEDULE

- Paint and touch up site fixtures as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Keep lights in good repair
- Regular trash pick up

0.34 Acres

WESTMINSTER CITY PARK

SKATE PARK

10455 Sheridan Boulevard

Skate Park Amenities

Skate Park Includes:

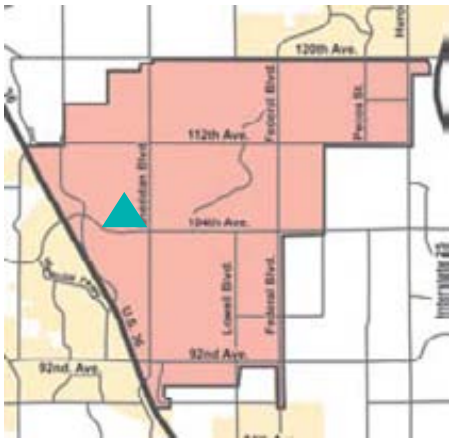
- Steps
- Rails
- Steep Bowl

Parking Lots

WESTMINSTER CITY PARK

10455 Sheridan Boulevard

SOCCER COMPLEX



CLASSIFICATION

Regional/Citywide

SIZE

4 Soccer Fields. 80 x 120 yards

CONSTRUCTION DATE

2004

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Replace landscape materials as necessary and as funds allow
- Irrigation system upgrades as needed and as funds allow
- Parking lot repair and striping as necessary
- Repair or replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7 -10 days during peak growing season and as funds and staffing permit
- Paint and touch up shelters and site fixtures as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Fertilize turf 2 times per year or as funds allow
- Trim shrubs and trees as needed
- Water conservation schedule
- Keep lights in good repair
- Repair soccer field goal mouths as needed and as funds allow
- Regular trash pick up

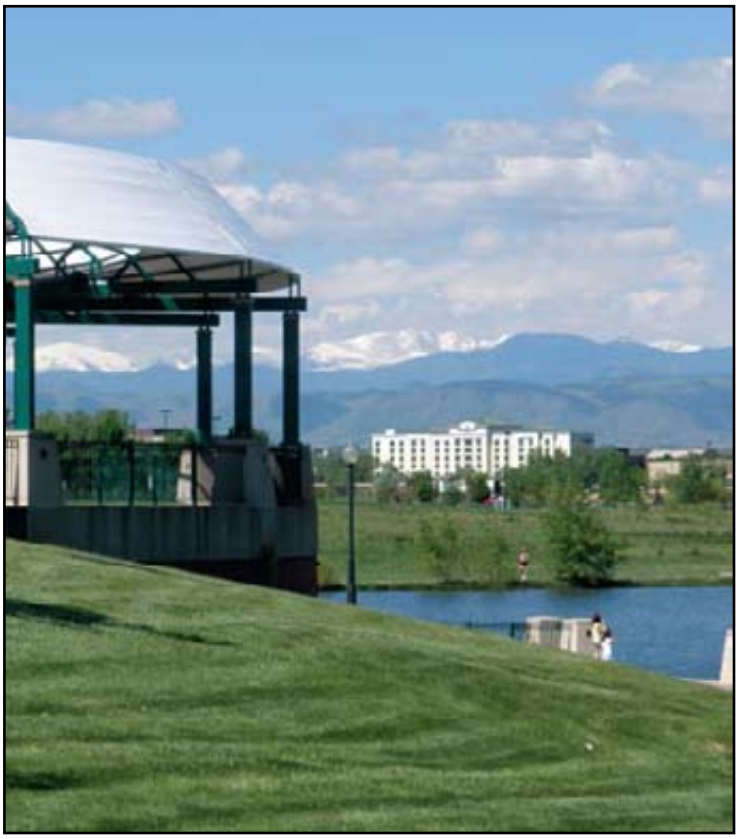
20 Acres

WESTMINSTER CITY PARK
SOCCER COMPLEX

10455 Sheridan Boulevard

Soccer Complex Amenities

Soccer Fields (4), 80 x 120 Yards
Electricity Available
Picnic Shelter (Reserveable)
Lake Access
Picnic Tables
Restroom Facility (portable)
Parking Lots



WESTMINSTER HILLS PARK

4105 W. 80th Avenue

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

2.4 acres

CONSTRUCTION DATE

1985

RENOVATION HISTORY

1996

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Tennis court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed
- Replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

2.4 Acres

WESTMINSTER HILLS PARK

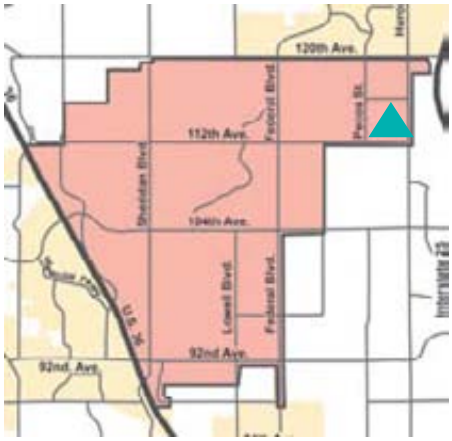
4105 W. 80th Avenue

Park Amenities

Basketball Court
Picnic Shelter (1)
Picnic Table (1)
Multi-use Turf Field
Tennis Courts (2)
Play Equipment
Parking (school)

WESTMINSTER T-BALL COMPLEX AND PARK

1133 W. 113th Avenue



CLASSIFICATION

Neighborhood Park/Special Use

SIZE OF PARK

6.43 acres

CONSTRUCTION DATE

2000

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Add soccer practice field
- Add trail around park
- Construct a playlot in future expansion area

FUTURE REPLACEMENT NEEDS

- Irrigation system upgrades as funds allow
- Replace landscape materials as funds allow
- Parking lot repair and striping as funds allow
- Backstop fencing repair as needed

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Replace infield material as funds allow
- Regular trash pick up

6.43 Acres

WESTMINSTER T-BALL COMPLEX AND PARK

1133 W. 113th Avenue

Park Amenities

Picnic Shelter (1)
Restroom Facility (portable)
Picnic Tables (2)
Parking
Drinking Fountain (1)
T-Ball Fields (3)
Mike Lansing Field (Colorado Rockies)

WILLOWBROOK PARK

12300 Bannock Street

CLASSIFICATION

Neighborhood Park

SIZE OF PARK

8.24 acres*

CONSTRUCTION DATE

1986 (eastern playground)
2005 (western playground)

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Install irrigation system in certain areas as funds become available
- Possible installation of additional picnic shelter and tables
- Possible upgrades to play equipment including new rubberized surface
- Evaluate converting east parcel to Open Space

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 8-10 years)
- Repair rubberized surface in play area as needed and as funds allow
- Irrigation system upgrades as needed and as funds allow

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

** Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

8.24 Acres

WILLOWBROOK PARK

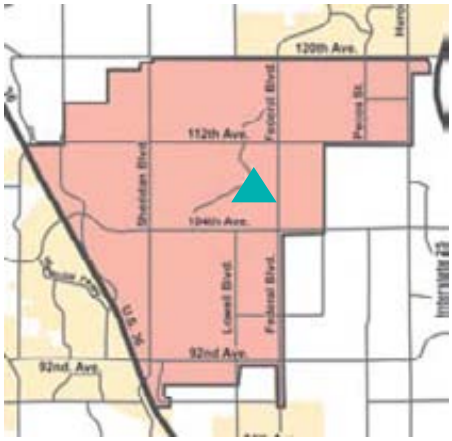
12300 Bannock Street

Park Amenities

Picnic Shelter (1)
Picnic Tables (3)
BBQ Grill (1)
Stream
Play Equipment
Multi-use Trail (1/8 mile)

WINDSOR PARK

3545 W. 107th Avenue



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

13 acres

CONSTRUCTION DATE

1984

RENOVATION HISTORY

2008

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- New irrigation system and turf on undeveloped portion of site
- Add larger picnic shelter

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years, replaced in 2008)
- Repair rubberized surface in play area as needed and as funds allow
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Backstop fencing repair as needed
- Tennis court resurfacing as needed and as funds allow
- Replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

13 Acres

WINDSOR PARK

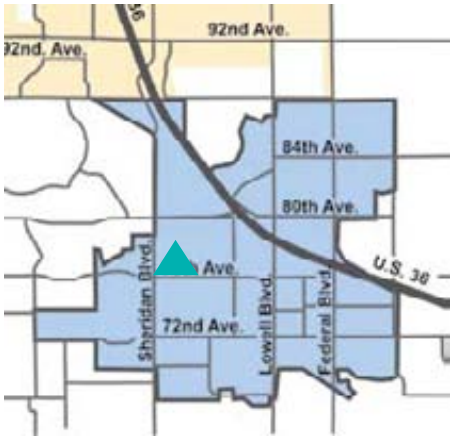
3545 W. 107th Avenue

Park Amenities

Basketball Court
Picnic Shelters (2)
Picnic Tables (2)
Benches (3)
Practice Field
Multi-use Turf Fields
Tennis Courts (2)
Sand Volleyball
Play Equipment
Multi-use Trail
Drinking Fountain (1)

WOLFF RUN PARK

4705 W. 76th Avenue



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

12.59 acres*

CONSTRUCTION DATE

1980

RENOVATION HISTORY

1990, 1996

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Shelter renovation

FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 2010 / 2011)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Tennis court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair and outfield fence installation as necessary and as funds allow
- Concrete trail section replacement as needed
- Replace picnic tables as needed (estimate 8-10 years)

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up picnic shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Drag and stripe ballfields during baseball season
- Trim shrubs and trees as needed
- Clean restroom facility daily during season on a scheduled basis
- Water conservation schedule
- Replace infield material as needed and as funds allow
- Regular trash pick up

** Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

12.59 Acres

WOLFF RUN PARK

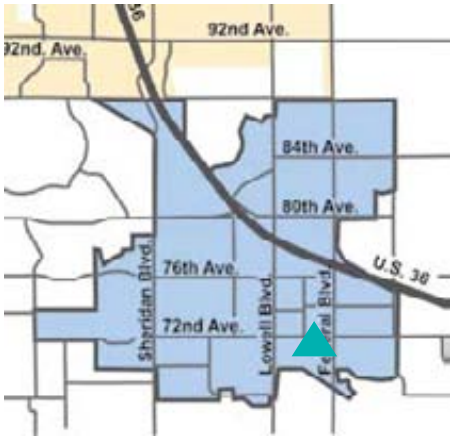
4705 W. 76th Avenue

Park Amenities

Basketball Court
Picnic Shelters (2)
Restroom Facility
Picnic Tables (8)
BBQ Grills (4)
Multi-use Turf Field
Baseball/Softball Fields (2)
Tennis Courts (2)
Play Equipment
Parking
Drinking Fountain (1)

LITTLE DRY CREEK PARK

Federal Boulevard to Lowell Boulevard
at Little Dry Creek



CLASSIFICATION

Citywide

SIZE OF PARK

80 acres*

** City does not currently own the entire 80-acres*

POSSIBLE FUTURE DEVELOPMENT AMENITIES

- Boat / Paddle Pond
- Boathouse Cafe and Plaza
- Community Arts Center - Qwest Service Facility
- Promontory and Grand Stairway
- Tree-lined and Creekside Overlook
- Creekside Playground
- Central Parking Area and Turf Playlawn
- Oxbow Amphitheater Complex
- Overlook Plaza
- Little Dry Creek Lake and Nature Area
- Other Recreation Facilities (as determined viable, such as tennis, court games, and skatepark)
- Access to Regional Trail (Little Dry Creek Trail) and Internal Trails

The Master Plan Concept is based on locating a series of recreational opportunities in response to adjacent land uses and linked by the stream, trail and riparian corridor defined by Little Dry Creek. Park facilities proposed east of Lowell Blvd. are generally more supportive of the Transit Oriented Development (TOD) in their higher level of activity and scale. West of Lowell Blvd., proposed park facilities are generally more neighborhood-oriented in their activity level and scale. The Little Dry Creek channel is proposed as natural habitat restoration, open space areas. Park features, irrigated landscape and hardscape event areas are located in the upper elevations above the channel.

DESIRED MAINTENANCE SCHEDULE

- Natural areas within the park, either developed or undeveloped, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.

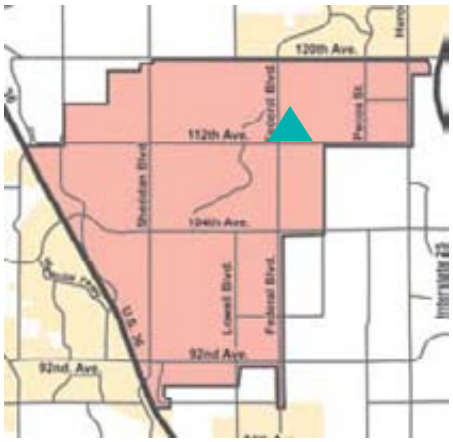
Any future master plan will be developed with resident input and will depend on available funding and ongoing maintenance capabilities. Phase One park implementation will rely on crafting funding and implementation partnerships between a number of City of Westminster Departments and outside agencies.

Little Dry Creek Park Conceptual Master Plan
Federal Boulevard to Lowell Boulevard at Little Dry Creek

Park Amenities

Undeveloped

VOGEL POND / COOPER PROPERTY



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

5 acres

POSSIBLE FUTURE DEVELOPMENT AMENITIES

- Play Equipment
- Picnic Shelter
- Irrigated Turf
- Tennis or Basketball Courts
- Restroom Enclosure (portable)
- Trails

DESIRED MAINTENANCE SCHEDULE

- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.

These recommendations are only Staff ideas, as there is no current master plan for this site. Any future master plan will be developed with resident input and will depend on available funding and ongoing maintenance capabilities. The items listed here are activities that would be appropriate for a park site this size.

5 Acres

VOGEL POND /COOPER PROPERTY

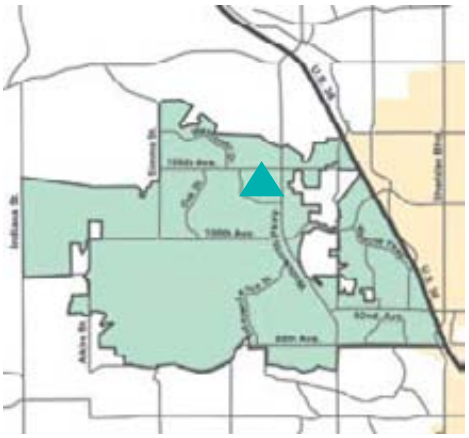
112th Avenue & Federal Boulevard

Park Amenities

Undeveloped

WALNUT GROVE PARK

106th Avenue and Hoyt Street



CLASSIFICATION

Neighborhood Park

SIZE OF PARK

6.1 acres

POSSIBLE FUTURE DEVELOPMENT AMENITIES

- Play Equipment
- Picnic Shelter
- Dog Park
- Skate Park
- Trails Around Park
- Possible Court Games
- Portable Restrooms
- Irrigated Turf

DESIRED MAINTENANCE SCHEDULE

- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.

These recommendations are only Staff ideas, as there is no current master plan for this site. Any future master plan will be developed with resident input and will depend on available funding and ongoing maintenance capabilities. The items listed here are activities that would be appropriate for a park site this size.

6.1 Acres

WALNUT GROVE PARK

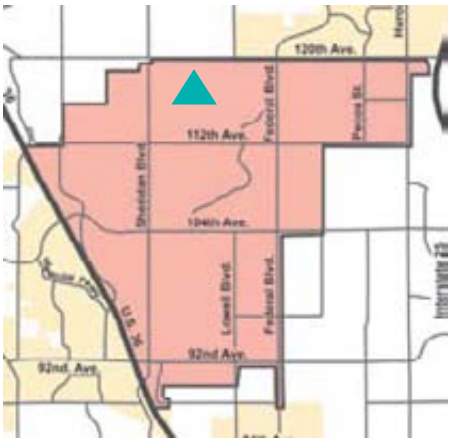
106th Avenue and Hoyt Street

Park Amenities

Undeveloped

WEATHERSTONE PARK

Utica Way & Tennyson Way



CLASSIFICATION

Community Park

SIZE OF PARK

18.14 acres*

** Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

POSSIBLE FUTURE DEVELOPMENT AMENITIES

- Play Equipment
- Picnic Shelter
- Sports Field(s)
- Trails
- Court Games
- Parking
- Restroom Enclosure (portable)
- Irrigated Turf
- Integrate this parcel with Westfield Village Park to the south

DESIRED MAINTENANCE SCHEDULE

- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.

These recommendations are only Staff ideas, as there is no current master plan for this site. Any future master plan will be developed with resident input and will depend on available funding and ongoing maintenance capabilities. The items listed here are activities that would be appropriate for a park site this size.

18.14 Acres

WEATHERSTONE PARK

Utica Way & Tennyson Way

Park Amenities

Undeveloped

WESTCLIFF PARK

Westcliff Pkwy. and Westminster Blvd.

CLASSIFICATION

Community Park

SIZE OF PARK

16.04 acres*

** Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

POSSIBLE FUTURE DEVELOPMENT AMENITIES

- Play Equipment
- Picnic Shelter
- Soccer Field
- Softball Field
- Dog Park
- Skate Park
- Trails
- Court Games
- Parking
- Portable Restrooms
- Irrigated Turf

DESIRED MAINTENANCE SCHEDULE

- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.

These recommendations are only Staff ideas, as there is no current master plan for this site. Any future master plan will be developed with resident input and will depend on available funding and ongoing maintenance capabilities. The items listed here are activities that would be appropriate for a park site this size.

16.04 Acres

WESTCLIFF PARK

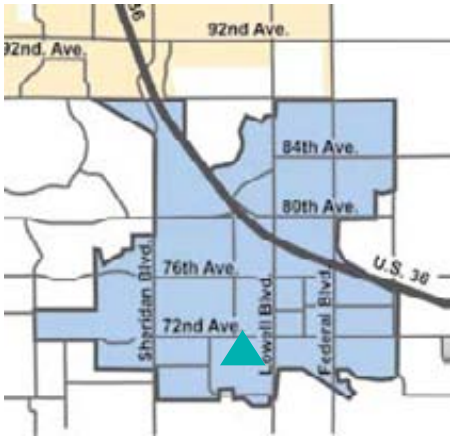
Westcliff Parkway and Westminster Boulevard

Park Amenities

Undeveloped

CITY GREENHOUSE

7152 Raleigh Street



CLASSIFICATION

Special Use

SIZE OF FACILITY

6,000 square feet

CONSTRUCTION DATE

1994

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Relocate new greenhouse and operations to Standley Lake Recreation Area or Braugh property Open Space if feasible

FUTURE REPLACEMENT NEEDS

- Replace greenhouse operating systems as necessary and budget allows

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

8.11 Acres

CITY GREENHOUSE

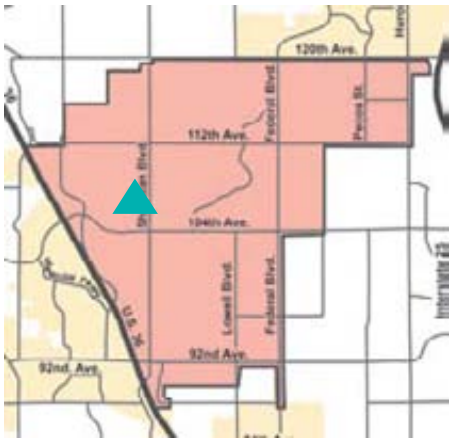
7152 Raleigh Street

Facility Amenities

City Greenhouse

Offices

WESTMINSTER PARK OPERATIONS CENTER 10495 Sheridan Boulevard



CLASSIFICATION

Regional/Citywide

SIZE OF FACILITY

Building A: 13,935 square feet
Building B: 11,040 square feet

CONSTRUCTION DATE

2006

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- None at this time

FUTURE REPLACEMENT NEEDS

- None at this time

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Ecosystem management areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis. Mangement of other various resources will adhere to the City's management plans already in place, including those for Beavers, Prairie Dogs, and Coyotes.
- Fertilize turf 2 times per year or as funds allow
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

WESTMINSTER PARK OPERATIONS CENTER

10495 Sheridan Boulevard

Facility Amenities

Parks Maintenance
Parks Storage
Offices

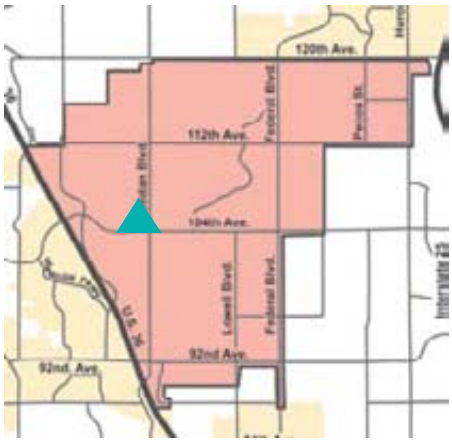
Facilities and Recreation Programs

Community Facilities	Pages	Community Area
City Park Fitness Center	FRP-2 - FRP-5	Central
City Park Recreation Center	FRP-6 - FRP-9	Central
Countryside Pool and Community Center	FRP-10 - FRP-11	West
The Heritage at Westmoor Golf Course	FRP-12 - FRP-15	West
Kings Mill Pool	FRP-16 - FRP-17	West
Legacy Ridge Golf Course	FRP-18 - FRP-21	Central
Swim and Fitness Center	FRP-22 - FRP-25	Southeast
The MAC - Community Senior Center	FRP-26 - FRP-29	Southeast
West View Recreation Center	FRP-30 - FRP-31	West
Westminster Sports Center	FRP-32 - FRP-33	West
Libraries		
College Hill Library	FRP-34 - FRP-35	Central
Irving Street Library	FRP-36 - FRP-37	Southeast
Other Facilities		
Bowles House	FRP-38 - FRP-39	Southeast
Carroll Butts Athletic Park	FRP-40 - FRP-41	Central
Ice Centre at The Promenade	FRP-42 - FRP-43	Central
Westminster Promenade	FRP-44 - FRP-45	Central
Possible Future Facilities		
Northeast Resource Center	FRP-46 - FRP-47	Northeast
Recreation Programs	FRP-48 - FRP-57	
Adult General Programs	FRP-48	
Adult / Older Adult Activities	FRP-49	
Adult Sports	FRP-49	
Arts and Fire Crafts	FRP-50	
Aquatics	FRP-51	
Fitness	FRP-52	
Preschool	FRP-53	
Youth Sports	FRP-54	
Youth / Teen Programming	FRP-54	
Special Events	FRP-55	
Other Focal Areas of Recreation Programming	FRP-56	
Future Programming Considerations	FRP-56	

Property lines shown on the following pages are illustrative only and may not represent the exact location.

CITY PARK FITNESS CENTER

10475 Sheridan Boulevard



CLASSIFICATION

Citywide leisure complex

SIZE OF FACILITY

32,275 square feet

ATTENDANCE

2008 Participation - 152,581

CONSTRUCTION DATE

1999

RENOVATION HISTORY

Therapy and fitness addition in 2009

FACILITY DESCRIPTION

- 7000-square-foot free weight area and cardio circuit area with more than 100 pieces of equipment
- Private pilates
- 2500-square-foot group exercise room
- Activity room (rev classes)
- Four private treatment rooms
- Studio
- Drop-in child care room
- Locker rooms
- 1000-square-foot leased space for physical therapy

SERVICES OFFERED

City Park Fitness Center's (CPFC) primary focus is adult wellness and fitness. CPFC serves all fitness levels of adult users, from young adults to senior citizens. Guests must be at least 15-years old to use the center and/or participate in the center's programs. Drop-in use is available for the 7000-square-foot weight room which includes free weights, select weights and a variety of cardiovascular equipment including treadmills, stationary bikes, elliptical machines, and stair steppers. There are also a variety of drop-in group exercise classes varying in intensity from Tai Chi to Indoor Boot camp and everything in between. CPFC has an agreement with the national program SilverSneakers®. This has expanded CPFC programming base to include more variety of programs geared specific to individuals 65+ and those with special needs. Specialty programs include personal training, yoga, Pilates reformer, massage therapy, wellness coaching, and consultation with a dietician. CPFC also offers a drop-in babysitting service for children ages 3 months to 7 years. The original masterplan for the CPFC included a gymnasium, running track, expanded child care, additional aerobics and classrooms. However, due to lack of funds, these items have been placed on hold pending available future funding.

TRENDS AND FUTURE NEEDS

Competition continues to increase and it is more challenging to maintain or grow a customer base in existing economic conditions. City Park Fitness Center strives toward finding its niche amongst other area facilities. Leasing space to a physical therapy group has helped to differentiate CPFC from other recreation and fitness facilities. Physical therapy also compliments CPFC's full service fitness and wellness program. In particular, the yoga, pilates, and massage therapy programs have been moved to the same area as physical therapy with the intention of increasing participation. Treatment rooms have also been added with intentions of renting out space and/or developing contracts for alternative therapies.

CPFC's weight room and cardio equiment technology is a main attraction, which requires considerable effort to retain existing guests and attract new ones. A major component of this is to offer equipment that is cutting edge and which will satisfy both the fitness enthusiast and the recreational user. CPFC guests are sophisticated, and often request equipment that serves for functional fitness and rehabitilation in addition to equipment which will allows for maintenance of good fitness levels. These requests have become increasingly difficult to fulfill due to economic constraints, and also because the elements may require extensive staff study to determine and prioritize the equipment replacement schedule in order to optimize on pieces that serve both types of users.

FUTURE RENOVATION CONSIDERATIONS

Should economic conditions ease, planning should start for capital improvements which could include conforming to the original masterplan and increasing the space for the drop-in child care area.

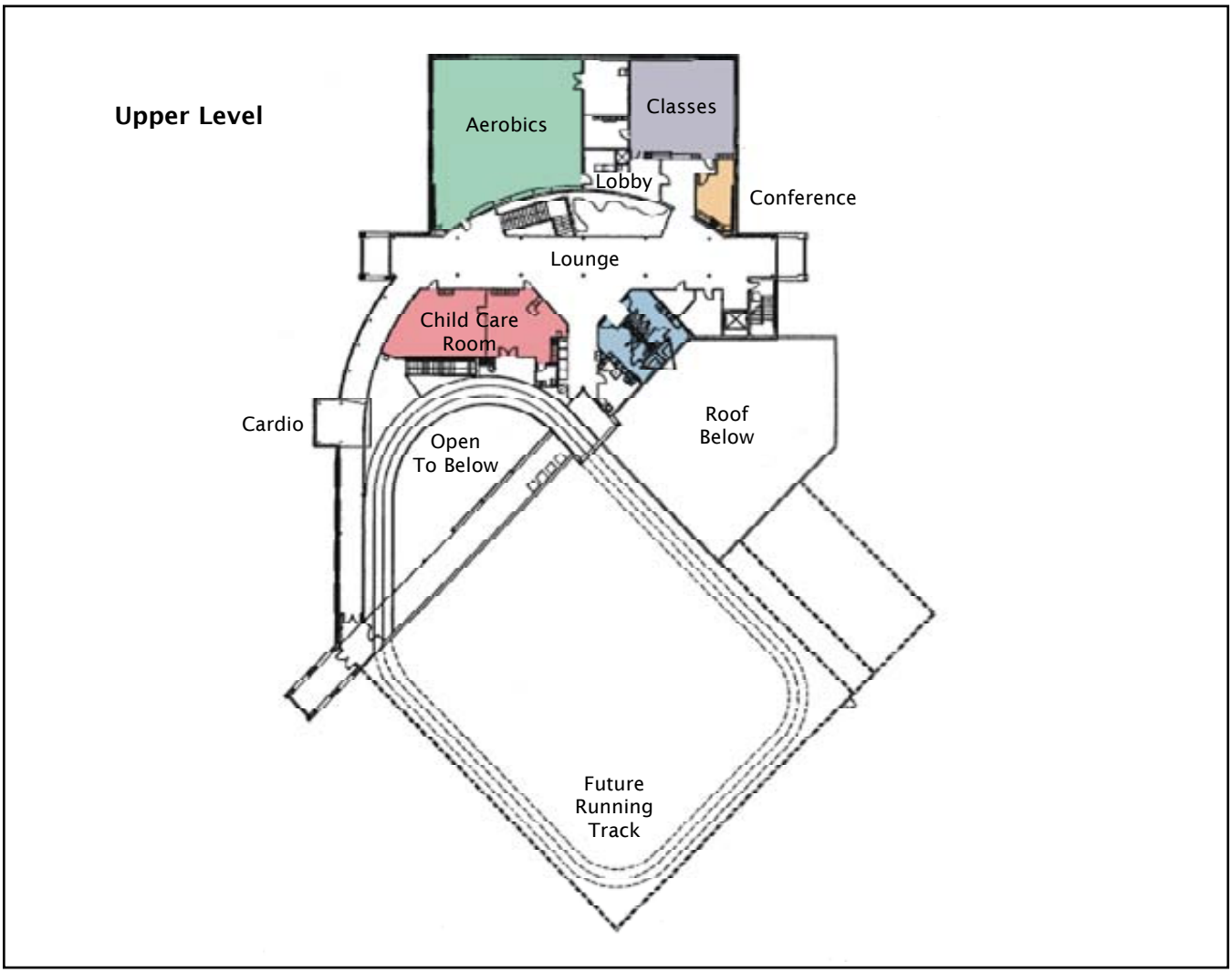
10475 Sheridan Boulevard

Center Amenities

Aerobics/Dance Room
Weight/Cardio Room
Classrooms Rooms
Mind/Body Studio
Treatment Rooms
Massage Room
Child Care
Locker Rooms

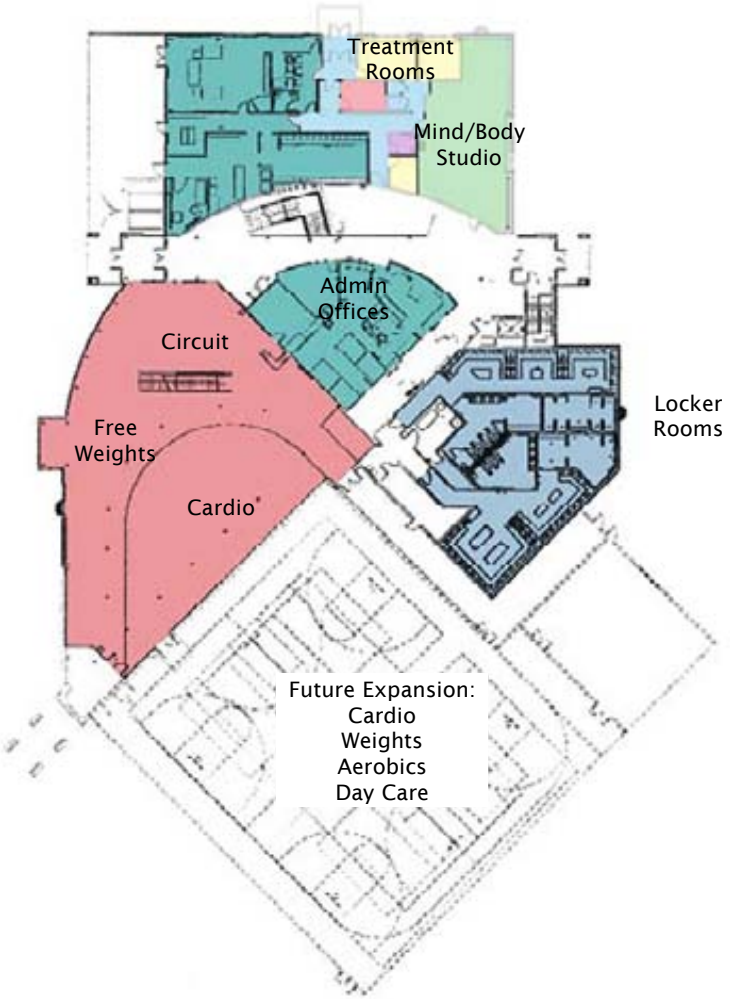
CITY PARK FITNESS CENTER

10475 Sheridan Blvd.



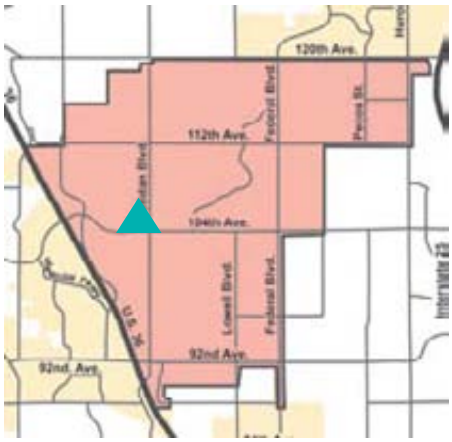
CITY PARK FITNESS CENTER

Lower Level



CITY PARK RECREATION CENTER

10455 Sheridan Boulevard



CLASSIFICATION

Citywide leisure complex

SIZE OF FACILITY

64,000 square feet

AVERAGE ATTENDANCE

2008 Participation - 294,051

CONSTRUCTION DATE

1986

RENOVATION HISTORY

Pool renovated in 1991
Art walls completed in 2008
Pool and locker rooms reonovated in 2009
Outdoor splash pad added in 2009
Ozone system replaced in 2009
Solar panels added in 2009

FACILITY DESCRIPTION

- 64,000-sqare-foot multipurpose recreation facility
- Deep pool with climbing wall and rope swing
- Activity pool with water basketball, volleyball, and lap swim
- Multi-speed current channel
- Zero depth entry pool with play structure and kiddy slide
- Indoor/outdoor adventure slide
- Party rooms
- Outdoor splash pad and picnic shelters
- Hot tub, steam room, and sauna
- Cardiovascular and strength training area
  Ceramics and pottery studio
- Tiny tots and youth activities rooms
- Two multipurpose classrooms
  Gymnasium with indoor climbing wall, and three racquetball courts
  Large community room with attached commercial kitchen

SERVICES OFFERED

City Park Recreation Center (CPRC) provides drop-in activities, structured programs, and rental space. The CPRC's main focus is to serve as a multi-use recreation facility allowing guests the flexibility to participate in drop-in leisure activities such as swimming, basketball, volleyball, badminton, racquetball, walleyball, rock climbing, weight lifting, cardio training, and use of the ceramics and pottery studio. Structured youth and adult programs include the aquatic's Learn to Swim Program, aquacise, climbing classes, arts and crafts classes, pottery, dance, pre-school and fitness. CPRC's community room is the site of special events such as wedding receptions and parties. This room is also rented out for HOA meetings and business trainings and meetings. Classrooms accommodate programs, smaller meetings and events, while aquatics party rooms are primariliy reserved for pool parties.

TRENDS AND FUTURE NEEDS

CPRC aquatics area recently underwent a major renovation designed to add new and exciting features for our patrons to enjoy. The objective of this renovation was to increase the "fun factor" by providing attractions and to update the facility to better serve Westminster citizens and surrounding communities. There was also great consideration placed on the much needed renovation of the facility's locker rooms and the addition of family locker rooms. CPRC is a first generation leisure recreation center and twenty two years ago the family locker room was a rare concept. Today the family locker room is a standard requirement in leisure facility construction, and necessary to attract and retain families with small children and guests with disabilities.

Water related illnesses (WRI) have received national attention and are considered a growing concern. CPRC was one of the first facilities to experience WRIs when it first opened in 1986. Since that time, staff has been diligent in keeping water quality at a high standard for safety. In reviewing different water disinfecting and water quality systems, CPRC found that ozone technology is still the best at reducing and/or eliminating any risks of WRIs. CPRC has one of the best systems in the region and is dedicated to maintaining well above standard water quality. A new updated ozone system was installed as part of the aquatic center improvements in 2009.

With the addition of the SilverSneakers® program guests demographics have changed. CPRC has increased staff training to better serve an aging population and is diligent in training staff in CPR and First Aide, Blood Borne Pathogens, etc.

Should the economy turn around within the next few years, future capital project considerations could be to explore the revenue potential in renovating the Community Room. Special event rentals serve as a high revenue source. Due to increased competition, private rentals for special events such as weddings have decreased. CPRC offers an exceptional site for these types of events; however, in comparison to other facilities it falls short on ambiance. The community room could host more of these special event rentals with upgrades. New flooring, modern paint colors and fixtures, kitchen update and the addition of an outdoor seating/event area could be considered for this area.

Energy conservation is a priority and two solar energy panels have been added to the facility.

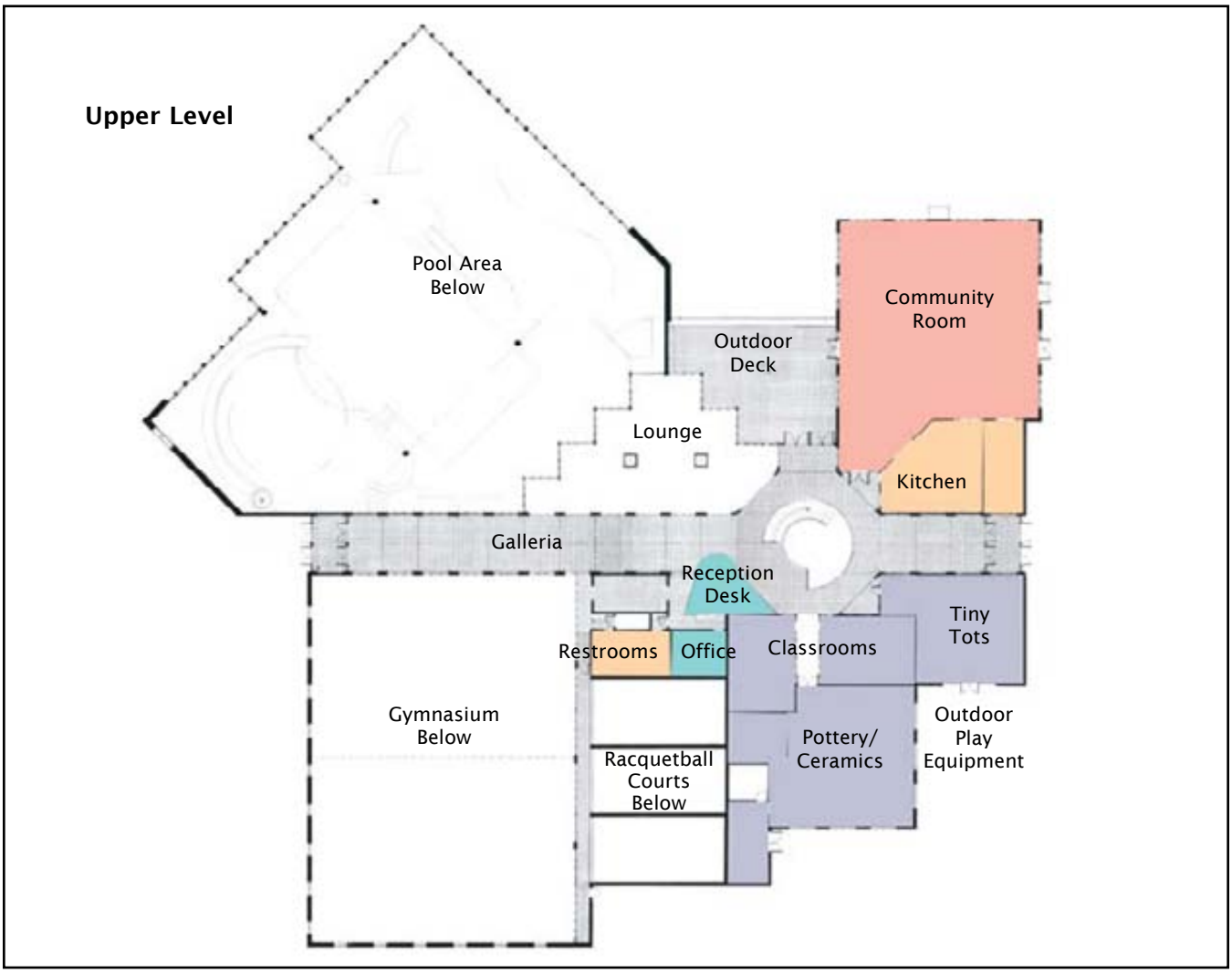
10455 Sheridan Boulevard

Center Amenities

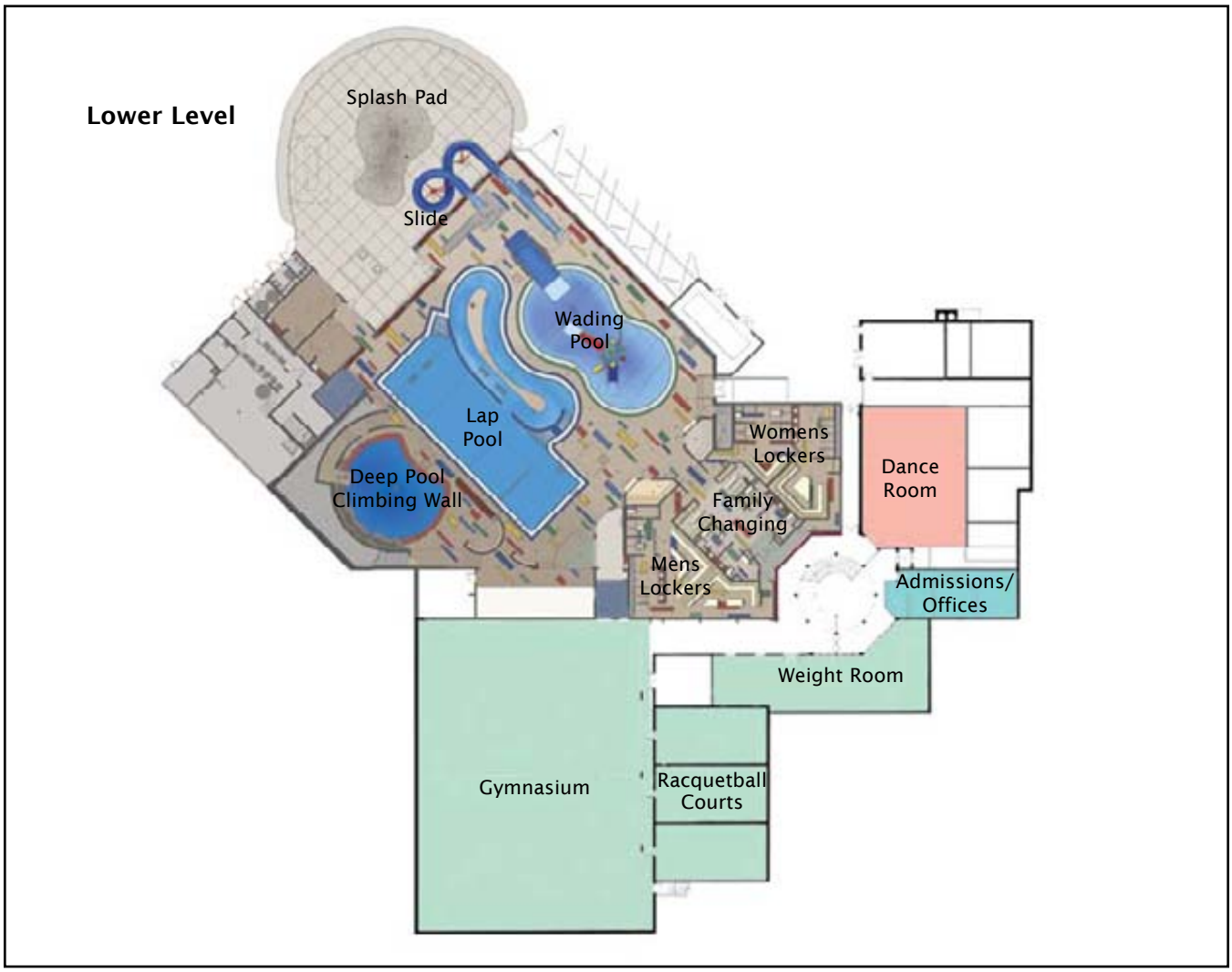
Indoor Swimming Pool
Gymnasium
Aerobics/Dance Room
Restroom Facility
Pottery/Ceramics Room
Racquetball/Wallyball
Community Room (with kitchen)
Sauna
Climbing Wall
Hot Tub
Locker Rooms
Weight Room
Basketball Court
Classrooms (2)
Steam Room

CITY PARK RECREATION CENTER

10455 Sheridan Blvd.



CITY PARK RECREATION CENTER



COUNTRYSIDE POOL AND COMMUNITY CENTER

10470 Oak Street

CLASSIFICATION

Special Use

SIZE OF FACILITY

10,000 square feet

AVERAGE ATTENDANCE

Participation 2008 - 17,859

CONSTRUCTION DATE

1976

RENOVATION HISTORY

Racquetball added in 1977

Pool renovated in 2002

FACILITY DESCRIPTION

- 140,000 Gallon Outdoor Pool
- Tube Slide into 9 ft of Water
- Locker Rooms and Lobby
- Shallow Pool Area for Toddlers
- Community Room for Rent

SERVICES OFFERED

- Open Swimming
- Aquatic Lessons
- CARA Swim Team
- 3 Racquetball Courts
- Vending
- Class Rooms for Rent
- Public Information Resource
- Summer Camp Location

TRENDS AND FUTURE NEEDS

The Countryside facility is currently being used consistently for three months of the year and has some rentals throughout the year. Future alternative uses for the facility should be evaluated and possible uses include a teen center, a mature adult center, a branch library, or leasing space for child care. There could also be consideration for a more cost effective use of the pool area such as changing the pool to a zero-depth water playground. At the other end of the spectrum, in may be determined that the cost to operate and make major capital repairs to the building is no longer economically feasible and a decision to raze the building, or part of it, may make the most sense.

COUNTRYSIDE POOL AND COMMUNITY CENTER

10470 Oak Street

Amenities

Swimming Pool
Locker Rooms
Community Center
Racquetball Courts

HERITAGE GOLF COURSE AT WESTMOOR

10555 Westmoor Drive

CLASSIFICATION

Special Use

SIZE OF GOLF COURSE

224 acres - 18 Holes

OPENING DATE

1999

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Possible addition of a shelter overlooking the lake on #18 hole for large tournament banquets
- Addition of 9 holes - par 36 or short course design
- Additional carts and cart storage if an additional 9 holes are constructed

FUTURE REPLACEMENT NEEDS

- Replace driving range mat as necessary
- Renovate bunkers as necessary
- Irrigation pump & meter upgrades or replacement as needed
- Irrigation pond liner maintenance & repair
- Replace kitchen equipment as needed
- Replace restaurant furniture as needed
- Replace pro shop/staff office furniture and displays as needed
- Ongoing fence repairs/replacement as needed
- Stonework on building facade repaired as necessary
- Roof repairs as neccessary
- Concrete trail/cart path section replacement as needed
- Concrete patio replacement as needed

DESIRED MAINTENANCE SCHEDULE - CLUBHOUSE AREA

- Mow as needed during peak growing season and as funds and staffing permit
- Natural areas and buffer zones are to be kept in their natural (un-mowed) condition.
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Fertilize as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up
- Other golf course maintenance as determined by the golf course superintendent

224 Acres

HERITAGE GOLF COURSE AT WESTMOOR

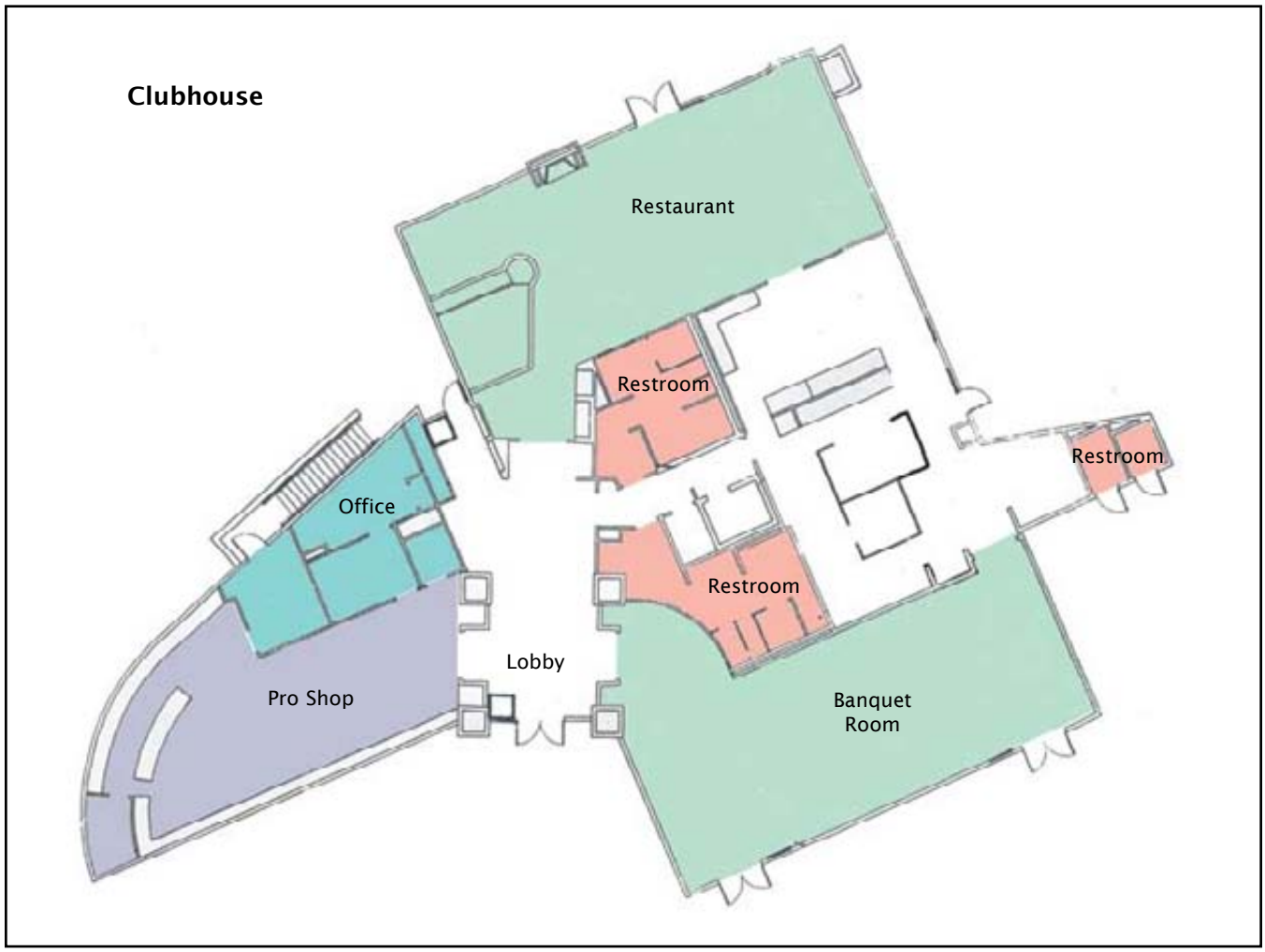
10555 Westmoor Drive

Facility Amenities

18-hole Golf Course
Multi-use Trail
Parking (197 spaces)
Restaurant/Banquet Rooms
Maintenance Facility
Pro Shop
Driving Range
(turf and artificial turf)
Putting Green
Chipping/Bunker Green
Front Nine & Back Nine Restroom Facilities
Front Nine Drinking Fountain
Electric Carts (67)

HERITAGE GOLF COURSE AT WESTMOOR

10555 Westmoor Drive



HERITAGE GOLF COURSE AT WESTMOOR

POSSIBLE FUTURE 9-HOLE EXPANSION RECOMMENDATIONS

- Par 36 or short course design
- The parcel outlined below is conceptual only; lease or purchase negotiations must be completed with Rocky Mountain Metropolitan Airport and Ball Corporation prior to any development.

KINGS MILL POOL

9018 Field Street

CLASSIFICATION

Special Use

SIZE OF FACILITY

1,000 square feet

AVERAGE ATTENDANCE

2008 Participation - 2,736

CONSTRUCTION DATE

1977

RENOVATION HISTORY

None

FACILITY DESCRIPTION

- 45,000 Gallon Outdoor Pool
- Tube Slide into 9 ft of Water
- Locker Rooms
- Picnic Area

SERVICES OFFERED

- Open Swimming
- Aquatic Lessons
- Vending
- Public Information Resource
- Head Start Leased Space

TRENDS AND FUTURE NEEDS

Determine the viability and usage of the Kings Mill Pool. Consider changing the area to a zero-depth children's water play area. Evaluate future structural and infrastructure repairs to the building and decide the best option, including possible demolition.

KINGS MILL POOL

9018 Field Street

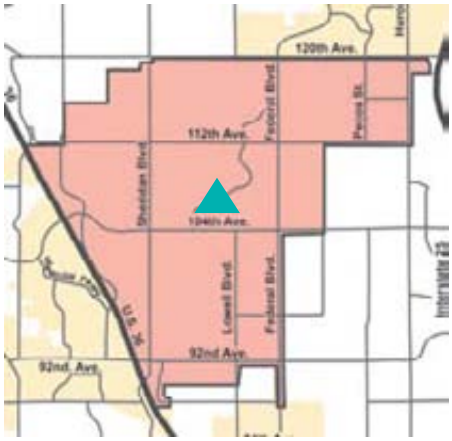
Amenities

Swimming Pool
Locker Rooms

** Building is leased to Jefferson County Headstart Program. Play equipment was built by Headstart.*

LEGACY RIDGE GOLF COURSE

10801 Legacy Ridge Parkway



CLASSIFICATION

Special Use

SIZE OF GOLF COURSE

190 acres - 18 Holes

OPENING DATE

1994

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Possible golf shop and office renovation/enlargement
- Possible renovation/enlargement of the banquet area to accommodate tournament-size groups

FUTURE REPLACEMENT NEEDS

- Chipping green renovation as necessary
- Bunker renovation as necessary
- Increase capacity for winter water storage
- Irrigation storage pond dredging as necessary
- Irrigation pumps & meter upgrades or replacement as needed
- On-going fence repairs/replacement as needed
- Replace kitchen equipment as needed
- Replace restaurant furniture as needed
- Roof repairs and gutter replacement as necessary
- Concrete trail/cart path section replacement as needed
- Replace driving range mat as funding allows

DESIRED MAINTENANCE SCHEDULE

- Mow as needed during peak growing season and as funds and staffing permit
- Natural areas and buffer zones are to be kept in their natural (un-mowed) condition.
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up
- Fertilize as needed
- Other golf course maintenance as determined by the golf course superintendent

190 Acres

LEGACY RIDGE GOLF COURSE

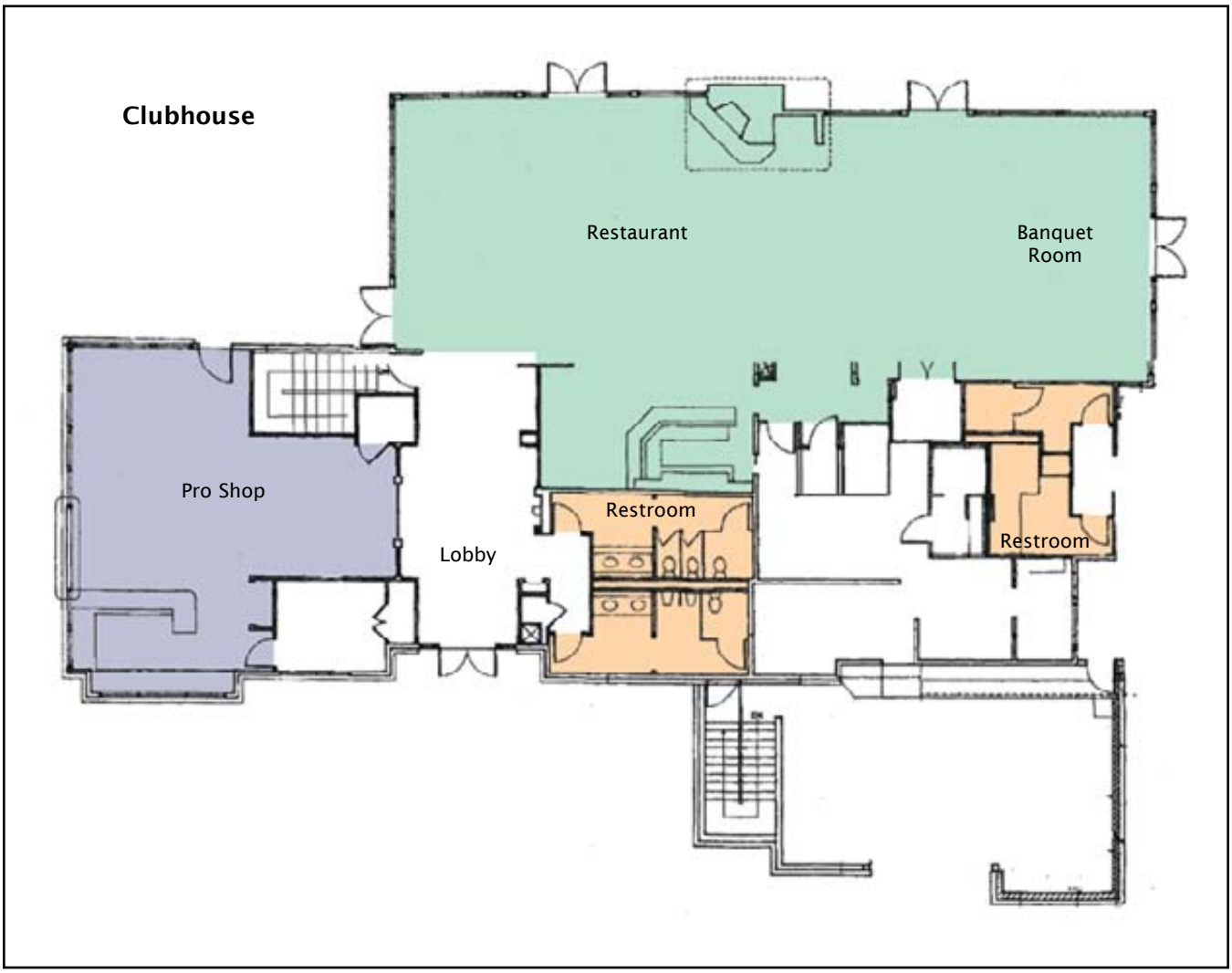
10801 Legacy Ridge Parkway

Facility Amenities

18-hole Golf Course
Multi-use Trail
Parking (160 spaces)
Restaurant/Banquet Rooms
Maintenance Facility
Pro Shop
Driving Range (turf and artificial turf)
Putting Green
Chipping/Bunker Green
Front Nine & Back Nine Restroom Facilities
& Drinking Fountains
Lake/Stream
Electric Carts (66)

LEGACY RIDGE GOLF COURSE

10801 Legacy Ridge Parkway



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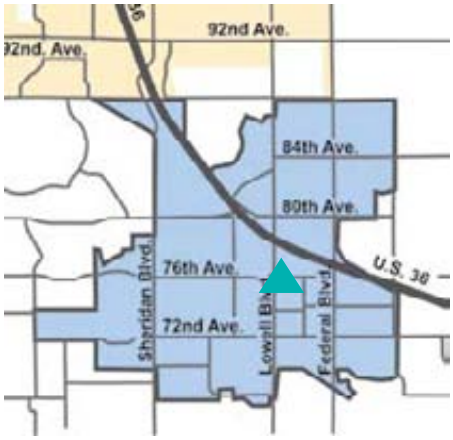
SWIM AND FITNESS CENTER

3290 W. 76th Avenue



CLASSIFICATION

Special Use/Community Recreation Center

SIZE OF FACILITY

29,850 square feet

AVERAGE ATTENDANCE

2008 Participation - 138,213

CONSTRUCTION DATE

1975

RENOVATION HISTORY

- Reconstruction and expansion of aquatics area and locker room in 1994
- New weight room and cardio room addition in 2002

FACILITY DESCRIPTION

- Indoor natatorium consisting of an eight lane 25 yard pool with diving well
- Teaching/play pool
- Hot tub
- Steam room
- Sauna
- Three racquetball / wallyball courts
- Stretch and tone studio
- Weight and cardiovascular room
- Locker rooms
- Community room with kitchen.

SERVICES OFFERED

- Lap swim
- Water walking
- Aquatics therapy
- Aquacise fitness classes
- SilverSplash® Classes
- Youth and adult swimming lessons
- CARA swim teams
- Jr. Weight training
- Personal training
- Fitness classes
- Preschool classes
- Community room and pool rental opportunities
- Public information resource
- Home of Adams County District #50 Boys and Girls High School swim teams

TRENDS AND FUTURE NEEDS

The Swim & Fitness Center opened in 1975 and was the first recreation center for the City of Westminster. Renovation in 1994 and 2002 expanded both the pool and weight room facilities. Overall participation in the facility has increased 34% from 2003 to 2008. In December of 2007 the Swim & Fitness Center began offering the popular SilverSneakers® program. This insurance-supported program allows guests over the age of 65 to participate in facility use and specialized programs free of charge. As the baby boomer generation continues to grow, there is anticipated potential for an increase in participation. In addition, the City of Westminster is focusing on redeveloping south Westminster. This new development has begun to bring young families and youth to the area.

As the community and participation continues to change and grow so must the Swim & Fitness Center. Future needs include expanding/upgrading the facility to meet the ever growing needs. Elements to consider include locker room renovation to include family locker room options, enhancements to handicapped accessibility, addition of a multipurpose gymnasium to be used in conjunction with recreation programs, classrooms, childcare room, party rooms and play features adjacent to pool, along with outdoor patio and picnic features. Additional considerations include upgrade of current lifeguard and pool management offices, additional storage, and expansion of the parking lot to accommodate increased usage. Ongoing enhancements to landscaping and grounds are to be expected. Consideration of environmentally friendly practices such as solar or wind energy should also be evaluated.

Additional considerations include developing a joint facility user pass with The MAC which offers a walking track and billiards room not available at the Swim & Fitness Center. This option would also enhance offerings for The MAC.

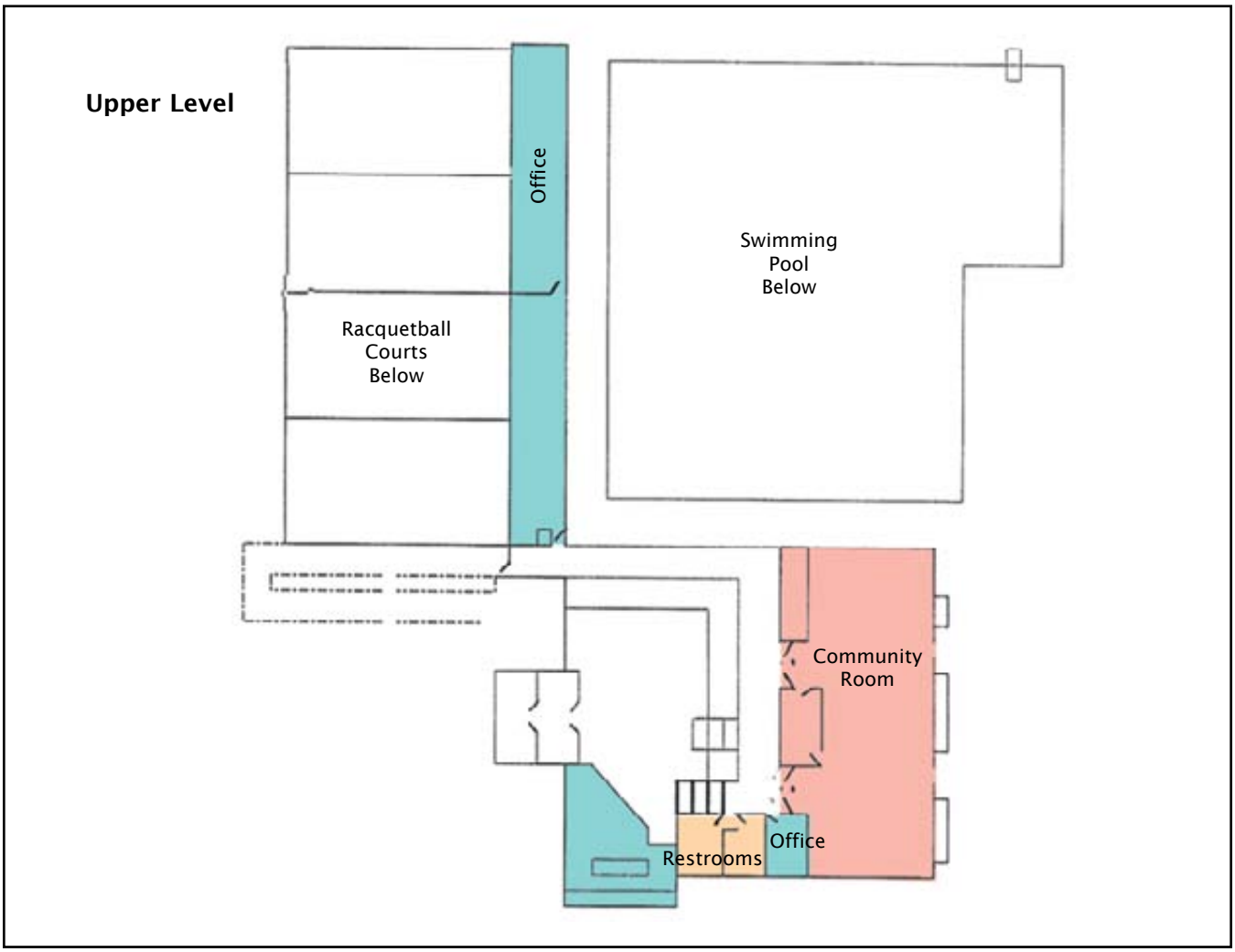
3290 W. 76th Avenue

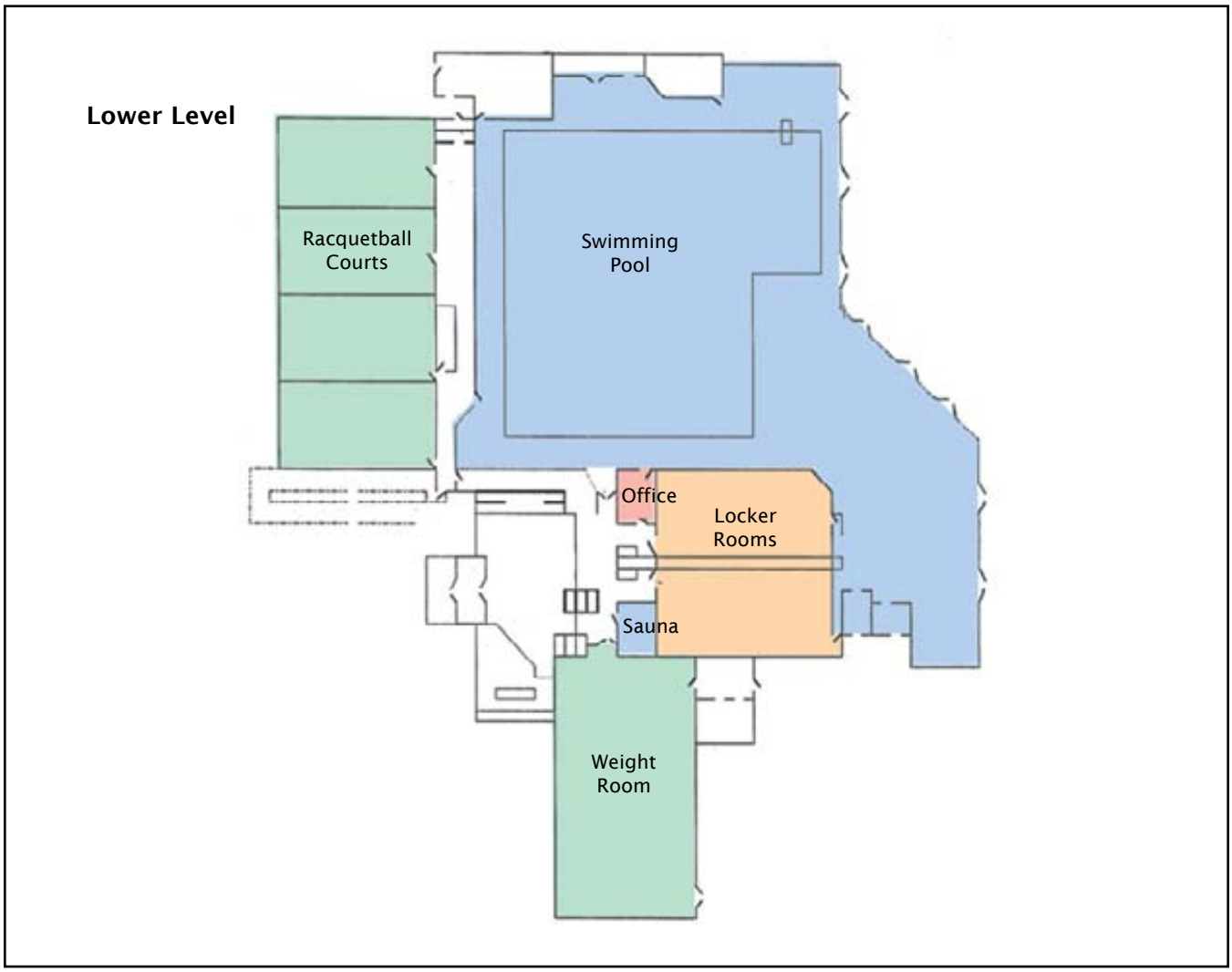
Center Amenities

Indoor Swimming Pool
Steam Room
Hot Tub
Stretch and Tone Studio
Weight/Cardio Room
Racquetball/Wallyball
Community Room
Sauna
Locker Rooms

SWIM AND FITNESS CENTER

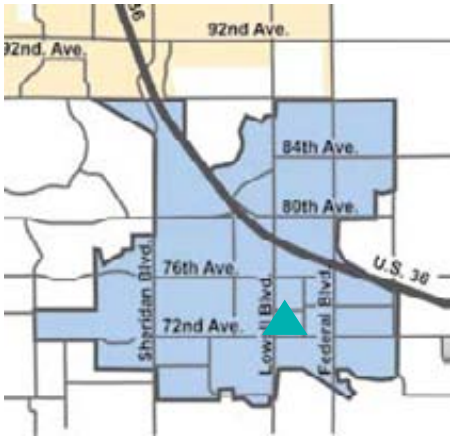
3290 W. 76th Avenue




Lower Level
Racquetball Courts
Swimming Pool
Office
Locker Rooms
Sauna
Weight Room

THE MAC

3295 W. 72nd Avenue



CLASSIFICATION

Special Use

SIZE OF FACILITY

22,000 square feet

AVERAGE ATTENDANCE

Participation in 2008 - 93,728

CONSTRUCTION DATE

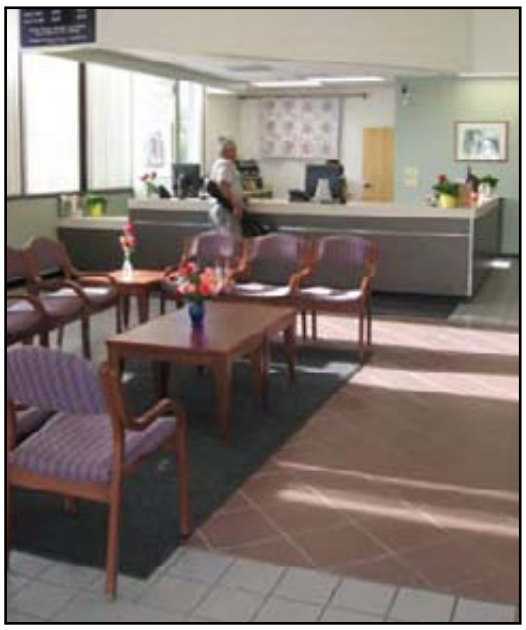
1992

RENOVATION HISTORY

None

FACILITY DESCRIPTION

- Weight Room
- Aerobics/Dance Room
- Locker Rooms
- Community Room with Stage
- Commercial Kitchen
- 3 Multi Purpose Rooms
- Wet and Dry Classrooms
- Walking Track
- Billiards Room
- Lobby, Lounge and Library
- Brick Construction



The City of Westminster and Hyland Hills Park and Recreation District are co-owners of The MAC and operate the facility according to specifications outlined in an intergovernmental agreement.

SERVICES OFFERED

Strength and Cardio Fitness
Personal Trainer and Nutrition Counseling
Classes/Activities – Fitness, Computer, Education, Trips, Arts/Crafts, Wellness and Special Events
Massage, Reflexology, Visiting Nurse, Podiatry, Pedicures
Room Rentals - Weddings, Parties, Business Meetings and Trainings
Drop-in Activities – Wii, Cards, Mon Jongg, Billiards
Public Information Resource

TRENDS AND FUTURE NEEDS

The MAC is a full-service recreation center for adults age 21 and older with an emphasis on those 55 years and older.

Baby Boomers are are learning that maintaining their fitness level and wellbeing is equally as important as building their financial nest egg. Public recreation facilities must focus on meeting this need by offering first class equipment and fitness facilities. Interactive fitness equipment offering computer features that allow for competition among users, as well as being able to track personal workout results, is the new trend in the fitness industry. Today's adults know they can change the way they age by staying active to the fullest extent possible within all areas of life: physical, emotional, intellectual, social, and spiritual. Aging within these dimensions of wellness keeps adults involved, alert and enjoying a productive life.

Looking at opportunities to best meet the needs of the community might include:

- Exploring the addition of a joint facility user pass with The Swim & Fitness Center, which offers a swimming pool, hot tubs, sauna not available at The MAC, in order to maintain a competitive edge with surrounding facilities.
- If financially feasible, open The MAC on weekend mornings to accommodate working adults
- Assessing the current use of class rooms to keep up with changing user trends based on changing interests (i.e. - remove pool tables and convert into class room space).
- Scheduled replacement of existing exercise equipment with interactive pieces.
- Replace flooring, furniture, facility fixtures, and building equipment as needed.
- Roof replacement to possibly incorporate use of solar or wind energy.
- Parking lot repair, striping, and landscape replacement as needed.
- Evaluate expanding the facility if continued growth of the mature adult population requires more facility options.

3295 W. 72nd Avenue

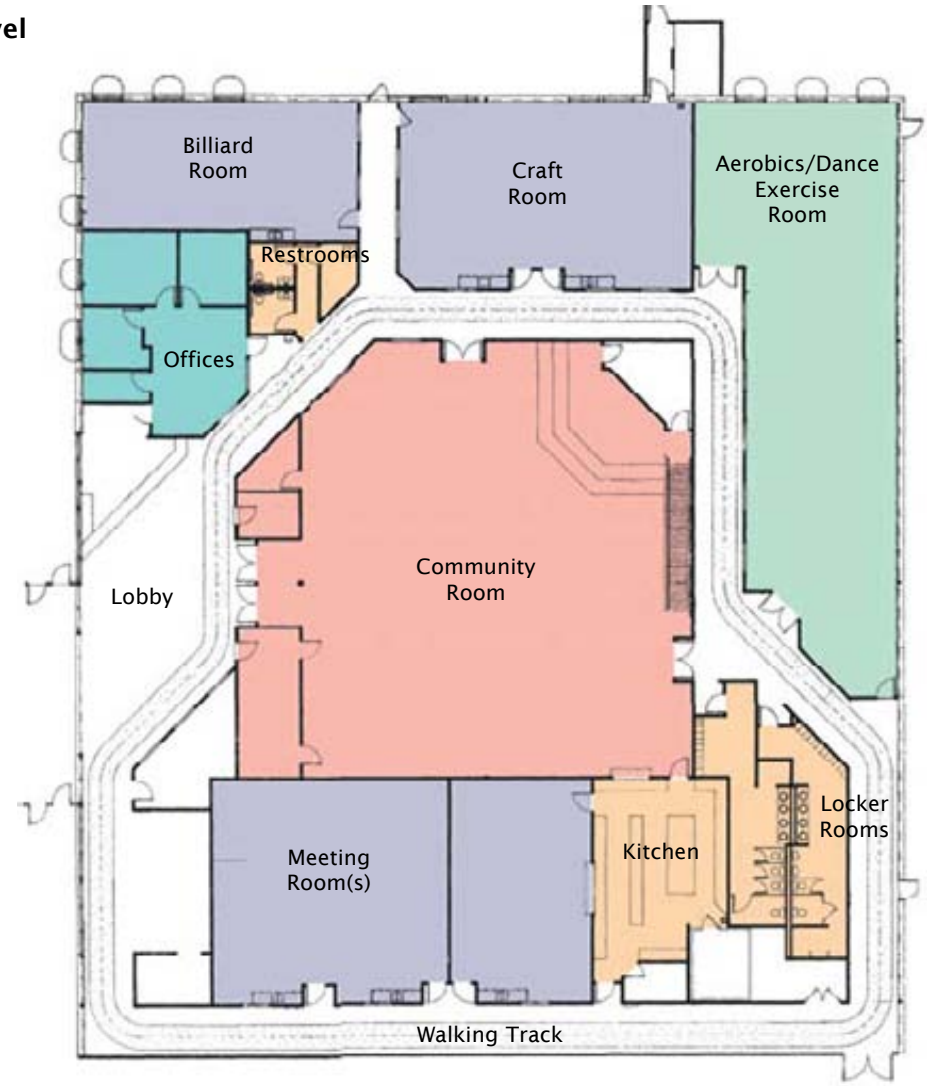
Center Amenities

Aerobics/Dance/Exercise Room
Community Room w/Stage
Kitchen
Meeting Room
Craft Room
Billiard Room
Locker Rooms
Kiln
Walking "Track"

THE MAC

3295 W. 72nd Avenue

Main Level



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WEST VIEW RECREATION CENTER

10747 W. 108th Avenue

CLASSIFICATION

Citywide leisure complex

SIZE OF FACILITY

35,000 square feet

AVERAGE ATTENDANCE

2008 Participation - 102,996

CONSTRUCTION DATE

2000

RENOVATION HISTORY

Solar panels added in 2009

FACILITY DESCRIPTION

- 35,000 sq.ft. Recreation Center:
- Weight Room, Gymnasium
- Indoor Track, Two Stretching Areas
- Child Care Room, Classroom
- Community Room
- Fitness/Activity Room
- Locker Rooms, Lobby
- Playground & Adjacent Trails

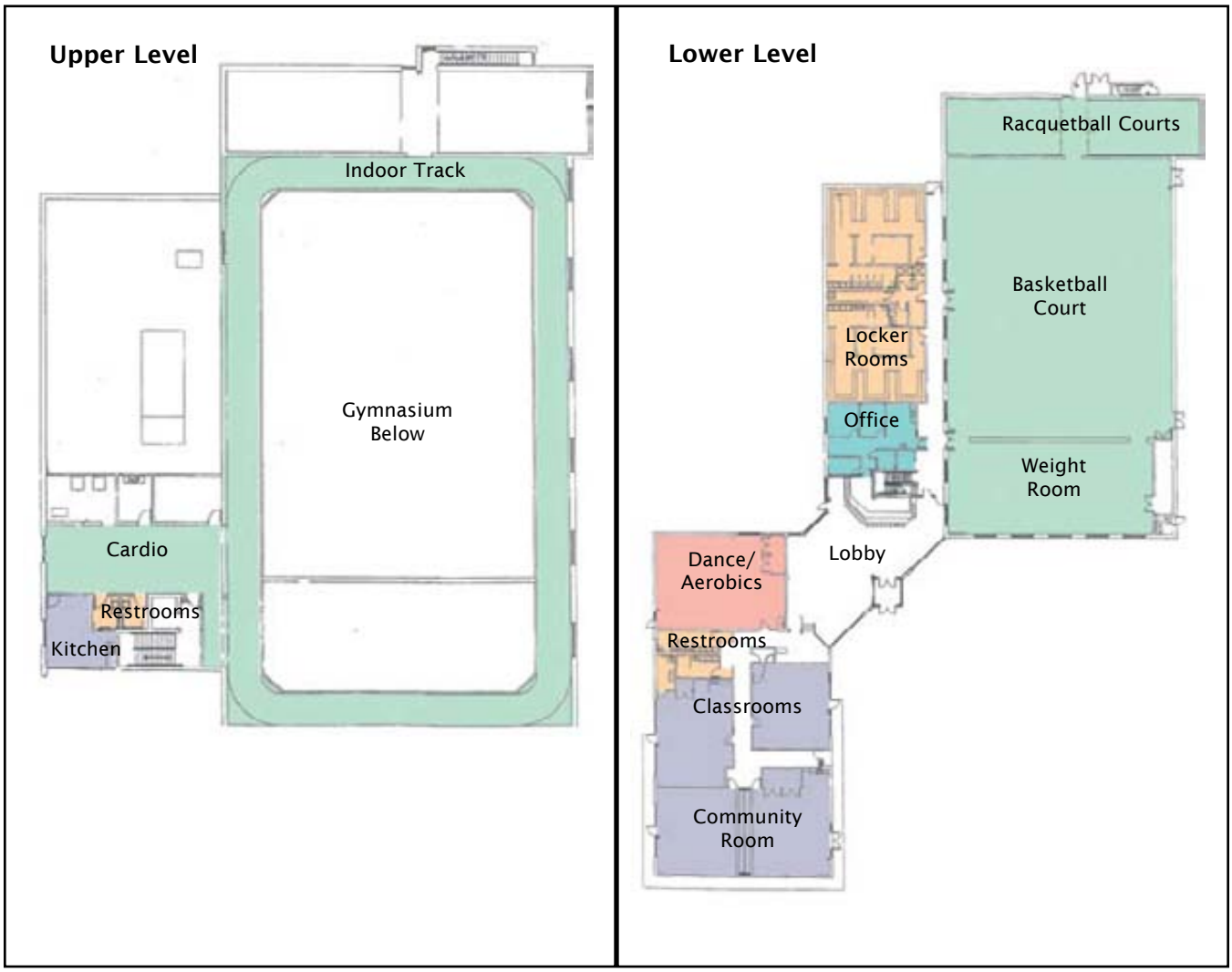
SERVICES OFFERED

- Strength and Cardio Fitness
- Basketball and Volleyball
- Racquetball and Wallyball
- Child Care, Preschool Classes, and Fenced Playground
- Rental rooms for Weddings, Parties, Business Meetings, etc.
- Library Access Terminals
- Recycling – Community Drop Off Site

TRENDS AND FUTURE NEEDS

Future considerations include construction of an outdoor/ indoor swimming pool with a warm water therapy feature. Possible construction of a water feature (i.e. waterfall with pond) to enhance the landscape and capitalize on mountain views. Consider the changing needs of the community and evaluate their fitness, wellness and physical therapy needs. Possible construction of a Multi-purpose room (capacity of 300 with moveable walls to accommodate events of varying sizes) focusing on weddings and business meetings. Incorporate a separate building housing a Mature Adult Resource Center, Branch Library, Cultural Activities Center, Teen Center, and Storage or any combination of these to create a campus atmosphere for the recreational needs of everyone. Improve environmental impacts by constructing a recycle center, using green technology where possible, adding solar and wind energy systems. These ideas depend on future available capital and operating funding. A joint venture with Jefferson County Library District will be ongoing. Energy conservation is a priority, and solar energy panels have been added to the facility.

WEST VIEW RECREATION CENTER



10747 W. 108th Avenue

Center Amenities

Gymnasium
Aerobics/Dance Room
Weight Room
Racquetball/Wallyball
Indoor Track
Community Room
Classrooms (2)
Child Care
Basketball Court
Locker Room(s)

WESTMINSTER SPORTS CENTER

6051 W. 95th Avenue

CLASSIFICATION
Indoor Sports Facility

SIZE OF FACILITY
35,100 square feet

AVERAGE ATTENDANCE
2008 Participation - 71,575

CONSTRUCTION DATE
1994

RENOVATION HISTORY
2007

FACILITY DESCRIPTION
- Synthetic Turf Indoor Soccer Field with Dasher Boards/Tempered Glass and Netting
- Multi-use Sport Court with Dasher Boards/Tempered Glass and Netting
- Community Room

SERVICES OFFERED
- Indoor Soccer
- Volleyball
- Basketball
- Sports Camps
- Party Rooms and Rentals

TRENDS AND FUTURE NEEDS
Evaluate alternative uses for facility possibilities include:

Youth Volleyball Programs

Crossover League/Tournament Play with Hyland Hills Parks and Recreation District

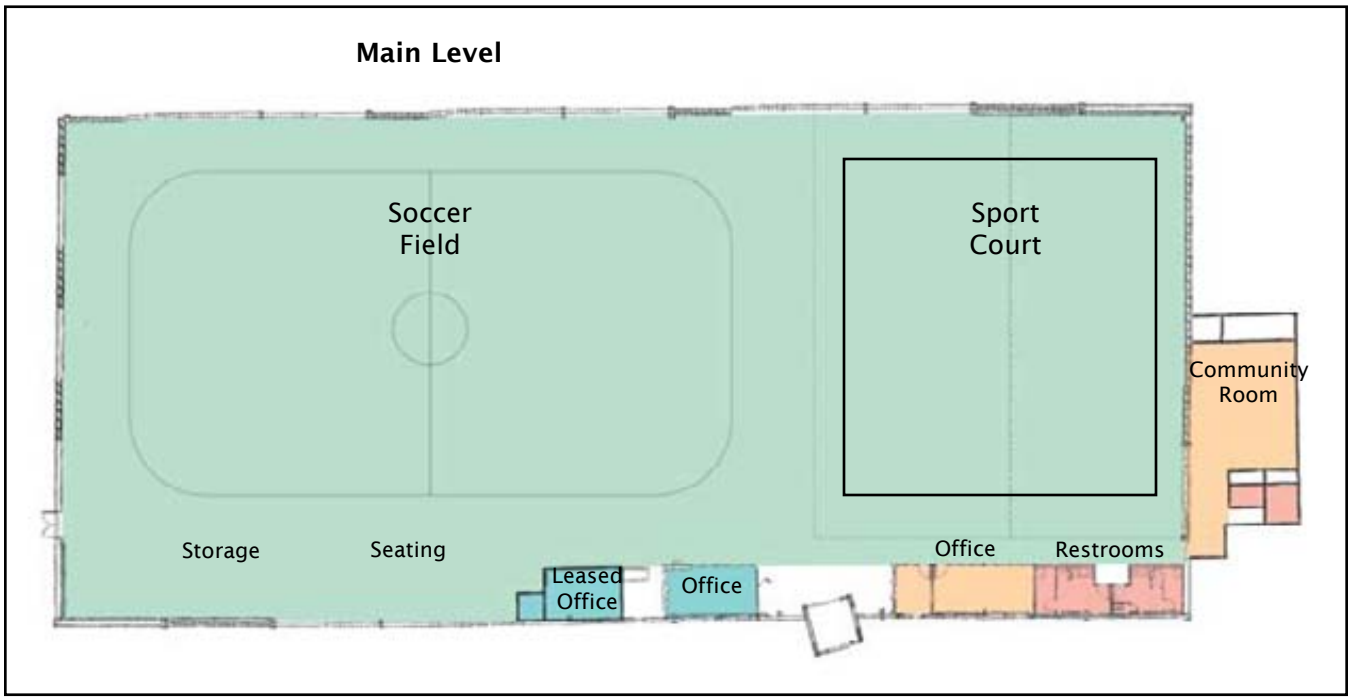
Consider development of property to the west side of the facility for programming opportunities

Replacement of synthetic turf and sport court every eight to ten years

Program additional classes in the Community Room

Ongoing maintenance to parking lot and grounds

WESTMINSTER SPORTS CENTER



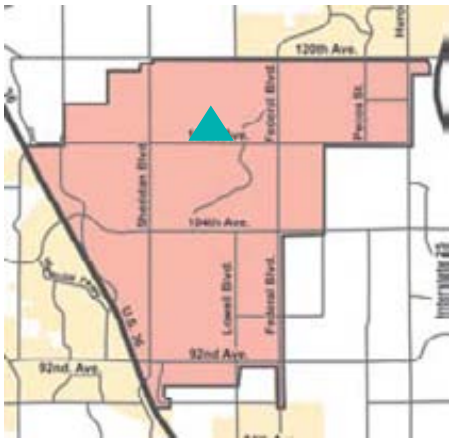
6051 W. 95th Avenue

Facility Amenities

Indoor Soccer
Sport Court - Basketball/Volleyball
Community Room

COLLEGE HILL LIBRARY

3705 W. 112th Avenue



CLASSIFICATION

Library/Special Use

SIZE OF FACILITY

76,000 square feet

CONSTRUCTION DATE

1998

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

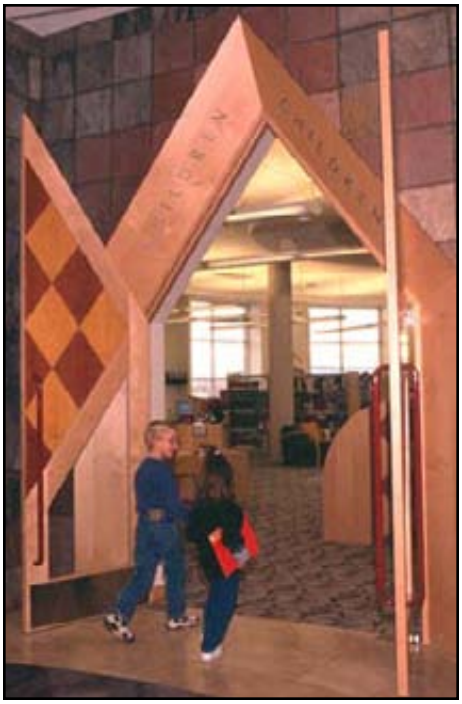
FUTURE REPLACEMENT NEEDS

Computer hardware and software updates as needed

- Furniture, fixtures and equipment as needed
- Automated checkout machine replacement as needed
- Install radio-frequency identification (RFID) to library materials, including altering countertops if necessary.

DESIRED MAINTENANCE SCHEDULE

* *Building and grounds maintained by Front Range Community College.*



COLLEGE HILL LIBRARY

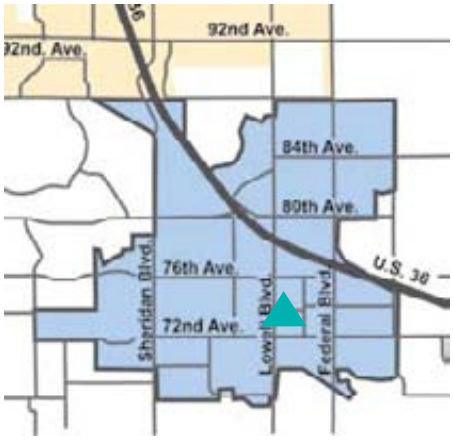
3705 W. 112th Avenue

Facility Amenities

Meeting Rooms
Training Rooms
Restroom Facility
Multi-use Trail
Parking
Sculpture
Children's Library
172,913 Books in Collection (2009)

IRVING STREET LIBRARY

7392 Irving Street



CLASSIFICATION

Library/Special Use

SIZE OF FACILITY

15,000 square feet

CONSTRUCTION DATE

2004

RENOVATION HISTORY

None

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

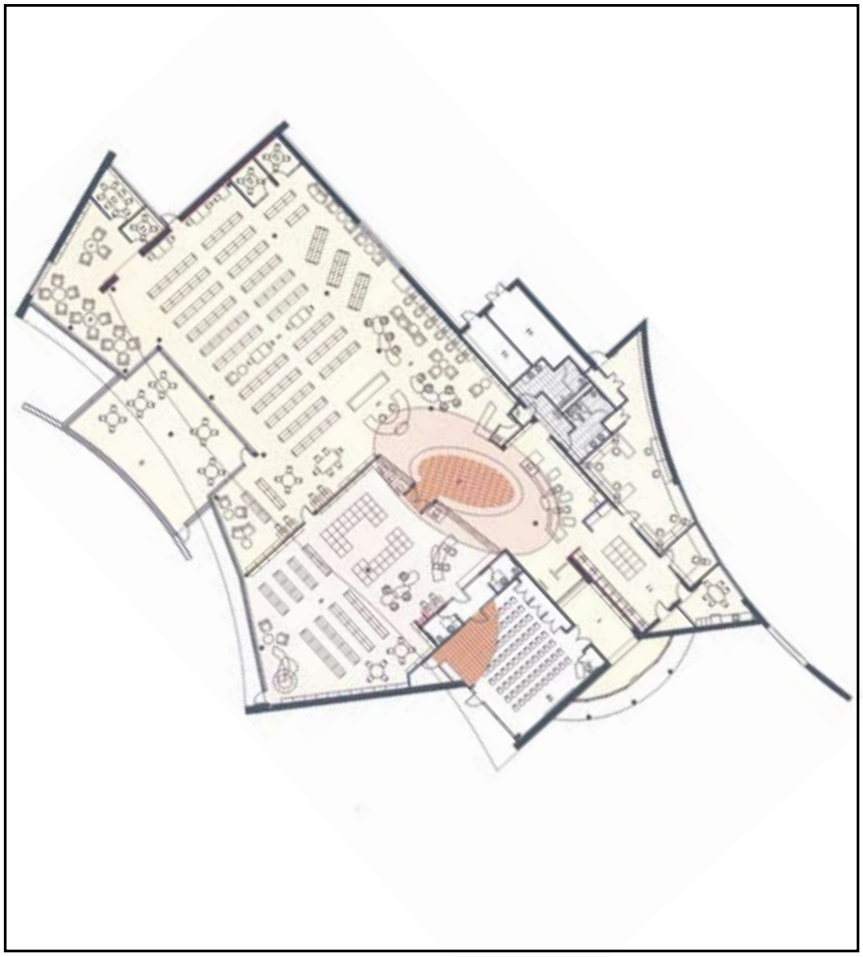
FUTURE REPLACEMENT NEEDS

- Computer hardware and software updates as needed
- Furniture, fixtures and equipment as needed
- Automated checkout machine replacement as needed

DESIRED MAINTENANCE SCHEDULE

- Upgrade the HVAC software system as neccessary (estimate 5 years)
- Paint and touch up rooms as needed (estimate 2-3 years)
- Repaint exterior as needed (estimate 10 years)
- Replace windows, glazing and seals as necessary
  Install radio-frequency identification (RFID) to library materials, including altering countertops if necessary

IRVING STREET LIBRARY



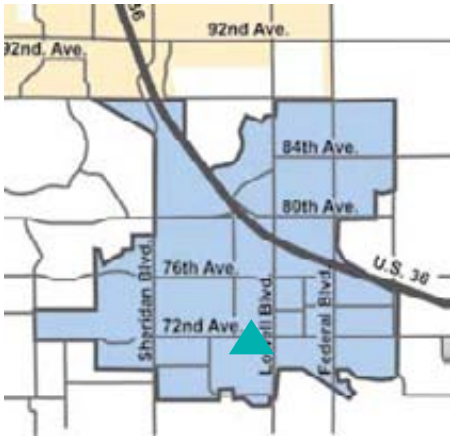
7392 Irving Street

Facility Amenities

Children's Library
77,464 Books in Collection (2009)
Meeting Room
Outdoor Reading Area
Restroom Facility
Park
Amphitheater
Parking
Sculptures
Shelter

BOWLES HOUSE

3924 W. 72nd Avenue



CLASSIFICATION

Special Use

SIZE OF FACILITY

940 square feet (lower level)
940 square feet (upper level)
0.459 acres

CONSTRUCTION DATE

1871-1876

RENOVATION HISTORY

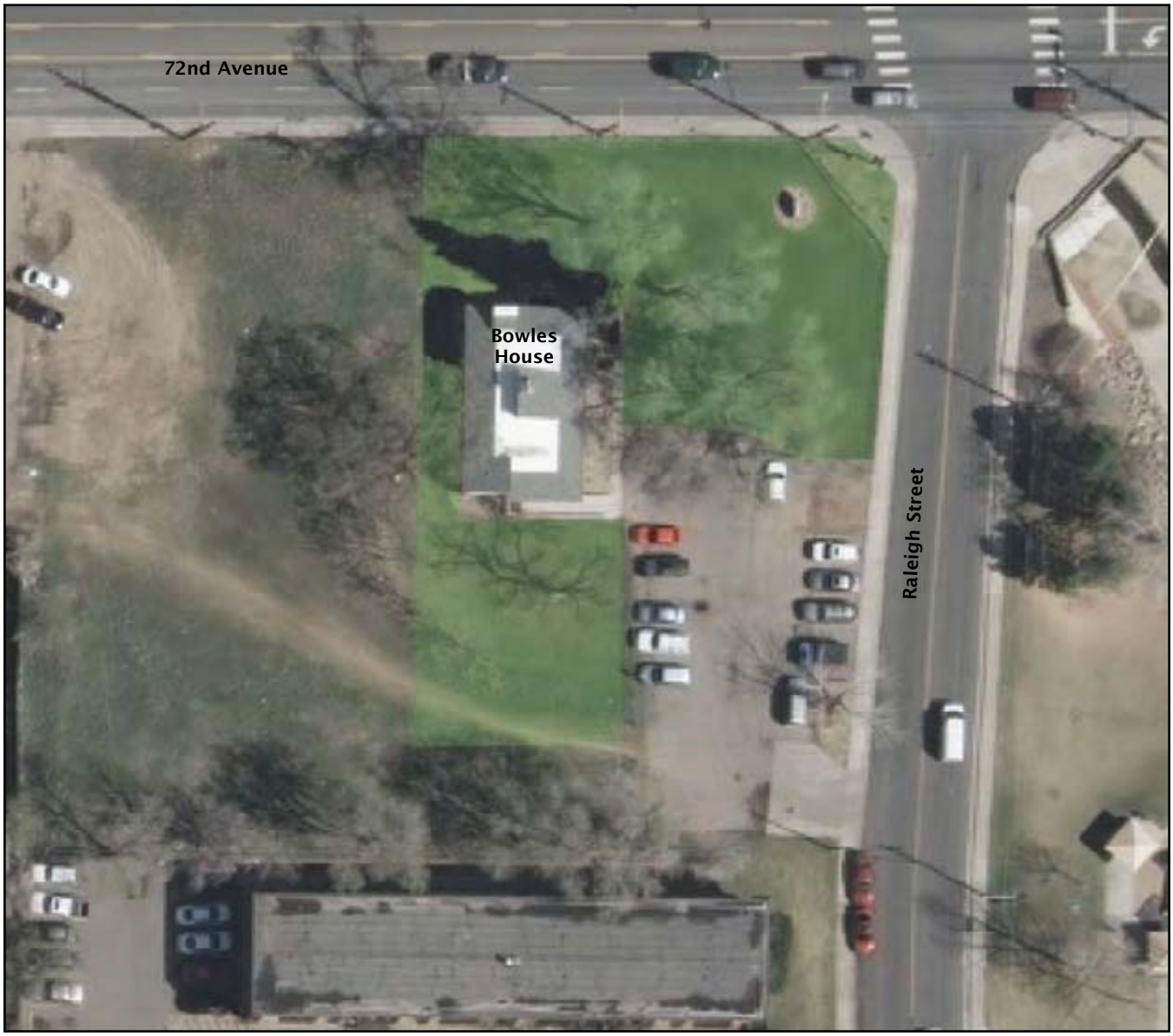
None

ORIGINAL USE

Edward Bruce Bowles came West in 1863 driving a herd of cattle across the plains. He homesteaded property in 1871, the year he married Elizabeth Longan. He was a breeder of fine horses and rode in the Denver Pioneer Parade each Colorado Day.

The large red brick Bowles home is listed on the National Register of Historic Places.

BOWLES HOUSE



3924 W. 72nd Avenue

Facility Amenities

Museum (Operated by the Westminster Historical Society)

CARROLL BUTTS ATHLETIC PARK

4201 W. 94th Avenue

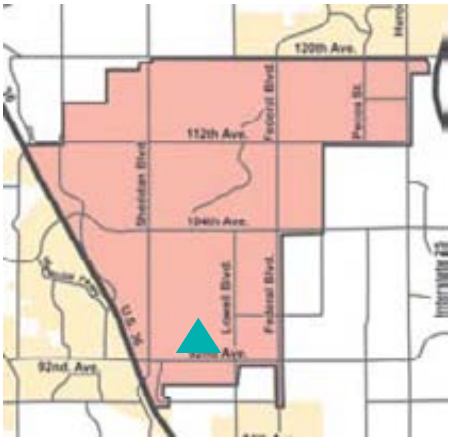
CLASSIFICATION

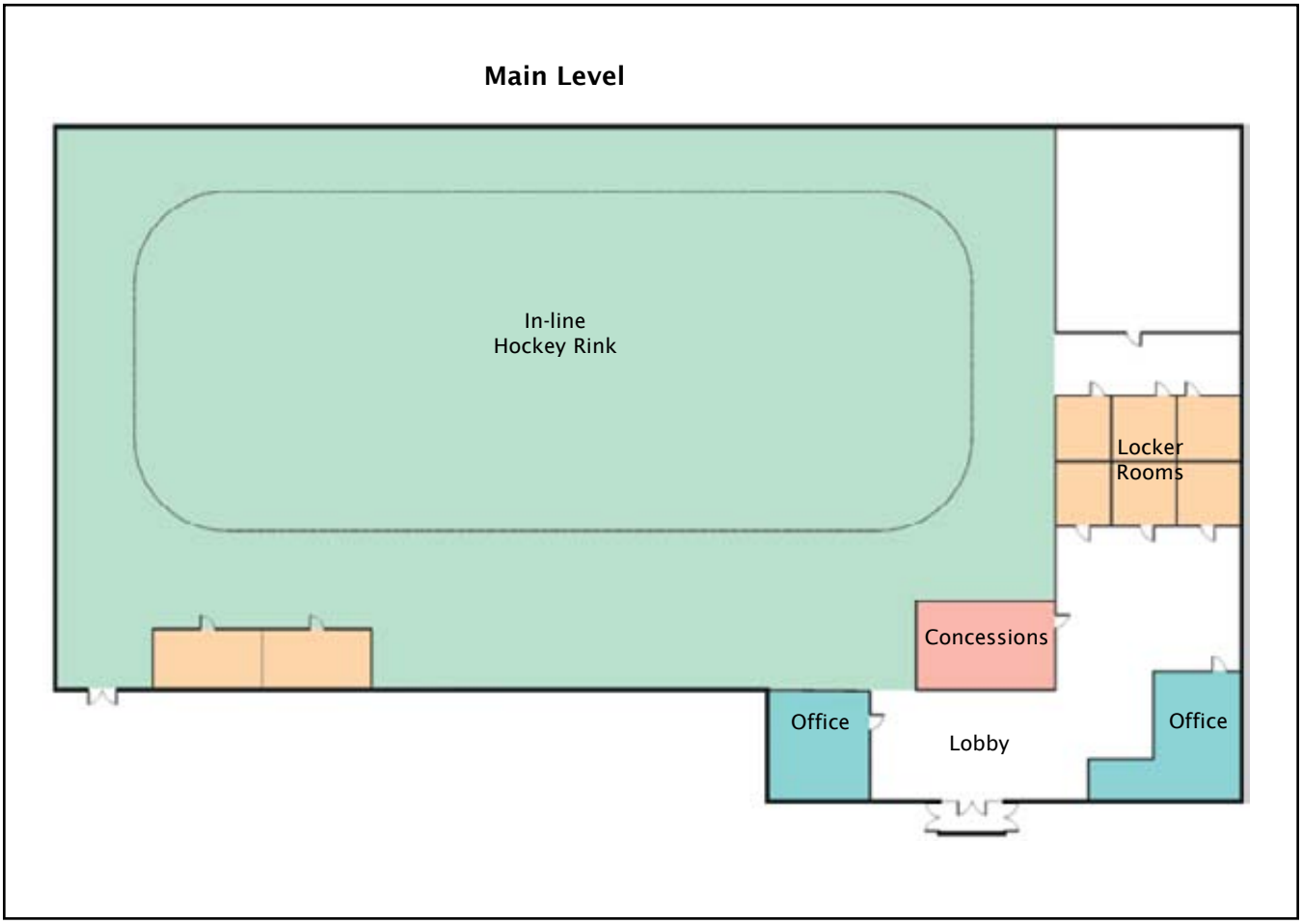
Special Use

SIZE OF FACILITY

35,000 square feet

** Carroll Butts Athletic Park is jointly owned by the City of Westminster and Hyland Hills Park and Recreation District.*



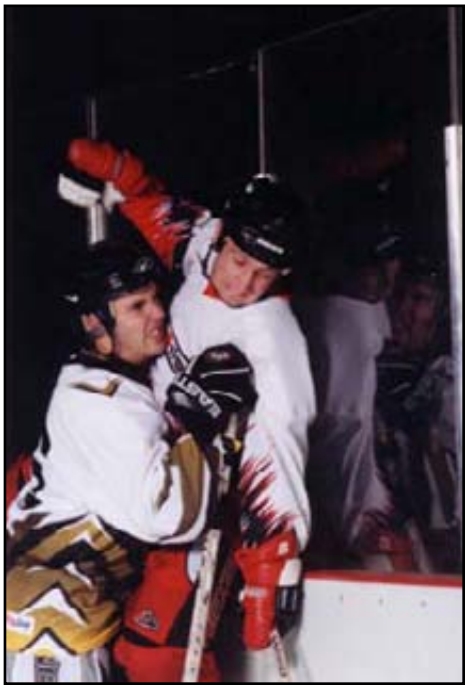


CARROLL BUTTS ATHLETIC PARK

4201 W. 94th Avenue

Facility Amenities

Regulation Size Tile In-line Skating Surface
Professional Dasher Boards
Scoreboards (2)
Locker Rooms
Pro Shop
Concessions
Game Room
Seats Over 500 Spectators
Restroom Facility
Parking



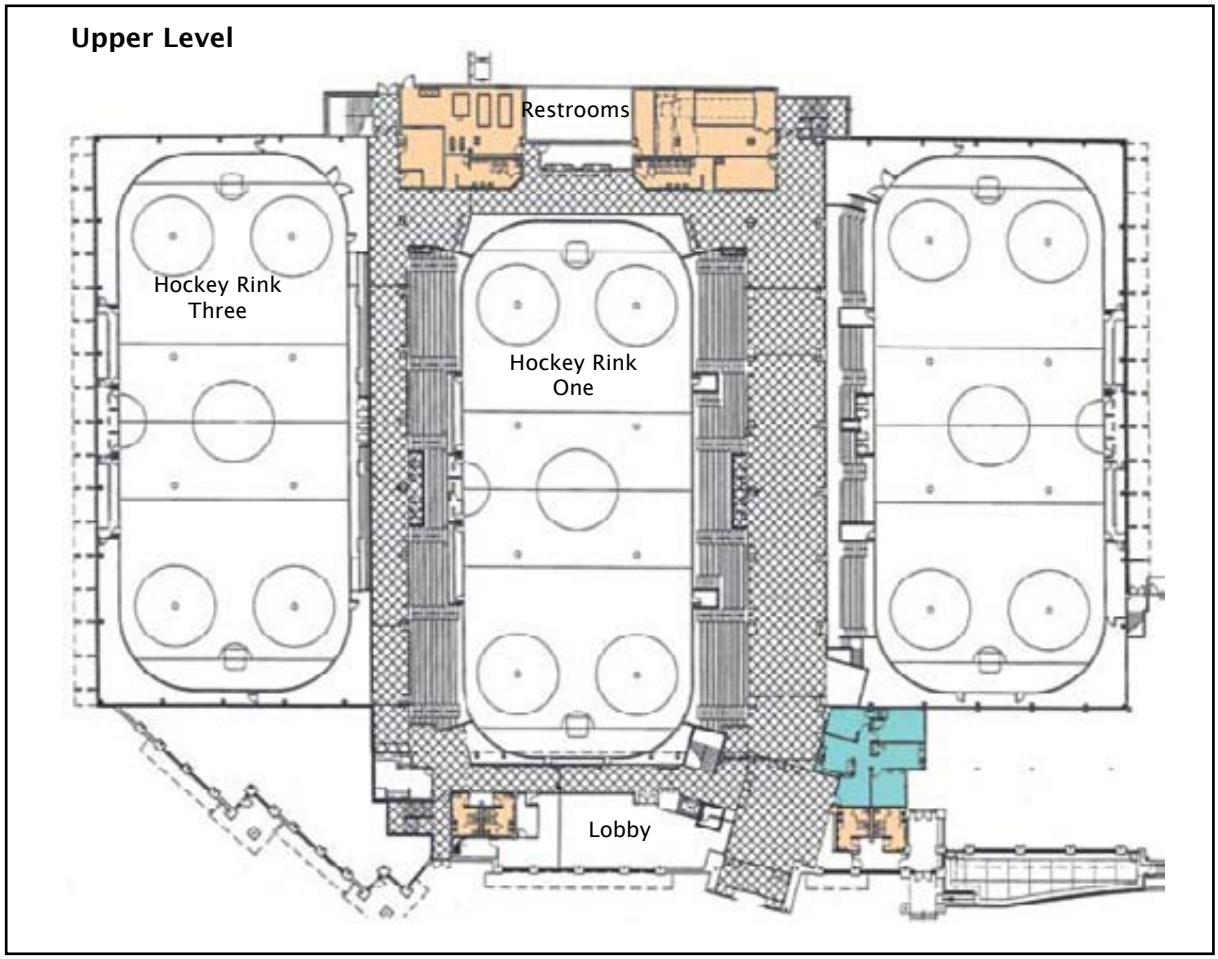
ICE CENTRE AT THE PROMENADE

10710 Westminster Blvd.

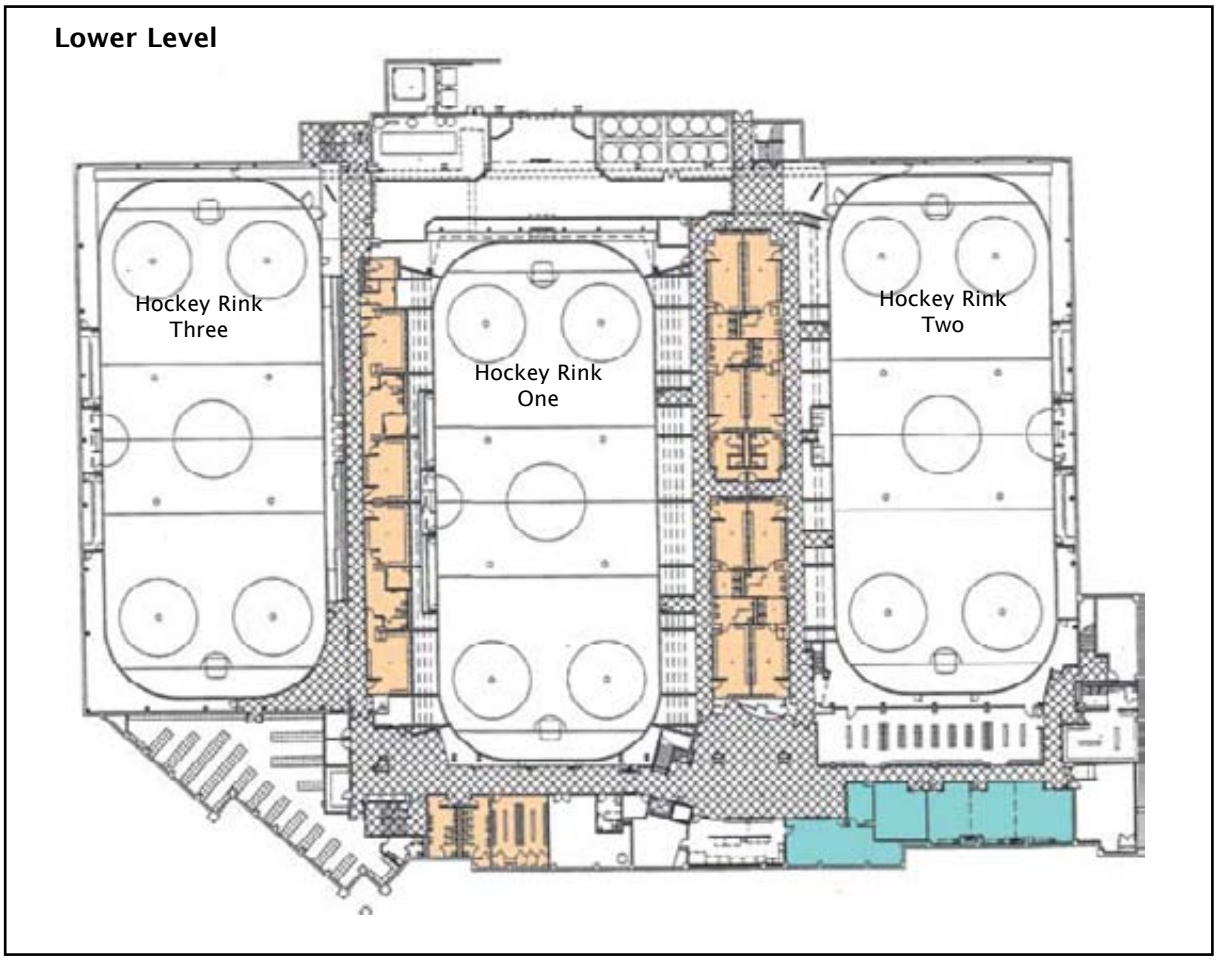
CLASSIFICATION

Special Use

** The Ice Centre is jointly owned by the City of Westminster and Hyland Hills Park and Recreation District, and operated and maintained by the Hyland Hills enterprise.*



ICE CENTRE AT THE PROMENADE



10710 Westminster Boulevard

Facility Amenities

Ice Skating
Ice Hockey
Party Rooms
Pro Shop
Concessions
Retail Space
Club Lockers
Figure Skating Dressing Room
Restroom Facility
Parking

WESTMINSTER PROMENADE

10710 Westminster Boulevard

CLASSIFICATION

Special Use

** All pedestrian areas at the Promenade are designated as a public park*

SIZE OF PARK

5.02 acres

CONSTRUCTION DATE

1998

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

None at this time

FUTURE REPLACEMENT NEEDS

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary or as funds allow
- Repair or replace benches as needed
- Replace pavers in pedestrian areas as necessary and as funds allow

DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up site fixtures as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Maintain pumps in lake pumphouse annually
- Place seasonal decorations on display
- Maintain "Disney" philosophy in cleanliness and upkeep

5.02 Acres

WESTMINSTER PROMENADE

10710 Westminster Boulevard

Facility Amenities

Water Fountain (1)
Interactive Water Feature
Lake
Gazebo
Pedestrian Walkways
Artwork and Sculpture
Site Fixtures
Bridge

NORTHEAST RESOURCE CENTER

124th & Pecos Street

CLASSIFICATION

Resource Center

SIZE OF FACILITY

11 acres

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Resource Center could include the following as demands develop:
  - Cultural Center
  - Mature Adult Center
  - Branch Library

These recommendations are only Staff ideas, as there is no current master plan for this site. Any future master plan will be developed with resident input and will depend on available funding and ongoing maintenance capabilities. The items listed here are activities that would be appropriate for a site this size at this location.

11 Acres

124th Avenue & Pecos Street

Facility Amenities

Undeveloped

RECREATION PROGRAMS

The City of Westminster offers a wide array of recreation programs oriented towards meeting the diverse needs of all ages and interests. The Recreation Division provides quality programs and events that are held throughout the City at various recreation centers, schools and park facilities. These programs focus on enhancing the well-being of the community by providing activities that address the physical, social and mental aspects of health. The City's programs are designed to provide affordable, inclusive and accessible opportunities to the residents and to facilitate healthy lifestyle choices.

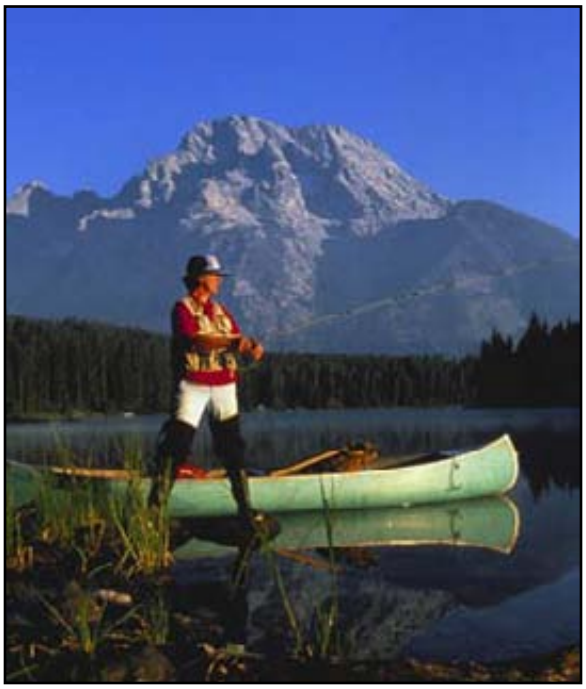
The Recreation Services Division continually adjusts to the dynamics of recreation and leisure activity demands of the community. Through its affiliation with the National Recreation and Park Association and the Colorado Parks and Recreation Association, as well as observing program offerings of other local agencies, the City is able to keep updated on the local and national trends of leisure services. Division staff evaluates existing programs through participation surveys, suggestion forms, instructor feedback, and monitoring registrations and revenue. Also, by constantly evaluating participation in current activities, recording demand for new activities, and surveying existing facility users, the City is able to assess needs for future programs and facilities.

Programs and events reach a substantial segment of our population and service over 924,000 participants who engage in approximately 571,500 program hours on an annual basis. The City of Westminster's SilverSneakers®, an insurance-based program for those 65 and older, had 81,000 visits in 2008 and has become a benchmark for the region.

Any recommendations in this report are totally dependent upon the necessary monetary resources being available to carry these changes and improvements forward. It is understood that there is no guarantee that these resources will be made available anytime soon.

ADULT GENERAL PROGRAMS

The City of Westminster Recreation Division offers general adult recreation and leisure classes for all interests. Examples of the type of programs currently offered include: aromatherapy, financial planning, guitar, Italian, Mandarin and Spanish language classes, various types of dance classes (ballroom, belly, salsa, swing and tap), fly fishing and various educational classes. We also offer a year-round TaeKwon-Do program at The MAC and West View Recreation Center. These classes are designed with our highest priority in mind-- the customer. All of our instructors are experienced in their field and encourage learning to be fun.



Trends and Future Needs

Trends in this program area are difficult to predict; however, the wide variety of programs we offer to our customers are constantly adjusted to follow current and future trends.

Future needs include additional classroom space at the City Park Fitness Center, which will be part of that facility's long range master plan. With the success of our programs, classroom space is very limited compared to the high volume of classes this division offers and additional classroom space would help alleviate this challenge. **Once again, any changes or additions will depend on available funding in order to make the future expansions a reality.**

ADULT/OLDER ADULT ACTIVITIES

A large majority of the City's activities for older adults are programmed at The MAC, a jointly owned facility with Hyland Hills Park and Recreation District is a full-service recreation center for adults age 21 and older with an emphasis on those 55 years and older. Recreation programming at The MAC supports active aging by including programs/activities that address the multiple dimensions of wellness in a positive, safe, age-friendly facility. The MAC programs place physical wellness as the central focus along with playing a critical role in maintaining the other facets of wellbeing by offering activities in the following areas: fitness; strength training; educational seminars; computer classes; culinary classes; arts and craft classes; educational classes; day trips; extended travel; outdoor adventures including hiking, skiing, snowshoeing and biking (day and extended trips); special events; massage therapy; personal training; nutrition counseling; facials; pedicures; podiatrists; and the visiting nurse program. The center offers over 160 activities on a quarterly basis, which are currently advertised in a 28-page quarterly activities guide. The center also provides assistance with rides to medical appointments and shopping, reference and referrals, and tax assistance. The addition of the SilverSneakers® program at all of the recreation centers has provided the ability to better serve our older population throughout the City. This program is particularly successful at The MAC.

Trends and Future Needs

The future direction of Recreation Programming at The MAC will be providing an opportunity for adults of all ages to engage in recreational activities at multiple levels of functional ability. The concept of "active aging" means staying engaged in life. Baby boomers are shattering the stereotypes of aging by: staying active in their professional lives into their 60's and 70's; viewing exercise as the best medicine; volunteering in their communities; and preserving their independence by maintaining healthy bodies and minds. Today's adults know they can change the way they age by staying active to the fullest extent possible within all areas of life: physical, emotional, intellectual, social, and spiritual. Aging within these dimensions of wellness keeps adults involved, alert and enjoying a productive life.

Another trend is incorporating medical techniques into wellness activities such as yoga, meditation, tai chi, qigong, massage therapy, reflexology, and Pilates for rehabilitation. These programs have been well accepted by today's aging adult population, in addition, the development of interactive fitness equipment offering computer features allows for competition among users. Wii games/tournaments and activities that exercise cognitive skills are seeing increasing popularity. Passive areas in the facility are seeing increased use for informal gatherings which fulfill the need for social connections. Fluctuating fuel costs and rising fees for personal transportation are increasing demand for group trips to area attractions and outdoor adventures.

ADULT SPORTS

The wide range of City of Westminster Adult Sports Programs continue to provide quality recreational opportunities for the adults in our community. Adult basketball, volleyball and softball leagues are offered throughout the year. Basketball leagues are offered in the winter and spring and serve over 1,500 participants. Softball leagues are offered three times per year in the spring, summer and fall drawing 430 teams with over 57,750 participants. Volleyball leagues are held year round and hosts 70 teams, with over 700 participants. New to the program is the addition of senior volleyball, which is growing in popularity.

The basketball and volleyball leagues are held at various schools throughout the City and at City Park Recreation Center and West View Recreation Center. All softball leagues are held at Christopher Fields. Christopher Fields also facilitates national tournaments for fast and slow pitch softball tournaments with more than 20,000 participants.

Trends and Future Needs

Volleyball, basketball, badminton, and pickle ball leagues continue to grow as the "baby boomer" and "generation X" population continues to lead active and healthy lifestyles. We continue to evaluate programming of indoor facilities and attempt to provide a balance when offering programs and drop-in use, but we no longer have the necessary space to meet the growing demands, therefore, limiting the size of our adult leagues. We conduct a majority of our adult basketball and volleyball leagues in school facilities. Use of school gyms for leagues is unpredictable and at times cost prohibitive as the fees for usage continue to increase. These locations have become a challenge to offer consistent programs as the schools are being utilized by the local youth sports association basketball programs and the boy's and girl's freshman/sophomore basketball programs. Additionally, the schools usually provide us with a very erratic schedule that is difficult to work with. The use of these facilities is negotiated on an annual basis making it difficult to plan our budget.

The addition of a multi-field outdoor sports area may also help provide the community with a facility to offer the "new" sports programs they desire such as Lacrosse, which is quickly becoming a mainstream sport. Again, these recommendations are dependent upon available capital funding and buy-in from the residents.

The success at Christopher Fields has helped draw national tournaments and attention to Westminster. Installing the option to set up temporary fences at 200 feet has allowed us to attract girls fast pitch tournaments as well as to meet the needs of local little leagues.

ARTS AND FINE CRAFTS

The arts and fine crafts program area reflects its place as a creative force in the Recreation Programs Division. A variety of classes are presented for the enjoyment of children and adults. The following areas provide a broad representation of the classes offered:

- Pottery and ceramics
- Fine art
- Glass and Jewelry
- Sculpture
- Fine crafts
- Cultural crafts

Classes are held in each of the recreation centers. City Park Recreation Center (CPRC) boasts a comprehensive pottery/ceramic studio, while multipurpose classrooms at CPRC, West View Recreation Center, College Hill Library and The MAC are used for classes and workshops. Local artists serve as instructors for regular programming, while regional and national artists are invited to present workshops in a variety of media. In addition to classes, outreach has included the presentation of art exhibits at the College Hill and Irving Street Libraries as well as in the Westminster City Hall atrium. The National Parks and Recreation Association has twice selected the City of Westminster's Arts, Pottery and Ceramics Program as winner of the Dorothy Mullen National Arts and Humanities Award

"Traditional" arts such as drawing and painting, along with the City's pottery program, attract adults and children on a regular basis. Fine crafts such as stained glass, jewelry making, and wood-

working offer opportunities to create multidimensional works, while seasonal class offerings flex throughout the year to meet the demands of the marketplace.

Trends and Future Needs

The arts maintain time-tested techniques and methods; in other cases, they embrace the latest technology. "Mud" is still used to produce beautiful ceramics works and brush strokes remain unchanged in painting. Technically superior gauges measure oxygen in kilns and the digital era has added a new dimension to photography and web based cartooning.

Arts and crafts fill a void in people's often harried and high-tech lives by providing an opportunity for hands-on creativity. As the world becomes more complex and automated, people are turning towards "the arts" to complete their lives and help them find balance.

To meet the anticipated future needs for arts and crafts program, purchase and replacement of specialized equipment such as kilns and pottery wheels will be purchased as funds become available.

AQUATICS

Westminster is a three-time National Excellence in Aquatics award winner. Aquatics programming is an important piece of recreation as a whole. This is evident in the number of facilities with aquatics venues and the vast number of guests they service. The City currently provides the following amenities at our aquatics facilities: two indoor multipurpose pools, two hot tubs, a diving well, two warm water teaching/leisure pools, and two outdoor pools. On average, there are more than 2,500 classes offered each year, with a total of over 14,000 participants. In addition, 7,500 guests enjoy a variety of water fitness classes each year. The City also offers two youth recreational swim teams (one year-round and one seasonal), lifeguard classes, adult lessons, pool rental opportunities, birthday party packages, and private swimming lessons.

In 2009 City Park Recreation Center began renovation to the aquatics and locker room area. This renovation will better meet the needs of the community and stay competitive with surrounding organizations.

Trends and Future Needs

Future trends include diversifying aquatic offerings for the ever changing demographics of the Westminster community. Exploring the option to enhance facilities to better accommodate the aging population as well as young families is thought for consideration. Multi-generational warm water therapy pools are ideal for aquatic therapy as well as provide a warm environment for young swimmers. Future considerations could also include additional aquatic facilities at the West View Recreation Center, the Swim & Fitness Center and in future planning of additional facilities. The two outdoor pools currently existing in Westminster are not net-revenue producing and consideration for re-design of the pools may be beneficial, particularly at the Kings Mill site.

Trends in pool disinfection systems continually change and it is recommended the City research and evaluates these alternative disinfectant systems. The use of ozone at City Park Recreation Center is environmentally and bather friendly and decreases the need to use chlorine and the facility will have a new, state of the art, ozone disinfectant system installed during the renovation. We will continue to adapt to the needs of our residents in an ever changing area and will evaluate the merits of updating the other pools in the City. The use of ultraviolet lamps (UV) treatments could be evaluated for the City's flat water pools.

In addition, many health care providers are prescribing patients utilize water for non-impact therapy and exercise. Splashpads with interactive water play features in parks or in existing pools is another cost effective trend.

In order to compete with surrounding facilities, here is a list of programs and facility amenities recommended by staff to offer in the future:
Adaptive aquatics
Aquatic therapy
Specialized water training for adults
Water games/activities/sports for all ages
Special events
Arthritis aquatics
Underwater treadmills
Adding a spray ground or other similar amenities to an existing facility

It should be noted that most aquatic facilities are labor and cost intensive to build and maintain and are often required to be subsidized. If new aquatic facilities are to be built in the City, it should be recognized that a financial commitment would also be required to subsidize these venues. Unless a program or facility improvement can be self-sustaining, the feasibility of any of these programs being implemented within the next five years is unlikely. The current and projected economic climate in the City does not appear to allow for any significant growth in facilities or programs over that time period.

FITNESS

The City of Westminster's fitness programs continue to evolve keeping pace with current fitness trends while addressing the needs of the community. The high cost of health care has fueled both a growing interest in preventative health care and the role fitness plays in that objective. The City's fitness program has responded by providing a wide variety of classes that focus on improving weight management, cardiovascular health, balance, posture, muscular strength and endurance goals. In addition, free and low-cost wellness seminars have been added to our program listings. Topics include "Learning Fat Facts," "Eating Well-Aging Well," "Foot and Ankle Health," and "Feeding a Healthy Heart" to name a few. To address the fitness and wellness needs of the growing older population, the City's fitness program explored the benefits of the SilverSneakers® Fitness Program to the Westminster community.

In the fall of 2006 the SilverSneakers® Fitness Program partnered with the City to provide a comprehensive older adult fitness program at two of the City's facilities. Today this program is offered at five Westminster Recreation Centers, serving over 3,000 SilverSneakers® members. This program has not only provided the local older adult population with a variety of fitness classes, social events and valuable health-related workshops, it has had a significant impact on fitness revenues. In 2008 this program generated over $190,000 in revenue and with Baby Boomers entering retirement age this program is projected to have continued growth in the years to come.

An increasing number of recreation guests are guided by their practitioners and health professionals to seek out facilities that offer these programs to address their post-therapy program. A future trend to bridge the gap between fitness and the medical field is on the rise. A post-therapy care plan is needed that transitions patients from therapy to regular exercise programs at technology-equipped fitness facilities.

The recent economic downturn has created some challenges in maintaining informative and effective programs. However, it has also encouraged staff to find innovative, affordable ways to bring wellness to the Westminster community.

Trends and Future Needs

Westminster's Fitness Programs have long been a front runner in providing the newest in fitness programs and design. The expansion into the portion of the City Park Fitness facility recently vacated by the Colorado Rapids has provided a unique opportunity to develop a compatible lease agreement with a wellness-oriented business as well as to expand growing programs. In November 2008, Fit Physical Therapy began leasing space in the facility, which has set the stage for a unique collaboration between the medical and fitness fields. The facility is expected to benefit from physical therapy clients transitioning to a familiar setting, easing the shift into prescribed aftercare options. Guests would also have the added benefit of direct contact between the therapy specialist and the aftercare provider.

Lastly, the recent City Park Fitness Center expansion project has provided additional space offer a variety of alternative therapy options. These programs could include options such as cardiac rehabilitation, occupational therapy, chiropractic services, rolfing, podiatry, cranial massage and egoscue. Offering these treatment options such as these will broaden participation efforts and enhance service options for the community.

PRESCHOOL

Westminster preschool and tot programs offer classes for the youngest of users. From birth through six years of age, parents can find options for everything from educational programs to specialty classes, including cooking, art, dance, music, tumbling and sporting classes. The philosophy of the preschool and tot program is to provide a positive, fun and safe environment that provides a high-quality program with a balanced, progressing curriculum, allowing children to grow and develop according to their age. The preschool program services over 6,000 participants per year.

Trends and Future Needs

Preschool is a relatively new educational tool in America and parents are more inclined to introduce their children to preschool prior to kindergarten. Research shows that quality preschool programs that emphasize strengthening social and emotional skills through play have positive effects on all areas of a child's development. Westminster is able to provide this format at a reasonable cost without the "daycare" feel, thus drawing parents to the City's recreation centers for their preschooler's educational needs.

Considerations for further growth include having an additional preschool space in any future phase of improvements at the Swim and Fitness Center. Preschool programming in south Westminster has been limited by the fact that this facility does not have a playground or space that is appropriate for preschool classes. A preschool space could serve as a dual space, allowing the facility to provide childcare for fitness programs, which is also a future need.

Recent trends include healthy competition among the preschools in the US, and the federal government is also taking measures to make preschool education available for all. Enrollment has increased nationwide during the last ten years as the pressure for more highly educated children entering kindergarten is becoming a focus. The Westminster Preschool program has been responding and adjusting to this trend since 1975. The program has been expanded in 1980, 1987, 1993, 2002 and again in 2007.

YOUTH SPORTS

Westminster's youth sports programs emphasize development, participation and fun for youth 4 to 15 years of age. The goal of each program is to teach basic sports fundamentals, enjoyment of the game, and sportsmanship. Competition is encouraged, but not at the expense of the athlete's development. The City's youth sports programs attract over 4,000 participants per season in programs such as youth soccer leagues and soccer and basketball camps.

Cooperative programming with Hyland Hills Park and Recreation District and several volunteer Little League Baseball programs enhances the youth sports offerings to the community. Hyland Hills offers youth basketball and football, while Little League Baseball programs serve over 2,000 players from Westminster.

Trends and Future Needs

The trend of youth sports is to offer developmental camps that emphasize basic sports fundamentals for ages 5 to 7 years and leagues focusing on ages 8 to 15 years for team competition. Possible future sports leagues and camps could include volleyball and lacrosse.

Recommendations for the youth sports area include the addition of another multi-field outdoor sports area. With the numerous fields needed for the size of the soccer program and the relationship with over seven different little leagues, field use is on ongoing issue.

YOUTH/TEEN PROGRAMMING

The Youth and Teen recreation program reflects the needs of youth and parents in the community. A variety of classes are available for the enjoyment of children ages 6-15 years of age year round. Providing youth a means to express themselves creatively has been a priority and is accomplished by offering a variety of dance instruction and martial arts. The following provides a sampling of the classes and programs offered:

- Recreation and Competitive Dance
- Enrichment classes
- Science and Nature
- Red Cross Babysitting
- Tae Kwon Do
- Spring Break Trips
- Winter Camp
- Summer Youth/Teen Camps

In an effort to limit idle time among middle-school-aged children, the City partnered with area school districts to provide after-school activities such as intramural basketball and volleyball, archery, weight training, rock climbing, photography, etc. Camps provide parents an affordable option to keep children occupied and engaged during scheduled

school breaks. Additionally, youth programming has helped children reinforce school subjects by providing instruction in math and reading skills as well as offering fun programs related to science and foreign language.

The City was also a front-runner in providing youth a recreational-based option on Friday evenings from 7 to 11 p.m. For over ten years, a private company has utilized the City Park Recreation Center as a safe haven for parents to drop their children off for swimming, dancing, gym activities, and much more. The average attendance on a Friday evening is 500 middle-school-aged children.

Trends and Future Needs

Recommendations for youth and teen programs include additional full-day camps and trip programs during fall breaks and conference days. A teen program for 11 to 14-year-olds that mirrors the youth winter/spring programs is needed as a safe alternative for parents of young teens. These programs would be designed to meet the needs of this special age group since most young teens do not believe that they need to be in "daycare" It is staff's goal would be that any new teen programs be self-sustaining. It is recommended that a staff committee look at some dedicated space for a teen room within the recreation centers. College Hill Library has already created a designated teen area.

SPECIAL EVENTS

The City of Westminster is proud to offer an impressive array of special events including The Mayor's Easter Eggstravaganza, the Father Daughter Ball, summer concerts, movies in the park, the 4th of July Celebration, the Holy Cow Trail Stampede, Westminster Faire, Halloween Carnival, craft fairs, Santa's Shop, and the Holiday Lighting Ceremony. More than 32,000 community members attend these special events every year. The City's free and low-cost events encourage family participation, stimulate cultural awareness, and enhance the quality of life for Westminster residents and visitors. No matter what time of year, there is always an event or fun activity for the entire family to enjoy.

Trends and Future Needs

There is an increased demand for new special events, most notably movies in the park, and an increased need for partnerships and collaboration with local businesses to make them happen. With the current state of the economy residents are turning to free and local events to entertain themselves and their families. Again, this of course depends upon securing additional funding through outside private sponsorships.

OTHER FOCAL AREAS OF RECREATION PROGRAMMING

Computerized and On-Line (Internet) Services

As the ease and popularity of using computers and the internet continues to grow, the commitment to stay on the cutting edge to provide access to these services remains high. With the City of Westminster Citizen Survey results indicating that a high percentage of Westminster households have Internet access, we continue to expand our recreation services available on-line. In addition to the current ability for citizens to register for recreation programs and reserve park pavilions via our City's website, Parks, Recreation and Libraries could potentially offer additional services online, such as; community room and classroom rentals; personal trainer and massage appointments; sale of Standley Lake seasonal boating permits and daily usage passes; campsite rentals; and tee time reservations at both golf courses. When the opportunity for growth in the City budget presents itself, Recreation staff may propose purchasing software packages for some service upgrades.

Marketing and Promotions

The success of the City's recreation programs is directly related to the success in marketing the multitude of choices that the City of Westminster has to offer in the area of recreation services. Assessing and determining ways to best share that information is an on-going effort. Retaining costumers is an important part of our marketing plan as well as attracting new participants.

Marketing for the Recreation Division is done in a variety of ways including: the seasonal Activities Guides, through the City's website, City publications including City Edition and Weekly Edition, the cable channel, flyer distribution through some of our local schools, booths at special events, advertising in the local paper, and email just to mention a few. We have also developed monthly promotions that offer benefits to both facility users as well as program participants.

Trends

Although there are many tried and true methods for marketing such as personal contact with the customer, and face to face recognition, some of the newer trends include the more high-tech industry of "social marketing," which includes blogging, email correspondence/newsletters, face book, text message communication and new updated website design. Staff will continue to keep abreast of current communication and technology trends in marketing and take advantage of the most efficient ways to communicate our programs and events to the public.

FUTURE PROGRAMMING CONSIDERATIONS

Special Needs Programming

Special needs recreation is a program area that has room for growth. Providing programming for special needs populations offers the community a missing link and can provide a liaison between the City and the special populations served. With the clarification of the Americans Disability Act, the City anticipates more interest in both inclusive and segregated programming and as participants are more educated of their rights in accessing and utilizing programs.

Diversified Programming

Outreach to different cultures within Westminster's community is an essential aspect to providing services to our diverse population. A more concentrated effort in marketing and program development needs to take place to better establish and maintain a relationship with the various cultures within the City.

Youth and Family Fitness and Wellness

Reaching out to youth and families with health and wellness-oriented programs is not only a trend, but part of a grassroots movement to address the obesity epidemic. Some programs are currently being offered for these segments of our population, but much more could be done to address the 51.7% of overweight adults in Colorado that the Center for Disease Control (CDC) has identified and to reduce the burgeoning number of youth who are obese.

Trends

Based on available data on national participation from the National Recreation and Parks Association, along with Staff observations, the City has identified the following areas that seem to be leveling off, or in some cases, declining in interest:

- Tennis
- Racquetball
- Youth baseball

The list of national activities growing in interest is much more extensive and includes:

- Fitness and wellness
- Bicycling
- Lacrosse
- Youth and Adult soccer
- All types of seniors activities

Summary

Providing quality, affordable programs that enhance the community's quality of life remains the primary focus of the Recreation Program Division. The City of Westminster strives to provide a well-balanced approach to providing programs and continues to monitor trends and the economy to best utilize available funding and resources.

TRAILS AND OPEN SPACE

Preserving open space throughout the City has been a priority in Westminster for more than 24 years. Since 1985, when voters first approved a sales tax specifically earmarked to acquire and maintain open space, the City has taken giant steps to preserve the natural lands in the community. Westminster was only the second city in Colorado to enact a sales-tax funded open space acquisition program.

As of October, 2009, approximately 2,815 acres of natural open space, or 13% of the City's land area, have been preserved. Reaching 15% open space is a goal the City strives for. These vital open space areas preserve important view corridors, provide buffers between development zones, protect sensitive wildlife and plant habitat, preserve open, rural landscapes, protect creek and irrigation canal corridors, and enhance recreational opportunities for residents through a series of interconnected trails. These natural areas, water bodies, tremendous vistas and panoramas, characteristic terrains and native flora and fauna are intended to be preserved and protected for the enjoyment of this and future generations.

One of the outstanding amenities provided to the citizens of Westminster is the city's trail system. More than 74 miles of off-road trails have been developed within Westminster's open spaces and parks, and an additional 21 miles are proposed. Within street right-of-way, 9.5 miles of trails exist. Out of the trails already constructed, more than 46 miles are concrete. Our residents enjoy more than 100 miles of continuous City and regional trails along, and connecting to, the Big Dry Creek and Little Dry Creek corridors. The Big Dry Creek Trail is one of the jewels of the open space system, extending nearly 12 miles from the eastern boundary of the city at I-25 to Standley Lake. Other trails available for jogging, biking, wildlife viewing and enjoying the outdoors have been constructed along the Farmers' High Line Canal, Walnut Creek and Little Dry Creek.

Parks, open spaces, and trails within the City continue to remain a priority for Westminster residents. Since 1985, the 0.25 percent (2.5 cents on a $10 purchase) sales tax has been extended by voters five times: 1989, 1991, 1994, 1996 , and most recently, in 2006 when voters approved an additional bond sale of up to $20 million ($12 million for Open Space acquisitions, and $8 million for Parks).

The objective of the Open Space program is to promote a high quality of life for citizens of Westminster through the preservation and protection of the natural environment which has given Westminster much of its character. As Westminster continues to grow, open spaces

should be provided and woven into the fabric of the City. They are intended to obtain a balance and harmony between physical development and open space for the benefit of Westminster citizens. Preservation of open space in all parts of the City will foster appreciation of the natural environment, provide increased opportunities for passive recreation, and improve the quality of life. It is the goal of the program to obtain 15% of the land in the City for open space.

Potential sites for acquisition for Open Space shall satisfy at least one of the following criteria:

- *Aesthetics:* Unique or dramatic visual impact; protection of scenic view corridors; visual enhancement of primary transportation corridors; unique view from site; natural features that enhance quality of life (e.g. rock formation, body of water, trees)

- *Protection and Preservation:* Protection of environmentally sensitive features (e.g. wetlands, trees, native grasses, wildlife and wildlife habitat, floodplain)

- *Location:* Spatial definition of urban area; protection of sole remaining undeveloped land within large developed area of the City; geographical distribution throughout City; key link or extension/addition to existing park/open space area; proximity to existing or proposed urban shaping and open space buffers; access; large number of potential beneficiaries.

- *Use Potential:* Ability of the land to be used for passive recreational purposes including trail linkages; potential secondary benefit to community (e.g. watershed protection, drainage, or regional detention areas, water wells, erosion control, public safety, floodplain preservation, solitude, noise buffer, ancillary historic preservation); continued agricultural production.

- *Need for Immediate Action:* Development pressure; development status; potential to remain as open space; attitude of property owner.

- *Acquisition Consideration:* Availability of land; ease of acquisition; price of land; significance of economic loss to the City; potential for increase in price in the near future; potential for acquiring other sources of funds.

The Open Space Advisory Board provides public input and makes recommendations to City Council regarding prospective open space acquisitions. Working with Staff, the Board is responsible for identifying and prioritizing potential open space acquisitions to maintain and protect the aesthetic, historical, cultural and significant natural resources of the City. This open space acquisition plan must remain confidential to allow the City to negotiate competitive prices for land purchases.

An additional staff committee appointed by the City Manager determines rules and regulations for the management of open space sites administered by the Parks, Recreation and Libraries Department. This committee, known as POST (Parks, Open Space and Trails), reviews acquisition proposals before they are formally sent on to City Council. This committee is also responsible for developing the various wildlife management plans now in place for Westminster's open spaces.

MANAGEMENT PLANS

The City is in the process of creating a long-term comprehensive Open Space Management Plan. At the time this Master Plan was printed, the following elements of that management plan have already been adopted:

Prairie Dog Management Plan
This plan was prepared and adopted by City Council in 2004 and addresses suitability of all open space sites for prairie dog populations. All open sites were evaluated for specific biological factors needed for prairie dog inhabitation which were then used for the classification of the parcels.

Beaver Management Plan
This plan was adopted by City Council in 2008 and establishes a plan for managing an acceptable level of beavers along Big Dry Creek, protecting as many native trees as possible, and planting new native trees as replacements.

Coyote Management Plan
This plan was adopted by City Council in 2009 and establishes a pro-active approach to coyote issues. This policy focuses on education of the public concerning coyote issues. The policy also provides a monitoring program as well as a hazing program to instill the fear of humans back into coyotes.

METZGER FARM

120th Avenue & Lowell Boulevard

CLASSIFICATION

Open Space/Special Use

SIZE

152 acres

ACQUISITION

2006 (Purchased through an Intergovernmental Ageement between the City of Westminster and the City and County of Broomfield)

RENOVATION DATE

None at this time

ORIGINAL USE

The property was originally settled by members of the Gay family in the late 1800's. In 1943, John Metzger purchased the property for use as a farm, renovated the farmhouse and constructed nine outbuildings. The building types and placement within the farmstead show evidence of planning that was related to the idea of how a model farm in the mid-1900's should be constructed. All of the trees surrounding the farmhouse were planted by Metzger, who also cosntructed the man-made ponds on the site. The northern portion of the site was eventually developed for crops, and evidence of irrigation can still be seen on the site.

POSSIBLE FUTURE DEVELOPMENT AMENITIES

The Conceptual Master Plan was crafted in 2007-8 through a collaborative effort between the cities of Broomfield and Westminster and involved both communities' Open Space Advisory Boards and City Councils. Highlights of the plan include:

- Stabilization and exterior renovation of select buildings
- Interpretive signage at the farmstead, barns, and sheds
- Regional trail connection to Big Dry Creek Trail
- Two miles of walking trails throughout the farmstead
- Overlook / fishing pier
- Overlook for wildlife viewing
- Parking, and an area for school bus drop-offs

Metzger Farm
Conceptual Master Plan
120th Avenue & Lowell Boulevard

Historic farm

OPEN SPACE & FORESTRY OPERATIONS

10001 Alkire Street

CLASSIFICATION

Special Use

SIZE

13.3 acres*

** Parcel size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009. A portion of the original 18.0 acres was purchased with Open Space funds.*

CONSTRUCTION DATE

1995; City acquisition 2004

RENOVATION DATE

None at this time

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Update buildings for energy conservation
- Possibly relocate City's greenhouse to this site
- Develop a plant nursery on site
- Evaluate adding sports fields to site
- Potentially develop fire & emergency training facility

FUTURE REPLACEMENT NEEDS

- Irrigation system replacement and upgrades as needed
- Replace landscape materials as necessary and as funds allow

DESIRED MAINTENANCE SCHEDULE

- Mow every 15 days during peak growing season and as funds and staffing permit
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Maintain building systems on a regular schedule
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

13.3 Acres

OPEN SPACE & FORESTRY OPERATIONS

10001 Alkire Street

Facility Amenities

Open Space and Forestry Offices
Maintenance and Storage Facility

SEMPER-ALLISON FARM

9215 Pierce Street

CLASSIFICATION

Open Space/Special Use

SIZE

4.4 Acres (Originally a 160 acre homestead tract)

CONSTRUCTION DATE

1881 (Western 2-story portion)

1961 (Eastern 1-story portion)

ACQUISITION

1990

RENOVATION DATE

2008 (Farmhouse exterior restoration)

ORIGINAL USE

The farm is representative of the nineteenth-century and early twentieth-century agricultural history in Westminster. The farm was settled in 1881, and formally established in 1882 when Charles and Julia Semper purchased 160 acres. Between 1882-1916, the farm produced wheat, oats and barley crops, grazed cattle, and also housed a horse, dairy cows, sheep, garden, and an orchard.

After Julia Semper's death in 1916, Charles Semper sold the farm to brothers George and John Allison. Over time, the tract was reduced through subdivision until it reached its 4.4 acre size.

POSSIBLE FUTURE DEVELOPMENT AMENITIES

- Demonstration farm
- Restore out-buildings
- Open Space preservation
- Trails

4.4 Acres

SEMPER-ALLISON FARM

9215 Pierce Street

Amenities

Examples of Westminster's early agricultural history, including:

- Historic 1880's Farmhouse
- Ancillary Buildings
- Irrigation Ditch
- Historic Orchard Trees

Allison Community Gardens at Semper Farm

- Reservable Garden Plots*

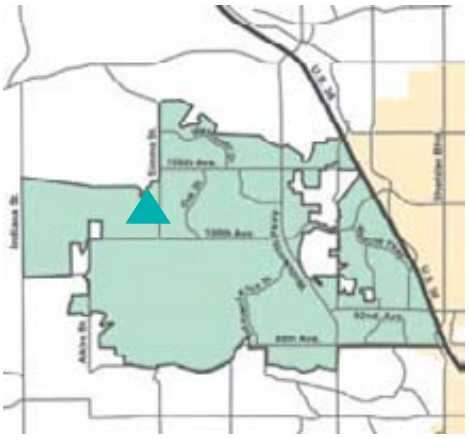
Access to Regional Trail

- (Farmers' High Line Canal Trail)

Parking

* *Denver Urban Gardens (DUG) leases the property from the City and maintenance is shared with the gardeners.*

WESTMINSTER HILLS OPEN SPACE OFF-LEASH DOG PARK



CLASSIFICATION

Open Space

SIZE

1,000+ acres overall

Dog Park: approximately 430 acres

CONSTRUCTION DATE

n/a

RENOVATION DATE

2008 (Parking lot, water service, fencing & landscape)

POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Establishment of native grass
- Additional trails
- Additional signage
- Prairie dog population reduction as necessary

FUTURE NEEDS

- Ongoing land management
- Trail improvement

DESIRED MAINTENANCE SCHEDULE

- Quickly respond to any graffiti and vandalism damage
- Seeding of native vegetation
- Noxious weed management
- Wildlife management
- Signage maintenance

photo courtesy of Tom Calkins

WESTMINSTER HILLS OPEN SPACE OFF-LEASH DOG PARK

10555 Simms Street

Open Space Amenities

Parking Area
Unfenced Off-leash Dog Park
Mower Reservoir

photo courtesy of Tom Calkins

PROPERTIES ACQUIRED BY CITY OF WESTMINSTER
OPEN SPACE PROGRAM TO October, 2009

BIG DRY CREEK CORRIDOR

Property	Acreage	Acquired
Sheridan Green PLD (*adoption*)	34.60	2009
Bradburn Park, Strip of Land at Southern Boundary (*adoption*)	0.80	2009
College Hills PLD (*adoption*)	9.50	2009
Feldman (*purchase*)	4.51	2008
Doulos Ministries (*purchase*)	38.00	2008
Phye, West of U.S. 36, North Side of Westcliff Subdivision (*donation*)	1.80	2006
Family in Christ, 99th Place & Wadsworth Blvd. - East Half (*purchase*)	2.15	2006
Metzger Farm (*Purchased by both Broomfield & Westminster*)	152.00	2006
Purebred Arabian Trust (*purchase*)	6.39	2006
Family in Christ, 99th Place & Wadsworth Blvd. - West Half (*purchase*)	1.90	2005
Westbrook, Tract B (*PLD*)	1.02	2005
Huron 128, Big Dry Creek at Huron Street (*donation*)	11.60	2004
(Less ROW from Open Space for Huron Street roadway improvements)	*-2.69*	2004
McGuire, 128th & Pecos (*purchase*)	3.97	2003
(Less Parks Adoption for Big Dry Creek Park)	*-1.80*	2009
Ochsner Properties, Independence Drive at Wadsworth Parkway (*purchase*)	1.53	2003
Front Range Community College II (*management agreement*)	24.00	2003
Bradburn Filing No. 1, 116th Way (*PLD*)	2.00	2002
Fairways Office Park, 124th & Federal (*purchase*)	31.50	2001
Park Centre (*adoption*)	6.60	2001
Village at Harmony Park, 128th & Zuni St. (*PLD*)	7.59	2001
Isles, 99th Ave and RR tracks (*purchase*)	0.16	2000
Murphy, 99th Ave and RR tracks (*purchase*)	0.30	2000
Susmarski, 99th Ave and RR tracks (*purchase*)	1.10	2000
Broomfield Associates, at 128th and Zuni St. (*purchase*)	6.26	1999
Hawn, near US 36, including Hylands Creek connection (*purchase*)	65.11	1999
(Less Sale of Open Space for Westminster Gateway development, in exchange for the acquisition of floodplain along Walnut Creek)	*-0.13*	2008
Lang, West Side of Old Wadsworth at 99th Ave. (*purchase*)	4.40	1999
Collonade, Southeast Corner of 100th & Wadsworth Pkwy (*PLD*)	3.87	1998
Federal Square, part 2 (*purchase*)	40.57	1998
Foster 2, South of 120th & Lowell (*purchase*)	56.09	1998
(Less sale of Open Space for the Academy of Charter Schools site)	*-23.88*	2004
(Less sale of Open Space to Kinglet, LLC for roadway improvements at the 118th Avenue and Lowell Boulevard intersection in the Bradburn development)	*-1.28*	2005
Hassig, 120th & Federal (*purchase*)	4.03	1998

BIG DRY CREEK CORRIDOR *(continued)*

Property	Acreage	Acquired
Presbyterian Church		
West of Front Range Community College (*donation*)	1.86	1998
Sheridan 116,116th & Wolff (*purchase*)	10.04	1997
3M/Adams County, 116th& Wolff (*purchase*)	4.89	1997
(Less Sale of Open Space for Wolff Street roadway construction in the Weatherstone development)	*-1.29*	2000
Tejon 128 – II (*purchase*)	28.30	1997
(Less Parks Adoption for Big Dry Creek Park)	*-19.50*	1997
College Hills Northeast of Front Range Community College (*PLD*)	6.14	1996
Cotton Creek PLD, 112th & Vrain (*adoption*)	6.11	1996
Francis/Melody 110th & Sheridan (*purchase*)	10.14	1996
(Less Parks Adoption for City Park)	*-8.20*	2009
Koleski, north of 120th & Federal (*purchase*)	43.30	1996
(Less ROW from Open Space for Federal Pkwy roadway improvements)	*-5.58*	1996
(Less Sale of NW corner to Broomfield as part of the Metzger Farm acquisition, for expansion of Broomfield's wastewater treatment facility)	*-5.64*	2006
Park Centre, East of Doulos Ministries Campus (*donation*)	0.92	1996
Westbrook and Sunstream PLD's, West of Wadsworth (*adoption*)	25.78	1996
Westcliff PLD, 98th & Old Wadsworth (*adoption*)	11.20	1996
Bogg, 130th and Huron Street (*partial donation*)	26.29	1995
Foster, Southwest of 120th & Federal (*purchase*)	50.00	1994
Home Farm PLD (*adoption*)	2.58	1994
FRICO/Bull Canal wetlands/Caulkins Ditch, 128th & Zuni (*purchase*)	44.09	1994
Front Range Community College (*adoption*)	70.00	1994
Federal Square, 120th & Federal (*donation*)	8.43	1993
May, adjacent to Bull Canal wetlands, near 128th &Huron (*donation*)	1.50	1993
Northpoint, 104th & Pierce, at City Park (*purchase*)	23.90	1993
(Less Parks Adoption for City Park)	*-11.10*	2009
Transamerica, adjacent to Bull Canal, wetlands at 130th & Pecos (*purchase*)	2.28	1993
Bruchez, 99th and Wadsworth Pkwy (*partial donation*)	23.28	1992
Church Ranch, 98th and Wadsworth Pkwy (*purchase*)	26.00	1992
Hawn-Hewit, East of Sheridan at 110th (*purchase*)	7.70	1992
Life Fellowship, West of Front Range Community College (*purchase*)	3.33	1992
(Less Parks Adoption for Westfield Village Park)	*-1.00*	2009
Starika, 112th & Vrain (*partial PLD*)	5.50	1992
(Less Parks Adoption for Westfield Village Park)	*-0.90*	2009
Tejon 128, South of 128th at Tejon (*purchase*)	23.75	1992
Martin, 112th & Vrain (*purchase*)	11.54	1991
SUBTOTAL: BIG DRY CREEK CORRIDOR	919.21	56 Tracts

Property	Acreage	Acquired
LITTLE DRY CREEK CORRIDOR		
DePalma (*purchase*)	6.60	2009
Spresser (*purchase*)	0.80	2009
Heitman (*purchase*)	4.50	2007
Culbreath Estate/Spresser at 7480 Sheridan (*purchase*)	2.36	2004
Guildner, East of Lowell at W. 69th Avenue (*purchase*)	4.70	2002
CDBG, east of Sheridan south of W. 75th Avenue (*adoption*)	6.70	2001
England Park (*adoption*)	1.90	2001
Fireplace Equipment - final, along LDC @Lowell (*purchase*)	1.52	1998
Guildner (*purchase*)	1.40	1997
Fry & Co - Pomponio (*purchase*)	1.09	1997
Fireplace Equipment, along LDC @Lowell (*purchase*)	1.60	1996
Oswald (*purchase*)	0.39	1996
Pfeifer/Lebsack (*purchase*)	3.63	1996
Lebsack (*purchase*)	2.11	1996
Wood Creek PLD, West of Sheridan @76th (*adoption*)	7.91	1996
Hidden Creek PLD (*adoption*)	4.24	1996
Burlington Northern Railroad (*license agreement*)	0.21	1996
Sundstrand Company (*permanent easemen*t)	1.17	1996
Grove Street LLC (*permanent easemen*t)	0.01	1996
Pinkard, 69th & Elks Drive (*purchase*)	1.41	1992
Wolff Run OS, east of Sheridan between 76th & 77th Ave. (*PLD*)	11.80	1988
SUBTOTAL: LITTLE DRY CREEK CORRIDOR	**66.05**	**21 Tracts**

Property	Acreage	Acquired
WALNUT CREEK CORRIDOR		
Westminster Gateway - Tract D Church Ranch Blvd & Reed Street (*PLD*)	0.81	2008
Camalick (*purchase & exchange*)	10.00	2005
Chamberlain, Church Ranch Blvd. & Reed St. (*purchase*)	0.84	2005
(Less Sale of Open Space for Westminster Gateway for water quality pond and landscape improvements)	*-0.17*	2008
Bott, 103rd & Old Wadsworth (*purchase*)	1.50	2004
Nottingham, East side of Wadsworth & 106th (*purchase*)	5.00	2004
Mandalay Town Center Filing No. 1 between Wadsworth Blvd & Church Ranch Blvd - 3 parcels (*purchase*)	4.53	2003
Cooper, West of Walnut Creek & Wadsworth Pkwy. (*purchase*)	16.82	2000
Cooper, West of Walnut Creek & Wadsworth Pkwy. (*PLD*)	0.75	2000
The Nature Conservancy, 104th & Dover (*conservation easement*)	15.00	1999
Gotez (*PLD*)	0.40	1997
Westmoor, 108th & Westmoor Drive, Within Heritage Golf Course (*purchase*)	45.00	1997
Cooper/Walnut Grove, 108th & Wadsworth Pkwy (*purchase*)	20.90	1996
Warwick Station PLD, 104th & Dover (*adoption*)	1.61	1996
Nottingham, East of Walnut Creek & Wadsworth Pkwy. (*purchase*)	18.52	1995
Church Ranch, 103rd & Church Ranch Blvd. (*partial donation*)	9.40	1992
(Less Parks Adoption for Sensory Park Recreation Center)	*-0.50*	2009
(Less Sale of Open Space to Church Ranch Hotels I, LLC for landscape improvements along Walnut Creek Trail)	*-0.71*	2008
SUBTOTAL: WALNUT CREEK CORRIDOR	**149.70**	**15 Tracts**

Property	Acreage	Acquired
FARMERS' HIGH LINE CANAL AND NIVER CANAL		
Hyland Greens Filing 11 PLD (*adoption*)	0.70	2009
Legacy Ridge Golf Course (*adoption*)	4.70	2009
Foxshire Park, Strip of land along western boundary (*adoption*)	1.20	2009
Hyland Village, 98th Ave & Sheridan Blvd.- 1 of 2 parcels (*PLD*)	6.86	2007
Lombardi, North of Niver Canal & 92nd Ave. (*purchase*)	1.20	2002
Trailside/Kings Mill (*adoption*)	13.34	2001
Oakhurst Park (*adoption*)	15.98	2001
Mushroom Pond/Cedar Bridge (*adoption*)	15.70	2001
Embassy Homes 2, South of FHL Canal & 104th (*purchase*)	3.87	1999
Celebrity Homes, South of FHL Canal & 104th (*donation*)	2.34	1996
Westminster City Center Marketplace between Sheridan Blvd. & City Center Drive (*PLD*)	1.47	1995
Westfield, Niver Canal from US36 to Sheridan (*exchange*)	3.00	1993
Bruchez, West of Federal &108th (*purchase*)	4.70	1992
Embassy Homes, South of FHL Canal & 104th (*PLD*)	1.01	1992
Hawn-Hewit, North of FHL Canal & 104th, including Margaret's Pond (*purchase*)	17.30	1992
Allison, 92nd and Pierce (*purchase*)	4.40	1989
Smith/Mushroom Pond, East of Federal & 108th (*purchase*)	8.82	1989
Trendwood, both canals north of 92nd b/n Pierce and Harlan near Westminster Sports Center (*adoption*)	16.19	1988
SUBTOTAL: CANAL CORRIDORS	122.78	18 Tracts

Property	Acreage	Acquired
WESTMINSTER HILLS		
Mormon Church Property, West of BYU property (*purchase*)	5.60	2007
BYU Property, Northwest Corner of 100th & Simms (*purchase*)	11.02	2006
Walnut Creek Subdivision R-1 (*exchange*)	11.60	2004
Dennis and Shirley (Brauch Home) (*purchase*)	4.7	2003
Snow (Standley Lake Land Co), 100th & Alkire (*purchase*)	79.86	1999
Woman Creek Water Authority (*management agreement*)	345.00	1998
Pearl Brauch I (includes Mower Reservoir) (*purchase*)	50.10	1995
Pearl Brauch II (*purchase*)	45.20	1995
Terry Brauch (*purchase*)	8.00	1995
Dennis and Shirley Brauch (*purchase*)	21.90	1995
Colorado Hills, 100th & Simms (*purchase*)	420.70	1988
SUBTOTAL: WESTMINSTER HILLS	**1003.68**	**11 Tracts**

Property	Acreage	Acquired
NATURAL AREAS, WATER, TREES, WILDLIFE		
McKay Lake Drainage (*adoption*)	2.20	2009
Legacy Ridge Golf Course, North Hylands Creek OS (*adoption*)	4.40	2009
Trendwood Park - Westcliff Filing 4, drainage area (*adoption*)	9.60	2009
Waverly Acres Park, natural area - Hylands Creek OS (*adoption*)	9.10	2009
Willowbrook Park, natural area - Tanglewood Creek OS (*adoption*)	2.50	2009
North Cotton Creek (*adoption*)	1.20	2009
Amherst - Quail Creek (*adoption*)	12.00	2009
Airport Creek Greenbelt (*adoption*)	9.70	2009
Barnett, 144th and Zuni (*purchase*)	2.92	2008
Adams 12 Five Star Schools - Tanglewood Creek (*purchase*)	29.20	2007
World Vision, Wadsworth Wetlands (*purchase*)	3.71	2005
Huntington Trails PLD @ 144th & Huntington Trails Parkway 2 parcels, McKay Lake OS (*adoption*)	10.10	2004
Walker on South Shore of Lower Church Lake (*purchase*)	4.00	2004
(Less Sale of Walker House Lot to Camalicks in exchange for the acquisition of 2 acres of land adjacent to Walnut Creek)	*-1.40*	2005
Whole Foods on North Shore of Lower Church Lake (*purchase*)	30.50	2005
Brothers Redevelopment, North shore Hidden Lake (*PLD*)	0.38	2003
TPL/Archer/Hidden Lake, 69th Ave & Sheridan (*purchase*)	8.61	2002
Gamma, Wadsworth Wetlands (*purchase*)	11.50	2002
93rd & Wadsworth, Wadsworth Wetlands (*purchase*)	1.41	2002
Ackerman & Orr, Wadsworth Wetlands (*partial donation*)	2.63	2002
Countryside Park (*adoption*)	6.75	2001
Ranch Townhome Greenbelt, Vogel Pond OS (*adoption*)	9.50	2001
Vogel Pond, 112th & Ranch Reserve Pkwy. (*purchase*)	37.39	2001
(Less Adoption by Parks for future park site)	*-5.10*	2009
Borrow Pit Reservoir (east portion), 100th & Independence (*purchase*)	4.50	2000
McKay Lake, 144th & Zuni (*purchase*)	107.56	2000
Ranch Reserve, 114th & Ranch Reserve Pkwy, Vogel Pond OS (*PLD*)	2.90	1999
Fonay Drainage, West of 144th & Zuni, McKay Lake OS (*donation*)	4.07	1997
Axtell/Rose Creek, Hyland Ponds OS (*purchase*)	18.00	1996
Middle Hylands Creek drainageway SW of 104th & Sheridan (*adoption*)	8.51	1996
HawnHewit - Lot 30 (Hyland Ponds) (*purchase*)	10.00	1995
Bruchez, Meadowlark Trail & Cotton Creek Trail, 108th & Federal (*purchase*)	4.01	1992
Countryside #13, 106th & Oak (*adoption*)	18.74	1992
Hawn-Hewit, North Hylands Creek OS (*purchase*)	12.92	1992
Bellio, Hyland Ponds OS (*purchase*)	9.34	1990
Waterpointe/North Sheridan Venture 100th & Sheridan, Hyland Ponds OS (*purchase*)	18.90	1987
Ketner Lake OS, Countryside Drive & Moore (*exchange & PLD*)	57.40	1987
SUBTOTAL: NATURAL AREAS	**479.65**	**35 Tracts**

Property	Acreage	Acquired
MISCELLANEOUS		
Habitat for Humanity (*adoption*)	0.10	2009
Meyers Property, 8035 Federal Blvd. (*adoption*)	0.20	2009
Maulis Park (*adoption*)	3.60	2009
Countryside PLD (*adoption*)	12.50	2009
Sunset Park (*adoption*)	2.50	2009
Teeples, 8055 W. 108th Avenue (*purchase*)	1.00	2008
Hyland Village, 98th Ave & Sheridan Blvd. 1 of 2 parcels (*PLD*)	3.90	2007
Winters South, 110th Ave & Wadsworth Blvd. (*PLD*)	2.40	2007
Park Place, Westminster Blvd. & US 36 (*PLD*)	2.10	2005
Highlands at Westbury PLD, 115th & Pecos	2.14	2003
W. 104th and Grove Overlook, Mt. View Open Space (*purchase*)	2.40	2002
Nottingham Park (*adoption*)	8.82	2001
Ranch Creek Villas, W. 120th and Federal (*PLD*)	6.16	2001
Ranch Pecos (*adoption*)	1.59	2001
Panorama Point (*PLD*)	0.90	2000
Celebrity, Southeast corner of 104th & Sheridan (*purchase*)	1.39	2000
Cambridge Farm (*PLD*)	0.84	1994
US36 and 80th Avenue -southeast corner (*purchase*)	2.12	1992
The Ranch OS, Southwest corner 120th & Pecos (*purchase*)	18.80	1989
SUBTOTAL: MISCELLANEOUS	**73.46**	**19 Tracts**

SUMMARY:	ACRES	PARCELS
BIG DRY CREEK CORRIDOR	**919.21**	**56 Tracts**
LITTLE DRY CREEK CORRIDOR	**66.05**	**21 Tracts**
WALNUT CREEK CORRIDOR	**149.70**	**15 Tracts**
FARMERS' HIGH LINE AND NIVER CANALS	**122.78**	**18 Tracts**
WESTMINSTER HILLS	**1003.68**	**11 Tracts**
NATURAL AREAS	**479.65**	**35 Tracts**
MISCELLANEOUS	**73.46**	**19 Tracts**
TOTAL PROTECTED OPEN SPACE:	**2814.53**	**154 Tracts**

Definitions:

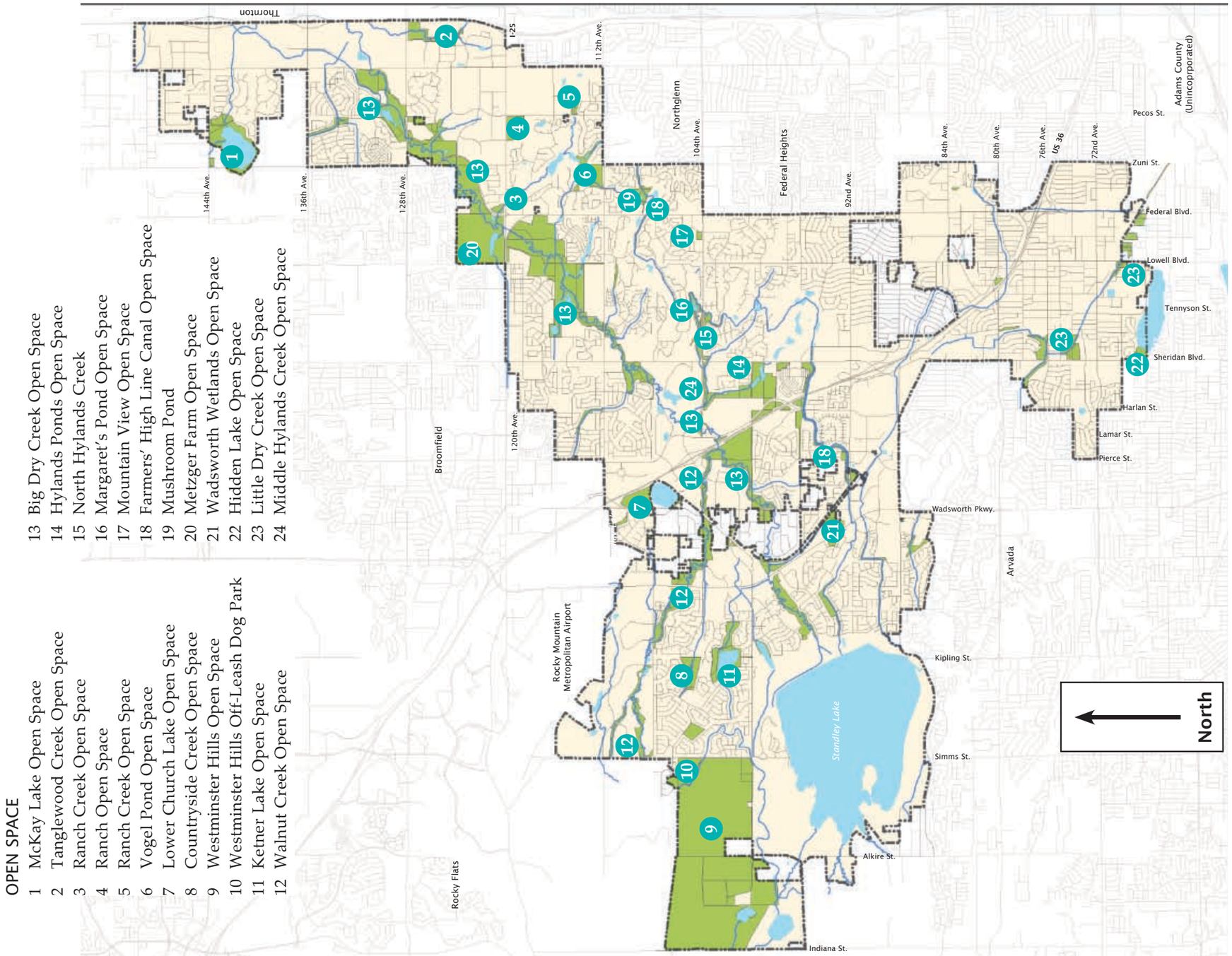
Public Land Dedication (PLD) – A parcel of land that was acquired through the City's requirement for residential developers to dedicate property for public purposes, including parks and open space.

Adoption – A parcel of land that was acquired through a land transfer between another City department and Open Space.

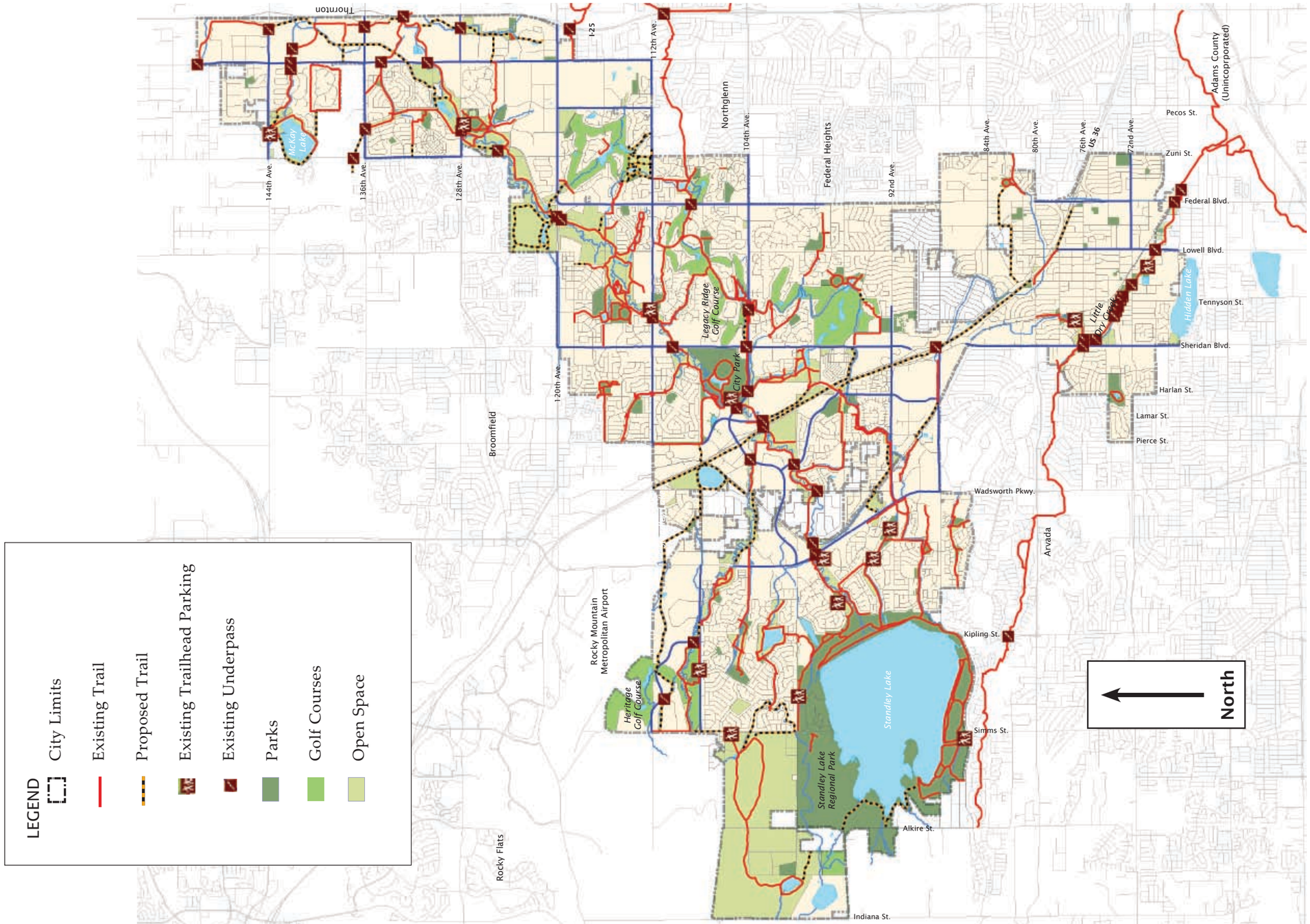
* This is a comprehensive list of Open Space holdings as of October, 2009

Existing Open Space

WESTMINSTER OPEN SPACE MAP



WESTMINSTER TRAILS MAP



PUBLIC INPUT

Two facilitated public meetings, comment cards at all recreation facilities and City Hall, and an e-comment card on the city's web site were provided for citizen input and feedback on the future of city parks, recreation facilities, and recreation programming.

8 Citizens attended public meetings
28 Comment cards were returned
65 Electronic comments were received

PARKS COMMENTS

Develop Walnut Grove park (3 citizens)

Acquire land and build a park at the corner of Countryside Drive and Simms Street

The city is doing trash pick up at Wolff Run and Squires Parks in a timely manner. Please keep this service.

When are the tennis courts and basketball court at Wolff Run are scheduled to be resurfaced. I was told to use other parks (Westy Hills), and while that is an option, Wolff Run will deteriorate if some of the facilities (courts) are not maintained.

Add tennis courts somewhere north of 120th. There are ample new baseball fields in our neighborhood parks, but no tennis courts. (2 Residents)

Separate and designate frisbee and soccer uses at Oakhurst Park, or add a frisbee area elsewhere.

The trees along the path at Oakhurst Park II are wildlife habitat, and shade for users, but many are damaged or dying. Add new trees to this area.

Develop a "showcase" park / teaching garden demonstrating low-impact design and xeriscape to the community.

Cut weeds and native grasses in field adjacent to Ryan Park.

Increase maintenance on the south part of Ryan Park. The field of poor hay is a fire hazard. In 2010 plow and spray weeds then cover with rock. In 2011 install water lines and mow current plants. In 2012 more grass, plants and trees established

Add fitness stations along trail system

Leave some sanolets in place during the winter

Allow swimming and associated amenities at Standley Lake (2 residents)

Replace trees that died south of Christopher Fields

Fix underpass at church ranch to prevent flooding on the trail

Finish Little Dry Creek Trail on 69th-70th. 200 Yards is rocky, rutted and impassable

Use reclaimed water in south Westminster

Maintain existing parks and facilities before building new ones.

Repair Countryside tennis courts (in disrepair for 9 years)

Rethink building new amenities before fixing the existing one.

Cooperate with Sheridan Green school to replace playground equipment or build a new playground at Stratford Park and include a toddler area (7 residents)

Add tennis courts at City Park.

Build real restrooms at bigger parks starting with the soccer fields. Broomfield has them.

More outdoor basketball courts. Lots of attention to soccer areas but little attention to basketball courts

Install wind energy structures in open space and parks supplying most/all community electricity

Fenced dog parks on edge of resident developments to interface with open space providing a barrier to prairie dog movement

Tougher restrictions on dogs off leash in parks

Signage at parks to restrict dogs

Raise fees for dog owners with more than one dog

Improve existing parks before adding more new parks

Pave parking lot at Standley Lake Regional Park

Build playground at city park to be used at concerts, soccer games, etc. (4 residents)

Build tennis courts in northeast side of city

Install more bathrooms at the parks. Many parks have no bathrooms or sanolets, which are only available May-September. The parks are used much more than that! (3 Residents)

Repair tennis courts at Countryside Pool or turn one of the tennis courts into a second basketball court

Add recycling bins at parks for shelter rentals and general park use

FACILITIES COMMENTS

20 Badminton players want more badminton sessions and courts at city park recreation center

Staff at the MAC is efficient, personable, serve the city well, fiscally responsible and provide friendly and sensitive customer service

Add a rec center for northeast Westminster. The private gym in this area is packed. I prefer to use a rec center and support the city. Consider a joint-use agreement with Paul Derda or the city of broomfield for those in the northeast area

Create an all-access pass for Westminster residents to use all city facilities. (2 Citizens)

I am impressed with Parks and Recreation. The Fitness Center and City Park Recreation Centers have been well maintained. Staff at the rec centers and youth sports are friendly and very helpful. I would like to see funds spent on continued maintenance of these existing facilities.

I love the new video spinner bikes. Well done! (SFC, MAC)

Add updated tvs and equipment at the MAC. If this facility would be updated, more people would use it. Why don't the seniors here get better equipment? At City Park Fitness Center, the tv's and equipment are newer and better maintained.

Add the adductor 13 and abductor 14 at the Irving Rec. Center for a complete leg workout.(SFC, MAC)

Add a "spin dry" machine for swim suits at the Swim Fit Center

Designate wet/dry areas in locker rooms to reduce water on the floor in the dressing area.

Add a "lazy river" at City Park pool.

Build indoor track at City Park facilities.

Have punch cards and passes good at all facilities.

Provide equipment at centers for disabled persons such as a private dressing/shower area for families, a lift for pool placement or wheel chair ramp, recumbent wheel chair bike equipment, etc.

Build pool in north east side of the city

RECREATION PROGRAM COMMENTS

Expand after school programs at Adams County School District #50 in conjunction with Hyland Hills

Simplify admission to fitness classes and facility – some classes included, some not; punch card at fitness center not good at pool.

Offer the disabled citizens access to fitness activity such as a water aerobics class for them and their care assistants.

OPEN SPACE COMMENTS

Concerned about open space at 100th on the west side of Sheridan. Debris from the abandoned mcstain project is dangerous and an eyesore.

Continue to reclaim and re-vegetate open space land through prairie dog management.

Better weed control in open spaces

TRAILS COMMENTS

I enjoy the extensive trail system. Suggest that you have done too well in paving paths. A softer walking surface would be much appreciated.

26 Residents of Green Knolls would like trail connections and sidewalks to enable them to safely walk or ride bikes to other trails, along old wadsworth and to walnut creek shopping (26 residents)

Install bicycle path connecting Standley Lake to Federal Heights -allow bicycle traffic along the Farmers High Line Canal through the Hyland Hills Golf Course. This would allow bicycle traffic from the Standley lake area to connect to the Niver Creek path via 96th Avenue and eventually to the Platte River bike path, without using 92nd Avenue or 104th Avenue.

Complete a continuous bike trail around Standley Lake (3 residents)

Build a safe trail connection between Westminster Hills Open Space and Standley Lake. Need a safe bike entrance to Standley Lake. There are no trails or sidewalks at the entrance at 100th and Simms. (2 Residents)

Need more safe bike paths and trail connections in city center area

Sanolets along trails and open space all year

No more concrete trails.

Complete Walnut Creek Trail from Simms to Walnut Creek shopping area

There are no trails, parks or open space near me near 86th Ave & Federal Boulevard

Work with other municipalities to link trail systems both existing or planned(i.E., Broomfield, Rocky Flats)

Build trail access to the mower reservoir through the forestry operations connecting to the standley lake trail system.

Install access to mower reservoir from the west on indiana rd via trailhead/parking.

I would also like to see the "proposed" section of greenbelt that would connect Countryside neighborhood (108th/Wads) to the Dry Creek Open Space completed.

GENERAL COMMENTS

Appreciates good relationship with Hyland Hills

Maintain quality of life in south Westminster

Get fast tracks moving in south Westminster

Best parks and recreation department in Adams County

I love the plan for city park pool and can't wait for it to open! Westminster is the nicest city I have ever lived in. I love the community here, the open space, and the emphasis put on keeping current and competitive with other, newer areas. Keep it up!

CONCLUSION / SUMMARY

Following is a list of recommendations that are a result of developing this Plan.

Park Development / Land Acquisition Needs: Following is a major needs summary for each park and facility classification.

- **Neighborhood Parks:** The City meets suggested land acquisition needs in this category. However there are areas such as locations in the southeast community area that could support justification for additional park land purchases. These will be evaluated on a case by case basis.

The City still has a few undeveloped neighborhood park parcels that are recommended to be developed as noted in the Community Service Area Recommendations. Staff still advocates not acquiring neighborhood park parcels unless they are a minimum of five acres or more unless unique circumstances justify such an acquisition. The cost to mobilize a maintenance crew for a park of less than five acres is not cost effective.

- **Community Parks:** Based on suggested levels of service, the City is deficient approximately 74 acres in the community park category. However two new community parks have been developed over the last five years adding a total of approximately 43 acres of developed community parks. In addition, this report recommends converting the 20+/- acres of the undeveloped Weatherstone City property to community park status.

The possibility of acquiring approximately 18 acres for a community park in the West Community Area (the Bonnie Stewart property) is currently being pursued and may be concluded within the next 2-3 years.

It is also anticipated that a land dedication requirement of 30-40 acres will be made to the City as a result of future plans to develop the Pillar of Fire property. These additions coupled with the approved master plan for Little Dry Creek Park of approximately 80 acres allows the City to meet the community park land requirement recommendations. No further acquisitions will be necessary in this service category.

- **Citywide Parks:** The City meets desired levels of service beyond buildout and no further acquisitions are necessary unless a key parcel at the corner of 104th Avenue & Sheridan Boulevard comes available to add to the preservation of land at Westminster City Park.

- **Regional Parks:** The City meets the desired levels of service in this land category. The possibility exists that some of the land at Standley Lake Regional Park may be converted to open space during this five year planning period; however, the conversion of parkland to open space will not effect meeting the land requirement for this planning category.

- **Open Space:** The City currently meets suggested national levels of service in this land category. However the Open Space Advisory Board recommends a goal of 15%, which is significantly greater than the suggested NRPA Guidelines. The Community Development Department's acquisition accomplishments are now close to 13% of all the land area in the City. This goal will continue to be pursued.

- **Trails:** There are approximately 74 miles of designated trails within the City, with another 9.5 miles of trails within street right-of-way. All main trail corridors, with the exception of Walnut Creek and a small section of the Farmers' High Line Canal Trail crossing at Wadsworth Parkway, are now complete. City Staff will continue to evaluate opportunities to complete those major links as well as making secondary connections to main trail corridors from residential communities.

- **Special Use / Golf Course**: The City completed it's first Special Use Park (Westminster Center Park) in 2009. In the next 5-10 years it is anticipated that certain sections of Little Dry Creek Park will be re-classified to the Special Use category. Dog Parks have been added to this category with at least one new park planned on the Little Dry Creek corridor. Staff will continue to evaluate potential options for placement of dog parks or other special use amenities, including community gardens, as needs arise and as funding and potential locations present themselves.

In addition, the City currently meets the desired level of service in the Golf Course category. If an opportunity presents itself to add an additional 9 holes to the Heritage Golf Course, which could enhance revenues, Staff recommends a thorough evaluation. The possibility of other opportunities for golf course development should be evaluated on a case by case basis.

- **Recreation Facilities:**

Citywide Leisure Center: No additional facilities of this type are needed. The renovation of the City Park Aquatics area and locker rooms have accomplished the needed improvements to this facility.

Community Recreation Centers: The previous Master Plan (2004-2009) recommended one new community recreation center in the northeast planning area. However since that time two new private fitness facilities have been built in this community area negating the need for the City to provide an additional facility. Further recommended improvements or additions to the Swim and Fitness Center and Westview Recreation Center have been noted in the appropriate community area needs/recommendations.

Special Use Facilities: The possible addition of a cultural resource Center focusing on mature adult needs and library services could be evaluated at the former site of the proposed Northeast Community Recreation Center mentioned above. A similar facility could be evaluated for the Westview Recreation Center campus.

Adult Resource Center: The concept of combining mature adult, cultural and intellectual needs are explained above. City Staff feels that this special age category will continue to grow and demand customized services in the future. Opportunities to meet this user groups needs should be evaluated on a case by case basis.

- **Undeveloped Parks:** There are currently four undeveloped parks in the City down from ten noted in the 2004-2009 Master Plan. Four significant parks have been developed along with additions to City Park, Faversham, Ryan and Standley Lake. This plan also recommends converting two undeveloped neighborhood parks (Maulis, Countryside II) to open space.

- **Renovation and Further Development of Existing Parks:** This has been identified as a top priority in the Master Plan. Substantial Capital Improvement funds will be allocated in the Five-Year C.I.P. in the City's biennial budget. In many cases, the renovation of existing parks will take precedence over new park development.

- **Sports Fields:** See the Sports Fields recommendations on page CS-4.

- **Maintenance and Upkeep:** Maintenance and upkeep of all parks and facilities will be another top priority and will be addressed in the City's biennial budget.

- **Additional Park Amenities:** An extensive list of desired park amenities has been developed (see level of service comparisons this section). These items, such as play equipment, court games, picnic pavilions, outdoor swimming pools, etc., will be addressed in master planning for new parks and further developing existing parks. Funding for these items will be reflected in the Five-Year C.I.P. in the biennial budget.

- **Recreation Programs:** Programs will be evaluated based on service demand and revenue recovery as outlined in the Facilities and Recreation Programs Section.

- **Accelerated Park Development:** As noted earlier in the summary sections of this report, there are approximately 5 major park development, park expansion or facility expansion projects listed in this plan. Priority for development of the areas will be determined in the five year C.I.P. Section of the City's Biennial Budget.

- **Joint Ventures:** Due to cuts in the City's Capital Improvement revenue, Staff will continue to seek joint venture partnerships with private business and other governmental entities to maximize resources and eliminate duplication.

- **School IGA's:** The City currently has intergovernmental agreements with all three school

districts within the City. This allows the City to utilize school gymnasiums for certain City programs as well as classrooms for the City's after school program. The City has contributed funds to improve the gyms at Arapahoe Elementary School and Crown Pointe Charter Academy. These arrangements allow the City guaranteed use of those facilities where City programs cannot be "bumped" for school activities.

BASEBALL/SOFTBALL/LITTLE LEAGUE ASSUMPTIONS

Game Fields

Adult Regulation Fields - (300-ft fence) [Christopher Fields].

- The City currently has 6 game fields (Adult Regulation Fields - 300-ft fence) and accommodates 168 games per week (5 days/week, 4 games per field, plus 8 games per field on Sundays) for the for the estimated 2,600 players in the City's adult leagues.
- Another 4 fields are desired to accommodate 280 games per week.

Little League - (200-ft fence, dugouts, skinned infield) [Bishop Square, Skyline Vista, Countryside, Tepper Fields].

- The City currently has 18 game fields (Youth Regulation Fields - 200-ft fence) and has exceeded the desired number of fields to accommodate 2,592 players for league and tournament play (1 per 96 players).

Non-regulation Community Ball Fields

Community Use Fields (with backstop & infield)

- The City currently has 13 fields and currently meets the demands to accommodate the non-regulation use needs for community-based associations. Another 4 fields are desired to meet anticipated demand based on future growth estimates.

SOCCER ASSUMPTIONS

Assumption that the City will maintain around 2,000 players per season (Spring and Fall) for youth soccer:

Game Fields

- One field per 150 players is what would be needed basing the number of players per game at 30 and the ability to play 5 games in a day.
- The City currently has 7 game fields and would need 6 more to accommodate 2,000 players [2,000 players divided by 150 equals approximately 13.33].

Practice Fields

- One field per 60 players is estimated when running 2 practices per night and the teams sharing the field (basing the team size 12-15 players).
- Four teams per night per field would accommodate 60 players.
- The City currently has 33 practice fields and accommodates 2,000 players. [2,000 players divided by 60 equals approximately 33.33 fields required.]

LEVEL OF SERVICE COMPARISONS

OUTDOOR PARK ACTIVITIES	Existing Public Facilities	Existing Westminster Level of Service Facility/Persons (109,800 population)	Previously Suggested National Standards Facility/Persons	Number of Additional Desired to Meet City Standards (at buildout)	Proposed Westminster Level of Service Facility/Persons Based on Buildout (125,000 population)
Regulation Baseball/Softball Fields	6	1 / 18,300	1 / 10,000	4	1 / 12,500
Regulation Little League Baseball Fields	18	1 / 6,100	1 / 6,100	0	1 / 6,944
Non-Regulation Community Ball Fields	13	1 / 8,446	1 / 10,000	4	1 / 7,353
Regulation Soccer Fields	7	1 / 15,685	1 / 10,000	6	1 / 9,615
Practice Field - Soccer/Multipurpose	33	1 / 3,327	1 / 10,000	1	1 / 3,676
Indoor Soccer Fields	2	1 / 54,900	n/a	0	1 / 53,000
Outdoor Swimming Pool	3	1 / 36,600	1 / 20,000	1	1 / 26,500
Tennis Courts	20	1 / 5,490	1 / 2,000	5	1 / 5,000
Volleyball Courts	9	1 / 12,200	1 / 10,000	4	1 / 9,615
Play Equipment	39	1 / 2,815	1 / 10,000	3	1 / 3,000
Basketball (outdoor, includes 1/2 courts)	25	1 / 4,392	1 / 5,000	0	1 / 5,000
In-line Skate	4	1 / 27,450	n/a	2	1 / 25,000
Ice Rink	3	1 / 36,600	n/a	0	1 / 50,000
INDOOR RECREATION FACILITIES					
Regional Recreation Center	2	1 / 54,900	1 / 50,000	0	1 / 53,000
Community Recreation Center	2	1 / 54,900	1 / 30,000	1	1 / 41,666
Indoor Swimming Pool	2	1 / 54,900	1 / 30,000	1	1/ 40,000
Senior Center/Adult Resource Center	1	1 / 109,800	1 / 15,000 seniors	1	1 / 62,500
Golf Courses (18 holes)	2	1 / 54,900	1 / 50,000	0	1 / 50,000
Special Use Facilities	As opportunities present themselves				

PARKLAND	Existing Acres	Existing Westminster Level of Service (109,800 population) Acres / Persons	Suggested Minimum National Standards Acres / Persons	Desired Westminster Level of Service Acres / Persons	Additional Land Desired at Buildout (Based on 125,000 population)
Neighborhood Park*	288.75	2.63/1,000	2.8 / 1,000	2.5 / 1,000	0
Community Park*	175.89	1.60/1,000	2.5 / 1,000	2.0 / 1,000	74 acres*
Citywide Park**	173	1.57/1,000	None Identified	1.0 / 1,000	0
Regional Park	2,327	21.19 / 1,000	5 / 1,000	15 / 1,000	0
Conservation / Open Space	2,815	25.63 / 1,000	10 / 1,000	24.38 / 1,000	0
Trails	84 miles	1.7 mile / 2,000	None Identified	95 miles	11 miles
Golf Course	414	3.77 / 1,000	None Identified	2.5 / 1,000	0
Special Use**	64.97	NA	NA	NA	NA
GRAND TOTAL***	5,779.17	52.63 / 1,000	20.3 / 1,000	51.18 / 1,000	0
				Additional Parkland Desired	74 acres
				Additional Open Space Desired	0

*Includes Developed and Undeveloped Parks. The service radius for Neighborhood Parks is adequate until buildout. It is anticipated that this service category will be met within the next 10 years.

**Citywide Parks and Special Use are classifications unique to Westminster. Therefore, Staff believes that a reduction in the Neighborhood and Community Park category can justifiably be made up in these classifications.

Agenda Item 10 D

WESTMINSTER
COLORADO

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Resolution No. 51 re US 36 Final Environmental Impact Statement

Prepared By: Matt Lutkus, Deputy City Manager

Recommended City Council Action

Adopt Resolution No. 51 regarding City Council's support for the Preferred Alternative identified in the US 36 Final Environment Impact Statement.

Summary Statement

- In July 2007, the Colorado Department of Transportation (CDOT) and their consultants completed the Draft Environmental Impact Statement (DEIS) for the reconstruction of US 36. This study assessed the environmental impact of a no-build alternative and two build alternatives.
- As part of the development of a Final Environmental Impact Statement (FEIS), a Preferred Alternative Committee (PAC) was created and charged with the task of developing a fourth alternative package taking into account feedback received during the public hearing process on the DEIS. The PAC was comprised of representatives from the jurisdictions located along the US 36 urban corridor, CDOT, Regional Transportation District (RTD) and the Federal agencies involved in this process.
- The PAC met monthly from January to July 2008 as a full committee and held a series of additional work group meetings that addressed the specific subjects of managed lane access, auxiliary lanes, project phasing, bus rapid transit, a dedicated bikeway system, west-end issues and east-end issues.
- As a result of extensive discussions at these meetings, the PAC arrived at a consensus on a number of issues related to the ultimate vision for US 36 as well as the phasing of construction. In June 2008, City Council adopted a resolution supporting the PAC's recommended preferred alternative.
- The Final EIS that was distributed in late October 2009 incorporates the recommendations made by the PAC as the Combined Alternative Package. The Combined Alternative Package is designated as the Preferred Alternative in this document.
- There are a number of issues that have yet to be addressed as part of the design work on the project. However, City Staff believe that, overall, the conclusions reached in the FEIS are sound and that it should be endorsed by the City.
- Since the scope of projects in an FEIS must be limited by the amount of financial resources that are anticipated to be available by 2035, the US 36 FEIS Record of Decision (ROD) will include the construction of a $536 million project, identified as Phase I.
- Assuming that no major changes are made to the FEIS, it is likely that a ROD could be made on the project in early 2010. Having a ROD in place will likely improve the chances for Federal funding approval in the coming years.

Expenditure Required: $1.3 billion (total project costs provided by CDOT for the entire corridor)
$536 million (cost for Phase 1)

Source of Funds: RTD / FasTrack Funds, CDOT Funds and yet-to-be-identified Federal and State Grants

Policy Issue

Does City Council wish to set forth the City's support for the overall conclusions reached in the Final Environmental Impact Statement for the reconstruction of US 36?

Alternative

Do not approve the proposed resolution. Although the proposed resolution does not achieve all that Westminster had initially requested in a preferred alternative for US 36, it reflects the interests of all the various entities involved in the process and represents, in City Staff's view, a satisfactory solution to current and projected congestion along this critical transportation corridor. This alternative is not recommended.

Background Information

In July 2007, consultants working with the Colorado Department of Transportation (CDOT) completed the Draft Environmental Impact Statement (DEIS) for US 36. The development of the DEIS, which took approximately four years, identified the environmental impacts of a no-build alternative and two build alternatives, referred to Package 2 (P2) and Package 4 (P4). P2 placed a heavy emphasis on mass transit and high occupancy vehicles (HOV) with the addition of two lanes separated from general purpose lanes with concrete barriers for HOV, mass transit and toll vehicles. P4, on the other hand, provided for the expansion of the highway to address additional mass transit and HOV use with one managed lane and also provided for one additional general purpose lane. Improvements in both scenarios would have been constructed along the full length of the corridor from I-25 to Foothills Parkway in Boulder.

During the public feedback process, the City expressed several major concerns with both of the alternatives identified in the DEIS. These concerns included the limited ability for residents and businesses to access the HOV and toll lanes under P2; the location of a drop ramp interchange along Westminster Boulevard and its impact on developments in the area and adjacent streets; and the need for sensitivity to the impacts of highway expansion on those citizens and businesses whose property would be affected by the purchase of additional right-of-way.

In late 2007, CDOT initiated a process whereby jurisdictions located along the corridor, CDOT, RTD and the Federal agencies involved in this process would review the public feedback on the DEIS, examine in more detail the major issues related to the reconstruction of US 36 and develop, through a consensus building process, a recommended preferred alternative. This committee known as the Preferred Alternative Committee, or PAC, met monthly beginning in January 2008 as a group and on an as-needed basis in smaller groups to discuss specific issues related to the project. The entities involved in this process were the cities of Westminster, Superior, Louisville and Boulder, the City & County of Broomfield, and Adams, Jefferson and Boulder Counties. The PAC also included representatives from CDOT, RTD, the Federal Highway Administration, the Federal Transit Administration and the US Army Corps of Engineers. The representatives serving on the panel from Westminster were Mayor McNally, Deputy City Manager Matt Lutkus and City Engineer Dave Downing. The areas that received more in-depth discussion within smaller groups were bus rapid transit, auxiliary lanes, project phasing, managed lane access, bikeway, west-end issues and issues related to the east end of the corridor.

The US 36 Preferred Alternative Committee recommendation was initially prepared by CDR Associates, a consultant working with CDOT on this project. The document was then reviewed and edited by the Mayors/Commissioners' Coalition (MCC) jurisdictions and CDOT and approved by the PAC in June 2008. The decisions made by the PAC were subsequently incorporated into the Final Environmental Impact Statement (FEIS) prepared by the US 36 Project Team as the Combined Alternative Package. The FEIS was released in late October and the public feedback period is currently underway.

The most significant components of the FEIS Combined Alternative Package are as follows:

- **Extension of Managed Lanes –** A very important component of this proposal is the extension of the current HOV lanes from where they terminate in Westminster to the Table Mesa/Foothills interchange in Boulder. The managed lanes would be buffer separated from the general purpose lanes with a painted stripe and would be accessible to high occupancy vehicle (HOV), express bus and drivers of single occupant vehicles who pay a toll. The amount of the toll would vary depending on level of traffic congestion in the managed lane so as to ensure a relatively high rate of travel speed in these lanes.

- **Bus Facilities –** This Package provides for "side loading" stations for express buses versus the median stations that were identified in the FasTracks proposal and the DEIS. As previously discussed with Council, the reasons for making this change are the high cost of constructing the median stations and acquiring the right-of-way, the impact that the acquisition of right-of-way would have on established businesses and future commercial development, and the marginal increase in express bus time savings given the cost factors involved. It is important to note that while median stations are not included in this proposal, the Package addresses the need to enhance express bus operations as part of the US 36 project.

- **General Purpose Lanes** – The recommended preferred alternative calls for one additional general purpose lane to be added starting at Sheridan Boulevard eastbound to I-25. There are no other sections of the highway where through lanes would be added.

- **Auxiliary Lanes** – In this proposal, interchange to interchange auxiliary lanes would be added for most segments of the highway from McCaslin Boulevard to I-25. The addition of these auxiliary lanes addresses the need for additional road capacity for the large percentage of public traveling who uses US 36 for point to point access along the highway. It also facilitates interchange to interchange bus traffic.

- **Construction of Bikeway Parallel to US 36** – The FEIS includes a bikeway that parallels US 36 for most of the roadway between Boulder and Westminster. Where US 36 intersects with the Bradburn Boulevard alignment, the bikeway would travel south along Bradburn Boulevard to 72nd Avenue where it would connect with Little Dry Creek Trail and ultimately to the South Platte trail system.

- **Impact on Existing Residences and Businesses** – The Combined Alternative Package construction requires significantly fewer residential relocations (60) as compared with Package 2 (201) and Package 4 (202). It also requires fewer business relocations (37) than in Package 2 (138) and Package 4 (135).

The FEIS calls for additional analysis and a decision to be made in the future on evaluating the feasibility of continuing to have an exit to Broadway from westbound US 36 in Adams County and the configuration of streets at the Table Mesa Interchange. In addition, there are a number of issues raised by Westminster and other corridor staff that will need to be addressed during the final design phase of the project. Examples of these concerns include the impact of the reconstruction of the Sheridan Interchange on 88th Place, the need to improve access from the Church Ranch Park-n-Ride to the BRT slip ramps, concerns about the bikeway alignment adjacent to the Burlington Northern track and various utility relocation issues.

The total project cost for the Combined Alternative Package is $1.3 billion, divided into three phases. Since the DEIS must limit the scope of the project to what is contained in the "Fiscally–Constrained Element" of the 2035 DRCOG Metro Vision Regional Transportation Plan, only the Phase 1 portion of the project will be included in the Record of Decision (ROD).

Phase 1 of the project includes the following:

- Construction of a managed lane built from the east end of the corridor to the west starting where the express lanes currently terminate and extending to Foothills Parkway. The shoulder width on the highway will be more narrow than normal highway standards under some of the bridges until such time as the bridges are rebuilt in future phases.
- Improvements to Sheridan Boulevard and Wadsworth Parkway interchanges.
- Replacement of Lowell Boulevard, 112th Avenue (Old Wadsworth), Sheridan Boulevard and Wadsworth Parkway bridges. The Sheridan Boulevard bridge would be replaced with a newer, longer and wider bridge to accommodate six through lanes, and double left turn lanes for both northbound and southbound Sheridan Boulevard traffic entering US 36.
- Shoulder widening and pavement rehabilitation.
- BRT station enhancements and electronic information signage for both BRT stations and managed lanes.
- Construction of a bikeway starting from the west end of the corridor and extending east to Bradburn Boulevard. As a side note, earlier this year, the City constructed an eight-foot wide sidewalk from Turnpike Drive / US 36 to 73rd Avenue to connect the proposed US 36 trail with the Little Dry Creek Trail.

Overall, City Staff believes that the Combined Alternative Package in the US 36 FEIS represents an acceptable compromise and a significant step forward for the US 36 corridor.

The Staff's recommendation supports the City Council's strategic plan goal of a balanced, sustainable local economy by further improving a multi-modal transportation system that provides access to shopping and to employment centers.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment
- US 36 Resolution

RESOLUTION

RESOLUTION NO. **51** INTRODUCED BY COUNCILLORS

SERIES OF 2009 _____

A RESOLUTION SUPPORTING THE PREFERRED ALTERNATIVE IN U.S. 36 FINAL ENVIRONMENTAL IMPACT STATEMENT

WHEREAS, the Colorado Department of Transportation, Regional Transportation District, Federal Highway Administration, Federal Transit Administration and stakeholders have worked collaboratively on the completion of the Final Environmental Impact Statement (FEIS) for transportation improvements for the U.S. 36 Corridor in accordance with National Environmental Policy Act regulations; and

WHEREAS, the US 36 Project Team has selected the Combined Alternative Package as the Preferred Alternative in the FEIS; and

WHEREAS, the Preferred Alternative will minimize community and environmental impacts while providing long-term multi-modal transportation solutions to worsening traffic congestion on US 36; and

WHEREAS, the first phase of the Preferred Alternative includes a managed lane in each direction from unincorporated Adams County to Boulder, much needed improvements to the Sheridan and Wadsworth interchanges, replacement of four deteriorated bridges, installation of electronic signage at Bus/Rapid Transit Stations and adjacent to managed lanes, and the construction of a bikeway that extends much of the length of the highway; and

WHEREAS, City Staff will work closely with the US 36 Project Team to address specific areas of concern with regard to final design details.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER THAT the Westminster City Council supports the Preferred Alternative described in the FEIS for US 36 reconstruction; and

BE IT FURTHER RESOLVED that City Council fully supports continuing the collaborative engagement among all agencies to achieve the long-term transportation vision for the U.S. 36 corridor.

RESOLVED, PASSED AND ADOPTED this 14th day of December, 2009.

_____
Mayor

ATTEST: APPROVED AS TO LEGAL FORM:

_____ _____
City Clerk City Attorney

Agenda Item 10 E

WESTMINSTER
COLORADO

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Resolution No. 52 re City of Westminster 2010 Legislative Policy Statement

Prepared By: Matt Lutkus, Deputy City Manager
Phil Jones, Management Analyst

Recommended City Council Action

Adopt Resolution No. 52 establishing the City of Westminster 2010 Legislative Policy Statement.

Summary Statement

- The Legislative Policy Statement identifies general legislative issues of interest to the City of Westminster and articulates the City's policy principles on these issues. Staff uses the Policy Statement as a guide when reviewing and analyzing bills that have an impact on the City's interests.

- Adopting the Legislative Policy Statement will allow Staff and Council to move quickly when legislation is introduced at the Capitol. The ability to act in a timely manner increases the City's overall effectiveness when it comes to influencing legislation that affects municipalities.

Expenditure Required: $ 0

Source of Funds: N/A

Policy Issue

Should City Council adopt the proposed City of Westminster 2010 Legislative Policy Statement?

Alternatives

1. Do not adopt a City of Westminster 2010 Legislative Policy Statement. This is not recommended, as the adoption of a Legislative Policy Statement is an important component of the City of Westminster's legislative program.

2. Direct staff to revise the proposed Policy Statement to reflect any changes that Council wishes to have made in the document.

Background Information

In 2007, City Council adopted the first City of Westminster Legislative Policy Statement. The goal of the Policy Statement is to identify general legislative issues of interest to the City of Westminster along with the City's policy principles on these issues. These issues could have been addressed in the past at the legislature, or they could be issues that are anticipated in the future. Staff's goal for this proposed document is to be broad but yet as inclusive as possible to capture important issues to the City.

Staff will continue to utilize the Legislative Policy Statement as a guiding policy when reviewing and analyzing bills introduced in the General Assembly that have an impact on the City. When significant legislation is identified, Staff will provide City Council with a brief summary of legislation of substance and will recommend official City positions that are consistent with the principles of the adopted Legislative Policy Statement. If Council does not express any concerns with the positions that Staff has recommended on specific bills, Staff will communicate these positions to the City's lobbyist and update the City's legislative scorecard to communicate the City's positions to the public. If a majority of City Council expresses concerns about a specific position that Staff is presenting, discussion on the item will be scheduled for a subsequent meeting.

As State legislation can have a significant impact on the City of Westminster and its citizens, the proposed City of Westminster 2010 Legislative Policy Statement supports all five of City Council's Strategic Plan Goals.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments

RESOLUTION

RESOLUTION NO. **52** INTRODUCED BY COUNCILLORS

SERIES OF 2009 _____

A RESOLUTION APPROVING THE ADOPTION OF CITY OF WESTMINSTER 2010 LEGISLATIVE POLICY STATEMENT

WHEREAS, the City of Westminster follows legislative activity in the Colorado General Assembly very closely in order to identify any potential impacts on the City and its citizens; and

WHEREAS, due to the fast-paced nature of the State legislative process and the ever-changing language of numerous bills of substance, it is critical that the City of Westminster maintains an effective and responsive system for taking and communicating official City positions on relevant legislation; and

WHEREAS, an integral part of this system is the adoption of a City of Westminster 2010 Legislative Policy Statement, which identifies general legislative issues of interest to the City of Westminster along with the City's policy principles on these issues; and

WHEREAS, Staff will utilize the City of Westminster 2010 Legislative Policy Statement as a guiding policy when reviewing and analyzing bills that have an impact on the City's interests; and

WHEREAS, the City of Westminster 2010 Legislative Policy Statement incorporates the City Council's Strategic Plan Goals and Objectives.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER that the attached City of Westminster 2010 Legislative Policy Statement is hereby adopted.

PASSED AND ADOPTED this 14th day of December, 2009.

ATTEST:

_____
Mayor

_____
City Clerk

APPROVED AS TO LEGAL FORM:

_____
City Attorney's Office

WESTMINSTER

CITY OF WESTMINSTER 2010 LEGISLATIVE POLICY STATEMENT

ADOPTED DECEMBER 14, 2009

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OVERVIEW

The City of Westminster 2010 Legislative Policy Statement identifies general legislative issues of interest to the City of Westminster along with the City's policy principles on these issues. The following policy statements are necessarily broad and by no means all-inclusive. Staff will utilize the 2010 Legislative Policy Statement as a guiding policy when reviewing and analyzing bills that have an impact on the City's interests. The City of Westminster will take Official City Positions on a limited number of significant bills. The City will have discretion in determining which specific bills to take Official City Positions. Official City Positions are not automatically assumed on bills simply that are congruent with the policy statements contained in this document. When significant legislation is identified, Staff will provide City Council with a brief summary of the substance of the legislation and a proposed Official City Position that is consistent with the principles of the 2010 Legislative Policy Statement. If Council does not express any concerns with the position, Staff will communicate this positions to the City's lobbyist and update the City's legislative scorecard to communicate the City's position to the public. The City will continue to contact legislators regarding Official City Positions on specific bills throughout legislative session.

The City of Westminster welcomes the opportunity to discuss the City's legislative positions with legislators. In addition to communication on specific bills, this 2010 Legislative Policy Statement provides a reference tool for legislators to use when considering legislation that may impact the City of Westminster. For more information on the City's legislative program, please contact Matt Lutkus, Deputy City Manager, at 303-658-2152, Phil Jones, Senior Management Analyst, at 303-658-2172, or Rachel Harlow-Schalk, Environmental and Administrative Services Officer, at 303-658-2189.

CITY OF WESTMINSTER STRATEGIC PLAN

Every April, the City of Westminster City Council reviews and recommits the City organization to a five-year Strategic Plan. The 2009-2014 Strategic Plan identifies the City's underlying principles on which decisions are based and includes goals to be achieved through 2014. Each goal is further defined by a set of objectives and short-term actions to be taken to achieve the associated goal. The Strategic Plan reinforces long-term planning for both day-to-day operations and services, and long-term investment projects such as road construction, water distribution and sewer maintenance programs. As a statement of City Council's goals and vision for the City, the Strategic Plan helps Staff successfully plan City projects and budgets to achieve this vision and associated goals. Accordingly, the City of Westminster 2010 Legislative Policy Statement is intended to be consistent with and to support City Council's Strategic Plan Goals and Objectives.

Therefore, the City of Westminster:

- Supports legislation that is consistent with and supports the achievement of the City's Strategic Plan Goals and Objectives.
- Opposes legislation that runs counter to or prevents the achievement of the City's Strategic Plan Goals and Objectives.

The following is a summary of the five major goals and corresponding objectives that are identified in the City's 2009-2014 Strategic Plan.

Strategic Plan

2009-2014
Goals and Objectives

FINANCIALLY SUSTAINABLE CITY GOVERNMENT PROVIDING EXCEPTIONAL SERVICES

- Well-maintained city infrastructure and facilities
- Secure and develop long-term water supply
- Revenues to support defined city services and service levels as a mature city
- Maintain sufficient reserves: general fund, utilities funds and self insurance
- Effective cost containment/control measures for living within revenues and budget
- Maintain a values driven organization through talent acquisition, development and management

SAFE AND SECURE COMMUNITY

- Citizens are safe anywhere in the city
- Public Safety Departments: well equipped and fully staffed with quality personnel
- Timely response to emergency calls
- Citizens taking responsibility for their own safety and well-being
- Manage disaster mitigation, preparedness, response and recovery

VIBRANT NEIGHBORHOODS AND COMMERCIAL AREAS

- Develop transit oriented development around commuter rail stations
- Maintain and improve neighborhood infrastructure and housing
- Preserve and restore historic assets
- Revitalize Westminster Urban Reinvestment area
- Rehabilitation of deteriorating commercial areas
- Develop Westminster as a cultural arts community

STRONG, BALANCED LOCAL ECONOMY

- Healthy retail base, increasing sales tax receipts
- Attract new targeted businesses, focusing on primary employers and higher paying jobs
- Business-oriented mixed use development along I-25 corridor and US 36 corridor
- Retain and expand current businesses
- Multi-modal transportation system that provides access to shopping, to employment centers
- Be a great place for small and/or local businesses

BEAUTIFUL AND ENVIRONMENTALLY SENSITIVE CITY

- Have energy efficient, environmentally sensitive city operations
- Reduce energy consumption citywide
- Increase green space (parks, open space, etc.) consistent with defined goals
- Preserve vistas and view corridors
- A convenient recycling program for residents and businesses with a high level of participation

Mission statement: We deliver exceptional value and quality of life through SPIRIT.

HOME RULE AND LOCAL CONTROL

The City of Westminster believes strongly in the principles of home rule authority and local control. Article XX of the Colorado Constitution grants home rule municipalities such as Westminster "the full right of self-government in local and municipal matters." The City of Westminster believes that home rule authority increases the effectiveness and efficiency of local government services, enhancing the quality of life in the community and the value provided to local taxpayers.

Therefore, the City of Westminster:

- Encourages State legislators to respect and support home rule and Colorado's tradition of local control.
- Supports legislative efforts to strengthen home rule authority of municipal governments.
- Opposes legislation that attempts to weaken municipal home rule authority and flexibility.
- Opposes legislation that mandates state intervention in matters of local concern, especially when that intervention unnecessarily or adversely affects the City's ability to manage these matters pursuant to its home rule authority.

STATE AND FEDERAL MANDATES

Programs and regulations mandated by the State or Federal government have the potential to stretch the financial resources of the City of Westminster. If additional costs brought about by these mandated programs or regulations are not paid by the State or Federal government, they can have a direct negative impact on the City budget. This can prevent the City of Westminster from meeting the needs of residents and achieving the City's strategic priorities.

Therefore, the City of Westminster:

- Supports the TABOR Constitutional requirement for the Colorado General Assembly to reimburse municipalities for the cost of State mandates and to make this requirement clear in State fiscal notes prepared for the General Assembly.
- Opposes unfunded State and Federal mandates that impose unfair financial burdens on municipalities and their citizens.

GOVERNMENTAL IMMUNITY

The City of Westminster recognizes that the complexity and diversity of City operations and services required to meet the needs of citizens may expose the City, its officers, and employees to liability for damage and injury. The City strongly believes that public officers and employees need to be assured that municipal liability will not impair the lawful and proper provision of necessary services to the public.

Therefore, the City of Westminster:

- Supports legislation that protects the interests of municipalities, their officers, and their employees in the lawful and proper performance of their duties and responsibilities.
- Supports legislation that discourages baseless and frivolous claims and demands made against municipalities, their officers, and their employees.

- Supports the availability of public liability insurance at reasonable costs and the ability of municipalities to reduce these costs through self-insurance.
- Opposes legislation that expands or increases municipal liability, or, conversely, further limits municipal immunity.

SALES AND USE TAX

The City of Westminster levies, administers, and collects its own sales and use taxes under its home rule authority. Sales and use tax revenue is the primary source of funding for City of Westminster services and operations, comprising over 60% of general fund revenues. Appropriate actions at Federal, State and local levels must preserve or enhance this critical local revenue.

Therefore, the City of Westminster:

- Supports legislation that maintains local control over base, rates, collections and administration of sales and use taxes.
- Supports legislation that allows state and local governments to require businesses to collect state and local sales and use taxes on remote sales.
- Supports voluntary, cooperative efforts among Colorado municipalities to standardize sales and use tax practices and utilization of technology for the convenience of taxpayers, the business community, and municipalities.
- Opposes legislation that preempts local authority to impose and collect sales and use taxes.
- Opposes legislation that grants jurisdictions other than the State, cities, and counties the authority to impose sales or use taxes.

GENERAL FINANCE

The City of Westminster is a full-service community. While sales and use tax revenue comprises the primary funding source for general government services, the City's wide variety of services are also funded through a balanced array of other taxes, user fees, and other financing sources. Consequently, the City of Westminster is impacted by State and Federal financial policies.

Therefore, the City of Westminster:

- Supports the continuation of existing local government financing methods and the addition of new methods for local government to support the provision of municipal services to citizens.
- Supports equitable sharing with municipalities of existing and future State revenues derived from traditional State-collected, locally shared revenues, such as the cigarette tax, Highway Users Tax Fund, and the lottery.
- Opposes State-granted exemptions or other State actions that erode municipal sales taxes, use taxes, property taxes, and other revenue sources unless the State provides adequate replacement revenues.
- Opposes State-mandated reductions to the current property tax structure without specific revenue replacement provisions.

LAND USE, DEVELOPMENT, AND REVITALIZATION

The City of Westminster works constantly to achieve its Strategic Plan Goal of "Vibrant Neighborhoods and Commercial Areas." The City believes that local control with land use planning contributes greatly to the achievement of this goal and the overall quality of life in the City of Westminster. In addition, one of the City's Strategic Plan Objectives is to "develop and implement revitalization plans." In order for redevelopment and revitalization efforts to succeed, the City feels very strongly that appropriate urban renewal tools need to be preserved and strengthened.

Therefore, the City of Westminster:

- Supports legislation that removes barriers to local land use planning and land development regulation.
- Supports appropriate legislation that facilitates the creation of Transit-Oriented Developments (TOD).
- Supports legislation to enable cooperative urban renewal projects between multiple jurisdictions.
- Supports appropriate legislation that encourages and facilitates historic preservation and rehabilitation.
- Opposes legislation that prescribes comprehensive land use and other community planning at the State level.
- Opposes legislation that would inappropriately limit local government authority to impose growth impact fees.
- Opposes legislation that would unreasonably restrict the use of tax increment financing or eminent domain for redevelopment projects.

ECONOMIC DEVELOPMENT

The City of Westminster strives to develop and maintain a "Strong, Balanced Local Economy" per its Strategic Plan. Whether it is maintaining a healthy retail base or retaining and expanding targeted businesses and primary employers, the City recognizes the importance of a healthy economic climate to the overall quality of life.

Therefore, the City of Westminster:

- Supports the development of a statewide economic development strategy that addresses issues of business climate and economic direction at the State level but allows for local control of economic development.
- Supports appropriate State tax policies and incentive programs, including enterprise zones, business incentive agreements, or other legislative initiatives, that encourage business expansion and retention through primary job creation, investment in capital equipment, and employer facility development.

WATER RESOURCES AND TREATMENT

Since the 1950's, the City of Westminster has invested substantial public funds into the creation and protection of an independent water supply. Westminster has an obligation to provide the highest quality water and wastewater services in a financially sound, reliable, safe, and environmentally acceptable manner. The City supports legislative measures to further this goal.

Therefore, the City of Westminster:

- Supports legislation that reasonably limits liability exposure and protects investment in water and wastewater facilities and operations.
- Supports legislation that maintains the authority delegated to the State to administer Federally mandated water and wastewater environmental regulatory programs.
- Supports water quality legislation that results in cost effective water quality control regulations and measurable water quality benefits.
- Supports the Constitutional doctrine of prior appropriation and the Constitutional priority given to domestic water use.
- Supports legislation and policies to ensure junior well depletions are fully replaced so that senior water rights are fully protected.
- Supports legislation that protects water rights as private property, and preserves the right to purchase and to change the use of water rights within the State.
- Supports appropriate water conservation efforts and sustainable water resources management practices by all users.
- Supports sufficient appropriations and adequate fee-based revenue to permit the State to continue water resources administration, protection, development and conservation.
- Supports continued Federal and State funding for water and wastewater treatment infrastructure to reduce local costs and expedite construction of necessary treatment, distribution, and collection facilities to comply with Federal and State mandates.
- Supports legislation that provides adequate Federal and State funding for mandated programs under the Safe Drinking Water and Clean Water Acts, including funding for protection of critical infrastructure while providing an equitable distribution of program costs between State general fund monies and user fees.
- Supports legislation and regulations that promote the appropriate and beneficial use of reclaimed water.
- Supports legislation and regulations that promote the beneficial use of biosolids.
- Supports the State's participation in Federal endangered species cooperative agreements and recovery programs and urges continued funding as appropriate.
- Supports legislation that protects water supplies from the costly and environmental impacts of aquatic nuisance species. An infestation of these species would adversely affect the City's ability to provide basic water services to its residents.

TRANSPORTATION

The City of Westminster believes that the movement of goods and people is vital to the continued economic success of the State of Colorado and to the maintenance of the high quality of life that Coloradans enjoy. In order to preserve these, the State Legislature must be willing to invest in the maintenance and expansion of the State's transportation network including roads, bridges, and mass transit. With the current shortfall in transportation dollars for the Colorado Department of Transportation, municipal and county governments have taken on greater construction, maintenance, and financial responsibilities. For example, two interchanges on I-25 at 144th Avenue and 136th Avenue were built and paid for entirely by the Cities of Westminster and Thornton. The City of Westminster has demonstrated that it is willing to partner on projects, but is against efforts to pass along additional State roadway construction or maintenance responsibilities to local governments without increased and adequate funds to meet these additional responsibilities.

Therefore, the City of Westminster:

- Supports an appropriate State-wide transportation plan that not only funds repair and maintenance needs, but also commits to network and mobility improvements and expansions, including actions that address congestion relief in the Denver metropolitan area.
- Supports legislation to enhance transportation funding equity within the State.
- Supports legislation and regulatory action that maintains or increases the level of funding provided by the State or passed through the State by the Federal government to transportation activities at the local level.
- Supports State and Federal assistance and funding with the planned U.S. 36 expansion.
- Supports additional funding alternatives to construct structured parking near existing and proposed FasTracks rail stations.
- Opposes legislation to transfer maintenance responsibility of State-owned roads to municipalities without adequate short and long-term funding to meet these additional responsibilities.

TELECOMMUNICATIONS

The City of Westminster recognizes the importance of telecommunications services to economic development and the quality of life in the City. The City of Westminster supports increased competition in the cable and video market and has taken steps in preparation to work with companies who are interested in providing video service in our community. However, the City's view is that statewide franchising should not override the City's authority to ensure the best possible service to its citizens and to regulate the use of public right-of-way.

Therefore, the City of Westminster:

- Supports the retention of municipal franchising and regulatory authority over cable television systems.
- Supports legislation that preserves municipal control and autonomy over public rights-of-way and other assets, along with the right of local governments to receive fair and reasonable compensation for their use.
- Supports the ability of municipalities to require "reasonable" build-out for potential new video providers per the Federal Communications Commission's executive order.
- Opposes State or Federal restrictions on municipal franchising, regulatory, and taxing authority over telecommunications systems.

WORKERS' COMPENSATION

The City of Westminster recognizes that the Colorado Workers' Compensation Act was developed as a no-fault system established "to assure the quick and efficient delivery of disability and medical benefits to injured workers at a reasonable cost to employers, without the necessity of any litigation, recognizing that the workers' compensation system in Colorado is based on a mutual renunciation of common law rights and defenses by employers and employees alike." The City self-insures its Workers' Compensation program to ensure the most cost effective, efficient delivery of these benefits to employees. The City is concerned about any legislation that will erode the ability of an employer to control their claim costs and inhibits an employer's ability to get competitive quotes from the market for quality insurance coverage.

Therefore, the City of Westminster:

- Supports legislation that maintains the spirit of the Colorado Workers' Compensation Act, for the protection of both Colorado employers and employees.
- Opposes legislation that creates presumptive eligibility coverage within the law.
- Opposes legislation that increases insurance premium costs to employers.
- Opposes legislation that adds administrative burdens or taxes to self-insurance programs.
- Opposes legislation that promotes litigation.

HUMAN RESOURCES

Employees are the City of Westminster's most important resource. The City is an equal opportunity employer and works to ensure excellent and fair salaries and benefits for employees, along with growth and development opportunities. Like with most other organizations, the City of Westminster's budget is continuously pressured by increasing compensation and benefit costs. The City constantly balances fair compensation and benefits with responsible expenditures of tax dollars.

Therefore, the City of Westminster:

- Supports legislation that maintains or reduces the employer and employee Fire and Police Pension Association (FPPA) pension and retiree health insurance costs.
- Supports continuation of State matching funds to assist in retiring unfunded liabilities that have accrued under the Fire Death and Disability Plan.
- Opposes any legislation that interferes with a municipality's ability to determine the terms and conditions of municipal employment.
- Opposes legislation that mandates collective bargaining rights for public employees.
- Opposes legislation that requires mandatory participation or participation rates in employment or benefit programs.
- Opposes mandated Social Security coverage for public employees, mandated benefit levels or funding standards for municipal employee pension plans, or other unreasonable burdens or restrictions in connection with the administration of municipal employee benefit plans.
- Opposes legislation that reduces current State funding of death and disability benefits for emergency services personnel or legislation that shifts the funding of this State responsibility to local governments.

OPEN SPACE

As stated in the City's Strategic Plan, Westminster works to maintain and develop a "Beautiful and Environmentally Sensitive City." Increasing and preserving open space is a high priority in the City of Westminster. As build-out approaches, the City is striving to achieve its goal of maintaining 15% of the City's land area as open space. Open space, along with trails, contribute greatly to the quality of life in the City of Westminster.

Therefore, the City of Westminster:

- Supports maintaining funding, and adding additional funding where appropriate, to State and Federal land conservation programs that will help to increase the amount of open space within the City, thereby helping to achieve the goal of "Beautiful City."
- Supports legislation that generally enables and empowers the use of conservation easements.
- Supports legislation that provides further incentives to preserve open space.

ENVIRONMENT

For the City of Westminster, the environment is a priority as is shown in the City's programs and services that secure clean air, water, and land. Westminster is one of the most environmentally-friendly cities in the area and has signed the U.S. Conference of Mayors Climate Protection Agreement. The City of Westminster recognizes the importance of working cooperatively with other governmental entities to implement and manage efficient, cost-effective, and scientifically-based environmental control programs. It is the intent of the City to meet or exceed compliance with all applicable environmental laws and regulations. However, the City does not support State or Federal programs that place a severe financial burden on municipalities.

Therefore, the City of Westminster:

- Supports appropriate legislation and regulations that promote pollution prevention.
- Supports legislation and regulations that provide incentives for green building and sustainable design without imposing unfunded mandates.
- Supports energy conservation efforts and appropriate legislation that accelerates the development of clean, economical energy resources and fuel-efficient technologies such as wind and solar energy, waste to energy, fuel cells, and other appropriate and effective technologies.
- Supports reasonable legislation and regulations that increase the fuel efficiency of motor vehicles.
- Opposes legislation or standards that weaken current air quality standards or regulations.
- Supports legislation that limits liability for waste cleanup costs under Federal law where the municipality demonstrates due care and absence of fault in connection with waste disposal at a site and provides an early and fair means of settlement for municipalities named as liable parties at waste cleanup sites.
- Opposes legislation that limits the ability of local government to regulate the activities of private waste or recycling collectors or to provide waste or recycling collection or processing services to citizens

PUBLIC SAFETY

"Safe and Secure Community" is one of the top goals identified in the City of Westminster's Strategic Plan. The City works diligently towards keeping citizens safe anywhere in the City. The City of Westminster recognizes the critical importance of maintaining public order, providing a safe environment, and protecting the lives and property of the citizens of Westminster. The role of the Police Department in the City of Westminster is to enforce the law in a fair and impartial manner, recognizing both the statutory and judicial limitations of police authority and the constitutional rights of all persons. The Westminster Fire Department works to minimize injuries and property losses due to fire, to provide quality emergency medical care and transport services, and to provide other services including fire inspections and emergency

preparedness planning. Finally, the City of Westminster's Municipal Court works to ensure that justice is carried out fairly and effectively.

Therefore, the City of Westminster:

POLICE

- Supports legislation that facilitates the eviction of public nuisance tenants.
- Supports legislation that facilitates the use of a TASER as a safe and effective tool for law enforcement.
- Supports legislation that ensures flexibility for municipalities when implementing Federal and State criminal justice programs.
- Supports legislation providing enhanced sentences for criminal offenses committed by proven members of gangs.
- Supports legislation that enhances the integration of local and State criminal justice agency information systems in order to increase the efficiency and information sharing capacity of law enforcement agencies.
- Supports legislation that maintains and strengthens the provision of community-based mediation and other alternative dispute resolution services.
- Supports legislation that provides resources and support to victims of domestic violence.
- Supports legislation to make not wearing a seatbelt while operating a motor vehicle a primary offense.
- Supports legislation that requires reasonable and practical preservation of DNA and other evidence.
- Supports legislation that sets new standards for the collection of 9-1-1 service charges to support growing demand for new equipment based on technology improvements.
- Supports legislation to provide for criminal asset forfeitures to be returned to local law enforcement agencies to be used to fund law enforcement activities.
- Supports legislation that protects Senior Citizens from criminal exploitation.
- Supports legislation that protects society against Identity (ID) Theft.
- Supports legislation that protects juveniles from sexual predators on the internet.
- Opposes legislation that inappropriately transfers immigration and illegal alien enforcement responsibilities from the Federal government to local government and diverts local law enforcement resources from other priorities.
- Opposes legislation that will change District Attorneys' right to direct file (charge juveniles as adults).
- Opposes legislation that compromises officers' and the public's safety.
- Opposes legislation that requires criminal justice agencies to pay fees to obtain financial disclosure information from banking institutions.

MUNICIPAL COURT

- Opposes legislation that limits the authority of municipalities to enforce their own ordinances in municipal courts.
- Opposes imposition of State surcharges on municipal court fines for the purpose of funding State programs.

FIRE AND EMERGENCY MEDICAL SERVICES

- Supports legislation that assists in the development of interoperable communication systems for public safety.
- Supports legislation to require the installation of appropriate fire protection systems in structures to enhance life safety and property protection.
- Supports legislation that strengthens the City's ability to prohibit the use and sale of all fireworks, along with legislation that allows counties and fire districts to prohibit and otherwise control fireworks.
- Opposes legislation that restricts the City from adopting local strategies and regulations for safely addressing hazardous materials or legislation that restricts the City's ability to review and approve the location of facilities that use or store hazardous materials or hazardous waste.

WESTMINSTER

COLORADO

Agenda Item 10 F

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Resolution No. 53 re Service Commitment Allocations for 2010

Prepared By: Jana Easley, Principal Planner

Recommended City Council Action

Adopt Resolution No. 53 allocating Service Commitments for the year 2010 to the various categories of the Growth Management Program including Service Commitments for residential competitions for new Single-Family Detached, Single-Family Attached, Multi-Family, Senior Housing, and Traditional Mixed Use Neighborhood Developments.

Summary Statement

- Each year, the City Council allocates Service Commitments (hereafter "SC") to the various Growth Management Program categories to serve the new development for the year. (One SC is the unit of measure for required City services for one single-family detached unit.)

- The SC Allocation table in the Background section details the recommended allocations in each category.

- The total SC allocation for 2010 from the potable water supply is 1,225 SCs. The allocation includes 150 SCs to be awarded on a competitive basis in 2010 to new residential projects. Staff is recommending competitions in all five categories [Single-Family Detached (SFD), Single-Family Attached (SFA), Multi-Family (MF), Senior Housing, and Traditional Mixed Use Neighborhood Developments (TMUND)]. If there are no applications submitted in one or more of the competition categories, or if fewer SCs are needed as a result of the competitions, those remaining SCs are returned to the City's water supply figures.

- Because the City promotes the use of the reclaimed water system whenever possible to reduce use of potable water for irrigation purposes, the City's allocation for the non-potable (reclaimed) water supply each year is equivalent to the total supply figure for the system (3,200 SCs).

- The City currently has approximately 12,970 SCs available for new development purposes from the current water supply. City water supplies and treatment capacity are more than adequate to meet the recommended SC allocations for 2010. Any remaining unused SCs at the end of each year are returned to the water supply figures.

Expenditure Required: $ 0

Source of Funds: N/A

Policy Issues

1. Should the City allocate Service Commitments to the various Growth Management Program categories as detailed in this report?

2. Should the City conduct competitions this year in each of the new residential categories as outlined in this report?

Alternatives

1. Do not adopt the attached resolution allocating Service Commitments to the various Growth Management Program categories for use in 2010. These allocations are necessary on an annual basis to serve the needs of new development during the year. Because these allocations must be in place for any new development to proceed in 2010, this option would cause delays for new development (including City projects).

2. Do not authorize new residential competitions this year. This option is not recommended, as the residential competition process is the mechanism the City uses to allow residential projects to proceed to the City's development review process. Westminster Municipal Code also requires Service Commitments to be allocated on a yearly basis. The Service Commitments set aside for the 2010 competition process constitutes less than 10 percent of the total allocation for 2010.

Background Information

Annual Allocations

The City's Growth Management Program was established in 1978 to aid the City in balancing growth with the City's ability to provide and expand services including water, water treatment, sewer, police, fire, parks and recreation, etc. At the end of each year, City Staff complete projections of new development in the upcoming year and develop recommendations for City Council regarding Service Commitment allocations (the units of measure for required City services) as required by the Growth Management Program. These Service Commitment (SC) allocations are set aside on an annual basis from the overall SC supply figures to serve the demand in the following year for all of the various residential and non-residential categories designated within the Growth Management Program. City Council formally establishes these annual allocations by adoption of a resolution. Service Commitments that are allocated but are not issued to new development during the year are returned to the water supply figures for use in future years.

With the exception of the reclaimed water category (Category R), these SC allocation recommendations have been based on historical allocations by the City and the ability of the City to provide the necessary services. "Active" residential (Categories A and L) refers to projects that are under construction, have previous binding agreements for SCs with the City (such as Legacy Ridge), meet build-out and infill development criteria, are approved projects awarded in previous competitions, or are new South Westminster residential projects (see Background section "Residential Competitions" below for additional information). Category C (Non-Residential) sets aside SCs for new commercial, office and industrial projects. The City has water agreements in place for Federal Heights, the Standley Lake Water and Sanitation District, and Shaw Heights, and a small number of SCs are allocated in Category D (Outside City Contracts) to accommodate contract requirements in those areas. Category F (Public and Contingency) reserves SCs for new city projects and facilities such as park development, libraries, fire stations, etc.

The total allocation from the potable water supply as detailed below is 1,225 SCs and is based on the projected development activity of active projects under construction, those in the City's development review process, and submittals expected in the near future. This allocation is slightly lower than the 2009

allocation of 1,790. According to figures provided by the City's Water Resources Staff in the Department of Public Works and Utilities, there are approximately 12,970 SCs available for build-out, which are more than adequate to accommodate the recommended allocations for 2010.

The number of reclaimed SCs increased over last year by 1,242 SCs due to the system capacity increase from 2,600 acre feet to 3,500 acre feet that will be achieved by system improvements undertaken in 2009/2010.

2009 SERVICE COMMITMENT ALLOCATIONS

CATEGORY	DESCRIPTION	PROPOSED ALLOCATIONS
Potable		
A and L	All Active Residential and Legacy Ridge	400
B	New Residential (for competition process)	150
C	Non-Residential	500
D	Outside City Contracts	25
E	Senior Housing (for competition process)	50
F	Public and Contingency	100
	Total – Potable	**1,225**
Non-Potable		
R	Reclaimed (the reclaimed allocation each year is equal to the reclaimed SC supply)	3,200
	Total – Potable and Reclaimed	**4,425**

Residential Competitions

The number of new residential subdivisions is managed through the competition process. "Active" or existing residential projects are awarded on a first-come, first served basis (up to any limits placed on the original competitive awards). New residential projects must compete for available SCs through a competition process. The City's Growth Management Program does allow some exceptions to the competitive process. These include new residential projects in South Westminster (south of 80th Avenue) in order to promote development and redevelopment in this older area of the City, Legacy Ridge (due to a previous binding agreement with the City), and those projects that meet "build-out" and "infill" definitions in the Westminster Municipal Code. Successful projects in the competition process are then allowed to proceed to the City's development review process. Service Commitments for single-family detached projects are calculated at one SC per unit, 0.7/unit for single-family attached, 0.5/unit for multi-family, and 0.35/unit for senior housing. This equates to the relative amounts of water used annually be each of these types of dwelling units.

The intent of the SC competitions is for a limited number of new residential projects to proceed to the City's development review process. Each of the five competitions (Single-Family Detached, Single-Family Attached, Multi-Family, Senior Housing, and Traditional Mixed Use Neighborhood Developments) is based on the City's adopted residential design guidelines for that category. With the exception of the TMUND competition (judged by a jury), projects receive points by providing "incentive" items that the applicants choose. These incentive items are listed and detailed in the residential design guidelines.

The total potable water allocation includes a pool of 150 SCs to be awarded on a competitive basis in 2010 to new residential projects. In past years, a specific number of SCs were set aside for each competition with a limit of one new project in each category. However, beginning in 2008, with the slower housing market and uncertainty of which types of projects will be submitted, staff established a

pool of SCs for all of the competitions. This allows the City maximum flexibility to award to more than one project in any category, if so desired, as a result of the competitions.

The competitions typically begin in January each year, and SCs are awarded to individual projects by City Council resolution in March or April. The awards to individual projects through the competition process include SCs needed in subsequent years to build out each of the winning projects. As a result, it is not necessary for the winning projects to re-compete in multiple years in order to complete the same project. If there are no applications submitted in any of the competition categories, or fewer SCs are needed as a result of the competitions, those remaining SCs are returned to the City's water supply figures.

Because SCs are awarded to new residential projects on a competitive basis and many developers do not want their possible competitors to know their plans in advance, Staff has not included a specific list of the potential sites for competition submittals.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments
- Resolution

RESOLUTION

RESOLUTION NO. **53** INTRODUCED BY COUNCILLORS

SERIES OF 2009 _____

A RESOLUTION
ALLOCATING SERVICE COMMITMENTS FOR THE YEAR 2010
PURSUANT TO THE CITY'S GROWTH MANAGEMENT PROGRAM AS SET FORTH IN CHAPTER 3, TITLE XI OF THE WESTMINSTER MUNICIPAL CODE

WHEREAS, the City of Westminster has adopted by Ordinance a Growth Management Program that is effective through 2010; and

WHEREAS, the City's Growth Management Program as set forth in Chapter 3, Title XI of the Westminster Municipal Code calls for the periodic determination of the availability of Service Commitments and allocation of such Service Commitments among various categories of potential users; and

WHEREAS, the City Council of the City of Westminster has, with the aid of detailed factual reports and expert opinions from its Staff and consultants, examined the raw water supply, the sewage treatment capacity, the water treatment capacity, and other factors affecting the availability of Service Commitments; and

WHEREAS, the City Council of the City of Westminster has previously determined, in connection with its adoption of Chapter 3 of Title XI of the Westminster Municipal Code, that the City's ability to award Service Commitments is restricted; and

WHEREAS, the demand of different land uses on the City's ability to provide utilities and other services varies due to density and intensity of the particular use; and

WHEREAS, City Council has previously determined that the Comprehensive Land Use Plan shall assist the City in making future decisions concerning the desired mix of land uses at build-out of the City; and

WHEREAS, it is the intent of City Council to recognize the many factors influencing demand for new water and sewer service, while remaining cognizant of the large capital investments in land and public improvements made by developers with projects that are already started, and recognizing the efficiencies inherent in encouraging the completion of existing development projects that can use existing public capital facilities before approving new ones.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER, in accordance with §11-3-4 and §11-3-5 of the Westminster Municipal Code that:

1. Based on all of the information available to the City Council on this date, for the period beginning January 1, 2010 through December 31, 2010, the City can make available 400 Service Commitments ("SCs") to Categories A (A-1, A-2, and A-3) and L (L-1, L-2, and L-3), 150 SCs to Categories B (for residential competition purposes), 500 SCs to Category C, 25 SCs to Category D, 50 SCs to Category E, 100 SCs to Category F, and 3,200 SCs to Category R without adverse effect on existing water users and without in any way endangering the health, safety, and welfare of the citizens of Westminster and of other persons dependent upon the operation of a safe and efficient public water and sanitation system by the City; and
2. This Resolution supersedes and replaces all previous service commitment allocation resolutions by City Council.

PASSED AND ADOPTED this 14th day of December, 2009.

_____
Mayor

ATTEST: APPROVED AS TO LEGAL FORM:

_____ _____
City Clerk City Attorney's Office

WESTMINSTER

COLORADO

Agenda Item 10 G

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Resolution No. 54 re Service Commitment Award Extension for the West 101st Court Residential Project

Prepared By: Michele McLoughlin, Planner III

Recommended City Council Action

Adopt Resolution No. 54 extending the existing Category B-1 Service Commitment award for 101st Court single family detached residential project through December 31, 2010. This is based on the finding that the need for an extension was the result a combination of factors including an ownership change on the property, delays, and the extraordinary conditions in the housing market brought on by the economic downturn.

Summary Statement

- The 4.54-acre site is on the southwest corner of 101st Avenue alignment and Sheridan Boulevard.
- If an Official Development Plan (ODP) is not approved by December 31, 2009, approval of the existing Service Commitment award for this project will expire. An ODP will not be approved by December 31, 2009 and the project owner is requesting an extension of 16.0 Service Commitments for a total of 16 residential units. The attached Resolution would grant this extension request until December 31, 2010.
- The request from the property owner for an extension of the Service Commitments for this development is attached.
- Staff concurs that the depressed housing market has created a significant impact on this project that warrants the extension of Service Commitments.

Expenditure Required: $ 0

Source of Funds: N/A

Policy Issue

Should the City Council adopt the attached Resolution extending the ODP approval and Service Commitment award through December 31, 2010?

Alternative

Do not adopt the proposed resolution extending the ODP approval and Service Commitments for this project. This is not recommended as staff believes the extension is needed to avoid undue hardship to the developer that would result if the extension was not granted.

Background Information

Nature of Request

Service Commitments were awarded for this project on March 13, 2006. A total of 16.0 Service Commitments were made available for this single family detached project in the B-1 category.

Westminster Municipal Code Section 11-3-5 (F) states that, unless an extension is specifically approved by the City Council, a Service Commitment award for any Category B-1, B-2, B-3, or new senior housing project shall expire as specified on the City Council Service Commitment award resolution for the project.

Pursuant to City Council Resolution 20 of 2006, "The project must proceed with the development review process and receive Official Development Plan approval by December 31, 2009, or the entire Service Commitment award for the project shall expire."

The land owner, Edward Ruvins, Amberwood Estates LLC, has indicated that the need for a Service Commitment extension is the result of extraordinary conditions in the housing market brought on by the economic downturn, which is an unforeseeable circumstance beyond their reasonable control.

As outlined in the applicant's letter, the development review took longer than anticipated due to several factors. Staff reviewed 5 submittals, including 3 concept reviews and 2 technical reviews. The sale of half of the interest in the property occurred in early 2007. The turn-around time from the developer between submittals ranged between 2 months and 20 months. The developer was also required to submit a third concept review as not all comments from the second concept were addressed and home elevations were not included in the plans. Staff also worked with the developer on the ultimate construction of 101st Avenue, which caused a few weeks delay early in the review process and an additional delay later in the process after a 20 month turn-around time by the developer.

The owner is proposing a combined Preliminary and Official Development Plan to rezone the property from Open (O-1) to Planned Unit Development (PUD).

Location

The 4.54-acre site is located at the southwest corner of 101st Avenue alignment and Sheridan Boulevard. (Please see attached vicinity map). To the north is the Holtzclaw property, zoned O-1 (Open). To the east, across Sheridan Boulevard is the Hyland Greens PUD, a single family detached development. Adjacent to the south is the Hyland Meadows PUD, a townhome development. Adjacent to the west, across Benton Street, is the Waverly Acres single family PUD.

Project Description

The City's Comprehensive Land Use Plan (CLUP) designation for this parcel is R3.5 Residential. The required Preliminary and Official Development Plans would rezone the property to allow 13 single family detached units. Although the original award was for 16 service commitments, the developer has not been able to fit 16 lots on the 4.54 acre parcel, due to meeting required setbacks, the size of the detention area, and the construction of 101st Avenue on the north side of the site. The developer is still working with staff on the ultimate configuration of the site plan via the PDP/ODP process described above.

The 4.54-acre sloping site is presently vacant. The main point of access will be from Benton Street, with lots facing each other on a dead end cul-de-sac running east of Benton Street. A secondary access to this development will be via West 101st Avenue, which this developer will construct along the northern boundary. 101st Avenue will connect Benton Street with Sheridan Boulevard.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments

- Resolution
- Attachment 1 - Vicinity Map
- Attachment 2 - Letter from Property Owner

RESOLUTION

RESOLUTION NO. **54** INTRODUCED BY COUNCILLORS

SERIES OF 2009 _____

A RESOLUTION TO EXTEND THE CATEGORY B-1 SERVICE COMMITMENT AWARD FOR THE WEST 101st COURT PROJECT

WHEREAS, the City of Westminster has adopted, by Ordinance No. 2848, a Growth Management Program for the period 2000 through 2010; and

WHEREAS, within Ordinance No. 2848, there is a provision that service commitments for residential projects shall be awarded to Category B-1 (New Single–Family Detached); and

WHEREAS, Category B-1 is the category that is appropriate for the West 101st Court residential project; and

WHEREAS, Resolution No. 20, Series 2006, establishes that 16 service commitments awarded to the West 101st Court residential project shall expire unless it receives Official Development Plan approval by December 31, 2009; and

WHEREAS, the West 101st Court residential project will be required to obtain approval of a Preliminary Development Plan to rezone the property from O-1 (Open District) to PUD (Planned Unit Development); and

WHEREAS, the project owner is requesting a service commitment extension extending the approval of an Official Development Plan deadline to December 31, 2010; and

WHEREAS, Westminster Municipal Code Section 11-3-5 (F) states that, unless an extension is specifically approved by the City Council, a service commitment award for any Category B-1, B-2, B-3, or new senior housing project shall expire as specified on the City Council Service Commitment award resolution for the project; and

WHEREAS, the service commitment award extension for the West 101st Court residential project is the result of a combination of factors, including an ownership change on the property, delays, and the extraordinary conditions in the housing market brought on by the economic downturn, and is needed to avoid undue hardship that would otherwise result if the extension were not granted; and

WHEREAS, the West 101st Court Official Development Plan is currently proposed to contain 13 single-family detached residential dwellings. One single-family detached unit is equal to 1.0 service commitments for a total of 13.0 service commitments, although the original proposal was for 16 single-family detached residential dwellings.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER, that:

1. A Category B-1 Service Commitment award is hereby extended to the West 101st Court residential project at the southwest corner of Sheridan Boulevard and West 101st Avenue alignment, as follows:

Table 1

	2006	**2007**	**2008**	**2009**	**2010**	**TOTAL**
Original	8.0	8.0	-	-	-	**16**
Proposed	-	-	-	-	16	**16**

2. The service commitment award to the project listed above is conditional and subject to the following:

a) For each project, the applicant must complete and submit proposed development plans to the City for the required development review processes. All minimum requirements and all incentive items indicated by the applicant shall be included as part of the proposed development and listed on the Official Development Plan for the project.

b) Service commitments for the project listed above, if approved by the City, may only be used within the project specified above.

c) This service commitment award shall be subject to all of the provisions specified in the Growth Management Program within Chapter 3 of Title XI of the Westminster Municipal Code.
d) Each service commitment award is conditional upon City approval of the project listed above and does not guarantee City approval of any project, proposed density, and proposed number of units.
e) The City of Westminster shall not be required to approve any Comprehensive Land Use Plan amendment, Preliminary Development Plan or amendment, Official Development Plan or amendment, or rezoning action necessary for development of the property involved in this extension of service commitment award, nor shall any other binding effect be interpreted or construed to occur by the City as part of the extension of service commitment award.
f) Any and all projects that do not receive City approval are not entitled to the service commitment awards, and the service commitments shall be returned to the water supply figures.
g) The Growth Management Program does not permit City Staff to review any new residential development plans until service commitments have been awarded to the project. During the competition process, the City Staff does not conduct any formal or technical reviews of any sketch plans submitted by applicants. It should be expected that significant changes to any such plans will be required once the City's development review process begins for any project.
h) Future year awards are effective as of January 1 of the specified year and cannot be drawn prior to that date. If fewer service commitments are needed for a project in any given year, the unused amount in that year will be carried over to the following year(s), provided the service commitments have not expired.
i) In order to demonstrate continued progress on a project, the following deadline and expiration provisions apply:
    a. The project must proceed with the development review process and receive Official Development Plan approval by December 31, 2010, or the entire service commitment award for the project shall expire.
    b. The project must be issued at least one building permit by December 31, 2010, or the entire service commitment award for the project shall expire.
    c. Following the issuance of the first building permit for the project, all remaining service commitments for the project shall expire if no building permit is issued for the project during any consecutive 12-month period.
j) If service commitments are allowed to expire, or if the applicant chooses not to pursue the development, the service commitment award shall be returned to the water supply figures. The award recipient shall lose all entitlement to the service commitment award under those conditions.
k) This award resolution shall supersede all previous service commitment award resolutions for the specified project location.

3. The Category B-1 Service Commitments award shall be reviewed and updated each year. If it is shown that additional or fewer service commitments are needed in the year specified, the City reserves the right to make the necessary modifications.

PASSED AND ADOPTED this 14th day of December 2009.

_____
Mayor

ATTEST:

APPROVED AS TO LEGAL FORM:

_____
City Clerk

_____
City Attorney

Amberwood Estates Vicinity Map

The City has made every reasonable effort to obtain and maintain this data as accurately as possible. However, the data and maps are provided without warranty of any kind, either expressed or implied. The City does not guarantee the accuracy, completeness, timeliness, or correct sequence of the data and hereby expressly disclaims any responsibility for the validity and accuracy of any data and information.

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November 13, 2009

Mr. Mac Cummins – Planning Manager
The City of Westminster – Department of Community Development
4800 W. 92nd Avenue
Westminster, CO 80031

Subject: ***Amberwood Estates (Formerly West 101st Court) 2006 Category B-1 Service Commitment Award – Located adjacent to 101st Avenue and Sheridan Boulevard, City of Westminster***

Dear Mac,

Please find the attached Resolution No. 20 for Category B-1 (New Single Family Detached) Competition and Service Commitment Award for a total of 16 Service Commitments (SCs) for the above referenced property.

The Resolution states that the SCs are set to expire on December 31, 2009 if the Applicant has not received Official Development Plan (ODP) approval by such time. During the years since the SC approval, the Applicant has worked closely with City Staff preparing, discussing, and refining the ODP/PDP documents and is diligently working now on obtaining final approvals. The most recent submittal reviewed by staff was the 2nd Technical Review of the ODP/PDP package, which occurred on October 28, 2009. The Applicant intends to re-submit these documents to City Staff for an additional review in the coming weeks, and hopes to finalize the process by early 2010. As final approval of the ODP is not in place at this time, the Applicant / Owner (Edward Ruvins) requests that the City of Westminster grant an extension of the current 16 previously awarded SCs.

The request for this extension is the result of a combination of factors, including: an ownership change on the property, delays in the approvals process, and the extraordinary conditions in the housing market brought on by the economic downturn. The extension of SCs will allow the Applicant to begin marketing and developing the property in the near future.

Please accept this request to extend the previously granted SCs as indicated in this letter.

Sincerely,

Mr. Edward Ruvins
Applicant / Owner

cc: Thomas J. Ragonetti, Esq.
Kristin K. McCandless, Esq.
Tyler Theder – Land Architects
Wayne Harris – Martin & Martin

Attach: Resolution NO. 20, Series of 2006

RESOLUTION

RESOLUTION NO. 20 INTRODUCED BY COUNCILLORS

SERIES OF 2006

**CATEGORY B-1 (NEW SINGLE-FAMILY DETACHED)
COMPETITION AND SERVICE COMMITMENT AWARDS**

WHEREAS, the City of Westminster has adopted by Ordinance No. 2848 a Growth Management Program for the period 2000 through 2010; and

WHEREAS, the goals of the Growth Management Program include balancing growth with the City's ability to provide water and sewer services, preserving the quality of life for the existing Westminster residents, and providing a balance of housing types; and

WHEREAS, within the Growth Management Program there is a provision that Service Commitments for residential projects shall be awarded in Category B-1 (new single-family detached) on a competitive basis through criteria adopted periodically by resolution of the City Council and that each development shall be ranked within each standard by the degree to which it meets and exceeds the said criteria; and

WHEREAS, the City's ability to absorb and serve new single-family detached development is limited, and the City of Westminster has previously adopted Resolution No. 54, Series of 2003, specifying the various standards for new single-family detached projects based upon their relative impact on the health, safety and welfare interests of the community, and has announced to the development community procedures for weighing and ranking projects prior to receiving the competition applications; and

WHEREAS, the City of Westminster has previously allocated 20 Service Commitments for the year 2006 for use in servicing one new single-family detached project based on the criteria set forth in Section 11-3-1 of the Westminster Municipal Code; and

WHEREAS, one application was received for the single-family detached competition with a total of 16 Service Commitments requested over the next two years for the total build-out of the 16 total single-family detached units proposed,

NOW, THEREFORE, be it resolved by the City Council of the City of Westminster, that.

1. Category B-1 Service Commitment awards are hereby made to the specific projects listed below as follows:

		# SCs per Year		
Project	**Location**	**2006**	**2007**	**Total**
West 101st Court	West of Sheridan Boulevard at 101st Avenue	8	8	16

2. These Service Commitment awards to the projects listed above are conditional and subject to the following:
   a. For each project, the applicant must complete and submit proposed development plans to the City for the required development review processes. All minimum requirements and all incentive items indicated by the applicant as specified within the competition shall be included as part of the proposed development and listed on the Official Development Plan for the project.

   b. Service Commitment awards for the projects listed above, if approved by the City, may only be used within the projects specified above.

   c. These Service Commitment awards shall be subject to all of the provisions specified in the Growth Management Program within Chapter 1 of Title XI of the Westminster Municipal Code.

d. Each Service Commitment award is conditional upon City approval of each project listed above and does not guarantee City approval of any project, proposed density, and proposed number of units.

e. The City of Westminster shall not be required to approve any Comprehensive Land Use Plan amendment, Preliminary Development Plan or amendment, Official Development Plan or amendment, or rezoning action necessary for development of property involved in this Category B-1 award nor shall any other binding effect be interpreted or construed to occur in the City as a part of the Category B-1 award.

f. Any and all projects that do not receive City approval are not entitled to the Service Commitment awards, and the Service Commitments shall be returned to the water supply figures.

g. The Growth Management Program does not permit City Staff to review any new residential development plans until Service Commitments have been awarded to the project. During the competition process the City Staff does not conduct any formal or technical reviews of any sketch plans submitted by applicants. It should be expected that significant changes to any such plans will be required once the City's development review process begins for any project.

h. Awards shown for the year 2006 are effective as of the date of this Resolution (March 13, 2006). Future year awards are effective as of January 1 of the specified year and cannot be drawn prior to that date. If fewer Service Commitments are needed for a project in any given year, the unused amount in that year will be carried over to the following year(s) provided the Service Commitments have not expired.

i. In order to demonstrate continued progress on a project, the following deadlines and expiration provisions apply:
   1) The project must proceed with the development review process and receive Official Development Plan approval by December 31, 2009, or the entire Service Commitment award for the project shall expire.
   2) The project must be issued at least one building permit within one year of Official Development Plan approval, or the entire Service Commitment award for the project shall expire.
   3) Following the issuance of the first building permit for the project, all remaining Service Commitments for a project shall expire if no building permit is issued for the project during any consecutive 12-month period.

j. If Service Commitments are allowed to expire, or if the applicant chooses not to pursue the development, the Service Commitment award shall be returned to the Service Commitment supply figures. The award recipient shall lose all entitlement to the Service Commitment award under those conditions.

k. This award resolution shall supersede all previous Service Commitment award resolutions for the specified project locations.

3. The Category B-1 Service Commitment awards shall be reviewed and updated each year. If it is shown that additional or fewer Service Commitments are needed in the year specified, the City reserves the right to make the necessary modifications.

PASSED AND ADOPTED this 13th day of March, 2006.

ATTEST:

Mayor

City Clerk

WESTMINSTER

COLORADO

Agenda Item 10 H

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Resolution No. 55 re Service Commitment Award Extension for the Valley View Estates – Eliot Street Duplexes Planned Unit Development

Prepared By: Walter Patrick, Planner I

Recommended City Council Action

Adopt Resolution No. 55 extending the existing Category B-2 Service Commitment award to the Valley View Estates – Eliot Street Duplexes single-family attached residential project. This is based on the finding that the need for an extension was the result of the extraordinary conditions in the housing market brought on by the severe economic downturn.

Summary Statement

- The 1.67-acre site is just east of Federal Boulevard at Eliot Street and 104th Avenue.
- The Official Development Plan was approved in December of 2007.
- A one-year service commitment extension was previously approved in December of 2008 and will expire on December 31, 2009. As a building permit was not issued within this time period, the project owner is requesting another one-year extension of these service commitments. The attached Resolution would grant this extension request.
- Attached is the request from the property owner requesting an extension of the service commitments for this development.
- Staff concurs that the depressed housing market has created a significant impact on this project that warrants the extension of service commitments.

Expenditure Required: $ 0

Source of Funds: N/A

Policy Issue
Should the City Council adopt the attached Resolution extending the Service Commitment award through December 31, 2010?

Alternative
Do not adopt the attached resolution extending service commitments for this project. This is not recommended as staff believes the extension is needed to avoid undue hardship to the developer that would result if the extension were not granted.

Background Information
Nature of Request
Service Commitments were awarded for this project in April of 2004. A total of 7 Service Commitments were made available for this single-family attached project in the B-2 category.

Westminster Municipal Code Section 11-3-5 (F) states that, unless an extension is specifically approved by the City Council, a Service Commitment award for any Category B-1, B-2, B-3, or new senior housing project shall expire as specified on the City Council Service Commitment award resolution for the project.

Per City Council Resolution No. 24, Series of 2004, "The project must be issued at least one building permit within one year of Official Development Plan approval, or the entire service commitment award for the project shall expire." The Official Development Plan was approved in December of 2007. A building permit was not issued during 2008, and the owner/applicant was given a one-year extension that will expire at the end of December 2009. Due to the continued housing market crisis, the developer was unable to begin construction in 2009 and is requesting an additional one-year service commitment extension that would permit the developer to commence construction in 2010.

Staff believes the need for a service commitment extension is the result of a depressed housing market, which was an unforeseeable circumstance beyond the reasonable control of the developer.

Location
The 1.67 acre site is just east of Federal Boulevard at Eliot Street and 104th Avenue. (Please see attached vicinity map). To the north is Valley View Park. To the east is Meadowlark Subdivision and to the south, across 104th Avenue, is the town of Federal Heights. To the west, across Eliot Street, are automobile dealerships.

Project Description
The City's Comprehensive Land Use Plan (CLUP) designation for this parcel is R8 Residential. A total of 5 duplex units (10 total housing units) have been approved for this property. The structures are proposed to be 2 story homes with side loading double garages.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments
- Resolution
- Vicinity Map
- Letter from property owner

RESOLUTION

RESOLUTION NO. **55** INTRODUCED BY COUNCILLORS

SERIES OF 2009 _____

CATEGORY B-2 SERVICE COMMITMENT AWARD EXTENSION FOR THE SAVORY FARM ESTATES PLANNED UNIT DEVELOPMENT

WHEREAS, the City of Westminster has adopted by Ordinance No. 2848 a Growth Management Program for the period 2000 through 2010; and

WHEREAS, within Ordinance No. 2848, there is a provision that service commitments for residential projects shall be awarded to Category B-2 (New Single–Family Attached); and

WHEREAS, Category B-2 is the category that is appropriate for the Valley View Estates – Eliot Street Duplexes Planned Unit Development; and

WHEREAS, Resolution No. 24, Series of 2004 established that 7 Service Commitments awarded to the Valley View Estates – Eliot Street Duplexes residential project shall expire, unless at least one building permit is issued for the project within one year of Official Development Plan approval; and

WHEREAS, Resolution No. 60, Series of 2008 established a service commitment extension to the Valley View Estates – Eliot Street Duplexes residential project that shall expire on December 31, 2009; and

WHEREAS, the project owner does not anticipate receiving a first building permit by the end of the one-year extension deadline and is requesting a service commitment extension extending the first building permit deadline to December 31, 2010; and

WHEREAS, Westminster Municipal Code Section 11-3-5 (F) states that, unless an extension is specifically approved by the City Council, a service commitment award for any Category B-1, B-2, B-3, or new senior housing project shall expire as specified on the City Council service commitment award resolution for the project; and

WHEREAS, the service commitment award extension for the Valley View Estates – Eliot Street Duplexes residential project is the result of an unusual and unforeseeable circumstance beyond the reasonable control of the developer, and is needed to avoid undue hardship that would otherwise result if the extension were not granted; and

WHEREAS, the Valley View Estates – Eliot Street Duplexes Preliminary and Official Development Plan contains 5 single-family attached residential lots (duplexes) for a total of 10 units. One single family attached unit is equal to 0.7 Service Commitments.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER, that:

1. A Category B-2 Service Commitment award is hereby extended to the Valley View Estates – Eliot Street Duplexes project at Eliot Street and 104th Avenue, as follows:

Table 1

	2004	**2005**	**2006**	**2007**	**2008**	**2009**	**2010**	**TOTAL**
Original	4.9	2.1	0	n/a	n/a	n/a	n/a	**7**
Proposed	-	-	-	-	0	0	7	**7**

2. The service commitment award to the project listed above is conditional and subject to the following:

a) For each project, the applicant must complete and submit proposed development plans to the City for the required development review processes. All minimum requirements and all incentive items indicated by the applicant shall be included as part of the proposed development and listed on the Official Development Plan for the project.

b) Service commitments for the project listed above, if approved by the City, may only be used within the project specified above.

c) This service commitment award shall be subject to all of the provisions specified in the Growth Management Program within Chapter 3 of Title XI of the Westminster Municipal Code.
d) Each service commitment award is conditional upon City approval of the project listed above and does not guarantee City approval of any project, proposed density, and proposed number of units.
e) The City of Westminster shall not be required to approve any Comprehensive Land Use Plan amendment, Preliminary Development Plan or amendment, Official Development Plan or amendment, or rezoning action necessary for development of the property involved in this extension of service commitment award, nor shall any other binding effect be interpreted or construed to occur by the City as part of the extension of Service Commitment award.
f) Any and all projects that do not receive City approval are not entitled to the service commitment awards, and the Service Commitments shall be returned to the water supply figures.
g) The Growth Management Program does not permit City Staff to review any new residential development plans until service commitments have been awarded to the project. During the competition process, the City Staff does not conduct any formal or technical reviews of any sketch plans submitted by applicants. It should be expected that significant changes to any such plans will be required once the City's development review process begins for any project.
h) Future year awards are effective as of January 1 of the specified year and cannot be drawn prior to that date. If fewer service commitments are needed for a project in any given year, the unused amount in that year will be carried over to the following year(s) provided the service commitments have not expired.
i) In order to demonstrate continued progress on a project, the following deadline and expiration provision applies:
    a. The project must be issued at least one building permit by December 31, 2010, or the entire service commitment award for the project shall expire.
    b. Following the issuance of the first building permit for the project, all remaining service commitments for a project shall expire if no building permit is issued for the project during any consecutive 12-month period.
j) If service commitments are allowed to expire, or if the applicant chooses not to pursue the development, the service commitment award shall be returned to the water supply figures. The award recipient shall lose all entitlement to the service commitment award under those conditions.
k) This award resolution shall supersede all previous service commitment award resolutions for the specified project location.

3. The Category B-2 service commitments award shall be reviewed and updated each year. If it is shown that additional or fewer service commitments are needed in the year specified, the City reserves the right to make the necessary modifications.

PASSED and ADOPTED this 14th day of December 2009.

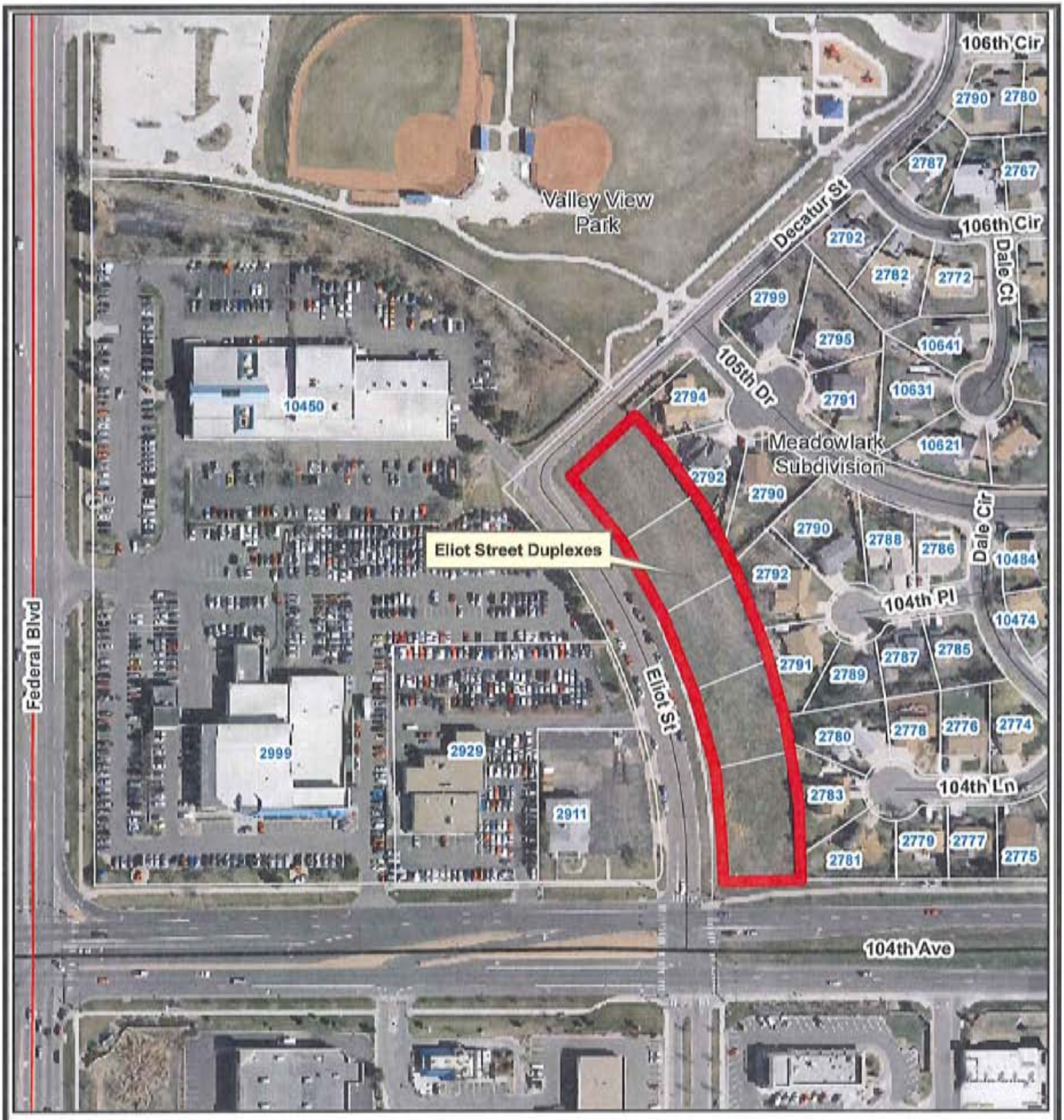
ATTEST:

_____
Mayor

_____
City Clerk

APPROVED AS TO LEGAL FORM:

_____
City Attorney's Office



Eliot Street Duplexes
Vicinity Map

WESTMINSTER

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Attachment 2

Robert Franci
Elliot Street Development
303-477-9168

November 13, 2009

Walter Patrick
City of Westminster
Department of Community Development
4800 W. 92nd Ave.
Westminster, CO 80031

Walter,

Due to the current economic factors in the real estate market and construction business, we would like to request that the City of Westminster extend our Service Commitments for the Elliot Street Development by one year in hopes of seeing some improvement in conditions before we begin a project of this size.

Thank you for your consideration and please give me a call should you need further information or if you need anything else from me.

Sincerely,

Robert Franci

Robert Franci
Elliot Street Development

Agenda Item 10 I-K

WESTMINSTER
COLORADO

Agenda Memorandum

City Council Meeting
December 14, 2009

SUBJECT: Resolution No. 56 re Intergovernmental Agreement with the Colorado Department of Transportation for the 80th Avenue Bridge over US 36, authorization of Funds for Bridge and Water System Enhancements and Approval of Land Trade with Advent Lutheran Church

Prepared By: Dave Downing, City Engineer

Recommended City Council Action

1. Adopt Resolution No. 56 authorizing the City Manager to execute an Intergovernmental Agreement with the Colorado Department of Transportation for the design, construction and maintenance of the 80th Avenue Bridge over U.S. Highway 36 Project.

2. Authorize the expenditure of up to $600,000 for the design and construction of architectural enhancements to the bridge and up to $333,129 for the installation of water main enhancements.

3. Authorize a trade of City-owned land to the Advent Lutheran Church in exchange for church property needed to allow the Colorado Department of Transportation (CDOT) to install a sidewalk along the south side of 80th Avenue.

Summary Statement

- In 2008, the City was invited to participate with CDOT in a project to replace the 80th Avenue Bridge over US 36 by funding any desired architectural enhancements to the bridge structure. On July 28, 2008, Council appropriated $600,000 from FY2007 Carryover Funds for the purpose of funding bridge enhancements.

- During the course of the design of the bridge and roadway project, it was determined that certain City water mains would have to be relocated to accommodate the realignment of 80th Avenue. While CDOT would be responsible for the cost of those relocations, City staff recommends that certain upgrades to the water system in this vicinity be implemented at this time. The City would be responsible for the incremental cost of the enhancements to the water system.

- The attached Intergovernmental Agreement (IGA) defines the funding, construction and maintenance responsibilities of the parties for this project. The City will be obligated to pay for and maintain all bridge enhancement features.

- In order to provide sufficient rights-of-way to allow CDOT to install a sidewalk along the south side of 80th Avenue between Meade Street and Newton Street, City staff proposes that City Council authorizes a trade of unnecessary City-owned land to the Advent Lutheran Church in exchange for a parcel of church-owned land needed for the sidewalk.

Expenditure Required: $933,129

Source of Funds: General Capital Improvement Fund
- 80th Avenue Bridge/US 36 Project ($600,000)
Utility Fund ($333,129)

Policy Issues

1. Should the City participate with CDOT in the 80th Avenue Bridge over US 36 Project by funding and maintaining up to $600,000 of architectural enhancements to the bridge structure?

2. Should the City trade a parcel of City-owned property to Advent Lutheran Church in exchange for a parcel of church-owned land in order to facilitate the installation of a sidewalk along the south side of 80th Avenue by CDOT?

Alternatives

1. The City Council could elect to decline to fund the proposed bridge enhancements. Under that scenario, the City would forfeit the approximate $91,000 that has been expended on the design of the enhancements. This alternative is not recommended due to Council's ongoing effort to create a City of Westminster identity through the provision of interesting and aesthetically pleasing features on bridges located within the City's boundaries.

2. Council could also decline to trade parcels of land with the Advent Lutheran Church. This alternative is not recommended because the City-owned land that is proposed to be traded to the church is not necessary for right-of-way or other purposes, and the land swap must be consummated in order to provide sufficient right-of-way for CDOT to install a desired sidewalk along the south side of 80th Avenue.

Background Information

Early last year, CDOT identified funding earmarked for a project along the US 36 Corridor and determined that the replacement of the 80th Avenue Bridge over US 36 would be the most prudent use of those funds. The clearance between the highway and the girders of the existing bridge is substandard, which results in frequent accidents caused by oversized vehicles traveling on US 36 striking the bottom of the bridge. The Department has designed a new structure on a slightly offset alignment from the current bridge that provides additional clearance above the highway. The new bridge will also be constructed in a manner to accommodate the future widening of US 36, in accordance with the Preferred Alternative plan outlined in the US 36 Environmental Impact Study (EIS).

Knowing that the City has participated with CDOT by providing enhancements on previous bridge projects located on or over the State Highway system, officials of the Department invited the City to also partner with CDOT in that manner on the 80th Avenue project. Staff consulted with Council, and Council responded in July of last year by appropriating a total of $600,000 of FY2007 Carryover funds for the purpose of designing and constructing certain architectural enhancements to the new bridge. The major aesthetic features of the structure will be (1) curved architectural railings, (2) corner monuments and (3) form-lined abutment walls.

In keeping with their standard process, CDOT requires that the participating local agency execute an IGA that defines the roles and responsibilities of the parties with respect to the funding, design, construction and maintenance of the project. That Agreement, which has been reviewed and approved by the City Attorney's Office, is attached. The City is responsible for all costs of the design, installation and maintenance of the enhancements. The City is also obligated to pay a non-negotiable, approximate 24% construction engineering fee to the Department. While this fee appears to be about 50% higher than the current rate for construction engineering services from the private sector, staff is optimistic that the entire scope of aesthetic improvements desired by the City can be funded by the $600,000 allocation. The terms of the IGA also require that the City Council adopt a Resolution authorizing the execution of the Agreement.

City staff has received good cooperation from CDOT during the course of the design of this project. Due to the fact that the new bridge will be realigned and elevated, the scope of the connecting road work along 80th Avenue will extend from Meade Street on the east to Turnpike Drive on the west. A rather sharp curve in the current alignment of 80th Avenue in the vicinity of Oakwood Street will be reduced, new left-turn lanes for eastbound traffic will be included on 80th Avenue at both Oakwood Street and Osceola Street and wide sidewalks will be installed throughout the limits of the project – all at no cost to the City. It is especially noteworthy that CDOT has agreed to install sidewalks on both sides of the bridge because such a decision requires an expensive widening of the structure.

The one exception to the Department's initial agreement to provide new sidewalks throughout the project limits occurred in the vicinity of the Advent Lutheran Church, which is located on the south side of 80th Avenue between Meade Street and Newton Street. CDOT staff originally declined to install a sidewalk in this area because insufficient existing rights-of-way would require the acquisition of private property from the church, which was a task that CDOT simply did not feel obligated to undertake. However, City staff quickly determined that the Department would be willing to pay for this sidewalk construction if the City agreed to handle the right-of-way acquisition.

In short order, representatives of the City and the church identified a potential land trade that would accomplish the desired goals of both parties. Under this proposal, the church would transfer to City ownership the approximate 614 square foot parcel needed for the installation of a sidewalk along 80th Avenue and an approximate 6,713 square foot temporary easement needed to provide work space for the contractor. In return, the City would transfer to church ownership an approximate 2,875 square foot parcel of excess 80th Avenue right-of-way abutting the northwest corner of the Advent Lutheran Church parking lot. The church desires this parcel of City land for their potential, future installation of an identification sign, which is an allowed use on this property. The excess right-of-way is not needed by the City for any portion of the existing or proposed public improvements along 80th Avenue. While the size of the parcel being traded to the church in fee ownership is much larger than that which the City will receive in return, staff strongly recommends that Council approves this proposed trade. As mentioned above, the lesser value of land to be received by the City is greatly offset by the value of the large temporary easement to be granted by the church and the value of the sidewalk to be constructed by CDOT.

Construction bids for the project are anticipated to be opened by CDOT on January 20, 2010. At that time, City staff will be given the opportunity to review the low bid to ascertain that all desired aesthetic enhancements plus a reasonable construction contingency can be funded within the City's budget. Staff is optimistic that the recent bidding climate, in which winning bids have been 15% to 20% below the pre-bid estimated cost of construction, will hold true for this project, too. Naturally, Council will be immediately advised if the budget appears to be insufficient to fund all of the desired enhancements. It is currently anticipated that work on the new bridge will commence on or about March 1, 2010 and will continue through the remainder of the year. Residents and business owners within a large radius of the work site have been repeatedly advised of the pending construction project and, especially, of the anticipated closure of 80th Avenue over US 36 for the majority of 2010.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments
- Resolution
- Intergovernmental Agreement
- Map of Proposed Land Trade

RESOLUTION

RESOLUTION NO. **56** INTRODUCED BY COUNCILLORS

SERIES OF 2009 _____

A RESOLUTION
AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF WESTMINSTER AND THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) FOR THE DESIGN, CONSTRUCTION AND MAINTENANCE OF THE 80TH AVENUE BRIDGE OVER U.S. HIGHWAY 36 PROJECT

WHEREAS, Section 18(2)(a) of Article XIV of the Colorado Constitution, as well as Section 29-1-201, et seq., and 29-20-205 of the Colorado Revised Statutes authorize and encourage governments to cooperate by contracting with one another for their mutual benefit; and

WHEREAS, the Intergovernmental Agreement identifies funding obligations of the City of Westminster and of the Colorado Department of Transportation for the design, construction and maintenance of the improvements to be constructed for the 80th Avenue Bridge over U.S. Highway 36 Project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER:

1. The Intergovernmental Agreement between the City of Westminster and the Colorado Department of Transportation pertaining to the design, construction and maintenance of the 80th Avenue Bridge over U.S. Highway 36 Project, a copy of which shall be incorporated herein by this reference, is hereby approved.

2. The City Manager is hereby authorized to execute and the City Clerk to attest the Intergovernmental Agreement.

PASSED AND ADOPTED this 14th day of December, 2009.

ATTEST:

_____
Mayor

_____
City Clerk

APPROVED AS TO LEGAL FORM:

_____
City Attorney's Office

(Local $CDOTWRK
PROJECT BR M356-022, (16696)
REGION 6/(JH/DW)

Rev 09/09
CONTRACT Routing # 10 HA6 07771
ID # 331000301

CONTRACT

THIS CONTRACT made this 14th day of DECEMBER 2009, by and between the State of Colorado for the use and benefit of the Colorado Department of Transportation hereinafter referred to as the State and the CITY OF WESTMINSTER, 4800 West 92nd Avenue, Colorado, 80031, CDOT Vendor #: 2000053, hereinafter referred to as the "Contractor" or the "Local Agency."

RECITALS

1. Authority exists in the law and funds have been budgeted, appropriated and otherwise made available and a sufficient uncommitted balance thereof remains available for payment of project and Local Agency costs in Fund Number 400, Function 3200, GL Acct. 4231200010, WBS Element 16696.20.10 **Contract Encumbrance Amount: $0.00**

2. Required approval, clearance and coordination have been accomplished from and with appropriate agencies.

3. Pursuant to 43-2-104.5 C.R.S. as amended, the State may contract with Local Agencies to provide maintenance and construction of highways that are part of the state (or local agency) highway system.

4. Local Agency anticipates a project for the construction of aesthetic enhancements to the new 80th Avenue bridge over US 36 and upgrading certain water mains in the Local Agency's ROW and by the date of execution of this contract, the Local Agency and/or the State has completed and submitted a preliminary version of CDOT form #463 describing the general nature of the Work. The Local Agency understands that, before the Work begins, form #463 may be revised as a result of design changes made by CDOT, in coordination with the Local Agency, in its internal review process. The Local Agency desires to perform the Work described in form #463, as it may be revised.

5. The Local Agency has made funds available for project BR M356-022 (16696), which shall consist of the construction of aesthetic enhancements to the new 80th Avenue bridge over US 36 and upgrading certain water mains in the Local Agency's ROW, referred to as the "Project" or the "Work." Such Work will be performed in Westminster, Colorado, specifically described in Exhibit A.

6. The Local Agency has funds available and desires to provide 100% of the funding for the work.

7. The Local Agency has estimated the total cost of the work and is prepared to provide the funding required for the work, as evidenced by an appropriate ordinance or resolution duly passed and adopted by the authorized representatives of the Local Agency, which expressly authorizes the Local Agency to enter into this contract and to expend its funds for the work under the project. A copy of this ordinance or resolution is attached hereto and incorporated herein as Exhibit B.

8. This contract is executed under the authority of §§ 29-1-203, 43-1-110; 43-1-116, 43-2-101(4)(c) and 43-2-144, C.R.S. and Exhibit B.

9. The parties hereto desire to agree upon the division of responsibilities with regard to the project.

THE PARTIES NOW AGREE THAT:

Section 1. Scope of Work

The Project or the Work under this contract shall consist of the construction of aesthetic enhancements to the new 80th Avenue bridge over US 36 and upgrading certain water mains in the Local Agency's ROW, in Westminster, Colorado, as more specifically described in Exhibit A.

Section 2. Order of Precedence

In the event of conflicts or inconsistencies between this contract and its exhibits, such conflicts or inconsistencies shall be resolved by reference to the documents in the following order of priority:

1. This contract
2. Exhibit A (Scope of Work)
3. Exhibit C (Contract Modification Tools)
4. Other Exhibits in descending order of their attachment.

Section 3. Term

This contract shall be effective upon approval of the State Controller or designee, or on the date made, whichever is later. The term of this contract shall continue through the completion and final acceptance of the Project by the State, FHWA and the Local Agency.

Section 4. Project Funding Provisions

A. The Local Agency has estimated the total cost of the work and is prepared to provide the funding for the work, as evidenced by an appropriate ordinance or resolution duly passed and adopted by the authorized representatives of the Local Agency, which expressly authorizes the Local Agency to enter into this contract and to expend its funds for the project. A copy of this ordinance or resolution is attached hereto and incorporated herein as Exhibit B.

B. The Local Agency has estimated the total cost of the work to be $847,620.00 which is to be funded as follows:

a.	Local Agency Funds (Architectural Enhancements)	$500,746.00
b.	Local Agency Funds (Upgrading Certain Water Mains)	$333,129.00
c.	Local Agency Funds (CDOT Indirect Costs)	$ 13,745.00
	Total Funds:	**$847,620.00**

C. The maximum amount payable by the Local Agency under this contract shall be $847,620.00, unless such amount is increased by an appropriate written modification to this contract executed before any increased cost is incurred. It is understood and agreed by the parties hereto that the total cost of the work stated hereinbefore is the best estimate available, based on the design data as approved at the time of execution of this contract, and that such cost is subject to revisions (in accord with the procedure in the previous sentence) agreeable to the parties prior to bid and award.

D. The parties hereto agree that this contract is contingent upon all funds designated for the project herein being made available from state sources, as applicable. Should these sources fail to provide necessary funds as agreed upon herein, the contract may be terminated by either party, provided that any party terminating its interest and obligations herein shall not be relieved of any obligations which existed prior to the effective date of such termination or which may occur as a result of such termination.

Section 5. Project Payment Provisions

A. The Local Agency will reimburse the State for incurred costs relative to the project following the Local Agency's review and approval of such charges, subject to the terms and conditions of this contract.

B. If the Local Agency is to be billed for CDOT incurred costs, the billing procedure shall be as follows:

1. Upon receipt of each bill from the State, the Local Agency will remit to the State the amount billed no later than 60 days after receipt of each bill. Should the Local Agency fail to pay moneys due the State within 60 days of demand or within such other period as may be agreed between the parties hereto, the Local Agency agrees that, at the request of the State, the State Treasurer may withhold an equal amount from future apportionment due the Local Agency from the Highway Users Tax Fund and to pay such funds directly to the State. Interim funds, until the State is reimbursed, shall be payable from the State Highway Supplementary Fund (400).
2. If the Local Agency fails to make timely payment to the State as required by this section (within 60 days after the date of each bill), the Local Agency shall pay interest to the State at a rate of one percent per month on the amount of the payment which was not made in a timely manner, until the billing is paid in full. The interest shall accrue for the period from the required payment date to the date on which payment is made.

C. The State will prepare and submit to the Local Agency, no more than monthly, charges for costs incurred relative to the project. The State's invoices shall include a description of the amounts of services performed, the dates of performance and the amounts and description of reimbursable expenses. The invoices will be prepared in accordance with the State's standard policies, procedures and standardized billing format.

Section 6. State and Local Agency Commitments

The Local Agency Contract Administration Checklist in Exhibit D describes the Work to be performed and assigns responsibility of that Work to either the Local Agency or the State. The "Responsible Party" referred to in this contract means the Responsible Party as identified in the Local Agency Contract Administration Checklist in Exhibit D.

A. Design [if applicable]

1. If the Work includes preliminary design or final design (the "Construction Plans"), or design work sheets, or special provisions and estimates (collectively referred to as the "Plans"), the responsible party shall comply with the following requirements, as applicable:

a. perform or provide the Plans, to the extent required by the nature of the Work.
b. prepare final design (Construction Plans) in accord with the requirements of the latest edition of the American Association of State Highway Transportation Officials (AASHTO) manual or other standard, such as the Uniform Building Code, as approved by CDOT.
c. prepare special provisions and estimates in accord with the State's Roadway and Bridge Design Manuals and Standard Specifications for Road and Bridge Construction.
d. include details of any required detours in the Plans, in order to prevent any interference of the construction work and to protect the traveling public.
e. stamp the Plans produced by a Colorado Registered Professional Engineer.
f. provide final assembly of Plans and contract documents.
g. be responsible for the Plans being accurate and complete.
h. make no further changes in the Plans following the award of the construction contract except by agreement in writing between the parties. The Plans shall be considered final when approved and accepted by the parties hereto, and when final they shall be deemed incorporated herein.

B. Construction [if applicable]

1. If the Work includes construction, the responsible party shall perform the construction in accordance with the approved design plans and/or administer the construction all in accord with the Local Agency Contract Administration Checklist. Such administration shall include project inspection and testing; approving sources of materials; performing required plant and shop inspections; documentation of contract payments, testing and inspection activities; preparing and approving pay estimates; preparing, approving and securing the funding for contract modification orders and minor contract revisions; processing contractor claims; construction supervision; and meeting the Quality Control requirements of the FHWA/CDOT Stewardship Agreement, as described in the Local Agency Contract Administration Checklist.

2. If the State is the responsible party:

a. it shall appoint a qualified professional engineer, licensed in the State of Colorado, as the State Agency Project Engineer (SAPE), to perform that administration. The SAPE shall administer the project in accordance with this contract, the requirements of the construction contract and applicable State procedures.

b. if bids are to be let for the construction of the project, the State shall, in conjunction with the Local Agency, advertise the call for bids and upon concurrence by the Local Agency will award the construction contract(s) to the low responsive, responsible bidder(s).

(1) in advertising and awarding the bid for the construction of a federal-aid project, the State shall comply with applicable requirements of 23 USC § 112 and 23 CFR Parts 633 and 635 and C.R.S. § 24-92-101 et seq. Those requirements include, without limitation, that the State/contractor shall incorporate Form 1273 (Exhibit H) in its entirety verbatim into any subcontract(s) for those services as terms and conditions therefore, as required by 23 CFR 633.102(e).

(2) the Local Agency has the option to concur or not concur in the proposal of the apparent low bidder for work on which competitive bids have been received. The Local Agency must declare its concurrence or non-concurrence within 3 working days after said bids are publicly opened.

(3) by indicating its concurrence in such award, the Local Agency, acting by or through its duly authorized representatives, agrees to provide additional funds, subject to their availability and appropriation for that purpose, if required to complete the Work under this project if no additional federal-aid funds will be made available for the project.

c. If all or part of the construction work is to be accomplished by State personnel (i.e. by force account), rather than by a competitive bidding process, the State will ensure that all such force account work is accomplished in accordance with the pertinent State specifications and requirements with 23 CFR 635, Subpart B, Force Account Construction.

Section 7. ROW Acquisition and Relocation

Prior to this project being advertised for bids, the Responsible Party will certify in writing that all right of way has been acquired in accordance with the applicable State and federal regulations, or that no additional right of way is required.

Any acquisition/relocation activities must comply with all federal and state statutes, regulations, CDOT policies and procedures, 49 CFR Part 24, the government wide Uniform Act regulation, the FHWA Project Development Guide and CDOT's Right of Way Operations Manual.

Allocation of Responsibilities can be as follows:

- Federal participation in right of way acquisition (3111 charges), relocation (3109 charges) activities, if any, and right of way incidentals (expenses incidental to acquisition/relocation of right of way – 3114 charges);
- Federal participation in right of way acquisition (3111 charges), relocation (3109 charges) but no participation in incidental expenses (3114 charges); or
- No federal participation in right of way acquisition (3111 charges) and relocation activities (3109 expenses).

Regardless of the option selected above, the State retains oversight responsibilities. The Local Agency's and the State's responsibilities for each option is specifically set forth in CDOT's Right of Way Operation Manual. The manual is located at http://www.dot.state.co.us/ROW_Manual/.

In 1993 the State sold to the Local Agency 92,399 sf of property located in the southeast quadrant of the intersection of US 36 and 80th Avenue for $2,550, or $.03/sf ("Open Space Property"). The transaction included a provision whereby if all or a portion of the Open Space Property was needed for future highway development, the State could repurchase the portion of the Open Space Property needed for future highway development at the same $.03/sf purchase price that it had previously sold such property to the Local Agency.

A portion of the Open Space Property will be needed for the bridge replacement project that is the subject of this agreement. The exact portion of the Open Space Property to be needed for such project will be defined in the right of way plans and legal descriptions to be prepared for such project ("Open Space Acquisition Parcels"). Upon completion of such right of way plans and legal descriptions, CDOT will offer to purchase the Open Space Acquisition Parcels from the Local Agency. The purchase offer will be based on $.03/sf price.

The Local Agency has requested that the State convey to the Local Agency certain parcels of State owned right of way in exchange for the Local Agency's conveyance of the Open Space Acquisition Parcels to the State. The State agrees to consider this request and if acceptable parcels are identified and all required approvals are obtained, convey such parcels to the Local Agency in exchange for the Local Agency's conveyance of the Open Space Acquisition Parcels to the State. However, if acceptable parcels are not identified, or if acceptable parcels are identified and required approvals cannot be obtained, the Local Agency agrees to convey the Open Space Acquisition Parcels to the State for the purchase price of $.03/sf.

Section 8. Utilities

If necessary, the Responsible Party will be responsible for obtaining the proper clearance or approval from any utility company, which may become involved in this Project. Prior to this Project being advertised for bids, the Responsible Party will certify in writing that all such clearances have been obtained.

The City of Westminster desires to upgrade certain water mains as part of the Work. The cost difference from waterline construction with betterments and the waterline replacement in-kind

construction is $333,129.00. Detailed Cost Estimate is Exhibit A-2 and Exhibit A-3. Waterline plan sheet depicting betterment limits is Exhibit A-4.

Section 9. Railroads

In the event the Project involves modification of a railroad company's facilities whereby the Work is to be accomplished by railroad company forces, the Responsible Party shall make timely application to the Public Utilities Commission requesting its order providing for the installation of the proposed improvements and not proceed with that part of the Work without compliance. The Responsible Party shall also establish contact with the railroad company involved for the purpose of complying with applicable provisions of 23 CFR 646, subpart B, concerning federal-aid projects involving railroad facilities, including:

1. Executing an agreement setting out what work is to be accomplished and the location(s) thereof, and that the costs of the improvement shall be eligible for federal participation.
2. Obtaining the railroad's detailed estimate of the cost of the Work.
3. Establishing future maintenance responsibilities for the proposed installation.
4. Proscribing future use or dispositions of the proposed improvements in the event of abandonment or elimination of a grade crossing.
5. Establishing future repair and/or replacement responsibilities in the event of accidental destruction or damage to the installation.

Section 10. Environmental Obligations

The State and the Local Agency shall perform all Work in accordance with the requirements of the current federal and state environmental regulations including the National Environmental Policy Act of 1969 (NEPA) as applicable.

The City of Westminster will provide maintenance for all of water quality facilities located in the City of Westminster ROW as depicted in Exhibit A-5.

Section 11. Maintenance Obligations

The Local Agency will maintain and operate the improvements constructed under this contract at its own cost and expense during their useful life, in a manner satisfactory to the State and FHWA. The Local Agency will make proper provisions for such maintenance obligations each year. Such maintenance and operations shall be conducted in accordance with all applicable statutes, ordinances and regulations which define the Local Agency's obligations to maintain such improvements. The State and FHWA will make periodic inspections of the project to verify that such improvements are being adequately maintained.

The City of Westminster will provide maintenance of all architectural enhancements of the new bridge for the following elements and locations:

- On US 36 above the substructure, Center Pilaster and red stone accommodated with use of Form-liners.

- On 80th Ave –all architectural enhancement elements including but not limited to: Arching rails, end monuments, red stone accommodated with use of form liners, Green color for pedestrian and vehicular rail, Guardrail type 10.

Upon completion of the waterline relocation, the City of Westminster will own and maintain the waterlines.

Section 12. Record Keeping

The State shall maintain a complete file of all records, documents, communications, and other written materials, which pertain to the costs incurred under this contract. The State shall maintain such records for a period of three (3) years after the date of termination of this contract or final payment hereunder, whichever is later, or for such further period as may be necessary to resolve any matters which may be pending. The State shall make such materials available for inspection at all reasonable times and shall permit duly authorized agents and employees of the Local Agency and FHWA to inspect the project and to inspect, review and audit the project records.

Section 13. Termination Provisions

This contract may be terminated as follows:

A. Termination for Convenience. The State may terminate this contract at any time the State determines that the purposes of the distribution of moneys under the contract would no longer be served by completion of the project. The State shall effect such termination by giving written notice of termination to the Local Agency and specifying the effective date thereof, at least twenty (20) days before the effective date of such termination.

B. Termination for Cause. If, through any cause, the Local Agency shall fail to fulfill, in a timely and proper manner, its obligations under this contract, or if the Local Agency shall violate any of the covenants, agreements, or stipulations of this contract, the State shall thereupon have the right to terminate this contract for cause by giving written notice to the Local Agency of its intent to terminate and at least ten (10) days opportunity to cure the default or show cause why termination is otherwise not appropriate. In the event of termination, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports or other material prepared by the Local Agency under this contract shall, at the option of the State, become its property, and the Local Agency shall be entitled to receive just and equitable compensation for any services and supplies delivered and accepted. The Local Agency shall be obligated to return any payments advanced under the provisions of this contract.

Notwithstanding the above, the Local Agency shall not be relieved of liability to the State for any damages sustained by the State by virtue of any breach of the contract by the Local Agency, and the State may withhold payment to the Local Agency for the purposes of mitigating its damages until such time as the exact amount of damages due to the State from the Local Agency is determined.

If after such termination it is determined, for any reason, that the Local Agency was not in default or that the Local Agency's action/inaction was excusable, such termination shall be treated as a termination for convenience, and the rights and obligations of the parties shall be the same as if the contract had been terminated for convenience, as described herein.

Section 14. Legal Authority

The Local Agency warrants that it possesses the legal authority to enter into this contract and that it has taken all actions required by its procedures, by-laws, and/or applicable law to exercise that authority, and to lawfully authorize its undersigned signatory to execute this contract and to bind the Local Agency to its terms. The person(s) executing this contract on behalf of the Local Agency warrants that such person(s) has full authorization to execute this contract.

Section 15. Representatives and Notice

The State will provide liaison with the Local Agency through the State's Region Director, Region 6, 2000 South Holly Street, Denver, Colorado 80222. Said Region Director will also be responsible for coordinating the State's activities under this contract and will also issue a "Notice to Proceed" to the Local Agency for commencement of the Work. All communications relating to the day-to-day activities for the work shall be exchanged between representatives of the State's Transportation Region 6 and the Local Agency. All communication, notices, and correspondence shall be addressed to the individuals identified below. Either party may from time to time designate in writing new or substitute representatives.

If to the State:
Irena Motas
CDOT R6-Resident Engineer
4670 Holly Street
Unit D
Denver, Colorado 80216
(303) 398-6765

If to the Local Agency:
David R. Downing
City of Westminster
Community Development
4800 West 92nd Avenue
Westminster, Colorado 80031
(303) 430-2400

Section 16. Successors

Except as herein otherwise provided, this contract shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Section 17. Third Party Beneficiaries

It is expressly understood and agreed that the enforcement of the terms and conditions of this contract and all rights of action relating to such enforcement, shall be strictly reserved to the State and the Local Agency. Nothing contained in this contract shall give or allow any claim or right of action whatsoever by any other third person. It is the express intention of the State and the Local Agency that any such person or entity, other than the State or the Local Agency receiving services or benefits under this contract shall be deemed an incidental beneficiary only.

Section 18. Governmental Immunity

Notwithstanding any other provision of this contract to the contrary, no term or condition of this contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the Colorado Governmental Immunity

Act, § 24-10-101, et seq., C.R.S., as now or hereafter amended. The parties understand and agree that liability for claims for injuries to persons or property arising out of negligence of the State of Colorado, its departments, institutions, agencies, boards, officials and employees is controlled and limited by the provisions of § 24-10-101, et seq., C.R.S., as now or hereafter amended and the risk management statutes, §§ 24-30-1501, et seq., C.R.S., as now or hereafter amended.

Section 19. Severability

To the extent that this contract may be executed and performance of the obligations of the parties may be accomplished within the intent of the contract, the terms of this contract are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof.

Section 20. Waiver

The waiver of any breach of a term, provision, or requirement of this contract shall not be construed or deemed as a waiver of any subsequent breach of such term, provision, or requirement, or of any other term, provision or requirement.

Section 21. Entire Understanding

This contract is intended as the complete integration of all understandings between the parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or effect whatsoever, unless embodied herein by writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in a writing executed and approved pursuant to the State Fiscal Rules.

Section 22. Survival of Contract Terms

Notwithstanding anything herein to the contrary, the parties understand and agree that all terms and conditions of this contract and the exhibits and attachments hereto which may require continued performance, compliance or effect beyond the termination date of the contract shall survive such termination date and shall be enforceable by the State as provided herein in the event of such failure to perform or comply by the Local Agency.

Section 23. Modification and Amendment

This contract is subject to such modifications as may be required by changes in federal or State law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this contract on the effective date of such change as if fully set forth herein. Except as provided above, no modification of this contract shall be effective unless agreed to in writing by both parties in an amendment to this contract that is properly executed and approved in accordance with applicable law.

Section 24. Option Letters

Option Letters may be used to extend Agreement term, change the level of service within the current term due to unexpected overmatch, add a phase without increasing contract dollars, or

increase or decrease the amount of funding. **These options are limited to the specific scenarios listed below.** The Option Letter shall not be deemed valid until signed by the State Controller or an authorized delegate.

Following are the applications for the individual options under the Option Letter form:

Option 1 - Option to extend or renew (this option applies to Highway and Signal maintenance contracts only). In the event the State desires to continue the Services and a replacement contract has not been fully approved by the termination date of this contract, the State, upon written notice to Contractor, may unilaterally extend this contract for a period of up to one (1) year. The contract shall be extended under the same terms and conditions as the original contract, including, but not limited to prices, rates and service delivery requirements. This extension shall terminate at the end of the one (1) year period or when the replacement contract is signed by the Colorado State Controller or an authorized delegate.

The State may exercise this option by providing a fully executed option to the contractor, within thirty (30) days prior to the end of the current contract term, revising the Section 4. Project Funding Provisions. If the State exercises this option, the extended contract will be considered to include this option provision. The total duration of this contract, including the exercise of any options under this clause, shall not exceed five (5) years.

Option 2 – Level of service change within current term due to unexpected overmatch in an overbid situation only. In the event the State has contracted all project funding and the Local Agency's construction bid is higher than expected, this option allows for additional Local Overmatch dollars to be provided by the Local Agency to be added to the contract. This option is only applicable for Local Overmatch on an overbid situation and shall not be intended for any other Local Overmatch funding.
The State may unilaterally increase the total dollars of this contract as stipulated by the executed Option Letter (**Exhibit C**), which will bring the maximum amount payable under this contract to the amount indicated in **Section 4. Project Funding Provisions** attached to the executed Option Letter (future changes to Exhibit C shall reference additional changes to Section 4).

Performance of the services shall continue under the same terms as established in the contract.

The State will use the Financial Statement submitted by the Local Agency for "Concurrence to Advertise" as evidence of the Local Agency's intent to award and it will also provide the additional amount required to exercise this option. If the State exercises this option, the contract will be considered to include this option provision.

Option 3 – Option to add overlapping phase without increasing contract dollars. The State may require the contractor to begin a phase that may include Design, Construction, Environmental, Utilities, ROW Incidentals or Miscellaneous (this does not apply to Acquisition/Relocation or Railroads) as detailed in **Exhibit A** and at the same terms and conditions stated in the original contract with the contract dollars remaining the same.
The State may exercise this option by providing a fully executed option to the contractor within thirty (30) days before the initial targeted start date of the phase, in a form substantially equivalent to **Exhibit C**. If the State exercises this option, the contract will be considered to include this option provision.

Option 4 - To update funding (increases and/or decreases) with a new Section 4. Project Funding Provision. This option can be used to increase and/or decrease the overall contract dollars (state, federal, local match, local agency overmatch) to date, by replacing the original funding provisions.

The State may have a need to update changes to state, federal, local match and local agency overmatch funds, which will be attached to the option form. The State may exercise this option by providing a fully executed option to the contractor within thirty (30) days after the State has received notice of funding changes, in a form substantially equivalent to **Exhibit C**. If the State exercises this option, the contract will be considered to include this option provision.

Section 25. Disputes

Except as otherwise provided in this contract, any dispute concerning a question of fact arising under this contract which is not disposed of by agreement will be decided by the Chief Engineer of the Department of Transportation. The decision of the Chief Engineer will be final and conclusive unless, within 30 calendar days after the date of receipt of a copy of such written decision, the Local Agency mails or otherwise furnishes to the State a written appeal addressed to the Executive Director of the Department of Transportation. In connection with any appeal proceeding under this clause, the Local Agency shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. Pending final decision of a dispute hereunder, the Local Agency shall proceed diligently with the performance of the contract in accordance with the Chief Engineer's decision. The decision of the Executive Director or his duly authorized representative for the determination of such appeals will be final and conclusive and serve as final agency action. This dispute clause does not preclude consideration of questions of law in connection with decisions provided for herein. Nothing in this contract, however, shall be construed as making final the decision of any administrative official, representative, or board on a question of law.

SIGNATURE PAGE

THE PARTIES HERETO HAVE EXECUTED THIS CONTRACT

LOCAL AGENCY:

STATE OF COLORADO:
BILL RITTER, JR.
GOVERNOR

City of Westminster
Legal Name of Contracting Entity

By_____
For Executive Director
Department of Transportation

2000053
CDOT Vendor Number

_____
Signature of Authorized Officer

_____
Print Name & Title of Authorized Officer

LOCAL AGENCIES:
(A Local Agency seal or attestation is required.)

Attest (Seal) By _____
(Town/City/County Clerk)

ALL CONTRACTS MUST BE APPROVED BY THE STATE CONTROLLER

CRS 24-30-202 requires that the State Controller approve all state contracts. This contract is not valid until the State Controller, or such assistant as he may delegate, has signed it. The contractor is not authorized to begin performance until the contract is signed and dated below. If performance begins prior to the date below, the State of Colorado may not be obligated to pay for the goods and/or services provided.

STATE CONTROLLER:
DAVID J. MCDERMOTT, CPA

By_____

Date_____

Scope of Work
80th /US 36 Bridge Replacement

Project Code: 16696
Project Number: BR M356 -022

Project Location/Limits: This bridge replacement project is located over US36 at 80th Avenue (MP 53.932). The limits of the project is from Turnpike Dr. to Mead St. on 80th Ave. and from MP. 53.28 to MP. 54.22 on US 36.

Segment Description: The existing section of 80th Avenue is over US36 and within the limits of the city of Westminster in Adams County. This Principal Arterial consists of two lanes in each direction of East-West with curb and gutter and no divided median and no left turn lanes.

Planned Improvements: The general planned improvement is the replacement of the 80th Avenue Bridge over US36 on a new alignment southeast of the existing bridge. This project is intended to build a new bridge with enhancement elements that accommodates 4-12 foot lanes with a 8 foot sidewalk on the both sides of the road/structure and additional turn lanes. Minor re-alignment of existing 80th Ave/Oakwood Dr. and Osceola St to tie to new structure.

An IGA has been required between CDOT and the City of Westminster for the following scope of works:

1- Construction cost of aesthetic enhancements to the new 80th bridge which includes: Arching Rails, Red sandstone accommodated with use of form liners, Corner monuments, Center pilaster, Pedestrian and Vehicular Rail (Bridge Rail Type-10M), Green paint/coatings for the rails, Wing walls. (Exhibit A-1)

2- The City of Westminster desires to upgrade certain water mains as part of the Work. The cost difference from waterline construction with betterments and the waterline replacement in-kind construction is $333,129.00. Detailed Cost Estimate is Exhibit A-2 and Exhibit A-3. Waterline plan sheet depicting betterment limits is Exhibit A-4. Once the relocation of waterlines is complete, the City of Westminster will own and maintain the waterlines."

3- The City of Westminster will provide maintenance for the following items:
- All of water quality facilities located in the City of Westminster ROW. (Exhibit A-5)
- On 80th Ave., all bridge architectural enhancements including but not limited to: Arching rails, Corner monuments, Wing walls, Red stone (form liner/patterned concrete) and Pedestrian and Vehicular(Bridge Rail Type-10M) Rails, including paint and coatings.
- Over US 36, Center Pilaster and Red stone (patterned concrete) accommodated with use of Formliner

West 80th Avenue / US36 Bridge

Westminster, Colorado

August 3, 2009

ARCHITECTURAL ENHANCEMENTS

DTJ DESIGN

Design Development

Opinion of Probable Cost

BUDGET BREAKDOWN

Enhancements - Hard Costs (Tracked W/ Enhancements)

$333,150.00	Base Improvement Costs
$43,170.00	Wing Wall Improvement Costs
$376,320.00	*Total Enhancements - Hard Costs*

Fees - Soft Costs (Enhancements)

$91,000.00	Westminster Design Fees
$79,956.00	CDOT CE Costs (24%)
$170,956.00	*Total Fees - Soft Costs*
$547,276.00	**Sub-Total**

Center Column - Hard Costs (Tracked with Superstructure)

$22,000.00	Addition of one Center Column
$569,276.00	**Sub-Total**
$30,724.00 5.1%	Contingency
$600,000.00	**Total Budget**

Information based on design information provided on 7/2/09 and in consideration with Martin/Martin, Inc

Base Bid Information

	ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
	206-00000	Structure Excavation	100	CY	10.00	$ 1,000.00
	206-00200	Structure Backfill (Class 2)	50	CY	15.00	$ 750.00
	502-00400	Pile Tip	15	EA	160.00	$ 2,400.00
	502-10525	Steel Pile (HP 12x53)	320	LF	70.00	$ 22,400.00
	603-12000	60 Inch Corrugated Steel Pipe	180	LF	40.00	$ 7,200.00
A	509-00000	Structural Steel	7000	LBS	3.50	$ 24,500.00
B	513-00200	Pedestrian Railing (Steel)	524	LF	400.00	$ 209,600.00
C	601-00000	Concrete Class D	30	CY	550.00	$ 16,500.00
D	601-40006	Cut Stone Veneer (Small)	100	SF	65.00	$ 6,500.00
E	601-40210	Concrete Finish (Special)	1800	SF	9.00	$ 16,200.00
	601-40301	Structural Concrete Coating	6000	SF	1.00	$ 6,000.00
	602-00020	Reinforcing Steel (Epoxy Coated)	2500	LB	1.50	$ 3,500.00
					Base Improvement Costs	$ 333,150.00

Item Description Notes:

A. Arching element associated with Pedestrian Railing

B. Item includes paint

C. Monument concrete and foundation

D. Monument cap

E. Concrete Formliner (including four monuments and two "outside" center columns)

See next sheet for Architectural Wing wall costs

West 80th Avenue / US36 Bridge

Westminster, Colorado

July 29, 2009

ARCHITECTURAL ENHANCEMENTS

Design Development

Opinion of Probable Cost

Additional Architectural Wing Wall

ITEM CODE	ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	TOTAL
502-00490	Pile Tip	4	EA	150.00	$ 600.00
502-11523	Steel Pile (HP 12x53)	130	LF	75.00	$ 9,750.00
603-10300	30 Inch Corrugated Steel Pipe	60	LF	45.00	$ 2,700.00
601-03900	Concrete Class D	24	CY	550.00	$ 13,200.00
601-40308	Cut Stone Veneer (Slab)	90	SF	65.00	$ 5,850.00
601-40210	Concrete Finish (Special)	795	SF	9.00	$ 7,155.00
601-40901	Structural Concrete Coating	795	SF	1.00	$ 795.00
509-00090	Reinforcing Steel (Epoxy Coated)	3120	LB	1.00	$ 3,120.00
				Wing Wall Improvement Costs	$ 43,170.00

Item Description Notes:

All items above associated with additional Architectural Wing Walls only

Attachment A2
80th Avenue Bridge Replacement
Draft Waterline Cost Estimate
October 7, 2009

Alternative 1: As-Designed (Relocation with Betterment)

Item	Unit	Unit Cost	Qty	Extended Cost
8 INCH DUCTILE IRON PIPE	LF	$98	20	$1,960
8 INCH DUCTILE IRON PIPE	LF	$108	20	$2,160
12 INCH DUCTILE IRON PIPE	LF	$167	390	$65,130
16 INCH DUCTILE IRON PIPE	LF	$210	1975	$414,750
8 INCH GATE VALVE	EA	$1,475	1	$1,475
8 INCH GATE VALVE	EA	$1,934	1	$1,934
12 INCH GATE VALVE	EA	$2,837	2	$5,674
12 INCH GATE VALVE	EA	$3,500	5	$17,500
16 INCH GATE VALVE	EA	$7,000	15	$105,000
2" TAP AND CORPORATION STOP	EA	$2,100	1	$2,100
5 INCH FIRE HYDRANT ASSEMBLY	EA	$5,240	1	$5,240
16 INCH DUCTILE IRON PIPE WITH CASING AUGER BORE INSTALLATION	LF	$505	330	$166,650
2" BLOW OFF	EA	$1,578	1	$1,578
12X12 TEE	EA	$2,787	1	$2,787
16X16 TEE	EA	$5,000	4	$20,000
16X12 TEE	EA	$3,414	1	$3,414
16X10 TEE	EA	$3,414	2	$3,828
16X8 TEE	EA	$3,414	1	$3,414
16X6 TEE	EA	$3,414	1	$3,414
8" TAPPING TEE	EA	$3,000	1	$3,000
10" TAPPING TEE	EA	$3,000	2	$6,000
12" TAPPING TEE	EA	$4,000	3	$12,000
16" TAPPING TEE	EA	$5,000	1	$5,000
			Subtotal	$798,926
		Construction Engineering (21.94%)		$175,210
			Total	$973,798

Alternative 2: Replacement In-kind

Item	Unit	Unit Cost	Qty	Extended Cost
8 INCH DUCTILE IRON PIPE	LF	$98	20	$1,960
10 INCH DUCTILE IRON PIPE	LF	$150	1050	$157,500
12 INCH DUCTILE IRON PIPE	LF	$167	720	$120,240
16 INCH DUCTILE IRON PIPE	LF	$210	190	$39,900
8 INCH GATE VALVE	EA	$1,475	1	$1,475
10 INCH GATE VALVE	EA	$2,837	9	$25,533
12 INCH GATE VALVE	EA	$3,500	9	$31,500
16 INCH GATE VALVE	EA	$7,000	1	$7,000
2" TAP AND CORPORATION STOP	EA	$2,100	1	$2,100
5 INCH FIRE HYDRANT ASSEMBLY	EA	$5,240	1	$5,240
10 INCH DUCTILE IRON PIPE WITH CASING AUGER BORE INSTALLATION		$475	180	$85,500
2" BLOW OFF	EA	$1,578	1	$1,578
10X10 TEE		$1,170	2	$2,340
10X8 TEE		$1,170	1	$1,170
10X12 TEE		$2,787	3	$8,361
16X16 TEE	EA	$5,000	2	$10,000
16" TAPPING TEE	EA	$3,000	2	$6,000
12" TAPPING TEE	EA	$4,000	3	$12,000
16" TAPPING TEE	EA	$5,000	1	$5,000
			Subtotal	$525,397
		Construction Engineering (21.94%)		$115,272
			Total	$640,669

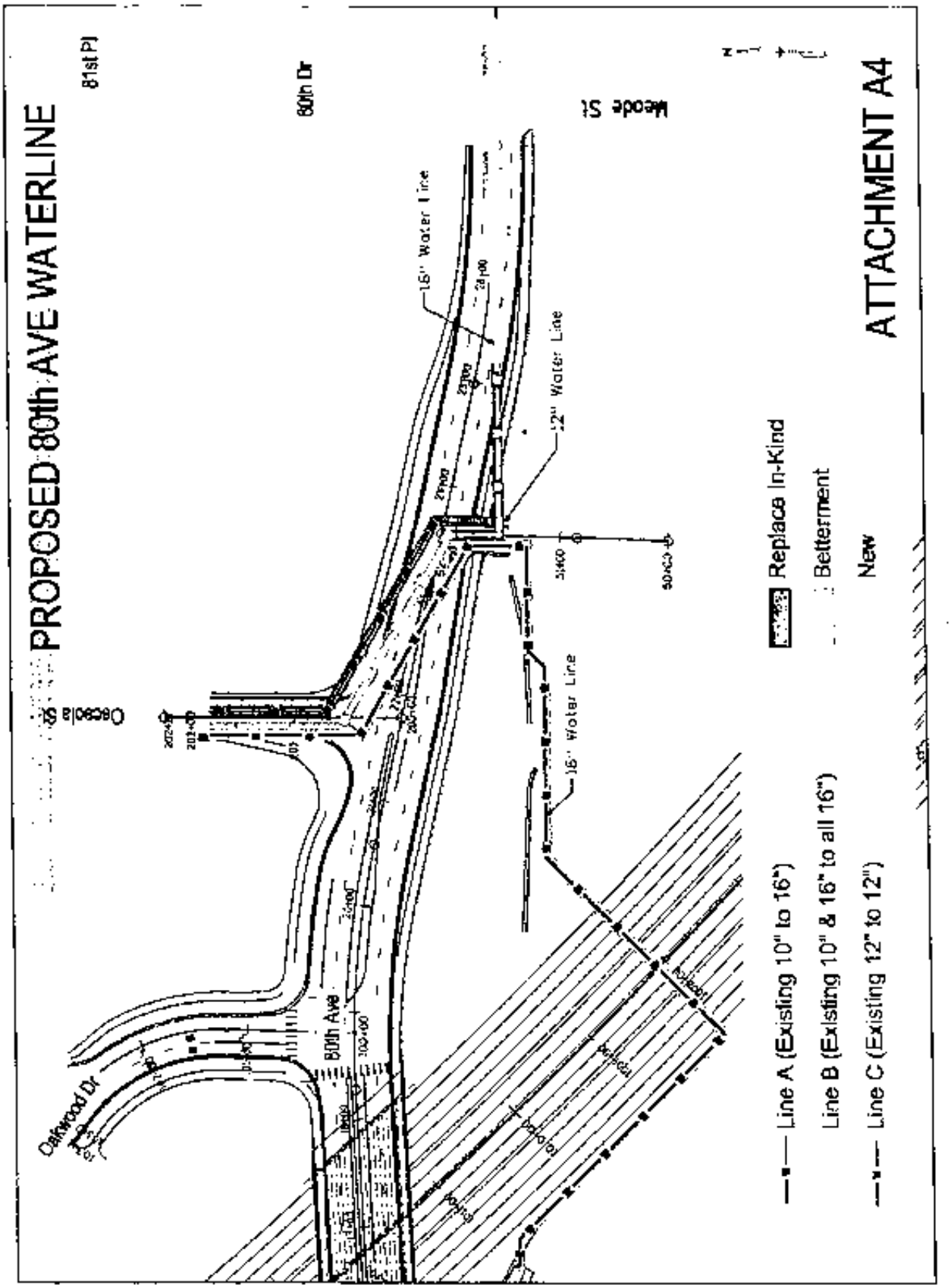
Total Estimated Alternative Cost Difference $333,129

Notes

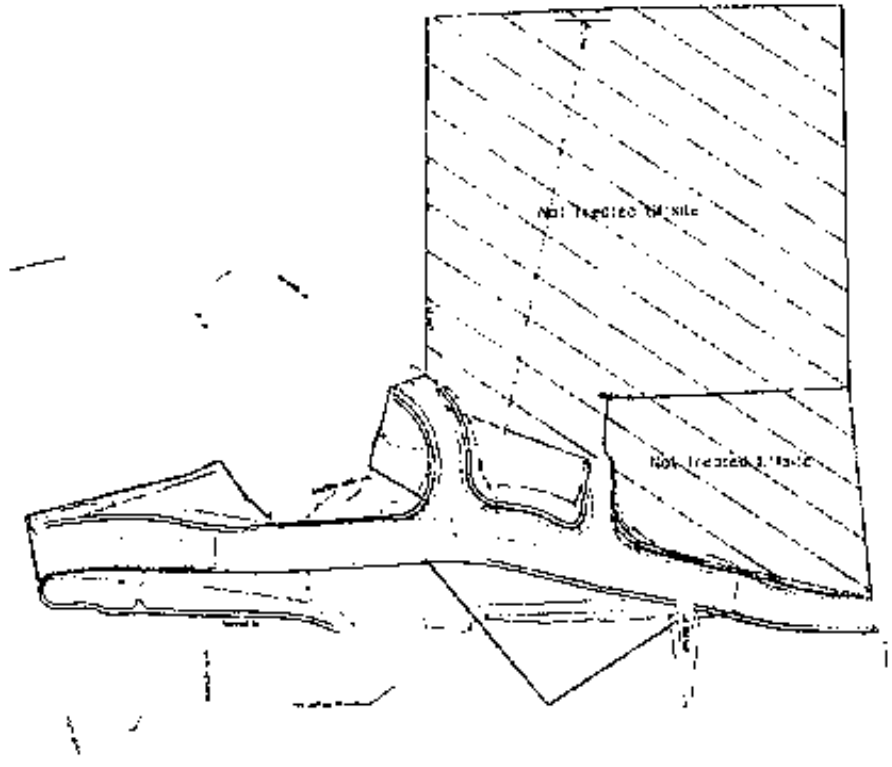
Exhibit A-2 - Page 1 of 1

Attachment A3
80th Avenue Bridge Replacement
Detailed Quantity Estimate
October 7, 2009

Item	Unit	Line A		Line B		Line C		Total	
		As-Designed	Replace In kind	As-Designed	Replace In kind	As-Designed	Replace In kind	As-Designed	Replace In kind
6 INCH DUCTILE IRON PIPE3	LF	20	20	0	0	0	0	20	20
8 INCH DUCTILE IRON PIPE3	LF	0	0	20	0	0	0	20	0
10 INCH DUCTILE IRON PIPE3	LF	0	1050	0	0	0	0	0	1050
12 INCH DUCTILE IRON PIPE3	LF	0	0	0	340	380	380	380	720
16 INCH DUCTILE IRON PIPE3	LF	1050	0	925	190	0	0	1975	190
6 INCH GATE VALVE	EA	1	1	0	0	0	0	1	1
8 INCH GATE VALVE	EA	0	0	1	0	0	0	1	0
10 INCH GATE VALVE	EA	2	2	0	0	0	0	2	0
12 INCH GATE VALVE	EA	1	1	1	5	3	3	5	9
16 INCH GATE VALVE	EA	7	0	8	1	0	0	15	1
2" TAP AND CORPORATION STOP	EA	1	1	0	0	0	0	1	1
6 INCH FIRE HYDRANT ASSEMBLY	EA	1	1	0	0	0	0	1	1
10 INCH DUCTILE IRON PIPE WITH CASING AUGER BORE INSTALLATION	LF	0	180	0	0	0	0	0	180
16 INCH DUCTILE IRON PIPE WITH CASING AUGER BORE INSTALLATION	LF	160	0	0	0	0	0	160	0
2" BLOW OFF	EA	1	1	0	0	0	0	1	1
10X10 TEE	EA	0	2	0	0	0	0	0	2
10X6 TEE	EA	0	1	0	0	0	0	0	1
12X12 TEE	EA	0	0	0	2	1	1	1	3
16X16 TEE	EA	2	2	2	0	0	0	4	2
16X12 TEE	EA	0	0	1	0	0	0	1	0
16X10 TEE	EA	2	0	0	0	0	0	2	0
16X8 TEE	EA	0	0	1	0	0	0	1	0
16X6 TEE	EA	1	0	0	0	0	0	1	0
8" TAPPING TEE	EA	0	0	1	0	0	0	1	0
10" TAPPING TEE	EA	2	2	0	0	0	0	2	2
12" TAPPING TEE	EA	0	0	1	1	2	2	3	3
16" TAPPING TEE	EA	0	0	1	1	0	0	1	1


PROPOSED 80th AVE WATERLINE
81st Pl
80th Dr
Meade St
Osceola St
Oakwood Dr
80th Ave
16" Water Line
12" Water Line
16" Water Line
Line A (Existing 10" to 16")
Line B (Existing 10" & 16" to all 16")
Line C (Existing 12" to 12")
Replace In-Kind
Betterment
New
ATTACHMENT A4

Water Quality Capture Areas



AREA TREATED WITH STREET SWEEPING

ONSITE TREATED

Proposed Swale Location

LOCAL AGENCY ORDINANCE or RESOLUTION

SAMPLE IGA OPTION LETTER

(This option has been created by the Office of the State Controller for CDOT use only)

NOTE: This option is limited to the specific contract scenarios listed below AND cannot be used in place of exercising a formal amendment.

Date:	State Fiscal Year:	Option Letter No.	CLIN Routing #

Contractor / Local Agency : _____

A. SUBJECT: (*Choose applicable options listed below AND in section B and delete the rest*)

1. Option to renew (for an additional term) applies to Highway and Signal maintenance contracts ONLY; this renewal cannot be used to make any change to the original scope of work;
2. Level of service change within current term due to an unexpected Local overmatch on an overbid situation ONLY;
3. Option to add phasing to include Design, Construction, Environmental, Utilities, ROW incidentals or Miscellaneous ONLY (does not apply to Acquisition/Relocation or Railroads);
4. Option to update funding (a new Section 4. Project Funding Provisions must be referenced with the option letter and shall be labeled Revision 1 to Section 4. Project Funding Provisions (future changes for this option shall be labeled as follows: Revision 2, etc.)

B. REQUIRED PROVISIONS. All Option Letters shall contain the appropriate provisions set forth below:

(Insert the following language for use with Options #1):

In accordance with Paragraph(s) _____ of contract routing number (*insert FY, Agency code, & CLIN routing #*), between the State of Colorado, Department of Transportation, and (*insert contractor's name*) the state hereby exercises the option for an additional term of (*insert performance period here*) at a cost/price specified in Paragraph/Section/Provision _____ of the original contract, AND/OR an increase in the amount of goods/services at the same rate(s) as specified in Paragraph _____ of the original contract.

(Insert the following language for use with Option #2):

In accordance with the terms of the original contract (*insert FY, Agency code & CLIN routing #*) between the State of Colorado, Department of Transportation and (*insert contractor's name here*), the State hereby exercises the option to record a level of service change due to unexpected overmatch dollars due to an overbid situation. The contract is now increased by (*indicate additional dollars here*) specified in Paragraph/Section/Provision _____ of the original contract.

(Insert the following language for use with Option #3):

In accordance with the terms of the original contract (*insert FY, Agency code & CLIN routing #*) between the State of Colorado, Department of Transportation and (*insert contractor's name here*), the State hereby exercises the option to add an overlapping phase in (*indicate Fiscal Year here*) that will include (*describe which phase will be added and include all that apply – Design, Construction, Environmental, Utilities, ROW incidentals or Miscellaneous*). Total funds for this contract remain the same (*indicate total dollars here*) as referenced in Paragraph/Section/Provision/Exhibit _____ of the original contract.

(Insert the following language for use with Option #4):

In accordance with the terms of the original contract (*insert FY, Agency code & CLIN routing #*) between the State of Colorado, Department of Transportation and (*insert contractor's name here*), the State hereby exercises the option to update funding based on changes from state, federal, local match and/or local agency overmatch funds. The contract is now (*select one: increased and/or decreased*) by (*insert dollars here*) specified in Paragraph/-Section/-Provision/Exhibit _____ of the original contract. A new Section 4. Project Funding Provisions is made part of the original contract and replaces the original Section 4. Project Funding Provisions.

(The following language must be included on all options):

The amount of the current Fiscal Year contract value is (*increased/decreased*) by ($ *amount of change*) to a new contract value of ($_ _ _ _

LOCAL AGENCY CONTRACT ADMINISTRATION CHECKLIST

The following checklist has been developed to ensure that all required aspects of a project approved for Federal funding have been addressed and a responsible party assigned for each task.

After a project has been approved for Federal funding in the Statewide Transportation Improvement Program, the Colorado Department of Transportation (CDOT) Project Manager, Local Agency project manager, and CDOT Resident Engineer prepare the checklist. It becomes a part of the contractual agreement between the Local Agency and CDOT. The CDOT Agreements Unit will not process a Local Agency agreement without this completed checklist. It will be reviewed at the Final Office Review meeting to ensure that all parties remain in agreement as to who is responsible for performing individual tasks.

COLORADO DEPARTMENT OF TRANSPORTATION

LOCAL AGENCY CONTRACT ADMINISTRATION CHECKLIST

Project No	STIP No	Project Code	Region
BR M356-022	SDR6404	18666	06

Project Location	Date
80th Avenue over US 36	05-07-09

Project Description
Bridge Replacement (80th Ave. over US 36)

Local Agency City of Westminster	Local Agency Project Manager David R. Downing
CDOT Resident Engineer Irina Matus	CDOT Project Manager Maria Hapagbaco

INSTRUCTIONS:
This checklist shall be utilized to establish the contract administration responsibilities of the individual parties to this agreement. The checklist becomes an attachment to the Local Agency agreement. Section numbers correspond to the applicable chapters of the CDOT *Local Agency Manual*.

The checklist shall be prepared by placing an "X" under the responsible party (opposite side of the table). The "X" denotes the party responsible for initiating and executing the task. Only one responsible party should be selected. When neither CDOT nor the Local Agency is responsible for a task, not applicable (NA) shall be noted. In addition, a "#" will denote that CDOT must concur or approve.

Tasks that will be performed by headquarters staff will be noted. The Region, in accordance with established policies and procedures, will determine who will perform all other tasks that are the responsibility of CDOT.

The checklist shall be prepared by the CDOT Resident Engineer or the CDOT Project Manager, in cooperation with the Local Agency Project Manager, and submitted to the Region Program Engineer. If contract administration responsibilities change, the CDOT Resident Engineer, in cooperation with the Local Agency Project Manager, will prepare and distribute a revised checklist.

NO.	DESCRIPTION OF TASK	RESPONSIBLE PARTY LA	RESPONSIBLE PARTY CDOT
TIP / STIP AND LONG-RANGE PLANS			
2.1	Review Project to ensure it is consistent with STIP and amendments, if req'd.		X
FEDERAL FUNDING OBLIGATION AND AUTHORIZATION			
4.1	Authorize funding by phases (CDOT Form 110 - Federal-aid Program Data). Receive FHWA concurrence/involvement		X
PROJECT DEVELOPMENT			
5.1	Prepare Design Data - CDOT Form 463		X
5.2	Prepare Local Agency/CDOT Inter-Governmental Agreement (see also Chapter 3)		X
5.3	Confirm Consultant Selection/Execute Consultant Agreement		X
5.4	Conduct Design Feasibility Review Meeting		X
5.5	Conduct Public Involvement		X
5.6	Conduct Field Inspection Review (FIR)		X
5.7	Conduct Environmental Processes (NEPA) - Receive FHWA concurrence/involvement		X
5.8	Acquire Right-of-Way - Receive FHWA concurrence/involvement		X
5.9	Obtain Utility and Railroad Agreements		X
5.10	Conduct Final Office Review (FOR)		X
5.11	Justify Force Account Work by the Local Agency		N/A
5.12	Justify Proprietary, Sole Source, or Local Agency Furnished Items		X
5.13	Document Design Exceptions - CDOT Form 464		X
5.14	Prepare Plans, Specifications, and Construction Cost Estimates		X
5.15	Ensure Authorization of Funds for Construction		X

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Previous editions are obsolete and may not be used

NO.	DESCRIPTION OF TASK	RESPONSIBLE PARTY LA	CDOT
PROJECT DEVELOPMENT CIVIL RIGHTS AND LABOR COMPLIANCE			
6.1	Set Underutilized Disadvantaged Business Enterprise (UDBE) Goals for Consultant and Construction Contracts (CDOT Region 6 DBE/EEO/Civil Rights Specialist)		X
6.2	Determine Applicability of Davis-Bacon Act This project ☐ is ☒ is not exempt from Davis-Bacon requirements as determined by the functional classification of the project location (Projects located on local roads and rural minor collectors may be exempt.) Irene Matos — 02/07/08 CDOT Resident Engineer (Signature on File) — Date		X
6.3	Set On the Job Training Goals. Goal is zero if total construction is less than $1 million (CDOT Region 6 DBE/EEO/Civil Rights Specialist)		X
6.4	Title VI Assurances		X
	Ensure the correct Prevailing Wage Decision, all required Disadvantaged Business Enterprise/On-the-Job Training special provisions and FHWA Form 1273 are included in the Contract (CDOT Resident Engineer)		X
ADVERTISE, BID AND AWARD			
7.1	Obtain Approval for Advertisement Period of Less Than Three Weeks		X
7.2	Advertise for Bids		X
7.3	Distribute "Advertisement Set" of Plans and Specifications		X
7.4	Review Worksite and Plan Details with Prospective Bidders While Project Is Under Advertisement		X
7.5	Open Bids		X
7.6	Process Bids for Compliance		
	Check CDOT Form 715 "Certificate of Proposed Underutilized DBE Participation" when the low bidder meets UDBE goals		X
	Evaluate CDOT Form 718 "Underutilized DBE Good Faith Effort Documentation" and determine if the Contractor has made a good faith effort when the low bidder does not meet DBE goals		X
	Submit required documentation for CDOT award concurrence		X
7.7	Concurrence from CDOT to Award		X
7.8	Approve Rejection of Low Bidder		X
7.9	Award Contract		X
7.10	Develop "Award" and "Record" Set of Plans and Specifications		X
CONSTRUCTION MANAGEMENT			
8.1	Issue Notice to Proceed to the Contractor		X
8.2	Project Safety		X
8.3	Conduct Conferences		
	Pre-Construction Conference (Agenda 8)		X
	Pre-survey		
	• Construction staking		X
	• Monumentation		X
	Paddering (Optional)		X
	Structural Concrete Pre-Pour (Agenda in CDOT Construction Manual)		X
	Concrete Pavement Pre-Paving (Agenda in CDOT Construction Manual)		X
	HMA Pre-Paving (Agenda in CDOT Construction Manual)		X
8.4	Develop and distribute Public Notice of Planned Construction to district and local residents		X
8.5	Supervise Construction		
	A Professional Engineer (PE) registered in Colorado, who will be in responsible charge of construction supervision Irene Matos — 303 398-6765 Local Agency Professional Engineer or CDOT Resident Engineer — Phone number		X

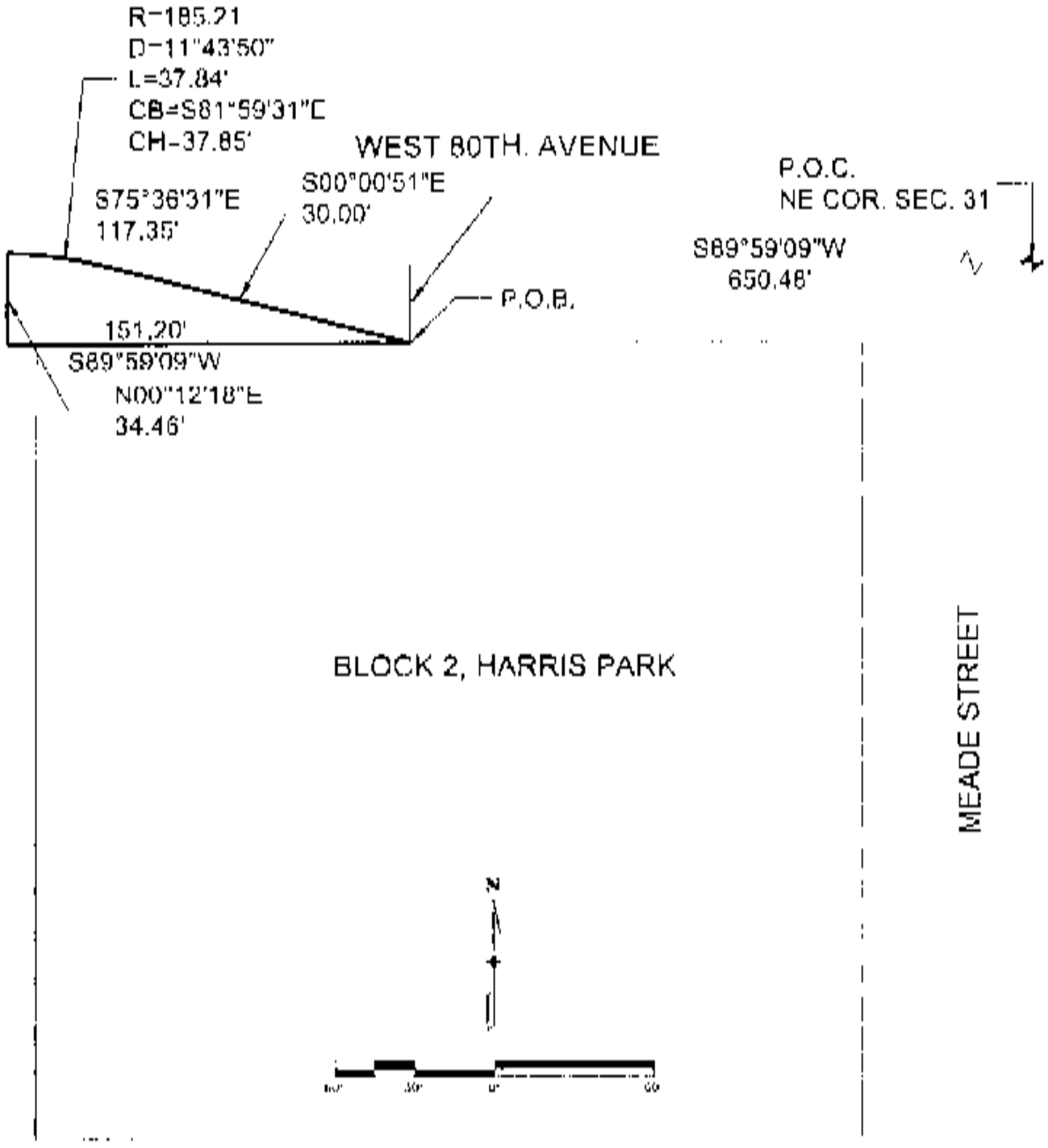
NO.	DESCRIPTION OF TASK	RESPONSIBLE PARTY LA	RESPONSIBLE PARTY CDOT
	Provide competent, experienced staff who will ensure the Contract work is constructed in accordance with the plans and specifications		X
	Construction inspection and documentation		X
8.6	Approve Shop Drawings		X
8.7	Perform Traffic Control Inspections		X
8.8	Perform Construction Surveying		X
8.9	Monument Right of Way		X
8.10	Prepare and Approve Interim and Final Contractor Pay Estimates Provide the name and phone number of the person authorized for this task David R. Downing — 303.656.2400 Local Agency Representative — Phone number		X
8.11	Prepare and Approve Interim and Final Utility and Railroad Bill-ings		X
8.12	Prepare Local Agency Reimbursement Requests	X	
8.13	Prepare and Authorize Change Orders		X
8.14	Approve All Change Orders		X
8.15	Monitor Project Financial Status		X
8.16	Prepare and Submit Monthly Progress Reports		X
8.17	Resolve Contractor Claims and Disputes		X
8.18	Conduct Routine and Random Project Reviews Provide the name and phone number of the person responsible for this task Irene Matic — 303.757.9785 CDOT Resident Engineer — Phone number		X
MATERIALS			
9.1	Conduct Materials Pre-Construction Meeting		X
9.2	Complete CDOT Form 216 - Materials Documentation Record		
	• Generate form which includes determining the minimum number of required tests and applicable material submittals for all materials placed on the project		X
	• Update the form as work progresses		X
	• Complete and distribute form after work is completed		X
9.3	Perform Project Acceptance Samples and Tests		X
9.4	Perform Laboratory Verification Tests		X
9.5	Accept Manufactured Products Inspection of structural components		X
	• Fabrication of structural steel and pre-stressed concrete structural components		X
	• Bridge modular expansion devices (2" to 6" or greater)		X
	• Fabrication of sensor devices		X
9.6	Approve Sources of Materials		X
9.7	Independent Assurance Testing (IAT) Local Agency Procedures ☐ CDOT Procedures ☒		
	• Generate IAT schedule		X
	• Schedule and provide notification		X
	• Conduct IAT		X
9.8	Approve mix designs		
	• Concrete		X
	• Hot mix asphalt		X
9.9	Check Final Materials Documentation		X
9.10	Complete and Distribute Final Materials Documentation		X

CONSTRUCTION CIVIL RIGHTS AND LABOR COMPLIANCE			
10.1	Fulfill Project Bulletin Board and Pre-Construction Packet Requirements		X
10.2	Process CDOT Form 205 - Sublet Permit Application Review and sign completed CDOT Form 205 for each subcontractor, and submit to EEO/Civil Rights Specialist		X
10.3	Conduct Equal Employment Opportunity and Labor Compliance Verification Employee Interviews - Complete CDOT Form 260		X
10.4	Monitor Disadvantaged Business Enterprise Participation to Ensure Compliance with the Commercially Useful Function Requirements		X
10.5	Conduct Interviews When Project Utilizes On-the-Job Trainees - Complete CDOT Form 200 OJT Training Questionnaire		X
10.6	Check Certified Payrolls (Consult the Region EEO/Civil Rights Specialists for job requirements)		X
10.7	Submit FHWA Form 1391 - Highway Construction Contractor's Annual EEO Report		X
FINALS			
11.1	Conduct Final Project Inspection - Complete and submit CDOT Form 1212 - Final Acceptance Report (Resident Engineer with Mandatory Local Agency participation)		X
11.2	Write Final Project Acceptance Letter		X
11.3	Advertise for Final Settlement		X
11.4	Prepare and Distribute Final As-Constructed Plans		X
11.5	Prepare EEO Certification		X
11.6	Check Final Quantities, Plans, and Pay Estimate; Check Project Documentation and Submit Final Certifications		X
11.7	Check Material Documentation and Accept Final Materials Certification (See Chapter 9)		X
11.8	Obtain CDOT Form 17 from the Contractor and Submit to the Resident Engineer		X
11.9	Obtain FHWA Form 47 - Statement of Materials and Labor Used - from the Contractor		X
11.10	Complete and Submit CDOT Form 1212 - Final Acceptance Report (by CDOT)		X
11.11	Process Final Payment		X
11.12	Complete and Submit CDOT Form 950 - Project Closure		X
11.13	Retain Project Records for Six Years from Date of Project Closure		X
11.14	Retain Final Version of Local Agency Contract Administration Checklist		X

cc: CDOT Resident Engineer/Project Manager
CDOT Region Program Engineer
CDOT Region EEO/Civil Rights Specialist
CDOT Region Materials Engineer
CDOT Contracts and Market Analysis Branch
Local Agency Project Manager

Previous editions are obsolete and may not be used

LEGAL DESCRIPTION
NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 2 SOUTH,
RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF WESTMINSTER, COUNTY OF ADAMS, STATE OF COLORADO.



CITY OF WESTMINSTER	Designed by	Date NOV 16 2001
	Drawn by B HANSON	File # 167/11
EXHIBIT A BLOCK 2 HARRIS PARK	Checked by K BOCHM	Sheet #
	Cad file 167/11_SWV_ARTC_11 LEGAL.dgn	SHEET 2 OF 2

WESTMINSTER ECONOMIC DEVELOPMENT AUTHORITY
WESTMINSTER CITY HALL, 4800 W. 92ND AVENUE
MONDAY, December 14, 2009
7:00 P.M.

1. Roll Call

2. Minutes of Previous Meeting (October 12, 2009)

3. New Business

A. Public Hearing re 4th Quarter 2009 Budget Amendment
B. Resolution No. 117 re 4th Quarter 2009 Housekeeping Supplemental Appropriation
C. Acquisition of the Trail Dust Property (Lots 2 & 3) Block 1 of the Lake Arbor Commercial Office Park, Filing Number 1

4. Adjournment

CITY OF WESTMINSTER, COLORADO
MINUTES OF THE WESTMINSTER ECONOMIC DEVELOPMENT AUTHORITY
MONDAY, OCTOBER 12, 2009 AT 7:35 P.M.

ROLL CALL

Present at roll call were Chairperson McNally, Vice Chairperson Dittman and Board Members Briggs, Kaiser, Lindsey, Major, and Winter. Also present were J. Brent McFall, Executive Director, Martin McCullough, Attorney for the Authority, and Linda Yeager, Secretary.

CONSIDERATION OF MINUTES

Vice Chairperson Dittman moved, seconded by Kaiser, to approve the minutes of the meeting of August 24, 2009 with no additions or corrections. The motion carried unanimously.

PUBLIC HEARING ON PROPOSED AMENDED 2010 BUDGET

At 7:36 p.m., the Chair opened a public hearing to consider the Westminster Economic Development Authority proposed 2010 amended budget. Staff was present to answer any questions. The Chair asked if anyone wished to speak in support of or in opposition to the proposed 2010 amended budget. No one did, and Chairperson McNally closed the hearing at 7:37 p.m.

RESOLUTION NO. 116 ADOPTING THE AMENDED 2010 BUDGET & APPROPRIATING FUNDS

It was moved by Board Member Briggs and seconded by Winter to adopt Resolution No. 116 adopting the 2010 proposed amended budget as presented, including the appropriation of funds as set forth. At roll call, the motion carried unanimously.

ADJOURNMENT

There being no other business to be considered, the meeting adjourned at 7:38 p.m.

ATTEST:

_____
Chairperson

_____
Secretary

WEDA Agenda Item 3 A & B

Agenda Memorandum

Westminster Economic Development Authority Meeting
December 14, 2009

SUBJECT: Public Hearing and Resolution No. 117 re 4th Quarter 2009 Housekeeping Supplemental Appropriation

Prepared By: Karen Creager, Special Districts Accountant

Recommended Board Action

1. Hold a Public Hearing on the 4th quarter budget amendment for Westminster Economic Development Authority (WEDA).

2. Adopt Resolution No. 117 authorizing a supplemental appropriation to the 2009 WEDA budget.

Summary Statement

When necessary, Staff prepares a resolution to appropriate unanticipated revenues and adjust the budget side of transactions that occur during the year. Preparing a supplemental appropriation on a quarterly basis for WEDA simplifies administrative procedures and reduces paper work.

- This is the 4th quarter 2009 housekeeping supplemental appropriation for various WEDA Urban Renewal Areas (URAs).

- Amendments:
  - $88,869 interest earnings
  - $35,830,000 bond proceeds
  - $825,000 increase to transfers in
  - $268,022 South Sheridan URA carryover
  - $13,251 Mandalay Gardens URA carryover
  - $164,230 North Huron URA carryover

- A public hearing is required pursuant to Section 29-1-108 of the Colorado Revised Statutes.

Expenditure Required: $37,189,372

Source of Funds: Interest earnings, transfers-in, bond proceeds, carryover

Policy Issue

Should WEDA appropriate funds as set forth in the attached Resolution?

Alternative

The Board could decide not to appropriate funds at this time. This is not recommended because the appropriation of the carryover and investment interest earnings is necessary for the URAs to meet their debt service obligations for the year as well as the corresponding arbitrage compliance requirements. Additionally, the Board previously approved the issuance of refunding bonds for the Mandalay Gardens URA and the appropriation of the proceeds completes the transaction on WEDA's books. Lastly, the transfer in must be appropriated in order for the funds to be spent on WEDA activities.

Background Information

2008 Carryover

South Sheridan URA

- With the conversion of South Sheridan URA's bonds to bank bonds in late 2008, the debt service schedule accelerated requiring larger than budgeted principal and interest payments in 2009. Appropriation of 2008 carryover of $268,022 is requested to cover the increased payments.

North Huron URA

- After the North Huron 2005 bonds were successfully refinanced and paid-off with a loan from Compass Bank, it was determined that an arbitrage rebate was no longer due. The rebate fund was originally established with interest earned on the unspent proceeds. Now that the rebate fund is not needed, those interest earnings can be spent on project needs. In order to reflect the reallocation of the rebate funds to project funds, the previously unappropriated interest earnings must be appropriated in order to be spent on project needs. Therefore, an appropriation of 2008 carryover of $164,230 is requested to reflect this change on WEDA's books.

Interest Earnings – bond/investment interest

North Huron URA

- WEDA issued debt to fund the improvements to the North I-25 corridor from 136th Ave to 150th Avenue. While a significant portion of the improvements have been completed, there are still improvements under construction and the bond proceeds continue to earn interest and will do so until the proceeds are completely spent. These earnings should be appropriated to the projects still in progress. Additionally, interest earned on the reserve accounts established with the refinancing should be appropriated to assist with debt service payments. A portion of these earnings has been appropriated through previous quarterly supplemental appropriations. The amount of estimated interest earnings not previously appropriated is $81,477 for 2009.

South Sheridan URA

- WEDA issued debt to fund the street improvements and architectural masonry wall in the area of 72nd and Sheridan. While a significant portion of the improvements have been completed, there are still improvements under construction and the bond proceeds continue to earn interest and will do so until the proceeds are completely spent. These earnings should be appropriated to the projects still in progress. Additionally, interest earned on the reserve accounts established with the refinancing should be appropriated to assist with debt service payments. A portion of the interest earnings has been appropriated through previous quarterly supplemental appropriations. The amount of estimated interest earnings not previously appropriated is $7,392 for 2009.

Bond Proceeds

Mandalay Gardens URA

- On August 24, 2009, the Board authorized the issuance of up to $36,250,000 of refunding bonds to refund the 2006 Mandalay Gardens URA bonds that were converted to bank bonds in late 2008. At the time the bonds were authorized, an appropriation of the new bond proceeds was not presented to the Board. Therefore, an appropriation of $35,830,000 is now requested in order to properly reflect the bond transaction on WEDA's books. An additional $13,251 of interest earnings from previous years were also needed to complete the refinancing. Therefore, an appropriation of $13,251 of carryover is also requested.

Transfers in

Westminster Center URA

- Prior to this WEDA meeting, Westminster City Council was presented with an agenda item request to approve transferring $825,000 from the City's General Capital Improvement Fund (GCIF) to WEDA to fund activities related to the redevelopment of the Westminster Mall. Assuming that Council approved that agenda item, the transfer of $825,000 to WEDA from the GCIF should be appropriated to a capital project in the Westminster Center Urban Reinvestment Plan Area.

The adjustments will amend Revenue and Expenditure accounts as follows:

REVENUES

Description	Account Number	Current Budget	Amendment	Revised Budget
Bond Proceeds	6800.46020.0182	$0	$35,830,000	$35,830,000
Carryover	6800.40200.0190	(521,491)	268,022	(253,469)
Carryover	6800.40200.0182	2,023,221	13,251	2,036,472
Carryover	6800.40200.0183	(514,458)	164,230	(350,228)
Transfers in GCIF	6800.45000.0750	0	825,000	825,000
Interest Earnings	6800.42520.0190	0	7,392	7,392
Interest Earnings	6800.42520.0183	0	81,477	81,477
Total Change to Revenues			$37,189,372	

EXPENDITURES

Description	Account Number	Current Budget	Amendment	Revised Budget
Other Financing Use	68010900.78800.0182	$26,834	$35,740,106	$35,766,940
Other Financing Use	68010900.78800.0183	69,112,095	1,429	69,113,524
Principal	68010900.78200.0190	265,000	115,000	380,000
Interest	68010900.78400.0190	115,433	160,000	275,433
Interest Expense	68010900.78400.0182	1,694,114	102,895	1,797,009
Interest Expense	68010900.78400.0183	2,911,745	68,589	2,980,334
Paying Agent	68010900.78600.0182	164,297	250	164,547
WURP Land Acquisitions	80968005952.80400.8888	0	825,000	825,000
Street Improvements	80768030794.80400.8888	102,354	414	102,768
Huron Street	80568030710.80400.8888	839,570	168,957	1,008,527
144th Ave Interchange	80568030709.80400.8888	506,178	719	506,897
144th Huron to Zuni	80768030816.80400.8888	3,436,833	6,013	3,442,846
Total Change to Expenses			$37,189,372	

The above amendments will bring WEDA's accounting records up-to-date to reflect the various detailed transactions.

Respectfully submitted,

J. Brent McFall
Executive Director

Attachment

WESTMINSTER ECONOMIC DEVELOPMENT AUTHORITY

RESOLUTION NO. **117** INTRODUCED BY COMMISSIONERS

SERIES OF 2009 _____

2009 WEDA BUDGET SUPPLEMENTAL APPROPRIATION

WHEREAS, the Westminster Economic Development Authority (WEDA) established the 2009 budget on October 13, 2008 and

WHEREAS, proper notice for this amendment was published on December 10, 2009, pursuant to the requirements of Section 29-1-106 Colorado Revised Statutes; and

WHEREAS, a public hearing for this amendment was held on December 14, 2009, pursuant to the requirements of Section 29-1-108 Colorado Revised Statutes; and

WHEREAS, as necessary Staff prepares a resolution to make adjustments to the budget; and

WHEREAS, there are adjustments to be made to the 2009 budget for the 4th quarter of 2009; and

WHEREAS, the revenue adjustments consist of increases of: $88,869 interest earnings, $35,830,000 bond proceeds, $445,503 2008 carryover and $825,000 transfers in; and

WHEREAS, the expense adjustments consist of: $115,000 principal, $331,484 interest expense, $250 paying agent fees, $35,741,535 other financing use and $1,001,103 for capital projects.

NOW, THEREFORE, BE IT RESOLVED by the Board of the Westminster Economic Development Authority: The $37,189,372 increase shall be allocated to WEDA Revenue and Expenditure accounts as described in the WEDA Agenda Item 3 A & B December 14, 2009 (a copy of which may be obtained from the City Clerk).

PASSED AND ADOPTED 14th day of December, 2009.

ATTEST: _____
Chairperson

_____
Secretary

WEDA Agenda Item 3 C

Agenda Memorandum

Westminster Economic Development Authority Meeting
December 14, 2009

SUBJECT: Acquisition of the Trail Dust Property (Lots 2 & 3) Block 1 of the Lake Arbor Commercial Office Park, Filing Number 1

Prepared By: Susan Grafton, Economic Development Manager

Recommendation

Authorize the Executive Director to execute the contract to purchase the Trail Dust Property, Lot 2 & 3, Block 1 of the Lake Arbor Commercial Office Park, Filing Number 1.

Summary Statement

- The Trail Dust property is located on the east side of the Westminster Urban Reinvestment Project (WURP) site and is owned by L.A.I.P.C.A. Farmers, LLC.
- The owners have agreed to sell the property for $6.50 per square foot, which is favorably priced for a 2.57 acre pad site with highway visibility.
- Closing on this acquisition is planned for December 31, 2009, subject to Board authorization of the purchase.

Expenditure Required: $727,103, plus closing costs (approximately $23,000)

Source of Funds: 2009 WEDA Amended Budget

Policy Issue

Should WEDA proceed with the purchase of the Trail Dust Steakhouse site?

Alternatives

1. Delay purchase to a later date. The owners, however, are elderly and were willing to negotiate a lower price with the promise of closing prior to year end.

2. Require that the future developer acquire the property. The future developer will most likely not be ready for property acquisition for 6 to 12 months. Such delay could allow for increase in price.

Background Information

The Westminster Economic Development Authority will be acquiring the Trail Dust property as a first step in the assembly of the WURP site. The current owners of the Trail Dust property desire to sell the property prior to the close of 2009. The 2.57 acres consists of Lots 2 and 3 of Block 1, of the Lake Arbor Commercial Office Park, Filing Number 1 (see attached plan for location). The price of the land has been negotiated at $6.50 per square foot, which equates to $727,103. In addition to the purchase price, WEDA will also cover a portion of the closing costs. To cover the cost of acquisition, the City has transferred funds from the General Capital Improvement Fund City Center Redevelopment project account into the WEDA WURP account. Adequate funds are available to cover this expense.

Respectfully submitted,

J. Brent McFall
Executive Director

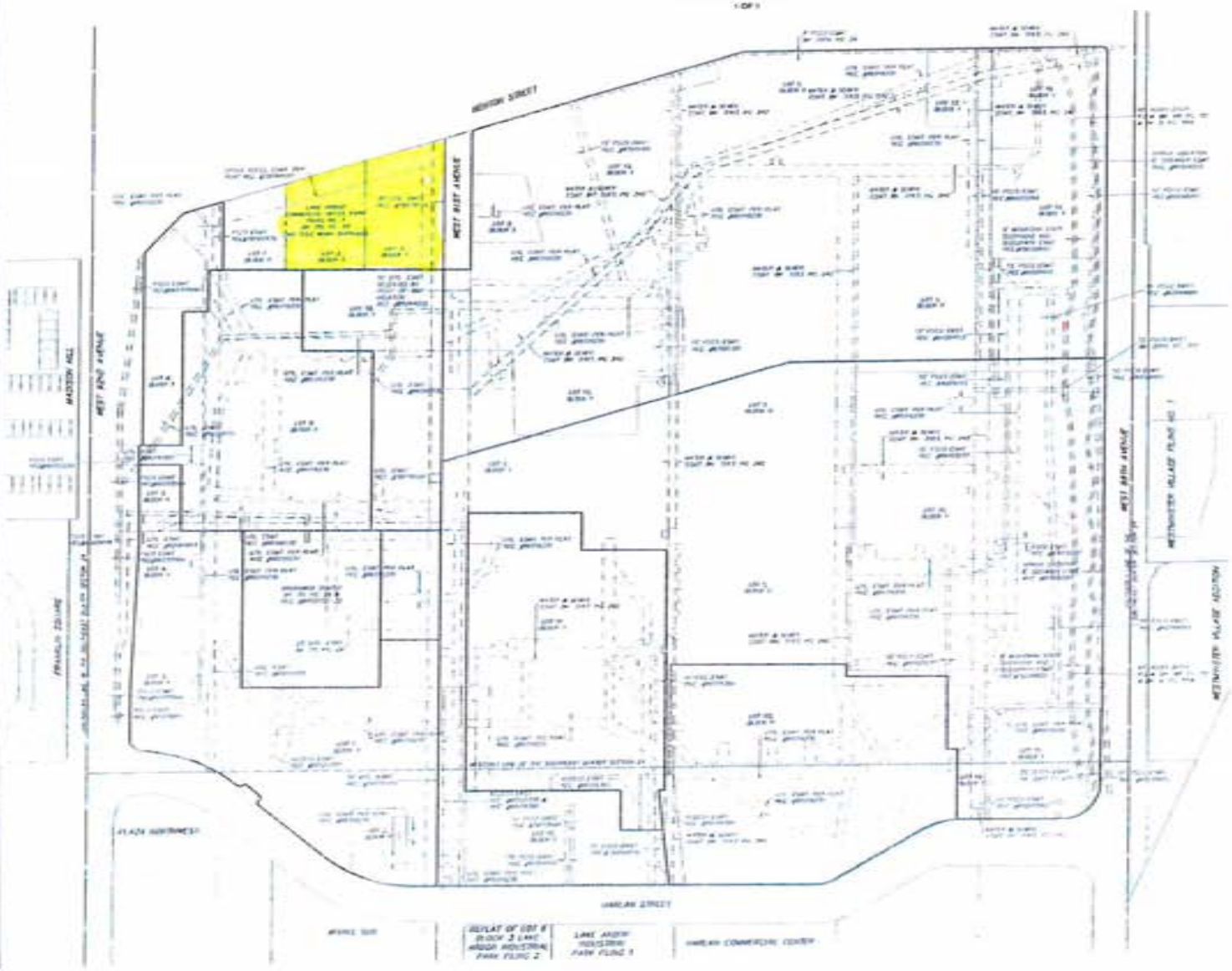
Attachment: Westminster Center Urban Reinvestment Plan

WESTMINSTER CENTER

URBAN REINVESTMENT PLAN

A PORTION OF THE SOUTH HALF OF SECTION 24, TOWNSHIP 2 SOUTH
RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN
CITY OF WESTMINSTER, COUNTY OF JEFFERSON
STATE OF COLORADO

1 OF 1



URBAN REINVESTMENT PLAN