



**WESTMINSTER**

**Staff Report**

TO: The Mayor and Members of the City Council

DATE: January 21, 2015

SUBJECT: Briefing and Post-City Council Briefing Agenda for January 26, 2015

PREPARED BY: J. Brent McFall, City Manager

Please Note: Study Sessions and Post City Council briefings are open to the public, and individuals are welcome to attend and observe. However, these briefings are not intended to be interactive with the audience, as this time is set aside for City Council to receive information, make inquiries, and provide Staff with policy direction.

Looking ahead to Monday night’s Briefing and Post-City Council meeting briefing, the following schedule has been prepared:

- |   |                  |
|---|------------------|
| <b>Welcome Reception for City Attorney David Frankel</b>        | <b>5:00 P.M.</b> |
| <i>A light dinner will be served in the Council Family Room</i> | 6:00 P.M.        |
| Council Briefing <i>(The public is welcome to attend.)</i>      | 6:30 P.M.        |
| POST BRIEFING <i>(The public is welcome to attend.)</i>         |                  |

PRESENTATIONS  
None at this time.

CITY COUNCIL REPORTS  
None at this time.

- EXECUTIVE SESSION
1. Discuss strategy and progress on negotiations related to economic development matters for the Westminster Urban Center Redevelopment, disclosure of which would seriously jeopardize the City’s ability to secure the development; discuss strategy and progress on the possible sale, acquisition, trade or exchange of property rights, including future leases; and provide instruction to the City’s negotiators on the same as authorized by WMC Sections 1-11-3(C)(2), (4), and (7) as well as Colorado Revised Statutes, Sections 24-6-402 (4)(a) and 24-6-402(4)(e) - **verbal**

- INFORMATION ONLY
1. Monthly Residential Development Report
  2. Update concerning the progress being made on issues related to the sanitation/filter systems at the City Park Pool and possible claims against the Architect and Contractor – **confidential memo**

Items may come up between now and Monday night. City Council will be apprised of any changes to the post-briefing schedule.

Respectfully submitted,

J. Brent McFall  
City Manager

**NOTE:** Persons needing an accommodation must notify the City Manager’s Office no later than noon the Thursday prior to the scheduled Study Session to allow adequate time to make arrangements. You can call 303-658-2161 /TTY 711 or State Relay) or write to [mbarajas@cityofwestminster.us](mailto:mbarajas@cityofwestminster.us) to make a reasonable accommodation request.



Information Only Staff Report  
January 26, 2015



SUBJECT: Monthly Residential Development Report

PREPARED BY: Walter G. Patrick, Planner

**Summary Statement**

This report is for City Council information only and requires no action by City Council.

- The following report updates 2014 residential development activity per subdivision (please see attachment) and compares 2014 year end totals with 2013 year end totals.
- The table below shows a decrease in new residential construction for 2014 year end totals when compared to 2013 year end totals (235 units in 2014 vs. 321 units in 2013).
- Residential development activity for the month of December 2014 versus December 2013 reflects a decrease in single-family detached (1 unit in 2014 versus 5 units in 2013), a decrease in single-family attached (0 units in 2014 versus 16 units in 2013), a decrease in multiple-family (0 units in 2014 versus 200 units in 2013), and a decrease in senior housing (0 units in 2014 versus 60 units in 2013).

**NEW RESIDENTIAL UNITS (2013 AND 2014)**

UNIT TYPE	DECEMBER		% <i>CHG</i>	YEAR END		% <i>CHG</i>
	2013	2014		2013	2014	
Single-Family Detached	5	1	-80.0	33	25	-24.2
Single-Family Attached	16	0	-	28	16	-42.9
Multiple-Family	200	0	-	200	194	-
Senior Housing	60	0	-	60	0	-
<b>TOTAL</b>	<b>281</b>	<b>1</b>	<b>-99.6</b>	<b>321</b>	<b>235</b>	<b>-26.8</b>

### **Background Information**

In December 2014, there was 1 Service Commitment issued for new housing units.

The column labeled “# Rem.” on the attached table shows the number of approved units remaining to be built in each subdivision.

Total numbers in this column will change as new residential projects (awarded Service Commitments in the new residential competitions), Legacy Ridge projects, build-out developments, etc., receive Official Development Plan (ODP) approval and are added to the list. Conversely, projects with expired service commitments are removed from the list.

This report supports the City Council Strategic Plan goals of Vibrant & Inclusive Neighborhoods and Beautiful, Desirable, Environmentally Responsible City.

Respectfully submitted,

J. Brent McFall  
City Manager

Attachment – Active Residential Development Table

**ACTIVE RESIDENTIAL DEVELOPMENT**

**Single-Family Detached Projects:**

Bradburn (120th & Tennyson)  
 CedarBridge (111th & Bryant)  
 Country Club Highlands (120th & Zuni)  
 Countryside Vista (105th & Simms)  
 Huntington Trails (144th & Huron)  
 Hyland Village (96th & Sheridan)  
 Legacy Ridge West (104th & Leg. Ridge Pky.)  
 Lexington (140th & Huron)  
 Various Infill  
 Winters Property (111th & Wads. Blvd.)  
 Winters Property South (110th & Wads. Blvd.)

***SUBTOTAL***

<b>Nov-14</b>	<b>Dec-14</b>	<b>2013 YTD</b>	<b>2014 YTD</b>	<b># Rem.*</b>	<b>2013 TOTAL</b>
0	0	6	0	0	6
0	0	0	0	3	0
0	1	8	16	55	8
0	0	0	0	9	0
0	0	10	4	19	10
0	0	0	4	101	0
0	0	1	0	0	1
0	0	1	0	2	1
0	0	7	1	7	7
0	0	0	0	8	0
0	0	0	0	10	0
<b>0</b>	<b>1</b>	<b>33</b>	<b>25</b>	<b>214</b>	<b>33</b>

**Single-Family Attached Projects:**

Alpine Vista (88th & Lowell)  
 Cottonwood Village (88th & Federal)  
 East Bradburn (120th & Lowell)  
 Hollypark (96th & Federal)  
 Hyland Village (96th & Sheridan)  
 Legacy Village (113th & Sheridan)  
 South Westminster (East Bay)  
 Shoenberg Farms  
 Summit Pointe (W. of Zuni at 82nd Pl.)  
 Sunstream (93rd & Lark Bunting)

***SUBTOTAL***

0	0	0	0	84	0
0	0	0	0	62	0
0	0	0	0	117	0
0	0	0	0	58	0
0	0	0	0	153	0
0	0	24	8	22	24
0	0	0	0	53	0
0	0	0	0	8	0
0	0	0	0	58	0
0	0	4	8	2	4
<b>0</b>	<b>0</b>	<b>28</b>	<b>16</b>	<b>617</b>	<b>28</b>

**Multiple-Family Projects:**

Hyland Village (96th & Sheridan)  
 Orchard at Westminster  
 Prospector's Point (87th & Decatur)  
 South Westminster (East Bay)  
 South Westminster (Harris Park Sites I-IV)

***SUBTOTAL***

0	0	0	0	54	0
0	0	200	194	0	200
0	0	0	0	24	0
0	0	0	0	28	0
0	0	0	0	6	0
<b>0</b>	<b>0</b>	<b>200</b>	<b>194</b>	<b>112</b>	<b>200</b>

**Senior Housing Projects:**

Crystal Lakes (San Marino)  
 Mandalay Gardens (Anthem)

***SUBTOTAL***

0	0	0	0	7	0
0	0	60	0	0	60
<b>0</b>	<b>0</b>	<b>60</b>	<b>0</b>	<b>7</b>	<b>60</b>

**TOTAL (all housing types)**

**0      1      321      235      950      321**

\* This column refers to the number of approved units remaining to be built in each subdivision.