



## Staff Report

TO: The Mayor and Members of the City Council  
DATE: July 10, 2008  
SUBJECT: Briefing and Post-City Council Briefing Agenda for July 14, 2008  
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:

Dinner 6:00 P.M.

Council Briefing (*The public is welcome to attend.*) 6:30 P.M.

CITY COUNCIL MEETING 7:00 P.M.

POST BRIEFING (*The public is welcome to attend.*)

### PRESENTATIONS

1. Westminster Center Park Master Plan
2. Senator Salazar's Proposal in Regional Open Space Planning Around the Rocky Flats National Wildlife Refuge

### CITY COUNCIL REPORTS

1. Report from Mayor (5 minutes)
2. Reports from City Councillors (10 minutes)

### EXECUTIVE SESSION

1. Discuss Strategy and Progress on Potential Sale, Acquisition, Trade or Exchange of Certain City Owned Real Property and the City's Position Relative thereto, pursuant to WMC 1-11-3(C)(2) and CRS 24-6-402(4)(a)

### INFORMATION ONLY STAFF REPORTS – do not require City Council action

1. Confidential Background Information for Proposed Barnett Open Space Acquisition

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



# WESTMINSTER

## Staff Report

City Council Post Council Meeting  
July 14, 2008



**SUBJECT:** Westminster Center Park Master Plan

**PREPARED BY:** Richard Dahl, Park Services Manager  
Kathy Piper, Landscape Architect

### **Recommended City Council Action:**

City Staff will present the attached Westminster Center Park Master Plan to City Council. City Councillors are being asked to review the refined Master Plan and provide Staff with comments and any changes that are desired.

### **Summary Statement:**

- Westminster Center Park is currently an undeveloped 9.5-acre park located directly north of City Hall across 92<sup>nd</sup> Avenue.
- On December 10, 2007, City Council authorized a contract with Architerra Group, Landscape Architects, for the preparation of the Westminster Center Park Master Plan and construction documents.
- Public meetings regarding the park design were held on January 15 and March 12, 2008.
- A final draft Master Plan has been designed for the park and was reviewed by Council review April 7, 2008.
- The Westminster Center Park project will be funded with 2008 Capital Improvement Program funds from the Parks, Open Space, and Trails (POST) Revenue Bonds. Additional potential funding will be sought through an Adams County Open Space Grant.
- Preliminary cost estimates for this plan exceed the approved funding authorized by City Council. However, City Staff is currently evaluating alternative funding sources and will be making recommendations to City Council for possible funding options in the future.

**Expenditure Required:** \$1,400,000 (Current Budget)

**Source of Funds:** Parks, Open Space Trail Bond Funds

**Policy Issue:**

Should the City proceed with the construction of Westminster Center Park?

**Alternative:**

City Council could choose to not authorize the construction of the Westminster Center Park and decide to utilize the funds for another project. Staff does not recommend this, however, as this project is identified in the Parks and Recreation Master Plan, funds are budgeted, and several neighborhood meetings have already been held to promote the new project.

**Background Information:**

As part of the development process for the Westminster City Center commercial development, this property was donated by developer Jim Sullivan to the City for a park in 1994. In 1996, a park master plan was developed, which included extensive gardens, a large pond with waterfalls and walking path. The preliminary cost for the master plan was over \$2.4 million. Funding for the park was subject to a parks/roads property tax increase being passed in November 2000. The issue failed and the development of the park was put on hold.

In November 2006, Westminster voters approved an extension of the City's Parks, Open Space and Trails sales tax and authorized the sale of \$20 million of bonds to fund acquisition of additional open space parcels, trails and recreation facilities. Westminster Center Park will be funded from proceeds of the recreation portion of the bonds.

In October 2007, Staff solicited proposals from local design professionals to refine the existing park master plan and produce construction documents for the project. Staff received four eligible proposals from reputable firms and City Council approved a contract with Architerra Group based on their design approach, design team and overall fees. Architerra Group has successfully completed like projects locally and nationwide.

On January 15, 2008, Staff and consultants held the first public meeting to review the process and receive comments. The second public meeting was held on March 12, 2008, to present the proposed master plan to the public. Both meetings were attended by the public and adjacent neighbors.

The new master plan takes into account some of the amenities from the first master plan, but also includes some new ideas that tie the new Master Plan to the City Hall site, which was not previously considered in the first master plan. Staff has also discussed the plan with other City Departments and incorporated the comments into the current master plan. Staff will be present at the July 21, 2008, Study Session to present the refined plan to City Council and answer any questions presented by Council.

Staff Report – Westminster Center Park Master Plan

July 14, 2008

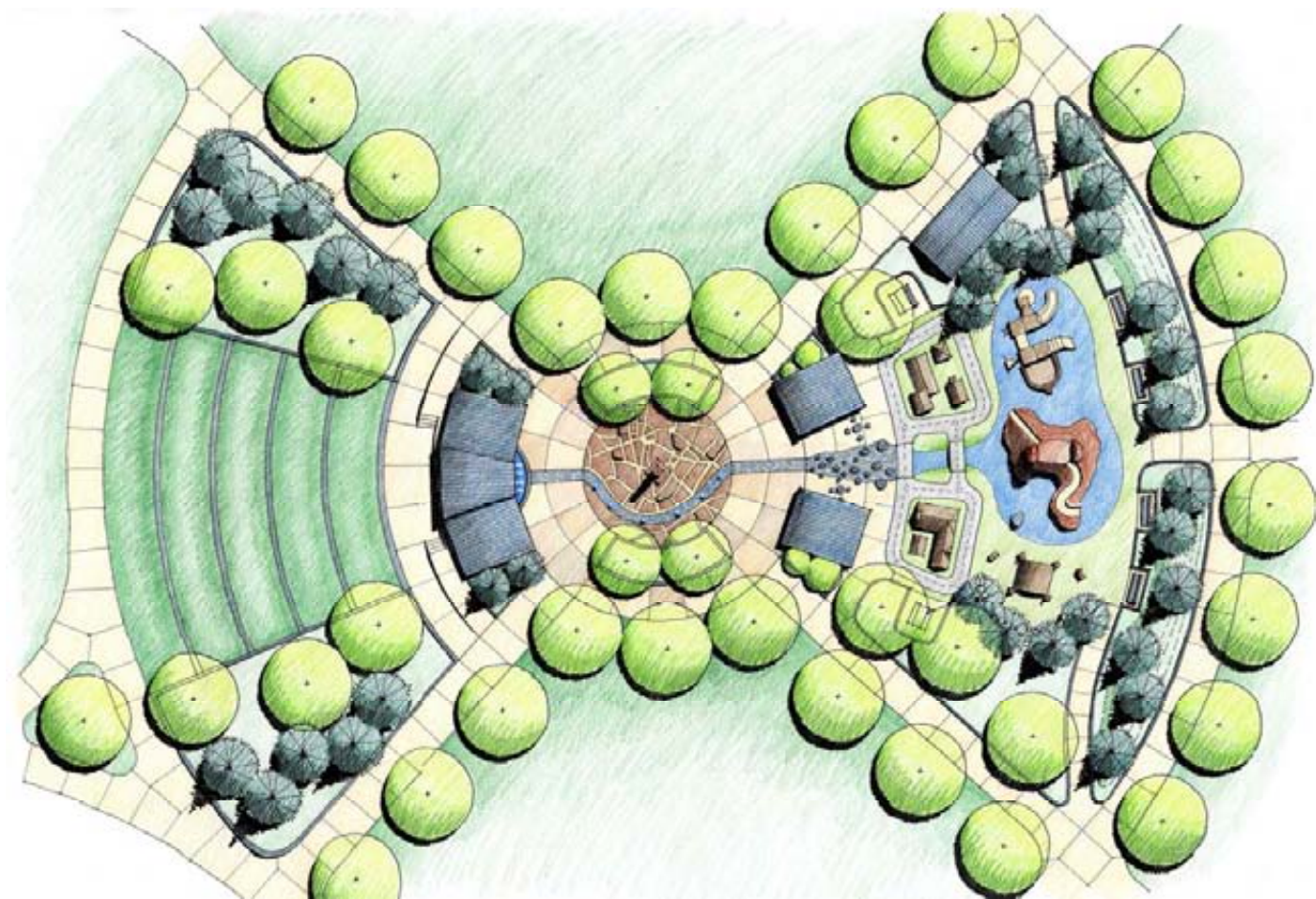
Page 3

The Westminster Center Park project supports the City's Strategic Plan goals of "Financially Sustainable City Government Providing Exceptional Services," "Vibrant Neighborhoods and Commercial Areas" and "Beautiful and Environmentally Sensitive City."

Respectfully submitted,

J. Brent McFall  
City Manager

Attachment



**Westminster Center Park  
Plaza Enlargement**



93<sup>rd</sup> AVE.

CITY CENTER DRIVE

- OFF STREET PARKING (54 SPACES)
- DROP-OFF
- PLAYGROUND
- BLUEGRASS MEADOW (TYP)
- SEMI-CUSTOM SHELTER/RESTROOM
- OFF STREET PARKING (29 SPACES)
- WATER FEATURE
- PLAZA
- CONCRETE WALKS (TYP)
- SEMI-CUSTOM SHELTER/STAGE
- AMPHITHEATER SEATING
- SPECIAL PAVING (TYP)
- MONUMENT (TYP)
- 92<sup>nd</sup> AVE. UNDERPASS (FUTURE - BASED ON AVAILABLE FUNDING.)

NOTE: IMPLEMENTATION OF IMPROVEMENTS SHOWN IS BASED ON AVAILABLE AND FUTURE FUNDING.

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XAVIER ST.

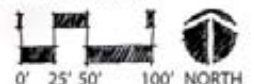
CITY HALL

## WESTMINSTER CENTER PARK

SITE MASTER PLAN

ARCHITERRA GROUP/  
CHEVO STUDIOS

3-12-08





## WESTMINSTER

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Staff Report – Westminster Center Park Master Plan

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J. Brent McFall  
City Manager

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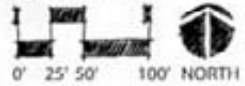
CITY HALL

**WESTMINSTER CENTER PARK**

SITE MASTER PLAN

ARCHITERRA GROUP/  
CHEVO STUDIOS

3-12-08





## Staff Report

City Council Post Meeting  
July 14, 2008



**SUBJECT:** Senator Salazar's Proposal in Regional Open Space Planning Around the Rocky Flats National Wildlife Refuge

**Prepared By:** Ron Hellbusch, Special Projects Coordinator  
Mike Smith, Director Public Works and Utilities

### Recommended City Council Action

Send a letter of support to Senator Salazar and Congressman Perlmutter indicating the City of Westminster's support for their proposal in their letter dated July 2, 2008, for the establishment of an "open space regional cooperation task force," or other organization of local governments surrounding the Rocky Flats National Wildlife Refuge, to work with the US Fish & Wildlife Service, for the express purpose of coordination of open space plans; and reassert the City's priority of continued long term environmental oversight and monitoring of the Rocky Flats site by the federally mandated Local Stewardship Organization (LSO), the Rocky Flats Stewardship Council (RFSC).

### Summary Statement

- Senator Salazar and Congressman Perlmutter appeared before the RFSC in June and sent a letter proposing amending Local Stakeholder Organization federal legislation.
- This legislation would allow the RFSC (the LSO) to expand its tasks beyond environmental oversight and monitoring to include a management role at the Rocky Flats National Wildlife Refuge (RFNWR) and to take a lead role in the coordination of open space planning and land conservation and preservation by RFSC member local governments.
- Since that time opposition has been expressed to that legislative mandate.
- The City of Arvada and the City and County of Broomfield and the US Fish & Wildlife Service have gone on record officially opposing the proposed federal legislative mandate for RFSC management role at the RFNWR and open space coordination.
- The City of Northglenn staff will be recommending to their city council similar opposition to the federal legislation.
- However, these entities do not oppose a local initiative of surrounding local governments formalizing a process for cooperative efforts for open space planning and land conservation and preservation and working in cooperation with the US Fish & Wildlife Service at the RFNWR.
- Senator Salazar and Congressman Perlmutter have indicated that they would support a proposal that is less formal than Federal legislation that would utilize a group other than the RFSC. That could come from an appropriate organization established by surrounding local governments.

**Expenditure Required:** No expenditure is proposed or defined at this time. If the RFSC were to undertake the expanded tasks it would be likely RFSC local governments would be asked to provide funding since DOE, who will terminate funding in 2010, funds the LSO function.

**Source of Funds:** No specific source of additional City funds has been defined. Each of the eight RFSC members currently pays a nominal membership fee of \$1,000 annually; to supplement the more significant DOE funding that supports the current \$150,000 annual RFSC budget.

**SUBJECT:** Senator Salazar's Proposal in Regional Open Space Planning Around the Rocky Flats National Wildlife Refuge

July 14, 2008

Page 2

### **Policy Issue**

Should the City of Westminster support and take an active role in a process among local governments surrounding the RFNWR, to provide open space planning and land conservation and preservation, while reasserting its priority for continued environmental oversight and monitoring of the Rocky Flats Site by the LSO (RFSC)?

### **Alternatives**

One alternative would be to support the original federal legislation proposed by Senator Salazar and Congressman Perlmutter, but that has generated opposition by some local governments and the US Fish & Wildlife Service and would most likely involve considerable increase in City funding.

A second alternative would be to determine there is no need or value to developing a formal organization among local governments surrounding the RFNWR and let each entity plan and manage its own open space programs, as is the current process.

A third alternative would be to support and encourage the local governments surrounding the RFNWR to meet and explore the benefit and value to the Front Range region, the local governments and the newly designated RFNWR, to cooperate and coordinate open space planning, land conservation and preservation, and to give priority to the Mountain Backdrop Plan concept advanced in previous years by Senator Salazar, Congressman Udall and Congressman Perlmutter.

### **Background Information**

Some years ago then Colorado Attorney General Ken Salazar and Congressman Mark Udall envisioned a regional Front Range land conservation and preservation concept, which became known as the "Mountain Backdrop Plan." This concept generated considerable interest and support. It is this concept of a land conservation and preservation plan that has been advanced recently by Senator Salazar and Congressman Perlmutter, now that the RFNWR has been designated and could be the core of a larger, regional open space preservation program.

The original proposal in June by the Senator and Congressman to expand the RFSC has not been met with much support. Some local governments have formally opposed the proposed legislation. However, there appears to be interest among many of the surrounding local governments and the US Fish & Wildlife Service to pursue an organization outside of the proposed federal mandated Local Stakeholders Organization legislation, to provide open space and land conservation and preservation in cooperation with the US Fish & Wildlife Service and the RFNWR.

Continued LSO long-term Rocky Flats Site environmental oversight and water and soil monitoring by the DOE is essential in future years. A number of environmental issues at the RFETS have yet to be resolved for the downstream communities and agriculture water users. These include the original landfill drainage; securing of the cover of the original landfill; retention of industrial wastes onsite; lack of a terminal pond on Woman Creek, DOE's planned breaching of Pond C-2 on Woman Creek and breaching of Walnut Creek ponds A & B; settlement and shifting of cover soils; pending water quality standard hearings and the uncertainty of DOE's long term ground and surface water monitoring stations. This long term environmental oversight and monitoring by the RFSC (LSO) should not change since it is set forth in existing federal LSO legislation.

There are various models in the Front Range area including near the Rocky Mountain Arsenal National Wildlife Refuge of formal, non-federally mandated organizations that provide the mission, planning, cooperation and funding for regional local government open space, land conservation and

**SUBJECT:** Senator Salazar's Proposal in Regional Open Space Planning Around the Rocky Flats  
National Wildlife Refuge

July 14, 2008

Page 3

preservation planning and coordination, which could include in this area, further development of the Mountain Backdrop concept.

Supporting the establishment of a "regional open space task force" helps achieve the City Council's Strategic Plan Goal of Beautiful and Environmentally Sensitive City by contributing to the objective of increased green space (parks, open space, etc.).

Respectfully submitted,

J. Brent McFall  
City Manager