



WESTMINSTER

Staff Report

TO: The Mayor and Members of the City Council

DATE: September 19, 2012

SUBJECT: Briefing and Post-City Council Briefing Agenda for September 24, 2012

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 (<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

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

EXECUTIVE SESSION

1. Discussion of personnel matter (City Manager's performance evaluation) pursuant to WMC section 1-11-3(C)(1) and CRS 24-6-402 (4)(f) (*Verbal*)

WESTMINSTER ECONOMIC DEVELOPMENT AUTHORITY

INFORMATION ONLY

1. Monthly Residential Development Report

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



Agenda Memorandum

Information Only Staff Report
September 24, 2012



SUBJECT: Monthly Residential Development Report

PREPARED BY: Walter G. Patrick, Planner II

Summary Statement

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

- The following report updates 2012 residential development activity per subdivision (please see attachment) and compares 2012 year-to-date totals with 2011 year-to-date totals.
- The table below shows an overall decrease (-64.8%) in new residential construction for 2012 year-to-date totals when compared to 2011 year-to-date totals (125 units in 2012 vs. 355 units in 2011).
- Residential development activity for the month of August 2012 versus August 2011 reflects no change in single-family detached (16 units in both years) and no change single-family attached, multiple-family or senior housing (0 units in both years).

NEW RESIDENTIAL UNITS (2011 AND 2012)

<u>UNIT TYPE</u>	<u>AUGUST</u>		<u>% CHG.</u>	<u>YEAR-TO-DATE</u>		<u>% CHG.</u>
	2011	2012		2011	2012	
Single-Family Detached	16	16	0	59	92	55.9
Single-Family Attached	0	0	-	12	33	175.0
Multiple-Family	0	0	-	284	0	-
Senior Housing	0	0	-	0	0	-
TOTAL	16	16	0	355	125	-64.8

Background Information

In August 2012, Service Commitments were issued for 16 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 increase 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.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment – Residential Development Report 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)
 Meadow View (107th & Simms)
 Tuscany Trails (95th & Westminster Blvd.)
 Ranch Reserve (114th & Federal)
 Savory Farm Estates (109th & Federal Blvd.)
 Shoenberg Farms (72nd & Sheridan)
 Various Infill
 Winters Property (111th & Wads. Blvd.)
 Winters Property South (110th & Wads. Blvd.)

Jul-12	Aug-12	2011 YTD	2012 YTD	# Rem.*	2011 Total
4	3	6	23	11	10
0	0	0	0	3	0
0	1	0	6	90	0
0	0	0	0	9	0
3	3	32	21	42	44
0	0	0	0	105	0
0	0	2	2	0	2
0	0	0	0	3	0
0	0	0	0	0	0
4	4	10	16	4	14
0	0	0	0	0	0
0	0	0	0	24	0
5	5	9	23	13	9
0	0	0	1	9	0
0	0	0	0	8	0
0	0	0	0	10	0
16	16	59	92	331	79

SUBTOTAL

Single-Family Attached Projects:

Alpine Vista (88th & Lowell)
 Bradburn (120th & Tennyson)
 CedarBridge (111th & Bryant)
 Cottonwood Village (88th & Federal)
 East Bradburn (120th & Lowell)
 Eliot Street Duplexes (104th & Eliot)
 Highlands at Westbury (112th & Pecos)
 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)

0	0	0	0	84	0
0	0	0	0	0	0
0	0	0	0	0	0
0	0	0	0	62	0
0	0	0	0	117	0
0	0	0	0	10	0
0	0	0	0	0	0
0	0	0	0	20	0
0	0	0	0	153	0
0	0	0	0	54	0
0	0	0	5	53	0
8	0	12	28	8	20
0	0	0	0	58	0
0	0	0	0	14	0
8	0	12	33	633	20

SUBTOTAL

Multiple-Family Projects:

Bradburn (120th & Tennyson)
 Hyland Village (96th & Sheridan)
 Mountain Vista Village (87th & Yukon)
 Orchard Arbour Square
 Prospector's Point (87th & Decatur)
 South Westminster (East Bay)
 South Westminster (Harris Park Sites I-IV)

0	0	0	0	233	0
0	0	0	0	54	0
0	0	0	0	144	0
0	0	284	0	244	300
0	0	0	0	24	0
0	0	0	0	28	0
0	0	0	0	6	0
0	0	284	0	733	300

SUBTOTAL

Senior Housing Projects:

Covenant Retirement Village
 Crystal Lakes (San Marino)
 Legacy Ridge (112th & Federal)

0	0	0	0	0	0
0	0	0	0	7	0
0	0	0	0	91	0
0	0	0	0	98	0

SUBTOTAL

TOTAL (all housing types)

24 16 355 125 1795 399

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