



## WESTMINSTER

### Staff Report

TO: The Mayor and Members of the City Council

DATE: October 22, 2014

SUBJECT: Briefing and Post-City Council Briefing Agenda for October 27, 2014

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.

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

#### PRESENTATIONS

None at this time.

#### CITY COUNCIL REPORTS

None at this time.

#### EXECUTIVE SESSION

None at this time.

#### INFORMATION ONLY

1. Woman Creek Reservoir Rehabilitation Project
2. 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

**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](tel:303-658-2161) /TTY 711 or State Relay) or write to [mbarajas@cityofwestminster.us](mailto:mbarajas@cityofwestminster.us) to make a reasonable accommodation request.



## Staff Report

Information Only Staff Report  
October 27, 2014



SUBJECT: Woman Creek Reservoir Rehabilitation Project

PREPARED BY: Sharon I. Williams, Water Resources Engineering Coordinator  
Mike Happe, Utilities Planning and Engineering Manager

### Summary Statement

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

### Background Information

Standley Lake is the source of drinking water for the cities of Westminster, Northglenn and Thornton. The Woman Creek Reservoir, located in northwest Westminster in Jefferson County (see Figure 1), was constructed in 1996 to physically separate Standley Lake from surface water leaving the former Rocky Flats Site. The reservoir is owned and operated by the Woman Creek Reservoir Authority (“Authority”) whose three member board of directors is appointed by the three cities.

The reservoir capacity is about 900 acre-feet and is divided into three separate cells by two low berms. In October 2011, a localized slump was observed in the northern internal berm within the reservoir. Although the slump does not currently impact operations, a rehabilitation project is necessary to ensure operation of the reservoir as originally planned.

The rehabilitation plan involves removing the internal berm between the north and center cells and using that material to construct stability berms along the remaining internal berm and dam embankments. No material will be leaving the site. The contractor will be responsible for completing and maintaining the stormwater management plan for the site, with special attention to strict dust control. The plan has been approved by the Dam Safety Branch of the Colorado Division of Water Resources and the reservoir will remain operational throughout the project.

Deere and Ault Consultants, Inc. was the design engineer for the project. To select a construction firm, the Authority went through a request for qualifications process which resulted in the pre-qualification of four contractors. After requesting proposals from these four pre-qualified contractors, the firm of Kelley Trucking, Inc. demonstrated the responsible low bid and was selected to construct the project. The notice to proceed was issued to Kelley Trucking on October 15, 2014 and the project commenced shortly thereafter. The project is anticipated to be completed in January 2015. The project is estimated to cost approximately \$900,000, and will be paid entirely by the Authority.

The Authority recognizes the sensitive nature of the project due to its location and the purpose of the reservoir. Previous studies of the site during the original construction assessed safety for workers and demonstrated no health risk. In preparation for this project, soil samples from 36 locations were

collected in March 2014 and assessed for potential health impacts for workers. The results reaffirmed that the site is safe for the workers on this planned construction project.

The Authority has taken the lead communicating with the public regarding the reservoir construction, and has also reached out to the Rocky Flats Stewardship Council to communicate the project plans. Westminster Staff will be proactively posting information about the project on the City website and is prepared to respond to public inquiries.



**Figure 1**

The construction of this rehabilitation project supports the Council's Strategic Plan Goals of Beautiful, Desirable, Environmentally Responsible City; Proactive Regional Collaboration; and Excellence in City Services by responsibly addressing infrastructure needs in collaboration with the City's Standley Lake partners.

Respectfully submitted,

J. Brent McFall  
City Manager



Information Only Staff Report  
October 27, 2014



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-to-date totals with 2013 year-to-date totals.
- The table below shows an increase in new residential construction for 2014 year-to-date totals when compared to 2013 year-to-date totals (230 units in 2014 vs. 26 units in 2013). This increase is attributed to the Arbour Commons apartment development at the Orchard at Westminster.
- Residential development activity for the month of September 2014 versus September 2013 reflects no change in single-family detached (2 units in 2014 and 2 units in 2013), an increase in single-family attached (8 units in 2014 versus 2 units in 2013), an increase in multiple family (194 units in 2014 versus 0 units in 2013) and no change in senior housing (0 units in both years).

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

UNIT TYPE	SEPTEMBER		% <i>CHG</i>	YEAR-TO-DATE		% <i>CHG</i>
	2013	2014		2013	2014	
Single-Family Detached	2	2	-	20	20	-
Single-Family Attached	2	8	300	6	16	166.7
Multiple-Family	0	194	-	0	194	-
Senior Housing	0	0	-	0	0	-
<b>TOTAL</b>	<b>4</b>	<b>204</b>	<b>5000</b>	<b>26</b>	<b>230</b>	<b>784.6</b>

**Background Information**

In September 2014, there were 204 Service Commitments 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>Aug-14</b>	<b>Sep-14</b>	<b>2013 YTD</b>	<b>2014 YTD</b>	<b># Rem.*</b>	<b>2013 TOTAL</b>
0	0	3	0	0	6
0	0	0	0	3	0
0	0	5	14	56	8
0	0	0	0	9	0
0	0	6	3	20	10
0	2	0	2	103	0
0	0	1	0	0	1
0	0	0	0	2	1
0	0	5	1	7	7
0	0	0	0	8	0
0	0	0	0	10	0
<b>0</b>	<b>2</b>	<b>20</b>	<b>20</b>	<b>218</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	8	4	8	22	24
0	0	0	0	53	0
0	0	0	0	8	0
0	0	0	0	58	0
0	0	2	8	2	4
<b>0</b>	<b>8</b>	<b>6</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	194	0	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>194</b>	<b>0</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	0	0	0	60
<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>7</b>	<b>60</b>

**TOTAL (all housing types)**

**0      204      26      230      954      321**

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