

**City of Westminster City Council Study Session
April 2, 2007**

Mayor McNally called the Study Session to order at 6:36 PM. All Council was in attendance.

City Staff in attendance included: City Manager Brent McFall; Assistant City Manager Steve Smithers; City Attorney Marty McCullough; Community Development Director John Carpenter; Parks, Recreation and Libraries Director Bill Walenczak; Senior Projects Coordinator Tony Chacon; Recreation Services Manager Peggy Bocard; Public Information Specialist Carol Jones; and Management Analyst Aric Otzelberger.

The guests in attendance were Rachel Ceccarelli with the Westminster Window and Larry Dean Valente.

Little Dry Creek Park and Stormwater Drainage Plan

The area along Little Dry Creek, between Lowell and Federal Boulevards, has significant drainage and flooding issues due to a flow impediment at Federal Boulevard. Given the flooding potential and the marginal land uses within the floodplain, the Urban Drainage and Flood Control District (UDFCD) and the City chose to acquire properties within the floodplain as a strategy to remove structures from harm's way. Approximately 75% of the land within the project area is owned by the City or Adams County. The City is in negotiations regarding acquisition of the three remaining large tracts of private property in this area.

There is virtually no opportunity for any significant housing or commercial development within the existing floodplain area. In addition, the Regional Transportation District (RTD) plans to place a commuter rail station immediately adjacent to the Little Dry Creek area in question, and the City is planning to pursue Transit-Oriented Development adjacent to the station. This led Staff to evaluate the feasibility and viability of developing a park along the creek in this area between Lowell and Federal Boulevards. The City hired the design firm of Design Studios West (DSW) and the civil engineering firm of Sellards and Grigg to prepare a conceptual improvement plan that blended stormwater management needs with potential park uses. The final draft of the Plan was completed in late January, 2007. The plan includes stormwater improvements, park and recreation amenities, trail improvements, water features, open space areas, a new street for access to the park, train station area improvements, and water quality improvements.

Preliminary estimates place the cost to complete the project at about \$12.5 million, not including costs associated with property acquisition. Given the cost and park area functions, Staff anticipates that the project would be phased in over many years starting with drainage-related improvements and then moving to improvements relative to supporting the rail station. The final implementing improvements would occur adjacent to Lowell Boulevard. Given the cost and limited City resources, Staff proposes to seek partnerships and funding from a number of internal and outside sources.

City Council provided Staff with feedback and concurred with the general direction set forth in the Little Dry Creek Park Master Plan.

Open Space/Parks Bond Project List for Parks and Recreation Facilities

In November 2006, the citizens of Westminster approved an extension until 2032 of the ¼-cent Parks, Open Space, and Trails Sales Tax, enabling the City to issue approximately \$20 million in new bonds for additional open space acquisitions and parks and recreation facility capital projects. It is currently estimated and proposed that approximately \$8 million of the \$20 million will go toward park and recreation facility development and improvements. These proposed improvements would include the remodeling and expansion of the City Park Recreation Center aquatics center (\$3.5 million), development of City Centre park across from City Hall (\$1.8 million), renovation of the Swim and Fitness Center (\$1

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million), development of Big Dry Creek Park at 128th and Big Dry Creek (\$700,000), renovation of Westminster Sports Center (\$500,000), and construction of restrooms on the City's two golf courses (\$500,000). The Parks, Recreation and Libraries Advisory Board reviewed the list of proposed projects at its March 8, 2007 meeting and passed a unanimous motion supporting Staff's recommendations.

City Council generally concurred with the Parks and Recreation bond funding priorities as set forth by Staff and recommended by the Parks, Recreation and Libraries Advisory Board. Staff will complete bond sizing analysis and make any adjustments to project lists this summer. Bond documents will be finalized and bonds will be issued this fall. City Council will review and approve future projects on a project-by-project basis.

Mayor McNally adjourned the Study Session at 8:19 PM.