



# WESTMINSTER

## Staff Report

TO: The Mayor and Members of the City Council

DATE: March 2, 2005

SUBJECT: Study Session Agenda for March 7, 2005

PREPARED BY: Brent McFall, City Manager

*Please Note: Study Sessions and Post City Council meetings are open to the public, and individuals are welcome to attend and observe. However, these meetings 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 next Monday night's Study Session, the following schedule has been prepared:

*A light dinner will be served in the Council Family Room* 6:00 P.M.

### CONSENT AGENDA

None at this time.

### CITY COUNCIL REPORTS

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

### PRESENTATIONS

6:30 P.M.

1. Northwest Corridor Environmental Impact Study
2. Water Supply Update
3. Cultural Services Initiative – Consultation with Artspace USA

### EXECUTIVE SESSION

No items at this time.

### INFORMATION ONLY

1. Washington, D.C. Lobbying Information

Additional items may come up between now and Monday night. City Council will be apprised of any changes to the Study Session meeting schedule.

Respectfully submitted,

J. Brent McFall  
City Manager



## Staff Report

City Council Study Session Meeting  
March 7, 2005



SUBJECT: Northwest Corridor Environmental Impact Study

PREPARED BY: Dave Downing, City Engineer

### Recommended City Council Action

Authorize City Staff to endorse the inclusion of the Northwest Corridor EIS alternative within the northwest quadrant of the Denver-metropolitan region that may not include a high-speed, grade-separated, continuous facility between US 36 and C-470.

### Summary Statement

- In November of 2003, the Colorado Department of Transportation (CDOT) commenced work on the preparation of an Environmental Impact Study (EIS) for the Northwest Corridor. The goal of this project, as stated in the “Purpose and Need” section of the draft EIS document, is “...to enhance the connectivity, functionality and capacity of interregional and regional transportation systems in order to accommodate the movement of people, goods and services from the vicinity of US 36 and the Northwest Parkway to the vicinity of SH 58, I-70, or C-470, in Broomfield, Jefferson, and Boulder counties.” One obvious alternative to accomplish this goal is to construct a freeway or toll way connection between the two end points. Over the years, this potential connection has been known by many names including W-470 and the Jefferson Parkway.
- While CDOT and the Federal Highway Administration (FHWA) will ultimately approve or deny any recommendation that is generated from the EIS, all cities and counties located within or immediately adjacent to the study area as well as certain environmental groups and other interested parties have been invited to participate in a Technical Support Committee (technical staff) and a Corridor Consensus Committee (elected officials) to provide input to the study.
- Previously, Council affirmed that the City could endorse a connection between Broomfield and Golden under a certain set of conditions. One of those conditions was that the facility be constructed as a high-speed, grade-separated highway.
- Due to highly publicized opposition from the City of Golden, it appears that CDOT will seek a compromise solution that may not include the construction of a high-speed, grade-separated facility for the entire distance between US 36 and C-470.
- Appropriate City Staff will be in attendance at the March 7 City Council Study Session to present the transportation alternatives that are still under consideration and to gain direction from Council with respect to potential compromise solutions.

**Expenditure Required:** \$0

**Source of Funds:** N/A

## **Policy Issue**

Is City Council willing to endorse a transportation alternative for the Northwest Corridor EIS that may not include the construction of a high-speed, grade-separated, continuous connection between US 36 in Broomfield and C-470 in Golden?

## **Alternative**

Council could elect to continue to hold fast to the previously established set of conditions for the City's support of a transportation connection between US 36 and C-470, which includes the demand that such a facility be a continuous, high-speed, grade-separated highway. In this event, it is likely that the City of Westminster would be the only area jurisdiction that would not be willing to strike a compromise to satisfy the desires of the City of Golden. In the spirit of intra-jurisdictional cooperation, this alternative is not recommended.

## **Background Information**

For the past 15 months, CDOT and its consulting team, led by the well-known transportation planning firm of Felsburg, Holt & Ullevig, have conducted frequent meetings of representatives of Jefferson, Boulder and Broomfield County jurisdictions and other interested parties to collect input into the preparation of an EIS for Northwest Corridor transportation improvements. The Westminster City Council and Staff applauded the decision by Governor Bill Owens and CDOT Executive Director Tom Norton in the fall of 2003 to have the Department undertake this effort after several attempts by certain private and public interests to finance a toll way connection between US 36 and C-470 met with varying degrees of failure. City officials were particularly pleased to have CDOT in charge of this project because that Department's involvement signaled that an EIS would be required. It is believed that many of the City's concerns, especially those relating to the possible construction of a roadway through City-controlled open space, would be more appropriately addressed in an EIS process.

Westminster representatives to the Technical Support Committee (TSC) and the Corridor Consensus Committee (CCC), which were created to solicit feedback from the governmental entities and affected special interest groups, have used previously established direction from the City Council to guide their participation in the EIS process. In approximately 1992, Council first outlined the set of conditions under which the City could be able to voice support for a transportation connection between US 36 and C-470. Those conditions have been reviewed with Council from time to time, and they were reconfirmed most recently in 2003. The conditions previously endorsed by the City Council are summarized as follows:

- 1) The transportation improvement and subsequent development within the drainage basin that is located immediately upstream of Standley Lake should cause no negative impact upon the City's drinking water supply.
- 2) The facility should not bisect City-controlled open space (located to the east of Indiana Street and to the west of Simms Street).
- 3) The connection between US 36 and C-470 should be a continuous, high-speed, grade-separated facility.
- 4) Convenient access to the facility for Westminster residents should be provided via interchanges at Simms Street in the vicinity of the Jefferson County Airport and at 100<sup>th</sup> Avenue/96<sup>th</sup> Avenue in the vicinity of Indiana Street.

- 5) Indiana Street should remain in place as a “free use” roadway so that motorists who do not wish to use a potential toll way will not migrate toward Simms Street adjacent to Countryside Subdivision.

At this time, it appears that all of these conditions are attainable with one notable exception. Due to adamant opposition from the City of Golden against the construction of a freeway or toll way through its city limits, it appears that CDOT and its consultants will attempt to gain consensus acceptance of a compromise solution that consists of the construction of a freeway or toll way between approximately SH 128 and the northern municipal limits of Golden, the construction of “regional arterials” through Golden and to the north of SH 128, and the construction of an additional “regional arterial” along an Indiana Street/McIntyre Street alignment between approximately SH 58 and SH 72 (see attached map). The “regional arterials” would still be relatively high-speed roadways (55 mph design speed), but at-grade, potentially signalized intersections would be allowed at half-mile or, perhaps, one-mile spacing. In short, the third condition listed above would not be honored under this compromise alternative.

Appropriate City Staff will be in attendance at the March 7 City Council Study Session to present all of the alternative transportation solutions that are still under consideration and to seek guidance from Council on the possibility of City support for inclusion of the alternative described above.

Respectfully submitted,

J. Brent McFall  
City Manager

Attachment:     Map



# WESTMINSTER

## Staff Report

City Council Study Session Meeting  
March 7, 2005



SUBJECT: Water Supply Update

PREPARED BY: Dan Strietelmeier, Water Resources Engineering Coordinator  
Stu Feinglas, Water Resource Analyst

### Summary Statement

This report requires no action by City Council. Staff will be in attendance at the Study Session to present the water supply update and answer questions.

- Westminster's current water supply outlook is excellent.
- Standley Lake is anticipated to fill during spring runoff.
- No water use restrictions are anticipated for Westminster in 2005.
- City Staff are continuing to build on the conservation ethic developed during the 2002 drought. This includes expanding customer education, continuing current water-saving appliance rebate programs, developing additional conservation programs, and implementing the new landscape regulations.
- The City continues to acquire agricultural shares as they become available and recently purchased 1.25 shares of Farmers' High Line Canal and Reservoir Company stock.

### Background Information

Westminster depends on spring and summer runoff for the majority of water used to fill Standley Lake. Due to the seniority of Westminster's water rights on Clear Creek, even a below average snowpack should be sufficient to fill the City's account in Standley Lake. The Clear Creek basin generally receives the majority of its annual snowfall during the months of March and April, followed by the subsequent peak runoff season of May and June. As of February 22<sup>nd</sup>, the snowpack water content for the Clear Creek basin is 95% of average. In addition, Westminster's storage account in Standley Lake is currently at 100% of its capacity at 22,149 acre-feet and Standley Lake is at 94% of its full storage of 42,734 acre-feet. If current conditions continue, Staff anticipates that Westminster's storage in Standley Lake will continue at 100% of capacity during spring runoff and does not anticipate any water use restrictions for Westminster in 2005.

As part of its overall water supply planning, Westminster has designed its water system to weather a 3-year drought modeled after the 1954-56 drought. This period represents the most severe multi-year drought in recorded history for the South Platte basin. Thus, Westminster's water purchases for decades have focused on the procurement of water rights that maximize dry year yield. These rights are generally difficult to obtain, especially as the number of available water shares decline. The water

attributable to the recently purchased Farmers' High Line Canal and Reservoir Company shares represents approximately 20 acre-feet of annual firm yield water supply and can be delivered directly to Standley Lake. The City's acquisition of these shares and continuing development of a water supply portfolio translates into a reliable water supply, especially in times of lower than average streamflow where more junior rights may be called out.

Due in large part to Westminster's water conservation efforts, as well as citizen's general awareness of water supply issues developed during the 2002 drought, Westminster's citizens continue to save water. Water consumption in 2004 continued the trend towards conservation. The 2004 use was approximately 19% below the average consumption of 2000 and 2001 (the last unrestricted water use years before the 2002 drought), which is a credit to Westminster water users' continuing awareness of good water conservation practices both inside and outside homes and businesses. Water conservation efforts, and higher than average precipitation, has resulted in a decline in per capita water use from a high of 190 gallons in 2000 and 2001 to 142 gallons in 2004. Current Staff efforts focus on transforming citizen drought awareness into permanent conservation savings. Efficiency programs have been implemented to save water both inside and outside the home.

Staff is developing new conservation programs geared towards saving water within the residential and commercial sectors, and preparing for a second annual Water Festival in May with the Cities of Northglenn and Thornton. In addition, the Water Resources and Treatment Division recently hired an Official Development Plan (ODP) Inspector who is working closely with both Community Development and Water Resources inspecting irrigation systems and landscape installations for compliance with the recently enacted Landscape Regulations. The ODP Inspector is also providing assistance to existing businesses and Home Owner Associations (HOA's) to improve irrigation system efficiency.

Though Westminster's water supply is in good shape for 2005, our climatic conditions of high temperatures, high winds, high solar radiation, low humidity, and low annual rainfall contribute to an environment where water conservation will always be prudent.

Respectfully submitted,

J. Brent McFall  
City Manager



WESTMINSTER

## Staff Report

City Council Study Session Meeting  
March 7, 2005



**SUBJECT:** Cultural Services Initiative – Consultation with Artspace USA

**PREPARED BY:** Vicky Bunsen, Community Development Programs Coordinator

### Recommended City Council Action

Participate in Artspace USA focus group and public meeting on April 19, 2005.

### Summary Statement

Due to the current availability of historic structures that are being studied for adaptive re-use feasibility, one of the avenues pursued by Staff is whether these resources could be used to support the cultural needs of the community. A well-known developer and consultant in this area, Artspace USA of Minneapolis, has been hired to provide a two-day intensive study of the needs and resources of the residents of Westminster and make recommendations as to how these needs can be met and whether the available historic buildings are suited to help meet these needs.

**Expenditure Required:** \$7,200

**Source of Funds:** Community Development Admin. Professional Services

**Policy Issue** Does City Council wish to participate in a focus group and public meeting to present information and solicit input from the community concerning its cultural needs and resources?

**Alternative** Do not participate in this exercise.

### **Background Information**

Many cities and counties in the metro area play some role in supporting the arts, from the construction and operation of performing arts venues to organizing and supporting arts districts. The City of Westminster has emphasized public art, and provided support for local organizations such as the Community Artists Series and the Paletteers.

“The arts” in this context includes not only visual arts such as painting, photography, and sculpture, but also music, theatre, dance, literature, film and other forms of creative pursuits. It seems apparent to artists themselves, as well as to those who support the arts without actually performing or participating, that there is a strong human need for creative expression. Cities and neighborhoods that support this expression experience several benefits, from neighborhood revitalization and enhanced quality of life, to encouraging demographic diversity and corporate and philanthropic investment and support in some projects.

Staff has been envisioning and working toward adaptive reuse of two areas that may benefit from an arts focus. The first is the small civic complex contemplated for the Westminster Grange Hall (2250 square feet) and the Rodeo Market (3,000 square feet) on 73<sup>rd</sup> Avenue. The Rodeo Market is publicly owned and the City has been working closely with the Grange Association to restore the Grange Hall. Use of these buildings for performance venues and spaces for teaching and exhibition could be an anchor for further commercial and investment interest in 73<sup>rd</sup> Avenue, leading to reestablishment of the historic downtown uses envisioned for this area.

The other area that could be reused for cultural purposes is the Shoenberg Dairy at the northwest corner of 72<sup>nd</sup> Avenue and Sheridan Boulevard. This site includes a number of buildings that could possibly be reused for performance space, live-work, gallery space and related uses, including:

Craftsman bungalow	1,200 square feet
Two-story apartment/garage	500 square feet
Milk and ice house	1,000 square feet
Two-story barn and silos	3,400 square feet (barn)
Quonset hut	7,200 square feet
Milk processing plant	4,800 square feet
Truck maintenance building	8,400 square feet

The need to evaluate the feasibility of reuse of the Shoenberg buildings is particularly critical because the owner, Jerry Tepper, is intent on selling the land for residential and commercial development and plans have been submitted for this purpose by both Village Homes and Cadence Investment Group. While Mr. Tepper and the developers are quite interested in seeing the Dairy buildings reused in a manner that brings personality to their proposed projects, none of them has the background or knowledge to pursue rehabilitation and re-use of historic buildings. Thus, the City needs to play a role if the Dairy buildings are to be preserved and reused.



Artspace USA specializes in assessing the reuse of existing buildings for arts purposes. They consult around the country and occasionally find a project that they develop themselves. Projects that they have worked on include a former armory in Michigan, a former elementary school in Ajo, Arizona, and a number of industrial buildings. Their basic consulting service consists of visiting a community, participating in site visits, discussing feasibility factors, conducting focus groups with artists, financial supporters and civic leaders, and conducting a public meeting to present to the public the benefits of arts district or project to the community and to solicit input from attendees about what would work in the community. Details about similar projects will be presented at the March 7<sup>th</sup> Study Session.

Artspace has been scheduled to visit Westminster on April 19<sup>th</sup> and 20<sup>th</sup>. The schedule they will pursue is as follows:

**April 19<sup>th</sup>**

- |            |   |
|------------|---|
| 9-11 am    | Shoenberg Dairy site visit, including technical support such as planners, building inspectors, historic preservation specialists, landowner and developers  |
| 11-noon    | 73 <sup>rd</sup> Avenue visit, including technical support staff  |
| Noon-2pm   | Focus group with financial support in the community including lenders, Colorado Housing and Finance Authority (CHFA), philanthropists, foundations  |
| 2:30pm-4pm | Focus group with representatives of arts community, including Westminster organizations as well as people from the metro area who pursue creative occupations   |
| 5pm-7pm    | Working dinner with City Council, City management and any interested appointed officials to discuss officials' interest in pursuing these projects  |
| 7pm-9pm    | “Calling All Artists” town meeting – outreach to creative workers throughout the City and metro area to inform them that the City is studying the possibilities for the projects and seek their input as to the level of interest in the creative community and the types of resources needed by these workers to pursue their calling. |

**April 20<sup>th</sup>**

- |                |   |
|----------------|---|
| 8:30 to 9:30am | Wrap-up meeting with core working group |
|----------------|---|

City Council's participation is requested on the evening of Tuesday, April 19<sup>th</sup>, to work in the focus group at 5pm and then to attend the public meeting at 7pm. City Council's input is critical to Artspace's analysis and the presentations by Artspace and the feedback solicited from the public should be very informative to City Council.

After the consulting visit is completed, Artspace will prepare a written report of its findings for the City's use in informing and promoting any projects that it decides to pursue.

Staff will make a presentation at the March 7<sup>th</sup> study session to provide further information and answer questions about the Artspace consulting visit.

Respectfully submitted,

J. Brent McFall  
City Manager



W E S T M I N S T E R

## Staff Report

Information Only Staff Report  
March 7, 2005



**SUBJECT:** Washington, D. C. Lobbying Information

**PREPARED BY:** Al Nelson, Rocky Flats Coordinator

### Summary Statement

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

- In conjunction with the National League of Cities Legislative Conference and the Energy Communities Alliance Conference in Washington, D.C. in March, meetings are being arranged with various members of the Colorado delegation, Department of Energy, and various Congressional subcommittees.
- This Staff Report serves to update the Mayor and City Council on the scheduled meeting dates and times.

**Expenditure Required:** \$0

**Source of Funds:** N/A

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**Background Information**

In conjunction with the National League of Cities Legislative Conference and the Energy Communities Alliance Conference in Washington, D.C., Westminster City Council, Staff, and in some cases the Rocky Flats Coalition of Local Governments will meet with members of the Colorado delegation as well as pertinent headquarters staff at the Department of Energy. The purpose of the scheduled meetings is to provide information on national issues of concern to City Council as well as the cleanup and closure of the Rocky Flats Environmental Technology Site. The tentative meeting schedule for March 8 through March 11 is attached. All meetings are subject to change.

Respectfully submitted,

J. Brent McFall  
City Manager

Attachment

## SCHEDULE FOR WASHINGTON, D.C. MEETINGS

### Tuesday, March 8, 2005

- 10:00 – 11:00 a.m.** Seth Kirschenberg  
(With RFCLOG)  
ECA Headquarters  
1101 Connecticut Ave., NW Suite 1000  
Contact: Sara (202) 828-2318
- 2:00 – 3:00 p.m.** Paul Golan, Principal Deputy Assistant Secretary for  
Environmental Management  
(With RFCLOG)  
Department of Energy (Forrestal Building)  
1000 Independence Avenue  
Room 5A-014  
Contact: Joeann Brooks (202) 586-7710
- 3:15 – 4:00 p.m.** Mike Owen, Director, Office of Legacy Management  
Department of Energy  
(With RFCLOG)  
1000 Independence Avenue (Forrestal Building)  
Room 6G-030  
Contact: Leslie Nelson (202) 586-7550
- TBD** Dinner (optional)

### Wednesday, March 9, 2005

- 10:00 – 11:00 a.m.** Sean Conway, Chief-of-Staff, Senator Wayne Allard  
Jayson Roehl, Legislative Assistant, Senator Wayne Allard  
(With RFCLOG)  
521 Dirksen Senate Office Building  
Contact: Jayson Roehl (202) 224-5941
- 2:30 to 3:00 p.m.** Stan Sloss, Senior Legislative Counsel  
(With RFCLOG)  
240 Cannon House Office Building  
Contact: Stan Sloss (202) 225-2161
- Tentative:** Senator Ken Salazar  
(With RFCLOG)  
Representative Bob Beauprez  
(With RFCLOG)

**Thursday, March 10, 2005**

**ECA Conference**  
Holiday Inn Capital Hill  
Contact: Sara (202) 828-2318

<b>PLENARY SESSION</b>	Room TBD
<b>7:45 – 8:30 a.m.</b>	Continental Breakfast & Registration
<b>8:30 – 9:00 a.m.</b>	Welcome, Councilmember Robert Thompson, ECA Chair, Richland, Washington  Setting the Stage, Seth Kirshenberg, Executive Director, Energy Communities Alliance
<b>9:00 – 9:30 a.m.</b>	Keynote Address
<b>9:30 – 9:45 a.m.</b>	Break
<b>9:45 – 10:45 a.m.</b>	<u>Community Success Stories</u> Panelists representing communities that have successfully worked with other government agencies and the private sector on cleanup and economic diversification issues.
<b>10:45 – 12:15 p.m.</b>	<u>Department of Energy Update</u> Representative from Office of Legacy Management Representative from National Nuclear Security Administration Representative from the Office of Nuclear Science and Technology
<b>12:15 – 1:45 p.m.</b>	<u>Luncheon and Guest Speaker</u>
<b>1:45 – 3:30 p.m.</b>	<u>Congressional Briefing – Committee and Congressional Staff</u> Senate Appropriations Committee staff House Appropriations Committee staff Senate Armed Services House Armed Services Congressional staff representing ECA Communities
<b>3:30 – 3:45 p.m.</b>	Break
<b>3:45 – 4:45 p.m.</b>	<u>Heritage Tourism/Historic Preservation</u>
<b>6:00 – 8:00 p.m.</b>	RECEPTION – Location TBD

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**Friday, March 11, 2005**

**8:30 a.m. to 12:00 p.m.**

ECA Board Meeting  
ECA Headquarters  
1101 Connecticut Ave., NW Suite 1000  
Contact: Sara (202) 828-2318