



WESTMINSTER

Staff Report

TO: The Mayor and Members of the City Council

DATE: April 13, 2005

SUBJECT: Study Session Agenda for April 18, 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

1. City Park Maintenance Facility

6:30 P.M.

EXECUTIVE SESSION

None at this time.

INFORMATION ONLY ITEMS – Does not require Council action

1. Monthly Residential Development Report (Attachment)

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



WESTMINSTER

Staff Report

City Council Study Session Meeting
April 18, 2005



SUBJECT: City Park Maintenance Facility

PREPARED BY: Becky Eades, Landscape Architect II

Recommended City Council Action:

City Council is requested to review the site plan and building plan and elevations for the City Park Maintenance Facility (CPMF) and to concur with Staff's recommendation to proceed with construction drawings and bidding. Staff will be present at the Study Session to present drawings of the buildings and site.

Summary Statement

- Staff is proposing a project budget for the CPMF of \$4.2 million.
- The CPMF is designed to house City Park maintenance, Promenade maintenance, and park construction operations and the four crews that maintain the City's park system. Open space and forestry crews are currently located at the Brauch Property.
- The relocation of the above-mentioned operations to City Park will free up the Municipal Service Center (MSC) for onsite expansion by Street Division and Utilities Division operations into the areas currently occupied by Park Services and will help alleviate the overcrowded conditions at the MSC.
- The CPMF has been designed to have minimal impact on adjacent properties and views, and the building exterior and finishes have been selected to blend with the existing buildings at City Park.
- Two public meetings were held with adjacent neighbors, on March 9 and March 16, 2005, and the general response (with a few exceptions) was positive.
- Construction is expected to begin in the fall of 2005, with completion anticipated the summer of 2006.

Expenditure Required: \$ 4,200,000

Source of Funds: \$ 1,000,000 - Utility Fund Capital Improvements
\$ 3,200,000 - General Capital Improvement Fund

Policy Issue

Does City Council wish to authorize Staff to proceed with construction drawings and bidding for the CPMF as presented?

Alternatives

- Council could direct Staff to revise the building design.
- Council could choose not to proceed with this project. Staff does not recommend this alternative as the construction of a new maintenance facility for Park Services has been determined to be the best option for reducing the current overcrowding at the existing MSC and relocating Park Services to a centralized location within the City to increase the efficiency of operations.

Background Information

Staff has thoroughly evaluated several sites within the City Park complex as well as the feasibility of relocating the entire Park Services operations to the recently purchased Brauch Property, which is located west of Standley Lake. Based on several factors, including proximity to utilities and associated development costs; proximity to work areas; cost of redevelopment of existing structures in the case of the Brauch Property; site limitations including flood plains; and the desire for a centralized location within the City, Staff has determined the proposed site to be the most suitable location for the relocation of the majority of Park Services operations. Open Space and Forestry operations have already been relocated to the Brauch Property.

Council authorized Staff to hire Humphries Poli, Architects, PC to complete design work at the November 8, 2004, Council Meeting. Staff has been working with the architect to design a facility that meets the many needs of the project, including: accommodating the needs of the future users of the facility; creating buildings that will have a minimal impact on adjacent neighbors; blending with the existing architecture on the City Park site; designing with the challenging topography and poor soils present on the site; and working within the project budget. Staff is confident that the proposed buildings meet the Park Services Division's needs while addressing other key concerns.

On March 8, 2005, a public meeting with future residents of Stoney Hill at Legacy Ridge was held. This is the subdivision that is located across Sheridan Boulevard, directly east of the proposed project. Approximately 25 people attended this meeting. After presenting the proposed site plan and building details, the primary concern from the residents was that this project not block their views of the mountains. The residents were assured that Staff has gone to great lengths to depress the building so that it would have minimal impact on their views of the mountains, but also designed to block views of the active use areas within the maintenance complex.

On March 16, 2005, Staff attended a COG meeting with residents of Sheridan Villas. Sheridan Villas is approximately one-quarter of a mile to the northwest of the proposed maintenance facility, across Big Dry Creek. The primary concerns of this group focused more on the Court Complex Master Plan, which is located to the north of the proposed maintenance facility, closer to their homes. City Council adopted the master plan for the court complex on May 8, 2001, and it was presented to the Sheridan Green COG group on September 25, 2001. The one question directly related to the Maintenance

Facility was in regard to what type of fencing material would be used. Attendees were told that this decision had not been finalized, but the fence would not be chain link.

Staff and the architect will be in attendance to briefly present the site plan and building elevations and proposed building materials.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment



WESTMINSTER

Staff Report

Information Only Staff Report
April 18, 2005



SUBJECT: Monthly Residential Development Report

PREPARED BY: Shannon Sweeney, Planning Coordinator

Summary Statement:

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

- The following report updates 2005 residential development activity per subdivision (please see attachment) and compares 2005 year-to-date unit totals with 2004 year-to-date figures through the month of March.
The table below shows an overall decrease (-47.2%) in new residential construction for 2005 year-to-date compared to 2004 year-to-date totals.
Residential development activity so far in 2005 reflects decreases in single-family detached (-36.3%) and single-family attached (-66%) and no change in multi-family or senior housing development when compared to last year at this time.

NEW RESIDENTIAL UNITS (2004 AND 2005)

Table with 7 columns: UNIT TYPE, MARCH (2004, 2005), % CHG., YEAR-TO-DATE (2004, 2005), % CHG. Rows include Single-Family Detached, Single-Family Attached, Multiple-Family, Senior Housing, and TOTAL.

Background Information

In March 2005, service commitments were issued for 30 new housing units within the subdivisions listed on the attached table. There were a total of 30 single-family detached and no single-family attached, multi-family, or senior housing building permits issued in March.

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. In March, the Legacy Village ODP (94 single-family attached units) and the East Bradburn ODP (117 single-family attached units) received approval, and those units have been added to the attached table.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment

ACTIVE RESIDENTIAL DEVELOPMENT

<u>Single-Family Detached Projects:</u>	Feb-05	Mar-05	2004 YTD	2005 YTD	# Rem.*	2004 Total
Asbury Park III (94th & Teller)	0	0	0	0	0	1
Asbury Acres (94th & Wadsworth Bl.)	0	1	0	2	2	2
Bradburn (120th & Tennyson)	1	1	8	3	140	51
CedarBridge (111th & Bryant)	0	0	0	0	6	4
Covenant (115th & Sheridan)	0	0	6	0	0	6
Hazelwood Annexation (147th & Huron)	0	0	1	0	0	1
Huntington Trails (144th & Huron)	0	0	0	0	210	0
Legacy Ridge (108th & Leg. Ridge Pky.)	0	0	0	0	2	0
Legacy Ridge West (104th & Leg. Ridge Pky.)	14	18	43	32	22	152
Lexington (140th & Huron)	0	0	0	0	5	0
Maple Place (75th & Stuart)	0	0	2	0	0	4
Meadow View (107th & Simms)	2	0	1	2	12	6
Quail Crossing (136th & Kalamath)	0	0	7	0	0	9
Ranch Reserve (114th & Federal)	0	0	0	0	3	3
Ranch Reserve II (114th & Federal)	0	0	1	0	9	15
Ranch Reserve III (112th & Federal)	0	0	3	0	1	10
Savory Farm (112th & Federal)	0	0	4	0	0	4
Various Infill	0	0	0	0	11	3
Village at Harmony Park (128th & Zuni)	1	10	10	19	104	79
Wadsworth Estates (94th & Wads. Blvd.)	0	0	5	0	1	5
Winters Property (111th & Wads. Blvd.)	0	0	0	0	8	0
Winters Property South (110th & Wads. Blvd.)	0	0	0	0	10	0
<i>SUBTOTAL</i>	18	30	91	58	546	355
<u>Single-Family Attached Projects:</u>						
Alpine Vista (88th & Lowell)	0	0	0	0	84	0
Bradburn (120th & Tennyson)	0	0	33	18	55	92
CedarBridge (111th & Bryant)	0	0	0	0	2	0
Cottonwood Village (88th & Federal)	0	0	10	0	72	10
East Bradburn (120th & Lowell)	0	0	0	0	117	0
Highlands at Westbury (112th & Pecos)	0	0	0	0	96	75
Hollypark (96th & Federal)	0	0	0	0	20	0
Legacy Ridge West (112th & Leg. Ridge Pky.)	0	0	0	0	0	0
Legacy Village (113th & Sheridan)	0	0	0	0	94	0
Ranch Creek Villas (120th & Federal)	0	0	0	0	0	32
Summit Pointe (W. of Zuni at 82nd Pl.)	0	0	0	0	58	4
Sunstream (93rd & Lark Bunting)	0	0	0	0	24	4
Walnut Grove (108th & Wadsworth)	0	0	10	0	0	30
<i>SUBTOTAL</i>	0	0	53	18	622	247
<u>Multiple-Family Projects:</u>						
Bradburn (120th & Tennyson)	0	0	0	0	54	0
Prospector's Point (87th & Decatur)	0	0	0	0	29	17
South Westminster (East Bay)	0	0	0	0	64	0
South Westminster (Harris Park Sites I-IV)	0	0	0	0	12	27
<i>SUBTOTAL</i>	0	0	0	0	159	44
<u>Senior Housing Projects:</u>						
Covenant Retirement Village	0	0	0	0	32	0
Crystal Lakes (San Marino)	0	0	0	0	7	0
<i>SUBTOTAL</i>	0	0	0	0	39	0
TOTAL (all housing types)	18	30	144	76	1366	646

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