



## WESTMINSTER

### Staff Report

TO: The Mayor and Members of the City Council

DATE: November 11, 2009

SUBJECT: Study Session Agenda for November 16, 2009

PREPARED BY: J. 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.

#### CITY COUNCIL REPORTS

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

#### PRESENTATIONS

1. November 21<sup>st</sup> Legislative Tour – *Verbal*
2. 2010-2014 Revisions to the Parks and Recreation Master Plan - Attachment
3. Open Space Parks Adoptions
4. Medical Marijuana Dispensaries
5. Discussion of Boards & Commissions transition – *Verbal*

6:30 P.M.

#### EXECUTIVE SESSION

None at this time.

#### INFORMATION ONLY ITEMS – Does not require action by City Council

1. Westminster Hills Open Space
2. Monthly Residential Report
3. 2009 3<sup>rd</sup> Quarter City Council Expense Report
4. Modifications to Small Business Capital Project Grant

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

Minutes from November 2, 2009 Study Session



## Staff Report

City Council Study Session Meeting  
November 16, 2009



SUBJECT: 2010-2014 Revisions to the Parks and Recreation Master Plan

PREPARED BY: Bill Walenczak, Director of Parks, Recreation and Libraries  
Becky Eades, Landscape Architect II

### Recommended City Council Action

Review the attached draft of the *Parks and Recreation Master Plan* (2010 – 2014) and provide comments and input to City Staff at the Study Session scheduled for Monday, November 16, 2009. If consensus from Council is reached, City Council is requested to direct Staff to place this item on a regular City Council Meeting Agenda for formal adoption.

### Summary Statement

- The City's current *Parks and Recreation Master Plan* (2004-2009) is due to expire at the end of this calendar year. Staff from Parks, Recreation and Libraries, Community Development and the City Manager's Office have collaborated to produce the updated master plan document, which Council previously received.
- This updated *Master Plan* has been reformatted in several ways to make the information within the plan more easily accessible.
- Significant changes to the "Parks" section include enhanced graphics that delineate irrigated turf areas from natural areas, expanded maintenance schedules, and potential future development recommendations.
- New to the 2010-2014 edition of the *Master Plan* is a complete "Facilities & Recreation Programs," and the "Trails and Open Space" section of the plan has been expanded with a narrative and open space management plans.
- Also new to the plan is a summary of significant capital improvements that were accomplished during the previous planning period, 2004 through 2009.
- Appropriate Staff will be in attendance at the November 16, 2009, Study Session to present key elements of the new Plan for City Council's review and input.
- The Community Development Department provided new narrative to the "Community Area" sections that coincide with the updates to the City's *Comprehensive Land Use Plan*
- The *Master Plan* draft was sent out a week early to provide City Council with adequate time for review. **Please remember to bring your copy Monday night.**

**Expenditure Required:** \$0

**Source of Funds:** N/A

## **Policy Issue**

Does City Council wish to approve City Staff's update to the *Parks and Recreation Master Plan*?

## **Alternative**

City Council could decide not to update the *Parks and Recreation Master Plan*; however, the current *Master Plan* was adopted in 2004 and per City Council direction, the plan beginning in 2004 needs to be updated every five years. In addition, the current plan is outdated and has been reformatted to make using the document much easier for interested individuals to read and gain information.

## **Background Information**

The City's first *Parks and Recreation Master Plan* was a map developed in the late 1980s. Then in 1997, a formal written plan was adopted by City Council to be effective up to ten years or to build out. However, Staff recognized the rapid changes that were taking place in the City during that period and recommended to City Council that the Master Plan be updated every five years. Therefore, beginning with the 2004 through 2009 plan, the *Parks and Recreation Master Plan* will be updated every five years.

Parks and Recreation staff, along with other City departments, have updated the *2010-2014 Master Parks and Recreation Plan* to better reflect today's priorities and trends as well as present day economic realities. For organizational purposes, the "Parks and Recreation Planning" section of the document divides the City into four Community Areas; Northeast, Central, West, and Southeast; similar to the City's *Comprehensive Land Use Plan*. The remainder of the document, including individual park pages and the facilities pages are now organized alphabetically, in lieu of individual park locations and recreation centers within a community planning area.

All parks and facilities are inventoried, including a GIS aerial photo showing the site layout and indicating irrigated turf areas and natural areas within the site. This will hopefully eliminate confusion on the part of the public when they inquire about a certain park area that is not being mowed on a regular weekly cycle. A maintenance schedule, replacement schedule, and future development recommendations are then evaluated for each site. Additionally, this plan incorporates the 2009 recommended land conversions between City open space and park land.

The reformatted 2010-2014 plan also includes a complete Recreation Programs section outlining programming areas and anticipated trends and future needs. Recreation programming sections include Adult General Programs; Adult/Older Adult Activities; Adult Sports; Arts and Fine Crafts; Aquatics; Fitness; Preschool; Youth Sports; Youth/Teen Programming; and Special Events. Future programming considerations are also discussed.

National Parks and Recreation Association (NRPA) standards have long been the standard by which park and recreation needs were recommended. However, significant revisions have been made to these standards recognizing the fact that each community has its own unique set of criteria for providing leisure services. Therefore, those standards were changed from standards to guidelines prior to the adoption of the City's *2004 Master Plan*. The guidelines serve to assist communities in determining individual community needs through a variety of criteria. Staff has developed a set of criteria for the City that in some cases recognizes the old standards as still valid for things such as land area requirements for different park categories. However, other categories such as the need for

additional youth and adult sports fields are now calculated according to current-day participants as well as future anticipated growth in those programs. Staff first employed this approach with the *2004 Master Plan* revision, and remains confident that this new approach to standards is a better way to project current and future needs.

Staff would like to share the following highlights and conclusions that are drawn from the new plan.

*Recommended Priorities:*

1. **Maintenance and Upkeep** – Maintenance and upkeep of all parks and facilities will continue to be a top priority and will continue to be addressed in the City's biennial budget.
2. **Renovation and Further Development of Existing Parks** – This has been identified as another top priority in the *Master Plan*. Available capital improvement funds will be recommended to be allocated in the Five-Year CIP in the City's biennial budget to this priority. The renovation and repair of existing parks will take precedence over new park development.
3. **Sports Fields** – The *Master Plan* identifies the need to develop additional soccer, softball, and practice little league fields. These will be a priority for Staff and will be pursued as funds and land become available. The addition of these facilities to new and existing parks will be recommended when feasible.
4. **Undeveloped Parks** – There are currently four undeveloped neighborhood and community parks in the City. The development schedule for these parks with the highest priority for available funds will be listed in the five-year Capital Improvement Plan (CIP) in the City's biennial budget. Before any new parks can be developed, adequate funds for maintenance must be identified.
5. **Park Land Acquisition** – Following is a needs summary of each land category:
  - **Neighborhood Parks** – The City meets suggested standards in this category and will maintain the desired level at build out. However, there are some areas of the City that could still have justification for neighborhood parks due to population density and service distance. Staff suggests evaluating opportunities for additional acquisitions on a case-by-case basis.
  - **Community Parks** – Based on suggested desired levels of service, the 2004 plan identified the City to be approximately 74 acres deficient in this category. However, the 2010 – 2014 plan identifies future land dedications and current acquisition negotiations that are underway that will satisfy this park category. In addition, two previously undeveloped community parks are now on line (Westfield Village Park and Big Dry Creek Park, which added 48 acres to this category).
  - **Citywide Parks** – The City meets desired levels of service in this category beyond build out and no further acquisitions are necessary. However, it is recommended that further development according to the approved City Park Master Plan be completed as funds become available.
  - **Regional Parks** – The City meets desired levels of service in this category beyond build out and no further acquisitions are necessary. However, it is recommended that

further development according to the approved Standley Lake Master Plan be completed as funds become available.

- **Open Space** – The City currently meets suggested National levels of service in this category. However, the City has set a goal that 15% of all land in the City be preserved open space. Currently, the City has obtained over 13% of land dedicated to open space and is on its way to meeting this goal.
- **Trails** – There are over 74 miles of off-road trails within the City; and an additional 9.5 miles of trails within the street right-of-way. The Westminster Trails Map, including proposed future trails, is now included within the *Parks and Recreation Master Plan* and delineates the future expansion of the City’s trail system.
- **Special Use Parks/Golf Courses** – The City currently meets the desired level of service in this category; however, if an opportunity presents itself to add on to the Heritage Golf Course to enhance revenues, an evaluation should be pursued. In addition, if other opportunities for golf are presented along with incentives for economic development a thorough evaluation should be made and, if feasible, pursued. The City’s first special use park (Westminster Center Park) is under development and will be completed in early 2010. It is anticipated that future phases of Little Dry Creek Park will also fall within this park classification category.

6. **Recreation Facilities** –

- **Regional Recreation Centers** – No additional facilities of this type are needed. With the renovation of the City Park aquatics area and locker rooms, this objective has been met for the City Park Leisure Center. However, there could be a future expansion of the City Park Fitness Center per the recommendations of the original *Master Plan*.
- **Community Recreation Centers** – No further community recreation centers are recommended to be built. However, improvements and possible expansion of the West View Recreation Center and the Swim and Fitness Center are noted. It is also recommended that the possibility of constructing a new type of facility that combines adult wellness, cultural and branch library offerings be researched for the Park Center location, formerly planned as a community recreation center and the West View campus site.
- **Special Use Facilities** – No other special use facilities are needed at this time. However, the above-mentioned adult wellness, cultural and branch library facility concept could, in the future, possibly fall within this classification.

7. **Additional Park Amenities** – An extensive list of desired park amenities has been developed (see level of service comparisons on page CS-5 of the Master Plan). These items such as playgrounds, court games, outdoor swimming pools, etc., will be addressed in master planning for new parks and further development of existing parks. Funding for these items will be reflected in the Five-Year CIP in the biennial budget.

8. **Recreation Programs** – Programs will be evaluated based upon service demand and revenue recovery as outlined in the “Recreation Programs” section of the report.

9. **Joint Ventures** – Staff will continue to seek joint venture partnerships with private business and other governmental entities to maximize resources and eliminate duplication. Special

mention has been made of the important partnerships that the City has developed with Hyland Hills Park and Recreation District.

10. **School IGAs** – The City currently has intergovernmental agreements with all three school districts within the City. This allows the City to utilize school gymnasiums for certain City programs as well as classrooms for the City’s after-school program. The City has contributed funds to improve the gyms at Arapahoe Ridge Elementary School and Crown Pointe Charter Academy. These arrangements allow the City guaranteed use of those facilities where City programs cannot be “bumped” for school activities. Staff will continue to seize on these types of opportunities as they come up.

Overall, the City of Westminster is in very good shape in terms of the total amount of park and open space land. Total park acreage (2,919.36 acres) plus open space acreage (2,819.34 acres) equals 5,738.70 acres in parks and open space land. With a current-day population estimate of 109,800 City of Westminster residents, the ratio of park/open space land to population is 52.27 acres per 1,000 residents. This ratio far exceeds any recommended national standard or guideline.

Staff is confident that the plan put forth for consideration balances a variety of leisure needs for the citizens of Westminster and develops a realistic roadmap for attaining the goals and objectives set forth in the plan. **The plan makes it clear that all recommendations depend on available resources to not only develop new amenities for our park and recreation system, but to also be able to provide adequate operations and maintenance once those facilities are developed.**

Appropriate Staff will be in attendance at the November 16, 2009, Study Session to present highlights of the plan and answer any questions City Council may have about the recommendations made as well as make revisions to the plan as directed by Councillors. This plan meets the City’s Strategic Plan Goals of “Financially Sustainable City Government Providing Exceptional Services,” “Vibrant Neighborhoods and Commercial Areas,” “Strong, Balanced Local Economy,” and “Beautiful and Environmentally Sensitive City.”

Respectfully submitted,

J. Brent McFall  
City Manager



WESTMINSTER

**PARKS AND RECREATION  
MASTER PLAN**

**2010 to 2014**

*Adopted by City Council  
December 14, 2009 (tentative)*

**City Council**

Nancy McNally, *Mayor*  
Chris Dittman, *Mayor Pro Tem*  
Bob Briggs  
Mary L. Kaiser  
Mary Lindsey  
Scott Major  
Faith Winter

**City Manager**

Brent McFall - *Overall Review*

**Assistant City Manager**

Steve Smithers - *Overall Review*

**Parks, Recreation and Libraries Advisory Board**

Paula Saunders, *Chair*  
Ron Dickerson, *Vice Chair*  
Beverly Bishop, *Secretary*  
Stephanie Bingham  
Janet Bruchmann  
Mary Litwiler  
Catherine Payne

**Parks, Recreation and Libraries Staff**

Bill Walenczak, *Director of Parks, Recreation and Libraries - Text, Overall Review*  
Peggy Boccard - *Text*  
Rich Dahl - *Text*  
Becky Eades - *Graphics, Photos*  
Mike Hinrichs - *Editing, Graphics*  
Karen Layfield - *Photos*  
Laura Magnetti - *Cover, Photos*  
Kathy Piper - *Graphics, Photos*  
Sarah Washburn - *Editor, Graphics, Photos*  
Ken Watson - *Text*

**Other City Staff**

John Carpenter, *Director of Community Development - Strategic Plan Text, Trails and Open Space Text*  
Heather Cronenberg - *Trails and Open Space Text*  
Mac Cummins - *Strategic Plan Text*  
Kyle Fisher - *Photos*  
Joe Schalk - *Text*  
Lauren Schevets - *Trails and Open Space Text and Charts*

**Comprehensive Land Use Plan**

Clarion Associates

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Establishing Standards	VS-1 - VS-3
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West Area Facilities, Future Facilities, and Future Needs	W-8 - W-9
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Southeast Area Vicinity Map	SE-7
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Big Dry Creek Park	P-4 - P-5	Northeast
Bishop Square Park	P-6 - P-7	Southeast
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Fireman's Park	P-32 - P-33	Southeast
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<b>III. Parks <i>(continued)</i></b>	<u>Pages</u>	<u>Community Area</u>
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Little Dry Creek Park	P-128 - P-129	Southeast
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Weatherstone Park	P-134 - P-135	Central
Westcliff Park	P-136 - P-137	West
 <b>Parks Facilities</b>		
City Greenhouse	P-138 - P-139	Southeast
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City Park Recreation Center	FRP-6 - FRP-9	Central
Countryside Pool and Community Center	FRP-10 - FRP-11	West
The Heritage at Westmoor Golf Course	FRP-12 - FRP-15	West
Kings Mill Pool	FRP-16 - FRP-17	West
Legacy Ridge Golf Course	FRP-18 - FRP-21	Central
Swim and Fitness Center	FRP-22 - FRP-25	Southeast
The MAC - Community Senior Center	FRP-26 - FRP-29	Southeast
West View Recreation Center	FRP-30 - FRP-31	West
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 <b>Libraries</b>		
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IV. **Facilities and Recreation Programs** *(continued)*

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Carroll Butts Athletic Park	FRP-40 - FRP-41	Central
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Westminster Promenade	FRP-44 - FRP-45	Central

**Future Facilities**

Northeast Resource Center	FRP-46 - FRP-47	Northeast
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**Recreation Programs**

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Special Events	FRP-55
Other Focal Areas of Recreation Programming	FRP-56
Future Programming Considerations	FRP-56

V. **Trails and Open Space**

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Open Space Special Use Facilities		
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Open Space and Forestry Operations	TOS-6 - TOS-7	West
Semper-Allison Farm and Community Garden	TOS-8 - TOS-9	West
Westminster Hills Open Space Off-Leash Dog Park	TOS-10 - TOS-11	West
Open Space Inventory	TOS-12 - TOS-18	
Open Space Map	TOS-19	
Trails Map	TOS-20	

VI. **Citizen Comments**

CC-1 - CC-4
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VII. **Conclusion**

Conclusion / Summary	CS-1 - CS-4
Level of Service Charts	CS-5

## VISION STATEMENT

The City of Westminster, Colorado, started a small Parks and Recreation Department in 1972. From modest beginnings to now, the department has grown and expanded significantly over the years. In 1975, the City opened its first recreation center (the Swim and Fitness Center). That center soon became the focal point of the community. In the '70s and early '80s, the City began to annex land to the north and west, and, as a result, the geographical focus of Westminster shifted from Westminster's southern border to the area around the then fledgling Westminster Mall to the north. In 1986, the City opened the doors to City Park Recreation Center located at 105th Avenue and Sheridan Boulevard, which, at 64,000 square feet, became one of the forerunners to the "mega" recreation/leisure centers now being built in the United States. In 1991, the City was awarded the National Recreation and Parks Association's (NRPA's) National Gold Medal for Excellence in Parks and Recreation Administration. In 1999, the department won the Gold Medal for the second time, and in 2007 the City was awarded its third National Gold Medal Award. This award is the most coveted in the parks and recreation profession, and represents the pinnacle of success that the department has reached since its inception. Having been awarded the Gold Medal three times in 16 years shows the quality and consistency the department has maintained over several years. The department has built its success on serving the needs of its residents and guests, while keeping up with changing trends and user patterns. Customer service, employee empowerment, and innovative applications have been the mainstays of the department's mission since the '90s. The new millennium brings a renewed SPIRIT to the City's corporate culture. The SPIRIT acronym being "Service, Pride, Integrity, Responsibility, Innovation and Teamwork."

It would be naive and presumptuous to think any master plan done now would be or should be strictly adhered to in five or even ten years. There are too many unknown circumstances

within the life of a community that change from year to year.

For example, if the economy suddenly goes into a recession (as recently experienced from 2008 to 2009), the resulting effect could be a significant reduction in the City's sales tax base, which would result in the likely need to cut programs and services. This would affect not only existing services, but planned capital improvement projects as well. City Council and Staff, therefore, continue to use this document as a guide and a vision of what the City's Parks and Recreation program could be in the future, as well as, a plan to make that happen based upon available resources at any given time.

The City's Parks and Recreation program has become the focal point for the leisure needs of many of the City's residents. Many residents have come to depend on the variety of classes, wellness offerings, programs, parks, trails, and open spaces that the City offers to fulfill their desires and needs for recreation, fitness, culture, and the environment. The City recognizes this responsibility and is pleased to accommodate these needs where possible. Following will be a description of criteria upon which this document will be based.

## ESTABLISHING STANDARDS

In the past, many parks and recreation master plans have used standards that were published by the National Recreation and Parks Association (NRPA). Although these standards provided a valuable tool for making comparisons between municipalities on a national scale, the demographics from city to city, county to county, and state to state are often significantly different. Needs and desires of the community will also vary in part due to climate, regional interests, and natural amenities. Several years ago the NRPA Board of Directors also recognized this fact and as a result has dropped its list of recommended standards and replaced those with guideline formulas. In 2004, Westminster changed the criteria that was used to establish

community standards. That approach combined NRPA guidelines with the City's own set of community criteria based on user data and community trends. This document will continue that approach to maintain consistency as revisions to the plan are made. Therefore, the Westminster Parks and Recreation Master Plan will use NRPA guidelines, as well as, its own new set of standards based on working knowledge of the Westminster community's needs.

The plan will be divided into four geographical regions of the City that will follow a similar format to the City's "Comprehensive Land Use Plan," which was adopted by City Council on June 23, 1997, and updated in 2004.

It must be emphasized, however, that this plan can only make recommendations that are based on existing and projected resources. There are sections of the City that have been completely built out, and acquiring additional parks, open space, and trail corridors is far more difficult to achieve. In those instances, the plan will, however, focus on upgrading existing parks and facilities to provide the most current state-of-the-art facilities and programs for our users, achieving compliance with Americans With Disabilities Act (ADA) standards, as well as making the most efficient use of our resources.

Funding for the infrastructure of the City's parks and recreation system is critical to the continued success of the department in delivering facilities for the community's use. In 1996, voters overwhelmingly extended the City's 1/4-cent sales tax for parks, open space and trails for a total of 20 years and authorized the City to issue bonds to fund additional open space purchases, as well as facility construction, park development, and maintenance of these facilities.

This action resulted in \$13 million in bonds for open space acquisitions, as well as \$11 million for parks and facility development. Again, in 2006 voters approved another extension of the Parks and Open Space Sales Tax that has gener-

ated \$20 million for additional open space and park projects. Other sources of funding include Jefferson County Open Space attributable share money, which currently brings in excess of \$1 million per year for park development, maintenance and acquisition. Additional sources of funds include state lottery proceeds, which exceed \$400,000 annually; park development fees; Adams County attributable shares and grants; and potential grants from the state's Conservation Trust Fund (Great Outdoors Colorado) and Jefferson County open space joint venture and land acquisition grants. In addition, Community Development Block Grant (CDBG) funds have been used in the past made available for park development within certain "target" areas of the City that meet Federal requirements. In 2002, Hyland Hills Park and Recreation District passed a park bond initiative that allowed money from the bond to be contributed towards developing Westfield Village Park, Carroll Butts Athletic Park and Big Dry Creek Park.

All of the City's capital funds add up to approximately \$4.1 million per year (based on 2010 budget projections) for parks and recreation capital improvement projects. As noted earlier, many of these programs are tied to sales taxes, lottery proceeds, and continued residential development. If there should be a continued "downsizing" in the economy, these funding sources could be significantly affected. At the same time, City Staff constantly updates park and facility development project priorities which must be balanced with the need for ongoing upkeep of the City's existing infrastructure. Obviously, every project on the priority list cannot be accomplished within the next five or even ten years. The City will need to prioritize the projects in a way that is fair to all concerned. This process will be defined in the City's Five-Year Capital Improvement Plan published in the City's biennial budget.

This plan recommends criteria for prioritizing park development projects that will, hopefully,



meet that objective. The Parks and Recreation Master Plan will also set up criteria for acquiring parks that will serve strategic population groups, be of a size sufficient for easy maintenance, and provide efficient access for security surveillance. Specific recommendations on site acquisitions will not be identified in this document because of the possibility of creating unrealistic property value expectations from owners of specific parcels of land. This has proven to inhibit the City's ability to negotiate fair market values for parkland purchases it has committed to in the past. Individual acquisitions will be presented on a case-by-case basis to City Council.

The City of Westminster has been very successful developing partnerships with other governmental entities, school districts, and private enterprise. Some of these include joint operation of The MAC (Mature Adult Center) with Hyland Hills Park and Recreation District, a partnership with Hyland Hills at the Ice Centre at the Promenade, Westfield Village Park, Big Dry Creek Park, and the Carroll Butts Athletic Park, joint ventures with Jefferson County in constructing Standley Lake Regional Park and the City's 18-hole golf course at The Heritage at Westmoor. Adams County has contributed to the development of Westfield Village Park, Big Dry Creek Park and Carroll Butts Athletic Park, to name a few. It is City Staff's intention to continue to encourage these types of opportunities when it is appropriate and to continue to develop and expand on such partnerships. The City's long-standing intergovernmental agreements with the City's three school districts and Hyland Hills Park and Recreation District will continue to be a top priority.

#### **PARK DEVELOPMENT PROCEDURES**

The City of Westminster has made community involvement an important part of its park planning process. The City has developed a process that has proven very effective in gaining residents' input on designing and developing parks throughout the community. This process is summarized as follows:

- 1) Hold community meetings with residents who are within the service area of any new park that is to be developed. Introduce the project and the City's intentions to develop.
- 2) Clearly define approved funding levels. If feasible, mail out surveys to all residents within the specific service area. Provide an opportunity on those surveys for residents to express their opinions on the types of amenities they would like within their park.
- 3) Tabulate survey information and share results with interested residents at neighborhood meetings.
- 4) In some cases, form a task force with three to five neighborhood representatives to work with City Staff in formulating concept designs. Make sure concept plans fall within the approved budget.
- 5) Develop up to three alternative plans/designs for the neighborhood groups to review.
- 6) Reach consensus on a general concept and program.
- 7) Finalize designs into one plan and present plans to the neighborhood.
- 8) Present to City Council for final review, input, and approval.

This process of encouraging public input on how a park is to be designed creates a sense of ownership of the project with the residents of that area. The survey also allows City Staff to gain a broader perspective of opinions from homeowners who would not necessarily attend the public meetings. It also avoids situations where small special interest groups can negatively influence the outcome of a project simply because they are in attendance at meetings. It should be noted, however, that although this process is effective over 90 percent of the time in reaching consensus on a project, there will be times (although few in

number) when City Staff will reserve the right to make a recommendation to City Council based on what it believes is for the good of the entire community. This may conflict with what some residents believe is good for their individual situations. City Council, as the policy-making authority of the City, shall make the final decisions in such instances.

Through citizen surveys and other feedback mechanisms, Westminster residents have identified time and time again that quality of life is a very high priority. Parks, trails, recreation facilities, libraries, and open space are key elements that create a high quality of life environment for a community. The City recognizes its high-quality parks, recreation, and open space programs as distinguishing itself from other cities, and will therefore continue to emphasize and put a high priority on those quality-of-life enhancements for its citizens. This plan will serve as an ongoing guide and road map to achieve that objective. No timeline has been established for buildout of the community, as this depends on the City's Growth Management Plan, market forces, and the City's future water supply capabilities. Buildout may come in 10, 15, 20 years or beyond. This plan, however, is intended to establish more specific priorities for at least the next five years, as well as projected needs for the ultimate buildout of the community whenever that may be.

### KEY PRIORITIES OF THE PLAN

City Staff has established a list of key criteria that it will follow in making recommendations regarding park development, land acquisition, facility upgrades and expansion and infrastructure improvements. These items form the very basis of the priorities that will be established for the City's park system.

Following is a summary of those key criteria:

- **Park Maintenance and Infrastructure:** The plan will identify important infrastructure and capital improvements for each developed park

site in the City. It is critical that the park system's existing infrastructure be maintained, kept up to date and new improvements be made when necessary.

- **New Park Development:** There are at least four undeveloped park sites citywide. Insufficient capital funding will prohibit the City from developing all of these sites within the next five to ten years. Therefore, a guideline for development of specific parcels will be based on a number of criteria:

1. The date when the site was acquired
2. The size and estimated population area that the park will serve
3. Adequate funding to develop the park
4. The estimated cost to maintain the park once it is developed
5. Adequate funding available for ongoing maintenance of the park
6. The need to serve our various user groups

The actual funding for any park development will be listed in the City's Five-Year C.I.P. in the biennial budget.

- **New Facility Construction:** The plan will identify and recommend future considerations for the development of any new recreation centers, adult resource centers, fitness centers, cultural centers, libraries and swimming pools. These recommendations will be based upon geographical location, population data, proforma studies and available funding.

- **Recreation Facility Expansion:** The plan will identify the need to expand and improve the services and opportunities offered at the City's existing facilities. The recommendations will be based on customer and Staff feedback trends and will be dependent upon available funding and funding for ongoing maintenance.

- **Recreation Facility Maintenance and Infrastructure:** The plan will identify important infrastructure and capital replacement sched-

ules for all existing department facilities. These improvements will be dependent on available funding approved in the City's biennial budgets.

- **Open Space Acquisitions:** Open space acquisitions will continue to be the responsibility of the Community Development Department. Once a site is acquired, it is transferred to the Department of Parks, Recreation and Libraries for management and development responsibilities.

- **Open Space and Trail Development:** Open space sites will be inventoried and included in the Open Space Section of this document. The City's "Trails Master Plan" will be inserted as a section of this document.

- **Recreation Programs:** Classes, camps, adult programs, art offerings, youth and adult sports, concerts, and special events will be continually evaluated and changes made to keep up with the trends and community needs.

## PROJECT BACKGROUND

The City of Westminster is located in the north-west sector of the Denver metropolitan region. Westminster has experienced significant growth in both land area and population in the past 35 years. As the City and surrounding communities have grown, the outer City limits have become more clearly defined in terms of the City's land base. Within the City limits, the continued development of business and residential areas has decreased the amount of agricultural open space that was once abundant and characteristic of the community. The reduction in open land available for parks and recreation facilities created the impetus for a planning effort to define park and recreation needs and identify potential opportunities for future development.

The City of Westminster strives to provide a high quality of life for its residents. Parks, trails, open spaces, recreation facilities, and recreation programs are all important components of this goal. The challenge now facing Westminster is how to continue to provide for the park and recreational needs of existing and future residents within the context of continuing development. In addition, the City needs to preserve, upgrade, and maintain existing parks, facilities, and open space resources that contribute to the character of the community.

While the City of Westminster values its recreational amenities, it is also pursuing business development to ensure an economically sound and diverse tax base. Therefore, planning efforts must not only identify recreational needs and opportunities, but must also develop strategies to balance parks and recreation requirements with the economic growth and development expectations of the City. The City's "Comprehensive Land Use Plan" will significantly assist in guiding the City in reaching that objective.

As mentioned earlier, the Parks and Recreation Master Plan has been organized to follow the "Comprehensive Land Use Plan" format. The Plan identifies and analyzes the current status

of parks and recreation facilities and opportunities; develops goals and recommendations for future parks and recreation facilities based on demographic projections and recreation trends; and suggests phasing and implementation strategies for park development plans that meet expected budget and staffing levels of the Parks, Recreation and Libraries Department.

## STRATEGIC PLAN

Since 2002, City Council has annually reviewed and revised its Strategic Plan Goals for the City. This document has helped all City departments understand the vision that City Council has developed as well as priorities for the continued viability of the City. This Master Plan will also use the goals of the City's Strategic Plan as top priority when developing projects and programs for our residents.

The Master Plan is intended to address the City of Westminster's park and recreation facility and program needs specifically for the next five to ten years and to provide useful direction for the City's parks and recreation Staff in their planning efforts. As noted earlier, the plan is intended to act as a guide only, and should not be taken as the last word on any recreational or park project anywhere in the City. The plan needs to provide the City with some flexibility so as to not "trap" the park development or acquisition project that is no longer in the best economic or program interest of the citizens of the City.

## HISTORY

Westminster was incorporated as a City in 1911 and operates as a home rule municipality with a Council-Manager form of government authorized by Westminster citizens in 1958. The population of the City has rapidly increased from 1,686 in 1950 to over 109,800 residents today. In that period, the land area of the City has grown from less than 4 square miles to 32 square miles. Of the total City acreage, slightly more than 26%, or approximately 5,365.17 acres, is utilized for parks, open space, and specialized

facilities. Of that, 3,333 acres of the City's land area is parkland, including golf courses and Standley Lake.

The population potential for Westminster is currently estimated to be approximately 124,000 residents. The community has grown and evolved within a complex political environment, which includes two counties, Adams and Jefferson, and three separate school districts. The community is bisected by both the Denver/Boulder Turnpike (U.S. 36) and the Burlington Northern Santa Fe Railroad, which act as physical barriers between neighborhoods. Currently, there are eight completed streets that provide east-west travel across the City: 72nd Avenue, 80th Avenue, 104th/100th/112th/120th/128th/136th and 144th Avenues. There are four main streets that provide north-south travel within City limits: Huron Street, Federal Boulevard, Sheridan Boulevard, and Wadsworth Parkway.

Although the Parks and Recreation Department was not officially formed until 1972, Westminster has a strong history of providing quality recreation programs to its residents. In 1941, Harvey England created the City's first Little League baseball program. In 1954, the Westminster Recreation Association, made up of volunteers, was organized to "promote cultural, social and recreational activities within the City." The Metropolitan District 50, a parks and recreation district, was formed in 1955 to provide recreation opportunities for residents in School District 50. This Park and Recreation District was renamed the Hyland Hills Metropolitan Parks and Recreation District in 1970.

The City of Westminster Parks and Recreation Department was formed in 1972 to provide parks and recreation planning and management due to City growth expanding beyond the original Hyland Hills Park and Recreation District boundaries. In 1975, the Swim & Fitness Center was built providing recreation programs, a pool, an exercise area, and community center activities for the citizens of Westminster. By 1986,

several parks and the City's flagship recreation center, City Park, had been built.

In 1985, an Open Space acquisition sales tax was approved by citizen vote, and in 1986 the Senior Center opened and an Intergovernmental Agreement (IGA) was established with the Hyland Hills Park and Recreation District to coordinate recreation programs. In 1991, 1994, and again in 1996, the Open Space sales tax was reappraised by the citizens of the community. In 2006, the tax was extended until 2032, reaffirming that recreational amenities remain a priority for Westminster residents and that parks planning must continue to be an integral part of community planning and decision-making that occurs as the City grows.

To date, 31% of the City is preserved as green space (see Green Space Map I-1), which includes City parks, open space and golf courses. Additional acreage lies within private parks owned by HOAs.

### **PLANNING APPROACH**

The approach used for this Master Plan document was based on citizen and Staff participation in the process of identifying current and future needs for parkland, recreation programs, and facilities. The first step in the planning effort was a comprehensive inventory of existing resources through discussions with City Staff, the Parks, Recreation and Libraries Advisory Board, Hyland Hills Park and Recreation District staff, and community meetings along with site visits throughout the community.

To allow more specific analysis that would reflect differences between neighborhood areas within the City, the Westminster Parks and Recreation Master Plan is divided into four sub-planning areas (see Community and Neighborhood Boundaries map), each with similar demographic characteristics. The City Staff team then developed park and recreation guidelines for the City of Westminster by taking general standards formerly used by the National Park and Recreation



Association and reviewing them with City Staff. The guidelines were adjusted to match specific needs of Westminster's population. A citizen survey and public meetings were conducted to ensure that the standards would be consistent with community wishes.

The next step was to compare existing facilities and resources with the proposed standards at both the sub-planning area level and for the entire community. Demographic projections were done so that future needs could also be determined. The Master Plan team then went beyond the identification of present and future needs to develop recommendations for the different sub-planning areas and to develop guidelines for phasing and implementation. Because the Master Plan process was driven by Staff and citizen input and because the analysis is based on specific recreation guidelines and population trends, the final result is a plan that can be easily updated to reflect changing population dynamics or new recreation trends. Therefore, it is Staff's opinion that this Master Plan will continue to be an effective planning tool for the City of Westminster both for the short range and into the future.

## **INVENTORY**

The City of Westminster's park and recreation system consists of a broad range of parklands, open spaces, golf courses, libraries and recreation facilities. The City administers and maintains 54 developed parks, ranging in size from 0.7 acres to 2,327 acres, for a total of over 2,964.64 acres of park and undeveloped park land (excluding golf courses). In recent years, the City has also acquired several open space parcels in drainageways and as environmental conservation or view preservation areas. These areas currently comprise approximately 2,814.53 acres.

In addition, the City operates four recreation centers, two outdoor pools, The MAC, two golf courses, and an indoor soccer center. The City is also half owner of a three-rink ice center, an

indoor sports facility, and a 35-acre community park. The City runs a variety of recreation programs that are available to residents throughout the year. These programs provide activities for all age groups and include youth soccer, softball leagues, senior citizen trips, teen volleyball, arts and crafts, preschool and fitness programs.

Westminster residents also have access to recreation facilities provided by the Hyland Hills Park and Recreation District and by private homeowners' associations. Two parks administered by Hyland Hills are located in the Westminster city limits. Hyland Hills also operates an award-winning 27-hole golf course; 9-hole executive course; driving range; a go cart track; and Adventure Golf, a state-of-the art miniature golf facility, within the City. The City and the District jointly own and operate The MAC (formerly the Community Senior Center) and the Ice Centre at the Promenade. Hyland Hills Water World is available to all Westminster residents at District resident rates. Many neighborhoods have recreation facilities maintained by homeowners' associations. These private facilities include swimming pools, tennis courts, and play equipment.

The inventory that was completed for the Master Plan includes all these facilities. To organize the inventory information into manageable sections, the City was divided into four planning areas. The planning areas are based both on demographic characteristics and physical features such as major streets, natural elements, or city limits. The planning areas encompass an area larger than the current city limits in anticipation of future service areas. The planning areas are shown on the "Community and Neighborhood Boundaries" Map. The inventory of City and private facilities is summarized in the parks and facilities inventory.

## **PARK CLASSIFICATIONS**

The inventory was also organized by park and facility classifications. Nine major classifications were developed to categorize the variety

of recreation resources in the community. The classifications are based on a combination of size, function, and characteristics. The nine classifications are as follows:

- Neighborhood Parks
- Community Parks
- Citywide Parks
- Regional Parks
- Trails
- Open Space
- Recreation Centers
  - Citywide Leisure Center
  - Community Recreation Center
- Special Use Parks and Facilities
- Schools

### **Neighborhood Parks**

Neighborhood parks provide space for individual and group recreation activities. Neighborhood parks vary in size from .5 acre to 14 acres, with an ideal size of 10 acres. Neighborhood parks typically accommodate a variety of activities and their facilities include play equipment, a ballfield or a soccer field, picnic areas, shelters, hard surface courts, green space, and parking. Neighborhood parks are usually located in residential areas and should have good pedestrian access. Often, these parks are located adjacent to elementary or middle schools. The service area for a neighborhood park is considered to be residences within walking distance of ½ mile. In cases where there are no community parks nearby, neighborhood parks may serve the program needs of a larger area. For example, some areas of the City that do not have larger community parks may be programmed for organized sports activities like Little League baseball or soccer.

### **Community Parks**

Community parks serve community-wide recreation needs and are intended for facilities or use levels that would be inappropriate for neighborhood park classifications due to size of parcel. Community parks may include natural areas, such as streams or topographic features,

and are often linked to a city or regional trail system. A community park can range from 15 to 50 acres and serves several neighborhoods, generally within a 2 ½ mile radius. Facilities might include multiple regulation-size ballfields and soccer fields, tennis courts, basketball courts, picnic facilities, play equipment, dog parks, off-street parking, restrooms, trails, and display gardens. Where feasible, community parks should be developed for larger organized sports and youth activities.

### **Citywide Parks – Westminster City Park**

Citywide parks are designed and developed to serve the entire City population. Westminster City Park is currently the City of Westminster’s only citywide park. The size of this classification ranges from 51 to 250 acres. Activities provided in citywide parks range from active to passive, recreation, recreation facilities, open space and trails. Appropriate uses under this classification include multiple soccer fields, baseball/softball complexes, leisure centers, fitness centers, outdoor tennis and basketball courts, skateboard parks, play equipment, picnic areas, fishing lakes, trails, native study and concert pavilions to name a few. A citywide park basically functions as a civic center for the community, running the gamut of active and passive recreational uses, and is a focal point for the community’s leisure needs. The Westminster Parks Operations Center, which houses personnel and equipment used for park maintenance operations, is also located at City Park.

### **Regional Parks – Standley Lake Regional Park**

Regional parks serve the entire City and surrounding counties, with a variable service area depending upon amenities. Standley Lake Regional Park is the City’s only regional park. Adequate land is required for facility and parking needs. A regional park can be over 250 acres with regional recreational activities, such as regulation-size athletic fields, campgrounds, fishing docks, large picnic facilities, trails, boating and/or swimming facilities, visitor/interpretive centers, recreation facilities, and group activity



areas. Regional parks have a diverse landscape and topography for active and passive recreation activities. Standley Lake Regional Park has several areas set aside for wildlife preservation including an area restricted for a pair of nesting Bald Eagles. It is desirable that regional parks have ties to major roadways and trails for accessibility. These parks can also have ties to adjacent recreation development so users can take advantage of all available recreational offerings.

### Trails

Trails are desired to be off-street recreational systems for bicycling, jogging, walking, skating, and equestrian use. However, in some instances, because it is impossible to link sections of trails due to lack of appropriate land connections, trails may need to be designed on surface streets. The City would prefer to avoid these links wherever possible, but in some cases may have no viable alternative. The trails may also accommodate commuter bicyclists if the trail routes link residential areas with employment centers.

In Westminster, trails may be constructed of concrete or crusher fines. Local neighborhood trails provide access to communitywide and regional trail systems. These trail systems link schools, neighborhoods, parks and commercial areas, and can provide alternative transportation as well as recreation and exercise. It is the City's goal to eliminate as many trail/street surface crossings by constructing underpasses wherever feasible. The main spines of the City's trail system are identified as the Big Dry Creek Trail, Little Dry Creek Trail, Farmers' High Line Canal Trail, and Walnut Creek Trail. These trails are intended to be used for recreation (jogging, walking, biking, equestrian) as well as allowing people to commute to different parts of the City. The trails are also intended to be linked by secondary trails from residential areas, as well as being linked to each other. The Walnut Creek Trail will eventually link up to the Boulder trail system and the Little Dry Creek Trail now

links to the Clear Creek and South Platte River trail systems. The City's longest trail corridor, the Big Dry Creek Trail, runs approximately 12 miles from Standley Lake on the west to I-25 on the northeast. This trail then connects to the City of Thornton's trail system.

### Open Space

Open space can vary tremendously in character, function, and size. In Westminster, an open space program was implemented in 1986 to preserve and protect the quality of the natural environment. It is the goal of the program to obtain 15% of the land in the City for open space. In addition to its conservation function, open space provides recreation opportunities such as hiking, biking, horseback riding, and nature studies. Open Space parcels can also be used for off-leash dog parks. Linear open space, or greenways, can be used for trail corridors connecting different areas of the community. Acquired open space parcels can also protect view corridors, provide buffers between development zones, protect sensitive habitat areas, and preserve open, rural landscapes. Due to its importance in citizen surveys and the November 1996 and 2006 voter authorization to accelerate acquisitions, a separate open space acquisition plan has been developed by the Open Space Advisory Board and City Staff and must remain confidential to allow the City to negotiate competitive prices for land purchases.

### Recreation Centers

*Citywide Leisure Complex:* This refers to the City's flagship recreation center complex at City Park. The City Park Recreation Center, along with its companion facility, the City Park Fitness Center, are intended to serve the leisure, recreational, cultural, and fitness needs of the entire community. These centers provide gyms, fitness/workout, aerobics, arts and crafts, aquatics, classes, and meeting rooms. This is a special facility that is one of its kind in the City. The size of the City Park Recreation Center is 64,000 sq. ft. and the Fitness Center, with its newly completed Mind Body Studio, is 38,000 sq. ft.,

for a total area of almost 106,000 sq. ft.

**Community Recreation Center:** These recreation centers are intended to serve a community sector of the City. Included in this classification are the Swim and Fitness Center and West View Recreation Center. These centers provide leisure and fitness activities, but on a smaller scale than the citywide leisure complex. The size of these facilities is usually in the range of 25,000 to 40,000 sq. ft.

### **Special Use Facilities / Parks**

Certain recreation activities require specific facilities that are not necessarily included in any of the above categories. Parks, ice arenas, golf courses, indoor soccer and inline skating, dog parks, libraries, and adult resource centers are examples of such facilities. These special use areas are sometimes located in parks, but do not have to be. The size and service areas of these types of facilities vary by function and user group.

### **Schools**

Schools provide facilities to meet school program needs. Often, school facilities are available for use by other members of the community. Elementary and middle schools typically serve neighborhood areas and are accessible by pedestrians and vehicles. Facilities may include playgrounds, ballfields, running tracks, and gymnasiums. All school facilities were inventoried, but some schools, i.e., high schools, were not included as part of the existing resources in the needs assessment because those facilities often prioritize their programs, as well as other programs, over those of the City. In areas of the City that lack baseline parks and recreation facilities, school sites were evaluated and included in the plan. In some cases, recommendations may be made for the City to assist the school district in upgrading certain school grounds so they could function as community or neighborhood parks and recreation facilities.

Park classifications are shown in the "Process and Approach - Park Classifications" section.

### **GUIDELINES**

To determine the demand for recreation services in any community, a desired level of service must first be established. Then, the existing supply of resources can be compared to the desired level of service to generate estimates of the need for additional facilities or programs. To determine the demand for parks and recreation facilities in Westminster, the inventory of existing parks was used to calculate the current level of service available to residents of the community. The level of service is expressed as ratios that compare recreation facilities to the population they serve. For example, if a community of 20,000 people has 100 acres of parks, the community's level of service for parks, is 5 acres for every 1,000 persons. These ratios, or guidelines, were then compared to national formulas. The national formula guidelines are derived from the National Recreation and Park Association (NRPA), and found in the conclusion of this plan. Because Westminster is its own unique community, the national guidelines are used only as a general reference and guide.

Desired levels of service were discussed with Parks and Recreation Department Staff and at public meetings. Community desires and Staff's understanding of recreation needs were then the basis for modifying Westminster's existing levels of service to standards that reflect the community's desired levels of service. These guidelines were then used to develop a demand analysis for each neighborhood for parkland needs and for facilities such as baseball fields, soccer fields, playgrounds, and tennis courts, etc. In most cases, the guidelines proposed for Westminster met or exceeded the minimum national guidelines.

The City standards for soccer fields and Little League baseball fields show a radical departure from traditional standards. Rather than designating a specific number of fields to a general population figure, the City standards account for the specific number of participants currently



registered in those programs, and projections are made for future residential growth.

For example, the City's recreation soccer program in 2009, both spring and fall season combined, had 3,100 registered players and the competitive program, the Westminster AFC, had approximately 1,000 players. Assuming approximately 15 players per team, there would be a need to provide practice and game fields for approximately 273 teams. Some of the recreation teams in the under-10 and below age groups have small teams and some in the upper age groups have teams of up to 18 players.

The same rationale has been applied to Little League teams. Assuming 13 players per team, guidelines were developed for the various Little Leagues in Westminster that add up to approximately 2,200 participants. At one field for every 65 participants (5 teams), 34 fields would be needed. Game day fields can be used for practice as well, so those items can be combined into one category.

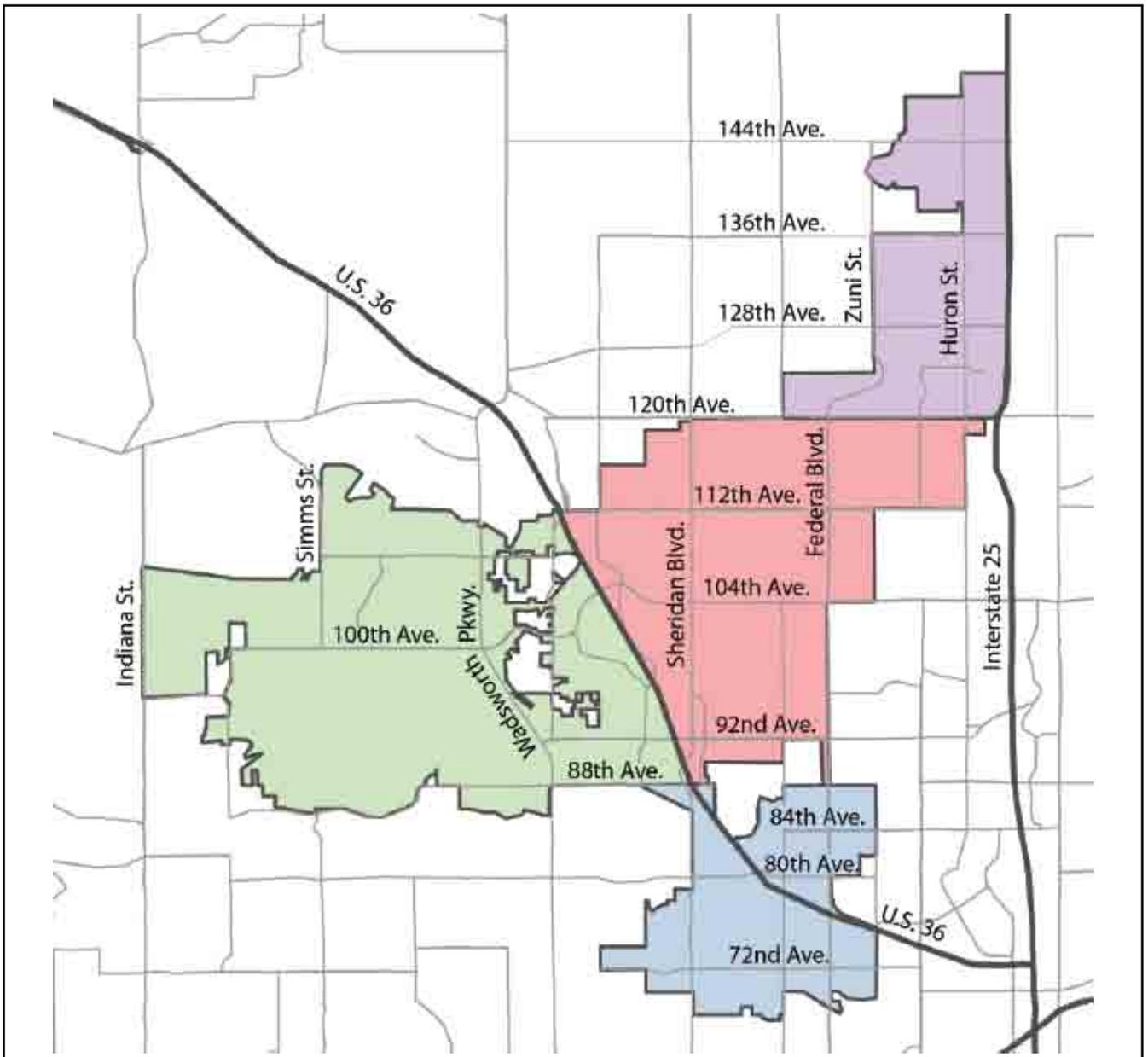
### **NEEDS ASSESSMENT**

Once an inventory of the existing recreation resources has been compiled and the guidelines for service levels have been developed, an assessment could be made of current recreation needs in the City. However, in order to provide guidance for future planning, the Master Plan also developed estimates of future needs by applying the service level guidelines to population growth estimates. These estimates were generated by multiplying the proposed guideline by the population expected in each planning area. For example, if the proposed standard for neighborhood parkland is 2.8 acres for every 1,000 people, a population of 10,000 would generate a demand for 28 acres of neighborhood parks. This process will be applied to each planning area for all park types and facilities (see conclusion section).

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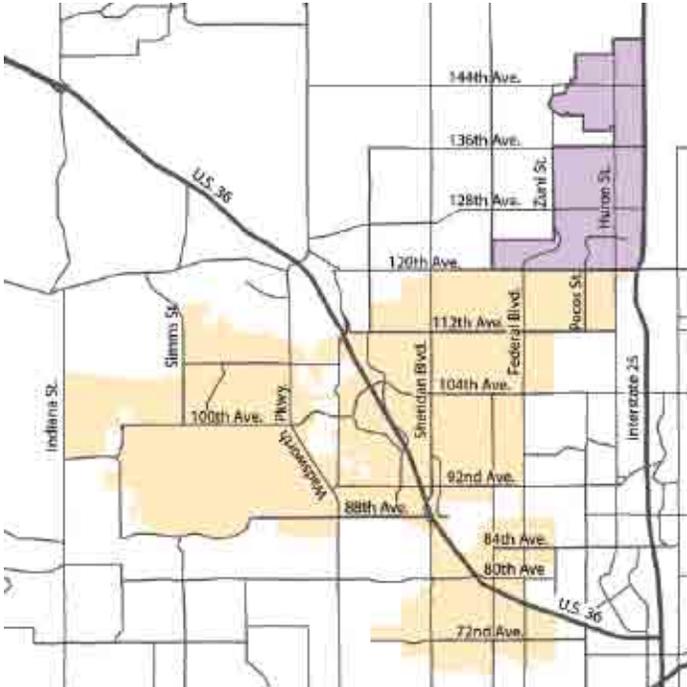


**LEGEND**

- Northeast Community Area
- Central Community Area
- West Community Area
- Southeast Community Area

# NORTHEAST COMMUNITY AREA

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This area, primarily bounded by I-25 on the east, Zuni Street on the west, 120th Avenue on the south, and 150th Avenue on the north, has the most potential for new housing and retail/office development. Over the last 5 years, this area has had two new Neighborhood Parks built (Cheyenne Ridge and Willowbrook Parks), and a Community Park built (Big Dry Creek Park), along with a Phase II addition to Amherst Park. The Metzger Farm Open Space of over 160 acres was also acquired and will eventually become a combination Historic Farm and Open Space Habitat. Therefore, the need for additional Neighborhood or Community parks has been met in this planning section.

The City also owns an 11 acre site in the Park Centre Office Park that previously was designated to for a community recreation center. However, due to two new private fitness facilities recently built in the area, staff feels a new recreation center is no longer viable. Staff would like to keep options open for a future cultural / mature adult / branch library on this site. Realistically, this would not happen within the next five years or maybe even ten years.

Currently, there are five developed park sites in this area, along with the historic Metzger Farm Open Space and a historic cemetery. Additionally, over 570 acres of open space and over 15 miles of trails exist in this area. This amount is more than adequate for an estimated population service area of 8,912.

The following descriptions of this planning area are taken in part from the City's "Comprehensive Land Use Plan."

*Pages NE-2 through NE-4 are referenced in part from the "Westminster Comprehensive Land Use Plan," adopted by City Council on June 28, 2004. The "Comprehensive Land Use Plan" was produced by Clarion Associates, 114 East Oak Street, Ft. Collins, CO 80524, and a complete copy can be acquired from Westminster's Community Development Department.*



*Gateway at 120th Avenue and Huron Street*



*Flowers in Westminster*

## NORTHEAST AREA PLAN

### OVERALL DESCRIPTION

The Northeast Area includes areas within the City north of 120th Avenue to 150th Avenue, and from Lowell Boulevard on the west to I-25 on the east. Much of the area is vacant north of 136th Avenue. Large developed areas include areas along I-25 south of 128th Avenue and areas west of Zuni Street. Park Centre, a business park located along 120th Avenue, is largely developed. Developed areas north of 124th Avenue and west of Huron Street are predominantly single family residential developments. The Orchard Town Center, a regional retail center, has been developed at the northeast corner of 144th Avenue and Huron Street. Major features that have influenced the plan for this area include: the Big Dry Creek drainageway and its tributaries, McKay Lake, the McKay Drainageway east of McKay Lake, existing large lot development north of 136th Avenue adjacent to I-25, and the Park Centre business park along 120th Avenue. In general, the plan recommends a mix of high-quality residential, retail, and employment development, while preserving open space in some areas. The I-25 district center is intended to be an important economic development area for the City and all development will be of high quality.

### KEY FEATURES

#### Park Centre Business Park

The Park Centre Business Park at the northwest corner of 120th Avenue and Huron Street is an important employment area in the City. The plan will allow for the development of the employment area along 120th Avenue to become the largest in the City. Business park and office uses will predominate. One of the important features of this employment district is its strategic location at 120th Avenue and I-25. The Wagon Road Park-n-Ride is a major transit destination and adds to the business park's accessibility. The plan calls for additional trails within the Park Centre with connections to the Big Dry Creek open space and trail corridor.

### Neighborhood Retail

Neighborhood retail will be limited to maintain the residential character of the area and reduce traffic congestion. Neighborhood retail centers have been designated for: (1) the northeast corner of 128th Avenue and Zuni Street; (2) the northwest corner of 128th Avenue and Huron Street; (3) the northwest corner of 136th Avenue and Huron Street; (4) the southwest corner of 136th Avenue and Huron Street; (5) the northeast corner of Federal Boulevard and 120th Avenue; and (6) Park Centre. There is also a planned center at the northeast corner of 136th Avenue and Huron Street, which is within the District Center. These centers will support the neighborhood retail needs of most of the area.

### Regional Retail

Developments within this portion of the District Center should establish a strong, unified, architectural theme. Development on each side of 144th Avenue should reflect a visually unified site, which includes architectural treatment.



*The Orchard Town Center*

Although larger retail users are typically associated with big box architecture, special care should be given to 360-degree façade treatments and pedestrian spaces. Plain, blank walls on buildings are discouraged.

The North I-25 Concept Plan contains extensive design guidelines for retail development.

### **Floodplain Buffer Area**

The existing sheetflow floodplain, extending from McKay Lake east to Huron Street from 144th Avenue, has been redirected along a swale (McKay Drainageway) through the Huntingdon Trails residential subdivision with an underpass at 140th Avenue. This drainageway will also be constructed between Huron Street and I-25 and include a pedestrian trail.

### **Open Space and Trails System**

The area will provide additional open space and trails that create pedestrian linkages and connections to the Park Centre Business Park, the City and regional open space and trail system, schools, and residential areas. The City has already acquired a significant amount of open space along the Big Dry Creek drainageway. Other portions along this drainageway, and other drainageways in the area, will be a flood corridor designation to restrict development and protect natural areas. The City will develop trails along most of these flood corridor areas including Tanglewood Creek, Quail Creek, Shay Ditch, Big Dry Creek, McKay Drainageway, and Bull Canal. The McKay Lake open space will be connected to the surrounding neighborhood by a trail system. Pedestrian underpasses have been built in several locations including:

- ♦ Huron Street at 159th, 142nd, 132nd, & 130th Avenue
- ♦ I-25 at 144th, 136th, & 128th Avenue
- ♦ Big Dry Creek at 128th & 120th Avenue
- ♦ Big Dry Creek at Federal Boulevard
- ♦ Quail Creek at 136th Avenue

### **Low Density Housing North of 136th Avenue**

Low-density residential areas will continue to develop north of 136th Avenue and west of Huron Street. In existing and future annexation areas west of Huron Street, the intent is to create a very low-density character for the area and supply higher-end housing. Residential uses will be shielded from business park development by a buffer with berms and landscaping running along Huron Street.

### **Preservation of Significant Views**

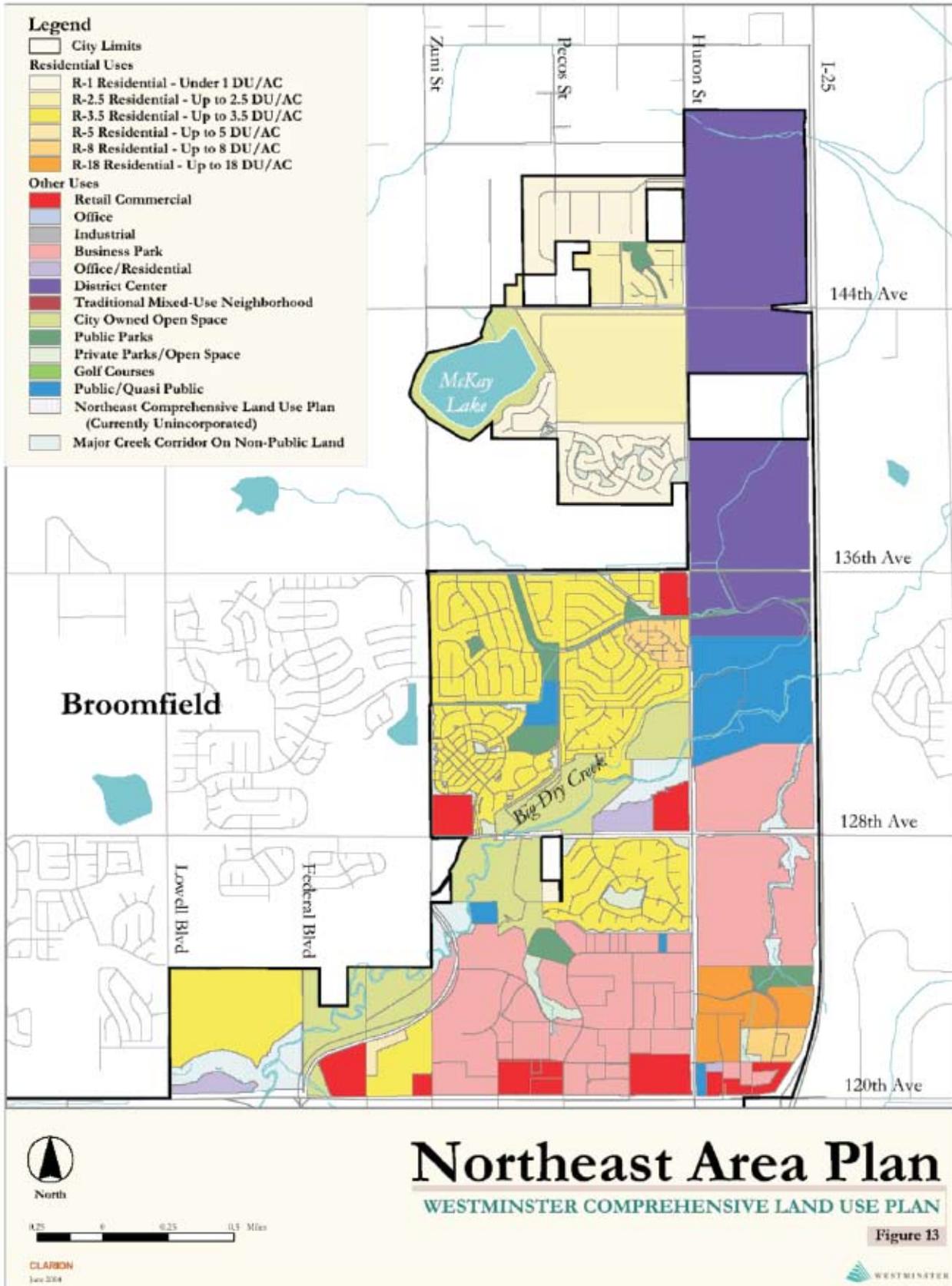
The area offers numerous opportunities to enjoy magnificent views and panoramic vistas of the Rocky Mountains. Maintaining these views is an important objective of the Plan. The visual impact of buildings and roadways must be integrated with the landscape and sited to enhance these views. The City has assigned a view corridor overlay along roadways that provide significant views. View corridor overlays are located along I-25, along 120th Avenue in front of the Avaya building, and along the Federal Boulevard/Zuni Street connection. The view corridor overlay will have requirements for generous setbacks and landscaping to preserve views and to keep the area open and in scale with other buildings in the area.

### **Transportation Improvements**

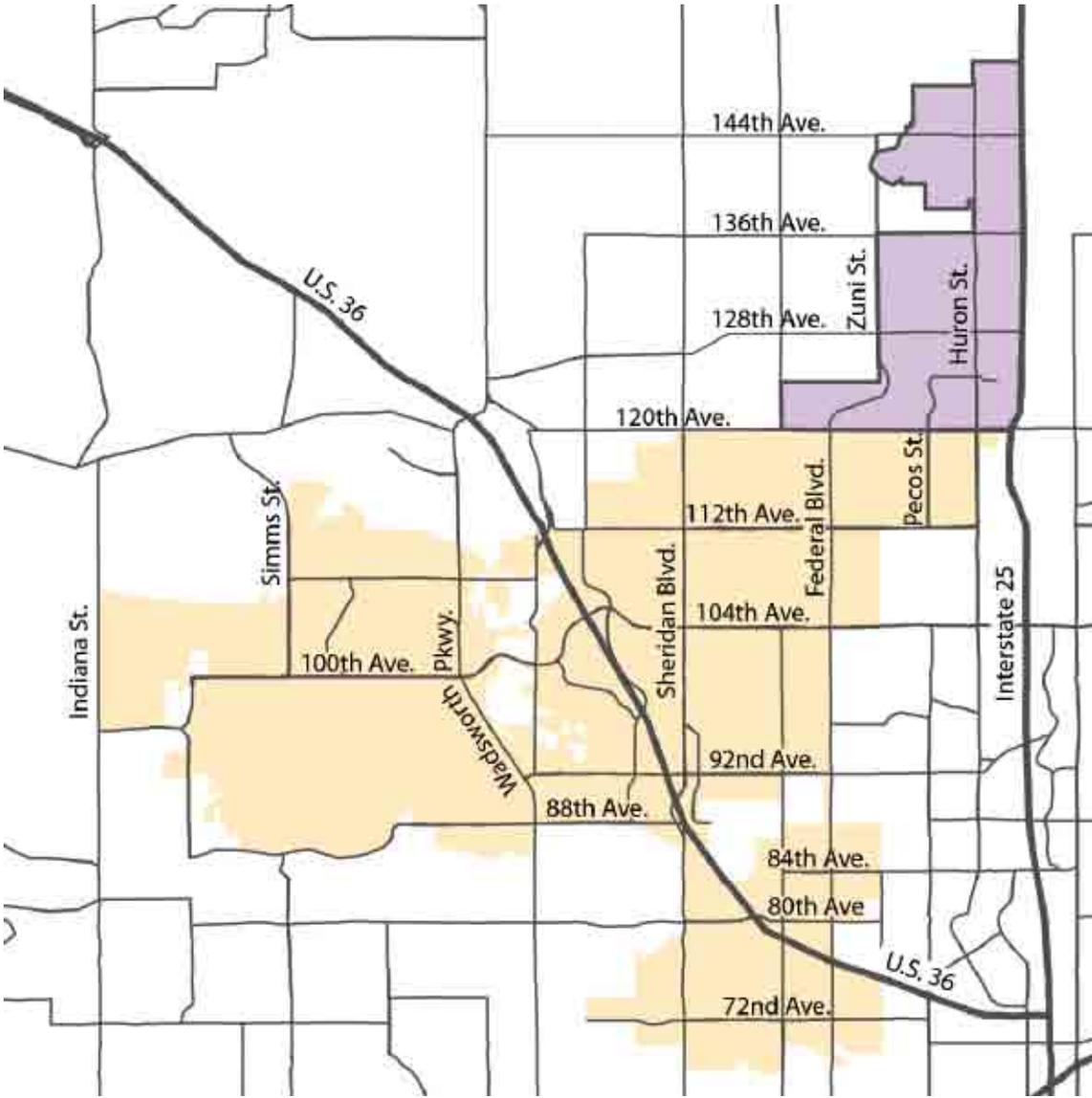
Huron Street has been re-aligned and widened from north of 128th Avenue to 150th Avenue. To provide a wide buffer between the proposed business park and retail area to the east and residential areas to the west, 144th Avenue has been widened to handle increased levels of traffic. The parkway has limited access and an increased right-of-way.



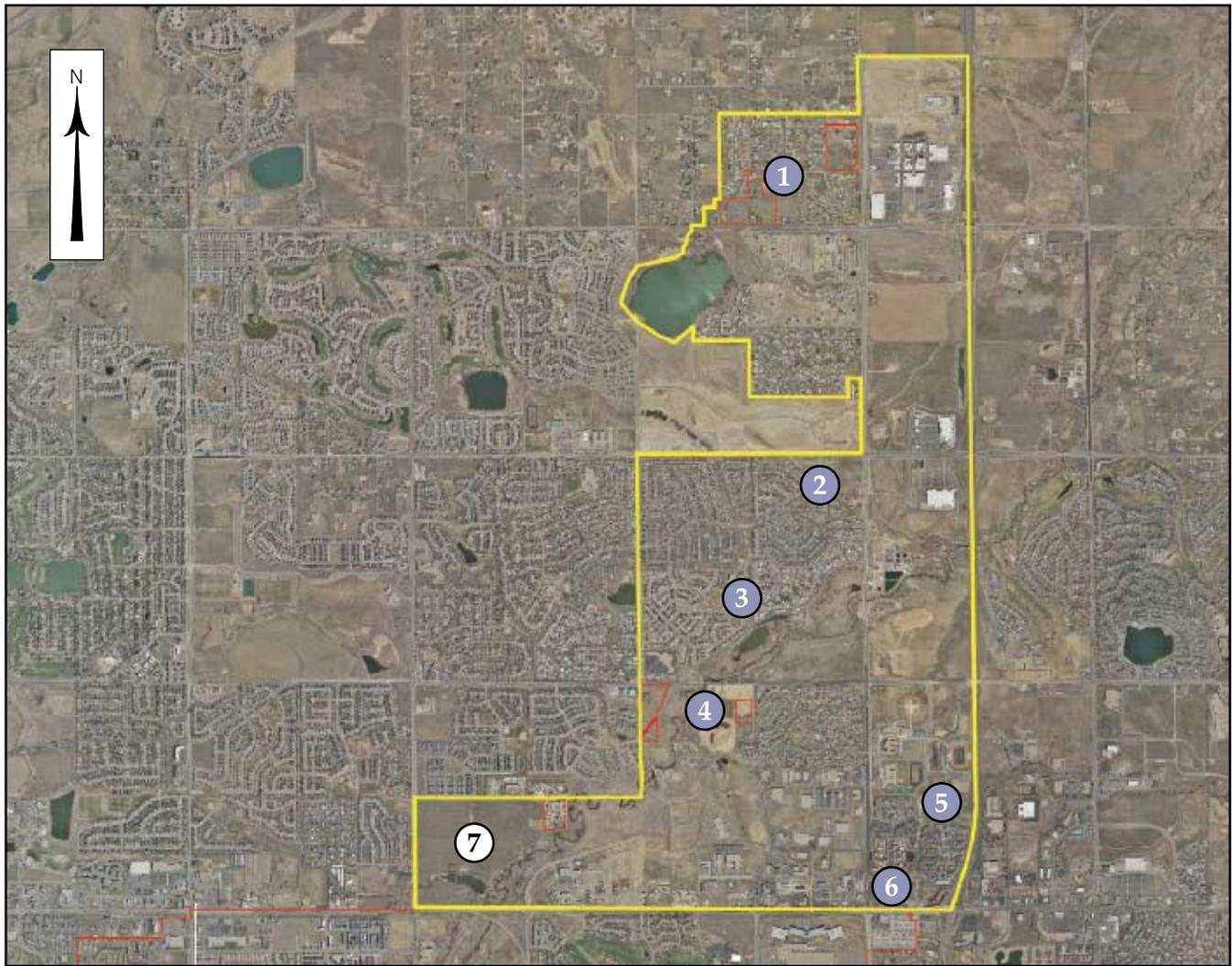
*136th Avenue over Interstate 25*



Vicinity Map  
**NORTHEAST COMMUNITY AREA**



Existing and Future Parks and Park Facilities  
**NORTHEAST COMMUNITY AREA**



Community Area/Park Boundary      Out Parcel

**PARKS AND PARK SPECIAL USE**

- ① Cheyenne Ridge Park 5a, N
- ② Quails Crossing Park 3.1a, N
- ③ Amherst Park 11a, N
- ④ Big Dry Creek Park 21.19a, C
- ⑤ Willowbrook Park 8.24a, N
- ⑥ Wesley Chapel Cemetery 2.75a, SU

**FUTURE PARKS**

- ⑦ Metzger Farm SU

### **SUMMARY OF KEY FUTURE PARKS NEEDS/RECOMMENDATIONS**

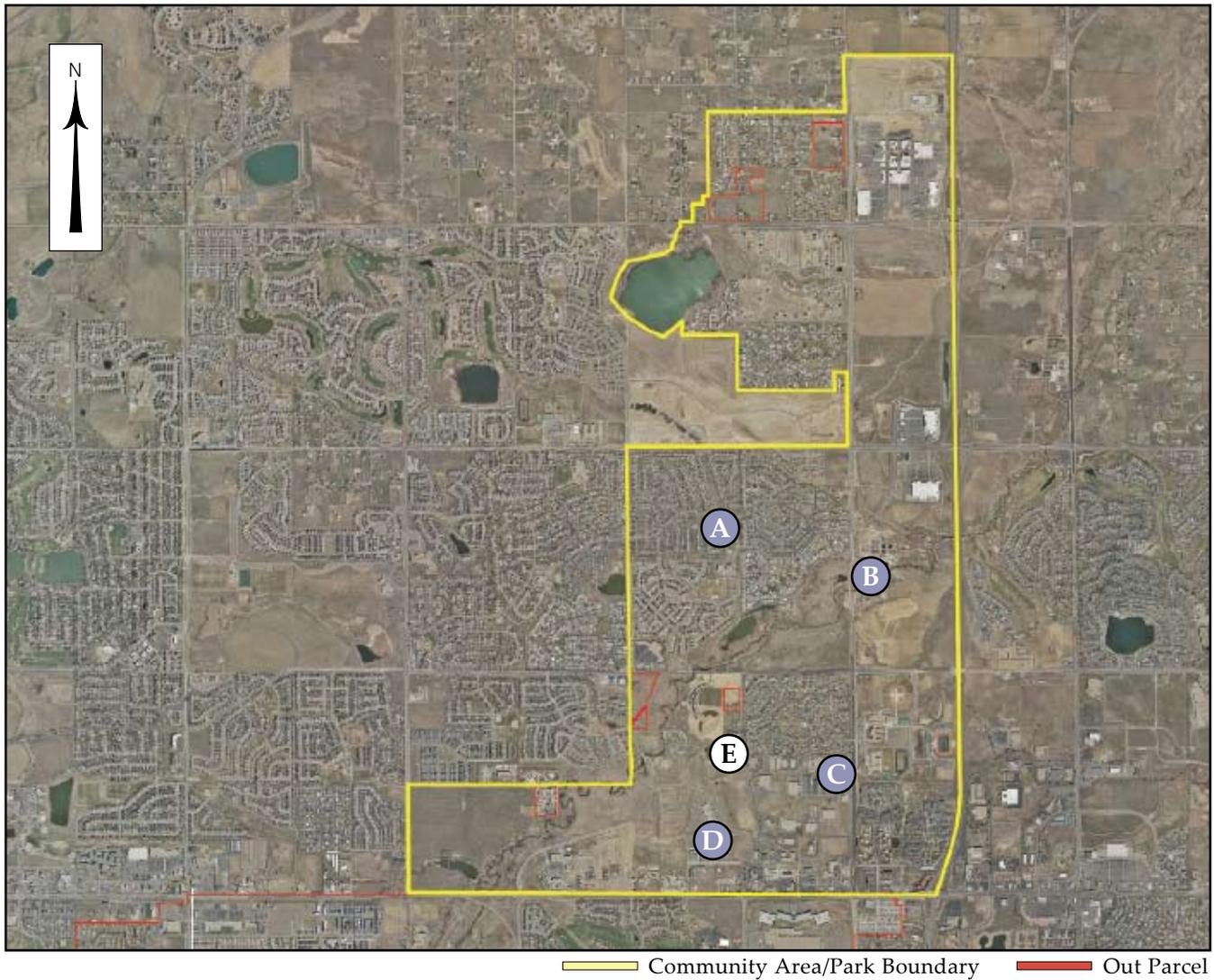
- New secondary trails to connect to Big Dry Creek and McKay Lake
- Develop Metzger Farm Open Space in conjunction with Broomfield per the adopted Master Plan
- Improvements to Wesley Chapel Cemetery
- Finalize the McKay Lake Master Plan and begin phased development
- Consider future planning for a culture, mature adult, or branch library, or a combination of these things, at Park Centre.

*\* Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

### **COMPLETED PROJECTS 2004-2009**

- Developed Big Dry Creek Community Park
- Developed Cheyenne Ridge Neighborhood Park
- Developed Willowbrook Park addition
- Open Space, in partnership with Broomfield, acquired the Metzger Farm Open Space
- Open Space acquired the Doulos Ministries Open Space property
- Added new trail sections and installed a handicap accessible fishing dock at McKay Lake
- Improvements made to Quails Crossing playlot
- Completed Phase II of Amherst Park improvements
- Improved various sections of Big Dry Creek Trail and bridge crossing near College Pond
- Cheyenne Ridge trail constructed
- Completed trail underpass at Huron and Big Dry Creek, and completed trail connection from Huron to I-25

Existing and Future Facilities  
**NORTHEAST COMMUNITY AREA**



**FACILITIES**

None

**OTHER PUBLIC FACILITIES**

- (A) Arapahoe Ridge Elementary School
- (B) Big Dry Creek Wastewater Treatment Facility
- (C) Fire Station #6
- (D) DeVry University

**FUTURE FACILITIES**

- (E) Northeast Resource Center SU

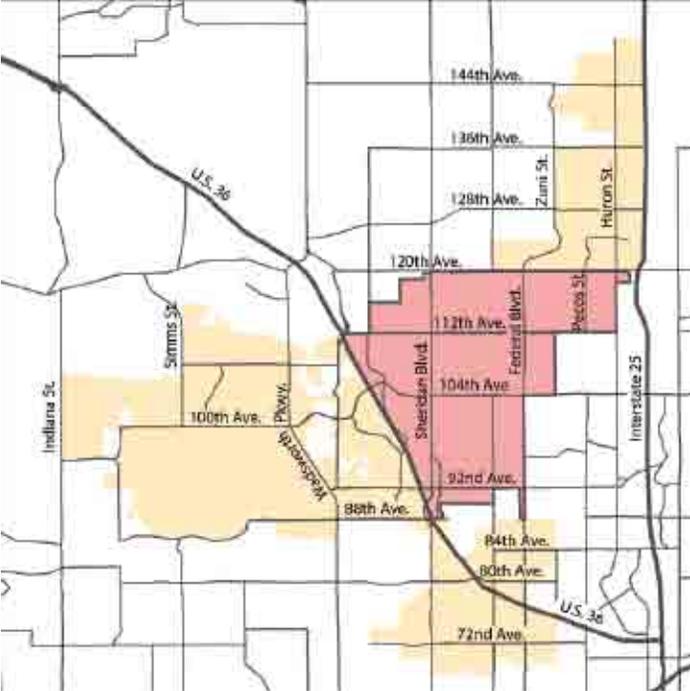
**SUMMARY OF KEY FUTURE FACILITY NEEDS/RECOMMENDATIONS**

- Develop Northeast Resource Center as a cultural center / mature adult center / branch library as the demand for such a facility unfolds and funding becomes available. Likely this development will not occur within the 5-year timeframe of this master plan.

\* *Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

# CENTRAL COMMUNITY AREA

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## CENTRAL COMMUNITY AREA

The Central Community Area is the most densely populated planning area in the City and logically has the most parks and facilities of any of the planning areas. Bounded by 120th Avenue on the north, 90th Avenue on the south, US-36 on the west, and Huron Street on the east, this section of the City experienced the most rapid growth and development in the decade of the '90s.

Currently, the City's flagship park and recreation complex, City Park, is located here strategically in the "heart" of the City. Also located within this corridor are two of the City's major trail links, Big Dry Creek and the Farmers' High Line Canal. This area also has the Legacy Ridge Golf Course within its' boundaries. There are 18 developed parks, over 28 miles of trail, and over 585 acres of open space, serving an estimated population service area of 36,425. In addition, other City amenities include the Westminster Promenade, Ice Centre at the Promenade, the College Hill Library, and an indoor soccer center jointly owned with Hyland Hills Park and Recreation District. This area is the most fully developed in terms of parks, open space, facilities and trails.

The following descriptions of this planning area are taken in part from the City's "Comprehensive Land Use Plan."



*Armed Forces Tribute Garden at City Park  
photo courtesy of Ashley Hahn-Severence*



*Ice Centre at Westminster Promenade*

*Pages C-2 through C-4 are referenced in part from the "Westminster Comprehensive Land Use Plan," adopted by City Council on June 28, 2004. The "Comprehensive Land Use Plan" was produced by Clarion Associates, 114 East Oak Street, Ft. Collins, CO 80524, and a complete copy can be acquired from Westminster's Community Development Department.*

## CENTRAL AREA PLAN

### OVERALL DESCRIPTION

The Central Area extends from 88th Avenue on the south to 120th Avenue on the north. US 36 serves as the western boundary and the City limits as the eastern boundary. This area offers the greatest mix of land uses in the City. The Westminster Center regional retail area extends into the area along US 36, 92nd Avenue and Sheridan Boulevard. Additional retail commercial development is primarily located at major arterial intersections. Three golf courses are located within the area: The Golf Courses at Hyland Hills, Legacy Ridge Golf Course, and the Ranch Country Club Golf Course. Substantial medium to high-density residential developments are located along major arterials. City Park serves as a community park and city-wide recreation center. Front Range Community College is located along 112th Avenue between Sheridan Boulevard and Lowell Boulevard. The Big Dry Creek open space and trail corridor runs through the northwestern section of the area. Portions of the Shaw Heights Adams County enclave extend into this area.

### KEY FEATURES

#### Additional Employment Center

The Plan includes the development of an additional employment center along the US 36 Corridor north of the Westminster Promenade District Center, between 108th Avenue and 112th Avenue (CirclePoint Corporate Center). An open space buffer running along Westminster Boulevard will shield the Sheridan Green Subdivision from these business park uses.

#### Retail Commercial at Intersections

The Plan calls for limited retail commercial development at arterial intersections. In most cases, retail commercial development will be limited to one to two quadrants of arterial intersections to meet the needs of neighborhoods without unnecessarily burdening the transportation system or negatively impacting the visual environment.

Where commercial land uses directly abut major open space corridors, such as Big Dry Creek and Hylands Creek, special care should be taken to orient the commercial use to the open space. In no case shall the service side or “back door” of the commercial negatively impact the open space.

#### Traditional Mixed-Use Neighborhood Development (TMUND)

One large property at 120th and Tennyson Street is developing as a traditional mixed use development (Bradburn) that includes primarily residential development with a variety of lot sizes and architectural styles, retail commercial, open space, parks and public uses.



*Bradburn Residential*

The property north of Farmers’ High Line Canal between US 36 and Sheridan Boulevard is being developed as a 75 acre new urbanist neighborhood development. Uses at this site include a mix of residential uses and supporting commercial and retail. The types of retail uses proposed for this site include “Main Street” shops and neighborhood-oriented retail businesses. Hyland Village has preserved additional open space along Sheridan Boulevard and the Farmers’ High Line Canal.

### **Parks, Open Space, and Trails System**

A significant amount of parks, golf courses, and open space are located throughout this area. Currently, numerous trails and greenbelts run throughout the area and provide recreation and transportation opportunities. The Big Dry Creek open space and trail corridor provides connections between area neighborhoods and connects with Westminster City Park. The City's open space and trails system will be expanded in the future. City Park is the centerpiece of the City's expanding open space and park system.



*Big Dry Creek at City Park*

### **Residential Neighborhoods**

Responding to the community's desire for a more balanced mix of housing, a majority of future residential areas in the study area have been designated for lower-density housing. Residential neighborhoods will be buffered from busy roads and high activity nonresidential areas.

### **View Preservation**

In keeping with the City's goal to preserve significant views, view corridors are designated along the following major roadways: US 36, portions of Federal Boulevard, 104th Avenue, and Sheridan Boulevard. The City has development guidelines to ensure that prominent views are preserved.

### **Transportation Improvements**

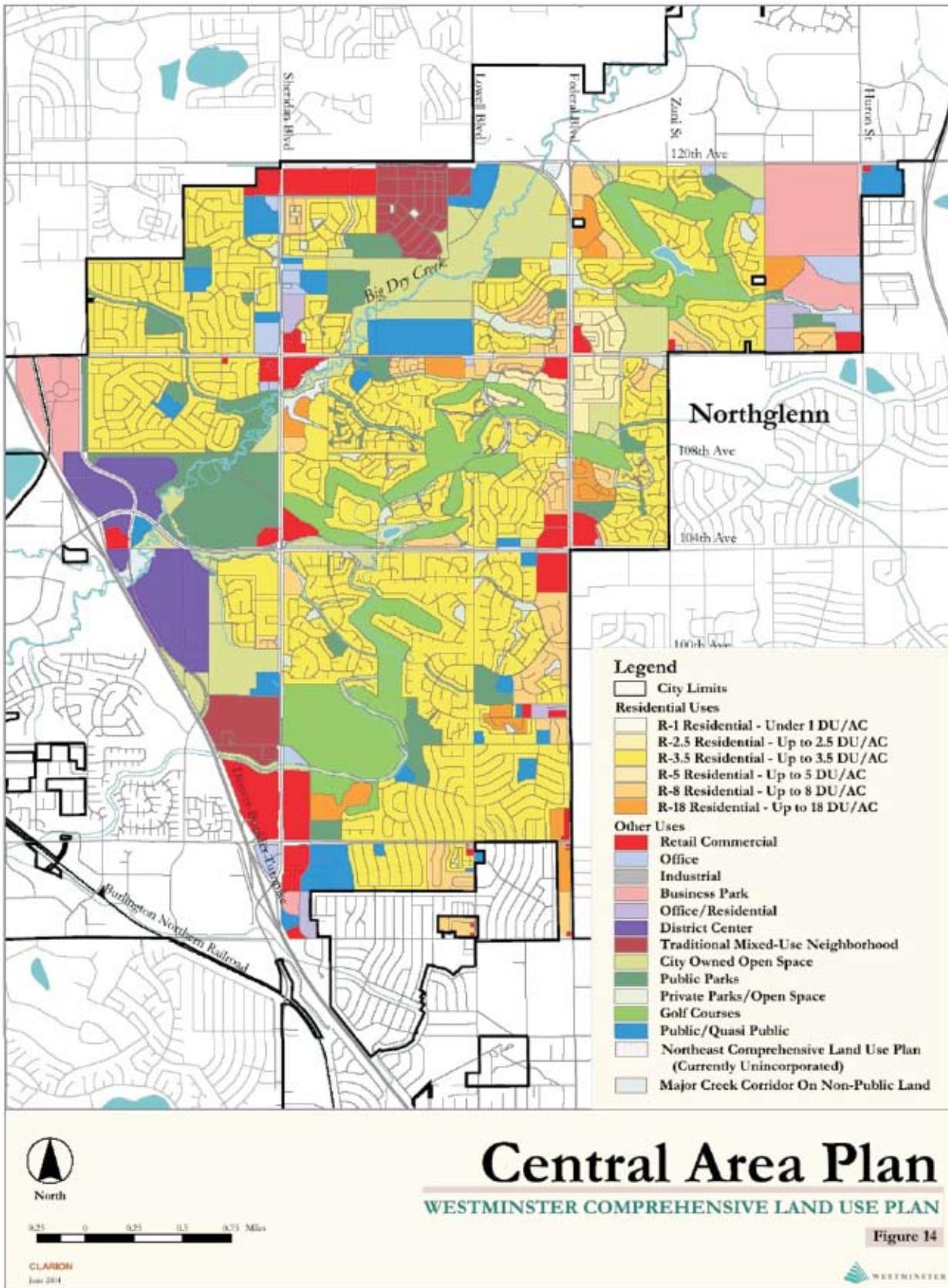
Two existing RTD Park n' Ride facilities serve this

area of the City, located at Westminster Center (88th and Yates) and at Wagon Road (120th and Huron). Several transportation improvements are suggested to improve the circulation of the area, relieve traffic congestion, and to accommodate additional development. The US 36 Major Investments Study has identified a number of transportation improvements to the US 36 corridor that will impact this portion of the City. These include:

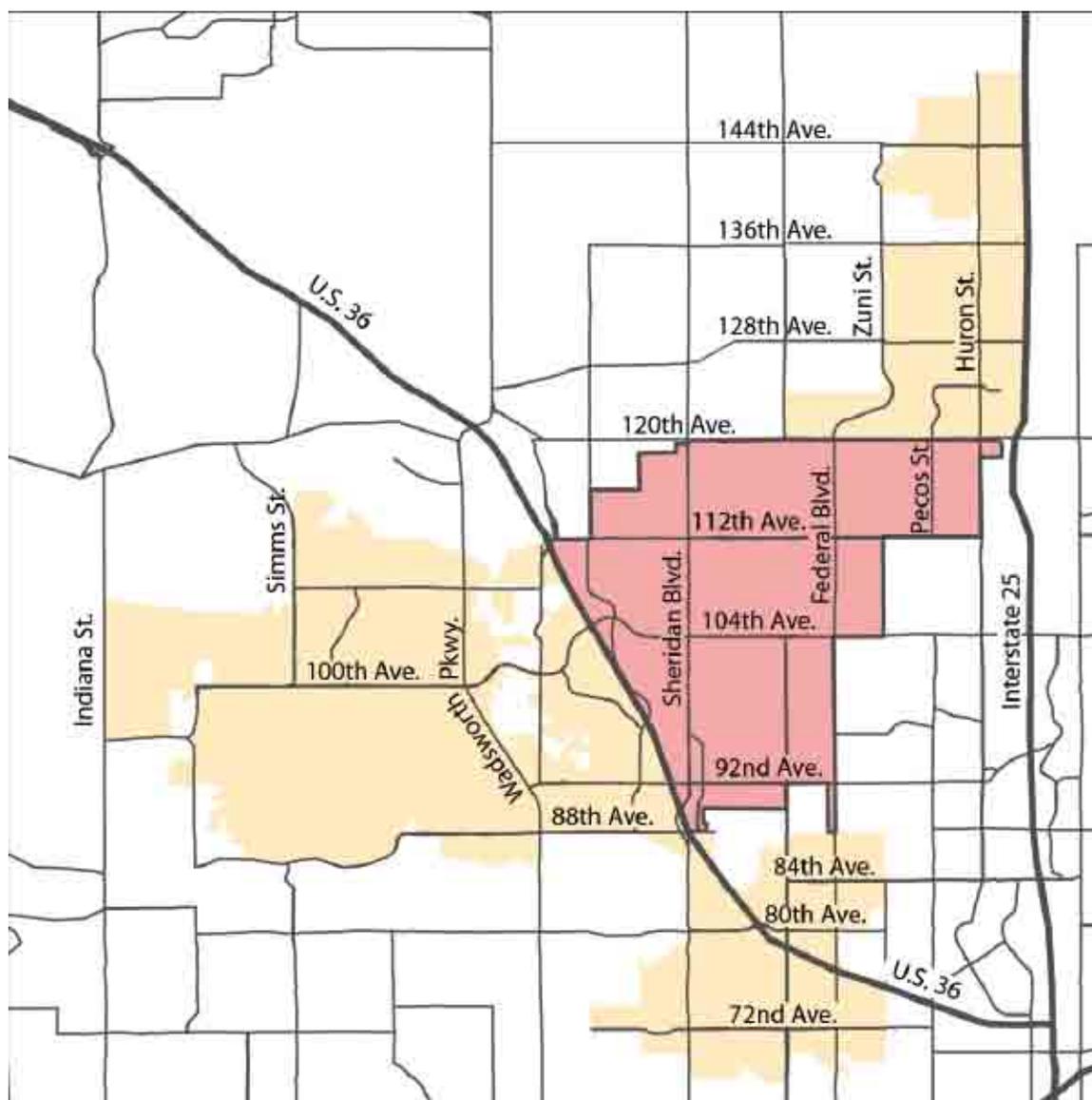
- ◆ US 36 widening to six (6) general purpose lanes;
- ◆ High Occupancy Vehicle (HOV) lanes;
- ◆ A regional commuter rail station at Church Ranch Boulevard and 88th Avenue and Harlan Street (using the existing Burlington Northern/Santa Fe railroad right-of-way);
- ◆ Bus Rapid Transit stations with parking at Church Ranch Boulevard and Westminster Center (using existing RTD facilities); and
- ◆ Bikeways paralleling US 36.



*Westminster Boulevard at The Promenade*

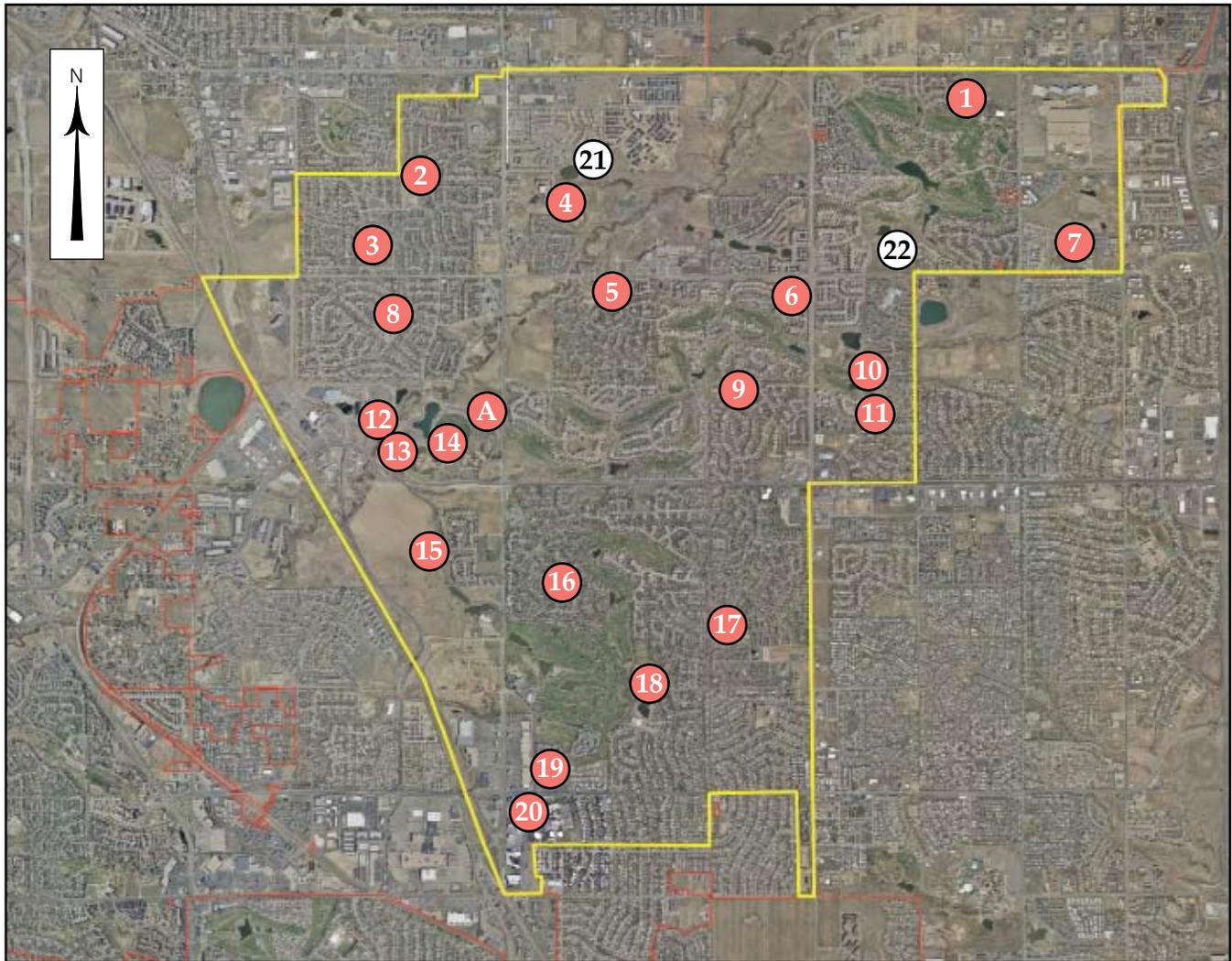


# CENTRAL COMMUNITY AREA



*\* Park property lines shown on the following pages are illustrative only and may not represent the exact location.*

Existing and Future Parks and Park Facilities  
**CENTRAL COMMUNITY AREA**



Community Area/Park Boundary      Out Parcel

**PARKS AND PARK SPECIAL USE**

- ① Ranch Park 5a, N
- ② Ryan Park 13a, N
- ③ Sherwood Park 10.12a, N
- ④ Westfield Village Park 25a, C
- ⑤ Cotton Creek Park 7.5a, N
- ⑥ Stratford Lakes Park 5a, N
- ⑦ Westminster T-Ball Complex 6.43a, N
- ⑧ Stratford Park 6.4a, N
- ⑨ Windsor Park 13a, N
- ⑩ Foxshire Park 5.19a, N
- ⑪ Meadowlark Park 1a, N
- ⑫ Promenade Terrace 1.7a, SU
- ⑬ Armed Forces Tribute Garden 1.5a, SU

- ⑭ Westminster City Park, Christopher Fields, Soccer Complex & Skate Park 173a, CW
- ⑮ Waverly Acres Park 2.25a, N
- ⑯ Hampshire Park 5.5a, N
- ⑰ Squires Park 16.6a, C
- ⑱ Carroll Butts Park 32a, C
- ⑲ Westminster Center Park 10a, SU
- ⑳ City Hall Sculpture Garden SU

**FUTURE PARKS**

- ⑳ Weatherstone Park 18.14a, C
- ㉑ Vogel Pond / Cooper Property 5a, N

**PARK FACILITIES**

- Ⓐ Westminster Park Operations Center SU

a - acres, N - neighborhood, SU - special use, CW - citywide, C - community

## **SUMMARY OF KEY FUTURE PARKS NEEDS/RECOMMENDATIONS**

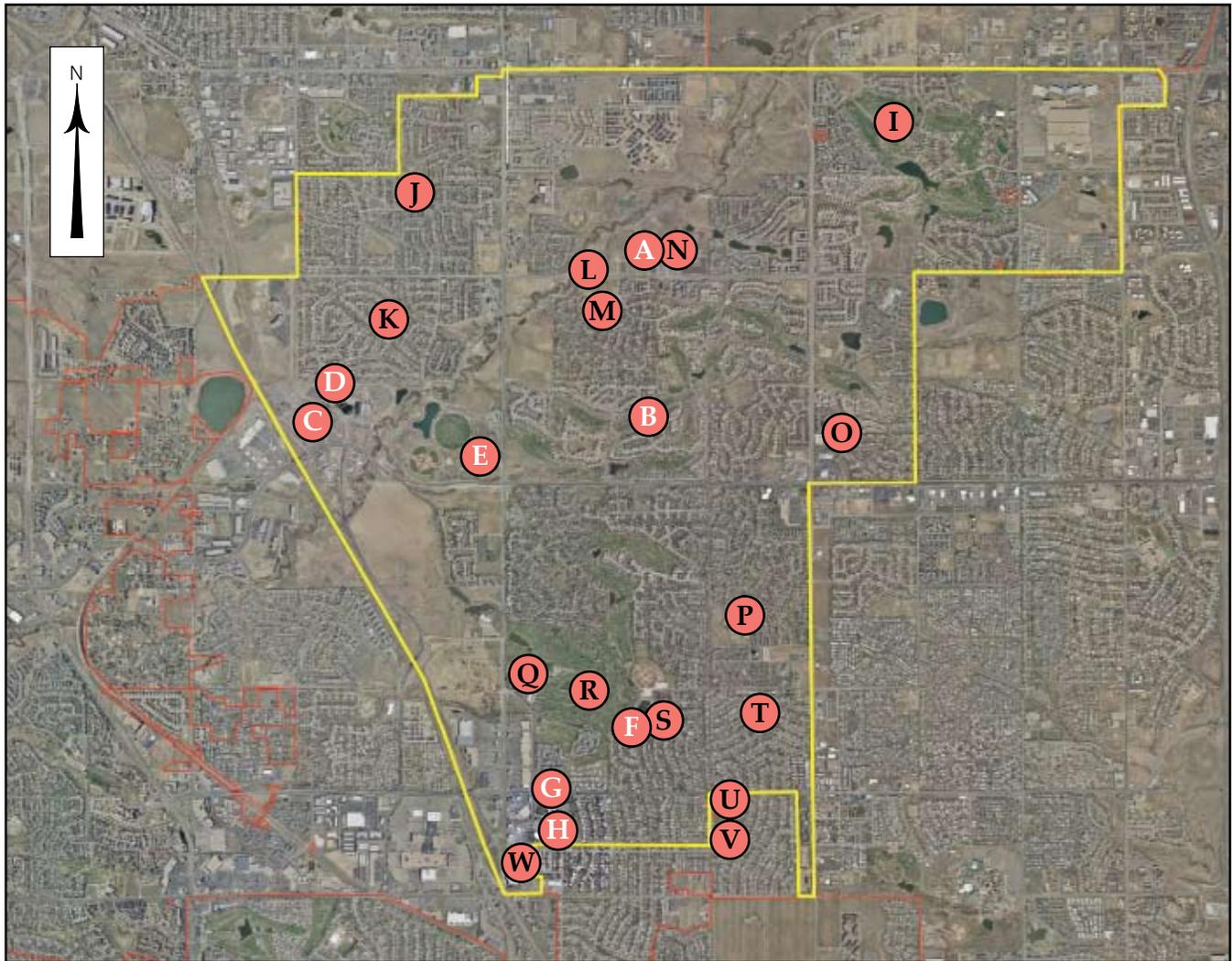
- Expand Westminster T-Ball Complex by developing newly acquired land to the west of the park
- Build new covered concert pavilion at Promenade Terrace
- Westminster City Park
  - Build new court game complex north of soccer fields
  - Build 3-4 new play areas and picnic pavilions throughout site
  - Build new event/picnic pavilion south end of the lake
  - Explore the feasibility of building a dog park somewhere on the site
- Develop Weatherstone Park as an extension of Westfield Village Park
- Develop Vogel Pond / Cooper Property neighborhood park
- Develop trail around Vogel Pond

*\* Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

## **COMPLETED PROJECTS 2004-2009**

- City Park Aquatics and locker room expansion / renovation, including outdoor splash pad
- Armed Forces Tribute Garden at City Park constructed
- Disc Golf Course at City Park installed
- City Park Skate Park constructed
- Park Operations Center constructed at City Park
- Westfield Village Park constructed
- Westminster Center Park constructed
- Legacy Ridge Golf Course permanent restroom facilities constructed
- Squires Park basketball courts replaced
- Sherwood Park playlot renovated
- Carroll Butts Athletic Park indoor soccer / sports center renovated
- Colorado Rapids Training Center converted to Health & Wellness Center
- Ryan Park renovated
- Ranch Park playlot renovated
- Windsor Park playground renovated
- Hampshire Park rubberized surface installed in playlot
- Sections of Big Dry Creek Trail paved
- Waverly Acres trail constructed
- Trail at Stratford Lakes constructed
- City Park Soccer Fields drainage and turf improvements
- Westminster Promenade improvements completed

# CENTRAL COMMUNITY AREA



Community Area/Park Boundary    Out Parcel

### FACILITIES

- A** College Hill Library    L, SU
- B** Legacy Ridge Golf Course    190a, SU
- C** Westminster Promenade    5.02a, SU
- D** Ice Centre at the Promenade    SU
- E** City Park Recreation Center and Fitness Center    SU
- F** Carroll Butts Athletic Park    SU
- G** City Hall/Spyglass Point    SU
- H** Public Safety Center    SU

### OTHER PUBLIC FACILITIES

- I** Ranch Golf Course
- J** Ryan Elementary School
- K** Sheridan Green Elementary School

- L** Fire Station #4
- M** Cotton Creek Elementary School
- N** Front Range Community College
- O** Valley View (Hyland Hills)
- P** Rocky Mountain Elementary School
- Q** Hyland Hills Adventure Golf
- R** The Golf Courses at Hyland Hills
- S** Carroll Butts Aquatic Center
- T** Sunset Ridge Elementary School
- U** Fire Station #2
- V** Mesa Elementary School
- W** Vista Grande Elementary School

### FUTURE FACILITIES

None at this time

a - acres, L - library, SU - special use

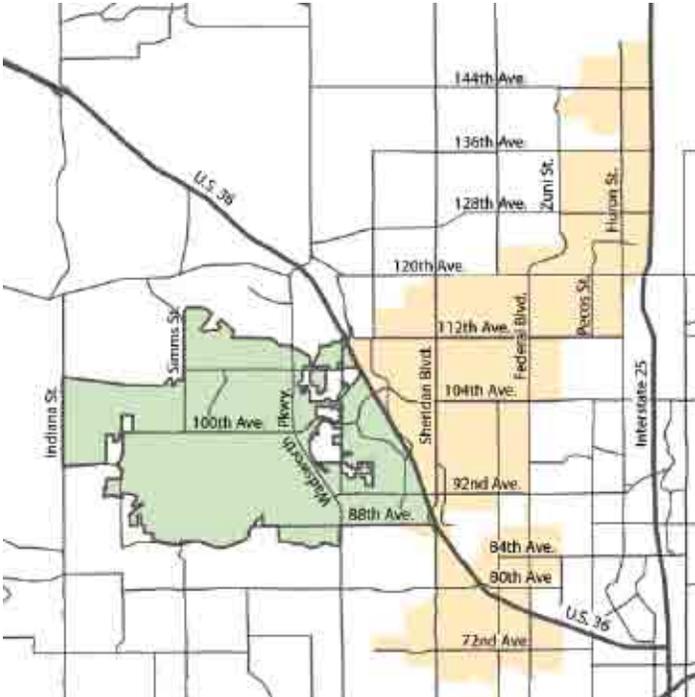
**SUMMARY OF KEY FUTURE FACILITY NEEDS/RECOMMENDATIONS**

- Expand City Park Fitness Center
  - Construct an elevated indoor track
  - Add additional aerobics/dance room
  - Expand child care area
  - Expand fitness area for additional equipment
- Evaluate constructing outdoor banquet area at Legacy Ridge Golf Course

\* *Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

# WEST COMMUNITY AREA

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The West Community Area has the largest parcels of park and open space land of any planning area. This is due primarily to the acquisition in 1999 of Standley Lake Regional Park (2,327 acres) and the Westminster Hills open space (1,000+ acres). This area is bounded by U.S. 36 on the east, Indiana Street on the west, 112th Avenue on the north and 88th Avenue on the south.

Also located within this planning area is The Heritage Golf Course at Westmoor, West View Recreation Center, Countryside Community Center and outdoor pool, as well as several neighborhood parks. The Big Dry Creek and Farmers' High Line Trails both originate at Standley Lake and extend northeast and east several miles to the City's eastern boundary. The Walnut Creek Trail runs from the northwest to its connection to the Big Dry Creek Trail in the Central Community Area. There are 18 developed parks, over 36 miles of trail, and over 1,565 acres of open space, serving an estimated population of 33,735.

Emphasis will be placed on completing the Standley Lake Park development plan, as well as evaluating additional parkland and open space purchases.

The following descriptions of this planning area are taken in part from the City's "Comprehensive Land Use Plan."



*West View Recreation Center*



*Standley Lake*

*Pages W-2 and W-4 are referenced in part from the Westminster "Comprehensive Land Use Plan," adopted by City Council on June 28, 2004. The "Comprehensive Land Use Plan" was produced by Clarion Associates, 114 East Oak Street, Ft. Collins, CO 80524, and a complete copy can be acquired from Westminster's Community Development Department.*

## WEST AREA PLAN

### OVERALL DESCRIPTION

The West Area includes areas west of US 36 extending to Indiana Street and north of 86th Avenue. Major features that have influenced the Plan for this area include the Standley Lake Regional Park, significant open space west of Simms Street, substantial retail development at and adjacent to the Westminster Mall, Jefferson County enclave along Wadsworth Boulevard, vacant land north of 108th Avenue, and retail development along Wadsworth Boulevard. The Big Dry Creek, Niver Canal, Walnut Creek, and Farmers' High Line Canal open space and trail corridors provide connections between area neighborhoods and from residential areas to business and commercial sites. The Plan includes the Standley Lake District Center and Westminster Center District Center that create community focus and identity for this area.

### KEY FEATURES

#### Standley Lake District Center

See detailed description of this area located on page IV-29 of the Westminster "Comprehensive Land Use Plan."

#### Westminster Center District Center

See detailed description of this area located on page IV-30 of the Westminster "Comprehensive Land Use Plan."

#### Northeast Comprehensive Development Plan

The "Northeast Comprehensive Development Plan" (adopted by Jefferson County and Westminster in 1996) governs land use in the unincorporated areas (see Chapter VI) of the Westminster "Comprehensive Land Use Plan."

#### Preservation of Significant Views

The West Area has significant views of the foothills. Maintaining views is an important objective of the Plan. The City has assigned a view corridor overlay along roadways that provide significant views. In this area, these view corridors include Indiana Street (east side)

from 96th Avenue to 112th Avenue, along Simms Street from 100th Avenue to Walnut Creek, on 100th Avenue on the south side abutting Standley Lake, on Wadsworth Parkway looking west, and on the north side of 92nd Avenue.

### Parks, Open Space and Trails

#### Standley Lake Regional Park

Standley Lake Regional Park, consisting of 2,327 acres of passive open space (including the 1,200-acre lake), is owned and operated by the City of Westminster. Park users enjoy boating, fishing, and many miles of trails for walking and bicycling. Due to its size and location, the park effectively forms the western edge of the City.

Westminster, the Cities of Thornton and Northglenn, and the Farmers Reservoir and Irrigation Company (FRICO) own the water rights. Standley Lake is a drinking water supply for three cities, so due to water quality issues, no swimming or wading is allowed. The northwest area of the park is part of a bald eagle nesting site, and is closed to the public to ensure the safety of the bald eagles.

In 2008, the City became the first program in the nation to design and implement a strict protection program aimed at aquatic nuisance species, notably the zebra mussel and quagga mussel. Standley Lake will likely retain this program indefinitely to protect drinking water, infrastructure, and public health.



Standley Lake Regional Park

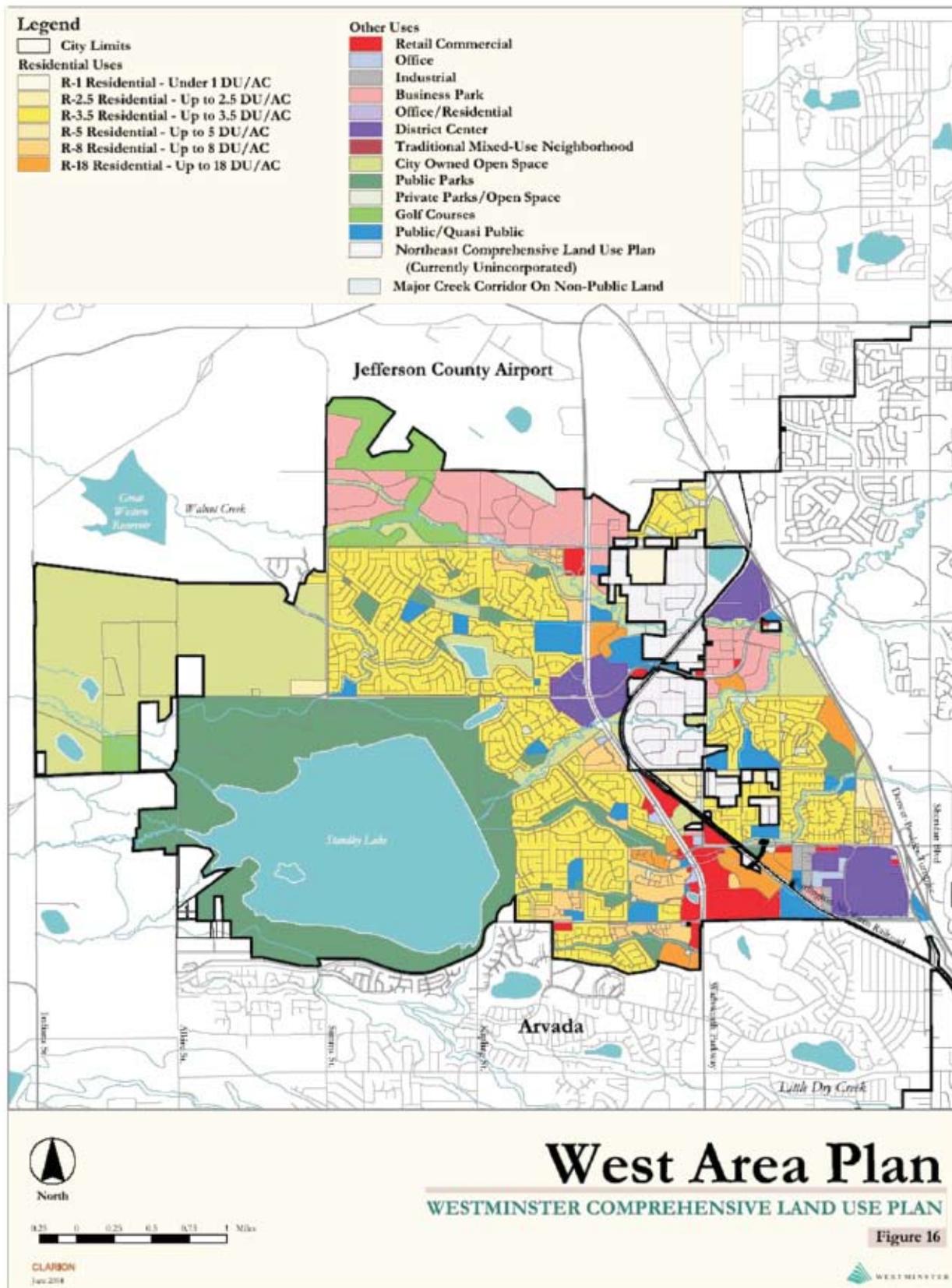
### Other Open Space and Parks

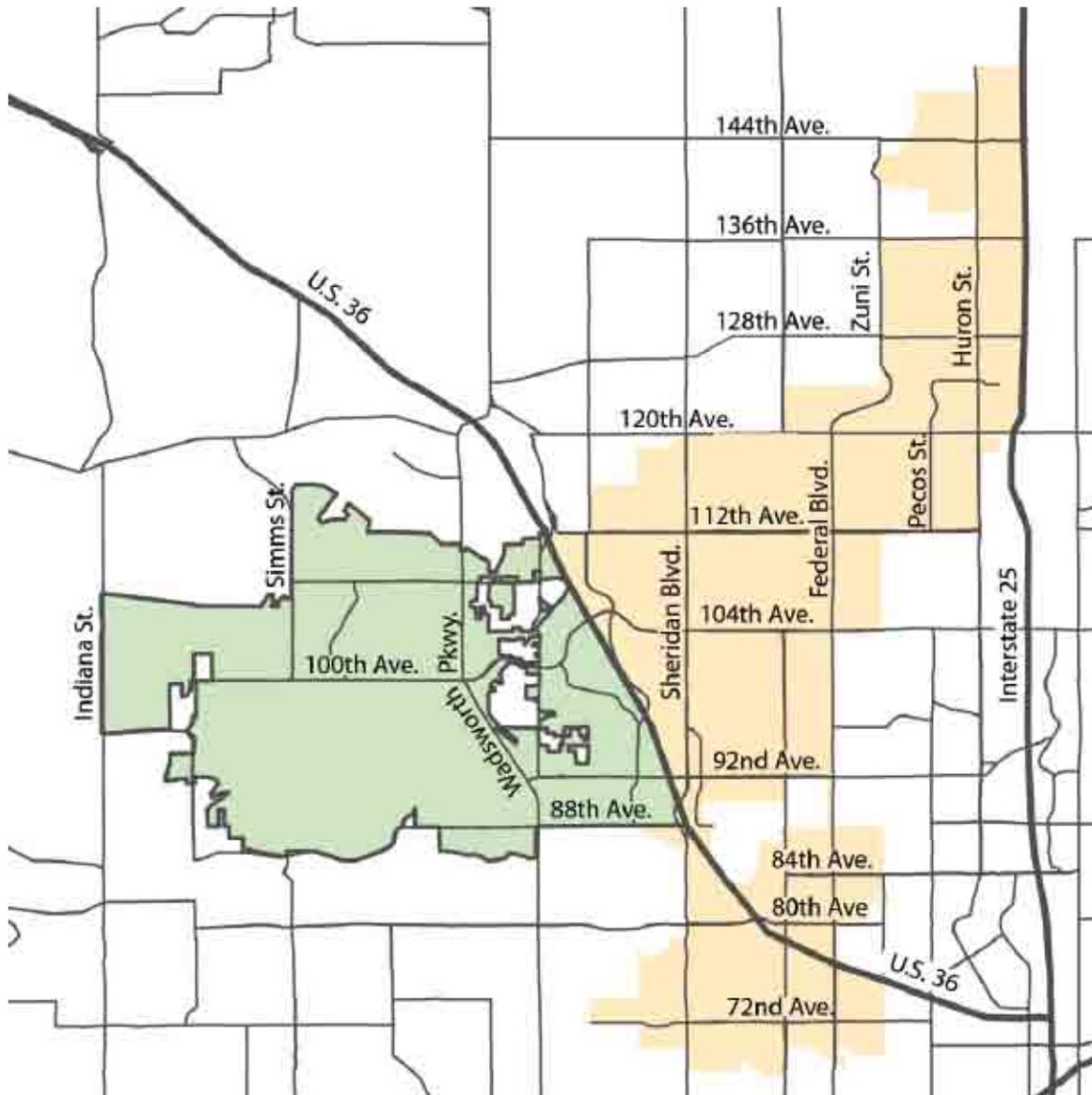
Other significant open space and parks in the west area include:

- ♦ Westminster Hills Open Space - over 1,000 acres north of 100th Avenue west of Simms Street
- ♦ Rocky Flats - a 6,240-acre Federal wildlife refuge with 16,000 acres of total open space between Standley Lake and the foothills
- ♦ The Heritage Golf Course at Westmoor and Walnut Creek Open Space



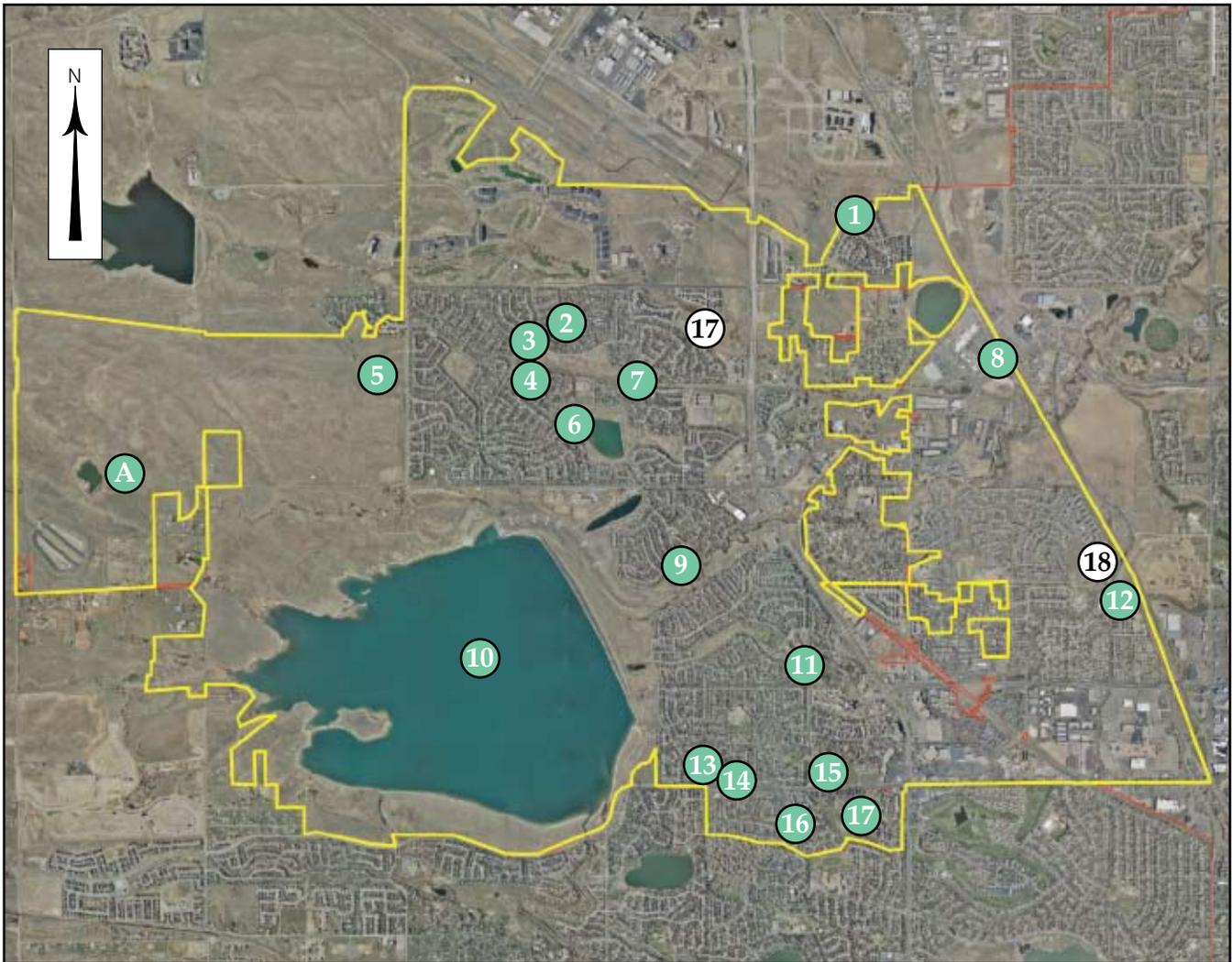
*The Heritage Golf Course at Westmoor*





*\* Park property lines shown on the following pages are illustrative only and may not represent the exact location.*

Existing and Future Parks and Park Facilities  
**WEST COMMUNITY AREA**



Community Area/Park Boundary      Out Parcel

**PARKS AND PARK SPECIAL USE**

- ① Green Knolls Park 4.8a, N
- ② Chelsea Park 3.2a, N
- ③ Countryside Ballfields 7.5a, SU
- ④ Countryside Park 10a, N
- ⑤ Westminster Hills Open Space  
Off-Leash Dog Park 1,000+a, SU
- ⑥ Kensington Park 2.1a, N
- ⑦ Mayfair Park 10.4a, N
- ⑧ Sensory Park 0.51a, SU
- ⑨ Westbrook Park 6a, N
- ⑩ Standley Lake Regional Park 2,327a, R
- ⑪ Oakhurst Phase One/Two 22.6a, C
- ⑫ Trendwood Park 4.7a, N
- ⑬ Somerset Park 1.7a, N

- ⑭ Kings Mill Park 3.7a, N
- ⑮ Dover Square Park 5.4a, N
- ⑯ Trailside Park 10a, N
- ⑰ Nottingham Park 6.8a, N

**FUTURE PARKS**

- ⑰ Walnut Grove Park 6.1a, N
- ⑱ Westcliff Park 16.04a, C

**PARK FACILITIES**

- Ⓐ Open Space and Forestry Operations 18a, SU

## **SUMMARY OF KEY PARKS FUTURE NEEDS/RECOMMENDATIONS**

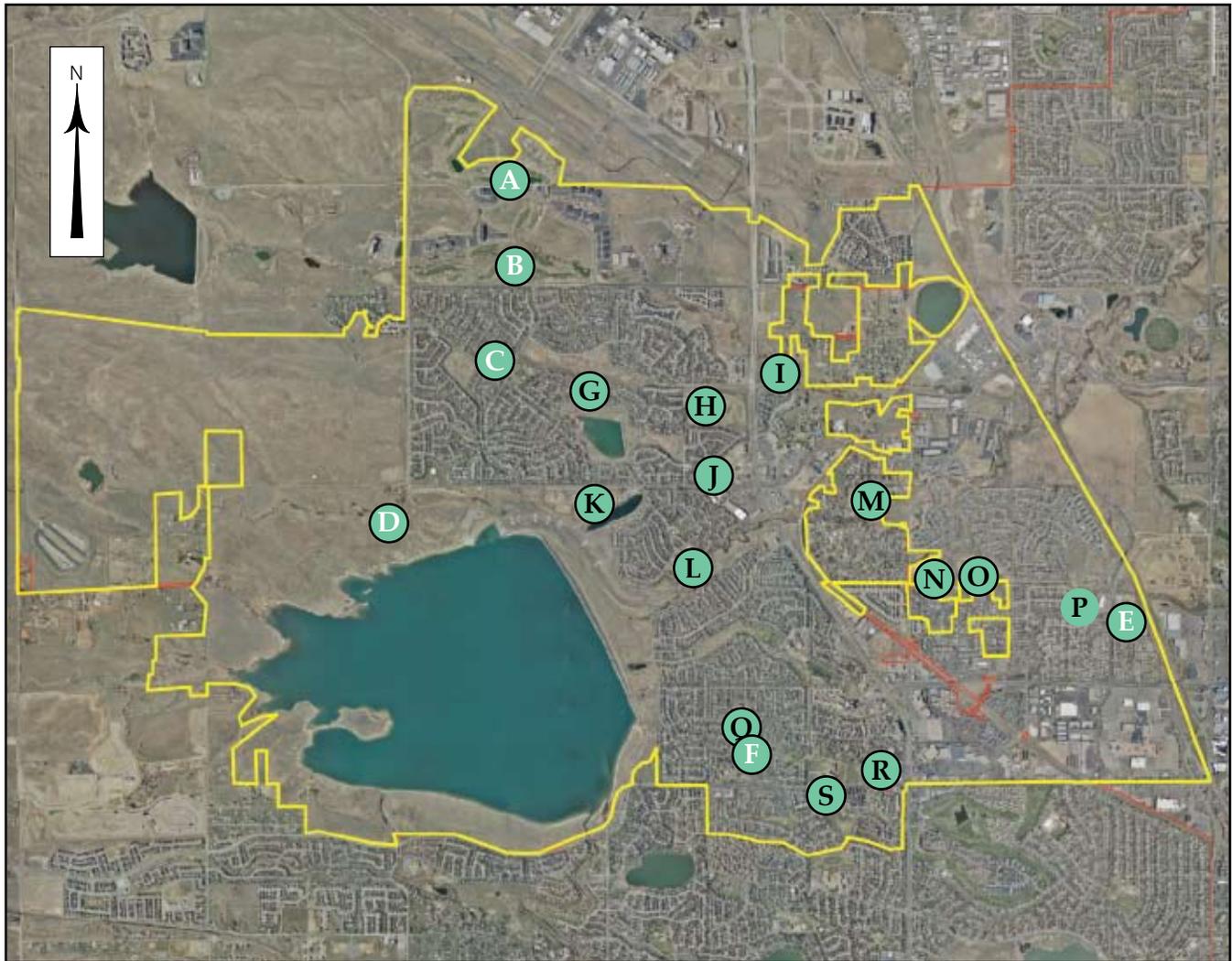
- Develop Walnut Grove Park (neighborhood)
- Develop Westcliff Park (community)
- Relocate the City Greenhouse operation to the Open Space and Forestry Operations site along with other site improvements, including possible recreation facilities
- Continue developing phases of Standley Lake Regional Park per the Master Plan
- Further evaluate converting certain areas of the park to designated open space
- Improve Dover Square Park with benches and picnic tables
- Convert Kings Mill Pool to outdoor zero-depth splash pad

*\* Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

## **COMPLETED PROJECTS 2004-2009**

- Kensington Park renovated with hand-carved totem poles, fire pits and trail improvements
- Countryside Pool improvements completed
- Standley Lake accessible fishing pier and parking area constructed
- Main roads at Standley Lake paved
- Standley Lake boat storage yard improved and expanded
- Standley Lake permanent restroom facility constructed to serve western campground area
- Standley Lake maintenance & storage facility constructed
- Inspection & Spray Station constructed at Standley Lake for Aquatic Nuisance Species program
- Oakhurst Park shelter and playground renovated
- Nottingham Park playground renovated
- Chelsea Park rubberized surface installed in playlot
- Sommerset Park rubberized surface installed in playlot
- Sensory Park rubberized surface installed in playlot
- Open Space & Forestry Operations Center entry road paved
- Trail underpass at Wadsworth Boulevard & Big Dry Creek Trail constructed
- Big Dry Creek Trail linkage constructed at Panorama Trail at Westcliff
- Parking area and community gardens constructed at Semper Farm

Existing and Future Facilities  
**WEST COMMUNITY AREA**



Community Area/Park Boundary    Out Parcel

**FACILITIES**

- A** Heritage Golf Course at Westmoor 224a, SU
- B** West View Recreation Center SU
- C** Countryside Pool and Community Center SU
- D** Standley Lake Nature Center SU
- E** Westminster Sports Center SU
- F** Kings Mill Pool SU

- L** Lucas Elementary School
- M** Jefferson Academy Charter School
- N** Semper Elementary School
- O** Mandalay Middle School
- P** Betty Adams Elementary School
- Q** Zerger Elementary School
- R** Fire Station #3
- S** Moore Middle School

**OTHER PUBLIC FACILITIES**

- G** Witt Elementary School
- H** Standley Lake High School
- I** Northwest Water Treatment Facility
- J** Fire Station #5
- K** Future Wayne Carl Middle School

**FUTURE FACILITIES**

None at this time

SU - special use

### **SUMMARY OF KEY FUTURE FACILITIES NEEDS/RECOMMENDATIONS**

- Evaluate expansion of The Heritage Golf Course at Westmoor for an additional nine-hole regulation or executive layout (design would include a new cart barn and expanding banquet capabilities)
- Construct outdoor or indoor pool at West View Recreation Center, which is part of the original Master Plan for the facility
- Evaluate construction of a new Adult Resource/Branch Library at West View Recreation Center site
- Evaluate alternate uses for former Countryside Community Center building
- Evaluate razing Kings Mill Headstart building or revising lease agreement to reduce the City's financial obligation for infrastructure repairs

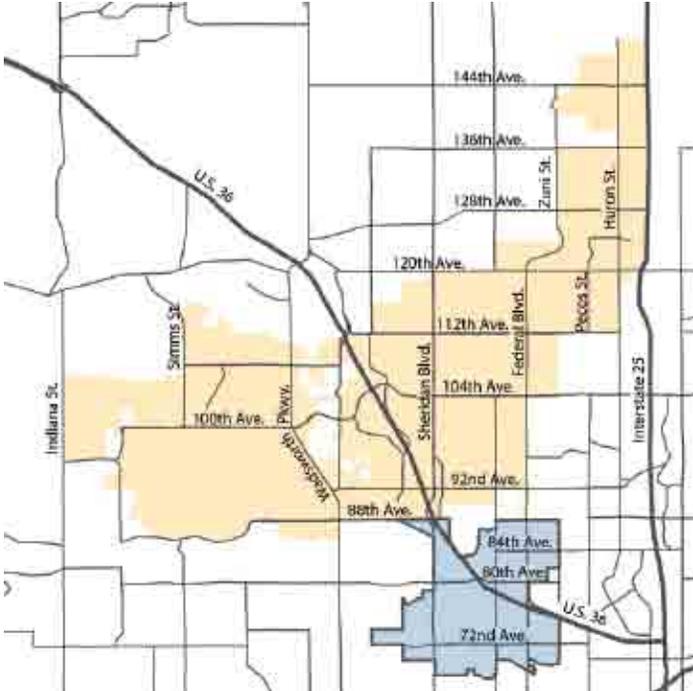
*\* Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

### **COMPLETED PROJECTS 2004-2009**

- Heritage Golf Course permanent restroom facilities constructed

# SOUTHEAST COMMUNITY AREA

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The Southeast Community Area is where the phenomenal growth of Westminster as a major suburban community began. Bounded by 90th Avenue on the north, 70th Avenue on the south, Zuni Street on the east and areas west of Sheridan Boulevard on the west, this area has seen extensive redevelopment efforts over the last decade. Some of the City's oldest parks, as well as its first community recreation facility, the Swim and Fitness Center, are located in this planning area.

Because this area has virtually been built out for several years, a significant focus has been placed on redevelopment. A good example of this is the redevelopment of the old Westminster Plaza area into a new Safeway grocery and retail area. This also has resulted in a new library and park having been built (Irving Street Library and Park) at 74th Avenue and Irving Street.

In addition, the Swim and Fitness Center has been completely renovated with a new indoor pool complex, expanded weight room and other building improvements. Plans to expand this facility someday to add facility offerings are being studied.

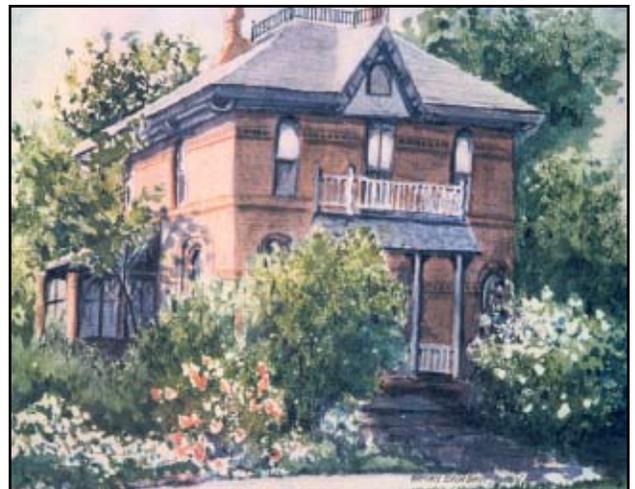
There are 16 developed parks, 4 miles of trails and over 80 acres of open space serving an estimated population of 31,003. Several parks within this planning area have been renovated and new facility offerings like the new Top Spin courts at Skyline Vista, located at 72nd Avenue and Zuni Street, have been completed. Trail enhancements have included the development of the Little Dry Creek Trail now connecting to a regional trail system within the metropolitan regional trail corridor.

Emphasis for this area will continue to be on renovating and redeveloping existing parks and facilities to keep this area of the park system up-to-date. If opportunities arise for additional parkland acquisition, Staff will pursue these possibilities diligently.

The following descriptions of this planning area are taken in part from the City's "Comprehensive Land Use Plan."



*Swim and Fitness Center*



*Bowles House*

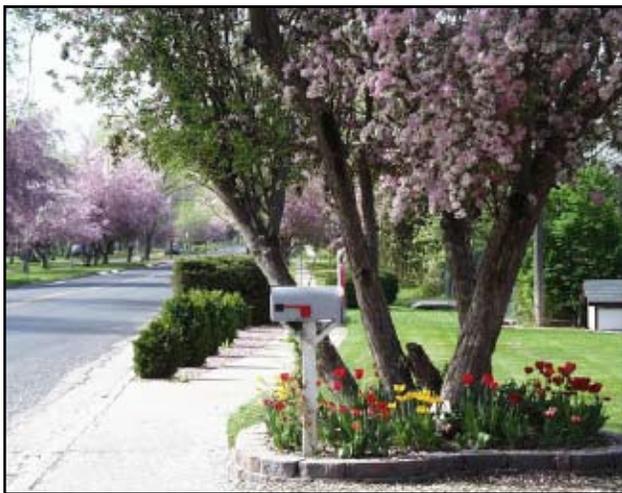
*Pages SE-2 and SE-6 are referenced in part from the Westminster "Comprehensive Land Use Plan," adopted by City Council on June 28, 2004. The "Comprehensive Land Use Plan" was produced by Clarion Associates, 114 East Oak Street, Ft. Collins, CO 80524, and a complete copy can be acquired from Westminster's Community Development Department.*

## SOUTHEAST AREA PLAN

### OVERALL DESCRIPTION

The Southeast Area is predominately developed with the exception of the Pillar of Fire property at 84th Avenue and Federal Boulevard, and the area at the southeast corner of 72nd Avenue and Federal Boulevard. The area is characterized by older, well-maintained single-family neighborhoods and numerous, scattered multi-family developments, some of which are in need of reinvestment. The Westminster Plaza Shopping Center at 72nd Avenue and Federal Boulevard, once the City's main shopping area for goods and services that later deteriorated economically and physically, has been successfully redeveloped. Marginally used industrial areas along Little Dry Creek between Federal Boulevard and Raleigh Street provide a significant redevelopment opportunity.

In recent years, considerable redevelopment and historic preservation has occurred in the neighborhood, notably along Lowell Boulevard north of 73rd Avenue and in the City's historic downtown at 73rd Avenue and Bradburn Boulevard. The area south of 72nd Avenue is expected to experience significant redevelopment activity related to the commuter rail station for the northwest rail line planned for a site at about 70th Avenue and Irving Street.



*Bradburn Boulevard historic area*

Undeveloped and marginally-used land along Little Dry Creek located in unincorporated Adams County are strategically placed for annexation and improvement, providing an opportunity to enhance the City's southern gateway. The Little Dry Creek open space and trail corridor provides important inter-community connections and provides access to the Clear Creek trail system and on into Denver for bicycle commuters. A portion of the unincorporated enclave of Shaw Heights is located within this area. The plan generally calls for the continue redevelopment and enhancement of this area.



*Historic Home, Southeast Area*

### KEY FEATURES

#### **South Westminster District Center**

See detailed description of this district located on page IV-29 of the "Westminster Comprehensive Land Use Plan."

#### **Special Historic Restoration Project at 73rd Avenue and Bradburn Boulevard**

This historic area represents Westminster's origins. The area is generally bounded by 74th Avenue, Lowell Boulevard, 72nd Avenue, and Bradburn Boulevard. The Bowles home was built here in the 1870's and is now a museum. The 73rd Avenue/Bradburn Boulevard area is proposed to be restored to revive the character and heritage of this part of the City. The historic area will include a specialty commercial node to help spur redevelopment in the Urban Renewal Area (URA). The Little Dry Creek open space and trail corridor provides bicycle and pedestrian access to the historic area and is



an important amenity. New development and renovation within the area should adhere to the design guidelines identified in the 73rd Avenue and Bradburn Boulevard Sketch Plan and updated in conjunction with restoration efforts. For example, street lights which reflect the historic character of the area, such as the street lights recently installed along 73rd Avenue should be used throughout the area. This area will be supported in part by other development, including Transit-oriented development at 71st Avenue and Irving Street.

### **Preserve and Enhance Residential Neighborhoods**

Residential areas, which are for the most part attractive and well-maintained, will be preserved and enhanced to increase their appeal and desirability for existing and future residents. Efforts promoting infill development of compatible townhouse and single family homes will be encouraged to attract a diverse range of residents. Efforts will further promote improvements to existing dwellings to better meet the needs of existing and new households.

### **Commercial Improvements Along Arterials**

The Plan promotes commercial redevelopment along 72nd Avenue from Canosa Court to Raleigh Street, Federal Boulevard from 69th Avenue to 84th Avenue, and Sheridan Boulevard between 70th and 88th Avenues. The City will limit strip commercial development along arterials through strategies such as streetscape improvements, land assemblage for redevelopment, and other strategies to help improve the image of the area. The City has worked to enhance decorative street lighting in the area, and provide for utility undergrounding and other street improvements in recent years.

### **Parks, Open Space, and Trails System**

The Southeast Area includes a number of parks, trails, and open spaces, including:

- ◆ Little Dry Creek Park (proposed) and Trail;
- ◆ Allen Ditch Trail;

- ◆ Trail from 73rd/Bradburn to the Irving Street Library (proposed); and
- ◆ Trails along Lowell, Bradburn, and 76th Avenue (proposed).

Increased recreational opportunities, including parks, recreation centers, and trails, have been developed in the area. Additional trails will connect Westminster Plaza, Westminster Center, Little Dry Creek, and Hidden Lake. The Plan calls for improved pedestrian circulation by developing an interconnected sidewalk system that enhances existing sidewalks and builds additional sidewalks.

### **Pillar of Fire**

The Pillar of Fire Church owns significant tracts of land in all of the quadrants of the 84th Avenue and Federal Boulevard intersection, totaling more than 250 acres. Existing facilities include church, schools, and associated recreational and support facilities. The 160-acre, vacant parcel immediately north of the Pillar of Fire Church has been proposed by private interests to be developed as a residential neighborhood with supporting commercial facilities. Development on Pillar of Fire land should recognize and take advantage of the significant views and historical context of this important area. In addition, dedi-



*Pillar of Fire*

cation of land for a much needed community park will be required. The area that the church owns that is south of 84th Avenue and west of Federal Boulevard contains several significant historical sites and buildings, including the former Westminster University (and now Pillar of Fire Church), an historic cemetery, and several historic incidental structures. Some of this land is in unincorporated Adams County. This entire area would be an excellent candidate for a "Historic District," and any future development within or adjacent to this area should take special care that the character of this area is sensitively maintained.

### **Community Image and Design**

The City will work with Adams County to limit undesirable uses in unincorporated areas that are adjacent to the City and to help improve the overall image of adjacent unincorporated areas and enclaves (Shaw Heights). Improved right-of-way landscaping is proposed to occur along Federal Boulevard, Sheridan Boulevard, 72nd Avenue, Lowell Boulevard, and Bradburn Boulevard.

### **South Westminster Strategic Revitalization Plan**

In 2001, the City completed a Strategic Revitalization Plan to provide guidance to the City Council, Staff, and the community in developing programs and funding projects within the South Westminster area. The Plan builds upon strengthening and promoting positive aspects of the neighborhood, while looking to establish solid foundations to remedy problems that must be addressed to achieve revitalization efforts. The Plan focuses on strategies in five general categories: housing, economic development, community image and character, public facilities and services, and mass transit. The plan is in the process of being updated at the time this Master Plan was printed.

### **Capital Reinvestment and Enhancement Projects**

The City, in partnership with the Westminster Economic Development Authority, the

Westminster Housing Authority, and private developers have invested, and will continue to invest, in improving the capital infrastructure to support redevelopment and improve the visual character of the Area. Investments made to date, totaling over \$130 million, include the following:

- ◆ Redevelopment of the Westminster Plaza shopping center;
- ◆ Redevelopment of the Northgare and LaConte shopping center;
- ◆ Streetscape improvements to 72nd Avenue, Federal Boulevard, and 73rd Avenue;
- ◆ Construction of the Irving Street Library and Park;
- ◆ Landscaping and park-related improvements to the Career Enrichment Park (CEP);
- ◆ Expansion to the Westminster Swim and Fitness Center;
- ◆ Construction of Skyline Vista Park;
- ◆ Refurbishment of Terrace Park; and
- ◆ The Westminster Community Senior Center (The MAC).

Other projects in the planning phase to be implemented over the next several years include:

- ◆ Streetscape improvements along Bradburn Boulevard, Irving Street, and 76th Avenue;
- ◆ Creation of a large community park along Little Dry Creek;
- ◆ Enhancements and redevelopment within the historic town area at Bradburn Boulevard and 73rd Avenue; and
- ◆ Redevelopment and improvements in conjunction with a potential commuter rail project.

### **Promotion of Public/Private Partnerships**

Improvement and redevelopment of the area necessitates the promotion and utilization of partnerships between several governmental agencies and the private development sector. As such, the City has provided, and will continue to provide, the necessary financial and regulatory incentives to facilitate such activity. As a



significant partner, the Westminster Economic Development Authority brings the use of tax increment funding to the table to assist developers in offsetting excessive development costs. The Westminster Housing Authority has worked with the City in a capacity to provide bridge financing and funding flexibility to make redevelopment viable. Combined with the City's involvement, the development community has been willing to step to the table to partner in redevelopment endeavors that are changing the character and livability of the neighborhood.

### **Future Transit-Oriented Development Area (South Westminster Transit Center)**

A major endeavor in the South Westminster area involves the redevelopment of approximately 120 acres of land in the general area bounded by 72nd Avenue, 68th Avenue, Federal Boulevard, and Lowell Boulevard. The South Westminster District Center would be enlarged to include this area. Mostly lying within the City's first urban renewal area, the project is intended to transform an older, blighted area into a successful mixture of residential, office, and commercial uses around a new commuter-rail station. The planned rail station is to be located in the vicinity of the intersection of the Burlington Northern/Santa Fe Railroad tracks and Irving Street.

Redevelopment plans being prepared for the area would encourage the development of new residential dwellings, significant new retail space, office and industrial flex space. About 35 acres of the project area would be developed as a major linear park along Little Dry Creek.

### **England Park/Little Dry Creek Redevelopment Area**

The City's old water treatment plant and adjoining City-owned property along Little Dry Creek between Raleigh Street and Lowell Boulevard offers a unique redevelopment opportunity to provide a new residential neighborhood. Concept plans for the area envision a mix of single family and townhouse dwellings, designed in accordance with traditional neighborhood

design principles. Upon redevelopment, this area may accommodate 150 or more homes.

### **Preservation of Significant Views**

The Southeast Area offers some of the most panoramic views in the City of the Denver skyline and the foothills. Maintaining views is an important objective of the Plan. The City has assigned a view corridor overlay along roadways that provide significant views. In this area, these corridors include the west side of Federal Boulevard from 84th Avenue to 88th Avenue and the south side of 84th Avenue. In addition, Lowell Boulevard provides views to the west. South of the Denver-Boulder Turnpike, view corridors are designated on 80th Avenue from US 36 to Raleigh Place, along Sheridan Boulevard, on Bradburn Drive, and west of Hidden Lake.

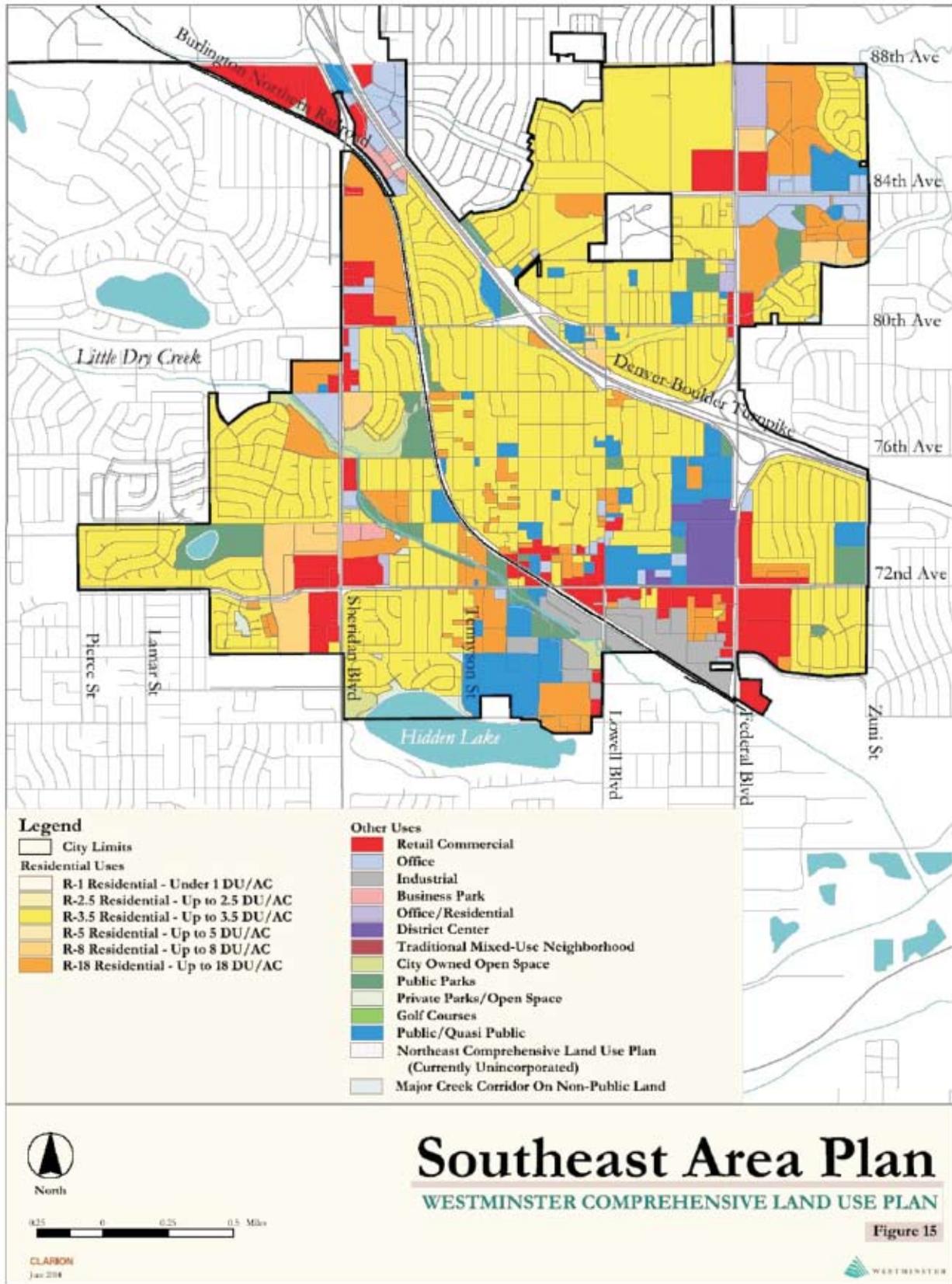
### **Transportation Improvements**

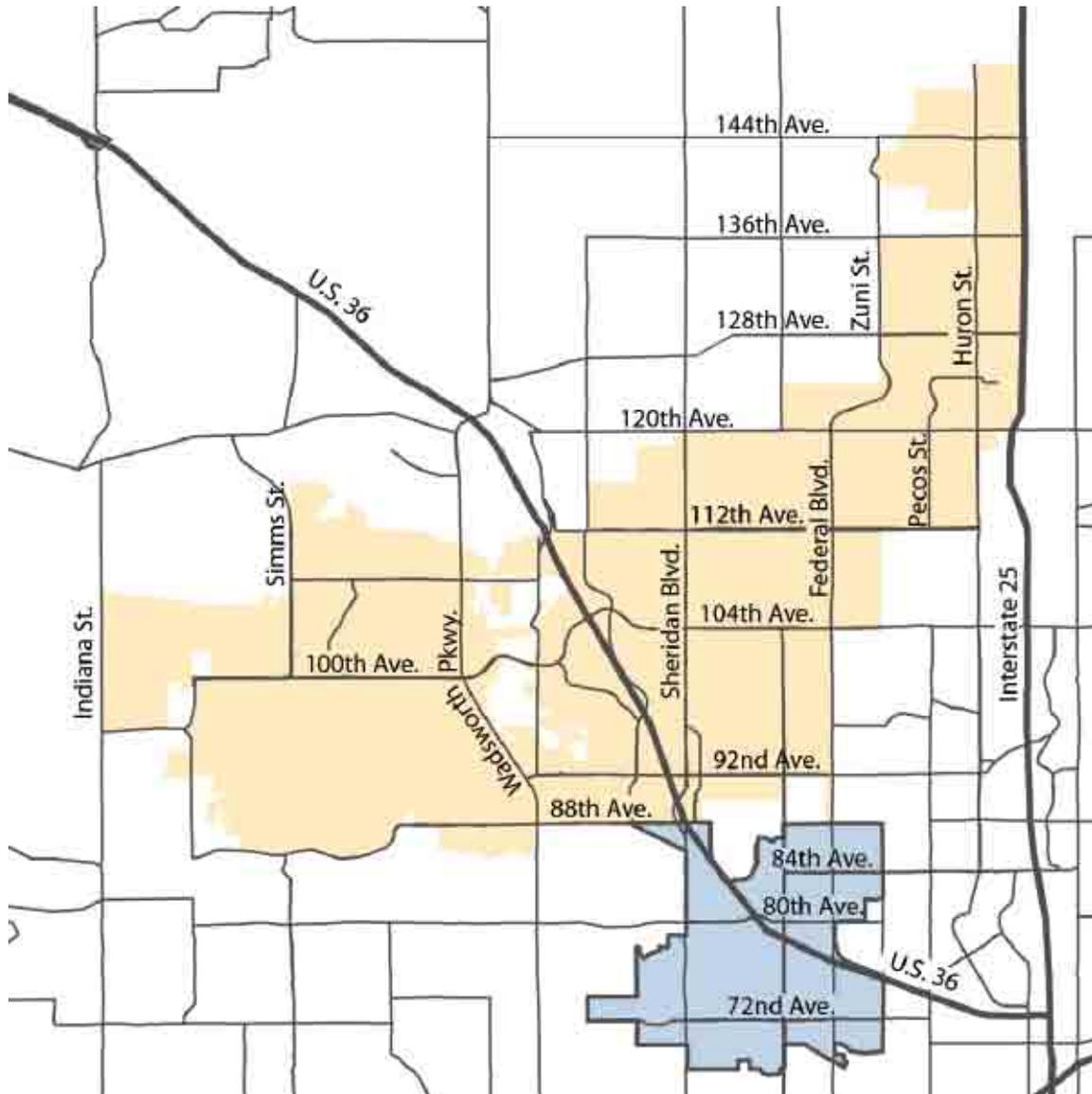
Street enhancements will focus on improvements to 72nd Avenue, Federal Boulevard, and Lowell Boulevard to improve access and encourage redevelopment of the area. The US 36 Major Investments Study has identified a number of transportation improvements to the US 36 corridor that will impact this portion of the City. These include:

- ◆ US 36 widening to six (6) general purpose lanes;
- ◆ High Occupancy Vehicle (HOV) lanes;
- ◆ A commuter rail station near 70th Avenue and Irving Street (using the existing Burlington Northern/Santa Fe railroad right-of-way);
- ◆ Improvements to the 80th Avenue / US 36 overpass; and
- ◆ Bikeways paralleling US 36.

Future streetscape improvement projects include:

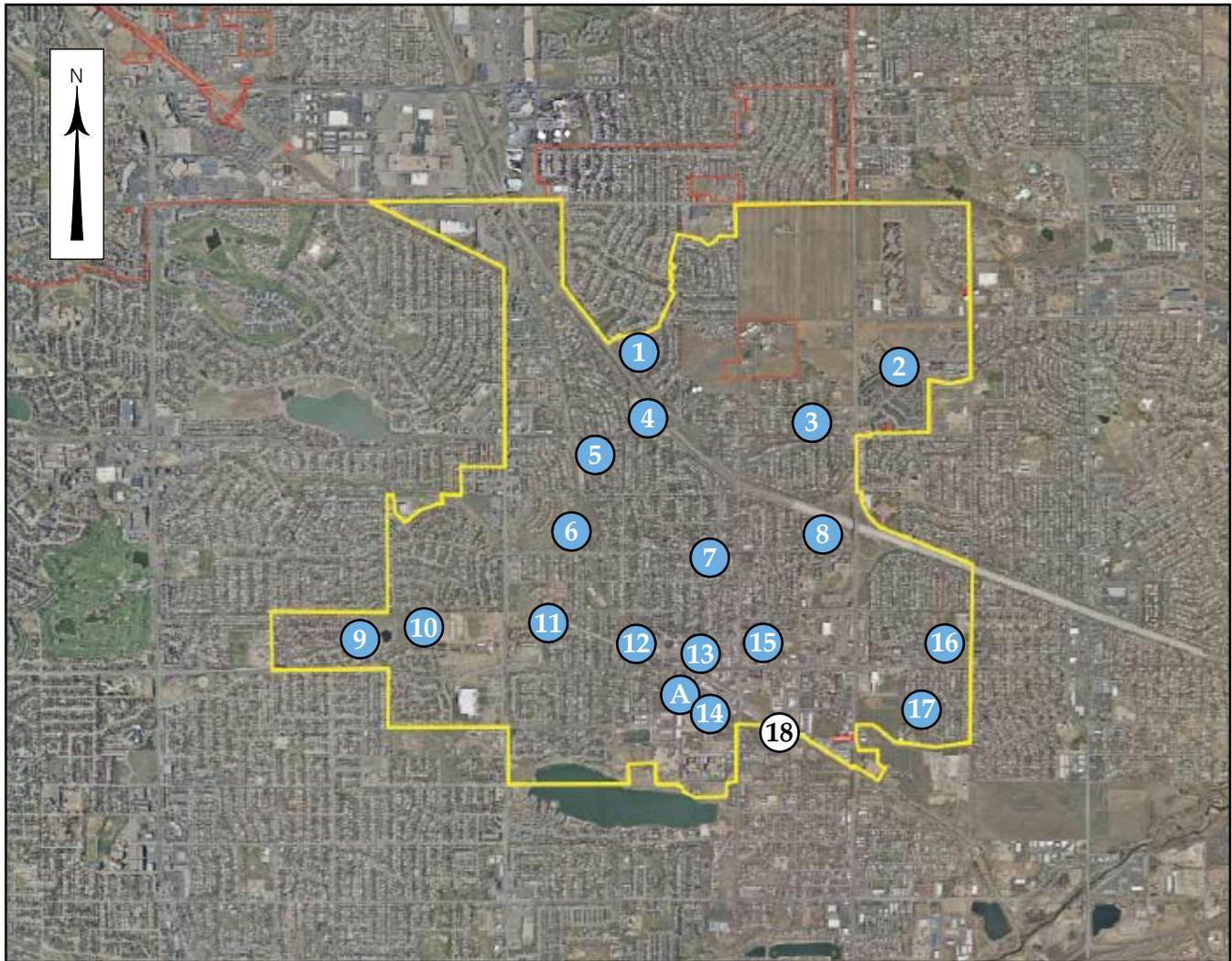
- ◆ Bradburn Boulevard (72nd to US 36);
- ◆ Lowell Boulevard (US 36 to 84th Avenue);
- ◆ 76th Street - (Federal to BNRR);
- ◆ Irving Street - (BNRR to 76th); and
- ◆ 74th Street (Federal to Irving).





*\* Park property lines shown on the following pages are illustrative only and may not represent the exact location.*

Existing and Future Parks and Park Facilities  
**SOUTHEAST COMMUNITY AREA**



Community Area/Park Boundary      Out Parcel

**PARKS AND PARK SPECIAL USE**

- ① Oakwood Park 2.7a, N
- ② Cobblestone Park 8.11a, N
- ③ Bishop Square Park 6.4a, N
- ④ Westminster Hills Park 2.4a, N
- ⑤ Sunset Park 1a, N
- ⑥ Wolff Run Park 12.59a, C
- ⑦ Torii Square Park 1.7a, N
- ⑧ Municipal Park 6.2a, N
- ⑨ Faversham Park 18a, C
- ⑩ Tepper Fields 10a, SU
- ⑪ Kennedy Park 2.4a, N
- ⑫ Della Villa Park 5.96a, N, SU
- ⑬ Fireman’s Park 0.7a, N

- ⑭ England Park 9.3a, N
- ⑮ Irving Street Park 5.9a, N
- ⑯ Skyline Vista Park 11a, N
- ⑰ Terrace Park 1.2a, N

**FUTURE PARKS**

- ⑱ Little Dry Creek Park 80a, CW

**PARK FACILITIES**

- Ⓐ City Greenhouse SU

### **SUMMARY OF KEY PARKS FUTURE NEEDS/RECOMMENDATIONS**

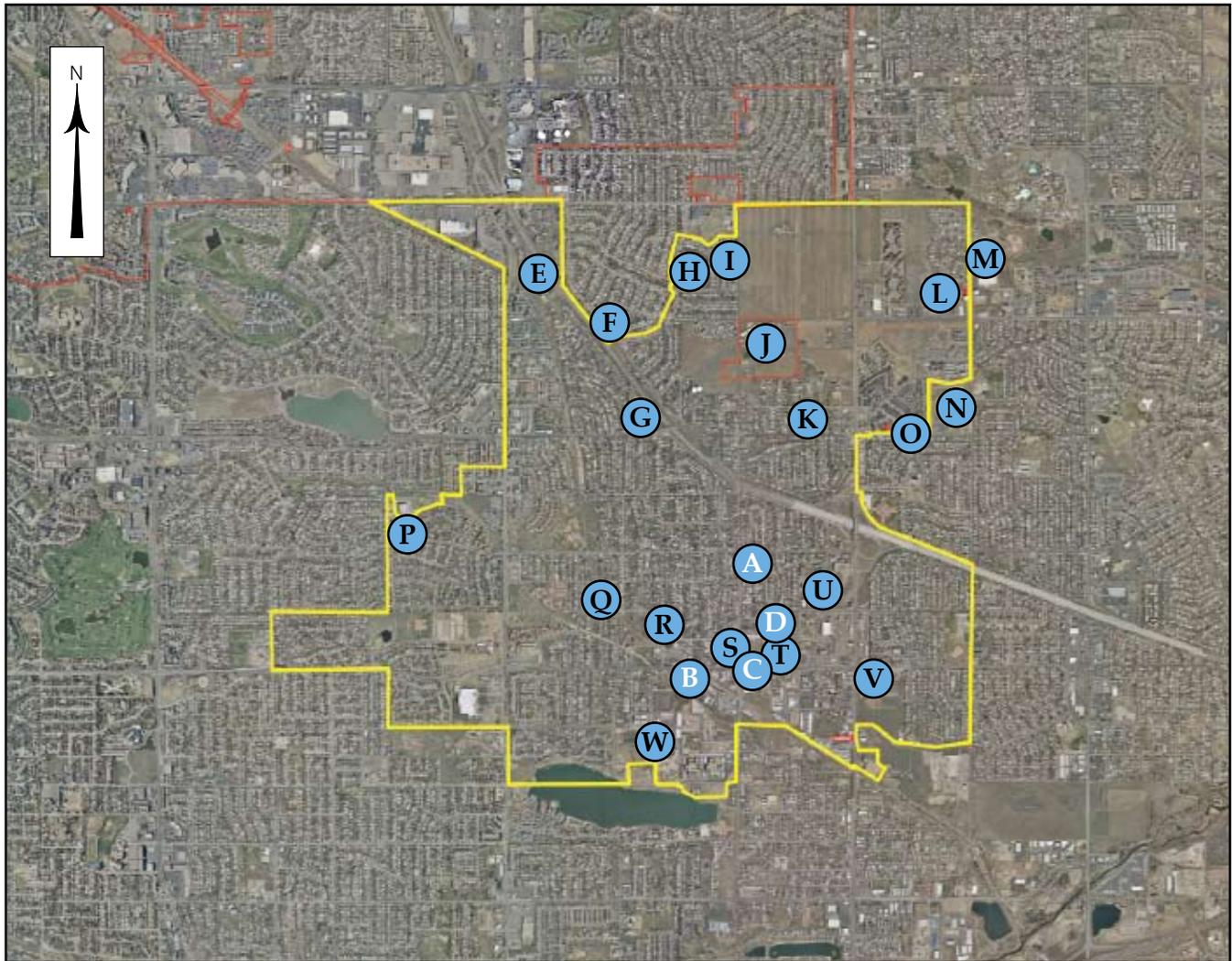
- If feasible, acquire additional land (15 - 30 acres) for a community park. There exists a potential partnership with Hyland Hills Park and Recreation District on land dedication to the District, anticipated when the former Sunstrand property is developed.
- Explore recreational development and acquisition opportunities in unincorporated Adams County
- Explore adding additional land to Cobblestone Park (3 - 5 acres)
- If Pillar of Fire property is developed, anticipate a park dedication of +/- 25 to 30 acres
- Develop Little Dry Creek Park
- Integrate England Park into the development of Little Dry Creek Park
- Improve Torii Square Park with new gazebo and possible playlot
- Develop Fireman's Park or consider a land trade
- Renovate Wolff Run II playlot

*\* Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

### **COMPLETED PROJECTS 2004-2009**

- Skyline Vista Top Spin court constructed
- Bishop Square Park restrooms constructed
- Bishop Square tennis and basketball courts resurfaced
- Faversham Park picnic shelter and pier constructed
- Faversham Park basketball courts replaced
- Terrace Park shelter and playlot renovated
- Walker House removed on the Swim & Fitness Center site to allow for future expansion
- Municipal Park tennis courts resurfaced
- Skyline Vista Park shelters repainted
- Trail at Sunset Park constructed

# SOUTHEAST COMMUNITY AREA



Community Area/Park Boundary      Out Parcel

**FACILITIES**

- A** Swim & Fitness Center **SU**
- B** Bowles House **SU**
- C** The MAC - Community Senior Center **SU**
- D** Irving Street Library **SU**

**OTHER PUBLIC FACILITIES**

- E** University of Pheonix
- F** Rotary Park (Hyland Hills)
- G** Westminster Hills Elementary School
- H** Shaw Heights Middle School
- I** Flynn Elementary School
- J** Pillar of Fire - old Westminster University
- K** Gregory Hills Park (Hyland Hills)
- L** St. Anthony Hospital

- M** Camenisch Park (Hyland Hills)
- N** Ranum High School
- O** Kiwanis Park (Hyland Hills)
- P** Thompson Elementary School
- Q** Harris Park Elementary School
- R** Fire Station #1
- S** Career Enrichment Park
- T** Donald E. VanArsdale Gymnastic Center
- U** Westminster Elementary School
- V** Skyline Vista Elementary School
- W** Westminster High School

**FUTURE FACILITIES**

None at this time

**SU** - special use

### **SUMMARY OF KEY FACILITIES FUTURE NEEDS/RECOMMENDATIONS**

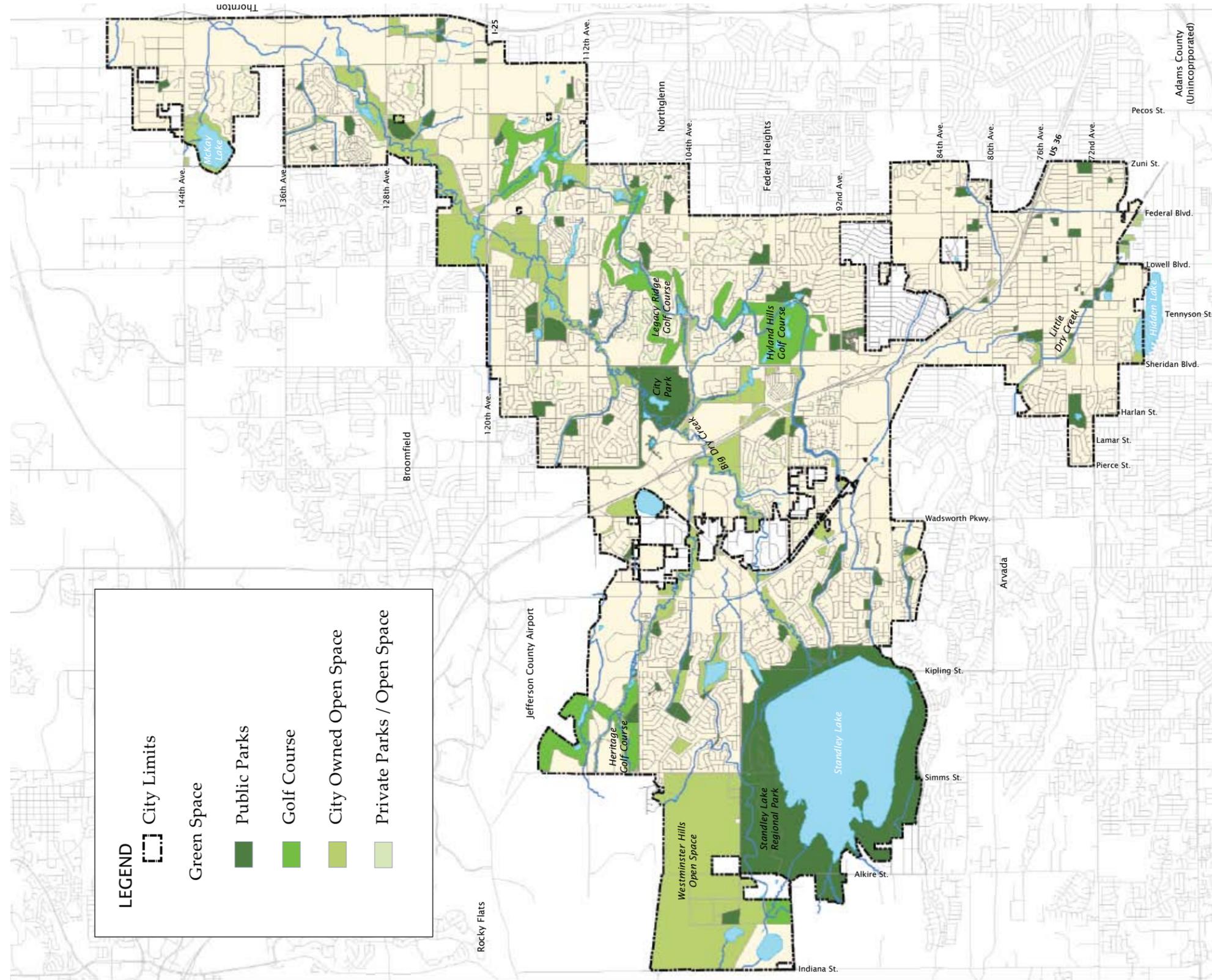
- Explore recreational partnerships, development and acquisition opportunities in unincorporated Adams County, i.e. Sunstrand site.
- Evaluate expanding the Swim and Fitness Center to possibly include:
  - A gymnasium
  - Indoor track
  - Large community room
  - Aerobics room
  - Child day care/preschool
  - Classrooms
  - Renovate locker rooms
- Replace roof at The MAC

*\* Specific development schedules will be outlined in the biennial City budget Five-Year Capital Improvement Plan. Many of these recommendations may not immediately be in that plan due to lack of funds or other established priorities.*

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Planning Maps and Inventory  
**PARKS AND FACILITIES ACREAGES**

Neighborhood Parks	Size in Acres
Amherst Park	11
Bishop Square Park	6.4
Chelsea Park	3.2
Cheyenne Ridge	5
Cobblestone Park	8.11
Cotton Creek Park	7.5
Countryside Ballfields	7.5
Countryside Park	10
Della Villa Park	5.96
Dover Square Park	5.4
England Park/Old Park Shops	9.3
Fireman's Park	0.7
Foxshire Park	5.19
Green Knolls Park	4.8
Hampshire Park	5.5
Iving Street Park	5.9
Kennedy Park	2.4
Kensington Park	2.1
Kings Mill Park	3.7
Mayfair Park	10.4
Meadowlark Park	1
Municipal Park	6.2
Nottingham Park	6.8
Oakwood Park	2.7
Quails Crossing Park	3.1
Ranch Park	5
Ryan Park	13
Sensory Park	0.51
Sherwood Park	10.12
Skyline Vista Park	11
Somerset Park	1.7
Stratford Lakes Park	5
Stratford Park	6.4
Sunset Park	1
Terrace Park	1.2
Torti Square Park	1.7
Trailside Park	10
Trendwood Park	4.7
Waverly Acres Park	2.25
Westbrook Park	6
Westminster Center Park	10
Westminster Hills Park	2.4
Westminster T-Ball Complex	6.43
Willowbrook Park	8.24
Windsor Park	13
<b>Total Neighborhood Parks</b>	<b>Total Acres</b>
45	259.51

Community Parks	Size in Acres
Big Dry Creek Park	21.19
Carroll Butts Park	32
Faversham Park (includes Tepper Fields)	28
Oakhurst Phase One/Two	22.6
Squires Park	16.6
Westfield Village	26.87
Wolff Run Park	12.99
<b>Total Community Parks</b>	<b>Total Acres</b>
7	159.85

Citywide Park	Size in Acres
City Park (includes recreation centers)	173

Regional Park	Size in Acres
Standley Lake Regional Park	2,327.00

Golf Courses	Size in Acres
Heritage Golf Course at Westmoor	224
Legacy Ridge Golf Course	190
<b>Total Golf Course</b>	<b>Total Acres</b>
2	414

Community Facilities	Size in Acres
City Park Fitness Center	*
City Park Recreation Center	*
Park Center/NE Resource Center (Undeveloped)	11
The MAC Center	5
Swim and Fitness Center	7
West View Recreation Center	7
<b>Total Recreation Centers</b>	<b>Total Acres</b>
6	30

\*Acreage included in total parks acreage.

Special Use	Size in Acres
Bowles House	0.46
Ice Centre at the Promenade	4.5
Open Space and Forestry Operations	18
Promenade Terrace	1.7
Sculpture Garden	2
Wesley Chapel Cemetery	2.75
Westminster Promenade	5.02
Westminster Sports Center	5.5
<b>Total Special Use</b>	<b>Total Acres</b>
8	34.97

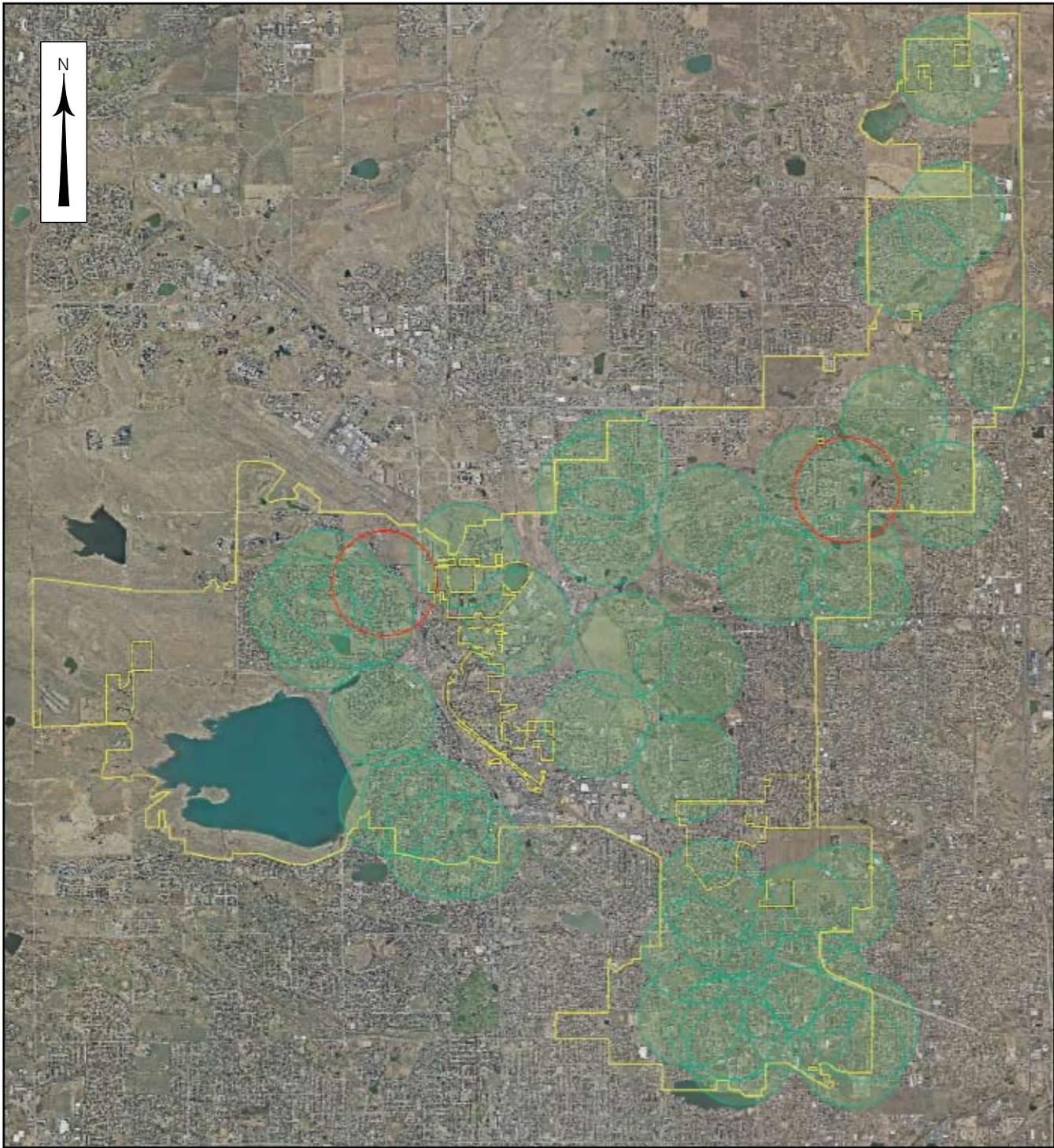
Undeveloped Neighborhood Parks	Size in Acres
Vogel Pond/Cooper Property	5
Walnut Grove	6.1
<b>Total Undeveloped Neighborhood Park</b>	<b>Total Acres</b>
2	11.1

Undeveloped Community Parks	Size in Acres
Westcliff	16.04
Weatherstone	18.14
<b>Total Undeveloped Community Parks</b>	<b>Total Acres</b>
2	34.18

Total Undeveloped Parks	Size in Acres
Undeveloped Neighborhood and Community	45.28

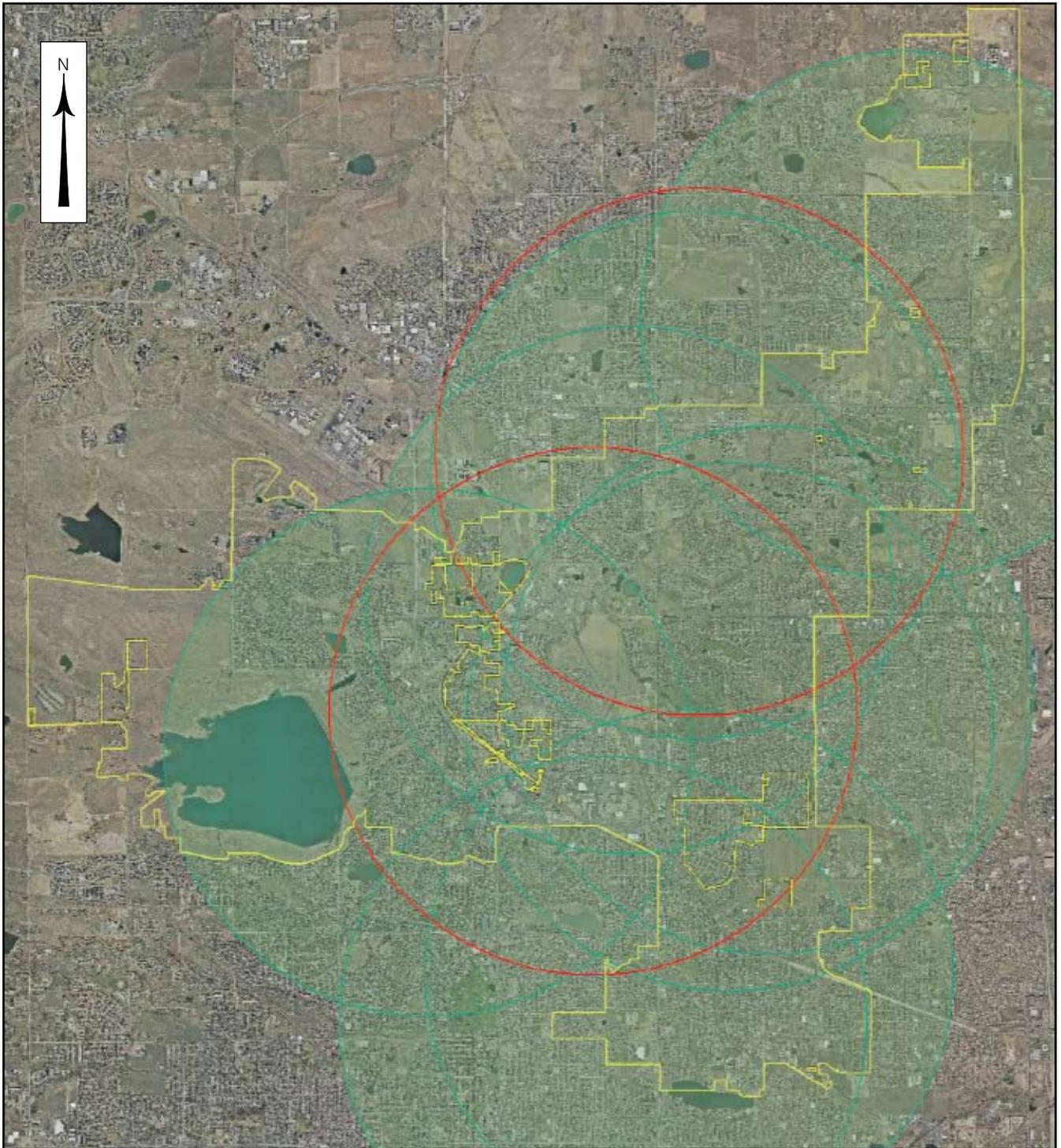
Conservation / Open Space	Size in Acres
Existing Open Space (October 1, 2009)	2,814.53

Total Park Acreage	Size in Acres
Neighborhood, Community and Citywide Park Total	592.36
Standley Lake Regional Park	2,327
<b>Total Developed Park Acreage</b>	<b>2,919.36</b>
Golf Courses	414
Recreation Center and Special Use Total	64.97
Undeveloped Park Acreage	45.28
Conservation/ Open Space	2,814.53
<b>Westminster Total Green Space Acreage</b>	<b>5,779.17</b>



NEIGHBORHOOD PARK - 1/2-MILE RADIUS

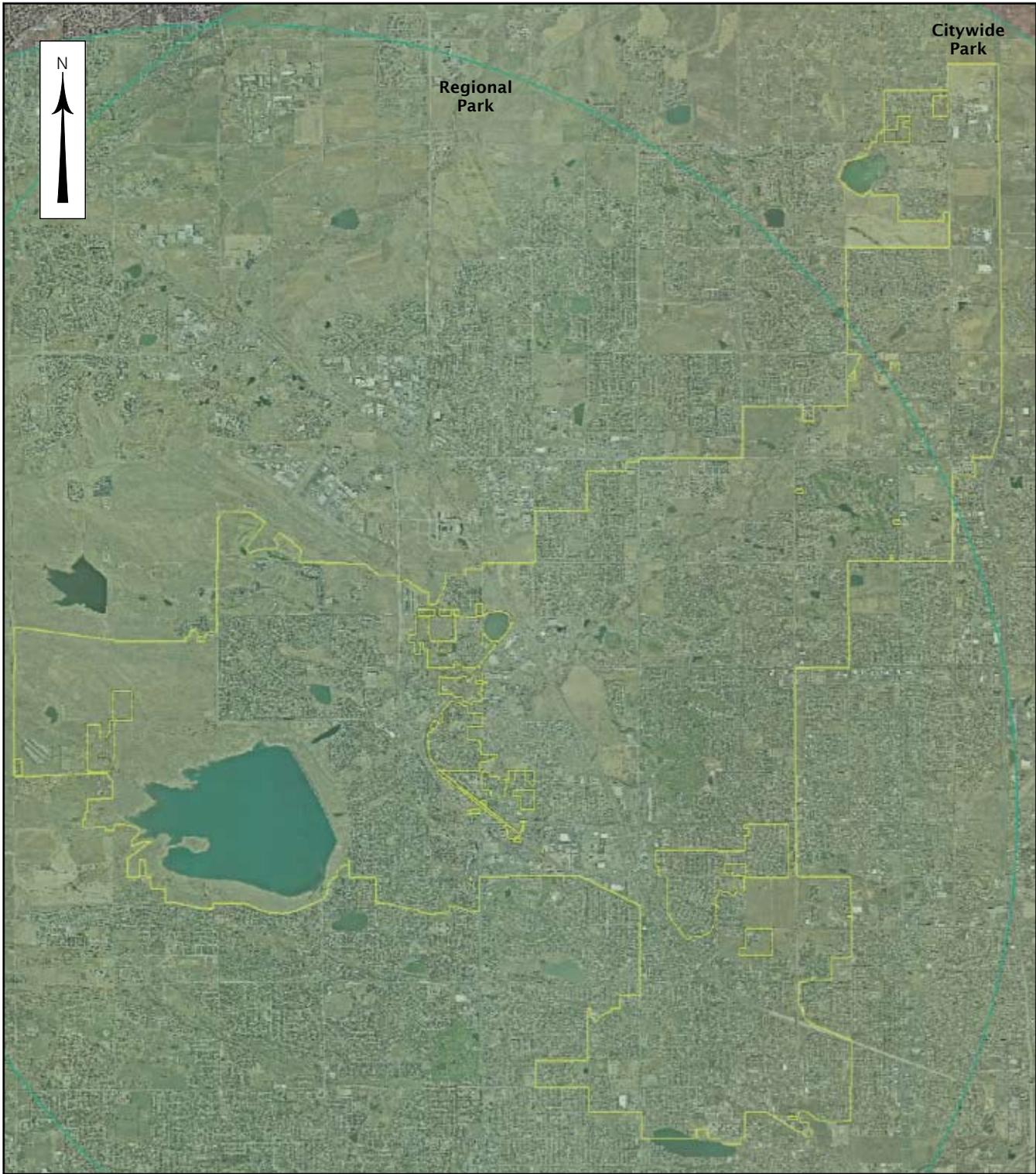
- Existing
- Future



**COMMUNITY PARK - 2 1/2-MILE RADIUS**

- Existing
- Future

# CITYWIDE/REGIONAL PARK



CITYWIDE PARK - 5-MILE RADIUS  
REGIONAL PARK - 7 1/2-MILE RADIUS

Existing



		Acreage										Acreage										
<b>Westminster Parks and Recreation                      Facilities Inventory                      November 2009</b>		<b>Community Facilities</b>																				
		City Park Fitness Center, 10475 Sheridan Blvd.																				
		City Park Recreation Center, 10495 Sheridan Blvd.																				
		Countryside Pool and Community Center, 10470 Oak St.																				
		The Heritage at Westmoor Golf Course, 10555 Westmoor Dr.																				
		Kings Mill Pool, 9018 Field St.																				
		Legacy Ridge Golf Course, 10801 Legacy Ridge Pkwy.																				
		Swim and Fitness Center, 3290 W. 76th Ave.																				
		The MAC - Community Senior Center, 3295 W. 72nd Ave.																				
		Westminster Sports Center, 6051 W. 95th Ave.																				
		West View Recreation Center, 10747 W. 108th Ave.																				
		<b>Libraries</b>																				
		College Hill Library, 3705 W. 112th Ave.																				
		Irving Street Library, 7392 Irving St.																				
		<b>Other Facilities</b>																				
		Bowles House, 3924 W. 72nd Ave.																				
		Carroll Butts Athletic Park, 4201 W. 94th Ave.																				
		Standley Lake Nature Center, 9785 Eagle View Loop																				
		Ice Center at the Promenade, 10710 Westminster Blvd.																				
		Westminster City Hall/Spyglass Point, 4800 W. 92nd Ave.																				
		<b>Other</b>																				
		P= Portable Restroom (Seasonal)																				
		I= Indoor																				

<b>Parks</b>	<u>Pages</u>	<u>Community Area</u>
Amherst Park	P-2 - P-3	Northeast
Big Dry Creek Park	P-4 - P-5	Northeast
Bishop Square Park	P-6 - P-7	Southeast
Carroll Butts Park	P-8 - P-9	Central
Chelsea Park	P-10 - P-11	West
Cheyenne Ridge Park	P-12 - P-13	Northeast
City Hall Sculpture Garden	P-14 - P-15	Central
Cobblestone Park	P-16 - P-17	Southeast
Cotton Creek Park	P-18 - P-19	Central
Countryside Park	P-20 - P-21	West
Countryside Youth Little League Ballfields	P-22 - P-23	West
Della Villa Community Garden	P-24 - P-25	Southeast
Dover Square Park	P-26 - P-27	West
England Park	P-28 - P-29	Southeast
Faversham Park / Tepper Fields	P-30 - P-31	Southeast
Fireman’s Park	P-32 - P-33	Southeast
Foxshire Park	P-34 - P-35	Central
Green Knolls Park	P-36 - P-37	West
Hampshire Park	P-38 - P-39	Central
Irving Street Park	P-40 - P-41	Southeast
Kennedy Park	P-42 - P-43	Southeast
Kensington Park	P-44 - P-45	West
Kings Mill Park	P-46 - P-47	West
Mayfair Park	P-48 - P-49	West
Meadowlark Park	P-50 - P-51	Central
Municipal Park	P-52 - P-53	Southeast
Nottingham Park	P-54 - P-55	West
Oakhurst Park I	P-56 - P-57	West
Oakhurst Park II	P-58 - P-59	West
Oakwood Park	P-60 - P-61	Southeast
Promenade Terrace	P-62 - P-63	Central
Quails Crossing Park	P-64 - P-65	Northeast
Ranch Park	P-66 - P-67	Central
Ryan School Park	P-68 - P-69	Central
Sensory Park	P-70 - P-71	West
Sherwood Park	P-72 - P-73	Central
Skyline Vista Park	P-74 - P-75	Southeast
Sommerset Park	P-76 - P-77	West
Squires Park	P-78 - P-79	Central
Standley Lake Regional Park	P-80 - P-83	West
Stratford Park	P-84 - P-85	Central
Stratford Lakes Park	P-86 - P-87	Central
Sunset Park	P-88 - P-89	Southeast
Terrace Park	P-90 - P-91	Southeast

# PARKS

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Torii Square Park	P-92 - P-93	Southeast
Trailside Park	P-94 - P-95	West
Trendwood Park	P-96 - P-97	West
Waverly Acres Park	P-98 - -99	Central
Wesley Chapel Cemetery	P-100 - P-101	Northeast
Westbrook Park	P-102 - P-103	West
Westfield Village Park	P-104 - P-105	Central
Westminster Center Park	P-106 - P-107	Central
Westminster City Park	P-108 - P-109	Central
Armed Forces Tribute Garden	P-110 - P-111	
Christopher Fields	P-112 - P-113	
Skate Park	P-114 - P-115	
Soccer Fields	P-116 - P-117	
Westminster Hills Park	P-118 - P-119	Southeast
Westminster T-Ball Complex	P-120 - P-121	Northeast
Willowbrook Park	P-122 - P-123	Northeast
Windsor Park	P-124 - P-125	Central
Wolff Run Park	P-126 - P-127	Southeast

## **Future Parks / Special Use**

Little Dry Creek Park	P-128 - P-129	Southeast
Vogel Pond / Cooper Property	P-130 - P-131	Central
Walnut Grove Park	P-132 - P-133	West
Weatherstone Park	P-134 - P-135	Central
Westcliff Park	P-136 - P-137	West

## **Parks Facilities**

City Greenhouse	P-138 - P-139	Southeast
Westminster Park Operations Center	P-140 - P-141	Central



*Park property lines shown on the following pages are illustrative only  
and may not represent the exact location.*

**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

11 acres

**CONSTRUCTION DATE**

1999 (phase 1), 2003 (phase 2)

**RENOVATION HISTORY**

None

**FUTURE DEVELOPMENT RECOMMENDATIONS**

None at this time

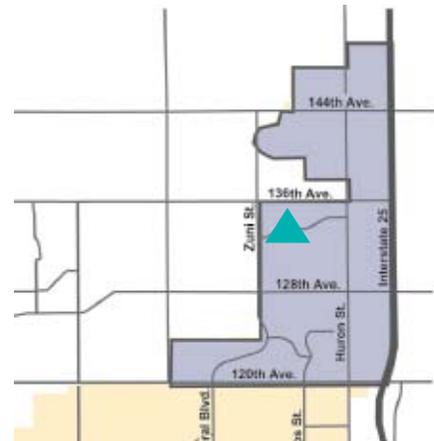
**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Parking lot repair and striping as necessary
- In-line rink repair as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

\* *Arapahoe Ridge Elementary School allows use of an upsized gym as a result of an IGA.*



11 Acres



**13085 Pecos Street**

**Existing Park Amenities**

- Basketball Court
- In-Line Skating (1)
- Picnic Shelters (2)
- Restroom Facility (portable)
- Picnic Tables (4)
- BBQ Grill (1)
- Soccer Fields
- Practice Field
- Multi-use Turf Fields
- Volleyball Court (1)
- Play Equipment
- Parking (22 spaces plus a shared lot with school)
- Drinking Fountain (2)
- Multi-use Trail (1/2-mile)



## BIG DRY CREEK PARK

### CLASSIFICATION

Community Park

### SIZE OF PARK

21.2 acres\*

### CONSTRUCTION DATE

2008

### RENOVATION HISTORY

None

### POSSIBLE FUTURE DEVELOPMENT RECOMMENDATIONS

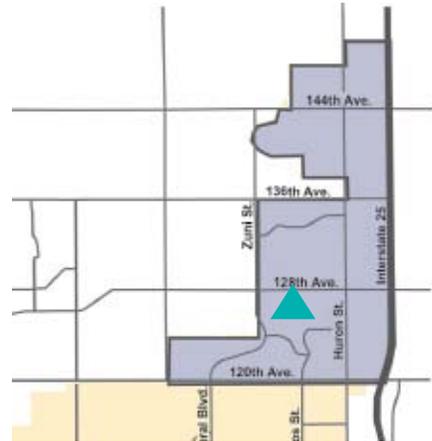
- Court games (basketball, tennis or inline)
- Shade shelter at dog park

### FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Repair rubberized surface in play area as funds allow
- Irrigation system upgrades as needed and as funds allow
- Parking lot repair and striping as necessary
- Repair or replace picnic tables as needed (estimate 8-10 years)

### DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition, except for perimeter mowing along fenceline and noxious weed control as required.
- Paint and touch up play equipment as needed
- Drag and stripe ballfields during baseball season as funds allow
- Replace infield mix as needed or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Replace woodchips in shrub beds annually
- Reseed / resurface dog park as needed
- Trim shrubs and trees as needed
- Fertilize turf 2 times per year
- Water conservation schedule
- Regular trash pick up



\* Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009

21.2 Acres



**1700 W. 128th Avenue**

**Park Amenities**

- Play Equipment
- Drinking Fountain (2)
- Picnic Shelters (2)
- Picnic Tables (10)
- Multi-Use Turf Fields
- Baseball Fields (2)
- Parking
- Fenced Dog Park with Water  
(approximately 2 acres)
- Access to Regional Trail  
(Big Dry Creek Trail)



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

6.4 acres

**CONSTRUCTION DATE**

1979

**RENOVATION HISTORY**

1998, 2007 (Restroom)

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

None at this time

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Tennis court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Backstop fencing repair as needed
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Replace infield material as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Drag ballfields during baseball season
- Trim shrubs and trees as needed
- Clean restroom facility daily during season or as needed
- Water conservation schedule
- Regular trash pick up



## 6.4 Acres



### 8150 Hooker Street

#### Park Amenities

- Basketball Courts (2)
- Picnic Shelter
- Restroom Facility
- Picnic Tables (6)
- BBQ Grills (2)
- Softball Field (lighted)
- Tennis Courts (2)
- Play Equipment
- Drinking Fountain (2)



**CLASSIFICATION**

Community Park

**SIZE OF PARK**

32 acres

**CONSTRUCTION DATE**

1977

**RENOVATION HISTORY**

2002, 2004

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

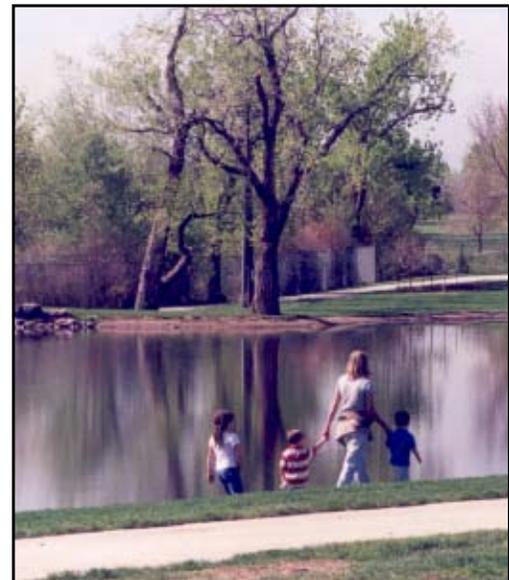
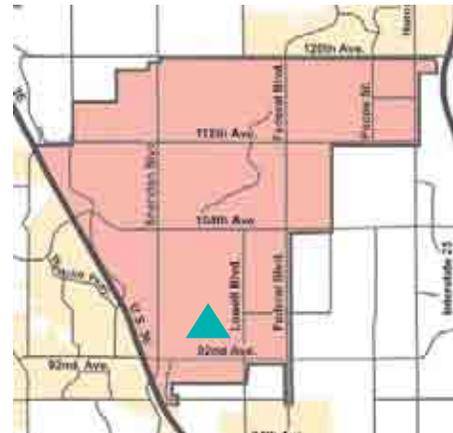
None at this time

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years, renovated in 2002)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair as needed
- In-line rink repair and replacement as needed (convert surface to concrete)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Replace woodchips in shrub beds annually
- Trim shrubs and trees as needed
- Clean restroom facilities 2-3 times a week or as needed
- Water conservation schedule
- Maintain swimming pool on a regular schedule (*Hyland Hills*)
- Maintain aerators in lake (*Hyland Hills*)
- Regular trash pick up



*\* Ownership and maintenance shared with Hyland Hills Park and Recreation District per intergovernmental agreement (IGA) between the City and the District.*

32 Acres



**4201 W. 94th Avenue**

**Park Amenities**

- Outdoor Swimming Pool
- Slapshot Hockey Center
- In-line Skating
- Picnic Shelters (3)
- Picnic Tables (8)
- Lake
- Softball Fields (4)
- Multi-use Turf Field
- Tennis Court
- Play Equipment
- Multi-use Trail
- Parking
- Restroom Facility

**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

3.2 acres

**CONSTRUCTION DATE**

1983

**RENOVATION HISTORY**

1997

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

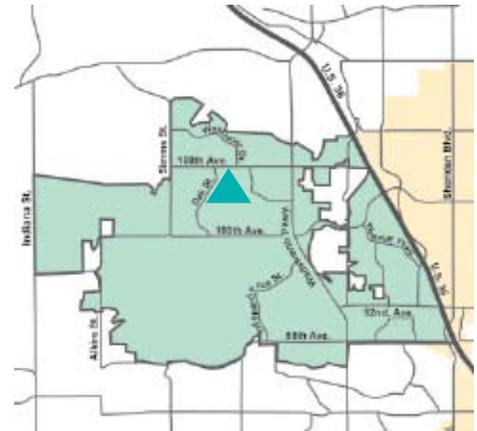
- Add concrete “loop trail” section to park

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Backstop fencing repair as needed

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



3.2 Acres



**10765 Moore Street**

- Park Amenities
- Basketball Court (1)
- Practice Field
- Multi-use Turf Field
- Play Equipment

# CHEYENNE RIDGE PARK

## CLASSIFICATION

Neighborhood Park

## SIZE OF PARK

5 acres

## CONSTRUCTION DATE

2007

## RENOVATION HISTORY

None

## POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Practice soccer field or multi-use field
- Additional landscaping

## FUTURE REPLACEMENT NEEDS

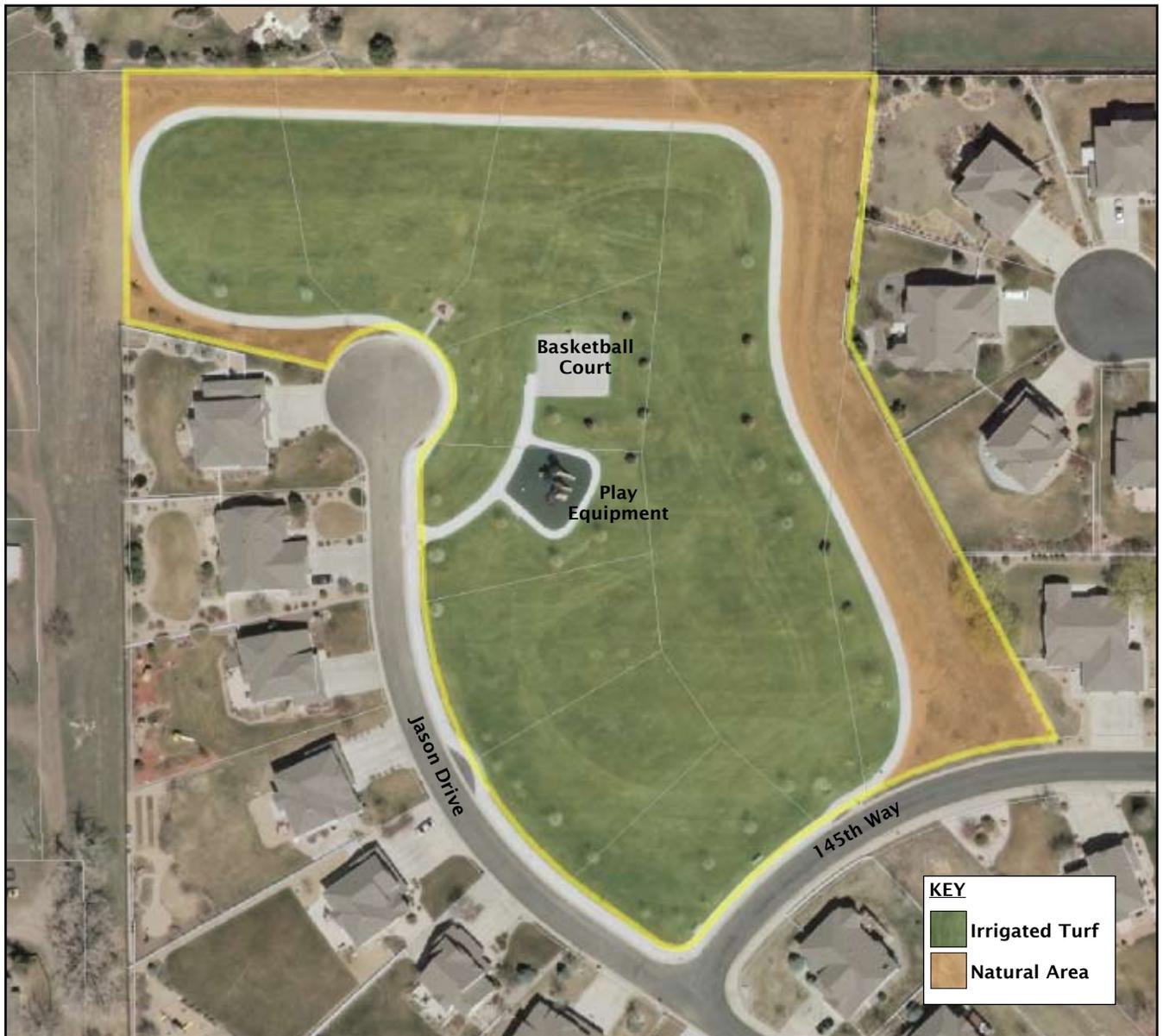
- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Repair rubberized surface in play area as needed and as funds allow
- Irrigation system upgrades as needed and as funds allow

## DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Water conservation schedule
- Trim trees as needed
- Regular trash pick up



**5 Acres**



**14570 Jason Drive**

**Existing Park Amenities**

- Play Equipment
- Basketball Court (1/2 Court)
- Picnic Table (1)
- Benches (2)
- Loop Trail



**CLASSIFICATION**

Special Use

**SIZE OF SCULPTURE GARDEN**

2 acres

**CONSTRUCTION DATE**

1994

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

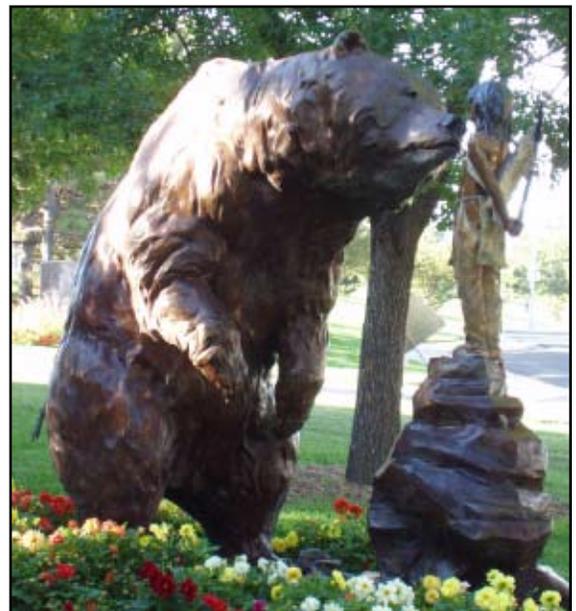
- Add sculptures per the Master Plan

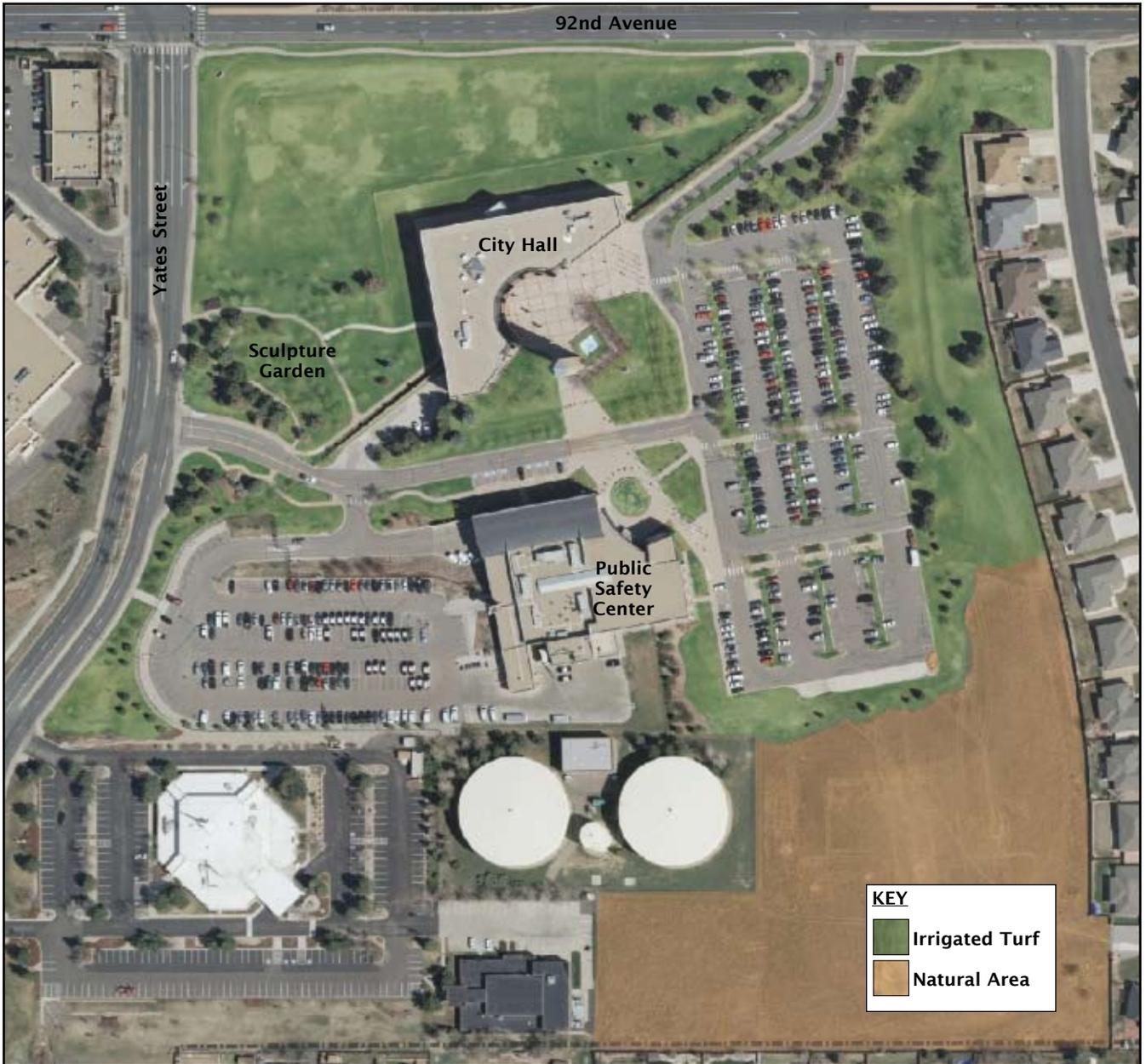
**FUTURE REPLACEMENT NEEDS**

- Replace memorial trees as needed

**DESIRED MAINTENANCE SCHEDULE**

- Preventative maintenance for sculptures
- Natural areas within the site, as shown, to be kept in their natural (un-mowed) condition, except for perimeter mowing along fenceline and noxious weed control as required.
- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up





**4800 W. 92nd Avenue**

**Garden Amenities**

- Sculptures
- Memorial Trees
- Flower Beds
- Passive Trails



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

8.11 acres

**CONSTRUCTION DATE**

1998

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

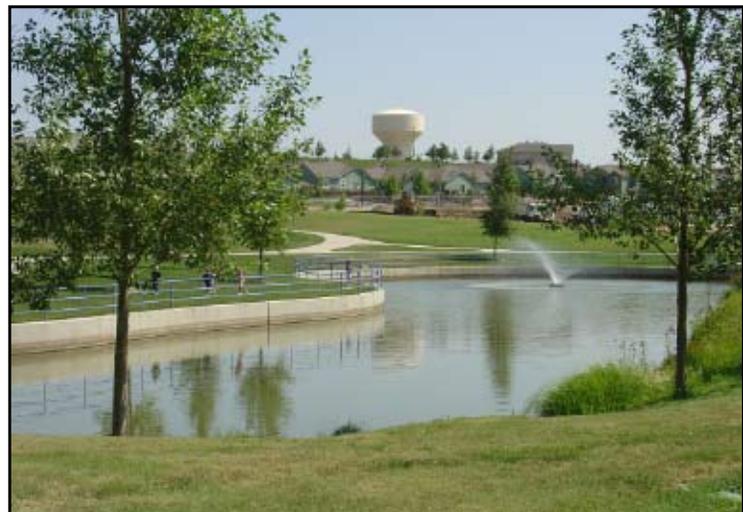
- Possible additional land acquisition to the north

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up
- Prairie dog management in park area



8.11 Acres



**2695 W. 81st Avenue**

**Park Amenities**

- Picnic Shelter (1)
- Picnic Table
- Pond
- Multi-use Turf Field
- Play Equipment

**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

7.5 acres

**CONSTRUCTION DATE**

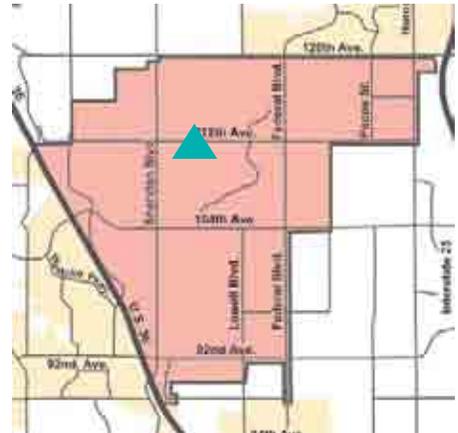
1998

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Possible addition of court games



**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Repair rubberized surface in play area as needed and as funds allow
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funding allows
- Parking lot repair and striping as necessary
- Backstop fencing repair as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funding allows
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



**7.5 Acres**



**11199 Stuart Street**

**Park Amenities**

- Picnic Shelter (1)
- Restroom Facility (portable)
- Picnic Tables (14)
- BBQ Grills (2)
- Practice Field
- Multi-use Turf Field
- Play Equipment
- Parking
- Drinking Fountain (1)



**CLASSIFICATION**

Special Use

**SIZE OF PARK**

7.5 acres

**CONSTRUCTION DATE**

1998

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Possible construction of restroom/shelter

**FUTURE REPLACEMENT NEEDS**

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair as needed

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 3 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Replace infield material as needed and as funds allow
- Regular trash pick up



7.5 Acres



**10510 Oak Street**

**Park Amenities**

Softball Fields (2)

Parking

Drinking Fountain

Restroom Facility (portable)



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

10 acres

**CONSTRUCTION DATE**

1975

**RENOVATION HISTORY**

1994

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Convert soft trail to concrete
- Add portable restroom enclosure
- Tennis court replacement or removal

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (7-10 years)
- Tennis court resurfacing as needed and as funds allow (7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Replace sand in volleyball court as funds allow
- Regular trash pick up



10 Acres



**10470 Oak Street**

**Park Amenities**

- Basketball Court (1)
- Picnic Shelter (1)
- Picnic Table (1)
- Tennis Courts (4)
- Volleyball Court (1)
- Play Equipment
- Multi-use Trail
- Parking



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

5.96 acres

**CONSTRUCTION DATE**

2003

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Possible small parking lot off 72nd Avenue
- Possible expansion of community garden plots
- Make trail connections to Little Dry Creek Trail
- Add park benches, small picnic shelter
- Demolition of concrete channel and create naturalized creek

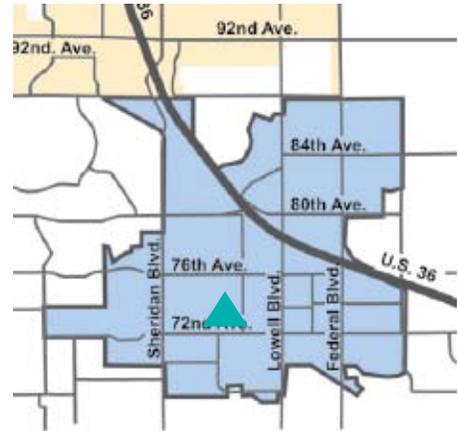
**FUTURE REPLACEMENT NEEDS**

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow

**DESIRED MAINTENANCE SCHEDULE**

- Mow native area 3 times per year and as funds and staffing permit
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair within community garden as necessary
- Trim trees as needed
- Assist in garden cleanup 2 times per year

\* *Denver Urban Gardens (DUG) leases the property from the City and maintenance is shared with the gardeners.*



5.96 Acres



**4065 W. 72nd Avenue**  
Amenities  
Reservable Garden Plots



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

5.4 acres

**CONSTRUCTION DATE**

1973

**RENOVATION HISTORY**

2005

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

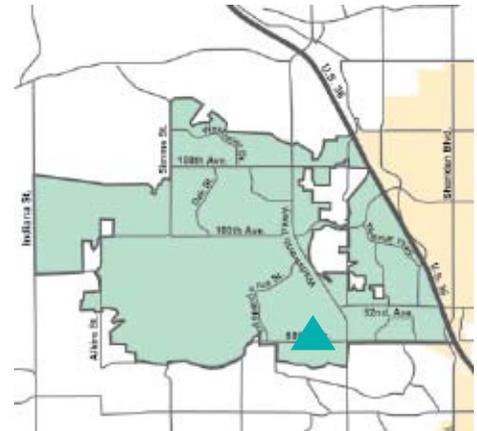
- Add children's play equipment and / or picnic shelter if neighborhood requests it and if funds allow

**FUTURE REPLACEMENT NEEDS**

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



5.4 Acres



**8521 W. 89th Avenue**  
Park Amenities  
Multi-use Turf Field



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

9.3 acres

**CONSTRUCTION DATE**

1992

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Demolition of Old Parks Shops and create Bowles House Complex
- Site is within the RTD FasTracks Development Plan
- Integrate into Little Dry Creek Master Plan

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair and replacement as needed
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)
- Replace infield mix as necessary

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Drag and stripe ballfields during baseball season
- Clean restroom facilities daily during season or as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



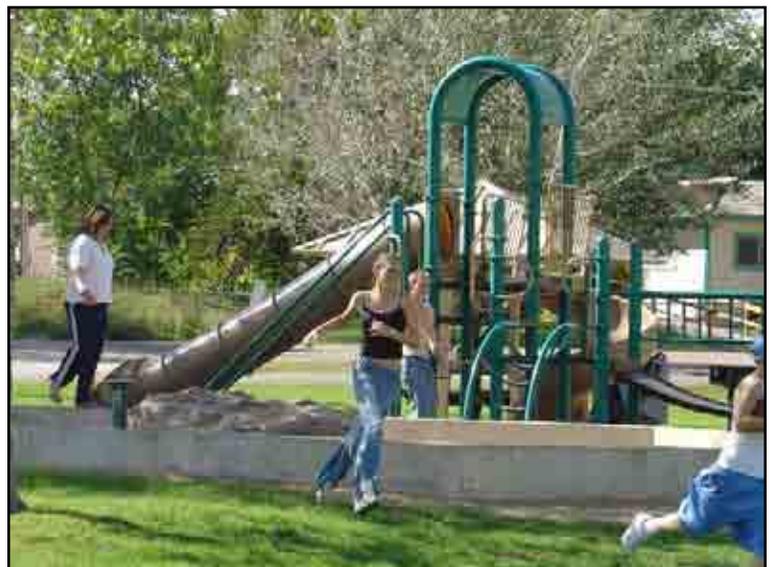
## 9.3 Acres



### 7190 Osceola Street

#### Park Amenities

- Basketball Court
- Picnic Shelter (1)
- Restroom Facility (portable)
- Picnic Tables (2)
- BBQ Grills (2)
- Little Dry Creek Trail
- Baseball/Softball Field
- Multi-use Turf Field
- Play Equipment
- Parking



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

18 acres, Faversham Park

10 acres, Tepper Fields

**CONSTRUCTION DATE**

1984

**RENOVATION HISTORY**

2004



**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Possible additional court games (tennis, in-line skate)

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Replace landscape materials as necessary and as funds allow
- Irrigation system replacement and upgrades as needed
- Parking lot repair and striping as necessary
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (est. 8-10 years)
- Evaluate renovation of little league fields

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Clean restrooms facilities 2-3 times a week or as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Trim shrubs and trees as needed
- Fertilize turf 2 times per year or as funds allow
- Water conservation schedule
- Regular trash pick up
- Work with Colorado Department of Natural Resources, Division of Wildlife to stock lake annually



*\*Tepper Fields Little League complex maintained by Westminster Little League through lease agreement with the City of Westminster*

28 Acres



**6109 W. 73rd Avenue**

**Park Amenities**

- Basketball Court
- Restroom Facility (portable)
- Picnic Shelters (2)
- Picnic Tables (9)
- BBQ Grills (2)
- Multi-use Turf Field
- Play Equipment
- Multi-use Trail
- Parking
- Lake & Fishing Dock
- Tepper Fields  
 (4 Little League baseball)



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

0.7 acres

**CONSTRUCTION DATE**

1973

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Possibly add court games
- Possible small play equipment area and picnic shelter

**FUTURE REPLACEMENT NEEDS**

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete section replacement as needed

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



0.7 Acres



### 7290 Bradburn Boulevard

Park Amenities

Passive Use



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

5.19 acres\*

\* Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009

**CONSTRUCTION DATE**

2001

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Replace soft trail sections with concrete

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Repair or replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



**5.19 Acres****10819 Alcott Street****Park Amenities**

Basketball Court

Picnic Shelter (1)

Restroom Facility (portable)

Picnic Tables (3)

BBQ Grill (1)

Multi-use Turf Field

Play Equipment

Multi-use Trail

Access to Regional Trail

(Farmers' High Line Canal Trail)

Drinking Fountain (1)

**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

4.8 acres

**CONSTRUCTION DATE**

1998

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

None at this time

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Repair or replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Maintain soft trail
- Water conservation schedule
- Regular trash pick up

\* *Maintenance schedule only for developed area*



4.8 Acres



**10937 Balsam Street**

**Park Amenities**

- Picnic Shelter (1)
- Picnic Tables (2)
- Multi-use Turf Field
- Play Equipment
- Multi-use Trail



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

5.5 acres

**CONSTRUCTION DATE**

1984

**RENOVATION HISTORY**

1996

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

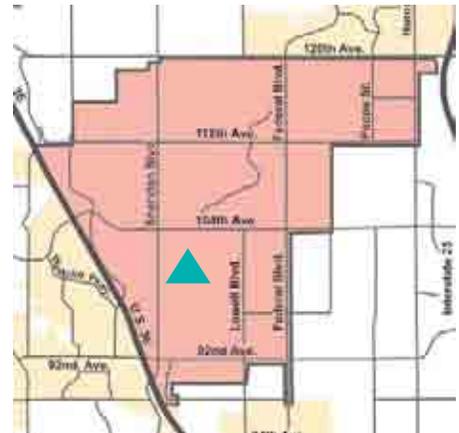
- Complete concrete trail around perimeter of park

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 5-7 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Repair or replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



5.5 Acres



**4890 W. 101st Avenue**

**Park Amenities**

Basketball Court (1)

Picnic Tables (2)

Multi-use Turf Fields (2)

Play Equipment



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

5.9 acres

**CONSTRUCTION DATE**

2003

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

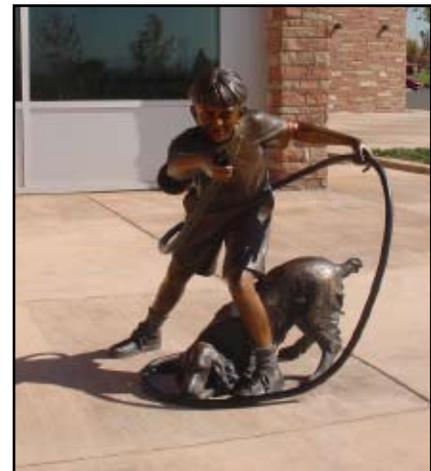
None at this time

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Clean restroom facilities 2-3 times a week
- Fertilize turf 2 times per year or as funds allow
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



5.9 Acres



**7392 Irving Street**

**Park Amenities**

- |                              |                       |
|------------------------------|-----------------------|
| Library                      | Horseshoe Pits (2)    |
| Picnic Shelter (1)           | Drinking Fountain (1) |
| Picnic Tables (4)            | BBQ Grills (2)        |
| Play Equipment               | Parking               |
| Amphitheater                 |                       |
| Sculpture                    |                       |
| Interactive Water Feature    |                       |
| Restroom Facility (portable) |                       |



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

2.4 acres

**CONSTRUCTION DATE**

1973

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

None at this time

**FUTURE REPLACEMENT NEEDS**

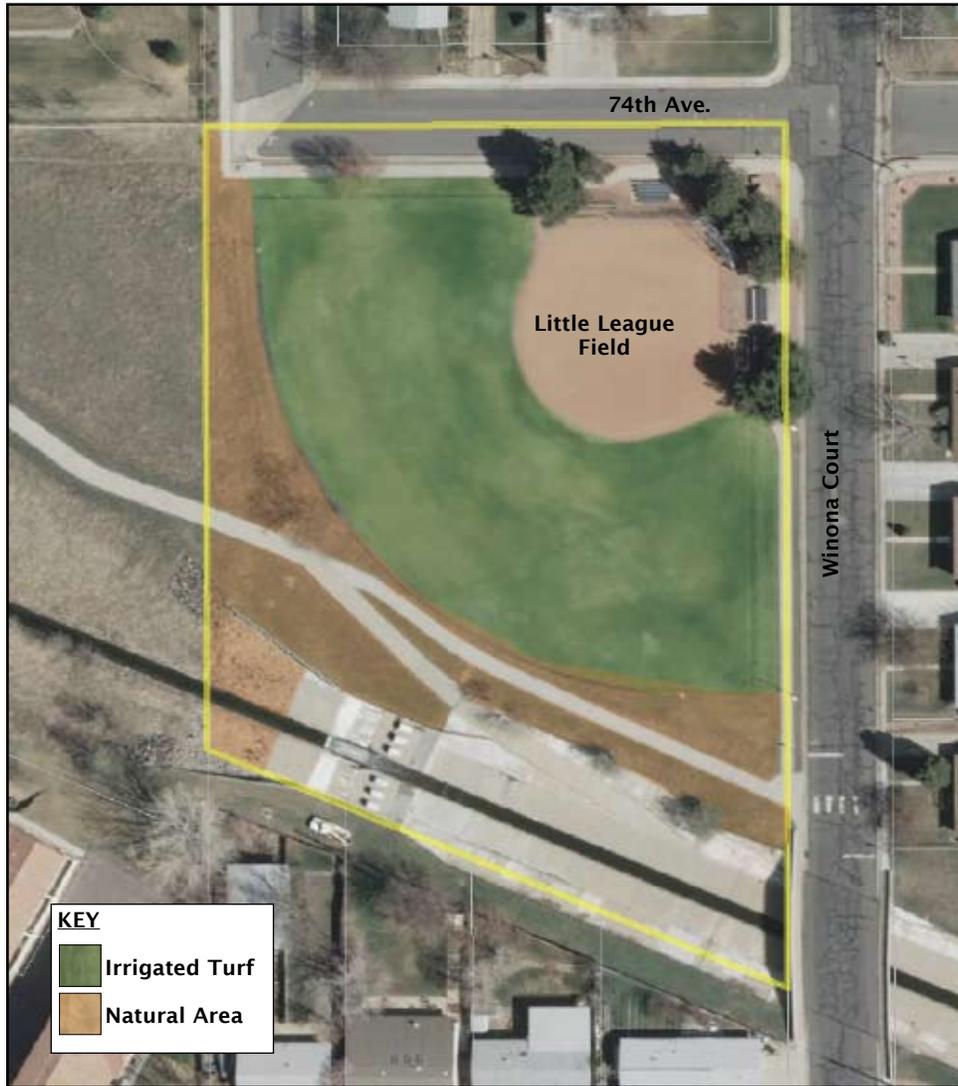
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Backstop fencing repair as needed
- Concrete trail section replacement as needed

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Drag ballfields during baseball season
- Replace infield material as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



2.4 Acres



**7391 Winona Court**

Park Amenities

Little League Field (200' fenceline)



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

2.1 acres

**CONSTRUCTION DATE**

1981

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

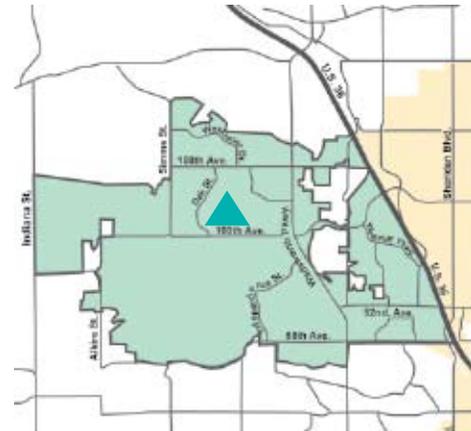
- Add childrens play area and small picnic shelter

**FUTURE REPLACEMENT NEEDS**

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed and as funds allow
- Repair or replace benches as needed and as funds allow (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Maintain totem poles with neighborhood volunteers
- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Fertilize turf 2 times per year or as funds allow
- Water conservation schedule
- Regular trash pickup



2.1 Acres



**10200 Countryside Drive**

- Park Amenities
- Multi-use Turf Field
- Outdoor Performance Area
- Totem Pole Sculptures



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

3.7 acres

**CONSTRUCTION DATE**

1973

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

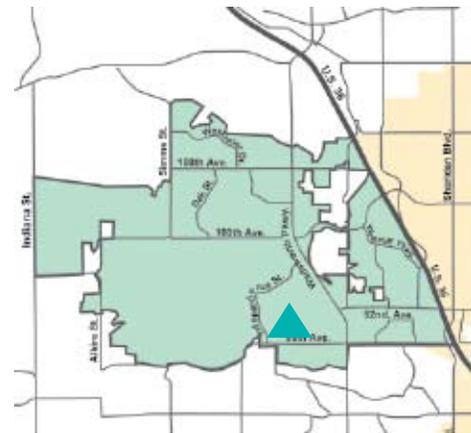
- Add children’s play equipment
- Demolish existing swimming pool and replace with zero depth splash feature
- Evaluate demolishing or deeding the building currently occupied by Head Start over to that agency.

**FUTURE REPLACEMENT NEEDS**

- Tennis court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as determined by City Streets Department
- Concrete trail section maintenance as needed

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



**3.7 Acres**



**9018 Field Street**

- Park Amenities
- Multi-use Turf Field
- Tennis Courts (2)
- Parking



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

10.4 acres

**CONSTRUCTION DATE**

1987

**RENOVATION HISTORY**

2000

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Possible loop trail around park
- Possible court game
- Possible small shelter

**FUTURE REPLACEMENT NEEDS**

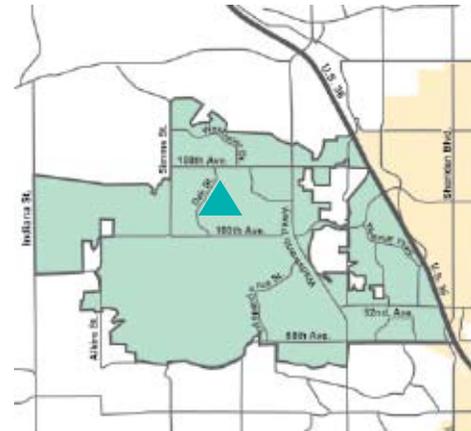
- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance

and repair as necessary

- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



10.4 Acres



**9680 W. 105th Avenue**

- Park Amenities
- Multi-use Turf Field
- Play Equipment
- Multi-use Trail



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

1 acre

**CONSTRUCTION DATE**

1985

**RENOVATION HISTORY**

2001

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Add trail connections to Bryant Street



**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Replace woodchips in shrub beds annually
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



1 Acre



### 10501 Bryant Street

Park Amenities

Play Equipment

Multi-use Turf Field

**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

6.2 acres

**CONSTRUCTION DATE**

1993

**RENOVATION HISTORY**

2000

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

None at this time

**FUTURE REPLACEMENT NEEDS**

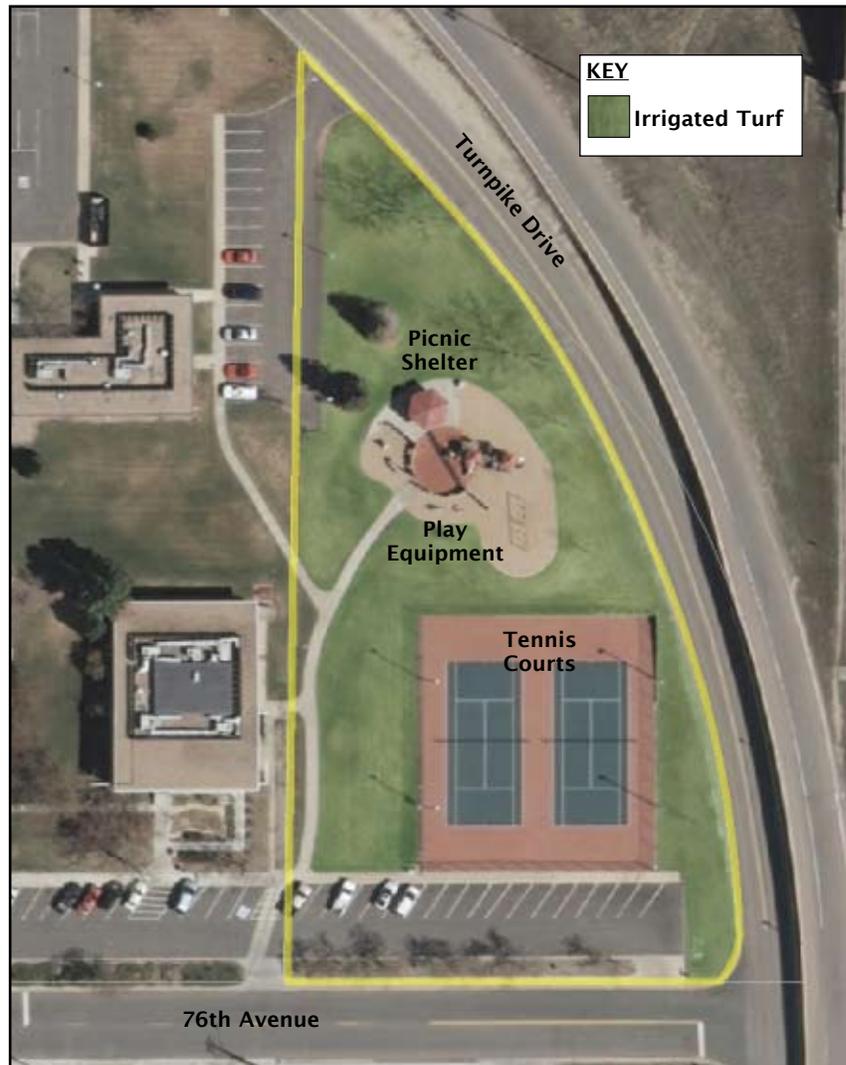
- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Tennis court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



## 6.2 Acres



### 3025 W. 76th Avenue

- Park Amenities**  
Picnic Shelter (1)  
Picnic Tables (2)  
BBQ Grill (1)  
Tennis Courts (2)  
Play Equipment  
Parking



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

6.8 acres

**CONSTRUCTION DATE**

1990

**RENOVATION HISTORY**

2003, 2008

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

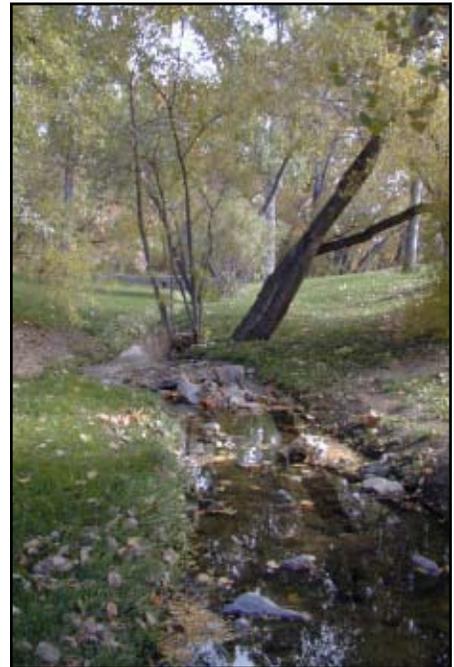
- Replace soft trail sections with concrete

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years, replaced in 2008)
- Replace landscape materials as necessary and as funds allow
- Irrigation system upgrades as needed and as funds allow
- Parking lot repair and striping as necessary
- Concrete trail section replacement as needed
- Repair or replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



6.8 Acres



**8695 Allison Street**

- Park Amenities
- Picnic Shelters (2)
- Restroom Facility (portable)
- Picnic Tables (15)
- BBQ Grills (2)
- Stream
- Multi-use Turf Field
- Play Equipment
- Multi-use Trail
- Parking
- Drinking Fountain (1)





5.86 Acres



**9311 Lark Bunting Drive**

**Park Amenities**

- Reservable Picnic Shelter
- Restroom Facility (portable)
- Picnic Tables (20)
- BBQ Grills (3)
- Soccer Fields (3)
- Multi-use Turf Fields
- Volleyball Court
- Play Equipment
- Drinking Fountain (1)
- Access to Regional Trail  
(Big Dry Creek Trail)
- Parking





16.74 Acres



**9255 Ammons Street**

**Park Amenities**

- Basketball Court
- Soccer Fields (3)
- Multi-use Turf Fields
- Access to Regional Trail  
(Big Dry Creek Trail)
- Parking
- Restroom Facility (portable)
- BBQ Grill (1)



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

2.7 acres

**CONSTRUCTION DATE**

1976

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Potentially convert non-irrigated area to Open Space

**FUTURE REPLACEMENT NEEDS**

None at this time

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

*\* Maintenance schedule only for developed area*



2.7 Acres



**8295 Oakwood Drive**

Park Amenities

Allen Ditch

Passive use



**CLASSIFICATION**

Special Use

**SIZE OF PARK**

1.7 acres

**CONSTRUCTION DATE**

2002

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

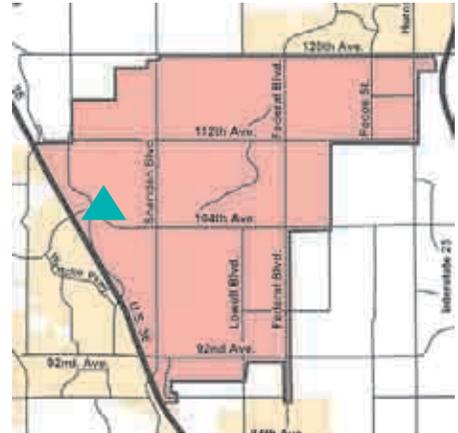
- Add covered concert pavilion at stage
- Replace crusher fine walkways with brick or other materials

**FUTURE REPLACEMENT NEEDS**

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section and stage replacement as needed and as funds allow

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Maintain water feature pumps on a regular schedule
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



*\* Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

1.7 Acres



**6200 W. Westminster Promenade Drive South**

Park Amenities

- Amphitheater
- Outdoor Stage
- Gardens
- Waterfall
- Restroom Facility  
(off site, upon request)



## CLASSIFICATION

Neighborhood Park

## SIZE OF PARK

3.1 acres

## CONSTRUCTION DATE

1983

## RENOVATION HISTORY

1997, 2009

*(2009 renovations part of the Quail Creek storm water improvements)*

## POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

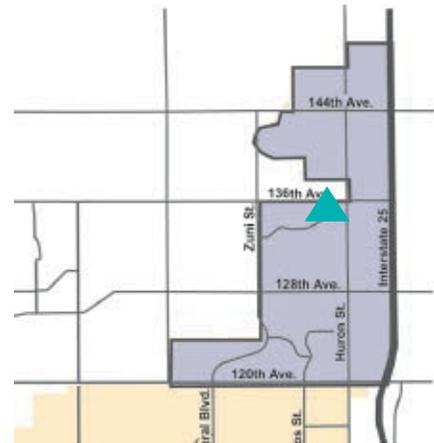
None at this time

## FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system replacement and upgrades as needed

## DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pickup



**3.1 Acres**



**13402 Kalamath Street**

**Park Amenities**

- Play Equipment
- Multi-use Field
- Picnic Tables (2)



## RANCH PARK

### CLASSIFICATION

Neighborhood Park

### SIZE OF PARK

5 acres

### CONSTRUCTION DATE

1994

### RENOVATION HISTORY

2004

### POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

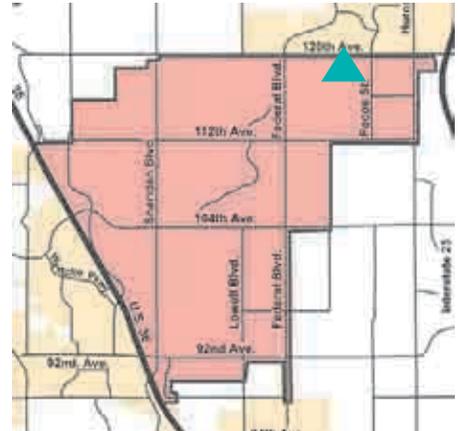
None at this time

### FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years, replaced in 2004)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section maintenance as needed

### DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Replace volleyball sand as funds allow
- Regular trash pick up



5 Acres



**11899 Tejon Street**

**Park Amenities**

- Basketball Court
- Picnic Shelters (2)
- Restroom Facility (portable)
- Picnic Tables (7)
- BBQ Grills (3)
- Volleyball Court
- Play Equipment
- Multi-use Trail (1/3 mile)
- Parking
- Drinking Fountain



# RYAN PARK

## CLASSIFICATION

Neighborhood Park

## SIZE OF PARK

13 acres

## CONSTRUCTION DATE

2003

## RENOVATION HISTORY

None

## POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

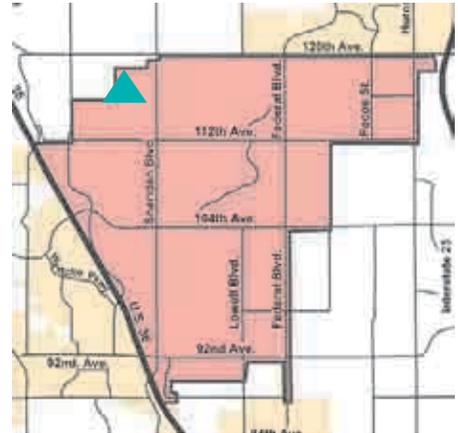
- Possible court games (tennis, basketball, inline skate)

## FUTURE REPLACEMENT NEEDS

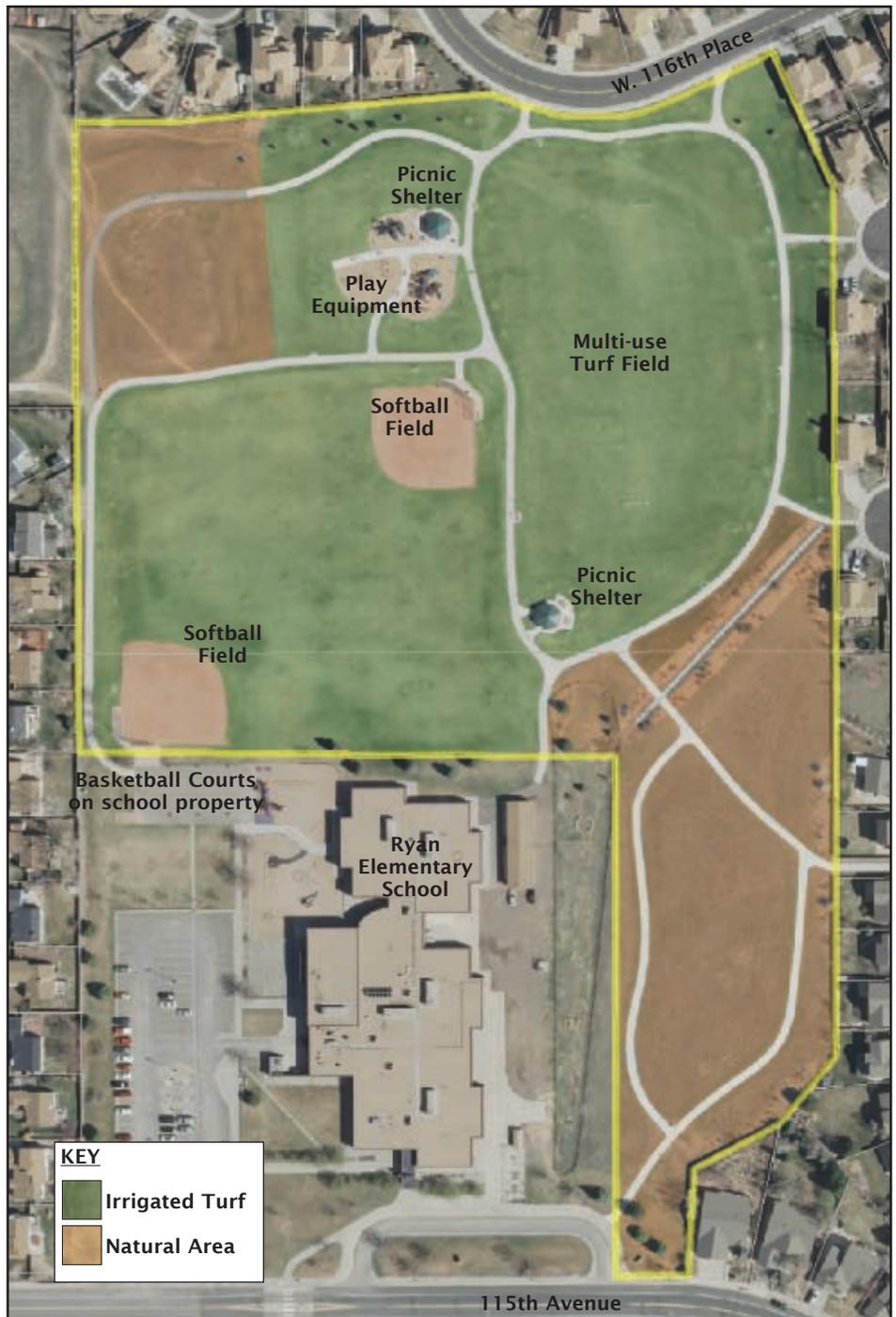
- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Repair rubberized surfacing as needed and as funds allow
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as needed and as funds allow
- Backstop fencing repair as needed

## DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Replace woodchips in shrub beds annually
- Replace infield material as funding allows
- Ballfield maintenance as needed
- Trim shrubs and trees as needed
- Fertilize turf 2 times per year or as funds allow
- Water conservation schedule
- Regular trash pick up



13 Acres



**5838 W. 116th Place**

**Park Amenities**

- Basketball Courts (school)
- Picnic Shelters (2)
- Picnic Tables (7)
- Softball Fields (2)
- Multi-use Turf Field
- Play Equipment
- Multi-use Trail (3/4 mile)
- Parking (school)

# SENSORY PARK

## CLASSIFICATION

Special Use

\* Sensory Park is the City’s first completely accessible play area built in cooperation with Children’s Hospital

## SIZE OF PARK

0.51 acres\*

## CONSTRUCTION DATE

2000

## RENOVATION HISTORY

None

## POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

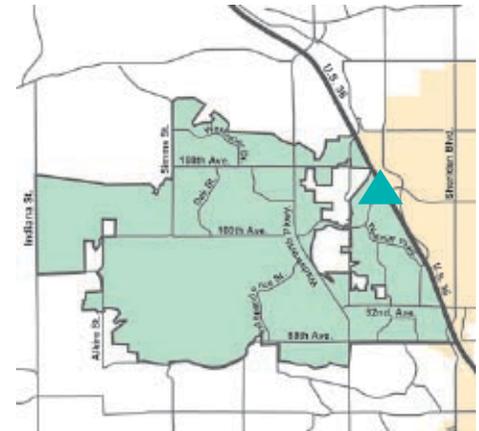
None at this time

## FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Artificial turf replacement as necessary and as funds allow
- Paint and touch up shelter as necessary
- Concrete section replacement as needed
- Replace landscape materials as necessary and as funds allow
- Replace picnic tables as needed (estimate 8-10 years)

## DESIRED MAINTENANCE SCHEDULE

- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Quickly respond to any graffiti and vandalism damage
- Brush artificial turf as needed and replace granules
- Paint and touch up play equipment as needed
- Trim shrubs and trees as needed
- Regular trash pickup



\* Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009

0.51 Acres



**10376 Wadsworth Boulevard**

**Park Amenities**

- Picnic Shelter (1)
- Picnic Tables (2)
- Play Equipment (100% accessible)
- Artificial Turf
- Drinking Fountain
- Access to Regional Trail  
(Walnut Creek Trail)



# SHERWOOD PARK

## CLASSIFICATION

Neighborhood Park

## SIZE OF PARK

10.12 acres\*

## CONSTRUCTION DATE

1994

## RENOVATION HISTORY

None

## POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Possible installation of additional court games
- Possible installation of larger picnic shelter
- Replace soft trails with concrete

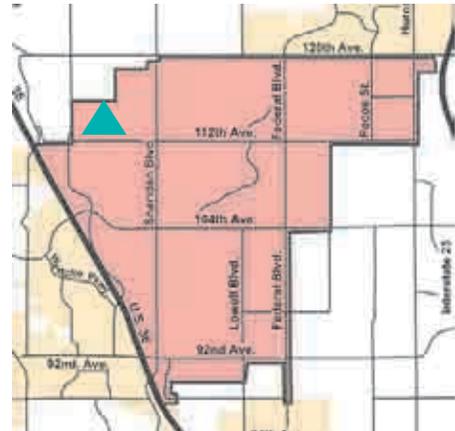
## FUTURE REPLACEMENT NEEDS

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Repair rubberized surfacing as needed and as funds allow
- Basketball court resurfacing as needed and as funds allow (7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow

## DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funding allows
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

\* Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009



10.12 Acres



**11320 Kendall Street**

**Park Amenities**

- Basketball Court
- Picnic Shelters (2)
- Picnic Tables (7)
- BBQ Grill
- Multi-use Turf Field
- Play Equipment
- Drinking Fountain

**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

11 acres

**CONSTRUCTION DATE**

1998

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Replace inline rink with skate park course

**FUTURE REPLACEMENT NEEDS**

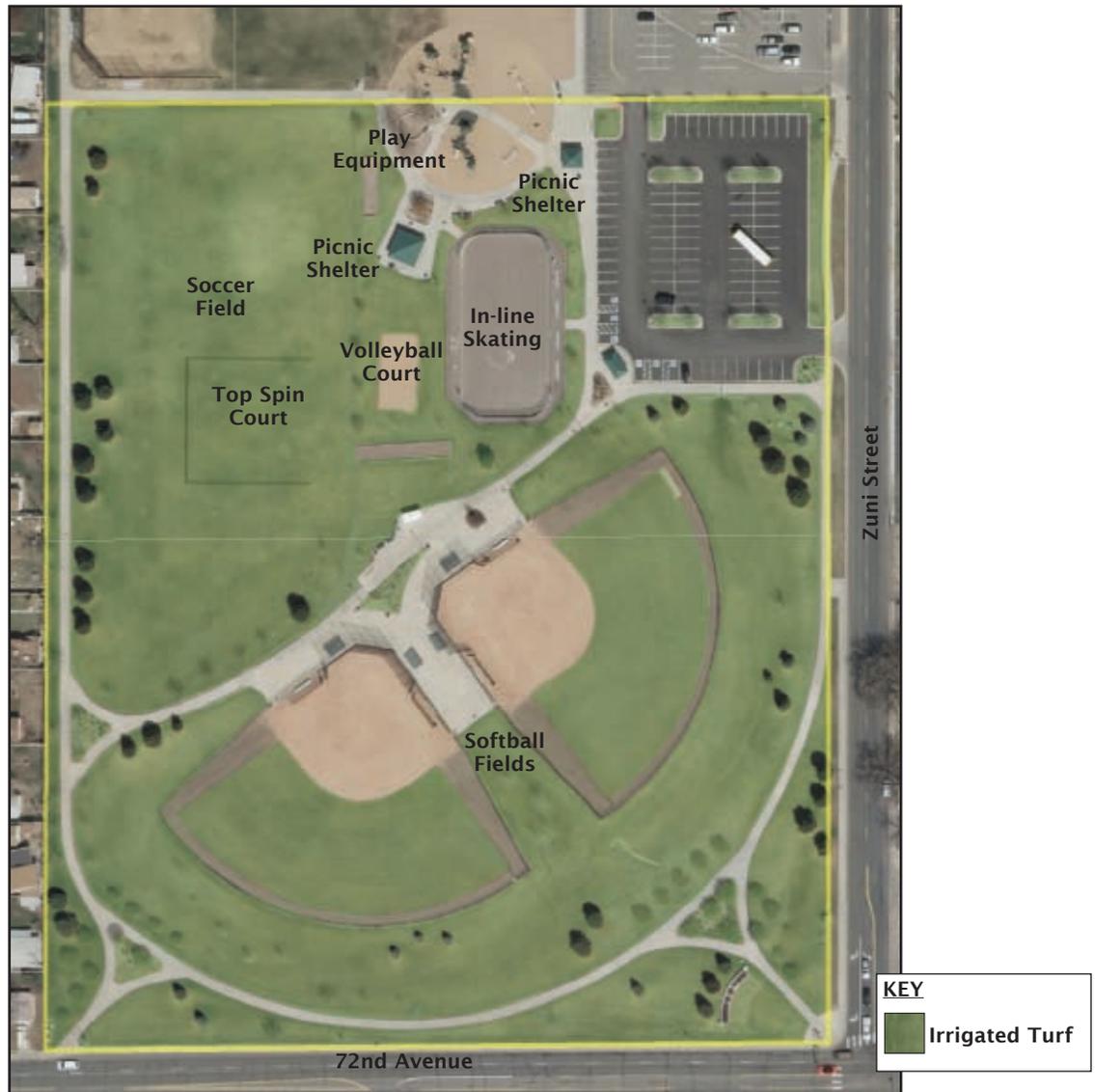
- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair and replacement
- Concrete trail section replacement as needed
- Replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Drag ballfields during baseball season
- Replace sand in volleyball court as needed
- Clean restroom facility 2-3 times a week or as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Replace infield material as needed
- Regular trash pick up



11 Acres



**2595 W. 72nd Avenue**

**Park Amenities**

- |                              |                  |
|------------------------------|------------------|
| In-line Skating              | Volleyball Court |
| Picnic Shelters (2)          | Horseshoe Pit    |
| Picnic Tables (6)            | Bocci Ball Court |
| BBQ Grills (2)               | Top Spin Court   |
| Restroom Facility (portable) | Play Equipment   |
| Drinking Fountain (1)        | Multi-use Trail  |
| Soccer Field                 | Parking          |
| Softball Fields (2)          |                  |
| Multi-use Turf Field         |                  |



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

1.7 acres

**CONSTRUCTION DATE**

1984

**RENOVATION HISTORY**

1990

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

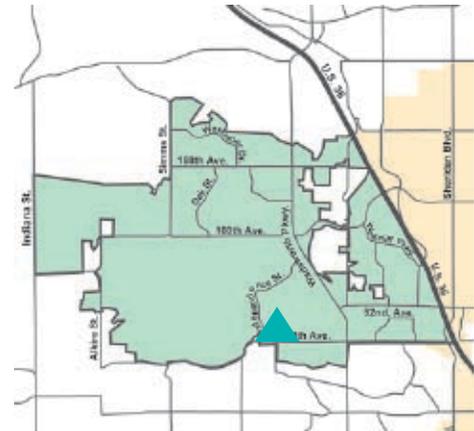
None at this time

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed
- Replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Replace woodchips in shrub beds annually
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



1.7 Acres



**9290 W. 90th Drive**

- Park Amenities
- Picnic Tables (2)
- Multi-use Turf Field
- Play Equipment



**CLASSIFICATION**

Community Park

**SIZE OF PARK**

16.6 acres

**CONSTRUCTION DATE**

1985

**RENOVATION HISTORY**

1997, 2006 (Shelter), 2008 (Basketball Court)

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

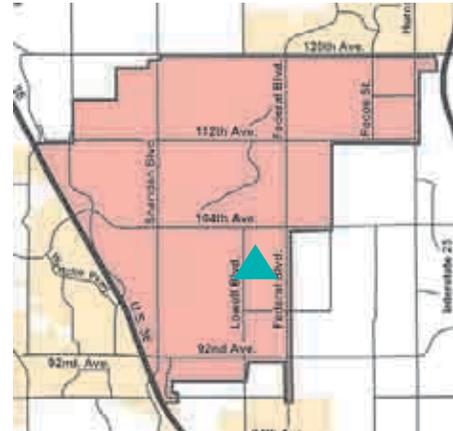
- Evaluate adding additional parking
- Evaluate potential for off-leash dog area

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair as needed

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Clean restroom facility on a scheduled basis during season or as needed
- Regular trash pick up



16.6 Acres



**3450 W. 99th Avenue**

**Park Amenities**

- |                     |                       |
|---------------------|-----------------------|
| Basketball Court    | Play Equipment        |
| Picnic Shelters (2) | Parking (school)      |
| Restroom Facility   | Multi-use Turf Fields |
| Picnic Tables (25)  | Drinking Fountain     |
| BBQ Grills (3)      | Volleyball Court      |
| Soccer Fields (2)   |                       |





# STANDLEY LAKE REGIONAL PARK

2,327 Acres



## 100th Avenue & Simms Street

### Overall Park Amenities

- Nature Center
- Boat Ramp
- Courtesy Boat Dock
- Boat Storage
- ADA Accessible Fishing Pier
- Shore Fishing
- Fish Cleaning Station
- Campground
- Day Use Area
- Restroom Facility
- Designated Roadways
- Boat & Vehicle Parking
- Eagle Viewing Area
- Picnic Tables & Grills
- Lake / Stream
- Amphitheater
- Volleyball Court
- Horseshoe Pits
- Multi-use Trails - approximately 14 miles
- Big Dry Creek Trail Access

**STANDLEY LAKE NATURE CENTER AMENITIES**

- Exhibits including history of the park and examples of wildlife found in the park
- Aquatic Nuisance Species (ANS) Information
- Eagle Viewing Area
- Day-Use Area with Picnic Tables
- Parking
- Park Patrol Boat Storage



**BOATING & ANGLER AMENITIES**

- Paved Entry Road
- Boat Ramp (75' x 180' with 4 lanes extended 30')
- Courtesy Boat Dock
- Fenced & Gated Boat Storage Area
- ADA Accessible Fishing Pier
- Shore Fishing
- Fish Cleaning Station
- Aquatic Nuisance Species (ANS) Inspection Station
- Restroom, Drinking Fountain & Rinse Shower
- Boat & Vehicle Parking

Main Boat Ramp Area:

110 vehicle and boat spaces, 40 vehicle spaces

South Lot:

35-45 vehicle spaces

North Lot:

25-30 vehicle spaces

Boat Storage Area:

250 spaces

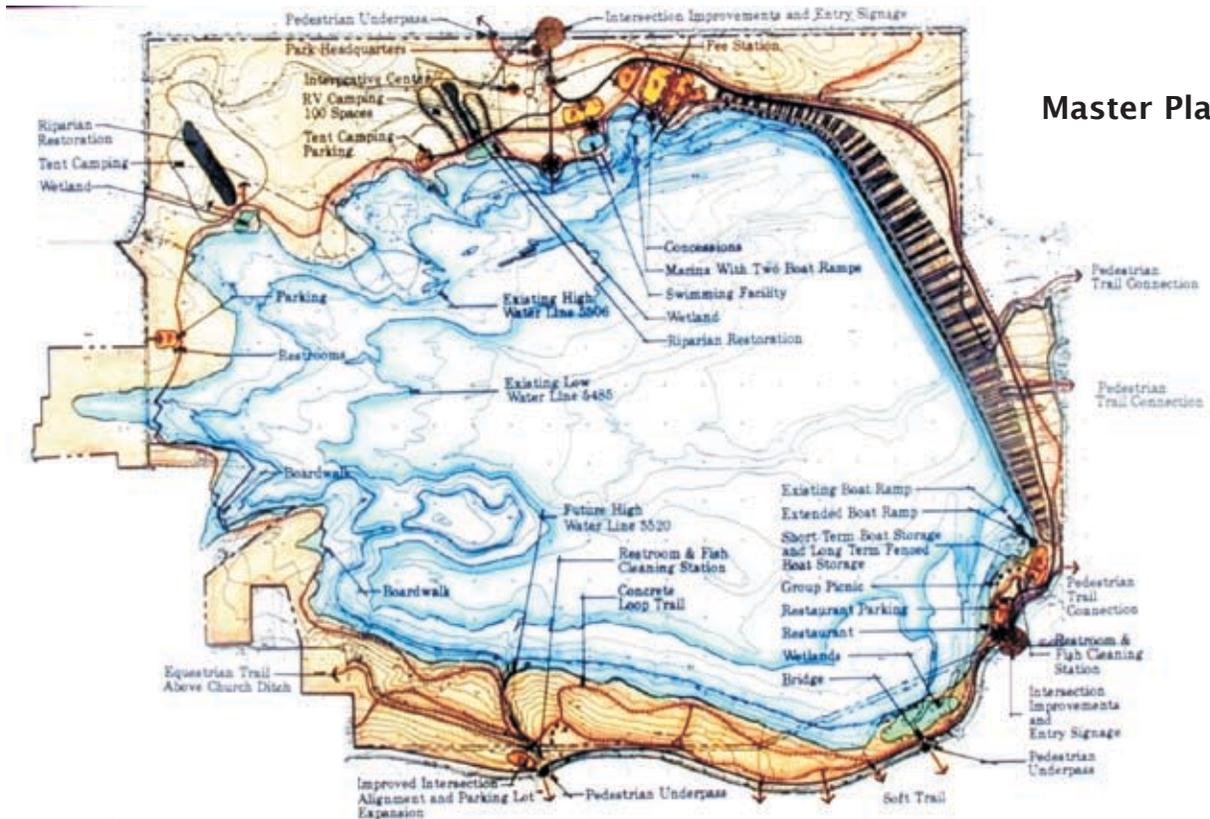


**CAMPGROUND AMENITIES**

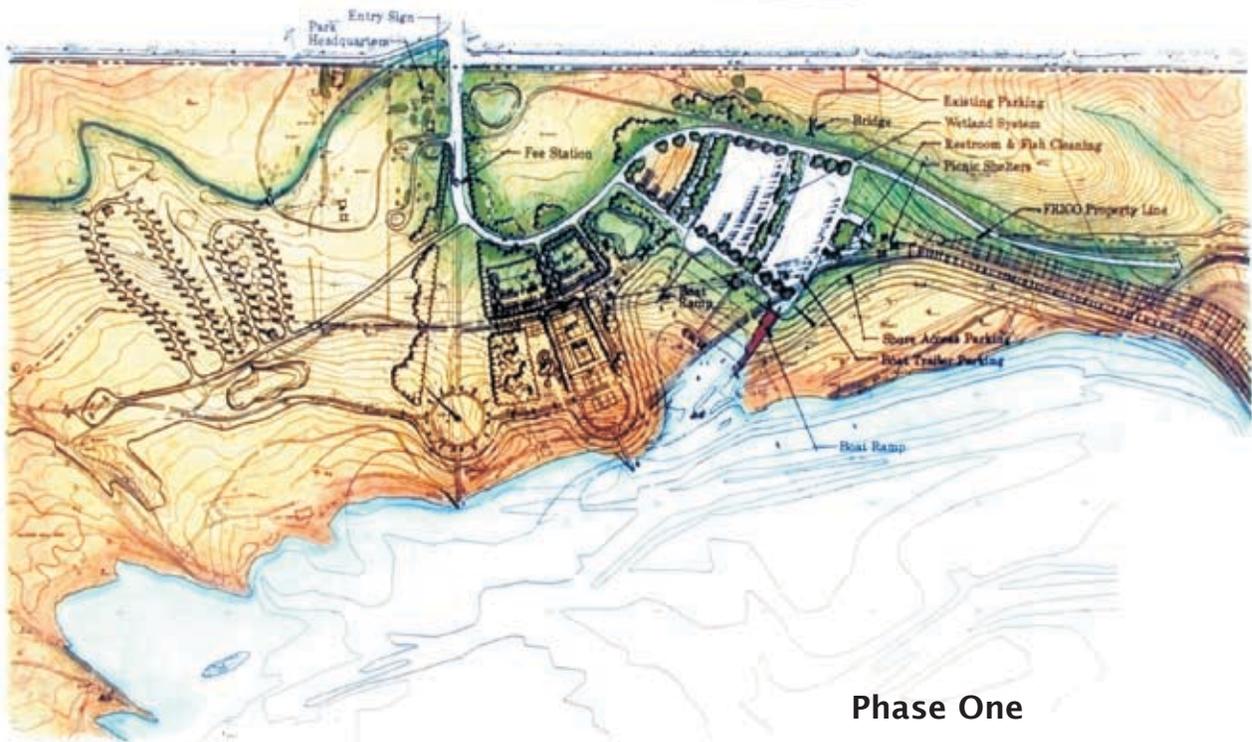
- 88-Space Campground with Tables & Grills
- Day Use Area
- Restrooms, Drinking Fountains & Rinse Showers
- Parking



2,327 Acres



**Master Plan**



**Phase One**

**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

5 acres

**CONSTRUCTION DATE**

2002

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

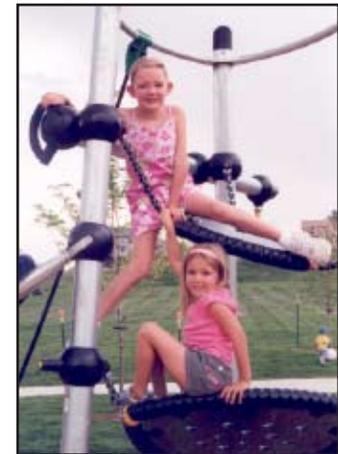
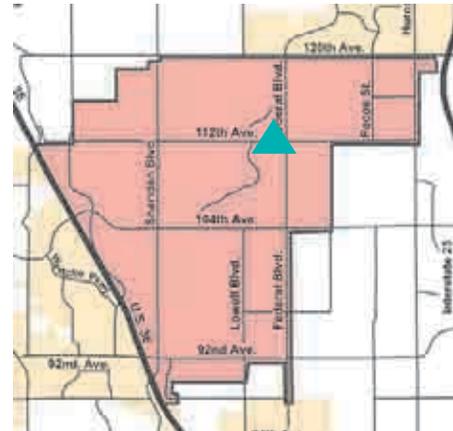
- Install concrete trail around perimeter of park

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 5-7 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Replace sand in volleyball court as funds allow

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up





### 11475 Federal Boulevard

#### Park Amenities

- Basketball Court
- Picnic Shelter (1)
- Picnic Tables (2)
- Multi-use Turf Field
- Volleyball Court
- Play Equipment
- Multi-use Trail
- Climbing Wall
- Bocci Ball Court
- Horseshoe Pit

# STRATFORD PARK

## CLASSIFICATION

Neighborhood Park

## SIZE OF PARK

6.4 acres

## CONSTRUCTION DATE

1974

## RENOVATION HISTORY

2003

## POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

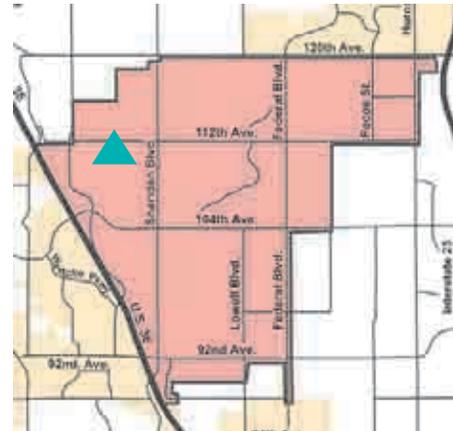
- Add new children’s playground and picnic shelter

## FUTURE REPLACEMENT NEEDS

- Tennis court resurfacing as needed or as funds allow (estimate 7-10 years)
- Irrigation system upgrades as funds allow
- Replace landscape materials as funds allow
- Backstop fencing repair as needed

## DESIRED MAINTENANCE SCHEDULE

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Replace infield material as funds allow
- Regular trash pick up



6.4 Acres



**10951 Harlan Street**

**Park Amenities**

Basketball Court (school)

Soccer Field

Softball Field

Multi-use Turf Field

Tennis Courts (2)

Play Equipment (school)

Restroom Facility (portable)

Parking (on-street)

**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

1 acre\*

\* Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009

**CONSTRUCTION DATE**

1973

**RENOVATION HISTORY**

1996

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Construct underpass under railroad tracks to connect to Wolff Run Park

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed
- Replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Replace woodchips in shrub beds annually
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



1 Acre



**4321 W. 78th Avenue**

**Park Amenities**

Play Equipment

Picnic Tables



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

1.2 acres

**CONSTRUCTION DATE**

1974

**RENOVATION HISTORY**

1990, 2002

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

None at this time

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed
- Replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



1.2 Acres



**7080 Canosa Court**

**Park Amenities**

- Basketball Court
- Picnic Shelter
- Picnic Tables (2)
- Multi-use Turf Field
- Play Equipment



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

1.7 acres

**CONSTRUCTION DATE**

1975

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

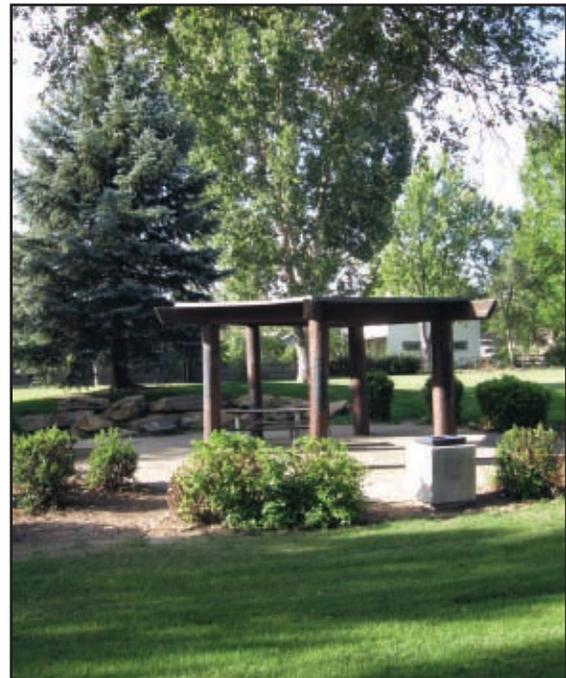
- Shelter renovation / replacement anticipated between 2010-2014
- Add children’s play equipment

**FUTURE REPLACEMENT NEEDS**

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed
- Replace existing picnic shelter with gazebo

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



1.7 Acres



**7596 Lowell Boulevard**  
Park Amenities  
Picnic Shelter



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

10 acres

**CONSTRUCTION DATE**

1985

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

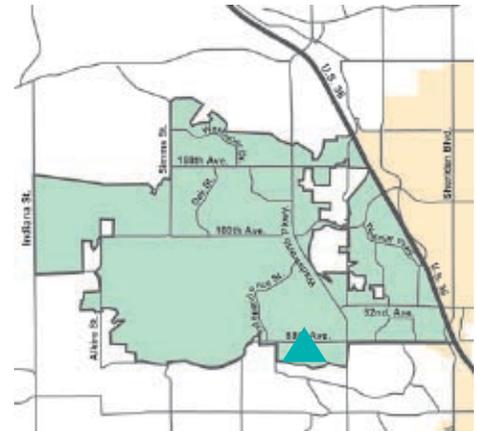
None at this time

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed
- Replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



10 Acres



**8650 Dover Street**

- Park Amenities
- Picnic Shelter (1)
- Picnic Tables (2)
- Play Equipment



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

4.7 acres

**CONSTRUCTION DATE**

1983

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

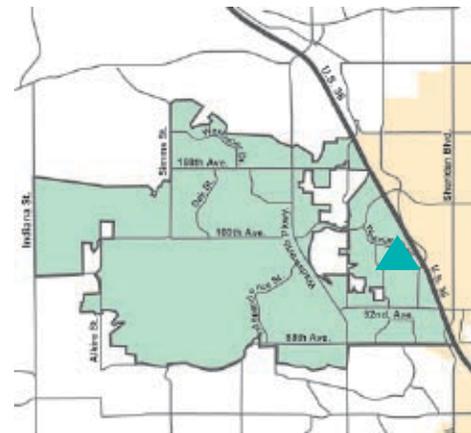
- Add trail connections to Farmers' High Line Trail from 96th Avenue
- Evaluate conversion of a portion of the site to Open Space

**FUTURE REPLACEMENT NEEDS**

- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Backstop fencing repair /renovate ballfield as needed and as funds allow
- Concrete section replacement as needed
- Resurface basketball courts as needed and as funds allow

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Drag ballfields during baseball season
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up
- Replace infield material as needed and as funds allow



4.7 Acres



**6450 W. 95th Avenue**

- Park Amenities
- Basketball Courts (2)
- Softball Field
- Multi-use Turf Fields
- Play Equipment (school)
- Parking (school)



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

2.25 acres\*

*\* Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

**CONSTRUCTION DATE**

1983

**RENOVATION HISTORY**

1998

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

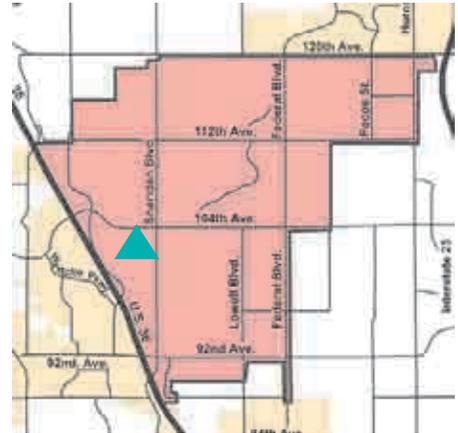
- Evaluate conversion of a portion of the site to Open Space

**FUTURE REPLACEMENT NEEDS**

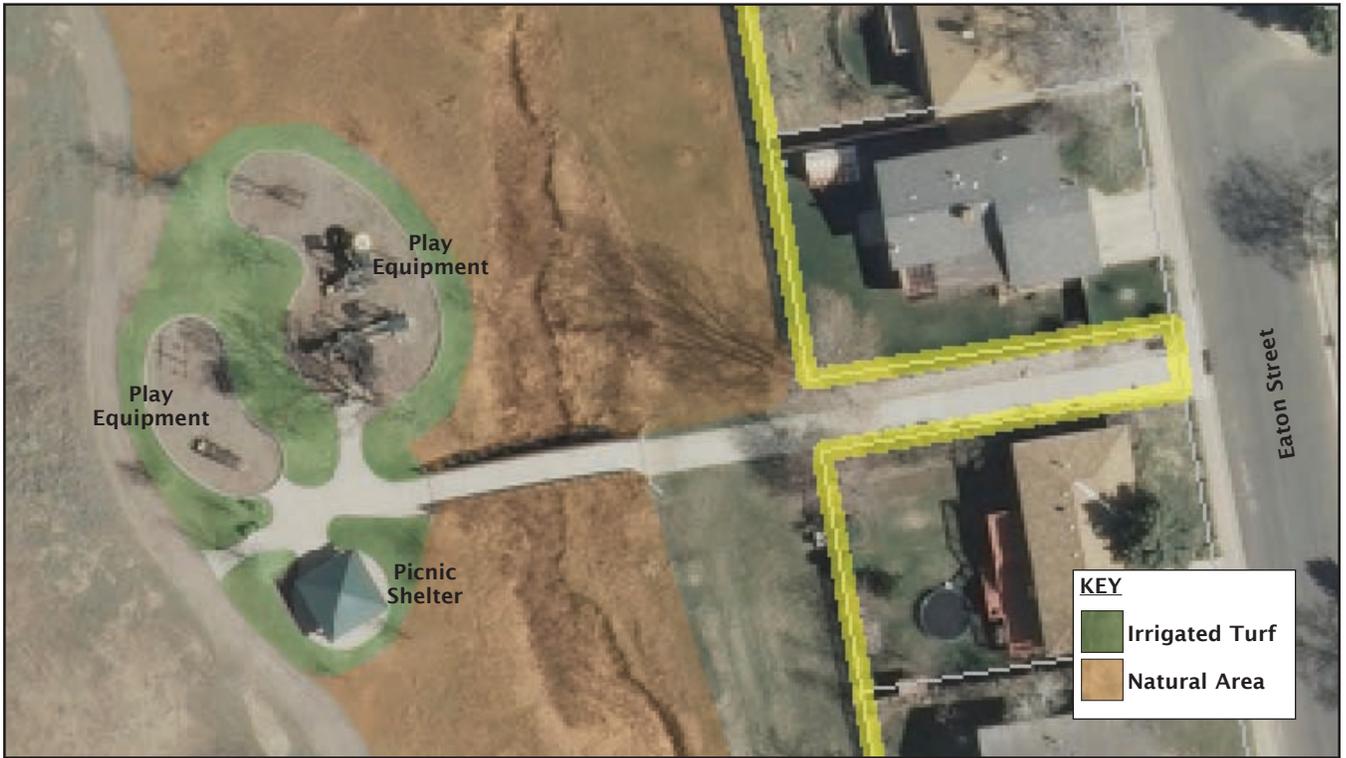
- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit \*
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up picnic shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Prairie dog management in park area
- Regular trash pick up



## 2.25 Acres



### 10320 Eaton Street

#### Park Amenities

- Picnic Shelter (1)
- Picnic Tables (2)
- Creek
- Play Equipment
- Multi-use Trail
- Access to Regional Trail  
(Big Dry Creek Trail)

**CLASSIFICATION**

Special Use

**SIZE OF PARK**

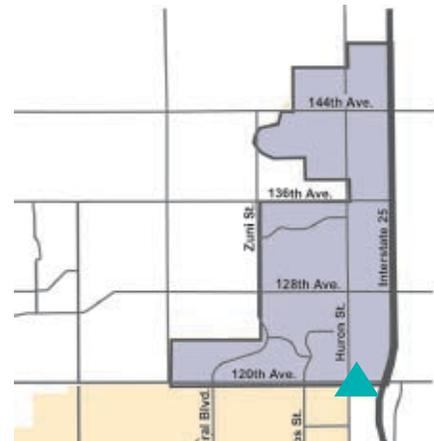
2.75 acres

**CONSTRUCTION DATE**

2001 (assumed ownership)  
1850 (established)

**RENOVATION HISTORY**

None



**BACKGROUND**

Wesley Chapel Cemetery is a remnant of the early days of Adams County and the Westminster area, serving as the burial ground of many of the rural agricultural district’s pioneers from approximately 1891 through 1939. Originally the cemetery was associated with a church, the Wesley Chapel, which occupied the now-vacant space between 120th Ave. and the graves to the north from approximately 1891 to 1934. While the church was removed decades ago, the cemetery that emerged behind the building remained in place and persevered amidst the surrounding suburban development of the late 1900s and early 2000s. (Tatanka Historical Associates, *Wesley Chapel Cemetery Local Landmark Nomination*, 2005)

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Maintain care as a pioneer cemetery
- Possible installation of irrigation in certain perimeter areas along with new turf
- Possible new wrought iron fencing around perimeter of cemetery
- New cemetery sign with flowers and landscaping
- Add landscaping and irrigation along 120th Avenue and Huron Street
- Possibly add brick or sandstone path system
- Possibly install small parking lot with access off 123rd Avenue
- Install historic marker plaque with description of the cemetery’s history

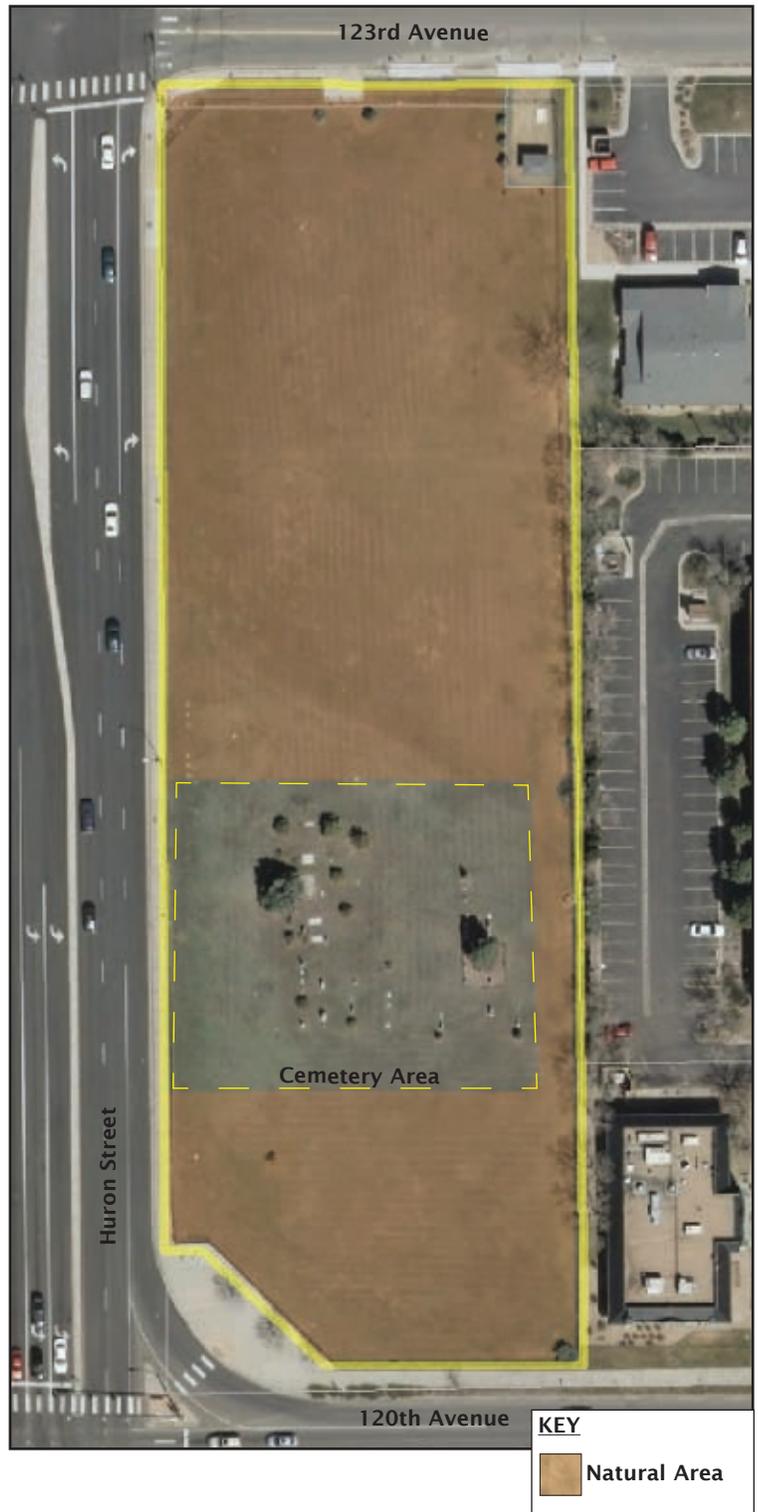
**DESIRED MAINTENANCE SCHEDULE**

- Mow every 4-6 weeks during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 1 time per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule

\* *Maintenance and any future development should follow the recommendations in The Wesley Chapel Cemetery Preservation Plan*



2.75 Acres



### 120th Avenue & Huron Street

- Park Amenities
- Non-active Cemetery
- Historic Graves

**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

6 acres

**CONSTRUCTION DATE**

1992

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

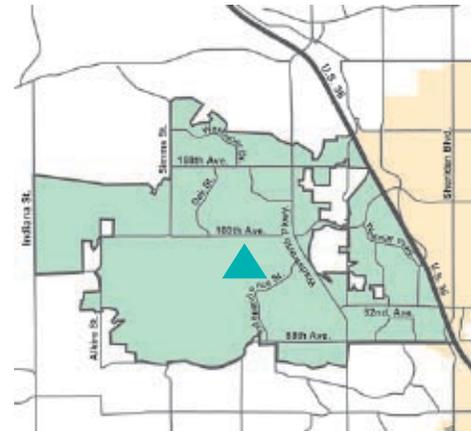
None at this time

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as funds allow (7-10 years)
- Tennis court resurfacing as needed and as funds allow (estimate 8-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair and replacement as needed
- In-line rink repair as needed
- Replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelters as necessary
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Clean restroom facility 2-3 times a week or as needed (contractor)
- Water conservation schedule
- Replace infield material as needed and as funds allow
- Regular trash pick up



6 Acres



**9750 W. 97th Avenue**

**Park Amenities**

- Basketball Courts (2)
- In-line Skating
- Restroom Facility (portable)
- Picnic Tables (7)
- BBQ Grill
- Softball Field
- Multi-use Turf Field
- Tennis Court
- Picnic Shelters (2)
- Play Equipment
- Access to Regional Trail  
(Big Dry Creek Trail)
- Drinking Fountain (1)
- Parking



**CLASSIFICATION**

Community Park

**SIZE OF PARK**

26.87 acres\*

**CONSTRUCTION DATE**

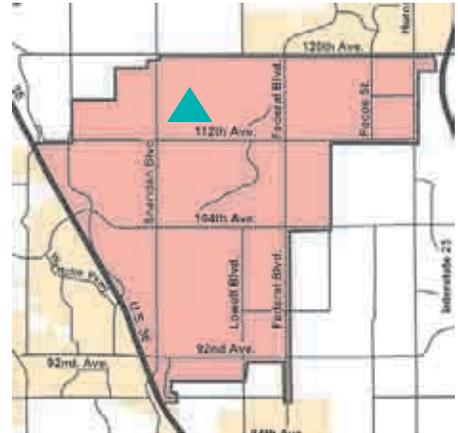
2006

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Create pedestrian link to Weatherstone parcel and integrate into a larger community park



**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- Repair rubberized surface in play area as needed and as funds allow
- Tennis court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Repair or replace picnic tables as needed (estimate 8-10 years)
- Concrete trail section maintenance as needed

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Drag and stripe ballfields during baseball season as funds allow
- Replace infield mix as needed or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up

\* Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009



26.87 Acres



### 11550 Wolff Street

#### Park Amenities

- Softball Fields (3)
- Tennis Courts (2)
- Picnic Shelter (1)
- Picnic Tables (8)
- BBQ Grills (2)
- Soccer Fields
- Play Equipment
- Restroom Enclosure (portable)
- Parking
- Multi Use Trail
- Regional Trail Access (Big Dry Creek Trail)







**4801 W. 92nd Avenue**

**Park Amenities**

- |                           |                       |
|---------------------------|-----------------------|
| Water Features            | Restroom              |
| Plaza                     | Picnic Tables (12)    |
| Picnic Shelter (2)        | Benches               |
| Outdoor Performance Stage | Drinking Fountain (1) |
| Amphitheater              | Irrigated Turf        |
| Playground                | Parking               |

**CLASSIFICATION**

Regional/Citywide

**SIZE OF PARK**

173 acres\*

**CONSTRUCTION DATE**

Ongoing

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

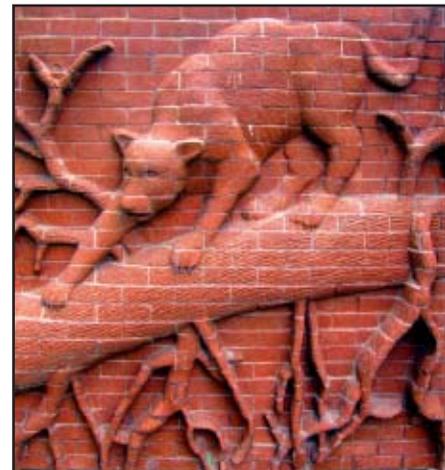
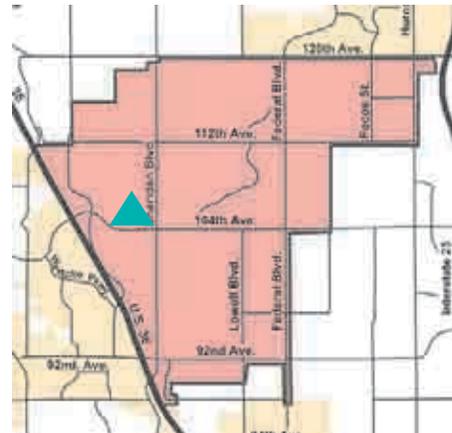
- Build court game complex north of soccer fields
- Build 3-4 new play areas and picnic shelters throughout site
- Add to trail system
- Build large event picnic pavilion south of lake
- Build new restroom facilities and shelter
- Add additional parking
- Add additional irrigation and new turf areas

**FUTURE REPLACEMENT NEEDS**

- Replace landscape materials as necessary and as funds allow
- Irrigation system upgrades as needed and as funds allow
- Parking lot repair and striping as necessary

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7 -10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Paint and touch up shelters and site fixtures as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Fertilize turf 2 times per year or as funds allow
- Trim shrubs and trees as needed
- Water conservation schedule
- Keep lights in good repair
- Regular trash pick up



\* Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009.

173 Acres



### 10455 Sheridan Boulevard

#### Overall Park Amenities

- Armed Forces Tribute Garden \*
- Christopher Fields Softball Fields \* (4)
- Soccer Fields \* (4)
- Skate Park \*
- 18-Hole Disc Golf Course
- Picnic Shelter (Reserveable)
- Restroom Facilities (permanent and portable)
- Picnic Tables
- Lake/Creek (fishing)
- Multi-use Trail
- Access to Regional Trail  
(Big Dry Creek Trail)
- Parking Lots

*\* See following pages for detailed information*



**ARMED FORCES TRIBUTE GARDEN**

**CLASSIFICATION**

Regional/Citywide Special Use

**SIZE**

1.5 acres

**CONSTRUCTION DATE**

2008

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

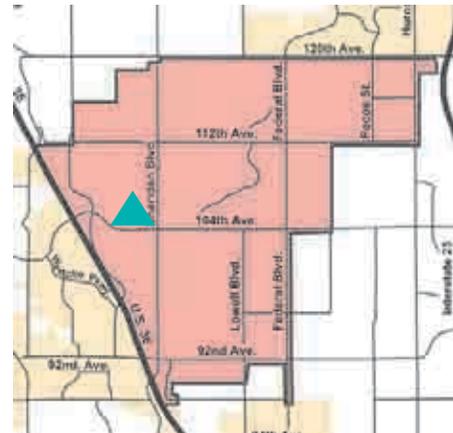
- Construct shade structures within service branch areas through private funding or grant opportunities
- Additional sculpture elements funded by donors

**FUTURE REPLACEMENT NEEDS**

- Irrigation system upgrades as needed
- Replace landscape materials as needed and as funds allow
- Repair or replace benches and other site furnishings as needed and as funds allow

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7 -10 days during peak growing season and as funds and staffing permit
- Clean site fixtures including benches and sculptures weekly or as needed, and as staffing permits
- Keep flags in good repair and replace 4-times annually or as needed
- Paint and touch up site fixtures as needed
- Keep lights in good repair
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Fertilize turf 2 times per year or as funds allow
- Trim shrubs and trees as needed
- Seasonal flower display
- Water conservation schedule
- Regular trash pick up



**WESTMINSTER CITY PARK**

**ARMED FORCES TRIBUTE GARDEN**

1.5 Acres



**10455 Sheridan Boulevard**

**Tribute Garden Amenities**

- Sculpture
- Water Feature
- Complete Armed Forces Flag Display
- Granite Pillars Representing Service Branches
- Memorial Brick Pavers
- Memorial Trees
- Benches
- Bridge
- Lighting
- Access to Regional Trail  
(Big Dry Creek Trail)
- Parking



## **CHRISTOPHER FIELDS**

### **CLASSIFICATION**

Regional/Citywide

### **SIZE**

4 Softball Fields

### **CONSTRUCTION DATE**

2001

### **RENOVATION HISTORY**

None

### **POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

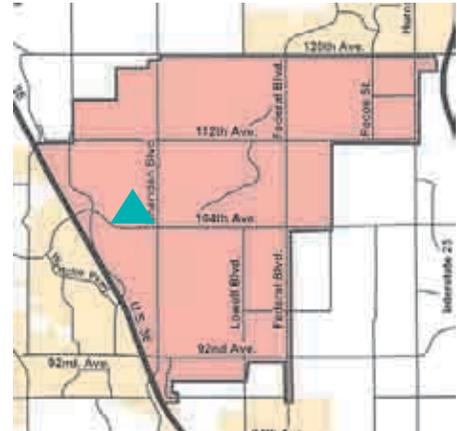
None at this time

### **FUTURE REPLACEMENT NEEDS**

- Replace landscape materials as necessary and as funds allow
- Irrigation system upgrades as needed and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair as needed

### **DESIRED MAINTENANCE SCHEDULE**

- Mow every 7 -10 days during peak growing season and as funds and staffing permit
- Paint and touch up shelters and site fixtures as needed
- Quickly respond to any graffiti and vandalism damage
- Clean restroom facilities at Christopher Fields daily during season or as funds allow
- Drag and stripe ballfields during baseball season as funds allow
- Replace infield mix as needed or as funds allow
- Continue irrigation maintenance and repair as necessary
- Fertilize turf 2 times per year or as funds allow
- Trim shrubs and trees as needed
- Water conservation schedule
- Keep lights in good repair
- Regular trash pick up



13.5 Acres

**WESTMINSTER CITY PARK**

**CHRISTOPHER FIELDS**



**10455 Sheridan Boulevard**

**Christopher Fields Amenities**

- Softball Fields (4)
- 300-foot Outfield Fences
- Lighting
- Concessions Area
- Permanent Restroom Facility
- Picnic Tables
- Parking Lots



## SKATE PARK

### CLASSIFICATION

Regional/Citywide

### SIZE

15,000 Square Feet

### CONSTRUCTION DATE

2005

### RENOVATION HISTORY

None

### POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

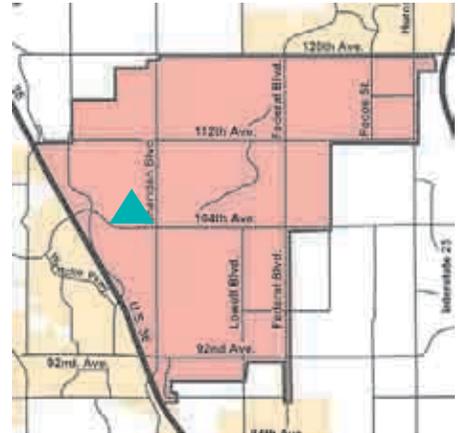
- Add a shade shelter and benches

### FUTURE REPLACEMENT NEEDS

- Replace landscape as necessary and as funds allow
- Irrigation system upgrades as necessary
- Parking lot repair and striping as necessary

### DESIRED MAINTENANCE SCHEDULE

- Paint and touch up site fixtures as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Keep lights in good repair
- Regular trash pick up



0.34 Acres



**10455 Sheridan Boulevard**

**Skate Park Amenities**

Skate Park Includes:

Steps

Rails

Steep Bowl

Parking Lots



## **SOCCER COMPLEX**

### **CLASSIFICATION**

Regional/Citywide

### **SIZE**

4 Soccer Fields. 80 x 120 yards

### **CONSTRUCTION DATE**

2004

### **RENOVATION HISTORY**

None

### **POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

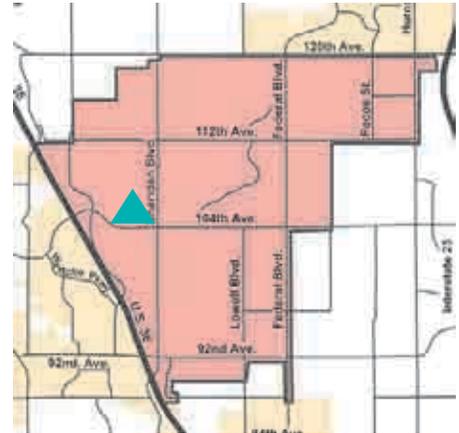
None at this time

### **FUTURE REPLACEMENT NEEDS**

- Replace landscape materials as necessary and as funds allow
- Irrigation system upgrades as needed and as funds allow
- Parking lot repair and striping as necessary
- Repair or replace picnic tables as needed (estimate 8-10 years)

### **DESIRED MAINTENANCE SCHEDULE**

- Mow every 7 -10 days during peak growing season and as funds and staffing permit
- Paint and touch up shelters and site fixtures as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Fertilize turf 2 times per year or as funds allow
- Trim shrubs and trees as needed
- Water conservation schedule
- Keep lights in good repair
- Repair soccer field goal mouths as needed and as funds allow
- Regular trash pick up





**10455 Sheridan Boulevard**

**Soccer Complex Amenities**

Soccer Fields (4), 80 x 120 Yards

Electricity Available

Picnic Shelter (Reserveable)

Lake Access

Picnic Tables

Restroom Facility (portable)

Parking Lots



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

2.4 acres

**CONSTRUCTION DATE**

1985

**RENOVATION HISTORY**

1996

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

None at this time

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Tennis court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Concrete trail section replacement as needed
- Replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



2.4 Acres



**4105 W. 80th Avenue**

**Park Amenities**

- Basketball Court
- Picnic Shelter (1)
- Picnic Table (1)
- Multi-use Turf Field
- Tennis Courts (2)
- Play Equipment
- Parking (school)

**CLASSIFICATION**

Neighborhood Park/Special Use

**SIZE OF PARK**

6.43 acres

**CONSTRUCTION DATE**

2000

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

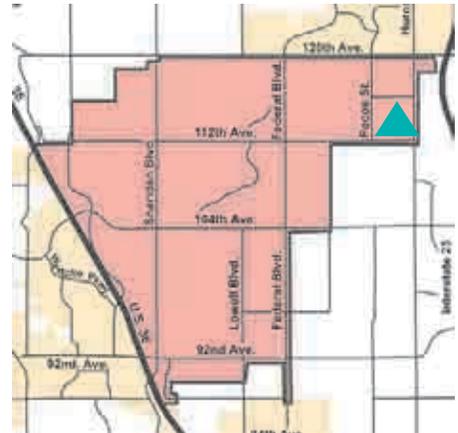
- Add soccer practice field
- Add trail around park
- Construct a playlot in future expansion area

**FUTURE REPLACEMENT NEEDS**

- Irrigation system upgrades as funds allow
- Replace landscape materials as funds allow
- Parking lot repair and striping as funds allow
- Backstop fencing repair as needed

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up shelter as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Replace infield material as funds allow
- Regular trash pick up



*Mike Lansing Field*



6.43 Acres

**WESTMINSTER T-BALL COMPLEX AND PARK**



**1133 W. 113th Avenue**

**Park Amenities**

- |                              |                                       |
|------------------------------|---------------------------------------|
| Picnic Shelter (1)           | Drinking Fountain (1)                 |
| Restroom Facility (portable) | T-Ball Fields (3)                     |
| Picnic Tables (2)            | Mike Lansing Field (Colorado Rockies) |
| Parking                      |                                       |

**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

8.24 acres\*

**CONSTRUCTION DATE**

1986 (eastern playground)

2005 (western playground)

**RENOVATION HISTORY**

None



**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Install irrigation system in certain areas as funds become available
- Possible installation of additional picnic shelter and tables
- Possible upgrades to play equipment including new rubberized surface
- Evaluate converting east parcel to Open Space

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 8-10 years)
- Repair rubberized surface in play area as needed and as funds allow
- Irrigation system upgrades as needed and as funds allow

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



*\* Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*

8.24 Acres



**12300 Bannock Street**

**Park Amenities**

- Picnic Shelter (1)
- Picnic Tables (3)
- BBQ Grill (1)
- Stream
- Play Equipment
- Multi-use Trail (1/8 mile)



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

13 acres

**CONSTRUCTION DATE**

1978

**RENOVATION HISTORY**

2008

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

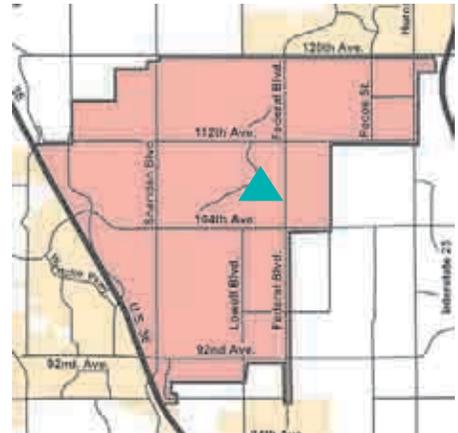
- New irrigation system and turf on undeveloped portion of site
- Add larger picnic shelter

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 10-12 years, replaced in 2008)
- Repair rubberized surface in play area as needed and as funds allow
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Backstop fencing repair as needed
- Tennis court resurfacing as needed and as funds allow
- Replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the park, as shown, to be kept in their natural (un-mowed) condition, except for perimeter mowing along fenceline and noxious weed control as required.
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Paint and touch up play equipment as needed
- Paint and touch up shelters as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



13 Acres



**3545 W. 107th Avenue**

**Park Amenities**

- Basketball Court
- Picnic Shelters (2)
- Picnic Tables (2)
- Benches (3)
- Practice Field
- Multi-use Turf Fields
- Tennis Courts (2)
- Sand Volleyball
- Play Equipment
- Multi-use Trail
- Drinking Fountain (1)



**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

12.59 acres\*

**CONSTRUCTION DATE**

1980

**RENOVATION HISTORY**

1990, 1996

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Shelter renovation

**FUTURE REPLACEMENT NEEDS**

- Play equipment replacement as needed and as funds allow (estimate 2010 / 2011)
- New rubberized surface in play area (as funds become available)
- Basketball court resurfacing as needed and as funds allow (estimate 7-10 years)
- Tennis court resurfacing as needed and as funds allow (estimate 7-10 years)
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Parking lot repair and striping as necessary
- Backstop fencing repair and outfield fence installation as necessary and as funds allow
- Concrete trail section replacement as needed
- Replace picnic tables as needed (estimate 8-10 years)

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up play equipment as needed
- Paint and touch up picnic shelters as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Drag and stripe ballfields during baseball season
- Trim shrubs and trees as needed
- Clean restroom facility daily during season on a scheduled basis
- Water conservation schedule
- Replace infield material as needed and as funds allow
- Regular trash pick up

*\* Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009*



12.59 Acres



### 4705 W. 76th Avenue

#### Park Amenities

Basketball Court  
Picnic Shelters (2)  
Restroom Facility  
Picnic Tables (8)  
BBQ Grills (4)  
Multi-use Turf Field

Baseball/Softball Fields (2)  
Tennis Courts (2)  
Play Equipment  
Parking  
Drinking Fountain (1)

### CLASSIFICATION

Citywide

### SIZE OF PARK

80 acres\*

\* City does not currently own the entire 80-acres

### POSSIBLE FUTURE DEVELOPMENT AMENITIES

- Boat / Paddle Pond
- Boathouse Cafe and Plaza
- Community Arts Center - Qwest Service Facility
- Promontory and Grand Stairway
- Tree-lined and Creekside Overlook
- Creekside Playground
- Central Parking Area and Turf Playlawn
- Oxbow Amphitheater Complex
- Overlook Plaza
- Little Dry Creek Lake and Nature Area
- Other Recreation Facilities (as determined viable, such as tennis, court games, and skatepark)
- Access to Regional Trail (Little Dry Creek Trail) and Internal Trails



The Master Plan Concept is based on locating a series of recreational opportunities in response to adjacent land uses and linked by the stream, trail and riparian corridor defined by Little Dry Creek. Park facilities proposed east of Lowell Blvd. are generally more supportive of the Transit Oriented Development (TOD) in their higher level of activity and scale. West of Lowell Blvd., proposed park facilities are generally more neighborhood-oriented in their activity level and scale. The Little Dry Creek channel is proposed as natural habitat restoration, open space areas. Park features, irrigated landscape and hardscape event areas are located in the upper elevations above the channel.

### DESIRED MAINTENANCE SCHEDULE

- Natural areas within the park, either developed or undeveloped, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.

*Any future master plan will be developed with resident input and will depend on available funding and ongoing maintenance capabilities. Phase One park implementation will rely on crafting funding and implementation partnerships between a number of City of Westminster Departments and outside agencies.*

80 Acres



## Little Dry Creek Park Conceptual Master Plan Federal Boulevard to Lowell Boulevard at Little Dry Creek

Park Amenities

Undeveloped

## VOGEL POND / COOPER PROPERTY

### CLASSIFICATION

Neighborhood Park

### SIZE OF PARK

5 acres

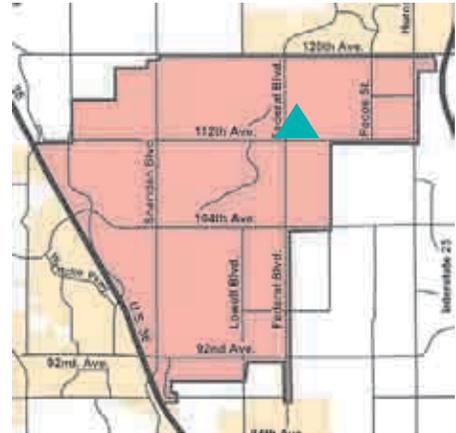
### POSSIBLE FUTURE DEVELOPMENT AMENITIES

- Play Equipment
- Picnic Shelter
- Irrigated Turf
- Tennis or Basketball Courts
- Restroom Enclosure (portable)
- Trails

### DESIRED MAINTENANCE SCHEDULE

- Natural areas within the park, either developed or undeveloped, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.

*These recommendations are only Staff ideas, as there is no current master plan for this site. Any future master plan will be developed with resident input and will depend on available funding and ongoing maintenance capabilities. The items listed here are activities that would be appropriate for a park site this size.*



5 Acres



## 112th Avenue & Federal Boulevard

Park Amenities

Undeveloped

**CLASSIFICATION**

Neighborhood Park

**SIZE OF PARK**

6.1 acres

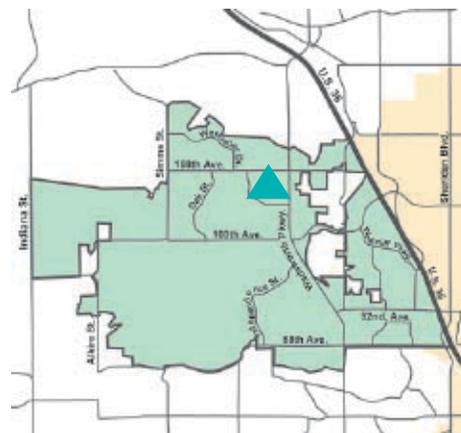
**POSSIBLE FUTURE DEVELOPMENT AMENITIES**

- Play Equipment
- Picnic Shelter
- Dog Park
- Skate Park
- Trails Around Park
- Possible Court Games
- Portable Restrooms
- Irrigated Turf

**DESIRED MAINTENANCE SCHEDULE**

- Natural areas within the park, either developed or undeveloped, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.

*These recommendations are only Staff ideas, as there is no current master plan for this site. Any future master plan will be developed with resident input and will depend on available funding and ongoing maintenance capabilities. The items listed here are activities that would be appropriate for a park site this size.*



6.1 Acres



**106th Avenue and Hoyt Street**  
Park Amenities  
Undeveloped

## WEATHERSTONE PARK

### CLASSIFICATION

Community Park

### SIZE OF PARK

18.14 acres\*

\* Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009

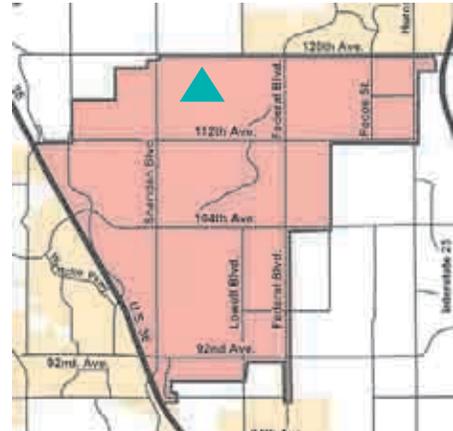
### POSSIBLE FUTURE DEVELOPMENT AMENITIES

- Play Equipment
- Picnic Shelter
- Sports Field(s)
- Trails
- Court Games
- Parking
- Restroom Enclosure (portable)
- Irrigated Turf
- Integrate this parcel with Westfield Village Park to the south

### DESIRED MAINTENANCE SCHEDULE

- Natural areas within the park, either developed or undeveloped, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.

*These recommendations are only Staff ideas, as there is no current master plan for this site. Any future master plan will be developed with resident input and will depend on available funding and ongoing maintenance capabilities. The items listed here are activities that would be appropriate for a park site this size.*



18.14 Acres



## Utica Way & Tennyson Way

Park Amenities

Undeveloped

# WESTCLIFF PARK

## CLASSIFICATION

Community Park

## SIZE OF PARK

16.04 acres\*

\* Park size differs from 2004-2009 Master Plan acreage due to land conversions between City Open Space and City Park Land, adopted by City Council in 2009

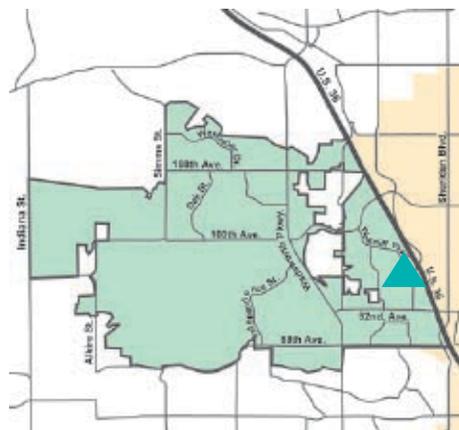
## POSSIBLE FUTURE DEVELOPMENT AMENITIES

- Play Equipment
- Picnic Shelter
- Soccer Field
- Softball Field
- Dog Park
- Skate Park
- Trails
- Court Games
- Parking
- Portable Restrooms
- Irrigated Turf

## DESIRED MAINTENANCE SCHEDULE

- Natural areas within the park, either developed or undeveloped, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.

*These recommendations are only Staff ideas, as there is no current master plan for this site. Any future master plan will be developed with resident input and will depend on available funding and ongoing maintenance capabilities. The items listed here are activities that would be appropriate for a park site this size.*



16.04 Acres



## Westcliff Parkway and Westminster Boulevard

Park Amenities

Undeveloped

**CLASSIFICATION**

Special Use

**SIZE OF FACILITY**

6,000 square feet

**CONSTRUCTION DATE**

1994

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Relocate new greenhouse and operations to Standley Lake Recreation Area or Braugh property Open Space if feasible

**FUTURE REPLACEMENT NEEDS**

- Replace greenhouse operating systems as necessary and budget allows

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the site, either developed or undeveloped, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Fertilize turf 2 times per year or as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up



# 8.11 Acres



**7152 Raleigh Street**  
Facility Amenities  
City Greenhouse  
Offices



**CLASSIFICATION**

Regional/Citywide

**SIZE OF FACILITY**

Building A: 13,935 square feet

Building B: 11,040 square feet

**CONSTRUCTION DATE**

2006

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

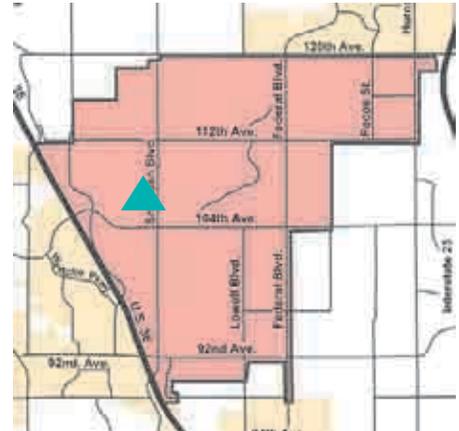
- None at this time

**FUTURE REPLACEMENT NEEDS**

- None at this time

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Natural areas within the site, either developed or undeveloped, to be kept in their natural (un-mowed) condition. Acceptable maintenance will include perimeter mowing and noxious weed control on a regular basis.
- Fertilize turf 2 times per year or as funds allow
- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary and as funds allow
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up





## 10495 Sheridan Boulevard

Facility Amenities

Parks Maintenance

Parks Storage

Offices



# FACILITIES AND RECREATION PROGRAMS

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## Facilities and Recreation Programs

### Community Facilities

	<u>Pages</u>	<u>Community Area</u>
City Park Fitness Center	FRP-2 - FRP-5	Central
City Park Recreation Center	FRP-6 - FRP-9	Central
Countryside Pool and Community Center	FRP-10 - FRP-11	West
The Heritage at Westmoor Golf Course	FRP-12 - FRP-15	West
Kings Mill Pool	FRP-16 - FRP-17	West
Legacy Ridge Golf Course	FRP-18 - FRP-21	Central
Swim and Fitness Center	FRP-22 - FRP-25	Southeast
The MAC - Community Senior Center	FRP-26 - FRP-29	Southeast
West View Recreation Center	FRP-30 - FRP-31	West
Westminster Sports Center	FRP-32 - FRP-33	West

### Libraries

College Hill Library	FRP-34 - FRP-35	Central
Irving Street Library	FRP-36 - FRP-37	Southeast

### Other Facilities

Bowles House	FRP-38 - FRP-39	Southeast
Carroll Butts Athletic Park	FRP-40 - FRP-41	Central
Ice Centre at The Promenade	FRP-42 - FRP-43	Central
Westminster Promenade	FRP-44 - FRP-45	Central

### Future Facilities

Northeast Resource Center	FRP-46 - FRP-47	Northeast
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### Recreation Programs

	FRP-48 - FRP-57
Adult General Programs	FRP-48
Adult / Older Adult Activities	FRP-49
Adult Sports	FRP-49
Arts and Fire Crafts	FRP-50
Aquatics	FRP-51
Fitness	FRP-52
Preschool	FRP-53
Youth Sports	FRP-54
Youth / Teen Programming	FRP-54
Special Events	FRP-55
Other Focal Areas of Recreation Programming	FRP-56
Future Programming Considerations	FRP-56

*Property lines shown on the following pages are illustrative only  
and may not represent the exact location.*

**CLASSIFICATION**

Citywide leisure complex

**SIZE OF FACILITY**

32,275 square feet

**ATTENDANCE**

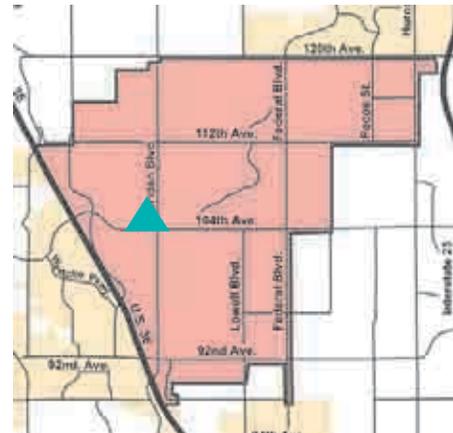
2008 Participation - 152,581

**CONSTRUCTION DATE**

1999

**RENOVATION HISTORY**

Therapy and fitness addition in 2009



**FACILITY DESCRIPTION**

- 7000-square-foot free weight area and cardio circuit area with more than 100 pieces of equipment
- Private pilates
- 2500-square-foot group exercise room
- Activity room (rev classes)
- Four private treatment rooms
- Studio
- Drop-in child care room
- Locker rooms
- 1000-square-foot leased space for physical therapy



**SERVICES OFFERED**

City Park Fitness Center's (CPFC) primary focus is adult wellness and fitness. CPFC serves all fitness levels of adult users, from young adults to senior citizens. Guests must be at least 15-years old to use the center and/or participate in the center's programs. Drop-in use is available for the 7000-square-foot weight room which includes free weights, select weights and a variety of cardiovascular equipment including treadmills, stationary bikes, elliptical machines, and stair steppers. There are also a variety of drop-in group exercise classes varying in intensity from Tai Chi to Indoor Boot camp and everything in between. CPFC has an agreement with the national program SilverSneakers®. This has expanded CPFC programming base to include more variety of programs geared specific to individuals 65+ and those with special needs. Specialty programs include personal training, yoga, Pilates reformer, massage therapy, wellness coaching, and consultation with a dietician. CPFC also offers a drop-in babysitting service for children ages 3 months to 7 years. The original masterplan for the CPFC included a gymnasium, running track, expanded child care, additional aerobics and classrooms. However, due to lack of funds, these items have been placed on hold pending available future funding.



### TRENDS AND FUTURE NEEDS

Competition continues to increase and it is more challenging to maintain or grow a customer base in existing economic conditions. City Park Fitness Center strives toward finding its niche amongst other area facilities. Leasing space to a physical therapy group has helped to differentiate CPFC from other recreation and fitness facilities. Physical therapy also compliments CPFC's full service fitness and wellness program. In particular, the yoga, pilates, and massage therapy programs have been moved to the same area as physical therapy with the intention of increasing participation. Treatment rooms have also been added with intentions of renting out space and/or developing contracts for alternative therapies.

CPFC's weight room and cardio equipment technology is a main attraction, which requires considerable effort to retain existing guests and attract new ones. A major component of this is to offer equipment that is cutting edge and which will satisfy both the fitness enthusiast and the recreational user. CPFC guests are sophisticated, and often request equipment that serves for functional fitness and rehabilitation in addition to equipment which will allow for maintenance of good fitness levels. These requests have become increasingly difficult to fulfill due to economic constraints, and also because the elements may require extensive staff study to determine and prioritize the equipment replacement schedule in order to optimize on pieces that serve both types of users.

### FUTURE RENOVATION CONSIDERATIONS

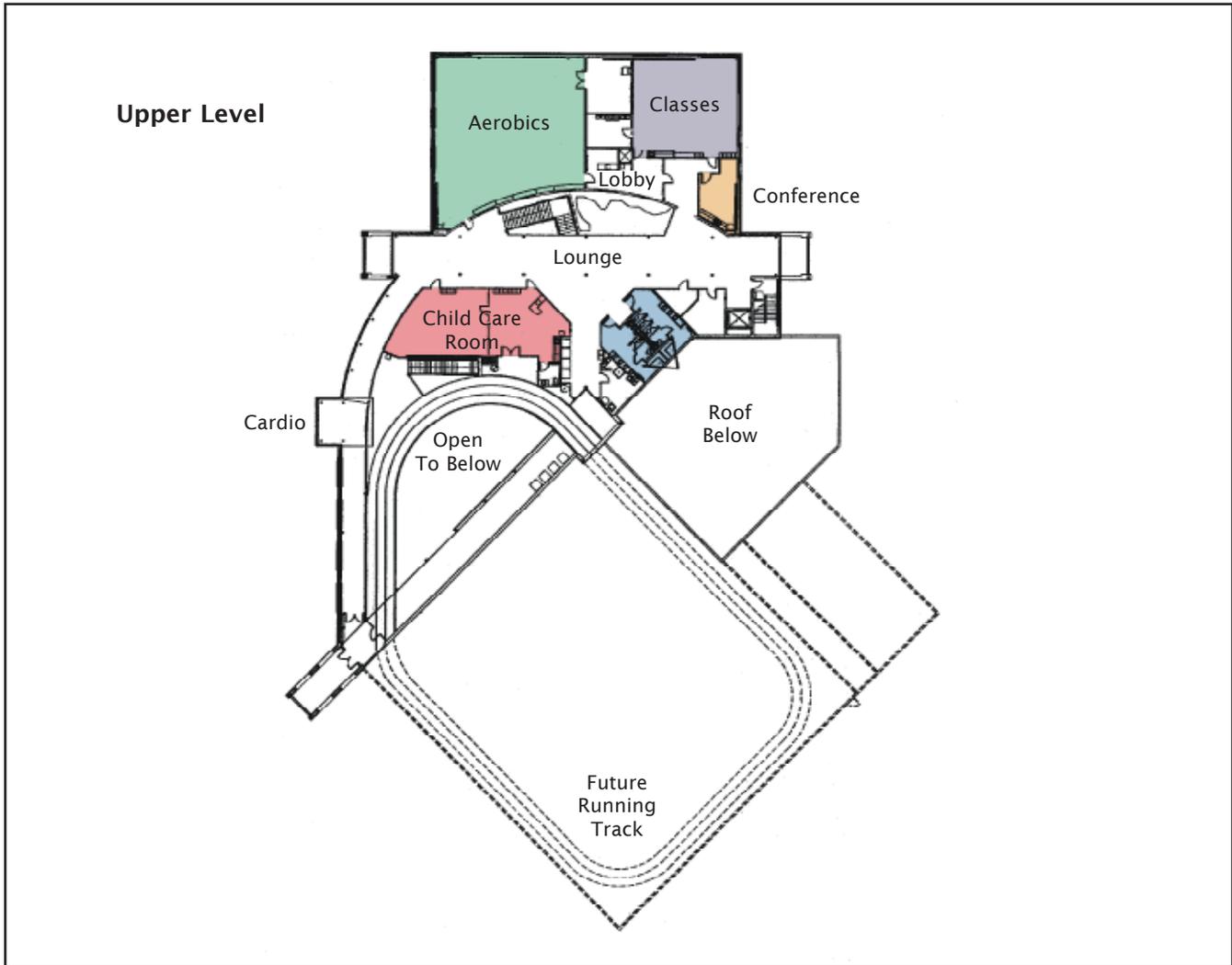
Should economic conditions ease, planning should start for capital improvements which could include conforming to the original masterplan and increasing the space for the drop-in child care area.

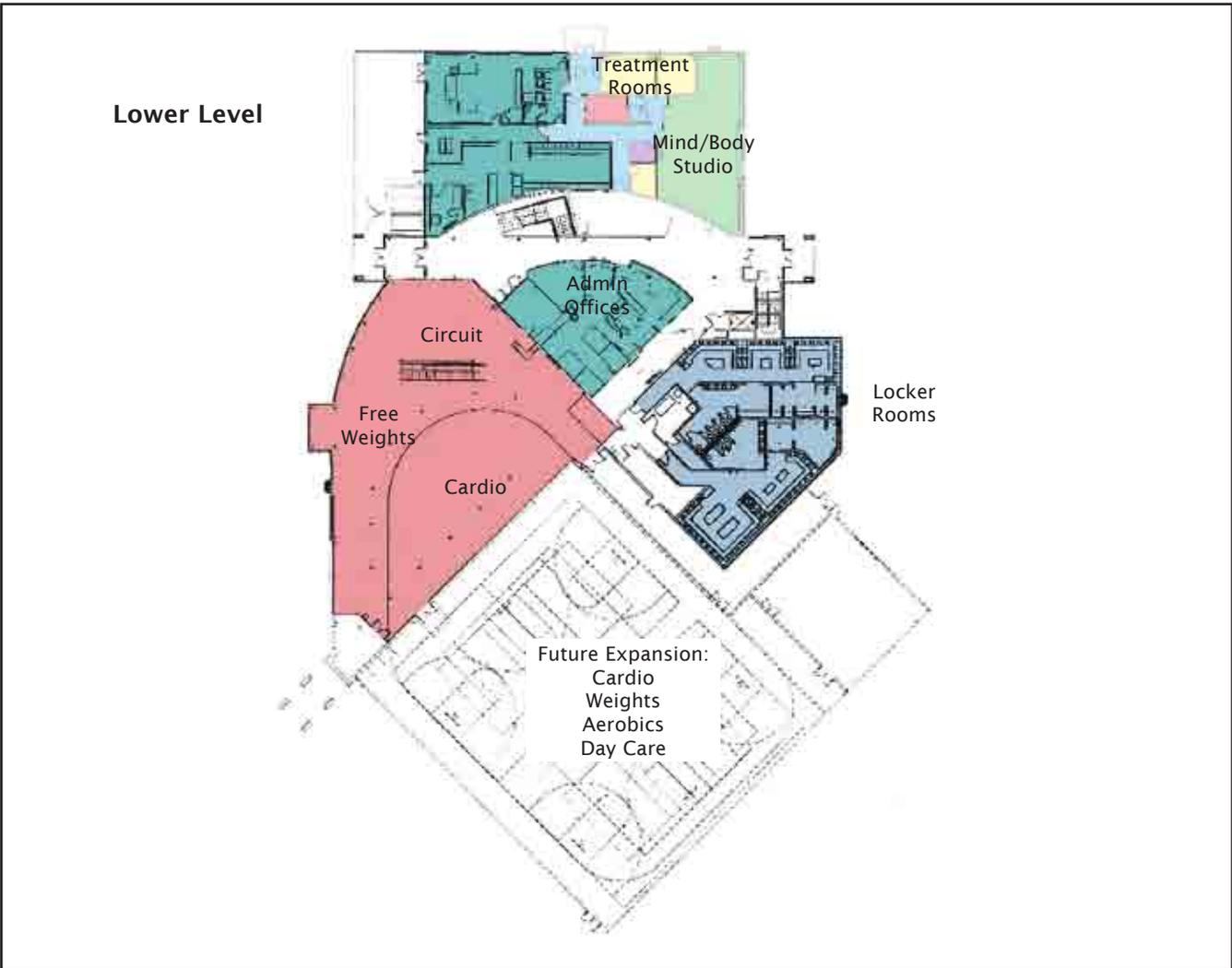
## 10475 Sheridan Boulevard

### Center Amenities

- Aerobics/Dance Room
- Weight/Cardio Room
- Classrooms Rooms
- Mind/Body Studio
- Treatment Rooms
- Massage Room
- Child Care
- Locker Rooms







**CLASSIFICATION**

Citywide leisure complex

**SIZE OF FACILITY**

64,000 square feet

**AVERAGE ATTENDANCE**

2008 Participation - 294,051

**CONSTRUCTION DATE**

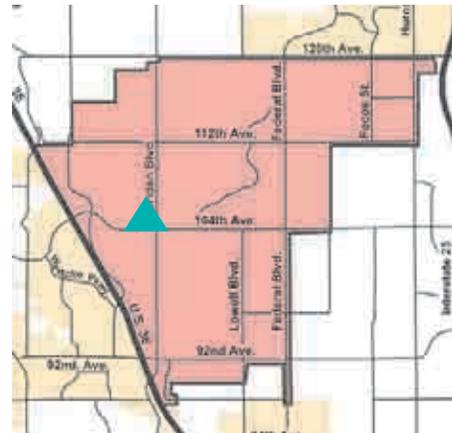
1986

**RENOVATION HISTORY**

- Pool renovated in 1991
- Art walls completed in 2008
- Pool and locker rooms reonovated in 2009
- Outdoor splash pad added in 2009
- Ozone system replaced in 2009
- Solar panels added in 2009

**FACILITY DESCRIPTION**

- 64,000-square-foot multipurpose recreation facility
- Deep pool with climbing wall and rope swing
- Activity pool with water basketball, volleyball, and lap swim
- Multi-speed current channel
- Zero depth entry pool with play structure and kiddy slide
- Indoor/outdoor adventure slide
- Party rooms
- Outdoor splash pad and picnic shelters
- Hot tub, steam room, and sauna
- Cardiovascular and strength training area
- Ceramics and pottery studio
- Tiny tots and youth activities rooms
- Two multipurpose classrooms
- Gymnasium with indoor climbing wall, and three racquetball courts
- Large community room with attached commercial kitchen



**SERVICES OFFERED**

City Park Recreation Center (CPRC) provides drop-in activities, structured programs, and rental space. The CPRC's main focus is to serve as a multi-use recreation facility allowing guests the flexibility to participate in drop-in leisure activities such as swimming, basketball, volleyball, badminton, racquetball, walleyball, rock climbing, weight lifting, cardio training, and use of the ceramics and pottery studio. Structured youth and adult programs include the aquatic's Learn to Swim Program, aquacise, climbing classes, arts and crafts classes, pottery, dance, pre-school and fitness. CPRC's community room is the site of special events such as wedding receptions and parties. This room is also rented out for HOA meetings and business trainings and meetings. Classrooms accommodate programs, smaller meetings and events, while aquatics party rooms are primarily reserved for pool parties.

## TRENDS AND FUTURE NEEDS

CPRC aquatics area recently underwent a major renovation designed to add new and exciting features for our patrons to enjoy. The objective of this renovation was to increase the “fun factor” by providing attractions and to update the facility to better serve Westminster citizens and surrounding communities. There was also great consideration placed on the much needed renovation of the facility’s locker rooms and the addition of family locker rooms. CPRC is a first generation leisure recreation center and twenty two years ago the family locker room was a rare concept. Today the family locker room is a standard requirement in leisure facility construction, and necessary to attract and retain families with small children and guests with disabilities.

Water related illnesses (WRI) have received national attention and are considered a growing concern. CPRC was one of the first facilities to experience WRIs when it first opened in 1986. Since that time, staff has been diligent in keeping water quality at a high standard for safety. In reviewing different water disinfecting and water quality systems, CPRC found that ozone technology is still the best at reducing and/or eliminating any risks of WRIs. CPRC has one of the best systems in the region and is dedicated to maintaining well above standard water quality. A new updated ozone system was installed as part of the aquatic center improvements in 2009.

With the addition of the SilverSneakers® program guests demographics have changed. CPRC has increased staff training to better serve an aging population and is diligent in training staff in CPR and First Aide, Blood Borne Pathogens, etc.

Should the economy turn around within the next few years, future capital project considerations could be to explore the revenue potential in renovating the Community Room. Special event rentals serve as a high revenue source. Due to increased competition, private rentals for special events such as weddings have decreased. CPRC offers an exceptional site for these types of events; however, in comparison to other facilities it falls short on ambiance. The community room could host more of these special event rentals with upgrades. New flooring, modern paint colors and fixtures, kitchen update and the addition of an outdoor seating/event area could be considered for this area.

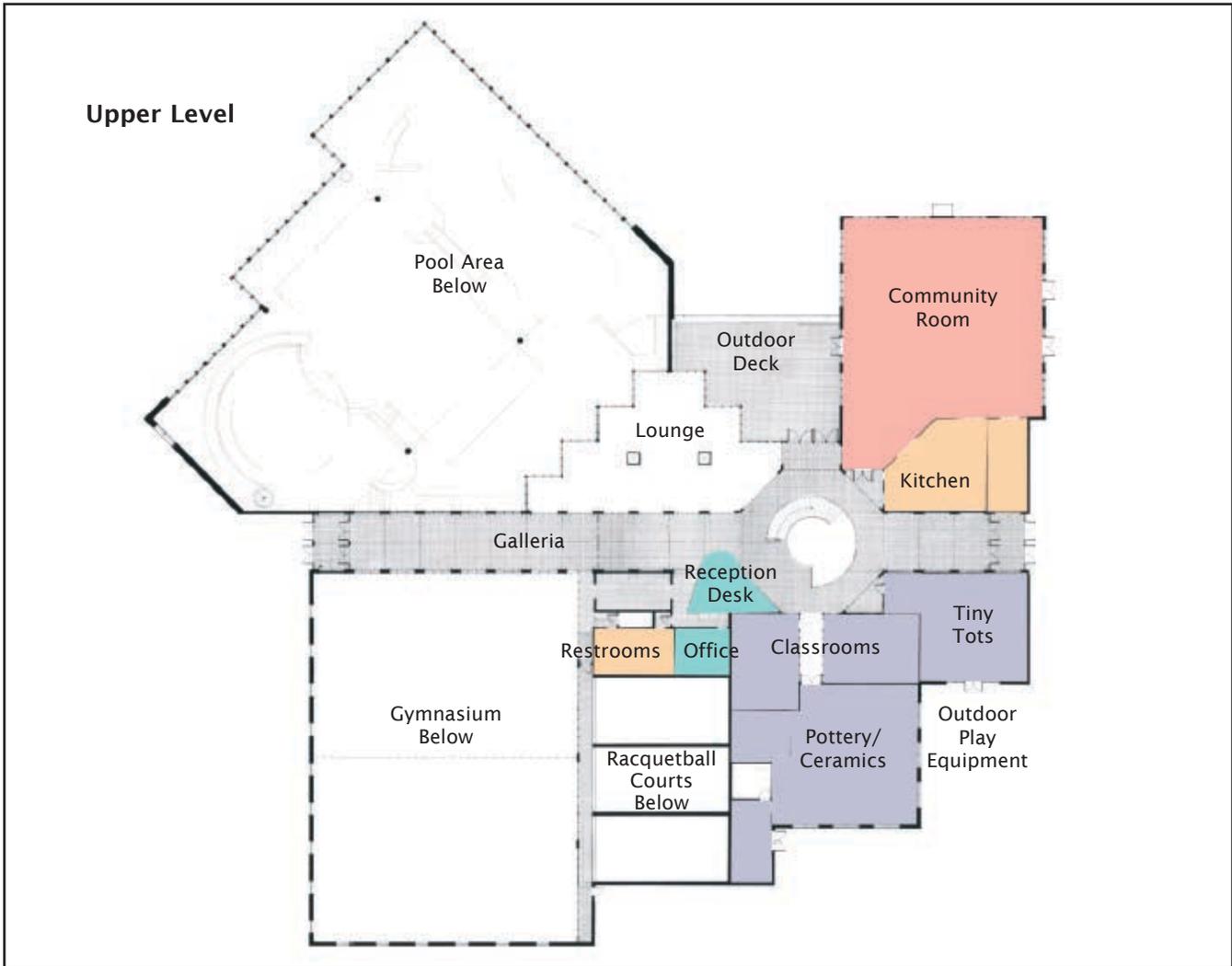
Energy conservation is a priority and two solar energy panels have been added to the facility.

## 10455 Sheridan Boulevard

### Center Amenities

Indoor Swimming Pool	Climbing Wall
Gymnasium	Hot Tub
Aerobics/Dance Room	Locker Rooms
Restroom Facility	Weight Room
Pottery/Ceramics Room	Basketball Court
Racquetball/Wallyball	Classrooms (2)
Community Room (with kitchen)	Steam Room
Sauna	







**CLASSIFICATION**

Special Use

**SIZE OF FACILITY**

10,000 square feet

**AVERAGE ATTENDANCE**

Participation 2008 - 17,859

**CONSTRUCTION DATE**

1976

**RENOVATION HISTORY**

Racquetball added in 1977

Pool renovated in 2002

**FACILITY DESCRIPTION**

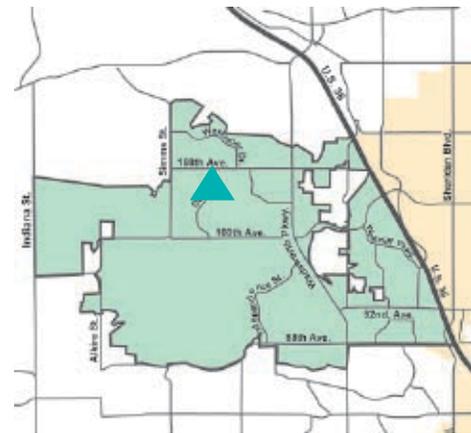
- 140,000 Gallon Outdoor Pool
- Tube Slide into 9 ft of Water
- Locker Rooms and Lobby
- Shallow Pool Area for Toddlers
- Community Room for Rent

**SERVICES OFFERED**

- Open Swimming
- Aquatic Lessons
- CARA Swim Team
- 3 Racquetball Courts
- Vending
- Class Rooms for Rent
- Public Information Resource
- Summer Camp Location

**TRENDS AND FUTURE NEEDS**

The Countryside facility is currently being used consistently for three months of the year and has some rentals throughout the year. Future alternative uses for the facility should be evaluated and possible uses include a teen center, a mature adult center, a branch library, or leasing space for child care. There could also be consideration for a more cost effective use of the pool area such as changing the pool to a zero-depth water playground. At the other end of the spectrum, it may be determined that the cost to operate and make major capital repairs to the building is no longer economically feasible and a decision to raze the building, or part of it, may make the most sense.



# COUNTRYSIDE POOL AND COMMUNITY CENTER



## 10470 Oak Street

### Amenities

- Swimming Pool
- Locker Rooms
- Community Center
- Racquetball Courts



**CLASSIFICATION**

Special Use

**SIZE OF GOLF COURSE**

224 acres - 18 Holes

**OPENING DATE**

1999

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

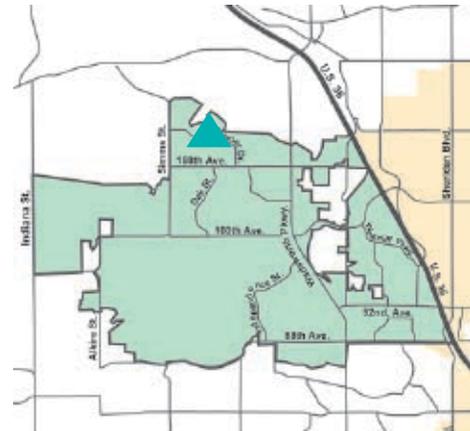
- Possible addition of a shelter overlooking the lake on #18 hole for large tournament banquets
- Addition of 9 holes - par 36 or short course design
- Additional carts and cart storage if an additional 9 holes are constructed

**FUTURE REPLACEMENT NEEDS**

- Replace driving range mat as necessary
- Renovate bunkers as necessary
- Irrigation pump & meter upgrades or replacement as needed
- Irrigation pond liner maintenance & repair
- Replace kitchen equipment as needed
- Replace restaurant furniture as needed
- Replace pro shop/staff office furniture and displays as needed
- Ongoing fence repairs/replacement as needed
- Stonework on building facade repaired as necessary
- Roof repairs as necessary
- Concrete trail/cart path section replacement as needed
- Concrete patio replacement as needed

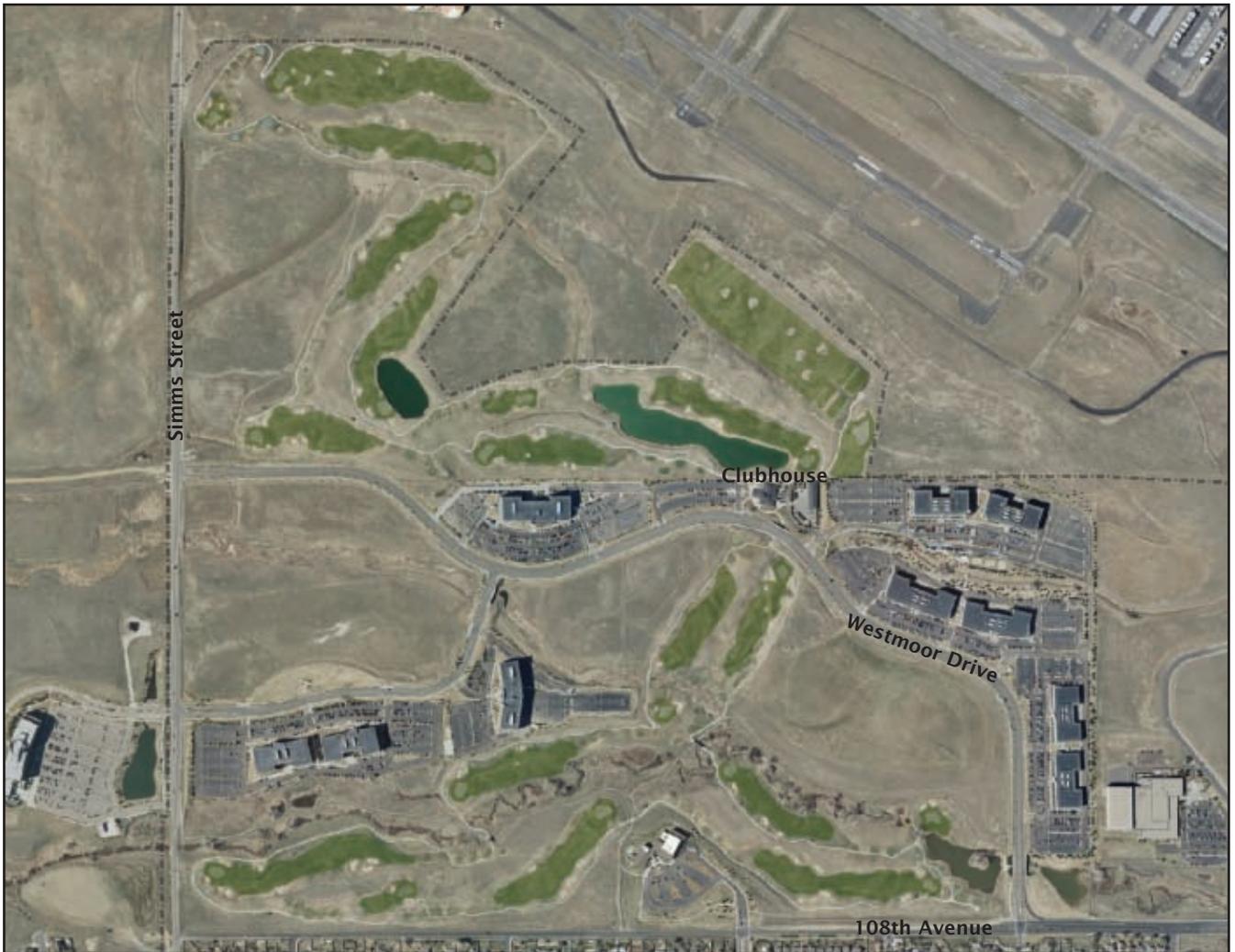
**DESIRED MAINTENANCE SCHEDULE - CLUBHOUSE AREA**

- Mow as needed during peak growing season and as funds and staffing permit
- Natural areas and buffer zones are to be kept in their natural (un-mowed) condition.
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Fertilize as needed
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up
- Other golf course maintenance as determined by the golf course superintendent



224 Acres

## HERITAGE GOLF COURSE AT WESTMOOR

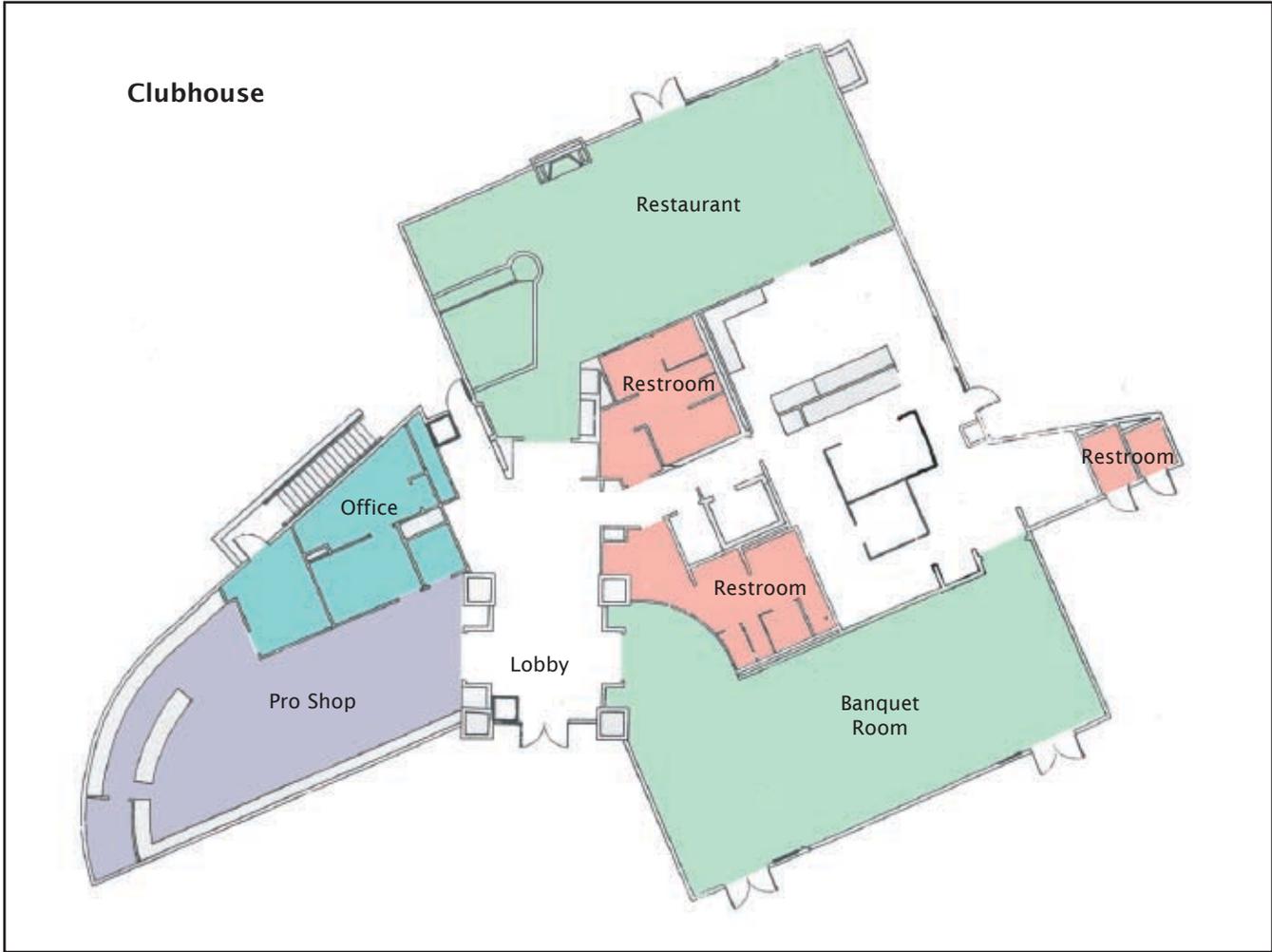


### 10555 Westmoor Drive

#### Facility Amenities

- 18-hole Golf Course
- Multi-use Trail
- Parking (197 spaces)
- Restaurant/Banquet Rooms
- Maintenance Facility
- Pro Shop
- Driving Range
  - (turf and artificial turf)
- Putting Green
- Chipping/Bunker Green
- Front Nine & Back Nine Restroom Facilities
- Front Nine Drinking Fountain
- Electric Carts (67)





**FUTURE 9-HOLE EXPANSION RECOMMENDATIONS**

- Par 36 or short course design
- The parcel outlined below is conceptual only; lease or purchase negotiations must be completed with Rocky Mountain Metropolitan Airport and Ball Corporation prior to any development.



**CLASSIFICATION**

Special Use

**SIZE OF FACILITY**

1,000 square feet

**AVERAGE ATTENDANCE**

2008 Participation - 2,736

**CONSTRUCTION DATE**

1977

**RENOVATION HISTORY**

None

**FACILITY DESCRIPTION**

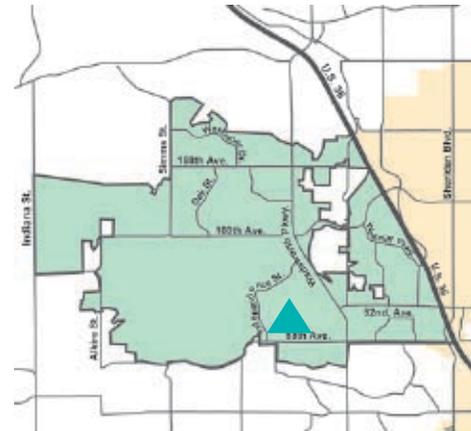
- 45,000 Gallon Outdoor Pool
- Tube Slide into 9 ft of Water
- Locker Rooms
- Picnic Area

**SERVICES OFFERED**

- Open Swimming
- Aquatic Lessons
- Vending
- Public Information Resource
- Head Start Leased Space

**TRENDS AND FUTURE NEEDS**

Determine the viability and usage of the Kings Mill Pool. Consider changing the area to a zero-depth children’s water play area. Evaluate future structural and infrastructure repairs to the building and decide the best option, including possible demolition.





**9018 Field Street**

**Amenities**

Swimming Pool

Locker Rooms

*\* Building is leased to Jefferson County Headstart Program. Play equipment was built by Headstart.*



**CLASSIFICATION**

Special Use

**SIZE OF GOLF COURSE**

190 acres - 18 Holes

**OPENING DATE**

1994

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

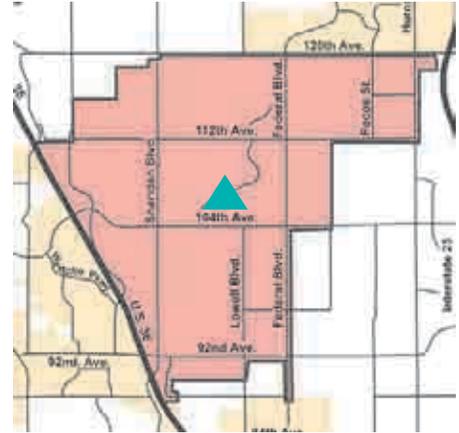
- Possible golf shop and office renovation/enlargement
- Possible renovation/enlargement of the banquet area to accommodate tournament-size groups

**FUTURE REPLACEMENT NEEDS**

- Chipping green renovation as necessary
- Bunker renovation as necessary
- Increase capacity for winter water storage
- Irrigation storage pond dredging as necessary
- Irrigation pumps & meter upgrades or replacement as needed
- On-going fence repairs/replacement as needed
- Replace kitchen equipment as needed
- Replace restaurant furniture as needed
- Roof repairs and gutter replacement as necessary
- Concrete trail/cart path section replacement as needed
- Replace driving range mat as funding allows

**DESIRED MAINTENANCE SCHEDULE**

- Mow as needed during peak growing season and as funds and staffing permit
- Natural areas and buffer zones are to be kept in their natural (un-mowed) condition.
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Regular trash pick up
- Fertilize as needed
- Other golf course maintenance as determined by the golf course superintendent



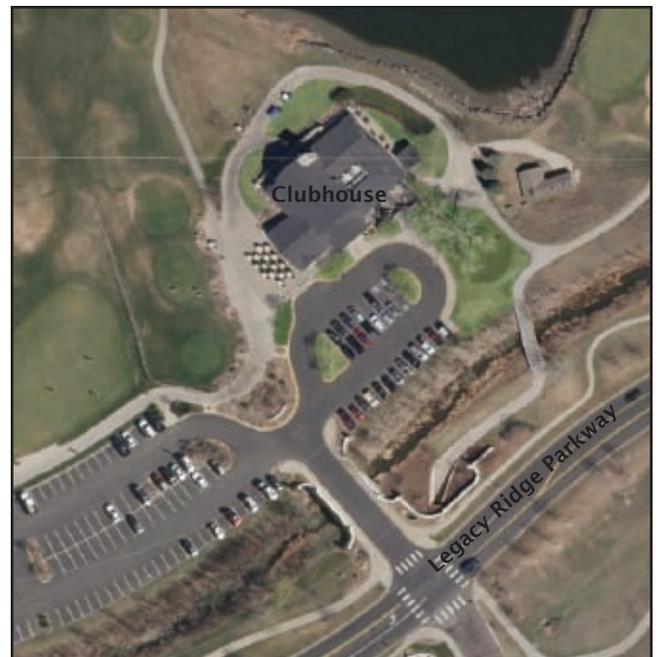
190 Acres

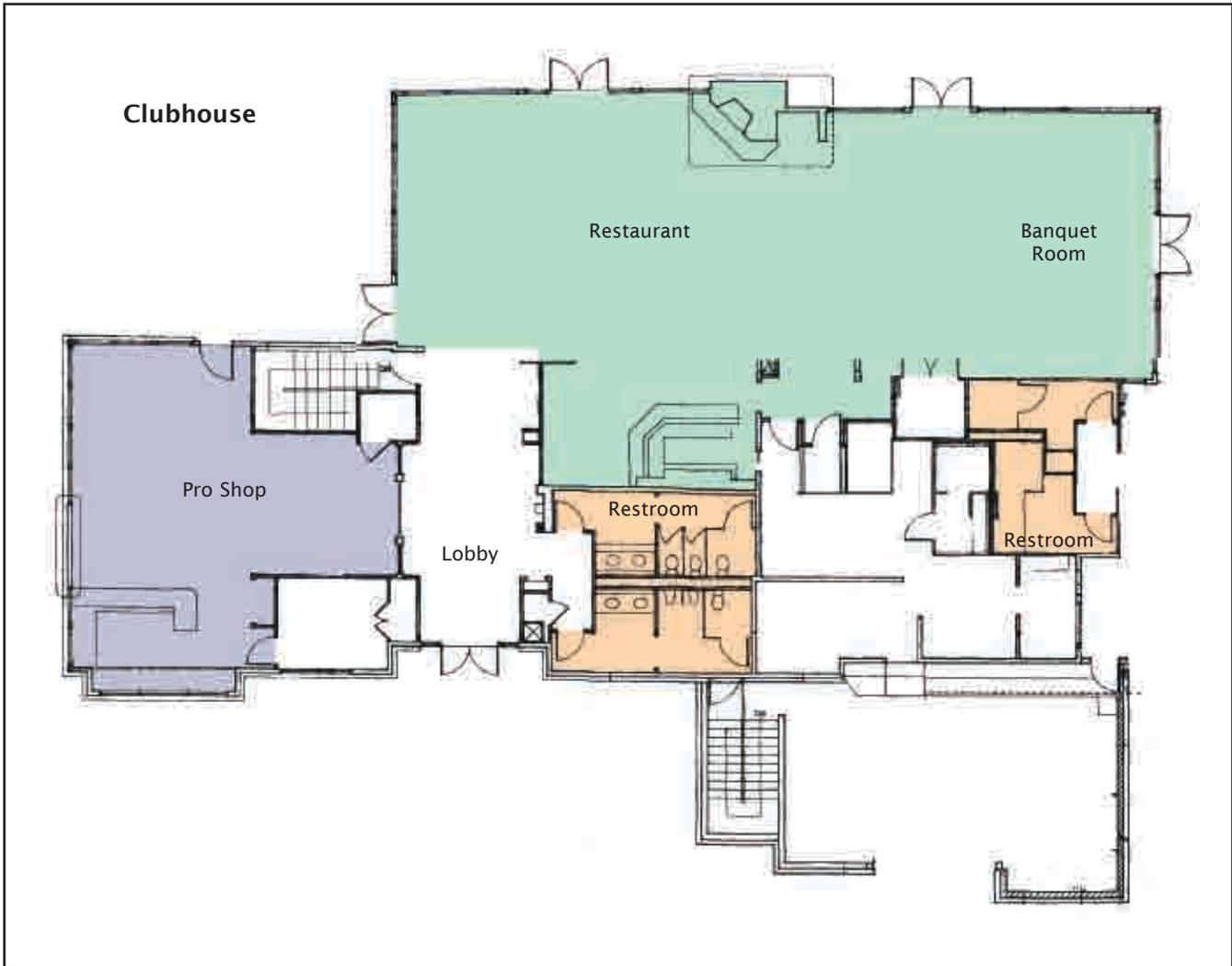


## 10801 Legacy Ridge Parkway

### Facility Amenities

- 18-hole Golf Course
- Multi-use Trail
- Parking (160 spaces)
- Restaurant/Banquet Rooms
- Maintenance Facility
- Pro Shop
- Driving Range (turf and artificial turf)
- Putting Green
- Chipping/Bunker Green
- Front Nine & Back Nine Restroom Facilities  
& Drinking Fountains
- Lake/Stream
- Electric Carts (66)





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**CLASSIFICATION**

Special Use/Community Recreation Center

**SIZE OF FACILITY**

29,850 square feet

**AVERAGE ATTENDANCE**

2008 Participation - 138,213

**CONSTRUCTION DATE**

1975

**RENOVATION HISTORY**

- Reconstruction and expansion of aquatics area and locker room in 1994
- New weight room and cardio room addition in 2002

**FACILITY DESCRIPTION**

- Indoor natatorium consisting of an eight lane 25 yard pool with diving well
- Teaching/play pool
- Hot tub
- Steam room
- Sauna
- Three racquetball / wallyball courts
- Stretch and tone studio
- Weight and cardiovascular room
- Locker rooms
- Community room with kitchen.

**SERVICES OFFERED**

- Lap swim
- Water walking
- Aquatics therapy
- Aquacise fitness classes
- SilverSplash® Classes
- Youth and adult swimming lessons
- CARA swim teams
- Jr. Weight training
- Personal training
- Fitness classes
- Preschool classes
- Community room and pool rental opportunities
- Public information resource
- Home of Adams County District #50 Boys and Girls High School swim teams



## TRENDS AND FUTURE NEEDS

The Swim & Fitness Center opened in 1975 and was the first recreation center for the City of Westminster. Renovation in 1994 and 2002 expanded both the pool and weight room facilities. Overall participation in the facility has increased 34% from 2003 to 2008. In December of 2007 the Swim & Fitness Center began offering the popular SilverSneakers® program. This insurance-supported program allows guests over the age of 65 to participate in facility use and specialized programs free of charge. As the baby boomer generation continues to grow, there is anticipated potential for an increase in participation. In addition, the City of Westminster is focusing on redeveloping south Westminster. This new development has begun to bring young families and youth to the area.

As the community and participation continues to change and grow so must the Swim & Fitness Center. Future needs include expanding/upgrading the facility to meet the ever growing needs. Elements to consider include locker room renovation to include family locker room options, enhancements to handicapped accessibility, addition of a multipurpose gymnasium to be used in conjunction with recreation programs, classrooms, childcare room, party rooms and play features adjacent to pool, along with outdoor patio and picnic features. Additional considerations include upgrade of current lifeguard and pool management offices, additional storage, and expansion of the parking lot to accommodate increased usage. Ongoing enhancements to landscaping and grounds are to be expected. Consideration of environmentally friendly practices such as solar or wind energy should also be evaluated.

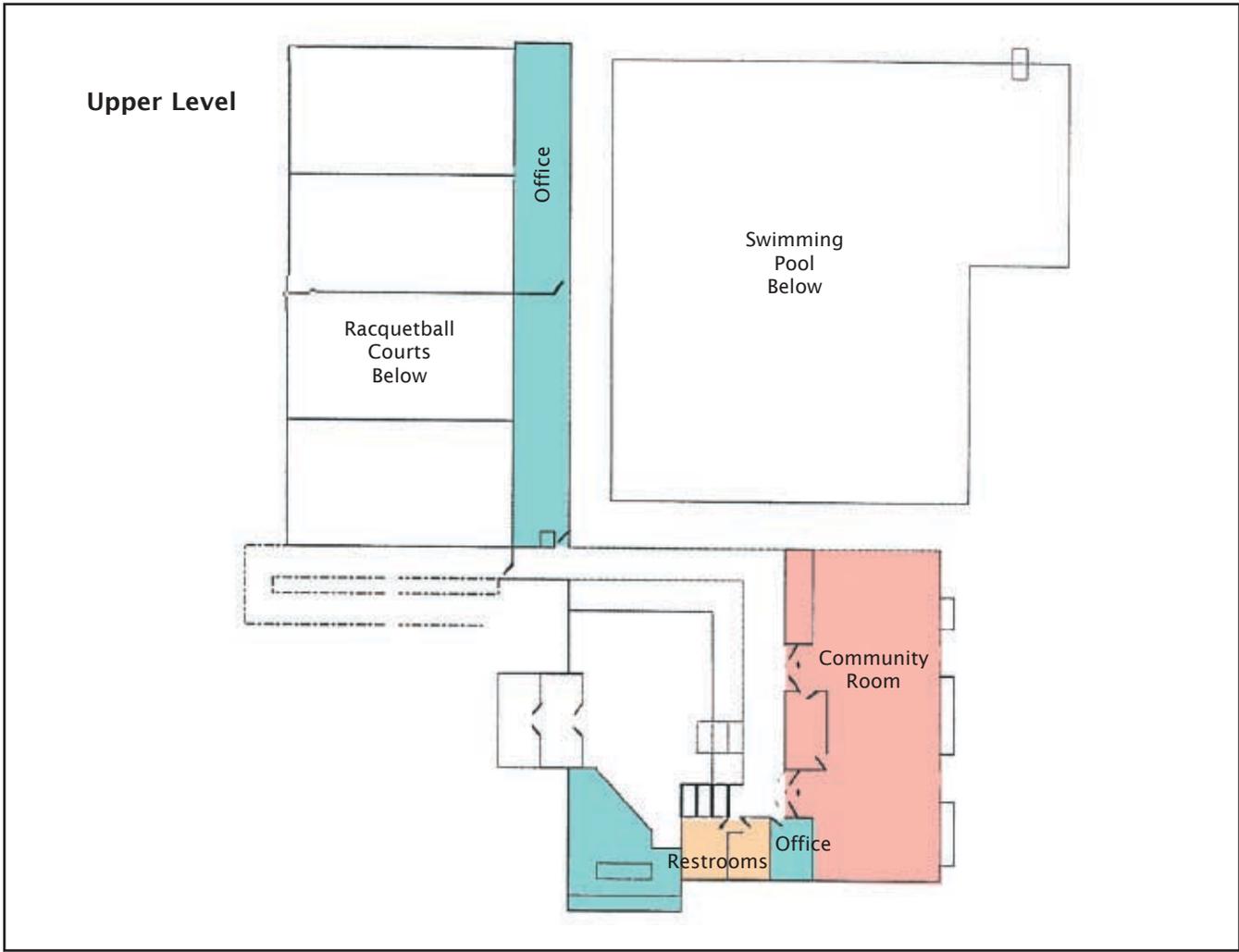
Additional considerations include developing a joint facility user pass with The MAC which offers a walking track and billiards room not available at the Swim & Fitness Center. This option would also enhance offerings for The MAC.

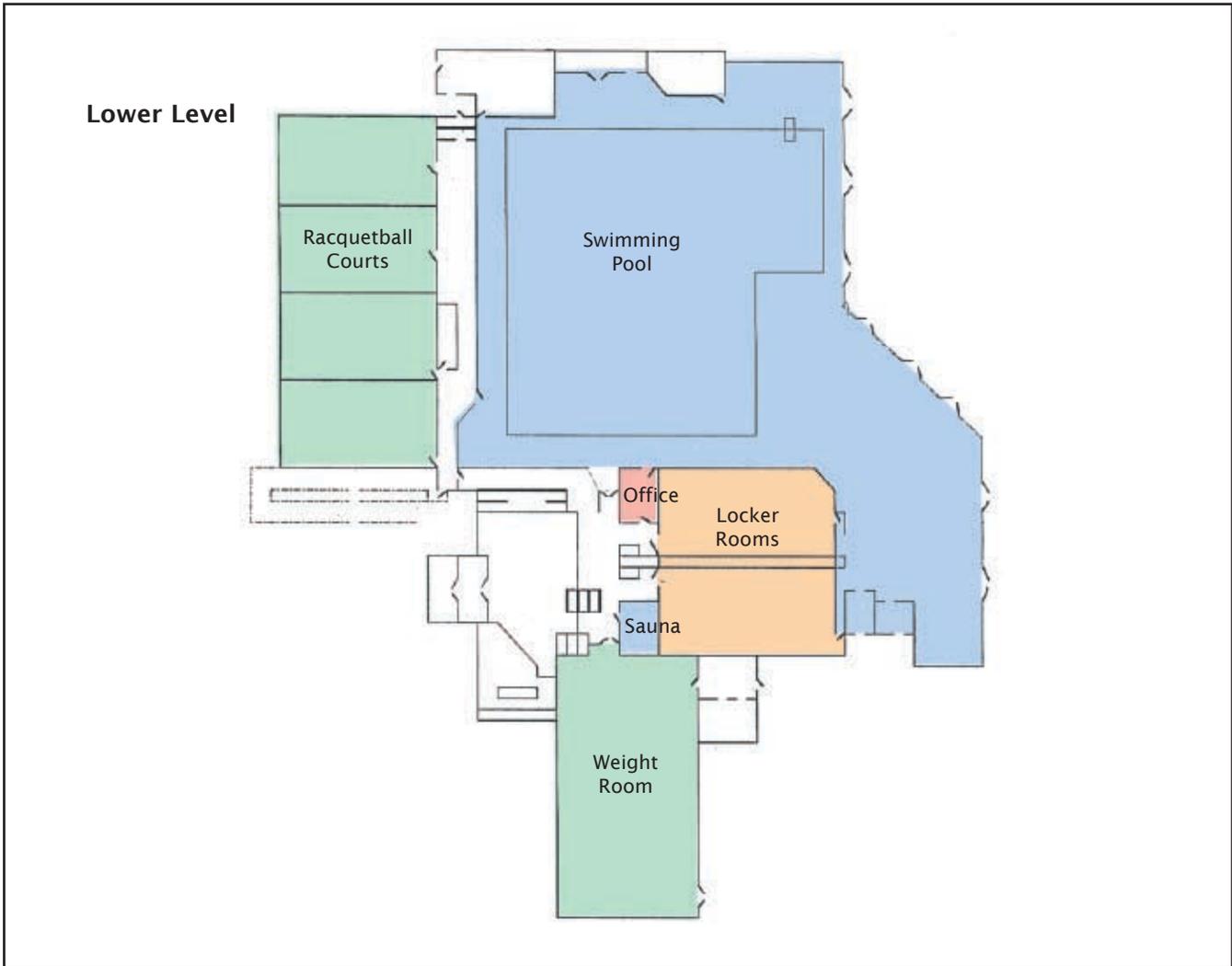
## 3290 W. 76th Avenue

### Center Amenities

- Indoor Swimming Pool
- Steam Room
- Hot Tub
- Stretch and Tone Studio
- Weight/Cardio Room
- Racquetball/Wallyball
- Community Room
- Sauna
- Locker Rooms







**CLASSIFICATION**

Special Use

**SIZE OF FACILITY**

22,000 square feet

**AVERAGE ATTENDANCE**

Participation in 2008 - 93,728

**CONSTRUCTION DATE**

1992

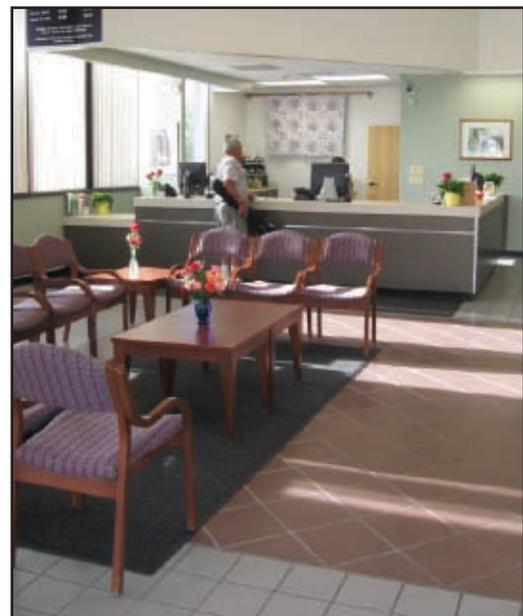
**RENOVATION HISTORY**

None



**FACILITY DESCRIPTION**

- Weight Room
- Aerobics/Dance Room
- Locker Rooms
- Community Room with Stage
- Commercial Kitchen
- 3 Multi Purpose Rooms
- Wet and Dry Classrooms
- Walking Track
- Billiards Room
- Lobby, Lounge and Library
- Brick Construction



*The City of Westminster and Hyland Hills Park and Recreation District are co-owners of The MAC and operate the facility according to specifications outlined in an intergovernmental agreement.*

**SERVICES OFFERED**

Strength and Cardio Fitness

Personal Trainer and Nutrition Counseling

Classes/Activities – Fitness, Computer, Education, Trips, Arts/Crafts, Wellness and Special Events

Massage, Reflexology, Visiting Nurse, Podiatry, Pedicures

Room Rentals - Weddings, Parties, Business Meetings and Trainings

Drop-in Activities – Wii, Cards, Mon Jongg, Billiards

Public Information Resource

**TRENDS AND FUTURE NEEDS**

The MAC is a full-service recreation center for adults age 21 and older with an emphasis on those 55 years and older.

Baby Boomers are learning that maintaining their fitness level and wellbeing is equally as important as building their financial nest egg. Public recreation facilities must focus on meeting this need by offering first class equipment and fitness facilities. Interactive fitness equipment offering computer features that allow for competition among users, as well as being able to track personal workout results, is the new trend in the fitness industry. Today's adults know they can change the way they age by staying active to the fullest extent possible within all areas of life: physical, emotional, intellectual, social, and spiritual. Aging within these dimensions of wellness keeps adults involved, alert and enjoying a productive life.

Looking at opportunities to best meet the needs of the community might include:

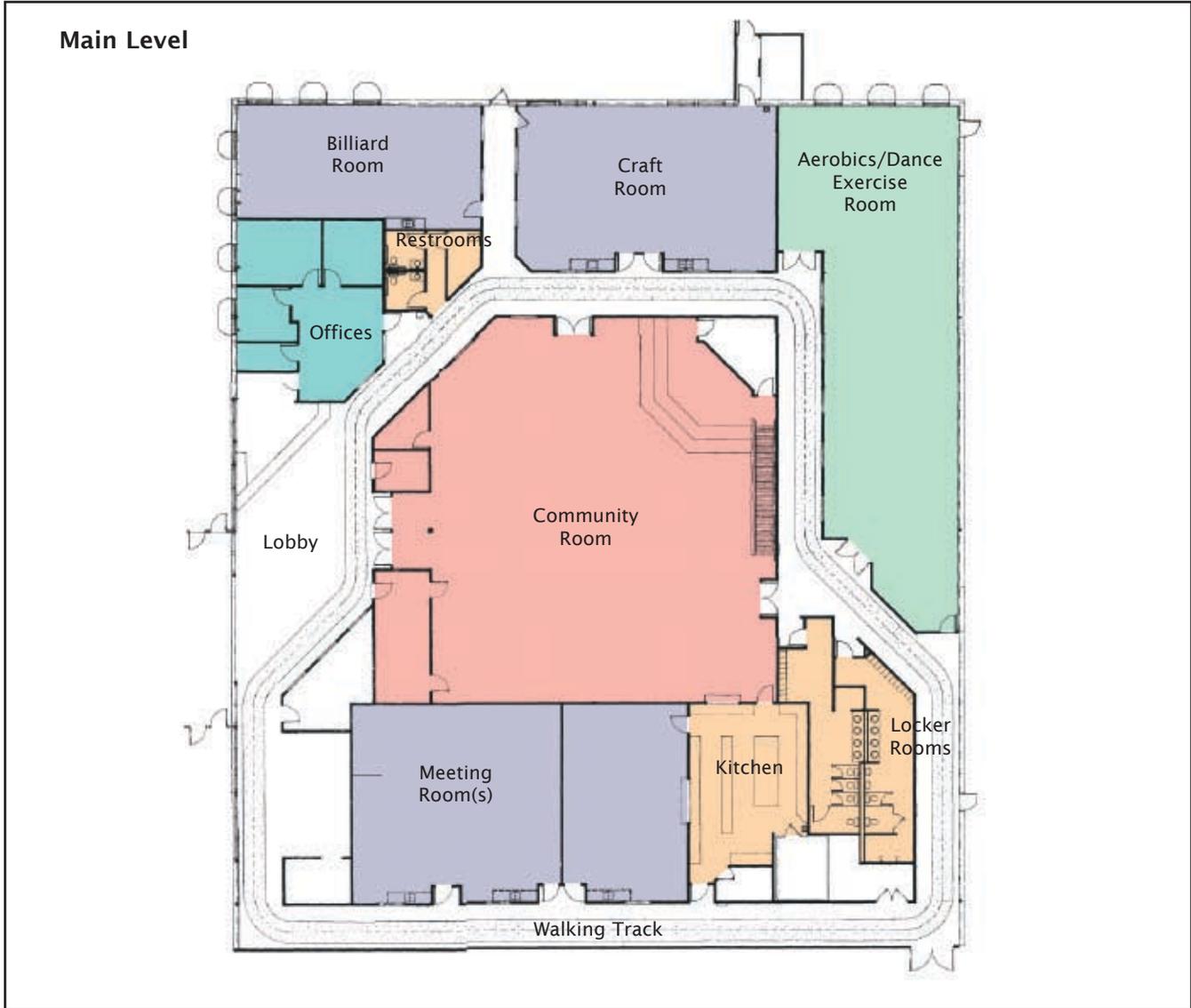
- Exploring the addition of a joint facility user pass with The Swim & Fitness Center, which offers a swimming pool, hot tubs, sauna not available at The MAC, in order to maintain a competitive edge with surrounding facilities.
- If financially feasible, open The MAC on weekend mornings to accommodate working adults
- Assessing the current use of class rooms to keep up with changing user trends based on changing interests (i.e. - remove pool tables and convert into class room space).
- Scheduled replacement of existing exercise equipment with interactive pieces.
- Replace flooring, furniture, facility fixtures, and building equipment as needed.
- Roof replacement to possibly incorporate use of solar or wind energy.
- Parking lot repair, striping, and landscape replacement as needed.
- Evaluate expanding the facility if continued growth of the mature adult population requires more facility options.

## 3295 W. 72nd Avenue

### Center Amenities

Aerobics/Dance/Exercise Room  
 Community Room w/Stage  
 Kitchen  
 Meeting Room  
 Craft Room  
 Billiard Room  
 Locker Rooms  
 Kiln  
 Walking "Track"





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**CLASSIFICATION**

Citywide leisure complex

**SIZE OF FACILITY**

35,000 square feet

**AVERAGE ATTENDANCE**

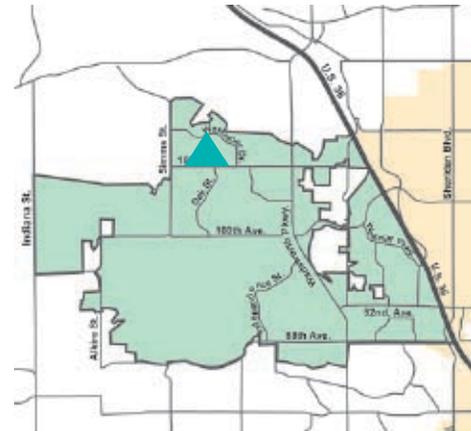
2008 Participation - 102,996

**CONSTRUCTION DATE**

2000

**RENOVATION HISTORY**

Solar panels added in 2009



**FACILITY DESCRIPTION**

- 35,000 sq.ft. Recreation Center:
- Weight Room, Gymnasium
- Indoor Track, Two Stretching Areas
- Child Care Room, Classroom
- Community Room
- Fitness/Activity Room
- Locker Rooms, Lobby
- Playground & Adjacent Trails



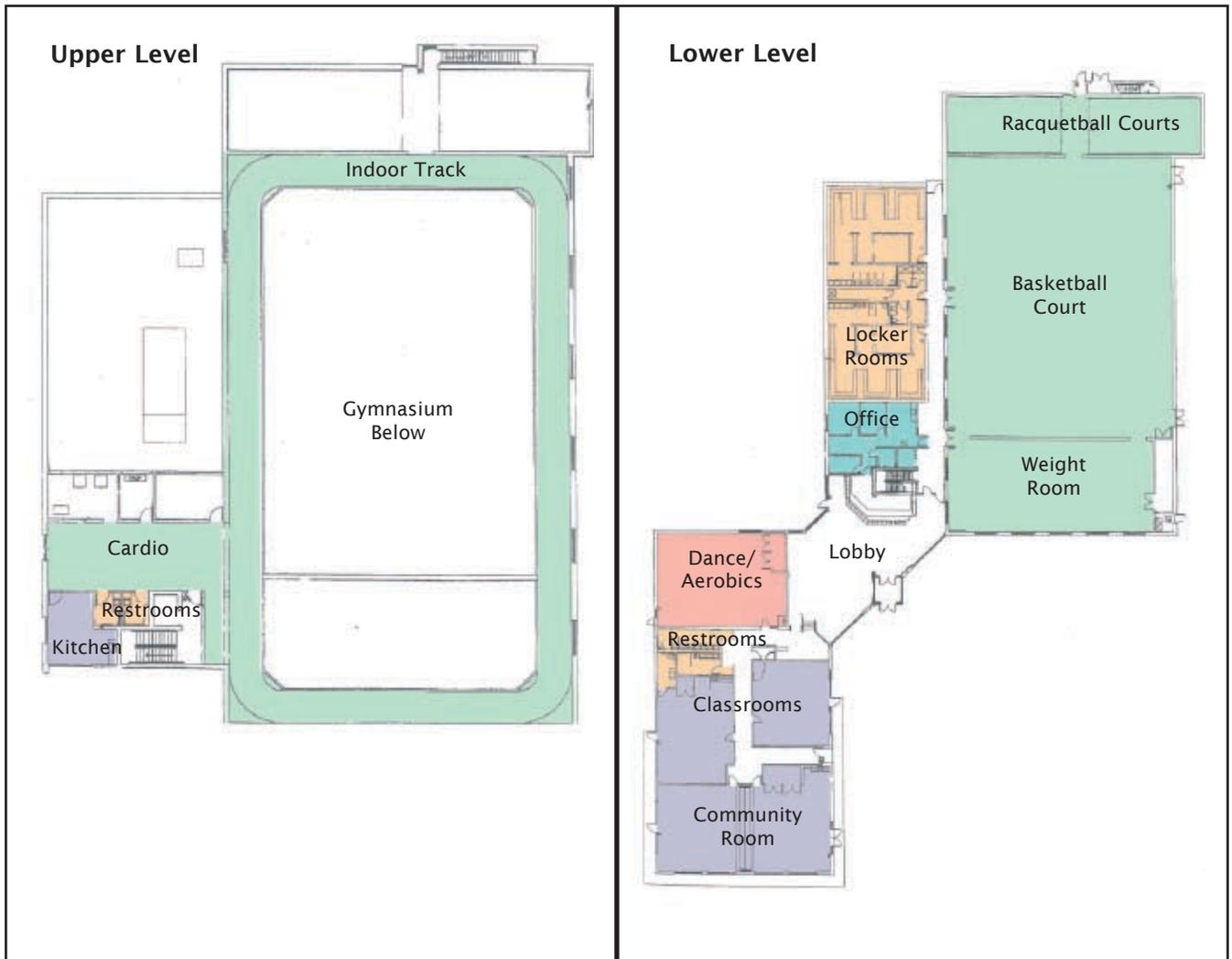
**SERVICES OFFERED**

- Strength and Cardio Fitness
- Basketball and Volleyball
- Racquetball and Wallyball
- Child Care, Preschool Classes, and Fenced Playground
- Rental rooms for Weddings, Parties, Business Meetings, etc.
- Library Access Terminals
- Recycling – Community Drop Off Site



**TRENDS AND FUTURE NEEDS**

Future considerations include construction of an outdoor/ indoor swimming pool with a warm water therapy feature. Possible construction of a water feature (i.e. waterfall with pond) to enhance the landscape and capitalize on mountain views. Consider the changing needs of the community and evaluate their fitness, wellness and physical therapy needs. Possible construction of a Multi-purpose room (capacity of 300 with moveable walls to accommodate events of varying sizes) focusing on weddings and business meetings. Incorporate a separate building housing a Mature Adult Resource Center, Branch Library, Cultural Activities Center, Teen Center, and Storage or any combination of these to create a campus atmosphere for the recreational needs of everyone. Improve environmental impacts by constructing a recycle center, using green technology where possible, adding solar and wind energy systems. These ideas depend on future available capital and operating funding. A joint venture with Jefferson County Library District will be ongoing. Energy conservation is a priority, and solar energy panels have been added to the facility.



**10747 W. 108th Avenue**

**Center Amenities**

- Gymnasium
- Aerobics/Dance Room
- Weight Room
- Racquetball/Wallyball
- Indoor Track
- Community Room
- Classrooms (2)
- Child Care
- Basketball Court
- Locker Room(s)



**CLASSIFICATION**

Indoor Sports Facility

**SIZE OF FACILITY**

35,100 square feet

**AVERAGE ATTENDANCE**

2008 Participation - 71,575

**CONSTRUCTION DATE**

1994

**RENOVATION HISTORY**

2007

**FACILITY DESCRIPTION**

- Synthetic Turf Indoor Soccer Field with Dasher Boards/Tempered Glass and Netting
- Multi-use Sport Court with Dasher Boards/Tempered Glass and Netting
- Community Room

**SERVICES OFFERED**

- Indoor Soccer
- Volleyball
- Basketball
- Sports Camps
- Party Rooms and Rentals

**TRENDS AND FUTURE NEEDS**

Evaluate alternative uses for facility possibilities include:

Youth Volleyball Programs

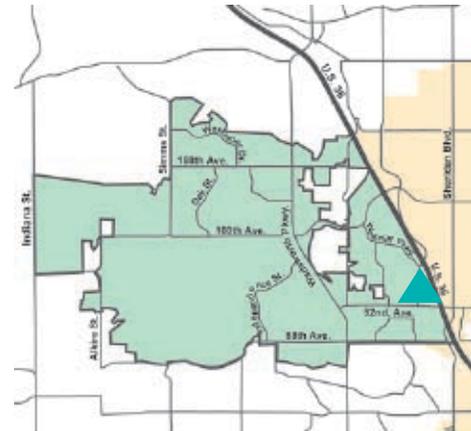
Crossover League/Tournament Play with Hyland Hills Parks and Recreation District

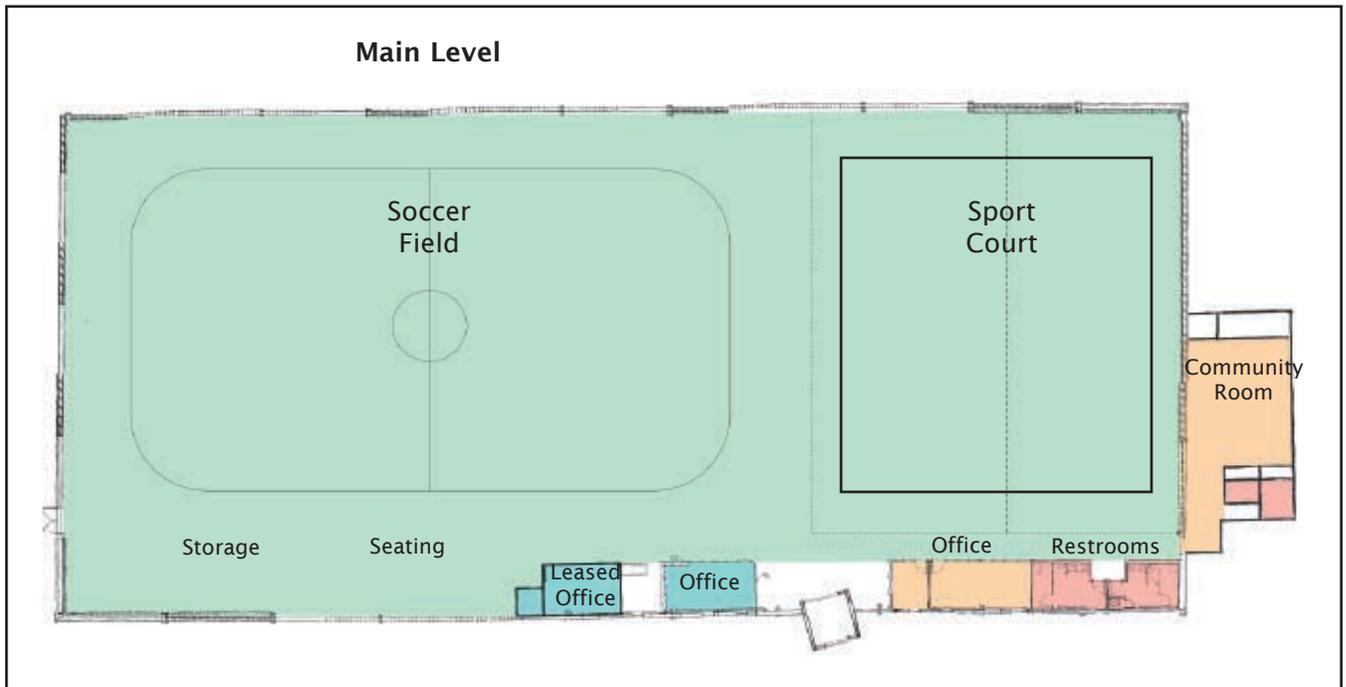
Consider development of property to the west side of the facility for programming opportunities

Replacement of synthetic turf and sport court every eight to ten years

Program additional classes in the Community Room

Ongoing maintenance to parking lot and grounds





## 6051 W. 95th Avenue

### Facility Amenities

Indoor Soccer

Sport Court - Basketball/Volleyball

Community Room



**CLASSIFICATION**

Library/Special Use

**SIZE OF FACILITY**

76,000 square feet

**CONSTRUCTION DATE**

1998

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

None at this time

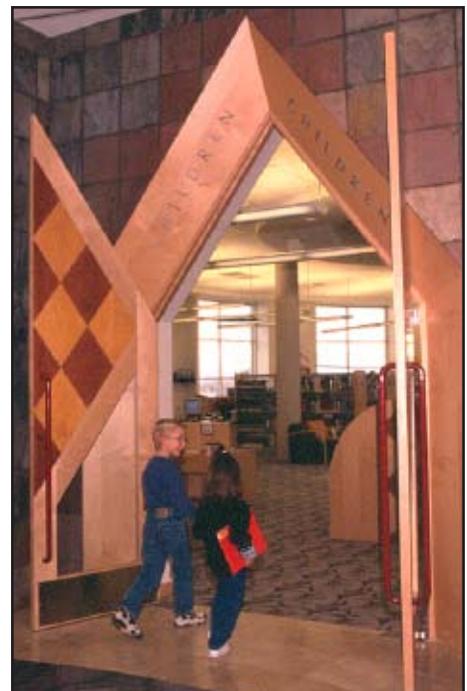
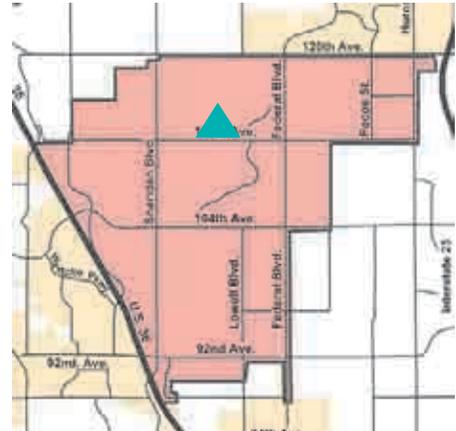
**FUTURE REPLACEMENT NEEDS**

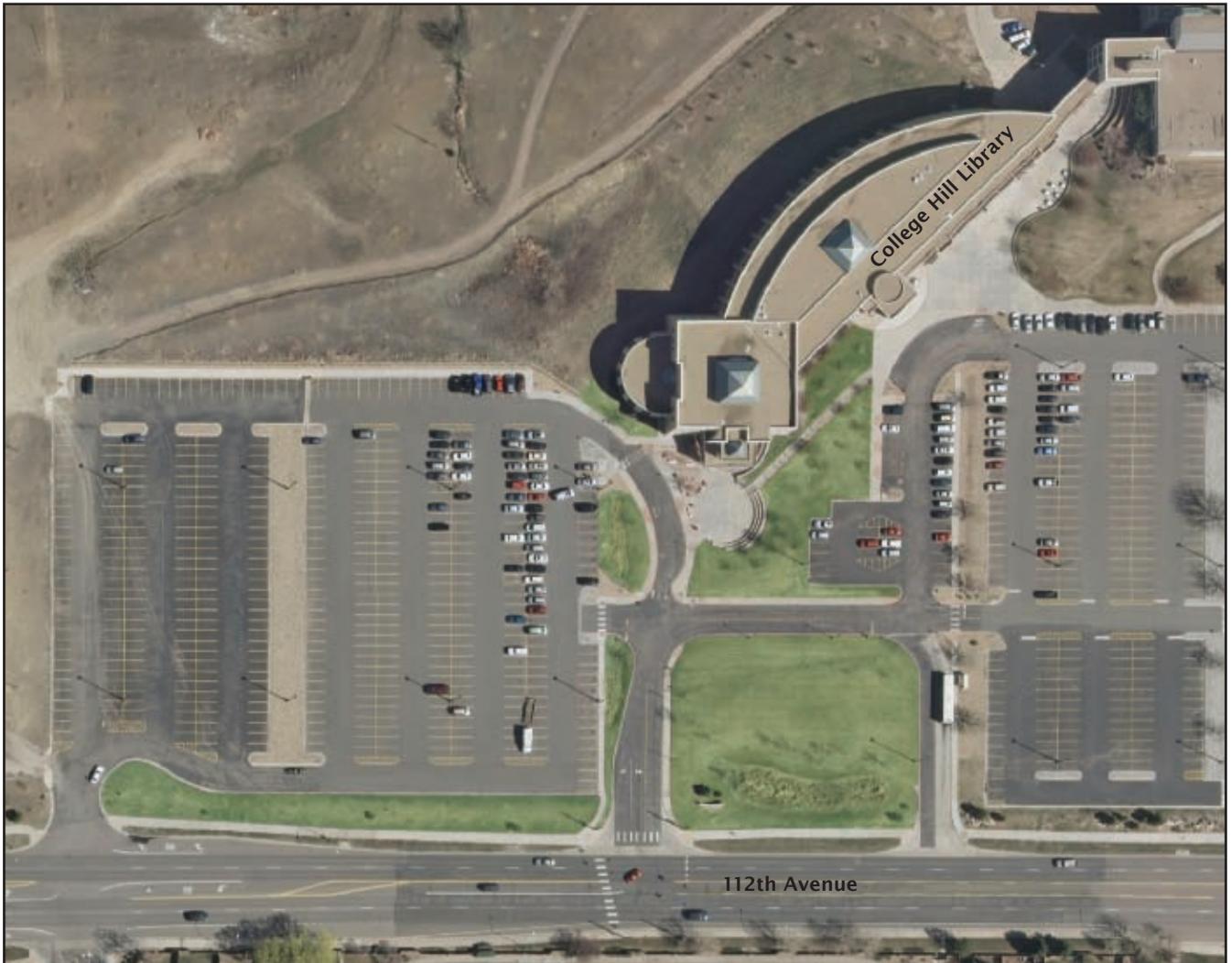
Computer hardware and software updates as needed

- Furniture, fixtures and equipment as needed
- Automated checkout machine replacement as needed
- Install radio-frequency identification (RFID) to library materials, including altering countertops if necessary.

**DESIRED MAINTENANCE SCHEDULE**

\* *Building and grounds maintained by Front Range Community College.*





## **3705 W. 112th Avenue**

### **Facility Amenities**

- Meeting Rooms
- Training Rooms
- Restroom Facility
- Multi-use Trail
- Parking
- Sculpture
- Children's Library
- 172,913 Books in Collection (2009)



**CLASSIFICATION**

Library/Special Use

**SIZE OF FACILITY**

15,000 square feet

**CONSTRUCTION DATE**

2004

**RENOVATION HISTORY**

None

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

None at this time

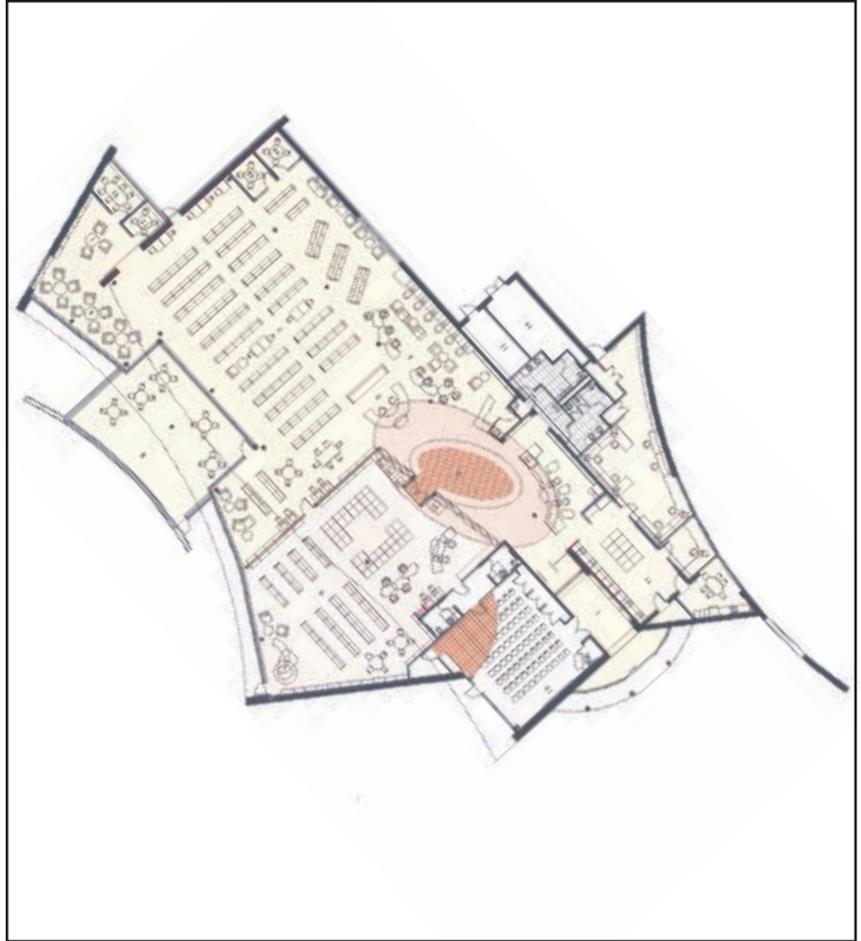
**FUTURE REPLACEMENT NEEDS**

- Computer hardware and software updates as needed
- Furniture, fixtures and equipment as needed
- Automated checkout machine replacement as needed

**DESIRED MAINTENANCE SCHEDULE**

- Upgrade the HVAC software system as necessary (estimate 5 years)
- Paint and touch up rooms as needed (estimate 2-3 years)
- Repaint exterior as needed (estimate 10 years)
- Replace windows, glazing and seals as necessary
- Install radio-frequency identification (RFID) to library materials, including altering countertops if necessary





## 7392 Irving Street

### Facility Amenities

- Children's Library
- 77,464 Books in Collection (2009)
- Meeting Room
- Outdoor Reading Area
- Restroom Facility
- Park
- Amphitheater
- Parking
- Sculptures
- Shelter



**CLASSIFICATION**

Special Use

**SIZE OF FACILITY**

940 square feet (lower level)

940 square feet (upper level)

0.459 acres

**CONSTRUCTION DATE**

1871-1876

**RENOVATION HISTORY**

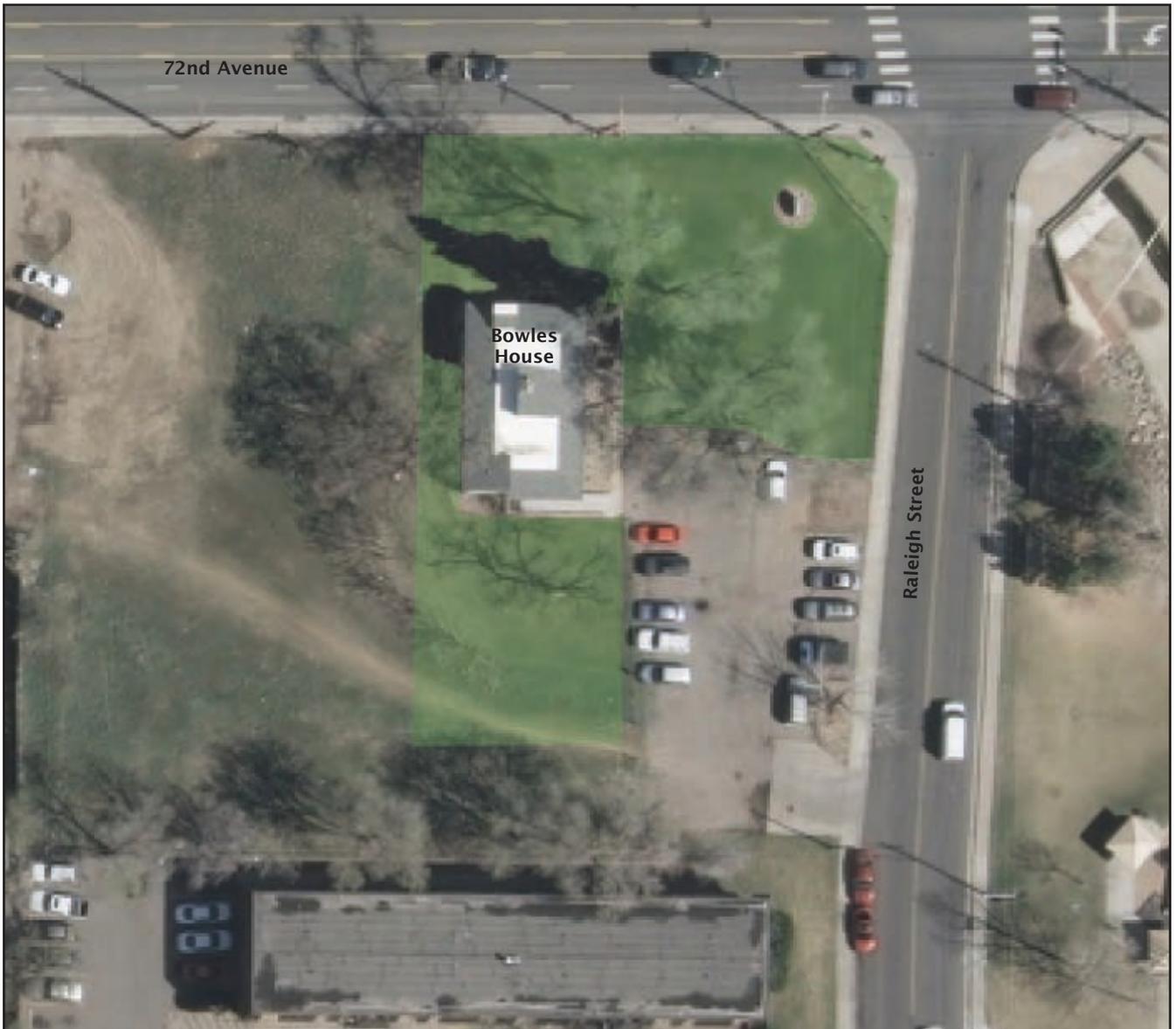
None

**ORIGINAL USE**

Edward Bruce Bowles came West in 1863 driving a herd of cattle across the plains. He homesteaded property in 1871, the year he married Elizabeth Longan. He was a breeder of fine horses and rode in the Denver Pioneer Parade each Colorado Day.

The large red brick Bowles home is listed on the National Register of Historic Places.





### **3924 W. 72nd Avenue**

#### **Facility Amenities**

Museum (Operated by the Westminster Historical Society)



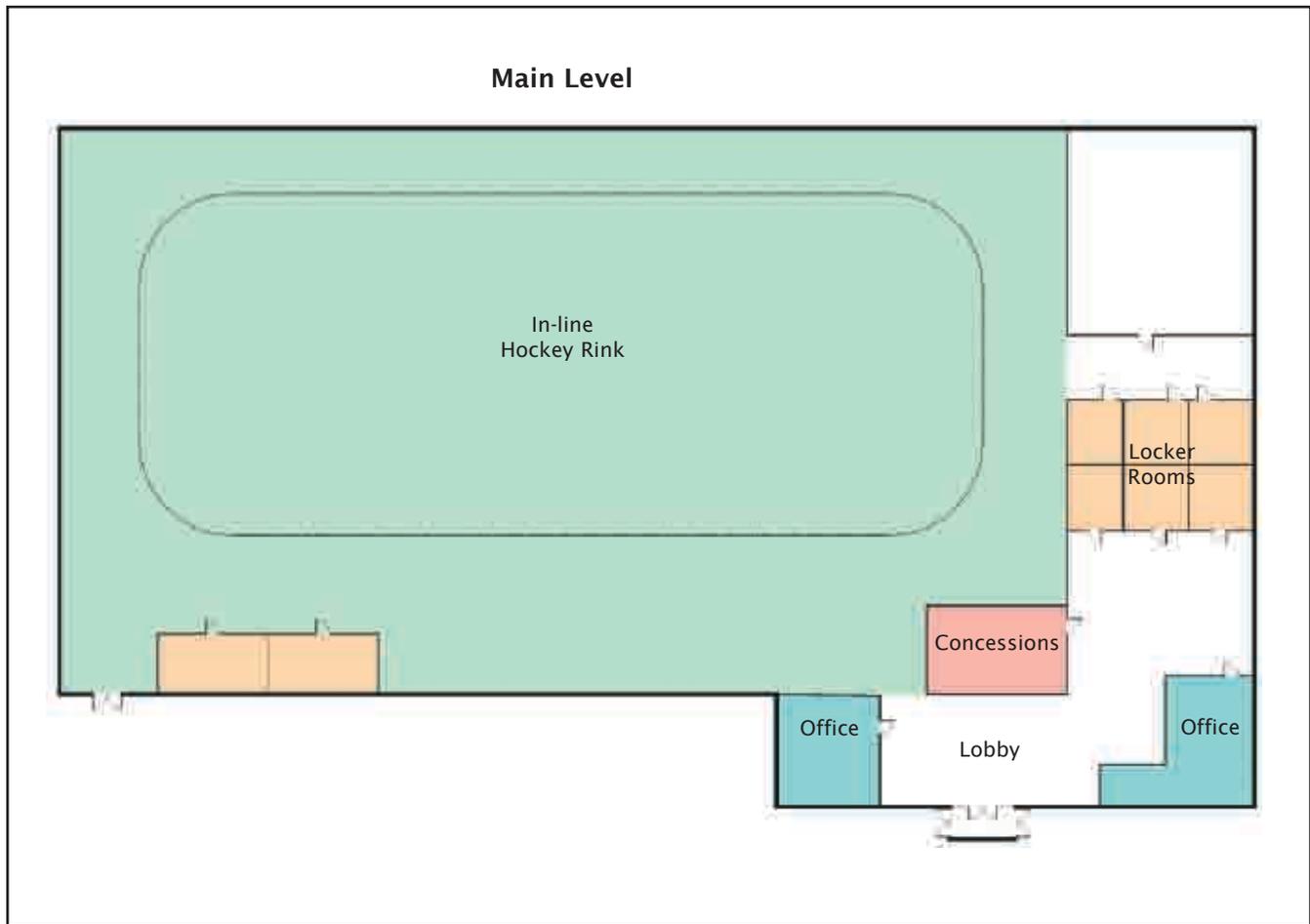
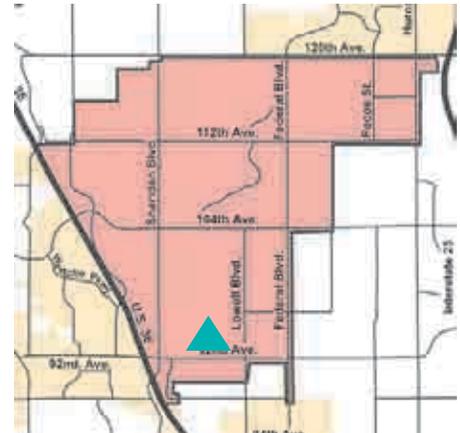
**CLASSIFICATION**

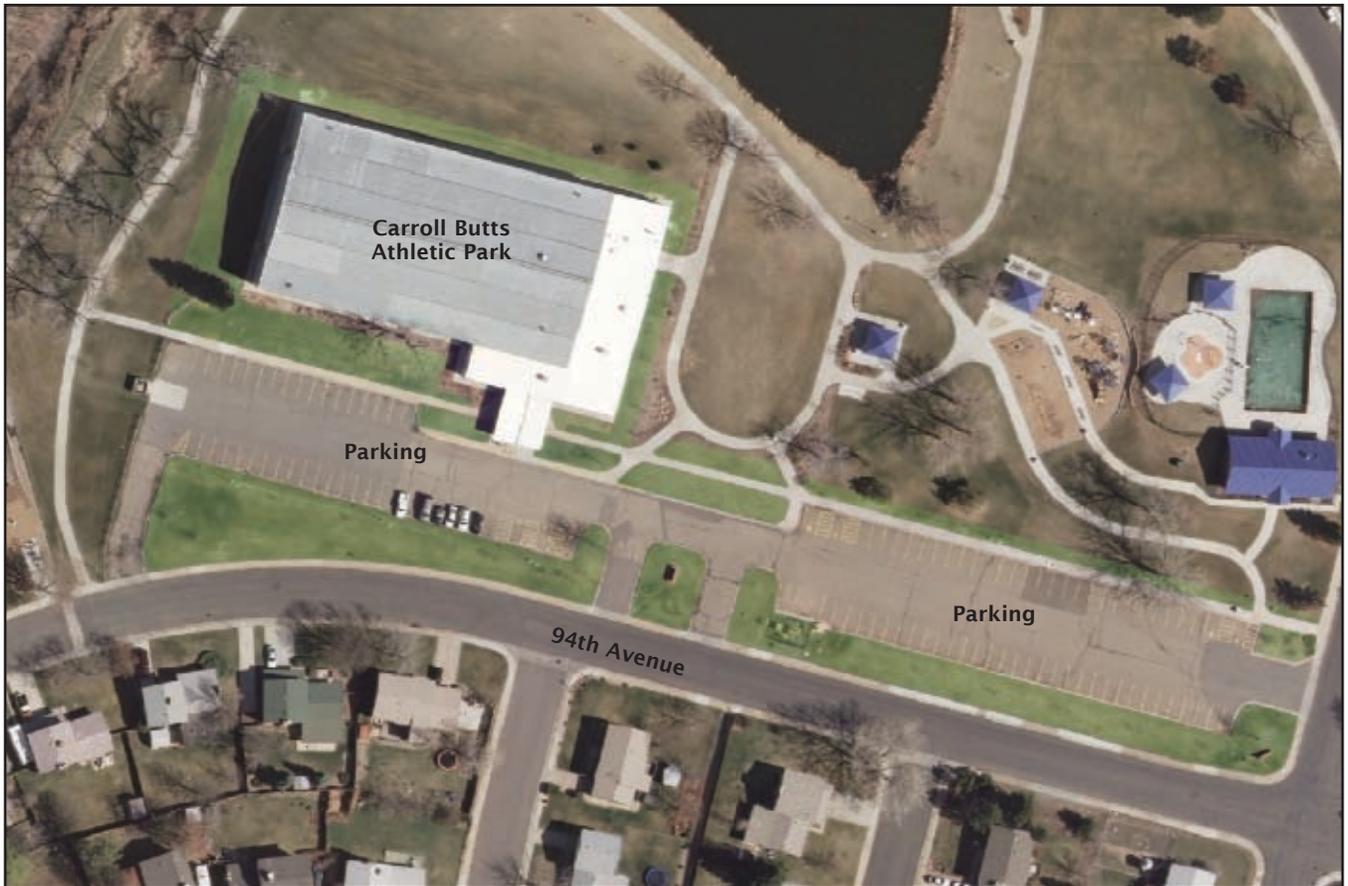
Special Use

**SIZE OF FACILITY**

35,000 square feet

\* *Carroll Butts Athletic Park is jointly owned by the City of Westminster and Hyland Hills Park and Recreation District.*

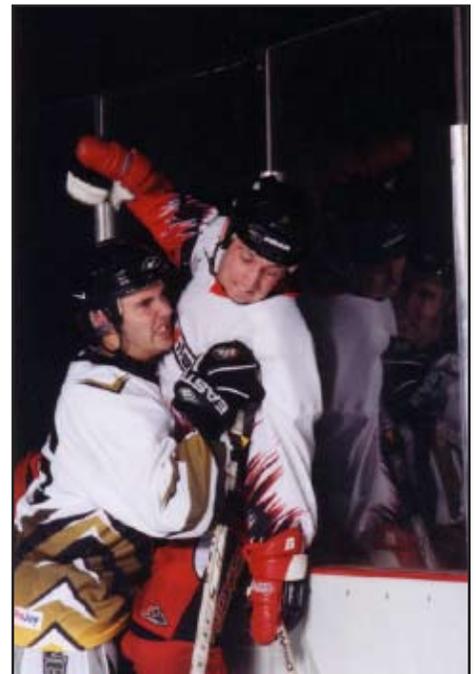




## 4201 W. 94th Avenue

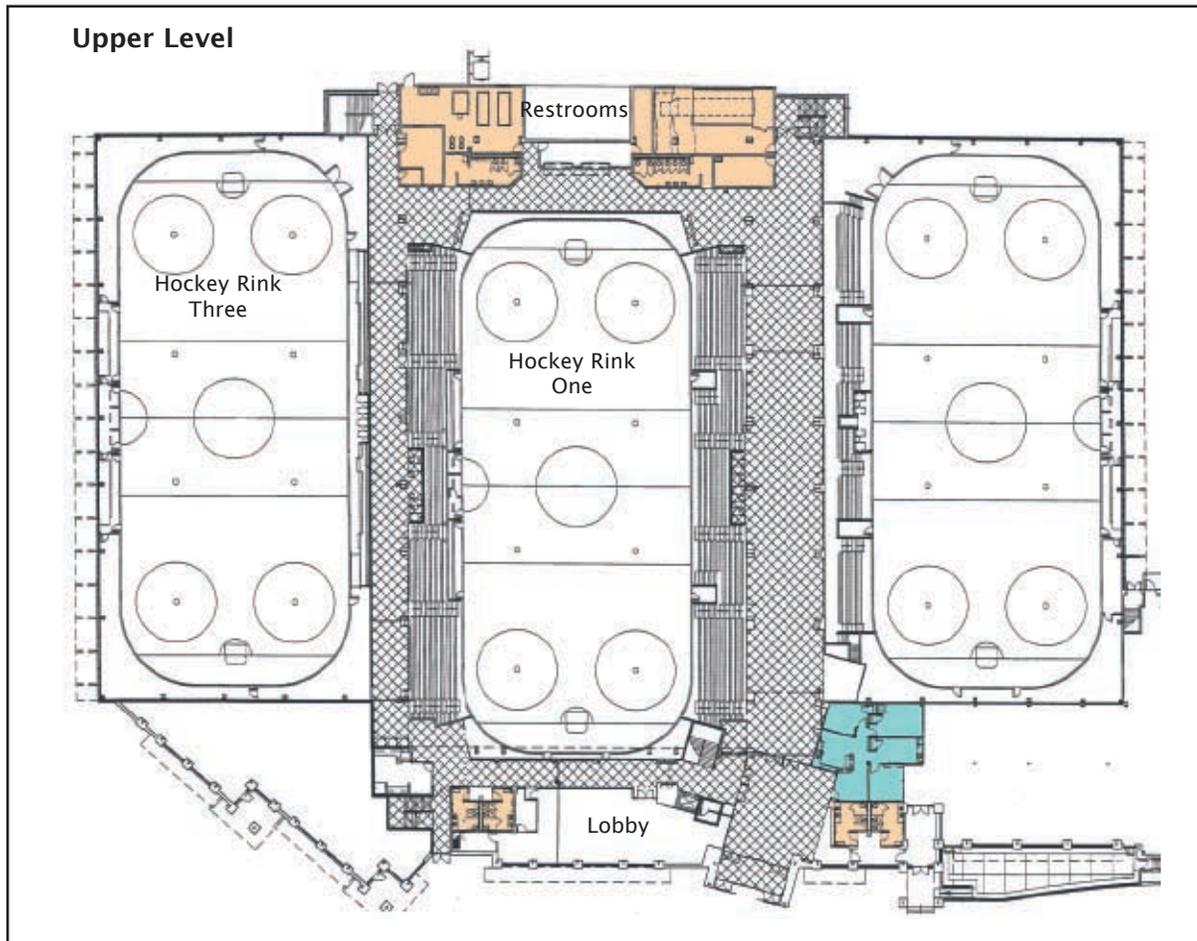
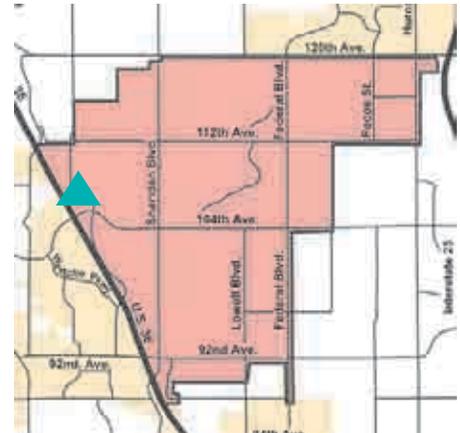
### Facility Amenities

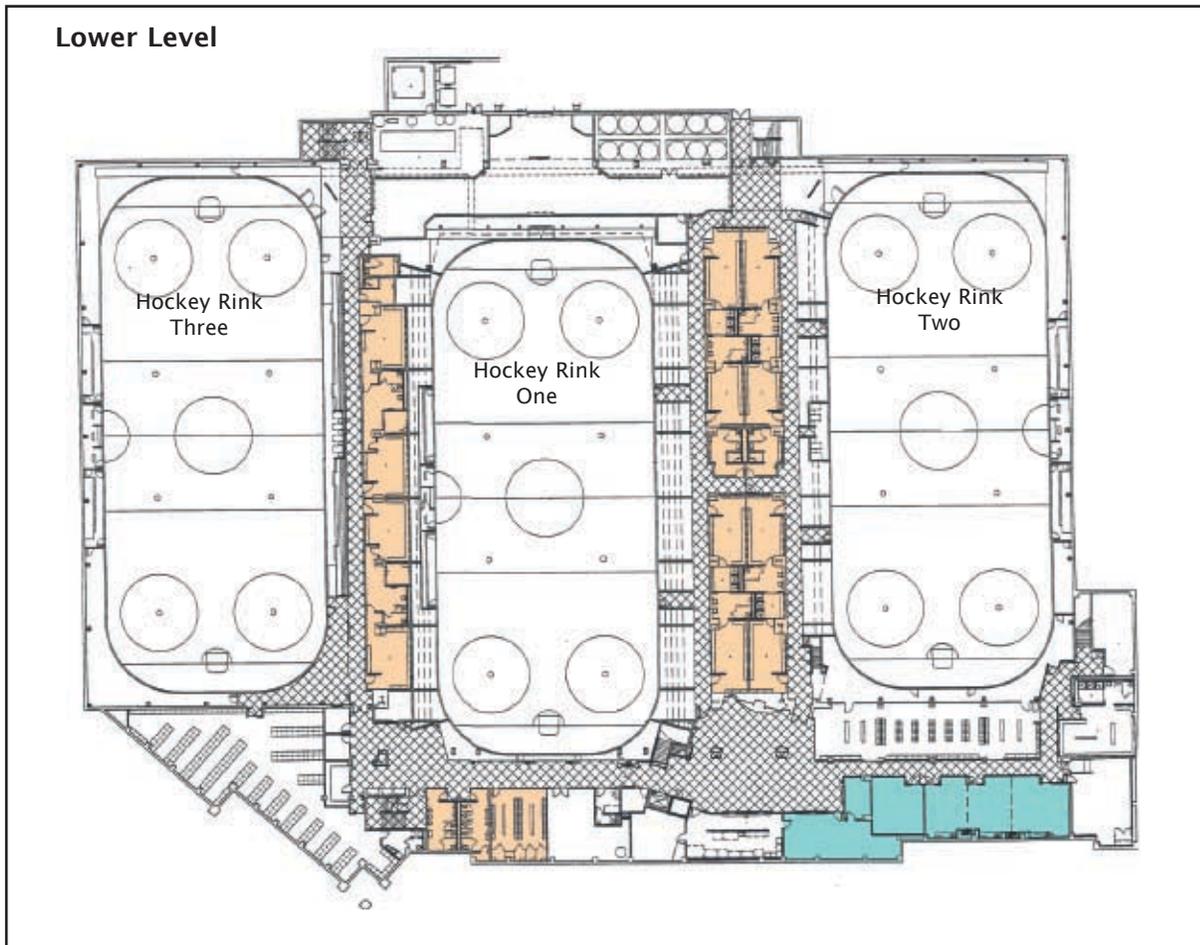
- Regulation Size Tile In-line Skating Surface
- Professional Dasher Boards
- Scoreboards (2)
- Locker Rooms
- Pro Shop
- Concessions
- Game Room
- Seats Over 500 Spectators
- Restroom Facility
- Parking



**CLASSIFICATION**  
Special Use

*\* The Ice Centre is jointly owned by the City of Westminster and Hyland Hills Park and Recreation District, and operated and maintained by the Hyland Hills enterprise.*





## 10710 Westminster Boulevard

### Facility Amenities

- Ice Skating
- Ice Hockey
- Party Rooms
- Pro Shop
- Concessions
- Retail Space
- Club Lockers
- Figure Skating Dressing Room
- Restroom Facility
- Parking



**CLASSIFICATION**

Special Use

\* All pedestrian areas at the Promenade are designated as a public park

**SIZE OF PARK**

5.02 acres

**CONSTRUCTION DATE**

1998

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

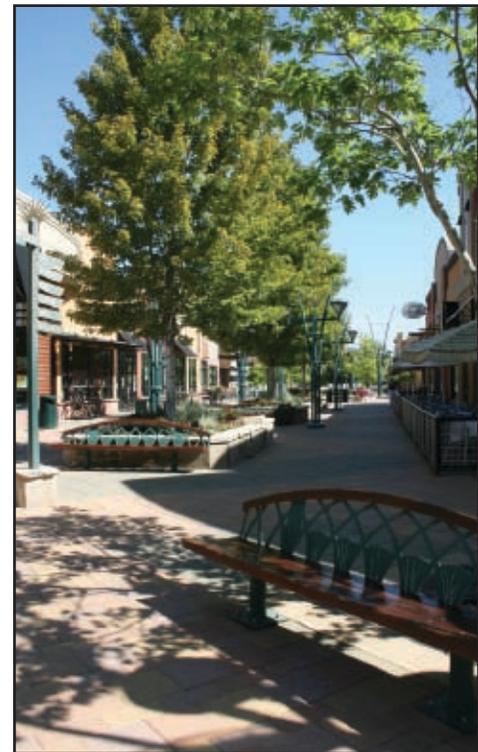
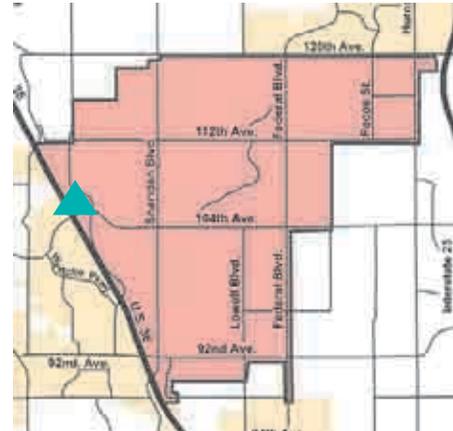
None at this time

**FUTURE REPLACEMENT NEEDS**

- Irrigation system upgrades as needed and as funds allow
- Replace landscape materials as necessary or as funds allow
- Repair or replace benches as needed
- Replace pavers in pedestrian areas as necessary and as funds allow

**DESIRED MAINTENANCE SCHEDULE**

- Mow every 7-10 days during peak growing season and as funds and staffing permit
- Fertilize turf 2 times per year or as funds allow
- Paint and touch up site fixtures as needed
- Quickly respond to any graffiti and vandalism damage
- Continue irrigation maintenance and repair as necessary
- Trim shrubs and trees as needed
- Water conservation schedule
- Maintain pumps in lake pumphouse annually
- Place seasonal decorations on display
- Maintain "Disney" philosophy in cleanliness and upkeep



5.02 Acres



**10710 Westminster Boulevard**

**Facility Amenities**

Water Fountain (1)

Interactive Water Feature

Lake

Gazebo

Pedestrian Walkways

Artwork and Sculpture

Site Fixtures

Bridge

**CLASSIFICATION**

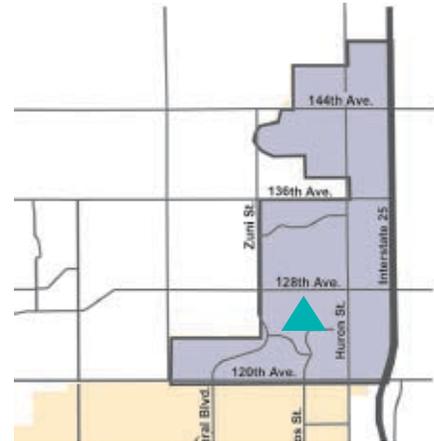
Resource Center.

**SIZE OF FACILITY**

11 acres

**POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS**

- Resource Center could include the following as demands develop:
  - Cultural Center
  - Mature Adult Center
  - Branch Library



*These recommendations are only Staff ideas, as there is no current master plan for this site. Any future master plan will be developed with resident input and will depend on available funding and ongoing maintenance capabilities. The items listed here are activities that would be appropriate for a site this size at this location.*

11 Acres



## 124th Avenue & Pecos Street

Facility Amenities

Undeveloped

## RECREATION PROGRAMS

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### RECREATION PROGRAMS

The City of Westminster offers a wide array of recreation programs oriented towards meeting the diverse needs of all ages and interests. The Recreation Division provides quality programs and events that are held throughout the City at various recreation centers, schools and park facilities. These programs focus on enhancing the well-being of the community by providing activities that address the physical, social and mental aspects of health. The City's programs are designed to provide affordable, inclusive and accessible opportunities to the residents and to facilitate healthy lifestyle choices.

The Recreation Services Division continually adjusts to the dynamics of recreation and leisure activity demands of the community. Through its affiliation with the National Recreation and Park Association and the Colorado Parks and Recreation Association, as well as observing program offerings of other local agencies, the City is able to keep updated on the local and national trends of leisure services. Division staff evaluates existing programs through participation surveys, suggestion forms, instructor feedback, and monitoring registrations and revenue. Also, by constantly evaluating participation in current activities, recording demand for new activities, and surveying existing facility users, the City is able to assess needs for future programs and facilities.

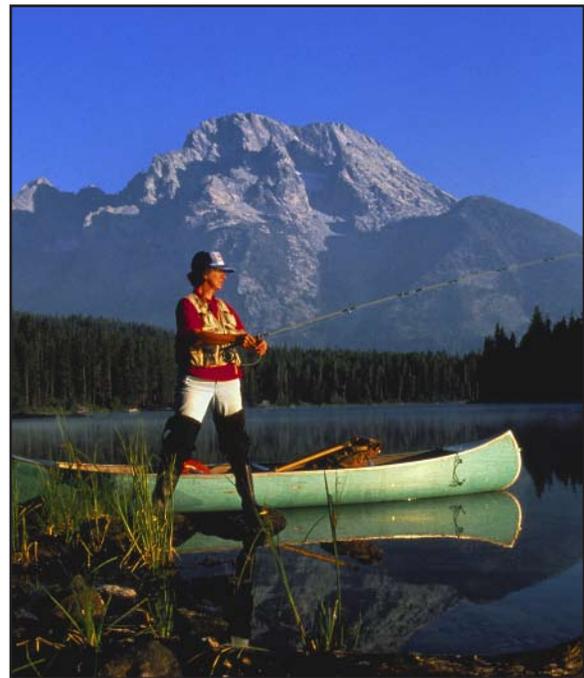
Programs and events reach a substantial segment of our population and service over 924,000 participants who engage in approximately 571,500 program hours on an annual basis. The City of Westminster's SilverSneakers®, an insurance-based program for those 65 and older, had 81,000 visits in 2008 and has become a benchmark for the region.

**Any recommendations in this report are totally dependent upon the necessary monetary resources being available to carry these changes and improvements forward. It is understood that there is no guarantee that these resources will be made available anytime soon.**

### ADULT GENERAL PROGRAMS

The City of Westminster Recreation Division offers general adult recreation and leisure classes for all

interests. Examples of the type of programs currently offered include: aromatherapy, financial planning, guitar, Italian, Mandarin and Spanish language classes, various types of dance classes (ballroom, belly, salsa, swing and tap), fly fishing and various educational classes. We also offer a year-round TaeKwon-Do program at The MAC and West View Recreation Center. These classes are designed with our highest priority in mind-- the customer. All of our instructors are experienced in their field and encourage learning to be fun.



### Trends and Future Needs

Trends in this program area are difficult to predict; however, the wide variety of programs we offer to our customers are constantly adjusted to follow current and future trends.

Future needs include additional classroom space at the City Park Fitness Center, which will be part of that facility's long range master plan. With the success of our programs, classroom space is very limited compared to the high volume of classes this division offers and additional classroom space would help alleviate this challenge. **Once again, any changes or additions will depend on available funding in order to make the future expansions a reality.**

### ADULT/OLDER ADULT ACTIVITIES

A large majority of the City's activities for older adults are programmed at The MAC, a jointly owned facility with Hyland Hills Park and Recreation District is a full-service recreation center for adults age 21 and older with an emphasis on those 55 years and older. Recreation programming at The MAC supports active aging by including programs/activities that address the multiple dimensions of wellness in a positive, safe, age-friendly facility. The MAC programs place physical wellness as the central focus along with playing a critical role in maintaining the other facets of wellbeing by offering activities in the following areas: fitness; strength training; educational seminars; computer classes; culinary classes; arts and craft classes; educational classes; day trips; extended travel; outdoor adventures including hiking, skiing, snowshoeing and biking (day and extended trips); special events; massage therapy; personal training; nutrition counseling; facials; pedicures; podiatrists; and the visiting nurse program. The center offers over 160 activities on a quarterly basis, which are currently advertised in a 28-page quarterly activities guide. The center also provides assistance with rides to medical appointments and shopping, reference and referrals, and tax assistance. The addition of the SilverSneakers® program at all of the recreation centers has provided the ability to better serve our older population throughout the City. This program is particularly successful at The MAC.



### Trends and Future Needs

The future direction of Recreation Programming at The MAC will be providing an opportunity for adults of all ages to engage in recreational activities at multiple levels of functional ability. The concept of “active aging” means staying engaged in life. Baby boomers are shattering the stereotypes of aging by: staying active in their professional lives into their 60's and 70's; viewing exercise as the best medicine; volunteering in their communities; and preserving their independence by maintaining healthy bodies and minds. Today's adults know they can change the way they age by staying active to the fullest extent possible within all areas of life: physical, emotional, intellectual, social, and spiritual. Aging within these dimensions of wellness keeps adults involved, alert and enjoying a productive life.

Another trend is incorporating medical techniques into wellness activities such as yoga, meditation, tai chi, qigong, massage therapy, reflexology, and Pilates for rehabilitation. These programs have been well accepted by today's aging adult population, in addition, the development of interactive fitness equipment offering computer features allows for competition among users. Wii games/tournaments and activities that exercise cognitive skills are seeing increasing popularity. Passive areas in the facility are seeing increased use for informal gatherings which fulfill the need for social connections. Fluctuating fuel costs and rising fees for personal transportation are increasing demand for group trips to area attractions and outdoor adventures.

### ADULT SPORTS

The wide range of City of Westminster Adult Sports Programs continue to provide quality recreational opportunities for the adults in our community. Adult basketball, volleyball and softball leagues are offered throughout the year. Basketball leagues are offered in the winter and spring and serve over 1,500 participants. Softball leagues are offered three times per year in the spring, summer and fall drawing 430 teams with over 57,750 participants. Volleyball leagues are held year round and hosts 70 teams, with over 700 participants. New to the program is the addition of senior volleyball, which is growing in popularity.

## RECREATION PROGRAMS

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The basketball and volleyball leagues are held at various schools throughout the City and at City Park Recreation Center and West View Recreation Center. All softball leagues are held at Christopher Fields. Christopher Fields also facilitates national tournaments for fast and slow pitch softball tournaments with more than 20,000 participants.



### Trends and Future Needs

Volleyball, basketball, badminton, and pickle ball leagues continue to grow as the “baby boomer” and “generation X” population continues to lead active and healthy lifestyles. We continue to evaluate programming of indoor facilities and attempt to provide a balance when offering programs and drop-in use, but we no longer have the necessary space to meet the growing demands, therefore, limiting the size of our adult leagues. We conduct a majority of our adult basketball and volleyball leagues in school facilities. Use of school gyms for leagues is unpredictable and at times cost prohibitive as the fees for usage continue to increase. These locations have become a challenge to offer consistent programs as the schools are being utilized by the local youth sports association basketball programs and the boy’s and girl’s freshman/sophomore basketball programs. Additionally, the schools usually provide us with a very erratic schedule that is difficult to work with. The use of these facilities is negotiated on an annual basis making it difficult to plan our budget.

The addition of a multi-field outdoor sports area may also help provide the community with a fa-

cility to offer the “new” sports programs they desire such as Lacrosse, which is quickly becoming a mainstream sport. Again, these recommendations are dependent upon available capital funding and buy-in from the residents.

The success at Christopher Fields has helped draw national tournaments and attention to Westminster. Installing the option to set up temporary fences at 200 feet has allowed us to attract girls fast pitch tournaments as well as to meet the needs of local little leagues.

### ARTS AND FINE CRAFTS

The arts and fine crafts program area reflects its place as a creative force in the Recreation Programs Division. A variety of classes are presented for the enjoyment of children and adults. The following areas provide a broad representation of the classes offered:

- Pottery and ceramics
- Fine art
- Glass and Jewelry
- Sculpture
- Fine crafts
- Cultural crafts

Classes are held in each of the recreation centers. City Park Recreation Center (CPRC) boasts a comprehensive pottery/ceramic studio, while multi-purpose classrooms at CPRC, West View Recreation Center, College Hill Library and The MAC are used for classes and workshops. Local artists serve as instructors for regular programming, while regional and national artists are invited to present workshops in a variety of media. In addition to classes, outreach has included the presentation of art exhibits at the College Hill and Irving Street Libraries as well as in the Westminster City Hall atrium. The National Parks and Recreation Association has twice selected the City of Westminster’s Arts, Pottery and Ceramics Program as winner of the Dorothy Mullen National Arts and Humanities Award

“Traditional” arts such as drawing and painting, along with the City’s pottery program, attract adults and children on a regular basis. Fine crafts such as stained glass, jewelry making, and wood-

working offer opportunities to create multidimensional works, while seasonal class offerings flex throughout the year to meet the demands of the marketplace.



### Trends and Future Needs

The arts maintain time-tested techniques and methods; in other cases, they embrace the latest technology. “Mud” is still used to produce beautiful ceramics works and brush strokes remain unchanged in painting. Technically superior gauges measure oxygen in kilns and the digital era has added a new dimension to photography and web based cartooning.

Arts and crafts fill a void in people’s often harried and high-tech lives by providing an opportunity for hands-on creativity. As the world becomes more complex and automated, people are turning towards “the arts” to complete their lives and help them find balance.

To meet the anticipated future needs for arts and crafts program, purchase and replacement of specialized equipment such as kilns and pottery wheels will be purchased as funds become available.

### AQUATICS

Westminster is a three-time National Excellence in Aquatics award winner. Aquatics programming is an important piece of recreation as a whole. This is evident in the number of facilities with aquatics venues and the vast number of guests they service. The City currently provides the following amenities at our aquatics facilities: two indoor multi-purpose pools, two hot tubs, a diving well, two warm water teaching/leisure pools, and two outdoor pools. On average, there are more than 2,500 classes offered each year, with a total of over 14,000 participants. In addition, 7,500 guests enjoy a variety of water fitness classes each year. The City also offers two youth recreational swim teams (one year-round and one seasonal), lifeguard classes, adult lessons, pool rental opportunities, birthday party packages, and private swimming lessons.

In 2009 City Park Recreation Center began renovation to the aquatics and locker room area. This renovation will better meet the needs of the community and stay competitive with surrounding organizations.



## RECREATION PROGRAMS

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### Trends and Future Needs

Future trends include diversifying aquatic offerings for the ever changing demographics of the Westminster community. Exploring the option to enhance facilities to better accommodate the aging population as well as young families is thought for consideration. Multi-generational warm water therapy pools are ideal for aquatic therapy as well as provide a warm environment for young swimmers. Future considerations could also include additional aquatic facilities at the West View Recreation Center, the Swim & Fitness Center and in future planning of additional facilities. The two outdoor pools currently existing in Westminster are not net-revenue producing and consideration for re-design of the pools may be beneficial, particularly at the Kings Mill site.

Trends in pool disinfection systems continually change and it is recommended the City research and evaluates these alternative disinfectant systems. The use of ozone at City Park Recreation Center is environmentally and bather friendly and decreases the need to use chlorine and the facility will have a new, state of the art, ozone disinfectant system installed during the renovation. We will continue to adapt to the needs of our residents in an ever changing area and will evaluate the merits of updating the other pools in the City. The use of ultraviolet lamps (UV) treatments could be evaluated for the City's flat water pools.

In addition, many health care providers are prescribing patients utilize water for non-impact therapy and exercise. Splashpads with interactive water play features in parks or in existing pools is another cost effective trend.

In order to compete with surrounding facilities, here is a list of programs and facility amenities recommended by staff to offer in the future:

- Adaptive aquatics
- Aquatic therapy
- Specialized water training for adults
- Water games/activities/sports for all ages
- Special events
- Arthritis aquatics
- Underwater treadmills
- Adding a spray ground or other similar amenities to an existing facility

It should be noted that most aquatic facilities are labor and cost intensive to build and maintain and are often required to be subsidized. If new aquatic facilities are to be built in the City, it should be recognized that a financial commitment would also be required to subsidize these venues. Unless a program or facility improvement can be self-sustaining, the feasibility of any of these programs being implemented within the next five years is unlikely. The current and projected economic climate in the City does not appear to allow for any significant growth in facilities or programs over that time period.

### FITNESS

The City of Westminster's fitness programs continue to evolve keeping pace with current fitness trends while addressing the needs of the community. The high cost of health care has fueled both a growing interest in preventative health care and the role fitness plays in that objective. The City's fitness program has responded by providing a wide variety of classes that focus on improving weight management, cardiovascular health, balance, posture, muscular strength and endurance goals. In addition, free and low-cost wellness seminars have been added to our program listings. Topics include "Learning Fat Facts," "Eating Well-Aging Well," "Foot and Ankle Health," and "Feeding a Healthy Heart" to name a few. To address the fitness and wellness needs of the growing older population, the City's fitness program explored the benefits of the SilverSneakers® Fitness Program to the Westminster community.

In the fall of 2006 the SilverSneakers® Fitness Program partnered with the City to provide a comprehensive older adult fitness program at two of the City's facilities. Today this program is offered at five Westminster Recreation Centers, serving over 3,000 SilverSneakers® members. This program has not only provided the local older adult population with a variety of fitness classes, social events and valuable health-related workshops, it has had a significant impact on fitness revenues. In 2008 this program generated over \$190,000 in revenue and with Baby Boomers entering retirement age this program is projected to have continued growth in the years to come.



An increasing number of recreation guests are guided by their practitioners and health professionals to seek out facilities that offer these programs to address their post-therapy program. A future trend to bridge the gap between fitness and the medical field is on the rise. A post-therapy care plan is needed that transitions patients from therapy to regular exercise programs at technology-equipped fitness facilities.

The recent economic downturn has created some challenges in maintaining informative and effective programs. However, it has also encouraged staff to find innovative, affordable ways to bring wellness to the Westminster community.



### Trends and Future Needs

Westminster's Fitness Programs have long been a front runner in providing the newest in fitness programs and design. The expansion into the portion of the City Park Fitness facility recently vacated by the Colorado Rapids has provided a unique opportunity to develop a compatible lease agreement with a wellness-oriented business as well as to expand growing programs. In November 2008, Fit Physical Therapy began leasing space in the facility, which has set the stage for a unique collaboration between the medical and fitness fields. The facility is expected to benefit from physical therapy clients transitioning to a familiar setting, easing the shift into prescribed aftercare options. Guests would also have the added benefit of direct contact between the therapy specialist and the aftercare provider.

Lastly, the recent City Park Fitness Center expan-

sion project has provided additional space offer a variety of alternative therapy options. These programs could include options such as cardiac rehabilitation, occupational therapy, chiropractic services, rolfing, podiatry, cranial massage and egoscue. Offering these treatment options such as these will broaden participation efforts and enhance service options for the community.

### PRESCHOOL

Westminster preschool and tot programs offer classes for the youngest of users. From birth through six years of age, parents can find options for everything from educational programs to specialty classes, including cooking, art, dance, music, tumbling and sporting classes. The philosophy of the preschool and tot program is to provide a positive, fun and safe environment that provides a high-quality program with a balanced, progressing curriculum, allowing children to grow and develop according to their age. The preschool program services over 6,000 participants per year.

### Trends and Future Needs

Preschool is a relatively new educational tool in America and parents are more inclined to introduce their children to preschool prior to kindergarten. Research shows that quality preschool programs that emphasize strengthening social and emotional skills through play have positive effects on all areas of a child's development. Westminster is able to provide this format at a reasonable cost without the "daycare" feel, thus drawing parents to the City's recreation centers for their preschooler's educational needs.



## RECREATION PROGRAMS

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Considerations for further growth include having an additional preschool space in any future phase of improvements at the Swim and Fitness Center. Preschool programming in south Westminster has been limited by the fact that this facility does not have a playground or space that is appropriate for preschool classes. A preschool space could serve as a dual space, allowing the facility to provide childcare for fitness programs, which is also a future need.

Recent trends include healthy competition among the preschools in the US, and the federal government is also taking measures to make preschool education available for all. Enrollment has increased nationwide during the last ten years as the pressure for more highly educated children entering kindergarten is becoming a focus. The Westminster Preschool program has been responding and adjusting to this trend since 1975. The program has been expanded in 1980, 1987, 1993, 2002 and again in 2007.

### YOUTH SPORTS

Westminster's youth sports programs emphasize development, participation and fun for youth 4 to 15 years of age. The goal of each program is to teach basic sports fundamentals, enjoyment of the game, and sportsmanship. Competition is encouraged, but not at the expense of the athlete's development. The City's youth sports programs attract over 4,000 participants per season in programs such as youth soccer leagues and soccer and basketball camps.

Cooperative programming with Hyland Hills Park and Recreation District and several volunteer Little League Baseball programs enhances the youth sports offerings to the community. Hyland Hills offers youth basketball and football, while Little League Baseball programs serve over 2,000 players from Westminster.

### Trends and Future Needs

The trend of youth sports is to offer developmental camps that emphasize basic sports fundamentals for ages 5 to 7 years and leagues focusing on ages 8 to 15 years for team competition. Possible future sports leagues and camps could include volleyball and lacrosse.

Recommendations for the youth sports area include the addition of another multi-field outdoor sports area. With the numerous fields needed for the size of the soccer program and the relationship with over seven different little leagues, field use is an ongoing issue.



### YOUTH/TEEN PROGRAMMING

The Youth and Teen recreation program reflects the needs of youth and parents in the community. A variety of classes are available for the enjoyment of children ages 6-15 years of age year round. Providing youth a means to express themselves creatively has been a priority and is accomplished by offering a variety of dance instruction and martial arts. The following provides a sampling of the classes and programs offered:

- Recreation and Competitive Dance
- Enrichment classes
- Science and Nature
- Red Cross Babysitting
- Tae Kwon Do
- Spring Break Trips
- Winter Camp
- Summer Youth/Teen Camps

In an effort to limit idle time among middle-school-aged children, the City partnered with area school districts to provide after-school activities such as intramural basketball and volleyball, archery, weight training, rock climbing, photography, etc. Camps provide parents an affordable option to keep children occupied and engaged during scheduled



school breaks. Additionally, youth programming has helped children reinforce school subjects by providing instruction in math and reading skills as well as offering fun programs related to science and foreign language.

The City was also a front-runner in providing youth a recreational-based option on Friday evenings from 7 to 11 p.m. For over ten years, a private company has utilized the City Park Recreation Center as a safe haven for parents to drop their children off for swimming, dancing, gym activities, and much more. The average attendance on a Friday evening is 500 middle-school-aged children.

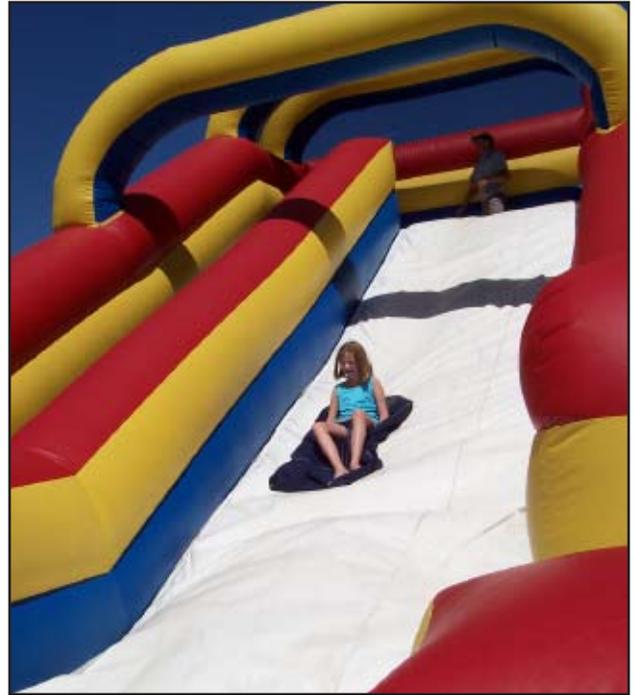


### Trends and Future Needs

Recommendations for youth and teen programs include additional full-day camps and trip programs during fall breaks and conference days. A teen program for 11 to 14-year-olds that mirrors the youth winter/spring programs is needed as a safe alternative for parents of young teens. These programs would be designed to meet the needs of this special age group since most young teens do not believe that they need to be in “daycare” It is staff’s goal would be that any new teen programs be self-sustaining. It is recommended that a staff committee look at some dedicated space for a teen room within the recreation centers. College Hill Library has already created a designated teen area.

### SPECIAL EVENTS

The City of Westminster is proud to offer an impressive array of special events including The Mayor’s Easter Eggstravaganza, the Father Daughter Ball, summer concerts, movies in the park, the 4th of July Celebration, the Holy Cow Trail Stampedo, Westminster Faire, Halloween Carnival, craft fairs, Santa’s Shop, and the Holiday Lighting Ceremony. More than 32,000 community members attend these special events every year. The City’s free and low-cost events encourage family participation, stimulate cultural awareness, and enhance the quality of life for Westminster residents and visitors. No matter what time of year, there is always an event or fun activity for the entire family to enjoy.



### Trends and Future Needs

There is an increased demand for new special events, most notably movies in the park, and an increased need for partnerships and collaboration with local businesses to make them happen. With the current state of the economy residents are turning to free and local events to entertain themselves and their families. Again, this of course depends upon securing additional funding through outside private sponsorships.

# RECREATION PROGRAMS

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## OTHER FOCAL AREAS OF RECREATION PROGRAMMING

### Computerized and On-Line (Internet) Services

As the ease and popularity of using computers and the internet continues to grow, the commitment to stay on the cutting edge to provide access to these services remains high. With the City of Westminster Citizen Survey results indicating that a high percentage of Westminster households have Internet access, we continue to expand our recreation services available on-line. In addition to the current ability for citizens to register for recreation programs and reserve park pavilions via our City's website, Parks, Recreation and Libraries could potentially offer additional services online, such as; community room and classroom rentals; personal trainer and massage appointments; sale of Standley Lake seasonal boating permits and daily usage passes; campsite rentals; and tee time reservations at both golf courses. When the opportunity for growth in the City budget presents itself, Recreation staff may propose purchasing software packages for some service upgrades.

### Marketing and Promotions

The success of the City's recreation programs is directly related to the success in marketing the multitude of choices that the City of Westminster has to offer in the area of recreation services. Assessing and determining ways to best share that information is an on-going effort. Retaining customers is an important part of our marketing plan as well as attracting new participants.

Marketing for the Recreation Division is done in a variety of ways including: the seasonal Activities Guides, through the City's website, City publications including City Edition and Weekly Edition, the cable channel, flyer distribution through some of our local schools, booths at special events, advertising in the local paper, and email just to mention a few. We have also developed monthly promotions that offer benefits to both facility users as well as program participants.

### Trends

Although there are many tried and true methods for marketing such as personal contact with the

customer, and face to face recognition, some of the newer trends include the more high-tech industry of "social marketing," which includes blogging, email correspondence/newsletters, face book, text message communication and new updated website design. Staff will continue to keep abreast of current communication and technology trends in marketing and take advantage of the most efficient ways to communicate our programs and events to the public.

## FUTURE PROGRAMMING CONSIDERATIONS

### Special Needs Programming

Special needs recreation is a program area that has room for growth. Providing programming for special needs populations offers the community a missing link and can provide a liaison between the City and the special populations served. With the clarification of the Americans Disability Act, the City anticipates more interest in both inclusive and segregated programming and as participants are more educated of their rights in accessing and utilizing programs.

### Diversified Programming

Outreach to different cultures within Westminster's community is an essential aspect to providing services to our diverse population. A more concentrated effort in marketing and program development needs to take place to better establish and maintain a relationship with the various cultures within the City.

### Youth and Family Fitness and Wellness

Reaching out to youth and families with health and wellness-oriented programs is not only a trend, but part of a grassroots movement to address the obesity epidemic. Some programs are currently being offered for these segments of our population, but much more could be done to address the 51.7% of overweight adults in Colorado that the Center for Disease Control (CDC) has identified and to reduce the burgeoning number of youth who are obese.



### **Trends**

Based on available data on national participation from the National Recreation and Parks Association, along with Staff observations, the City has identified the following areas that seem to be leveling off, or in some cases, declining in interest:

- Tennis
- Racquetball
- Youth baseball

The list of national activities growing in interest is much more extensive and includes:

- Fitness and wellness
- Bicycling
- Lacrosse
- Youth and Adult soccer
- All types of seniors activities

### **Summary**

Providing quality, affordable programs that enhance the community's quality of life remains the primary focus of the Recreation Program Division. The City of Westminster strives to provide a well-balanced approach to providing programs and continues to monitor trends and the economy to best utilize available funding and resources.

### TRAILS AND OPEN SPACE

Preserving open space throughout the City has been a priority in Westminster for more than 24 years. Since 1985, when voters first approved a sales tax specifically earmarked to acquire and maintain open space, the City has taken giant steps to preserve the natural lands in the community. Westminster was only the second city in Colorado to enact a sales-tax funded open space acquisition program.

As of October, 2009, approximately 2,730 acres of natural open space, or 13% of the City's land area, have been preserved. Reaching 15% open space is a goal the City strives for. These vital open space areas preserve important view corridors, provide buffers between development zones, protect sensitive wildlife and plant habitat, preserve open, rural landscapes, protect creek and irrigation canal corridors, and enhance recreational opportunities for residents through a series of interconnected trails. These natural areas, water bodies, tremendous vistas and panoramas, characteristic terrains and native flora and fauna are intended to be preserved and protected for the enjoyment of this and future generations.

One of the outstanding amenities provided to the citizens of Westminster is the city's trail system. More than 74 miles of off-road trails have been developed within Westminster's open spaces and parks, and an additional 21 miles are proposed. Within street right-of-way, 9.5 miles of trails exist. Our residents enjoy more than 100 miles of continuous City and regional trails along, and connecting to, the Big Dry Creek and Little Dry Creek corridors. The Big Dry Creek Trail is one of the jewels of the open space system, extending nearly 12 miles from the eastern boundary of the city at I-25 to Standley Lake. Other trails available for jogging, biking, wildlife viewing and enjoying the outdoors have been constructed along the Farmers' High Line Canal, Walnut Creek and Little Dry Creek.

Parks, open spaces, and trails within the City



continue to remain a priority for Westminster residents. Since 1985, the 0.25 percent (2.5 cents on a \$10 purchase) sales tax has been extended by voters five times: 1989, 1991, 1994, 1996, and most recently, in 2006 when voters approved an additional bond sale of up to \$20 million (\$12 million for Open Space acquisitions, and \$8 million for Parks).

The objective of the Open Space program is to promote a high quality of life for citizens of Westminster through the preservation and protection of the natural environment which has given Westminster much of its character. As Westminster continues to grow, open spaces should be provided and woven into the fabric of



the City. They are intended to obtain a balance and harmony between physical development and open space for the benefit of Westminster citizens. Preservation of open space in all parts of the City will foster appreciation of the natural environment, provide increased opportunities for passive recreation, and improve the quality of life. It is the goal of the program to obtain 15% of the land in the City for open space.

Potential sites for acquisition for Open Space shall satisfy at least one of the following criteria:

- *Aesthetics:* Unique or dramatic visual impact; protection of scenic view corridors; visual enhancement of primary transportation corridors; unique view from site; natural features that enhance quality of life (e.g. rock formation, body of water, trees)

- *Protection and Preservation:* Protection of environmentally sensitive features (e.g. wetlands, trees, native grasses, wildlife and wildlife habitat, floodplain)

- *Location:* Spatial definition of urban area; protection of sole remaining undeveloped land within large developed area of the City; geographical distribution throughout City; key link or extension/addition to existing park/open space area; proximity to existing or proposed urban shaping and open space buffers; access; large number of potential beneficiaries.

- *Use Potential:* Ability of the land to be used for passive recreational purposes including trail linkages; potential secondary benefit to community (e.g. watershed protection, drainage, or regional detention areas, water wells, erosion control, public safety, floodplain preservation, solitude, noise buffer, ancillary historic preservation); continued agricultural production.

- *Need for Immediate Action:* Development pressure; development status; potential to remain as open space; attitude of property owner.

- *Acquisition Consideration:* Availability of land; ease of acquisition; price of land; significance of economic loss to the City; potential for increase in price in the near future; potential for acquiring other sources of funds.



The Open Space Advisory Board provides public input and makes recommendations to City Council regarding prospective open space acquisitions. Working with Staff, the Board is responsible for identifying and prioritizing potential open space acquisitions to maintain and protect the aesthetic, historical, cultural and significant natural resources of the City. This open space acquisition plan must remain confidential to allow the City to negotiate competitive prices for land purchases.

An additional staff committee appointed by the City Manager determines rules and regulations for the management of open space sites administered by the Parks, Recreation and Libraries Department. This committee, known as POST (Parks, Open Space and Trails), reviews acquisition proposals before they are formally sent on to City Council. This committee is also responsible for developing the various wildlife management plans now in place for Westminster's open spaces.

### MANAGEMENT PLANS

The City is in the process of creating a long-term comprehensive Open Space Management Plan. At the time this Master Plan was printed, the following elements of that management plan have already been adopted:

#### **Prairie Dog Management Plan**

This plan was prepared and adopted by City Council in 2004 and addresses suitability of all open space sites for prairie dog populations. All open sites were evaluated for specific biological factors needed for prairie dog inhabitation which were then used for the classification of the parcels.

#### **Beaver Management Plan**

This plan was adopted by City Council in 2008 and establishes a plan for managing an acceptable level of beavers along Big Dry Creek, protecting as many native trees as possible, and planting new native trees as replacements.

#### **Coyote Management Plan**

This plan was adopted by City Council in 2009 and establishes a pro-active approach to coyote issues. This policy focuses on education of the public concerning coyote issues. The policy also provides a monitoring program as well as a hazing program to instill the fear of humans back into coyotes.



**CLASSIFICATION**

Open Space/Special Use

**SIZE**

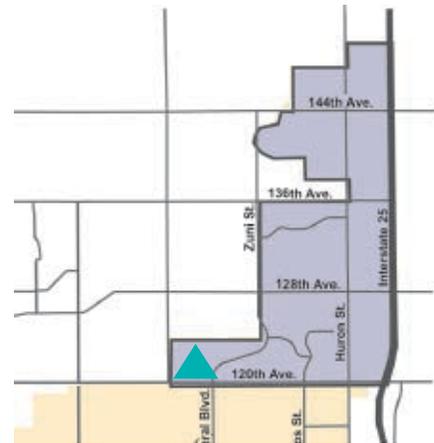
152 acres

**ACQUISITION**

2006 (Purchased through an Intergovernmental Agreement between the City of Westminster and the City and County of Broomfield)

**RENOVATION DATE**

None at this time



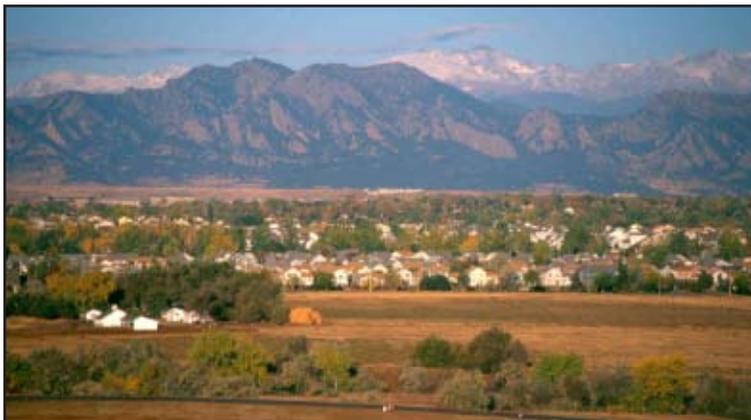
**ORIGINAL USE**

The property was originally settled by members of the Gay family in the late 1800's. In 1943, John Metzger purchased the property for use as a farm, renovated the farmhouse and constructed nine outbuildings. The building types and placement within the farmstead show evidence of planning that was related to the idea of how a model farm in the mid-1900's should be constructed. All of the trees surrounding the farmhouse were planted by Metzger, who also constructed the man-made ponds on the site. The northern portion of the site was eventually developed for crops, and evidence of irrigation can still be seen on the site.

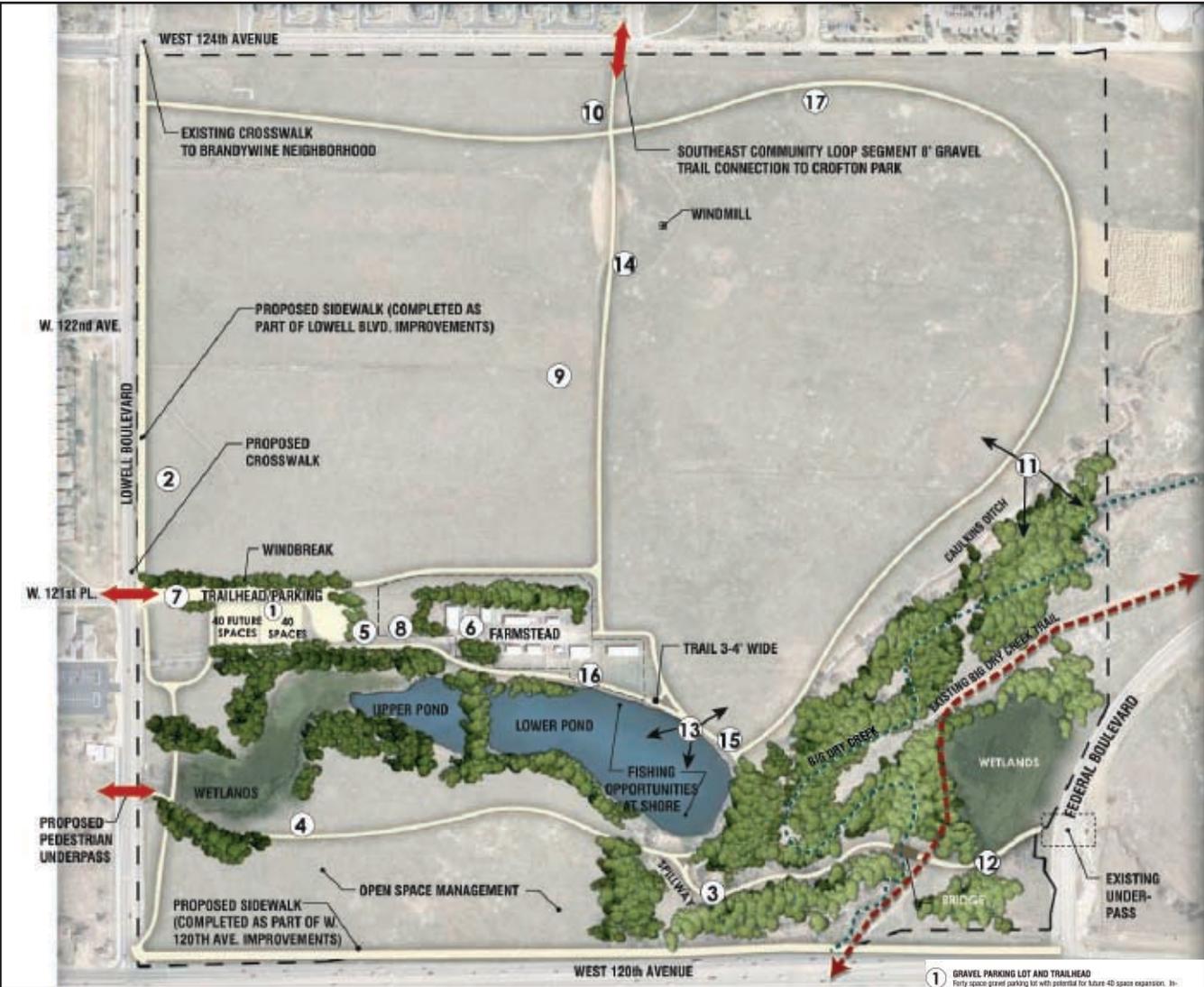
**POSSIBLE FUTURE DEVELOPMENT AMENITIES**

The Conceptual Master Plan was crafted in 2007-8 through a collaborative effort between the cities of Broomfield and Westminster and involved both communities' Open Space Advisory Boards and City Councils. Highlights of the plan include:

- Stabilization and exterior renovation of select buildings
- Interpretive signage at the farmstead, barns, and sheds
- Regional trail connection to Big Dry Creek Trail
- Two miles of walking trails throughout the farmstead
- Overlook / fishing pier
- Overlook for wildlife viewing
- Parking, and an area for school bus drop-offs



152 Acres



**Metzger Farm  
 Conceptual Master Plan  
 120th Avenue & Lowell Boulevard**

Historic farm



- 1 GRAVEL PARKING LOT AND TRAILHEAD  
 Forty space gravel parking lot with potential for future 40 space expansion. Includes bus drop-off, van-to-let enclosure and landscaping
- 2 IRRIGATION REUSE LINE  
 Irrigation tap meter at reuse line, irrigation mainline to farmstead entry, and drip irrigation at farmhouse planting
- 3 TRAIL - TRAILHEAD TO BIG DRY CREEK  
 Cluster trees trail from trailhead at parking lot to Big Dry Creek. Includes bridge at Big Dry Creek and wetland work at Lowell Blvd, and along Big Dry Creek Trail, wetland planting
- 4 TRAIL - LOWELL BOULEVARD TO LOWER POND (SOUTH SIDE)  
 Connection to Lowell Blvd, by underpass and trail along south side of ponds
- 5 SITE AMENITIES  
 Benches and trash receptacles
- 6 FARMSTEAD CORE  
 First level building stabilization on all structures except pump house. Includes decorative fencing and post-and-rail and maintenance gates
- 7 SITE SIGNAGE  
 Entry, regulatory, and some interpretive signage
- 8 INTERPRETIVE SIGNAGE AT FARMSTEAD  
 Signs at farmstead (signage on structures) for self-guided tours
- 9 DRYLAND FARMING AT NORTH PASTURE  
 The north pasture may remain as grassland or could be converted to dryland farming with some grazing on the eastern portion of this site.
- 10 TRAIL TO CROFTON PARK  
 Gravel tree-trail on the existing historic farm access road to the windmill
- 11 TRAIL AND OVERLOOK AT CAULKINS DITCH  
 Cluster trees trail from farmstead to Caulkins Ditch Overlook. Includes structure of overlook, benches, and trash receptacles
- 12 TRAIL TO FEDERAL BOULEVARD UNDERPASS  
 Cluster trees trail from Big Dry Creek to existing Federal Blvd underpass
- 13 FISHING DOCK AND OVERLOOK  
 Flanking dock/overlook structure at lower pond. Includes trash receptacles
- 14 NORTH PASTURE FENCING  
 Includes interior site fencing at the north pasture and livestock gate, for a maximum of 6 cows
- 15 PICNIC AREA  
 Small picnic structure, picnic tables, benches, and trash receptacles
- 16 PERIMETER FENCING AT FARMSTEAD
- 17 NORTH LOOP TRAIL  
 Trail along the perimeter of the site



13.3 Acres

**OPEN SPACE & FORESTRY OPERATIONS**



**10001 Alkire Street**

**Facility Amenities**

Open Space and Forestry Offices

Maintenance and Storage Facility



**CLASSIFICATION**

Open Space/Special Use

**SIZE**

4.4 Acres (Originally a 160 acre homestead tract)

**CONSTRUCTION DATE**

1881 (Western 2-story portion)

1961 (Eastern 1-story portion)

**ACQUISITION**

1990

**RENOVATION DATE**

2008 (Farmhouse exterior restoration)

**ORIGINAL USE**

The farm is representative of the nineteenth-century and early twentieth-century agricultural history in Westminster. The farm was settled in 1881, and formally established in 1882 when Charles and Julia Semper purchased 160 acres. Between 1882-1916, the farm produced wheat, oats and barley crops, grazed cattle, and also housed a horse, dairy cows, sheep, garden, and an orchard.

After Julia Semper’s death in 1916, Charles Semper sold the farm to brothers George and John Allison. Over time, the tract was reduced through subdivision until it reached its 4.4 acre size.

**POSSIBLE FUTURE DEVELOPMENT AMENITIES**

- Demonstration farm
- Restore out-buildings
- Open Space preservation
- Trails



## 4.4 Acres



### 9215 Pierce Street

#### Amenities

Examples of Westminster's early agricultural history, including:

- Historic 1880's Farmhouse

- Ancillary Buildings

- Irrigation Ditch

- Historic Orchard Trees

Allison Community Gardens at Semper Farm

- Reservable Garden Plots\*

Access to Regional Trail

- (Farmers' High Line Canal Trail)

Parking

\* *Denver Urban Gardens (DUG) leases the property from the City and maintenance is shared with the gardeners.*



## WESTMINSTER HILLS OPEN SPACE OFF-LEASH DOG PARK

### CLASSIFICATION

Open Space

### SIZE

1,000+ acres overall

Dog Park: approximately 430 acres

### CONSTRUCTION DATE

n/a

### RENOVATION DATE

2008 (Parking lot, water service, fencing & landscape)

### POTENTIAL FUTURE DEVELOPMENT RECOMMENDATIONS

- Establishment of native grass
- Additional trails
- Additional signage
- Prairie dog population reduction as necessary

### FUTURE NEEDS

- Ongoing land management
- Trail improvement

### DESIRED MAINTENANCE SCHEDULE

- Quickly respond to any graffiti and vandalism damage
- Seeding of native vegetation
- Noxious weed management
- Wildlife management
- Signage maintenance

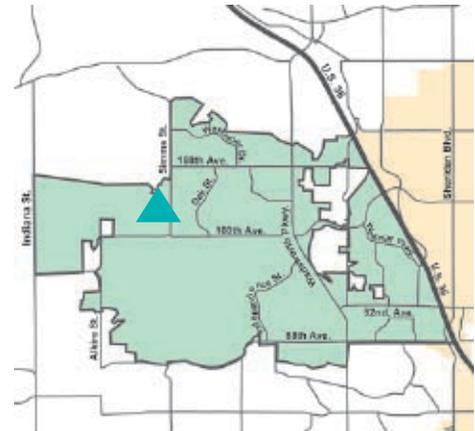


photo courtesy of Tom Calkins



# WESTMINSTER HILLS OPEN SPACE OFF-LEASH DOG PARK



## 10555 Simms Street

- Open Space Amenities
- Parking Area
- Unfenced Off-leash Dog Park
- Mower Reservoir



*photo courtesy of Tom Calkins*

**PROPERTIES ACQUIRED BY CITY OF WESTMINSTER  
OPEN SPACE PROGRAM TO October, 2009**

**BIG DRY CREEK CORRIDOR**

<b>Property</b>	<b>Acreage</b>	<b>Acquired</b>
Sheridan Green PLD ( <i>adoption</i> )	34.60	2009
Bradburn Park, Strip of Land at Southern Boundary ( <i>adoption</i> )	0.80	2009
College Hills PLD ( <i>adoption</i> )	9.50	2009
Feldman ( <i>purchase</i> )	4.51	2008
Doulos Ministries ( <i>purchase</i> )	38.00	2008
Phye, West of U.S. 36, North Side of Westcliff Subdivision ( <i>donation</i> )	1.80	2006
Family in Christ, 99th Place & Wadsworth Blvd. - East Half ( <i>purchase</i> )	2.15	2006
Metzger Farm ( <i>Purchased by both Broomfield &amp; Westminster</i> )	152.00	2006
Purebred Arabian Trust ( <i>purchase</i> )	6.39	2006
Family in Christ, 99th Place & Wadsworth Blvd. - West Half ( <i>purchase</i> )	1.90	2005
Westbrook, Tract B ( <i>PLD</i> )	1.02	2005
Huron 128, Big Dry Creek at Huron Street ( <i>donation</i> )	11.60	2004
( <i>Less ROW from Open Space for Huron Street roadway improvements</i> )	-2.69	2004
McGuire, 128th & Pecos ( <i>purchase</i> )	3.97	2003
( <i>Less Parks Adoption for Big Dry Creek Park</i> )	-1.80	2009
Ochsner Properties, Independence Drive at Wadsworth Parkway ( <i>purchase</i> )	1.53	2003
Front Range Community College II ( <i>management agreement</i> )	24.00	2003
Bradburn Filing No. 1, 116th Way ( <i>PLD</i> )	2.00	2002
Fairways Office Park, 124th & Federal ( <i>purchase</i> )	31.50	2001
Park Centre ( <i>adoption</i> )	6.60	2001
Village at Harmony Park, 128th & Zuni St. ( <i>PLD</i> )	7.59	2001
Isles, 99th Ave and RR tracks ( <i>purchase</i> )	0.16	2000
Murphy, 99th Ave and RR tracks ( <i>purchase</i> )	0.30	2000
Susmarski, 99th Ave and RR tracks ( <i>purchase</i> )	1.10	2000
Broomfield Associates, at 128th and Zuni St. ( <i>purchase</i> )	6.26	1999
Hawn, near US 36, including Hylands Creek connection ( <i>purchase</i> )	65.11	1999
( <i>Less Sale of Open Space for Westminster Gateway development, in exchange for the acquisition of floodplain along Walnut Creek</i> )	-0.13	2008
Lang, West Side of Old Wadsworth at 99th Ave. ( <i>purchase</i> )	4.40	1999
Collonade, Southeast Corner of 100th & Wadsworth Pkwy ( <i>PLD</i> )	3.87	1998
Federal Square, part 2 ( <i>purchase</i> )	40.57	1998
Foster 2, South of 120th & Lowell ( <i>purchase</i> )	56.09	1998
( <i>Less sale of Open Space for the Academy of Charter Schools site</i> )	-23.88	2004
( <i>Less sale of Open Space to Kinglet, LLC for roadway improvements at the 118th Avenue and Lowell Boulevard intersection in the Bradburn development</i> )	-1.28	2005
Hassig, 120th & Federal ( <i>purchase</i> )	4.03	1998



## OPEN SPACE INVENTORY

### BIG DRY CREEK CORRIDOR (continued)

<u>Property</u>	<u>Acreage</u>	<u>Acquired</u>
Presbyterian Church		
West of Front Range Community College ( <i>donation</i> )	1.86	1998
Sheridan 116,116th & Wolff ( <i>purchase</i> )	10.04	1997
3M/Adams County, 116th& Wolff ( <i>purchase</i> )	4.89	1997
( <i>Less Sale of Open Space for Wolff Street roadway construction in the Weatherstone development</i> )	-1.29	2000
Tejon 128 – II ( <i>purchase</i> )	28.30	1997
( <i>Less Parks Adoption for Big Dry Creek Park</i> )	-19.50	1997
College Hills Northeast of Front Range Community College (PLD)	6.14	1996
Cotton Creek PLD, 112th & Vrain ( <i>adoption</i> )	6.11	1996
Francis/Melody 110th & Sheridan ( <i>purchase</i> )	10.14	1996
( <i>Less Parks Adoption for City Park</i> )	-8.20	2009
Koleski, north of 120th & Federal ( <i>purchase</i> )	43.30	1996
( <i>Less ROW from Open Space for Federal Pkwy roadway improvements</i> )	-5.58	1996
( <i>Less Sale of NW corner to Broomfield as part of the Metzger Farm acquisition, for expansion of Broomfield's wastewater treatment facility</i> )	-5.64	2006
Park Centre, East of Doulos Ministries Campus ( <i>donation</i> )	0.92	1996
Westbrook and Sunstream PLD's, West of Wadsworth ( <i>adoption</i> )	25.78	1996
Westcliff PLD, 98th & Old Wadsworth ( <i>adoption</i> )	11.20	1996
Bogg, 130th and Huron Street ( <i>partial donation</i> )	26.29	1995
Foster, Southwest of 120th & Federal ( <i>purchase</i> )	50.00	1994
Home Farm PLD ( <i>adoption</i> )	2.58	1994
FRICO/Bull Canal wetlands/Caulkins Ditch, 128th & Zuni ( <i>purchase</i> )	44.09	1994
Front Range Community College ( <i>adoption</i> )	70.00	1994
Federal Square, 120th & Federal ( <i>donation</i> )	8.43	1993
May, adjacent to Bull Canal wetlands, near 128th &Huron ( <i>donation</i> )	1.50	1993
Northpoint, 104th & Pierce, at City Park ( <i>purchase</i> )	23.90	1993
( <i>Less Parks Adoption for City Park</i> )	-11.10	2009
Transamerica, adjacent to Bull Canal, wetlands at 130th & Pecos ( <i>purchase</i> )	2.28	1993
Bruchez, 99th and Wadsworth Pkwy ( <i>partial donation</i> )	23.28	1992
Church Ranch, 98th and Wadsworth Pkwy ( <i>purchase</i> )	26.00	1992
Hawn-Hewit, East of Sheridan at 110th ( <i>purchase</i> )	7.70	1992
Life Fellowship, West of Front Range Community College ( <i>purchase</i> )	3.33	1992
( <i>Less Parks Adoption for Westfield Village Park</i> )	-1.00	2009
Starika, 112th & Vrain ( <i>partial PLD</i> )	5.50	1992
( <i>Less Parks Adoption for Westfield Village Park</i> )	-0.90	2009
Tejon 128, South of 128th at Tejon ( <i>purchase</i> )	23.75	1992
<u>Martin, 112th &amp; Vrain (<i>purchase</i>)</u>	<u>11.54</u>	<u>1991</u>
<b>SUBTOTAL: BIG DRY CREEK CORRIDOR</b>	<b>919.21</b>	<b>56 Tracts</b>

Open Space Program

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<b>Property</b>	<b>Acreage</b>	<b>Acquired</b>
<b><u>LITTLE DRY CREEK CORRIDOR</u></b>		
DePalma ( <i>purchase</i> )	6.60	2009
Spresser ( <i>purchase</i> )	0.80	2009
Heitman ( <i>purchase</i> )	4.50	2007
Culbreath Estate/Spresser at 7480 Sheridan ( <i>purchase</i> )	2.36	2004
Guildner, East of Lowell at W. 69th Avenue ( <i>purchase</i> )	4.70	2002
CDBG, east of Sheridan south of W. 75th Avenue ( <i>adoption</i> )	6.70	2001
England Park ( <i>adoption</i> )	1.90	2001
Fireplace Equipment - final, along LDC @Lowell ( <i>purchase</i> )	1.52	1998
Guildner ( <i>purchase</i> )	1.40	1997
Fry & Co - Pomponio ( <i>purchase</i> )	1.09	1997
Fireplace Equipment, along LDC @Lowell ( <i>purchase</i> )	1.60	1996
Oswald ( <i>purchase</i> )	0.39	1996
Pfeifer/Lebsack ( <i>purchase</i> )	3.63	1996
Lebsack ( <i>purchase</i> )	2.11	1996
Wood Creek PLD, West of Sheridan @76th ( <i>adoption</i> )	7.91	1996
Hidden Creek PLD ( <i>adoption</i> )	4.24	1996
Burlington Northern Railroad ( <i>license agreement</i> )	0.21	1996
Sundstrand Company ( <i>permanent easement</i> )	1.17	1996
Grove Street LLC ( <i>permanent easement</i> )	0.01	1996
Pinkard, 69th & Elks Drive ( <i>purchase</i> )	1.41	1992
Wolff Run OS, east of Sheridan between 76th & 77th Ave. ( <i>PLD</i> )	11.80	1988
<b>SUBTOTAL: LITTLE DRY CREEK CORRIDOR</b>	<b>66.05</b>	<b>21 Tracts</b>

## OPEN SPACE INVENTORY

<u>Property</u>	<u>Acreage</u>	<u>Acquired</u>
<b><u>WALNUT CREEK CORRIDOR</u></b>		
Westminster Gateway - Tract D Church Ranch Blvd & Reed Street (PLD)	0.81	2008
Camalick ( <i>purchase &amp; exchange</i> )	10.00	2005
Chamberlain, Church Ranch Blvd. & Reed St. ( <i>purchase</i> )	0.84	2005
<i>(Less Sale of Open Space for Westminster Gateway for water quality pond and landscape improvements )</i>	-0.17	2008
Bott, 103rd & Old Wadsworth ( <i>purchase</i> )	1.50	2004
Nottingham, East side of Wadsworth & 106th ( <i>purchase</i> )	5.00	2004
Mandalay Town Center Filing No. 1 between Wadsworth Blvd & Church Ranch Blvd - 3 parcels ( <i>purchase</i> )	4.53	2003
Cooper, West of Walnut Creek & Wadsworth Pkwy. ( <i>purchase</i> )	16.82	2000
Cooper, West of Walnut Creek & Wadsworth Pkwy. (PLD)	0.75	2000
The Nature Conservancy, 104th & Dover ( <i>conservation easement</i> )	15.00	1999
Gotez (PLD)	0.40	1997
Westmoor, 108th & Westmoor Drive, Within Heritage Golf Course ( <i>purchase</i> )	45.00	1997
Cooper/Walnut Grove, 108th & Wadsworth Pkwy ( <i>purchase</i> )	20.90	1996
Warwick Station PLD, 104th & Dover ( <i>adoption</i> )	1.61	1996
Nottingham, East of Walnut Creek & Wadsworth Pkwy. ( <i>purchase</i> )	18.52	1995
Church Ranch, 103rd & Church Ranch Blvd. ( <i>partial donation</i> )	9.40	1992
<i>(Less Parks Adoption for Sensory Park Recreation Center)</i>	-0.50	2009
<i>(Less Sale of Open Space to Church Ranch Hotels I, LLC for landscape improvements along Walnut Creek Trail)</i>	-0.71	2008
<b>SUBTOTAL: WALNUT CREEK CORRIDOR</b>	<b>149.70</b>	<b>15 Tracts</b>

Open Space Program

<u>Property</u>	<u>Acreage</u>	<u>Acquired</u>
<b><u>FARMERS' HIGH LINE CANAL AND NIVER CANAL</u></b>		
Hyland Greens Filing 11 PLD ( <i>adoption</i> )	0.70	2009
Legacy Ridge Golf Course ( <i>adoption</i> )	4.70	2009
Foxshire Park, Strip of land along western boundary ( <i>adoption</i> )	1.20	2009
Hyland Village, 98th Ave & Sheridan Blvd.- 1 of 2 parcels (PLD)	6.86	2007
Lombardi, North of Niver Canal & 92nd Ave. ( <i>purchase</i> )	1.20	2002
Trailside/Kings Mill ( <i>adoption</i> )	13.34	2001
Oakhurst Park ( <i>adoption</i> )	15.98	2001
Mushroom Pond/Cedar Bridge ( <i>adoption</i> )	15.70	2001
Embassy Homes 2, South of FHL Canal & 104th ( <i>purchase</i> )	3.87	1999
Celebrity Homes, South of FHL Canal & 104th ( <i>donation</i> )	2.34	1996
Westminster City Center Marketplace between Sheridan Blvd. & City Center Drive (PLD)	1.47	1995
Westfield, Niver Canal from US36 to Sheridan ( <i>exchange</i> )	3.00	1993
Bruchez, West of Federal & 108th ( <i>purchase</i> )	4.70	1992
Embassy Homes, South of FHL Canal & 104th (PLD)	1.01	1992
Hawn-Hewit, North of FHL Canal & 104th, including Margaret's Pond ( <i>purchase</i> )	17.30	1992
Allison, 92nd and Pierce ( <i>purchase</i> )	4.40	1989
Smith/Mushroom Pond, East of Federal & 108th ( <i>purchase</i> )	8.82	1989
Trendwood, both canals north of 92nd b/n Pierce and Harlan near Westminster Sports Center ( <i>adoption</i> )	16.19	1988
<b>SUBTOTAL: CANAL CORRIDORS</b>	<b>122.78</b>	<b>18 Tracts</b>

<u>Property</u>	<u>Acreage</u>	<u>Acquired</u>
<b><u>WESTMINSTER HILLS</u></b>		
Mormon Church Property, West of BYU property ( <i>purchase</i> )	5.60	2007
BYU Property, Northwest Corner of 100th & Simms ( <i>purchase</i> )	11.02	2006
Walnut Creek Subdivision R-1 ( <i>exchange</i> )	11.60	2004
Dennis and Shirley (Brauch Home) ( <i>purchase</i> )	4.7	2003
Snow (Standley Lake Land Co), 100th & Alkire ( <i>purchase</i> )	79.86	1999
Woman Creek Water Authority ( <i>management agreement</i> )	345.00	1998
Pearl Brauch I (includes Mower Reservoir) ( <i>purchase</i> )	50.10	1995
Pearl Brauch II ( <i>purchase</i> )	45.20	1995
Terry Brauch ( <i>purchase</i> )	8.00	1995
Dennis and Shirley Brauch ( <i>purchase</i> )	21.90	1995
<u>Colorado Hills, 100th &amp; Simms (<i>purchase</i>)</u>	<u>420.70</u>	<u>1988</u>
<b>SUBTOTAL: WESTMINSTER HILLS</b>	<b>1003.68</b>	<b>11 Tracts</b>



## OPEN SPACE INVENTORY

<u>Property</u>	<u>Acreage</u>	<u>Acquired</u>
<b><u>NATURAL AREAS, WATER, TREES, WILDLIFE</u></b>		
McKay Lake Drainage ( <i>adoption</i> )	2.20	2009
Legacy Ridge Golf Course, North Hylands Creek OS ( <i>adoption</i> )	4.40	2009
Trendwood Park - Westcliff Filing 4, drainage area ( <i>adoption</i> )	9.60	2009
Waverly Acres Park, natural area - Hylands Creek OS ( <i>adoption</i> )	9.10	2009
Willowbrook Park, natural area - Tanglewood Creek OS ( <i>adoption</i> )	2.50	2009
North Cotton Creek ( <i>adoption</i> )	1.20	2009
Amherst - Quail Creek ( <i>adoption</i> )	12.00	2009
Airport Creek Greenbelt ( <i>adoption</i> )	9.70	2009
Barnett, 144th and Zuni ( <i>purchase</i> )	2.92	2008
Adams 12 Five Star Schools - Tanglewood Creek ( <i>purchase</i> )	29.20	2007
World Vision, Wadsworth Wetlands ( <i>purchase</i> )	3.71	2005
Huntington Trails PLD @ 144th & Huntington Trails Parkway 2 parcels, McKay Lake OS ( <i>adoption</i> )	10.10	2004
Walker on South Shore of Lower Church Lake ( <i>purchase</i> ) ( <i>Less Sale of Walker House Lot to Camalicks in exchange for the acquisition of 2 acres of land adjacent to Walnut Creek</i> )	4.00 -1.40	2004 2005
Whole Foods on North Shore of Lower Church Lake ( <i>purchase</i> )	30.50	2005
Brothers Redevelopment, North shore Hidden Lake (PLD)	0.38	2003
TPL/Archer/Hidden Lake, 69th Ave & Sheridan ( <i>purchase</i> )	8.61	2002
Gamma, Wadsworth Wetlands ( <i>purchase</i> )	11.50	2002
93rd & Wadsworth, Wadsworth Wetlands ( <i>purchase</i> )	1.41	2002
Ackerman & Orr, Wadsworth Wetlands ( <i>partial donation</i> )	2.63	2002
Countryside Park ( <i>adoption</i> )	6.75	2001
Ranch Townhome Greenbelt, Vogel Pond OS ( <i>adoption</i> )	9.50	2001
Vogel Pond, 112th & Ranch Reserve Pkwy. ( <i>purchase</i> ) ( <i>Less Adoption by Parks for future park site</i> )	37.39 -5.10	2001 2009
Borrow Pit Reservoir (east portion), 100th & Independence ( <i>purchase</i> )	4.50	2000
McKay Lake, 144th & Zuni ( <i>purchase</i> )	107.56	2000
Ranch Reserve, 114th & Ranch Reserve Pkwy, Vogel Pond OS (PLD)	2.90	1999
Fonay Drainage, West of 144th & Zuni, McKay Lake OS ( <i>donation</i> )	4.07	1997
Axtell/Rose Creek, Hyland Ponds OS ( <i>purchase</i> )	18.00	1996
Middle Hylands Creek drainageway SW of 104th & Sheridan ( <i>adoption</i> )	8.51	1996
HawnHewit - Lot 30 (Hyland Ponds) ( <i>purchase</i> )	10.00	1995
Bruchez, Meadowlark Trail & Cotton Creek Trail, 108th & Federal ( <i>purchase</i> )	4.01	1992
Countryside #13, 106th & Oak ( <i>adoption</i> )	18.74	1992
Hawn-Hewit, North Hylands Creek OS ( <i>purchase</i> )	12.92	1992
Bellio, Hyland Ponds OS ( <i>purchase</i> )	9.34	1990
Waterpointe/North Sheridan Venture 100th & Sheridan, Hyland Ponds OS ( <i>purchase</i> )	18.90	1987
Ketner Lake OS, Countryside Drive & Moore ( <i>exchange &amp; PLD</i> )	57.40	1987
<b>SUBTOTAL: NATURAL AREAS</b>	<b>479.65</b>	<b>35 Tracts</b>

Open Space Program

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<u>Property</u>	<u>Acreeage</u>	<u>Acquired</u>
<b>MISCELLANEOUS</b>		
Habitat for Humanity ( <i>adoption</i> )	0.10	2009
Meyers Property, 8035 Federal Blvd. ( <i>adoption</i> )	0.20	2009
Maulis Park ( <i>adoption</i> )	3.60	2009
Countryside PLD ( <i>adoption</i> )	12.50	2009
Sunset Park ( <i>adoption</i> )	2.50	2009
Teeples, 8055 W. 108th Avenue ( <i>purchase</i> )	1.00	2008
Hyland Village, 98th Ave & Sheridan Blvd. 1 of 2 parcels ( <i>PLD</i> )	3.90	2007
Winters South, 110th Ave & Wadsworth Blvd. ( <i>PLD</i> )	2.40	2007
Park Place, Westminster Blvd. & US 36 ( <i>PLD</i> )	2.10	2005
Highlands at Westbury PLD, 115th & Pecos	2.14	2003
W. 104th and Grove Overlook, Mt. View Open Space ( <i>purchase</i> )	2.40	2002
Nottingham Park ( <i>adoption</i> )	8.82	2001
Ranch Creek Villas, W. 120th and Federal ( <i>PLD</i> )	6.16	2001
Ranch Pecos ( <i>adoption</i> )	1.59	2001
Panorama Point ( <i>PLD</i> )	0.90	2000
Celebrity, Southeast corner of 104th & Sheridan ( <i>purchase</i> )	1.39	2000
Cambridge Farm ( <i>PLD</i> )	0.84	1994
US36 and 80th Avenue -southeast corner ( <i>purchase</i> )	2.12	1992
The Ranch OS, Southwest corner 120th & Pecos ( <i>purchase</i> )	18.80	1989
<b>SUBTOTAL: MISCELLANEOUS</b>	<b>73.46</b>	<b>19 Tracts</b>

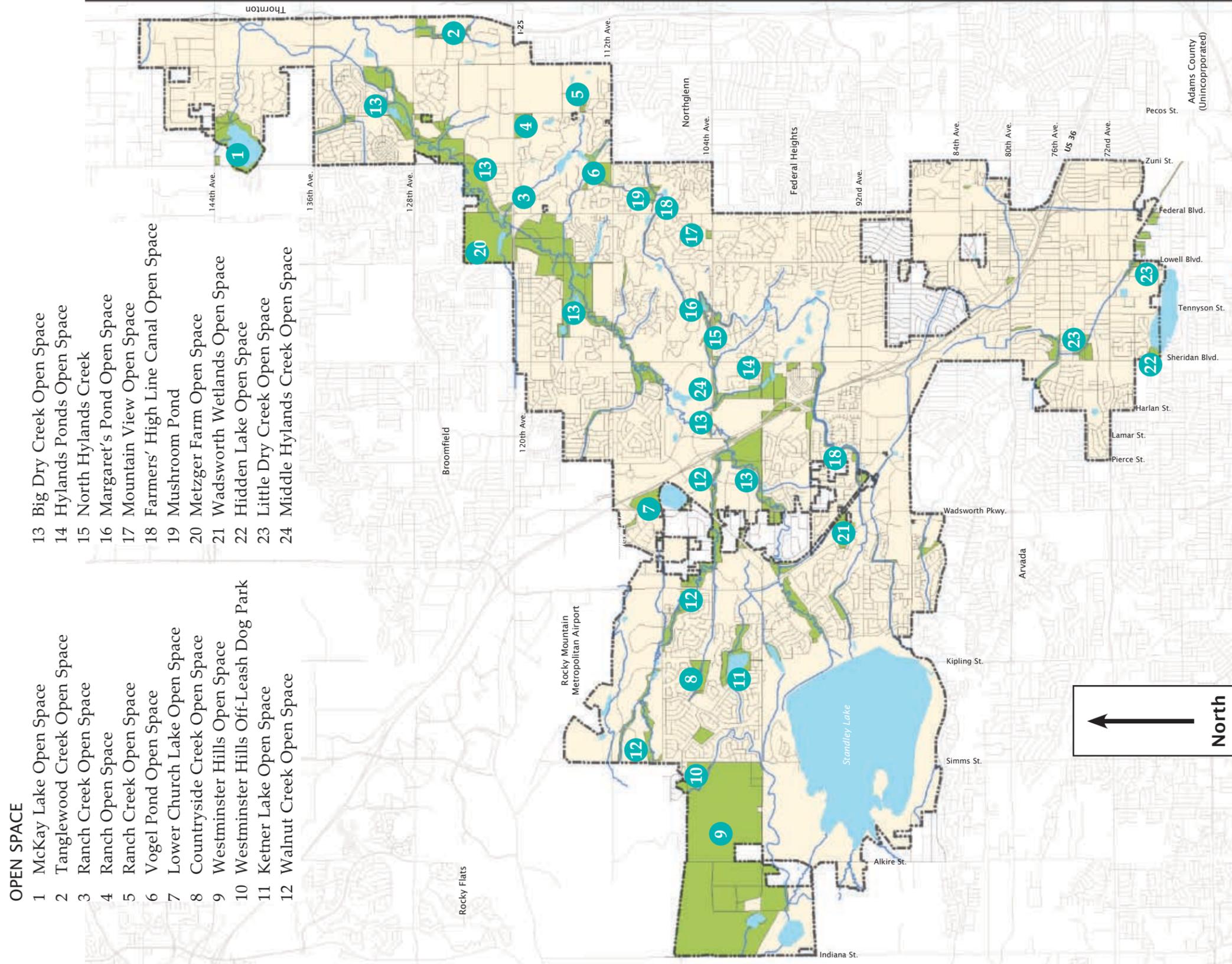
<u>SUMMARY:</u>	<u>ACRES</u>	<u>PARCELS</u>
<b>BIG DRY CREEK CORRIDOR</b>	<b>919.21</b>	<b>56 Tracts</b>
<b>LITTLE DRY CREEK CORRIDOR</b>	<b>66.05</b>	<b>21 Tracts</b>
<b>WALNUT CREEK CORRIDOR</b>	<b>149.70</b>	<b>15 Tracts</b>
<b>FARMERS' HIGH LINE AND NIVER CANALS</b>	<b>122.78</b>	<b>18 Tracts</b>
<b>WESTMINSTER HILLS</b>	<b>1003.68</b>	<b>11 Tracts</b>
<b>NATURAL AREAS</b>	<b>479.65</b>	<b>35 Tracts</b>
<b>MISCELLANEOUS</b>	<b>73.46</b>	<b>19 Tracts</b>
<b>TOTAL PROTECTED OPEN SPACE:</b>	<b>2814.53</b>	<b>154 Tracts</b>

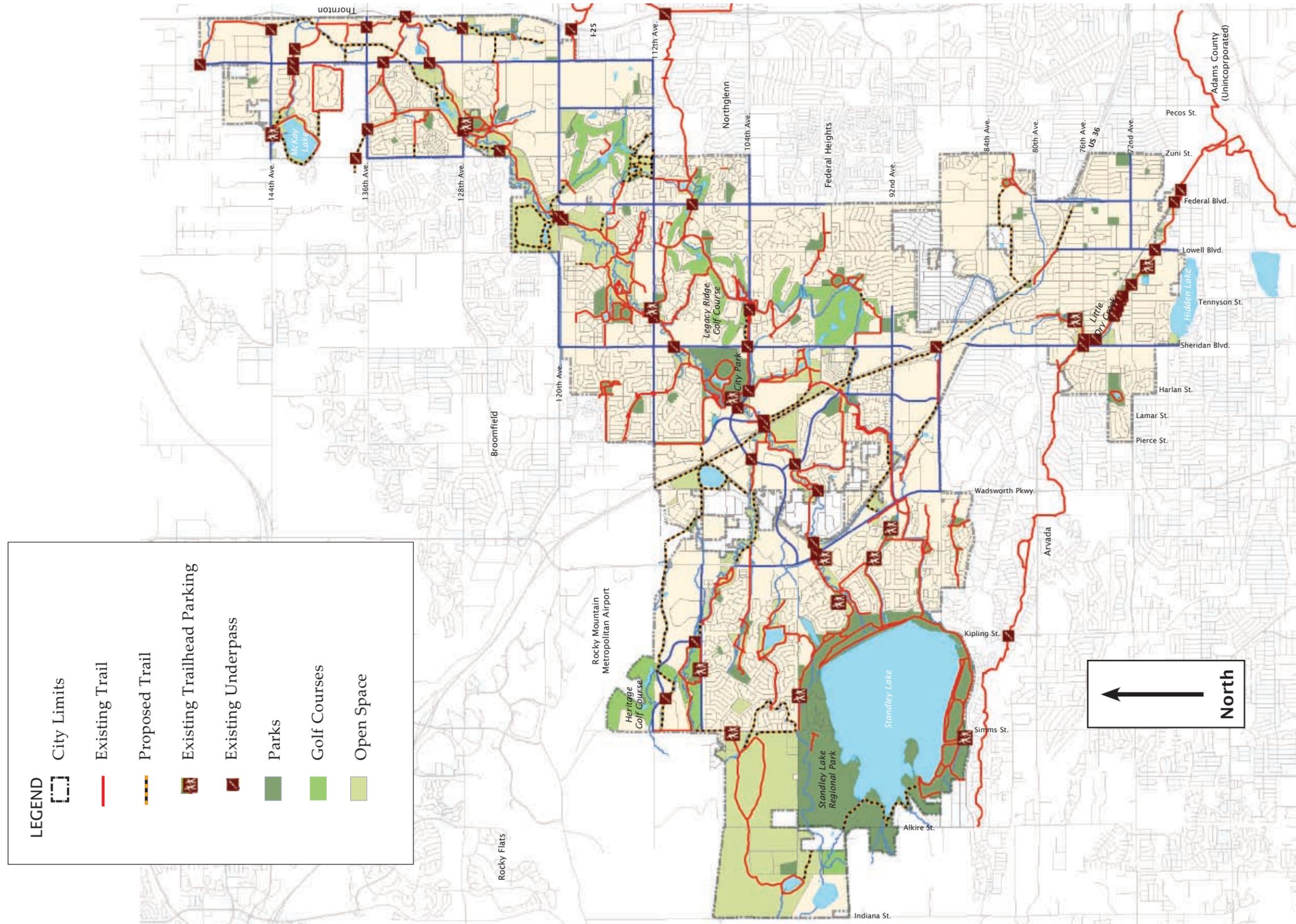
**Definitions:**

*Public Land Dedication (PLD)* – A parcel of land that was acquired through the City’s requirement for residential developers to dedicate property for public purposes, including parks and open space.

*Adoption* – A parcel of land that was acquired through a land transfer between another City department and Open Space.

\* This is a comprehensive list of Open Space holdings as of October, 2009





**PUBLIC INPUT**

Two facilitated public meetings, comment cards at all recreation facilities and City Hall, and an e-comment card on the city's web site were provided for citizen input and feedback on the future of city parks, recreation facilities, and recreation programming.

8 Citizens attended public meetings  
 28 Comment cards were returned  
 65 Electronic comments were received

**PARKS COMMENTS**

Develop Walnut Grove park (3 citizens)

Acquire land and build a park at the corner of Countryside Drive and Simms Street

The city is doing trash pick up at Wolff Run and Squires Parks in a timely manner. Please keep this service.

When are the tennis courts and basketball court at Wolff Run are scheduled to be resurfaced. I was told to use other parks (Westy Hills), and while that is an option, Wolff Run will deteriorate if some of the facilities (courts) are not maintained.

Add tennis courts somewhere north of 120th. There are ample new baseball fields in our neighborhood parks, but no tennis courts. (2 Residents)

Separate and designate frisbee and soccer uses at Oakhurst Park, or add a frisbee area elsewhere.

The trees along the path at Oakhurst Park II are wildlife habitat, and shade for users, but many are damaged or dying. Add new trees to this area.

Develop a "showcase" park / teaching garden demonstrating low-impact design and xeriscape to the community.

Cut weeds and native grasses in field adjacent to Ryan Park.

Increase maintenance on the south part of Ryan Park. The field of poor hay is a fire hazard. In 2010 plow and spray weeds then cover with rock. In 2011 install water lines and mow current plants. In 2012 more grass, plants and trees established

Add fitness stations along trail system

Leave some sanolets in place during the winter

Allow swimming and associated amenities at Standley Lake (2 residents)

Replace trees that died south of Christopher Fields

Fix underpass at church ranch to prevent flooding on the trail

Finish Little Dry Creek Trail on 69th-70th. 200 Yards is rocky, rutted and impassable

Use reclaimed water in south Westminster

Maintain existing parks and facilities before building new ones.

Repair Countryside tennis courts ( in disrepair for 9 years)

Rethink building new amenities before fixing the existing one.

Cooperate with Sheridan Green school to replace playground equipment or build a new playground at Stratford Park and include a toddler area (7 residents)

Add tennis courts at City Park.

Build real restrooms at bigger parks starting with the soccer fields. Broomfield has them.

More outdoor basketball courts. Lots of attention to soccer areas but little attention to basketball courts

Install wind energy structures in open space and parks supplying most/all community electricity

Fenced dog parks on edge of resident developments to interface with open space providing a barrier to prairie dog movement

Tougher restrictions on dogs off leash in parks

Signage at parks to restrict dogs

Raise fees for dog owners with more than one dog

Improve existing parks before adding more new parks

Pave parking lot at Standley Lake Regional Park

Build playground at city park to be used at concerts, soccer games, etc. (4 residents)

Build tennis courts in northeast side of city

Install more bathrooms at the parks. Many parks have no bathrooms or sanolets, which are only available May-September. The parks are used much more than that! (3 Residents)

Repair tennis courts at Countryside Pool or turn one of the tennis courts into a second basketball court

Add recycling bins at parks for shelter rentals and general park use

## FACILITIES COMMENTS

20 Badminton players want more badminton sessions and courts at city park recreation center

Staff at the MAC is efficient, personable, serve the city well, fiscally responsible and provide friendly and sensitive customer service

Add a rec center for northeast Westminster. The private gym in this area is packed. I prefer to use a rec center and support the city. Consider a joint-use agreement with Paul Derda or the city of broomfield for those in the northeast area

Create an all-access pass for Westminster residents to use all city facilities. (2 Citizens)

I am impressed with Parks and Recreation. The Fitness Center and City Park Recreation Centers have been well maintained. Staff at the rec centers and youth sports are friendly and very helpful. I would like to see funds spent on continued maintenance of these existing facilities.

I love the new video spinner bikes. Well done! (SFC, MAC)

Add updated tvs and equipment at the MAC. If this facility would be updated, more people would use it. Why don't the seniors here get better equipment? At City Park Fitness Center, the tv's and equipment are newer and better maintained.



Add the adductor 13 and abductor 14 at the Irving Rec. Center for a complete leg workout.(SFC, MAC)

Add a “spin dry” machine for swim suits at the Swim Fit Center

Designate wet/dry areas in locker rooms to reduce water on the floor in the dressing area.

Add a “lazy river” at City Park pool.

Build indoor track at City Park facilities.

Have punch cards and passes good at all facilities.

Provide equipment at centers for disabled persons such as a private dressing/shower area for families, a lift for pool placement or wheel chair ramp, recumbent wheel chair bike equipment, etc.

Build pool in north east side of the city

#### RECREATION PROGRAM COMMENTS

Expand after school programs at Adams County School District #50 in conjunction with Hyland Hills

Simplify admission to fitness classes and facility – some classes included, some not; punch card at fitness center not good at pool.

Offer the disabled citizens access to fitness activity such as a water aerobics class for them and their care assistants.

#### OPEN SPACE COMMENTS

Concerned about open space at 100th on the west side of Sheridan. Debris from the abandoned mcstain project is dangerous and an eyesore.

Continue to reclaim and re-vegetate open space land through prairie dog management.

Better weed control in open spaces

#### TRAILS COMMENTS

I enjoy the extensive trail system. Suggest that you have done too well in paving paths. A softer walking surface would be much appreciated.

26 Residents of Green Knolls would like trail connections and sidewalks to enable them to safely walk or ride bikes to other trails, along old wadsworth and to walnut creek shopping (26 residents)

Install bicycle path connecting Standley Lake to Federal Heights -allow bicycle traffic along the Farmers High Line Canal through the Hyland Hills Golf Course. This would allow bicycle traffic from the Standley lake area to connect to the Niver Creek path via 96th Avenue and eventually to the Platte River bike path, without using 92nd Avenue or 104th Avenue.

Complete a continuous bike trail around Standley Lake (3 residents)

Build a safe trail connection between Westminster Hills Open Space and Standley Lake. Need a safe bike entrance to Standley Lake. There are no trails or sidewalks at the entrance at 100th and Simms. (2 Residents)

Need more safe bike paths and trail connections in city center area

Sanolets along trails and open space all year

No more concrete trails.

Complete Walnut Creek Trail from Simms to Walnut Creek shopping area

There are no trails, parks or open space near me near 86th Ave & Federal Boulevard

Work with other municipalities to link trail systems both existing or planned(i.E., Broomfield, Rocky Flats)

Build trail access to the mower reservoir through the forestry operations connecting to the standley lake trail system.

Install access to mower reservoir from the west on indiana rd via trailhead/parking.

I would also like to see the "proposed" section of greenbelt that would connect Countryside neighborhood (108th/Wads) to the Dry Creek Open Space completed.

#### GENERAL COMMENTS

Appreciates good relationship with Hyland Hills

Maintain quality of life in south Westminster

Get fast tracks moving in south Westminster

Best parks and recreation department in Adams County

I love the plan for city park pool and can't wait for it to open! Westminster is the nicest city I have ever lived in. I love the community here, the open space, and the emphasis put on keeping current and competitive with other, newer areas. Keep it up!



**CONCLUSION / SUMMARY**

Following is a list of recommendations that are a result of developing this Plan.

**Park Development / Land Acquisition Needs:**

Following is a major needs summary for each park and facility classification.

- **Neighborhood Parks:** The City meets suggested land acquisition needs in this category. However there are areas such as locations in the southeast community area that could support justification for additional park land purchases. These will be evaluated on a case by case basis.

The City still has a few undeveloped neighborhood park parcels that are recommended to be developed as noted in the Community Service Area Recommendations. Staff still advocates not acquiring neighborhood park parcels unless they are a minimum of five acres or more unless unique circumstances justify such an acquisition. The cost to mobilize a maintenance crew for a park of less than five acres is not cost effective.

- **Community Parks:** Based on suggested levels of service, the City is deficient approximately 74 acres in the community park category. However two new community parks have been developed over the last five years adding a total of approximately 43 acres of developed community parks. In addition, this report recommends converting the 20+/- acres of the undeveloped Weatherstone City property to community park status.

The possibility of acquiring approximately 18 acres for a community park in the West Community Area (the Bonnie Stewart property) is currently being pursued and may be concluded within the next 2-3 years.

It is also anticipated that a land dedication requirement of 30-40 acres will be made to the City as a result of future plans to develop the Pillar of Fire property. These additions coupled with the approved master plan for Little Dry Creek Park of approximately 80 acres allows the City to meet the community park land requirement recommendations. No further acquisitions will be necessary in this service category.

- **Citywide Parks:** The City meets desired levels of service beyond buildout and no further acquisitions are necessary unless a key parcel at the corner of 104th Avenue & Sheridan Boulevard comes available to add to the preservation of land at Westminster City Park.

- **Regional Parks:** The City meets the desired levels of service in this land category. The possibility exists that some of the land at Standley Lake Regional Park may be converted to open space during this five year planning period; however, the conversion of parkland to open space will not effect meeting the land requirement for this planning category.

- **Open Space:** The City currently meets suggested national levels of service in this land category. However the Open Space Advisory Board recommends a goal of 15%, which is significantly greater than the suggested NRPA Guidelines. The Community Development Department's acquisition accomplishments are now close to 13% of all the land area in the City. This goal will continue to be pursued.

- **Trails:** There are approximately 74 miles of designated trails within the City, with another 9.5 miles of trails within street right-of-way. All main trail corridors, with the exception of Walnut Creek and a small section of the Farmers' High Line Canal Trail crossing at Wadsworth Parkway, are now complete. City Staff will continue to evaluate opportunities to complete those major links as well as making secondary connections to main trail corridors from residential communities.

- **Special Use / Golf Course:** The City completed it's first Special Use Park (Westminster Center Park) in 2009. In the next 5-10 years it is anticipated that certain sections of Little Dry Creek Park will be re-classified to the Special Use category. Dog Parks have been added to this category with at least one new park planned on the Little Dry Creek corridor. In addition, the City currently meets the desired level of service in the Golf Course category. If an opportunity presents itself to add an additional 9 holes to the Heritage Golf Course, which could enhance revenues, Staff recommends a thorough evaluation. The possibil-

ity of other opportunities for golf course development should be evaluated on a case by case basis.

- **Recreation Facilities:**

*Citywide Leisure Center:* No additional facilities of this type are needed. The renovation of the City Park Aquatics area and locker rooms have accomplished the needed improvements to this facility.

*Community Recreation Centers:* The previous Master Plan (2004-2009) recommended one new community recreation center in the northeast planning area. However since that time two new private fitness facilities have been built in this community area negating the need for the City to provide an additional facility. Further recommended improvements or additions to the Swim and Fitness Center and Westview Recreation Center have been noted in the appropriate community area needs/recommendations.

*Special Use Facilities:* The possible addition of a cultural resource Center focusing on mature adult needs and library services could be evaluated at the former site of the proposed Northeast Community Recreation Center mentioned above. A similar facility could be evaluated for the Westview Recreation Center campus.

*Adult Resource Center:* The concept of combining mature adult, cultural and intellectual needs are explained above. City Staff feels that this special age category will continue to grow and demand customized services in the future. Opportunities to meet this user groups needs should be evaluated on a case by case basis.

- **Undeveloped Parks:** There are currently four undeveloped parks in the City down from ten noted in the 2004-2009 Master Plan. Four significant parks have been developed along with additions to City Park, Faversham, Ryan and Standley Lake. This plan also recommends converting two undeveloped neighborhood parks (Maulis, Countryside II) to open space.

- **Renovation and Further Development of Existing Parks:** This has been identified as a top priority in the Master Plan. Substantial Capital

Improvement funds will be allocated in the Five-Year C.I.P. in the City's biennial budget. In many cases, the renovation of existing parks will take precedence over new park development.

- **Sports Fields:** See the Sports Fields recommendations on page CS-4.

- **Maintenance and Upkeep:** Maintenance and upkeep of all parks and facilities will be another top priority and will be addressed in the City's biennial budget.

- **Additional Park Amenities:** An extensive list of desired park amenities has been developed (see level of service comparisons this section). These items, such as play equipment, court games, picnic pavilions, outdoor swimming pools, etc., will be addressed in master planning for new parks and further developing existing parks. Funding for these items will be reflected in the Five-Year C.I.P. in the biennial budget.

- **Recreation Programs:** Programs will be evaluated based on service demand and revenue recovery as outlined in the Facilities and Recreation Programs Section.

- **Accelerated Park Development:** As noted earlier in the summary sections of this report, there are approximately 5 major park development, park expansion or facility expansion projects listed in this plan. Priority for development of the areas will be determined in the five year C.I.P. Section of the City's Biennial Budget.

- **Joint Ventures:** Due to cuts in the City's Capital Improvement revenue, Staff will continue to seek joint venture partnerships with private business and other governmental entities to maximize resources and eliminate duplication.

- **School IGA's:** The City currently has inter-governmental agreements with all three school districts within the City. This allows the City to utilize school gymnasiums for certain City programs as well as classrooms for the City's after school program. The City has contributed funds to improve the gyms at Arapahoe Elementary School and Crown Pointe Charter Academy. These



arrangements allow the City guaranteed use of those facilities where City programs cannot be “bumped” for school activities.

## **BASEBALL/SOFTBALL/LITTLE LEAGUE ASSUMPTIONS**

### Game Fields

Adult Regulation Fields - (300-ft fence) [Christopher Fields].

- The City currently has 6 game fields (Adult Regulation Fields - 300-ft fence) and accommodates 168 games per week (5 days/week, 4 games per field, plus 8 games per field on Sundays) for the for the estimated 2,600 players in the City's adult leagues.
- Another 4 fields are desired to accommodate 280 games per week.

Little League - (200-ft fence, dugouts, skinned infield) [Bishop Square, Skyline Vista, Countryside, Tepper Fields].

- The City currently has 18 game fields (Youth Regulation Fields - 200-ft fence) and has exceeded the desired number of fields to accommodate 2,592 players for league and tournament play (1 per 96 players).

### Non-regulation Community Ball Fields

Community Use Fields (with backstop & infield)

- The City currently has 13 fields and currently meets the demands to accommodate the non-regulation use needs for community-based associations. Another 4 fields are desired to meet anticipated demand based on future growth estimates.

## **SOCCER ASSUMPTIONS**

Assumption that the City will maintain around 2,000 players per season (Spring and Fall) for youth soccer:

### Game Fields

- One field per 150 players is what would be needed basing the number of players per game at 30 and the ability to play 5 games in a day.
- The City currently has 7 game fields and would need 6 more to accommodate 2,000 players [2,000 players divided by 150 equals approximately 13.33].

### Practice Fields

- One field per 60 players is estimated when running 2 practices per night and the teams sharing the field (basing the team size 12-15 players).
- Four teams per night per field would accommodate 60 players.
- The City currently has 33 practice fields and accommodates 2,000 players. [2,000 players divided by 60 equals approximately 33.33 fields required.]



# LEVEL OF SERVICE CHARTS

## LEVEL OF SERVICE COMPARISONS

	Existing Public Facilities	Existing Westminster Level of Service Facility/Persons (109,800 population)	Previously Suggested National Standards Facility/Persons	Number of Additional Desired to Meet City Standards (at buildout)	Proposed Westminster Level of Service Facility/Persons Based on Buildout (125,000 population)
<b>OUTDOOR PARK ACTIVITIES</b>					
Regulation Baseball/Softball Fields	6	1 / 18,300	1 / 10,000	4	1 / 12,500
Regulation Little League Baseball Fields	18	1 / 6,100	1 / 6,100	0	1 / 6,944
Non-Regulation Community Ball Fields	13	1 / 8,446	1 / 10,000	4	1 / 7,353
Regulation Soccer Fields	7	1 / 15,685	1 / 10,000	6	1 / 9,615
Practice Field - Soccer/Multipurpose	33	1 / 3,327	1 / 10,000	1	1 / 3,676
Indoor Soccer Fields	2	1 / 54,900	n/a	0	1 / 53,000
Outdoor Swimming Pool	3	1 / 36,600	1 / 20,000	1	1 / 26,500
Tennis Courts	20	1 / 5,490	1 / 2,000	5	1 / 5,000
Volleyball Courts	9	1 / 12,200	1 / 10,000	4	1 / 9,615
Play Equipment	39	1 / 2,815	1 / 10,000	3	1 / 3,000
Basketball (outdoor, includes 1/2 courts)	25	1 / 4,392	1 / 5,000	0	1 / 5,000
In-line Skate	4	1 / 27,450	n/a	2	1 / 25,000
Ice Rink	3	1 / 36,600	n/a	0	1 / 50,000
<b>INDOOR RECREATION FACILITIES</b>					
Regional Recreation Center	2	1 / 54,900	1 / 50,000	0	1 / 53,000
Community Recreation Center	2	1 / 54,900	1 / 30,000	1	1 / 41,666
Indoor Swimming Pool	2	1 / 54,900	1 / 30,000	1	1 / 40,000
Senior Center/Adult Resource Center	1	1 / 109,800	1 / 15,000 seniors	1	1 / 62,500
Golf Courses (18 holes)	2	1 / 54,900	1 / 50,000	0	1 / 50,000
Special Use Facilities	As opportunities present themselves				

	Existing Acres	Existing Westminster Level of Service (109,800 population) Acres / Persons	Suggested Minimum National Standards Acres / Persons	Desired Westminster Level of Service Acres / Persons	Additional Land Desired at Buildout (Based on 125,000 population)
<b>PARKLAND</b>					
Neighborhood Park*	288.75	2.63/1,000	2.8 / 1,000	2.5 / 1,000	0
Community Park*	175.89	1.60/1,000	2.5 / 1,000	2.0 / 1,000	74 acres*
Citywide Park**	173	1.57/1,000	None Identified	1.0 / 1,000	0
Regional Park	2,327	21.19 / 1,000	5 / 1,000	15 / 1,000	0
Conservation / Open Space	2,815	25.63 / 1,000	10 / 1,000	24.38 / 1,000	0
Trails	84 miles	1.7 mile / 2,000	None Identified	95 miles	11 miles
Golf Course	414	3.77 / 1,000	None Identified	2.5 / 1,000	0
Special Use**	64.97	NA	NA	NA	NA
<b>GRAND TOTAL***</b>	<b>5,779.17</b>	<b>52.63 / 1,000</b>	<b>20.3 / 1,000</b>	<b>51.18 / 1,000</b>	<b>0</b>
				Additional Parkland Desired	74 acres
				Additional Open Space Desired	0
*Includes Developed and Undeveloped Parks. The service radius for Neighborhood Parks is adequate until buildout. It is anticipated that this service category will be met within the next 10 years.					
**Citywide Parks and Special Use are classifications unique to Westminster. Therefore, Staff believes that a reduction in the Neighborhood and Community Park category can justifiably be made up in these classifications.					



## Staff Report

City Council Study Session Meeting  
November 16, 2009



SUBJECT: Open Space and Parks Adoptions

PREPARED BY: Heather Cronenberg, Open Space Coordinator  
Lauren Schevets, Open Space Technician

### Recommended City Council Action:

Review the proposed Open Space and Parks Adoptions list and provide comments and input to Staff at the Study Session scheduled for Monday, November 16, 2009. If consensus from Council is reached City Council is requested to direct Staff to place this item on a regular City Council Meeting Agenda for formal approval.

### Summary Statement:

- In the past (March 25, 1996 and July 23, 2001), City Council approved the “adoption” of several City-owned properties into the Open Space program for management and maintenance purposes per Chapter X111 of City Code. Staff from the Department of Community Development and the Department of Parks, Recreation, and Libraries have been working together over the past few years to develop a new list of potential candidate properties for the adoption process for Council’s consideration.
- This proposed adoptions list includes properties to be adopted as both Parks and Open Space. The list includes trades between the two designated uses, as well as adoptions of general City-owned land, public land dedications, and City rights-of-way.
- Properties to be adopted into the Open Space program are natural in character, and meet the criteria for open space preservation and management. Properties proposed to be transferred from parks to open space will not be developed into an active park in the future due to the close proximity to other parks or due to limited resources. The proposed total net new open space as proposed would add 91 acres.
- Properties to be adopted into the parks program are properties that have more active characteristics, already have park or recreation facilities built upon them, or could potentially be developed into a park or recreation facility in the future.
- Staff proposes that the right-of-way properties to be adopted as parks or open space will not be officially vacated, but rather will be simply re-designated for maintenance and management purposes.
- These proposed adoptions have been included in the draft Westminster Parks and Recreation Master Plan.
- Appropriate Staff will be in attendance at the November 16, 2009, Study Session to present the proposed adoptions to City Council, answer any questions and make any required changes.

Open Space and Parks Adoptions

November 16, 2009

Page 2

**Expenditure Required:** \$0

**Source of Funds:** N/A

**Policy Issue:**

Does City Council wish to approve City Staff's proposed Open Space and Parks Adoptions?

**Alternative:**

City Council could decide not to approve the proposed Open Space and Parks Adoptions, or approve the adoptions on a case-by-case basis; however, City Staff has evaluated each of the adoptions on the list carefully and believes that the properties being proposed for adoption would be better utilized for another public purpose.

**Background Information:**

Staff recommends that 27 properties totaling 139 acres be adopted into the Open Space program for preservation, management and maintenance purposes. The properties proposed for adoption into the Open Space program are:

<b>From Parks</b>			
<b>Map Number</b>	<b>Name</b>	<b>Location/Notes</b>	<b>Acreage</b>
1	Foxshire Park	Western portion of the park located at 108th Avenue and Alcott Street	1.2
2	Airport Creek Greenbelt	Land surrounding Airport Creek and the trail, north of 112th Avenue	9.7
3	Amherst	Located northeast of 78th Avenue and the BNSF Railroad	12
4	Sunset Park	North portion of the park located northeast of 78th Avenue and BNSF Railroad	2.5
5	Countryside Park	Large vacant lot located at Countryside Drive and Quail Street	12.5
6	Willowbrook Park	Natural riparian area within the park located northeast of 123rd Avenue and Delaware Drive	2.5
7	College Hills Park	Located west of 116th Avenue and Irving Street	9.5
8	Waverly Acres Park	Natural area located north of the Hyland Ponds Open Space	9.1
9	Maulis Park	Located southeast of 92nd Avenue and BNSF Railroad	3.6
10	Trendwood Park	Drainage area located southeast of 96th Drive and Pierce Street	9.6
11	Bradburn Park	Strip of land located at the southern boundary of the park at 117th Avenue and 116th Way	0.8
		<b>Total</b>	<b>73</b>

<b>General City-Owned Land</b>			
<b>Map Number</b>	<b>Name</b>	<b>Location/Notes</b>	<b>Acreage</b>
12	McKay Lake Drainage	Located southwest of the 144th Avenue and Huntington Trails Parkway intersection	2.2
13	Allen Ditch Parcel Along Federal Blvd.	Vacant lot located north of Allen Ditch, west of Federal Boulevard. <i>A portion of this parcel may be used for redevelopment in the future</i>	0.2
14	Habitat for Humanity	Located along Allen Ditch, south of Green Court	0.1
		<b>Total</b>	<b>2.5</b>

<b>Public Land Dedications</b>			
<b>Map Number</b>	<b>Name</b>	<b>Location/Notes</b>	<b>Acreage</b>
15	Hyland Greens Subdivision, Filing 11	Two parcels located south of 104th Avenue at Farmers High Line Canal	0.7
16	Sheridan Green PLD	Located north of City Park, surrounding Big Dry Creek	34.6
17	Cambridge Farm PLD	Located along BNSF Railroad, north of 92nd Avenue	0.8
		<b>Total</b>	<b>36.1</b>

<b>Right-of-Way</b>			
<b>Map Number</b>	<b>Name</b>	<b>Location/Notes</b>	<b>Acreage</b>
18	Pierce Street ROW	Located west of Semper Farm	0.1
19	116th Avenue ROW	Located east of Wolff Street	1.3
20	Dover Street ROW	Located north of the Northwest Water Treatment Facility	0.2
21	100th Avenue ROW	Located within Hyland Ponds Open Space	2
22	Remnants from Westminster Boulevard Extension	<i>The triangular piece on the east side of the road may be used in a land trade in the future when the property to the northeast develops.</i>	19.2
23	ROW North of FHLC, East of Westminster Boulevard		0.3
24	Harlan Street ROW	Two locations, north and south of US36 near Westminster Boulevard	0.7
25	98th Avenue ROW	Located between US36 and Westminster Boulevard	0.5
26	Remnants from Church Ranch Boulevard Improvements	Located at BNSF Railroad. <i>The parcel at the northeastern corner may be traded or sold in the future.</i>	3.3
27	Reed Street ROW	Located southeast of Church Ranch Boulevard	0.1
		<b>Total</b>	<b>27.7</b>

Staff recommends that 7 properties totaling 48.7 acres be adopted into the Parks program for management and maintenance purposes. The properties proposed for adoption into the Parks program are:

<b>From Open Space</b>			
<b>Map Number</b>	<b>Name</b>	<b>Location/Notes</b>	<b>Acreage</b>
28	City park disc golf area	Located north of 104th Avenue at Big Dry Creek	11.1
29	Francis/Melody Property	Located north of City Park at 107th Avenue and Sheridan Boulevard	8.2
30	Westfield Village Park	Located at 114th Avenue and Wolff Street. Park boundaries extend onto land currently designated as Open Space	1.9
31	Big Dry Creek Park	Located at 128th Avenue and Pecos. The Park was built on properties that were purchased with Open Space funds	21.3
32	Vogel Pond	Located at the northeast corner of the 112th Avenue and Ranch Reserve Parkway intersection	5.1
33	Sensory Park	Located west of Church Ranch Boulevard at Walnut Creek. The park was built on Open Space property.	0.5
		<b>Total</b>	<b>48.1</b>

<b>Right-Of-Way</b>			
<b>Map Number</b>	<b>Name</b>	<b>Location/Notes</b>	<b>Acreage</b>
34	Tennyson Street ROW	Located South of 117th Avenue	0.6
		<b>Total</b>	<b>0.6</b>

Additionally, Staff is recommending that some boundaries between Parks and Open Space properties be cleaned-up in a few locations. These properties are:

- **Legacy Ridge Golf Course (Map 35)**– As part of the Legacy Ridge project in 1992, Open Space funds totaling \$2,039,007 were used to purchase approximately 38 acres of open space along the Farmers’ High Line Canal, Big Dry Creek, and Margaret’s Pond. Current City maps incorrectly show less acreage than paid for, so Staff is proposing to re-draw some of the boundaries throughout Legacy Ridge to bring the total closer to 38 acres. This includes protecting the riparian area along Farmers’ High Line Canal, and some additional natural areas adjacent to North Hylands Creek Open Space.
- **Westmoor/Heritage Golf Course (Map 36)** – At the time of acquiring land for the Heritage Golf Course, the Open Space program contributed about \$636,000 to purchase approximately 45 acres of open space to be intertwined within the golf course. Current City maps incorrectly show less acreage than was paid for, so Staff is proposing to re-draw the boundaries around the golf course to bring the total to 45 acres. This includes protecting the riparian areas along Walnut Creek and North Walnut Creek as open space.
- **Wolff Run Open Space (Map 37)** – Staff is proposing to clean-up the confusing boundary between Wolff Run Open Space and Wolff Run Park as it is currently shown on City maps. Open Space will receive .7 acres of land along the creek that flows through the area, and Parks will receive .4 acres.

Title X111 of the City Code allows for the trade of open space and parklands. City Staff from the Department of Community Development, the Department of Parks, Recreation and Libraries, and City Manager's Office have carefully evaluated and are in support of each of the above mentioned proposed adoptions. The City Manager's Office is monitoring the changes being proposed and will make a determination regarding reimbursement between department funds at a future date. The list has also been reviewed and approved by the Open Space Advisory Board.

Appropriate Staff will be in attendance at the November 16, 2009 Study Session to present the proposed adoptions and answer any questions City Council may have about the recommendations made, as well as make revisions to the adoptions as directed by Councillors. The adoptions meet the City's Strategic Plan Goal of "Beautiful and Environmentally Sensitive City."

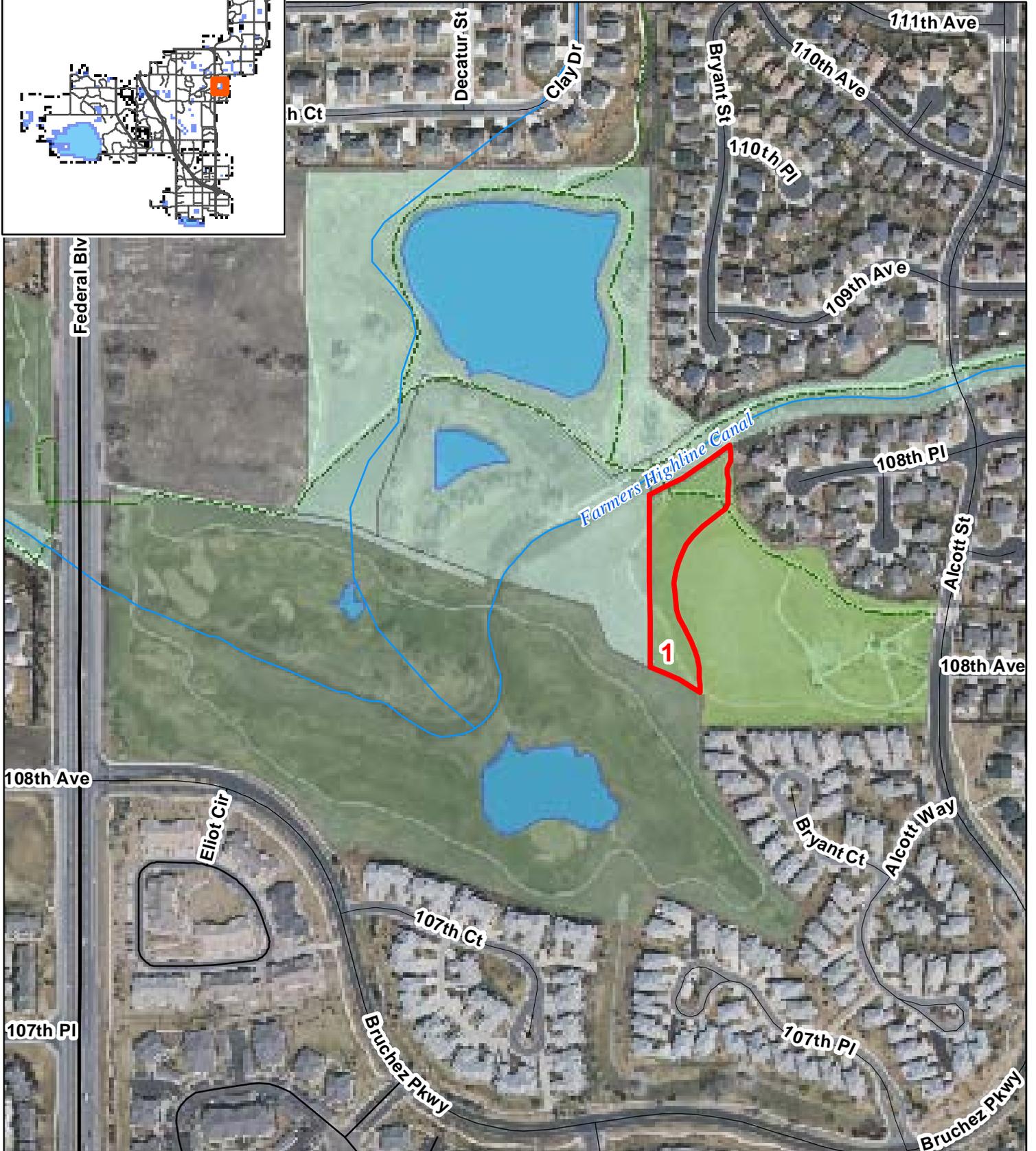
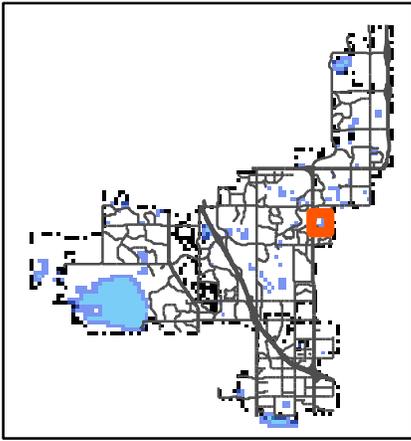
Respectfully submitted,

J. Brent McFall  
City Manager

Attachment

# Foxshire Park

Map Number 1



- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

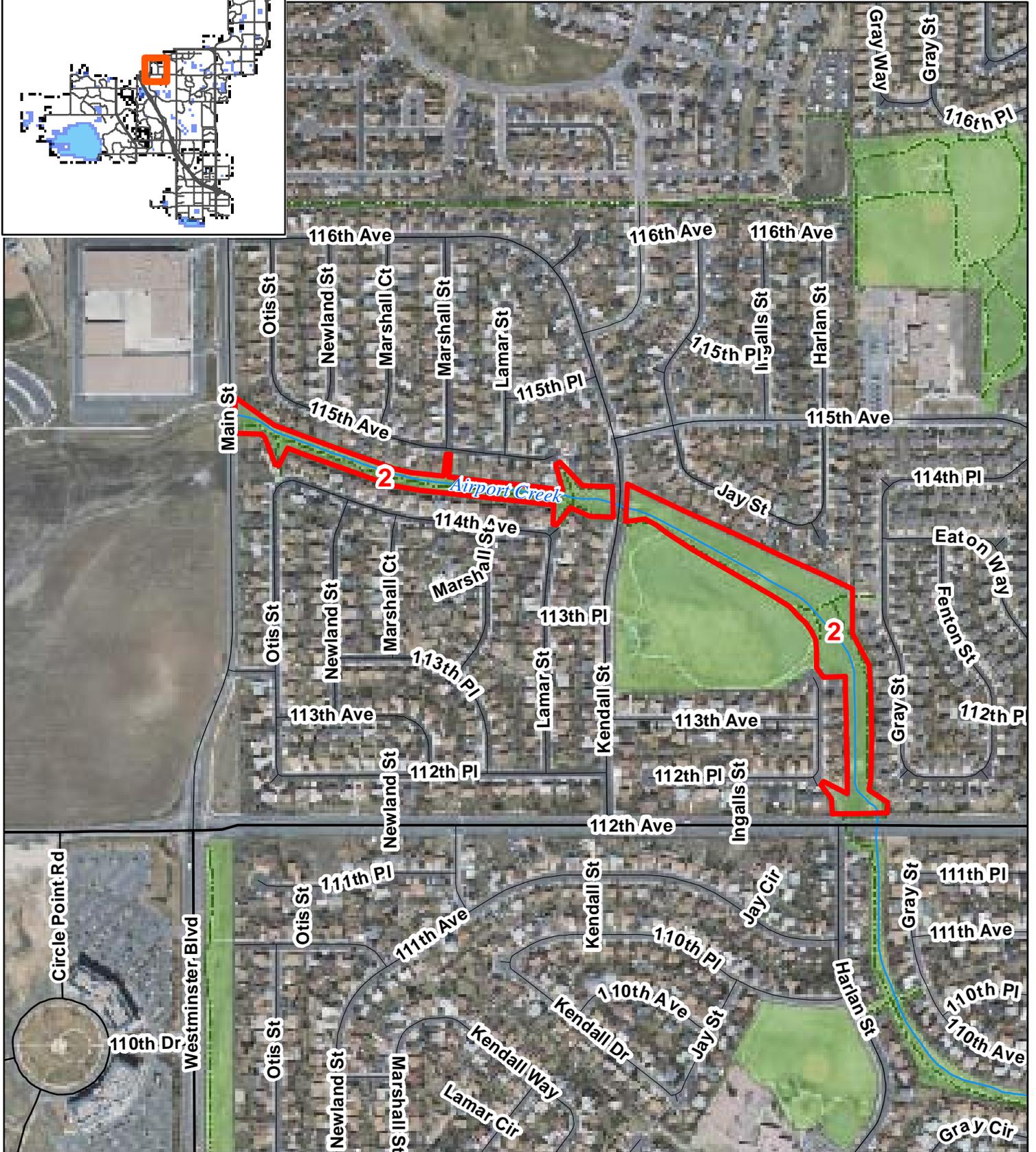
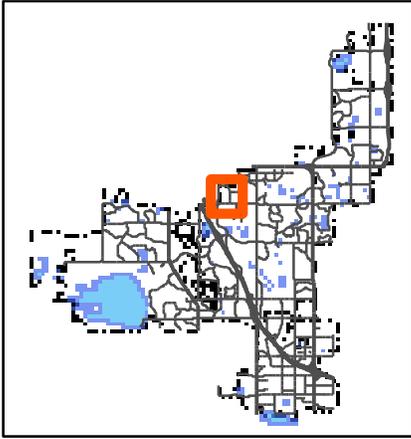
## Parks and Open Space Adoptions

0 250 500 Feet



# Airport Creek Greenbelt

Map Number 2



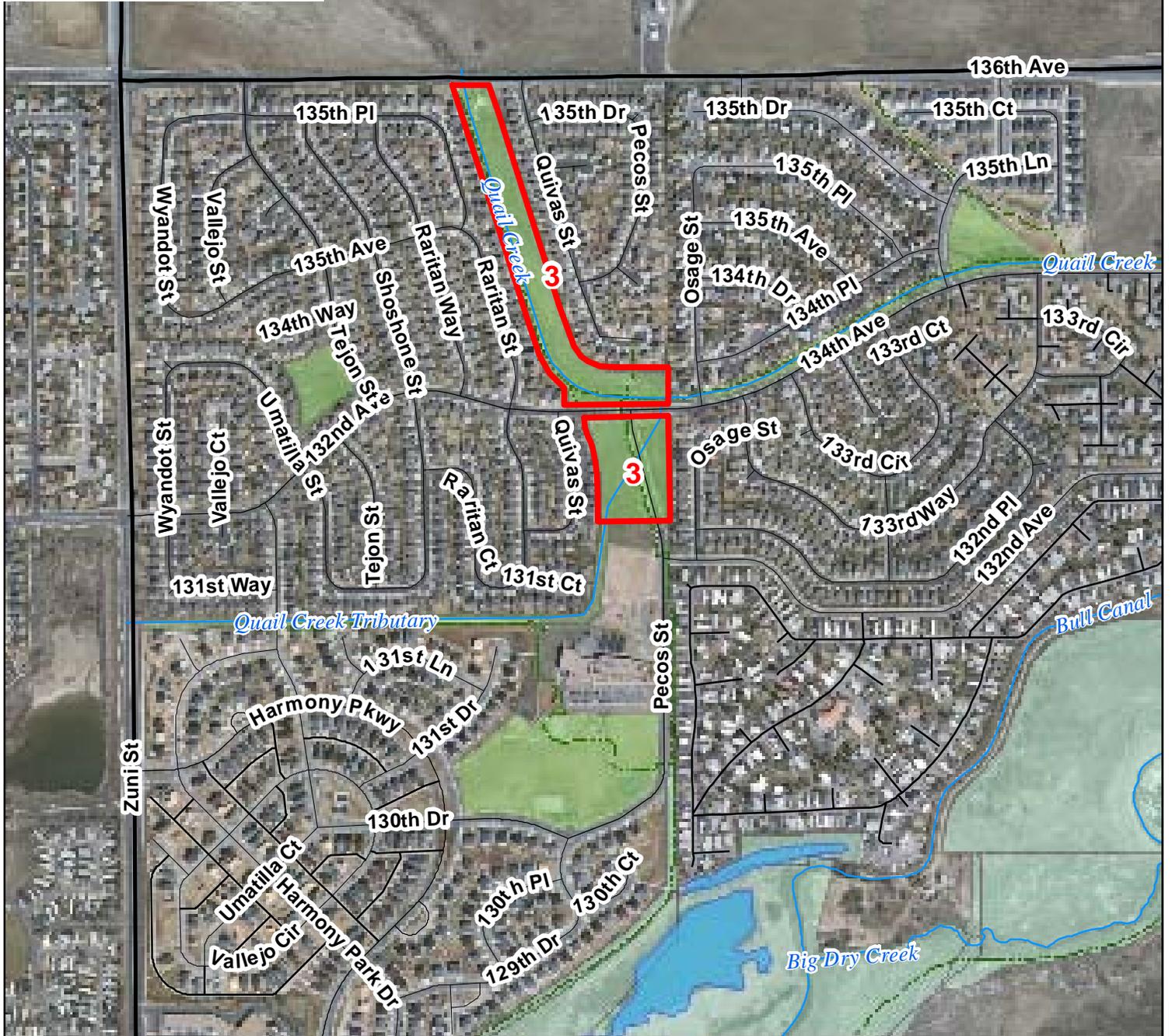
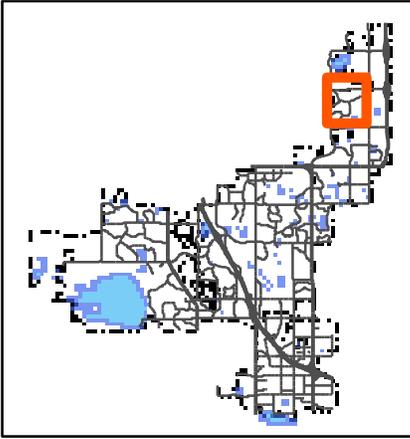
- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

## Parks and Open Space Adoptions

0 250 500 Feet

# Amherst

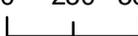
## Map Number 3



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|  | Parks Adoptions      |  | Parks        |
|  | Trails               |  | Open Space   |

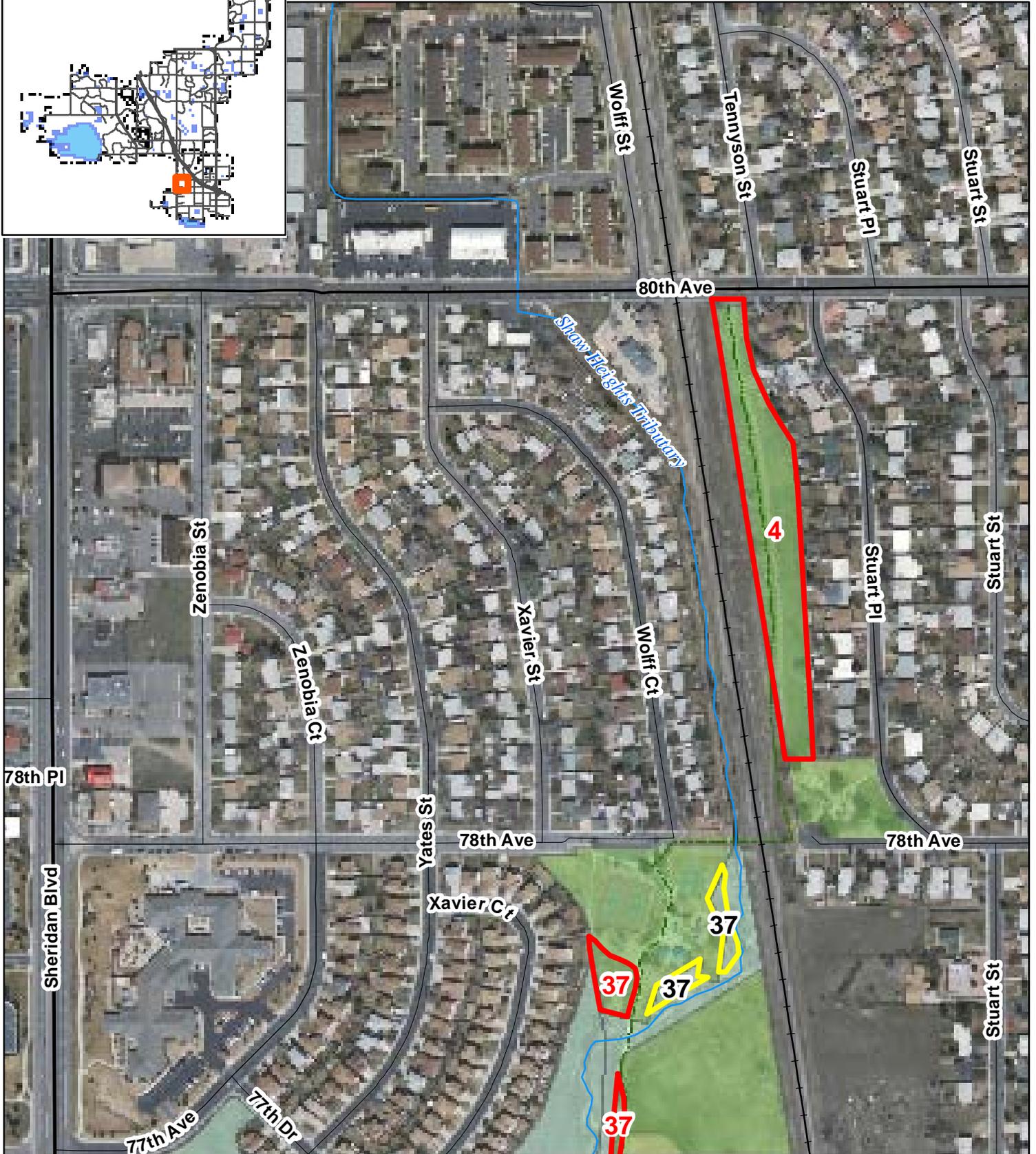
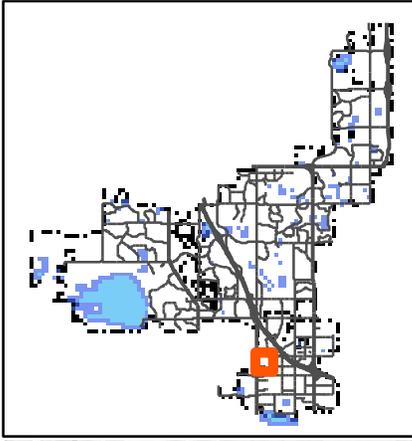
### Parks and Open Space Adoptions

0 250 500 Feet



# Sunset Park

## Map Number 4



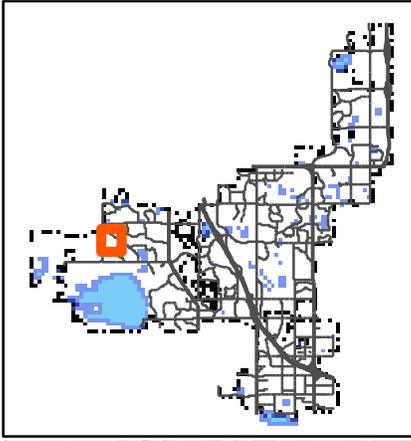
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|--|----------------------|---|--------------|
|  | Open Space Adoptions |  | Golf Courses |
|  | Parks Adoptions      |  | Parks        |
|  | Trails               |  | Open Space   |

### Parks and Open Space Adoptions

0 250 500 Feet

# Countryside Park

Map Number 5



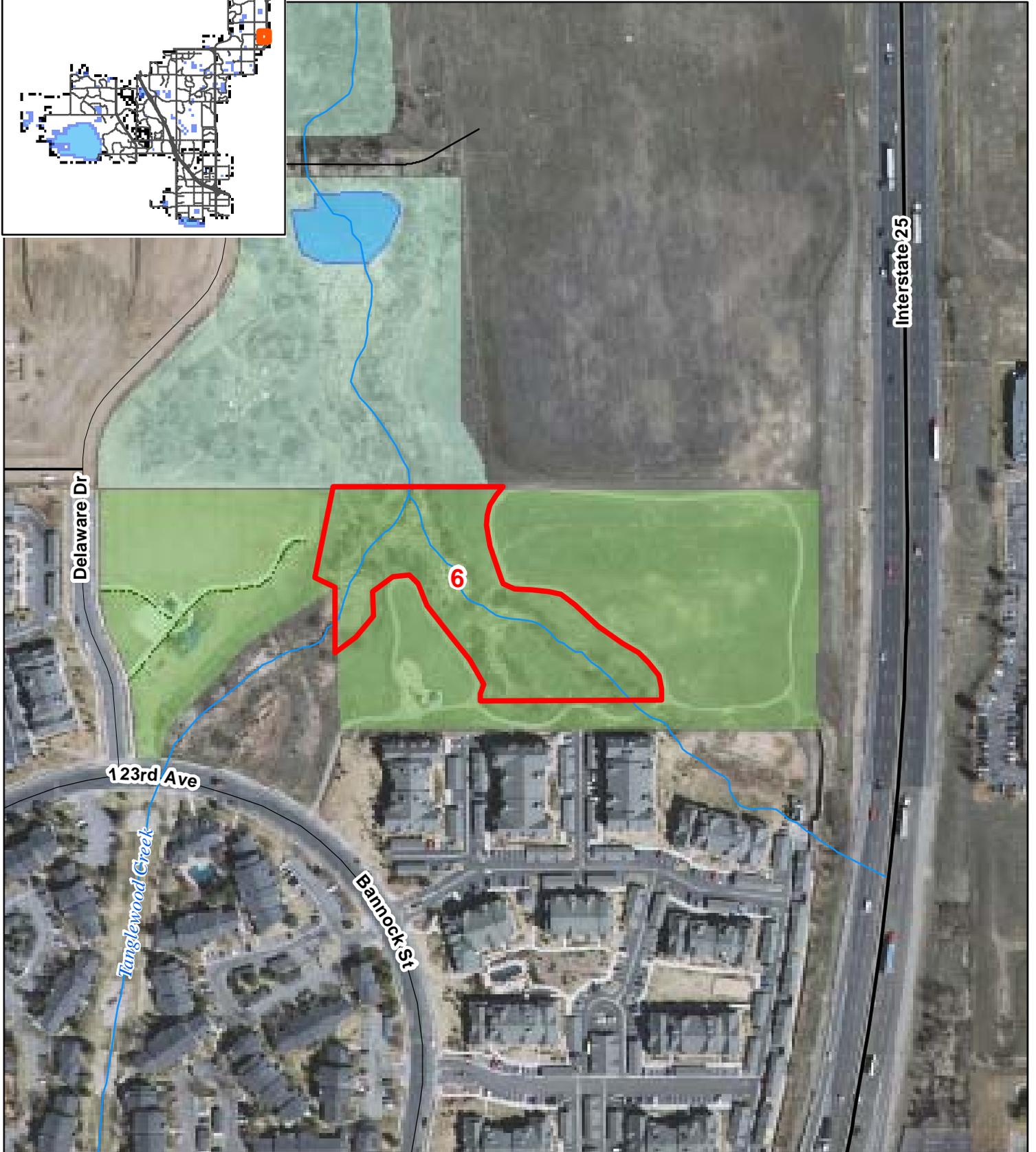
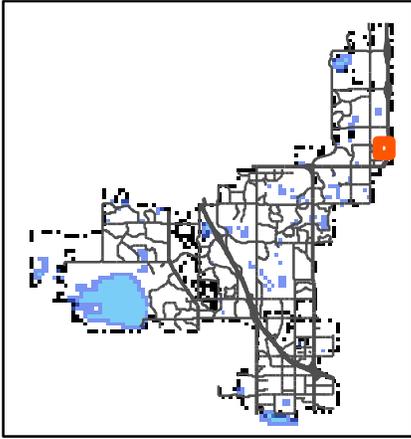
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|--|----------------------|---|--------------|
|  | Open Space Adoptions |  | Golf Courses |
|  | Parks Adoptions      |  | Parks        |
|  | Trails               |  | Open Space   |

## Parks and Open Space Adoptions

0 250 500 Feet

# Willowbrook Park

Map Number 6



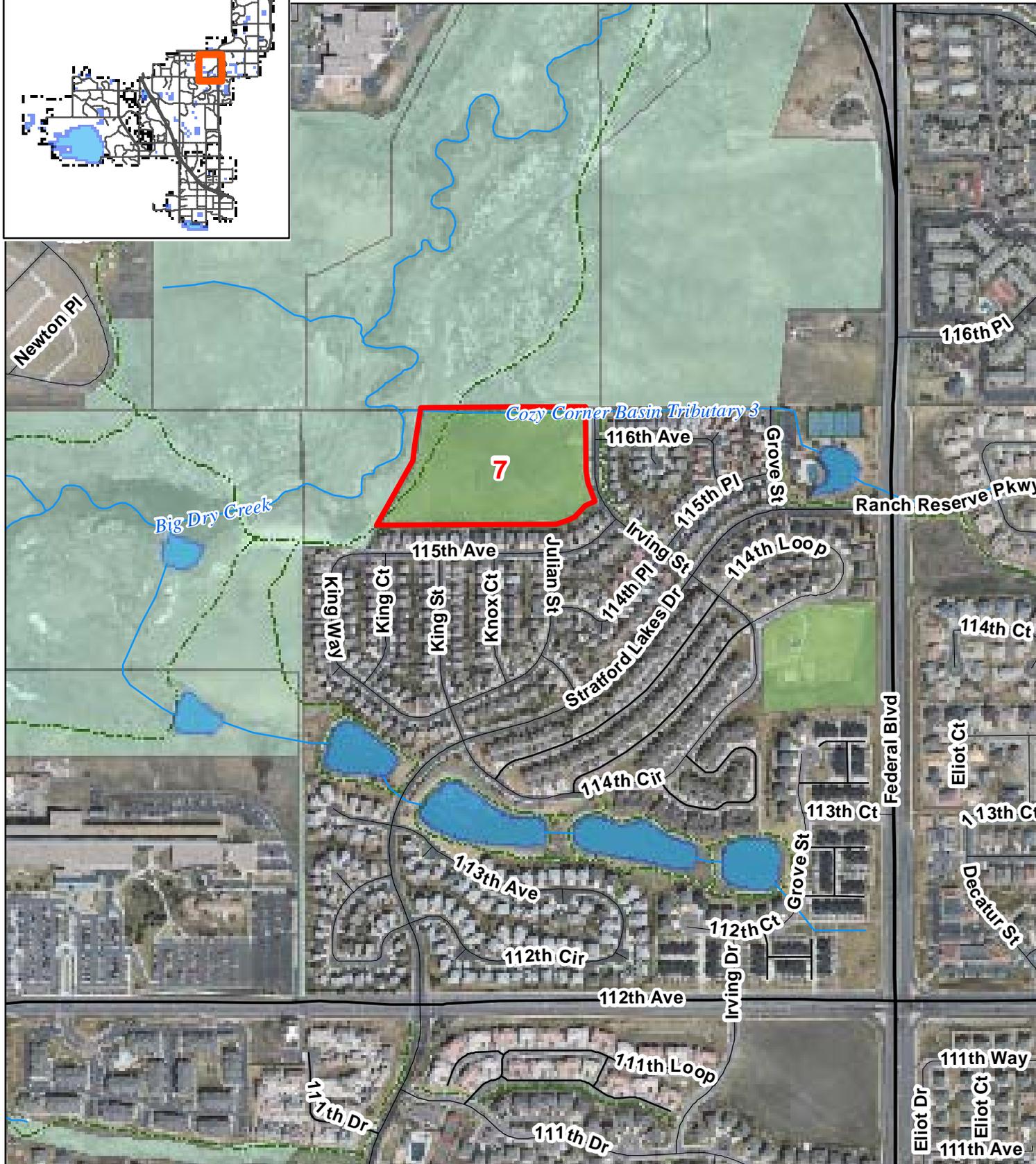
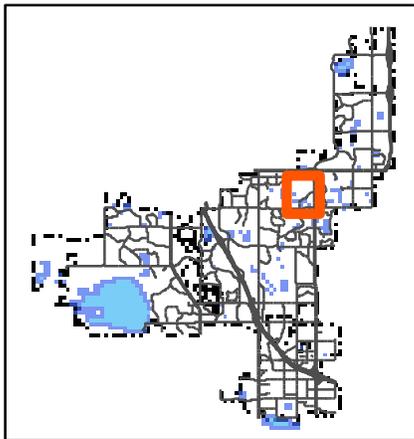
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|  Open Space Adoptions |  Golf Courses |
|  Parks Adoptions      |  Parks        |
|  Trails               |  Open Space   |

## Parks and Open Space Adoptions

0 250 500 Feet

# College Hills Park

Map Number 7



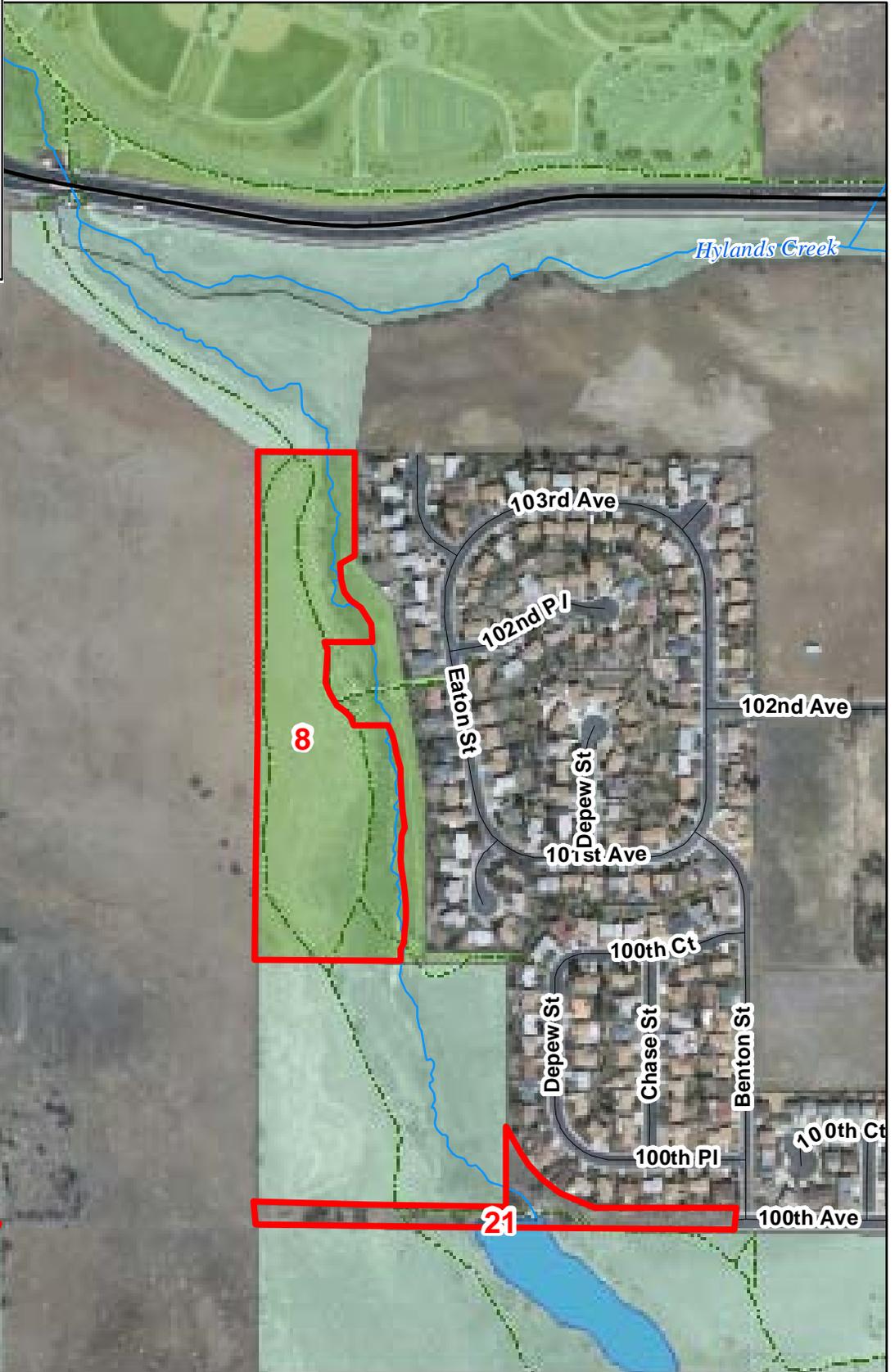
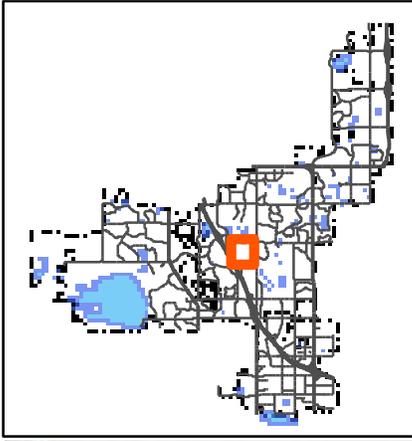
- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

## Parks and Open Space Adoptions

0 250 500 Feet

# Waverly Acres Park

Map Number 8



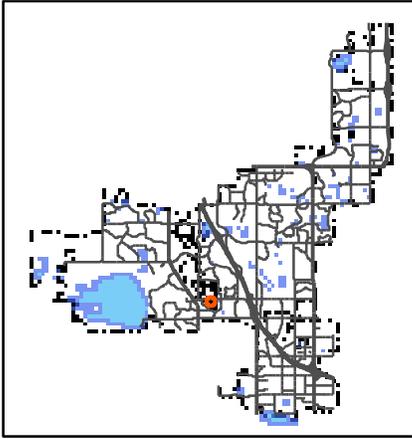
- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

## Parks and Open Space Adoptions

0 250 500 Feet

# Maulis Park

## Map Number 9



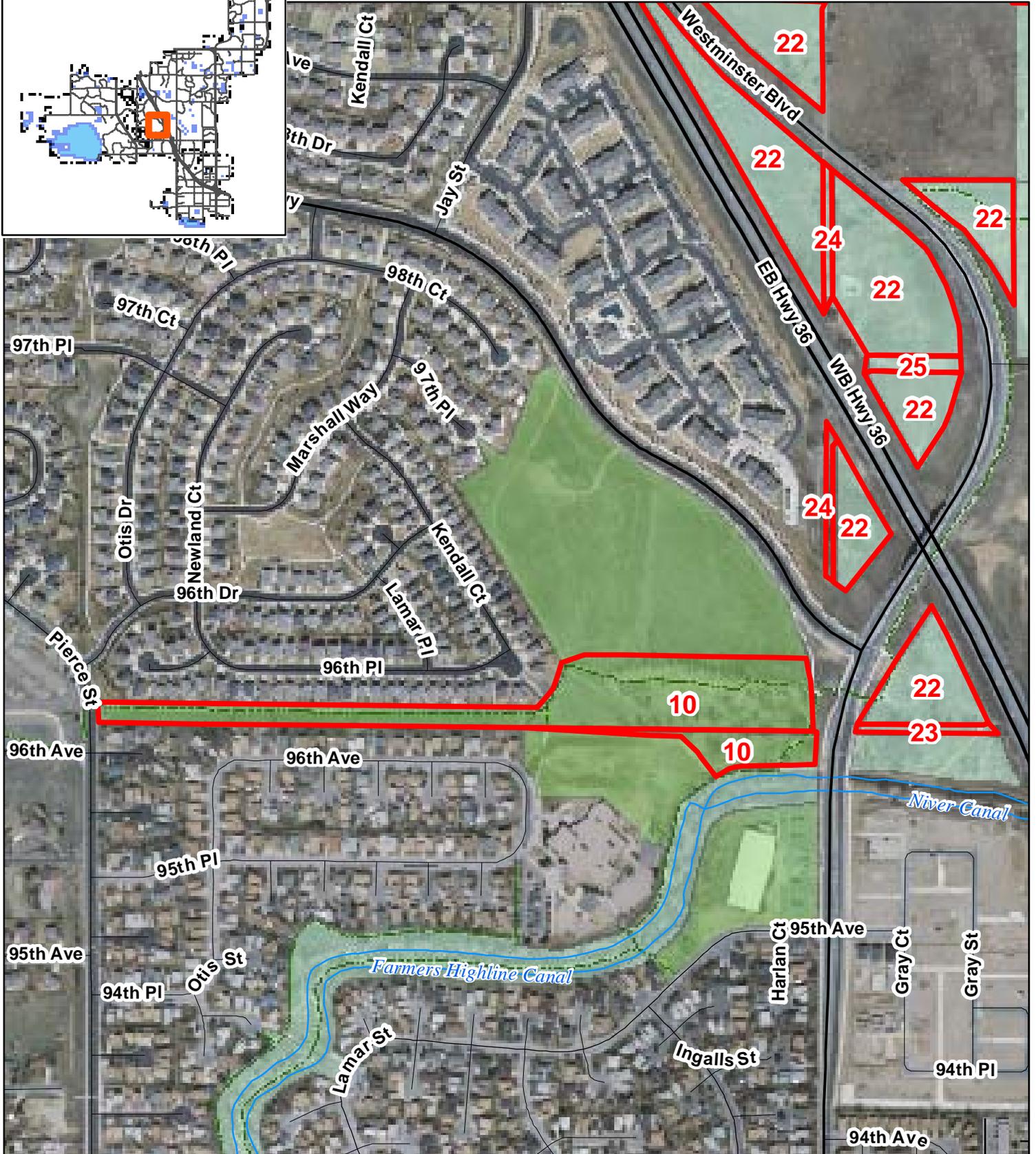
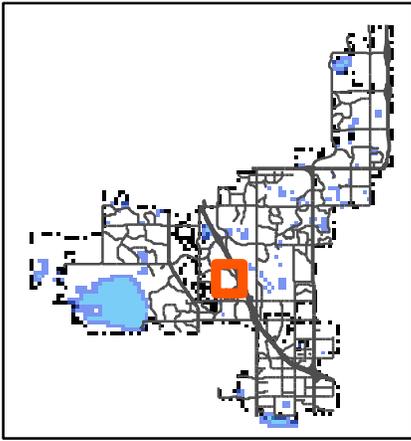
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|  | Open Space Adoptions |  | Golf Courses |
|  | Parks Adoptions      |  | Parks        |
|  | Trails               |  | Open Space   |

### Parks and Open Space Adoptions



# Trendwood Park

Map Number 10



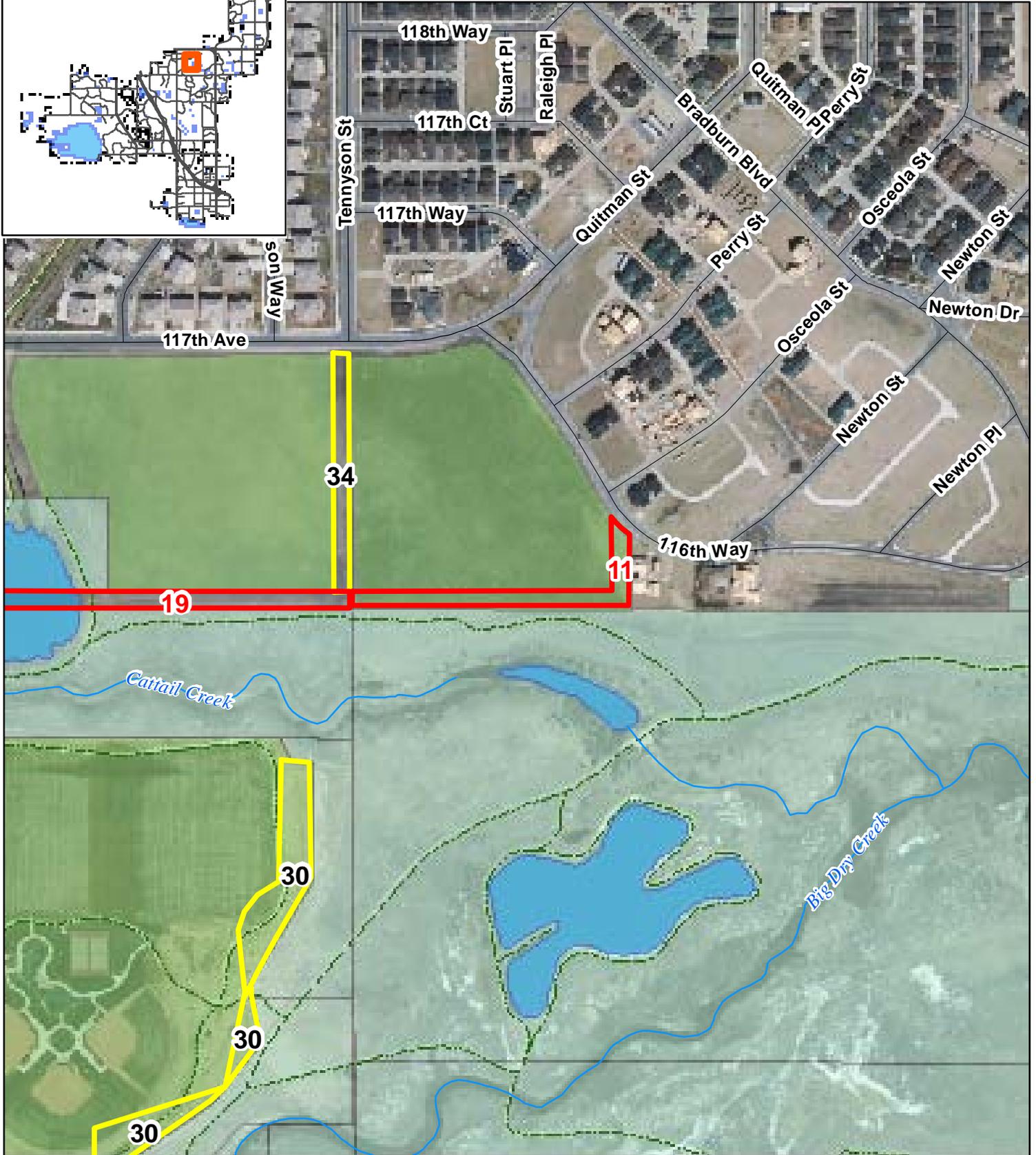
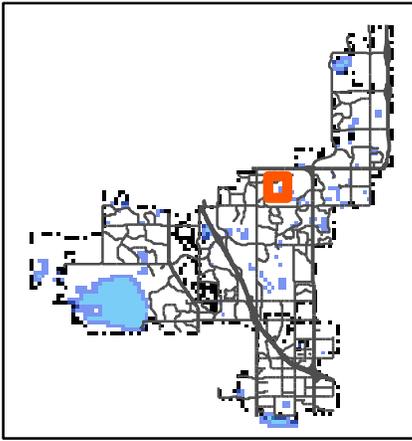
- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

## Parks and Open Space Adoptions

0 250 500 Feet

# Bradburn Park

## Map Number 11



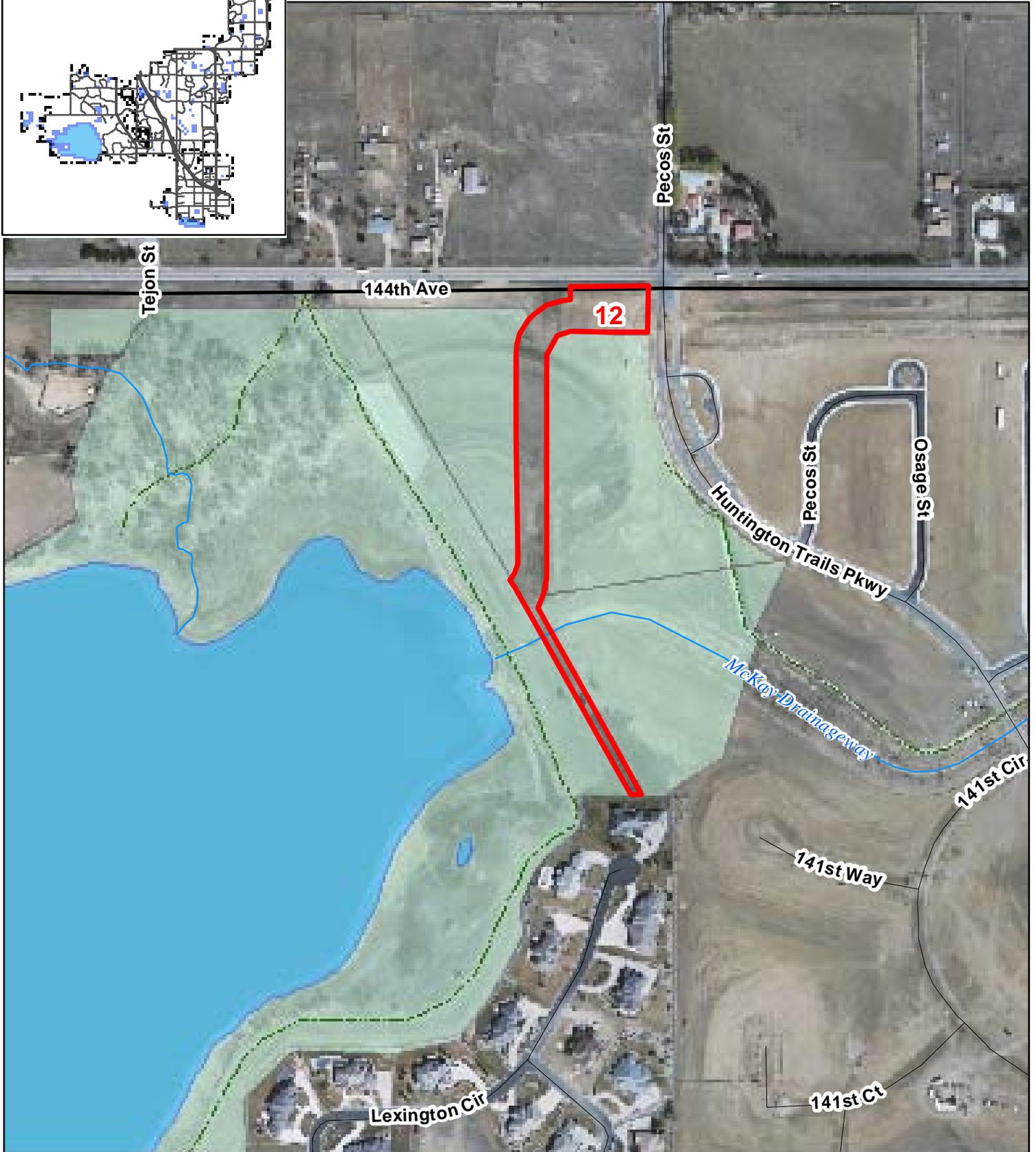
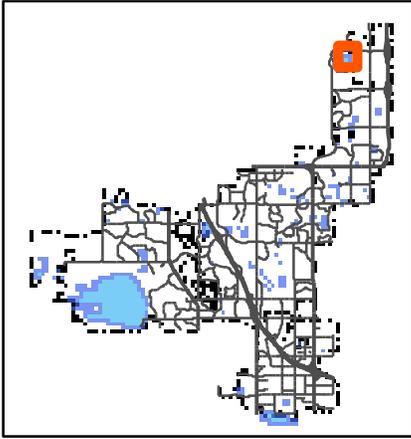
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|  | Open Space Adoptions |  | Golf Courses |
|  | Parks Adoptions      |  | Parks        |
|  | Trails               |  | Open Space   |

### Parks and Open Space Adoptions

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# McKay Lake Drainage

Map Number 12

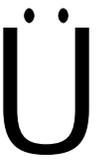


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|  Parks Adoptions      |  Parks        |
|  Trails               |  Open Space   |

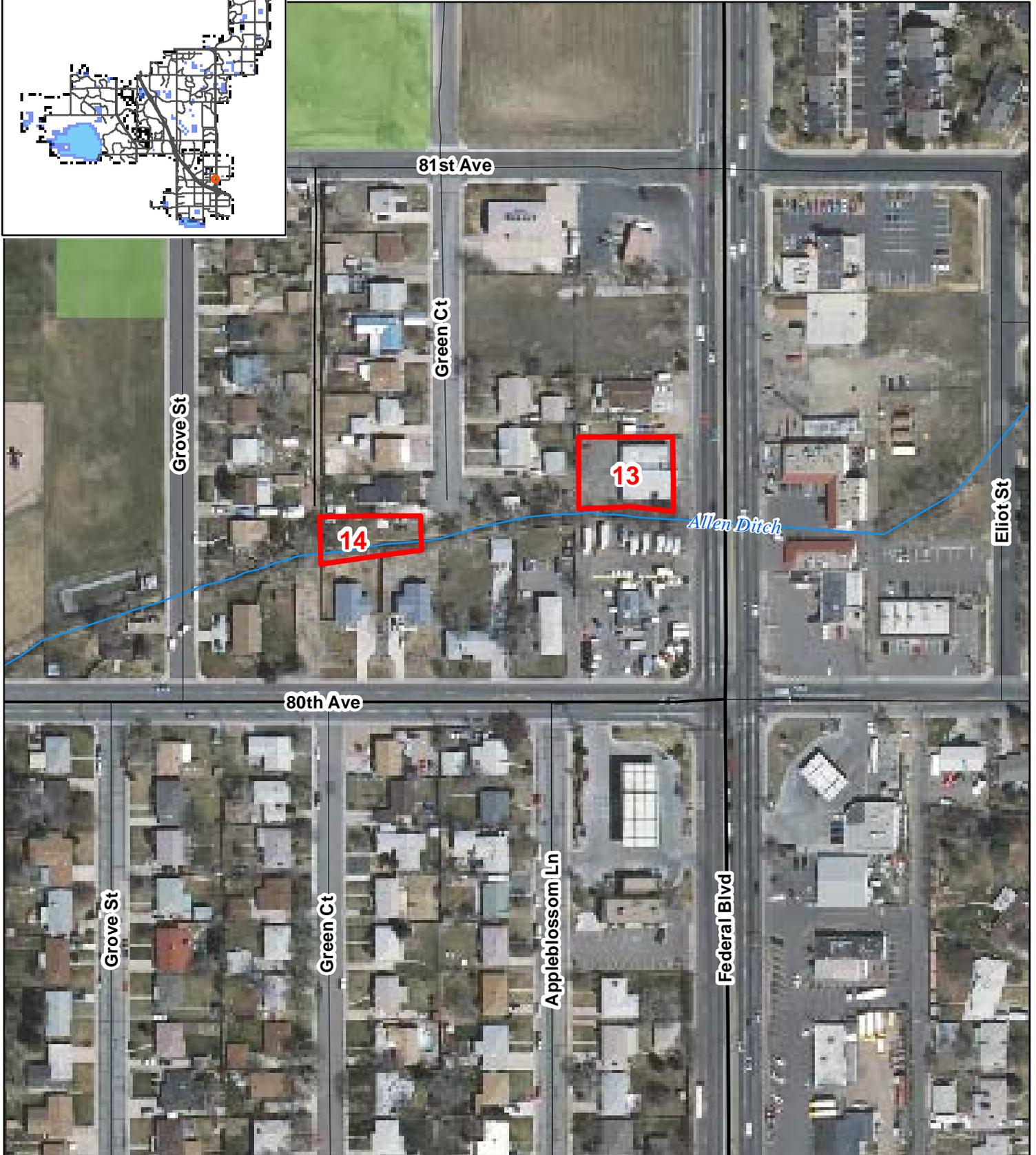
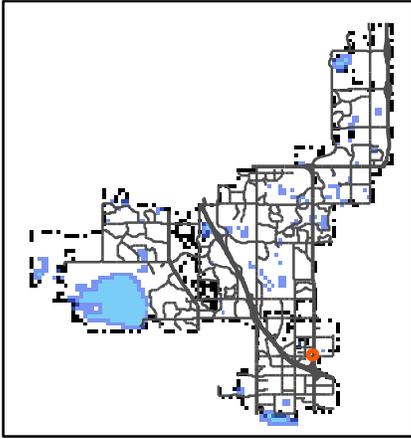
## Parks and Open Space Adoptions

0 250 500 Feet

# Allen Ditch Parcel @ Federal Blvd.



Map Number 13



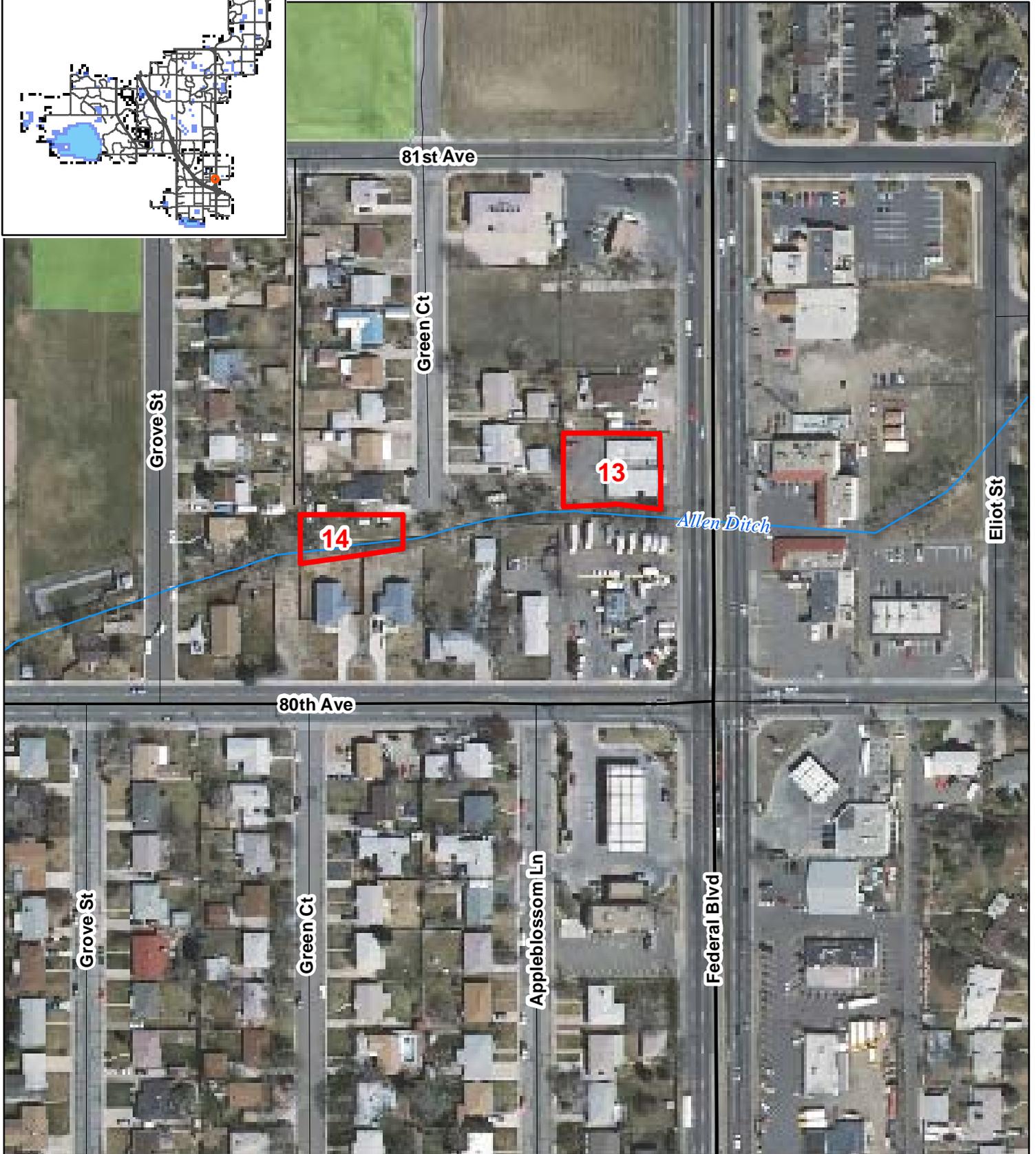
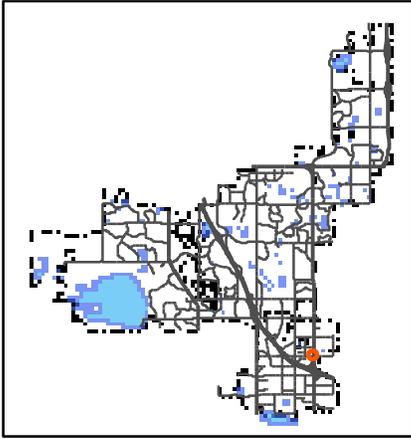
- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

## Parks and Open Space Adoptions



# Habitat for Humanity

## Map Number 14



- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

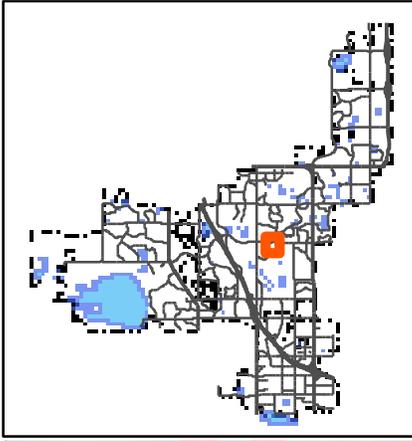
### Parks and Open Space Adoptions

0 250 500 Feet



# Hyland Greens PLD

Map Number 15



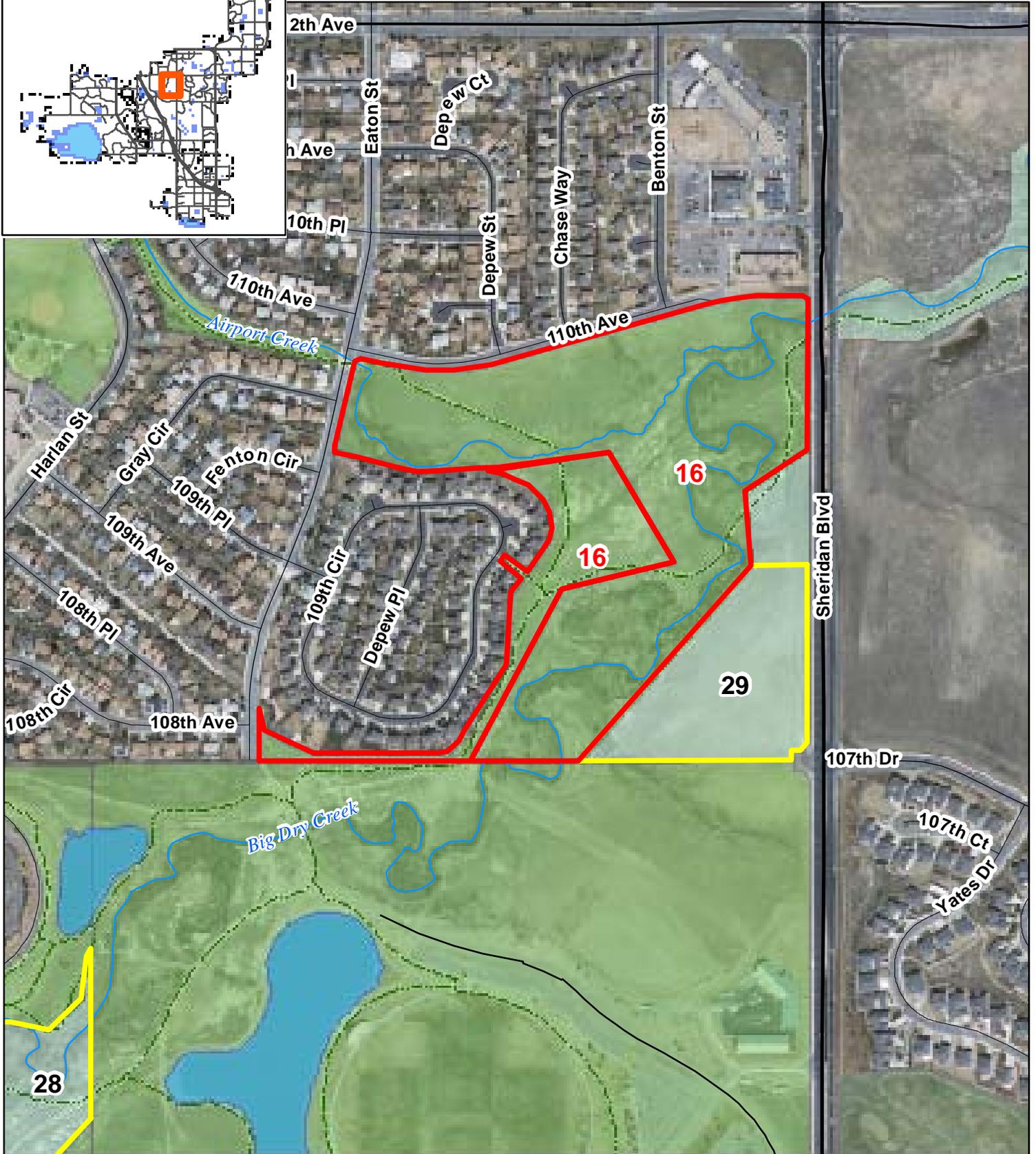
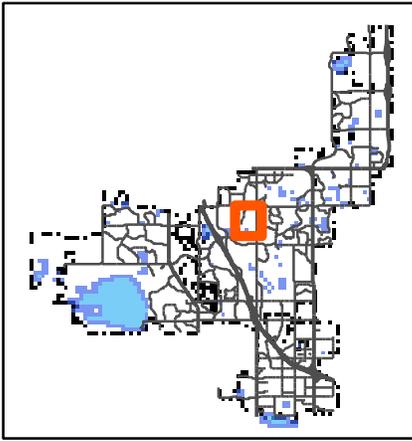
- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

## Parks and Open Space Adoptions

0 250 500 Feet

# Sheridan Green PLD

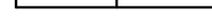
## Map Number 16



- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

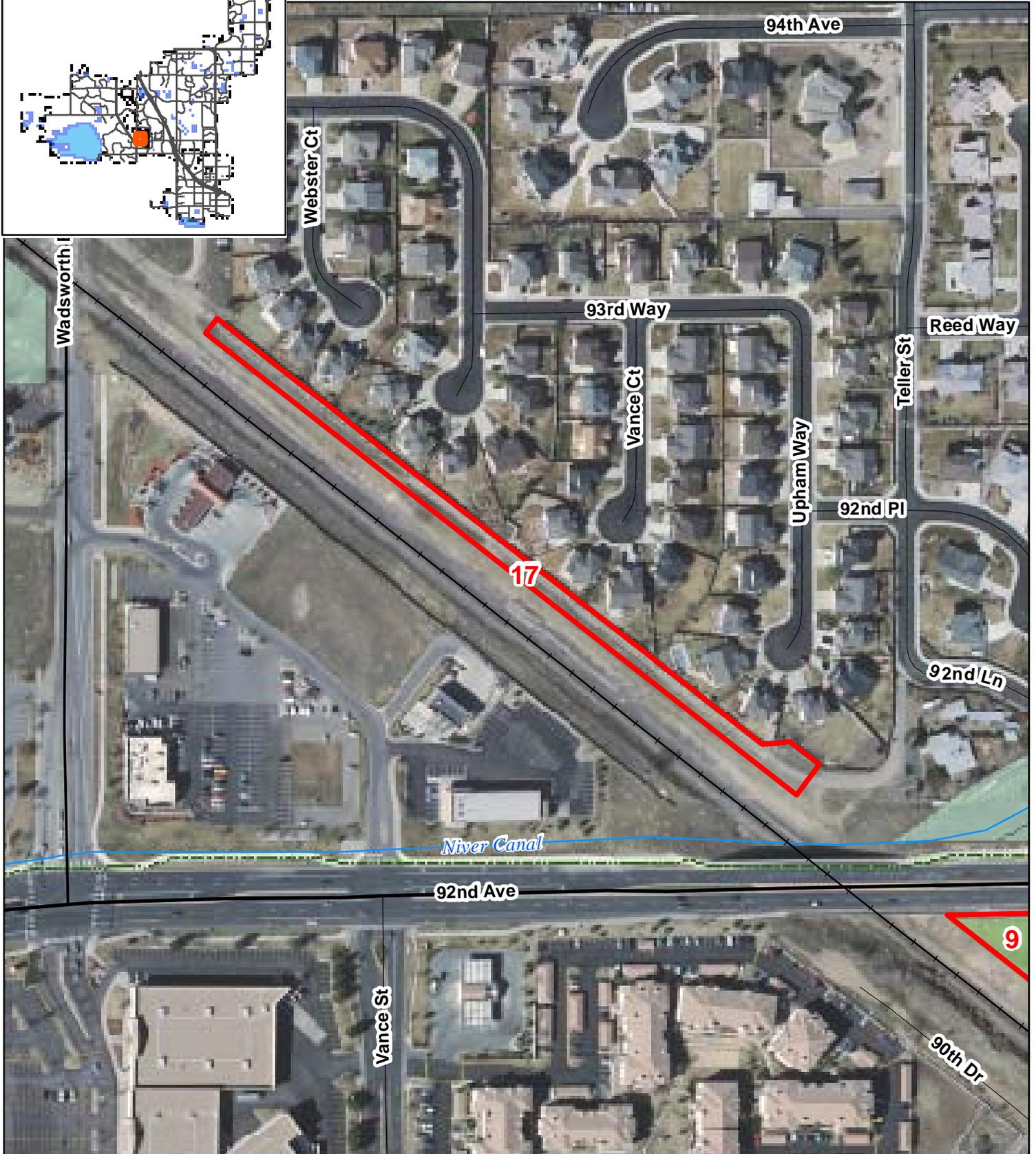
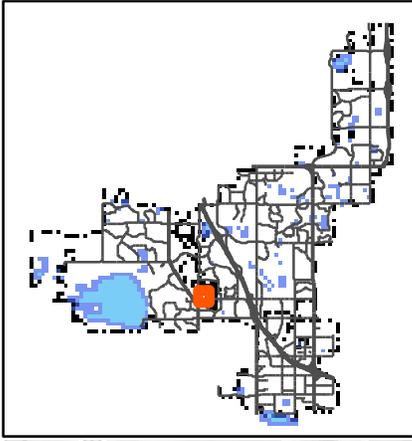
### Parks and Open Space Adoptions

0 250 500 Feet



# Cambridge Farm PLD

Map Number 17



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|  Parks Adoptions      |  Parks        |
|  Trails               |  Open Space   |

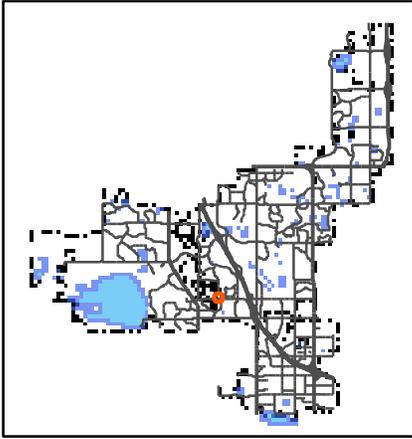
## Parks and Open Space Adoptions

0 250 500 Feet

9

# Pierce Street ROW

Map Number 18



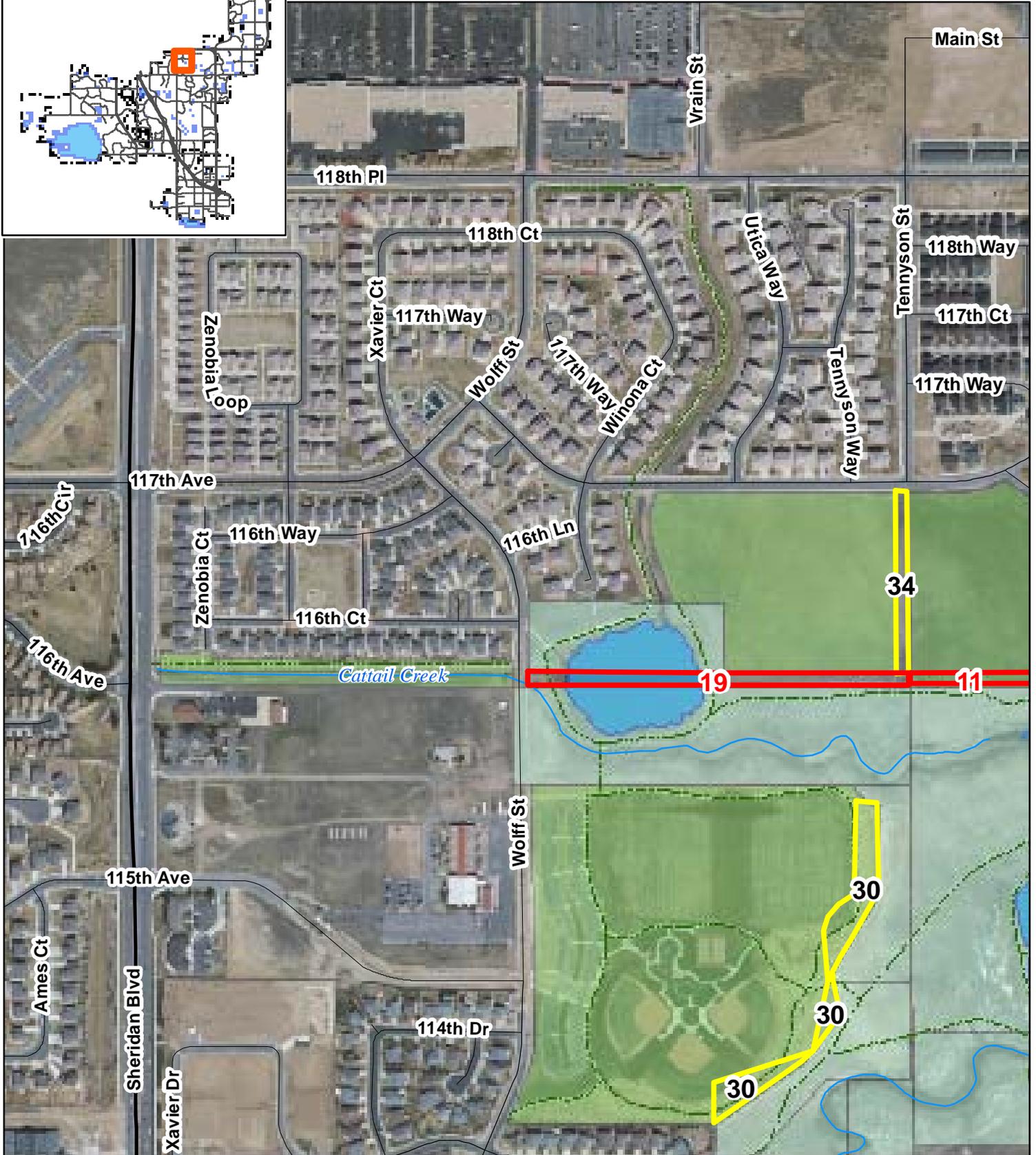
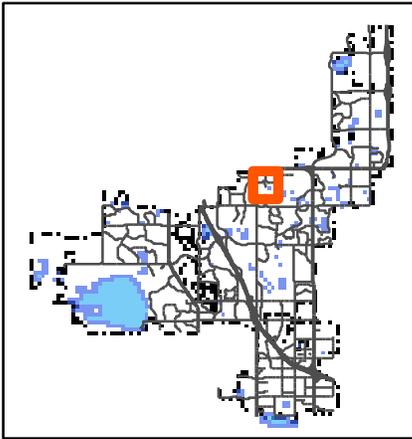
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|---|--|
|  Open Space Adoptions |  Golf Courses |
|  Parks Adoptions      |  Parks        |
|  Trails               |  Open Space   |

## Parks and Open Space Adoptions



# 116th Avenue ROW

Map Number 19



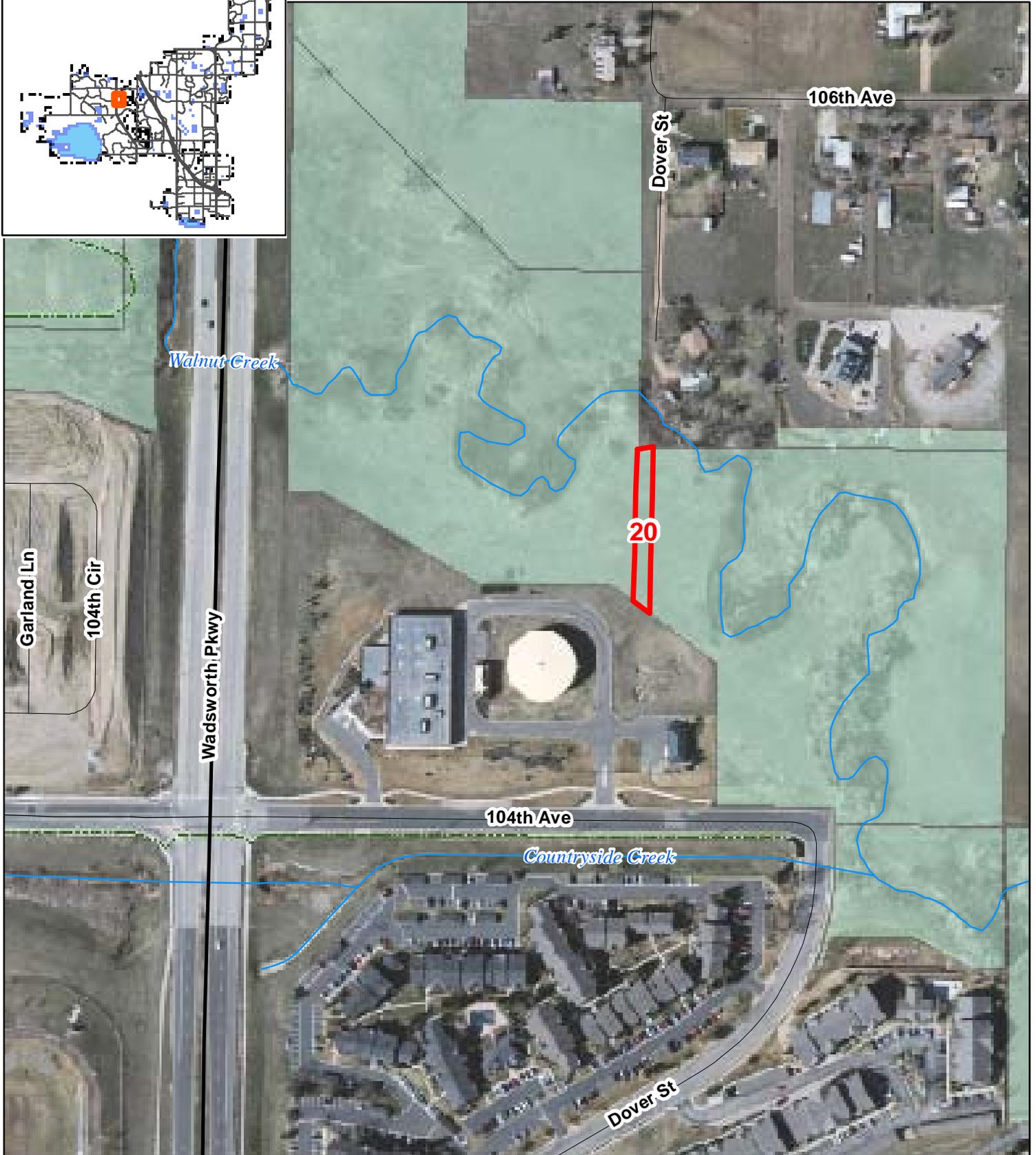
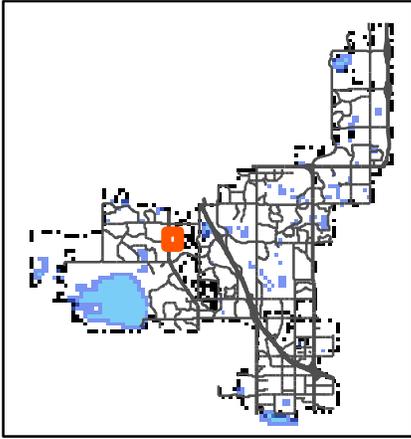
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|  | Open Space Adoptions |  | Golf Courses |
|  | Parks Adoptions      |  | Parks        |
|  | Trails               |  | Open Space   |

## Parks and Open Space Adoptions

0 250 500 Feet

# Dover Street ROW

## Map Number 20



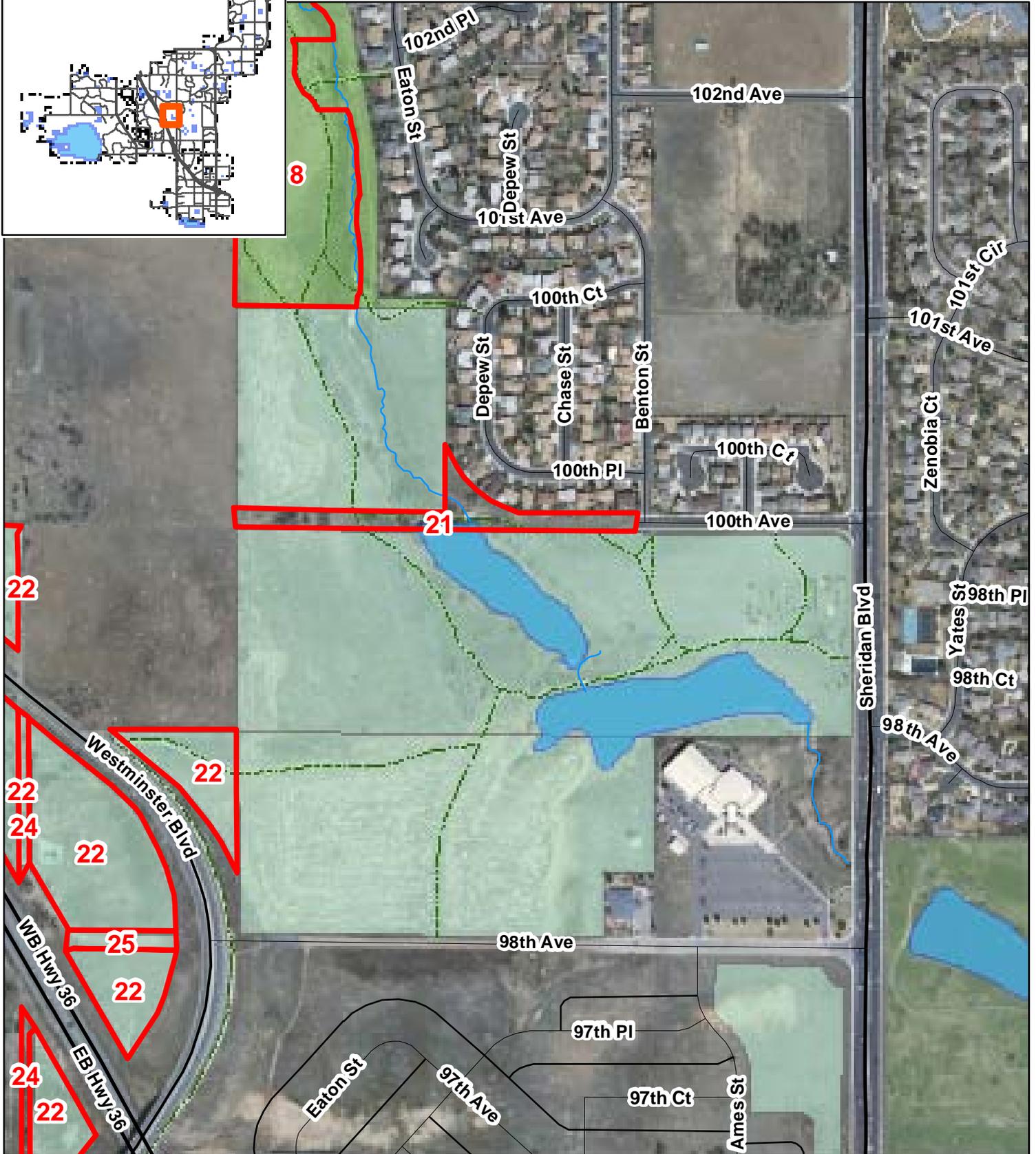
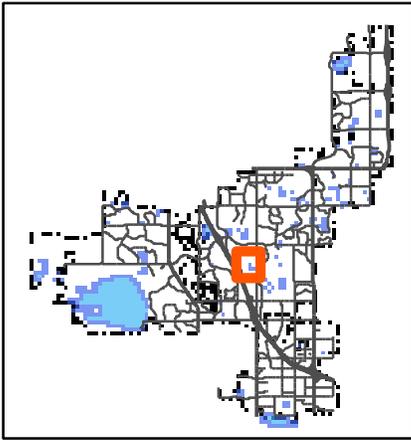
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|  | Open Space Adoptions |  | Golf Courses |
|  | Parks Adoptions      |  | Parks        |
|  | Trails               |  | Open Space   |

### Parks and Open Space Adoptions

0 250 500 Feet

# 100th Avenue ROW

Map Number 21



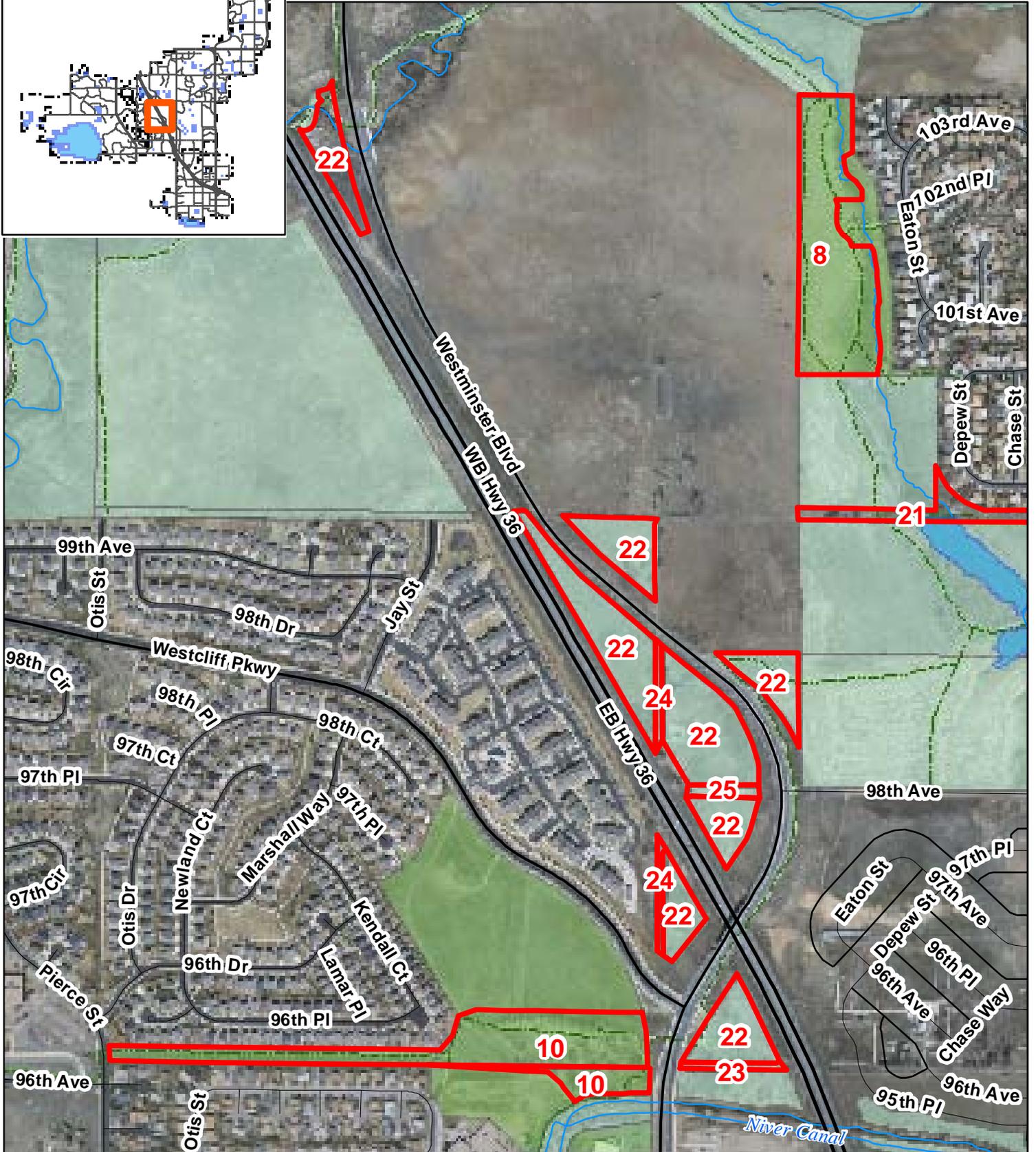
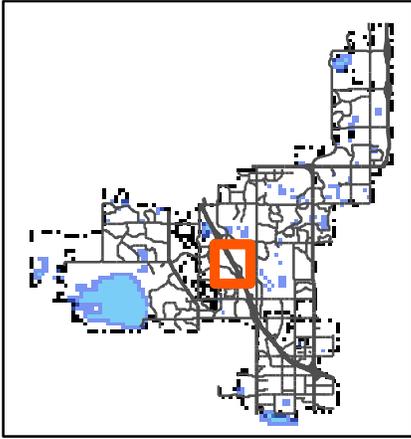
- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

## Parks and Open Space Adoptions

0 250 500 Feet

# Westminster Boulevard

Map Number 22

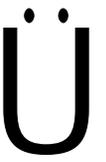


- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

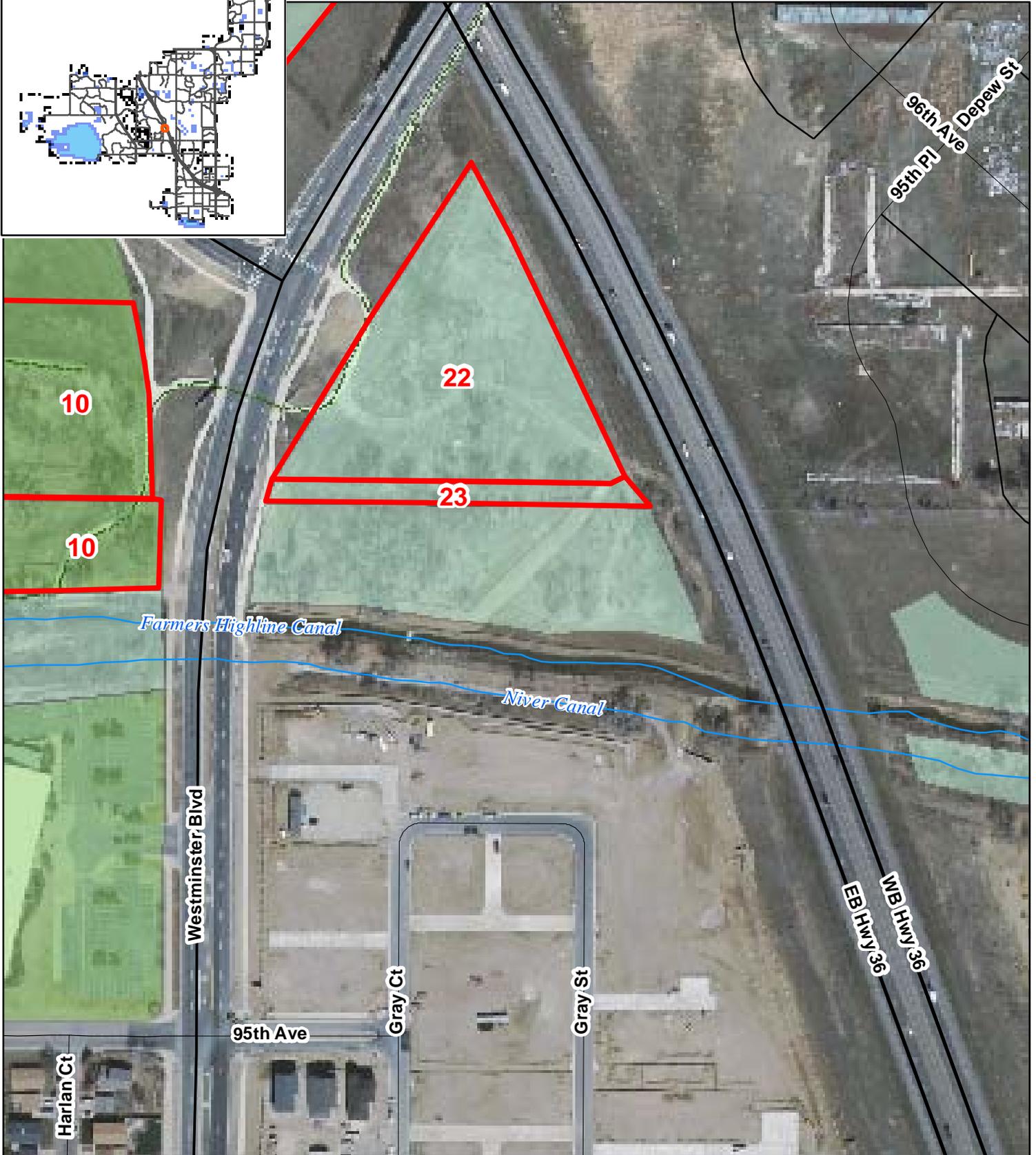
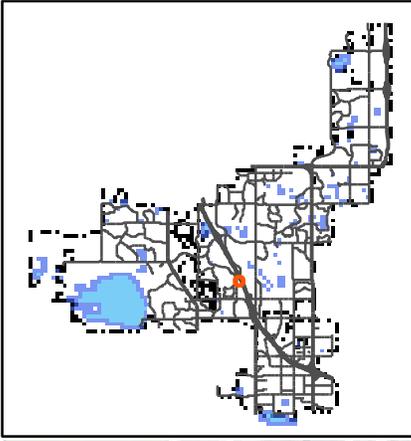
## Parks and Open Space Adoptions

0 250 500 Feet

# ROW North of Farmers Highline Canal



Map Number 23



- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

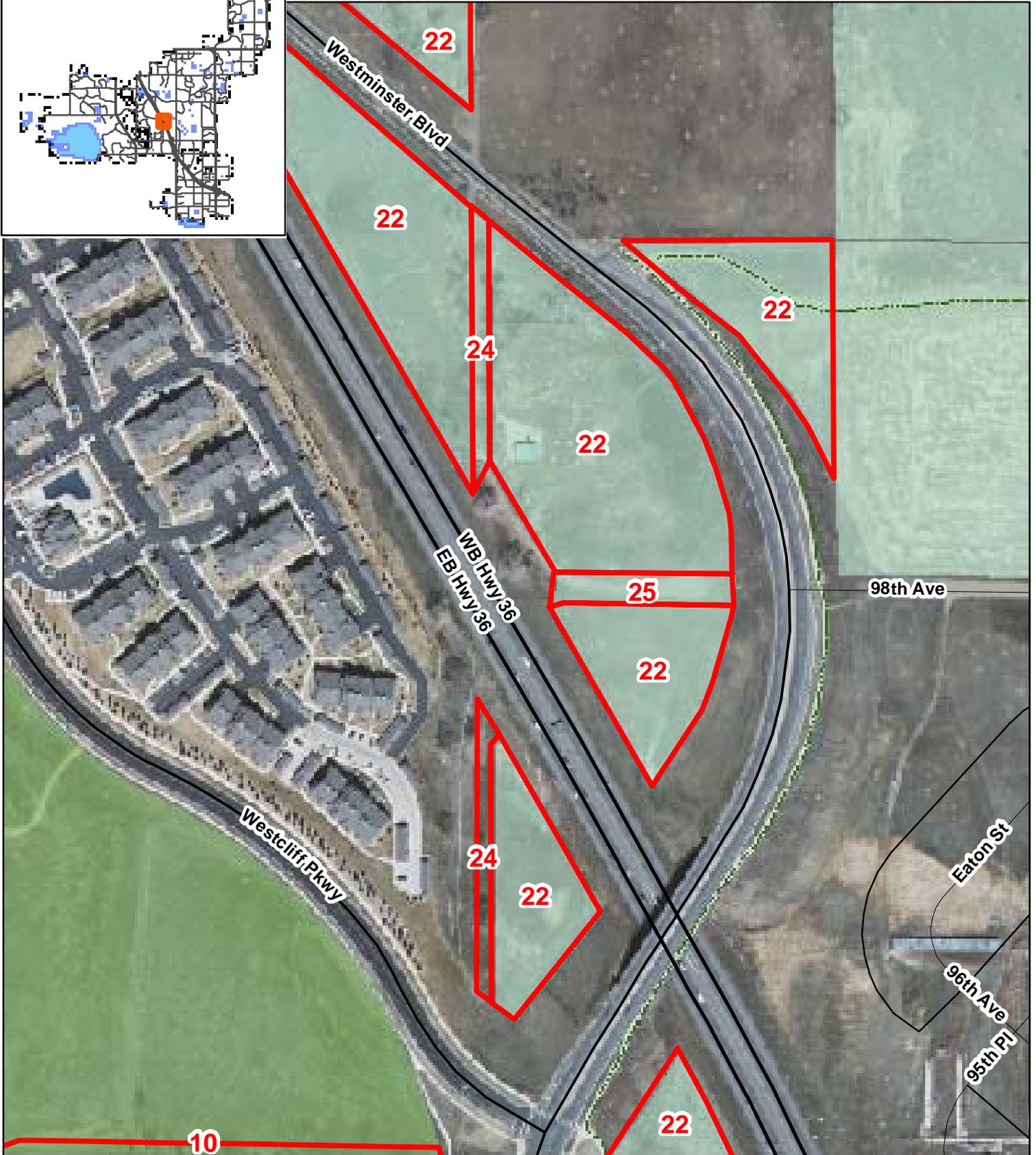
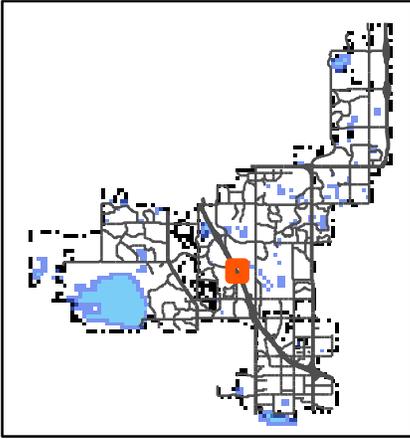
## Parks and Open Space Adoptions

0 250 500 Feet



# Harlan Street ROW

Map Number 24

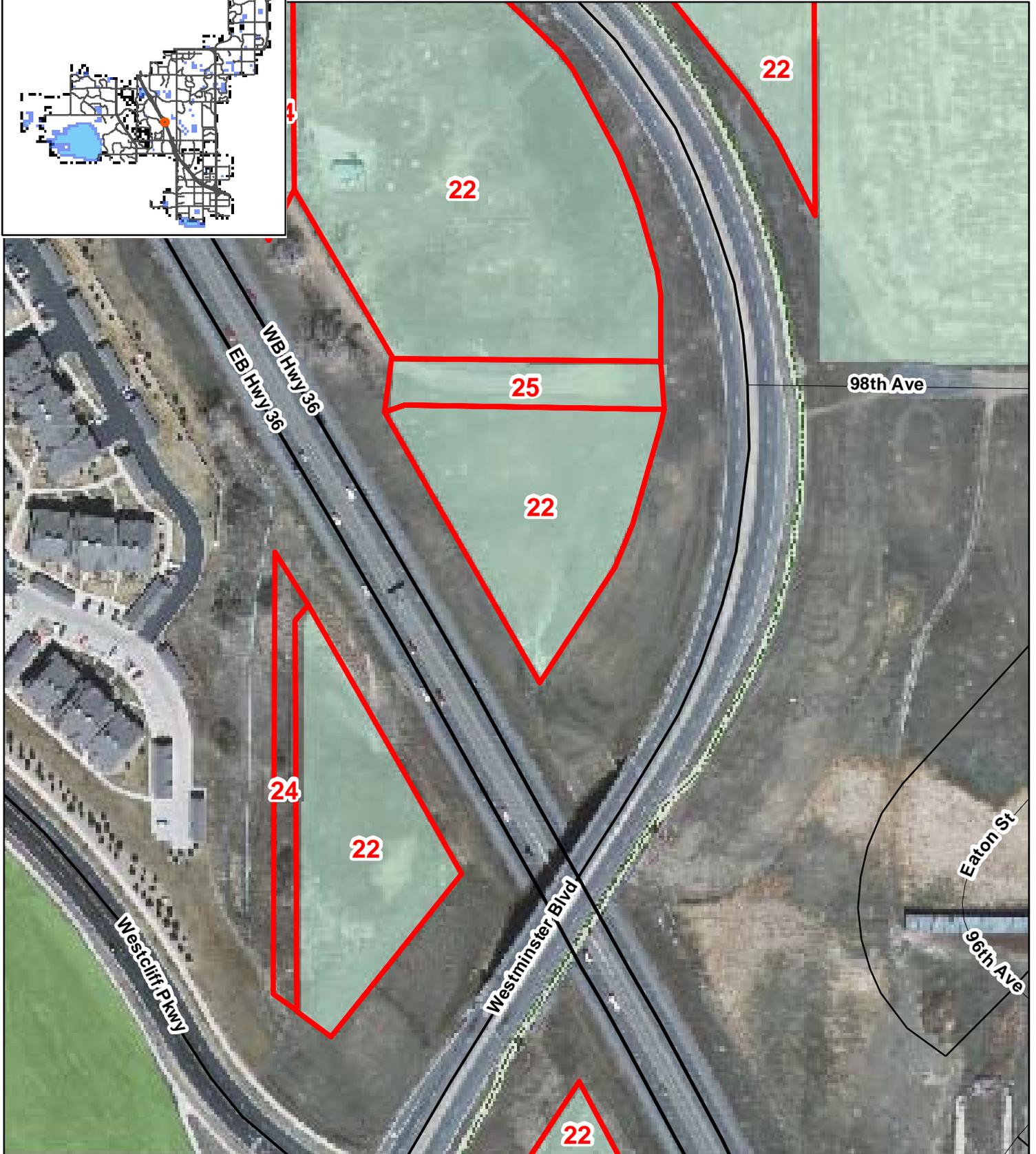
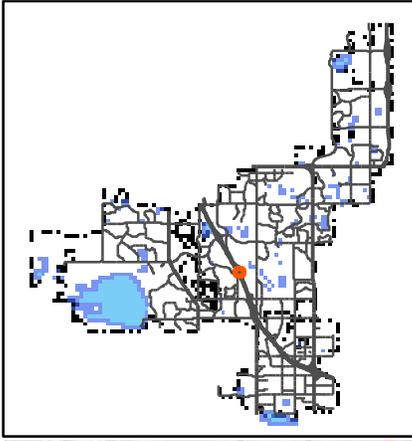


- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

## Parks and Open Space Adoptions

0 250 500 Feet

# 98th Ave. ROW Map Number 25



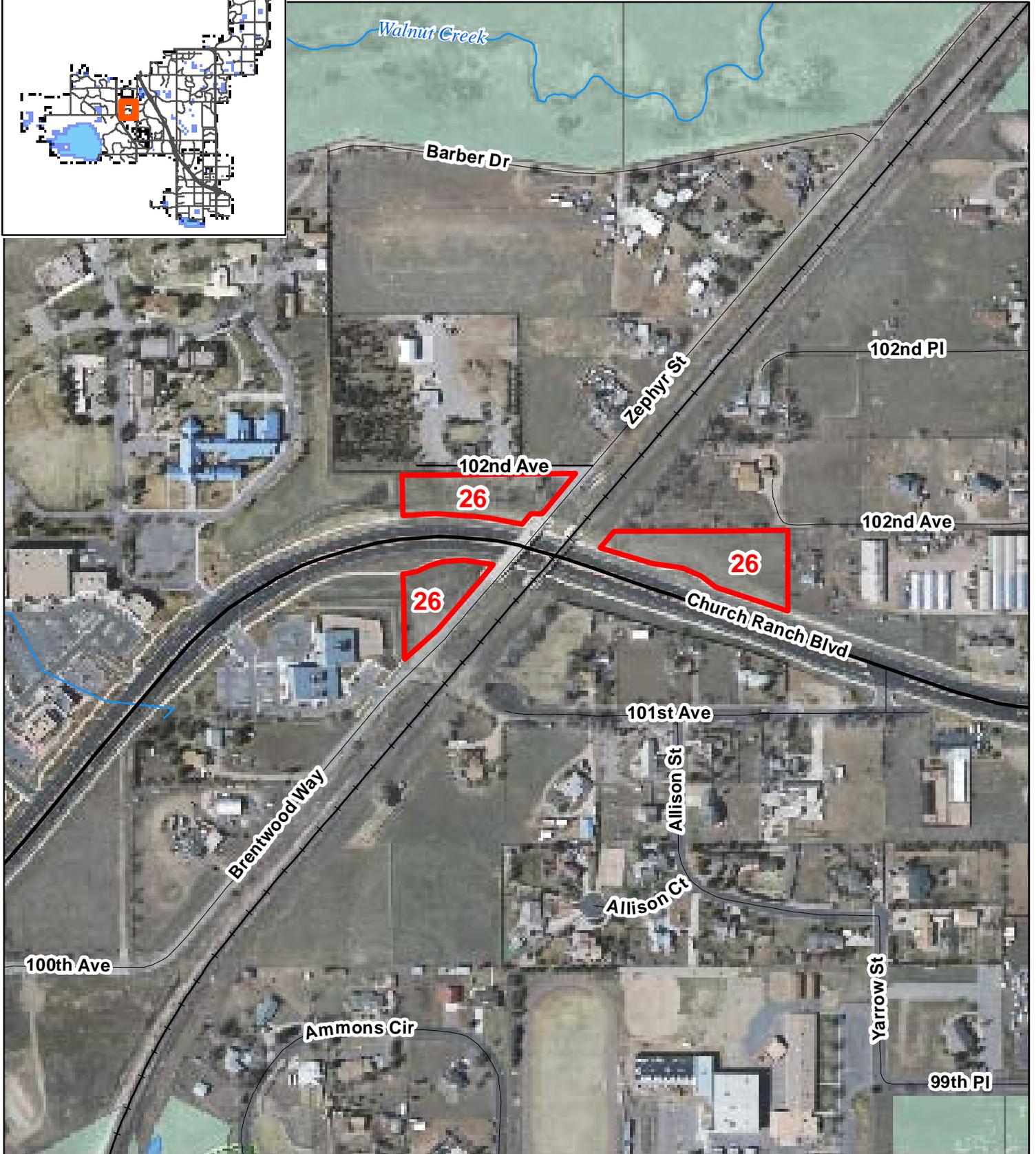
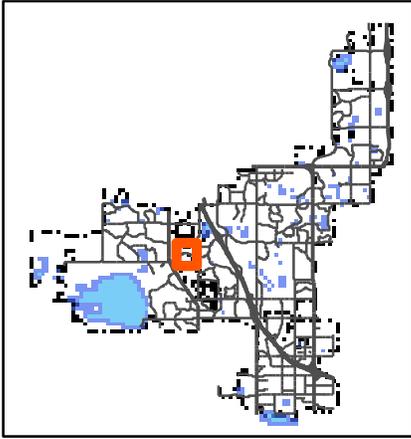
- |                      |              |
|----------------------|--------------|
| Open Space Adoptions | Golf Courses |
| Parks Adoptions      | Parks        |
| Trails               | Open Space   |

## Parks and Open Space Adoptions

0 250 500 Feet

# Church Ranch Boulevard @ BNSF

Map Number 26



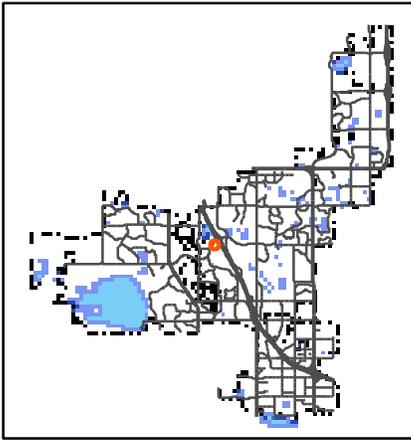
- |   |  |
|---|--|
|  Open Space Adoptions |  Golf Courses |
|  Parks Adoptions      |  Parks        |
|  Trails               |  Open Space   |

## Parks and Open Space Adoptions

0 250 500 Feet

# Reed Street ROW

Map Number 27



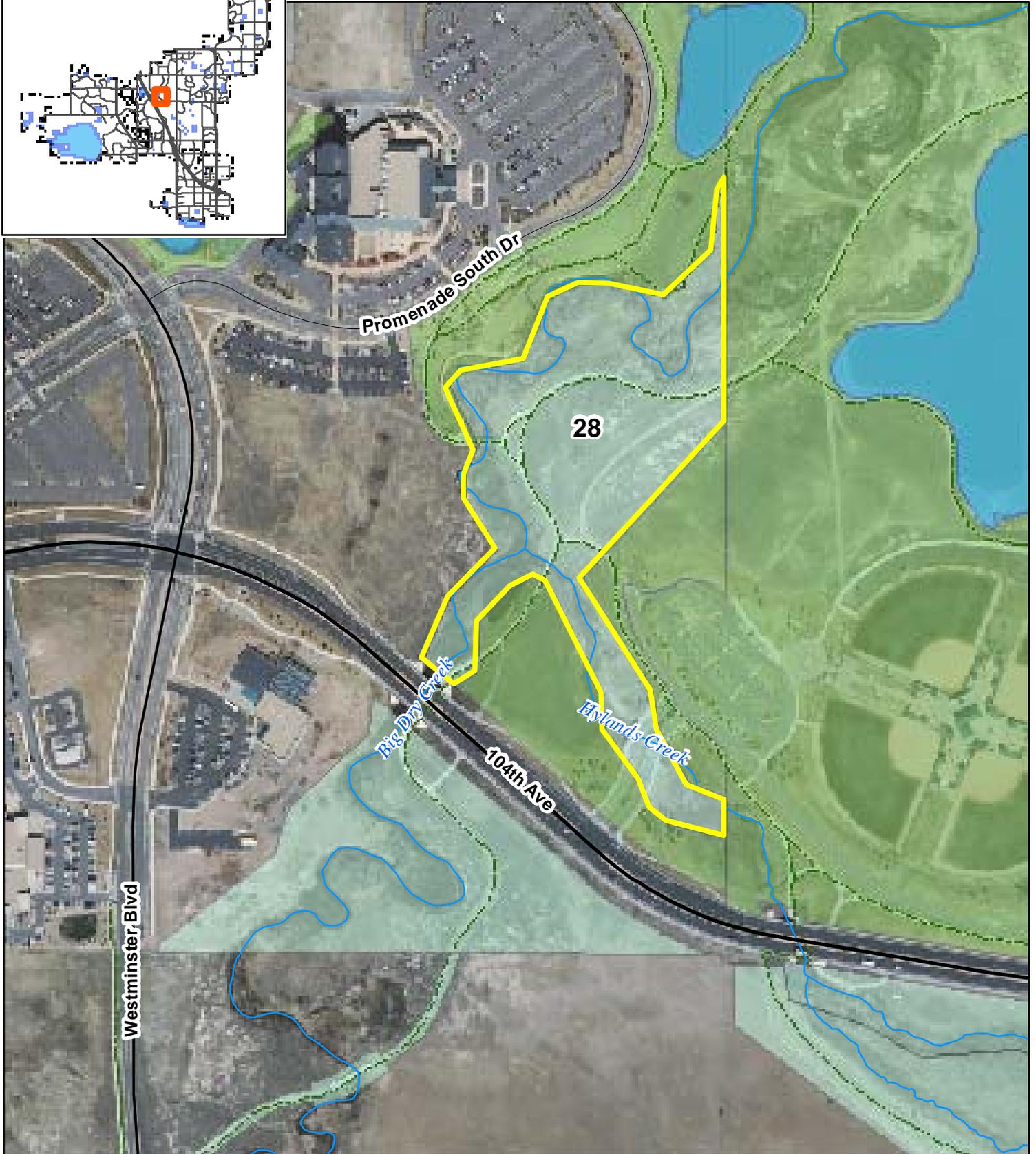
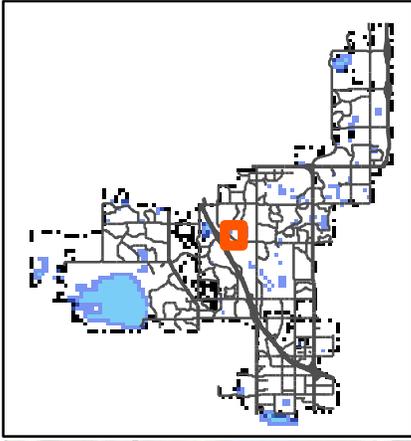
- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

## Parks and Open Space Adoptions

0 250 500 Feet

# City Park Disc Golf

Map Number 28



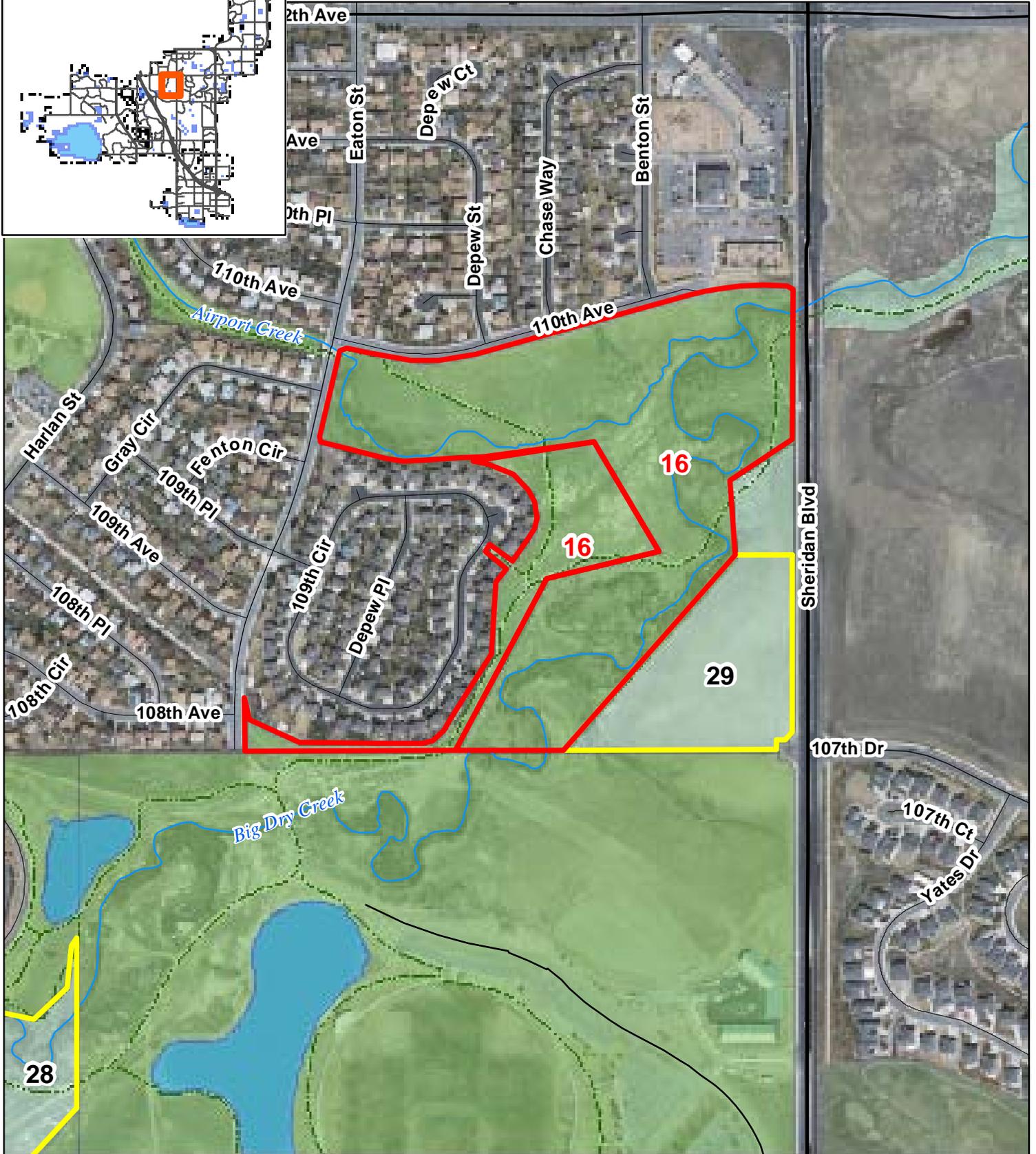
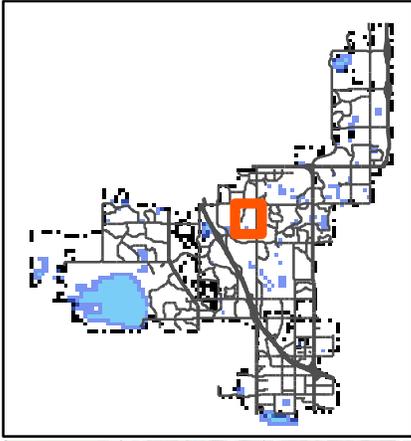
- |   |  |
|---|--|
|  Open Space Adoptions |  Golf Courses |
|  Parks Adoptions      |  Parks        |
|  Trails               |  Open Space   |

## Parks and Open Space Adoptions

0 250 500 Feet

# Francis/Melody

## Map Number 29



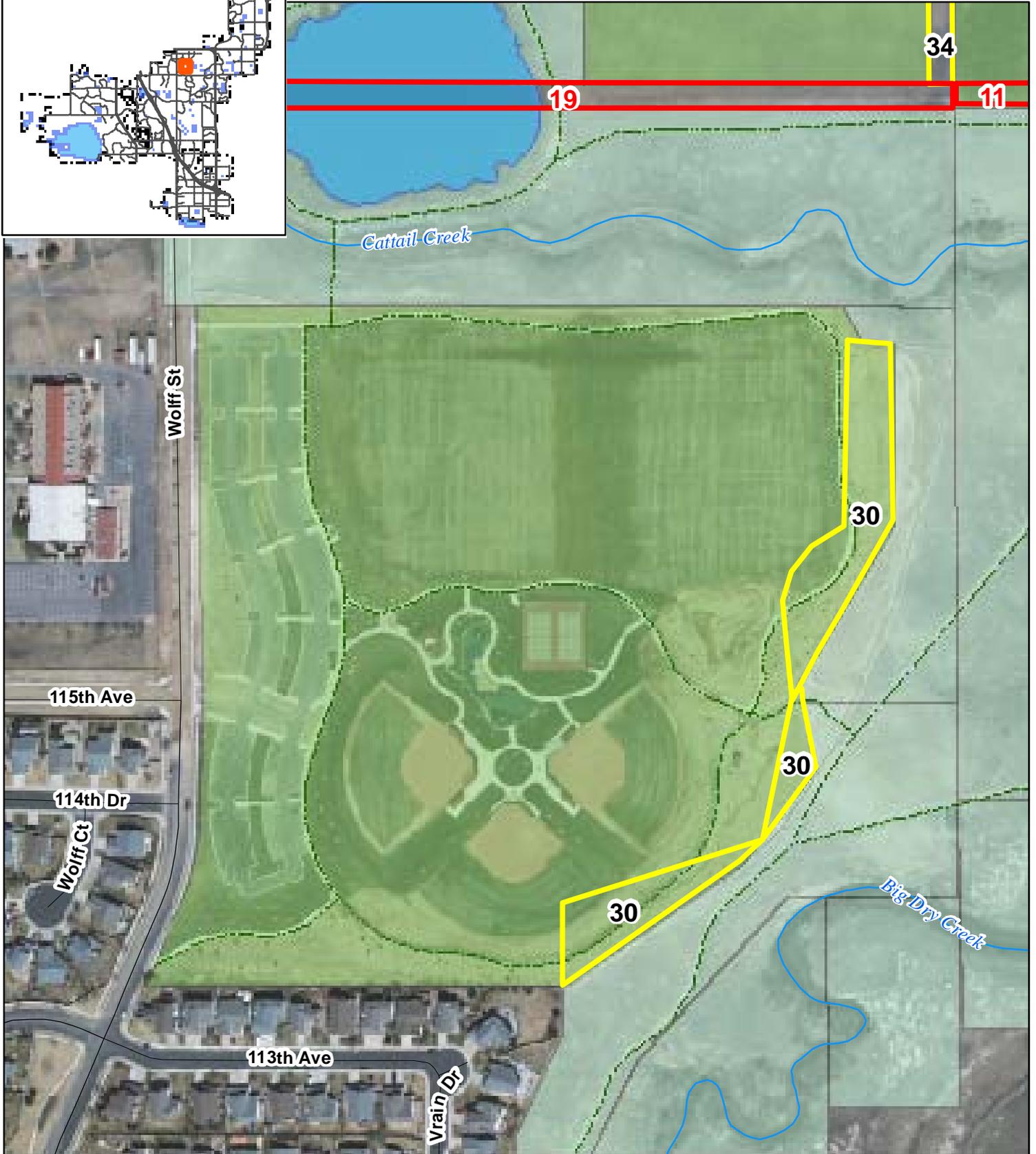
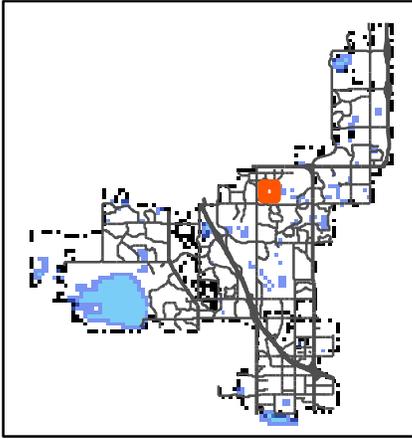
- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

### Parks and Open Space Adoptions

0 250 500 Feet

# Westfield Village Park

Map Number 30



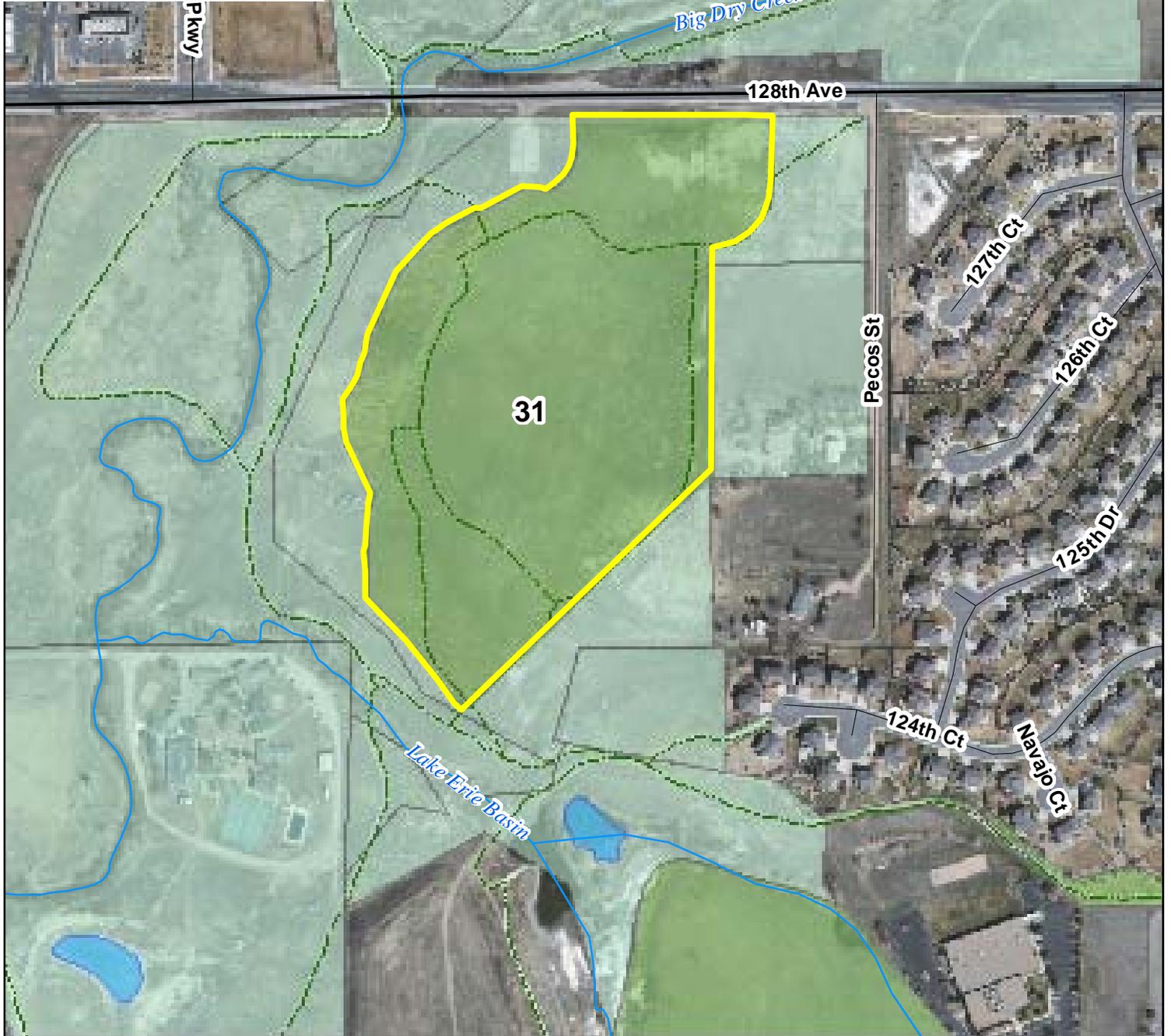
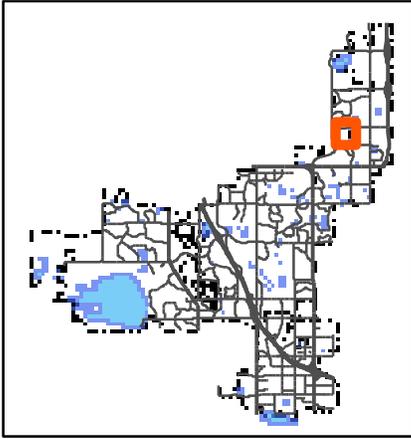
- |  |                      |   |              |
|--|----------------------|---|--------------|
|  | Open Space Adoptions |  | Golf Courses |
|  | Parks Adoptions      |  | Parks        |
|  | Trails               |  | Open Space   |

## Parks and Open Space Adoptions

0 250 500 Feet

# Big Dry Creek Park

Map Number 31



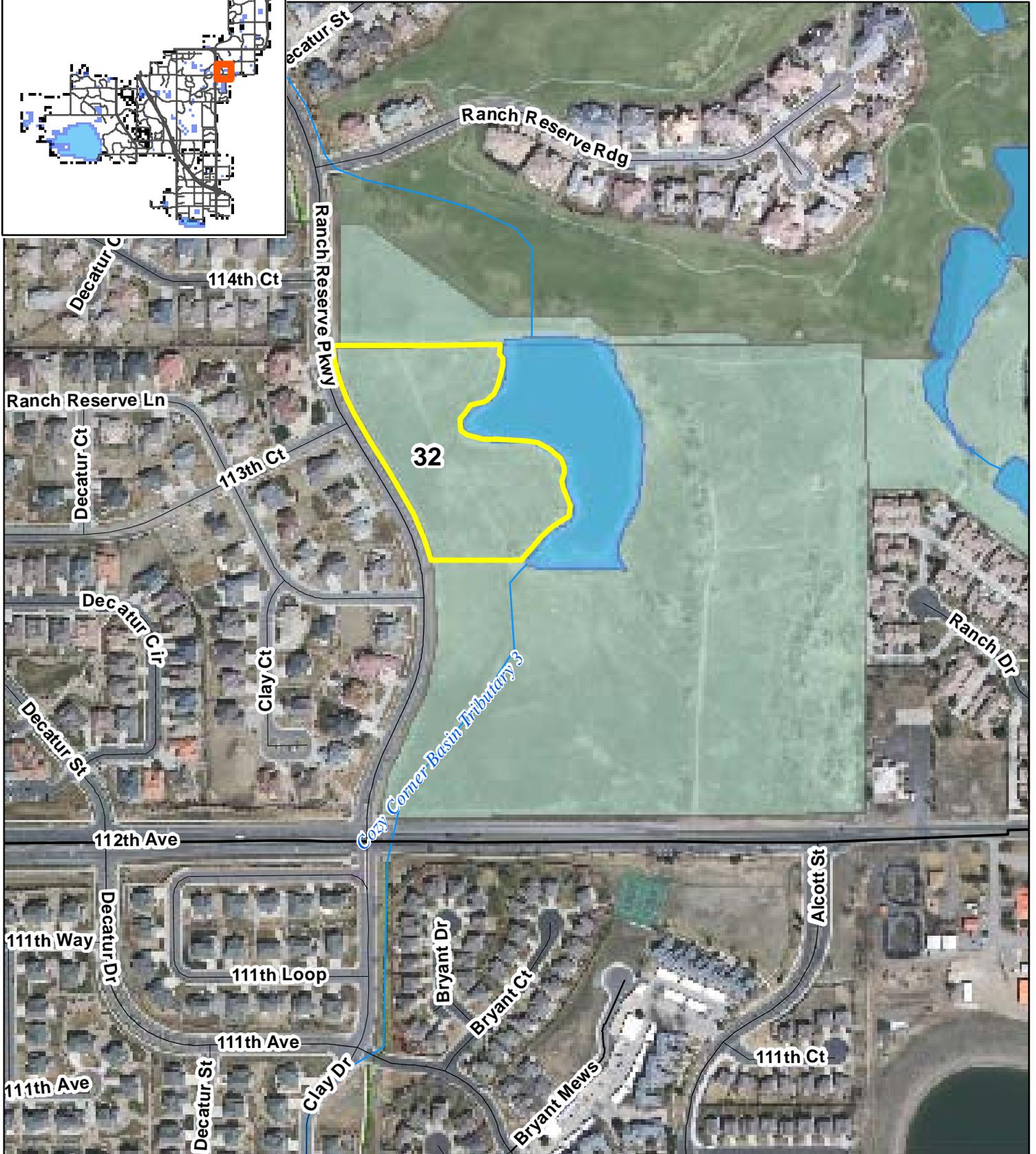
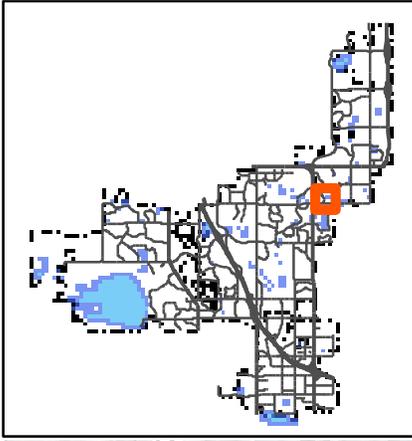
- |   |  |
|---|--|
|  Open Space Adoptions |  Golf Courses |
|  Parks Adoptions      |  Parks        |
|  Trails               |  Open Space   |

## Parks and Open Space Adoptions

0 250 500 Feet

# Vogel Pond

## Map Number 32



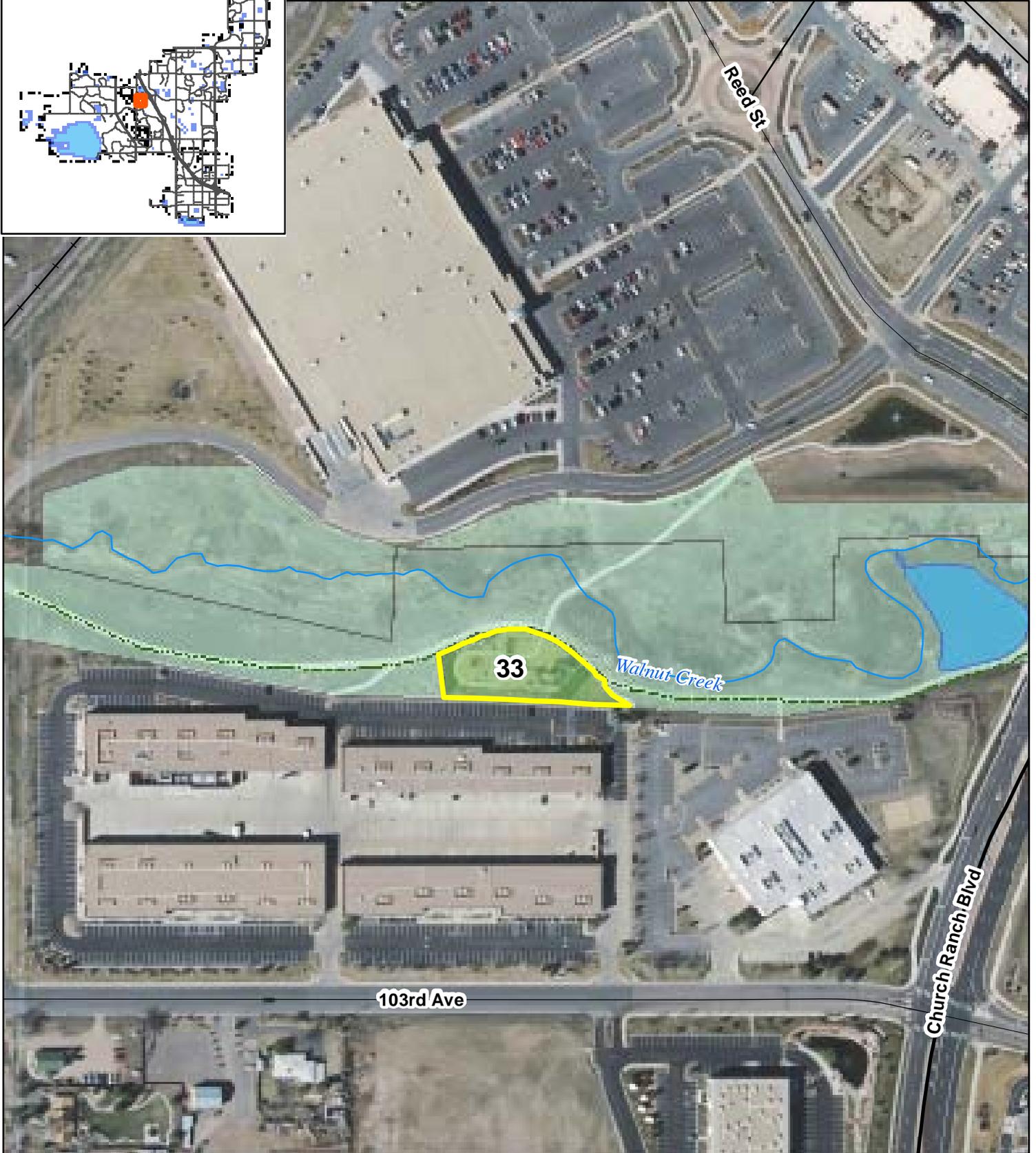
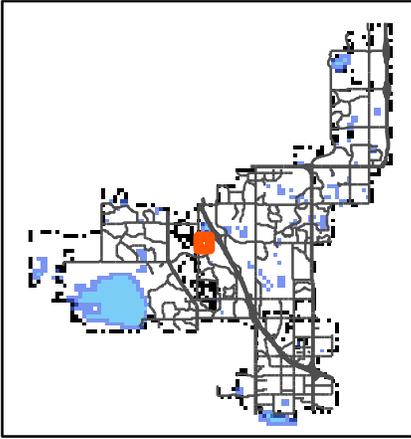
- |  |                      |   |              |
|--|----------------------|---|--------------|
|  | Open Space Adoptions |  | Golf Courses |
|  | Parks Adoptions      |  | Parks        |
|  | Trails               |  | Open Space   |

### Parks and Open Space Adoptions

0 250 500 Feet

# Sensory Park

Map Number 33



- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

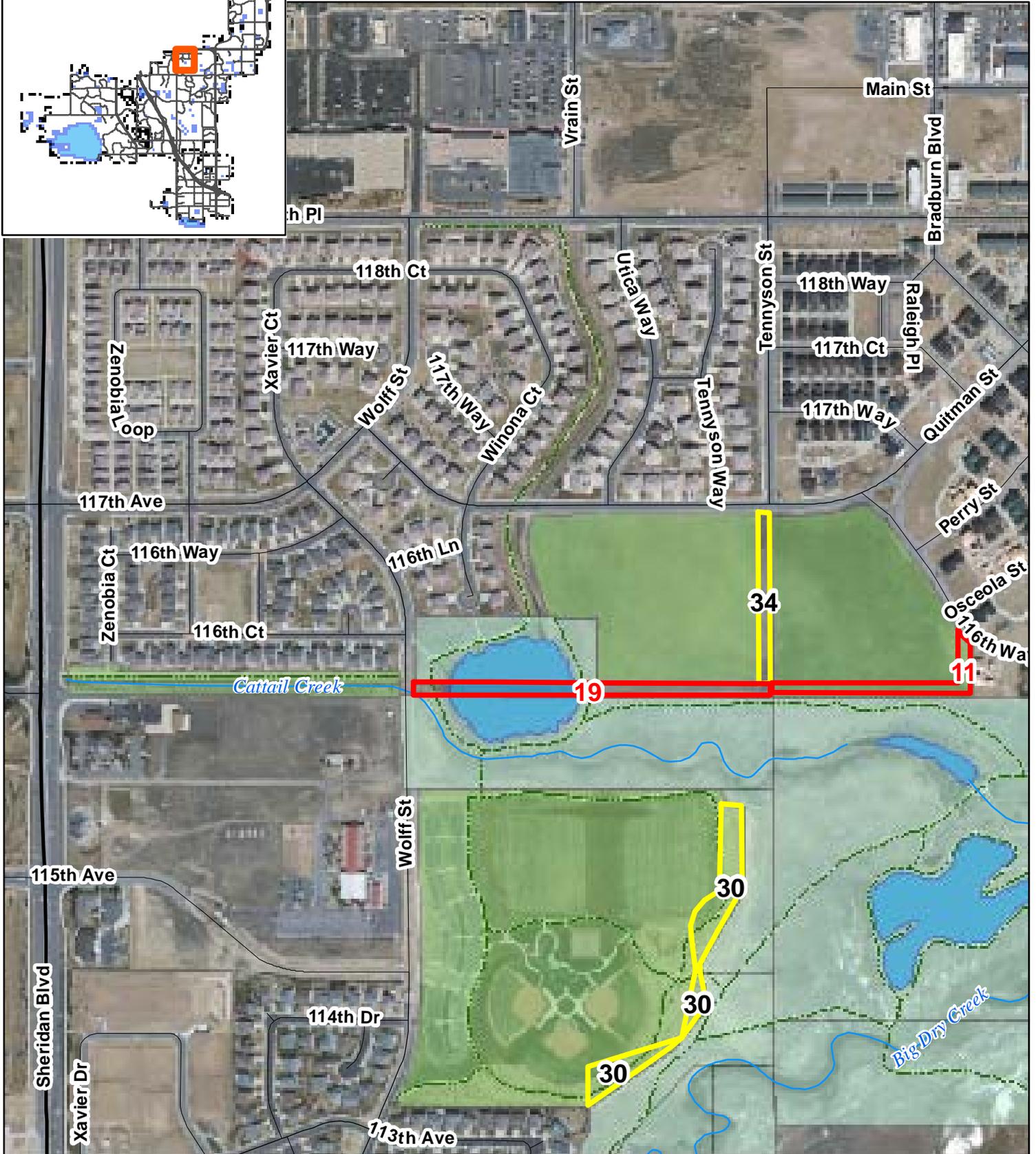
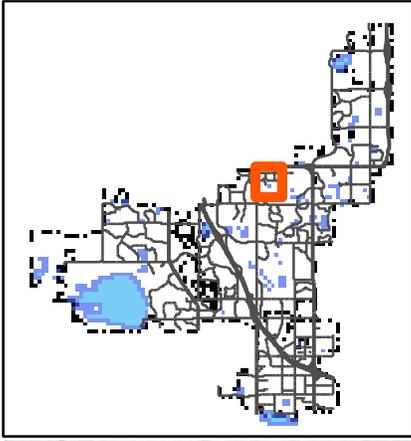
## Parks and Open Space Adoptions

0 250 500 Feet



# Tennyson Street ROW

Map Number 34



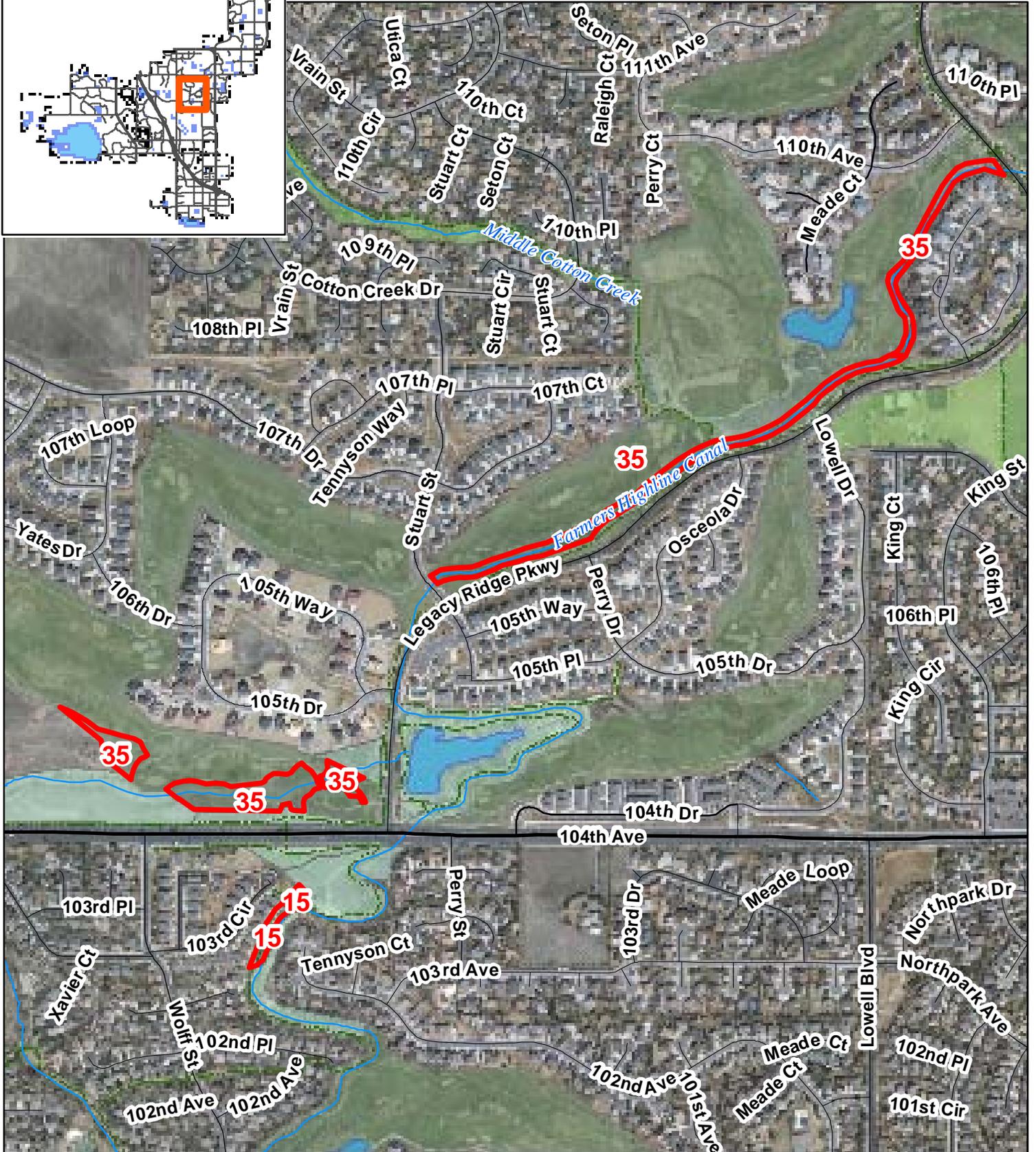
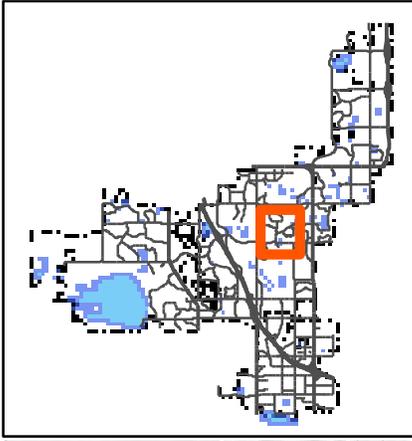
- |  |                      |   |              |
|--|----------------------|---|--------------|
|  | Open Space Adoptions |  | Golf Courses |
|  | Parks Adoptions      |  | Parks        |
|  | Trails               |  | Open Space   |

## Parks and Open Space Adoptions

0 250 500 Feet

# Legacy Ridge

## Map Number 35



- Open Space Adoptions
- Parks Adoptions
- Trails
- Golf Courses
- Parks
- Open Space

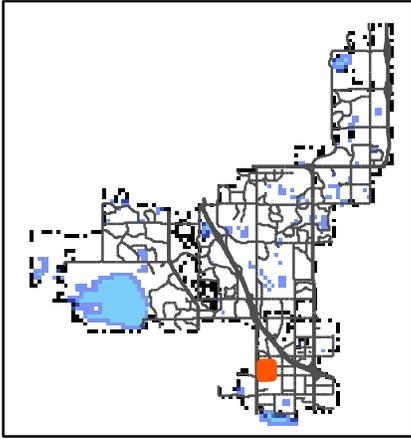
### Parks and Open Space Adoptions

0 250 500 Feet



# Wolff Run Park

Map Number 37



- |   |  |
|---|--|
|  Open Space Adoptions |  Golf Courses |
|  Parks Adoptions      |  Parks        |
|  Trails               |  Open Space   |

## Parks and Open Space Adoptions

0 250 500 Feet



WESTMINSTER

## Staff Report

City Council Study Session Meeting  
November 16, 2009



SUBJECT: Medical Marijuana Dispensaries

PREPARED BY: Mac Cummins, AICP, Planning Manager

### **Recommended City Council Action:**

Direct Staff to prepare an amendment to the Westminster Municipal Code expressly prohibiting any land uses that are unlawful under state or federal law. This action would have the effect of making medical marijuana dispensaries (MMDs) unlawful in the City for so long as they remain unlawful under federal law.

### **Summary Statement:**

On September 14, 2009, City Council enacted a 90 day temporary moratorium on the submission, acceptance, processing and approval or denial of any application for any permit, license or plan approval related to the business and or operation of a MMD. The Council requested that staff bring back options for Council to consider regarding possible changes to the City Code to either allow or not allow the land use of medical marijuana dispensaries, and under what other conditions this land use might be acceptable.

This Staff Report presents three options for the Council to consider in regard to MMDs.

**Policy Issue:**

Should the City Council prohibit land uses within the City that are unlawful under state or federal law, thereby prohibiting MMDs in the City unless and until they become lawful under federal law?

**Alternatives:**

This staff report presents two other options for Council's consideration including: (1) allowing MMD's as permitted land uses, the approval of which could be applied for under substantially the same terms and conditions as other permitted land uses (such as retail sales, pharmacies and chiropractic medicine); and (2) allowing MMDs as permitted land uses but requiring them to meet certain yet-to-be developed licensing requirements, in addition to being approved as a land use. The latter option would be analogous to how liquor related businesses are treated in Westminster and elsewhere in Colorado, with the exception that because there is no comprehensive state code for MMDs like what exists for liquor related businesses, the City would have to draft its own for MMDs.

**Background Information**

Section 14 of Article XVIII of the Colorado Constitution (hereinafter referred to as the Medical Marijuana Initiative or MMI) was adopted by the voters of Colorado in 2000. There remains a lot of confusion about what the MMI did and did not do from a legal perspective. Part of the confusion stems from the fact that the MMDs contemplated by the MMI did not materialize because the possession and distribution of marijuana was, and in fact, remains illegal under federal law. However, following the announcement by the US Attorney's Office under the Obama Administration that it would not enforce federal laws against state authorized MMDs, there has been a literal explosion of MMDs in Colorado and other states that have passed laws similar to Colorado's MMI.

The MMI exempts from state criminal prosecution patients, primary care-givers, and physicians meeting certain criteria related to the use of marijuana by a patient to alleviate an appropriately diagnosed debilitating medical condition. A patient or primary care-giver charged with a violation of the Colorado's state criminal laws related to the patient's medical use of marijuana will be deemed to have established an affirmative defense to such allegation where:

- The patient was previously diagnosed by a physician as having a debilitating medical condition;
- The patient was advised by his or her physician, in the context of a bona fide physician-patient relationship, that the patient might benefit from the medical use of marijuana in connection with a debilitating medical condition; and
- The patient and his or her primary care-giver were in possession of amounts of marijuana only as permitted under the MMI.

The MMI does not confer a constitutional right to obtain medical marijuana or the right to operate a medical marijuana dispensary. The MMI only provides that the medical use of marijuana by a patient or his primary care-giver has a defense to a criminal charge under Colorado criminal law. Currently, medical marijuana dispensaries are not regulated by the State.

After the MMI was approved, there has been no attempt by Colorado State agencies to comprehensively regulate, license, or otherwise oversee the implementation of the MMI. The Colorado Department of Public Health and Environment ("CDPHE") is responsible for creating and maintaining a confidential registry of patients who have applied for and are entitled to receive a

registry identification card. CDPHE is designated to implement the confidential registry of authorized patients and enact rules to administer the program, however, there are no current rules implemented by CDPHE to regulate medical marijuana dispensaries or primary caregivers.

Without guidance from the State legislature regarding the implementation of the MMI, local jurisdictions are left to deal with the issue of medical marijuana dispensaries and how to implement zoning and/or land use control to regulate the location of medical marijuana dispensaries, and whether to license them.

Several Colorado municipalities have chosen to prohibit the use of medical marijuana dispensaries from operating because the possession and sale of marijuana is prohibited by federal law (the Federal Controlled Substance Act). In a land use context, some Colorado municipalities treat medical marijuana dispensaries as general retail establishments while others are amending their zoning codes to limit the location of these facilities to industrial districts, prohibit certain advertising and require the establishments to maintain a minimum amount of security. Other jurisdictions have chosen to regulate them from both a zoning and a licensing standpoint.

### **Zoning**

The City's Land Use and Development Code is constructed such that if a use is not specifically allowed, it is specifically NOT allowed. The MMD use is not currently recognized or defined in the City's municipal code and as such, if Council decided to allow MMDs as permitted land uses in the City, MMDs would have to be defined and added to the City's list of permitted land use. Once the use is defined and added to the Municipal Code, then Council would also have to decide in which of the City's zoning districts MMDs should be allowed (e.g. PUD, B-1, C-1, C-2, etc.) and any conditions Council might want to impose on MMDs from a land use perspective would also have to be prescribed. Further, the City's Planned Unit Development (PUD) process requires public hearings for all new land uses added to the PUD zone. This is commonly referred to as a "Preliminary Development Plan (PDP) Amendment." In order to add MMD use in PUD zoning, a public hearing would have to occur EACH time a different PUD zone was amended to allow for the MMD use.

### **Licensing**

In addition to deciding whether to allow, or not allow the use, and in what zoning districts, the Council could also consider the possibility of licensing MMDs. A licensing process could be put in place, just like any other business license, with the exception that there would be no state licensing scheme to rely on or to incorporate by reference such as the State Liquor and Beer Codes that apply to businesses engaged in the manufacturing, sale and distribution of liquor and beer. For example, for liquor licensing, applicants are required to submit to a background check, etc. If a licensing requirement were to exist for this use, the requirements would need to be vetted and implemented. This could be a very daunting task. To illustrate, the Colorado Beer and Liquor Codes involve 115 pages of the Colorado Revised Statutes, and 114 pages of Regulations promulgated by the Department of Revenue.

### **Other Considerations**

Notwithstanding the will of the voters in approving the allowance of medical marijuana to help ease chronic pain in certain medical conditions, there may be impacts associated with dispensing medical marijuana in the City without any oversight body at the State. These are articulated below.

### **Potential Law Enforcement**

There have already been two burglaries at the two medical marijuana dispensaries in the City. The Police Department has been in close contact with the Department of Community Development and the City Attorney's office regarding these burglaries. In general, the presence of marijuana, while still on the federal banned substance act and NOT allowed for recreational use, may create additional opportunities for crime. There will most likely be, if MMDs are allowed, a need for increased police resources to be dedicated to the enforcement of the City's ordinances. In addition, police officers would be required to differentiate between cultivating, possession, and use contemplated under the state constitutional amendment, compared with illegal cultivation, possession, and use under the federal banned substance act at MMDs. While the constitutional amendment provides for a positive defense for someone consuming or possessing marijuana for medical use by a registered patient and his or her care-giver(s), distinguishing legitimate and illegitimate marijuana use and possession would require a lot of police resources, including training, and would expose police officers to potential legal liability if they were to arrest someone who was later determined to be protected by the MMI.

### **Potential Code Enforcement**

The City's Department of Community Development has one half time Code Enforcement Officer who is responsible for enforcing the City's zoning provisions. If MMDs were to be allowed, there would undoubtedly be an impact in terms of that resource needing to be available to make sure that whatever rules were put into place are adequately followed in terms of land use issues (i.e., different from criminal activity or policing issues).

### **Prosecutor's Office**

The City Attorney's Office anticipates that if MMDs are allowed, there would most likely be an impact to their respective workload regarding prosecution of any individuals violating the City's regulations on the MMDs.

### **Cultivation on Site or Off Site/Purchases**

Amendment 20 provides that each "patient" is allowed to possess up to 6 marijuana plants, and purchase up to 2 ounces each time a purchase is made. There is no time requirement between purchases (again, a lack of State oversight), meaning that a patient could possibly purchase 2 ounces, then come back an hour later and purchase 2 more ounces, and on and on. The City would have to consider regulations regarding how to regulate the quantity of marijuana someone could purchase in a particular time period; and then attempt to enforce that provision. The enforcement of this would be very problematic, due to simply trying to keep track of the amount of purchase, when it was purchased, and whether or not a "patient" had exceeded their allowed dosage. It would also be difficult to enforce a zoning provision on any particular MMD, since a patient could go to one MMD, then another, then another, etc.; and none of the MMDs themselves would be in violation of the State law.

In terms of cultivation, as mentioned above, having large quantities of marijuana in a consolidated area may create opportunities for crime; particularly when those who would otherwise engage in such activity are well aware of where the marijuana is located. One of the effects of the MMD phenomenon thus far has been that "patients" have been handing over their "rights" to the six marijuana plants to their primary care-giver. This "care-giver," is usually the MMD itself; meaning that the MMD might have 6 plants PER PATIENT and some MMDs in the Denver area have up to 500 patients. This means that at any one time there may be the potential for up to 3000 marijuana plants on site at an MMD. While it's logical that the MMD itself would be equally worried about burglary and other crimes at their place of business, the potential impact of storing that quantity of marijuana on site and

the potential impacts to the City must be considered. There is nothing in the constitutional amendment that requires the City to allow cultivation and storage of all quantities of the substance on site. If the City chose, the Council could restrict or completely prohibit the cultivation of marijuana on site.

### **On-Site Consumption**

One significant issue the Council must consider is whether or not to allow on-site consumption. In the absence of a State licensing process, the effects of on-site consumption to the community are significantly larger. For example, the State regulates liquor licenses and places a requirement on bar owners to not continue to serve clearly visibly drunk people, and places some onus on the owner of the bar if they break this rule. There is no such requirement via the State regarding licensing at all, much less placing any onus on the owner of an MMD to appropriately monitor the effects of the drug on a "patient." Allowing on-site consumption at an MMD (if MMDs were to be allowed) would create additional impacts to the community, and additional resources would be required in terms of law enforcement.

### **Overall Impacts**

Due the lack of State regulations or oversight, if the City were to allow MMDs, the City must accept responsibility for zoning, enforcement, licensing, and supervision of these types of facilities. The impacts to staff time, resources, etc. would be large in the near term to create a regulatory framework; if that's the direction the Council would like to go. There will also be land use impacts, as described above, and potential need for more code enforcement, law enforcement, and City Attorney's office staff time to regulate and monitor the use after its implementation.

### **Ability to Obtain Medical Marijuana Locally**

Nearly all local jurisdictions are dealing with the issue of MMDs and how to regulate them within their City. Some cities locally (Commerce City as an example), do allow for MMDs; meaning that in any situation, those Westminster residents in need of obtaining marijuana for medicinal purposes will have access to obtaining it, relatively close to the City limits.

### **Existing Businesses**

There are two existing MMDs in the City of Westminster. Neither business represented on their business license application that they were dispensing marijuana in any form. One said that they were going to do "retail sales," while the other said that they were doing "herbal sales." The City Attorney's office, and the Community Development Department view both of these applications as NOT currently being approved for MMD, but rather for traditional retail sales; based on the applicants respective representation of what they intended to do. If the Council were to enact a prohibition on MMDs, the effect would be that these businesses would have to close down. If the Council were to allow MMDs, these businesses may or may not be required to close, depending on the Council's direction regarding conditions of allowing the use (i.e. buffering requirements, etc.).

### **MMD Options: Most Restrictive to the Least Restrictive**

In summary the following options are presented below from most restrictive to least restrictive.

- 1. Enacting an express prohibition on any land use that is not lawful under state or federal law. This would have the effect of prohibiting MMDs in the City unless and until they were permitted under federal law.*

Under this option, the City Code would be amended to provide that no land use would be allowed in the City if the land use would be in violation of any state or federal law. The sale and distribution of

marijuana is prohibited by the Controlled Substance Act (the "Act"), which is a federal statute. As there would be a conflict with the Act, the effect would be that the land use for MMDs would not be allowed in the City.

This option would have the lowest impact on staff resources and time dedicated to any of the other alternatives, as the use would be completely prohibited. At such time that MMDs became legal under federal law, Staff could revisit the issue. By that time, the possibility exists that a sufficiently comprehensive regulatory scheme will have been adopted by the State that theoretically would significantly reduce the time and effort it would take to develop a local MMD regulatory framework.

***2. Make MMDs permitted land uses and license them.***

This option would make MMDs permitted land uses in accordance with what has been stated under Option 2 above. In addition, MMDs would be required to obtain an "MMD License" which would be a new addition to the City's Licensing section of the City Code (Title 5). A comprehensive licensing ordinance would have to be developed, the enforcement of which could possibly be placed under the jurisdiction of the Special Permits and License Board.

***3. Make MMDs permitted land uses without licensing them.***

This would require a fairly straightforward code amendment to define them using the definition of MMDs that already exists under the MMI, but it would require a good deal of time and effort to develop a recommendation of where and under what circumstances MMDs might be allowed under the City's Zoning Code, and further, whether or not to make MMDs special uses under the City Code and if so, the criteria for approving them. One alternative to the special use process would be to allow MMD use in certain specified districts but with conditions imposed; e.g., distance limits relative to schools, churches, etc.

***4. Do nothing. Determine which existing land use or land uses MMDs are comparable to and treat MMDs the same as those uses (e.g. retail sales, pharmacy, medical office etc.).***

This option would potentially create the most adverse impacts of any of the proposed options. While relatively easy to implement, it would give the City little to no ability to regulate the impacts of the use. Essentially, an applicant would come to the City for a business license (similar to a restaurant or retail establishment), and then begin operations. There would be no oversight, either locally or at the State level.

Respectfully submitted,

J. Brent McFall  
City Manager



# WESTMINSTER

## Staff Report

Information Only Staff Report  
November 16, 2009



SUBJECT: Westminster Hills Open Space

PREPARED BY: Rod Larsen, Park Supervisor

### Summary Statement:

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

- The Westminster Hills Open Space (purchased in 1988) is a large tract of land comprising approximately 1,000 acres. It is located on the western side of the City between Indiana Street and Simms Street and north of 100<sup>th</sup> Avenue. It is home to a wide variety of wildlife and serves as a feeding ground for a pair of bald eagles that nest at the nearby Standley Lake Regional Park.
- In 2000, the City Council approved the creation of an off-leash dog park on 27 acres of this site. The dog park, located at 105<sup>th</sup> and Simms Street, proved to be very popular and the Parks, Open Space and Trails Staff committee (POST) decided in 2008 to enlarge the parking area and opened up the entire Westminster Hills Open Space to pets off-leash on a trial basis.
- Due to an outbreak of bubonic plague effecting the prairie dog population, and with an increase in coyote vs. pet encounters, POST has determined that the best course of action to protect citizens and their pets is to limit the off leash dog park to the eastern half of the Westminster Hills Open Space. (See attached map) This will still provide over 400 acres of off-leash use, the largest of its kind in the region. The western half of the site will be designated as a leashed area. By keeping dogs on a leash, the number of coyote vs. pet encounters should be reduced in the western part of the site.

**Background Information:**

During the winter months of 2008/2009, staff received a considerable number of calls concerning the increasing number of coyote/dog encounters that were occurring. Most of these calls originated from the Westminster Hills Open Space site.

In the summer of 2009, bubonic plague was confirmed at the Westminster Hills Open Space site as well as Standley Lake Regional Park. Bubonic plague is a virus that is transmitted by fleas and is extremely lethal to small rodents such as squirrels and prairie dogs. The large prairie dog population at Westminster Hills Open Space was drastically reduced in a matter of weeks due to the effects of the plague. Jeffco Health Department mandated that all affected sites be closed until treatment of the fleas could take place. A contractor was hired to treat the prairie dog holes located in the original 27 acres of the dog park and this site was re-opened within two weeks. Because of the size of the remaining Westminster Hills Open Space and the cost involved of treatment, this area remained closed until recently, when the first frost of the season killed off any remaining live fleas. The Jefferson County Health Department has recently tested the area for fleas and has issued the clearance to re-open the entire Westminster Hills Open Space site.

POST has decided that this is a prime time to implement changes in policy at this site. Because of the coyote/dog encounters, staff has determined that only the eastern half of Westminster Hills Open Space should be permitted for off-leash use. This will still provide over 400 acres of off-leash use, the largest of its kind in the region. The western half of this site will be designated as a leashed area. By keeping dogs on a leash, the number of coyote/dog encounters should be reduced in the western part of the site. Signs have been posted at the appropriate borders and the City's website has been updated to reflect these changes.

This open space and off-leash dog park meets City Councils goals of, "Safe and Secure Community" and "Beautiful and Environmentally Sensitive City."

Respectfully submitted,

J. Brent McFall  
City Manager

Attachment

# Westminster Hills Open Space

Dogs Must Remain On-Leash  
570 Acres

Off-leash Dog Area  
450 Acres

Simms St.

100th Ave.

Alkire St.

Standley Lake





Staff Report

Information Only Staff Report
November 16, 2009



SUBJECT: Monthly Residential Development Report

PREPARED BY: Walter G. Patrick, Planner I

Summary Statement:

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

- The following report updates 2009 residential development activity per subdivision (please see attachment) and compares 2009 year-to-date (October) totals with 2008 year-to-date (October) figures.
The table below shows an overall decrease (-71.1%) in new residential construction for 2009 year-to-date when compared to 2008 year-to-date totals.
Residential development activity for the month of October 2009 reflects a decrease in single-family detached (0 in 2009 versus 5 in 2008), an increase in single-family attached (3 in 2009 versus 0 in 2008), and no change in multi-family, or senior housing development when compared to the October totals in 2008 (0 for both years).

NEW RESIDENTIAL UNITS (2008 AND 2009)

Table with 7 columns: UNIT TYPE, OCTOBER (2008, 2009), % CHG., YEAR-TO-DATE (2008, 2009), % CHG. Rows include Single-Family Detached, Single-Family Attached, Multiple-Family, Senior Housing, and TOTAL.

**Background Information:**

In October 2009 there were three 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 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

**ACTIVE RESIDENTIAL DEVELOPMENT**

<b><u>Single-Family Detached Projects:</u></b>	<b>Sep-09</b>	<b>Oct-09</b>	<b>2008 YTD</b>	<b>2009 YTD</b>	<b># Rem.*</b>	<b>2008 Total</b>
Bradburn (120th & Tennyson)	0	0	16	9	53	17
CedarBridge (111th & Bryant)	0	0	1	0	4	1
Country Club Highlands (120th & Zuni)	0	0	2	0	99	2
Countryside Vista (105th & Simms)	0	0	0	0	9	0
Huntington Trails (144th & Huron)	1	0	15	3	128	15
Hyland Village (96th & Sheridan)	0	0	4	0	107	4
Legacy Ridge West (104th & Leg. Ridge Pky.)	0	0	1	1	4	1
Lexington (140th & Huron)	0	0	0	1	3	0
Meadow View (107th & Simms)	0	0	1	0	2	2
Park Place (95th & Westminster Blvd.)	0	0	7	0	40	7
Ranch Reserve (114th & Federal)	0	0	2	0	0	2
Savory Farm Estates (109th & Federal Blvd.)	0	0	0	0	24	0
South Westminster (Shoenberg Farms)	0	0	5	0	47	5
Various Infill	0	0	1	3	4	2
Winters Property (111th & Wads. Blvd.)	0	0	0	0	8	0
Winters Property South (110th & Wads. Blvd.)	0	0	0	0	10	0
<b><i>SUBTOTAL</i></b>	<b><i>1</i></b>	<b><i>0</i></b>	<b><i>55</i></b>	<b><i>17</i></b>	<b><i>542</i></b>	<b><i>58</i></b>
<b><u>Single-Family Attached Projects:</u></b>						
Alpine Vista (88th & Lowell)	0	0	0	0	84	0
Bradburn (120th & Tennyson)	0	0	4	0	0	4
CedarBridge (111th & Bryant)	0	0	0	0	0	0
Cottonwood Village (88th & Federal)	0	0	0	0	62	0
East Bradburn (120th & Lowell)	0	0	0	0	117	0
Eliot Street Duplexes (104th & Eliot)	0	0	0	0	10	0
Highlands at Westbury (112th & Pecos)	3	3	6	6	12	12
Hollypark (96th & Federal)	0	0	0	0	20	0
Hyland Village (96th & Sheridan)	0	0	12	0	153	12
Legacy Village (113th & Sheridan)	0	0	0	0	62	0
South Westminster (East Bay)	0	0	6	0	58	6
South Westminster (Shoenberg Farms)	0	0	0	0	54	0
Summit Pointe (W. of Zuni at 82nd Pl.)	0	0	0	0	58	0
Sunstream (93rd & Lark Bunting)	0	0	0	1	17	0
<b><i>SUBTOTAL</i></b>	<b><i>3</i></b>	<b><i>3</i></b>	<b><i>28</i></b>	<b><i>7</i></b>	<b><i>707</i></b>	<b><i>34</i></b>
<b><u>Multiple-Family Projects:</u></b>						
Bradburn (120th & Tennyson)	0	0	0	0	233	0
Hyland Village (96th & Sheridan)	0	0	0	0	54	0
Mountain Vista Village (87th & Yukon)	0	0	0	0	144	0
Prospector's Point (87th & Decatur)	0	0	0	0	24	0
South Westminster (East Bay)	0	0	0	0	29	0
South Westminster (Harris Park Sites I-IV)	0	0	0	0	12	0
<b><i>SUBTOTAL</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>496</i></b>	<b><i>0</i></b>
<b><u>Senior Housing Projects:</u></b>						
Covenant Retirement Village	0	0	0	0	0	0
Crystal Lakes (San Marino)	0	0	0	0	7	0
Legacy Ridge (112th & Federal)	0	0	0	0	168	0
<b><i>SUBTOTAL</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>0</i></b>	<b><i>175</i></b>	<b><i>0</i></b>
<b>TOTAL (all housing types)</b>	<b>4</b>	<b>3</b>	<b>83</b>	<b>24</b>	<b>1920</b>	<b>92</b>

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



W E S T M I N S T E R

**Staff Report**

Information Only Staff Report  
November 16, 2009



SUBJECT: 2009 3<sup>rd</sup> Quarter City Council Expenditure Report

PREPARED BY: Aric Otzelberger, Senior Management Analyst  
Lynn Voorhees, Secretary

**Summary Statement:**

- This report is for City Council information only and requires no action by City Council.
- The attached document is a listing of all 2009 City Council posted expenditures from January 1 through September 30, 2009.

**Background Information:**

The following report is a listing of City Council expenditures by each account for January 1 through September 30 as posted by October 26, 2009. As of September 30, 2009, 75% of the year elapsed and Council spent approximately 72.8%, or \$133,732 of its revised budget. In the career development account, City Council has expended \$19,376, which is \$201 over the revised 2009 career development account budget. However, sufficient funds are available in other City Council budget accounts to cover these expenditures and Staff will make budget revisions to balance accounts as necessary as the end of the year approaches.

City Council's revised 2009 budget totals \$183,819. This reflects a \$29,425 reduction from the originally adopted 2009 City Council budget. Per City Council's direction at the Study Session meeting on April 6, these reductions are part of and in addition to the City's overall \$750,000 General Fund operating reductions that have been implemented in order to address the City's projected revenue shortfall in 2009. Funds were moved from Meeting Expenses (\$3,775), Career Development (\$20,250) and Other Contractual Service (\$5,400) into a Budget Hold account from which funds cannot be expended and subsequently un-appropriated as part of the 2008 carryover supplemental appropriation in August.

The budget is a planning tool and represents a best estimate regarding actual expenditures. If you have any questions about items included in this report, please contact Aric Otzelberger at 303-658-2004 or at [aotzelbe@cityofwestminster.us](mailto:aotzelbe@cityofwestminster.us).

Respectfully submitted,

J. Brent McFall  
City Manager

Attachment

**3rd Quarter 2009 City Council Expenditure Report**  
(as of Oct. 26, 2009)

<b>SALARIES - MAYOR/COUNCIL (ACCT: 10001010.60800.0000)</b>			
<b>EXPENDITURE</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>PAID TO:</b>
2,715.62	1/4/2009	Salaries	Councillors
2,715.62	1/18/2009	Salaries	Councillors
2,715.62	2/1/2009	Salaries	Councillors
2,715.62	2/15/2009	Salaries	Councillors
2,715.62	3/1/2009	Salaries	Councillors
2,715.62	3/15/2009	Salaries	Councillors
2,715.62	3/29/2009	Salaries	Councillors
2,715.62	4/12/2009	Salaries	Councillors
2,715.62	4/26/2009	Salaries	Councillors
2,715.62	5/10/2009	Salaries	Councillors
2,715.62	5/24/2009	Salaries	Councillors
2,715.62	6/7/2009	Salaries	Councillors
2,715.62	6/21/2009	Salaries	Councillors
2,715.62	7/5/2009	Salaries	Councillors
2,715.62	7/19/2009	Salaries	Councillors
2,715.62	8/2/2009	Salaries	Councillors
2,715.62	8/16/2009	Salaries	Councillors
2,715.62	8/30/2009	Salaries	Councillors
2,715.62	9/13/2009	Salaries	Councillors
2,715.62	9/27/2009	Salaries	Councillors
\$54,312.40	TOTAL		<i>% of total City Council budget</i> 40.1%
\$73,700.00	BUDGET	2009 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 73.7%
\$19,387.60	BALANCE		

<b>COUNCIL ALLOWANCE (ACCT: 10001010.61100.0000)</b>			
<b>EXPENDITURE</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>PAID TO:</b>
728.00	1/4/2009	Council allowances	Councillors
728.00	1/18/2009	Council allowances	Councillors
728.00	2/1/2009	Council allowances	Councillors
728.00	2/15/2009	Council allowances	Councillors
728.00	3/1/2009	Council allowances	Councillors
728.00	3/15/2009	Council allowances	Councillors
728.00	3/29/2009	Council allowances	Councillors
728.00	4/12/2009	Council allowances	Councillors
728.00	4/26/2009	Council allowances	Councillors
728.00	5/10/2009	Council allowances	Councillors
728.00	6/7/2009	Council allowances	Councillors
728.00	6/21/2009	Council allowances	Councillors
728.00	7/5/2009	Council allowances	Councillors
728.00	7/19/2009	Council allowances	Councillors
728.00	8/2/2009	Council allowances	Councillors
728.00	8/16/2009	Council allowances	Councillors
728.00	8/30/2009	Council allowances	Councillors
728.00	9/13/2009	Council allowances	Councillors
728.00	9/27/2009	Council allowances	Councillors
\$13,832.00	TOTAL		<i>% of total City Council budget</i> 9.9%
\$18,116.00	BUDGET	2009 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 76.4%
\$4,284.00	BALANCE		

<b>MILEAGE REIMBURSEMENT (ACCT: 10001010.61200.0000)</b>			
<b>EXPENDITURE</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>PAID TO:</b>
143.10	3/24/2009	Mileage and Parking	Dittman
287.95	7/22/2009	Mileage and Parking	McNally
218.9	7/22/2009	Mileage and Parking	McNally
47.85	8/25/2009	Mileage and Parking	Dittman
\$697.80	TOTAL		<i>% of total City Council budget</i> 3.5%
\$6,400.00	BUDGET	2009 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 10.9%
\$5,702.20	BALANCE		

**3rd Quarter 2009 City Council Expenditure Report**  
(as of Oct. 26, 2009)

<b>MEETING EXPENSES (ACCT: 10001010.61400.0000)</b>			
<b>EXPENDITURE</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>PAID TO:</b>
5.00	1/26/2009	Metro North BAH, 2/5, Briggs	Metro North Chamber (P-card)
115.20	2/11/2009	ADCOG Dinner, 1/28 - McNally, Dittman, Briggs, Major(2)	City of Broomfield
40.00	2/12/2009	Metro North DC Breakfast - Briggs and Kaiser	Metro North Chamber (P-card)
15.00	3/3/2009	Metro North BAH, 3/4, Briggs, Lindsey, Kaiser	Metro North Chamber (P-card)
60.00	3/18/2009	Metro North Mayor's Roundtable, 4/9 - Briggs, Dittman	Metro North Chamber (P-card)
38.24	4/1/2009	Food - 4/1 workshop	Petty Cash
13.54	4/28/2009	Cookies - MMCYA Award Reception	Costco
55.95	4/30/2009	Legislative lunch 2/13 with Sen. Hudak	Red Room
58.56	4/30/2009	Legislative lunch mtg - 3/9 McNally, McFall, Lutkus & Toml.	Red Room
69.70	4/30/2009	Legislative lunch mtg - 3/10 with Sen. Veiga	Red Room
63.94	4/30/2009	Legislative breakfast mtg - 3/18 with Rep. Soper	Delectable Egg
40.67	4/30/2009	Legislative lunch mtg - 3/25 with Rep. Peniston	Panera
117.20	5/11/2009	B&C Strategic Workshop - dinner 4/1	Double D's Sourdough Pizza
62.45	5/11/2009	Strategic Plng Interview dinner - McNally, McFall, Sumek	Bonefish Grill #6601
12.98	5/11/2009	Strategic Plng Interview lunch - Winter, Sumek	Einstein Bros. Bagels #1975
35.00	5/20/2009	Musical Tribute 6/13 - McNally, Briggs (2), Kaiser (2), Lindsey	Westminster Historical Society
1,879.98	5/31/2009	Strategic Planning Retreat - banquet charges	The Heritage Grill
43.29	5/31/2009	NATA Steering Committee Mtg - dinner	Blackjack Pizza #2001
359.60	5/31/2009	ADCOG Dinner 4/22	The Grill at Legacy Ridge
24.99	5/31/2009	Tent Cards	Office Depot
20.00	5/31/2009	5/14 Metro North Chamber DC Breakfast - Lindsey	Metro North Chamber (P-card)
6.48	6/10/2009	Potential Candidates Forum - chips	Melissa Salazar - petty cash
5.00	6/23/2009	Business After Hours - Briggs	Metro North Chamber (P-card)
107.10	6/23/2009	Lodging for Sumek for June 14-15 Follow-up	Spring Hill Suites Westminster
270.00	6/23/2009	6/15 Strategic Plan Follow-up	The Grill at Legacy Ridge
1,375.00	7/8/2009	Strategic Planning	Lyle Sumek Associates Inc.
60.00	7/16/2009	Potential Candidates Forum - Sandwiches	Subway
50.00	7/22/2009	ADCOG Dinner - Dittman and Lindsey	City Of Federal Heights
5.00	8/24/2009	Business After Hours - Briggs	Metro North Chamber (P-card)
120.00	9/21/2009	DC Breakfast 8/21 - Lindsey/Kaiser/Briggs/Winter	Metro North Chamber (P-card)
52.00	9/23/2009	CML District 3 Meeting - McNally/Winter	Colorado Municipal League
48.00	9/23/2009	Bowles House - 2 Member & 1 Non-Member Ticket	Westminster Historical Society
\$5,229.87	TOTAL		<i>% of total City Council budget</i> 3.8%
\$6,975.00	BUDGET	2009 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 75.0%
\$1,745.13	BALANCE		

**3rd Quarter 2009 City Council Expenditure Report**  
(as of Oct. 26, 2009)

<b>CAREER DEVELOPMENT (ACCT: 10001010.61800.0000)</b>			
<b>EXPENDITURE</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>PAID TO:</b>
50.00	3/4/2009	NLC - WIMG membership renewal - Winter	National League of Cities
-217.50	3/18/2009	Refund of 50% of registration fees for 11/08 NLC conference - Major	City of Westminster
50.00	3/18/2009	ICSC - Dittman 2009 membership renewal	International Council of Shopping Centers
1,273.78	3/19/2009	US 36 Lobbying Trip (Airfare \$443; lodging \$661.82; meals \$158.96; misc. \$10)	McNally
2,326.53	4/15/2009	NLC Conference (Reg. \$660; airfare \$336.20; lodging \$1,058.79; meals \$180.40; mileage/transportation \$35.97; Expenses paid for other Councillors/Guests \$25.17; Misc. \$30)	McNally
2,867.87	4/21/2009	NLC Conference (Reg. \$465; airfare \$479.20; lodging \$1,573.26; meals \$272.23 mileage/transportation \$78.18	Briggs
2,317.55	4/21/2009	NLC Conference (Reg. \$545; airfare \$336.20; lodging \$1,068.74; meals \$253.65; tips mileage/transportation \$113.96	Major
2,871.85	4/22/2009	NLC Conference (Reg. \$710; airfare \$279.20; lodging \$1,573.26; meals \$163.15 mileage/transportation \$143.59)	Lindsey
2,347.80	4/24/2009	NLC Conference (Reg. \$430; airfare \$336.20; lodging \$1,048.84; meals \$287.96; other councillor meals \$106.84; mileage/transportation \$137.96	Dittman
1,436.78	7/13/2009	ICSC Conference-Las Vegas (Reg. \$365; airfare \$202.20; lodging \$654.96; mileage/transportation \$28.00; parking \$42.00)	Dittman
1,084.00	7/20/2009	CML Conference (Reg. \$326.00; lodging \$714.00; meals \$180.00)	Lindsey
275.35	7/20/2009	CML Conference (Reg. \$190; meals \$75.35)	Winter
1,198.31	7/31/2009	CML Conference (Reg. \$374.00; lodging \$636.00; meals \$92.71; mileage 110.60)	Briggs
455.56	7/31/2009	CML Conference (Reg. \$190; Mileage 112.61; Meals \$152.95)	Nancy McNally
1,018.61	8/11/2009	US 36 Lobbying Trip (Lodging \$273.66; airfare \$625.20; parking \$18.00; mileage/transportation \$48.35; meals \$53.40)	Nancy McNally
\$20.00	8/24/2009	CML Training - Lindsey	Colorado Municipal League (P-Card)
\$19,376.49	TOTAL		% of total City Council budget 10.4%
\$19,175.00	BUDGET	2009 APPROVED BUDGET	% of account budget expended year-to-date 101.1%
-\$201.49	BALANCE		

**3rd Quarter 2009 City Council Expenditure Report**  
(as of Oct. 26, 2009)

<b>TELEPHONE (ACCT: 10001010.66900.0000)</b>			
<b>EXPENDITURE</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>PAID TO:</b>
41.06	2/27/2009	Council Blackberry	Verizon Wireless
101.05	2/27/2009	Council Blackberry	Verizon Wireless
41.06	2/27/2009	Council Blackberry	Verizon Wireless
41.06	2/27/2009	Council Blackberry	Verizon Wireless
41.06	2/27/2009	Council Blackberry	Verizon Wireless
41.06	3/18/2009	Council Blackberry	Verizon Wireless
41.06	3/18/2009	Council Blackberry	Verizon Wireless
41.06	3/18/2009	Council Blackberry	Verizon Wireless
41.06	3/18/2009	Council Blackberry	Verizon Wireless
41.06	3/18/2009	Council Blackberry	Verizon Wireless
41.06	3/18/2009	Council Blackberry	Verizon Wireless
30.00	5/4/2009	4/1 - 5/11 PDA Reimbursement	Briggs
120.00	5/8/2009	1/1 - 3/31 PDA Reimbursement	Briggs
41.06	5/11/2009	Council Blackberry	Verizon Wireless
41.06	5/11/2009	Council Blackberry	Verizon Wireless
41.06	5/11/2009	Council Blackberry	Verizon Wireless
41.06	5/11/2009	Council Blackberry	Verizon Wireless
41.06	5/11/2009	Council Blackberry	Verizon Wireless
41.06	5/31/2009	Council Blackberry	Verizon Wireless
41.06	5/31/2009	Council Blackberry	Verizon Wireless
41.06	5/31/2009	Council Blackberry	Verizon Wireless
41.06	5/31/2009	Council Blackberry	Verizon Wireless
41.06	5/31/2009	Council Blackberry	Verizon Wireless
41.06	5/31/2009	Council Blackberry	Verizon Wireless
41.06	5/31/2009	Council Blackberry	Verizon Wireless
41.06	5/31/2009	Council Blackberry	Verizon Wireless
41.06	6/23/2009	Council Blackberry	Verizon Wireless
41.10	6/23/2009	Council Blackberry	Verizon Wireless
41.06	6/23/2009	Council Blackberry	Verizon Wireless
41.06	6/23/2009	Council Blackberry	Verizon Wireless
41.06	6/23/2009	Council Blackberry	Verizon Wireless
30.00	7/7/2009	5/12 - 6/11 PDA Reimbursement	Briggs
41.06	7/16/2009	Council Blackberry	Verizon Wireless
41.06	7/16/2009	Council Blackberry	Verizon Wireless
41.06	7/16/2009	Council Blackberry	Verizon Wireless
41.06	7/16/2009	Council Blackberry	Verizon Wireless
41.06	7/16/2009	Council Blackberry	Verizon Wireless
30.00	7/28/2009	6/12 - 7/11 PDA Reimbursement	Briggs
41.06	8/24/2009	Council Blackberry	Verizon Wireless
41.28	8/24/2009	Council Blackberry	Verizon Wireless
41.06	8/24/2009	Council Blackberry	Verizon Wireless
41.06	8/24/2009	Council Blackberry	Verizon Wireless
41.06	8/24/2009	Council Blackberry	Verizon Wireless
30.00	8/25/2009	7/12 - 8/11 PDA Reimbursement	Briggs
41.06	9/21/2009	Council Blackberry	Verizon Wireless
41.06	9/21/2009	Council Blackberry	Verizon Wireless
41.06	9/21/2009	Council Blackberry	Verizon Wireless
41.06	9/21/2009	Council Blackberry	Verizon Wireless
30.00	9/29/2009	8/12 - 9/11 PDA Reimbursement	Briggs
\$1,931.59	TOTAL		<i>% of total City Council budget 1.9%</i>
\$3,550.00	BUDGET	2009 APPROVED BUDGET	<i>% of account budget expended year-to-date 54.4%</i>
\$1,618.41	BALANCE		

<b>PC REPLACEMENT FEE (ACCT: 10001010.66950.0000)</b>			
<b>EXPENDITURE</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>PAID TO:</b>
2,353.00	1/31/2009	Annual PC Replacement Fee for City Council	City of Westminster
\$2,353.00	TOTAL		<i>% of total City Council budget 1.3%</i>
\$2,353.00	BUDGET	2009 APPROVED BUDGET	<i>% of account budget expended year-to-date 100.0%</i>
\$0.00	BALANCE		

<b>SPECIAL PROMOTIONS (ACCT: 10001010.67600.0000)</b>			
<b>EXPENDITURE</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>PAID TO:</b>
250.00	3/18/2009	Jefferson Economic Council Industry Awards Breakfast - McNally, Dittman, Briggs, Kaiser, Lindsey	Jefferson Economic Council
500.00	9/23/2009	Council Approved Sponsorship	Ralston House
\$750.00	TOTAL		<i>% of total City Council budget 1.7%</i>
\$3,200.00	BUDGET	2009 APPROVED BUDGET	<i>% of account budget expended year-to-date 23.4%</i>
\$2,450.00	BALANCE		

**3rd Quarter 2009 City Council Expenditure Report**  
(as of Oct. 26, 2009)

**OTHER CONTRACTUAL SERVICE (ACCT: 10001010.67800.0000)**

EXPENDITURE	DATE	DESCRIPTION	PAID TO:	
500.00	1/29/2009	2009 MMCYA Sponsorship	Adams County	
500.00	1/29/2009	2009 MMCYA Banquet Sponsorship	Adams County	
600.00	1/29/2009	After Prom Sponsorship	Standley Lake High School	
500.00	2/5/2009	Brothers Redevelopment Annual Paint-a-Thon Sponsorship	Brothers Redevelopment	
200.00	2/5/2009	After Prom Sponsorship	Jefferson Academy	
600.00	2/5/2009	2009 Golf Tournament Sponsorship	Children's Outreach Theatre	
500.00	2/11/2009	Westminster HS After Prom Sponsorship	Adams 50 Schools	
2,075.00	2/18/2009	2009 Metro North Annual Gala sponsorship - 2/1	Metro North Chamber	
500.00	3/4/2009	2009 Metro North Chamber Golf Tournament Sponsorship	Metro North Chamber	
10.10	3/18/2009	MMYCA reception - supplies	King Soopers	
3.38	3/18/2009	MMYCA reception - supplies	Party America	
500.00	4/1/2009	Annual CAC VIP Dinner sponsorship	North Metro CAC	
1,000.00	5/11/2009	Five Star Gala 4/4	Five Star Education Foundation	
650.00	5/12/2009	Mary Ciancio Golf Tournament sponsorship	Community Reach Center	
500.00	5/12/2009	Create a Future Golf Tournament sponsorship	Front Range Foundation	
284.00	5/20/2009	Westminster Window Graduation Section advertisement	Metro North Newspapers	
2,000.00	6/3/2009	2009 Crystal Ball sponsorship	The Jefferson Foundation	
800.00	6/3/2009	Bennett Memorial Golf tournament sponsorship	Hyland Hills Foundation	
10,000.00	6/3/2009	Annual Partnership	North Metro Arts Alliance	
760.00	6/11/2009	Metro North Chamber Directory	Metro North Newspapers	
1,300.00	6/24/2009	Water World Ticket Fundraiser	District 50 Education Foundation	
1,000.00	7/8/2009	Westminster Public Safety Recognition Banquet	Westminster Public Safety Recognition Foundation	
425.00	7/8/2009	Strategic Plan Consulting/Planning/Reports	Lyle Sumek Associates Inc.	
4,875.00	7/8/2009	Strategic Plan Consulting/Planning/Reports	Lyle Sumek Associates Inc.	
1,250.00	8/5/2009	Westminster Rotary Club Golf Tournament	Westminster Rotary Club	
150.00	8/31/2009	New Year Celebration Sponsorship	Hmong American Association	
750.00	8/31/2009	J and Nancy Heil Scramble Sponsorship	Westminster Legacy Foundation	
188.00	9/2/2009	Fall Sports Preview	Metro North Newspapers	
\$32,420.48	TOTAL		<i>% of total City Council budget</i>	<i>22.2%</i>
\$40,850.00	BUDGET	2009 APPROVED BUDGET	<i>% of account budget expended year-to-date</i>	<i>79.4%</i>
\$8,429.52	BALANCE			

**SUPPLIES (ACCT: 10001010.70200.0000)**

EXPENDITURE	DATE	DESCRIPTION	PAID TO:	
52.65	2/19/2009	Council dinner supplies	Costco	
20.36	5/11/2009	Replacement blackberry pouch - Kaiser	Verizon Wireless	
239.07	5/11/2009	Strategic Planning Retreat supplies	Sun Office Products	
3.29	5/11/2009	Strategic Planning Retreat supplies	Sun Office Products	
8.15	5/31/2009	4/27 MMCYA Reception supplies	King Soopers #0067	
5.87	5/31/2009	4/27 MMCYA Reception supplies	Party America	
17.00	6/3/2009	Print Shop Copy Charges	Print Shop	
8.00	8/24/2009	Signs by Tomorrow	Signs by Tomorrow	
10.39	8/24/2009	Sympathy Cards	Party America	
40.11	8/28/2009	Paper Goods for Council Dinners	Petty Cash	
136.00	9/15/2009	Print Shop Copy Charges	Print Shop	
\$540.89	TOTAL		<i>% of total City Council budget</i>	<i>2.7%</i>
\$5,000.00	BUDGET	2009 APPROVED BUDGET	<i>% of account budget expended year-to-date</i>	<i>10.8%</i>
\$4,459.11	BALANCE			

**3rd Quarter 2009 City Council Expenditure Report**  
(as of Oct. 26, 2009)

<b>FOOD</b>			
<b>(ACCT: 10001010.70400.0000)</b>			
<b>EXPENDITURE</b>	<b>DATE</b>	<b>DESCRIPTION</b>	<b>PAID TO:</b>
79.20	2/5/2009	Council pop	Vend-One
21.12	2/23/2009	Cookies-MMCYA Reception	Petty Cash to Phil Jones
60.96	2/27/2009	Council dinner	Black Jack Pizza
80.00	2/27/2009	Council dinner	Sweet Tomatoes
53.00	2/27/2009	Council dinner	Li's Chinese
47.70	2/27/2009	Council dinner	Papa J's Restaurant
26.40	3/5/2009	Council pop	Vend-One
73.77	3/18/2009	Council dinner	Black Jack Pizza
40.00	3/18/2009	Council dinner	Wishbone Restaurant
73.41	3/18/2009	Council dinner	Los Lagos
17.48	3/18/2009	Council dinner supplies i.e. cookies and salad dressing	Safeway
92.40	4/8/2009	Council pop	Vend-One
53.00	5/11/2009	Council dinner	Li's Chinese
71.00	5/11/2009	Council dinner	Double D's Sourdough Pizza
47.70	5/31/2009	Council dinner	Papa J's Restaurant
66.76	5/31/2009	Council dinner	Black Jack Pizza
72.42	5/31/2009	Council dinner	Los Lagos
53.00	5/31/2009	Council dinner	Li's Chinese
145.20	6/4/2009	Council pop	Vend-One
40.00	6/23/2009	Council dinner	Wishbone Restaurant
65.00	6/23/2009	Council dinner	Double D's Sourdough Pizza
46.97	6/23/2009	Council dinner	Black Jack Pizza
54.00	6/23/2009	Council dinner	Li's Chinese
52.80	7/15/2009	Council pop	Vend-one, Inc.
67.42	7/16/2009	Council dinner	Los Lagos
40.00	7/16/2009	Council dinner	Wishbone Restaurant
49.20	7/16/2009	Council dinner	Papa J's Restaurant
5.00	7/21/2009	Council dinner/dessert	Petty Cash - COW Vending Machine
79.20	8/19/2009	Council pop	Vend-one, Inc.
61.96	8/24/2009	Council dinner	Black Jack Pizza
53.00	8/24/2009	Council dinner	Li's Chinese
40.00	8/24/2009	Council dinner	Wishbone Restaurant
32.73	8/24/2009	Council cookies	Super Target
67.46	8/24/2009	Council dinner	Los Lagos
49.20	8/24/2009	Council dinner	Papa J's Restaurant
64.21	9/21/2009	Council dinner	Black Jack Pizza
47.70	9/21/2009	Council dinner	Papa J's Restaurant
53.00	9/30/2009	Council dinner	Li's Chinese
64.44	9/30/2009	Council dinner	Black Jack Pizza
79.20	9/30/2009	Council pop	Vend-one, Inc.
\$2,287.01	TOTAL		<i>% of total City Council budget</i> 2.4%
\$4,500.00	BUDGET	2009 APPROVED BUDGET	<i>% of account budget expended year-to-date</i> 50.8%
\$2,212.99	BALANCE		
<b>\$183,819.00</b>	<b>TOTAL 2009 REVISED CITY COUNCIL BUDGET</b>		
<b>-\$133,731.53</b>	<b>TOTAL 2009 CITY COUNCIL EXPENDITURES</b>		
<b>\$50,087.47</b>	<b>BALANCE</b>		
<b>72.8%</b>	<b>PERCENT OF BUDGET EXPENDED YTD</b>		
<b>\$29,425</b>	<b>2009 CITY COUNCIL BUDGET HOLD</b>		



WESTMINSTER

## Staff Report

Information Only Staff Report  
November 16, 2009



SUBJECT: Modifications to Small Business Capital Project Grant

PREPARED BY: Becky Chandler, Economic Development Specialist

### Summary Statements:

- Economic Development Staff has made minor modifications to the Small Business Capital Project Grant to provide financial assistance to existing small businesses, which was launched in April 2009.
- Though the program has generated much interest among Westminster businesses, due to the decrease in bank lending, the city has received only one (1) eligible application as of October 2009.
- To encourage participation and increase business eligibility, the following modifications have been implemented to the existing program:
  - Increase employment maximum from 10 FTE to 25 FTE
  - Remove bank financing requirement

**Background Information:**

City Council authorized \$50,000 per year for 2009 and 2010 to provide financial assistance to existing small businesses. On April 1, 2009 the Small Business Capital Project Grant was launched and marketed to existing small businesses within the City of Westminster. As initially designed, the grant program provided funds for bank financed one-time project related costs.

Since its launch, the program has generated significant interest among Westminster businesses, although the number of eligible businesses has been limited due to the bank financing requirements. Because of the current economic state, banks have decreased lending to support small business activity. This created an obstacle for businesses to secure bank financing and thereby limited the number of eligible projects under the original grant requirements. As of October 31, 2009, only one (1) eligible application has been received and approved.

To respond to the challenges of the economy and the low number of eligible applications, staff has made two modifications to the program guidelines. The first modification changes the maximum number of employees that a business may have, from 10 FTE, to 25. The second modification removes the bank financing requirement, thereby allowing business eligibility without approved bank financing. Instead, businesses must show proof of project completion and proof of payment before receiving reimbursement for project costs.

Program modifications will be communicated to city businesses through the E-Newsletter, the Business Appreciation Event, the city website, word of mouth marketing, and are now in effect.

Respectfully submitted,

J. Brent McFall  
City Manager

cc: Susan Grafton, Economic Development Manager

**City of Westminster City Council Study Session Notes**  
**November 2, 2009**

Mayor Nancy McNally called the Study Session to order at 6:33 PM. All Councillors were in attendance.

City Staff in attendance included: City Manager Brent McFall; City Attorney Marty McCullough; Assistant City Manager Steve Smithers; Deputy City Manager Matt Lutkus; Community Development Director John Carpenter; Community Development Program Coordinator Vicky Bunsen; Senior Projects Coordinator Tony Chacon; Public Information Officer Katie Harberg; and Senior Management Analyst Aric Otzelberger.

Guests in attendance included June Younger with the Westminster Window and Westminster residents Karen Dunn, Rick Mayo and Larry Dean Valente.

**Proposed Intergovernmental Agreement between School District 50 and the City of Westminster**

John Carpenter was present to discuss a draft Intergovernmental Agreement (IGA) between School District 50 and the City of Westminster. The IGA's purpose is to address several issues related to the construction of a new Westminster High School. These issues include items dealing with annexation, building use tax, needed road improvements, rights-of-ways, open space, utilities and parking. Mr. Carpenter highlighted each of these items for City Council and asked for direction from City Council. City Council directed Staff to retain the full \$1.2 million in building use tax that is anticipated to be generated from the construction of the new high school. The current draft IGA language states that the \$1.2 million would be utilized for street improvements to Utica Street and 68<sup>th</sup> Avenue, and any remainder not utilized for this project would be returned to District 50. Council directed Staff to retain any excess funds not utilized for the street improvements to Utica Street and 68<sup>th</sup> Avenue for other infrastructure improvement projects that would contribute to the general betterment of the area surrounding the new high school. City Council also expressed concern for the impacts of improvements to Utica Street on residential properties adjacent to the west side of Utica Street. Mr. Carpenter stated that no design work has been completed on this project yet, but once that design work is completed, the City will hold neighborhood meetings to inform those residents on design plans and to gather citizen feedback. City Staff will also invite District 50 officials to those meetings.

**Community Development Block Grant (CDBG) Program - 2010 Action Plan and Five-Year Consolidated Plan**

Community Development Director John Carpenter, Community Development Program Coordinator Vicky Bunsen and Senior Projects Coordinator Tony Chacon were present to discuss the City's proposed Five-Year Consolidated Plan for 2010-2014 for CDBG funds. The City is required to develop this plan per the U.S. Department of Housing and Urban Development (HUD). Staff discussed the proposed projects listed in the Consolidated Plan that would be funded by CDBG monies that the City anticipates receiving in the next five years. Staff asked for City Council feedback on project priorities. City Council expressed their support for the recommendations as a whole and informed Staff that Council's highest priority projects were emergency household repairs, the realignment of Bradburn Boulevard and the 70<sup>th</sup> Avenue/Elk Drive roadway project (adjacent to Little Dry Creek and the proposed site of the future dog park). Staff will program the emergency household repair program for CDBG funding in 2010. Staff will perform an analysis of the other two projects to examine timing issues, funding considerations and other issues that may impact considerations on commencing work on each of the two projects.

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