



WESTMINSTER

Staff Report

TO: The Mayor and Members of the City Council

DATE: November 12, 2003

SUBJECT: Study Session Agenda for Monday, November 17, 2003

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.

CONSENT AGENDA

None at this time.

CITY COUNCIL REPORTS

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

PRESENTATIONS

6:30 P.M.

1. Water Supply Status Presentation
2. Wall/Fence Presentation - Attachment
3. Growth Management Program re: Service Commitment Allocations and Revised Residential Design Guidelines

EXECUTIVE SESSION

1. South Westminster Land Acquisition

INFORMATION ONLY

1. Monthly Residential Development Report - Attachment

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

Respectfully submitted,

J. Brent McFall

City Manager



WESTMINSTER

Staff Report

Information Only Staff Report
November 17, 2003



SUBJECT: Water Supply Status Presentation

PREPARED BY: Mike Happe, Water Resources and Treatment Manager

Summary Statement:

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

Staff will present City Council with an update of Westminster's overall water supply status at the November 17 Study Session. This presentation will include:

- Westminster's response to the 2002 drought
- The severity of the 2002 drought in a historical perspective
- How Westminster's water supply responds to drought
- Westminster's water supply factors of safety
- The impact of the Comprehensive Land Use Plan Updates on Westminster's overall water demand
- Current water supply available for future growth
- Anticipated water supply needed to be developed for the build-out of the City.

On December 1, Staff will give a presentation in Executive Session dealing with Westminster's plans on meeting its build-out water demand. Staff will also report on contract negotiations with Thornton, regarding the treated water contract the City has in place with them, and Denver, regarding the Moffat Tunnel Agreement.

Background Information

Colorado experienced a severe drought during the winter of 2001-2002 through to the spring of 2003. For Clear Creek, Westminster's main source of water supply, 2002 saw the lowest annual stream flow ever recorded. Staff has performed an analysis of the 2002 drought and its impact on Westminster's water supply planning. Staff will present this analysis along with a description of Westminster's overall water supply situation. This will include discussion of the severity of drought that Westminster's water supply is designed to withstand and the factors of safety included in Westminster's water supply planning.

Staff has also performed an analysis of overall water demand of the City at build-out, based on the proposed changes to Westminster's Comprehensive Land Use Plan. Staff has done an extensive analysis of the water demands resulting from the new land uses called for under the Comprehensive Land Use land update for undeveloped areas of the City. This will be presented to City Council in conjunction with estimates of current water supply available for future growth and the amount of water supply development still needed for the build-out of the City.

Staff Report – Water Supply Status Presentation
November 17, 2003
Page 2

An Executive Session will be held at the City Council Study Session on December 1 to discuss Westminster's alternatives and strategies to develop additional water for the City's build-out and also to discuss specific contract negotiations with Thornton, regarding the treated water agreement, and Denver, over the Moffat Tunnel agreement.

Staff is not looking for any specific action from City Council on this item. This presentation is being done to provide City Council with the most up to date information on the City's water planning efforts.

Respectfully submitted,

J. Brent McFall
City Manager



WESTMINSTER

Staff Report

City Council Study Session Meeting
November 17, 2003



SUBJECT: Wall/Fence PowerPoint Presentation

PREPARED BY: John H. Quinn, AICP, Planner II

Recommended City Council Action

- Direct staff to adopt guidelines to:
 - Require a single width red or dark colored brick wall as a perimeter fence on all new residential developments, when the walls are adjacent to arterial streets.
 - Maintain the present policy of landscaping the area between the back of curb and the property line.
 - Continue to allow vinyl or similar fencing with brick columns to be used on collector and local streets.
 - Continue to require a uniform fencing program as part of an Official Development Plan.
- Direct Staff to develop a plan for City Council review for a single thickness brick wall design and general color selection for all future walls constructed adjacent to arterial and/or selected collector streets.

Summary Statement

Planning staff has developed recommendations and standards to require masonry walls adjacent to arterial streets and to enhance street and highway rights-of-way through two different sets of regulations:

- 1) The proposed “Revised Residential Design Guidelines” (to be considered by City Council in December, 2003) for all new developments if adopted as proposed will require a brick wall to be constructed adjacent to arterial streets and highways. A brick wall rather than a fence may be required on collector or local streets, to be reviewed on a case-by-case basis.
- 2) “Buffering and Landscaping Standards Along Arterial Streets and Highways” to enhance the streetscape appearance of the community is currently being prepared by Staff.

Expenditure Required: \$0

Source of Funds: NA

Policy Issues

The policy issues involved in these recommendations include the following:

- 1) Should the City's Design Guidelines be changed to require a brick wall to be constructed adjacent to arterial streets?
- 2) Should landscaping and buffering standards be incorporated as part of the wall and setback standards implemented by the revised Residential Design Guidelines?

Alternatives

Take no action to adopt the new Residential Design Guidelines. This alternative would result in changes in the Design Guidelines to specify a brick wall or colors and design for all future walls constructed adjacent to arterial streets. This would continue to be negotiated as part of the Official Development Plan review process.

Background Information

Staff will be presenting additional information at Monday nights Study Session. A copy of the presentation is attached for City Council's review.

Respectfully submitted,

J. Brent McFall
City Manager

Attachment
- PowerPoint Presentation

FENCES AND WALL IN WESTMINSTER

Purpose

This presentation has two purposes 1) is to describe how the City of Westminster currently regulates fences and walls for new development, illustrate examples of various types of fences/walls, describe what other communities are requiring, and provide recommendations and, 2) to describe what Westminster and other cities are doing to replace deteriorating wood fences along arterial streets and make recommendations.

1. Fencing for New Developments

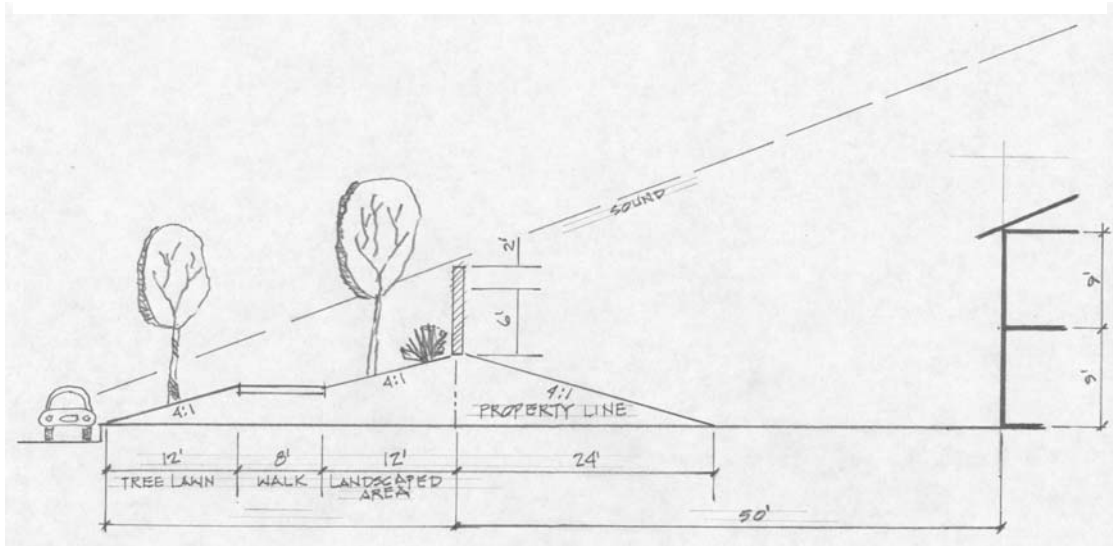
Fencing/wall construction is negotiated through the Official Development Plan (ODP) review process. Existing City design guidelines allow a variety of fence types with brick/masonry columns and do not require fences or walls. The Commercial Guidelines do require an 8-ft. high masonry wall if the project is located adjacent to residential or public property. Examples include Westminster City Center Marketplace along City Center Drive and North Park Plaza along Hooker Street.

The proposed City's Arterial Streets and Highways Buffering Standards allow for a variety of buffering solutions, landscaping, landscaping with berms and landscaping with berms and fences/walls. In general, the ideal buffer consists of an earthen berm with a 6-8 ft. fence on top to provide maximum sound mitigation.

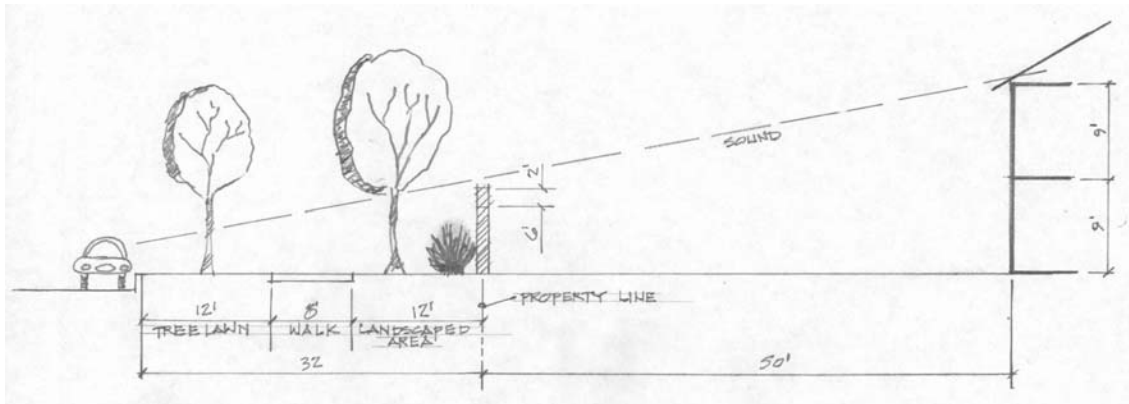
While perimeter fencing along arterial streets is not required, it is often desired by developers and future property owners for security and privacy. Increasingly, homeowners living next to major streets also want sound mitigation.

Most arterial street fences in Westminster are 6-ft. tall and made of cedar planks. In the past 10 or so years, most of these fences have included brick columns every 75-100 ft. to improve the appearance of the fence. In the past 5 years, many of the perimeter fences have been made out of vinyl.

The Landscape Regulations specify a 32-ft. landscaped amenity area within the public right-of-way between the paved street/curb and the property line of the adjoining property along an arterial street. The amenity area contains a 12-ft wide landscaped tree lawn area, an 8-ft. sidewalk, and another 12-ft. landscaped area along the property line. This provides a safe pedestrian area plus ample landscape areas nearer the street and next to the fence.



Amenity Zone with Fence Only Along Arterial Street



Fence Materials

The current policy is to generally require either masonry or vinyl material with brick columns at 75-ft. intervals if perimeter fencing is proposed adjacent to major streets.

Other fencing programs have been permitted in recent years depending on the location and type of project being developed. This approach has resulted in a variety of fencing materials and designs in addition to landscaping adjacent to the fences. This variety in fencing is illustrated in the following examples:

Ranch Creek Villas has vinyl fencing with masonry columns.



West 117th (Weatherstone) has vinyl and open lattice panel fencing at the top.



Legacy Ridge has a wood fence.

The Ranch has vinyl fencing with masonry columns.
(only 13.5 feet amenity area)



Quail Crossing has a stucco fence with masonry columns.

Market Place has a masonry fence separating the commercial uses from the multi-family residential uses to the east.



Greenwood Village typical wall has a masonry wall with a top cap and masonry columns. The adjacent amenity area is less than 32-ft. in width

Wall/Fence pros and cons, Costs and Life Expectancy

Staff has reviewed the different types of fences based on several criteria, and these are shown in the following evaluation as pros and cons for each fence/wall type.

Brick Single Width Walls



Aurora

Pros

- Brick walls are best for sound dampening;
- Brick walls add 4-8% to the value of homes in a subdivision;
- Virtually maintenance free;
- Long life span, estimated at 50-years;
- Interesting pattern can be created in the wall design;
- Brick has warm rich colors available;
- Brick colors do not fade;
- Masonry does not water stain;
- Because bricks are fire baked, graffiti is much easier to remove without residual paint than any other fence;
- The amortized cost per year is the lowest of any fence.
- Good sound mitigation.

Cons

- Higher cost for initial installation;
- Repairs are more costly if the wall is damaged;
- It may be difficult to match brick colors if damage occurs many years after wall was constructed.

Vinyl Fencing or Other Man Made Materials



Ranch Creek Villas

Pros

- Moderate life span of 20 years;
- Less maintenance than a wood fence;
- Colors do not fade;
- Installation costs only 11% higher than wood fencing.

Cons

- Material and reflective in bright sun, are objectionable to some people;
- Requires some maintenance to remove stains, such as non-potable irrigation water;
- This is a single source material from manufacturer, should repairs be needed;
- Quality of fence material varies widely;
- Graffiti is easier to remove than wood or stucco but harder to remove than on brick;
- Relatively poor sound mitigation.

Wood Fencing



Simms Street and 108th Avenue

Pros

- Least expensive material to construct fences;
- A variety of styles and materials are available; and
- The fences are easily repaired when needed.

Cons

- The wood fence has a short life span 8 to 15 years;
- The fences show wear and are discolored quickly by irrigation water;
- Any repairs are visually unattractive due to color contrasts and differing materials;
- Graffiti very difficult to totally remove since a porous surface;
- Poor sound mitigation.

Stucco Walls



Quail Crossing at 136th Avenue

Pros

- A variety of designs and details can be created;
- A integral color can be placed in the stucco when it is applied;
- The wall has a moderate life span of 20-25 years.

Cons

- Expansive soils cause cracking and structural damage to the fence;
- Repairs are costly if the fence is damaged;
- High cost of yearly maintenance;
- Initial high cost of installation;
- Graffiti difficult to remove since a porous surface;
- Not as visually appealing as brick.

Pre Cast Concrete Panels



Kipling Street - Arvada

Pros

- Expected life span of the wall is 30 years;
- A variety of patterns can be created in the wall surface;
- Uniform concrete colors can be obtained for the wall;
- The walls can be constructed quickly;
- Good sound mitigation.

Cons

- Walls are subject to graffiti since concrete is porous;
- Difficult to remove stains on the surface;
- One of the highest costs for the initial installation;
- High maintenance costs per year;
- Repairs are difficult and expensive.

Concrete Block



120th Avenue - Thornton

Pros

- A wide variety of textures and colors are available;
- Concrete block walls can be quickly installed;
- Concrete block provides some sound attenuation to adjacent properties;
- Block walls have a modest life span of 30 years;
- Good sound mitigation.

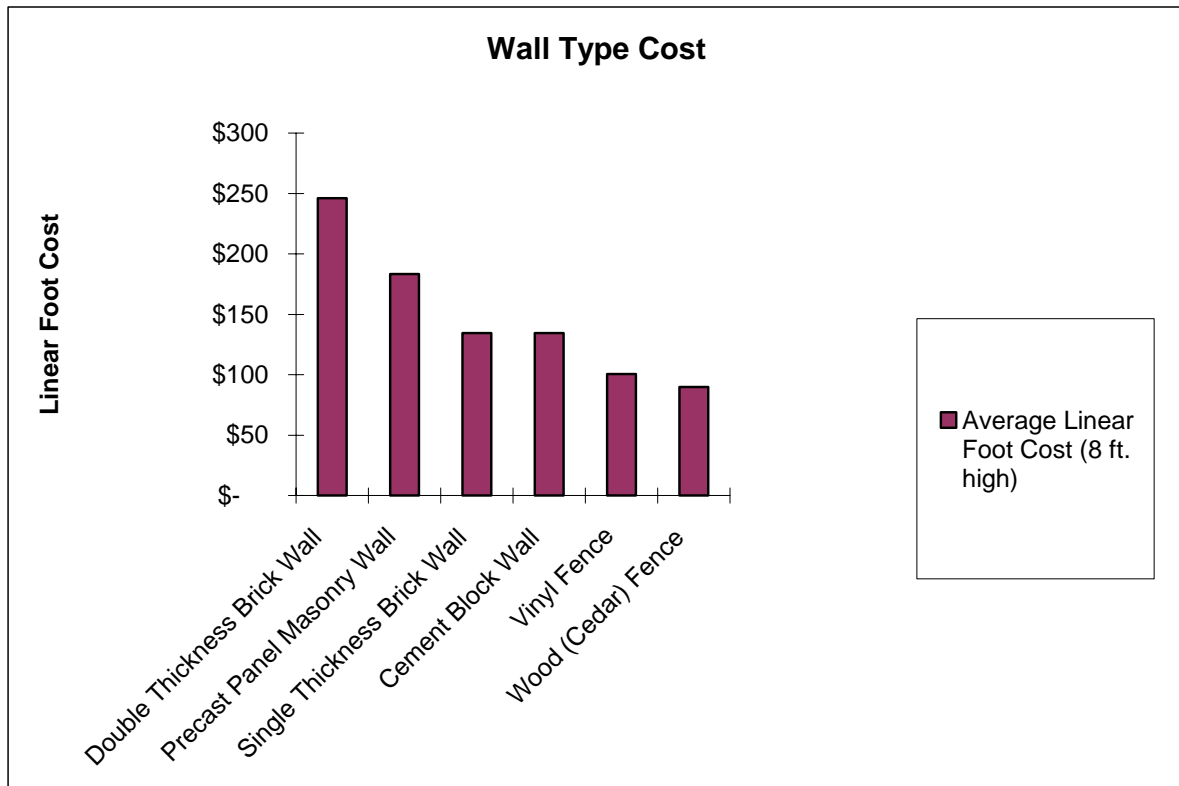
Cons

- Graffiti is difficult to remove and there is always ghosting that remains;
- Construction cost is high in relation to the expected life of the wall;
- Damage is difficult to repair;
- Yearly cost is high compared to the cost of other fence types;
- Not as attractive as brick walls.

The table below illustrate the cost per linear foot, of the various types of wall/fences and the expected lifespan of each type.

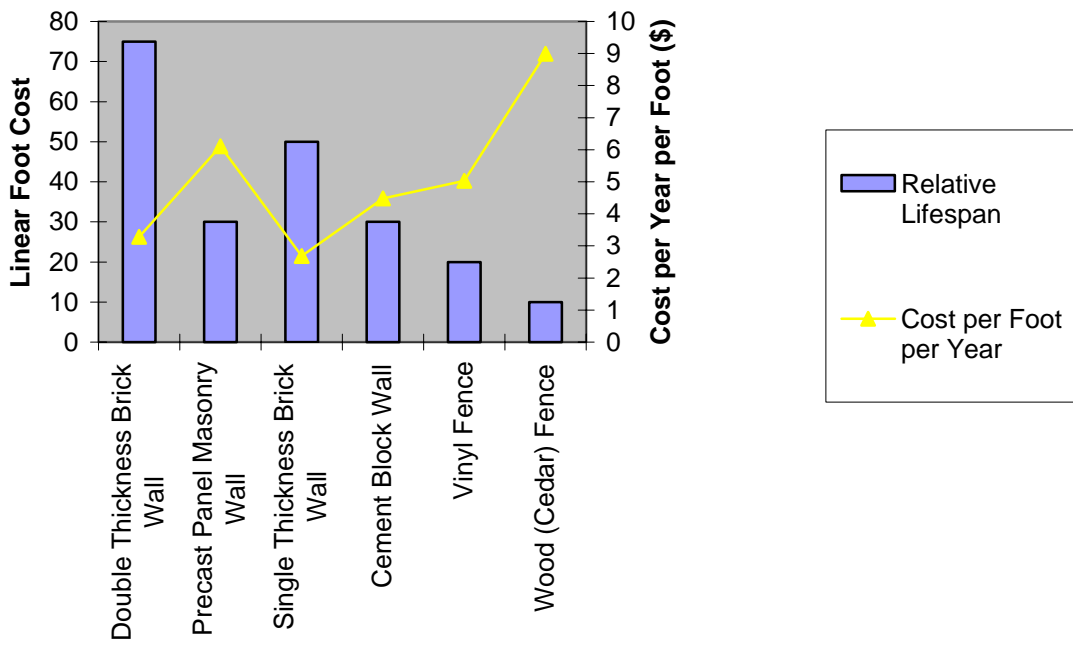
Wall Type	Average Linear Foot Cost (8 ft. high)	Relative Lifespan (Years)	Cost per Foot per Year
Double Thickness Brick Wall	\$ 246	75	\$3.28
Precast Panel Masonry Wall	\$ 183	30	\$6.11
Single Thickness Brick Wall	\$ 134	50	\$2.69
Concrete Block Wall	\$ 134	30	\$4.48
Vinyl Fence	\$ 101	20	\$5.03
Wood (Cedar) Fence	\$ 90	10	\$9.0
Precast Panel Painted Brick	\$ 190	30	\$6.0

The charts indicate the single thickness brick wall is the least expensive choice over time, when initial cost, and the life span are compared with other types of fencing.



* Vinyl and wood fence estimates include the cost to construct brick column every 75 feet.

Wall Type Cost and Lifespan



What Other Communities require for Developer Installed Arterial Fencing for New Development

City of Arvada

- Requires the developer to construct a 6-ft. high solid masonry or brick fence adjacent to arterial streets;
- Masonry or brick columns are required every 120-ft. or at lot corners; and
- Area between curb and fence required to be landscaped with trees, shrubs, and ground cover.

City and County of Broomfield

- Has no written requirement to install perimeter fencing on new development projects, but are contemplating requiring masonry walls.
- All perimeter fences are obtained as part of the development review process.

City of Aurora

- Requires the developer to construct a 6-ft. high masonry fence adjacent to arterial streets;
- Plastic or (man made material) fences can be substituted for wood on collector streets;
- The area between the curb and fence is required to be landscaped with trees, shrubs and ground cover.

City of Thornton

- Has a program that mandates the developer construct 8-ft. high masonry walls adjacent to arterial streets.
- A landscaped amenity area between the back of curb and property line is also mandated to include trees and ground cover.

Recommendations

Staff recommends that City Council adopt guidelines to:

1. Require a single width red or dark colored brick wall as a perimeter fence on all new residential developments, when the walls are adjacent to arterial streets.
2. Maintain the present policy of landscaping the area between the back of curb and the property line.
3. Allow vinyl or similar fencing with brick columns to be used on collector and local streets.
4. Continue to require a uniform fencing program as part of the approval of an Official Development Plan.

2. City Programs to Facilitate Replacement of Existing Wooden Arterial Fences

Westminster

- 1) New wood fencing (8-10 ft. tall) with brick columns on a case by case basis abutting new street construction projects.

Examples:

- Sheridan Boulevard – Hyland Greens fence
 - 104th Avenue and Elliot Street – Meadowlark fence
 - 92nd Avenue/Westminster Boulevard – Trendwood/Franklin Square fence
 - Westminster Boulevard – abutting Trendwood and Franklin Square
- 2) Ranch Special Improvement District demonstration project

- 3) Encourage homeowner association's to upgrade fence materials
- 4) Community Enhancement Program funds to install brick fence columns



Hyland Greens along Sheridan Boulevard

Broomfield

- 1) City funded brick fence (8-10 ft. tall), no neighborhood funding or match required

Examples:

- Main Street – 116th Avenue to 119th Avenue
- 120th Avenue – west of Main Street
- Wadsworth Parkway, north of Midway



Arvada

- 1) City funded brick fence (8-10 feet tall). Precast concrete painted to look like brick.

Examples:

- 72nd Avenue – Wadsworth Boulevard to Pierce Street
- Simms – Wadsworth Boulevard to Pierce



Thornton

- 1) City funded brick fence (8-10 ft. tall). Concrete block walls

Example:

- 120th Avenue – west of Colorado Boulevard



Northglenn

- 1) City funded brick fence (8-10 ft. tall).
- 2) 8-ft. wood fences with brick columns.

Examples:

- 104th Avenue – Zuni to Huron Streets
- 104th Avenue – I-25 to Washington Street
- Washington Street – 104th to 119th Avenue



Recommendation

To maintain existing programs.



Staff Report

City Council Study Session Meeting
November 17, 2003



SUBJECT: Growth Management Program re: Service Commitment Allocations and Revised Residential Design Guidelines

PREPARED BY: Shannon Sweeney, Planning Coordinator

Recommended City Council Action:

Direct City Staff to prepare the following for City Council consideration at the December 8, 2003 City Council meeting:

- A resolution allocating Service Commitments for 2004 to the various Growth Management categories including new residential competition categories as detailed in this report; and
- Resolutions amending the various residential design guidelines as recommended; and
- A Councillor's Bill amending the Westminster Municipal Code parking section relating to requirements for Single-Family Attached projects.

Summary Statement

- City Staff has completed annual projections for Service Commitment (SC) demand in the upcoming year and has developed recommendations for City Council regarding SC allocations for each of the various Growth Management categories (as detailed in Table I in the Background section) including 139 SCs to be awarded on a competitive basis in 2004 as shown below. The potable (treated) water allocation reflects an 11 percent decrease from the 2003 allocation.
 - 40 SCs (40 new units in 2004) for one or two new single-family detached (SFD) projects
 - 35 SCs (50 new units in 2004) for one or two new single-family attached (SFA) projects
 - 13 SCs (25 new units in 2004) for one new multiple-family (MF) project
 - 40 SCs (40-80 new units in 2004 depending on unit types) for one or two new traditional mixed use neighborhood developments (TMUND)
 - 11 SCs (30 new units in 2004) for one new senior housing project
- Per City Council direction in June 2003, Staff would not begin any competition process until the Comprehensive Land Use Plan (CLUP) update has been adopted (currently expected in January).
- In preparation for pending competitions, Staff recommends approval of the attached revisions to the City's existing design guidelines for SFD, SFA, MF, and Senior Housing, which are the basis for the competition process. The Home Builders Association (HBA) reviewed each of these sets of revisions and sent the City a letter of support (attached) for the proposed revisions. No changes to the existing Traditional Mixed Use Neighborhood Development guidelines are recommended at this time.

Expenditure Required: \$0

Source of Funds: N/A

Policy Issues

- Should the City allocate Service Commitments to the various Growth Management categories as detailed in this report?
- Should the City conduct competitions next year in all of the new residential categories?
- Should the City amend the City's adopted residential design guidelines as proposed?

Alternatives

- Direct Staff not to conduct new residential competitions next year. Staff does not recommend this option because the City has not conducted a competition in almost two years. The last competition, held early in 2002, awarded Service Commitments to single-family attached and senior housing projects. Although a single-family detached competition was also held at that time, no projects were submitted. Competitions for multi-family and traditional mixed use neighborhood projects have not been held since 1999. This alternative would reduce the potable water allocation by 139 Service Commitments.
- Direct Staff to proceed with competitions in all new residential categories but reduce the number of Service Commitments by allowing only one project to go forward in each category. The current recommendation is to allow "one or two" new projects in the single-family detached, single-family attached, and traditional mixed use neighborhood competitions. Should City Council choose this alternative and each of those allocations were reduced by half, the potable water allocation would be reduced by 57.5 Service Commitments.

Background Information

Service Commitment Allocations and New Residential Competitions

At this time each year, City Staff complete projections of new development in the upcoming year and develop recommendations for City Council regarding Service Commitment allocations to serve the demand in the following year for all of the various Growth Management categories. With the exception of the new residential competition categories, these recommendations have been based on estimated demand for new commercial, office, parks and other public projects, outside City contracts, active residential projects, and those residential projects accommodated by the City's Growth Management Program (such as infill, South Westminster projects, and build-out developments).

The number of new residential subdivisions is managed through the competition process. "Active" residential (Categories A and L) refers to projects that are under construction, have previous binding agreements with the City (such as Legacy Ridge), meet build-out and infill development criteria, are approved projects awarded in previous competitions, and new South Westminster residential projects. These projects are awarded on a first-come, first-served basis (up to any limits placed on the original competitive awards). New residential (Category B) projects must compete for available Service Commitments through competitions. Service Commitments for single-family detached projects are calculated at one Service Commitment per unit, 0.7/unit for single-family attached, 0.5/unit for multi-family and 0.35/unit for senior housing. This equates to the relative amounts of water used annually by each of these types of dwelling units.

Table I below lists the proposed allocations in 2004 for each of the Growth Management Program categories. More specific breakdowns are listed for most of the categories to show what has been factored into the allocations. As a reminder, any Service Commitments allocated to any of the categories that are not awarded during the year are returned to the water supply figures for use in future years.

TABLE I: SERVICE COMMITMENT ALLOCATIONS

<u>CATEGORY</u>	<u>DESCRIPTION</u>	<u># Units</u>	<u>#SCs</u>	PROPOSED ALLOCATIONS
	<u>Potable Water Supply</u>			
A and L	All Active and Legacy Ridge Residential			670
	<i>A-1 and L-1</i>	340	340	
	<i>A-2 and L-2</i>	369	258.3	
	<i>A-3 and L-3</i>	143	71.5	
B-1	New Single-Family Detached	40	40	40
B-2	New Single-Family Attached	50	35	35
B-3	New Multi-Family	25	12.5	13
B-4	New Traditional Mixed Use (Residential)	40-80	40	40
	<i>(depending on unit types)</i>			
C	Non-Residential		394	394
D	Outside City Contracts			25
	<i>Federal Heights</i>		15	
	<i>Standley Lake Water & Sewer Dist.</i>		5	
	<i>Shaw Heights</i>		5	
E	Senior Housing			47
	<i>Existing Projects</i>	104	36	
	<i>New Senior Housing (Competition)</i>	30	11	
F	Public and Contingency			<u>59</u>
	<i>City Park Maintenance Facility</i>		1.17	
	<i>Irving Street Park</i>		22.4	
	<i>Willowbrook Park</i>		30.8	
	<i>Miscellaneous Irrigation</i>		5.0	
	Total Potable Water Supply			1323
	<u>Non-Potable</u>			
R	Reclaimed			<u>177</u>
	<i>Business Parks</i>		126.05	
	<i>Public Parks</i>		10.98	
	<i>Residential</i>		36.08	
	<i>Retail Commercial</i>		1.13	
	<i>Right-of-Way</i>		3.03	
	Total Non-Potable (Reclaimed)			177

According to figures supplied by the City's Water Resources Staff, in the Department of Public Works and Utilities, there were approximately 10,927 Service Commitments available in the potable water supply at the beginning of 2003. With the 516 Service Commitments awarded in 2003 as of November 1, this leaves approximately 10,411 treated water Service Commitments for future new development. This estimate of Service Commitments is for a water supply sufficient to provide full water service during a drought as severe as the one in the 1950's. If, in the future, the City decides to change its planning assumptions to address more severe droughts, the number of Service Commitments available may decrease. Please keep in mind, that even though the supply would accommodate this number of new Service Commitments, the City would be unable to serve such development at this point from an infrastructure standpoint. Distribution system improvements would be necessary to serve that many more customers.

Staff is aware of developer interest in each of the competition categories (with the exception of the Multi-Family category). Because Service Commitments are awarded to new residential projects on a competitive basis and many developers do not want their possible competitors to know their plans in advance, Staff has not included a specific list of the potential sites for competition submittals. However, Staff has received inquiries on 11 different sites at this point.

Residential Design Guidelines Revisions

As indicated to City Council at this time last year, one Planning Division work item for 2003 has been to revise the existing residential design guidelines to ensure the revised criteria would be in place prior to the next set of residential competitions. The guidelines revisions are recommended to enhance the function and aesthetics of new residential communities in Westminster, and many are changes to establish better consistency between the various sets of guidelines. Most of the guidelines revisions apply to the Site Design and Architectural Design sections. No substantial changes to the Landscaping Design section of each set of guidelines are proposed because City Staff is currently working on revisions to the City's adopted Landscape Regulations. Once those revised regulations have been reviewed with City Council (by the end of the first quarter of 2004) and adopted, those landscaping requirements will apply to all new residential projects entering future competitions.

The more significant revisions proposed include some additional setback provisions (including a reduced setback for front porches), private park requirements, minimum buffering standards along arterial streets, minimum garage sizes, and incentives for additional garage storage space.

Only one of the proposed guidelines revisions would require a Westminster Municipal Code amendment. This involves a change in the parking requirements for new single-family attached projects that would more closely correspond to requirements of other area jurisdictions. The current parking specification requires 1.5 spaces per efficiency or one-bedroom unit and 2 spaces for each unit with two or more bedrooms. The revised language would require 2 spaces for every unit with up to four bedrooms and 3 spaces for every unit with four or more bedrooms. Guest parking requirements would remain the same. Staff will plan to bring the ordinance amendment to City Council, along with the other required resolutions, at their regular meeting on December 8, 2003.

The proposed guidelines revisions (attached) have been reviewed with the Denver Metropolitan Home Builders Association (HBA), and the HBA sent written questions to the City regarding those revisions. Staff relayed written comments regarding each question to the HBA, and in response, the HBA sent the City a letter supporting the proposed changes (attached).

Revisions to the Traditional Mixed Use Neighborhood Design Guidelines are not proposed at this time. This competition would be held using the existing guidelines originally adopted by City Council in 1999. These guidelines are not based on a point system, and as done with the last competition, interested developers will be asked to present their projects to Staff. Staff will then compare the projects with the adopted guidelines and make a recommendation to City Council regarding Service Commitment award(s).

Staff will be present at Monday night's study session to discuss these recommendations further and to answer questions from City Council.

Respectfully submitted,

J. Brent McFall
City Manager

Attachments

- Home Builders Association Letter
- Revised Single-Family Detached Residential Design Guidelines
- Revised Single-Family Attached Residential Design Guidelines
- Revised Multiple-Family Residential Design Guidelines
- Revised Senior Housing Design Guidelines



WESTMINSTER

Staff Report

Information Only Staff Report
November 17, 2003



SUBJECT: Monthly Residential Development Report

PREPARED BY: Shannon Sweeney, Planning Coordinator

Summary Statement:

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

- The following report updates 2003 residential development activity per subdivision (please see attachment) and compares 2003 year-to-date unit totals with 2002 year-to-date figures through the month of October.
The table below shows an overall decrease (34.9%) in new residential construction for 2003 year-to-date compared to 2002 year-to-date totals.
Residential development activity so far in 2003 reflects increases in single-family detached (25.9%) and single-family attached (9.6%), a decrease in multi-family (-93.7%), and no change in senior housing development when compared to last year at this time.

NEW RESIDENTIAL UNITS (2002 AND 2003)

Table with columns for UNIT TYPE, OCTOBER (2002, 2003, % CHG.), and YEAR-TO-DATE (2002, 2003, % CHG.). Rows include Single-Family Detached, Single-Family Attached, Multiple-Family, Senior Housing, and TOTAL.

Background Information

In October 2003, service commitments were issued for 57 new housing units within the subdivisions listed on the attached table. There were a total of 41 single-family detached, 16 single-family attached, and no multi-family or senior housing building permits issued in October.

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 Table

ACTIVE RESIDENTIAL DEVELOPMENT

<u>Single-Family Detached Projects:</u>	Sep-03	Oct-03	2002 YTD	2003 YTD	# Rem.*	2002 Total
Asbury Park III (94th & Teller)	0	0	5	1	1	6
Bradburn (120th & Tennyson)	6	5	1	46	212	6
CedarBridge (111th & Bryant)	0	0	0	0	10	0
Covenant (115th & Sheridan)	6	4	0	32	14	0
Habitat for Humanity (two locations)	2	0	3	2	0	3
Legacy Ridge (108th & Leg. Ridge Pky.)	0	1	1	1	2	1
Legacy Ridge West (104th & Leg. Ridge Pky.)	10	19	39	70	229	45
Lexington (140th & Huron)	0	0	0	0	6	0
Maple Place (75th & Stuart)	0	0	0	0	4	4
Meadow View (107th & Simms)	0	0	0	0	20	0
Quail Crossing (136th & Kalamath)	0	1	11	17	12	13
Ranch Reserve (114th & Federal)	2	0	19	10	0	19
Ranch Reserve II (114th & Federal)	1	0	8	16	29	11
Ranch Reserve III (112th & Federal)	2	5	0	16	11	0
Savory Farm (112th & Federal)	0	5	39	15	7	39
Various Infill	0	0	0	3	9	0
Village at Harmony Park (128th & Zuni)	7	1	26	51	212	50
Wadsworth Estates (94th & Wads. Blvd.)	0	0	42	15	3	51
Walnut Grove (108th & Wadsworth)	0	0	1	0	0	1
Weatherstone (118th & Sheridan)	0	0	75	45	0	94
Winters Property (111th & Wads. Blvd.)	0	0	0	0	8	0
Winters Property South (110th & Wads. Blvd.)	0	0	0	0	10	0
<i>SUBTOTAL</i>	36	41	270	340	799	343
<u>Single-Family Attached Projects:</u>						
Bradburn (120th & Tennyson)	0	0	0	0	165	0
CedarBridge (111th & Bryant)	0	0	0	0	2	0
Center of Hope (93rd & Lark Bunting)	0	0	0	0	28	0
College Hills (114th & King)	0	0	4	0	0	4
Cottonwood Village (88th & Federal)	0	0	0	0	82	0
Highlands at Westbury (112th & Pecos)	0	0	0	0	201	0
Hollypark (96th & Federal)	0	0	0	0	20	0
Legacy Ridge (112th & Leg. Ridge Pkwy.)	0	0	27	0	0	27
Legacy Ridge West (112th & Leg. Ridge Pky.)	9	0	0	28	0	5
Ranch Creek Villas (120th & Federal)	8	16	64	40	32	64
Summit Pointe (W. of Zuni at 82nd Pl.)	0	0	0	12	63	0
Walnut Grove (108th & Wadsworth)	12	0	20	46	30	20
<i>SUBTOTAL</i>	29	16	115	126	623	120
<u>Multiple-Family Projects:</u>						
Bradburn (120th & Tennyson)	0	0	310	0	54	310
Legacy Ridge	0	0	56	0	0	64
Prospector's Point (87th & Decatur)	0	0	0	0	46	0
South Westminster (3 Harris Park projects)	0	0	0	23	27	0
<i>SUBTOTAL</i>	0	0	366	23	127	374
<u>Senior Housing Projects:</u>						
Covenant Retirement Village	0	0	0	0	32	0
Crystal Lakes (San Marino)	0	0	0	0	7	0
East Bay Senior Housing	0	0	0	0	59	0
<i>SUBTOTAL</i>	0	0	0	0	98	0
TOTAL (all housing types)	65	57	751	489	1647	837

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