

**City of Westminster, Colorado**  
**Planning and Community Development Programs**  
**Department of Community Development**  
**March 2011**

The City of Westminster is a Denver area suburban community with a population of about 109,353 in 2010 and a land area of 33.7 square miles. About 7 percent (1,550 acres) of the city land area is privately owned vacant land available for development. Westminster is located northwest of Denver and is roughly halfway between downtown Denver and Boulder. Incorporated in 1911, Westminster experienced minimal growth until the 1960s. In response to water limitations, Westminster enacted one of the first growth management programs in Colorado in the 1970s. Westminster has a longstanding commitment to planning as a means to achieve superior developments and a high quality life for residents.

The city has a wide variety of housing types and densities. Westminster is also a part of the fast growing U.S. 36 high tech employment corridor extending between Denver and Boulder. Westminster is the home of numerous high tech companies.

Given the high growth rate of the Denver area, Westminster has used a variety of techniques to control the pace of growth, preserve parks and open space land and protect the city's enviable quality of life.

The following is a list of several of the planning and community development programs used in Westminster.

**A. Growth Management and the Protection of Environmental Resources**

1. **Public Land Dedication Requirement** - The city requires that land be dedicated by developers of residential projects for parks and other public users. Residential developers are required to dedicate 12 acres per 1,000 projected future residents. Developers pay a cash-in-lieu fee if land is not donated. The fee is based on the amount per acre paid for the property.
2. **School Site Dedication Requirement** – The city requires that land also be donated for school sites or that fees be paid in lieu of dedicating a school site. This requirement is in addition to the city's public land requirement. The fees are \$876 per single family detached unit, \$468 for a single family attached (townhome) unit and \$112 for a multi-family unit.
3. **Park Development Fee** - The city requires that developers of residential developers to pay a fee per housing unit that is used by the city to construct public parks. The amount of the fee is based upon the pro-rata share of park construction costs, adjusted annually for inflation. In March 2008, the fees were \$1,753 for single family detached homes, \$1,427 for single family attached units under 8 dwelling units per acre, \$1,169 for multi-family units over 8 dwelling units per acre, and \$406 per bed for senior housing projects.
4. **Open Space Program** – Westminster's program was initiated in 1985 and was the second municipal sales tax funded open space program in the state after the city of Boulder. The program is funded by a .25 percent sales tax. In 2010, the sales and use tax generated was approximately \$4,974,275 million in revenue. Half of the revenue is used for parks, trails and recreation center development, while half is used to purchase open space. Open space is land purchased by the city to be left in its natural undeveloped state.

Open space helps to preserve mountain views, creek and flood plain corridors, and unique plant and wildlife areas. In 1997, voters approved \$26 million in bonds to accelerate open space purchases, parkland acquisitions and development and trail construction. In 2006, additional bonds were authorized by the voters and in 2007, \$12,000,000 in bonds were issued to fund accelerated open space acquisition.

As of December 2010, the city owned approximately 2,928 acres of open space in addition to over 3,105 acres of developed and future parks. Parks, open space, golf courses and private greenbelts/parks in total constitute approximately 33 percent of Westminster land area.

The city's goal is to preserve approximately 15 percent of its city land area for open space (3,300 acres). As of December, 2010 13.6 percent of Westminster is preserved open space. Distinctive city signage-identify the location and name of the city's open space parcels.

5. **Development Installed Trail Program** - Developers are required to install at their expense any trails shown on the city's Official trail plan, which cross their property. The city has installed 46 grade separated trail underpasses at city expense at most locations where a major trail crosses arterial streets. All at-grade crossings of major streets along the city's premier 12-mile long Big Dry Creek Trail are grade separated!
6. **Flood Plain Programs** - The city policies strongly discourage any filling within the 100-year flood plain or channelization of creeks. In addition to flood conveyance, the natural and beneficial uses of floodplain preservation include increased ecological habitat, reduction of flood damage claims and an amenity for adjacent properties and trail corridor users. The city is rated as a Class 6 community in the national Community Rating System (CRS) program which provides residents of Westminster a 20 percent discount on their flood insurance. This rank is the third best in the State of Colorado.
7. **Wetland Preservation** – city policies strongly discourage or prohibit the destruction of wetland areas within the city.
8. **View Preservation** – The city's Comprehensive Land Use Plan identifies several view corridors along several arterial streets. The city's plan requires that various techniques be used through the city's Plan Unit Development (PUD) zoning system to preserve the beautiful mountain views from Westminster.
9. **Growth Management Plan** – The city's Growth Management Plan was initially adopted in 1978, the second in the state after Boulder. The city's plan regulates the pace of residential development within the city. This is done by allocating the number of residential building permits issued annually for various categories of residential development, such as senior housing, single family detached, single family attached units and multi-family. Permits are allocated through annual development "competitions" with points awarded to encourage high quality development. This program has resulted in a significant increase in the quality of the city's residential development.
10. **Westminster Trail System** – The city has an aggressive program to install over 100 miles of paved and gravel trails throughout the city. As of December 2010, approximately 74 miles of off-street trail have been built. Numerous trail systems are planned, most along the several creeks and irrigation ditches which cross the city. Many of the trails are located within city open space or city parks.

11. **Mandatory Westminster Comprehensive Land Use Plan** – Initially adopted in June 1997, Westminster’s plan is unique in that it is a legally binding document. Per city code, all zoning in the city on vacant land that is not consistent with the city’s plan, must be amended to conform to the plan at the time of development. A major update to the plan was adopted by city Council in 2004.

12. **Parks and Recreation Program** - Westminster Department of Parks, Recreation and Libraries was a National Gold Medal Award winner in 1991, 1999 and 2007. This award recognizes park and recreation departments, which display an exciting and visible commitment to their communities and achieve community involvement in their programs. It is unprecedented for any city in the United States to receive this 3 times!

Westminster’s Park, Recreation and Libraries Department has also won three national Kudos Awards for marketing and communication in 2001. Categories were "Best Short Film Promoting Recreation" for the "Sensory Park" video, "Best Public Announcement Program" for "Growing Healthy Trees" publication, and "Best Website."

As the 1990, 1996 and 2001 Excellence in Aquatics Award winner, Westminster is honored for demonstrating excellence in managing, planning, and programming diversified aquatic interests.

Westminster won the National Dorothy Mullen Arts and Humanities Award in 1996 for the Visual Arts Program and in 2001 for the Pottery/Ceramics Program. This award acknowledges Westminster art programs as the best in the country compared to other cities in the same population category.

The city operates three indoor recreation centers, two golf course, two libraries, the 2,200-acre Standley Lake Regional Park, and numerous neighborhood and community parks.

13. **Private Recreation Facilities and Right of Way Maintenance** – The city’s Growth Management Plan, PUD zoning system, and design guidelines strongly encourage the provision of privately owned and maintained parks, greenbelts, trails and recreation facilities like pools and tennis courts. As a result, most new residential developments allocate at least 5 percent of their site for private parks as well as private pools, thus lessening the demands on the city to provide these recreational facilities. These properties as well as any arterial ROW areas abutting the development are required to be maintained by a homeowners association.

14. **The Community Development Public Participation Program**. Prior to any rezoning or development the city requires a citizen outreach program, usually a neighborhood meeting, and follow-up meetings as necessary to gain insight into neighborhood issues. This interaction allows developers to adjust their projects appropriately prior to public hearings before the Planning Commission and city Council. This has been very effective in informing neighborhoods about developments, and mitigating any adverse effects. The result has been less confrontation in hearings and speedy approval processes.

## **B. Improving Community Design and Aesthetics**

15. **Planned Unit Development Zoning Requirements** – The city has a very unique land development code which requires that all vacant land 2 acres or more in size to be zoned or rezoned to Planned Unit Development prior to development. This requirement has, more than any other city planning regulation, helped the city to achieve the higher quality of developments for which Westminster is known.
16. **Unified Development Code** – The city has totally integrated traditional zoning, subdivision and building codes, into one development code.
17. **Design Guidelines** – To help provide some predictability to the PUD zoning process, the city has adopted several separate design guidelines or minimum standards. Separate guidelines or standards exist for: a.) senior housing, b.) single family detached, c.) single family attached residential, d.) multi family residential, e.) commercial developments. The city has design guidelines of traditional mixed-use neighborhood developments, which seek to encourage and provide a framework for “new urbanist” developments. These guidelines have been very helpful in increasing development quality in the city.
18. **Landscape Code** – The city has a detailed code to regulate the installation of landscaping in the city. The code provides for a minimum of 20 percent on site landscaping for commercial projects plus one tree and 3 shrubs per 550 square feet for all landscapable areas. The code encourages installation of drought tolerant landscaping.
19. **Administrative Approvals** – Very few development projects require Council approval. All subdivisions and PUD site plans on sites 10 acres or less can be administratively approved. Planning Commission (not city Council) approves site plans for sites larger than 10 acres.
20. **Community Enhancement Program** – To improve the appearance of the city’s public areas, the city has a program to fund public art purchases, city identification signage and right of way (ROW) and median landscaping. This program has funded several miles of landscaping within medians and along the sides of many arterial streets. This program is funded by a 7 percent accommodations tax collected by the city’s hotel/motels and in 2010 about \$1.2 million in revenue was collected of that amount approximately \$800,000 is used for landscape maintenance.
21. **Utility Undergrounding Fund and Undergrounding Requirements** – Xcel Energy, of Colorado, the local electricity and gas provider, earmarks 1 percent of the company’s revenues collected within the city to the city government which can be used to pay for the undergrounding of overhead utility lines. This fund generates approximately \$350,000 per year to the city. In addition, the city requires developers to pay for the cost to underground all existing overhead utility lines on their property. Any new utility lines must be installed underground.
22. **72<sup>nd</sup> Avenue Streetscape Improvements** – As a keystone to the city’s South Westminster revitalization efforts, the city has invested \$10 million to reconstruct and beautify this arterial street through an older strip commercial area from Meade Street and Elliott Circle. This project included utility undergrounding, landscape planters, decorative street lighting and replacement of non-conforming pole signs with low level monument signage  
The project has resulted in a significant, aesthetic upgrade to an unsightly area and helped to stimulate redevelopment.

23. **Development Incentives for High Quality Development** – As a means to encourage higher quality (and sometimes more costly) commercial development, the city occasionally provides assistance to private retail development in the form of sales tax rebates. These agreements have helped encourage public art, more landscaping, high quality exterior materials and high quality pedestrian areas.
24. **Landscaped Medians** – The city has a program to install raised barrier medians within most of the city's arterial streets. A consistent median landscaping design is used throughout the city to help reinforce a consistent Westminster identity.
25. **Interchange Landscaping** – The city has a program to install landscaping at all three U.S. 36 interchanges within Westminster. To date, landscaping at two of the interchanges has been installed including city of Westminster identification signage.
26. **Bridge Design Enhancements** – The city has used city funds to upgrade the design of numerous bridges through the city such as 92<sup>nd</sup> Avenue/U.S. 36, Federal/U.S. 36, Big Dry Creek/Westminster Boulevard, Church Ranch Boulevard/Burlington Northern Santa Fe Railroad, and 136<sup>th</sup> Avenue/I-25, 144<sup>th</sup> Ave/I-25, U.S. 36/80<sup>th</sup> Avenue, and Big Dry Creek/Huron Street. To see photos and descriptions of the city's unique bridges go to the following web address: [http://www.cityofwestminster.us/121\\_2711.htm](http://www.cityofwestminster.us/121_2711.htm)
27. **Public Art Program** – The city has a multi-faceted program to encourage the installation of public art throughout the city. The city's commercial design guidelines require that the developer install public art in retail projects. Developers are required to spend \$1,000 per acre of land area for public art installed on site or a \$2,000 per acre cash in lieu fee if the art is not installed on site. The city has used its Community Enhancement Funds to purchase public art for installation at city facilities including the city Hall sculpture garden. As a result of these programs, approximately 60 pieces of outdoor public art exist in the city. For a description and location, see the city's web page: <http://www.cityofwestminster.us/93.htm>
28. **United Nations International Awards for Liveable Communities** - The United Nation's International Awards for Liveable Communities is the world's only competition that focuses on environmental management and the creation of liveable communities. Competitors are judged in five categories: enhancement of the landscape, heritage management, environmentally sensitive practices, community involvement and planning for the future. In 2005, Westminster won first place for Environmentally Sensitive Practices and a Silver award in the overall Liveable Community category for population of 75,000-200,000. Westminster's Public Art Program directly strengthened the award submittal in the "enhancement of the landscape" category.

## C. **Economic Development/Revitalization Planning**

29. **Planning/Community Development Organization** – Virtually all of the city's development related functions are located within the city's Department of Community Development. These include the following divisions: Planning, Engineering, Building, and Open Space acquisition. In addition the department administers the HUD Community Development Block Grant Program and the South Westminster Revitalization Program. Having all these functions in one department helps to facilitate resolution of conflicts, which can plague other department structures.

**30. Westminster Economic Development Authority** – The city has an urban renewal authority (WEDA) to address the redevelopment needs in the older, south part of Westminster. To date, the major accomplishments included the following:

a) Westminster Plaza Redevelopment - the redevelopment (through reconstruction) of a 30-year old shopping center, Westminster Plaza. The city provided funds to assist with the redevelopment of the center through the issuance of \$6.46 million in tax increment financing bonds and utility department loan of \$3.6 million;

b) Shops at Walnut Creek – WEDA acquired 21 separate deteriorated properties at the northwest corner of U.S. 36 and Church Ranch Boulevard. Through a “request for proposal” process, RED development was selected to redevelop the site which now has a Target, several stores and restaurants in a “main street” configuration as well as several public art pieces. A commuter rail station is planned next to the project;

c) Orchard Town Center – WEDA constructed the 144<sup>th</sup> Avenue/I-25 interchange to attract Forest city to construct a 1,000,000 square foot mixed use retail center and a 200-acre site. WEDA helped to assemble the site.

**31. South Westminster Revitalization Efforts** – The city’s oldest area in the south part of town has been a focus for the city for several years. The city has a revitalization coordinator to coordinate revitalization initiatives to the south Westminster area. The South Westminster Revitalization Strategy document was adopted by city Council and guides redevelopment activities in the area. Redevelopment activities include:

- LaConte Shopping Center Redevelopment
- Career Enrichment Park Revitalization
- Historic Grange Hall Restoration
- 73<sup>rd</sup> Avenue Streetscape Project
- Meade Street Streetscape Project
- Lowell Boulevard Streetscape Project
- 73<sup>rd</sup>/Lowell Boulevard – Harris Park Mixed Use Project
- South Westminster Transit Oriented Development/Commuter Rail Station
- Northgate Shopping Center Redevelopment

**32. Transit Oriented Development** – The Regional Transportation District (RTD) FasTracks project will construct a commuter rail line between Denver and Boulder with three stops in Westminster at the Westminster Promenade, Westminster Mall, and 70<sup>th</sup> Avenue/Irving Street, in South Westminster. The city is developing plans to encourage transit oriented development at each station. The first station located near 70<sup>th</sup> Ave/Irving Street will open in early 2016 and provide service to Denver Union Station. The city is coordinating with RTD to finance the construction of a parking structure and infrastructure improvements to serve the new station. The city has also developed a transit oriented development plan to guide the redevelopment in the area.

**D. Reinforcing and Creating Community Identity and Sense of Place**

**33. city Identification Program** – As a Denver suburb surrounded by many other communities, it is difficult for residents and visitors to identify city boundaries. To address this concern, the city has an extensive program to install Colorado native sandstone “Westminster” identification signs at all major city entrances along several arterial streets and two freeways. The signs are also attractively landscaped. To date, 11 gateway signs have been installed.

Also, the city has a program to eventually install internally illuminated “city of Westminster” custom designed street name signs on all traffic signal poles.

34. **“Pro-active” Planning** – The city has actively intervened to facilitate a higher quality design for several residential, business park and retail projects. These projects, in part, were pursued to further the city’s economic development objectives such as attracting more executive housing and high quality business parks. In many cases, the city hired an architect and/or planner to prepare a design or redesign a substandard plan initially submitted by the developer. Rather than waiting (and hoping) that a good development and developer would come along, the city has aggressively intervened in the development process to encourage superior quality development. Examples include:
- **Legacy Ridge** – The city paid for a consultant team to design this golf course an 800-acre primarily residential development. This golf course was the first city of Westminster owned course and opened in 1994. The city offered to build the course if the landowners could donate the 180 acres needed for the course, which they did. The design effort and complex negotiations extended over a two-year period. In 2000, the development recently was recognized as the Gold Medal (2<sup>nd</sup> place) winner for planned community by the National Home Builders Association (the first place winner was Disney’s Celebration New Town). The golf course has also received numerous state and national recognitions. Legacy Ridge is bounded by 104<sup>th</sup> Avenue, Zuni Street, Sheridan Boulevard and 112<sup>th</sup> Avenue. For more information visit the following web address:  
<http://www.cityofwestminster.us/228.htm>
  - **Westminster Promenade** – The city assembled and paid an internationally renowned consultant team to design a pedestrian mixed use entertainment development on a vacant 80-acre site. The city helped to recruit end users to the project. The \$200 million project features a 24-screen AMC theatre, 1/3-mile auto free pedestrian walkway, 369-room four-star Westin Hotel and 50,000 square foot conference center, a three-sheet ice arena with restaurant and retail space, a planned 175,000 square foot office building, plus numerous shops and restaurants. The Westminster Promenade is located at the northeast corner of 104<sup>th</sup> Avenue and U.S. 36. For more information visit the following web address: <http://thewestminsterpromenade.com>
  - **Westminster city Center Marketplace** – The city provided architectural services to help redesign this 400,000 square foot power center into a nationally unique pedestrian oriented shopping center. The city provided financial incentives to install upgraded building materials and public art. The center has a Tuscany/Italian architectural theme with tile roofs, numerous tower elements, fountains, frescos and tile artwork. In 1998, the International Council of Shopping Centers gave special recognition to the project. This project is located at the northeast corner of 92<sup>nd</sup> Avenue/Sheridan Boulevard. For more information visit the following web address: [http://cityofwestminster.us/79\\_2043.htm](http://cityofwestminster.us/79_2043.htm)
  - **Westmoor Business Park/Heritage Golf Course** – In partnership with a developer, the city built an 18-hole golf course partly on land donated by the developer. The city also bought open space land and is building a recreation center to serve the development and a surrounding residential neighborhood. As a result, the developer is constructing a 180-acre business park at the site. This project is located at the northeast corner of Simms Street and 108<sup>th</sup> Avenue. For more information visit the following web address:  
<http://www.cityofwestminster.us/230.htm>
  - **Shops at Walnut Creek** – The city hired a landscape architect to prepare redevelopment concepts for this 40-acre project at the northwest corner of U.S. 36 and Church Ranch

Boulevard. The city's urban renewal authority assembled 21 separate properties for this project. The city's design concepts were provided to prospective developers responding to the request for proposals for the project. This project has wonderful public art. This project is located at the northwest corner of Church Ranch Boulevard and U.S. 36. For more information visit the following web address: <http://shopsatwalnutcreek.com/>

- **The Orchard Town Center** – city Staff actively recruited developers for a 200-acre mixed use project at the northwest corner of 144<sup>th</sup> Avenue and I-25. The city purchased a key property at this location to prevent it from developing prematurely. The city's urban renewal authority constructed an interchange in cooperation with its neighboring city (Thornton) to facilitate development of the site. This project is located at the northwest corner of I-25/144<sup>th</sup> Avenue. For more information visit the following web address: [info@theorchardtowncenter.com](mailto:info@theorchardtowncenter.com)
- **South Westminster Transit Oriented Development** – The city prepared a detailed site plan and design guidelines for a 100-acre site surrounding the proposed South Westminster commuter rail station. Staff is actively recruiting developers to assist in this ambitious, highly complex project. This project is located near 70<sup>th</sup> Ave/Federal Boulevard.

**35. Traditional Mixed Use Neighborhood Design Guidelines** – The city was one of the first in the United States to adopt guidelines to encourage the development of new urbanism projects. The city's Bradburn project located at 120<sup>th</sup> Avenue/Lowell Boulevard was developed under these guidelines is a mixed use project with housing, retail users, offices, live-work units, three schools, a church, and numerous parks, trails and recreational facilities. The project has received national recognition. The Hyland Village project at the southwest corner of 98<sup>th</sup> Ave/Sheridan Boulevard is also being developed using these guidelines.

**36. Historic Preservation Ordinance** – In March 2003, the city Council adopted an ordinance establishing a historic landmark program. A 5 to 7 member board meets monthly and evaluates voluntary nominations of buildings to receive local historic landmark designation. Once designated, the buildings are eligible for favorable state tax credit benefits. The following can be accessed through the city's historic preservation website: <http://cityofwestminster.us/123.htm>

The city has the following locally designated landmarks:

- Charles and Julia Semper Farm, NWC of W. 92<sup>nd</sup> Avenue/Pierce
- Church's Stage Stop Well- 103<sup>rd</sup> Ave/Wadsworth Boulevard
- Dudley C. Shoenberg Memorial Farm
- Henry House Residence, 7319 Orchard Ct.
- Lower Church Lake Barn and Silo, 10850 Wadsworth Boulevard
- Margaret O'Gorman House, 8198 Irving Street
- Merton and Mary Williams Residence, 7337 Wilson Court
- Penguin Building
- Perry House, 4199 W. 76th Avenue
- Red and White Grocery Store
- Rodeo Super Market, 3915 West 73rd Avenue
- Savery Savory Mushroom Farm Water Tower, West side of Federal Boulevard. at W. 110<sup>th</sup> alignment (also listed on State Register of Historic Properties)
- Wesley Chapel Cemetery, northeast corner of West 120th Avenue and Huron Street
- Westminster's First Town Hall
- Westminster Grange Hall, 3935 W. 73<sup>rd</sup> Avenue

The city also has the following properties on the federal National Register of Historic Places:

- Bowles House Museum, 3924 W. 72<sup>nd</sup> Avenue
- DeSpain School Building, 72<sup>nd</sup> Avenue/Lowell Boulevard
- Union High School, 72<sup>nd</sup> Avenue/Lowell Boulevard
- Gregory House, 8140 Lowell Boulevard
- Westminster University-Main Building, 84<sup>th</sup> Avenue/Lowell Boulevard
- The Savory Savory Farm Mushroom Farm Tower is a State of Colorado historic landmark.

**37. Historic Plaque Program** – The city has a program to install bronze plaques describing significant city historic events and sites throughout the city.

**38. State Historical Fund** – As of December, 2010, the city has received \$1,506,000 in grants from the State Historical Fund and other preservation-oriented grant programs. The funds have been used for historic resources surveys, structure assessments and rehabilitation projects, including the Westminster Grange Hall, the Semper Farmhouse, and the Rodeo Market facade. A resource survey was recently completed on 141 properties in Adams County and 30 more will be completed in 2008 in the Jefferson County portion of the city.

#### **E. Housing and Community Development Programs and Activities**

**39. Housing Rehabilitation** - The city through a partnership with Adams County called the HOME Program Consortium allocates \$130,000 annually to provide low interest loans using federal funds to homeowners to address health, safety and sanitary issues.

**40. Down Payment Assistance**: The city through the Adams County HOME Program Consortium allocates \$70,000 annually to provide low to moderate income homebuyer's down payment assistance in order to increase home ownership among low-income prospective homebuyers.

**41. Community Development Block Grant Program (CDBG)** – Annually the city receives approximately \$550,000 from the U.S. Department of Housing and Urban Development (HUD) to undertake community service, public facility, road and street improvements projects as determined by the identified needs of the community. Recent CDBG projects include streetscape design enhancements along Lowell Boulevard from 73<sup>rd</sup> Avenue to U.S. 36 Avenue and 73<sup>rd</sup> Avenue west of Lowell Boulevard.

**42. Private Activity Bonds (PAB)** – Annually the city receives a Private Activity Bonds allocation of \$ 4.5 million from the Federal Government and administered by the Colorado Division of Housing. In recent years PAB capacity has been assigned to single-family mortgage programs and a transit-oriented workforce housing pool.

**43. State Weatherization Program** - -The city receives weatherization services through the State of Colorado Governors Office of Energy Management. Approximately 253 properties were weatherized in the city in program years September 2009 through January 2011. The Weatherization program provides services to low-income households in Westminster who may qualify for free weatherization services to better insulate their homes during the cold winter months. The Weatherization Program services include free furnace safety check-up and tune-ups, free attic and wall insulation, caulking and weather-stripping, carbon monoxide testing on all gas appliances, and information on how to reduce your daily energy use.

44. **Westminster Housing Authority (WHA)** – The Westminster Housing Authority owns the Westminster Commons a HUD Section 8 subsidized low-income senior rental facility. The WHA has created a partnership with Community Builders, Inc. for the production of 50 town homes affordable to moderate income families.
45. **Multi-jurisdictional affordable housing efforts** – The city is a partner and participant in the following local and regional affordable housing organizations, committees and sub-committees. Member of the National Association of Housing and Redevelopment Officials (NAHRO), Metropolitan Denver Homeless Initiative (MDHI), Adams County Affordable Housing Task Force, Adams County Economic Development Affordable Housing Task Force, and the Family and Consumer Science committee through the Colorado State University Cooperative Extension Program.
46. **Other Affordable Housing and Community Development Activities** – The city was a financial partner with Habitat for Humanities of Metro Denver in the production of five single family housing units for very low income families. The city also works with Community Resources Development Corporation, a non-profit real estate training center and mortgage provider for first time homebuyers. Community Resources Development Corporation provides financial planning, and technical assistance on purchasing a home, pre-purchase counseling, and consumer awareness resources. The city provides the meeting space in which they can conduct their training classes that are also sponsored by the Colorado Housing and Finance Authority (CHFA).
47. **Marketing and use of the use of technology and media to promote housing** - The city actively pursues the use of marketing, media and technology resources and tools to promote housing and community development activities and program in the city. The Westminster Housing Authority worked with Westminster Commons’ residents, a senior low income subsidized rental facility, to install a computer system supported by training and a resident council computer committee. This program will be expanded each year to promote the use of technology and increase resident involvement in local and regional resources and issues. The city also uses its web site to market and advertise the Weatherization, Down Payment Assistance, Housing Rehabilitation, Federal Earned Income Housing Tax Credit, and Habitat for Humanities of Metro Denver programs. The Cable Channel 8 Access station is used to air public service announcements on Predatory Lending and the web site [www.westminstercdbg.org](http://www.westminstercdbg.org) is utilized to inform the public on community redevelopment activities and opportunities currently underway in South Westminster.
48. **Panorama Point Senior Housing Project** – The Westminster Housing Authority bought a 23-acre site and then recruited a non-profit organization and “for” profit housing developer to construct a mixed product senior housing project near 84<sup>th</sup> Avenue and Zuni Street. The Authority constructed a senior services building at the campus using CDBG funds. To date, 60 senior housing units, 39 townhouses have been built and currently 72 senior apartments are under construction at Panorama Point.
48. **Rental Housing Inspection and Licensing Program** – The city has a mandatory program to periodically inspect all rental housing units in the city to assure compliance with minimum standards for habitation. Staff inspects over 6,885 rental units per year. All rental housing units are required to be licensed by the city.

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