



WESTMINSTER

1

Dear Valued Customer:

During an open house on June 21, 2017, the City of Westminster heard from residents of the Observatory Heights neighborhood about concerns related to the replacement of the water tanks and pump station located near 82nd Avenue and Osceola Street (also known as Gregory Hill).

The two water tanks were built in 1954 and 1960 and are still in service but have reached the end of their useful life and need to be replaced. In addition, there is a need to increase the overall water storage capabilities on the site in order to meet future demands.

The project addresses aging infrastructure, maintains water quality in the potable system, removes the old abandoned concrete tank on the site that is unsightly and unsafe, improves drainage by routing storm water northward to a detention pond, and provides site access from Lowell Boulevard and not the neighborhood.

At the June 21 open house, city staff promised to provide additional clarification and context to help residents understand the project. Questions related to project scope and timing, location decisions, and other issues are explained below.

The City remains committed to providing complete information to our residents in an open and accessible way and will continue to work to answer questions as needed. We also invite your comments and further discussion on site access, fencing, landscaping, or other related ideas that could be incorporated into the project.

Much of the detail below references a major study the city commissioned to examine citywide issues related to water pressure and storage. This study is available by request from the city via electronic files.

Location issues

The Gregory Hill project and several similar projects in the city are the result of a comprehensive study of current and future water system needs completed in 2015.

That study evaluated ways for the city to increase its water system storage capacity to meet an estimated buildout demand of 31.5 million gallons (MG). The goal was to increase the storage capacity over several years and through multiple projects located throughout the city.

The study cost was in excess of \$500,000 and modeled over 40 different scenarios of the water utility system to determine viable options for water transmission, pumping, and storage.

Numerous sites were considered for pumping, storage, and transmission including:

- Semper Water Treatment Facility;
- land between 88th and 92nd avenues and west of US 36;
- the Gregory Hill site;
- the Northridge site (City Hall);
- the Wandering View site (104th Avenue and Hooker Street);
- residential lots surrounding Gregory Hill;



WESTMINSTER

2

- Bishop Square Park;
- Crown Point Elementary School and Westminster DMV;
- Pillar of Fire and Michael Jefferies property located east of the existing Gregory Hill site; and
- areas along Federal Boulevard near 88th and 97th Avenues.

Viable locations, including Gregory Hill, were evaluated against multiple criteria, including source water availability/hydraulics, impacts to neighbors, land acquisition, constructability, expansion flexibility, access for ongoing operations and maintenance, and connections to the transmission distribution system.

After thorough analysis, the following sites were determined to best meet the criteria:

- North Area -- the Wandering View site. This site has two tanks and 8 MG of storage and a pump station. The tanks were refurbished in 2012. The pump station was renovated in 2015.
- Mid-City Area -- the Northridge site. This site has three tanks and 9.5 MG of storage and a pump station. The City recently completed a project that added the third tank and expanded storage at this site by 3.5 MG. In addition, there is another 3 MG of elevated storage being added at the site of the current elevated storage at 97th Avenue east of Lowell Boulevard.
- South Area -- the Gregory Hill site. This site is proposed for two tanks and 6 MG of storage (an increase of +2MG from existing) and a pump station.

For all three locations, elevation is the single biggest driving factor. Water stored at higher elevation allows the city to meet the water pressure needs throughout a system that serves all of our residents and businesses.

This is also why the water storage tanks at all three locations are above ground and not buried. Burying tanks reduces elevation and does not provide the water pressure needed throughout the system.

Construction issues

The existing site is too small to accommodate the new construction, so the new tanks and pump station will move to the east.

Expanding the site to the east also provides for needed access for the ongoing operation and maintenance of the tanks and pump station.

Seven different layout options at Gregory Hill were studied during design, including two- and three-tank options, options with tanks in triangle and linear formation, and tanks in a diagonal formation along the NE/SW high-elevation grade. The recommended option limits the impacts to current and potential future uses in the area compared to the other options.

The new tanks will be larger to accommodate the increased storage need. The new tanks are about 10 feet taller (from 30 feet to 40 feet) and about 30 feet wider (from 120 feet to 150 feet in diameter).

Relocating the station and tanks eastward will also provide needed setbacks from residential areas, reduce noise, and improve safety. New space allows site drainage to be re-routed toward



WESTMINSTER

3

the north and away from houses to improve safety and redirect nuisance storm water. The new pump station and emergency generator will be acoustically rated to further lower noise.

The new site will be accessed from the east via Lowell Boulevard. An emergency access gate (for vehicles) from the south via Osceola Street will be constructed as part of the project. Dead ends at Newton and Meade Streets will continue to be serviced by city streets crews and public safety staff as they have been historically.

Based on public comment from the open house, secured gates (no vehicle access) will be included along Newton Street for emergencies.

What's next?

The city is in active negotiations with the property owner and fully expects to reach agreement on a final sale price. Recently the city and landowner agreed to a possession and use agreement allowing the project to proceed.

Bids have been solicited and City Council will be presented with a contract for project construction in the August timeframe. City Staff intend to update City Council on project status during the 6:30-7:30 p.m. pre-meeting study session the evening of July 10, 2017, just prior to the normally scheduled City Council session. This meeting will be open to public attendance, and you are most welcome to attend. These meetings are recorded and posted on the City website for those who cannot attend, but would like to hear the presentation.

For additional questions, concerns or comments, please contact me or the city's project manager, Dan Strietelmeier, at 303-658-2179, or dstriete@cityofwestminster.us. We look forward to maintaining a high level of service for you now and into the future.

Sincerely,

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