



# Westminster Municipal Courthouse Project

## OPEN HOUSE

We are designing a courthouse that is safe, secure, and accessible for visitors and staff, and can meet the needs of our community now and into the future.



Learn more about the project  
[Westminsterco.gov/MunicipalCourtProject](https://Westminsterco.gov/MunicipalCourtProject)



### Westminster Municipal Courthouse Project

# PROJECT OVERVIEW

## WHAT'S HAPPENING?

The City is designing a replacement **Municipal Courthouse**. The current municipal court is more than 60 years old. Originally constructed as two smaller buildings, which served as City Hall and the police station, the two buildings were merged to form the existing facility over multiple renovations and additions.

## WHY?

Because it wasn't purpose-built as a courthouse, the Court faces many **challenges in its daily operations**. It lacks standard safety and security features for modern courthouses and accessibility is inadequate because most of the buildings were constructed before the Americans with Disabilities Act (ADA) was passed.

## HOW DID WE GET HERE?

A **Municipal Court study** was conducted in 2022 to evaluate the building and determine the improvements needed to bring the building up to modern safety, security, and ADA standards, while also meeting the operational needs of the court. Based on the information presented from the study, City Council gave staff direction to move forward with the design of a new building. More information about this decision can be found on the project website.



**JANUARY – SEPTEMBER 2022**  
Building assessment, programming, and facility modernization study



**DECEMBER 2022**  
The Westminster City Council provides direction to begin the design of a new Municipal Court



Westminster Municipal Courthouse Project

BUILDING HISTORY

1961

The Municipal Court was originally constructed as two separate buildings in 1961 — City Hall and the police station.

1972

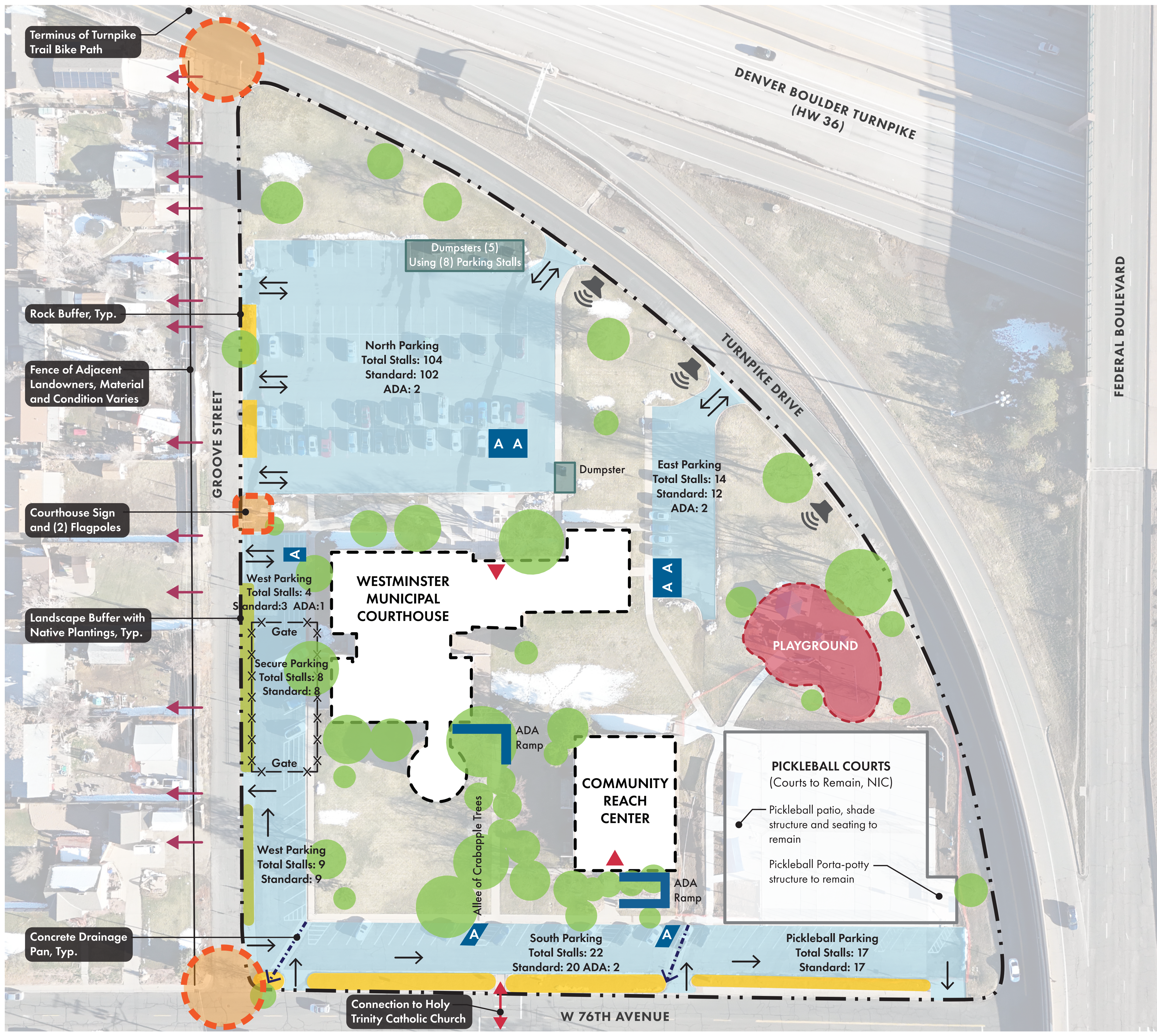
In 1972 an addition was constructed to the north of City Hall, which also included a courtyard between City Hall and the addition.

1974

In 1974 an infill project converted the courtyard between City Hall and the Municipal Center into additional interior offices.

1991

In 1991 an addition connected the Municipal Building to the police station, and the entire building was repurposed for its current use as a Municipal Court. Holding cells were also added to the basement during this period.

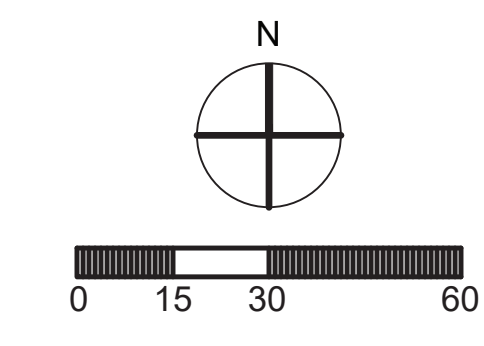


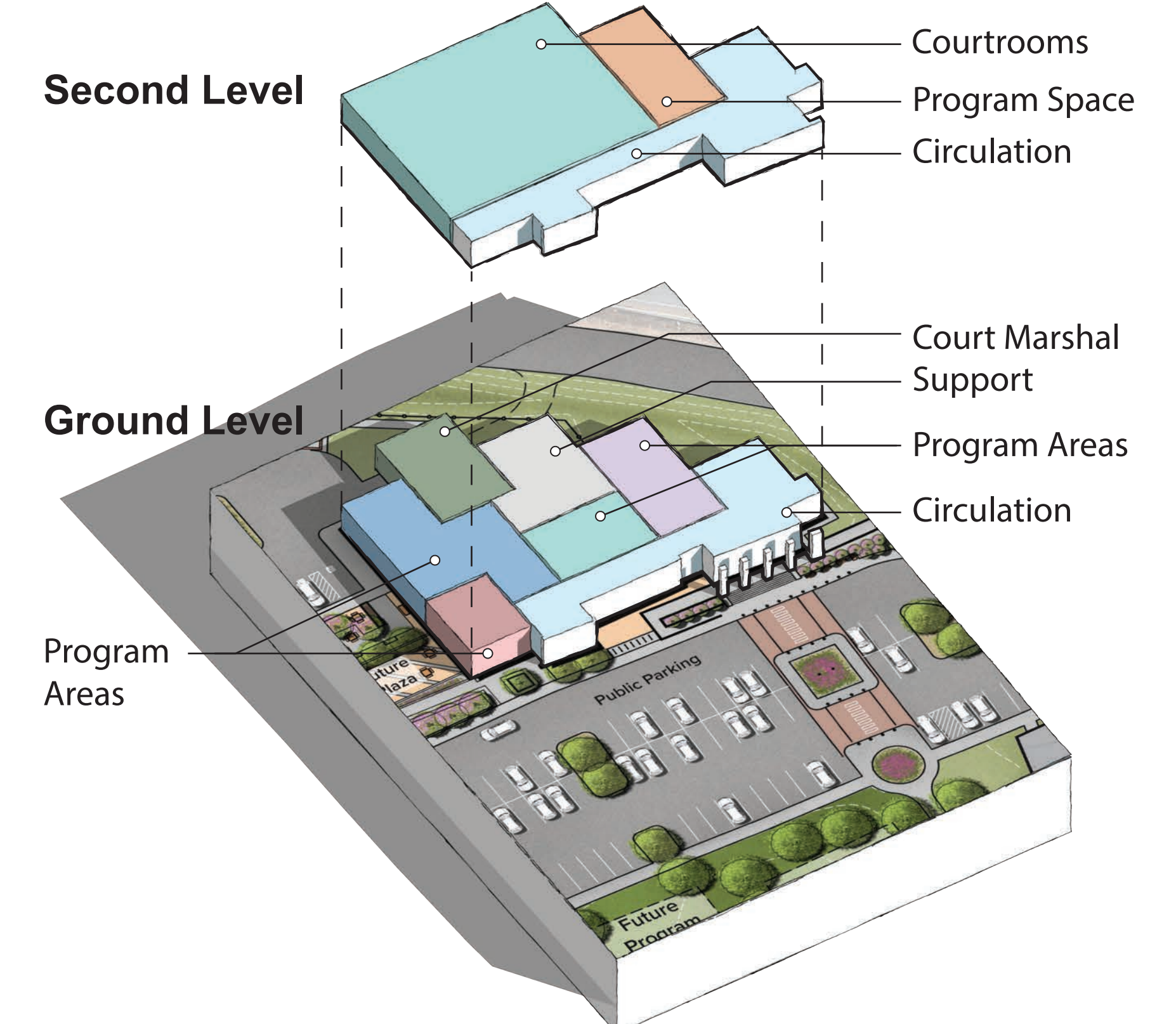
### Legend

- Site Boundary
- Existing Tree Canopy
- Sign/Flagpole
- Playground
- Parking Area
- Accessible Parking
- Secure Parking
- Parking Circulation
- Vehicular Access for Landowners
- Concrete Drainage Pan
- Dumpster Location
- Landscape Buffer
- Rock Buffer
- High Volume from Highway
- Potential Connection/ Turnpike Trail Extension

### Parking Count

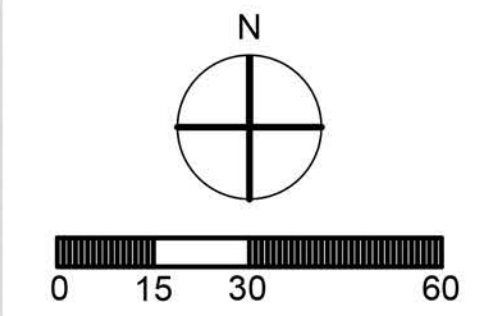
Total Parking Stalls: 178  
 Standard Stalls: 171  
 Accessible Stalls: 7

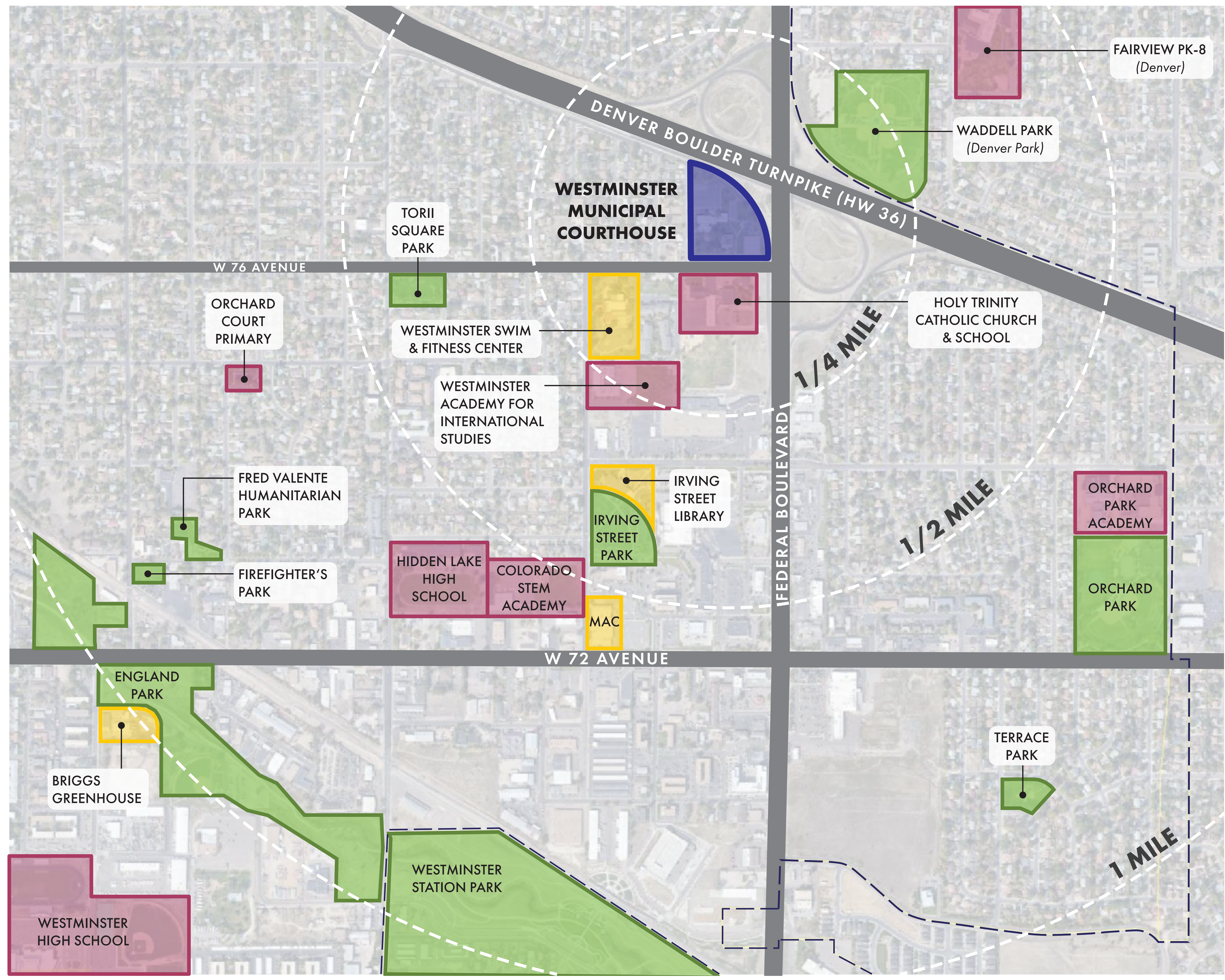




**Future Municipal Courthouse Programming**

*Note: Locations of buildings, parking areas, plazas, program/play spaces, and vegetation are approximate and conceptual. The site concept plan and building program will continue to incorporate feedback from public engagement events throughout future design phases.*





### Community Investment

**Westminister Municipal Court**  
 \$42.7 million investment (courthouse replacement)  
 \$350k investment (playground replacement)  
 Construction starts in spring 2025

**Irving Street Library**  
 \$250k investment (roof and HVAC improvements, carpet replacement)  
 Completed in 2022/2023

**Irving Street Playground**  
 \$1 million investment (design and construction)  
 Construction starts in summer 2024

**Westminister Station Nature Playground**  
 \$6 million investment (design and construction)  
 Completed in 2022

**England Park**  
 \$4.8 million investment (design and phase 1 construction)  
 Construction start anticipated in spring 2025

**Briggs Greenhouse**  
 \$2.8 million investment (design and construction)  
 Completed in 2019

**Westminister Swim & Fitness Center**  
 \$5.5 million investment (remodel)  
 Anticipated completion in June 2024  
 \$1 million investment (HVAC improvements)  
 Anticipated completion in June 2024

**MAC**  
 \$450k investment (renovations)  
 Anticipated completion in Fall 2024

### Park Amenities - 1/4 Mile

- Waddell Park (Denver Park)**
- Ballfields (4)
  - Concessions
  - Restroom Facility
  - Picnic shelter
  - Trails
  - Playground

### Park Amenities - 1/2 Mile

- Torii Square Park**
- Pavilion
  - Picnic Tables and Benches
  - Sculpture
- Irving Street Park**
- Pavilion with Picnic Tables
  - Playground\*
  - Amphitheater
  - Sculpture
  - Interactive Water Feature
  - Multi-Use Turf Field
  - Restroom Facility
  - Grills
  - Parking

### Park Amenities - 1 Mile

- Orchard Park**
- Grills
  - Bocce Ball Court
  - Drinking Fountain
  - Hockey (In-line skating)
  - Horseshoe Pit
  - Multi-use Turf Field
  - Pavilions with Picnic Tables
  - Paved Walking Path
  - Playground
  - Parking
  - Restroom facility
  - Sand volleyball
  - Softball fields (2)
  - Top Spin court (1)

- Terrace Park**
- Basketball Court
  - Multi-use Turf Field
  - Paved Walking Path
  - Pavilion with Picnic Tables
  - Playground

- Westminister Station Park**
- Nature Playground
  - Water and Sand Play Features
  - Outdoor Performance Stage
  - Restroom Facility
  - Picnic Tables and Grills
  - Pavilion

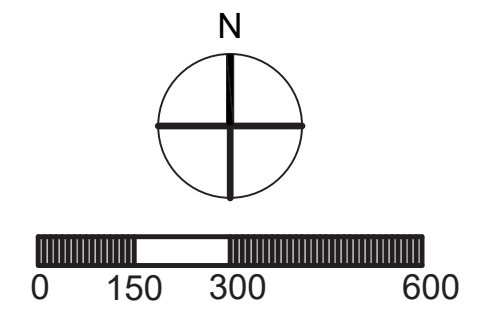
- England Park\***
- Access to Open Space (Little Dry Creek)
  - Access to regional trail (Little Dry Creek)
  - Grills
  - Baseball/softball Field
  - Basketball Court
  - Multi-use Turf Field
  - Parking
  - Pavilion with Picnic Tables
  - Play Equipment
  - Restroom Facility

- Firefighter's Park**
- Multi-use Turf Field

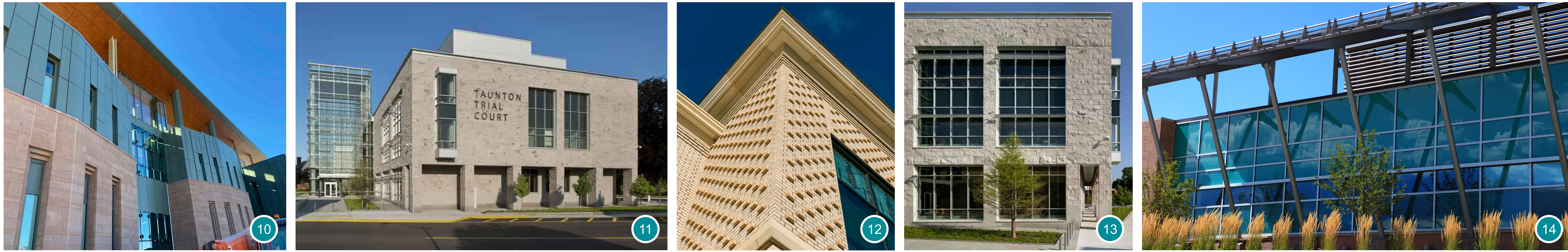
- Fred Valente Humanitarian Park**
- Open Turf
  - Sculpture Garden

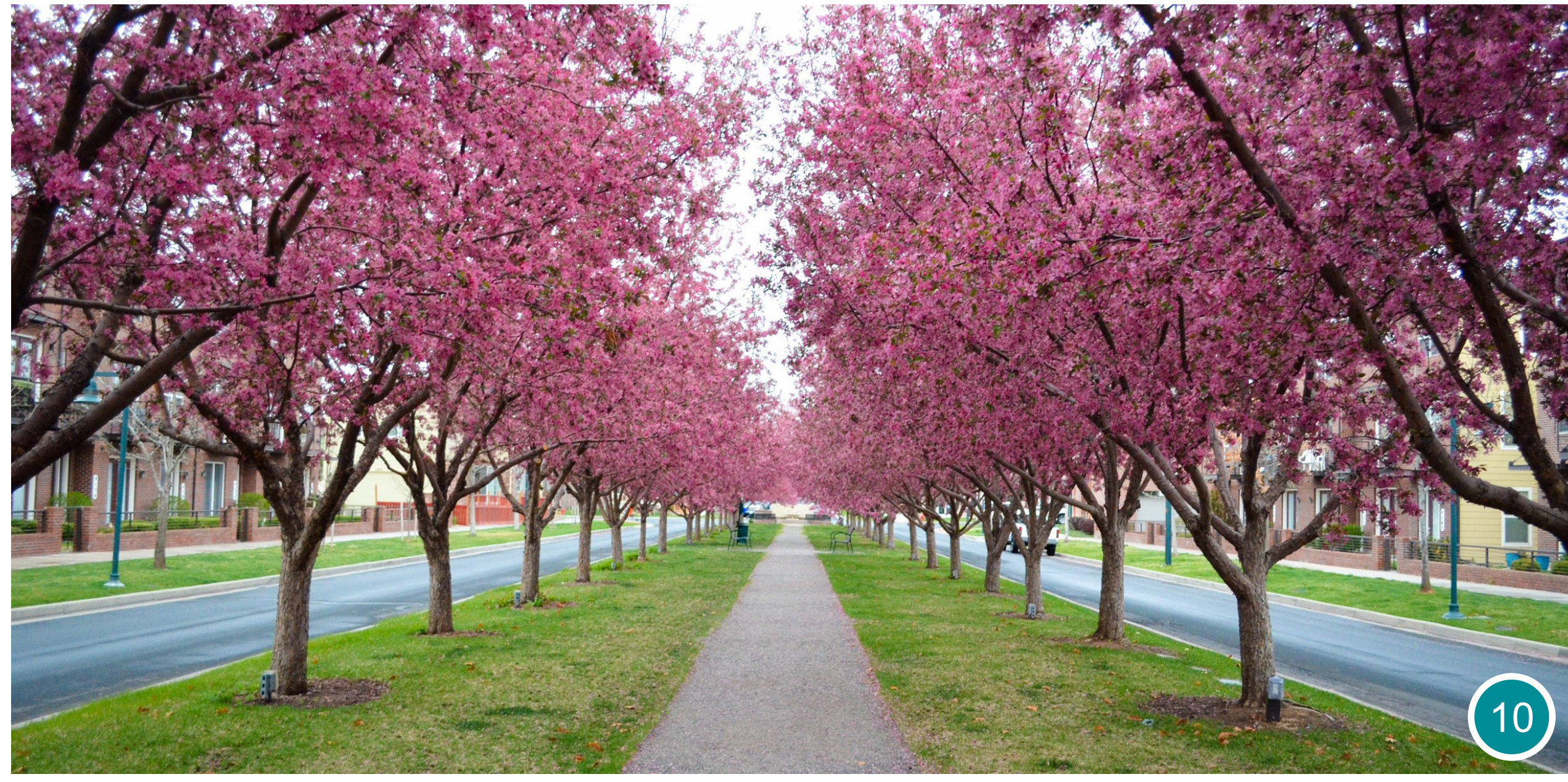
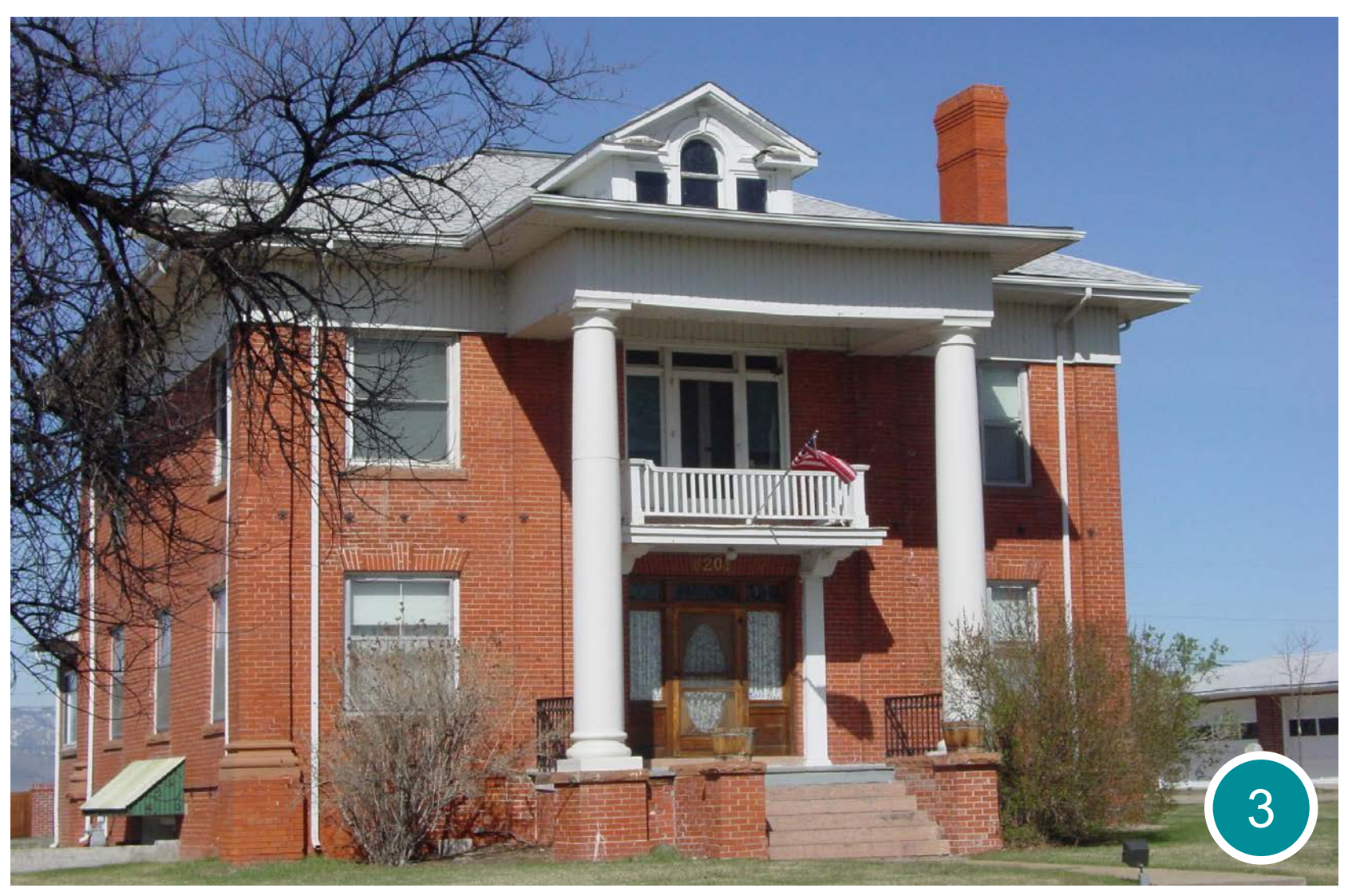
### LEGEND

- PROJECT SITE
- WESTMINSTER CITY LIMITS
- CITY PARKS
- CITY FACILITIES
- SCHOOLS

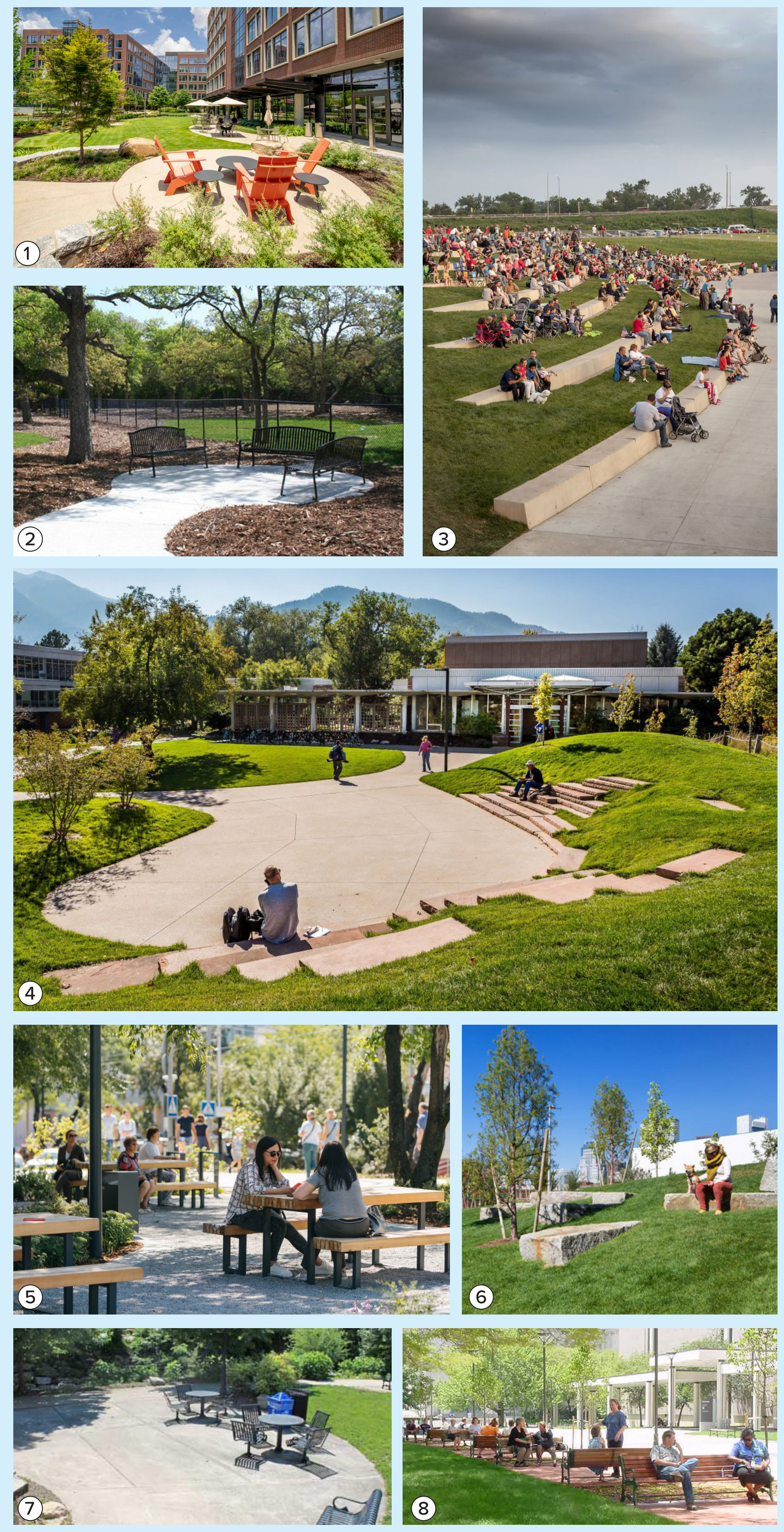


# COURTHOUSE EXTERIORS





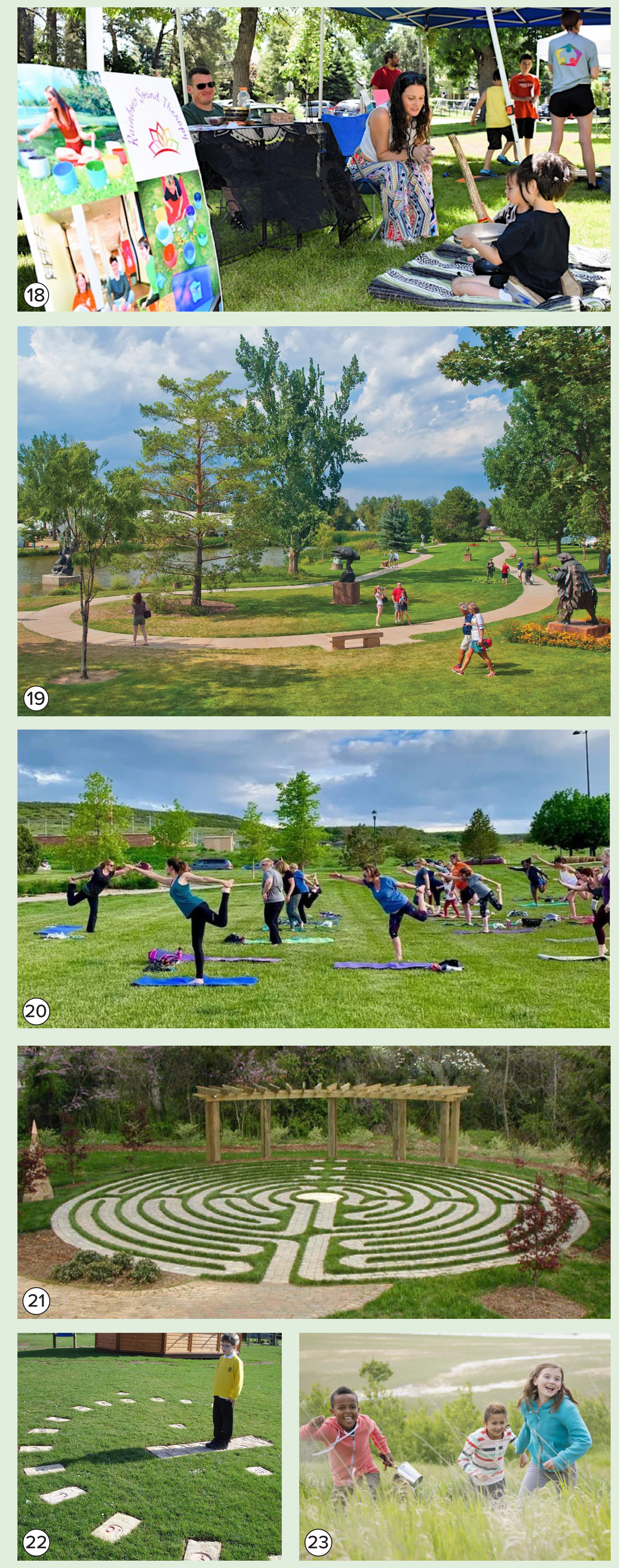




Gathering Areas



Planting Areas and Walks



Program Spaces



Furnishings

**OPTION 1**

Increased universal access, diversity of play elements



**OPTION 2**

Vertical presence, custom play elements, incorporated shade



# SUSTAINABILITY GOALS

**The Westminster Courthouse is planned to be an all-electric Net Zero Ready building**

**Net Zero (Energy)** is a target where a building balances its energy needs with energy produced from renewable, zero-emission sources.

**Net Zero Ready** is a building that has taken measures to ensure that on-site renewable energy can be provided via a subsequent project.

**In the case of the Westminster Courthouse** the building is anticipated to be all-electric, with electrical panel space, conduit, and structural strengthening to employ solar both on the roof and on-site in order to achieve net zero.

**The Westminster Municipal Courthouse is being planned to achieve LEED Silver certification.** The methods to achieve the LEED Silver certification can vary, but initially identified targets include the following:

- EV charging stations
- Native, low-water adaptive plantings
- Demolition and waste management plan for landfill waste diversion
- Energy modeling with target 35% energy cost savings relative to baseline for LEED
- Water-efficient interior fixtures
- Heat island effect mitigation
- Light pollution reduction
- Environmental and health product declarations for selected building materials
- Indoor air quality enhancement

**Westminster Municipal Courthouse Project**

**CONSTRUCTION IMPACT**



**WHAT TO EXPECT**

The Westminster Municipal Courthouse is planned to be constructed on the current courthouse site while the existing courthouse continues operation.

This work will be carefully coordinated with the city, neighbors, and the contractor with feedback provided by the Community Advisory Team at the final meeting. This coordination will continue to evolve as further refinement of the design and phasing are completed.

**COORDINATION**

Items to be coordinated include but are not limited to the following:

**Transportation**

- Traffic
- Trucking / delivery routes
- School routes
- Pedestrian routes
- Parking

**Construction**

- Hours / days of operation
- Noise, dust, vibrations

**Concurrent Use (anticipated to remain active throughout construction)**

- Courthouse
- Pickleball courts

**Phasing**

- Utility installation
- New construction
- Demolition/deconstruction

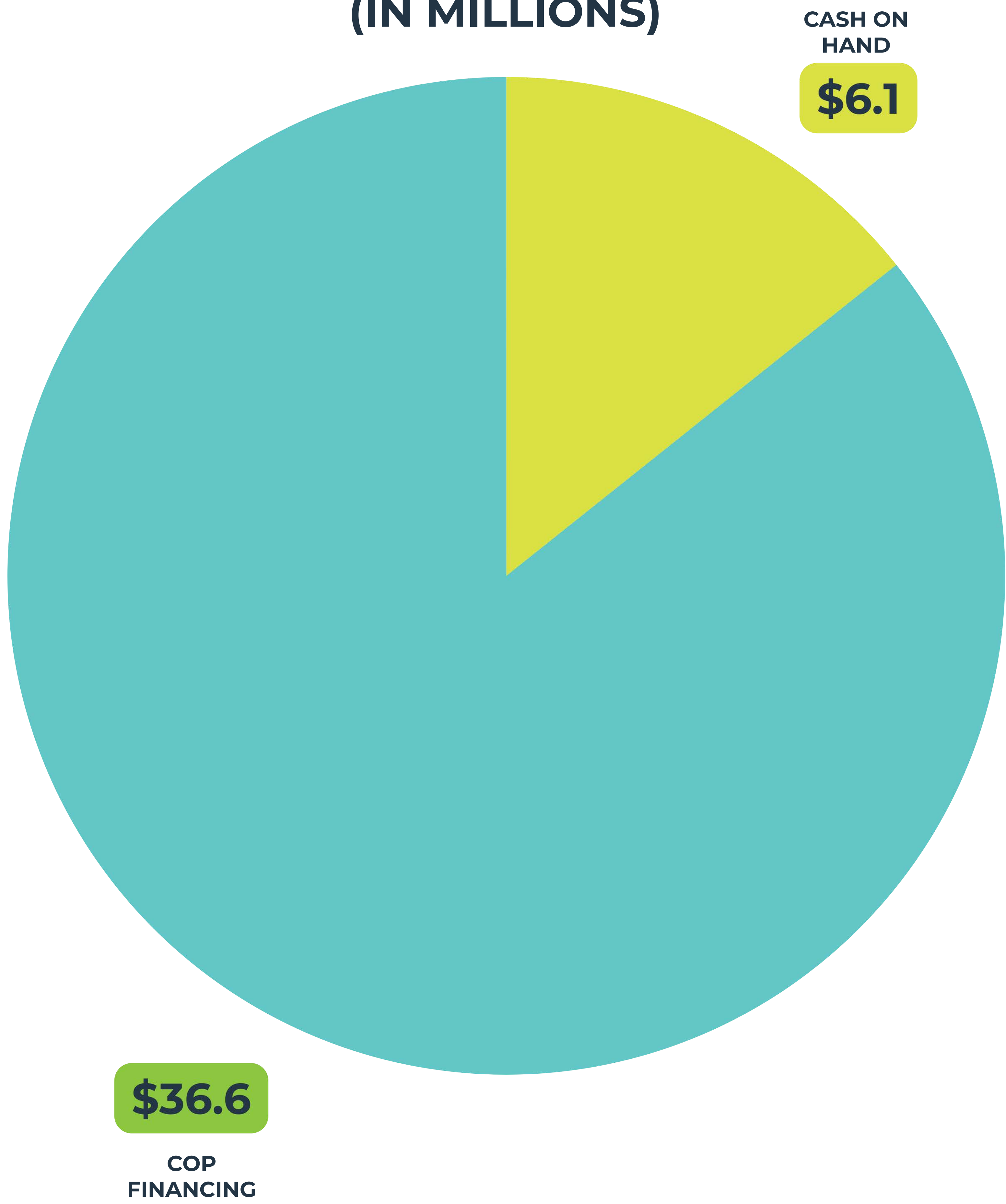
# PROJECT FUNDING

## CERTIFICATES OF PARTICIPATION (COP)

COPs are a financing tool similar to bonds; however, instead of pledging revenues to pay back the amount borrowed, the Courthouse is pledged as collateral. Like a home mortgage, after all the payments have been made, the City will have free and clear title to the Courthouse.

- ✓ **No Tax Increases**
- ✓ **Tax-exempt rate saves approximately 30% from the taxable rate**
- ✓ **Long-term financing, such as COPs, offers intergenerational equity by paying for the Municipal Courthouse over a 25-year period**

FUNDING SOURCES  
(IN MILLIONS)



### Westminster Municipal Courthouse Project

# PROJECT TIMELINE



# COMMUNITY ADVISORY TEAM

## YOUR VOICE IS IMPORTANT

The City is committed to engaging the surrounding community about the municipal courthouse project. We recruited engaged neighboring homeowners, businesses, and neighborhood organizations to join our Community Advisory Team. We have held three productive CAT meetings and are eager to hear from the broader community today.

We look forward to your involvement throughout the design process and look forward to keeping you updated on the progress of this project.



Stay up to date on the latest information for this project by signing up for our project listserv





## Share your thoughts and feedback!

Your voice matters. Join us throughout the design process of the building and share your feedback on aesthetics and opportunities for community place-making.



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