



DOWNTOWN
WESTMINSTER

A NEW URBAN CENTER

Aerials | Renderings | Plans

VISION FOR THE FUTURE

We take the long view when building a new downtown for our community. We start today, but build with an eye toward 50 years, even 100 years in the future.

PRIME LOCATION

There's no better site in the entire Front Range. Our 105 acres are strategically placed halfway between Denver and Boulder, with direct access to U.S. 36 and the heart of our growing tech corridor.

URBAN SCALE, URBAN DESIGN

Dense, vertical, mixed use – they're not buzzwords for us. Our residential, retail and office uses will thrive by bringing urban architecture and an exciting downtown vibe to the site.

EASY ACCESS

We're connected to the largest Park-n-Ride in the Front Range, next to U.S. 36 and its Bus Rapid Transit. The new U.S. 36 Bikeway runs right through our site, linking to one of the largest trail systems in the Front Range – 110 miles in Westminster to be exact.

LOOK AT THE VIEW

We're pairing Westminster's unmatched views of the Front Range with our region's newest skyline. Whether from a rooftop garden or a sidewalk café, you'll enjoy sweeping views from Longs Peak to Pike's Peak, from Downtown Denver to our own Westminster Bell Tower.



BLOCK BY BLOCK

Downtown Westminster will be a true downtown – unique, vibrant, and genuine – developed over time, one block at a time, by different developers and builders.

FULLY SERVICED PARCELS

The City of Westminster and the Westminster Economic Development Authority (WEDA) are releasing to market select, fully serviced development parcels, including water, sewer, streets, sidewalks, bike paths, street lights, telecommunication ducts, on-street and structured parking, and public parks and open spaces including a central plaza.

HIGHEST STANDARDS

Only block-scale proposals meeting the highest standards for mixed-use, urban development will be considered. This includes residential, retail and office uses with architectural characteristics and retail uses that contribute to the unique and vibrant urban setting desired for the new downtown.

SUSTAINABLE AND WORKABLE

We know that thriving downtowns have a mix of housing options, which includes workforce housing (up to 20 percent). We also know that building for the future means building in efficiency and LEED Silver certification. We're committed to both.

STREAMLINED PROCESS

The City and WEDA are committed to providing a streamlined and facilitated development review process for proposals meeting the city's vision and expectations.

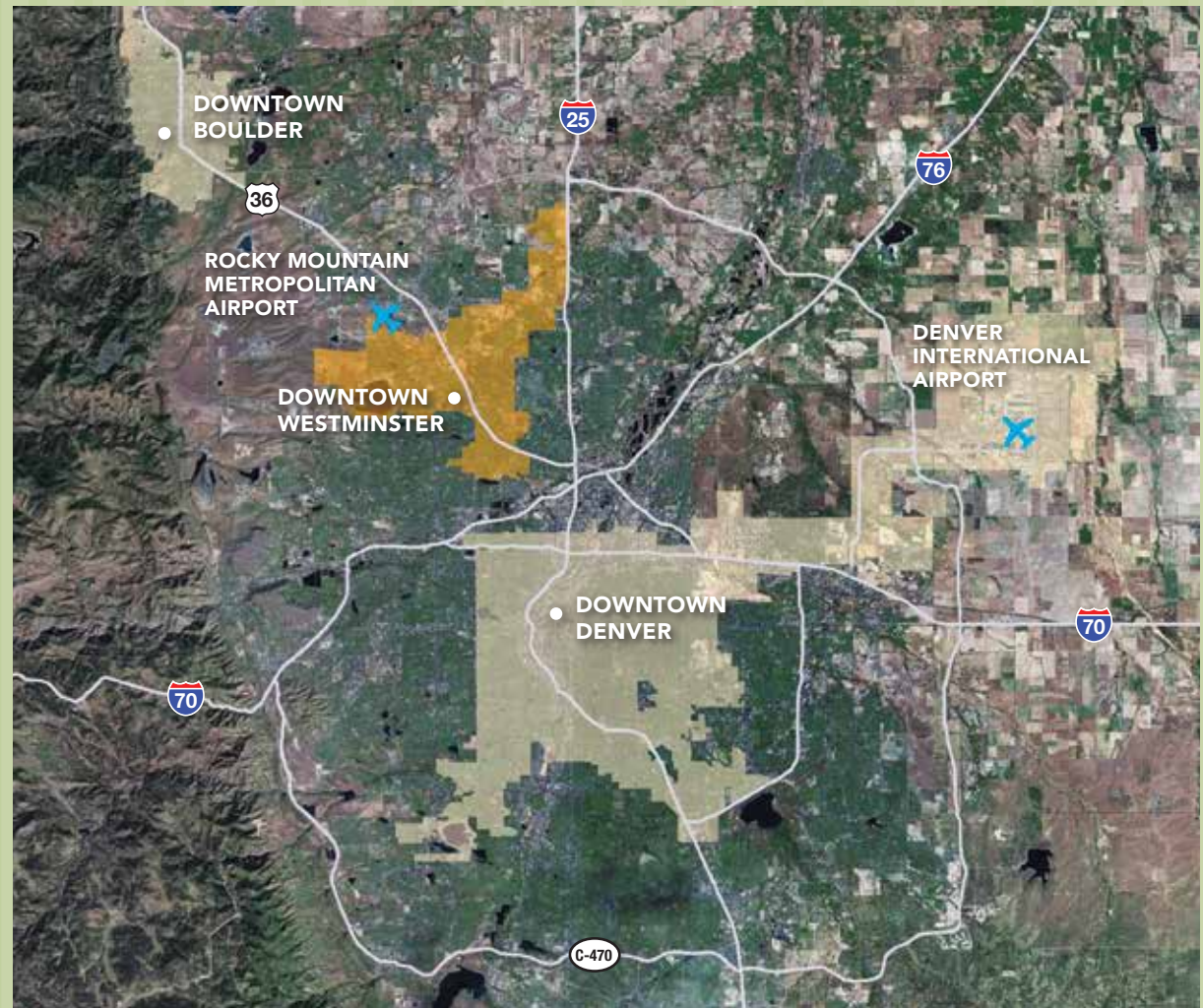


Total population exceeds
530,000 within 7 miles.

Total population approaches 800,000
residents within 9 miles.

Average household income is
\$74,200 within 7 miles.

Area population skews young –
younger than areas such as Boulder,
Littleton and Cherry Creek.



Primary trade area currently has
463,000 residents,
growing to more than 488,000 by 2020.

Strong performing
JCPenney store operating on site.

Strong grocery demand
for the Downtown Westminister site,
with almost \$297 million in total grocery store
demand within 3 miles.

Employee dining potential –
total food and drink –
ranges from \$118 million to \$129 million for
93,300 employees within
10 minutes of the site.

The Downtown Westminister
site ranks sixth
among 30 major regional shopping centers
in metro Denver in population and number of
households within 3, 5 and 7 miles.

Downtown Westminister
ranks fifth in the metro area
for number of households within 3 miles
earning \$75,000 or more. Move out to 7 miles
and the site still ranks 8th.



LOCATION

One of the most strategic office locations on the newly widened U.S. 36 corridor linking Denver and Boulder. Sites with highway visibility available.

EDUCATION

Education levels high in the city – 34 percent with a bachelor's degree or higher, and over 11 percent with a master's, professional or doctorate.

LABOR

Strong labor force, with 455,000 well-educated workers within a 10-mile radius. High concentrations of technical and business occupations.

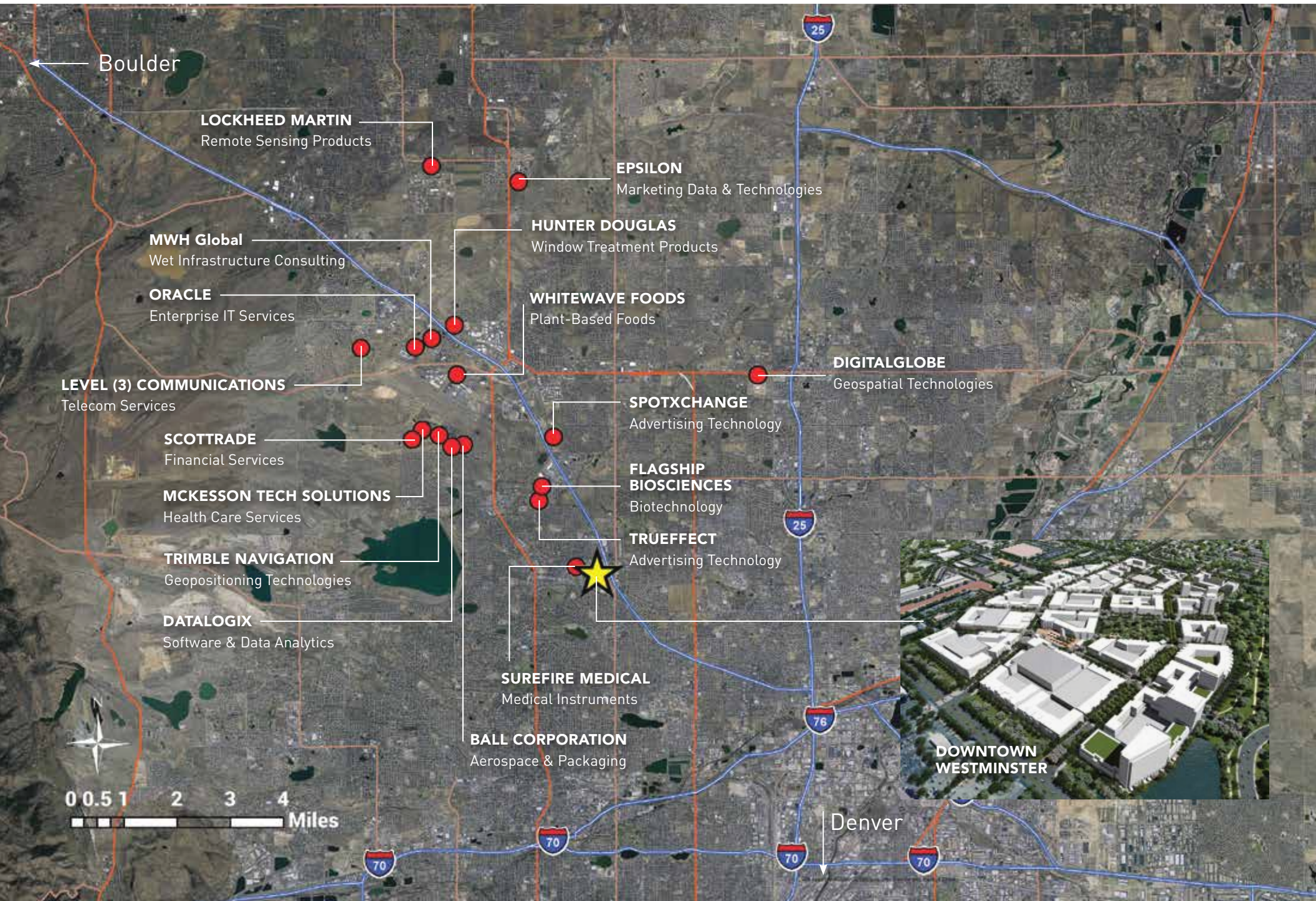
ACCESS

Site served by a U.S. 36 interchange and regional bus station. Fifteen minutes to Denver and Boulder, 30 minutes to Denver International Airport.

UNIVERSITIES AND LABS

Major universities and federal labs close by. Four major research universities and five premier federal research labs within 30 minutes.







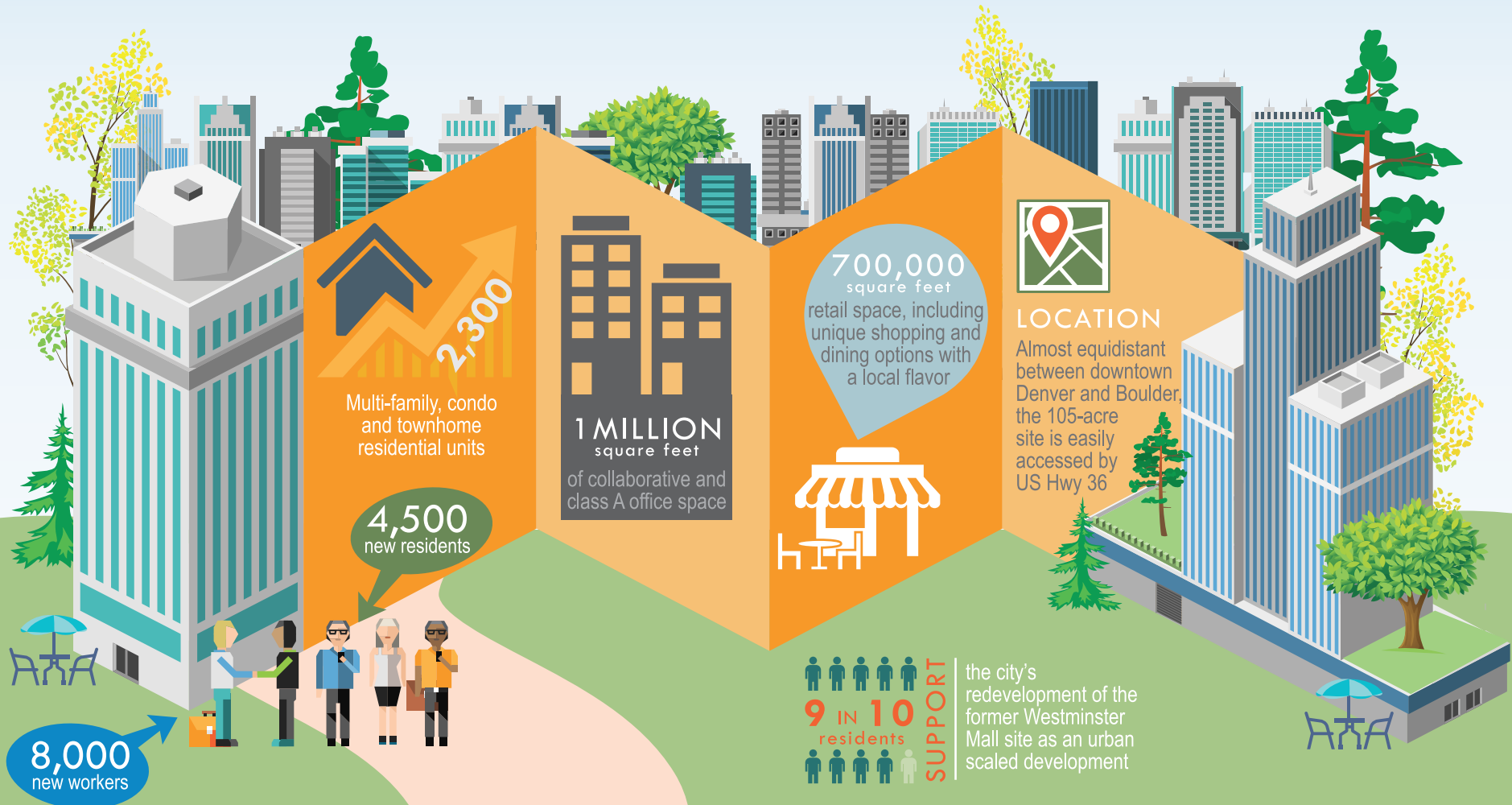







WE'RE BUILDING DOWNTOWN WESTMINSTER

Where our community will have ample opportunity to live, work and play in the region's next new urban center

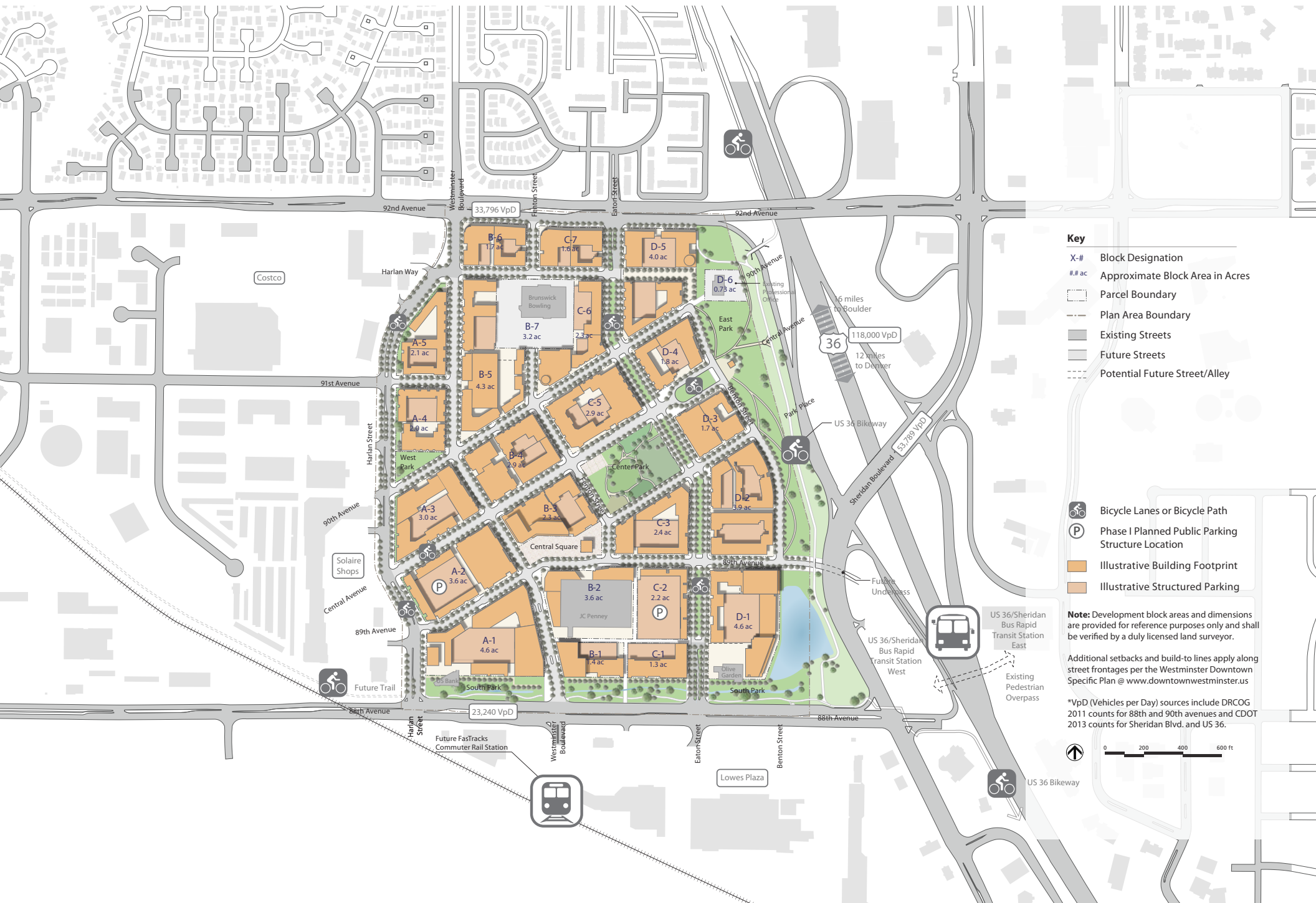


The new U.S. 36 Bikeway runs right through our site, linking to one of the largest trail systems in the Front Range...
110 miles
in Westminister to be exact.







One of the busiest RTD bus stations in the region, and a future FasTracks commuter rail station.
500+ buses a day





Key

- X-# Block Designation
- ## ac Approximate Block Area in Acres
- Parcel Boundary
- Plan Area Boundary
- Existing Streets
- Future Streets
- Potential Future Street/Alley

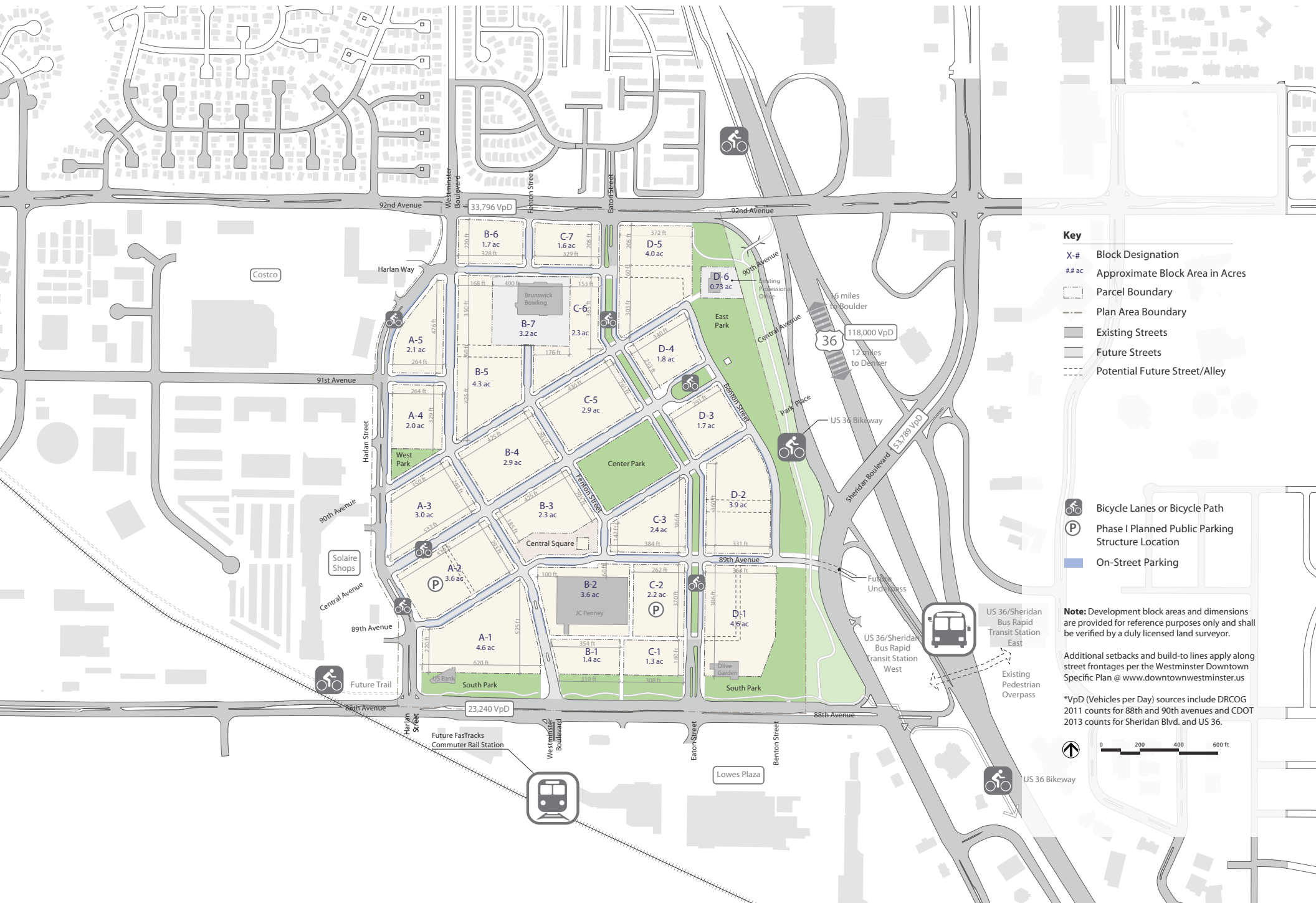
-  Bicycle Lanes or Bicycle Path
-  Phase I Planned Public Parking Structure Location
-  Illustrative Building Footprint
-  Illustrative Structured Parking

Note: Development block areas and dimensions are provided for reference purposes only and shall be verified by a duly licensed land surveyor.




Additional setbacks and build-to lines apply along street frontages per the Westminister Downtown Specific Plan @ www.downtownwestminster.us

*VpD (Vehicles per Day) sources include DRCOG 2011 counts for 88th and 90th avenues and CDOT 2013 counts for Sheridan Blvd. and US 36.





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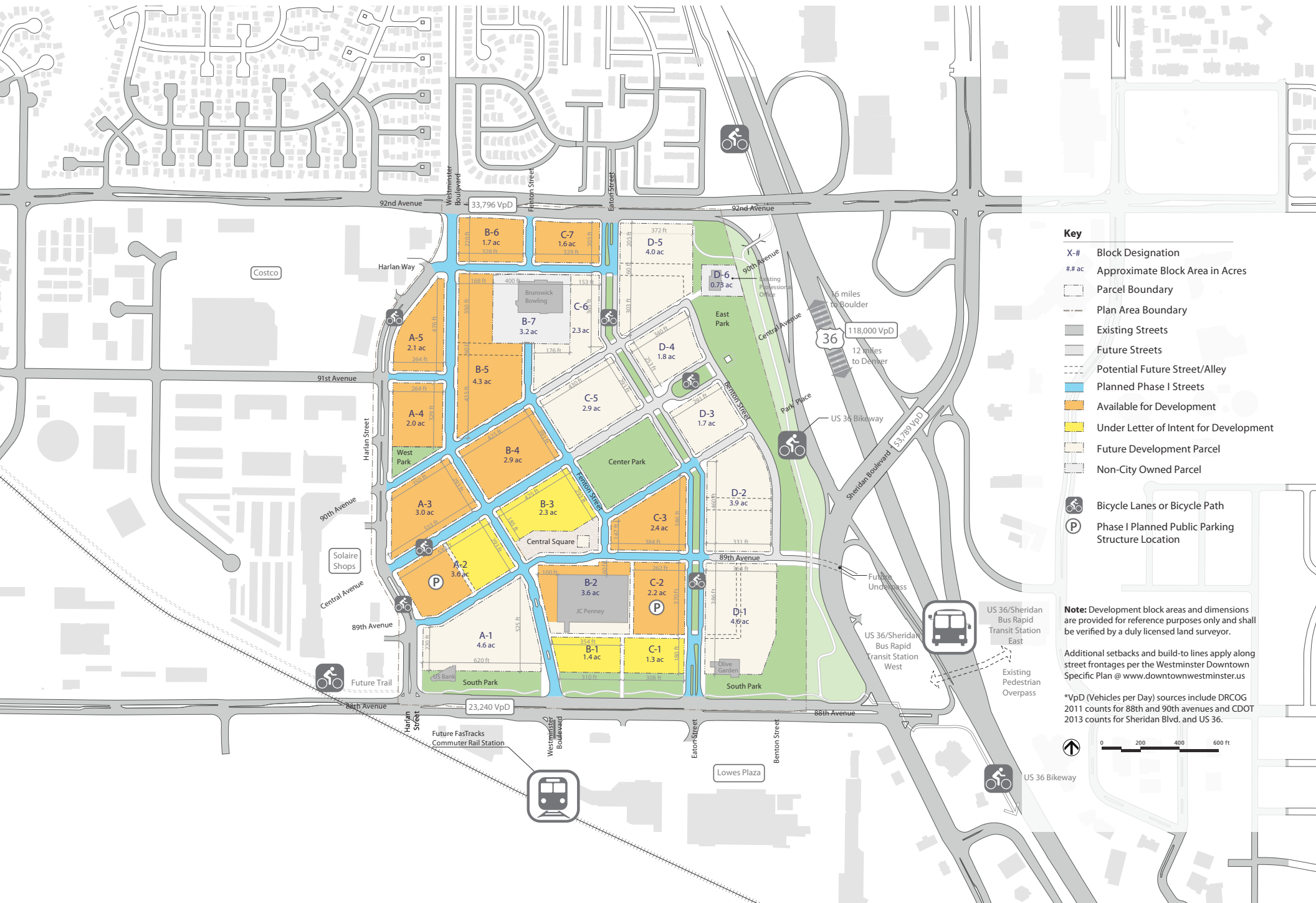
-  Bicycle Lanes or Bicycle Path
-  Phase I Planned Public Parking Structure Location
-  On-Street Parking

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 - Parcel Boundary
 - Plan Area Boundary
 - Existing Streets
 - Future Streets
 - Potential Future Street/Alley
 - Planned Phase I Streets
 - Available for Development
 - Under Letter of Intent for Development
 - Future Development Parcel
 - Non-City Owned Parcel
 - Bicycle Lanes or Bicycle Path
 - Phase I Planned Public Parking Structure Location

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www.downtownwestminster.us



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