

THE FUTURE OF WESTMINSTER

The next Urban Center of the Colorado Front Range



John Hall
Director of Economic Development



Westminster's Vision

“Westminster is the next Urban Center of the Colorado Front Range. It is a vibrant, inclusive, creative, and well-connected city. People choose Westminster because it is a *dynamic community with distinct neighborhoods and a resilient local economy that includes a spectrum of jobs, diverse, integrated housing, and shopping, cultural, entertainment, and restaurant options*. It embraces the outdoors and is one of the most sustainable cities in America.”

Downtown Westminster

www.downtownwestminster.us



LODO | Denver, CO





Downtown Westminster

- 2-3 million square feet of office space
- 750,000 square feet of retail, entertaining and dining
- 2,300 residential apartments, condominiums, and townhomes
- 300 hotel rooms
- Cultural and civic uses
- 18 acres of parks and public spaces

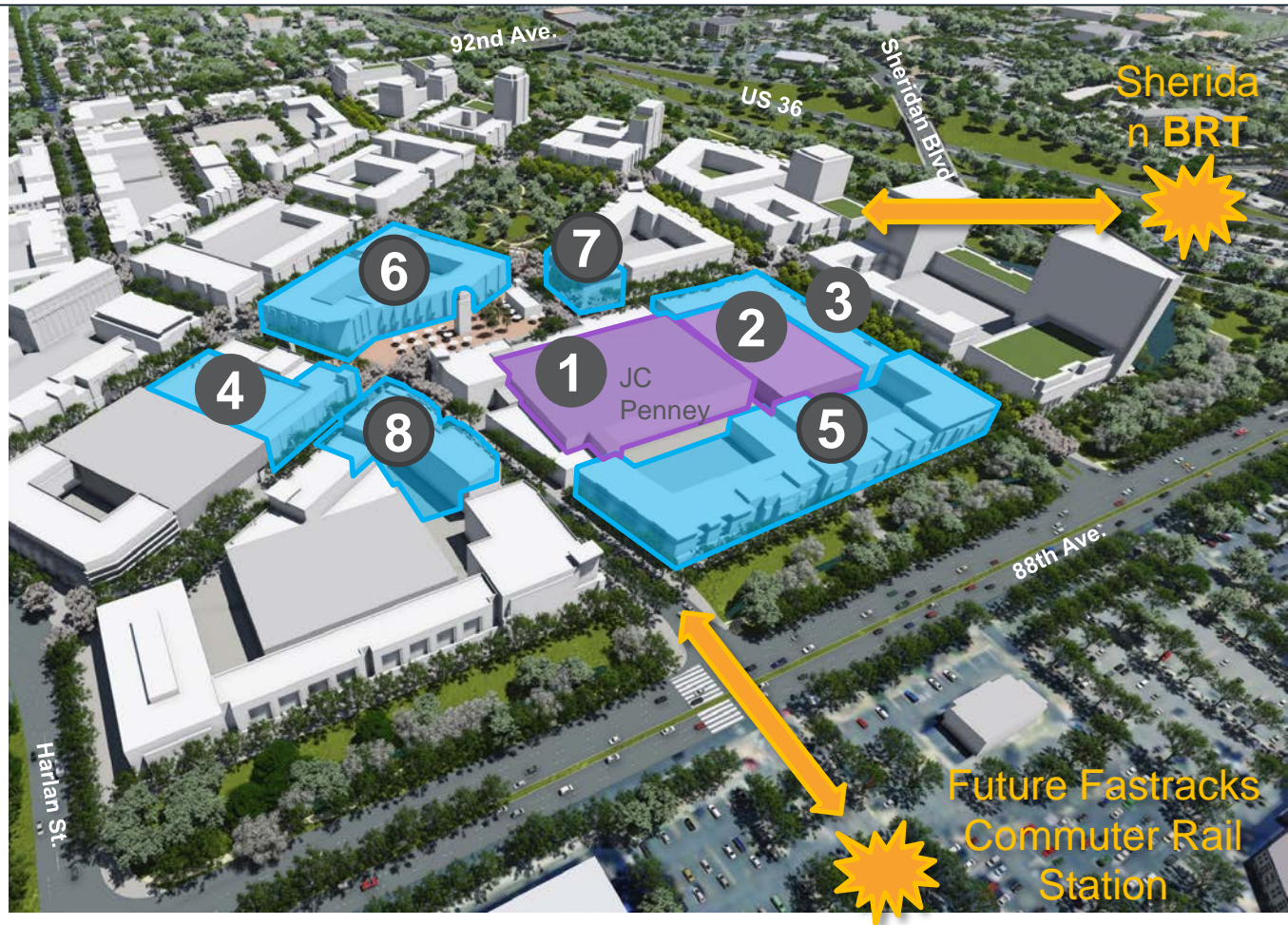
Dynamic, vibrant, compact, and walkable – a place for employment, living and recreation

Phase 1 Development

1. JC Penney
2. City Parking Structure
3. Eaton Street Apartments
4. Alamo Draft House
5. Ascent Westminster
6. The Aspire
7. Solera/Grid
8. Origin Hotel

1,050,000 sqft.

\$245m in investment



Eaton Street Apartments

- **Project Summary**

- 118 Residential Units
- 20,000 sqft. of Retail Space
- LEED Silver Certified
- 60% AMI
- Q2 2019 Opening



Origin Hotel

- **Project Summary**

- 125 room boutique hotel
- Chef driven Restaurant, event space
- Q4 2019 opening

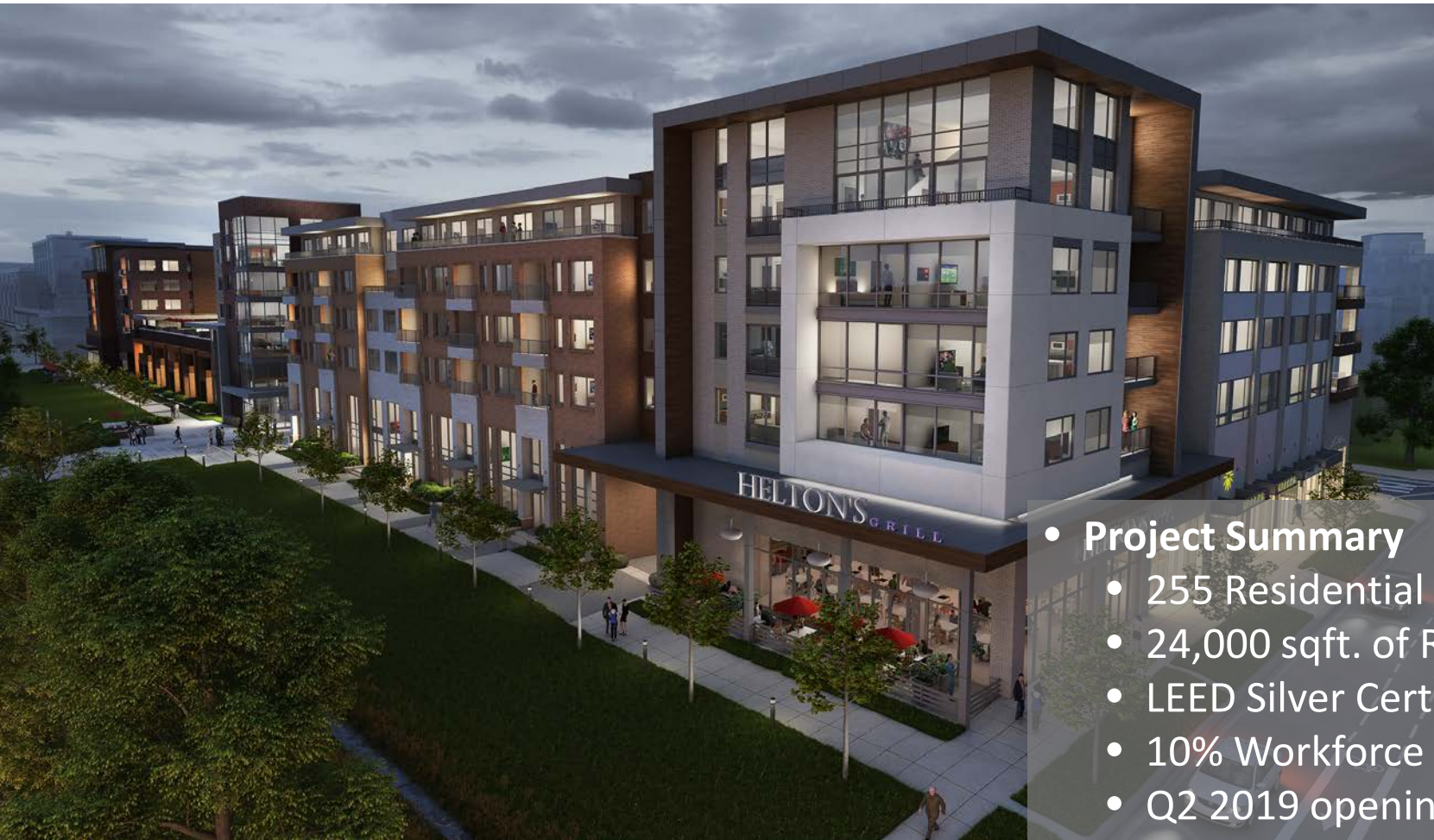


Ascent Westminster

- Establish a strong presence in 2 key locations:
 - 88th Avenue
 - Central Square
- 477 units and 1,000 new residents
- 60,000 square feet of retail space
- (50% of 1st phase building area)
- LEED Silver Certified
- Workforce Housing
 - 10% of Total (~47 units at 80% AMI)



Ascent Westminster



- **Project Summary**

- 255 Residential Units
- 24,000 sqft. of Retail Space
- LEED Silver Certified
- 10% Workforce Housing
- Q2 2019 opening

The Aspire



• Project Summary

- 226 Residential Units
- 38,000 sqft. of Retail Space
- Market Hall
- LEED Silver Certified
- 10% Workforce Housing

Alamo Draft House

- **Project Description**

- 9 screen theater
- Restaurant/outdoor seating
- Retail & office wrap along Westminster Blvd
- Q2 2019 opening



1.2 Acre Central Square

Hub of activity with:

- Lounging areas
- Interactive water feature
- Stage
- Iconic pavilion

Hosting:

- Large-scale festivals
- Small-scaled fitness classes
- Beer garden
- Food vendors



Westminster Station TOD

www.westminsterstation.us



Looking northwest from Federal Boulevard





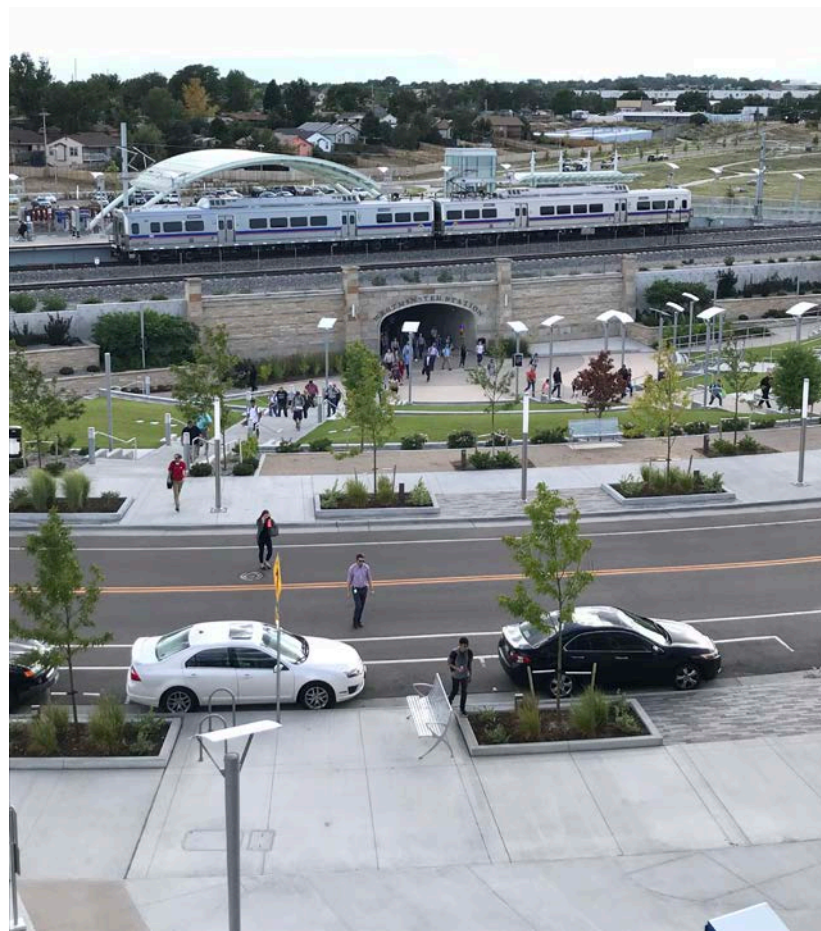
Westminster Station

Mixed-use urban development closer to Union Station than most of Denver

- Southeast of historic core of Westminster
- First stop along the B Line
- 15 minute ride to Union Station
- Advantageously located near US36 & Federal Blvd
- Engaging urban experience
- Centered on community, a sense of place and sustainability

Current Highlights

- Opportunity Zone designation
- Redevelopment of primary sites
- Grass-roots approach to music district
- Uptick in redevelopment inquiries
- Increased marketing and expansion of branding materials
- Expansion of GID
- Update to parking study, reducing requirements to reflect transit service
- RTD ridership remains well above projections
- Exploration of innovative businesses



Unison Housing Partners - Alto

A balanced housing approach serving a range of affordability levels in multiple phases



- Opened March 2018
- 70 units serving 30-60% AMI
- Headquarters office
 - Community meeting space
 - 6000 square feet of mission-aligned commercial space
- Future phases to include units up to 120% AMI

REgeneration

A mixed-use development in the heart of the neighborhood



- Under contract with targeted construction for 2019
- 120+ units of market-rate apartments
- Apx. 25,000 square feet of pedestrian-oriented ground floor commercial space
- Anchored by locally based Gemini Brewing



WESTMINSTER

3050 W. 71st Avenue & Colorado Sound Studios

A grassroots inspired effort to expand the operations of CSS and engage other music organizations in partnership with the City to develop a music district with opportunities for education, performance, and workforce development



Local Businesses

Redevelopment includes working with existing partners in the community to imagine future growth and innovative new models



Westminster Station Park

- Nearly 40-acre regional park
- NaturePlay playground - 2019
- Installation of kinetic sculpture
- Connection to 145 miles of trails, including Denver/Boulder bike trail
- Plaza for open air entertainment



Thank you!

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