



COLORADO
MUNICIPAL
LEAGUE

CML Special Conference

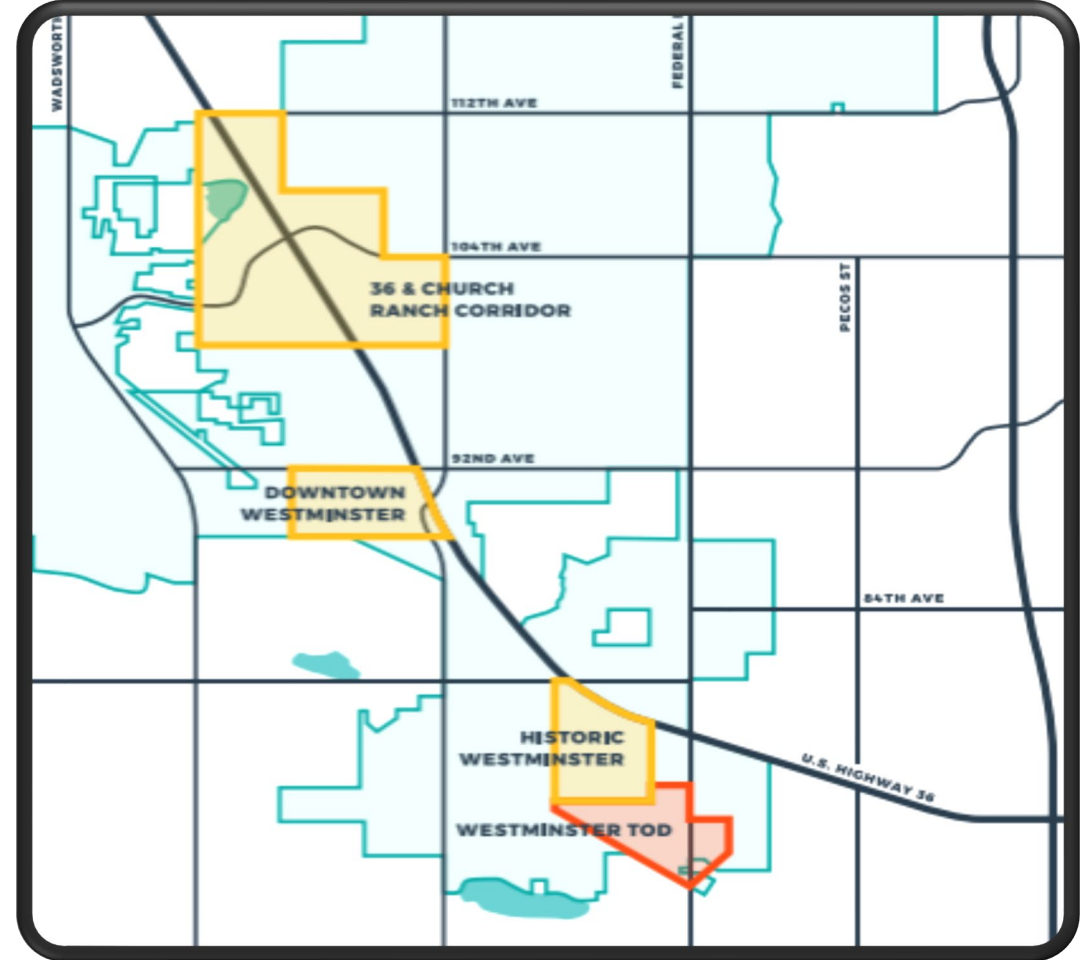
September -22-24, 2021 • Westminster, CO

**Creating Sustaining Communities at the
Intersection of Business, Place and People**
By the City of Westminster

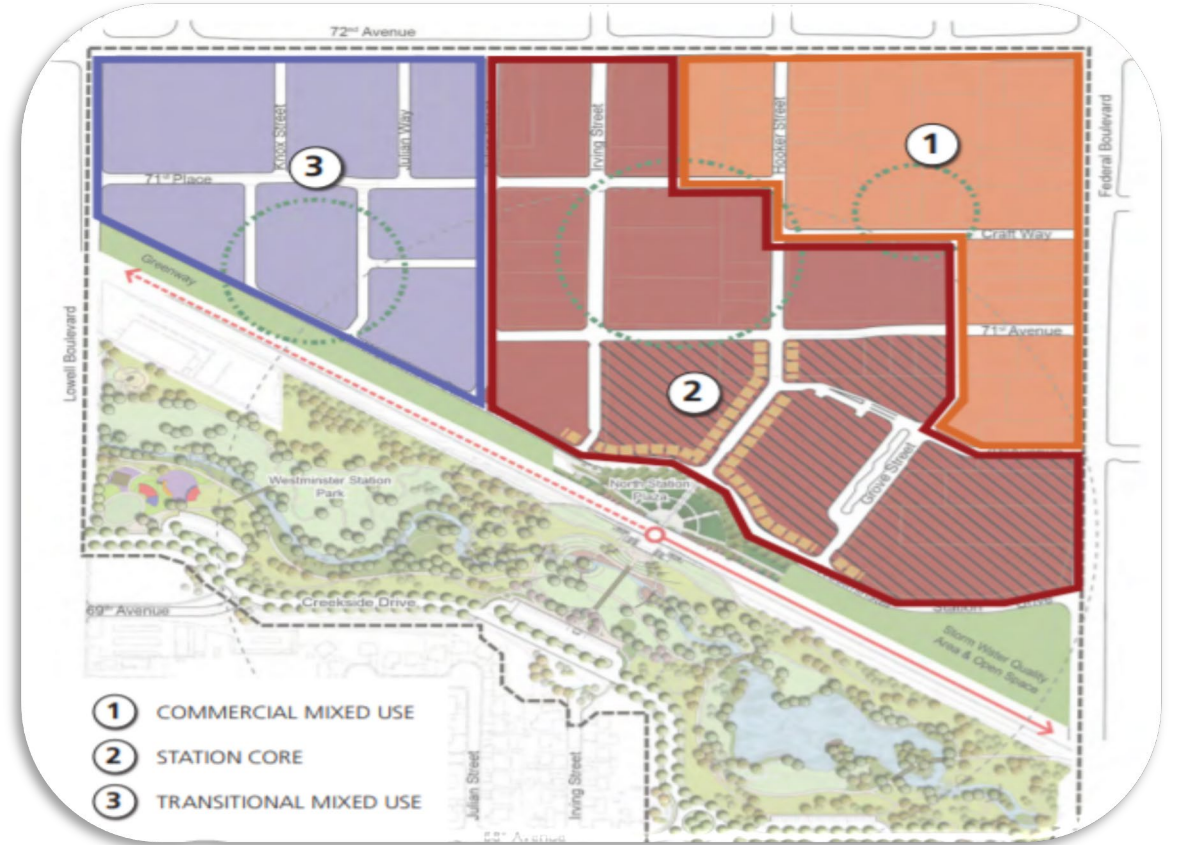
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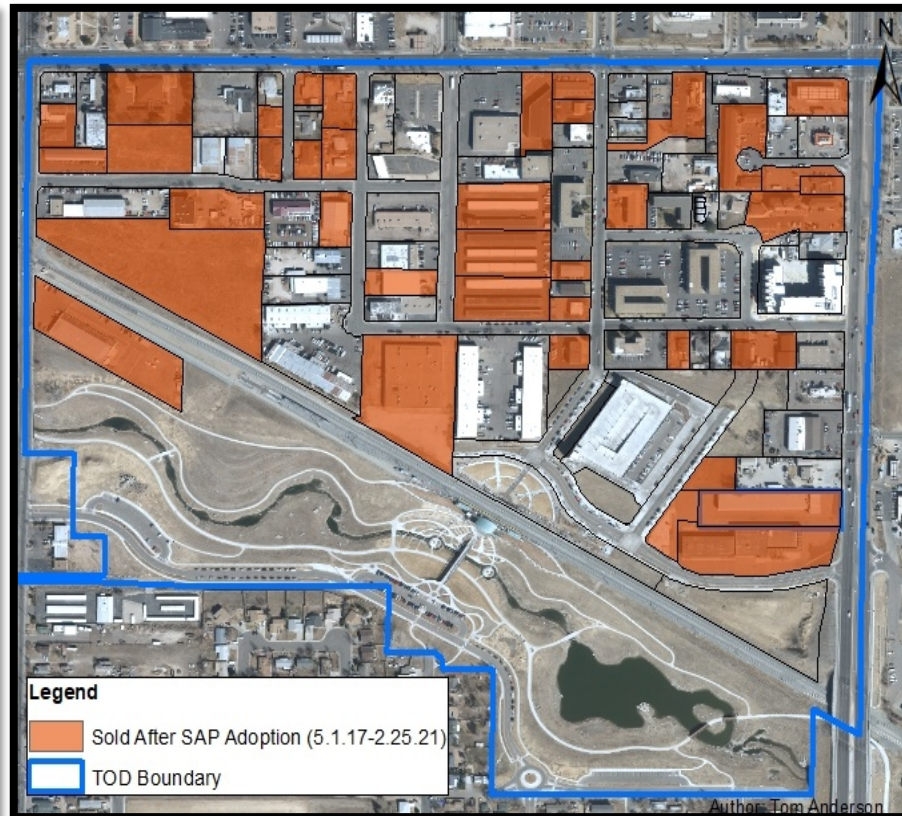
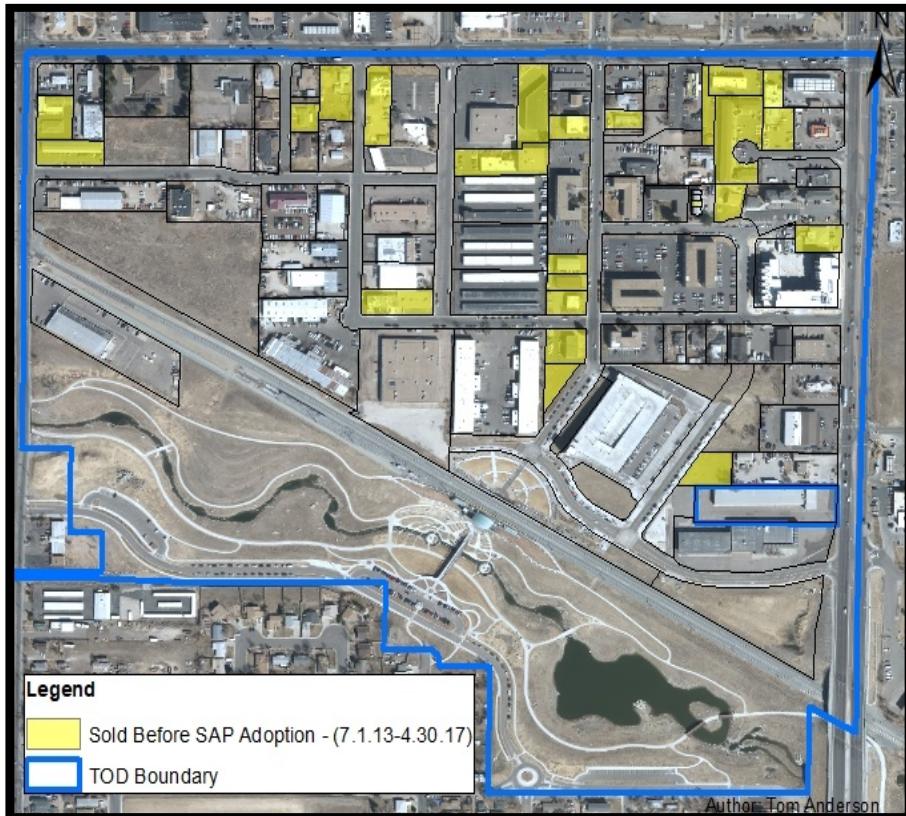
Westminster Station TOD



Westminster Station Area Specific Plan



Increasing Activity

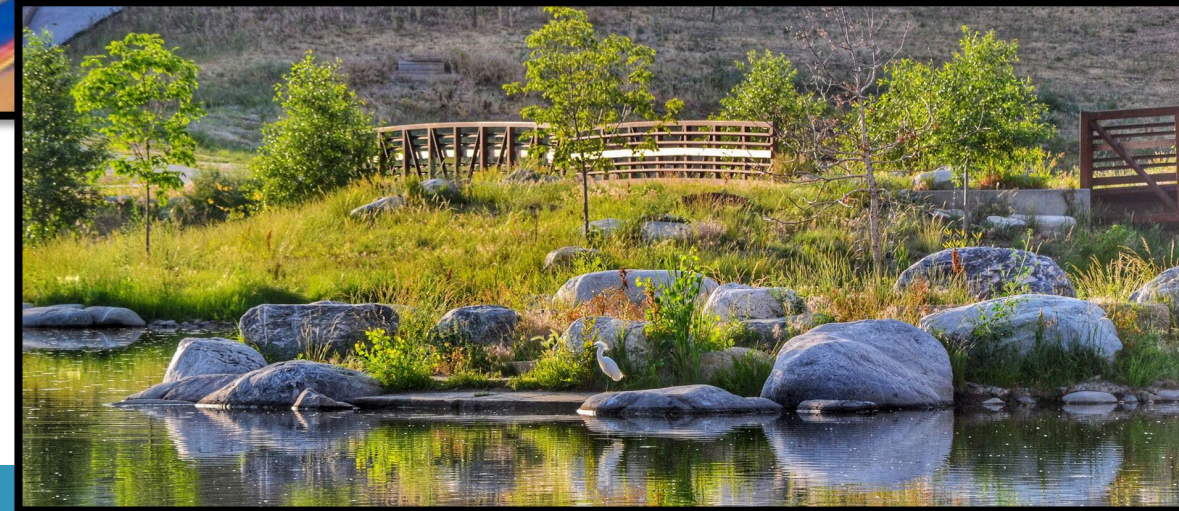


	Sold Before WSASP	Sold After WSASP	TOD Total
Sales	52	62	-
Unique Parcels	24	38	98
Acreage	9.6	31.3	72.7
Total Actual Value	\$17,298,855	\$31,145,364	\$92,258,769
Total Assessed Value	\$2,347,320	\$6,300,370	\$15,084,670
Total Sale Price	\$13,605,510	\$48,875,300	-

City-Owned Property



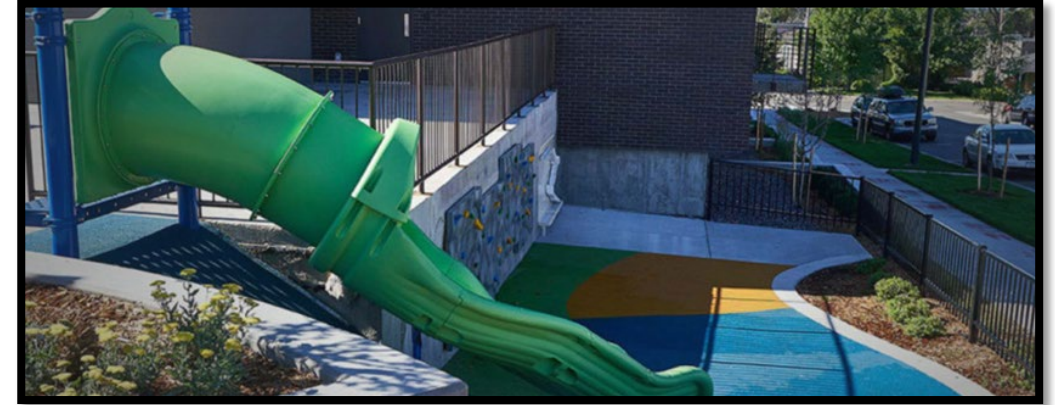
Public Infrastructure



People

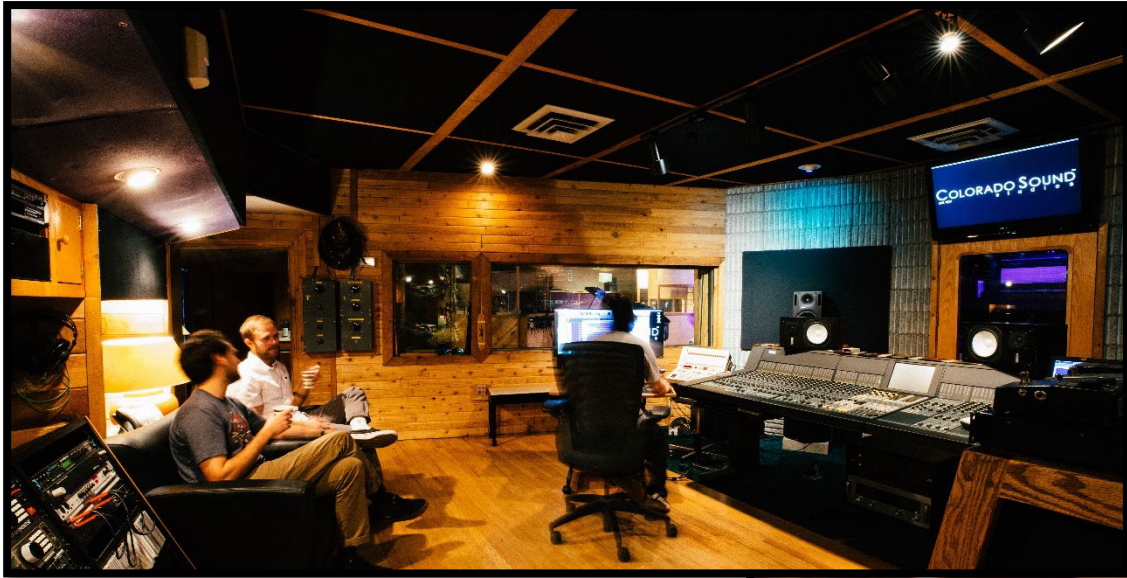


Maiker Housing Partners - Alto



- **70 Units**
- **30% - 60% AMI**
- **19,000 SF Commercial Space**

Business



Places



Proposed Developments





DOWNTOWN WESTMINSTER



US-36

88TH Avenue

John Burke, P.E.

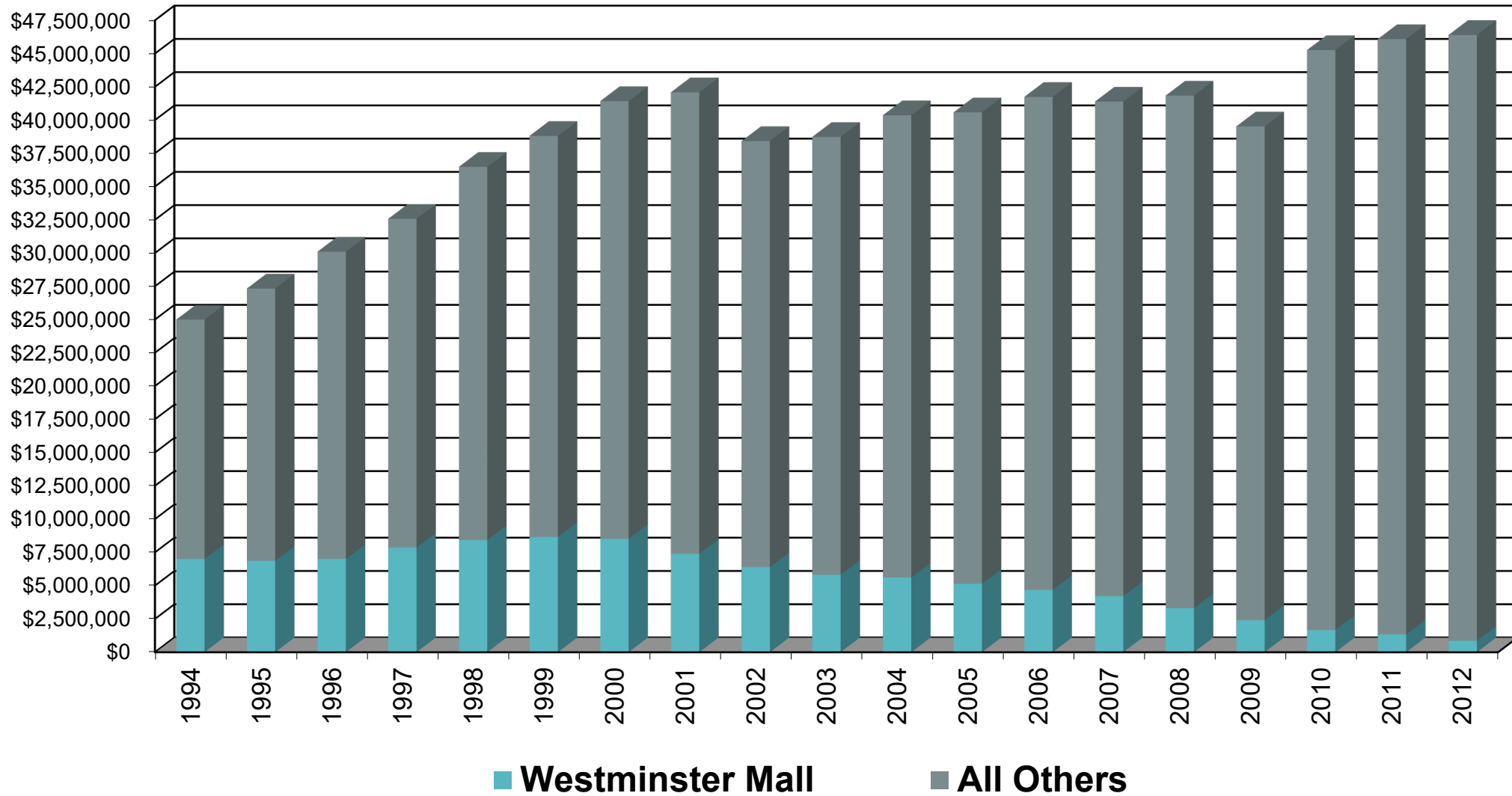
Westminster Mall in 2010



A place to be



Westminster Mall to Citywide Sales Tax Collections



Master Developer Approach

2007: Master developer #1

2010: Master developer #2

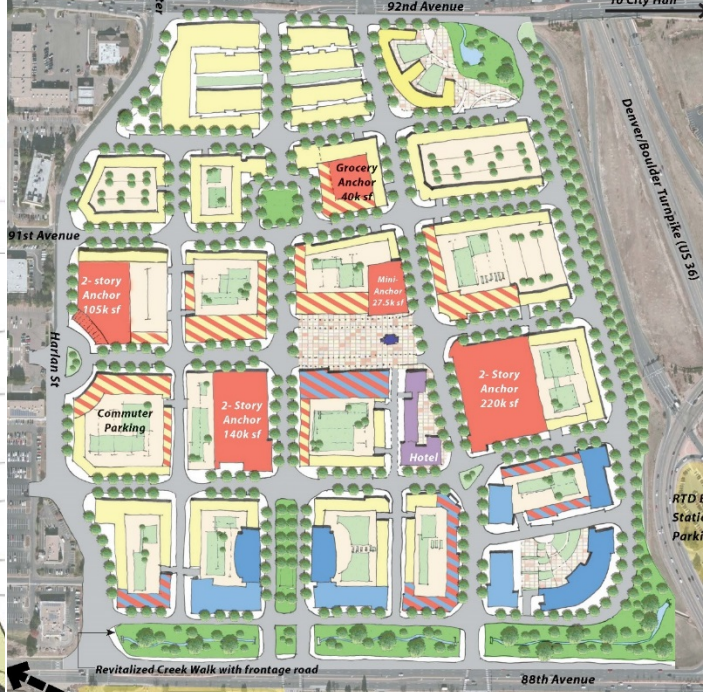
2011: Master developer #3

2012-13: Master developer #4

2014-15: Master developer #5

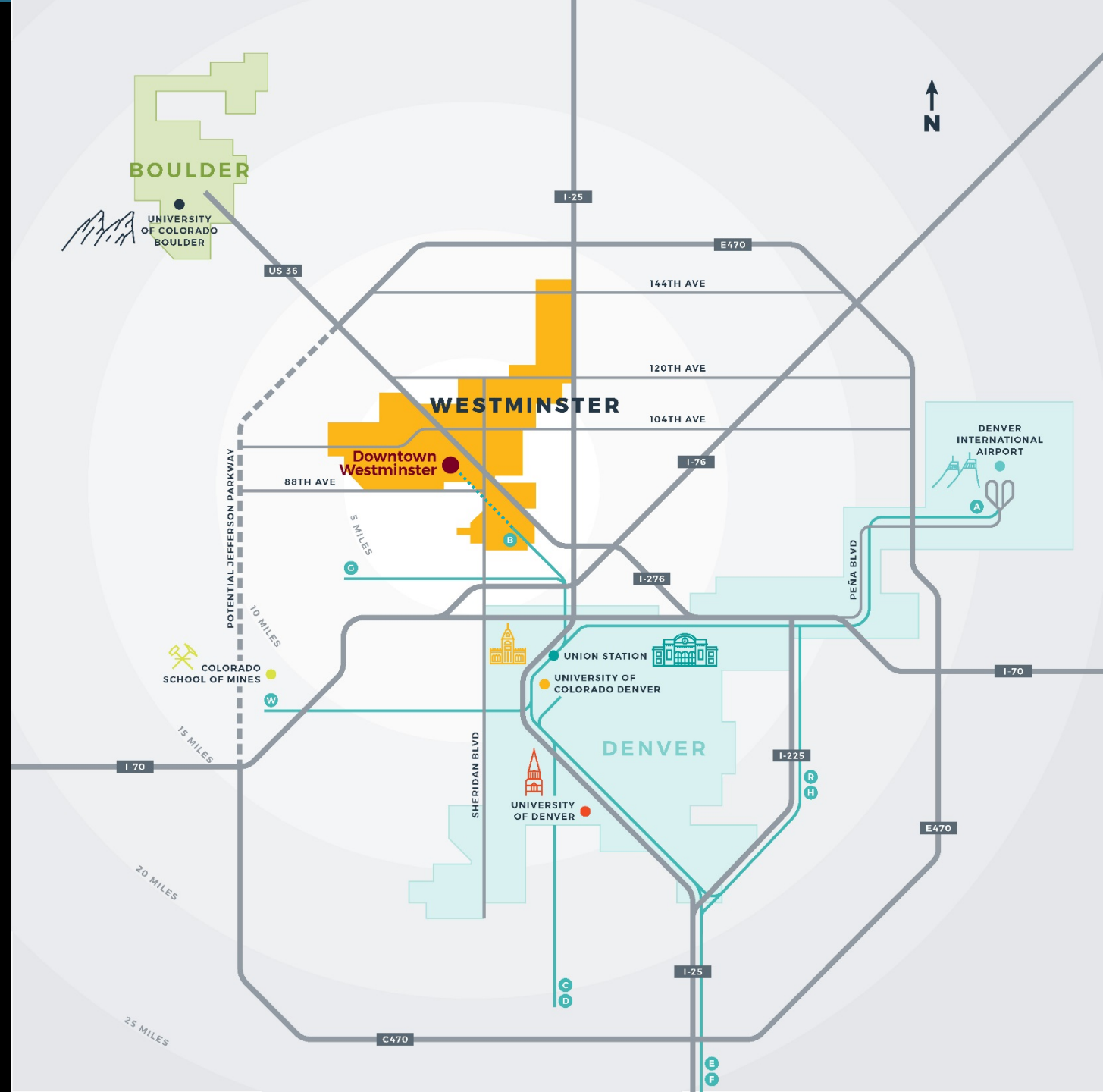
2015: Downtown Block by Block

City and WEDA invest in infrastructure,
Sell land block by block to a wide range of developers



Location

- Adjacent to US 36
- 11 miles to DUS
- 16 miles to Boulder
- 35 minutes to DIA
- 500 buses a day at RTD Sheridan Station
- Future Commuter Rail





Future of Downtown Westminister:

5,000 new residents

750,000 sq.ft. of retail

2 million sq.ft. of office

300+ hotel rooms

Entertainment District

LEED Silver certified buildings

Direct access to mass transit

New retail &
commercial with
more to come!

EST. 1971, DENVER CO
TATTERED COVER
BOOK STORE
tatteredcover.com

LASH
AND COMPANY

A smile inspires
hope
PEDIATRIC DENTISTRY

ALAMO
DRAFTHOUSE CINEMA

ORIGIN

100%
chiropractic.

FAMILLE
COLORADO BRASSERIE

SWEET BLOOM
COFFEE ROASTERS

TAP & BURGER
HIGHLANDS | SLOANS LAKE | BELLEVUE STATION | WESTMINSTER
(COMING SOON)

Alamo Drafthouse – re-opened June 17!



- ## Project Summary
- 9-screen theater
 - Restaurant/outdoor seating
 - Retail & office wrap along Westminster Blvd.

Eaton Street Apartments



Project Summary

- 118 Residential Units
- 27,000 sqft. of Retail Space
- LEED Silver Certified
 - 100% Affordable

Ascent Westminster

TAP & BURGER

HIGHLANDS | SLOANS LAKE | BELLEVIEW STATION | WESTMINSTER
(COMING SOON!)

SWEET BLOOM

COFFEE ROASTERS

ASCENT

Project Summary

- 255 Residential Units
- 22,000 sqft. of Retail Space
- LEED Silver Certified
- 10% Workforce Housing

Origin Hotel



 **ORIGIN**

EST. 1971, DENVER CO

**TATTERED COVER
BOOK STORE**

tatteredcover.com

FAMILLE

COLORADO BRASSERIE

Project Summary

- 125-room boutique hotel
- Chef driven Restaurant, retail & event space

Aspire Westminster – Q3 2021



Project Summary

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

Westminster Peak – Q1 2022



Project Summary

- 274 Residential Units
- 17,000 sqft. of Retail Space
- LEED Silver Certified

Downtown Westminster Residences - ownership



Project Summary

- 85 Townhomes
- 80 Condominiums
- LEED Silver required
- Rooftop decks
- Public parks and woonerf

Office Development



- Project Summary**
- 650,000 square feet
Class A office
 - 3 separate buildings &
parking structures
 - LEED Silver required

Infrastructure

- Parking facilities
- Streets & Streetscapes
- Park gathering spaces



In the works

Activation

- Drive in movies
- Entertainment District/Common consumption

Continued Phased Development

- Office, condos, and townhomes





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WESTMINSTER | SEPT. 22-24

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