



DOWNTOWN  
WESTMINSTER

COLORADO



# Where We Connect

Connection is one of our basic needs, as vital to our wellbeing as food and shelter, yet oddly enough, it has long been an afterthought in the development of American cities. Wherever people live and work, the thought was, community and connection would follow. But as city sprawl scattered us further apart and the rise of the digital world kept us at home, community dwindled.

When the Westminster Mall closed its doors in 2011, the City of Westminster saw an opportunity to change the approach to city building. We took the bold step of buying the land in this prime location, then created a simple yet innovative Master Plan: redevelop this area into a thriving downtown where connection was finally prioritized.

Turns out we weren't the only ones who liked this idea. Construction roared to life in 2017, and even the pandemic could not dampen development, since we woke up every day to a world that needed connection more than ever.

Today, development forges on, residents and businesses are making themselves at home, and the future of our community looks rich and brimming with life in Downtown Westminster.

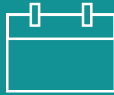


What are  
you waiting for?  
**Let's connect in  
Downtown  
Westminster.**



## DOWNTOWN WESTMINSTER

AT CAPACITY



WEEKLY EVENTS



550,000 SQ FT OF  
RETAIL SPACE



2,300 MULTI-FAMILY,  
TOWNHOME AND  
CONDOMINIUM UNITS



15 - 20% OF HOUSING  
IS AFFORDABLE



18 ACRES OF PARK  
AND PUBLIC SPACE



2+ MILLION SQ FT OF  
OFFICE SPACE



100% LEED CERTIFIED  
GREEN BUILDINGS

## CITY OF WESTMINSTER



126 MILES  
OF TRAILS



500+ BUSES  
DRIVEN A DAY



A MEDIAN  
HOUSEHOLD INCOME  
OF \$86,273



OVER 3,700  
BUSINESSES IN  
WESTMINSTER



330,000+  
COLORADO RESIDENTS  
WITHIN A 5-MILE RADIUS



A MEDIAN AGE  
OF 37.7

# We're Connecting to the Good Life

## Vibrant

Downtown Westminster is a city for doers, where “let’s make plans” and “we should get together” become amazing experiences and memories, any day of the week. Entertainment, restaurants, bars, shopping, art, and more are all right around the corner. And so there’s never a dull day here, the city and its businesses are committed to supporting fun and unique events to bring everyone together.

## Sustainable

Always dreamed of a smaller footprint? Downtown has everything you need, so leave your car behind when you run errands or grab a bite. Wide paths and bike lanes link to 126 miles of trails, plus the US 36 Bikeway running through East Park. Public transportation options abound if you need to commute further. Oh, and every building is LEED certified to reduce your water and energy use.

## Prosperous

Westminster is home to over 3,700 businesses, from small family-owned operations to the international headquarters of high-tech manufacturers. And with 2 million more square feet of office space in development in the Downtown area alone, more prosperity is on the way to enrich our community. Denver and Boulder can only grow so much more, and we stand to become a vital center of economic activity.

## Inclusive

One of the greatest joys in life is connecting with new people and broadening our experience. From day one, we designed our community for inclusivity. Buildings and public spaces are accessible to all. A colorful variety of restaurants, retail stores and other businesses call Downtown home. And a range of residential types, from affordable housing to luxury condominiums, ensure everyone can find a place in our community.

## Visiting Us?

Parking is free for the first 4 hours in our parking lots and 885-car garage!

Or take a bike or bus!







## Join Us Again and Again

### **Always Happening. Always Connecting.**

Want to get out there, meet new people, and experience the world? No matter what day you drop by, something fun and unique will be happening Downtown.

At the heart of Downtown Westminster is the Central Square Plaza, a 1.2-acre common featuring an iconic pavilion, a stage, an interactive water feature, lounging areas, art installations, food and beverage vendors, and more. Couple that with over 18 acres of park and public space, and we have the capacity to be the major event center in Metro Denver's northwest corridor.

With contributions from local businesses who share our vision, Downtown Westminster will host a variety of unique events, from intimate "yoga on the square" classes to major multi-day festivals drawing in thousands. And there's room for more on the calendar. If you have an idea for bringing people together, we'd love to work with you.

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**Together, we can make Downtown Westminster the center of cultural and social activity in the region and a year-round destination for visitors.**

# Let's Build in Downtown Westminster!

When the City of Westminster purchased 102 acres of a dying mall, we challenged ourselves to build a vibrant and walkable Downtown where everyone can connect. We were not on our own for long. Many like-minded developers soon connected with us, and residents and retailers have been moving quickly into the spaces our partners built. Downtown Westminster serves as a national model for how cities can revitalize areas with city ownership and master planning.

**There is still more to build and more opportunity for the forward-thinking developer. If you're ready to act, let's connect.**

## Tax credits available through:

- Designated Opportunity Zone
- Colorado Enterprise Zone

## We've Got Your Back

We are a city for dreamers who get things done, which is why we made Downtown Westminster among the most development-friendly areas in Colorado.

### Pad-Ready

We invested over \$100 million in site amenities and infrastructure to expedite development, and we're still investing. Roads, smart utilities (water, gas, electric), sewers, fiber optic networks, multi-modal transportation, and more are already in place – ready for your project.

### Less Red Tape

Our master plan, the Downtown Westminster Specific Plan, is in place and is supported by the community and elected officials. The Specific Plan allows for a great deal of density and flexibility in line with the community's vision for Downtown Westminster. Development approval is administrative so that developments that comply with the Specific Plan do not require City Council action. Experienced and dedicated city staff will guide you through the entitlement process.





## Opportunity Snapshot

14 blocks available

35 acres / 1.5m sq ft total

Office, Hotel, Mid-Rise Residential,  
Multi-Family, Townhomes, and  
Condominiums

Boulder

US 36

Center Park

W 88th Ave

Sheridan Underpass

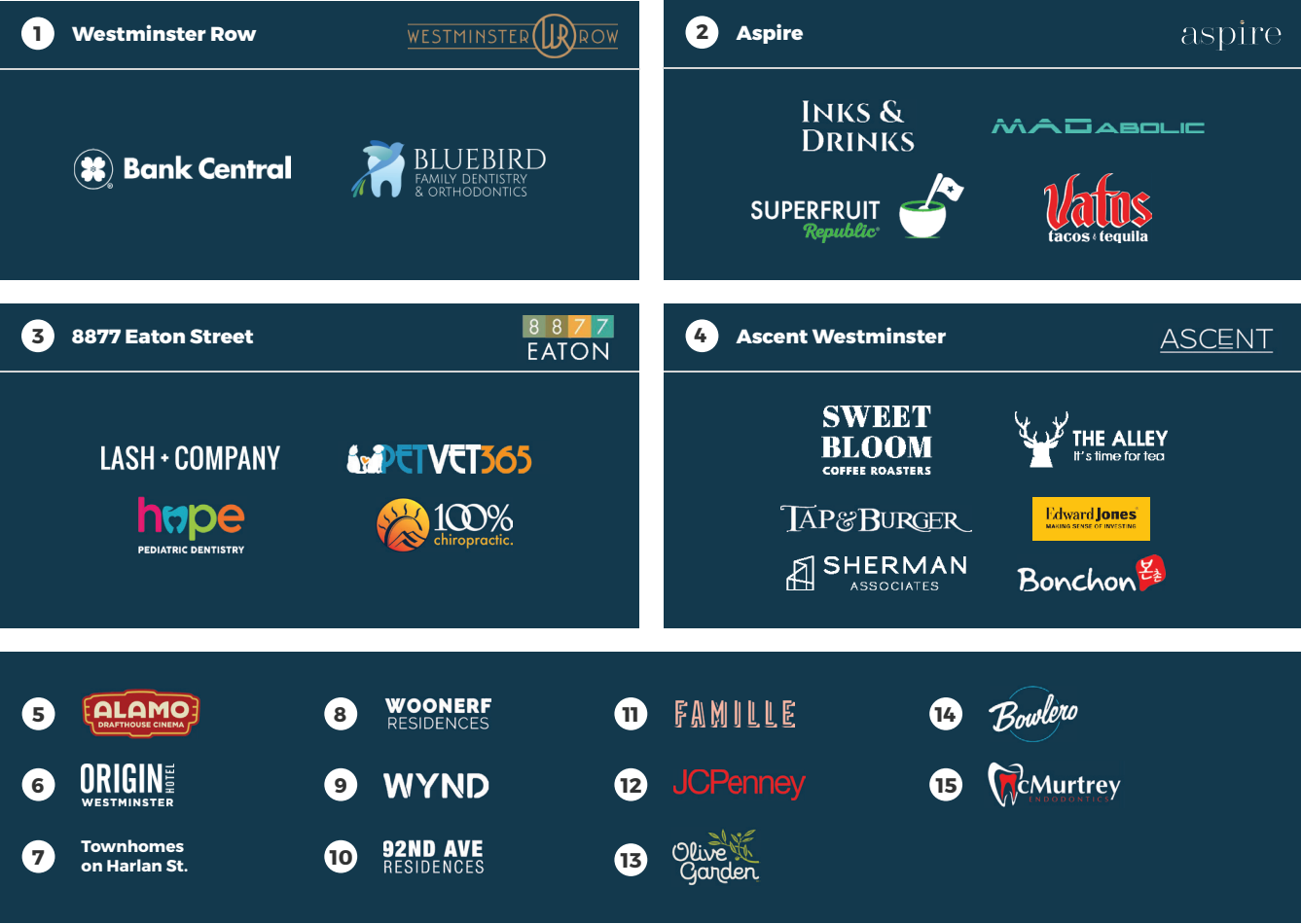
Sheridan Blvd

Parks in development

# Development Opportunities







Developed Sites



PSA or Developer Agreement



RTD US 36 & Sheridan Station



Vehicles per Day

--- Pedestrian Underpass



Available Sites



Parks



Future Commuter Rail Station



Parking (First 4 Hours Free)

# Getting Here



**P** **Parking**  
(First 4 Hours Free)

**Park**

**RTD US 36 & Sheridan Station**

**Protected Bike Path**

**Available Sites**

**Developed Sites**

**Future Commuter Rail Station**

**Pedestrian Underpass**





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Downtown Westminster is fulfilling its exciting vision! It has the vitality of a community where people connect daily, call it home, or travel here to visit restaurants and go shopping. **If you want to be a part of our vibrant and walkable community, or if you want to build in Downtown Westminster, reach out to us!**





# DOWNTOWN WESTMINSTER

COLORADO

Please direct questions and inquiries to:  
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