



# DOWNTOWN WESTMINSTER







## A NEW URBAN CENTER

Downtown Westminster is strategically located halfway between Downtown Denver and Boulder. Directly adjacent to the US 36 corridor, the 105-acre site is located at the Sheridan Boulevard and 92nd Avenue interchange with views of the entire Rocky Mountain Front Range.

Downtown Westminster will be the center of economic, cultural, and social activity for the community. With capacity for over 7 million square feet of development in the Downtown, and areas of future expansion to the west and south, Downtown Westminster will continue to grow and evolve over the next 20, 50 and 100 years.

A mix of uses are planned in Downtown including:

- *Over 2 million square feet of office space*
- *750,000 square feet of retail, entertainment, and dining*
- *2,300 residential apartments, condominiums, and townhomes*
- *300 hotel rooms*

Coupled with 18 acres of parks and public spaces, these uses will foster a dynamic, vibrant, compact, and walkable Downtown—a place for employment, living, and recreation.





## LOCATION AND ACCESS

Downtown Westminster is located directly off of the US 36 and Sheridan Boulevard interchange. From here, the site is just 12 miles to Downtown Denver and 17 miles to Boulder on US 36, which includes High Occupancy Vehicle lanes along the entire corridor.

## TRANSIT

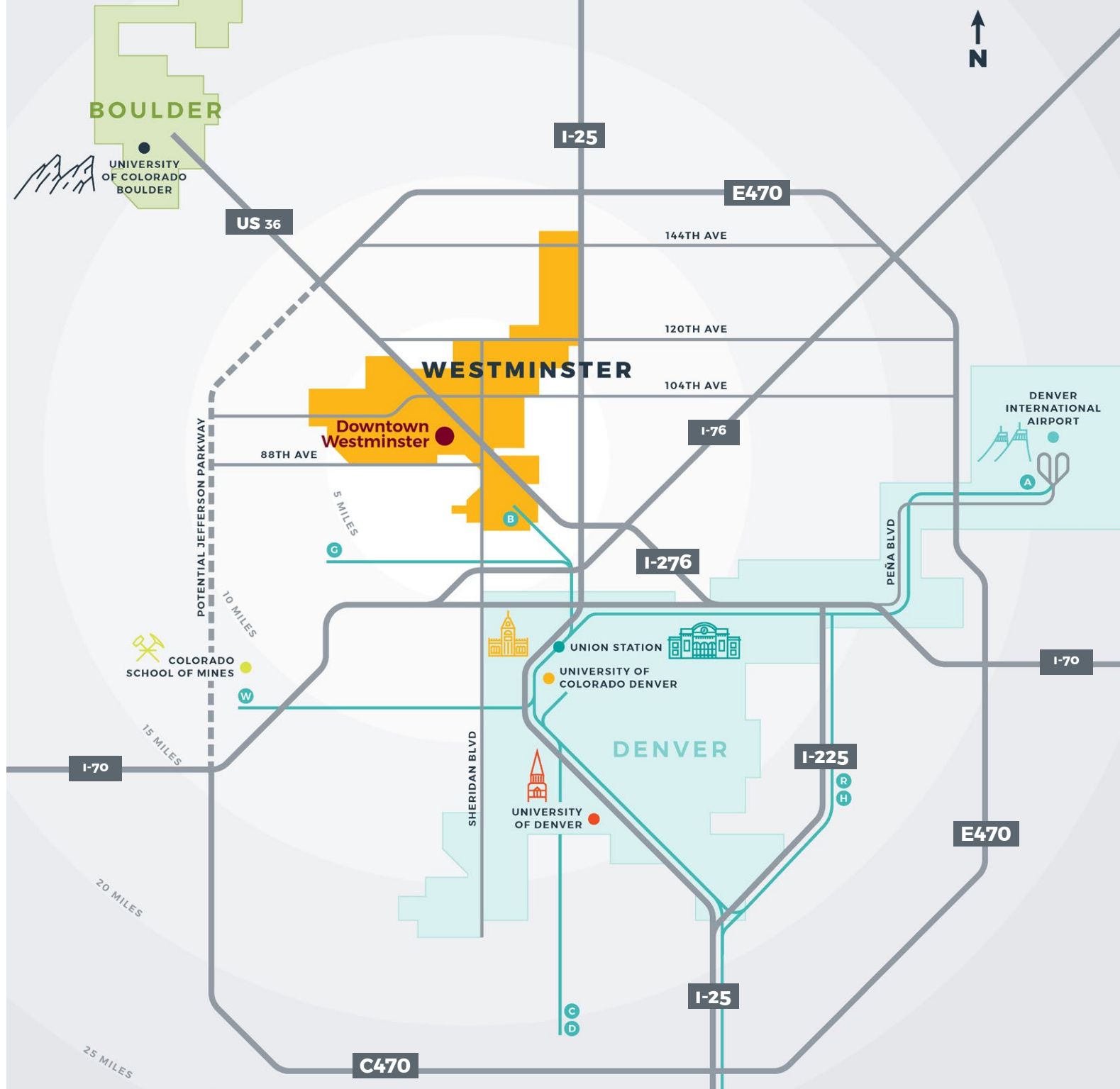
Just 200 feet from the eastern edge of the site is the busiest bus transit station in the region with 500 buses a day. A multimodal underpass will connect Downtown directly from 89th Avenue. Just 500 feet to the south is the future Downtown Westminster commuter rail station for the B-line, which currently runs from Denver Union Station (DUS) to Westminster Station three miles south.

## PEDESTRIAN AND BICYCLE ACCESS

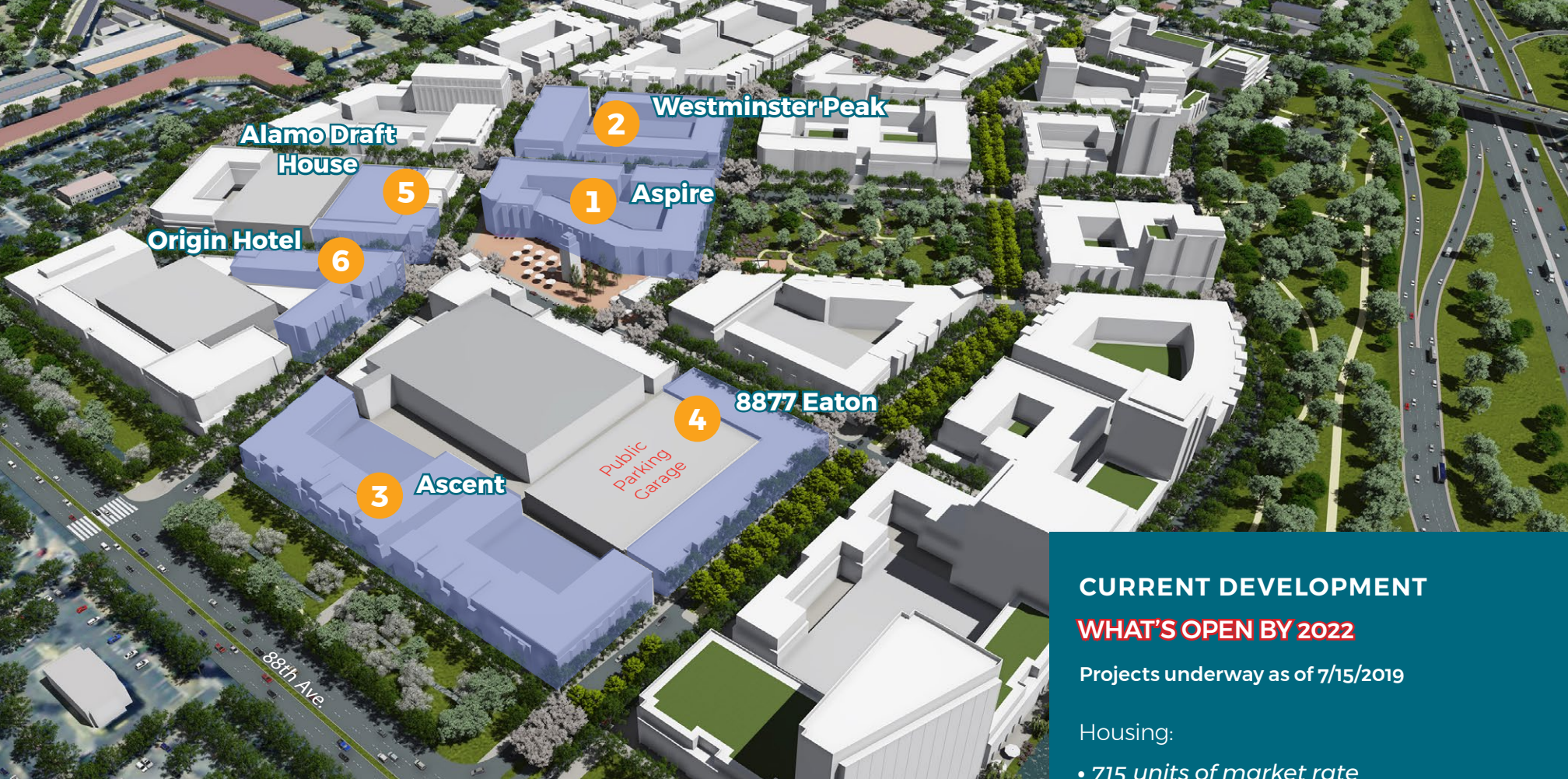
Westminster's Downtown site infrastructure is designed to prioritize pedestrian walkability and bicycle movement. Wide sidewalks, extended curbs at crossings, and bicycle lanes are built into the roadways. The US 36 Commuter Bike Trail extends along the eastern edge of the Downtown within East Park, connecting workers and residents to over 115 miles of trails in Westminster and the regional trail system from Denver to Boulder.

*Downtown Westminster is a quick 30-minute drive to DIA and 11 minutes away from the Rocky Mountain Metropolitan Airport for executive travel.*









## CURRENT DEVELOPMENT

### WHAT'S OPEN BY 2022

Projects underway as of 7/15/2019

Housing:

- 715 units of market rate multifamily apartments
- 167 units of Workforce Housing multifamily apartments

Retail:

- 170,000 sqft of new retail space, in addition to JCP (180k)
- Of this total, 95,200 sqft is in LOI, lease negotiations, or lease



Aspire Westminister, Block B-3, 226 units,  
22,000 sqft retail + 12,000 sqft market hall



Westminster Peak, Block B-4,  
283 units, 17,000 sqft retail





*Sherman Associates, Ascent Westminster , 255 units, 22,000 sqft retail*



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*OPEN - Mile High/Koelbel, Eaton Street Apartments, 118 units, 22,000 sqft. retail*

5



*OPEN - Alamo Drafthouse, 9-screen Movie Theater and restaurant*





Thrash Group, Origin Hotel, 125-room boutique hotel w/ground floor retail and chef-driven restaurant



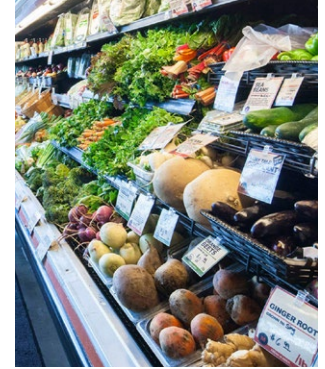
## AMENITIES

Downtown Westminster will be an engaging and healthy environment, with ample outdoor spaces, events and programming, and amenity-rich retail and entertainment options.

Retail in Downtown Westminster is experience-driven, with a focus on local, unique, and chef-driven food concepts. Programming and events further complement this focus on quality and identity. At buildout, the Downtown will be host to 200 events a year, from yoga on the square to major multi-day festivals.

Additionally, the Central Square will be host to a Common Consumption Area, where visitors will be able to move freely among multiple food and beverage venues surrounding the square.

Finally, a Market Hall will anchor the Central Square within the B-3 Block. With 12,000 square feet of curated dining options, unique retail, and open area, the market will provide a year-round destination for day and evening visitors.





## CENTRAL SQUARE & EVENTS

The Downtown will have 18 acres of parks and public spaces, all programmed to support a vibrant public realm and designed by top design firms like Sasaki and Wenk Associates.

The 1.2-acre Central Square is the hub of activity in Downtown, with:

- *lounging areas, an interactive water feature, the “deck” (stage with shade structure), and iconic pavilion*
- *Public and private large-scale festivals, small-scale fitness classes, and a variety of events hosted by local businesses*
- *Beer garden and food vendors*

The plaza opened in October, 2018.

Large-scale events will also be held in the Downtown throughout the year, including the City’s Harvest Fest in October, which brings well over 30,000 people to the site in one day.

Complementing the public parks and events are beautifully designed streetscapes that provide walking paths, gardens, seating, bicycle and pedestrian furnishings, and public art - all integrated into the Downtown environment.







**CENTRAL SQUARE  
OPEN NOW!**



