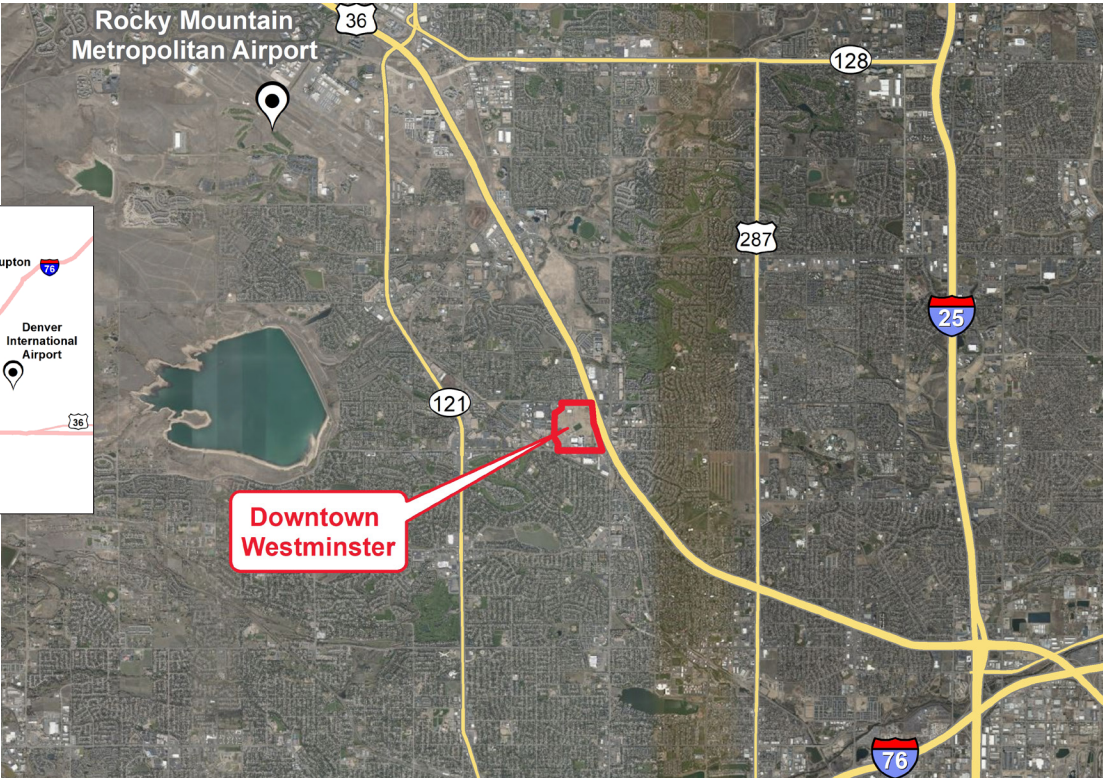


XCEL ENERGY CERTIFIED SITE
DOWNTOWN WESTMINSTER
WESTMINSTER, COLORADO



CERTIFIED SITE DETAILS	
Location	5453 W. 88th Ave. Westminster, CO 80031 This site is located in a Federal and Colorado Enterprise Zone.
Owner	Westminster Economic Development Authority
Size	70 acres remaining of 105 certified
Zoning	PUD with a Specific Plan that sets forth land uses and building form
Asking price	\$25+/square foot – varies by location
Highway access	Adjacent to US 36 5.5 miles to I-270/I-25 interchange via US 36
Air access	6.25 miles to Rocky Mountain Metropolitan Airport 29 miles to Denver International Airport
Rail access	No rail access; Commuter rail planned (adjacent) south of site at 88th Avenue and Westminster Boulevard

UTILITIES

Electric power	Xcel Energy	13.2 kV underground service
Natural gas	Xcel Energy	4" and 6" distribution mains; 2 PSIG meter pressure available
Water	City of Westminster	12" water in streets and adjacent to each parcel. Service line size determined by city staff on a per-development basis
Sewer	City of Westminster	8", 12" and 15" sewer lines in streets and adjacent to each parcel. Sizing of sanitary is based on fully developed site in alignment with the Downtown Specific Plan
Storm water	City of Westminster	Downtown Westminster is designed with a network of inlets, storm sewers and two regional detention ponds with capacity to serve the area
Telecom/fiber	Zayo Group	Five other providers in the area adjacent to site. Fiber, copper, DSL, wireless. City-owned conduit exists throughout the site, offering opportunities for private fiber or access to alternative providers

SITE DUE DILIGENCE AND COMMUNITY DOCUMENTATION

Title commitment	✓	Archeological and Historic Use assessments	Not required
Aerial site views and maps	✓	Park covenants and restrictions	✓
Park master plan	✓	Transportation access maps	✓
Utility service maps	✓	Geotechnical study/soil survey	✓
Site dimensions and configuration	✓	FEMA Flood Plain Designation with map	✓
Wetlands delineation and map	✓	Air attainment status	✓
Phase 1 environmental assessment	✓	Endangered species assessment	Not required
Community profile and demographics	✓	Letters of support	✓
State and local incentives overview	✓	Business and industrial support services and amenities profile	✓

XCEL ENERGY CONTACT

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