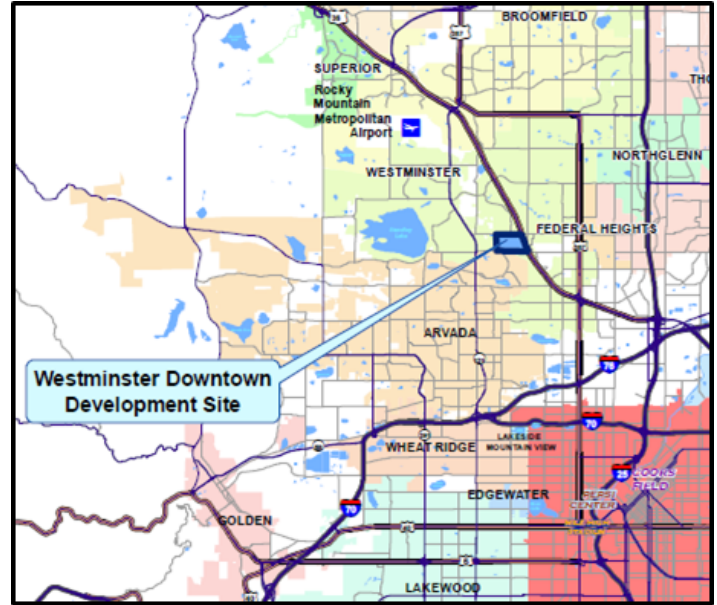


DOWNTOWN WESTMINSTER, CO

INFORMATION SHEET

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

| | |
|--------------------|--|
| Location | 5453 W. 88th Avenue, Westminster, CO 80031 |
| Owner | Westminster Economic Development Authority, Donald Tripp, Executive Director |
| Size | ~90 acres |
| Zoning | Zoning is PUD with a Specific Plan that sets forth land uses and building form. |
| Preferred Industry | Headquarters and Administrative offices, Technology |
| Asking Price | \$25/square foot and up - varies by location |
| Highway Access | Adjacent to US 36, .5 miles to the interchange. ~5.5 miles to interchange with I-270 and I-25 via US 36. |
| Air Access | 29 miles to Denver International Airport via Highway 36/I-270 and I-70 |
| Rail Access | No industrial rail access. A commuter rail stop is planned just south of the site at 88th Avenue and Westminster Blvd. |
| Transit Access | Sheridan/US 36 Bus Rapid Transit (BRT) Station with 498 buses/day. High frequency BRT service to Boulder and Denver Union Station, including nonstop service. Local bus service. |

UTILITY INFORMATION

| | |
|----------------|--|
| Electric Power | Xcel Energy. Existing facilities in the area, extension of electric service will be dependent on the location and size of the customer. |
| Natural Gas | Xcel Energy. There are currently gas mains crossing the property, so the distance to any new development is minimal. |
| Water | City of Westminster. Water line size is generally 12" in streets adjacent to each parcel. Service line size is determined by City Staff on a per development basis. |
| Sewer | City of Westminster. 8, 12, and/or 15 inch in streets 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 with 5 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 a wide range of alternative providers. |

DOWNTOWN WESTMINSTER

SITE DUE DILIGENCE DOCUMENTATION AVAILABLE (REPORTS AND DETAIL AVAILABLE)

| | | | |
|-----------------------------------|-------------------------------------|--|-------------------------------------|
| Title Commitment | <input checked="" type="checkbox"/> | Archeological and Historic Use Assessments | <i>Not required</i> |
| Aerial Site Views and Maps | <input checked="" type="checkbox"/> | Park Covenants and Restrictions | <input checked="" type="checkbox"/> |
| Park Master Plan | <input checked="" type="checkbox"/> | Transportation Access Maps | <input checked="" type="checkbox"/> |
| Utility Service Maps | <input checked="" type="checkbox"/> | Geotechnical Study / Soil Survey | <input checked="" type="checkbox"/> |
| Site Dimensions and Configuration | <input checked="" type="checkbox"/> | FEMA Flood Plain Designation with map | <input checked="" type="checkbox"/> |
| Wetlands Delineation and Map | <input checked="" type="checkbox"/> | Air Attainment Status | <input checked="" type="checkbox"/> |
| Endangered Species Assessment | <input checked="" type="checkbox"/> | Endangered Species Assessment | <i>Not required</i> |

GENERAL COMMUNITY INFORMATION

| | | | |
|-------------------------------------|-------------------------------------|--|-------------------------------------|
| Community Profile and Demographics | <input checked="" type="checkbox"/> | Letters of Support | <input checked="" type="checkbox"/> |
| State and Local Incentives Overview | <input checked="" type="checkbox"/> | Business and Industrial Support Services and Amenities Profile | <input checked="" type="checkbox"/> |

***This property is located in an Opportunity Zone.**

****As of September 18, 2018, Jefferson County has eliminated the county portion of the business personal property tax.**

Economic Development Contact:

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Economic Development
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