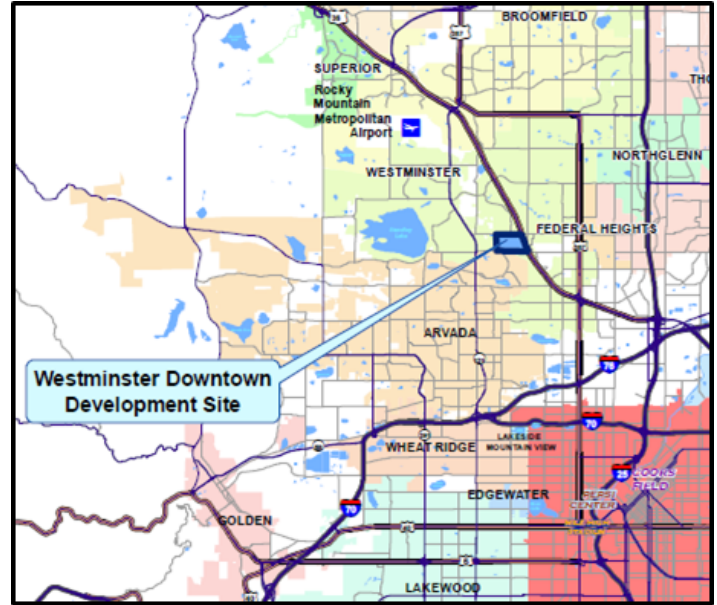


DOWNTOWN WESTMINSTER, CO

CERTIFIED SITE BROCHURE

CORPORATE ECONOMIC DEVELOPMENT



GENERAL SITE INFORMATION

Location	5453 W. 88th Avenue, Westminister, CO 80031
Owner	Westminister Economic Development Authority, Donald Tripp, Executive Director
Size	~90 acres remaining of 105 certified
Zoning	PUD with a Specific Plan that sets forth land uses and building form.
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 rail access. Commuter rail planned just south of the site at 88th Avenue and Westminister 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. 13.kV underground service.
Natural Gas	Xcel Energy. 4" and 6" distribution mains in property, 2 psig meter pressure available.
Water	City of Westminister. 12" water in streets and adjacent to each parcel. Service line size is determined by City Staff on a per development basis.
Sewer	City of Westminister. 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 Westminister. Downtown Westminister 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.

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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