



**WESTMINSTER**  
COLORADO

**Agenda Memorandum**

Agenda Item – {{section.number}}.A.

Westminster Economic Development Authority  
July 1, 2024

**Strategic Priority 1: Access to Opportunity**

Advance access to opportunity and prosperity for all in Westminster through diverse housing choices, increased mobility options, safe and walkable neighborhoods, and strong social networks

**Strategic Priority 2: Community Empowerment and Engagement**

Enhance the sense of community and connection in Westminster through engaging methods of communication and dialogue that improve accessibility, increase understanding, and encourage participation in civic and City life

**Strategic Priority 3: Community Health and Safety**

Invest in innovative and collaborative approaches to provide a continuum of services that preserve, promote, and protect the health, safety, and environment of Westminster

**Strategic Priority 4: Economic Vitality**

Promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base

**Strategic Priority 5: Resilient Infrastructure**

Maintain and invest in resilient infrastructure that creates the highest return for safety, community connectivity, enjoyment of life, and local economic success

**Subject:** Update on Downtown Westminster by Staff and Consultant Team

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**Recommended City Council Action:**

No action necessary.

**Summary Statement:**

- Staff provides an update on Downtown Westminster annually. An overview and presentation will be provided during the July 1, 2024 Study Session, with background included in this memorandum and attachments.

- The former Westminster Mall (the Mall) was a regional retail destination and accounted for nearly 40 percent of the City's sales tax revenues in 1994. Like other regional malls across America, changes in consumer preferences, on-line shopping, and new competitors such as Flatiron Crossing Mall contributed to a significant decline in sales and to the demise of the Mall itself.
- As this once-treasured community asset became blighted, City leadership presented an initial vision and reinvestment strategy to City Council in 2008 and, in 2009, City Council adopted the Westminster Urban Reinvestment Plan (WURP). By late 2009, the Westminster Economic Development Authority (WEDA) had purchased the Trail Dust restaurant, followed by Macy's, Mervyn's, and the remaining mall property by mid-2011.
- From March to September 2012, City Council held visioning sessions through a series of community-wide open houses and on-line surveys to solicit input on what the residents of Westminster wanted for the Mall site. Using this community input, City Council authorized Staff to execute a contract with Torti Gallas and Partners to create a Downtown Specific Plan for the former mall site.
- In 2013, City Council amended the WURP to allow for property tax increment collections through 2038. Tax increment is received following the year collected, therefore WURP will receive the final increment for 2038 in 2039.
- The Downtown Specific Plan was formally approved by City Council in 2014 and Staff was charged with implementing the plan, beginning with the construction of infrastructure and initial discussions with potential development partners.
- In 2015, City Council established the Downtown General Improvement District (GID) to provide a funding source for services to benefit all property owners such as snow removal, roadway infrastructure, lighting, landscaping, parking, parks, utilities, fire, police, and more. In November 2020, City Council certified the GID at a rate of 35 mills.
- Since 2015, there has been approximately \$350 million in private investment with more than 1.8 million square feet of development either completed or under construction, including 82 for-sale residential units and 873 leased residential units.
- Downtown Westminster has a water budget of 807 acre-feet that is accounted for in the City's Water Supply Plan developed in conjunction with the Comprehensive Plan. Approximately 30 percent of this water budget has been committed to development to date.
- Traffic volumes are modeled to be 70 percent of the former mall use with robust transportation options including the Regional Transportation District (RTD) US-36 Sheridan Station, one of the busiest bus connections in the system, and the US-36 Bikeway Corridor. In addition, work continues on the RTD Northwest Rail Peak Service Project which is planned to add a rail station along 88th Avenue adjacent to Downtown Westminster. This report is scheduled to be completed by late Q3 or early Q4 2024.
- Similar to other areas of the community, the City has invested in Downtown public infrastructure projects such as roadways, parks, sidewalks, and utilities to provide a foundation for private vertical construction and investment.

- Completed developments and new retailers include Ascent Westminster: Bonchon Korean Barbeque, Alley Tea, Edward Jones, Sherman Associates Regional Office, Sweet Bloom Coffee Roasters, Westminster Tap and Burger, Sweep Balayage Hair Salon (under lease but not yet open); Aspire Westminster: Inks and Drinks, Superfruit Republic, MADabolic Westminster, and Vatos Tacos and Tequila; 8877 Eaton Street: Hope Pediatric Dentistry, Lash and Company, 100% Chiropractic, PetVet365; Westminster Row: Bank Central and Bluebird Family Dentistry; Alamo Draft House; Origin Hotel; Famille restaurant and the Townhomes on Harlan.
- There are several developments and future retailers proposed and underway including: Woonerf Townhomes, WYND Flats, Townhomes on 92nd, Active Adult Housing, Senior Affordable Housing, Center Park, and the Food Hall.
- The City recently worked with Stoffel & Associates to update the Downtown Westminster Retail Strategy. This analysis provides data around demographics and Downtown Westminster's ability to attract key retail tenants to the area, specifically around restaurant uses and a grocer.
- The City also recently refreshed the marketing material which is provided to a diverse audience including prospective developers, retailers, and residents. The updated marketing materials are included as an attachment to this memo.

**Fiscal Impact:**

\$0 in expenditures.

**Source of Funds:**

Not applicable.

**Policy Issue(s):**

Not applicable.

**Alternative(s):**

Not applicable.

**Background Information:**

History of the Westminster Mall and Redevelopment Strategy

The former Mall was a regional destination and, at its height of popularity in 1994, accounted for nearly 40 percent of the City's sales tax revenues, generating \$7 million per year. However, after Flatiron Crossing Mall opened in Broomfield in 2000, the sales tax revenue from the Mall sharply declined and, by 2013, only \$541,202 in sales tax revenue was collected. The Mall was highlighted on the "DeadMalls.com" website along with dozens of similar failing malls. City leadership foresaw the decline of the Mall and reached out over many years to discuss opportunities with mall ownership, but ownership declined to reinvest in the property.

Since approximately 67 percent of the City's total General Fund revenues come from sales and use tax generation to support fire, police, recreation, roadways, and other services, the loss of the Mall sales tax revenue had a significant impact on the City's budget. Because of this, City leadership took the initiative to replace the lost sales tax revenue from the Mall by investing in new sales tax-generating developments such as the Shops at Walnut Creek, the Promenade, South Sheridan, and the Orchard Town Center (Orchard).

The strategic investment into these areas generated the necessary revenue to continue to provide residents with the expected level of services, as well as to purchase the Mall property and begin the redevelopment project. The optimal and proven location of the Mall site, between Denver and Boulder with direct access to US-36, the RTD US-36 Sheridan Station, existing infrastructure, and arterial roads that could support significant traffic volumes were elements that supported the rationale for redevelopment of the site.

The City acquired most of the Mall property from 2009 to 2011. At that time, the only anchor stores that remained open were Dillard's and JC Penney's. Macy's, Mervyn's, Sears, and the AMC theater had all closed, and the food court only had three fast-food restaurants remaining. With less than 40 percent total retail occupancy, the Mall was no longer a viable shopping destination.

This occurred during the "Great Recession" when the national Gross Domestic Product (GDP) declined by 4.3 percent and the unemployment rate approached 10 percent. Given the economic climate, private redevelopment was not a realistic option. The City created concept plans to present to developers but, without ownership of the property, the City would not be able to control the future of such an impactful site to the community. The further decline of the Mall site would not just be an eyesore, but a signal that the highly visible center of the City was in decline. This in turn could negatively impact surrounding property values, which then could radiate to even more properties in an ever-growing negative feedback loop.

To facilitate the acquisition and redevelopment, the City adopted the WURP and established an Urban Renewal Area (URA) over the blighted Mall site. After the acquisition of the Mall property, the City conducted multiple public visioning sessions with the community to solicit input on what the residents of Westminster wanted to see developed on the site. The result was the framework of what became the Downtown Specific Plan with nine out of 10 residents supporting this vision.

The City then began discussions with national development firms interested in becoming the master developer of the site. However, the development firms were unwilling to commit to the vision of the Downtown Specific Plan given the challenging economic conditions following the Great Recession. After extensive discussions, the WEDA Board, supported by Staff and an experienced consulting team, decided to act as the master developer. The direction was to work with multiple developers to bring a mixture of uses to the site including multi-family residential, entertainment, accommodations, office, and ownership residential.

Since that time, there has been more than \$350 million in private investment in Downtown Westminster with more than 1.8 million square feet of development either completed or under construction, including 82 for-sale residential units and 873 leased residential units. This is in addition to JC Penney, Olive Garden, Bowlero, and Dr. McMurtry's dental office which are considered legacy businesses on site.

#### Water Supply and Sanitary Sewer Capacity

The land uses contemplated in Downtown Westminster were accounted for in the Water Supply Plan developed in conjunction with the 2013 Comprehensive Plan, and the recently adopted 2040 Comprehensive Plan continues this alignment. The City’s Community Services Department and Public Works and Utilities Department evaluate every project to verify water and sanitary sewer capacity and keep the modeling up to date for every project.

Based on full buildout projections, Downtown Westminster has a water budget of 807 acre-feet. To date, only 250 acre-feet, approximately 30 percent of the total water budget, has been committed to development. One of the notable findings during the 2021 Water Supply Plan update was that Downtown Westminster would not likely use the entire water budget based on current trends and actual usage. Specifically, a recent third-party study found that the Aspire at Westminster building uses 43 percent less water than was projected due to the installation of water-efficient flow and flush fixtures. This type of analysis is ongoing and will be incorporated into strategic decision-making as development continues.

Water Budget	
Full build-out budget	807 acre-feet
Currently used	250 acre-feet
Remaining	557 acre-feet

### Traffic Volumes and Mobility Connections

In 2016, one of the first technical studies prepared for Downtown Westminster was the Mobility Study to evaluate the existing roadway networks, site-generated traffic counts, intersection levels of service, mobility connections including sidewalks, and the RTD US-36 Sheridan Station. This study was prepared by a team of local transportation engineers along with participation from City staff, Jefferson County, the City of Arvada, the Colorado Department of Transportation, RTD, the Chamber of Commerce, and adjacent homeowners association representatives. This mobility study was completed in the fall of 2017.

At peak occupancy, the former Mall generated approximately 43,500 trips per day. In contrast, at build-out, Downtown Westminster will generate approximately 30,500 trips per day or approximately 70 percent of the former mall volume during its peak. Part of this reduction is due to the mix of uses. The Mall required auto-focused transportation traveling into and out of the site, whereas a mixed-use development allows for a distribution of vehicles traveling into the site for the retail and office while some residents will use mass transit, biking, or will work from home. Additionally, many residents no longer rely on their vehicles and can walk to retail, restaurants, service commercial, and entertainment options within Downtown Westminster or nearby.

The completion of the Sheridan underpass last summer provides a direct connection to the US-36 Sheridan Station with the Flatiron Flyer and local bus routes that allow for quick access to Denver Union Station and Boulder. The US-36 Bikeway Corridor also connects through the Sheridan underpass making a significant safety improvement to the regional bikeway system.

In addition, RTD is studying the feasibility of the Northwest Rail Peak Service that would provide three trains from Longmont to Denver in the morning and return three trains from Denver to Longmont in the evening, using existing BNSF tracks for the section within Westminster. One of the proposed rail stations is located near 88th Avenue and Harlan Street providing direct access to Downtown

Westminster. RTD is finalizing the feasibility plan, and it is expected to be released in Q3 or early Q4 of 2024. FRPR, which initially seeks to connect Ft. Collins to Pueblo, is currently studying potential routes and aligning with the B Line. It is unclear whether a Downtown Westminster stop will be included in the final plan for this line.

### Initial Public Investment Unlocks Ongoing Private Investment

Most major public/private development and redevelopment projects leverage an upfront public capital investment to catalyze private investment. This was done in the case of the Orchard; an initial investment of \$100 million in public investment netted a Phase One private development of \$350 million with more private developments coming in later phases. The successful strategy with the investment in the Orchard and its sales tax contribution to the City placed the City in a financial position to invest in the long-term strategy of Downtown Westminster. The City's role in the development of Downtown Westminster is to create the blueprint for a vibrant community with more than \$1 billion in private development on one of the most promising sites in the Metro Area. Also, with a mix of private owners and developers and a diverse mix of retail, commercial, and residential uses, Downtown Westminster will have increased resilience. The strength of this redevelopment will result in organic growth and reinvestment over time, continued property tax, sales tax, and GID revenue production.

Initial acquisition, demolition, and investment in public infrastructure made up much of the up-front public investment. The City invested nearly \$30 million to acquire the Mall property, \$811,000 to demolish obsolete structures, and over \$40 million to install public roads, utilities, parks, and the first parking structure. In addition to these investments, incentive packages provided to the first-in development projects were a tool to reduce risk and catalyze redevelopment. By establishing the URA, WEDA generates property tax increment revenues above the base property tax valuation to reimburse the City's investments and provide dedicated funding for additional services and investments needed by the project.

In 2009, WEDA issued a Request for Proposal (RFP) to attract a master developer to redevelop the Mall site. However, after months of negotiations with interested developers, it became apparent the developers did not have the capacity to complete the project in a way that was consistent with the Specific Plan. Very few developers could underwrite the large scale of the plan, even on a phased development basis. It became evident that the developers also did not have the long-term commitment and patience of the City to see a complex development, with a buildout projected for 2040, through to fruition. As such, WEDA decided to take on the implementation of the Downtown Westminster using a combined team of expert consultants and Staff. The team aggressively marketed Downtown Westminster and was able to attract significant private investment. The first phase of developments included Alamo Drafthouse (\$13 million), Eaton Street affordable housing (\$30 million), Ascent (\$90 million), Aspire (\$85 million), and Westminster Row market rate mixed-use projects (\$80 million), the Origin Hotel (\$30 million), and the first for-sale residential, Townhomes on Harlan (\$18 million). In total, these projects brought approximately \$350 million in private investment to Downtown Westminster.

To provide for the maintenance of public facilities in Downtown Westminster, as well as provide a repayment stream for the City's investment, a GID was created in 2015. An Intergovernmental Cooperation Agreement (ICA) between the City, WEDA and the GID captures WEDA's obligation to repay the City for its investments and allows the GID to use its revenue to pay for capital

improvements, maintenance of improvements, and services. In November 2020, City Council certified the GID mill levy of 35 mills. With the GID levy, the mill levy for Downtown Westminster is 112.761, which is lower than similar development projects in the area. The Downtown Westminster GID is a special district in which the property owners agree to tax themselves at a slightly higher rate for additional services and capital investments such as public improvements, facilities, projects, systems, programs, or services, and for operations and maintenance expenses. Examples of operations and maintenance expenses include snow removal, roadway asphalt maintenance, street light electric costs, trash and debris removal, and general maintenance in public areas that are not the responsibility of private parties. Since the mill levy was certified in 2020, the GID generated over \$2,012,000 in revenues to offset City expenditures.

The table below summarizes the revenues and City investments accrued to date. A key goal of Downtown Westminster is to create a vibrant, intergenerational, mixed-use development that focused on fulfilling the vision of community building while also generating sales tax revenue, albeit not likely to the same scale as the more retail-oriented Orchard Town Center or Shops at Walnut Creek. To date, revenues generated from the Downtown development - which saw the first private sector development completed in 2019 - are nearly \$71 million to the City's \$140 million in expenditures and capital investments. With full buildout expected in 2040, Downtown Westminster is developing as planned even despite the global pandemic and shutdowns.

Acquisition Expenditures, Capital Investments, and Revenues through 2023:

Revenues 2009-2023

\$ 982,155	3% Sales Tax – Incremental
\$ 12,228,094	3% Sales Tax – “Base” & After TIF
\$ 4,439,190	Net Property Tax Increment
\$ 139,770	“Base” & After TIF Property Tax
\$ 12,989,474	Land Sales
\$ 26,885,328	Development Review, Use Tax and Tap Fees, Acco/Admission
\$ 6,774,740	Rental, CAM, Interest Earnings, and Misc
\$ 554,924	Profit Sharing
\$ 2,005,801	General Improvement District (GID)
\$ 1,096,452	Parks & Open Space Tax (POST)
\$ 2,631,485	Public Safety Tax (PST)
<b>\$ 70,727,413</b>	<b>Total revenues</b>

Expenditures and Capital Investments 2009-2023

\$ 14,361,606	Soft costs (engineering, consulting, legal, and brokerage fees)
\$ 1,260,866	GID Expenses (maintenance)
\$ 29,250,523	* Land Acquisition
\$ 43,050,711	* Capital Investments (infrastructure/Parks) COP
\$ 38,561,676	Development Incentives (fee rebates)
\$ 13,850,426	COP Debt Payments (interest only)
<b>\$ 140,355,808</b>	<b>Total expenditures and investments</b>

\*Note: Capital investments and property purchased are assets owned by the City and have increased in value since the time of purchase.

Lastly and most importantly, for retail to survive and flourish in Downtown Westminister, and with retail sales tax being so important to the City's budget, there must be a critical mass of residents on the site. Visitors from the primary trade area and future office tenants will also provide support for the retail and service businesses in Downtown Westminister. The saying "retail follows rooftops" is true and was built into the technical analysis that formed the Specific Plan, which identified the number of residential units needed to support the retail.

## **DEVELOPMENT UPDATE**

### New Developments in Progress

**Woonerf Townhomes** – 17 new, for sale townhomes at 91st Avenue and Westminister Boulevard are the second phase of the successful Townhomes on Harlan.

**WYND Flats** – 20 condominium homes located at 90th Avenue and Westminister Boulevard will be the first condominiums constructed in the City of Westminister in well over ten years due to the complications surrounding the Colorado Construction Defects Law.

**Block A-4 Woonerf** – Pedestrian alley and streetscape on Block A-4.

**Townhomes on 92nd** – 31 new townhomes are currently under construction on the south side of 92nd Avenue and the west side of Eaton Street.

**Center Park** – This signature community space with flexibility and multi-tiered event potential will serve as the heart of Downtown Westminister with an event lawn, a multi-use gathering plaza, an iconic urban play feature, hillside lawn seating, a water play feature with thematic structures, and more. Construction began in June and is expected to be substantially complete by Fall 2025.

### Existing Developments

**Alamo Draft House** – Opened June 2019 with a 9-screen movie theater and restaurant.

**8877 Eaton Street** – Opened in July 2019 with 118 affordable units at 30 percent to 60 percent of Area Median Income (AMI) apartment units that are fully occupied with a waitlist. Hope Pediatric Dentistry, Lash and Company, 100% Chiropractic, and PetVet365 are currently open for business in the ground floor retail space along 89th Avenue.

**Ascent Westminister** – Opened in November 2019 with 255 apartments, 26 of those units are restricted to workforce housing at 80 percent of AMI. Sweet Bloom Coffee Roasters, Westminister Tap and Burger, Bonchon Korean Barbeque, Alley Tea, Edward Jones, and Sherman Associates Colorado office are currently open on site.

**Origin Hotel** – Opened in March 2021 with 125 boutique hotel rooms. The Famille restaurant is open on the first floor of the hotel on Westminister Boulevard.

**Aspire Westminister** – Opened in January 2022 with 226 apartments, 23 of those units are restricted to workforce housing at 80 percent AMI. The first-floor retail sits directly on Center Square and Westminister Boulevard and will be the hub of activity in Downtown Westminister. Open commercial

spaces include Inks and Drinks, Superfruit Republic, and MADabolic. Vatos Tacos recently opened and plans for the Food Hall are expected to be submitted for building permit review shortly.

**Westminster Row** – Opened in January 2022 with 274 apartments located along Westminster Boulevard and Central Avenue. Commercial tenants include Bank Central and Bluebird Family Dentistry.

**Townhomes on Harlan** – Opened in January 2023 with 34 townhomes, and the second phase of development, Woonerf Townhomes, is scheduled to be completed this summer.

**Legacy Businesses** – Include a 180,000-square-foot JCPenney, Olive Garden, Bowlero Westminster, and Dr. McMurtrey's Endodontics office.

### Future Development

The course of future development is dependent on a number of factors, including market changes in the use of office space, interest rates, construction material costs, and housing demand. The development environment has changed dramatically in the last few years. Interest rates for new development are in the range of eight to 10 percent rather than three to five percent pre-pandemic. Construction material costs have roughly doubled. The demand for office space has collapsed as workers and employers deal with the issue of remote work and the role of a physical office. Housing demand has remained strong, but home buying is difficult with the high interest rates. Despite these issues, Staff and the consultant team are currently working on the following developments that may be presented to the WEDA Board for action in the next year:

- **Block B-5 Active Adult Housing:** WEDA received a proposal for a 165-unit active adult development on Block B-5 located at approximately 90th Avenue and Westminster Boulevard. The proposal is similar to the development proposed by VH Vertical LLC, whose Purchase and Sale Agreement was terminated in November 2023. Negotiations continue focusing on the design of the building and the economics of the final agreement.
- **Block B-5 Affordable Senior Housing:** WEDA has received a proposal for a 50-unit affordable housing project at 30 to 80 percent AMI to be located on the remainder of Block B-5, adjacent to the west side of Bowlero bowling alley. Staff is currently analyzing the preliminary proposal.
- **Block B-6 Townhomes:** Walker Thrash, the developer of the Origin Hotel, the Townhomes on Harlan, and the Townhomes on 92nd Avenue, has proposed construction of 31 townhomes on Block B-6 located at approximately 92nd Avenue and Westminster Boulevard. Discussions are currently underway regarding design and economics of development.
- **Block C-6 Temporary Dog Park:** Construction will begin in July on a community dog park on Block C-6 at the corner of 90th Avenue and Fenton Street. The fenced area for small dogs will be approximately 6,000 square feet and the area for larger dogs will be approximately 22,600 square feet. To enhance activation and provide additional community space, a container kiosk for the sale of beer, soda, and snacks is planned to be constructed adjacent to the dog park. Given the number of dogs in Downtown Westminster, the dog park is

expected to become an important community gathering place, especially while the new Center Park is under construction.

- **Aspire Food Hall:** Construction on the Aspire Food Hall is anticipated within four months with an opening in Fall of 2025. The Food Hall will further activate the Central Square and is expected to attract customers from both the Downtown as well as outside the area.

Staff and the consultant team are also pursuing other major developments:

- **Office:** Office construction is virtually nonexistent nationally and in the Denver Metro area. The changing nature of office utilization has resulted in high vacancy rates and little demand for new space. High interest rates on top of diminished demand make it unlikely that any new speculative office development is on the horizon. Discussions with respected developers indicate that rental rates are in the range of \$20 to \$22 per square foot while construction costs are around \$40 to \$44 per square foot. The only prospect for office development is to find a tenant/user with a need for new space that can then be paired with a developer who can construct a build-to-suit scenario for a tenant/user. The consultant team is actively searching for such a prospect.
- **Grocer:** While external factors unrelated to Downtown halted plans for a Marczyk Fine Foods grocery store, there remains a need for a grocery store in Downtown Westminster. The consultant team continues to engage with various grocers about locating in Downtown Westminster, supported by the third-party data of Stoffel and Associates, a retail market research consultant, that indicates a demonstrable demand for a grocer in Downtown Westminster.
- **Retail and Restaurant Uses:** A recent retail analysis update performed by Stoffel and Associates shows strong demographic demand for retail and restaurant uses from both the Downtown Westminster residents and from residents within a five- to 10-mile radius. Downtown Westminster resident profiles show that the growing on-site population is younger than the city's average and income levels are comparable or better than many centers and districts in Colorado. While these shifts in area demographics are considered a positive trend for retail and restaurant prospects, prospects may not initially uncover this data through their standard, radius-focused models due to the considerable, recent changes in Downtown which are shifting the greater trade area to a younger and wealthier demographic overall. Although "brick and mortar" retail demand has changed over recent years, there is still strong demand for approximately 550,000 square feet of retail, including the current JCPenney. This demand should support approximately 70,000 square feet of restaurant use at buildout. There is approximately 155,000 square feet of ground floor retail, dining, and services space currently in Downtown Westminster, not including the 178,000 square foot JCPenney building. Approximately 47,000 square feet of the existing total, or 30 percent, is comprised of food and dining uses. This represents about half of the expected total at the buildout of Downtown Westminster in 2040.
- **For-lease Residential:** The current for-lease residential projects, Ascent, Aspire, and Westminster Row, are close to fully occupied and performing well, with all three projects serving a segment of the market that is characterized by young professionals. Downtown Westminster also needs for-lease residential product that serves a wider variety of the

market, including seniors, higher income individuals and families, and low- to moderate-income renters. High interest rates and uncertainty in demand have dampened interest in new rental residential development. In order to better understand demand as it relates to Downtown Westminster, The Concord Group has been retained to analyze the rental market. This information should assist in attracting developers to pursue a variety of opportunities once interest rates decline. The goal will be to pursue developments that are architecturally distinctive and that appeal to unserved market segments.

- **Ownership Residential:** Ownership residential to date has been in the form of townhomes on Blocks A-4 and C-7, and possibly on Block B-6. In addition to providing ownership opportunities, these townhomes provide a transition from adjacent lower density neighborhoods to a denser Downtown Westminister. To date, condominiums have been limited to the WYND Flats, scheduled to begin construction in November 2024. Additional condominiums are projected for a portion of Block A-1 located at 89th Avenue and Harlan Street. That project will be influenced by plans for RTD and regional rail service to the proposed Downtown Westminister station. Additional condominium development is likely to depend on the resolution of Colorado's construction defects issue.
- **Cultural/Educational Use:** Staff continues to seek a compatible cultural or educational use to locate in Downtown Westminister. These types of uses attract many daytime visitors from around the region and often construct unique, iconic structures that can contribute to the architectural interest and aesthetics of Downtown. Visibility along the US 36 corridor, as well as ease of access provided by US 36, other major roadways, and transit options, and walkable amenities make Downtown Westminister an attractive location.

While the current development environment is uncertain, particularly regarding interest rates, demand, and construction costs, the Downtown has always been intended to be market-driven, with a Downtown Specific Plan that is flexible to meet future demand, styles, and expectations.

Staff will continue to keep the WEDA Board and City Council apprised of progress through formal means, such as Study Sessions and Information Only Memos, as well as informal means, such as weekly update emails, event invitations, and City Manager Updates. It is important to note that every development project in Downtown Westminister must be approved by the WEDA Board.

Receiving a presentation and update on Downtown Westminister meets the City's Strategic Priorities of Access to Opportunity, Community Empowerment and Engagement, Community Health and Safety, Economic Vitality, and Resilient Infrastructure by ensuring there are diverse housing choices downtown, creating a safe and walkable neighborhood, enhancing the sense of community and connection, building a sustainable development, and promoting and supporting a resilient Downtown that attracts and retains businesses and residents, and diversifies the City's tax base.

Respectfully submitted,

*Mark A Freitag*

Mark A. Freitag  
City Manager

**Attachments:**

Attachment 1: Downtown Westminster Brochure

Attachment 2: Downtown Westminster Updated Marketing Materials

Staff Presentation of Downtown Westminster Update