

WESTMINSTER STATION AREA STUDY SESSION

May 1, 2023

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Development Director

John Burke, Economic Vibrancy
Manager

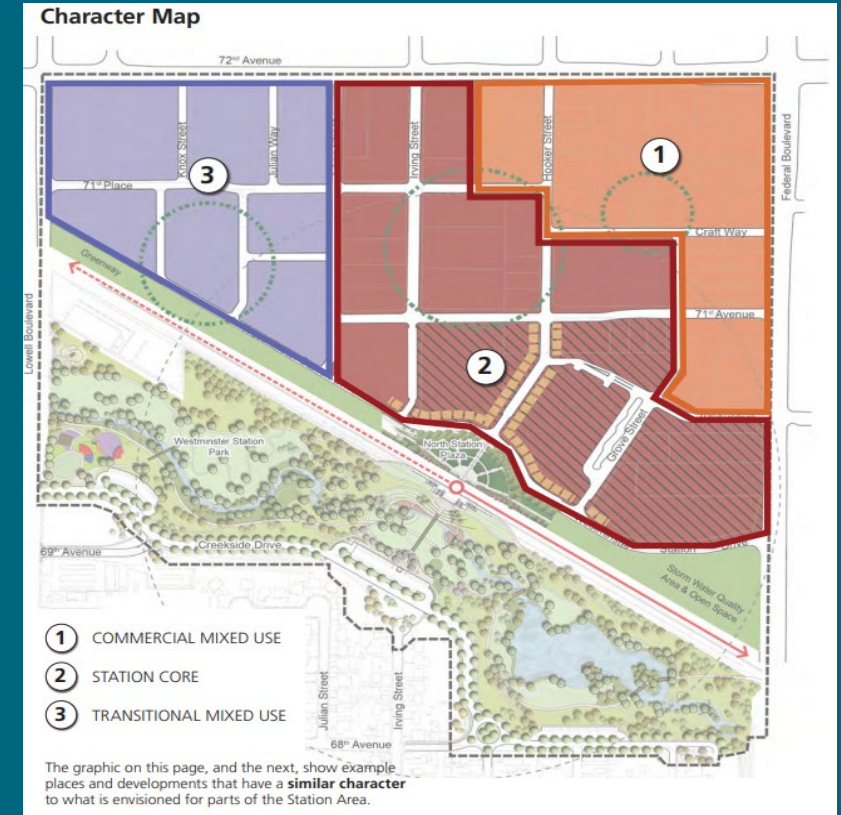
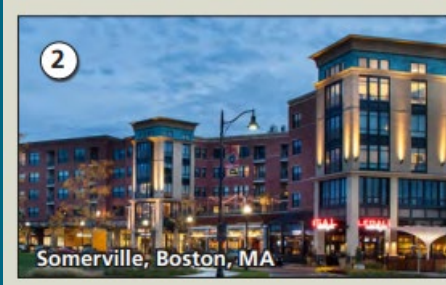
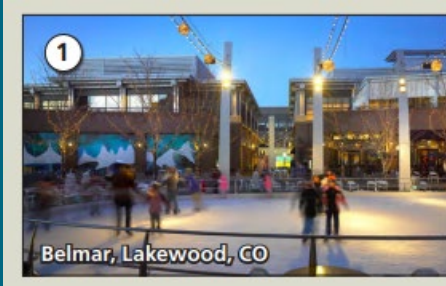
Sean McCartney, Program
Planner/Designer

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Development Administrator

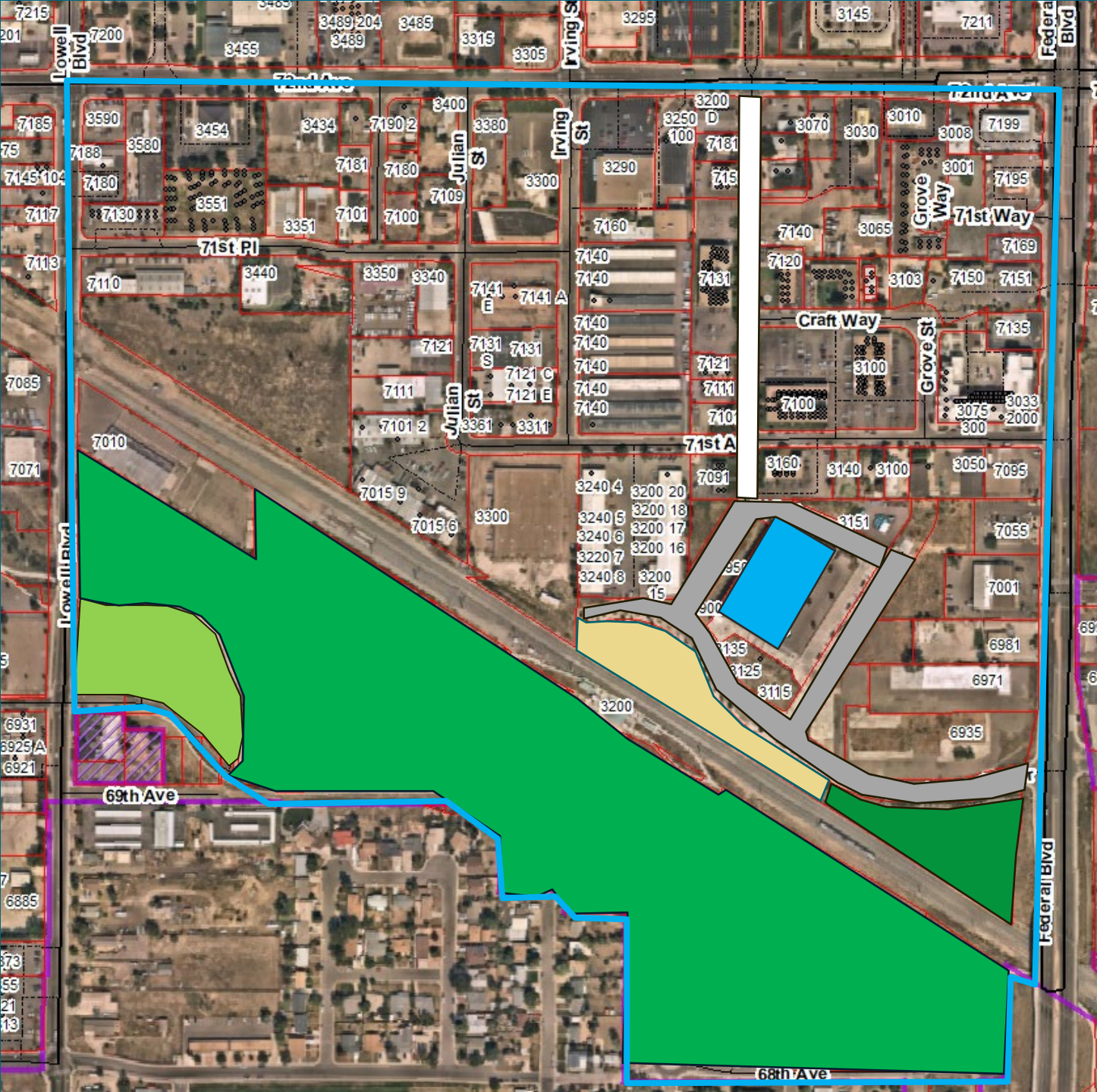
Providing Information to City Council Agenda

- I. Specific Area Plan
- II. Public Investments
- III. Community Building
- IV. Private Sector Developments
- V. Challenges and Opportunities

WESTMINSTER STATION AREA SPECIFIC PLAN



Transit-Oriented Development (TOD)



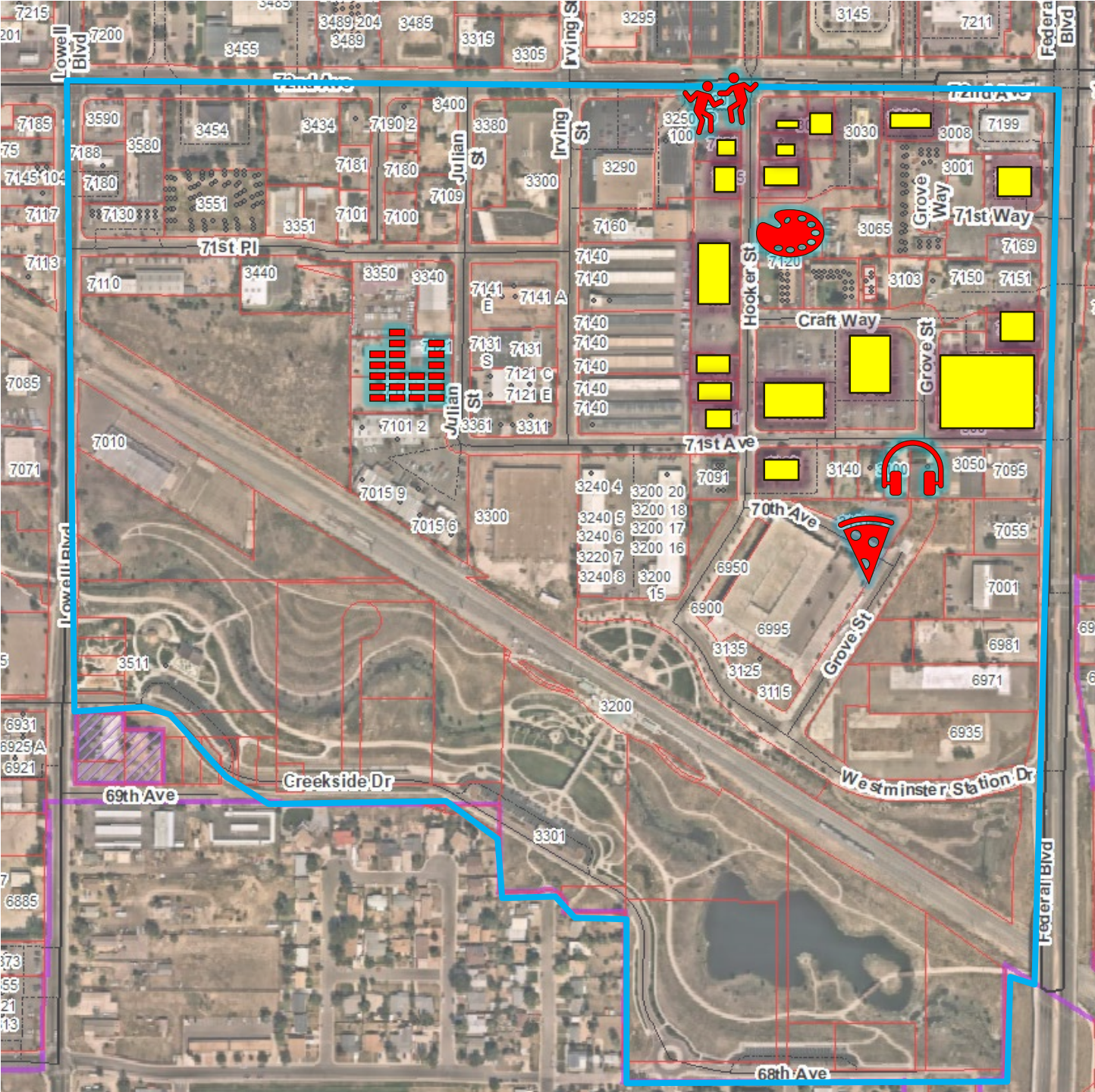
CIP PROJECTS- \$80M

- Station Platform
- Parking Garage
- Street Network
 - Westminster Station Drive
 - Hooker Street
 - Grove Street
 - 70th Avenue
- Regional Detention and Stormwater Quality Pond
- Little Dry Creek Park
- TOD Fiber line
- Hooker Street Pedestrian Lights and Sidewalk
- Nature Playground

PARTNERSHIPS

RTD- Platform and Station
CDOT- Federal Boulevard
ADCO- Parcel acquisition and playground
GOCO- Nature Playground
Westminster Legacy Foundation- Nature Play

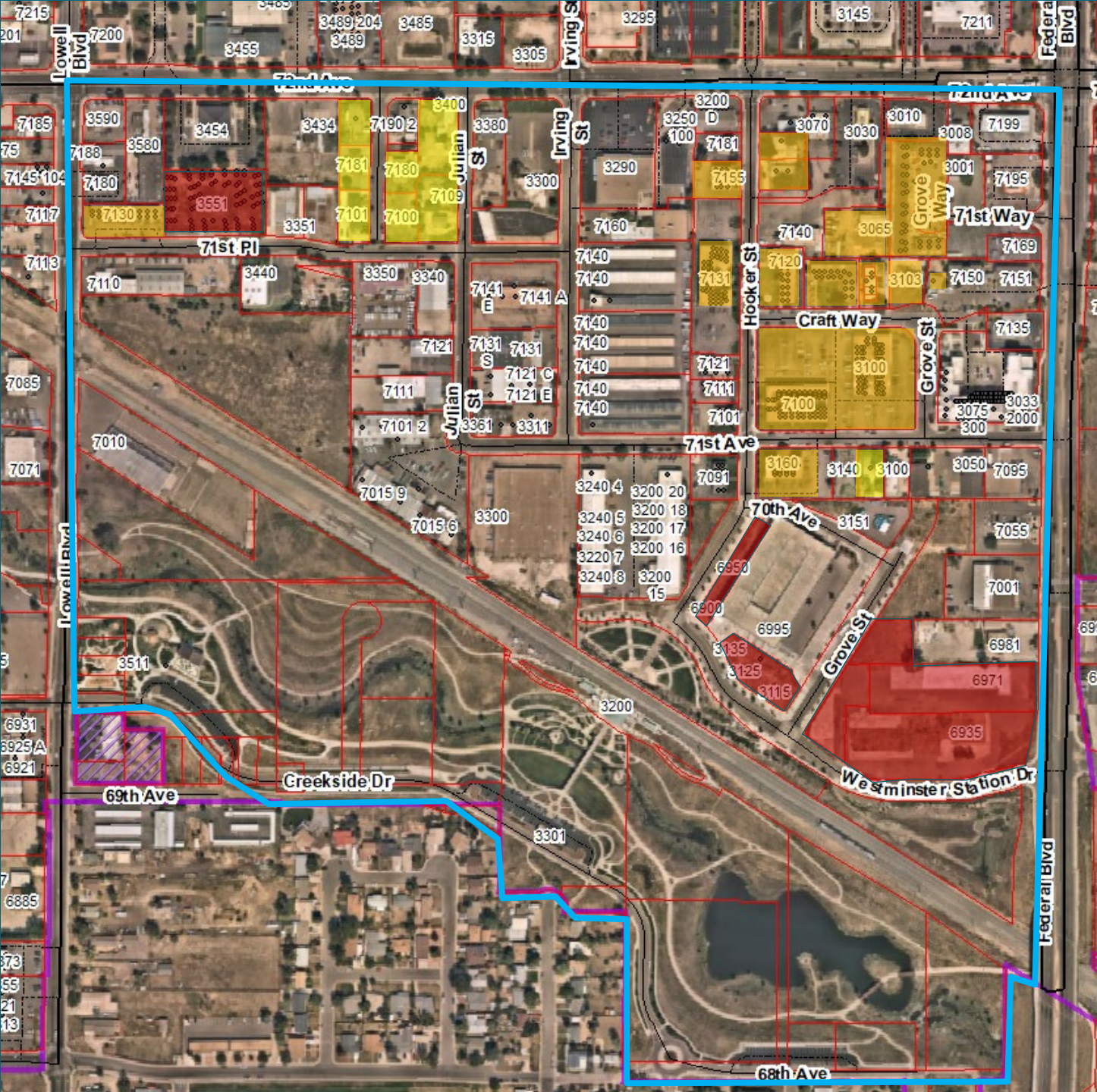
ARTS AND CULTURE



- Bachata Dance Studio
- Medusa Collective
- Colorado Sound Studio

- Babe Walls
- Duke's Auto
- Food Truck Park



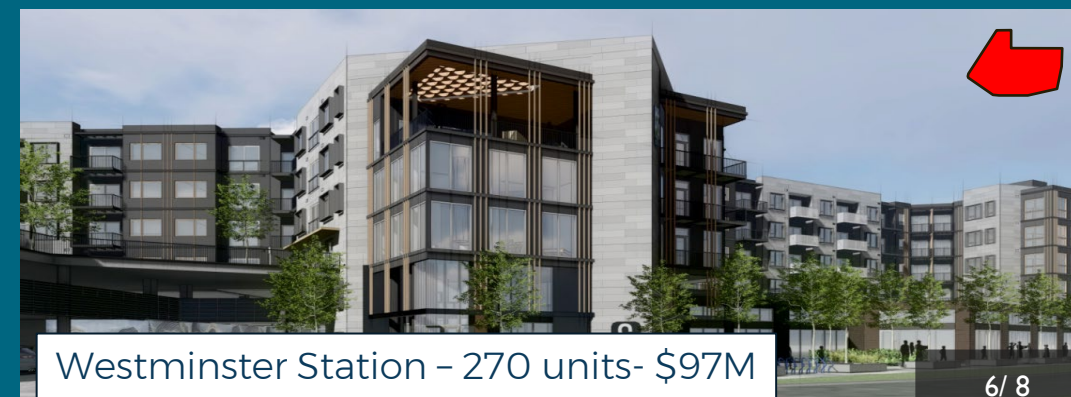
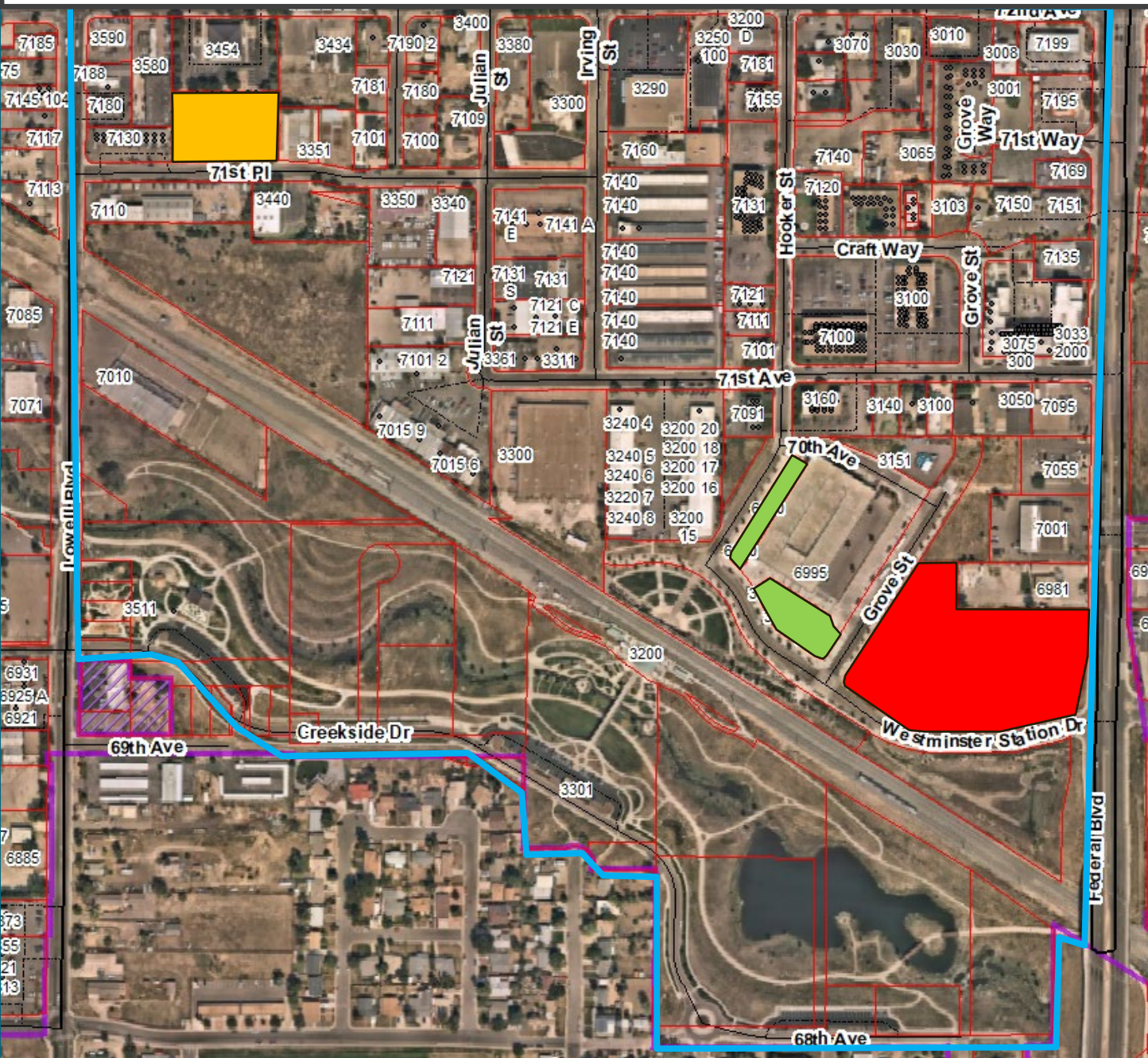


RESIDENTIAL UNITS

Existing Units	341
New Units Allowed	1,340
Total Units Allowed (Existing + New)	1,681

- Missing piece of the TOD
- New units may include:
 - Townhomes
 - Live/Work
 - Multifamily Apartments
 - Condominiums
- Mix of ownership and rental
- Mix of market-rate, attainable and workforce
- Rehabilitate or replace older, multifamily housing stock

DEVELOPMENT ACTIVITY



CHALLENGES AND OPPORTUNITIES

- Fragmented Ownership- land assemblage, existing uses
- Disinvestment, obsolete structures, safety concerns, homelessness
- Incremental Approach- provide direction to development partners
- Highlight path for current business who are ready to make improvements or redevelop
- Facilitate and support character of existing businesses and burgeoning arts scene
- Redevelopment and Adaptive Re-Use Toolkit



QUESTIONS?

