

Downtown Westminster News Archives

Sherman Associates Breaks Ground on Ascent at Downtown Westminster

(Aug 03, 2017)

The City of Westminster has announced that Minneapolis-based developer Sherman Associates has broken ground on a five-story residential and retail project in Downtown Westminster. This comes on the heels of the announcement that Denver favorite Marczyk Fine Foods will open their third location on the first floor of Origin hotel, also on the downtown site.

The Sherman project, located at Westminster Blvd. and 88th Avenue, will include 24,000 square feet of retail, 255 residential units (including 10 percent workforce housing at rents lower than market rate), and underground parking. Total square footage, including parking will be 484,000 square feet.

The entire project will be LEED Silver certified and will feature amenities such as large outdoor living and community areas, a fitness and yoga studio, and an outdoor kitchen. The property will also be pet friendly.

“The Sherman ground breaking is the kick-off of much activity to come,” said Westminster Mayor Herb Atchison. “Right now we have deals working on several parcels on the Downtown Westminster site, and they will bring a mix of residential, retail, office and entertainment that match our long-term vision.”

The vision for Downtown Westminster is based on building community over time, creating a resilient, sustainable and synergistic district that is ever-evolving. The 105-acre Downtown site will have a mix of uses, with 2,300+ residential units, 2million square feet of office, 750,000 square feet of retail, 300 hotel keys, and a vibrant culture and arts district.

“We are setting aside 18 acres specifically for parks and public spaces,” said Sarah Nurmela, Downtown Westminster real estate and development manager. The city just started construction on a 1.2-acre Central Square, and is planning for 200 events a year, from small community gatherings to large festivals.

“We are looking to establish not only an authentic downtown and community destination for Westminster but a regional destination with experienced-based programming and retail,” said Nurmela.

Marczyk Fine Foods and Origin Hotel Partner Together in Downtown Westminster

(Jul 19, 2017)

The City of Westminster has announced that Denver favorite, Marczyk Fine Foods will open their third location on the first floor of Origin hotel in Downtown Westminster. Coined as “Marczyk 2.0” the 9,000-sq. ft. store will house a full-service fresh grocery, along with wine and liquor, and will feature additional in-store seating for deli and prepared foods.

With more than 15 years in the Denver market, Marczyk’s decided to expand its reach to Westminster due in part to the vision that is driving the development of the City’s new Downtown on the former Westminster Mall site.

“We were attracted to this site because of the commitment the City has made to build a true downtown with different developers and users that share a common vision,” said Pete Marczyk, co-founder and CEO of Marczyk Fine Foods.

Westminster has stood by its vision to create a unique downtown for its residents, with a “block by block” approach, facilitating an organic nature of development, rather than a master-planned community designed by one developer.

Marczyk is gladly taking on the role of “pioneer” in this move, knowing that their other two Denver locations saw the community develop around them. “This is not our first rodeo”, said Marczyk. “Our first two stores opened before the neighborhoods were vibrant. We create a fun and friendly experience for our customers to shop, capped off by special events including our popular Friday Burger Night in the summer, and our annual pig roast.”

While a specialty grocery store located on the first floor of an independent hotel is a unique concept, the Thrash Group, developers of Origin, is at home with development concepts that push the boundaries. “In our first meeting with Pete, we

immediately realized how much the Marczyk ideals lined up with our Origin brand,” said Walker Thrash, partner with the Thrash Group.

“We couldn’t have asked for a more exceptional first in development from the Thrash Group and Marczyk’s to have a signature fine grocer on the ground floor of a unique independent hotel,” said Westminster Mayor Herb Atchison.

The Origin brand is described as ‘an independent hotel collection that began from a premise to redefine the hotel as a community. It is an experience-driven culture for explorers, travelers, and experience junkies.’

“We want to be the most local hotel in the area and it made sense to partner with the premier local fine foods grocer. We aim to be the starting point for the traveler’s experience in Westminster, and are excited about the offerings we can explore together,” said Thrash.

The fact that both are family-run businesses with a passion for their product did not escape them. Patriarch of the family, Ike Thrash, started the Thrash Group, and now works alongside his sons Walker and Joe. Pete Marczyk co-founded Marczyk Fine Foods with his wife Barbara Macfarlane, and Pete’s brother Paul serves as president of the company.

In addition to integrating Marczyk Fine Foods into their lobby area, Origin will feature a chef-driven restaurant, and are looking for the right first-floor retailer to complement the grocer. “The commitment of Thrash to bring in a chef driven restaurant to the hotel will only enhance the experience for hotel guests and shoppers to the downtown,” said Sarah Nurmela, Downtown Westminster Real Estate and Development Manager.

This is the second Origin hotel to be built in the Denver Metro Area, the first one planned for I-70 development near Red Rocks Amphitheater.

City Seeking a Reduced Energy District Partner

(Jun 13, 2017)

The City of Westminster has a strategic vision to be “one of the most sustainable cities in America”. The City of Westminster Colorado is developing Downtown Westminster into a high density, mixed-use community of approximately 4 MSF. While Phase 1 of the project is currently underway, a second phase, of approximately 2 MSF of office, hotel and conference center space is in planning. The City is considering implementation of a District Energy system to serve this Phase II area.

Currently, the City of Westminster, CO is seeking a Reduced Energy District Partner to help develop and manage the new downtown energy infrastructure. The City envisions a long-term public private partnership of mutual benefit that will reduce energy costs and use through a range of energy infrastructure systems, financing models, strategic partnerships, community energy planning, and goal setting. The goal is to attract continued development in the downtown, while developing a range of energy resources to reduce consumption and the emissions related to non-renewable fuels. In addition, the City envisions a community education component which creatively and continuously shares information on the Reduced Energy District with visitors to the site and the community it serves.

Proposals are due July 13, 2017

This Request For Interest can be accessed here: [RFI Westminster District Energy Partner](#)

Current projects underway map can be found here: [Current Projects Map](#)

Questions? Contact: Tom Ochtera, Tochter@cityofwestminster.us (303) 658-2551

Downtown Westminster roadways nearing completion

(May 23, 2017)

Construction of the Downtown Westminster utility and roadway network is scheduled for completion in July. [Check out the "drone" view](#) of the roadway improvements.

Don't forget -- you can watch live progress of the construction of Downtown Westminster [here](#).

Video Showcases Downtown Parking Garage

(Mar 01, 2017)

Curious to know what's happening in Downtown Westminister? A new video series will provide the latest updates.

One of the first steps toward the vision of a new downtown is the parking garage. [Check out the progress of this project and what's coming up next.](#)

Downtown Westminister Projects on the Horizon

(Jan 31, 2017)

Get a quick glance of all this is going on and going up at Downtown Westminister. With lots of projects slated to start in 2017, Downtown Westminister will be a flurry of activity. The attached map outlines what project is opening when, and where it will be located on the Downtown site. Expect a lot of construction and exciting announcements in the next year, and beyond.

Watch Downtown Westminister construction progress live!

(Oct 27, 2016)

Vertical development has begun at Downtown Westminister, and you now have the ability to view all the construction progress live! Click [this link](#) to see what's going on and what's going up at the new Downtown Westminister. Currently our team is building a six-level, 268,000-square-foot parking garage capable of parking upwards of 880 vehicles. Ample space for parking is fundamental to the success of our new downtown, and the City is building the first publically-owned, green parking garage in the country.

[Follow our progress](#) and see what unfolds as we build our city's new downtown.

A look at progress on Downtown Westminister project

(Oct 27, 2016)

By Amanda del Castillo, Channel 7 News

WESTMINSTER, Colo. – Construction on the new Downtown Westminister area started off slowly, but developers told Denver7 that progress is going as planned.

In just a few years, the view along U.S. 36 will change. The 105-acre lot that once was the location for the Westminister Mall will hold the planned Downtown Westminister.

Developers already have the infrastructure in place -- utilities, streets, and pedestrian and bike paths to the site.

Developers said the location between Denver and Boulder will make access favorable for visitors.

Most of the mall was demolished in 2011 to make room for the project. Some residents told us development is crawling. Developers said they ran into issues early, after hiring a master developer.

“Ultimately, we went through four of those to no success. We kind of failed in that perspective,” said construction and development manager John Burke.

He said both city council and those living in Westminster knew the vision they wanted to have, and the vision the master developers provided didn’t match up.

According to Burke, as a city, it was more tenacious to take development block by block, than hire a master developer who would come and get the job done quickly.

He added, “We know we’re going to be here for the long-haul. We want to create a community that really, our citizens want to see.”

Burke admits the project will take quite a while, but residents, businesses and visitors should be able to access Downtown Westminster by late 2017, or early 2018.

The downtown site won’t be completely unfamiliar. The state’s most profitable JCPenney is still located on the property, as well as an Olive Garden restaurant.

For link to video story, click [here](#).

Downtown to be featured at ULI's TOD Marketplace event

(Oct 24, 2016)

On November 9 and 10, 2016 Urban Land Institute (ULI) will host TOD Marketplace -- a two-day event that combines transit and development tours, programming with local and national speakers, and a trading floor designed to attract investment and make deals.

The City of Westminster is excited to be involved with this marquee development event. The TOD Marketplace plans to attract 500 leading developers, brokers, property owners, architects, financiers, planners and other public and private sector professionals in land use. Both the Downtown Westminster site and Westminster Station will be front and center for this event, showcasing the development opportunities we have to offer.

Representatives from the City will be participating on panels, as well as hosting a tour of the B Line development at Westminster Station, and a tour of the Downtown Westminster site. For more information on the TOD Marketplace click [here](#).

Downtown Westminster getting national news exposure

(Oct 12, 2016)

The new Downtown Westminster development was recently featured in *Development* magazine – a national publication with a circulation of 20,000 of commercial real estate’s best and brightest. Downtown Westminster was highlighted, along with another suburban municipality -- Addison, Texas -- for their use of city streetscapes in the creation of lively new downtowns.

To read more about Westminster’s bold vision for the new downtown, click [here](#). The story was also picked up by CNU (Congress for the New Urbanism) and can be read [here](#).

Two Fall events moved to Spring 2017

(Sep 19, 2016)

Two events slated for the Downtown Westminster site for this October have been moved to possible Spring 2017 dates. Both Ciclovía and the Denver Flea (see [original article here](#)) will most likely be rescheduled in April/May of next year. Unforeseen circumstances led to the postponement of both events.

We are still very excited for the two events that remain on the calendar this Fall:

Halloween Harvest Festival in October

This October, Westminster is taking the festivities outside. The Halloween Harvest Festival will be held in lieu of the Halloween Carnival, previously held at City Park Recreation Center. This open air festival will celebrate all things fall, including a pumpkin patch, hayrides, and s'mores stations. In anticipation of this event, almost 500 pumpkins have already been planted along 92nd Avenue.

Mud Bowl in November

A recreational co-ed and men's football tournament, produced by the Western Alternative Sports Association, is the epitome of classic fall fun. Depending on weather conditions, football fanatics will be sliding in the mud – or snow! Starting organizing your team of family, friends and coworkers, and start a new holiday season tradition.

For more information on all city events, please check out the city website. If you would like to volunteer or put on an event at the downtown location please contact Melinda Fiscus at 303.658.2213.

The Lowdown on Downtown Westminster

(Aug 30, 2016)

The following is a “lowdown” on what’s been going on Downtown, and what you can expect to see happening in the near future. Sarah Nurmela, the Real Estate and Development Manager for Downtown Westminster gives us her take on all the upcoming activity:

Approved master plan for parks

“The first phase of parks work will begin in 2017 with the building of the Central Plaza and key streetscapes,” said Nurmela. “More than 20 percent of the developable area in Downtown Westminster is being devoted to public spaces and parks. When people come to our downtown, we want them to experience it through truly memorable public spaces.

Progress of streets and garage

“Streets and infrastructure will be completed by November. We have started building the garage and are making great progress. The parking garage should be completed by July 2017.”

Solera Salon and Grid Collaborative Workspace

“The first office project will involve approximately 115,000 sq. ft. in a 6-story building. Construction will begin in early 2017, with an expected opening in late 2017/early 2018,” said Nurmela “The multi-floor Grid Collaborative space will provide creative and adaptable work, conference and event space to individuals, small startups and established companies. A second-story Solera Salon will offer luxury salon suites for beauty professionals that will provide a full range of business services and amenities. The ground floor will have retail fronting onto the Center Park, Central plaza and 89th Avenue.

Alamo Drafthouse Cinema

“Alamo Drafthouse Cinema will open its third Denver area location in Downtown Westminster with a 10-screen movie theatre and restaurant—one of their largest movie houses in the country. Alamo Drafthouse Cinema is known for its unique and community-oriented blend of movies, beer and food, combined with creative events for movie lovers.” The Alamo Draft House will also start construction in early 2017.

Sherman Associates

Sherman Associates will begin construction on a five- and six-story mixed-use building with ground floor retail and residential above. The project will include approximately 270 multifamily rental units including townhomes. The project will face onto the

South Park and 88th Avenue, providing a significant presence for the first phase of development in Downtown, with construction set to begin early 2017.

JC Penney

“Longtime tenant, JC Penney, will remain at our downtown site and is reinvesting in their store, including an in-store Sephora – all part of an approximately \$3 million improvement project,” said Nurmela.

“Even before all of this new construction starts to take shape, we will be activating the site this fall, with a series of events that will foster the sense of place and community that our Downtown will deliver once the buildings start coming out of the ground and the businesses and tenants start moving in. It’s an exciting time for Westminster.”

Fall events to bring activity to Downtown Westminster

(Aug 01, 2016)

Before any of the new buildings go up and before any of the new tenants move in, Downtown Westminster will be a popular gathering spot -- thanks to an exciting line up of “pop-up” events to be staged on the site this fall.

Back in the 1990’s the original Westminster Mall, located on the current downtown site, was a regional draw and a socializing center for all generations. At its peak, the mall had more than 1.2 million square feet of retail and six department stores, making it the largest enclosed mall in the region.

The vision for the new downtown will deliver sights and sounds that a local mall or outdoor shopping center can’t deliver. The “I Dig Downtown” Event Series will introduce the general public to what is soon to become the new heart and hub of the city. Activities and attractions will include music, maker markets, mud football, street fairs, and wild flower displays.

More details on what you can expect to see this fall:

Ciclovia in October

“Ciclovia” is a Spanish term meaning “cycleway.” Cities across the world are offering one-day street closure events that foster physical activity and build community -- and we will be bringing this to Westminster! This family-focused event will include various non-motorized movement activities such as open/casual cycling, Strider bike racing for toddlers, roller skating, a dirt/pump track, self-serve bicycle drag racing strip, and more. For those feeling a little less active that day, food trucks and non-cycling related events will also be available.

The Denver Flea in October

The extremely popular Denver Flea will bring its brand of funky block party festivities to Westminster in October as well. This rotating market is known for its community-curated retailers, fantastic beers and all around good time. Downtown Westminster is excited to host the Denver Flea’s first foray into the ‘burbs.

Halloween Harvest Festival in October

This October, Westminster is taking the festivities outside. The Halloween Harvest Festival will be held in lieu of the Halloween Carnival, previously held at City Park Recreation Center. This open air festival will celebrate all things fall, including a pumpkin patch, hayrides, and s’mores stations. In anticipation of this event, almost 500 pumpkins have already been planted along 92nd Avenue.

Mud Bowl in November

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For more information on all city events, please check out the city website. If you would like to volunteer or put on an event at the downtown location please contact Melinda Fiscus at 303.658.2213.

Construction begins on Downtown Westminster parking structure

(Jul 07, 2016)

A new roadway at the Downtown Westminster site, Westminster Boulevard, is now open on the west side of JCPenney. This roadway completion allows OPUS Design Build, LLC to begin construction on the Downtown Westminster parking structure, to be located just east of JCPenney.

The parking structure will be six stories tall and will accommodate approximately 888 stalls, with 16 electric vehicle charging stations. A sky bridge will connect directly to the second floor of JCPenney.

The structure is scheduled to open mid July 2017.

Downtown Westminster to feature unique public spaces

(May 05, 2016)

Early looks at plans for the parks and public spaces in Downtown Westminster were recently released. They show ambitious, creative designs that will make the new downtown a regional draw and make a strong statement to the city's commitment to a unique urban experience.

The first plans for the Center Park, Central Plaza, East and South parks, and streetscapes were presented May 2 to Westminster City Council.

The designs were created by a team of national firms that have created some of the most iconic public spaces in the country. They were based on guidance provided by the Project for Public Spaces, recognized as the premier authority for best practices on public space, social dynamics and civic place making.

"We have put together a true dream team of talent to design these spaces, which are so vital to creating a unique sense of place and civic core for our downtown," said Sarah Nurmela, real estate and development manager for the project.

Wenk Associates, Inc. was selected to design the Central Plaza and streetscapes; Sasaki Associates, Inc. the Center Park; and DTJ Design, Inc. the East and South parks.

More than 20 percent of the developable area in the project is being devoted to public spaces, according to Nurmela.

"It's important to us that our new downtown is not just defined by the buildings and urban form, but are defined and experienced through great public spaces, like our parks and plaza," she said. "When people talk about coming to our downtown, we want to make sure those places are truly memorable."

Downtown Westminster's parks will be constructed in phases in concert with the pace and location of the office, residential and retail development.

The first phase of parks work will begin in 2017 with building the Central Plaza and key streetscapes serving the first developments. This initial park work will seed the first phase of development projects with an active, vibrant public realm.

In addition to completing the Central Plaza and key streetscapes, interim improvements will also be made to the Center, East and South parks, such as grading and planting to facilitate early events and programming in the downtown. Completing the Center, East and South parks and the remaining streetscapes will be done as development occurs and funding is available.

Downtown open house coming May 19

(Apr 28, 2016)

The City of Westminster invites you to an open house from 6-8 p.m. on Thursday, May 19, at City Hall, [4800 W. 92nd Ave.](#), to learn about the latest activity in Downtown Westminster.

The 105-acre downtown site, located between 88th and 92nd avenues along Sheridan Boulevard and U.S. 36, is envisioned as a new downtown and citywide destination. With most of the roads and utilities almost complete, the site will be ready for the first phase of public spaces and development.

Join city staff for a short presentation followed by a self-guided open house on all aspects of the project, from parks design and utilities, to development planned within the next few years. (Kids are welcome!)

City signs deal for downtown project to start in 2017

(Mar 02, 2016)

A major residential and retail development on the Downtown Westminster site is expected to begin construction in early 2017.

The City of Westminster and Westminster Economic Development Authority has approved a development agreement with Sherman Associates for a five-story project that brings 25,000 square feet of retail and 282 residential units, including 10 percent workforce housing at rents that are lower than market rate.

Key elements of the deal, to be built on two blocks along 88th Avenue south of the existing JC Penney store, include underground parking and LEED Silver certification for energy efficiency and sustainability. Construction is slated to begin in March 2017 with completion in mid-2018.

Sherman Associates, a Minneapolis-based developer, also is finalizing plans for a major residential and retail development set on a new plaza north of the JC Penney. This would include an indoor urban community market opening onto the plaza. A development agreement on that project is expected within the next few months.

Westminster also recently announced its first office partner for the 105-acre site, which is located at U.S. 36 and Sheridan Boulevard. [Solera Salon and Grid Collaborative Workspace](#) are proposing a five- to six-story building with retail, salon and collaborative office/general office uses on a site just north of the existing JC Penney store.

Previously announced developments include a [40,000-square-foot Alamo Drafthouse Cinema](#) that will be part of a mixed-use block of development on the western side of the site.

Westminster names first office partner for new downtown

(Mar 01, 2016)

The City of Westminster and Westminster Economic Development Authority today announced its first partner bringing an office component to the new Downtown Westminster.

Solera Salon and Grid Collaborative Workspace are proposing a five- to six-story building with retail, salon and collaborative office/general office uses on a site just north of the existing JC Penney store. The total development will be 80,000 to 120,000 square feet and built at a minimum of LEED Silver standard for sustainability.

“We see the new Downtown Westminster as a great match for the unique, vibrant mix of uses we offer,” said Danny Needham, president of Solera Salon and Grid Collaborative Workspace. “We’re dedicated to delivering the highest quality -- whether that’s for our collaborative office users or individual salon entrepreneurs. We see the quality of this new downtown meeting that same standard.”

The Solera/Grid announcement brings the first office use to the 105-acre site, which is located at U.S. 36 and Sheridan Boulevard.

“This first office use is key for us and helps solidify our vision for a true downtown,” said Deputy City Manager Jody Andrews. “Solera and Grid are great firms to partner with and we know they are highly aligned with our community’s vision.”

Westminster previously announced developments that include a 40,000-square-foot Alamo Drafthouse Cinema that will be part of a mixed-use block of development on the western side of the new downtown. In addition, the city is working with Sherman Associates, a Minneapolis-based developer, to bring a mix of residential and retail to three blocks on the site.

About Solera Salon, Inc.

For more than 10 years, Solera Salon has provided the finest in luxury salon suites for hair stylists, estheticians, nail technicians, massage therapists and other independent beauty professionals. With amenities that include full-time, on-site management, a café, marketing and business support and a retail boutique, Solera’s tenants and their customers benefit from a customer service experience unsurpassed in the industry. Because Solera Salon develops, owns and operates all of its facilities, its beauty professionals can concentrate on operating and growing their individual businesses as part of a community of like-minded professional without the day-to-day concerns of maintaining salon real estate.

About Grid Collaborative Workspace, Inc.

Grid Collaborative Workspaces provides creative and adaptable work, conference and event space to individuals, small startups and established companies, enabling its members to participate in a vibrant, collaborative business community not possible in traditional executive suite or office rental settings. As members of Grid’s “coworking” community, individuals and businesses can work and grow together in whatever setting is best suited to them now, including open workspace, assigned desks, or individual offices or suites, and benefit from amenities like conference rooms, teleconferencing, event space, high-capacity internet connectivity, mailboxes, a café, recreation room and other business support functions. Most important, Grid provides opportunities for business and personal collaboration and growth through community-oriented events, presentations and social interaction not available elsewhere.

About the City of Westminster, Colorado

Westminster, Colorado, population 112,000, is located in the northwest quadrant of the Denver metro area, halfway between Denver and Boulder, with a bold vision to become the next urban center on Colorado’s Front Range. A full-service, award-winning city, Westminster is renowned for excellence in its development, parks, open space, and high quality of life. Westminster’s new downtown will redefine the future of suburban America. The 105-acre site at U.S. 36 and Sheridan Boulevard connects to one of the region’s busiest bus rapid transit corridors and hundreds of miles of bikeways. Downtown Westminster - with a unique and vibrant mix of residential, office and commercial uses - will provide one more great reason for residents, businesses and visitors to live, work and play in Westminster.

Construction update for Downtown Westminster

(Dec 02, 2015)

Utilities and roads are being installed as the new Downtown Westminster takes shape. Learn more in the video below. Remember: onsite businesses continue to be open during construction. [Learn more here](#). Want to see the vision for our new downtown? Check out the video below!

Watch the new Downtown Westminster video

(Sep 28, 2015)

Utility work to impact 88th Avenue beginning Oct. 5

(Aug 31, 2015)

Utility construction on 88th Avenue will impact traffic from Sheridan Boulevard west to Harlan Street during October and November. Beginning on Oct. 5, 88th Avenue to have a partial closure between Sheridan and Harlan during October and November. Eastbound traffic will be limited to two lanes and westbound lanes will be limited to one lane.

[Visit the project webpage for more details.](#)

Westminster names first development partners for new downtown

(Aug 11, 2015)

The City of Westminster and Westminster Economic Development Authority today announced its first development partners for the new Downtown Westminster.

Austin-based Alamo Drafthouse Cinema is moving ahead quickly with plans to open a 40,000-square-foot cinema featuring its funky blend of movies, beer and food, combined with creative community events for movie lovers.

“We see great opportunity in the Downtown Westminster site, and we’re looking forward to bringing our special brand of entertainment there,” said Dave Kennedy of Alamo.

Alamo will be part of a mixed-use block of development on the western side of the 105-acre site, which is located at U.S. 36 and Sheridan Boulevard.

Sherman Associates, a Minneapolis-based developer with a strong track record of community building, is proposing to bring a mix of residential and retail to three blocks on the site, with one block incorporating an indoor community market. Two blocks are along 88th Avenue and the third is north of the existing JC Penney store.

Workforce housing is a key component to the proposal, which includes multifamily rental units in five-story buildings. The development proposal also includes building to LEED™ Silver construction standards for energy efficiency and sustainability. “We’re all about building communities and enriching neighborhoods, and we see this as a great opportunity for us to bring that ethic to Westminster,” said George Sherman, president of Sherman Associates. “We’re known in the industry for our quality developments, and we’re excited to be partnering with Westminster to achieve this bold vision for a new downtown.”

In another strong development, the city and WEDA have reached agreement with JC Penney to clear the way for construction to proceed on the new roadways and utilities near its existing store. This comes as negotiations advance on a new long term lease agreement that would see the high performing store become a vibrant and integral part of the Downtown Westminster site.

The timing of the JC Penney agreement coordinates well with the start of construction of the roadways, utilities and public spaces on the site. The first phase of this infrastructure work will be completed by mid-2016, with construction of the first buildings to begin later that year.

“We’re delighted to see such enthusiasm from the private sector for this site,” said Westminster Mayor Herb Atchison. “The market is truly responding to our community’s vision for a vibrant downtown.”

In 2014 the city approved a master plan for the site that will guide its transformation into an urban development emphasizing outdoor life and pedestrian and bicycle friendliness – all in keeping with a city already well known for its parks, open spaces and trails.

“The city is committed to partnering with the development community to build an active mixed-use urban center for its residents and businesses,” said Deputy City Manager Jody Andrews. “Dave Kennedy and George Sherman are the perfect partners: they are unique, high quality, high vision community builders.”

Having the new downtown develop over time, one block at a time, by different developers and builders means it will “be a true downtown,” he added.

Although the latest news relates to developers with a national presence, city officials also emphasize the importance of a local flavor when talking about the mixed uses on the site.

“If we’re clear on one thing, it’s our drive to bring a strong local flavor – in restaurants and retail – to our new downtown,” said Andrews.

For more information on Downtown Westminster, visit www.downtownwestminster.us.

About Alamo Drafthouse Cinema

Alamo Drafthouse Cinema combines dinner, drinks, films and events, all under one roof. The theaters have been heralded for their unique programming events and high exhibition standards, earning accolades like “Best Theater Ever” (Time Magazine) and “the coolest theater in the world” (Wired). Alamo Drafthouse Cinema provides a unique combination of theater and restaurant, showing first-run movies, independent films and special events with an extensive menu made from scratch. Guests order all food and drinks from servers who quietly attend to them throughout the movie. Guests are encouraged to arrive early to enjoy the pre-show entertainment. Instead of a barrage of advertising, the Alamo shows a curated collection of rare and humorous clips. Additionally, Alamo Drafthouse protects the theatrical experience with a zero tolerance policy for people who disrupt the film with talking or texting.

About Sherman Associates

Sherman Associates is a commercial real estate developer based in Minneapolis. Sherman was founded in 1978 by George Sherman. The company has completed over \$2 billion in development. Currently, the firm’s multifamily, commercial and hospitality portfolio consists of properties in Minnesota, Iowa, Wisconsin, Missouri, Colorado and North Dakota and employs over 400 people. www.sherman-associates.com

About the City of Westminster, Colorado

Westminster, Colorado, population 109,000, is located in the northwest quadrant of the Denver metro area, halfway between Denver and Boulder. A full-service, award-winning city, Westminster is renowned for excellence in its development, parks, open space, and high quality of life. Westminster’s new downtown will redefine the future of suburban America. The 105-acre site at U.S. 36 and Sheridan Boulevard connects to one of the region’s busiest bus rapid transit corridors and hundreds of miles of bikeways. Downtown Westminster - with a unique and vibrant mix of residential, office and commercial uses - will provide one more great reason for residents, businesses and visitors to live, work and play in Westminster.

Two new aerial views of Downtown Westminster site

(Jul 16, 2015)

Check out the latest aerial views from the Downtown Westminster site. First, a 180-degree western panorama shot running from north to south, showing off the great mountain views from the site: Next, a 180-degree eastern panorama running from south to north, showing the newly completed improvements on U.S. 36:

Downtown street grid begins to take shape on site

(Jul 06, 2015)

Construction begins this month on the [roads and utilities to serve the initial phase](#) of the Downtown Westminster project. In advance of the heavy equipment, crews have begun outlining the major roadways that will help form the street grid of the new downtown.

Take a look at an aerial view below to get a sense of how the plans are taking shape on the site.

Downtown project on fast pace after council approvals

(Jun 24, 2015)

Westminster City Council on June 22 took action on major elements of the Downtown Westminster project, including approving a project to begin road and utility construction in mid-July.

Council approved a \$13 million contract with Hammerlund Construction Inc. to construct the Downtown Westminster Street and Utility Project Phase 1.

Phase 1 includes roadways and installation of the utilities that will service the initial phases of development on the site ([see map](#)). In addition, street lights will be designed and included on all of the roads being constructed in Phase 1. “We’re actually increasing the amount of roadway construction in this project because of increased developer interest in the Downtown Westminster site,” said Deputy City Manager Jody Andrews. “We’re going to see a lot of activity on the site, and it is going to happen quickly.”

Council also approved issuing \$40 million in certificates of participation (COPs) to fund infrastructure, parks, structured parking, acquisitions and interest payments as part of the Phase 1 development.

Approximately \$65.5 million is needed for the Phase I improvements, of which \$10.1 million is from existing cash funding, \$15.4 million from projected land sales within the development area and the balance through the COPs.

The financing plan at the site uses an urban renewal strategy similar to methods used to develop the Orchard Town Center and the Shops at Walnut Creek. The strategy would have the city investing in public infrastructure up front to prepare for development, then seeing that investment paid back over time as the development builds out.

Council also approved several contracts associated with development of the major public spaces at the site, including master plan and design contracts for the central square, and the central, east and south parks.

Developer interest growing for new Downtown Westminster

(Jun 17, 2015)

Developer interest has been strong since the City of Westminster announced it was moving to a “block by block” approach to develop its new downtown on the site of the former Westminster Mall.

The city currently is talking with nine different developers interested in 10 blocks on the site, according to Deputy City Manager Jody Andrews, who updated Westminster City Council on the project at a June 15 study session.

“We’re seeing a strong response from the industry, and what we’re hearing is their support for the city sticking with its vision,” he said.

The city remains committed to an active, mixed-use urban center with distinctive parks and open spaces, paired with retail, office, hotel, civic and residential uses, Andrews said.

Having the new downtown develop over time, one block at a time, by different developers and builders means it will “be a true downtown,” he added.

Andrews also shared information on how the city plans to finance public improvements -- roads, utilities, parks, etc. -- at the site by using an urban renewal strategy similar to methods used to develop the Orchard Town Center and the Shops at Walnut Creek.

The strategy would have the city investing in public infrastructure up front to prepare for development, then seeing that investment paid back over time as the development builds out.

“This means the development will pay its own way, all while building a valuable new asset in our community,” Andrews said.

Council is scheduled to vote on June 22 on the first part of the strategy, which involves issuing \$40 million in certificates of participation (COPs) to fund infrastructure, parks, structured parking, acquisitions and interest payments.

By comparison, the city issued about \$68 million in COPs for the Orchard Town Center project.

[View a PDF of the June 15 presentation to City Council.](#)

Aerial view of Downtown Westminster site

(Jun 15, 2015)

Roadway work to begin on downtown site this summer

(May 14, 2015)

The City of Westminster is seeking bids from contractors to build the initial phase of roadways and utilities for the city’s new downtown development on the site of the former Westminster Mall.

The project includes construction of one of the main project roadways, Westminster Boulevard, from 88th Avenue to 92nd Avenue on the western portion of the site. The project, which will begin this summer, also includes other roadways and installation of the utilities that will service the initial phases of development on the site.

“The construction will bring a lot of energy to the site, and people will quickly see it taking shape as a traditional downtown grid,” said Deputy City Manager Jody Andrews, who is leading the city’s project team.

Late last year the city approved a master plan for the 105-acre site, located at U.S. 36 and Sheridan Boulevard, that will guide its transformation into an urban-style development with an emphasis on outdoor life and pedestrian/bicycle friendliness in keeping with a city known for its parks, open spaces and trails.

The city is working with a variety of developers to bring in a vibrant mix of residential, retail and office uses. According to Andrews, using a "block by block" approach to development will bring greater variety to the site over time and provide a more authentic downtown feel.

If you are a contractor interested in submitting a bid, please call the city's Assistant City Engineer, Dave Loseman, 303-658-2125.

City announces block-by-block approach to downtown development

(May 12, 2015)

The City of Westminster has announced it will take a "block by block" approach to development of its new downtown on the site of the former Westminster Mall.

Late last year the city approved a master plan for the 105-acre site, located at U.S. 36 and Sheridan Boulevard, that will guide its transformation into an urban-style development with an emphasis on outdoor life and pedestrian/bicycle friendliness in keeping with a city known for its parks, open spaces and trails.

The city will now work with a variety of developers to bring in a vibrant mix of residential, retail and office uses. This "block by block" approach will bring greater variety to the site over time.

"Downtowns traditionally have developed on a block-by-block basis, and that's key to achieving our goal of a true downtown," said Deputy City Manager Jody Andrews, who is leading the project team. "Because we control most of the land, we can bring a great synergy to discussions with potential development partners."

Andrews also emphasized the site, which is roughly the size of Denver's LoDo, has many characteristics that give it unique appeal.

"Our site has great fundamentals: prime location between Boulder and Denver, excellent transportation access, sweeping views of the Front Range, and strong income demographics," he said. "These qualities have already sparked interest from a number of potential development partners."

Westminster Mayor Herb Atchison said the timing was right for this new approach.

"We're taking the lead in this development in a time where our Colorado economy is quickly expanding," said Atchison. "We're confident we are on the right track to achieve our community's vision for a vibrant downtown."

The city is also ready to begin major construction of the roadways, utilities and public spaces that will form the foundation of the site. Current plans are for work to begin this summer.

"The construction will bring a lot of energy to the site, and people will quickly see it taking shape as a traditional downtown grid," said Andrews.

The announcements come at the same time the city has decided to look for additional partners aside from developer OliverMcMillan, which has been in primary negotiations with the city for the past several months.

"We respect the developments that OliverMcMillan has done around the country, and we worked hard to find a way to bring them to the site," said Westminster City Manager Don Tripp. "But ultimately we could not agree on a deal that worked financially for the city and would help us achieve this bold vision of an urban downtown."

Council finalizes specific plan and rezoning of former mall site

(Nov 26, 2014)

City Council voted on Monday, Nov. 24, to adopt the new Westminster Downtown Specific Plan and rezone the former Westminster Mall site from Planned Unit Development to Specific Plan District. The specific plan will guide development in Westminster's new downtown as it transforms into a vibrant, mixed-use center. For more information, [view the Downtown Specific Plan](#) or contact the Westminster Planning Division at 303-658-2123.

Denver Post: Westminster gives green light to rebirth of dead mall site

(Nov 11, 2014)

[Read the entire Denver Post article here.](#)

Council OKs specific plan and rezoning of former mall site

(Nov 11, 2014)

City Council voted on Monday, Nov. 10, to adopt the new Westminster Downtown Specific Plan and rezone the former Westminster Mall site from Planned Unit Development to Specific Plan District. The specific plan will guide development in Westminster's new downtown as it transforms into a vibrant, mixed-use center. For more information, view the [Downtown Specific Plan](#) or contact the Westminster Planning Division at 303-658-2123. Residents are invited to attend the second reading of the rezoning on Monday, Nov. 24, at 7 p.m. in the City Council Chambers at Westminster City Hall.

Planning Commission Recommends Adoption of Downtown Plan and Zoning Code Change

(Oct 30, 2014)

The City of Westminster Planning Commission last night unanimously approved a recommendation that the City Council rezone the site of the former Westminster Mall from Planned Unit Development to Specific Plan, and further recommended that the City Council adopt the proposed Downtown Specific Plan. If approved by the City Council, these actions would create zoning and development standards which would help facilitate the creation of a new downtown at the site.

The Council will hold a public hearing and consider these actions as part of their regular November meeting to be held on Monday, Nov. 10 at 7 p.m., at the Westminster City Hall Council Chambers. If approved, a second reading on these actions would happen on Monday, Nov. 24. The meetings are open to the public and interested persons are invited to attend.

Planning Commission and City Council Public Hearings scheduled on Downtown Specific Plan

(Oct 09, 2014)

All interested residents and property owners are invited to attend public hearings scheduled with the Westminster Planning Commission and City Council.

Planning Commission - Tuesday, Oct. 28, 7 p.m.

City Council 1st Hearing - Monday, Nov. 10, 7 p.m.

City Council 2nd Reading - Monday, Nov. 24, 7 p.m.

The purpose of these hearings will be to consider:

- The adoption of the Westminster Downtown Specific Plan to guide the growth of the former Westminster Mall site through design vision, character and development regulations; and
- To consider a rezoning of the property generally located between 88th Avenue and 92nd Avenue from Harlan Street East to Sheridan Boulevard and US Highway 36, (the former Westminster Mall site), from the Planned Unit Development (PUD) zone to the Special Plan District (SPD) zone.

Copies of all application materials, the proposed Westminster Downtown Specific Plan and appendices, as well as any informational material submitted by others that will be considered by the Planning Commission at this hearing are available for inspection by contacting the Westminster Planning Division at 303.658.2123.

All public hearings will be held in the City Council Chambers at Westminster City Hall, 4800 W. 92nd Avenue.

Colorado Real Estate Journal: Thoughtful Approach to New Downtown

(Oct 07, 2014)

[Read the full article here.](#)

Westminster NEXT Food & Music Festival held on the former Westminster Mall site

(Oct 01, 2014)

The Westminster NEXT Food and Music Festival, held last Friday, September 26th on the site of the former Westminster Mall, attracted over 2,000 attendees. The event was sponsored in part by the City of Westminster as an effort to attract people back to the site that was once a community gathering location.

The event took its name from what is NEXT for the site – an urban-style redevelopment with an emphasis on food, beverages, and entertainment.

An infographic that depicts the city's vision for the 105 acre site was unveiled at the event. View a [digital copy of the infographic](#) here.

Photo: Calder's Revolvers playing during the Westminster NEXT Food and Music Festival

New Zoning proposed for downtown development

(Oct 01, 2014)

The Westminster City Council is ready to depart from traditional Colorado zoning practices with the creation of a new zoning category called a Specific Plan District (SPD), a powerful tool in the creation of a quaint, urban area Westminster citizens can call their own. A SPD regulates the look and feel of a development rather than land uses.

"Land uses evolve and change over time. It's really more important to get the urban form right so that it doesn't matter what the uses are in the buildings," according to Mac Cummins, planning manager for the City of Westminster.

According to Cummins, an SPD differs from the more popular Colorado zoning practice of Planned Unit Development (PUD) in that it focuses on the physical interest of a neighborhood, using pictures to explain requirements and concepts. The more traditional PUD zoning relies on written descriptions, making it difficult to impart the City's preferred visual and aesthetic wishes.

Cummins cited the traditional zoning systems in the United States as being designed to separate land uses from each other.

"In the old days, traditional zoning was designed to ensure buffering spaces between land uses. Today that trend has reversed, now people want to be next to differing land uses," Cummins said.

He cites an example in typical suburban zoning as separating restaurants and offices from residential neighborhoods. Now, according to Cummins, people want to live next to those uses, a switch that is driving the emphasis on physical appeal of a building rather than what's inside.

The Westminster Downtown Specific Plan is custom designed for the redevelopment of the 105 acre site that was once home to one of the most thriving retail malls in the Denver metro area. If adopted it would provide the regulatory framework that reflects the City Council's ultimate vision of an urban center for Westminster. The plan was designed by Los Angeles urban planning firm Torti Gallas in conjunction with City of Westminster staff and their potential development partner, San Diego based OliverMcMillan.

Under the proposed specific plan, every land use allowed in the project is allowed in every on every block, which according to Cummins drives an urban form that creates the sense of place desired in Westminster.

The plan is slated for adoption by the Westminster City Council late this year.

Denver Post: Plans for Westminster Mall add to growing list of development projects

(Sep 17, 2014)

[Read the entire Denver Post article here.](#)

Open House on Downtown Westminster Master Plan Held

(Sep 14, 2014)

City staff and developer Oliver McMillan held an Open House on the Downtown Westminster Master Plan, Wednesday, Sept. 10, at City Park Recreation Center.

A detailed plan for the new downtown area is underway that will address all aspects of:

- Development
- Design
- Infrastructure

Key aspects of the plan were on display, including the plan framework, land uses, urban design, infrastructure and public spaces. Additionally, concepts for the first phase of development by Oliver McMillan within downtown Westminster were on display.

For those unable to be there in-person, they could view the information and join the conversation online on [WestyConnect](#), from September 2-14.

Grading of Downtown Westminster site begins this month

(Sep 14, 2014)

Westminster City Council, on Sept. 8, awarded a contract to Concrete Express, Inc. for the grading project at the Downtown Westminster site in the amount of \$2,444,475.

Grading will begin this month to prepare the site for redevelopment.

Denver Post: Metro Denver en route to becoming one of the nation's most walkable regions

(Jun 17, 2014)

[Read the entire Denver Post article here.](#)

City of Westminster and OliverMcMillan partner to redevelop site of former Westminster Mall

(May 07, 2014)

The City of Westminster, the Westminster Economic Development Authority (WEDA) and San Diego-based OliverMcMillan today jointly announced they are entering into an exclusive agreement for the redevelopment of the 105-acre site of the former Westminster Mall, located at U.S. 36 and Sheridan Boulevard.

As the predominant land owner and master planner, WEDA has established the framework for the site's master plan, which contemplates multiple phases of development. The plan calls for a high-density, urban development with residential, commercial, retail and other uses.

The project will also have a public realm that includes large parks, a major landscaped boulevard traversing the property from north to south and a walkable/bikeable design that is pedestrian friendly. City Council approval of the official development plan is expected this fall.

"We are thrilled to announce the alliance with OliverMcMillan. This firm is exactly what we need and want for this project. They have extensive experience in mixed-use development, plus a great track history of sensitivity to each community's uniqueness. With patience and our strategic actions, we have set the stage for ourselves to partner with someone just like this and it is now paying off," said Westminster Mayor Herb Atchison.

"This is a great site and we see an excellent opportunity to create a place that will endure into the future," said Morgan Dene Oliver, CEO of OliverMcMillan. "The City of Westminster has shown visionary leadership in the ideas that are under consideration for the adaptive reuse of this site."

The City of Westminster has held fast to a vision for the former mall site as a city center that would be an amenity for Westminster residents and others in the region. The collaboration with OliverMcMillan is being described as a relationship which holds great promise for helping the city's vision become a reality.

"This is a firm that understands our vision, speaks our language and has the ability to help achieve our goals. OliverMcMillan is recognized as one of the world's largest and most forward-thinking mixed-use development companies," said City Manager Brent McFall.

About OliverMcMillan

Founded in 1978, OliverMcMillan is an award-winning firm that creates high-quality, artistic, market-appropriate developments and is recognized by industry leaders for its ability to move forward in a nimble and visionary manner. The firm has designed and developed more than 8 million square feet with a total value exceeding \$3 billion. OliverMcMillan currently has approximately \$2 billion in real estate projects under development in cities across the United States, including Houston, Dallas, San Diego, Honolulu, Atlanta and Phoenix. Approaching each project with respect for the surrounding architecture and local culture, the firm works to create vibrant, enduring destinations. For additional information about OliverMcMillan, please visit www.olivermcmillan.com.

About the City of Westminster, CO, and the project

Westminster, Colorado, population 108,000, is a suburb of Denver located in the northwest quadrant of the metro area. A full-service, award-winning city, Westminster celebrated its centennial in 2011. Known for its exacting development standards, it is home to beautiful suburban residential neighborhoods and quality commercial and retail developments. With one of the largest urban open spaces in the nation, the active Colorado lifestyle is within easy reach.

The Westminster Center Urban Reinvestment Project is a high-profile redevelopment project strategically located on U.S. 36 halfway between Denver and Boulder. With excellent access via bus and future rail transit, the 105-acre property, site of the former Westminster Mall, was gradually acquired by WEDA over the past five years and is development ready.

City seeking proposals for parking management plan

(Dec 12, 2013)

The City of Westminster is planning for two significant redevelopment and transit-oriented development opportunities in the city.

Both projects anticipate a significant amount of high-intensity, mixed-use development in an urban form.

Accessibility, provision and management of parking in these areas will be a significant component of each project's success.

The city seeks to develop a parking management strategy that will provide a systematic approach to parking provision and management for both project areas.

Professionals who have a strong track record in preparing and implementing parking management plans for downtown and transit-oriented development areas, particularly in the Denver Metropolitan area, are encouraged to respond.

[Please view the request for proposal.](#)

Downtown Westminster framework plan approved

(Oct 31, 2013)

Westminster City Council approved the proposed downtown Westminster preliminary development plan for the 105-acre former Westminster Mall site.

The PDP sets forth a framework of streets, public spaces and land-use that will serve as the basis for redevelopment of the site.

The next step in the planning process will be completion of a master plan with an overall policy framework for land use, open space, circulation and development standards.

Development of the plan will include additional opportunities for community input.

Public hearing scheduled for downtown Westminster site

(Oct 24, 2013)

The Westminster City Council will hold a public hearing at 7 p.m. on Monday, Oct. 28, at [City Hall](#) to consider a rezoning (from PUD and C-1, to exclusively PUD) and a preliminary development plan for the downtown Westminster planned unit development located on approximately 108 acres to the southeast of 92nd Avenue and Harlan Street. Key components of the PDP include allowed land uses, public parks and plazas, and multi-modal circulation.

New Westminster downtown development plans going to Planning Commission

(Sep 26, 2013)

The Planning Commission will hold a public hearing at 7 p.m. on Tuesday, Oct. 22, at [Westminster City Hall](#), to review a Preliminary Development Plan for the new Westminster downtown. Key components of the plan include allowed land uses, public parks and plazas, and multi-modal circulation.

[Learn more about plans for the new downtown.](#)

Open houses scheduled for Westminster's new downtown

(Sep 12, 2013)

Westminster's plans for a new downtown on the site of the former Westminster Mall include multi-story office and residential buildings, unique public spaces and vibrant shopping areas.

The draft plan will be presented to the public for comment in September during a pair of open houses and online opportunities.

The open houses are planned for Wednesday, Sept. 18, from 5:30 to 7:30 p.m. at [The MAC](#) and on Thursday, Sept. 19, from 5:30 to 7:30 p.m. at the [City Park Recreation Center](#).

The public is also invited to participate in an [online open house on WestyConnect](#) from Sept. 18-25. Following the public outreach, the draft plan will go to the Planning Commission and to City Council for action in October.

[Visit the Westminster Center website for more details.](#)

Planning process kicks off for former Westminster Mall site

(Jul 25, 2013)

The first drafts of a master plan for a new downtown on the site of the former Westminster Mall are being created this week.

Westminster planners are working with internationally recognized urban planning firm [Torti Gallas and Partners](#) to create a blueprint that will guide future development of the 105-acre site, located at U.S. 36 and Sheridan Boulevard. City planners began working with Torti Gallas on Tuesday, July 23, the start of three days of intensive activity to kick off the process.

The master plan will provide a framework and vision for the new downtown over the next 20-30 years. Key components of the plan include allowed land uses, public parks and plazas, multi-modal circulation and access to transit, urban design, development flexibility, and taking advantage of the fabulous views the site has of the Front Range.

Public participation is welcome throughout the planning process and open house meetings will be held in September to evaluate draft proposals for the plan. Online engagement will take place on [WestyConnect](#).

Asphalt recycled from former mall site for US 36 project

(Jul 25, 2013)

The City of Westminster is having the majority of crumbling asphalt at the site of the former Westminster Mall hauled away at no cost.

Ames Granite Joint Venture, the primary contractor for the U.S. 36 Express Lanes project, plans to recycle about 144,000 tons of material from the site for use in the highway project.

Removal of the asphalt on the site brings it another step closer to redevelopment.

Parking lots will remain intact for existing businesses.

Westminster begins master planning for former mall site

(Jun 20, 2013)

The City of Westminster is moving ahead with a master plan for its new downtown on the site of the former Westminster Mall.

The city will work with internationally recognized urban planning firm [Torti Gallas and Partners](#) to create a blueprint that will guide future development of the 105-acre site, located at U.S. 36 and Sheridan Boulevard. Active negotiations are also underway with a variety of developers that can bring their specific expertise to the overall project, including residential, office and retail sectors, all with an urban flair.

Working with different developers while still being guided by a master plan will help the city achieve its vision for a vibrant, mixed-use, high-density community with all the elements of a true downtown.

“The truth is, we own this vision,” said Westminster Mayor Nancy McNally. “This council and this community are committed to having the right development and the right developers. We control the site, and we’re going to make sure this new downtown lives up to our vision.”

Over the next several months city planners will be working with Torti Gallas to create a master plan that will provide a framework and vision for the new downtown over the next 20-30 years. Key components of the plan include allowed land uses, public parks and plazas, multi-modal transit, focus on urban densities, development flexibility, and taking advantage of the fabulous views the site has of the Front Range. Public participation is welcome throughout the planning process and open house meetings will be set in this summer to evaluate draft proposals for the plan.

More information on the master planning process, including details on opportunities for the public to participate, will be coming in the next few months.

The city is taking on the master planning process rather than working with an overall master developer for the site.

“We’ve had serious and productive talks with national developers over the past few years, to see if there was a master developer we could bring on board to help us achieve our unique vision,” said City Manager Brent McFall. “We think that creating our own master plan for the site, and then working with different developers from various sectors, is the better path forward.”

Achieving the ambitious vision of a new development with the personality of a downtown that has evolved over time is a challenging task that requires patience and commitment, added McFall.

“Because we control the site we have been able to be patient throughout this process,” he explained. “We’ve been able to work through the worst recession in several generations and now we’re ready to move ahead aggressively.”

Along with improving market conditions, McFall said the site’s strong demographics continue to gain interest from developers.

“The great fundamentals of the site -- its size, its access to transportation, the sweeping views of the Front Range, the household income in the area -- continue to generate interest from the development community,” said McFall. “With the improving economy, we’re seeing greater interest in what we think is one of the prime opportunities not just in Colorado but in the country.”

Westminster Mall demolition moving forward

(Apr 22, 2013)

Westminster Economic Development Authority intends to transform it into city's new "downtown core". [Read the article published in YourHub on April 16, 2013.](#)

Sears building demo begins

(Aug 02, 2012)

Demolition of the Sears building at the former Westminster Mall started today.

The Sears facilities were acquired by the Westminster Economic Development Authority as part of the process of redeveloping the 105-acre site of the former mall.

The building is expected to be completely removed from the site over the next several weeks.

An announcement on future plans for the area, which is envisioned as a high density urban village with retail, office and residential uses, is expected this fall.

Sears closes, demolition next month

(Jun 28, 2012)

The keys to the Sears building at the former Westminster Mall were delivered Wednesday, June 27, to the Westminster Economic Development Authority.

Demolition of the Sears Auto Center will be underway next week, followed by demolition on the main Sears building by mid-July.

The demolition and removal of material is expected to be complete by September.

WEDA now owns about 96 percent of the 105-acre site that was the Westminster Mall.

Confidential negotiations with a developer are moving forward positively.

Mall redevelopment questions answered as part of telephone town hall

(Jun 07, 2012)

A number of questions concerning the redevelopment of the former Westminster Mall site were asked during the recent Westminster City Council telephone town hall meeting. Specific questions are being followed up on an individual basis, and summaries of the answers are provided below

What is the projected timeframe for the redevelopment of the site of the former Westminster Mall?

The redevelopment of the 105 acres that is the site of the former Westminster Mall is anticipated to evolve over time, with build-out not expected for 15 to 20 years. Currently negotiations with a private developer are underway and it is anticipated that ground will break for a first phase in spring 2013. The Westminster Economic Development Authority owns about 96 percent of the former mall site and has a long term vision for the site that can best be described as a high density urban center or "downtown" – with all the characteristics that would go with that – an area that is an employment center, a shopping district, an entertainment and culture center, and a place with handsome public spaces. The focus for the first phase is that of a retail-focused development with details to emerge later this year.

Has the city examined other developments, like Belmar, to learn how to improve on mall redevelopment projects?

The City of Westminster has spent a lot of effort in studying “mixed use” suburban developments not just in the Denver area, but across the United States. Ideas that have fed the vision for Westminster have been pulled from many areas of the country to form the ideal that is being pursued for this future downtown district. The city’s vision is to establish a framework for a downtown that will evolve over time, a concept that is fundamentally different than other mall redevelopments in the Denver metro area within that past 10 years.

How will the city accept citizen input?

Thus far citizen input has been primarily through City Council outreach events and the City of Westminster sponsored website www.westminstercenter.us. Initial visioning open houses and an online survey in March and April provided the chance for specific citizen input with has been helpful in refining the city’s vision for the downtown district ([learn more here](#)). Citizen input will continue to be sought throughout the planning process for the site. Additional community meetings will be held once a preliminary draft plan is developed and refined. Citizen input is extremely important for this project. In a suburban community like Westminster, that in modern times has lacked a city core, citizen input is viewed as a vital component in community building and is consistent with the city’s long term vision for the role a new downtown district will play in the lives of Westminster citizens.

What is the plan for the redevelopment of the Westminster Mall?

At this time an overall plan is still in development, but a vision has been identified. This vision calls for at least three times the density on the site as that of the former Westminster Mall. The size of the site, at 105 acres, is equivalent to the LoDo area of downtown Denver. The views from the site, both to the east and west, are outstanding. Access to the area with U.S. 36, bus service and future commuter rail is also exceptional. An unmet niche along U.S. 36 for an urban community combines with these elements to drive the City of Westminster to be very ambitious in its visioning for the future of this new downtown. The vision includes developing the site as a major employment center, perhaps home to a corporate headquarters and class A office space, high density residences, shopping with national retailers but also with a mix of interesting local business, and a wide array of other possibilities, including education, culture, and entertainment. In short, we’re dreaming big and invite our citizens to do the same!

Will general contractors be able to bid on work on this project? What is being done to involve minority bidders?

The City of Westminster’s role in the redevelopment of this property will be limited once a development agreement is solidified with a private developer. However, the City of Westminster, which uses a fair and competitive bidding process for city contracts, will encourage the private developer to do the same.

Will there be affordable housing?

Westminster’s goal is to have housing throughout the community that meets a variety of needs, from entry level to very high end. Housing at this site will be driven by market demand.

How will the City of Westminster promote small business opportunities in the new downtown district?

The backbone of Westminster’s business community is small business, with over 80 percent of the city’s licensed businesses falling into this category. On an ongoing basis the City of Westminster devotes significant resources to small business through its business services program, including training scholarships, capital grants, support of the Small Business Development Center at the Front Range Community College, a “shop local” public relations program (one of the first in the state of Colorado) and as a general resource for small business. With respect to this project, the vision for this downtown district is one that makes room for national retailers as well as interesting small, local business. Small, local business is seen as an integral ingredient in achieving the city’s vision for the new downtown.

Will an indoor mall be considered?

There may be opportunities for indoor areas and elements to be incorporated into some buildings and shopping areas in order to foster year-round business and opportunities for public gatherings.

Why are the mall lights still on?

The lights are on because there are still a number of active businesses on the site. JCPenney, Brunswick Zone, Olive Garden, US Bank and the dental office of Dr. McMurtry are still open for business. To ensure a general sense of security and safety, the lights will remain on.

Will new designs be shared with the public?

Absolutely! We literally can’t ring our belltower loud enough to send the call for everyone to learn about this very exciting new development in our city’s history and to share the passion for it with the Westminster community! Once a preliminary draft plan is developed, this will be taken directly to the community for input and refinement.

Residents provide input on redevelopment of former Westminster Mall site

(May 16, 2012)

The first round of community outreach for the former Westminster Mall site planning process was held in March and April.

Over 200 people participated in the outreach events, which included a visioning session with City Council, two citywide open houses and an online web survey.

The materials and activities presented through the open houses and online survey introduced the vision for the former mall site as a new downtown for Westminster.

Community members were able to provide their thoughts and input on potential land uses, design character and open spaces for a new downtown through a variety of polls, visual preference surveys, brainstorming questions and individual comments.

[View the summary of the feedback](#) provided by City Council members and community members.

Comments now closed for online interactive open house

(Mar 28, 2012)

Comments closed April 15. The City of Westminster is inviting community members to participate in an [online interactive open house](#) on the future redevelopment of the Westminster Mall site.

[Begin the process here.](#)

Community members are encouraged to review information and provide input on key elements of the project vision. Comments will be taken online until April 15.

There are also two community open houses scheduled for:

- Wednesday, March 28, 5:30 to 7:30 p.m., City Park Recreation Center, 10455 Sheridan Blvd., and
 - Saturday, March 31, 9 to 11 a.m., City Park Recreation Center, 10455 Sheridan Blvd.
- The meetings will be organized into an open house format where community members can visit multiple interactive stations that will address community character, land use, open spaces and public amenities, and the project vision.

The 105-acre area located between 88th and 92nd avenues along Sheridan Boulevard and U.S. 36 is envisioned as a new downtown and citywide destination.

Final phase reached in demolition of former Dillard's

(Mar 20, 2012)

The old Dillard's building at the former Westminster Mall site is completely down. Now the demolition contractor will be sorting through the debris for recyclable materials. About 90 percent of the material will be recycled rather than sent to a landfill.

Dillard's demolition - updated video

(Mar 15, 2012)

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Making short work of the Dillard's demolition.

Community input sought for mall redevelopment

(Mar 15, 2012)

The City of Westminster is inviting community members to attend an interactive open house on the future redevelopment of the Westminster Mall site.

The 105-acre area located between 88th and 92nd avenues along Sheridan Boulevard and U.S. 36 is envisioned as a new downtown and citywide destination.

Planning for the site will begin with two community open houses scheduled for:

- Wednesday, March 28, 5:30 to 7:30 p.m., City Park Recreation Center, 10455 Sheridan Blvd., and
- Saturday, March 31, 9 to 11 a.m., City Park Recreation Center, 10455 Sheridan Blvd.

The meetings will be organized into an open house format where community members can visit multiple interactive stations that will address community character, land use, open spaces and public amenities, and the project vision.

Community members will be encouraged to participate in activities at each station and provide input on key elements of the project vision. City staff will be present at each station and throughout the open house.

Can't make one of the open houses? [Beginning March 28, you can review the vision information and provide comments online](#). Check back later for more information. Comments will be taken online until April 15.

Demolition of Dillard's begins

(Mar 06, 2012)

Demolition work began March 6 on the former Dillard's building at the Westminster Mall redevelopment site. Over the next two weeks crews from American Demolition will be working their way from the east side of the structure toward the west side, along Sheridan Boulevard. About 90 percent of the material will be recycled ([learn more here](#)).

The Sears building, which was recently acquired by the Westminster Economic Development Authority, will be demolished later in the summer ([more information here](#)).

Agreement reached on acquisition of Sears

(Jan 23, 2012)

The Westminster Economic Development Authority (WEDA) tonight authorized City Manager Brent McFall to enter into a purchase and sale agreement with Sears Development Company to acquire the 7.9-acre property at 5501 W. 88th Ave. at the site of the former Westminster Mall. WEDA will purchase the property for \$4.2 million with finalization of the sale anticipated to happen on February 29. Sears will remain on the property until the end of June, at which time the store and auto center will be demolished in anticipation of the redevelopment of the 105-acre site.

“We are very pleased to have arrived at this mutual agreement for the acquisition of this property. At the same time we are sorry to see Sears leave our city as they have been valuable and contributing members to our community,” said Mayor Nancy McNally. “This purchase is an important piece in the assemblage of ownerships that is paving the way to a redevelopment of the site.”

The city was hopeful that Sears would continue to thrive and be a part of the redeveloped property, and has been in contact with Sears throughout the redevelopment process. In late 2011 those conversations began to include the possibility of purchase of the Sears property.

Following Sears' recent announcement of the closing of 120 stores across the country (including three in Colorado), the city moved quickly to finalize a mutually acceptable agreement. The strategy here is that it is preferable to have the Sears property owned by the city and included in redevelopment plans rather than redeveloping around the store, and then having Sears close the store at a future date.

WEDA acquired most of the 105-acre site in May of last year with the intent of conveying the property to a developer to create an urban center in accordance with the city's wishes for redevelopment.

“The city's vision for the site is one of densities that could be three times that of the former mall,” said McFall. “That would mean verticality – in other words – a skyline for Westminster. The uses would be mixed and include retail, office and residential.”

The 105-acre site has attracted national development interest due to its strategic location between Denver and Boulder and its double transit potential – U.S. 36 bus rapid transit and the northwest line of RTD's FasTracks project.

The remaining businesses at the former mall - JC Penney, Olive Garden, Brunswick Zone, U.S. Bank and Dr. Lamont McMurtrey, DDS are all open and plan to stay open for the foreseeable future.

To our RSS subscribers

(Nov 10, 2011)

Our RSS feed is not working so we need to ask you to sign up again. The correct feed is <http://www.westminstercenter.us/DesktopModules/DigArticle/RSS.ashx?portalid=1&moduleid=1883&max=10> Just copy and paste this into a browser and sign up again.

We apologize for the inconvenience.

We have been using Feedburner to manage our RSS feeds but recently they stopped working consistently. We don't want you to miss any important news updates, so we are sending this notice.

The mall demolition and recycling

(Nov 10, 2011)

When people see the methodical demolition at the mall site, they often wonder why so much care is being taken. The short answer is: we need to preserve the materials for recycling.

Here is the full explanation, from Westminster Senior Projects Engineer Dave Loseman:

- The actual demolition of the buildings is a controlled process, even though it may not look like it.
- First, salvageable material like wire, copper pipes and mechanical equipment is removed for salvage.
- Then a "skinning" process is done where the brick material is stripped first and sent for recycling.
- Following this, all material that can't be salvaged is removed and hauled to the dump site, and then the steel framing is removed for salvage. This steel needs to be relatively clean when removed before the recycler will accept the material.
- Once all vertical elements are removed, the floor is swept to assure there aren't any asbestos-containing materials remaining, such as trace amounts of asbestos in the vermiculite that is used as an insulator between the concrete masonry units, which may contaminate the soil.
- Once the floor is clean, the floor and foundation removal begins.
- The final step is to backfill the holes with clean, non-expansive fill material and then reseed to prevent soil erosion until the project starts to develop.

About 90 percent of the material removed during the demolition will be recycled.

Photos from Wards demolition

(Nov 09, 2011)

Here is a selection of photos showing the current demolition of the old Montgomery Wards building at the Westminster Mall redevelopment site.

Video of Wards building demolition

(Nov 08, 2011)

Adding text to verify error occurs when Body Length is set to 200, but there is not 200 characters in the article BEFORE an iframe with a video. Blah blah blah blah blah blah blah

Demolition work on the former Montgomery Wards building at the Westminster Mall site began on Monday, Nov. 7.

Wards building demolition begins Nov. 7

(Nov 03, 2011)

The final phase of demolition at the Westminster Mall is now under way, with exterior demolition of the Montgomery Wards building set to begin Monday, Nov. 7.

Demolition of Wards, Dillard's and the main mall corridor buildings (except Sears and JC Penney) are scheduled to be complete by spring 2012.

Throughout demolition, about 80 percent of the materials will be reused or recycled.

Several businesses remain open while demolition and redevelopment activities are conducted, including JC Penney, Sears, Sears Automotive, Brunswick Zone, Olive Garden, U.S. Bank and the dental offices of Dr. McMurtry.

Mall demolition set to move to next phase

(Sep 21, 2011)

The next phase of demolition at the Westminster Mall is tentatively set to begin at the end of October.

This second phase includes the demolition of the Dillard's, Montgomery Wards and main mall corridor buildings (except Sears and JC Penney).

A \$339,250 contract with American Demolition (which is wrapping up the first phase of the demolition) will be considered by the Westminster Economic Development Authority on September 26.

If approved the plan is to start on the east side of the mall with the Dillard's building, then proceeding west along the main mall corridor. Then the Wards building will be demolished along with the north-south mall corridor.

Demolition is scheduled to be complete in the spring of 2012.

Demo work begins on theater

(Aug 31, 2011)

American Demolition began demolition of the outdoor theater located on the Westminster Mall site on Wednesday, Aug. 31.

Clean up from the demolition of the former Macy's and Mervyn's stores continues, while demolition of the Steak and Ale is planned for the near future.

The project should be complete by mid-October.

About 80 percent of the materials from the demolition will be reused or recycled.

Demo work to include theater, Steak and Ale buildings

(Aug 04, 2011)

The contractor currently demolishing the former Macy's and Mervyns stores will also take down the free standing buildings that housed the theaters and the Steak and Ale.

American Demolition is expected to begin demolition around the end of August, once it has completed the project involving the former Macy's and Mervyns buildings on the Westminster Mall site. The project should be complete by mid-October.

Bids sought for second phase of mall project

(Aug 04, 2011)

The City of Westminster is seeking bids for the final phase of demolition at the Westminster Mall site.

The project consists of demolishing approximately 695,000 square feet, including the main mall corridor and major tenants with the exception of the Sears and JC Penney buildings. The project includes site cleanup, restoration, asbestos and lead paint abatement, underground storage tank removal, and seeding. Deadline for bids is Sept. 8, 2011.

Details are on the City of Westminster's current bids page. More information on bids and purchasing is on the city website.

JC Penney, Sears, Brunswick Zone, Olive Garden, U.S. Bank and the dental offices remain open for business while redevelopment activities continue.

Video captures mall demolition event

(Aug 03, 2011)

In case you were not able to attend the mall demolition kick-off event on July 23, below is a short video that captures the spirit of the event and some mall memories from attendees.

People share their favorite memories of the Westminster Mall

(Aug 03, 2011)

We asked folks to share their favorite mall memories during the Westminster Mall demolition kick-off event on July 23. From cruising to Christmas - check out the videos below for a few of those classic memories.

Demo begins on Mervyns side of mall

(Aug 03, 2011)

Demolition work at the Westminster Mall site on August 3 expanded to the north side and the home of the former Mervyns store.

Crews remained at work on the west side as well, where the site of the former Macy's has been completely leveled and materials continue to be sorted for recycling.

About 80 percent of the materials from the demolition will be reused or recycled.

VIDEO: Mall demolition update for July 28

(Jul 28, 2011)

Demolition on the west side of the Westminster Mall continues with the bulk of the former Macy's building now down. Crews will continue to work through the weekend and should start on the former Mervyn's building next week.

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Mall demolition event draws thousands

(Jul 26, 2011)

Thousands of people flocked to the Westminster Mall site on July 23 to witness a demolition event that "cleared the way" for the city's ambitious redevelopment plans.

View a photo gallery of the event:

VIDEO: Mall demolition continues

(Jul 26, 2011)

Crews from American Demolition continued work taking down the building formerly occupied by Macy's at the Westminster Mall site. Roughly 80 percent of the material from the demolished buildings will be recycled or reused.

Share your favorite mall stories on Facebook

(Jul 12, 2011)

We're hoping people will share their favorite stories and photos from a shopping center that occupies a special place in the hearts of those who grew up here. Visit www.facebook.com/westminstermallmemories to share stories and photos of your greatest mall experiences.

We're even holding weekly drawings for some free mall memorabilia!

Visit [Westminster Mall Memories](#) on Facebook today!

You're invited to the mall demolition kickoff event!

(Jul 12, 2011)

Please join us as we "clear the way" for the future at the mall site with a special demolition event on Saturday, July 23, at the Westminster Mall, 88th Avenue and Harlan Street, in the west side parking lot.

The event begins at 3 p.m. in the parking lot on the west side of the former Macy's store. Demolition is set for 3:30 p.m. We'll have a "smashing" good time with the front of the vacant store to signify that change is on the way for the mall property.

Come share your memories of the mall and your hopes for the future.

Enjoy some great coupons from the local businesses that are still open while demolition is under way.

[Download a printable invitation](#)

WHEN: Saturday, July 23, 3 p.m. Demolition event at 3:30 p.m.

WHERE: Westminster Mall, 88th Avenue and Harlan Street, in the west side parking lot outside the former Macy's store.

PARKING: Please park in the lots north of the former Macy's near the Sear's store (enter on Harlan near Sears to avoid construction fencing). You can walk the short distance to the event site. You can also access the site from parking lot immediately west of the JC Penney store.

Donations for Children's Hospital, Denver Zoo

(Jul 11, 2011)

The Children's Hospital Pediatric Intensive Care Unit and the Denver Zoo were recent recipients of donations from the Westminster Mall.

After the interior of the mall was closed, about \$487 in coins from the courtyard fountain was used to purchase eight portable DVD players for the Children's Hospital Kidney Center. The DVD players are used by children undergoing dialysis, which can take up to five hours.

Westminster Mall has a history of donating the money collected from the courtyard fountain to Children's Hospital in memory of Rory McGrenaghan, the son of Mickey McGrenaghan, longtime mall maintenance supervisor. Coins from the fountain have been regularly donated to Children's since 2002. More than \$29,000 has been donated.

In addition, about 42 plants from the large planters throughout the mall were donated to the Denver Zoo. Most of the plants went to the Bird World exhibit, and some were placed in the Tropical Discovery exhibit. The added greenery is tailor made for the low-light situations in the zoo exhibits.

Date set for mall demolition event

(Jul 07, 2011)

Mark your calendars for Saturday, July 23, for a special event marking the initial demolition phase at the Westminster Mall.

Interior demolition work on the buildings that formerly housed the Macy's and Mervyn's stores began this week.

Exterior building demolition will begin on July 23, with a public kick-off event in the parking lot immediately west of the former Macy's building.

Check back for details in the coming days.

Signs up on open businesses

(Jul 06, 2011)

Signs went up on July 6 for businesses remaining open during the redevelopment of the Westminster Mall site.

[More info on the businesses still open.](#)

Mall interior closed; some stores still open

(Jun 30, 2011)

With Sears and JC Penney remaining open through redevelopment, the Westminster Mall will officially lock its doors to interior public access for the last time this evening. All the remaining stores in the mall's interior have closed.

Dillard's plans to remain open until early August as it clears out its inventory.

Outlying businesses such as Olive Garden, Brunswick Zone, Sears Automotive, U.S. Bank and the dental offices remain open.

Photos below show the walls that have been erected to close off mall access from Sears and from JC Penney.

Mall demolition to begin in July

(Jun 28, 2011)

Demolition at the Westminster Mall will begin in July with the former Mervyn's and Macy's stores.

The Westminster Economic Development Authority on June 27 approved a \$215,700 contract with American Demolition to remove two of the largest structures at the mall site. Interior work is slated to begin in early July, with exterior demolition slated for later in the month. The project should be complete in early October.

As part of the project, American Demolition intends to recycle 80 percent of the material from the demolition.

Auction set for mall furnishings

(Jun 28, 2011)

In preparation for demolition, the Westminster Economic Development Authority will host a series of three online auctions to liquidate mall furnishings.

The first internet auction will be Wednesday, July 13, at 1 p.m.

Auction items include shelving, furniture, household and holiday decorations, floor scrubbers, display cases and more.

Auction items will be posted and available for bid on July 13 by 1 p.m.

Visit www.RollerAuction.com for auction information.

Mall businesses still open

(Jun 23, 2011)

Although much of the Westminster Mall property is now vacant, several businesses remain open and ready to serve customers.

Major department stores JC Penney and Sears, Brunswick Zone, Olive Garden, U.S. Bank and the dental offices remain open for business while redevelopment activities pick up over the coming months.

Demolition on some parts of the mall should begin this summer, but there will be fencing and signage to help patrons find the businesses and services they need.

VIDEO- Demolition robot knocks down walls at mall

(Jun 14, 2011)

Producers for Cool Tools on the DIY network came to the Westminster Mall on June 13 to shoot footage for an upcoming episode.

Their subject - the Husqvarna DXR 140 demolition robot.

Its mission - to tear down some interior walls in the empty building that formerly housed Mervyn's.

The Cool Tools episode is expected to air in the fall.

Major demolition at the mall is expected later this summer.

Video for Trail Dust Steak House demolition

(Jun 08, 2011)

The former location of the Trail Dust Steak House was demolished on April 14, 2010. You can view a short video of the demolition below.

The property, vacant since 2007, sits on the northeast side of the mall location. Westminster Economic Development Authority acquired the property in early 2010 for \$727,103.

The building owners, L.A.I.P.C.A. Farmers, LLC, approached the city about acquiring their property in early 2009. The owners agreed to sell the property for \$6.50 per square foot, which is favorably priced for a 2.57-acre pad site with highway visibility.

Alpine Demolition was selected to do the demolition with a low bid of \$38,313. Alpine Demolition diverted 80 percent of the demolished materials from the waste stream. Alpine crushed the majority of the concrete at the site for reuse and salvaged recyclable metals such as copper, steel, aluminum and brass. The wooden structure was ground into mulch.

City pays off remainder of mall purchase

(Jun 01, 2011)

The remaining \$3.5 million left on the \$22 million purchase of the Westminster Mall was paid on May 27. The outstanding note was part of the original May 2 agreement that brought about 90 percent of the mall property under the control of the Westminster Economic Development Authority.

Under the purchase and sale agreement, the city had up to 12 months to pay off the balance, plus interest. The city will allocate \$4 million in carry-over from the 2010 budget to pay off the note and cover other critical project costs. Paying off the note early will save as much as \$17,500 per month in interest.

Ongoing work at the mall includes environmental assessments of the property and plans for demolition of some structures on the site. The city is currently seeking bids for the demolition project.

City seeks bids for mall demolition

(May 31, 2011)

The City of Westminster is seeking bids for demolition of the former Mervyn's and Macy's stores at the Westminster Mall, including the removal of any accessory structures adjacent to the buildings.

Demolition includes all environmental abatements and permitting including, but not limited to, asbestos removal and lead-based paint removal. The city will provide air quality monitoring and certification during the abatement process.

Bids are due by June 9 at 11 a.m.

Details on the [City of Westminster's current bids page](#).

More information on bids and purchasing is [on the city website](#).

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Mall hours changing on May 11

(May 10, 2011)

Attention mall walkers. Effective Wednesday, May 11, the Westminster Mall will open at 10 a.m. and close at 7 p.m., Monday-Saturday, and open at 11 a.m. and close at 6 p.m. on Sunday.

Although the mall stores typically did not open until 10 a.m., the early hours were available to accommodate those who wanted to walk inside at the mall.

Questions can be directed to Laramie Property Company, 303-428-5634.

Rail station confirmed for 88th Avenue

(May 03, 2011)

The City of Westminster and the Regional Transportation District recently finalized an agreement that clarifies the city's commitment to use non-FasTracks dollars to design and build a rail station at 88th Avenue. The agreement also confirms RTD's willingness to add the station to the Northwest Corridor line.

It is the city's intent to build the station in conjunction with the development of the Westminster Center project.

The city's goal is to have the station open at the same time service begins on the entire Northwest Rail corridor. This could be as soon as 2019 if the RTD board moves ahead with a ballot issue increasing the FasTracks sales tax and it is approved by voters in 2012.

While the station at 88th Avenue was not included in the FasTracks package that Regional Transportation District voters approved in November 2004, Westminster Center remains in the plans for the Northwest Rail Corridor as an "unfunded" station. See map below.

[Learn more about Transit and Access at Westminster Center.](#)

Listen to podcast of meeting to purchase mall

(May 03, 2011)

Westminster City Council on May 2 met to consider the purchase and sale agreement to acquire the majority of the remaining property at the Westminster Mall site.

[Listen to the meeting podcast](#) - 15 mins.

Westminster acquires mall property, paves way for redevelopment

(May 03, 2011)

The Westminster Economic Development Authority and the Westminster Mall Company and related entities, owners of Westminster Mall, have announced that the Westminster Mall will be acquired by WEDA for \$22 million in early May. The city and mall owners also have settled the litigation brought by the owners last August. The contract for the sale of the mall property was approved by the Westminster City Council and the Westminster Economic Development Authority Board on May 2, 2011.

Located at 88th Avenue and Sheridan Boulevard, just off U.S. 36, Westminster Mall is a 1.5-million-square-foot regional shopping center.

[View a map of the property ownership.](#)

The Westminster Economic Development Authority is currently seeking a development partner for a mixed-use, urban-style development on the 105-acre site. Based upon the area's steady growth and the location's access, the property already has generated interest from developers nationwide.

"The acquisition of the Westminster Mall by the Westminster Economic Development Authority is a watershed point in the history of this highly significant piece of land. Our vision for an urban center to our community, with office, residences and retail, has taken one giant step forward," said Mayor Nancy McNally. "This is a fine example of what can be accomplished by mutual agreement and in response to the wishes of our community."

“We look forward to a new, vibrant development focused on access to rail and bus rapid transit that allows us to continue to provide vital services to our community,” said Westminster City Manager Brent McFall.

It is anticipated that closing on the transaction will occur on May 10 of this year. Tenants of the mall will be notified of the pending ownership change, and it is hoped that key anchor tenants will remain in operation on the site during construction of a new urban neighborhood.

The Westminster Economic Development Authority previously purchased the vacant Macy’s and Mervyns in the mall as well as the Trail Dust Steakhouse building on the mall property. Before the most recent deal, the city controlled about 20 percent of the mall property. The latest deal acquired the balance of the mall property, except for the Sears building and parking area, the Brunswick Zone and the dental offices on the northeast side of the property. The city now controls about 90 percent of the 105-acre site.

The city’s concept for the future of the entire Westminster Center area has generated interest from developers throughout the country. [Get more information on the city's redevelopment vision.](#)

Westminster Mall purchase and sale FAQs

(May 03, 2011)

Following are answers to some of the common questions being raised about the City of Westminster's redevelopment efforts at the Westminster Mall.

Have a question that is not answered? [Send us an email](#) and we will do our best to respond.

Why did the city do this?

The City of Westminster, acting as the Westminster Economic Development Authority, took the step to acquire the Westminster Mall as a strategic move to exercise control over the fulfillment of the city’s vision for the site: a vibrant, high-density urban village with office, residential and retail uses.

The city was able to negotiate a deal with the mall ownership and avoid a lengthy and costly process to acquire the property via the eminent domain process.

Having control of the property will help speed the process of redevelopment and provide the city with added control over the project.

How much did the mall cost?

The mall cost \$22 million. The city will pay \$18.5 million at closing on May 10 (UPDATE: The deal closed on May 10) and then has up to 12 months to pay the remaining \$3.5 million. (UPDATE: The final payment was made May 27 - [more information here.](#))

What did the city buy?

The Westminster Economic Development Authority previously purchased the vacant Macy’s and Mervyns in the mall as well as the Trail Dust Steakhouse building on the mall property. Before the most recent deal, the city controlled about 20 percent of the mall property.

The latest deal acquired the balance of the mall property, except for the Sears building and parking area, the Brunswick Zone and the dental offices on the northeast side of the property. The city now controls about 90 percent of the 105-acre site.

What happens to the mall tenants? Will the city be managing the mall?

The city will be managing the mall on an interim basis until a deal with a developer can be negotiated. The plan is for the city to keep open the Sears and JC Penney stores while closing the few remaining in-line tenants (those in the enclosed mall space). Dillard’s, which has operated as a clearance outlet for the past year or so, has indicated that they intend to close their store within the next 3 months.

Many of these tenants have been operating for some time on month-to-month leases. The tentative future of the mall has been a reality for these tenants for some time. Following closing on the purchase and sale of the mall on May 10, the in-line tenants were provided notice of termination of their leases.

Outlying businesses, such as the Olive Garden restaurant, U.S. Bank, Brunswick Zone and dental offices, will remain open.

Will the mall be demolished soon?

The plan calls for some demolition to start this summer, and a phase I of redevelopment to open in 2015.

What will be built on the site?

The city's vision for the site is a vibrant, high-density urban village with office, residential and retail uses. [Learn more about the city's vision for the site.](#)

How could the city afford to buy it given its recent budget reductions?

The city has been gradually saving for anticipated expenses with the redevelopment of the Westminster Mall property for a number of years. The savings were accumulated from "one time" sources of revenue, for example savings on capital projects and annual carry-over funds. City ongoing operation funds, such as funds for salaries and benefits for the workforce, were not used on the Westminster Mall acquisition.

The city has taken a carefully considered, strategic approach since 2002, planning for the eventual shutdown of the mall due to the market conditions the mall faced. As part of this planning, the city has actively facilitated development of other revenue-producing projects to offset the reduced revenues from the mall (from \$8.5 million in 2001 down to \$1 million in 2010). These deliberate actions have left the city in a sound financial position to invest in the future of the mall site.

How does this fit with the long-term sustainability position the city is striving for?

The purchase of the Westminster Mall is a strategic step in the long-term financial sustainability of the City of Westminster. Revenue models for future years are counting on a revitalized commercial and residential development that will generate sales and property tax.

The redeveloped mall area will contain a mixture of retail, office, residential and entertainment, providing a vibrant business and residential area. The alternative was a vacant, boarded up, old shopping center serving as an attractive nuisance for crime. This ongoing deterioration has a multiplying effect on the immediate neighborhood, dragging down the attractiveness and vitality of surrounding property and reducing property values for individual property owners.

Is it normal for a city government to be involved in economic development to the extent of buying the property?

In the past, the City of Westminster has taken an active role in economic development by gaining control of key properties for use in retail development. The City of Westminster used a similar strategy to assemble land in the development of both The Orchard Town Center and The Shops at Walnut Creek. For the redevelopment of the Westminster Mall, the city expects to see a good return on its investment in the coming years as the development moves forward and creates private-sector jobs, as well as tax revenues for the city.

What's happening with finding a developer?

The City of Westminster is currently interviewing a number of national developers to determine the best fit for developing the city's vision of an urban center in a suburban community.

Will the city sell the mall to a developer and recover its investment?

Yes. The city will not be a long-term landowner at the mall site. The plan is for a developer to acquire the property from the city as redevelopment occurs.

It is important to note that the city is not a traditional real estate investor and is not primarily focused on the rate of return on the real estate itself. The city has functioned as a property assembler, preparing the property for redevelopment by the private sector. The city's return will come from the reinvestment (and resulting tax dollars) and the return to vitality of this important location in the city.

Private investment and dollars generated from the redevelopment itself will support the project. The city will not be utilizing general tax dollars or general obligation bonds for the project.

How long until whatever will be there starts getting built?

This is a long-term project. Construction of a phase I could start as early as late 2013 with opening in spring 2015. A lot is dependent upon market conditions.

What happened to the lawsuit the mall owners brought against the city?

As part of the purchase and sale of the mall, a settlement agreement was reached in the mall lawsuit filed in August 2010. The lawsuit is being dismissed by the plaintiffs.

How can I get the latest updates on the redevelopment of the mall?

For the latest information, continue to visit www.westminstercenter.us or [sign up for the website news feed](#).

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Agreement reached on Westminster Mall

(May 02, 2011)

The Westminster Mall Company and related entities, as well as the City of Westminster and the Westminster Economic Development Authority, are pleased to jointly announce that agreement has been reached concerning the Westminster Mall. The city and owners of the Westminster Mall have agreed to the sale of the mall property and the settlement of the litigation brought by the owners last August. The contract for the sale of the mall property was approved by the Westminster City Council and the Westminster Economic Development Authority Board on May 2, 2011.

“The acquisition of the Westminster Mall by the Westminster Economic Development Authority is a watershed point in the history of this highly significant piece of land. Our vision for an urban center to our community, with office, residences and retail, has taken one giant step forward,” said Mayor Nancy McNally. “This is a fine example of what can be accomplished by mutual agreement and in response to the wishes of our community.”

“The Westminster Mall is at once our past and our future,” said Westminster City Manager Brent McFall. “This suburban mall was hugely significant as a cultural icon in our community for over 30 years, and provided financial resources used in the provision of important municipal services for business and residential citizens alike over that period. We look forward to a new, vibrant development focused on access to rail and bus rapid transit that allows us to continue to provide vital services to our community.”

Westminster Mall is located at 88th Avenue and Sheridan Boulevard just off U.S. 36. It was originally constructed in 1977 with 30 stores, including Joslin’s as the main anchor. A 1986 expansion added three new anchors — Foley’s, Broadway Southwest (now Sears) and Mervyn’s. J.C. Penney was added in 1987 as the fifth anchor store. Sears replaced Broadway Southwest in 1996 and, in 1997, Montgomery Ward became the sixth anchor. In 1997 Joslin’s became Dillard’s. In 2000, the mall underwent a \$10 million renovation.

In its heyday, the mall was the second largest shopping center in the Denver area (at 1.5 million square feet of retail), and the only mall in Colorado to feature six anchor stores. The mall in the late 1990s accounted for approximately 25 percent of the city’s sales tax collections.

It is anticipated that closing on the transaction will occur May 10 of this year. Tenants of the mall will be notified of the pending ownership change, and it is hoped that key anchor tenants will remain in operation on the site during construction of a new urban neighborhood.

The Westminster Economic Development Authority is in active pursuit of a development partner to help achieve the vision set forth by the City of Westminster for a mixed use, urban-style development for the 105-acre site. The city’s concept for the future of the entire Westminster Center area has generated interest from developers throughout the country. [Get more information on the city's redevelopment vision.](#)

City, Steiner part ways

(Feb 22, 2011)

The City of Westminster and Steiner + Associates have worked diligently for more than a year on the pre-development plans for the Westminster Center project. During that time, great progress has been made, on many fronts, by both parties. However, in recent months, it became apparent to both the city and Steiner that the approach and timing expectations of the parties were no longer in alignment and they have agreed to conclude their discussions related to the Westminster Center project. The city is now in the process of seeking a new partner for redevelopment of the 105-acre Westminster Mall site.

“Steiner + Associates played an important role for us in the early stages of our effort to alleviate the condition of urban blight that exists in the urban renewal area now occupied by the Westminster Mall,” said Mayor Nancy McNally. “We are forging ahead with our efforts to find a development partner to take us to the next step in our creation of a vibrant urban center that serves our community now and in the future.”

“We strongly believe that the Westminster Mall site provides a great opportunity for the creation of a high-density urban focal point for the city,” said Ralph Ireland, senior vice president of development for Steiner + Associates. “We wish the City of Westminster the best of luck in their re-development efforts.”

“We recognize and appreciate the value that Steiner + Associates brought to this complex process,” added Susan Grafton, manager of Economic Development for the City of Westminster. “We are looking forward to moving this project to the next stage and creating a vibrant new downtown for the City of Westminster.”

City acquires Mervyn's site

(Feb 22, 2011)

The City of Westminster has acquired another property at the Westminster Mall site, another step forward in the city’s plans to redevelop and revitalize the area.

The city bought the vacant Mervyn’s building plus 6.5 acres of land on the north side of the mall for \$1.8 million at the end of 2010. Paired with the 2010 acquisition of the Macy’s building and the Trail Dust Steak House property, the city now owns about 20 percent of the 105-acre mall site.

The acquisition is consistent with the Westminster Center Urban Renewal Plan and the city's ongoing moves to acquire properties from sellers when they become available. The goal of the Westminster Center urban reinvestment project is to redevelop the 108-acre parcel currently occupied by the Westminster Mall into a high-density urban center of regional scope.

Video - Westminster Center flyover

(Oct 21, 2010)

What does the Westminster Center area look like from the air? View this short (38 seconds) clip that shows the view from Westminster City Hall over U.S. 36 and onto the site of the current Westminster Mall.

What does 105 acres look like?

(Sep 16, 2010)

The site of the current Westminster Mall is 105 acres, but how does that scale compare to other sites?

To help answer the question, a comparable section of LoDo in Denver, near Coors Field, was superimposed on the outline of the mall property.

Coors Field sits on the northwest corner, near Harlan Street and 92nd Avenue.

Union Station is at the southwest corner, near 88th Avenue and Harlan.

Moving east to U.S. 36 and Sheridan Boulevard, the edge of the property corresponds to Lawrence Street in Denver.

City launches website for Westminster Center project

(Jul 27, 2010)

Westminstercenter.us launched last week, providing a convenient location for information on redevelopment of the Westminster Mall site at 88th Avenue and Sheridan Boulevard.

[The website includes maps, photos, videos and other information on the project.](#)

The goal of the Westminster Center urban reinvestment project is to develop a high-density urban center of regional scope on the 105-acre parcel currently occupied by the Westminster Mall.

Redevelopment of the site is the top strategic priority of Westminster City Council.

“This is a unique opportunity to build something special in our community,” said Westminster City Manager Brent McFall. “We hope residents and businesses will continue to visit the new website for the latest updates and information on this important project.”

City responds to mall lawsuit

(Jul 14, 2010)

Westminster officials are continuing to move ahead to redevelop the Westminster Mall site despite a recent lawsuit filed by mall ownership.

On July 8 the city received notice of a complaint filed in Jefferson County District Court by the Westminster Mall Company and related parties challenging the city’s urban renewal efforts at the mall property.

As required by Colorado's Urban Renewal Law, a study of the property in 2009 determined the property was blighted. Following a public hearing Westminster City Council made a finding of blight at the mall site as required by law and adopted an urban renewal plan to address the conditions.

The Westminster Economic Development Authority is currently pursuing its legally adopted urban renewal plan to facilitate redevelopment at the site.

"The City of Westminster and WEDA have properly followed, and will continue to follow, the procedures specified in Colorado law for planning and accomplishing this urban renewal project," said Brent McFall, Westminster city manager. "Based on what has been presented in the complaint that we have received, we see no merit to the Mall Company's allegations and are confident that we will prevail once the matter is adjudicated in a court of law.

"We intend to continue to work toward achieving an urban renewal project that is consistent with our vision for a vibrant, urban center at the site currently occupied by a blighted retail center," he said.

Statement from Brent McFall, Westminster city manager:

"Today the City of Westminster and its urban renewal authority, the Westminster Economic Development Authority, received notice of a complaint filed by the Westminster Mall Company and related parties challenging in Jefferson County District Court the city's and WEDA's urban renewal efforts at the mall property.

"As required by Colorado's Urban Renewal Law, a study of the property in 2009 determined the property was blighted. Following a public hearing Westminster City Council made a finding of blight at the mall site as required by law and adopted an urban renewal plan to address the conditions. The mall ownership did not present any objections to these actions at that time. The Westminster Economic Development Authority is currently pursuing its legally adopted urban renewal plan to facilitate redevelopment at the site.

"The City of Westminster and WEDA have properly followed, and will continue to follow, the procedures specified in Colorado law for planning and accomplishing this urban renewal project. Based on what has been presented in the complaint that we have received, we see no merit to the Mall Company's allegations and are confident that we will prevail once the matter is adjudicated in a court of law.

"While it is unfortunate that the Westminster Mall Company and the other related parties have chosen to file these claims, the City of Westminster and WEDA are confident that we have properly followed the law. We intend to continue to work toward achieving an urban renewal project that is consistent with our vision for a vibrant, urban center at the site currently occupied by a blighted retail center."

Background on the urban renewal area

On April 13, 2009, Westminster City Council in accordance with state law created an urban renewal area for the mall property and adopted a plan to address the blighted conditions on the property.

The action was taken following a formal public hearing. No one spoke in support of or opposition to the decision.

The adopted plan includes the findings of a detailed blight study as required by state law. It also outlines the reasons for the blight determination and includes the steps the city will take to achieve the plan objectives.

[Read the complete plan and blight study.](#)

Rail station agreement nears

(Jun 29, 2010)

Access to rail via the proposed FasTracks commuter system is an important part of the overall vision for the Westminster Center, and the City of Westminster is taking steps to ensure it is completed.

While the station at 88th Avenue was not included in the FasTracks package that Regional Transportation District voters approved in November 2004, Westminster Center remains in the plans for the Northwest Rail Corridor as an “unfunded” station. **See map below.**

Over the next several months the City of Westminster and RTD will be developing an agreement that clarifies the city’s commitment to use non-FasTracks dollars to design and build the station and RTD’s willingness to add the station to the Northwest Corridor line.

It is the city’s intent to build the station in conjunction with the development of the Westminster Center project.

The city’s goal is to have the station open at the same time service begins on the entire Northwest Rail corridor. This could be as soon as 2019 if a the RTD board moves ahead with a ballot issue increasing the FasTracks sales tax and it is approved by voters in 2012.

[Learn more about Transit and Access at Westminster Center.](#)

City negotiating with potential developer

(May 28, 2010)

The city has entered into an exclusive negotiating agreement with Steiner + Associates, a development firm out of Columbus, Ohio. There is no pre-development agreement yet in place; however, one is expected within six months.

[More information on Steiner + Associates.](#)

Steiner + Associates is one of nine development groups, many of whom are nationally recognized, that responded to the city’s request for proposals last September.

Westminster acquires vacant Macy's at mall site

(Feb 23, 2010)

The City of Westminster Economic Development Authority on January 27 acquired the vacant Macy's store at the Westminster Mall property, the latest step in the city's long-term strategy to revitalize the area.

Cost of the 157,000-square-foot Macy's building, which sits on 8.43 acres, was \$700,000. WEDA has also acquired the former Trail Dust Steak House on the mall site for \$727,103. The Trail Dust building is slated for demolition in early March. There are no immediate plans for the Macy's building.

"With these steps, and the others we have taken, the message to the community is clear: We have a vision for this property and we're moving ahead to make it a reality," said Nancy McNally, Westminster mayor.

The goal of the Westminster Center urban reinvestment project is to develop a high-density urban center of regional scope on the 105-acre parcel currently occupied by the Westminster Mall.

Both properties were acquired after the city was approached by interested sellers, according to Brent McFall, Westminster city manager.

"This was an opportunity for the city to take a positive step in moving forward with our vision for this important project," he said.

The city is currently negotiating with a developer, Steiner + Associates, to partner on the ambitious project, which will include entertainment, office, residential and cultural elements, along with a strong retail component.

Property acquisition details

Current map of property ownership

The Macy's property sits on the west side of the mall location. It has been vacant since January 2009. Macy's ownership approached the city in 2009 for a potential sale of the property. The negotiated price was \$700,000, plus a share of closing costs (about \$7,000). The sale closed on Jan. 27, 2010. The building is 157,000 square feet and includes 8.43 acres of land. There are no immediate plans for the vacant Macy's building.

The Trail Dust Steak House property, which has been vacant since 2007, sits on the northeast side of the mall location. The building owners, L.A.I.P.C.A. Farmers, LLC, approached the city about acquiring their property in early 2009. The owners agreed to sell the property for \$6.50 per square foot, which is favorably priced for a 2.57-acre pad site with highway visibility.

The Trail Dust building is scheduled to be torn down around March 1. Alpine Demolition was selected to do the demolition with a low bid of \$38,313. Alpine Demolition plans to divert as much as 80 percent of the demolished materials from the waste stream. Alpine Demolition will crush the majority of the concrete at the site for reuse. They will salvage any recyclable metals such as copper, steel, aluminum and brass, and much of the wooden structure will be ground into mulch.

The Trail Dust building has been used in the past several weeks for training exercises by the Westminster Police and Fire departments, which resulted in smoke occasionally being reported rising from the building.

PUBLIC PROCESS TIMELINE

11/24/14

City Council 2nd Reading Downtown Specific Plan

11/10/14

City Council 1st Public Hearing Downtown Specific Plan

10/28/14

Planning Commission Public Hearing Downtown Specific Plan

9/10/14

Open House on Westminster Center Draft Plan

9/2 - 9/14/14

Westminster Center Draft Plan discussion on WestyConnect

10/28/13

City Council Hearing on Framework Preliminary Development Plan

10/22/13

Planning Commission Hearing on Framework Preliminary Development Plan

9/15/13

Westminster Center Framework Plan discussion on WestyConnect

9/18 & 9/19/13

Open Houses on Westminster Center Framework Plan

8/26/13

City Council Study Session on Framework Plan Concept

3/28 - 4/15/12

Interactive Online Open House and Preference Survey

3/28 & 3/31/12

Interactive Open Houses and Preference Survey

3/19/12

City Council Visioning Study Session