

Historic Westminster Investment

For more than 20 years, the City of Westminster has been investing in improvements of the south part of the city as a part of the South Westminster Revitalization Program. Numerous projects have been completed, which have dramatically improved the physical appearance, recreational facilities, cultural offerings and overall livability in this most historic part of the city.

Since 1999, more than \$250 million has, and is, being invested in South Westminster by the city and other public agencies, and more than \$60 million by developers.

Redevelopment Projects – These projects have helped transform the commercial heart of the area.

- **Westminster Plaza Shopping Center** – reconstruction in 1999 (\$22,560,000)
- **Orchard Court (Della Villa) Apartments renovation** – 2003 (\$1,250,000)
- **Lowell Street and Meade Street townhomes** – 2004 (\$10,150,000)
- **LaConte Shopping Center reconstruction** – 2005 (\$2,250,000)
- **Gateway Building northwest corner of Lowell Boulevard/73rd Avenue** – 2007 (\$2,544,000)
- **Northgate Shopping Center reconstruction** – 2009 (\$6,000,000)
- **Lowell Row townhomes** – 2010 (\$2,180,000)
- **Business Façade Improvement Program** – ongoing (\$240,000)

Total - **\$47,174,000**

Historic Preservation – These projects have preserved some of the neighborhood’s most valuable historical structures.

- **Grange Hall exterior restoration** – 2004 (\$144,000)
- **Rodeo Market building acquisition** – 2004 (\$485,000)
- **Merton Williams house restoration** – 2004 (\$110,000)
- **Rodeo Market restoration** – 2009 (\$190,000)
- **Shoenberg Farm site acquisition** – 2009 (\$664,182)
- **Shoenberg Farm restoration** – 2010, 2011 and 2015 (\$966,815)
- **Bowles House Museum exterior renovations** – 2013 and 2015 (\$140,435)

Total - **\$2,700,432**

Westminster Station and Redevelopment Around the Station – Perhaps the most dramatic train station in RTD’s system is now under construction and will open in mid-2016.

- **Land acquisition for parking structures and station plaza** – 6995 Grove St. - 2011 and 2013 (\$3,863,000)
- **Westminster Station parking structure and bus transfer facility** – 2016 (\$11,955,000)
- **Construction of Westminster Station Drive, Hooker Street, North Plaza and utilities to serve the area** – 2016 (\$7,700,000)
- **South side plaza and drainage/park improvements** - Construction of plaza area and train loading area enhancements along with construction of drainage basin and park improvements – 2016 (\$17,161,000)

Total - **\$40,679,000**

Street, Utility and Streetscape Projects – These projects have dramatically transformed the physical appearance of the key roadways in the area.

- **Federal Boulevard reconstruction and streetscape** – 71st Avenue to 73rd Avenue, and 72nd Avenue reconstruction and streetscape – Meade Street to Elliot Circle – 1998 (\$13,000,000)
- **Lowell Boulevard reconstruction** – 68th Avenue to 71st Avenue – 2001 (\$1,108,000)
- **U.S. 36/Federal Boulevard bridge replacement and design enhancements** - 2003 (\$16,860,000)
- **73rd Avenue reconstruction and streetscape** – Bradburn Boulevard to Lowell Boulevard – 2003 (\$1,175,000)
- **Meade Street streetscape** – 72nd Avenue to 73rd Avenue – 2004 (\$300,000)
- **Sheridan Boulevard/72nd Avenue street improvements** – 2008 (\$5,173,211)
- **Sheridan Boulevard/72nd Avenue masonry wall project** – 2008 (\$1,815,231)
- **80th Avenue/Federal Boulevard intersection improvements** – 2008 (\$4,700,000)
- **Lowell Boulevard reconstruction and streetscape** – 72nd Avenue to U.S. 36 – 2010 (\$2,990,000)
- **U.S. 36/80th Avenue overpass replacement and design enhancements** – 2011 (\$8,600,000)
- **U.S. 36/Lowell Boulevard bridge replacement** – 2013 (\$3,000,000)
- **76th Avenue streetscape by Torii Square Park** (\$32,000)
- **Bradburn Boulevard Streetscape – 73rd Avenue to 78th Avenue** – underway (\$603,785)
- **72nd Avenue/Raleigh Bridge construction** – 72nd Avenue and Raleigh - underway (\$7,512,466)
- **Federal Boulevard/BNSF railroad bridge replacement** – 69th Avenue and Federal Boulevard - under construction (\$11,600,000)
- **Numerous street overlay projects** - ongoing
- **Numerous utility projects** - ongoing

Total - **\$78,469,693**

Bike/Trail Facilities – These improvements focus on enhancing the Little Dry Creek Trail and connecting the area to north and central Westminster trails via the new U.S. 36 Bikeway.

- **Bradburn Boulevard bike/sidewalk connection to U.S. 36 Bikeway** – 2010 (\$495,395)
- **Lowell Boulevard bike/sidewalk** (cost part of street project)
- **Little Dry Creek Trail reconstruction** (\$2,500,000)

Total - **\$2,995,395**

Park Improvements – A myriad of projects have refreshed parks throughout the area. The future 40-acre Little Dry Creek Park will be a gem for all Westminster residents.

- **Wolff Run Park enhancements** – 1996 (\$1,200,000)
- **Skyline Vista Park renovation** – 1997 (\$1,200,000)
- **Wolff Run Park enhancements** – 1998 (\$650,000)
- **Bishop Square Park play lot and ball fields** – 1998 (\$175,000)
- **Municipal Park playground** – 1999 (\$100,000)
- **Swim and Fitness Center renovations** – 1999, 2000, and 2003, 2011 (\$4,202,109)
- **Cobblestone Park construction** – 2000 (\$750,000)
- **Faversham Park improvements** – 2001 (\$355,000)
- **Terrace Park playground** – 2002 (\$150,000)
- **Sunset Park playground** – 2003 (\$175,000)
- **Irving Street Park construction** – 2004 (\$750,000)

- **Park and plaza improvements to east and north of the Rodeo Market** – 2009, 2012 and 2013 (\$304,000)
- **England Park ballfield renovations** – 2010 (\$1,253,408)
- **Torii Square Park reconstruction and sculpture** – 2013 (\$221,000)
- **Little Dry Creek Park** – Federal Boulevard to Lowell Boulevard (under construction) – (included in Westminster Station cost)
- **Westminster Hills Park playground** – (\$60,000)
- **Dog Park at Lowell Boulevard/70th Avenue** – (\$197,000)

Total - **\$11,742,517**

Cultural Improvements – These projects have helped draw artists and cultural activities to the area.

- **MAC parking lot reconstruction** – 1999 (\$375,000)
- **Irving Street Library** – 2004 (\$3,920,000)
- **73rd Avenue/Lowell Boulevard Theatre** - acquisition of Vehicle Service Center plus improvements- 2004 (\$586,000)
- **Rodeo Market Community Arts Center and Sculpture Park** – 2009 (cost listed under Park and Open Space Acquisitions section)
- **Cooperative ventures with South Westminster Arts Group and Historic Westminster Art District** – ongoing
- **Numerous public art acquisitions and installations** – ongoing (\$100,000)

Total - **\$4,981,000**

Park and Open Space Acquisitions – These key purchases have added “breathing room” to the neighborhood.

- **80th Avenue/U.S. 36** – 1992 (\$50,000)
- **Della Villa Park Land acquisition** – 2001 (\$650,000)
- **Hidden Lake Open Space 2002 and 2015** – (\$850,000)
- **Little Dry Creek Open Space at Sheridan Boulevard (Culbreath)** – 2004 (**\$185,000**)
- **Little Dry Creek Open Space (Guildner/Heffley)** – 2005 (\$850,000)
- **Rodeo Market Park - 7319 Orchard Court** – Purchased land and house, subdivided and sold retaining .35 acre. Additional one acre of park acquired with building acquisition cost – 2005 (\$80,000)
- **Little Dry Creek Open Space (Heitman)** – 2008 (\$560,000)
- **Little Dry Creek Open Space (Lowell Group LLC)** – 2009 (\$350,000)
- **Little Dry Creek Open Space at Sheridan Boulevard (Sprester)** – 2009 (\$345,000)
- **Little Dry Creek Open Space at Sheridan Boulevard (DePalma)** – 2009 (\$1,283,000)
- **Little Dry Creek Open Space (Barnum)** – 2010 (\$3,000,000)
- **Turnpike Open Space (former Westminster Hills Elementary site)** – 2012 (\$730,000)
- **Little Dry Creek Open Space at Sheridan Boulevard (75th and Sheridan LLC)** – 2013 (\$460,000)
- **Little Dry Creek Open Space – Houses on 69th/Lowell** – 2015 (\$907,900)
- **Total** – **\$10,300,900**
- **Senior Facilities**
- **Mature Adult Center (MAC)** – 1992 (\$1,550,000)
- **East Bay senior housing** – 1997 (\$5,100,000)

- **Panorama Pointe senior center** – 2001 (\$1,300,000)
- **Panorama Pointe senior housing** – 2002 (\$8,000,000)
- **Panorama Pointe senior apartments** – 2011 (\$12,596,000)
- **Westminster Commons renovations** – 2013 (\$6,250,000)
- Total - **\$34,796,000**
- **Educational**
- **Career Enrichment Park parking lot reconstruction** – 2003 (\$360,000)
- **Westminster High School reconstruction** – 2010 (\$92,000,000)
- **Crown Pointe Charter School (now STEM)** – (\$396,000)
- Total - **\$92,756,000**

GRAND TOTAL - \$326,594,937

These investments, particularly those at the future Westminster Station, are stimulating interest by developers. Within the next few years, several additional private developments will likely combine residential, office and retail uses close to the station. The excitement about the pending opening of the station is building. New residents are moving to the area, eager to experience the renaissance.