‘7 to 70’
Development Is Accelerating along the N I-25 Corridor!
WHY NORTH I-25 CORRIDOR?
WHY NORTH I-25 CORRIDOR?

- Land, Land, and more Land!
- Transportation Improvements
- Workforce
- Housing starts
NEW TO THE CORRIDOR

Recent Relocation and Expansions

- Maxar Technologies
- Avaya
- BSI
- Butterfly Pavilion
- Amazon
- DP
- Hensel Phelps
- University of Colorado Health
ABOUT ACED

ACED – Who We Are

The mission of ACED is to attract, retain, and service primary employers in Adams County

• 501(c)6 private, nonprofit organization

• Services offered:
  • Site Selection
  • Incentive Negotiation
  • Enterprise Zone Tax Credit Administration
  • Unique, innovative workforce development program
  • Planning and Regulatory Assistance
  • Suite of services for the Existing Business Community
Target Marketing Areas

- Colorado Air and Space Port
- Aerotropolis
- Fitzsimons/Anschutz Bioscience
- I-25 Corridor/7 to 70
- Clear Creek Renaissance
NEW CONSTRUCTION

NEW CLASS A INDUSTRIAL DEVELOPMENTS
IN UNINC. ADAMS COUNTY

2.5M Square feet of NEW Industrial Developments!

• Crossroads Commerce Park (52\textsuperscript{nd} and I-25): 1M SF
• CenterCore (57\textsuperscript{th} and I-25): 249K SF
• Hub 25 (62\textsuperscript{nd} and I-25): 421K SF
• Central 62 (64\textsuperscript{th} and I-25): 124K SF
• Prologis Park Central (62\textsuperscript{nd} and I-25): 700K SF
NEW REDEVELOPMENT OPPORTUNITIES

FORMER ROCKY MOUNTAIN PRESTRESS SITE

5801 PECOS ST.

- 60 Acres
- Former Heavy Industrial Use
- Sold to Westfield Co. for $41M
- New development called Pecos Logistics Park
REDEVELOPMENT OPPORTUNITIES

NEW REDEVELOPMENT OPPORTUNITIES

PAULINO GARDENS
6300 BROADWAY ST.

- 6.5 Acres
- Former Commercial Use
- Sold to Prologis for $12m
- New Class A Industrial Park
REDEVELOPMENT OPPORTUNITIES

NEW REDEVELOPMENT OPPORTUNITIES
PROJECT FLATIRON

• 40 Acres
• Former Use?
• New use: Class A Industrial Park
“Competitive communities understand the importance of investing in community assets that contribute to a high quality of life and quality of place.”
CLEAR CREEK VALLEY
Created in 2017, the Opportunity Zone program is designed to spur private investment and economic development in areas designated as Opportunity Zones. Colorado has 126 OZs and Adams County has 9 OZs.
ADAMS COUNTY OPPORTUNITY ZONES
Next Steps for the Opportunity Zone program

• Adams County Government has created the Opportunity Zone Taskforce

• ACED is developing a countywide prospectus to market commercial and industrial opportunities to potential investors

• Adams County OZ Matchmaking Event
CONTACT INFORMATION

Tricia Allen, Acting President
O: 303.453.8520
E: TAllen@AdamsCountyED.com
LOCATION, LOCATION, LOCATION
Trade Areas
5 Mile Radius

- The Orchards
- The Grove
- Denver Prime Outlets
- Broomfield Town Square
- Civic Center
- Northglenn Marketplace
- Downtown Westminster
- Merch Mart

Northglenn
DEMOGRAPHICS

KEY FACTS

Population: 38,687
Median Age: 34.7
Average Household Size: 2.6
Median Household Income: $56,396

EDUCATION

No High School Diploma: 12%
High School Graduate: 32%
Some College: 36%
Bachelor's/Grad/Prof Degree: 20%

BUSINESS

Total Businesses: 1,034
Total Employees: 9,483

EMPLOYMENT

White Collar: 59%
Blue Collar: 26%
Services: 15%

INCOME

Median Household Income: $56,396
Per Capita Income: $26,604
Median Net Worth: $69,565

Households By Income
The largest group: $50,000 - $74,999 (24.3%)
The smallest group: $200,000+ (1.9%)
DEMOGRAPHICS

Demographics

<table>
<thead>
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<th></th>
<th>1 Mile</th>
<th>3 Mile</th>
<th>5 Mile</th>
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<tbody>
<tr>
<td>Population</td>
<td>17,776</td>
<td>137,620</td>
<td>326,424</td>
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<tr>
<td>Med. Household Inc.</td>
<td>$50,455</td>
<td>$72,035</td>
<td>$72,801</td>
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<tr>
<td>Median Age</td>
<td>32.4</td>
<td>35.4</td>
<td>34.9</td>
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<tr>
<td>Household Size</td>
<td>2.34</td>
<td>2.62</td>
<td>2.77</td>
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<tr>
<td>% Owner Occupied</td>
<td>49.1%</td>
<td>72.5%</td>
<td>73.9%</td>
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<tr>
<td>Median Home Value</td>
<td>$193K</td>
<td>$273K</td>
<td>$276K</td>
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Source: ESRI Community Profile, Sept 2018
ENTERTAINMENT & DESTINATION LOCATION

RE-INVIGORATE

RE-ENERGIZE
60-ACRE GREENFIELD
• Allows for a compatible mix of commercial and/or multifamily
• Uses can be either vertically or horizontally integrated within a well-connected street grid
• Allows for both for sale and for rent units to allow housing for a wider variety of income levels
• Allows for a mix of general commercial and service uses
• All exterior walls to have 30% (min.) masonry
• Pedestrian plaza to provide enhanced gathering area
• Buildings along 120th located to screen parking and drive-thrus
CIVIC CENTER AREA

I-25 & 120th Ave.
CIVIC CENTER MASTER PLAN
Site Strengths

Emerging Millennial Trend in Northglenn

Civic Investments

Adjacent to Webster Lake
Parks and Open Space

Located Adjacent to Webster Lake Promenade

Good Mix of Uses

Good Highway Visibility

Northglenn Small Town Feel

Strong History of Public Programming

Millennials and Active Boomers Looking for Similar Things
CIVIC CENTER MASTER PLAN

- Original Civic Center Master Plan approved by Northglenn City Council in 2017.
- Phase One implementation includes the construction of a new Recreation Center and Performing Arts Theater and construction of Memorial Parkway as primary access to the new buildings.
- Remainder of the site for future development.

Overall Size of the Site:
Approximately 21 acres

www.northglennnciviccenter.org
CELEBRATING 50 YEARS

Arts & Theatre  Parks & Events  Strong History
Debbie Tuttle,
Economic Development Mgr.
& NURA Executive Director
303-450-8743
dtuttle@northglenn.org
Key Development Areas and Opportunities

Economic Development Officer

Chris Gray
Westminster Economic Development Office Focus Areas

• Business Attraction
• Existing Business Support
• Development/Redevelopment
• Affordable Housing
Key Development Areas – North I-25

- St Anthony
- North Health Campus + Adjacent Land
- 120th Avenue Corridor
- US 36 & Wadsworth
- US 36 & Church Ranch
- Downtown Westminster
- Westminster Station + Historic Westminster
Key Development Areas – North I-25

- St Anthony North Health Campus + Adjacent Land
- 120th Avenue Corridor
- US 36 & Wadsworth
- US 36 & Church Ranch
- Downtown Westminster
- Westminster Station + Historic Westminster
North I-25 Corridor
St. Anthony North Health Campus
North I-25 Corridor
Orchard Town Center
North I-25 Corridor
Current Development Activity
Key Development Areas – 120th Avenue Corridor

- St Anthony North Health Campus + Adjacent Land
- 120th Avenue Corridor
- US 36 & Wadsworth
- US 36 & Church Ranch
- Downtown Westminster
- Westminster Station + Historic Westminster
120th Avenue Corridor
Maxar Headquarters
120th Avenue Corridor
Park Centre Business Park
120th Avenue Corridor

Available Land for Development
Why the North I-25 Corridor?
Park 12 Hundred
Key Development Areas – Westminster Station TOD

St Anthony
North Health Campus + Adjacent Land

120th Avenue Corridor
US 36 & Wadsworth
US 36 & Church Ranch

Downtown Westminster
Westminster Station + Historic Westminster
Westminster Station TOD

Westminster Station
Westminster Station TOD

Westminster Station TOD Vision
Westminster Station TOD
Available Land
Westminster Station TOD
Westminster Station
Westminster Station TOD

Alto Affordable Housing Project
Key Development Areas – Downtown Westminster

- St Anthony North Health Campus + Adjacent Land
- 120th Avenue Corridor
- US 36 & Wadsworth
- US 36 & Church Ranch
- Downtown Westminster
- Westminster Station + Historic Westminster
Downtown Westminster
Downtown Vision
Downtown Westminster
Current Projects
Downtown Westminster
Projections
Downtown Westminster
Projects Underway

- **OPENING Q4 2020**: Origin Hotel
  125-room boutique hotel/15k sf retail

- **OPENING Q2 2019**: Alamo Draft House
  5-screen theater/restaurant

- **OPENING Q1 2021**: Sherman Associates
  226 units/30k sf retail

- **OPENING Q3 2021**: Westminster Park
  281 units/27k sf retail

1. Central Square
   1.2 acre phase

2. Fremont Gardens

3. Edson Street Apartments
   118 units/27k sf retail

4. Downtown Westminster

Downtown Westminster Projects
Downtown Westminster
Site Plan
Downtown Westminster

Eaton Street Affordable Housing

Alamo Drafthouse
Key Development Areas – US 36 & Church Ranch

- St Anthony North Health Campus + Adjacent Land
- 120th Avenue Corridor
- US 36 & Wadsworth
- **US 36 & Church Ranch**
- Downtown Westminster
- Westminster Station + Historic Westminster
US 36 & Church Ranch
Westminster Westin
US 36 & Church Ranch
Circle Point Corporate Center
US 36 & Church Ranch

Current Projects + Available Land
US 36 & Church Ranch

Westminster Promenade
Key Development Areas – US 36 & Wadsworth

- St Anthony North Health Campus + Adjacent Land
- 120th Avenue Corridor
- US 36 & Wadsworth
- US 36 & Church Ranch
- Downtown Westminster
- Westminster Station + Historic Westminster
US 36 & Wadsworth

Westmoor Technology Park
US 36 & Wadsworth

Ball Corporation Headquarters
US 36 & Wadsworth

Current Projects + Available Land
Thank You!

Chris Gray
Economic Development Department
City of Westminster

303-658-2112
cagray@cityofwestminster.us
THANK YOU!!