



SOUTH WESTMINSTER STATION TOD

WESTMINSTER, COLORADO

From Low Density Industrial Site to Vibrant Neighborhood

DESCRIPTION South Westminster Transit Oriented Development [TOD] is a 100 acre redevelopment of an existing industrial neighborhood into a vibrant, mixed use neighborhood. The existing site [which required significant environmental remediation] is located adjacent to the Boulder/ Denver commuter rail tracks and was selected as the site for the first stop along this line out of Denver's Union Station. The site is also adjacent to a significant regional urban drainage area that is now envisioned as a community park. The site program includes 1,100 units of housing; 334,000 sq. ft. of retail space; 240,000 sq. ft. of commercial office space; 67,000 sq. ft. of industrial space, and a series of pocket parks, a main street and a town green.

VISION Transform a low density industrial site into a higher density, mixed-use Transit Orientated Development.

DESIGN FEATURES

- Reconnecting the existing urban fabric
- Replacing a dead mall with a vibrant transit oriented neighborhood
- Creating an attractive and vibrant neighborhood adjacent to transit



Client: City of Westminster

Project size/acres: 100 acres

Density:

11,000 dwelling units

334,000 sq. ft. retail space

240,000 sq. ft. commercial office

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