

# WESTMINSTER



## CITY PROFILE ► 2016/2017

**WESTMINSTER, COLORADO** is located in the northwest quadrant of the Denver Metro area, halfway between Denver and Boulder. This city of more than 113,000, located on two prime technology corridors – U.S. 36 and N I-25 – is home to a talented workforce, and can easily reach into nearby Denver and Boulder labor pools. Westminster is in the vicinity of one of the most robust tech start-up regions in the U.S., where close to 1,000 technology firms reside.

Poised to become the next urban center of the Colorado Front Range, Westminster welcomed commuter rail service in 2016, with non-stop service from Westminster Station to Denver Union Station in 11 minutes. Westminster is also committed to building its new downtown in the former Westminster Mall site, as a revived economic and community hub.

The city also features ample services, shopping and restaurants, along with award-winning recreational facilities and diverse housing. Add spectacular mountain vistas and Westminster stands out as the place to connect with business, with workforce, and with great Colorado lifestyle.

## REAL ESTATE

With 26 business parks, 68 retail centers and over 16 million square feet of commercial space, Westminster has real estate options to meet almost every business need. Comprehensive real estate information including available space, demographics and detailed maps are available through the Economic Development Office at 303-658-2108 or [ecodevo@cityofwestminster.us](mailto:ecodevo@cityofwestminster.us).

Space Type	Total Rentable Square Footage	Vacancy Rate	Estimated Space Available*
Industrial/Flex	3,372,201	6.6%	221,127
Retail	8,011,056	7.4%	742,495
Office Class A	2,204,290	7.6%	331,993
Office Class B	2,241,631	7.4%	276,619
Office Class C	842,245	11.7%	128,520

Real Estate Sources: Xceligent, City of Westminster, November 2016. Demographics Sources: U.S. Census Bureau, Census 2010 Data; Community Analyst; City of Westminster, November 2016. \*Includes available space that may not be vacant.

## WESTMINSTER AT A GLANCE

POPULATION:  
**113,130**

HOUSEHOLDS:  
**46,628**

MEDIAN AGE:  
**36.4**

### EDUCATIONAL ATTAINMENT (AGE 25+):

Bachelor's degree or higher

**34.6%**

Master's, professional or doctorate

**12.4%**

### AVERAGE DISPOSABLE INCOME:

**\$64,649**

### LABOR FORCE WITHIN 10-MILE RADIUS:

**749,435**

### COLLEGES AND UNIVERSITIES IN CITY:

**4**

# TRANSPORTATION

The City of Westminster is located with easy and convenient access to the entire metro Denver area, either via highway or public transportation.

## AIRPORTS

- Denver International Airport (DEN) is a 30-minute drive from Westminster. It offers non-stop service to 180 destinations including London, Frankfurt, Tokyo and Reykjavik, Iceland.
- Rocky Mountain Metropolitan Airport is adjacent to Westminster. It is Colorado's fourth busiest airport offering U.S. Customs and private charter services.

## PUBLIC TRANSPORTATION

A metro-wide bus system serves Westminster, and includes the Sky Ride to and from DIA. Call-n-Ride service, providing curb-to-curb transportation, is available in many of the city's business and commercial areas.

[www.westminstereconomicdevelopment.org](http://www.westminstereconomicdevelopment.org)

## U.S. 36 IMPROVEMENTS

The addition of express lanes on U.S. 36 between Westminster and Boulder was completed in 2016. The project added one express lane in each direction for bus rapid transit (BRT), high occupancy vehicles (HOV) and tolled single occupancy vehicles (SOV). The project also features a new commuter bikeway.

## WESTMINSTER STATION

The Westminster Station, near 71st Avenue and Federal Boulevard, opened in July 2016 with commuter rail service to and from downtown Denver.

[www.westminsterstation.us](http://www.westminsterstation.us)

## I-25 IMPROVEMENTS

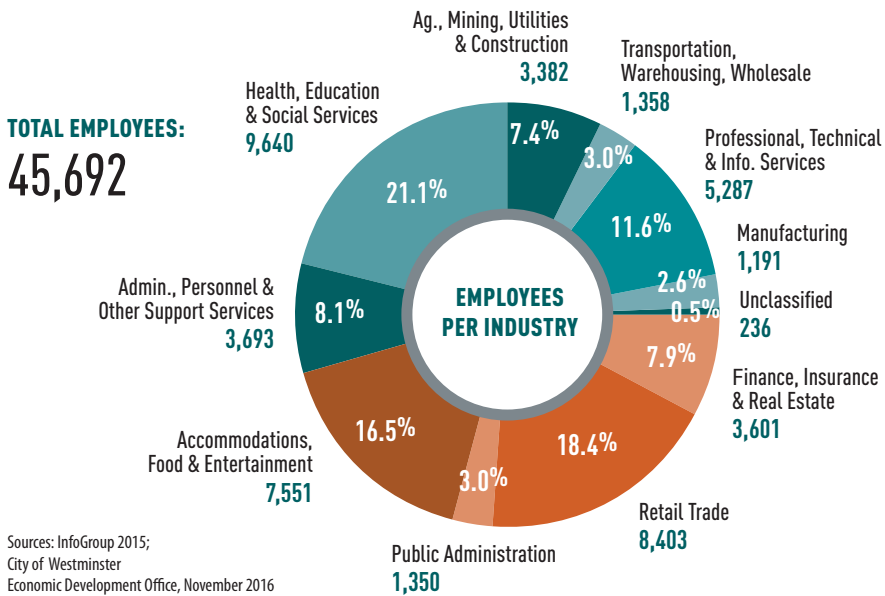
The addition of express lanes on I-25 expanded capacity between U.S. 36 and 120th Avenue with new HOV and tolled SOV lanes in each direction.



Westminster Station Rendering

## CHARACTERISTICS OF THE LOCAL ECONOMY

There are over 4,000 businesses located in Westminster. The business community includes small, family-owned companies, service companies and high-tech manufacturers, as well as national and international headquarters. The following chart provides a breakdown of the city's daytime employment by industry.



## TOP PRIMARY EMPLOYERS

Employer	2016 Employment	2017 Rank
St. Anthony's North Hospital Health Care Provider (two facilities)	895	1
Alliance Data Systems Network Credit Authorization	829	2
Ball Corporation Aerospace and Packaging	587	3
DigitalGlobe Geospatial Technologies	557	4
Trimble Navigation Geopositioning Technologies	550	5
Tri-State Generation Electric Energy Wholesaler	512	6
Kaiser Permanente Health Care Provider (two facilities)	475	7
Reed Group Human Resources Management	430	8
MTech Mechanical Technologies Group HVAC Systems	410	9

Note: Chart does not include retail businesses. Source: City of Westminster Economic Development Office, December 2016

## KEY EMPLOYERS BY INDUSTRY

### ► GEOSPATIAL SERVICES

DigitalGlobe (HQ)  
Trimble Navigation

### ► SOFTWARE & IT

Datalogix (HQ)  
General Dynamics Information Technologies  
McKesson Technology Solutions  
Reed Group (HQ)  
SpotX (HQ)  
TruEffect (HQ)

### ► BIOSCIENCES

Arca Biopharma (HQ)  
Cerapecics (HQ)  
Flagship Biosciences (HQ)  
ProtoMED  
Surefire Medical (HQ)  
Zimmer Biomet

### ► FINANCIAL SERVICES

Alliance Data Systems  
Alloya Corporate F CU  
Phoenix Financial (HQ)  
Scottrade  
Urban Lending Solutions

### ► ENERGY / UTILITIES

Kahuna Ventures (HQ)  
Stonehenge Energy (HQ)  
Tri-State Generation (HQ)

### ► COMMUNICATIONS TECHNOLOGY

Ball Aerospace  
Lattice Technology (HQ)  
LGS Innovations  
Polycom

### ► R&D

Cintron Medical (HQ)  
Plato BioPharma  
Protogenic (HQ)  
Synconess (HQ)

### ► MANUFACTURING

Air Comm Corp (HQ)  
Aspen Electronics (HQ)  
Ball Packaging (HQ)  
Springs Fabrication

## COMMUNITY

A recipient of the International Livable Communities Award and noted as one of Money Magazine's "Hottest Towns," Westminster is a great place to live, work and play. Dramatic mountain views and generous open space, trails, parks and golf courses capitalize on Colorado's outdoor lifestyle. The city is well planned, with beautiful residential neighborhoods and streetscapes, enhanced landscaping and interesting architectural details.

Westminster fosters a sense of community through its award-winning recreation and community centers, libraries and programs. The city is home

to a well-educated workforce, excellent public schools and four colleges.

With three distinct shopping districts, Westminster has one of the largest concentrations of retail development in the region, from large department stores to boutique shopping, as well as exciting entertainment venues and restaurants.

The city has also been named one of the most digitally savvy, cutting-edge communities in the nation, recognized for its extensive use of information technology to deliver quality service to its citizens.



SIZE OF CITY IN SQUARE MILES:

34

ACRES OF OPEN SPACE:

3,163

MILES OF TRAILS:

145

DEVELOPED PARKS:

60

GOLF COURSES:

5

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Source: City of Westminster  
Department of Parks, Recreation and Libraries, 2016

## CHARACTERISTICS OF THE POPULATION

### POPULATION (RACE)

CAUCASIAN  
(ALONE)

80.4%

ASIAN  
(ALONE)

5.8%

AFRICAN  
AMERICAN (ALONE)

1.6%

OTHER  
(ALONE)

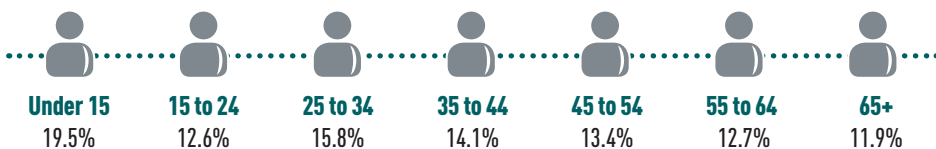
12.1%

HISPANIC OR  
LATINO (ETHNICITY)\*

22.7%

\*Persons of Hispanic origin may be of any race

### AGE DISTRIBUTION



### EMPLOYED RESIDENT POPULATION BY OCCUPATION

Management, Business and Financial Operations	16%
Professional and Related Occupations	21.3%
Sales and Office	26.4%
Service	15.5%
Production, Transportation and Material Moving	11.8%
Construction, Extraction and Maintenance	9%
Other	0%

## GOVERNMENT

Incorporated in 1911, Westminster's council-manager form of government is consistently recognized for excellence in management and delivery of full services to businesses and residents. Westminster is located in both Jefferson and Adams counties. Westminster enjoys some of the highest bond ratings in the state, including AAA, with the leading national rating agencies.

## BUSINESS LICENSE

All Westminster businesses must have a business license to operate in the city. Licenses are available at no cost through the City Clerk's Office. For information, call 303-658-2162, or visit the city website at [www.cityofwestminster.us](http://www.cityofwestminster.us), click on Business and scroll to Tax and License Toolbox.

## TAXES

### CITY PROPERTY TAX: 3.65 MILLS

Total city, county and school tax mill rates vary between 77 and 150 mills, depending on location. Contact the appropriate county assessor's office for exact mill rates and tax calculations at [www.co.adams.co.us](http://www.co.adams.co.us) or [www.co.jefferson.co.us](http://www.co.jefferson.co.us).

### CITY SALES/USE TAX: 3.85%

Total city, county, and state sales tax is 8.35% in Jefferson County and 8.6% in Adams County.

### COLORADO TAXES:

Income tax rate:

Corporate and individual –  
**4.63%**

State tax on equipment used for:

Biotech, R&D & Manufacturing –  
**None**

Sources: City of Westminster Sales Tax Division at 303-658-2065; [www.cityofwestminster.us](http://www.cityofwestminster.us); Colorado Department of Revenue at [www.taxcolorado.com](http://www.taxcolorado.com), 2016

## TELECOMMUNICATIONS

Westminster has high-tech and high-speed telecommunication structures in place for business and home use. Major service providers include:

- ▶ DSL – Century Link
- ▶ Wireless data – Sprint, Verizon, AT&T, and T-Mobile
- ▶ High-speed cable internet access – Comcast
- ▶ Fiber optic network – Century Link, Comcast and Level 3

Sources: City of Westminster Information Technology Department; City of Westminster Engineering Department, April 2016

## EDUCATION

### ELEMENTARY AND SECONDARY EDUCATION

Located in both Adams and Jefferson counties, Westminster offers three excellent public school systems, charter schools and private schools. Advantages of a Westminster education include low student-teacher ratios, gifted-and-talented programs, International Baccalaureate programs, STEM programs, and challenging curriculum and learning opportunities to meet the diverse needs of students.

Adams 12 Five Star Schools	<a href="http://www.adams12.org">www.adams12.org</a>
Adams County School District 50	<a href="http://www.adams50.org">www.adams50.org</a>
Jefferson County Public Schools	<a href="http://www.jeffcopublicschools.org">www.jeffcopublicschools.org</a>
Private Schools	<a href="http://www.privateschoolreview.com">www.privateschoolreview.com</a>

### HIGHER EDUCATION

Major universities, colleges and professional schools in metro Denver are a quick and easy commute from Westminster.

University of Colorado Anschutz Medical Campus	30-40 minutes	<a href="http://www.ucdenver.edu">www.ucdenver.edu</a>
Colorado School of Mines	30 minutes	<a href="http://www.mines.edu">www.mines.edu</a>
DeVry University	In Westminster	<a href="http://www.devry.edu">www.devry.edu</a>
Front Range Community College	In Westminster	<a href="http://www.frontrange.edu">www.frontrange.edu</a>
Metropolitan State University of Denver	20 minutes	<a href="http://www.msudenver.edu">www.msudenver.edu</a>
Regis University	10 minutes	<a href="http://www.regis.edu">www.regis.edu</a>
University of Phoenix	In Westminster	<a href="http://www.phoenix.edu">www.phoenix.edu</a>
University of Colorado at Boulder	20 minutes	<a href="http://www.colorado.edu">www.colorado.edu</a>
University of Colorado at Denver	20 minutes	<a href="http://www.ucdenver.edu">www.ucdenver.edu</a>
University of Denver	30-40 minutes	<a href="http://www.du.edu">www.du.edu</a>
Westwood College	20 minutes	<a href="http://www.westwood.edu">www.westwood.edu</a>

## WORKFORCE DEVELOPMENT

The Colorado FIRST Customized Training Program is a statewide job-training program that provides funding to companies relocating or expanding in Colorado. [www.AdvanceColorado.com](http://www.AdvanceColorado.com)

The Center for Workforce Development at Front Range Community College in Westminster offers and facilitates business-specific training for all business needs, whether it is a high-tech process or administrative training. [www.frontrange.edu](http://www.frontrange.edu)

The Adams County Workforce & Business Center and the Jefferson County Workforce Center offer assistance to businesses and individuals to help fill job vacancies. [www.co.adams.co.us](http://www.co.adams.co.us) [jeffco.us/american-job-center/](http://jeffco.us/american-job-center/)



## HOUSING STATISTICS

Westminster’s residential communities include a variety of housing and neighborhoods, from apartments and starter homes to luxury, executive homes. New urbanism and mixed-use neighborhoods have been developed, and many Westminster neighborhoods are nestled in and around parks, golf courses and open space.

2016 Housing Prices and Rental Rates			
Single-Family Detached Homes		Townhomes and Condominiums	
Average Sales Price	\$401,213	Average Sales Price	\$236,881
Units Sold	1,124	Units Sold	458
Average Days on Market	38	Average Days on Market	16

Source: RE/MAX Alliance, November 2016

Rental Housing (1st Quarter 2016)	Average Rent	Average P.S.F.	Vacancy Rate
1 bedroom	\$1,094.18	\$1.65	3.7%
2 bedroom/1 bath	\$1,246.23	\$1.49	3.5%
3 bedroom	\$1,932.01	\$1.59	4.1%

Source: Colorado Division of Housing, Q1 2016

## WATER AND SEWER RATES

The City of Westminster provides water and sewer service throughout the city.

### COMMERCIAL WATER RATES

A two-tiered rate structure (\$5.69 or \$6.92 per 1,000 gallons, depending upon consumption levels) is in effect, with the breakpoint dependent on meter size. A monthly meter service charge is also based on meter size.

### COMMERCIAL SEWER RATES

\$5.91 per 1,000 gallons (calculated using average water consumption from January through March billings).

### RECLAIMED WATER SYSTEM

The system provides a dependable, drought-resistant, environmentally sound source of water for irrigation that is less expensive than potable water. Reclaimed water rates are charged at 80% of the potable rate.

To determine rates for businesses using large quantities of water or to determine availability of reclaimed water, contact the Public Works and Utilities Department at 303-658-2176.

Source: City of Westminster Public Works and Utilities Department, October 2016

## ELECTRICITY AND GAS SERVICE

The City of Westminster is serviced by Xcel Energy. For rate information, contact Xcel Energy [www.xcelenergy.com](http://www.xcelenergy.com)



WESTMINSTER  
COLORADO

ECONOMIC DEVELOPMENT OFFICE

4800 W. 92nd Avenue Westminster, CO 80031 P: 303-658-2108 F: 303-706-3922  
[ecodevo@cityofwestminster.us](mailto:ecodevo@cityofwestminster.us) [www.westminstereconomicdevelopment.org](http://www.westminstereconomicdevelopment.org)



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## Budget Development Process

The Budget is the City's blueprint for service delivery to the community. Per the City Charter, the City Council must adopt a balanced budget for the next fiscal year. The fiscal year for Westminster commences January 1 and ends on December 31. The voters approved a charter amendment in November 2000 that allows City Council to adopt a two-year budget. Both 2017 and 2018 budgets were prepared separately for each fiscal year, and adopted simultaneously in October of 2016.

A major focus of the City's budget process is to identify the needs of the community and the resources necessary to meet those needs. The City's budget process accomplishes this by using major City goals and other important objectives established by City Council through the Strategic Plan.

The City begins the budget preparation by holding a City Council Strategic Planning Retreat, where City Council makes decisions guiding the focus and direction of City programs and projects. The strategic planning process provides specific guidance for the two-year budget document emphasizing long range planning, effective program management and fiscal responsibility.

In concert with the Strategic Planning process, City Council and Staff conduct a City services review. This services review allows City Council and Staff to ensure services are appropriately aligned with the Strategic Plan and to make adjustments as necessary. The services review also helps to ensure that limited resources are programmed in a prioritized fashion and that levels of service are appropriate and sustainable based on available resources and overall priorities.

As a means to involve public participation in the budget process, Council encourages citizen input through various means that foremost include the following:

- Strategic Planning - During the retreat, Council considers feedback received throughout the year including a community summit, as a point of reference to help frame strategic goal setting.
- Public Meetings & Hearing - Two public meetings and one public hearing is held throughout budget preparation at Council meetings provide citizens a channel to present issues for budget consideration, such as traffic signals, safety concerns, and road improvements.
- Citizen Survey - Completed every two years (in even numbered years), the survey is sent to 3,000 households requesting responses to resident satisfaction with City services and specific policy direction.
- Council Outreach Meetings - This forum offers citizens an opportunity to meet with Staff and Council members to become informed about neighborhood issues and to provide input to the City.
- Other Mediums - Throughout the year, Council and Staff receive requests or concerns from citizens via telephone calls, e-mails, Facebook, Access Westminster, WestyConnect, and other contacts, which are centralized in the City Manager's Office for response.

The interaction between Council and the citizens they represent is an important component of the City's governance and citizens are encouraged to communicate with Council and Staff on an ongoing basis.

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## Budget Development Calendar

The budget process spans the majority of the year. The following summarizes the 2017 and 2018 Budget development schedule.

### *March—May*

- Services review and level of service assessment for select service businesses
- Level of service overview and key proposal review with City Council

### *April*

- City Council Strategic Planning Retreat
- Department Head Budget Retreat

### *June*

- First public meeting on budget including level of service and key proposal overview, to receive initial input from citizens
- Departments submit budget requests for year one of operating budget
- Capital Improvement Program (CIP) proposed projects' budgets submitted by departments
- City Manager's Office (CMO) reviews year one operating budget and prepares recommendations for City Council

### *July*

- Second public meeting on budget to receive input from citizens
- Proposed operating budget priorities for year one review with City Council
- Departments submit budget requests for year two of operating budget
- CMO reviews year two operating budget and department proposed CIP and prepares recommendations for City Council

### *August*

- Proposed CIP review with City Council
- Proposed operating budget priorities for year two review with City Council
- CMO finalizes balancing of budget (year one and two)
- CMO prepares proposed budget document for City Council
- Distribute proposed two-year budget to City Council and make available to public

### *September*

- Public hearing on budget to receive input from citizens
- City Council Budget Retreat

### *October*

- Budget adoption and mill levy set for next two fiscal years
- City Council appropriates, by ordinance, the funds needed for municipal purposes during the next two fiscal years



**Legal Requirements**

The City of Westminster's City Council and Staff adheres to the following legal requirements pursuant to the City Charter (Chapter 9).

Section 9.1: The fiscal year of the City and of all its agencies shall begin on the first day of January of each year and end on the thirty-first day of December of the same year.

Section 9.2: The City Manager shall prepare and submit to the City Council on or before the fifteenth of September of each year a recommended budget.

Section 9.3: If required by the City Council, by resolution or ordinance, the City Manager shall submit to the City Council, simultaneously with his recommended budget, a schedule showing all recommended capital outlay expenditures during the following five fiscal years.

Section 9.4: A public hearing on the proposed budget shall be held before its final adoption at such time and place as the City Council shall direct.

Section 9.5(a): Not later than the second Monday of October in each year, the City Council shall meet to consider the adoption of a budget for the next fiscal year. City Council shall adopt by resolution the budget no later than the fourth Monday in October. When City Council adopts the budget, City Council shall provide for a levy of the amount necessary to be raised by taxes upon real and personal property for municipal purposes.

Section 9.5 (c): Nothing in this section 9.5 shall be construed to preclude the City Council from adopting a budget for two (2) fiscal years instead of one (1) fiscal year, according to such procedures as City Council shall prescribe by ordinance. (Voter approved in November 2000.)



WESTMINSTER