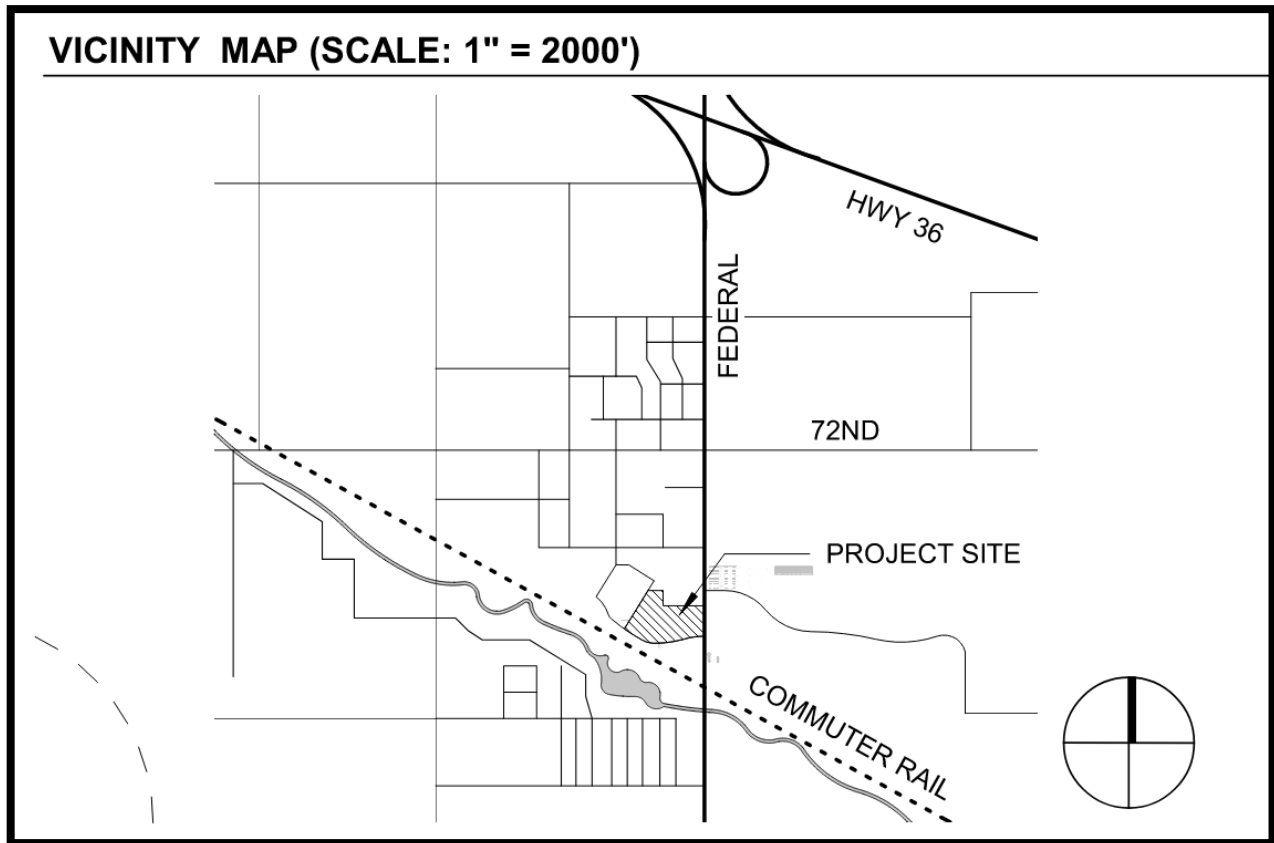


**Development Project Status:
Elixir Industrial Mixed-Use Building**

**** Please note: The information provided on this PDF is for informational purposes only. The information is subject to change and may not be updated in a timely manner. ****

Location: 6935 Federal Boulevard (Northwest Corner of Federal Blvd. and Westminster Station Dr.)

eTRAKiT Project Number: PLN21-0055

Vicinity Map:

Zoning: [Specific Plan District](#)

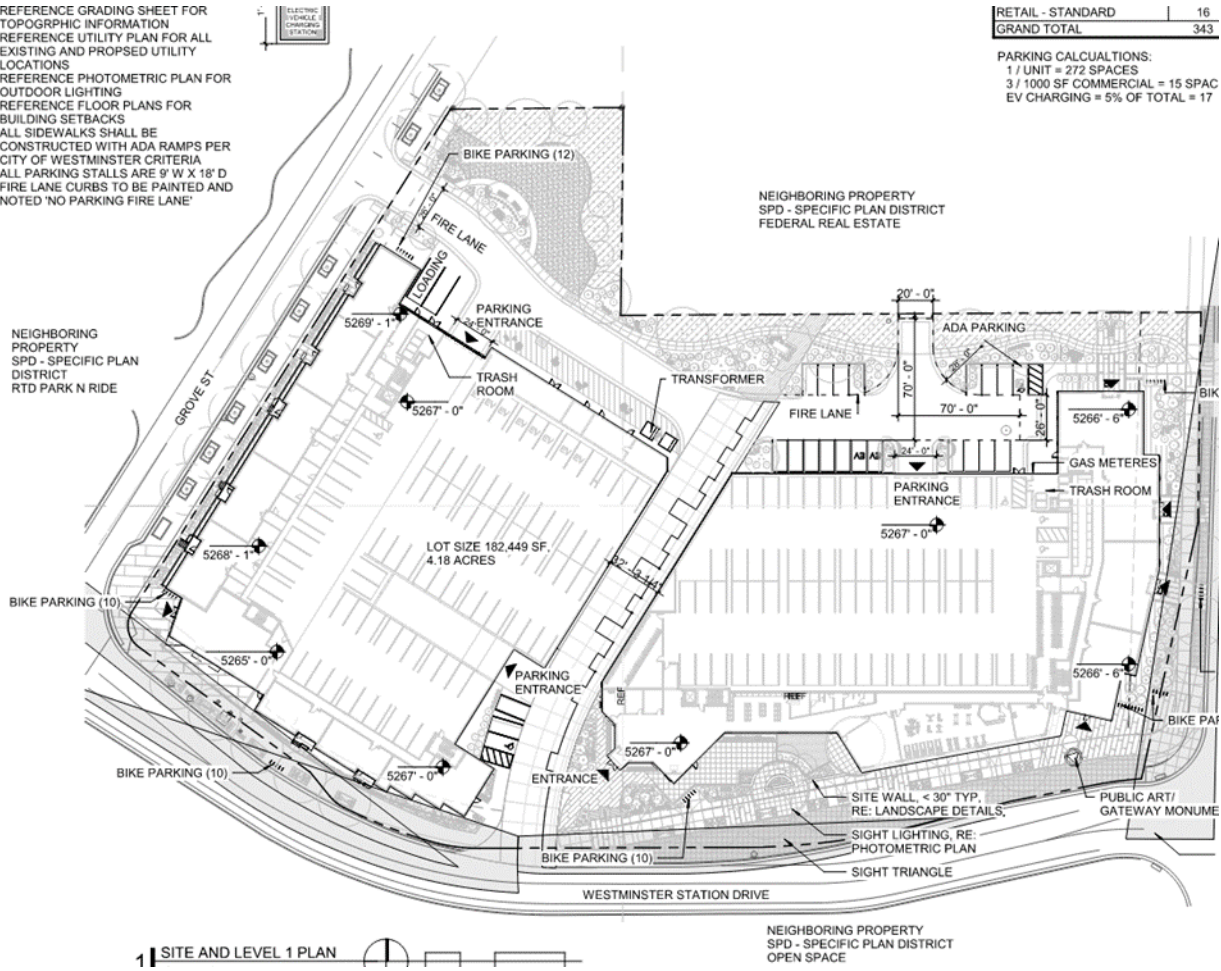
Comprehensive Plan Designation: [Mixed Use Center](#)

Developer Contact: [Sherman Associates](#)

Project Description: This project is a six story, 380,177 square foot, mixed-use building on 4.18 acres of land within the Westminster Station Specific Plan District. There is a total of 271 apartment units and 344 parking spaces. The ground floor is a mix of commercial space, amenity, and live/work, and walk up units.

Site Plan:

1. REFERENCE GRADING SHEET FOR TOPOGRAPHIC INFORMATION
2. REFERENCE UTILITY PLAN FOR ALL EXISTING AND PROPOSED UTILITY LOCATIONS
3. REFERENCE PHOTOMETRIC PLAN FOR OUTDOOR LIGHTING
4. REFERENCE FLOOR PLANS FOR BUILDING SETBACKS
5. ALL SIDEWALKS SHALL BE CONSTRUCTED WITH ADA RAMP PER CITY OF WESTMINSTER CRITERIA
6. ALL PARKING STALLS ARE 9' W X 18' D
7. FIRE LANE CURBS TO BE PAINTED AND NOTED 'NO PARKING FIRE LANE'



Building Elevations:



**** Please note, the site plan and elevations have not been approved by the City and are subject to change in future submittals and before approval. ****



**Department of Community Development
Planning Division**

Public Hearing Required: This site is under 10 acres and therefore, does not require a public hearing. This property is straight zoned. If deviations from the Westminster Station Area Specific Plan are requested, a hearing before Planning Commission may be required. Staff will update the Project Status page as the City and developer continue through the review process.

Review Process Status: The application is currently under its first level of review. After the first review is completed, and comments are provided back to the applicant, a neighborhood meeting shall be required prior to the second submittal. The project planner will update the Project Status Page with more information regarding the neighborhood meeting once scheduled.

If you have any questions or comments on the proposed development, email the City planner listed below.

City Planner Contact Information:

Stephanie Ashmann, Senior Planner
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Westminster, CO 80031
sashmann@cityofwestminster.us
303-658-2104

Developer Contact Information:

Sherman Associates
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