



**BASELINE™**

*Broomfield, Colorado*

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**COMMUNITY GUIDE**



HEY, NEIGHBOR





## The great nextdoors

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Hello and welcome to Baseline. Where you'll find open spaces, open doors and open minds. More than a community of smart new homes and next-generation businesses, Baseline is designed as a place for people who see opportunity with every sunrise, adventure over every horizon, and a friend in everyone they meet.

We invite you to join us.

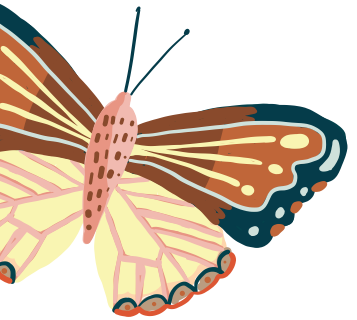


Looking west from Baseline, as you sip your morning coffee, you can enjoy views of 14,259-foot Longs Peak, located in Rocky Mountain National Park at the headwaters of the Colorado River.



**“IT’S NOT WHAT I HAVE IN  
MY LIFE BUT WHO I HAVE IN  
MY LIFE THAT COUNTS.”**

- Anonymous



Did you know butterflies taste with their feet? They stand on a leaf to find out if it's good food for their caterpillars.

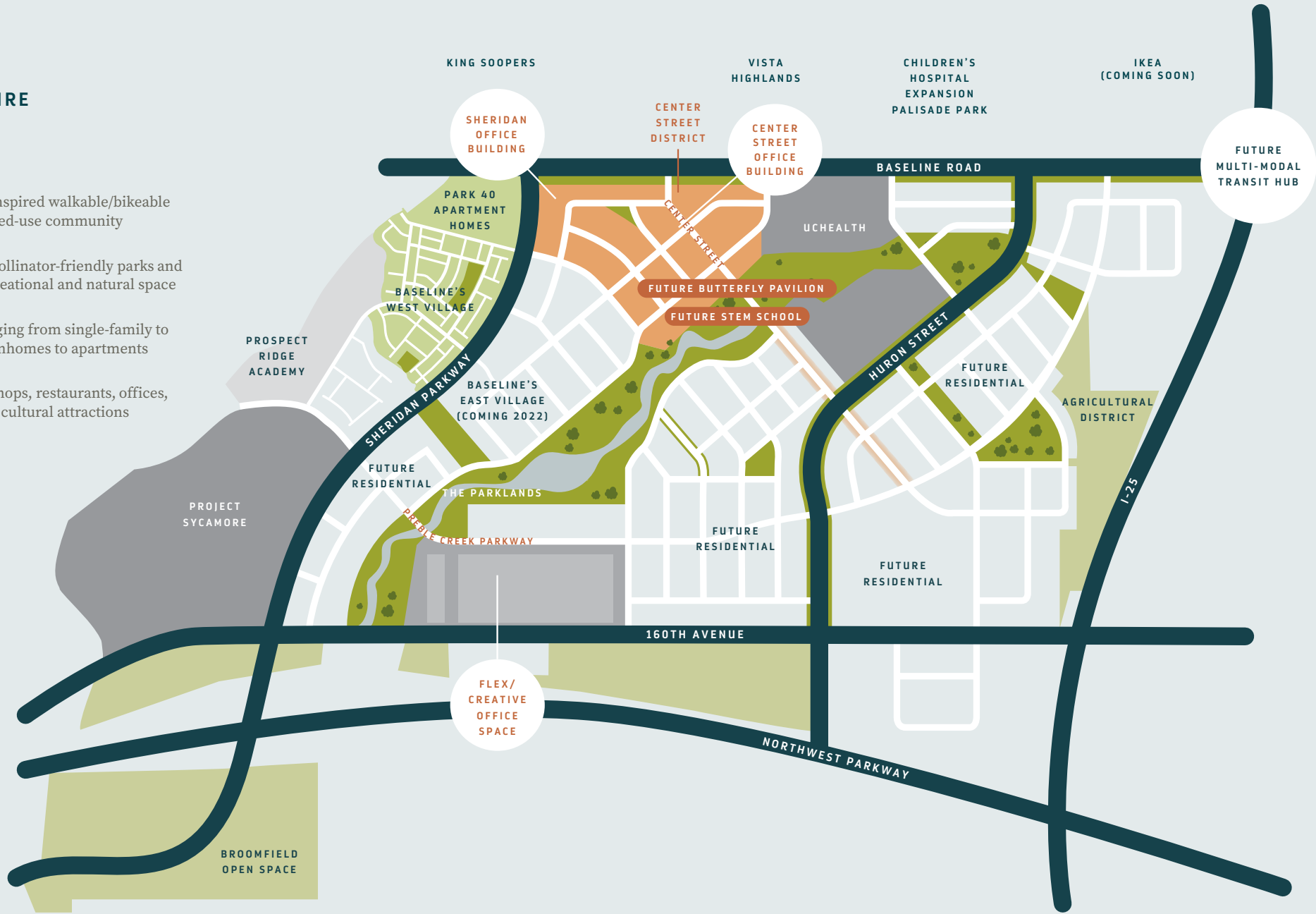


### A DIVERSE ECOSYSTEM OF PEOPLE AND POLLINATORS

There's a balance that exists in nature. It's what keeps earth spinning on its axis and flowers blooming every spring. At Baseline, that balance inspires the mindful harmony between home and business, city and prairie, people and place ... a baseline so to speak. It's why our new homes are oriented around parks, pedestrians have the right of way, and pollinators are part of the plan. The result is a new kind of new place.

## CITY WITH A SIDE OF NATURE

- 1,100 ACRES** of inspired walkable/bikeable mixed-use community
- 172 ACRES** of pollinator-friendly parks and recreational and natural space
- 9,205 HOMES** ranging from single-family to townhomes to apartments
- 17.2 MIL SQFT** of shops, restaurants, offices, and cultural attractions



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## JUST DIRECT YOUR FEET

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When you step outside, where will your feet carry you? At Baseline, a walk or bike ride will eventually transport you along a trail through the high prairie landscape, to the greenery of a nearby park, to class in a smart new school, to shop for dinner at the local grocery store, or (in the not-too-distant future) to restaurants and specialty shops in the Center Street District. As Baseline grows, so will the number of places you can go.

Broomfield has over 8,400 acres of open lands, including recreational parks and protected natural space, accessed by a growing network of trails and pathways.



# A new center of gravity

## IN BROOMFIELD, COLORADO

Where Baseline Road crosses I-25 and urban energy meets outdoor adventure, a new economic center is emerging that will complete the Denver/Boulder triangle. In a way, Baseline is the offspring ... as if Denver and Boulder had a baby. With access to either city, Denver International

Airport and all points north, Baseline will serve the region's growing needs for creative office space, scientific exploration, cultural experience, and smart new homes.



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## There's a new town in town

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At the heart of Baseline will be a vibrant urban core. Planned as the Center Street District, a walkable hub, soon to be abuzz with shops, restaurants and essential services, as well as next-generation businesses and startups. Where life happens day and night. And the worlds of science, art, fitness, education, and entertainment intersect in a kaleidoscope of experiences.



## On the wild side

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Baseline's design weaves wild into an urban setting in fresh new ways so that the land may breathe and so may all who call it home. Planned are fields both productive and native, neighborhood parks that invite relaxation and recreation, outdoor rooms that open a window to nature and Rocky Mountain views. And soon a signature green space called The Parklands will bring places to walk, run, ride, play, attend a lecture, take in some live music or simply get away. If Center Street is the heart of Baseline, nature is its soul.

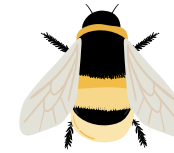
Some of the native animals you can encounter in Colorado's wilderness include the mule deer, bighorn sheep, elk, moose, mountain lion, lynx, black bear, coyote, fox, and golden eagle.





## GEAR UP & GET READY A LOCAL'S ADVENTURE GUIDE

All within 20 minutes of Baseline



### BEE ONE WITH NATURE

Take a stroll or bike ride through Broomfield open space on the regional trail system.



### TAKE A RIDE

Explore the McKay Broomfield Bike Park, with a pump track, natural surface terrain and features for riders of all abilities.



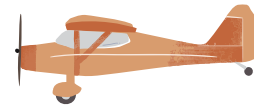
### BROOMFIELD FARMERS' MARKET

Tuesdays, June through September, stop by the Broomfield Farmers' Market for food, music and, of course, farm-fresh produce.



### BUTTERFLY PAVILION

Until completion of the new state-of-the-art Baseline facility, you can visit the original location in Westminster.



### WESTMINSTER'S SPIRIT OF FLIGHT CENTER

View exhibits both modern and antique, highlighting Colorado's aviation history.



### BROOMFIELD COUNTY COMMONS DOG PARK

Let your dogs run in an expansive leash-free open space, and play on an obstacle course.



# Welcome to West Village

This is Baseline's first residential enclave and it offers a variety of ways to live – new single-family, paired homes and townhomes starting in the high \$300s, and apartment homes for rent available in 2021 – for a variety of people.

Naturally, West Village is more than the sum of its homes. True to Baseline, it will also have two (yes, two) parks. The Basin features an expansive green space, encircled by a pathway and places to relax. Checker Square is defined by pollinator gardens, playgrounds and a public gathering space that looks a bit like a giant checkerboard.

## **BASILINE'S ESTEEMED BUILDERS**

To help bring Baseline's West Village to life, we've enlisted some of the region's most innovative and trusted homebuilders.

David Weekley Homes  
Meritage Homes

KB Home  
Thrive Home Builders



CHECKER SQUARE



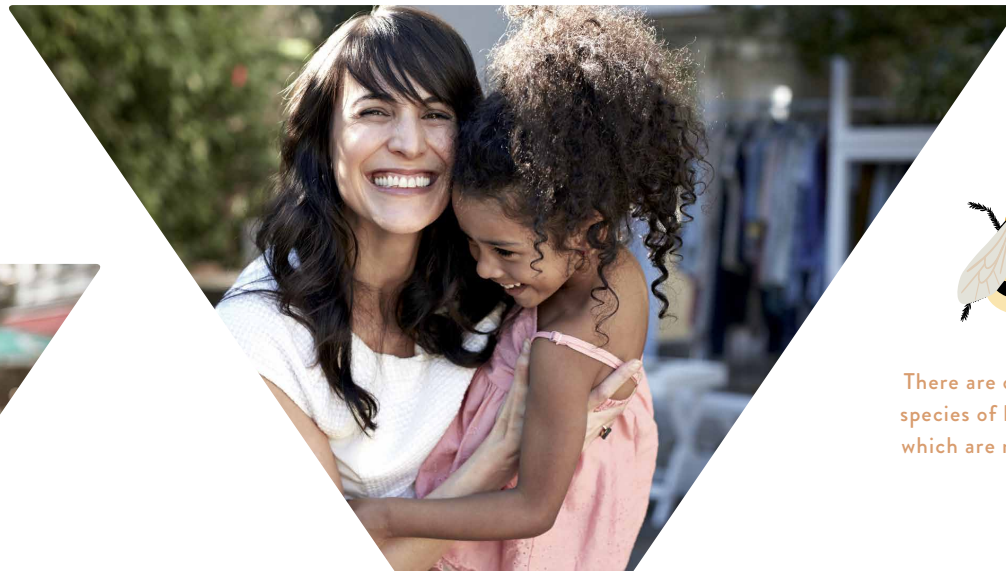
## SMART SCHOOLS

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As part of the award-winning Adams 12 School District, Baseline students may attend nearby elementary, middle and high schools, including a future on-site K-12 STEM school. They may also walk to class at the highly acclaimed K-12 Prospect Ridge Academy, a charter school right in the neighborhood. Yet at Baseline, education is everywhere. Co-created by a team of educators, scientists and visionary placemakers, Baseline is designed to spark a natural sense of curiosity in all who live, work, study, play, and visit.

There are seven major universities and colleges within 90 minutes of Baseline.





There are over 20,000 species of bees, most of which are non-stinging.





### THE WORLD'S FIRST POLLINATOR DISTRICT™

Baseline is an unprecedented new model that provides healthy habitat for native and migratory birds, bees and butterflies. This is just one of the ways Baseline is leading the way in sustainable urban design. Water-wise landscaping, ongoing carbon-footprint mapping, and new energy-efficient homes lessen environmental impact, while a pedestrian-friendly community gets people out of their cars and into the natural world around them.

Guided by the Butterfly Pavilion, Baseline's pollinator-friendly practices create an ecosystem of perpetual benefit to the local landscape, causing seeds to germinate, flowers to spread and fruit to grow.







## May your life be eventful

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Baseline's Community Life Team is responsible for the creation and coordination of resident events in all varieties. From celebrations that mark the ritual of the season, to live music on a Friday night, to clubs for anyone who shares an interest, and everything in between, there will always be something interesting happening at Baseline.

DISCOVER MORE AT  
**BaselineColorado.com**





18 miles east of Boulder and 22 miles north of Denver  
at the junction of I-25, Northwest Parkway (E-470) and  
Baseline Road, in Broomfield.

**VISIT US AT SHERIDAN PARKWAY AND ALCOTT WAY | [BASELINECOLORADO.COM](http://BASELINECOLORADO.COM)**

*Created by McWhinney, developer of Denver's Dairy Block and  
Loveland's prominent Centerra community.*

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