

**PEYTON
MANNING**

**1ST STREET
FARMS**

**GASTAMO
GROUP**

LITTLETON, COLORADO



A 5-acre community destination in the heart of Littleton.

Designed to serve Littleton every day — and shine as a destination for generations.

1st Street Farms is more than a destination — it's the place where life's most meaningful moments unfold. It's where families gather for Sunday dinners, where daughters are married in the Field House, where baby showers and reunions bring generations back together. As old as time itself, this is a landmark built for memories — a place everyone knows they can return to, again and again, and it will always feel like home:

- **1st Street Farms is a signature restaurant rooted in Southern hospitality**
- **The Field House at 1st Street Farms is an approachable, premier wedding and event venue**
- **A football field/park for community activations and clinics giving back to the city of Littleton in every way we can**
- **Multi-use trails for daily connection for the community**



THE FIELD HOUSE

AT 1st STREET FARMS

1ST STREET FARMS

LOW
COUNTRY
CUISINE



FOOD THAT
NEVER LEAVES
THE FARM

COMMUNITY TURF FIELD

- YEAR-ROUND PUBLIC ATHLETIC FIELD
- SUPPORTS YOUTH SPORTS AND SCHOOL PROGRAMS
- HOSTS MARKETS, FESTIVALS, AND SEASONAL EVENTS
- EXPANDS LITTLETON'S ACCESSIBLE RECREATION SPACE
- WATCH PARTIES & MOVIE NIGHTS
- BUILT AND MAINTAINED THROUGH PRIVATE INVESTMENT

LANDSCAPING & PARK EXPERIENCE

- 4.35ACRES OF ACCESSIBLE, PUBLICLY PROGRAMMED GREEN SPACES
- CANOPY TREES PROVIDING SHADE, HEAT REDUCTION, AND WILDLIFE HABITAT
- NATIVE AND ADAPTIVE PLANTINGS SUPPORTING BIODIVERSITY AND WATER EFFICIENCY
- OPEN LAWN AREAS DESIGNED FOR PARK-LIKE INFRASTRUCTURE
- INTEGRATED STORMWATER MANAGEMENT PROTECTING ADJACENT PARKLAND

TRAILS & PEDESTRIAN NETWORK

- ADA-COMPLIANT MULTI-USE PATHS CONNECTING THE FIELD, BARN, TRAIL SYSTEM AND OPEN SPACE
- SAFE, WELL-LIT WALKWAYS SUPPORTING EVENING AND YEAR-ROUND USE
- PEDESTRIAN AND BIKE CONNECTIVITY TO SURROUNDING NEIGHBORHOODS
- PUBLIC BIKE REPAIR STATIONS
- BEAUTIFUL STONE, PAVER, AND CONCRETE TRAIL SYSTEMS BUILT FOR HIGH TRAFFIC
- CIRCULATION SYSTEMS DESIGNED TO REDUCE VEHICLE-PEDESTRIAN CONFLICTS
- ENGINEERED GRADE TRANSITIONS FOR SAFE MOVEMENT ACROSS THE SITE

GRADING & RETAINING WALLS

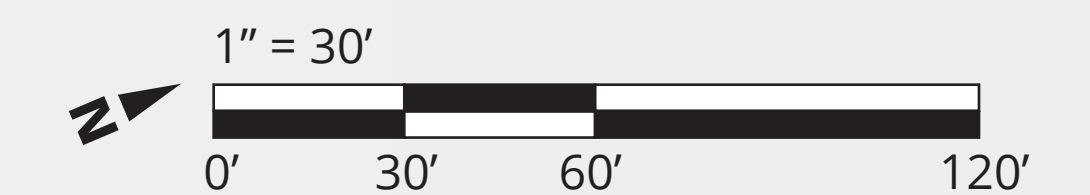
- REQUIRED TO FEASIBLY ACCESS AND PROGRAM THIS DYNAMIC SITE
- PROVIDES PROTECTION AND STABILIZATION FOR ADJACENT PARKLAND
- IMPROVES STORMWATER PERFORMANCE FOR FLOOD RESILIENCE
- FACILITATES ADA ACCESS SITE WIDE
- VIEW CORRIDORS INTENTIONALLY PRESERVED

EVENT BARN & GARDENS

- LARGE-SCALE INDOOR COMMUNITY VENUE
- OUTDOOR GARDENS SUPPORTING CEREMONIES AND SEASONAL GATHERINGS
- INFRASTRUCTURE FOR CONCERTS, CULTURAL EVENTS, AND PUBLIC PROGRAMMING
- EXPANDS LITTLETON'S COMMUNITY EVENT CAPACITY WHILE CREATING A DESTINATION FOR TOURISM

1st Street Farms

- | | | |
|----------------------------|---|----------------------------------|
| ① Mini Football Field | ⑪ Entrance Gardens / Festoon Lights / | ⑳ Wedding Venue Entrance / Small |
| ② Picnic Area | ⑫ 1st Street Farms Restaurant | ㉑ Wedding Guest Outdoor Queuing |
| ③ South Parking Lot Trail | ⑬ Outdoor Patio Dining | |
| ④ Bike Parking | ⑭ Great Lawn | |
| ⑤ Multi-use Trail | ⑮ Outdoor Rooms with Built in Fire Features | |
| ⑥ Gravel Parking Stalls | ⑯ Outdoor Wedding Venue | |
| ⑦ Paver Walkways | ⑰ Bosque | |
| ⑧ North Parking Lot Trail | ⑱ Smaller Event Space | |
| ⑨ Auto court | ㉒ Service Access Path | |
| ⑩ 1st Street Farms Signage | ㉓ Valet Drop Off | |



COMMUNITY BENEFITS

A PLACE THAT BELONGS TO LITTLETON

1st Street Farms isn't just about food and events — it's about giving back to the community every single day. Our vision is to create a destination that doubles as a public gathering space for families, friends, and neighbors.

- **A multi-use turf field for pickup football, youth sports, and community festivals.**
- **Free concerts and seasonal events that bring music and culture to the heart of Littleton.**
- **Trail connections and green space that encourage daily visits, walking, biking, and play.**
- **Family-friendly traditions like Scouts of America selling pumpkins in the fall, farmers' markets, and holiday celebrations.**

This is more than a venue — it's a community landmark that belongs to Littleton.





















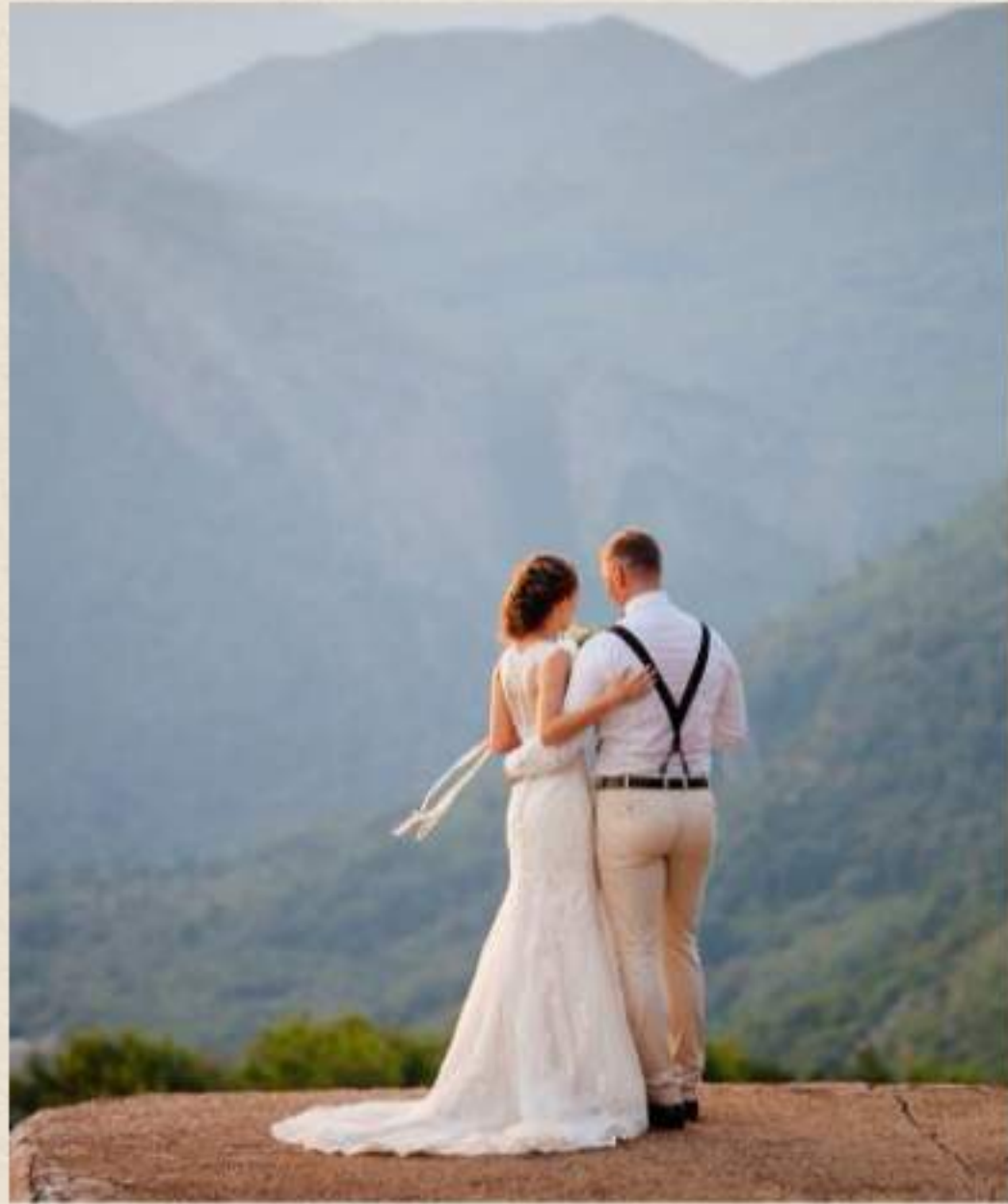
DESIGN CONCEPTS

Main Restaurant



DESIGN CONCEPTS

Event Barn





Gastamo Group

Gastamo Group is a locally owned multi-concept restaurant group based in Colorado, founded by chef-restaurateur Jean-Philippe Failyau with the launch of the original Park Burger in Denver's Platt Park neighborhood.

Over the years, Gastamo has grown into a family of five distinctive concepts — Park Burger, Homegrown Tap & Dough, Park & Co., Perdida, and Lady Nomada. Our focus remains entirely on Colorado because of our love for this state, its people, and the communities we serve. Staying close to home allows us to refine operations, support our teams, and be present in every restaurant — sometimes all in the same day. Gastamo was built for the people of Colorado, and we remain committed to growing only here, where we can execute with excellence and make an impact that lasts.

Recognized as one of the Top 25 Restaurant Groups in America by Nation's Restaurant News, Gastamo has established itself as a trusted operator with a proven track record of success. The name "Gastamo" comes from Esperanto, the universal language, and translates to hospitality — a value at the heart of everything we do. Our mission is simple: to build restaurants for the 99%, not the 1%, creating spaces where everyone feels welcome. As we like to say: All for food. Food for all.



LEADERSHIP



JEAN-PHILIPPE FAILYAU

FOUNDER OF GASTAMO GROUP

Jean-Philippe Failyau is the Founder of Gastamo Group, one of Denver's leading hospitality companies and a Top 25 Restaurant Group in America, as recognized by Nation's Restaurant News.

In 2009, Failyau launched Park Burger to meet a growing demand for high-quality, approachable dining in Denver. That single neighborhood concept laid the foundation for Gastamo Group, which now includes 13 company-owned restaurants—with three more in development—across five original concepts: Park Burger, Park & Co., Homegrown Tap & Dough, Perdida, and Lady Nomada.

Under his leadership, Gastamo has achieved sustained comp sales growth, expanded margin efficiency, and implemented scalable labor and operational models—all while navigating the industry's most volatile years.

Failyau's background blends culinary excellence with strategic entrepreneurship. Originally from Belgium, he trained at the French Culinary Institute in New York City and worked in acclaimed kitchens such as Daniel, JoJo, and Le Cirque 2000. After relocating to Denver, he was instrumental in opening Osteria Marco alongside restaurateur Frank Bonanno.

With over 20 years of hospitality experience, Failyau brings a chef's passion, an operator's precision, and a founder's vision to every concept he leads.



PETER NEWLIN

CEO OF GASTAMO GROUP

Peter John Newlin is the CEO and partner of Gastamo Group, the Denver-based hospitality and real estate company behind Park Burger, Homegrown Tap & Dough, Perdida - Mexican Kitchen, Park & Co, and Lady Nomada. A lifelong innovator, Peter created the Poncho custom POS platform for the Birdcall concept, which sparked Gastamo's early focus on complementary technology tools to elevate food quality while reducing prices.

Newlin's current frontier is AI-driven leadership. Colleagues say he, "makes AI click for operators who'd rather see labor costs drop than learn buzzwords," and turns data models into "real EBITDA." He distills predictive insights that cut costs, boost margins, and wow guests, and now speaks nationwide on preparing leaders for an AI-first future—believing the best way to learn is to teach.

A College of Charleston grad with an MBA from the University of Denver, Newlin co-founded the Denver Deluxe Music & Arts Festival and Fuel Hope Kitchen, which served 250k meals during the pandemic. He sits on the boards of Eat Denver and YPO Rocky Mountain and has been recognized as a Denver Business Journal 40 Under 40 honoree and a Titan 100 Colorado 2025 winner.

Away from work, you'll find Peter white-water rafting near Buena Vista with his family, mentoring emerging restaurant groups, and pursuing his vision to reinvent suburban casual dining—creating immersive, experiential dining concepts that transport guests beyond their day-to-day.



PEYTON MANNING

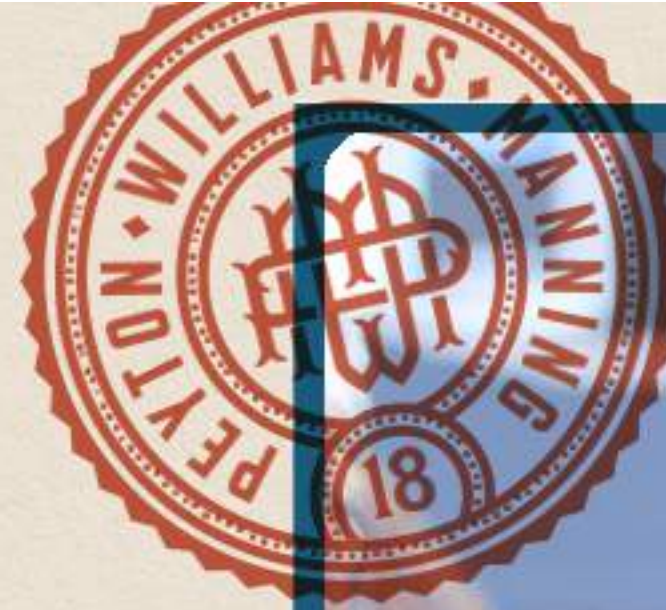
FOUNDER OF THE CONCEPT

A LEGACY ROOTED IN COLORADO

Peyton Manning is more than one of the greatest quarterbacks in NFL history — he is part of Colorado’s fabric. As a leader of the Denver Broncos, he helped deliver a Super Bowl championship and became a symbol of grit, excellence, and community spirit.

At 1st Street Farms, Peyton brings that same vision and leadership to create a destination that reflects the values he has always stood for: family, teamwork, and giving back. This is not just a project with his name attached. It is a place inspired by his story — where his legacy of connection, inspiration, and community lives on.

Peyton’s story is Colorado’s story. At 1st Street Farms, that story has a home in Littleton.



1ST STREET FARMS

Peyton Manning and Gastamo Group are proud to bring 1st Street Farms to Littleton — a one-of-a-kind destination where Colorado’s legacy meets its future.

Inspired by Peyton’s journey from the Broncos’ field to the heart of our communities, this project is designed as a home for everyone who calls Littleton and Colorado theirs.

At its core, 1st Street Farms is built to unite people from all walks of life — not just a select few, but the entire community of fans, families, and neighbors who share in this story. With a signature restaurant and the Field House event barn, we’re creating a place that blends world-class hospitality with everyday accessibility — a landmark worthy of Littleton, rooted in connection, legacy, and belonging.



BEYOND THE RESTAURANT

13,000 sq ft event bar and glass wedding venue

15,000 sq ft restaurant featuring 5 private dining rooms that can facilitate any event size.

Community park featuring a turf football field

5 acres of beautiful landscaped gardens and paths winding through the unobstructed views of the mountains curated by world-renowned landscape architect Design Workshop.

WELCOME TO 1ST STREET FARMS

At the heart of 1st Street Farms is the restaurant — a place where Southern-inspired but Colorado-rooted cuisine comes to life. The menu nods to Peyton Manning's New Orleans heritage and Tennessee ties with dishes like shrimp & grits, oysters, and other Southern staples, reimagined with fresh, seasonal Colorado produce.

Alongside these, guests will also find classic Americana dishes — creating a menu that balances comfort and tradition with the bounty of the Rockies, delivering food that feels both familiar and entirely new.

But this is more than a restaurant — it's Littleton's table. Designed to be approachable for families and everyday dining, yet elevated through warm service, beautiful interiors, and sweeping views of the Front Range, it embodies the values that connect Peyton and this community: family, community, humility, and care for one another. First Street Farms is built on those values, making every guest feel like they're coming home.



THE FIELD HOUSE

AT 1ST STREET FARMS

The Field House at 1st Street Farms is Colorado's premier wedding destination — a place where romance and unforgettable memories take center stage. From the glass barn that seats 200 for breathtaking ceremonies to the main event hall that hosts 250 and can divide for intimate gatherings, every detail is crafted for joy. The Tack Room and bridal suites add personal touches, while the outdoor bar and sweeping lawns create the perfect backdrop for cocktail hour against the Front Range. Beyond weddings, the Field House is a flexible event hub hosting concerts, galas, fundraisers, and community activations that bring people together, weaving lasting experiences into Colorado's story.



FIELD HOUSE

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A building usually adjacent to an athletic field and equipped with changing rooms, lockers, showers, etc., for those using the athletic facility.



1ST STREET FARMS

SEATING CHART



Left Section (teal highlight)

Our restaurant welcomes up to 250 guests with southern-inspired dining and hospitality.

Middle Section (blue highlight)

Five flexible private dining spaces designed for gatherings of every size.

Right Section (orange highlight)

A premier event barn and covered patio — hosting up to 450 guests (250 inside the barn + 200 on the patio).

Thank You

LET'S BUILD TOGETHER



John Elway

1ST STREET FARMS