

Uplands

PA-B(1) ODP Neighborhood Update

March 23, 2022

Agenda

- 01 | Introductions
- 02 | Westminster Process
- 03 | Comprehensive Plan & Preliminary Development Plan
- 04 | Conceptual Neighborhood Plan
- 05 | Infrastructure Improvements
- 06 | Builder Introduction
- 07 | Conceptual Architecture
- 08 | Amenities
- 09 | Continued Outreach
- 10 | Q&A

How to Participate

General Notes

- Please provide your first and last name
- All participants will be muted upon entering the meeting
- The meeting will be recorded
- Enter your questions/comments in the Q&A box
- Questions will be answered during the Q&A session

Click to ask a question



Team

Presenters

Marcus Pachner - The Pachner Company

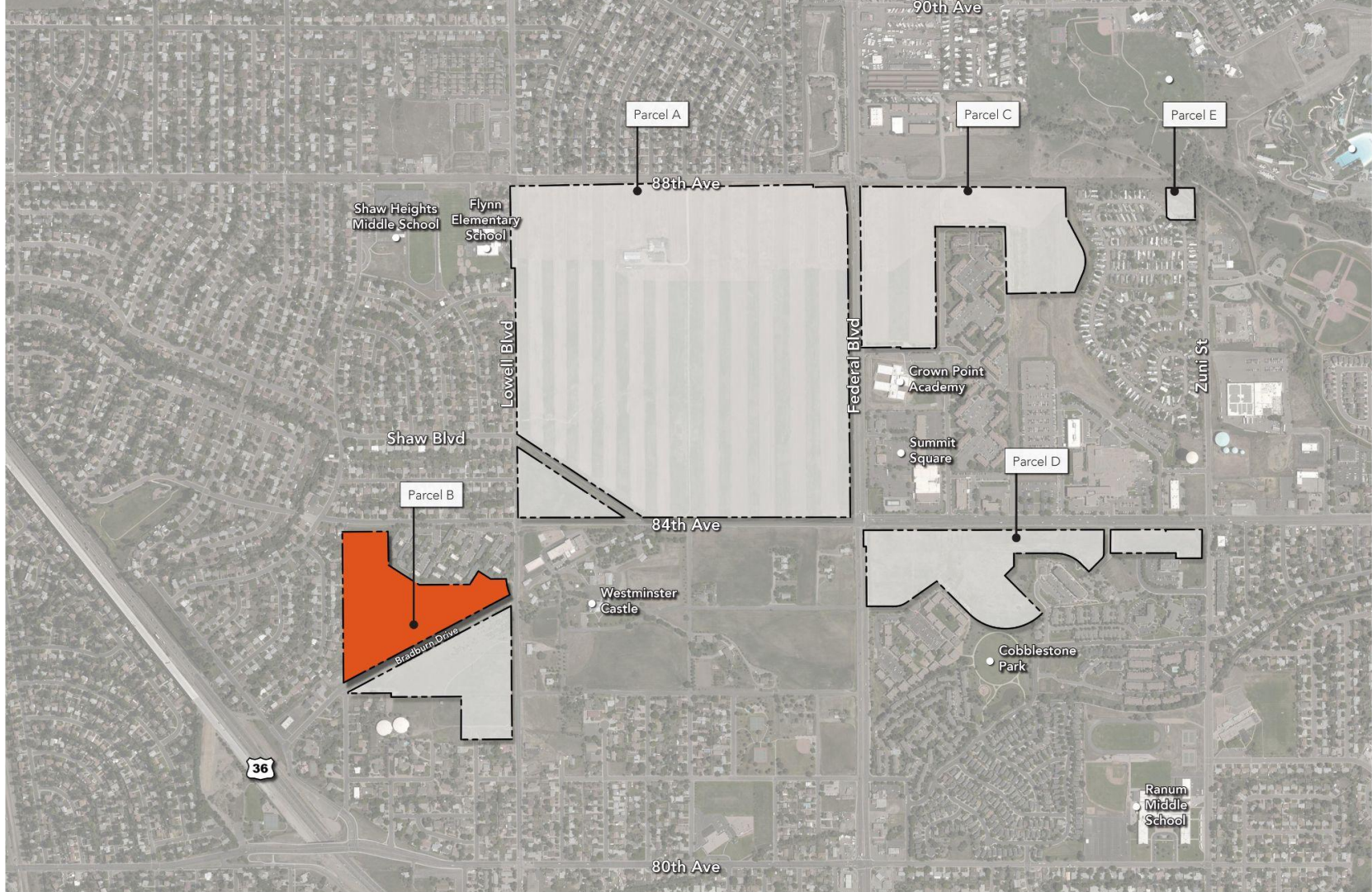
Bonnie Niziolek - Norris Design

Todd Johnson - Terra Forma Solutions

Morris Barbera - KB Home

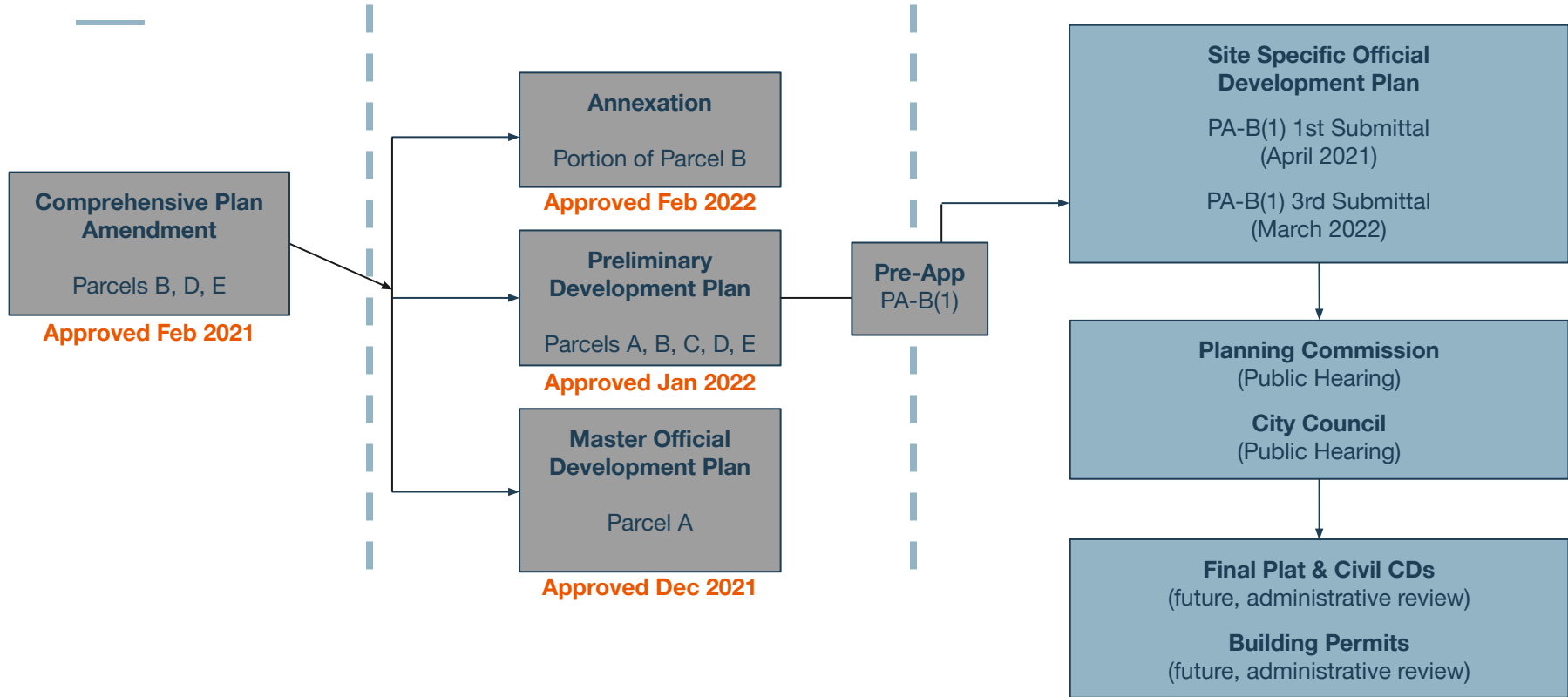
Alyssa Butler - Norris Design

Chad Ellington - Uplands



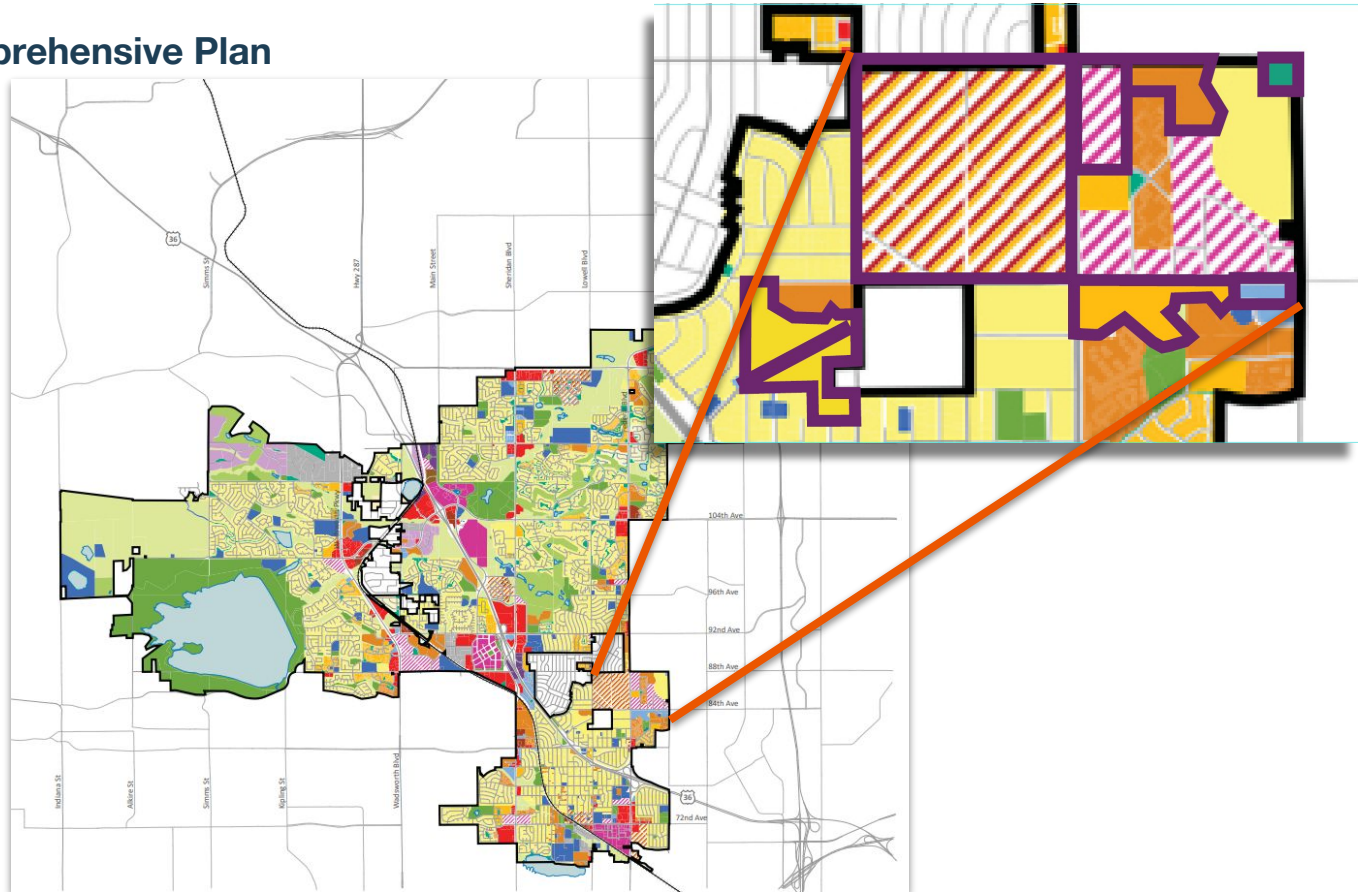
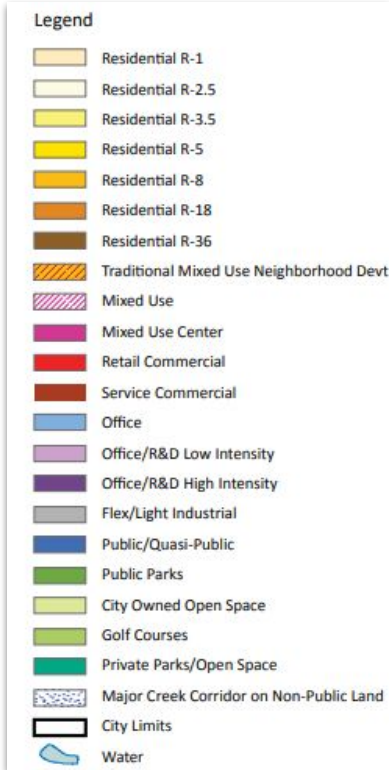
Westminster Process

City Process



Comprehensive Plan & Preliminary Development Plan

Westminster Comprehensive Plan



Comprehensive Plan - Parcel B - North & South

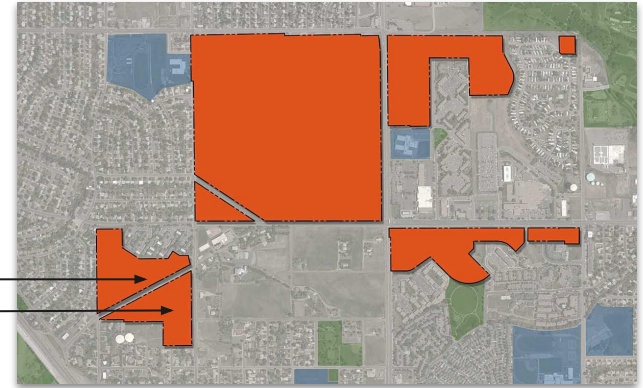
Land Use Designation: R-5 Residential

Density

Up to 5.0 dwelling units per acre

Allowed Uses

- Single Family Detached Residences
- Single Family Attached Residences
- Duplexes
- Patio Homes
- Townhomes
- Condominiums



Parcel B - North
Parcel B - South

Parcel Location



Parcel B - North (R-5)
Parcel B - South (R-5)

City Comprehensive Plan Land Use Map

Preliminary Development Plan - Parcel B - North & South

View Corridor

South - 3.28 ac

LEGEND

 VIEW CORRIDOR



Preliminary Development Plan - Parcel B - North & South

View Corridor



South - 3.28 ac

Public Land Dedication

North - 2.30 ac

South - 3.76 ac

LEGEND

-  VIEW CORRIDOR
-  PUBLIC LAND DEDICATION



Preliminary Development Plan - Parcel B - North & South

Land Use Designation: Residential

Density

North - 82 units on 16.29 ac = 5.0 du/ac
South - 26 units on 13.32 ac = 2.0 du/ac

Allowed Uses




North (PA-B(1))

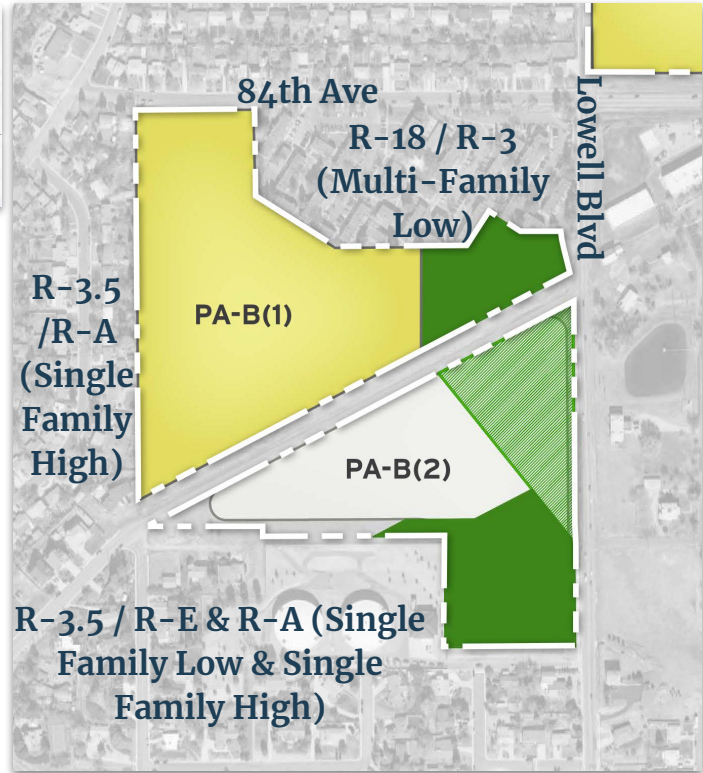
- Single Family Attached Residences
- Duplexes
- Townhomes

South (PA-B(2))

- Single Family Detached Residences
- Patio Homes

LEGEND

-  VIEW CORRIDOR
-  PUBLIC LAND DEDICATION
-  SINGLE FAMILY ATTACHED



Preliminary Development Plan - Parcel B - North & South

Land Use Designation: Residential

Density

North - 82 units on 16.29 ac = 5.0 du/ac
South - 26 units on 13.32 ac = 2.0 du/ac

Allowed Uses


North (PA-B(1))

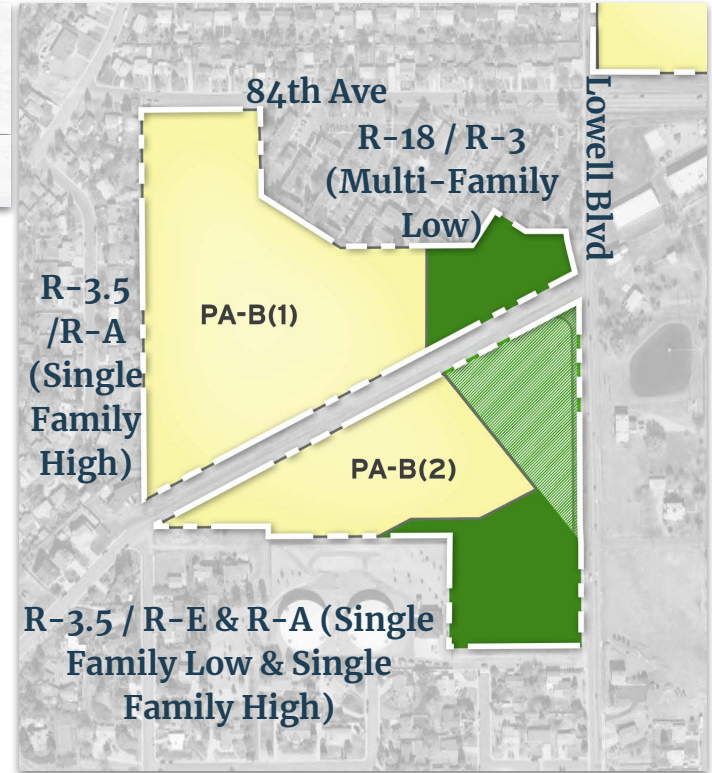
- Single Family Attached Residences
- Duplexes
- Townhomes

South (PA-B(2))

- Single Family Detached Residences
- Patio Homes

LEGEND




-  VIEW CORRIDOR
-  PUBLIC LAND DEDICATION
-  SINGLE FAMILY DETACHED

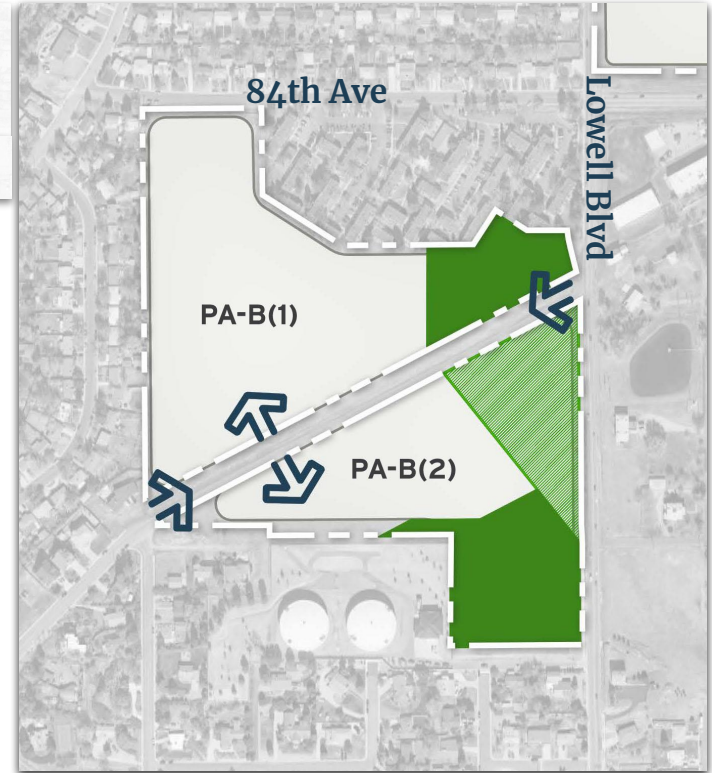


Preliminary Development Plan - Parcel B - North & South

Access

LEGEND

-  VIEW CORRIDOR
-  PUBLIC LAND DEDICATION
-  PROPOSED ACCESS LOCATION



Conceptual Neighborhood Plan



PLD, Parks & Open Space

PA-B(1) PLD	2.37 ac
PA-B(2) PLD	3.76 ac
PA-B(2) View Corridor	3.28 ac
Common Open Space (excluding PLD and lots)	~42%
Private Parks/Open Space	*



** Minor exceptions are requested to allow for ~7.5 ft. of building encroachment into the required setback for Lot 53 (adjacent to northern property line).*



Land Use Data (per ODP)

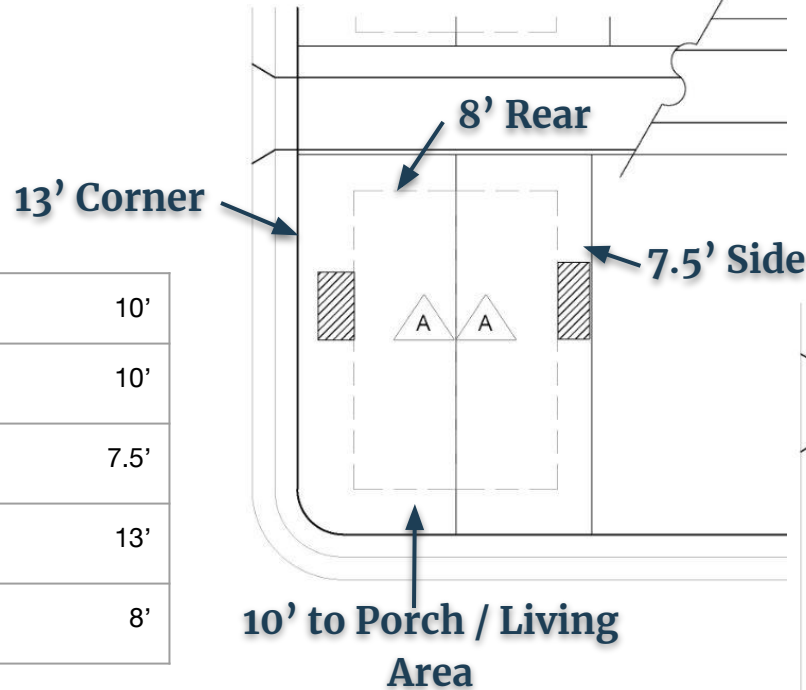
Paired Homes	82 in 41 buildings
Site Area	16.513 ac
Density	4.97 du/ac
Maximum Building Height	Max. 40'
Parking	<ul style="list-style-type: none"> - 2 attached garage spaces/unit - 28 guest parking stalls - On-street parking is available on local street, Bradburn Drive and 84th Avenue
Alleys	<ul style="list-style-type: none"> - Alleys are private and will be owned and maintained by the HOA



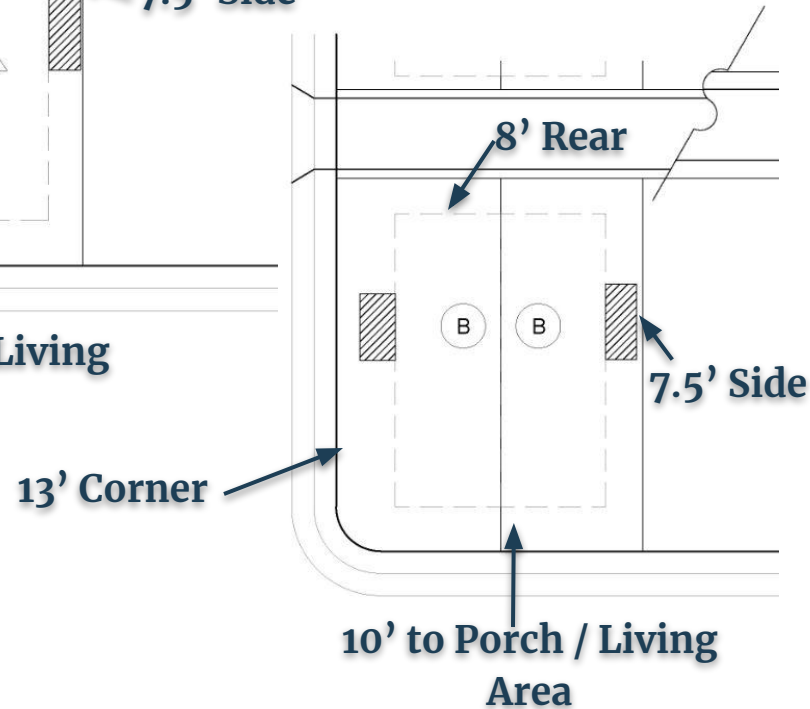
Lot Setbacks (per ODP)

Front to Living Area	10'
Front to Porch	10'
Side (Internal)	7.5'
Side (Abutting local street)	13'
Rear	8'

Lot Type A: 30/35' wide x 84' deep



Lot Type B: 32/37' wide x 84' deep



Proposed View (No paired homes visible)



Top of proposed
duplexes are lower
in elevation than
southern point of
view corridor

Existing View



Key Map



Camera
Location

Proposed View



Existing View



Key Map

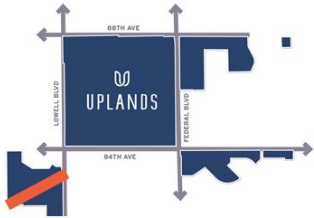


Camera Location

Infrastructure Improvements

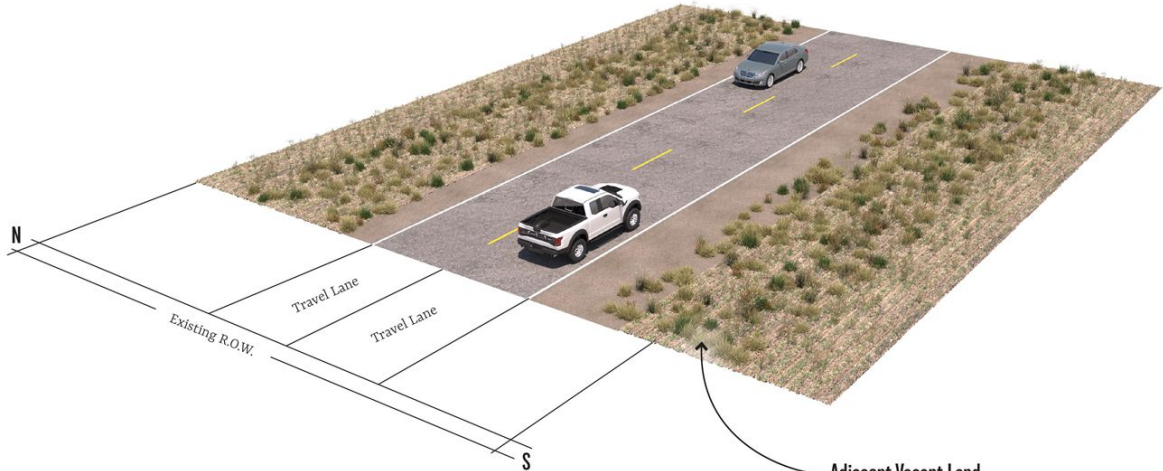


Public Improvements



Street Sections

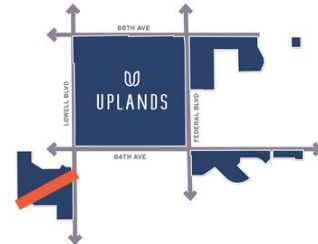
Bradburn Drive



Bradburn Drive Ex. Condition

(Lowell Blvd. To LaPlace Ct.)

Adjacent Vacant Land
Pedestrian Connectivity not provided, this section of Roadway does not have Walks or Bike Lanes



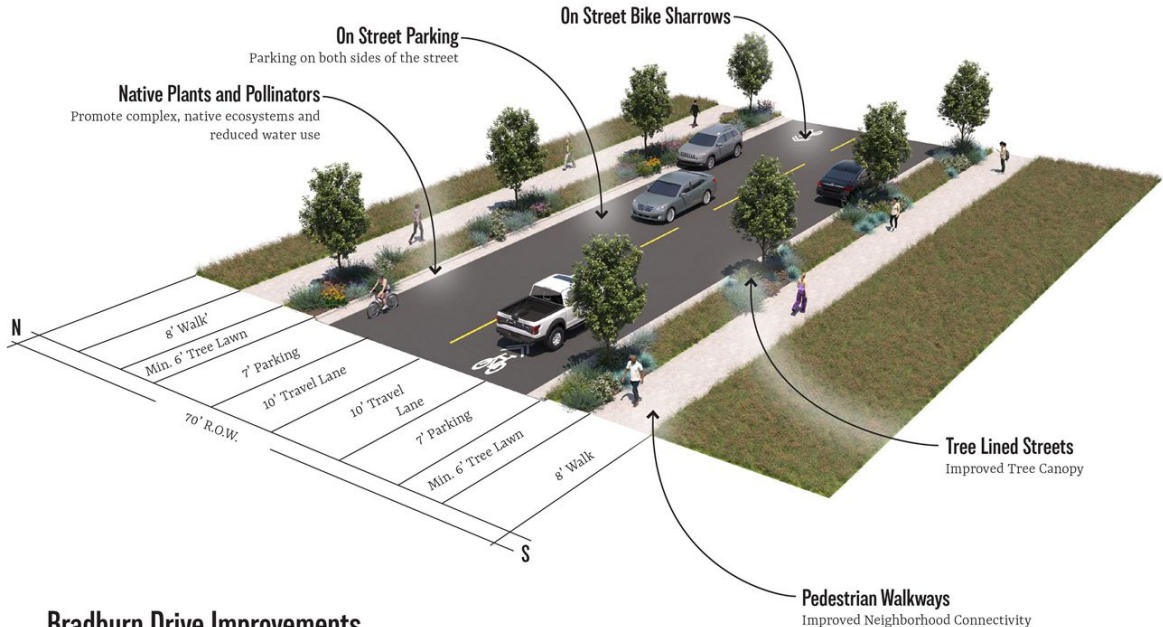
Public Improvements

Bradburn Drive

Adds to north and south sides:

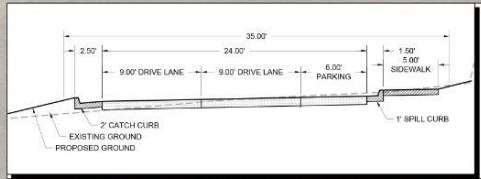
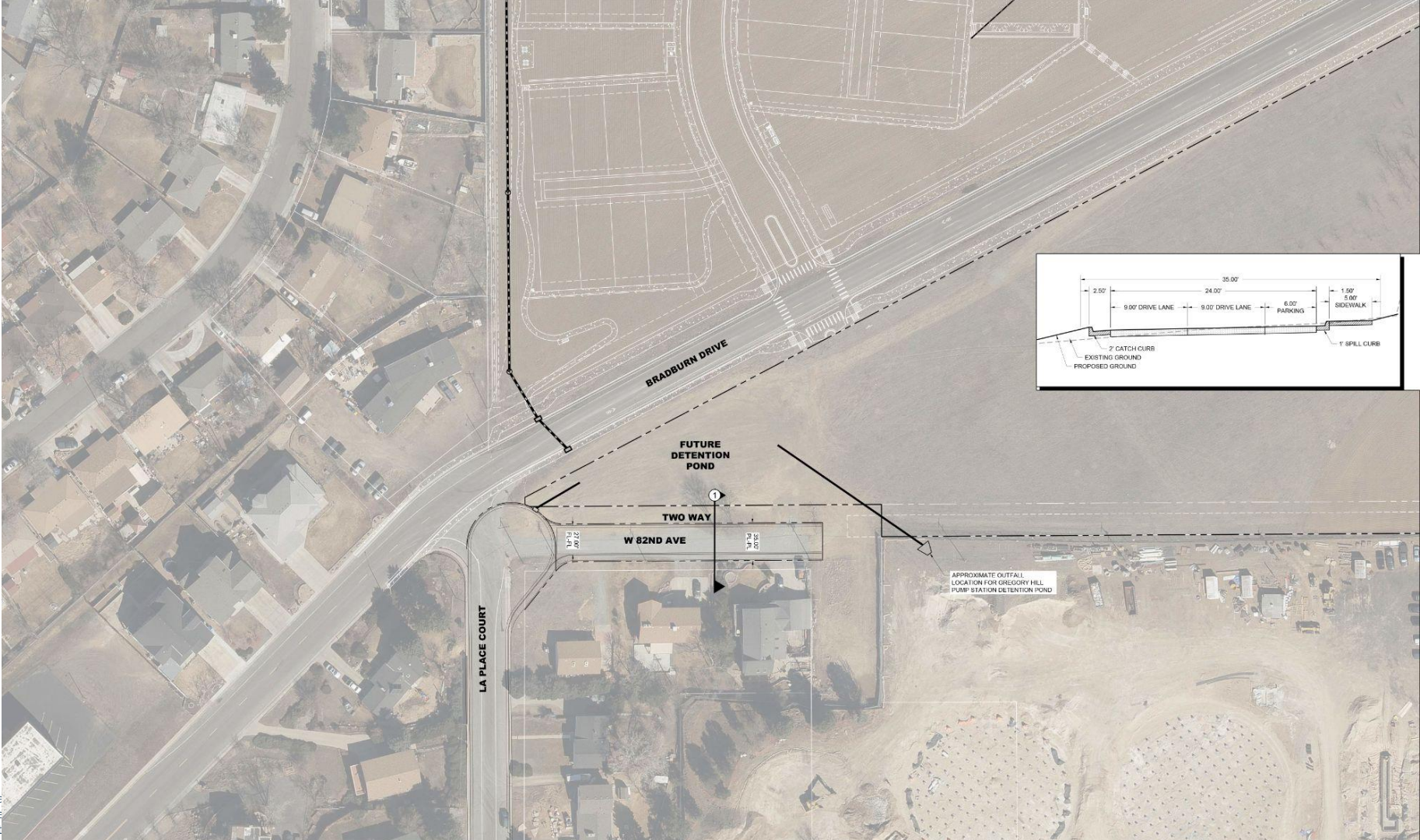
- on street parking
- 6' planted tree lawn
- 8' sidewalk

Street Sections



Bradburn Drive Improvements

(Lowell Blvd. To LaPlace Ct.)
70' Right of Way



BRADBURN DRIVE

**FUTURE
DETENTION
POND**

**TWO WAY
W 82ND AVE**

APPROXIMATE OUTFALL
LOCATION FOR GREGORY HILL
PUMP STATION DETENTION POND

LA PLACE COURT

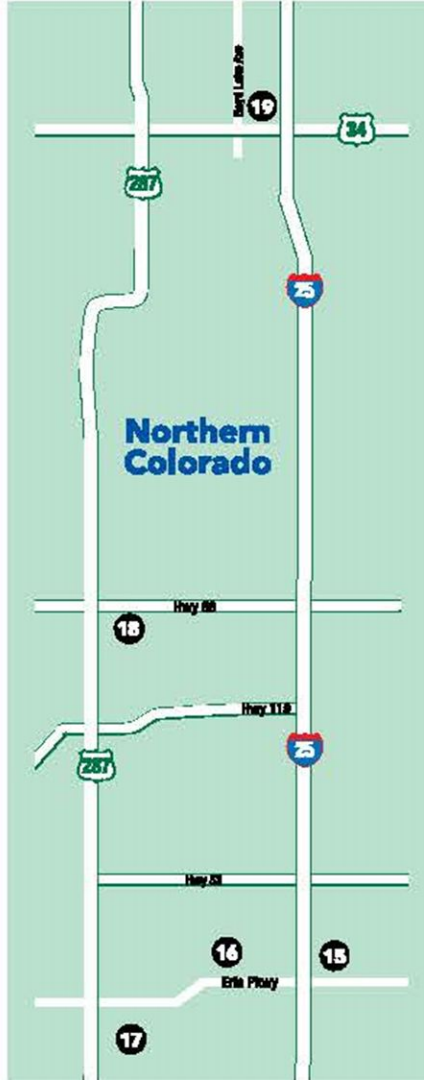
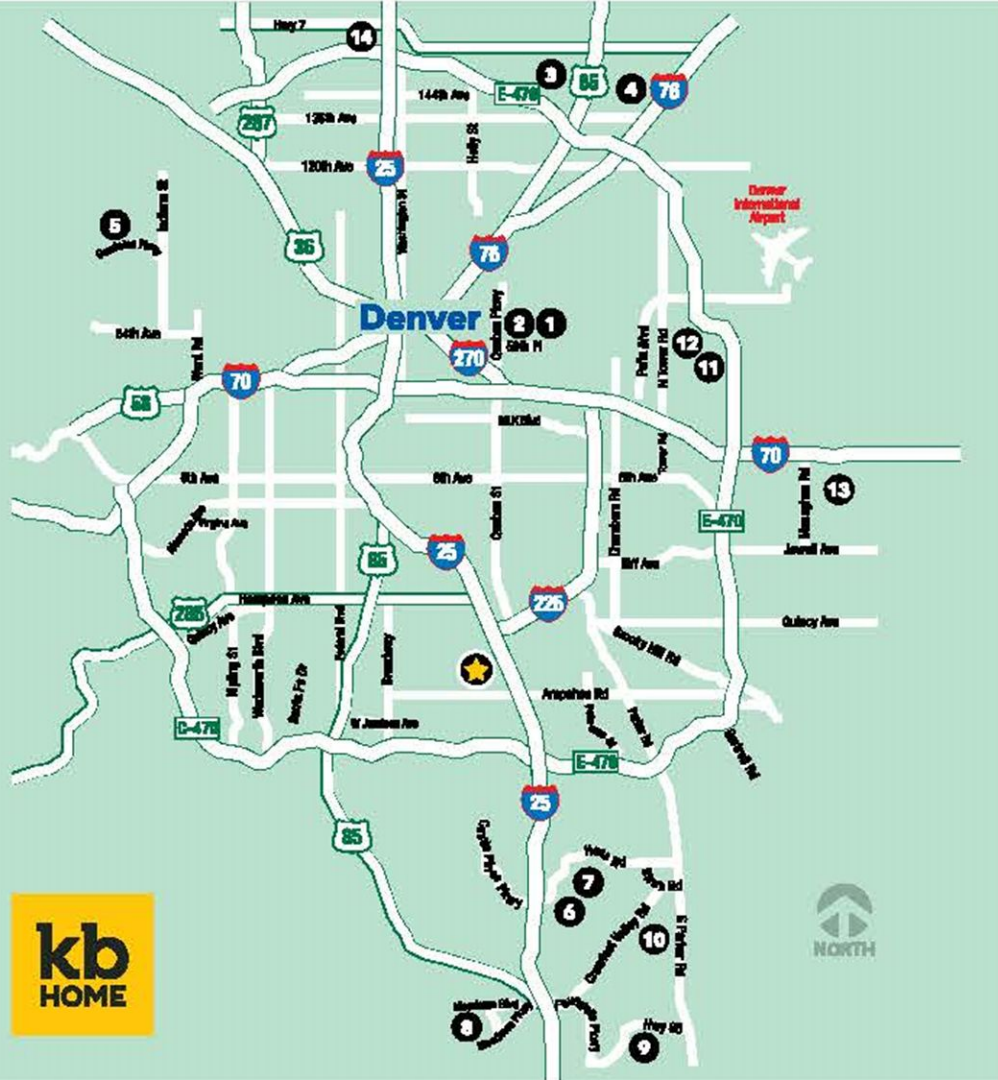
Builder Introduction

Introducing KB Home

KB Home



Neighborhoods



Our Values



We make relationships the foundation for all we do.

It takes strong relationships to build a home. To build a strong relationship it takes respect, integrity, and open and honest communication. Our employees are the heart and soul of KB, and that belief in relationships defines how we behave toward each other, how we treat our customers through every step of the process, and, how we work with our suppliers, trade, and municipality partners.



We build homes that make lives better.

Innovative design and quality construction standards are the cornerstones of our brand. Behind our continuous drive to build exceptional homes is a passion for the wellbeing of those who live in them. From architecture to construction to customer service, we care about making our buyers' lives more comfortable, convenient, and healthy. That's how we lead the industry in customer satisfaction, and strive to keep it that way.



We believe that everyone deserves a home that's as unique as they are.

Our business model is built on a simple, yet radical idea: a house becomes your home when it's an expression of who you are. That's why we give our customers the ability to choose - from homesite to elevation, from floor plan to design options - and a buying experience that's personalized from end-to-end.



We deliver more for less.

We believe that every customer deserves a home that lives up to their dreams. That's why it's our shared responsibility to ensure that what we build delivers great value, so that every customer gets a home-and a homebuying experience- that can exceed their expectations without exceeding their budget. It's a disciplined and responsible approach to homebuilding that's good for our homebuyers and our business.

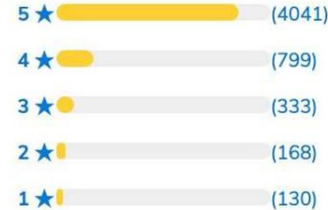


We strive for a better shared future.

From individuals, to families, to whole communities, our collective actions can have a beneficial impact on the world. We believe that every decision we make, from how we manage our workplace, to how we run our operations, has the potential to advance environmental, social, and economic sustainability.

Dedicated to Providing World Class Customer Service

- KB Home’s personalized, customer-centric Built-to-Order business model enables us to develop long-term relationships with our customers
- Our community teams partner with customers through each major step of their purchase of a KB home: sale – mortgage – studio – construction – closing – post closing
- Customers recognize the value of our partnership. Recent customer surveys conducted by independent, third-party sources such as TrustBuilder® and ConsumerAffairs have given KB Home exceptional customer satisfaction ratings.



TrustBuilder® data as of January 11, 2022.

Leadership in Sustainable Homebuilding

160,000+
Total U.S. EPA ENERGY STAR™
Certified New Homes

14,000+
Total Solar Homes

18,000+
Total U.S. EPA WaterSense™ &
Water Smart Homes

Approx. \$800 Million*
Cumulative Utility Bill Savings

Approx. 1.6 Billion Gallons*
Water Conserved Annually

Approx. 5.6 Billion Pounds*
Fewer CO₂ Emissions

* Estimated

** Lower cost of homeownership is relative to a typical new or resale home.



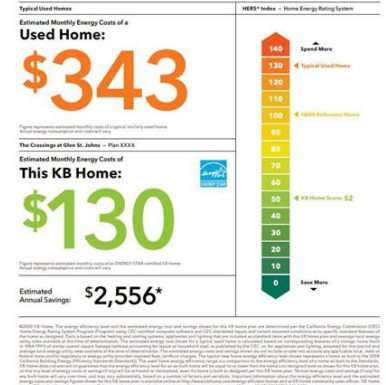
Received a record 25
ENERGY STAR® Market
Leader Awards in 2021



Energy Savings Comparison The Crossings at Glen St. Johns



At KB Home, every home we build is designed to be ENERGY STAR® certified thanks to the quality construction techniques and materials we use. In fact, we go beyond EPA requirements by ensuring that every ENERGY STAR certified KB home has been tested and verified by a third-party inspector to meet EPA's strict certification standards. Our ENERGY STAR certified homes offer fewer air leaks and drafts, reduced noise and energy-efficient appliances and lighting to ultimately deliver significant savings on utility bills compared to used homes.



Energy Savings Comparison
Our proprietary tool demonstrating the lower total cost of homeownership possible with a KB home**

KB Home provides this comparison for every floor plan at each of our communities

Giving Back to Our Communities



kbcares



Conceptual Architecture



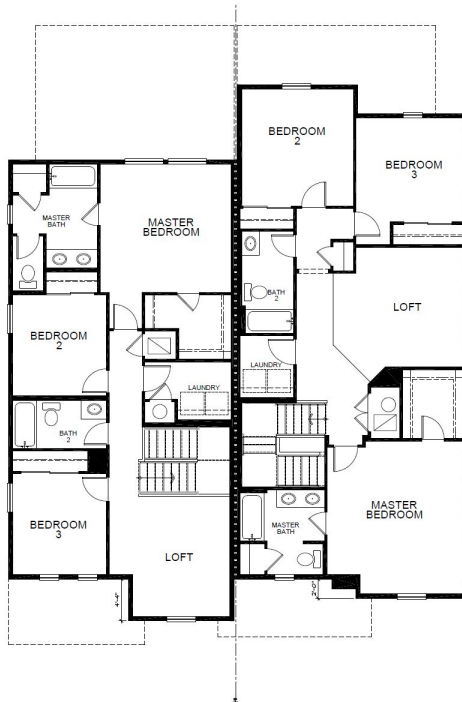


KB Home

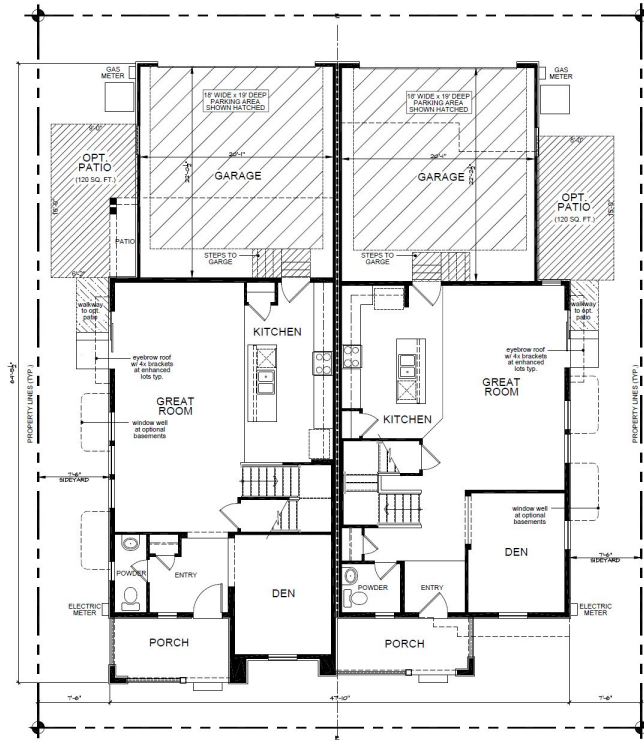
Uplands

- 82 homes
- Minimum 5 different floor plans
- Minimum 3 different architectural styles
- All garages pre-wired for electric vehicle charging stations
- Energy Star Homes
- WaterSense Homes

Example Second Floor Plan



Example First Floor Plan




KB Home



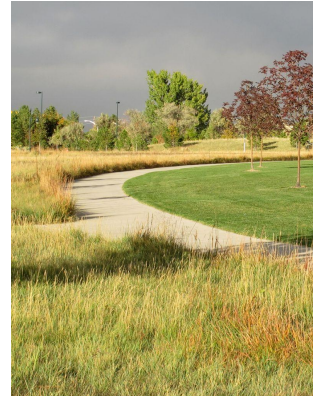
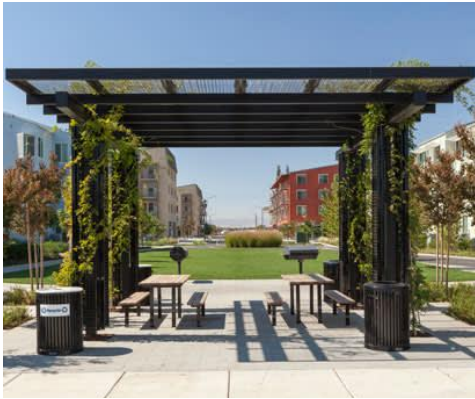
March 23, 2022
Plans are conceptual and subject to change with future design development.

Amenities

PLD, Parks & Open Space

PA-B(1) PLD	2.37 ac
PA-B(2) PLD	3.76 ac
PA-B(2) View Corridor	3.28 ac
Common Open Space (excluding PLD and lots)	~42%
Private Parks/Open Space	





Pocket parks are imagined as an extension of one’s front porch. A place to relax, enjoy the view and catch your breath while you catch up with neighbors. Some of the amenities currently include:

- Water conserving plant material and limited sod use
- Tot lot
- Bocce / Game areas
- Shade Structures
- Series of connected pocket parks with open lawn and gathering areas
- Bike amenities





Continued Outreach

Community Engagement



REGION

**ADAMS COUNTY DEPARTMENTS
REGIONAL UTILITIES & REFERRAL AGENCIES
ADJACENT GOVERNMENT ENTITIES
REGIONAL NON-PROFITS**



COMMUNITY

**WESTMINSTER PUBLIC SCHOOLS
WESTMINSTER HISTORICAL SOCIETY
COMMUNITY NON-PROFITS
COMMERCIAL PROPERTY OWNERS
WESTMINSTER ORGANIZATIONS**



NEIGHBORHOOD

**ADJACENT AND NEARBY NEIGHBORS
ADJOINING PROPERTY OWNERS
HISTORIC STAKEHOLDERS
NEIGHBORHOOD LEADERS**

Uplands

Q & A



March 23, 2022

info@uplandscolorado.com