

UPLANDS



SHARE THE VIEWS



CONNECT WESTMINSTER



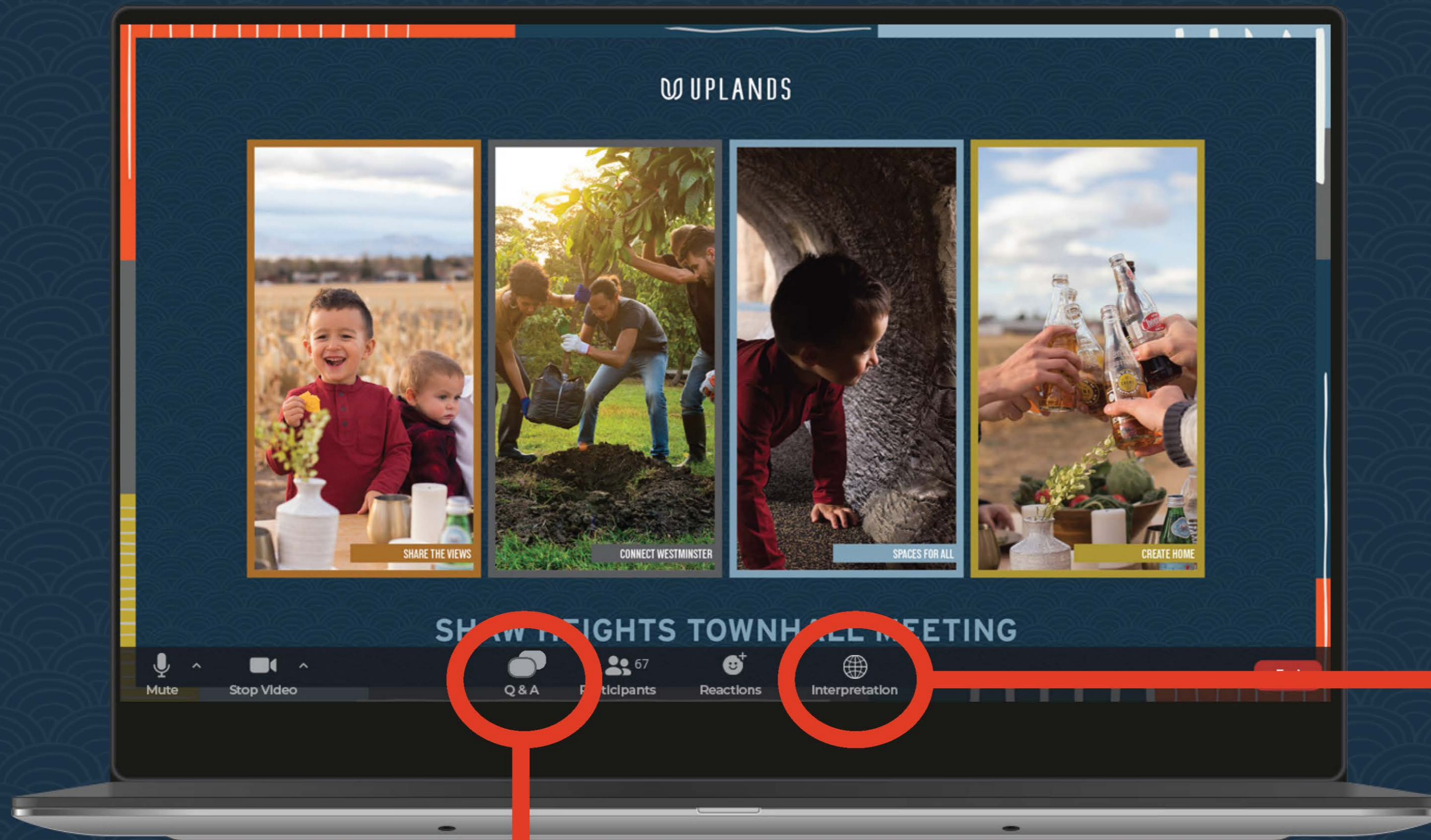
SPACES FOR ALL



CREATE HOME

SHAW HEIGHTS TOWNHALL MEETING

SETTING UP FOR ZOOM



This meeting is being simultaneously translated into Spanish. We may pause at times to slow-down or clarify terminology for the interpreter.

Ask questions by using this icon.

MEET TODAY'S TEAM OF PRESENTERS



MARCUS PACHNER
The Pachner Company



JEFF HANDLIN
Uplands



BONNIE NIZIOLEK
Norris Design



CHAD ELLINGTON
Uplands



ERIC KORNACKI
Uplands Community
Collective



WELCOME! HERE'S A LOOK AT TODAY'S AGENDA

- » Uplands introduction and background
- » Presentation on amenities and infrastructure improvements
- » Uplands Community Collective - urban agriculture and food access



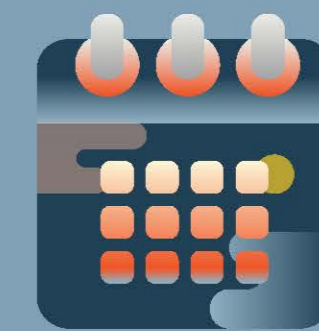
MEETING TRAJECTORY

- » The purpose of tonight's meeting is to present changes made to the plans based on community input and feedback, to share where we are at today, and where we go from here.
- » Community design charrettes in November - interactive process on parks and community design



DESIGN CHARETTE
SATURDAY, NOVEMBER 14

Time: 11:00 - 12:30pm



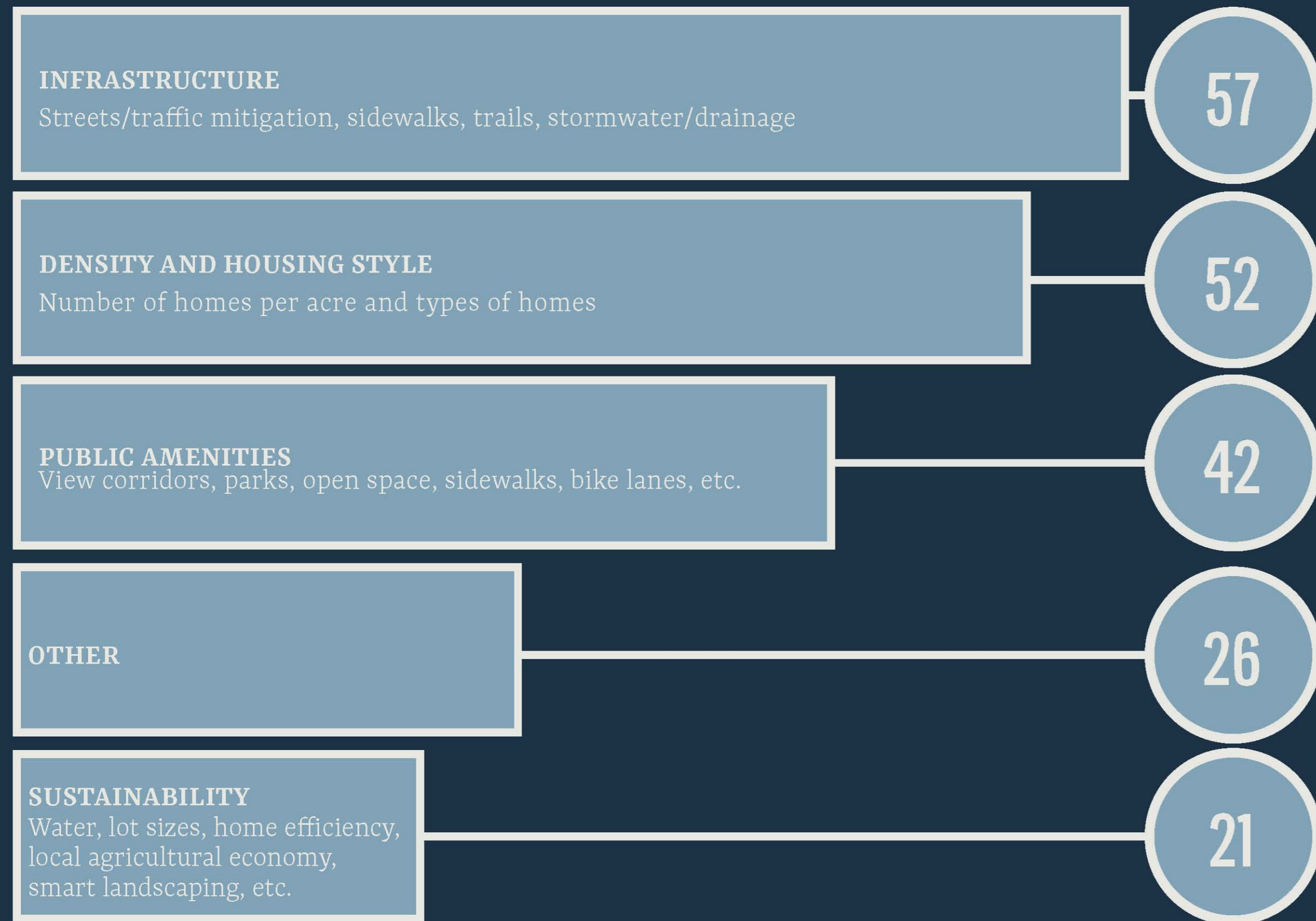
DESIGN CHARETTE
WEDNESDAY, NOVEMBER 18

Time: 6:00 - 7:30pm

RESULTS OF PRE-MEETING POLL

Q1

TWO ISSUES YOU ARE MOST INTERESTED IN LEARNING MORE ABOUT



Q2

WRITE A QUESTION YOU WOULD LIKE TO HAVE ANSWERED

- I would like to know if the plan is to just build houses, or is there a plan to have shops, restaurants, bars, and parks.
From Tracie Anderson
- How is the city going to meet the needs of the increase of population such as water, traffic, schools, etc...
From Anonymous
- Timing of development start and completion.
From Diana Navarro

OUTREACH TO DATE

COMMUNITY
MEETINGS

61

COMMENT
CARDS

22

TODAY'S MEETING

EMAILS SENT

856

FLYERS MAILED

6692

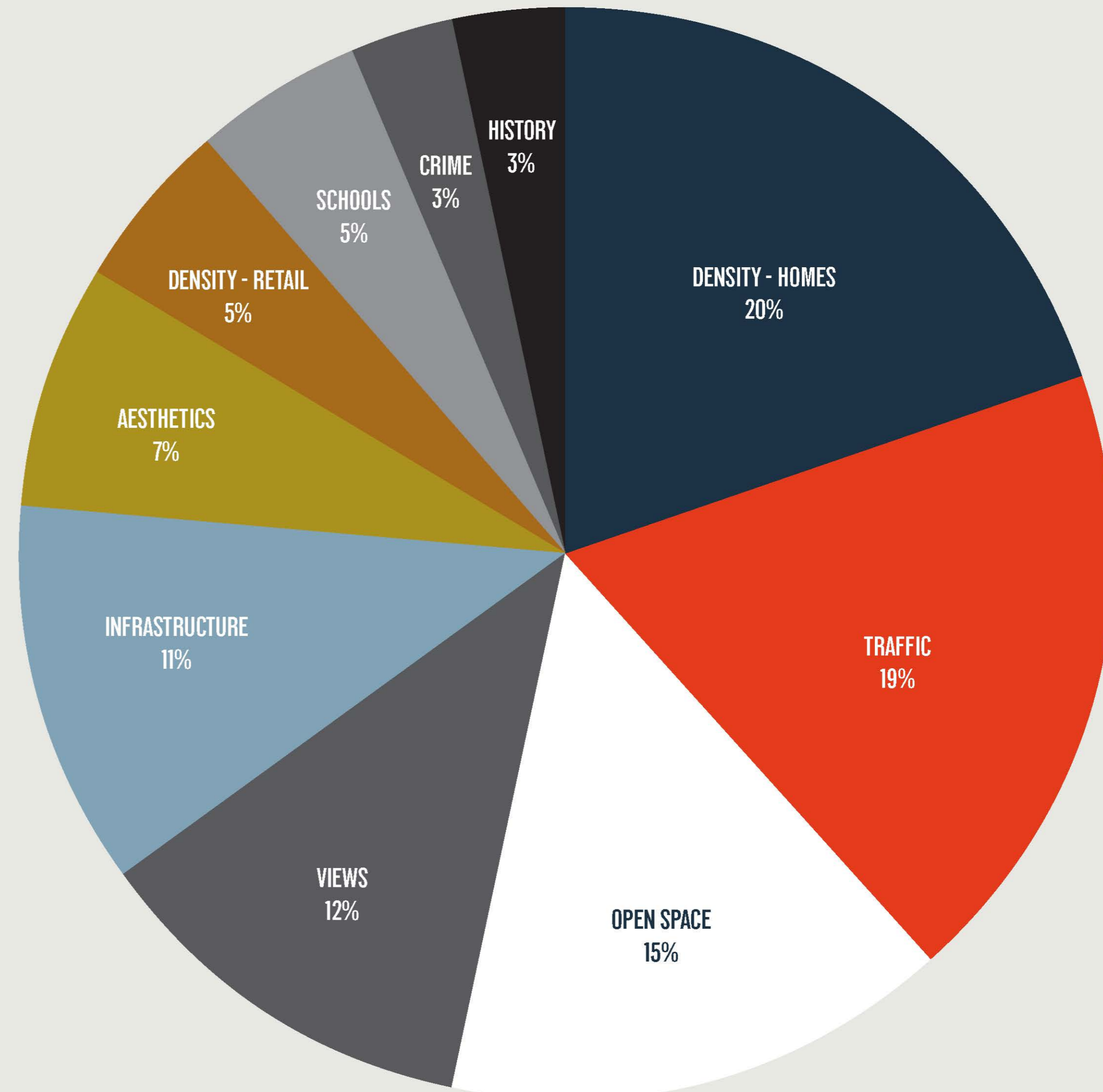
SOCIAL MEDIA
REACH

373

RSVPS

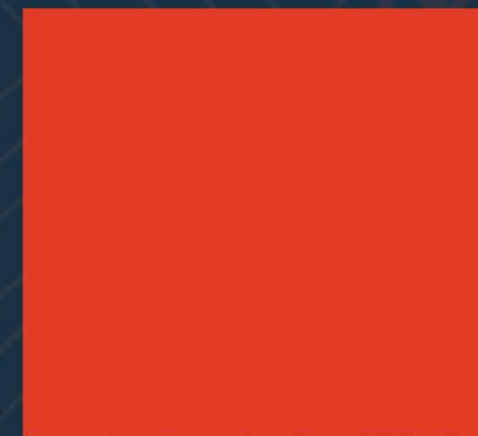
74

RESIDENT FOCUS AREAS



WHY

W UPLANDS



OPPORTUNITY

- » To create full-spectrum housing - including missing middle housing - in Historic Westminster
- » To leverage direct investment into the local economy
- » To make large-scale public infrastructure improvements

THE URBAN LAND INSTITUTE TECHNICAL ADVISORY PANEL CONDUCTED A STRATEGIC DEVELOPMENT ADVISORY FOR THE SITE.

2007-2008

THE CITY OF WESTMINSTER RECOGNIZED ITS GROWING HOUSING CRISIS AND SPONSORED A HOUSING NEEDS ASSESSMENT STUDY. THE STUDY CONCLUDED THAT WESTMINSTER SHOULD INCREASE DIVERSITY OF HOUSING FOR PURCHASE AND RENTAL. FROM THIS THE WESTMINSTER FORWARD COMPREHENSIVE PLAN WAS CREATED.

2017

2007-2008

A PREVIOUS LAND DEVELOPER PARTICIPATED IN THE CITY OF WESTMINSTER'S GROWTH MANAGEMENT REQUEST FOR PROPOSAL AND RECEIVED SERVICE COMMITMENTS FOR THE PROJECT, EQUIVALENT TO 2,406 RESIDENTIAL UNITS. THE DEVELOPMENT OF THE LAND DID NOT MOVE FORWARD.

2013

THE COMPREHENSIVE PLAN CAME INTO PLACE AND CHANGED THE LAND USE OF THE LARGEST PARCEL TO **TRADITIONAL MIXED-USE NEIGHBORHOOD DEVELOPMENT**.

PRINCIPLES THAT GUIDE US

The character of our designs reflects the neighborhood's character. We used the same four principles that have guided the creation of Uplands to craft an inspired landscape design package that **shares the views**, **connects Westminster**, provides **spaces for all**, and **creates a home** from the outside in.

A community of pocket neighborhoods connected by a variety of beautiful landscapes, streetscapes, and common areas. Woven together with trails, parks and creative “found” spaces. **A collection of new ideas grounded in traditional neighborhood values.**



SHARE THE VIEWS

TO CREATE PLACES THAT CAPTURE, ENHANCE AND SHARE THE VIEWS OF THE MOUNTAINS, THE CITY, THE CASTLE, AND THE COMMUNITY ITSELF



CONNECT WESTMINSTER

TO LINK TO PARKS, SCHOOLS AND BUSINESSES, AND PEOPLE TO EACH OTHER WITH INVITING PROGRAMMING AND PERMEABLE EDGES OPEN TO ALL



SPACES FOR ALL

TO BRING PEOPLE TOGETHER WITH SPACES TO GATHER AND THINGS TO DO IN PUBLIC AND PRIVATE SPACES INTIMATE AND GRAND.

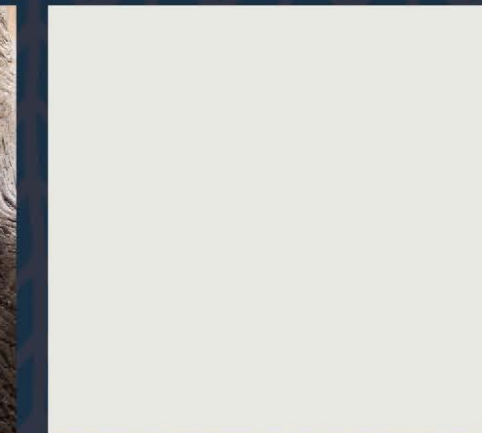
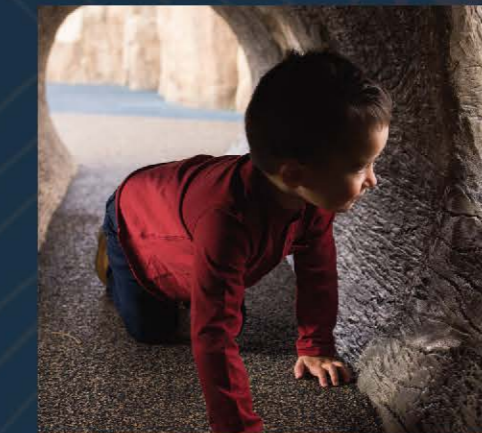
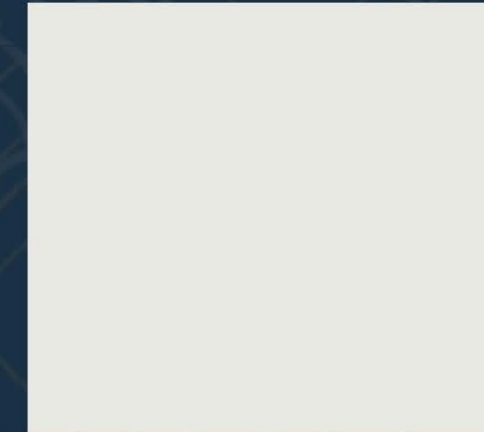
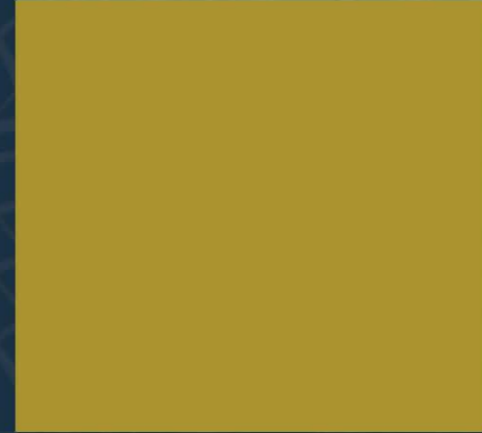


CREATE HOME

TO EXTEND THAT FEELING OF HOME THROUGHOUT THE NEIGHBORHOOD

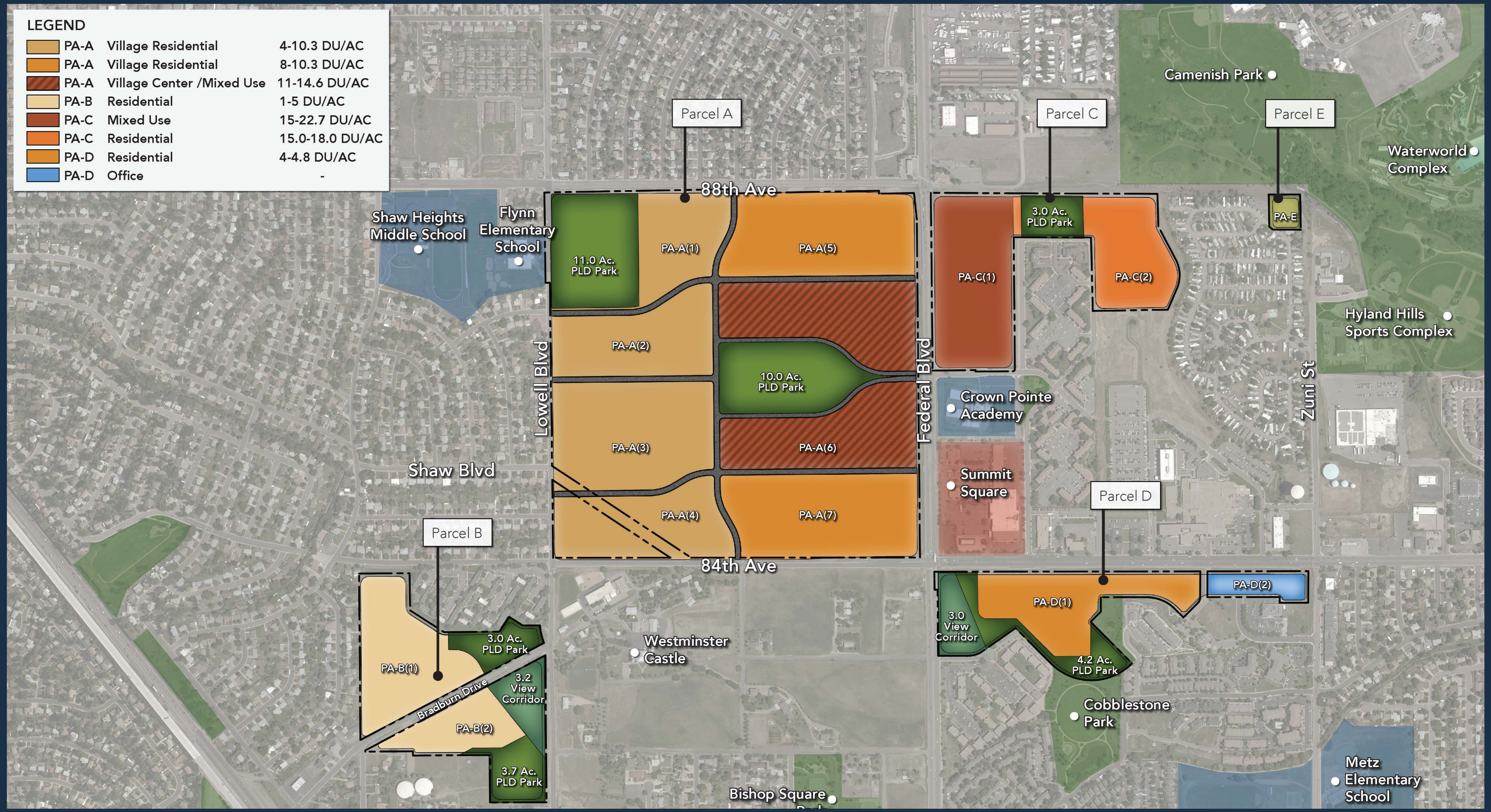
PLANNING UPDATES FROM

WUPLANDS



LEGEND

	PA-A Village Residential	4-10.3 DU/AC
	PA-A Village Residential	8-10.3 DU/AC
	PA-A Village Center /Mixed Use	11-14.6 DU/AC
	PA-B Residential	1-5 DU/AC
	PA-C Mixed Use	15-22.7 DU/AC
	PA-C Residential	15.0-18.0 DU/AC
	PA-D Residential	4-4.8 DU/AC
	PA-D Office	-



Comprehensive Plan - Parcel B - North & South

Land Use Designation: R-5 Residential

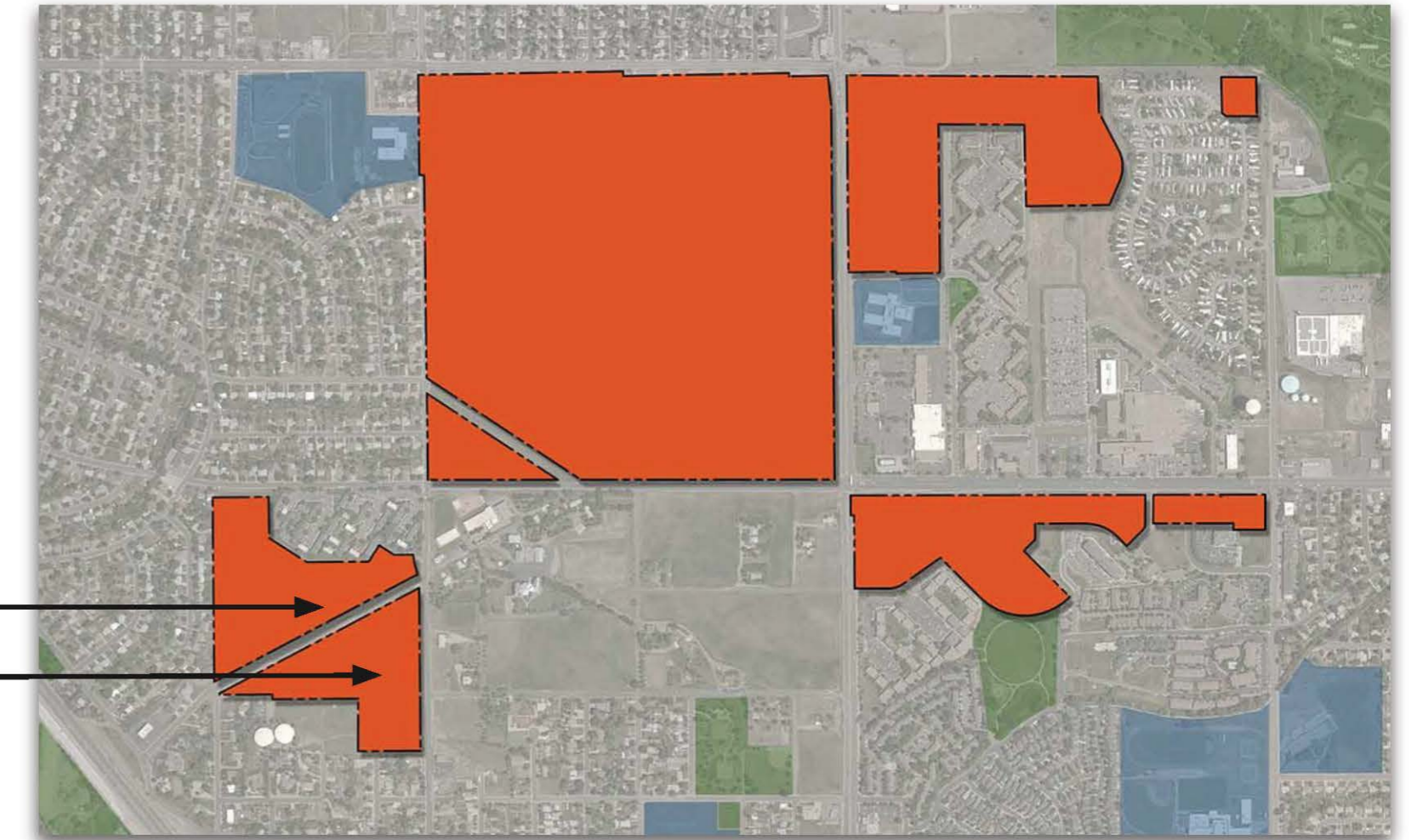
Density

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)

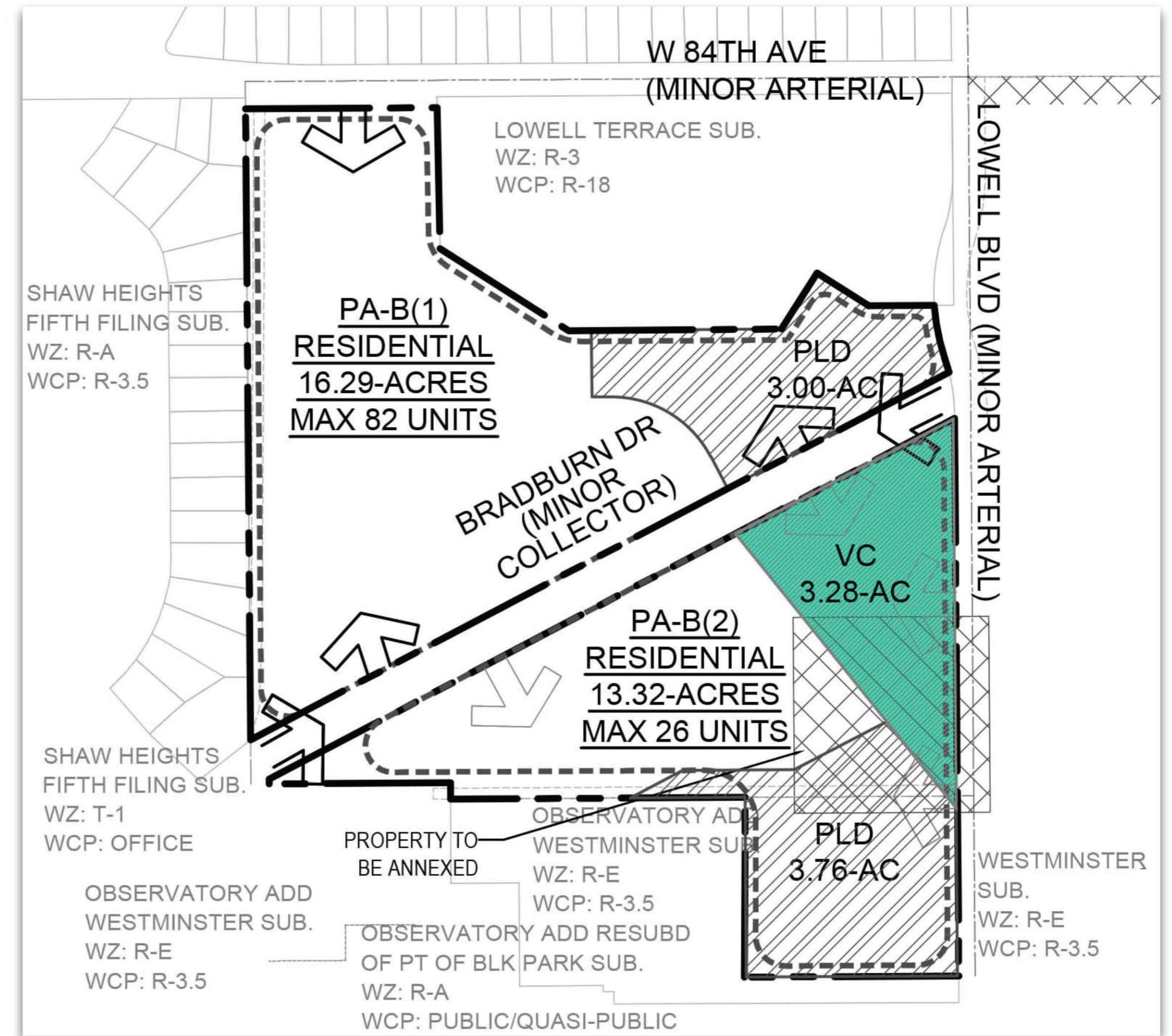


City Comprehensive Plan Land Use Map

Preliminary Development Plan - Parcel B - North & South

View Corridor

South - 3.28 ac



Preliminary Development Plan - Parcel B - North & South

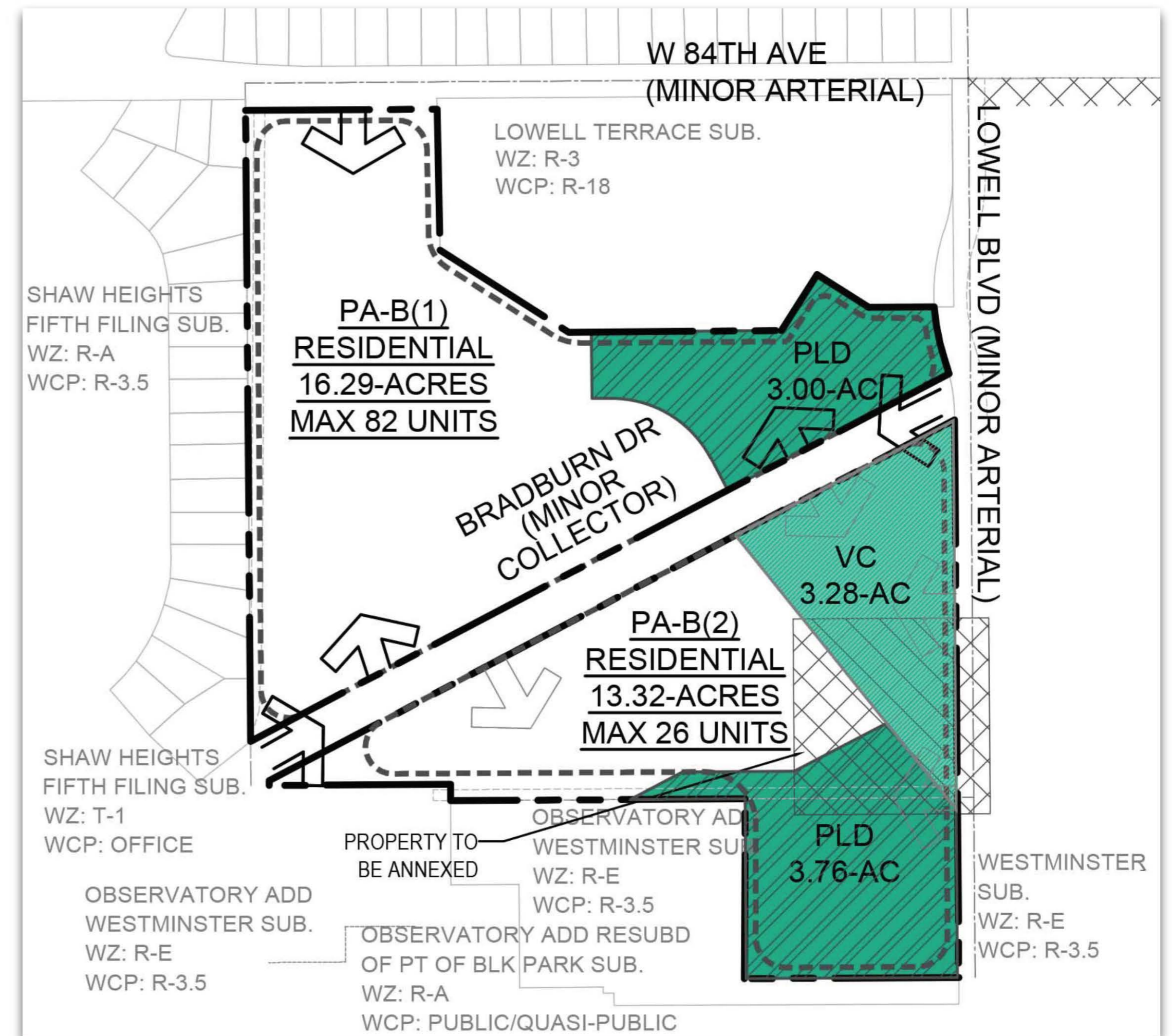
View Corridor

South - 3.28 ac

Public Land Dedication

North - 3.00 ac

South - 3.76 ac



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

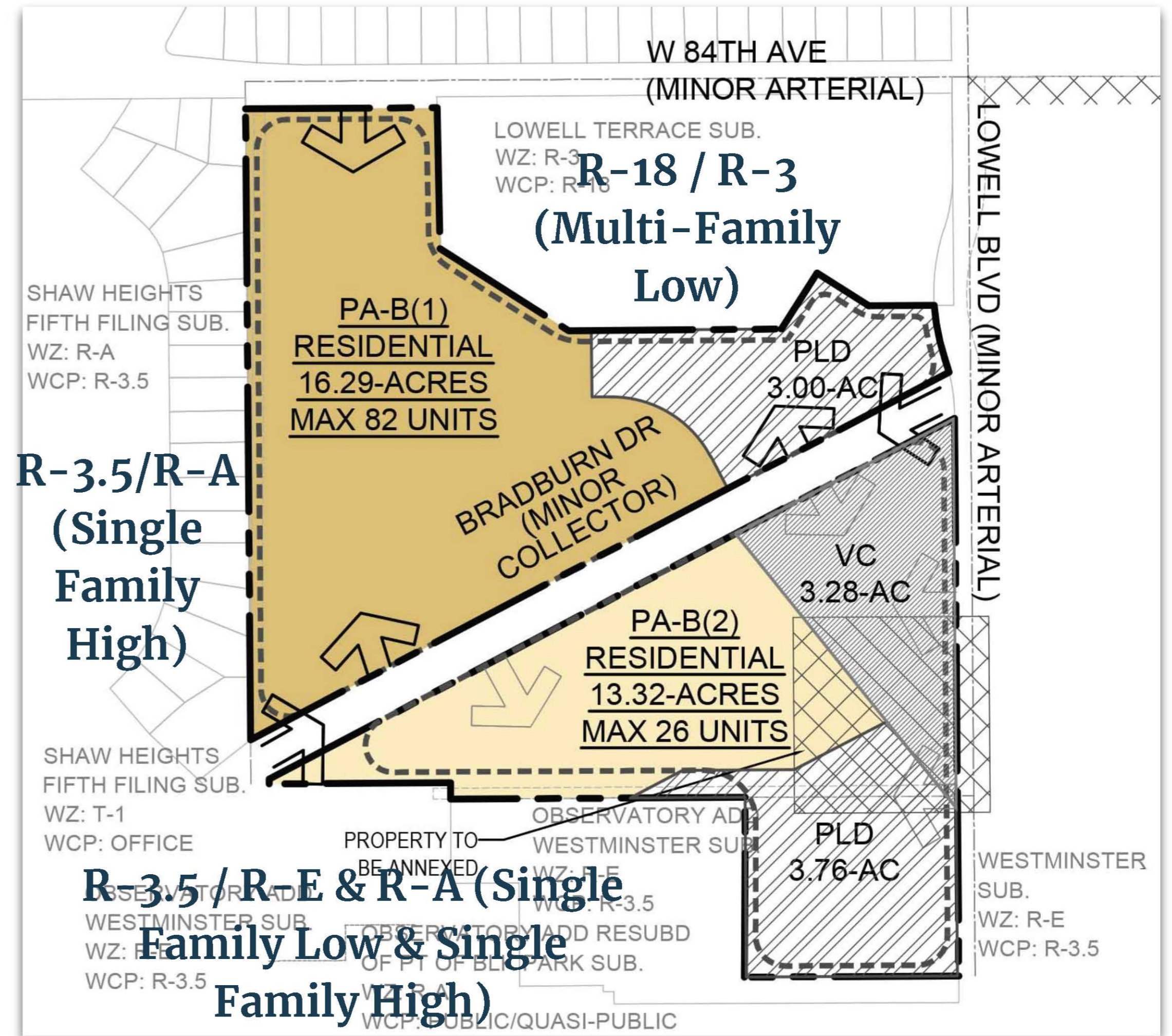
Allowed Uses

North (PA-B(1))

- Single Family Attached Residences
- Duplexes
- Townhomes

South (PA-B(2))

- Single Family Detached Residences
- Patio Homes



Comprehensive Plan - Parcel A - West

Land Use Designation: TMUND (Traditional Mixed Use Neighborhood Development)

Density

Up to 18.0 dwelling units per acre and maximum 1.0 commercial FAR

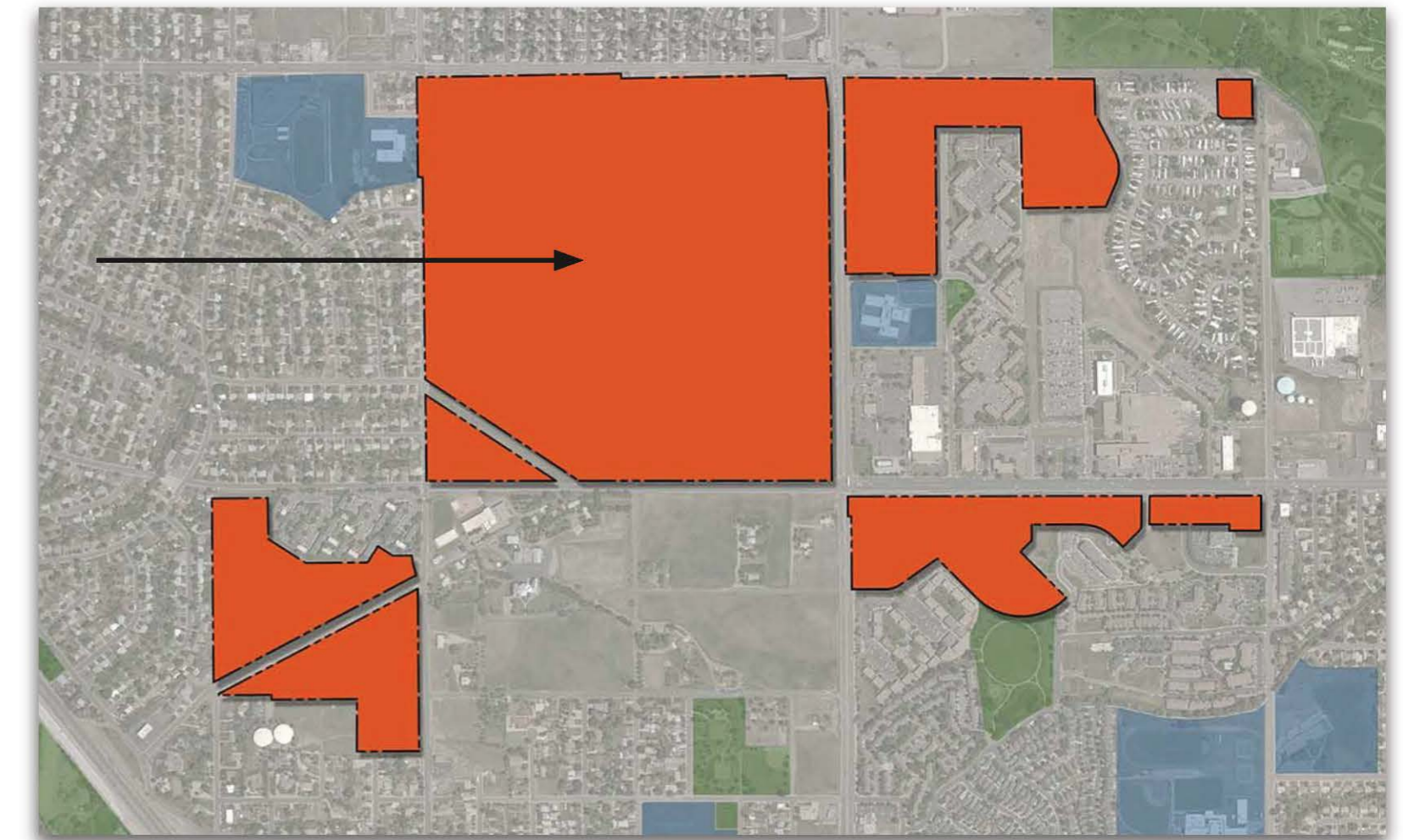
Allowed Uses

Apartments, Condominiums, Lofts and Townhomes

Single Family Residences (attached or detached)

Offices, Personal Services, Retail, Commercial, Live/Work

Parcel A - West



Parcel Location

Parcel A (TMUND)

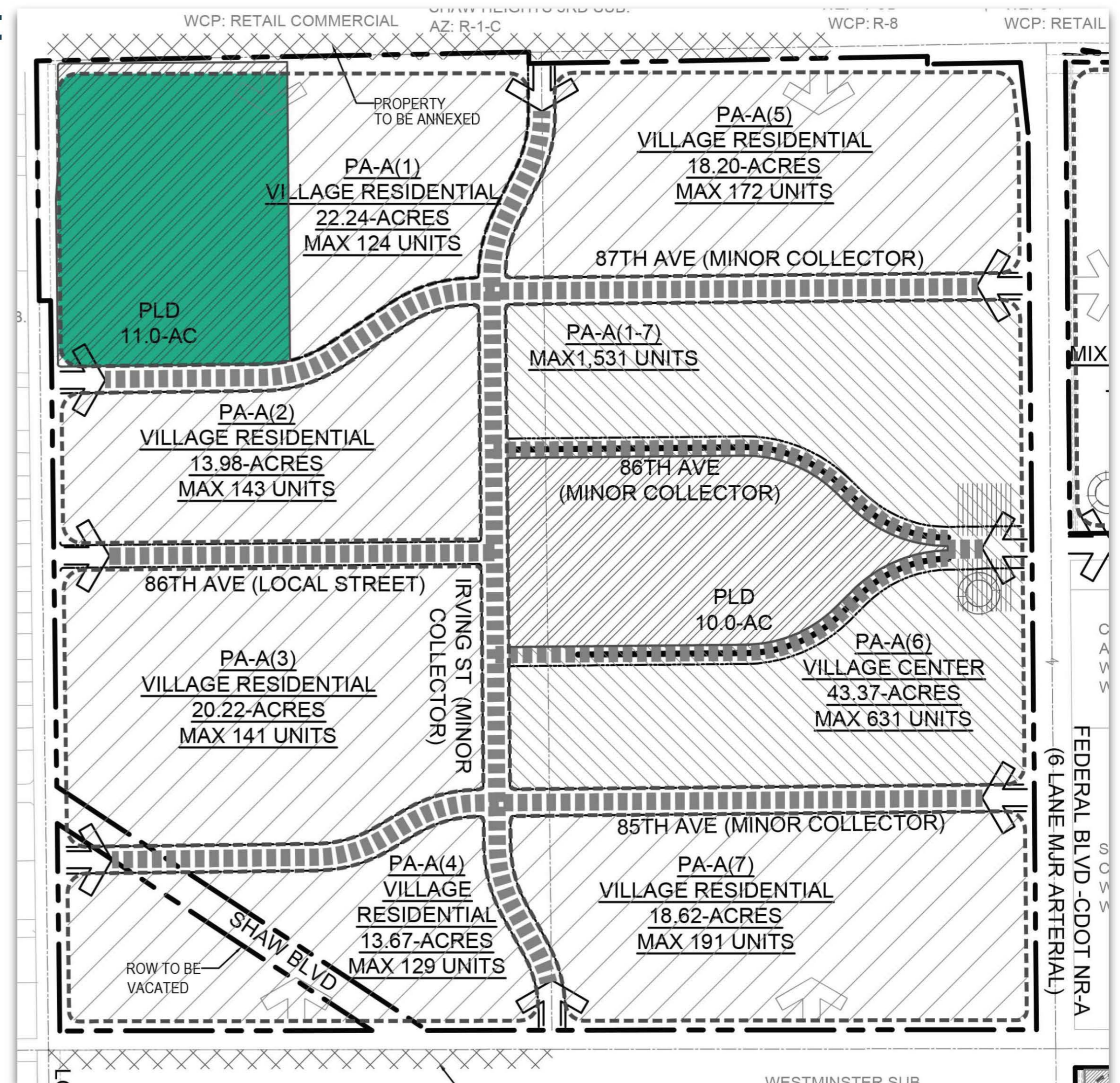


City Comprehensive Plan Land Use Map

Preliminary Development Plan - Parcel A - West

Public Land Dedication

Northwest - 11.0 ac



Preliminary Development Plan - Parcel A - West

Public Land Dedication

Northwest Park - 11.0 ac

Private Parks

The Meadow

Private Parks



Preliminary Development Plan - Parcel A - West

Land Use Designation: Residential

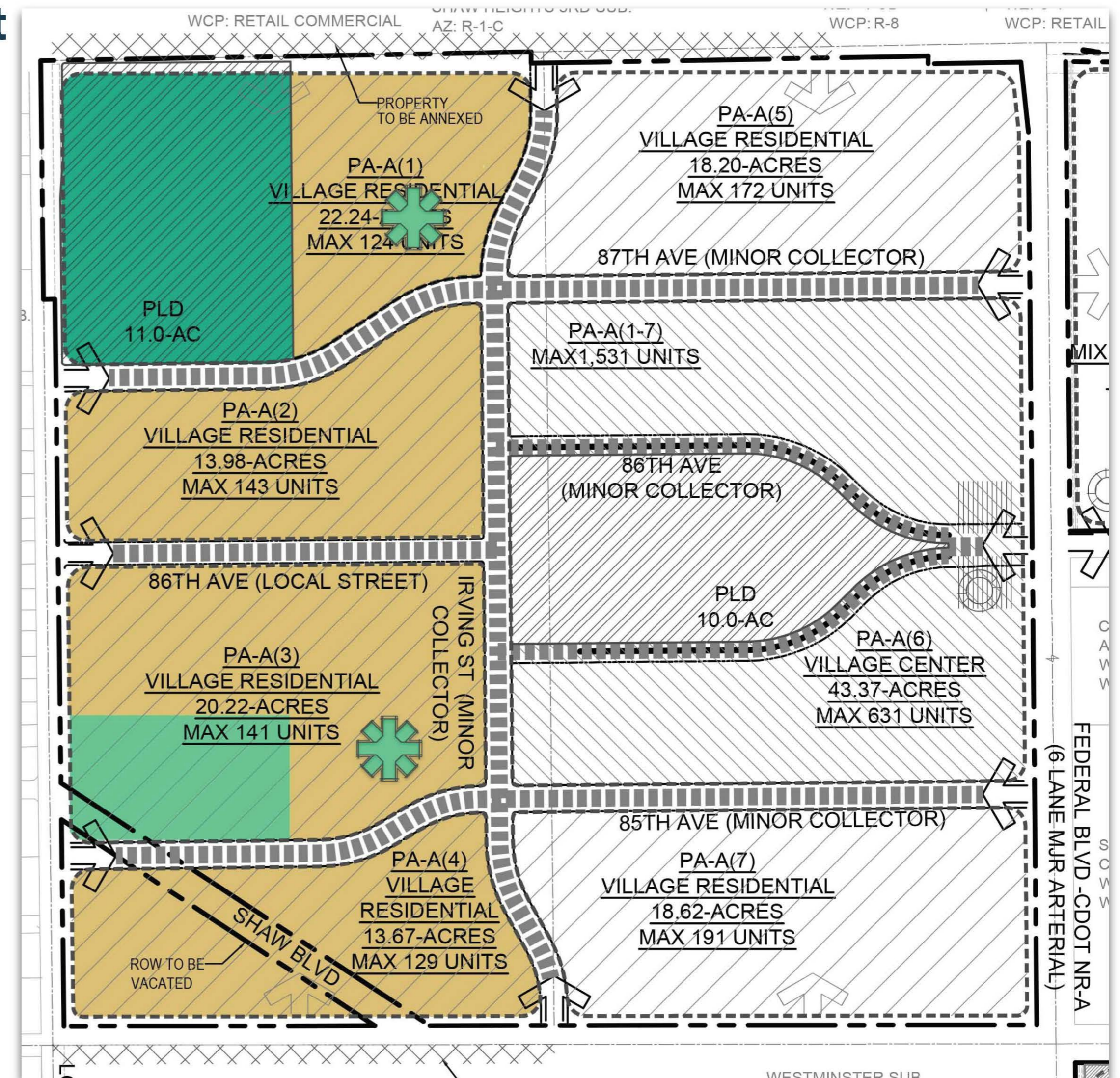
Density

- A(1) - 124 units on 22.24 ac = 5.58 du/ac
- A(2) - 143 units on 13.98 ac = 10.23 du/ac
- A(3) - 141 units on 20.22 ac = 6.97 du/ac
- A(4) - 129 units on 13.67 ac = 9.44 du/ac

Allowed Uses

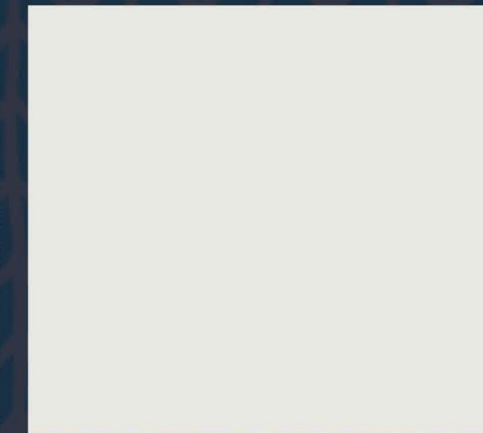
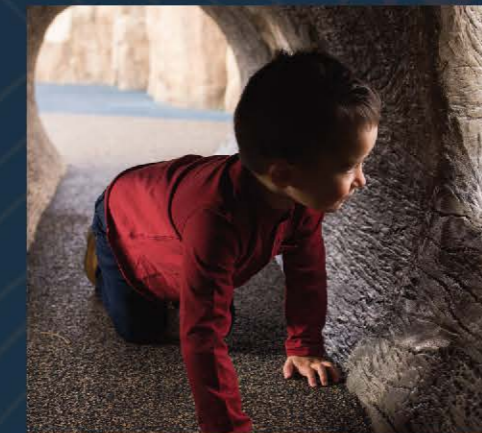
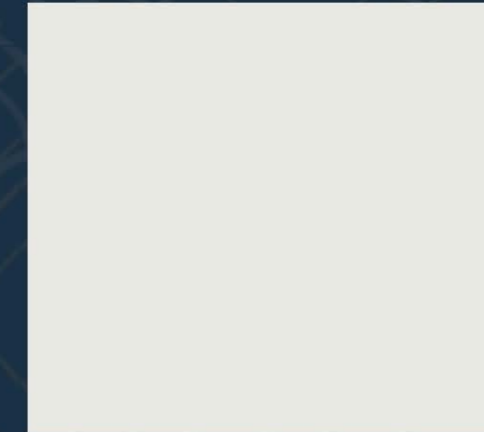
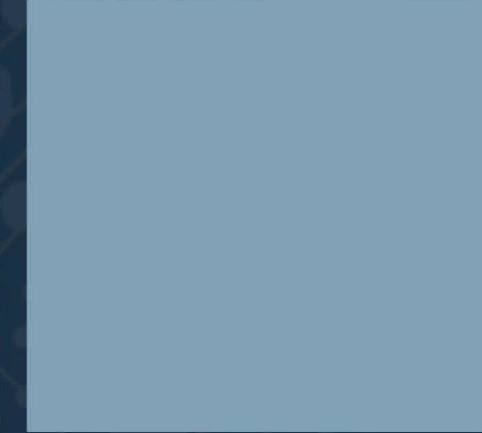
A(1) / A(2) / A(3) / A(4)

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



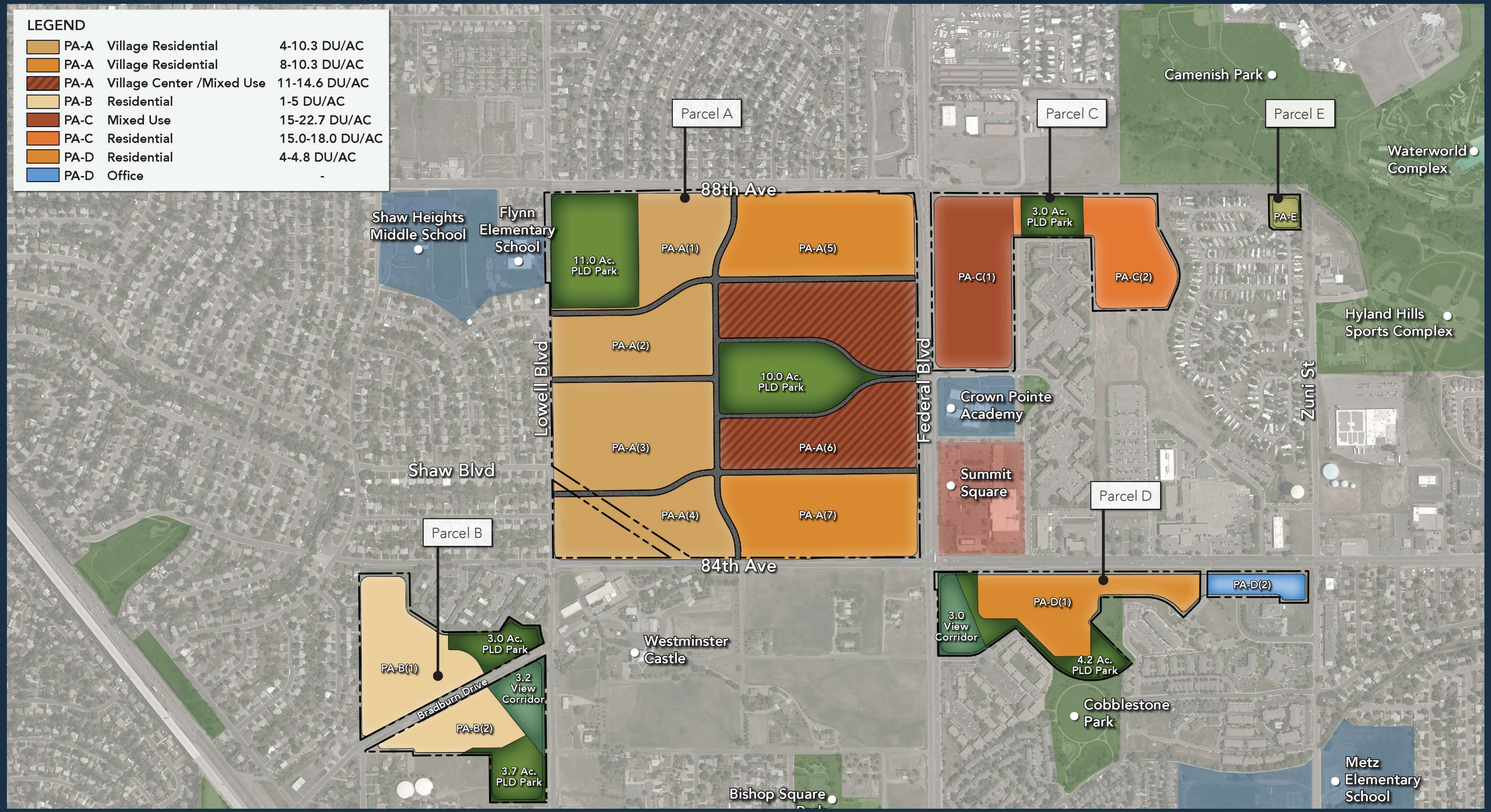
FOCUS AREA: DENSITY - HOUSING

WUPLANDS



LEGEND

	PA-A Village Residential	4-10.3 DU/AC
	PA-A Village Residential	8-10.3 DU/AC
	PA-A Village Center /Mixed Use	11-14.6 DU/AC
	PA-B Residential	1-5 DU/AC
	PA-C Mixed Use	15-22.7 DU/AC
	PA-C Residential	15.0-18.0 DU/AC
	PA-D Residential	4-4.8 DU/AC
	PA-D Office	-



HOUSE TYPES OVERVIEW



SINGLE-FAMILY
DETACHED HOUSING



SINGLE-FAMILY
ATTACHED, PAIRED
HOUSING



SINGLE-FAMILY
ATTACHED,
TOWNHOMES

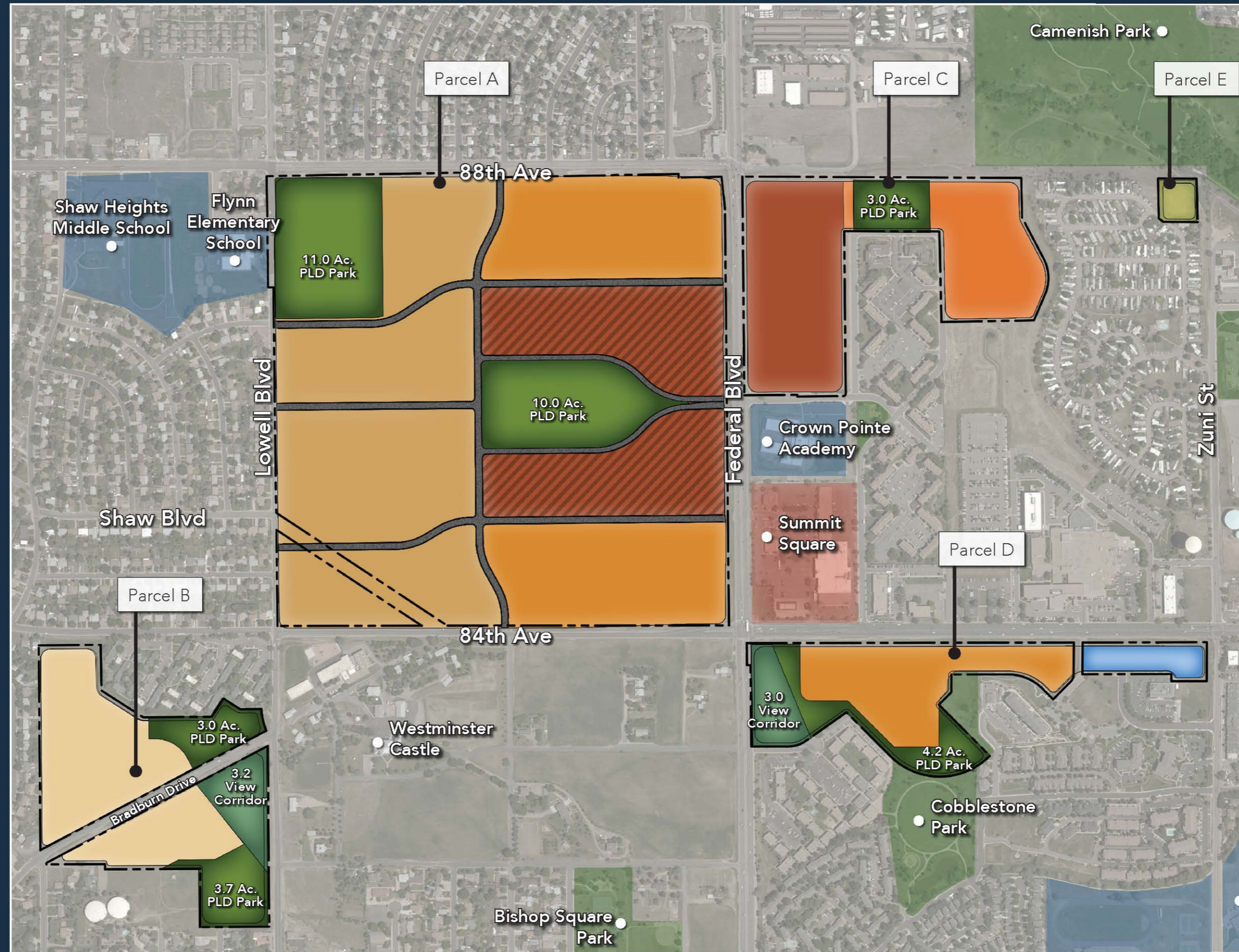


MULTI-FAMILY
ATTACHED

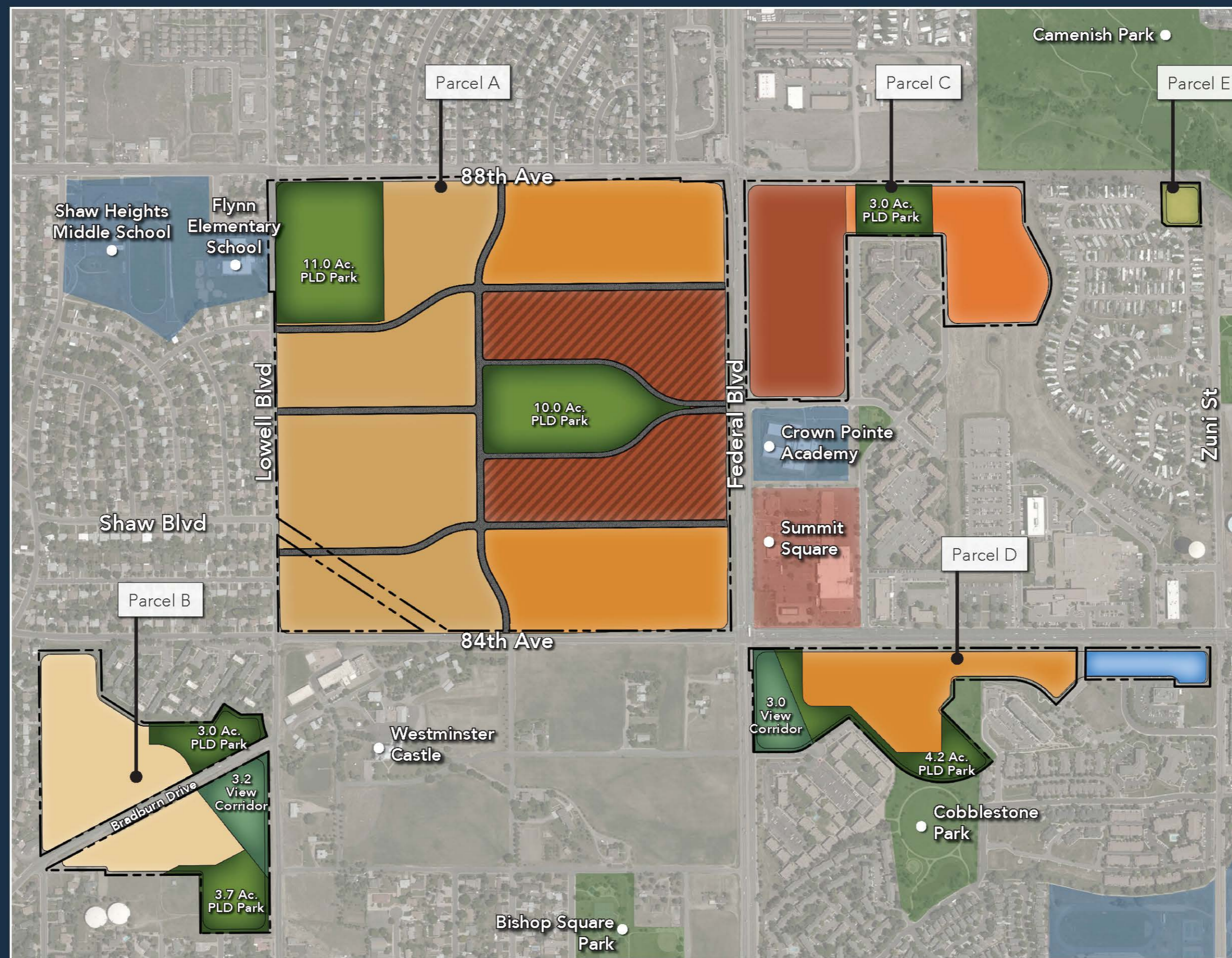


Images are conceptual showing general intent and not necessarily representations of proposed homes. Size, materials and style are subject to change.

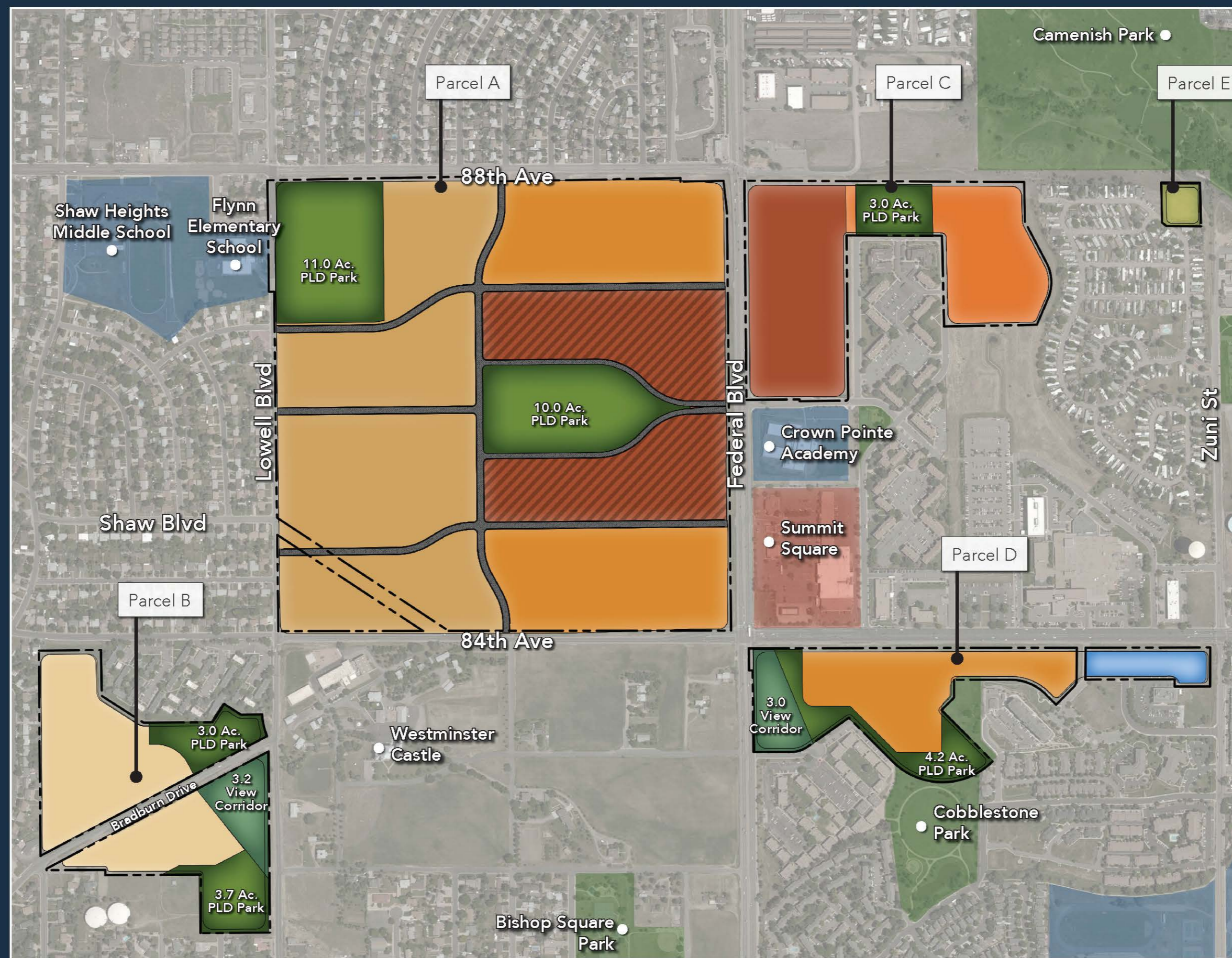
HOUSE TYPE - SF DETACHED



HOUSE TYPE - SF ATTACHED, PAIRED

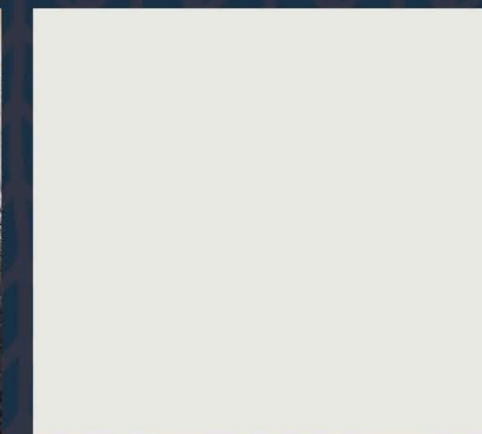
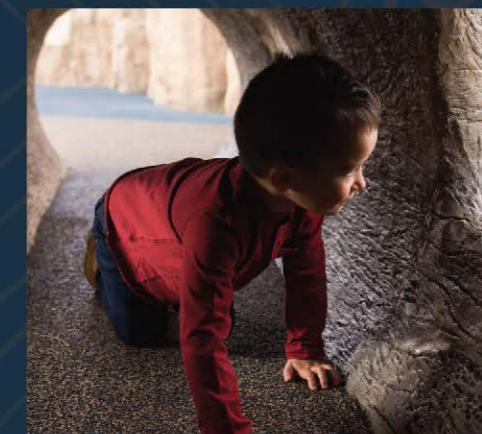
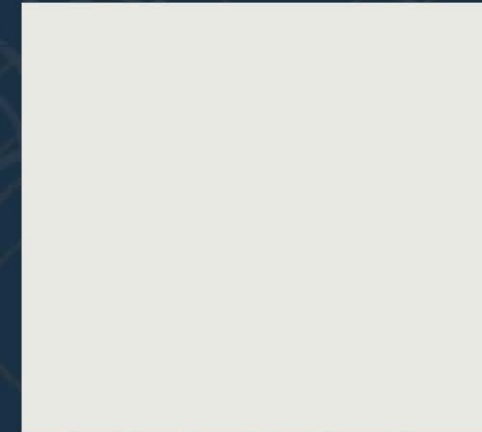
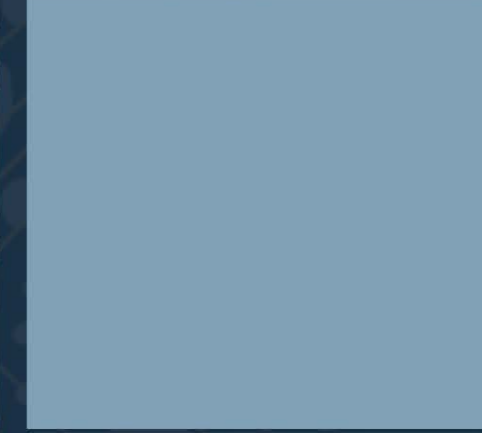


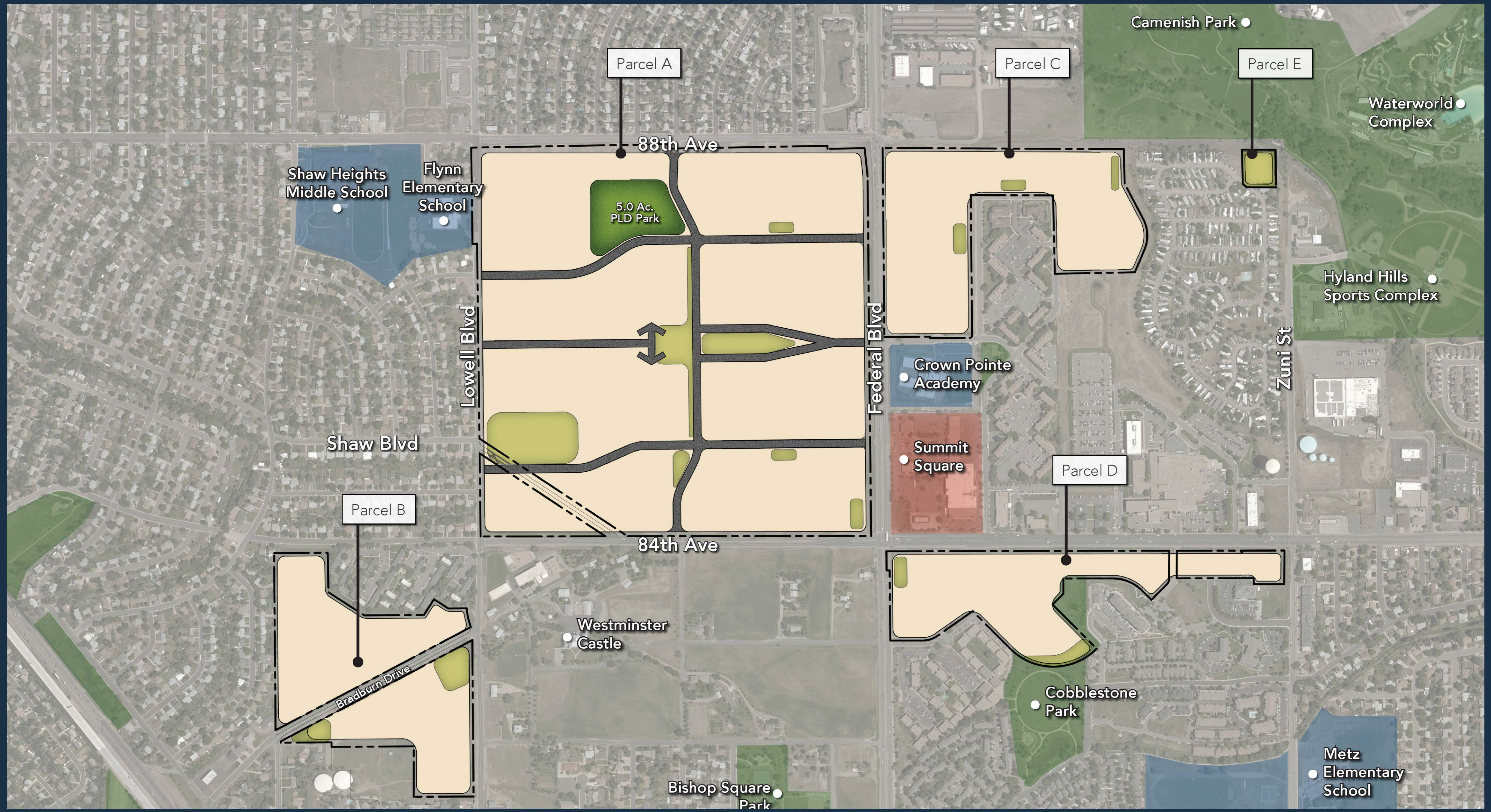
HOUSE TYPE - SF TOWNHOME



FOCUS AREA: PARKS & OPEN SPACE

WUPLANDS









To create home beyond the house we will bring the inside out with park themes inspired by spaces from within.

**SHARE THE
VIEWS**

**CONNECT
WESTMINSTER**

**SPACES
FOR ALL**

CREATE HOME

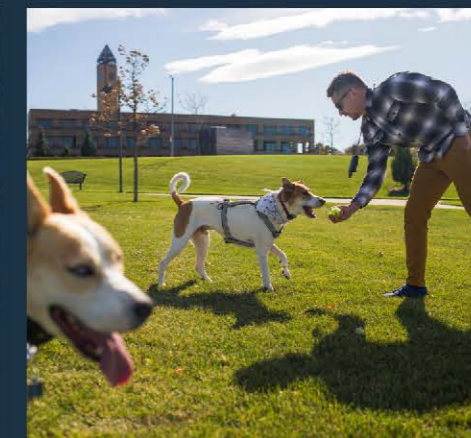
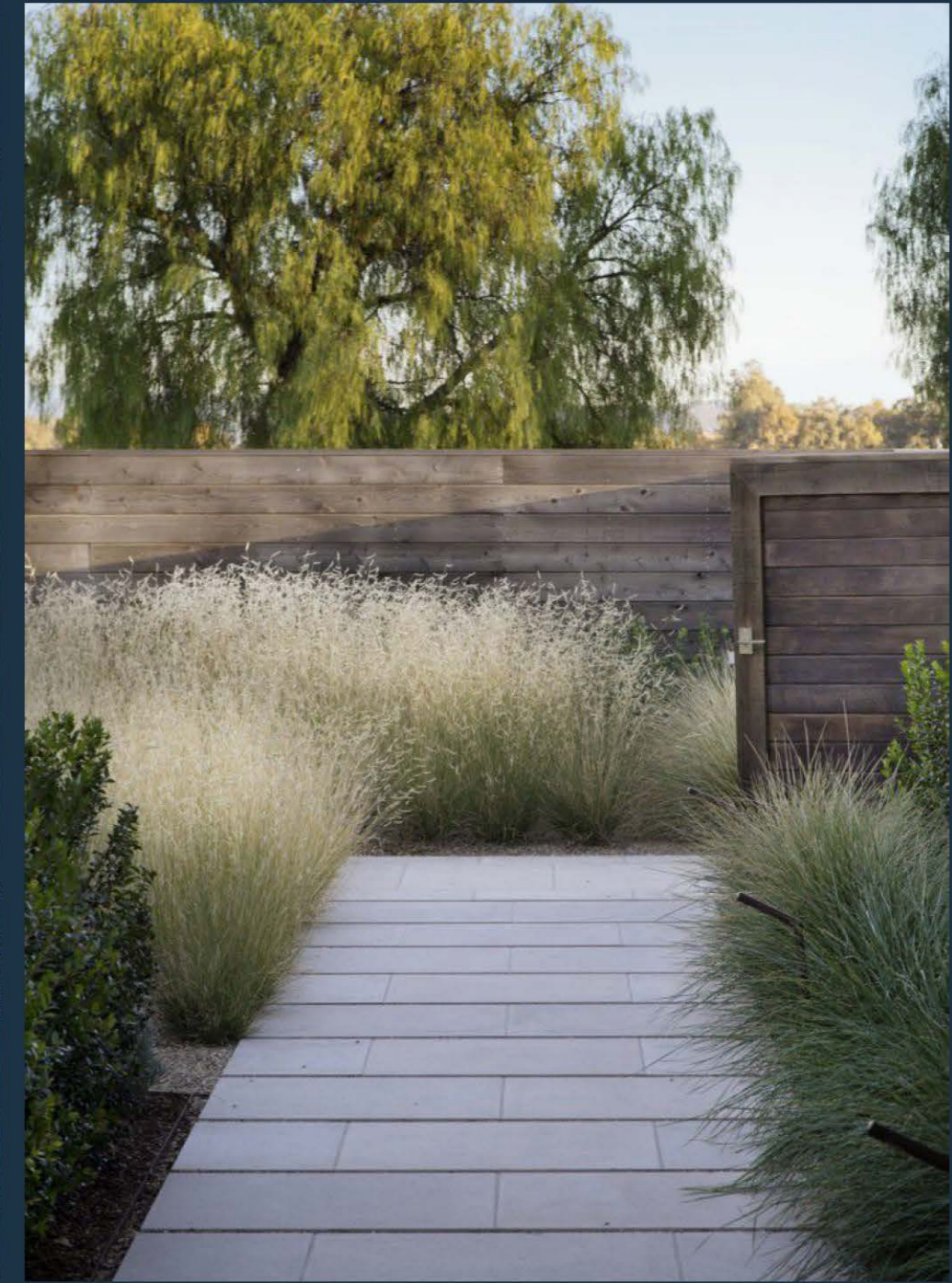


LEGEND

- PLD AREA
- ADJACENT PARKS
- ADJACENT RETAIL
- ADJACENT SCHOOLS
- VIEW CORRIDOR
- MIXED USE
- PRIVATE POCKET PARKS
- POTENTIAL UPLANDS AMENITY
- VIEW CORRIDOR
- PROPERTY LINE
- PEDESTRIAN CROSSING LOCATION
- 10' ARTERIAL SIDEWALK
- 8' ARTERIAL SIDEWALK
- 8' COLLECTOR/LOCAL SIDEWALK
- OFF-SITE TRAIL CONNECTION
- HYLAND HILLS TRAILHEAD AND PARKING

NOTES:

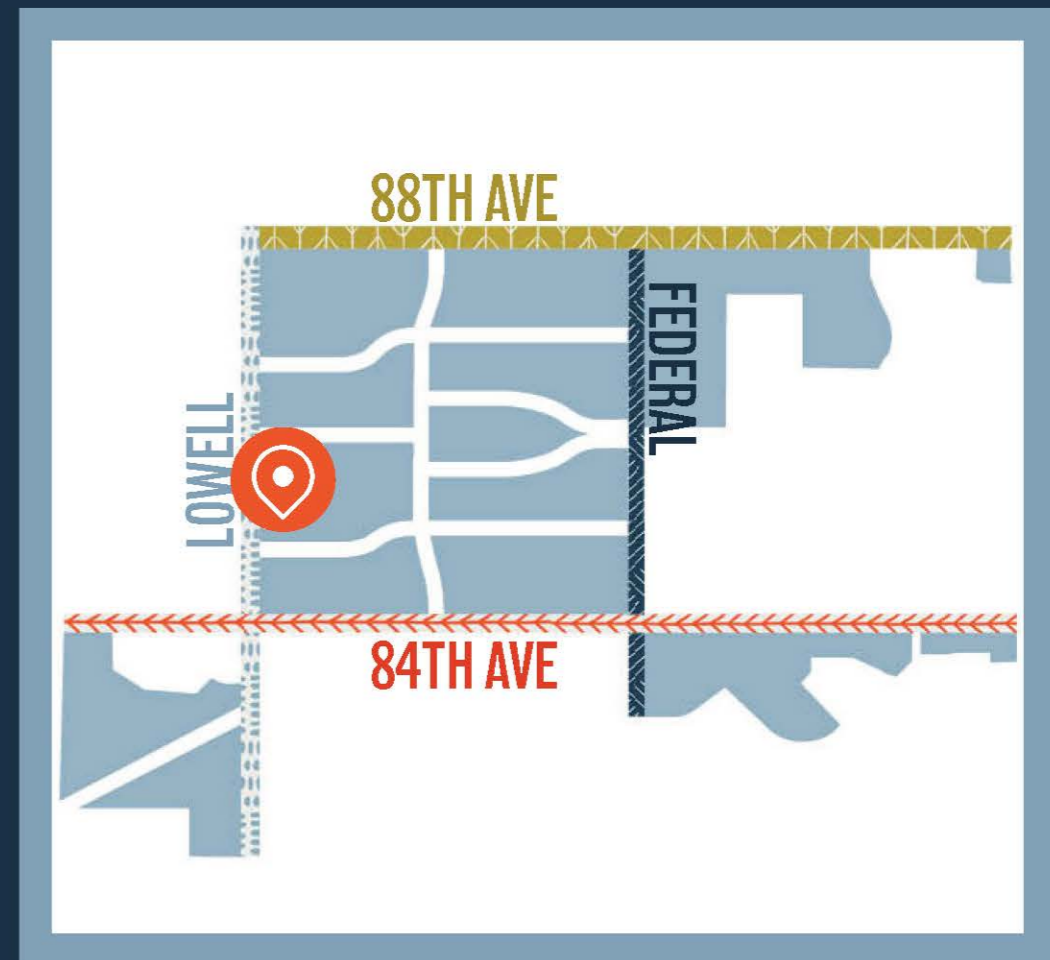
- GUIDELINES AND ELEMENTS FROM THE FEDERAL MOBILITY STUDY REGARDING MULTI-MODAL TRANSIT HUBS, SAFE CROSSINGS, AND AN UNDERPASS WILL BE INCORPORATED INTO FUTURE SITE SPECIFIC ODPS.
- PEDESTRIAN CONNECTIVITY WILL BE PROVIDED BETWEEN PRIVATE PARKS.





THE MEADOW

The Meadow is envisioned as a nod to open space with trails, scenic views, native landscape with enhanced pollinator corridors and passive recreation spaces.



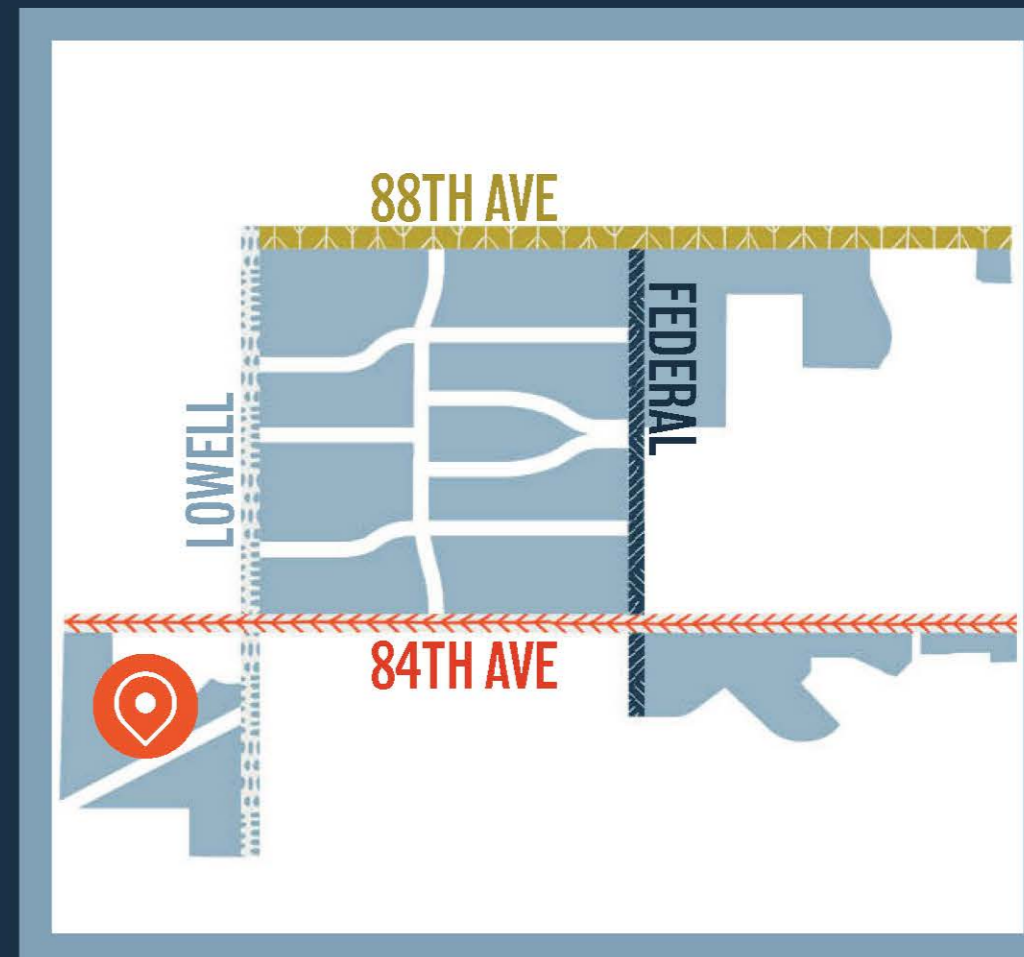
KEY PROGRAMMING CONCEPTS

- 1 NATURAL DETENTION AREA
- 2 BOARDWALK PATH
- 3 NATIVE PLANTS / POLLINATOR CORRIDOR
- 4 POLLINATOR CORRIDOR TRAIL
- 5 SHADE STRUCTURE
- 6 STEPPED TERRACE OVERLOOK
- 7 PICNIC AREAS



THE BACK PORCH

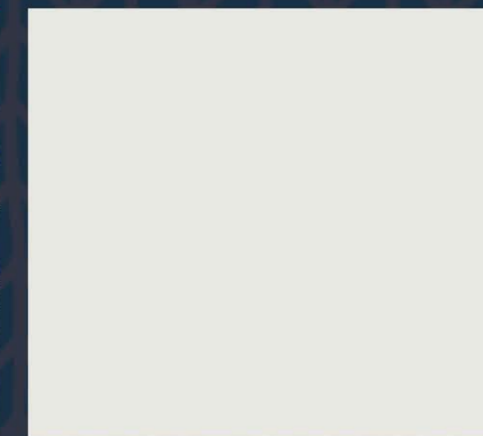
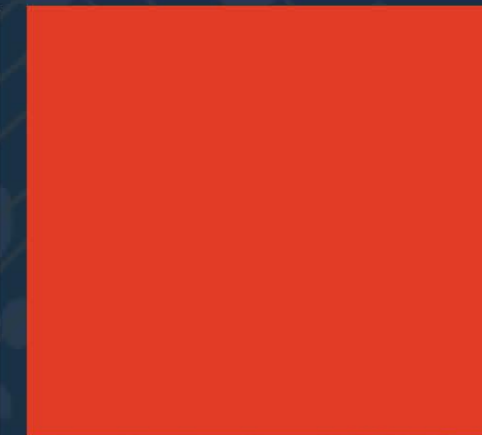
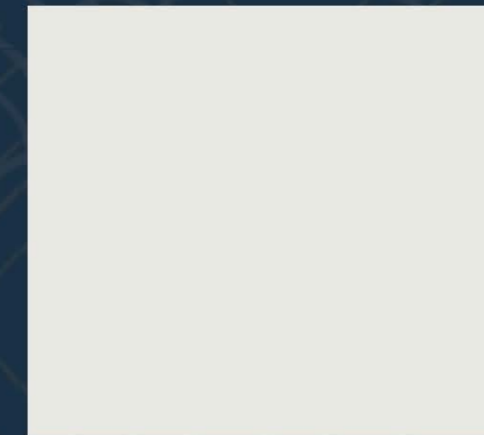
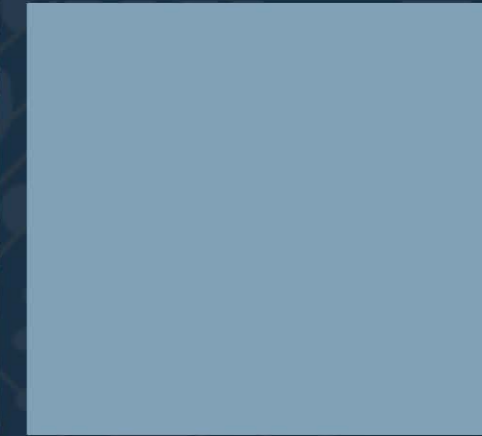
This pocket park offers the open space of a back yard with the comfort of a back porch. It provides ways to stretch out and relax with plenty of room to stretch your legs and play.

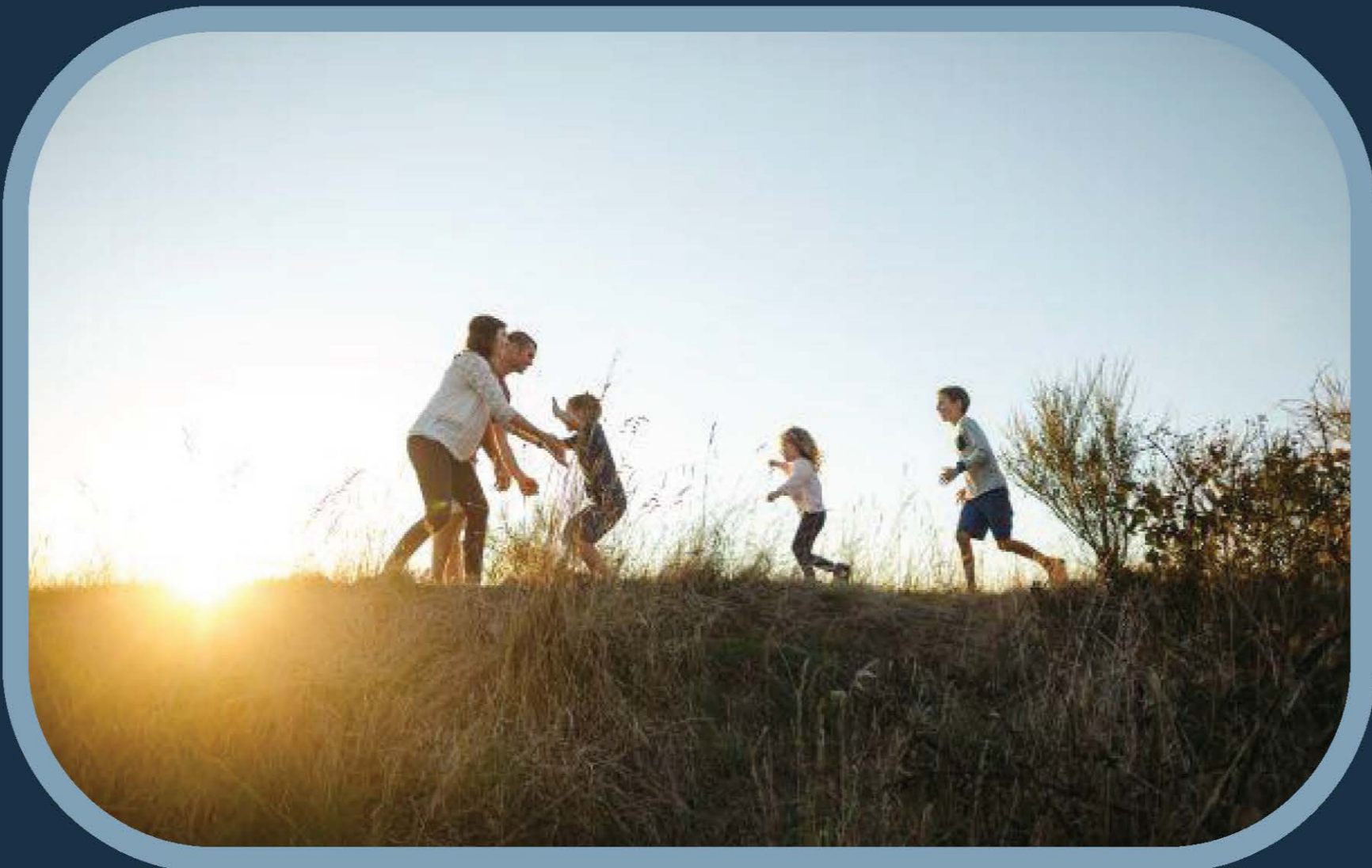


KEY PROGRAMMING CONCEPTS

- 1 OPEN LAWN
- 2 CLIMBING PLAY ELEMENT
- 3 HAMMOCK LOUNGE
- 4 NATIVE PLANTING GARDEN
- 5 POLLINATOR PLANTING HABITAT
- 6 SHADE STRUCTURE / PLAZA

PLD PARK VISION FOR
WUPLANDS

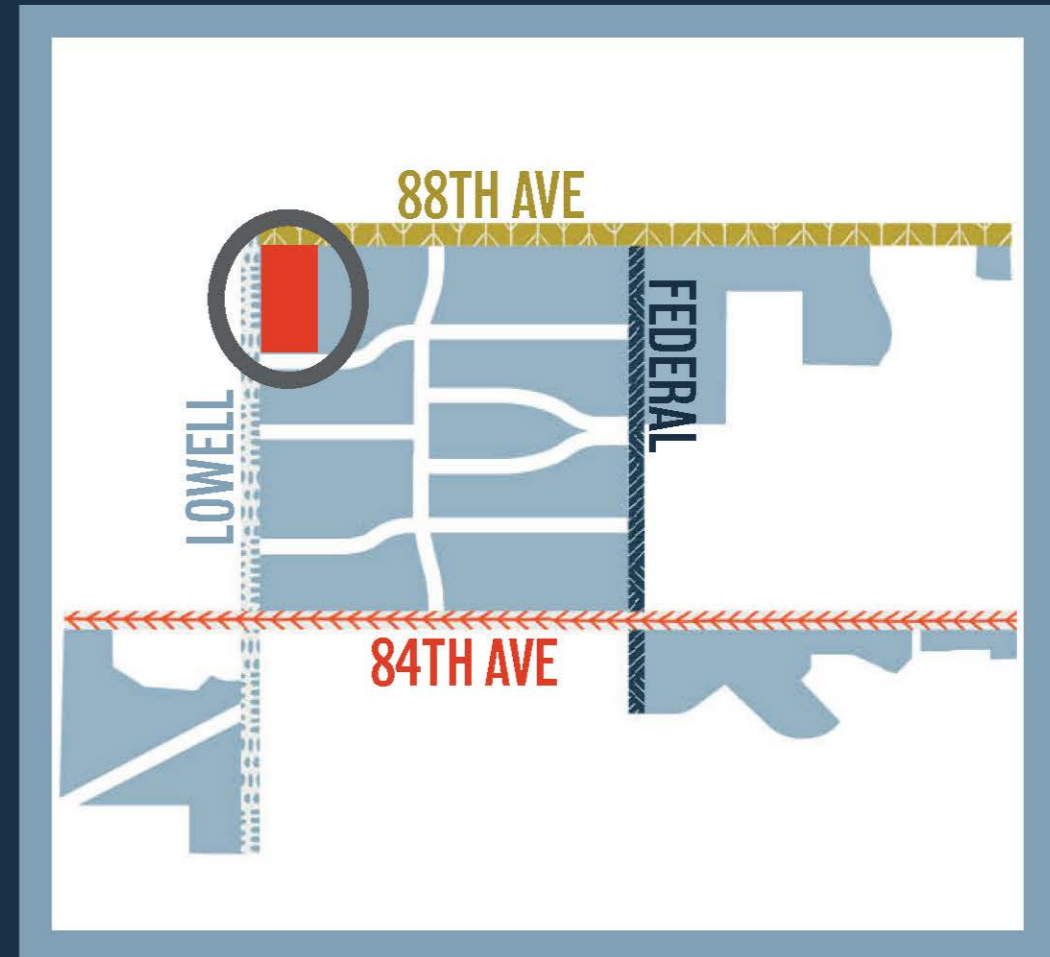




NORTHWEST COMMUNITY PARK

The Northwest Community Park is envisioned as a recreational hub for all the surrounding neighborhoods. A place where everyone is welcome and invited to connect, play, and grow together.

We imagine sports fields, a larger playground, active and passive programming, and even urban farming in this large space designed for all.



KEY PROGRAMMING CONCEPTS

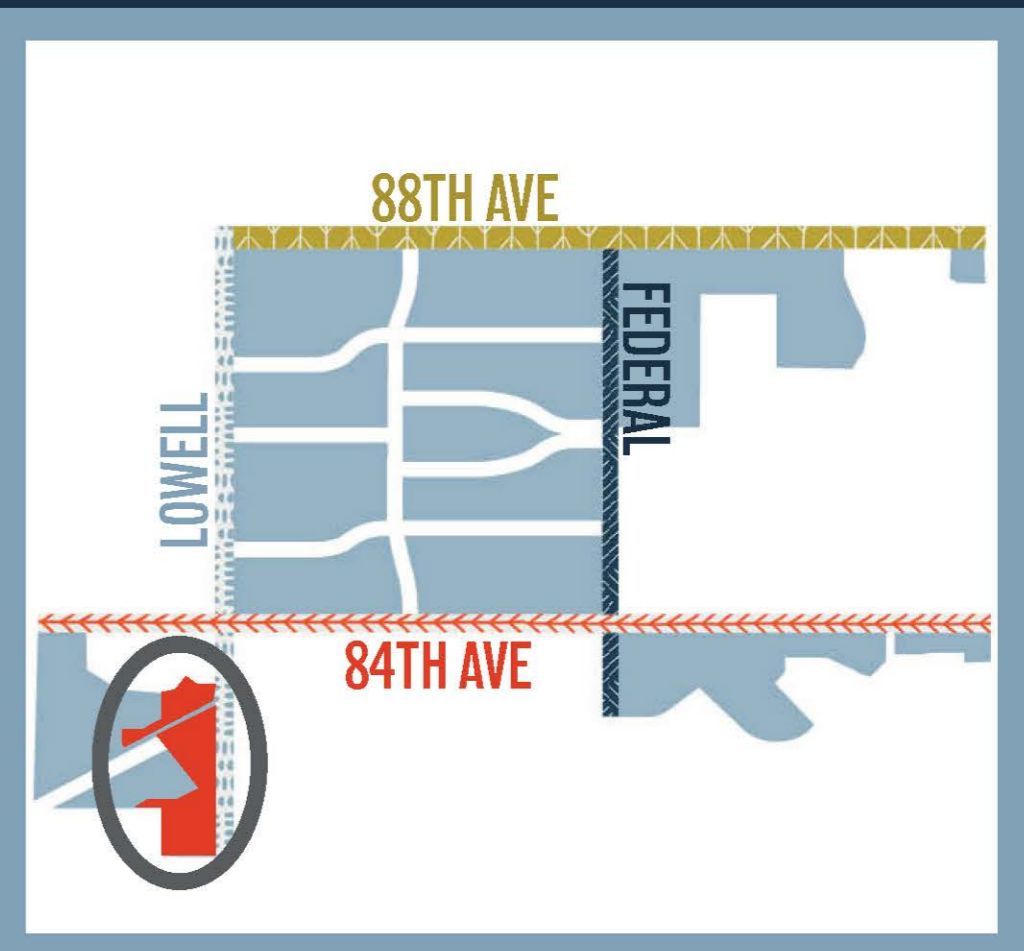
- 1 MULTI-USE FIELDS FOR ACTIVE AND PASSIVE RECREATION
- 2 EVENT LAWN
- 3 SANCTUARY SPACES / PASSIVE PLACES TO CONNECT
- 4 KIOSKS/FLEXIBLE ACTIVATING ELEMENTS FOR PUBLIC SPACE
- 5 COMMUNITY GARDENING / URBAN AGRICULTURE
- 6 EVENT LAWN
- 7 SANCTUARY SPACES / PASSIVE PLACES TO CONNECT
- 8 KIOSKS/FLEXIBLE ACTIVATING ELEMENTS FOR PUBLIC SPACE
- 9 COMMUNITY GARDENING / URBAN AGRICULTURE



WESTSIDE PARK

Westside Park is envisioned as a place that connects the neighborhood through nature.

We imagine a grove of trees, a sledding hill, and outdoor gathering spaces enabled and inspired by natural elements.

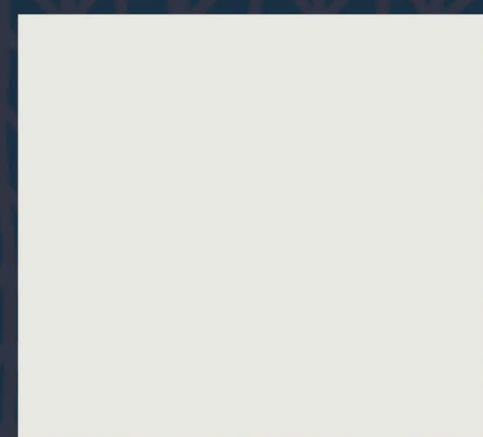
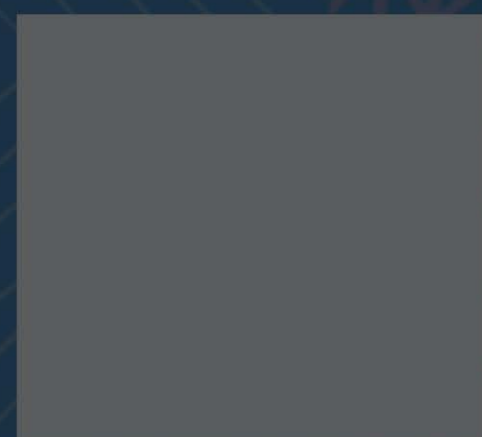
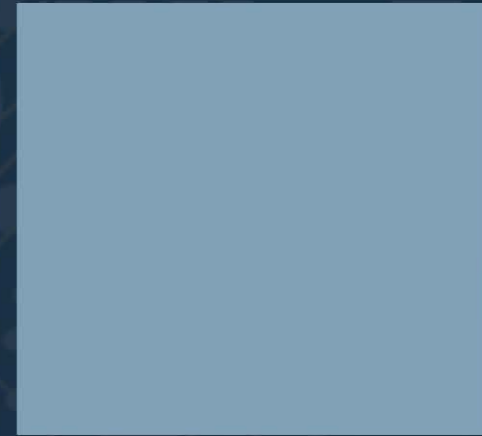


KEY PROGRAMMING CONCEPTS

- 1 TAKE ADVANTAGE OF VIEW CORRIDOR
- 2 SLEDDING HILL
- 3 OUTDOOR CLASSROOM/DINING
- 4 GROVE TREE PLANTING
- 5 PASSIVE AREAS TO CONNECT

FOCUS AREA: INFRASTRUCTURE

WUPLANDS



NEIGHBORHOOD INFRASTRUCTURE

UPLANDS PAYS ITS OWN WAY

ABSOLUTELY NO COSTS ARE PASSED ON TO EXISTING RESIDENTS

- » Hundreds of millions of dollars invested in Westminster's infrastructure over the course of the project

ONSITE AND OFFSITE IMPROVEMENTS WILL BE MADE TO THE CITY'S EXISTING SYSTEM:

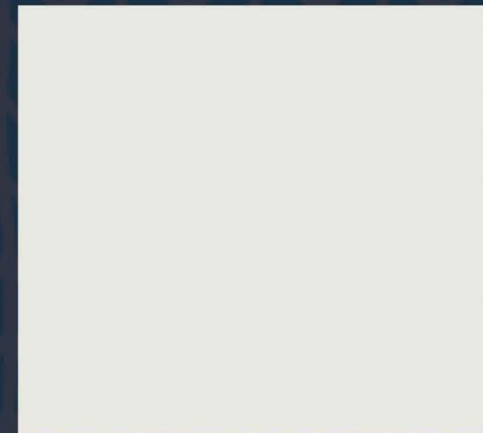
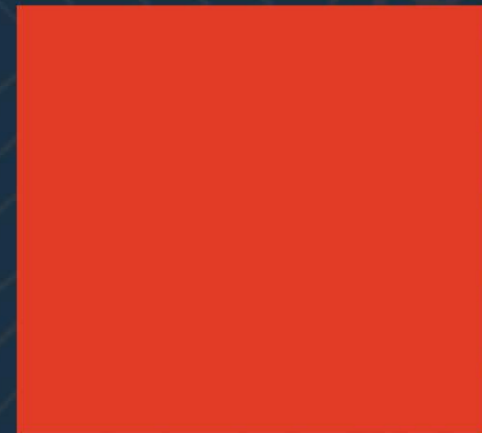
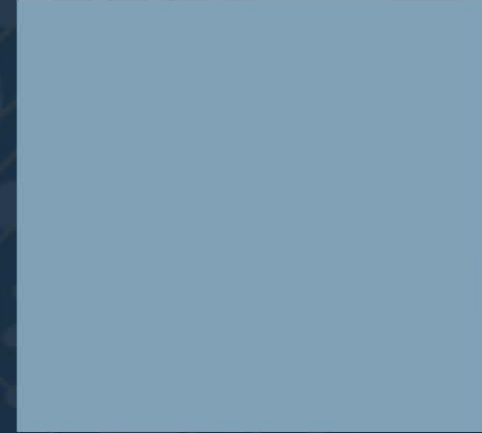
- » Roadways and pedestrian connections – enhanced safety improvements
- » Sanitary sewer improvements
- » Storm drainage improvements
- » Water infrastructure – no new water zones. We are strengthening the water system and adding redundancy
- » New tap sales to City - Water/sewer Tap Sales to help City's budget for aging infrastructure throughout the City.

After publicly stating that Uplands wouldn't cost the city any money and Uplands would pay for all improvements, why are you now expecting the city to help foot the cost of infrastructure for your project?

- Anonymous, Survey Question

FOCUS AREA: COMMUNITY EDGES

WUPLANDS



We'll connect the surrounding community with inviting trails, views, streetscapes, and permeable edges that invite everyone in.

**SHARE THE
VIEWS**

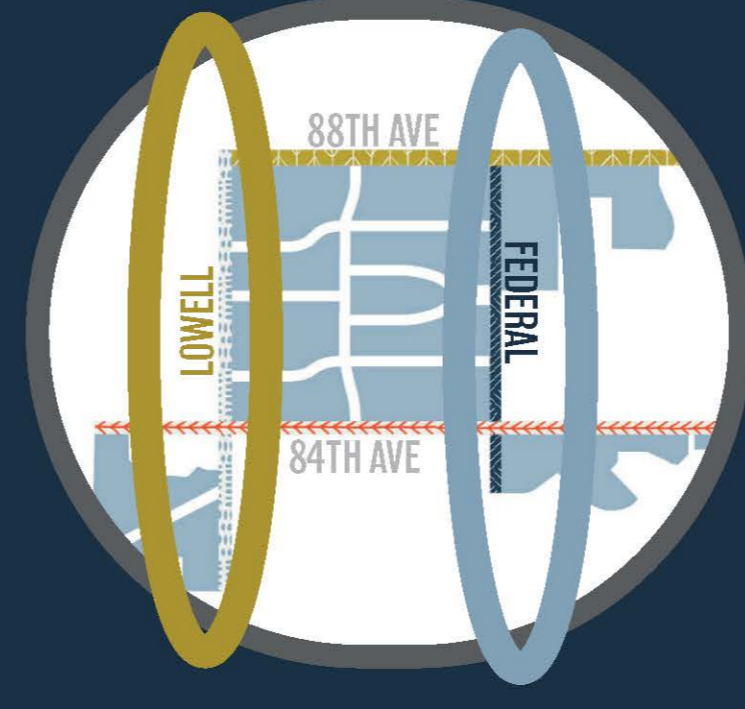
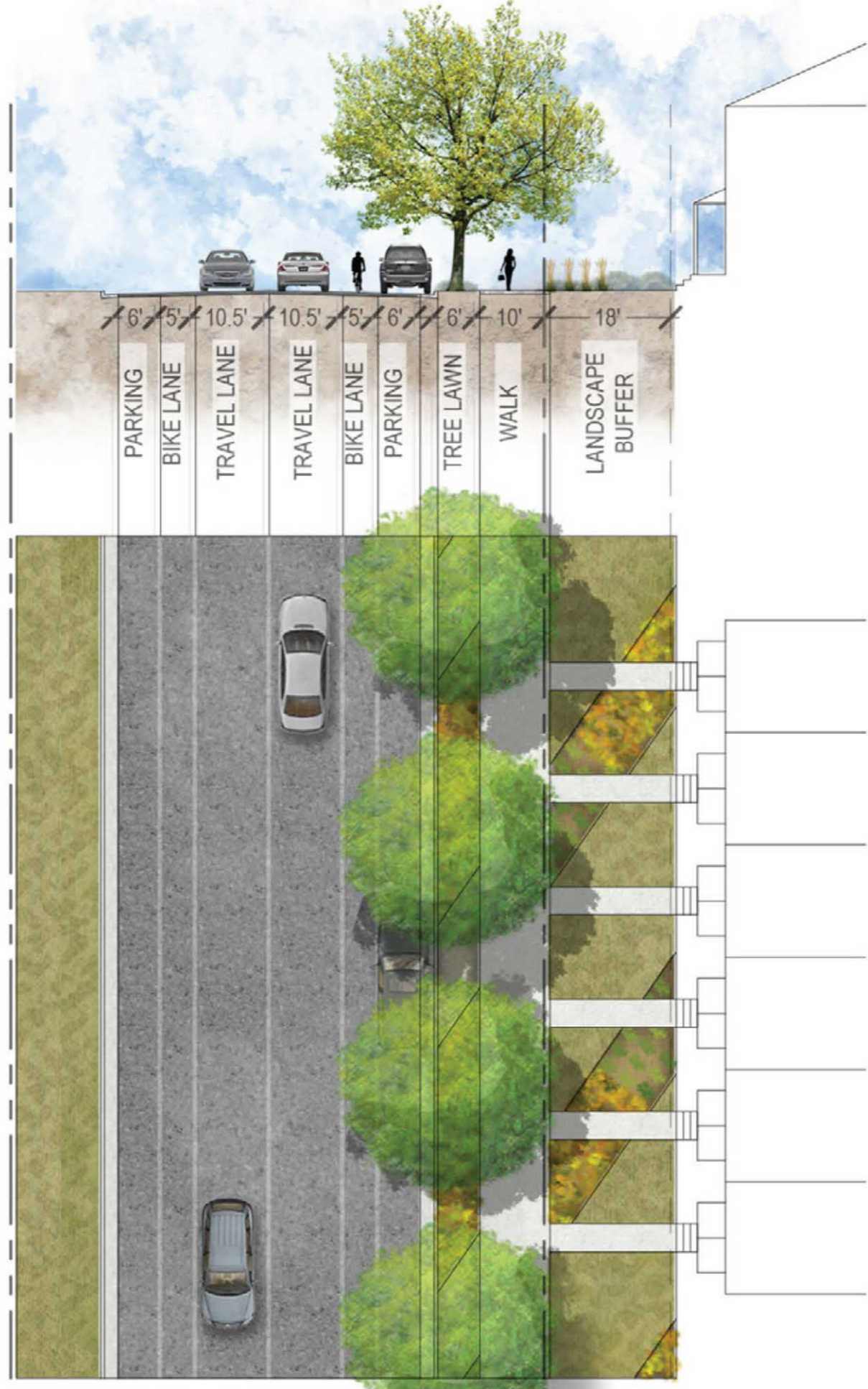
**CONNECT
WESTMINSTER**

**SPACES
FOR ALL**

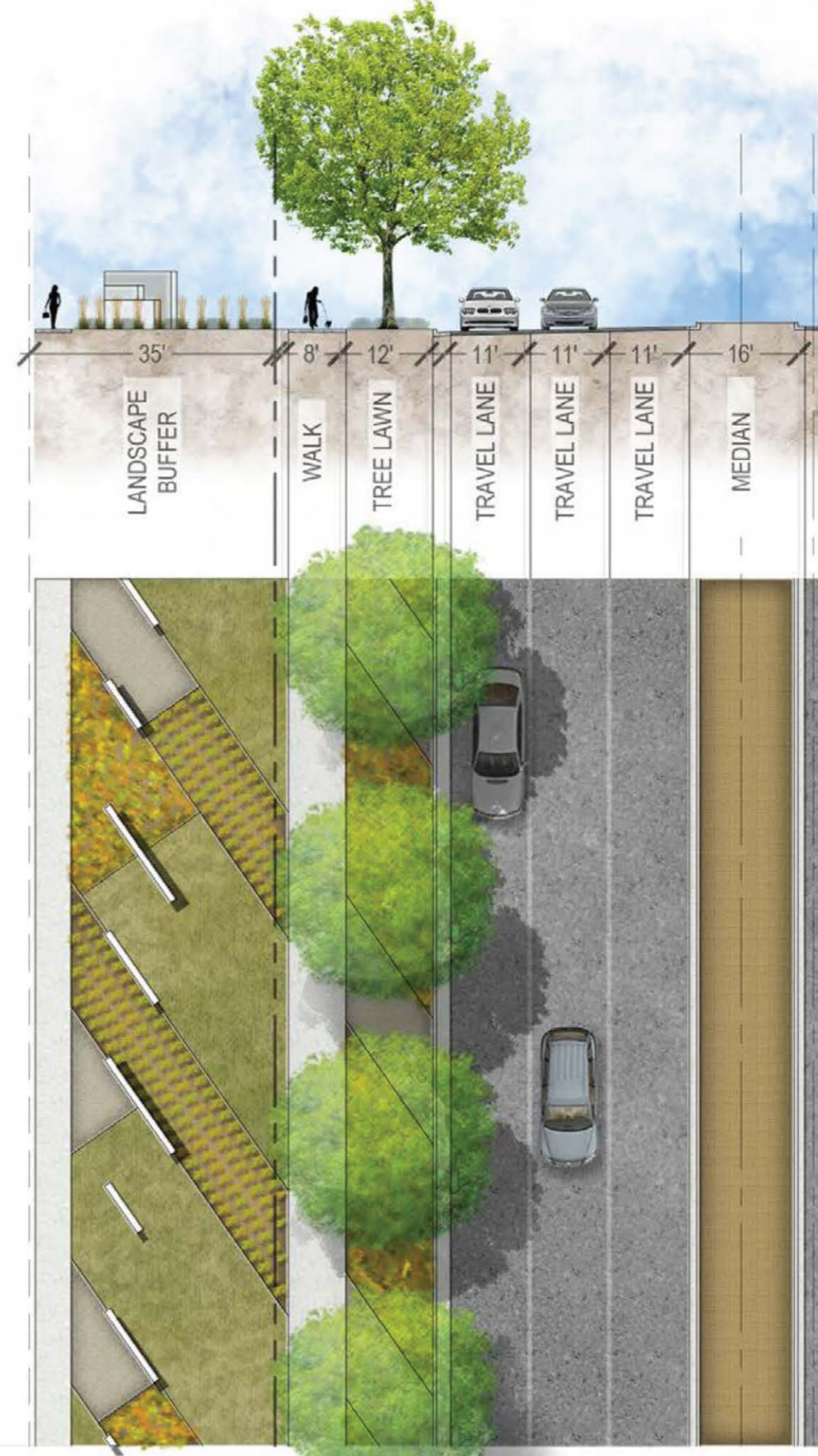
CREATE HOME

STREET TREATMENT

LOWELL BOULEVARD

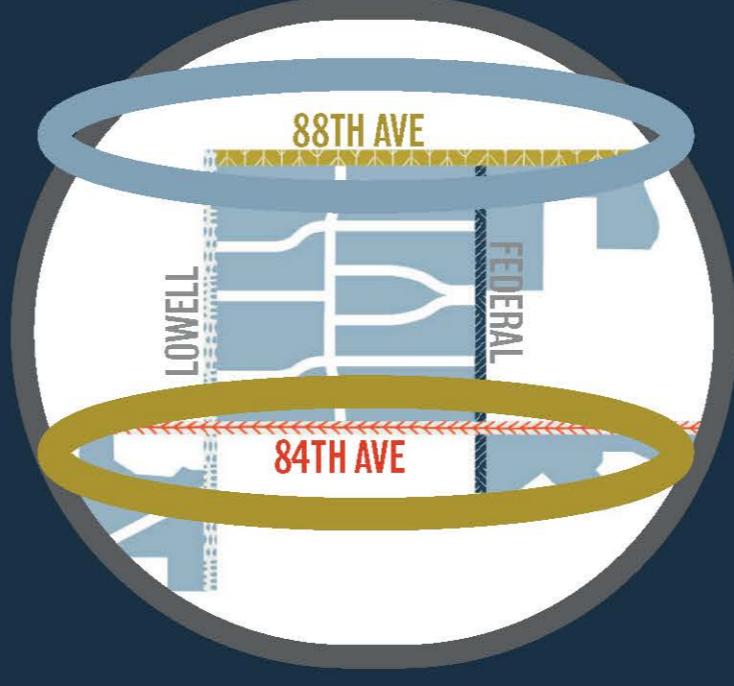
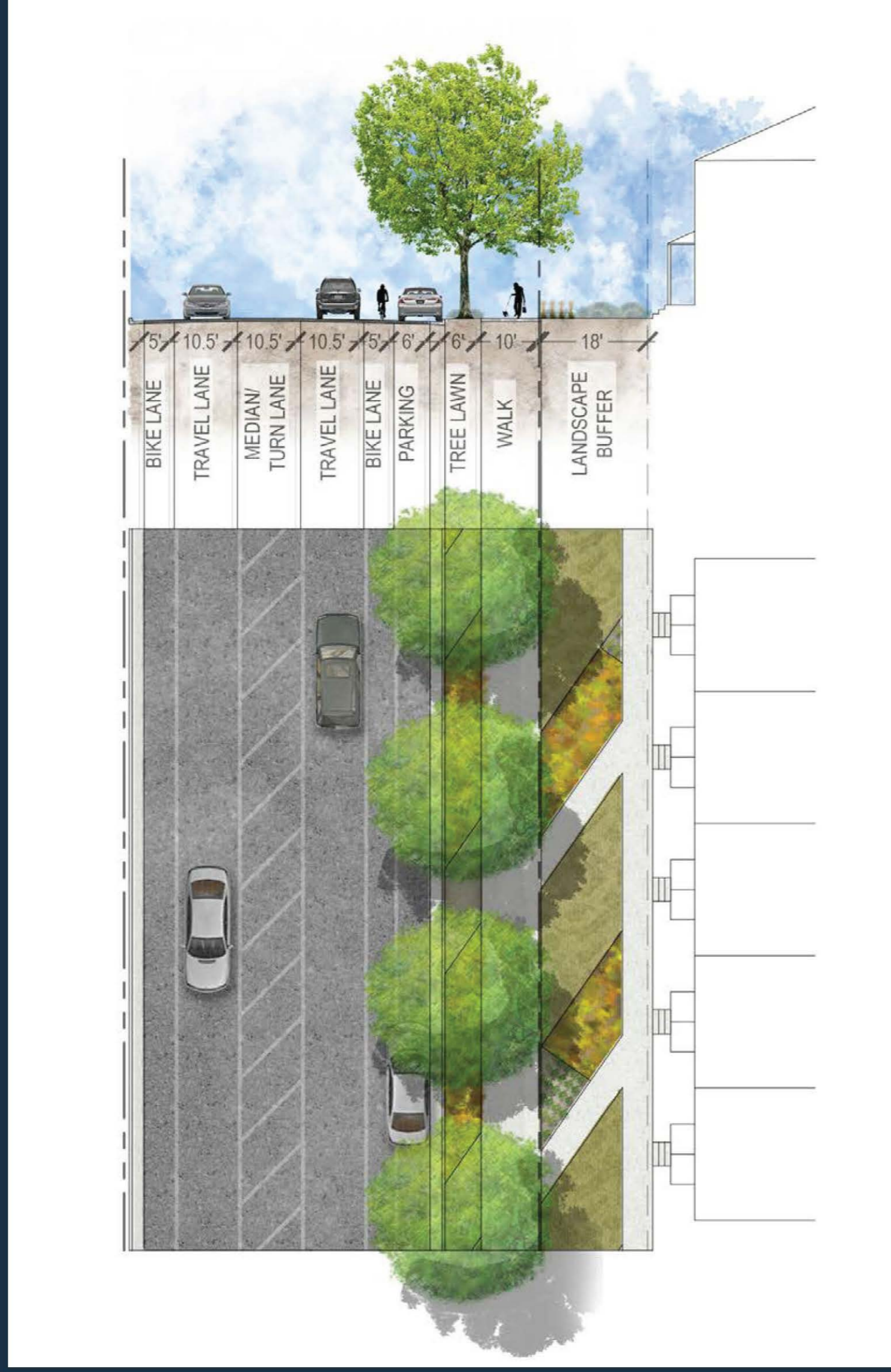


FEDERAL BOULEVARD

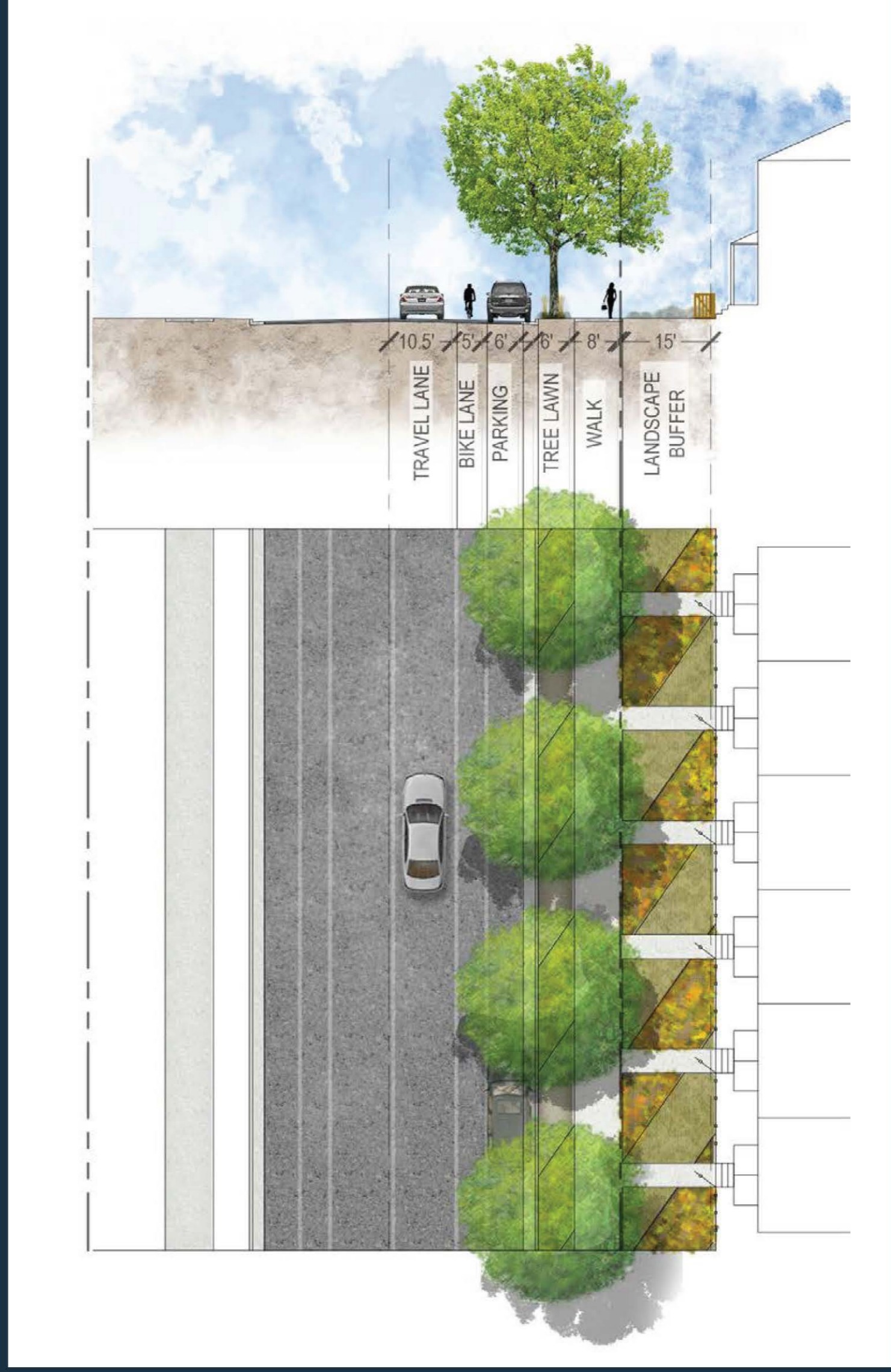


STREET TREATMENT

88TH AVENUE



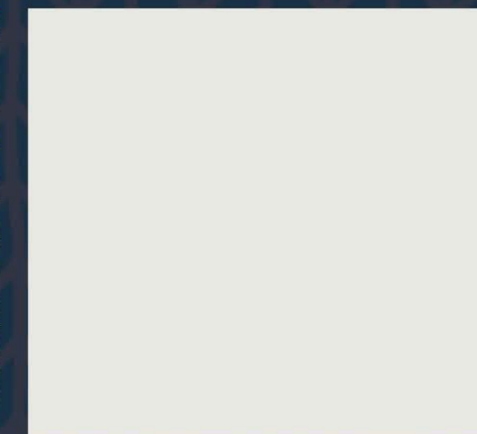
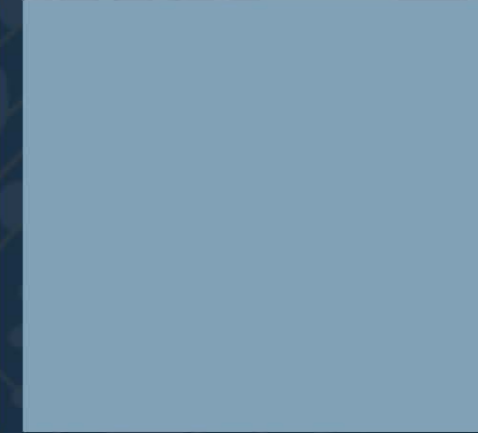
84TH AVENUE





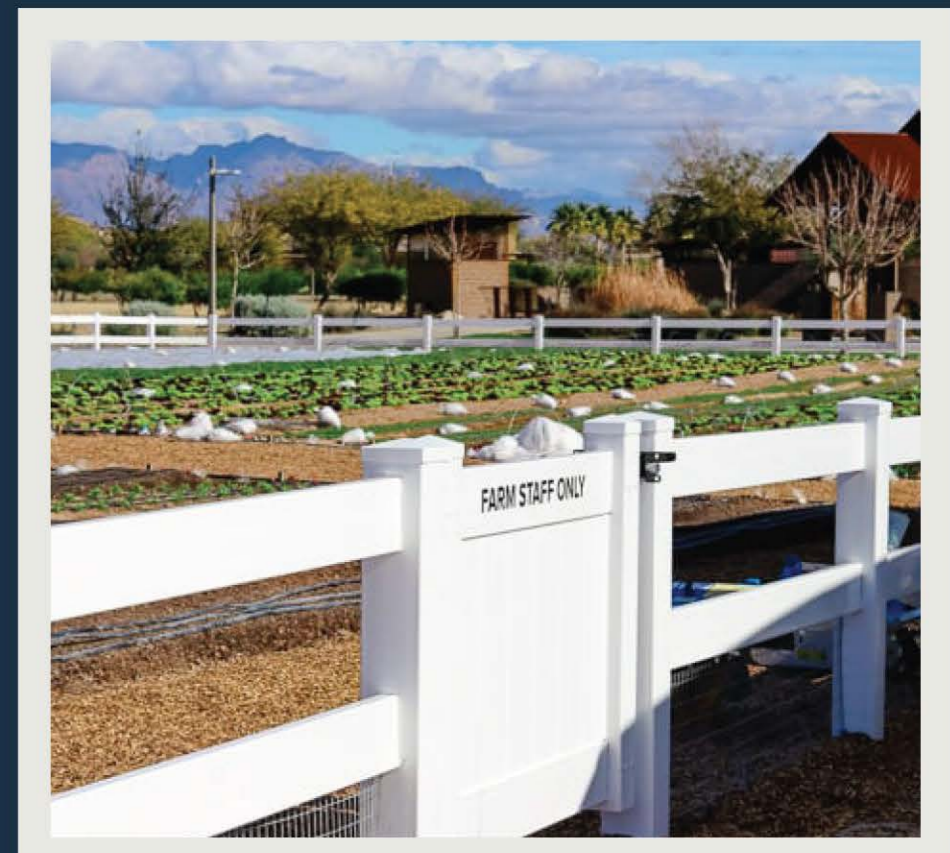
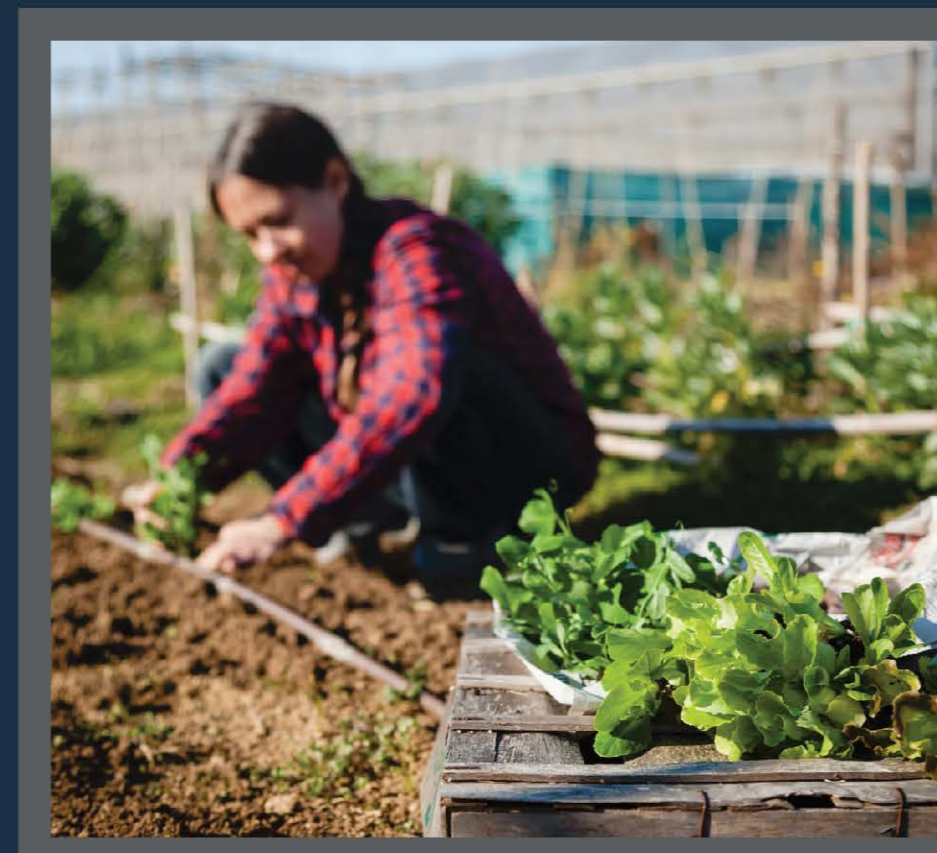
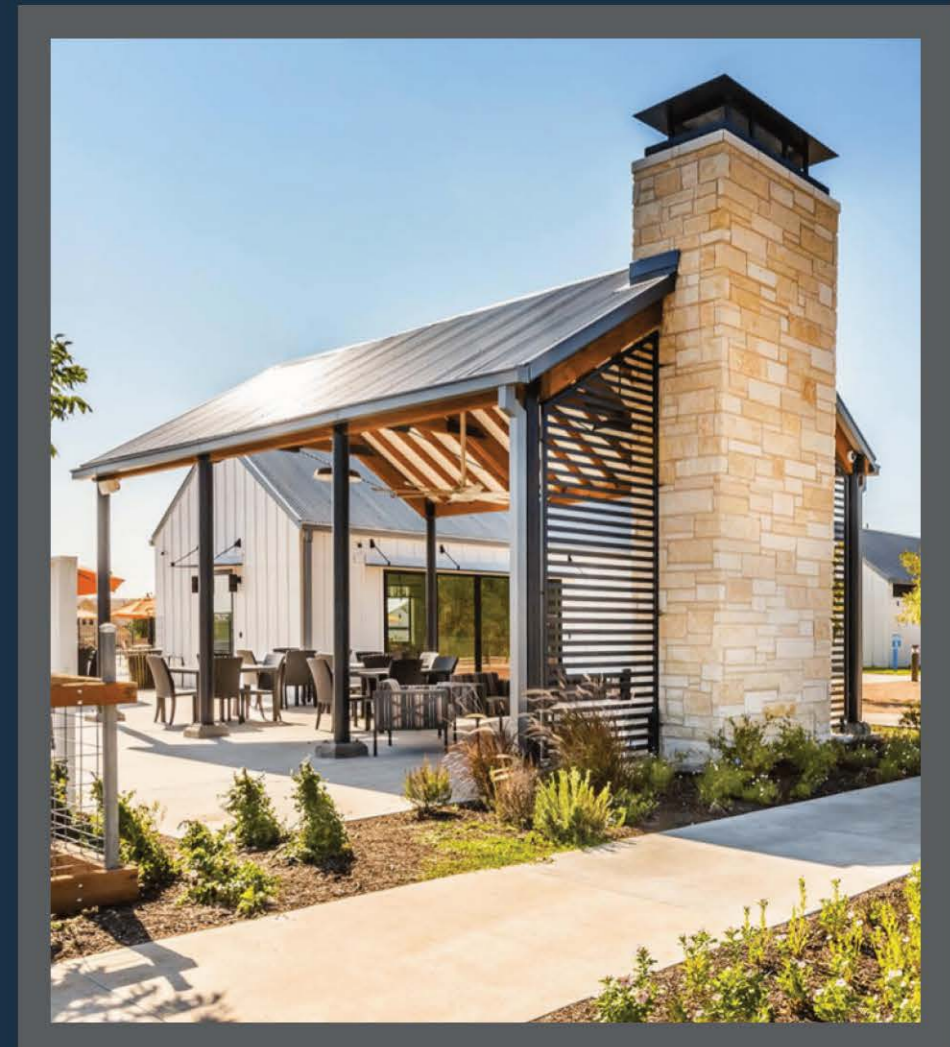
UPLANDS COMMUNITY COLLECTIVE

FOCUS AREA: FARMING & FOOD ACCESS



HONORING THE HISTORIC FARM

- » Goal to preserve 5-acres as working farm
- » Pilot farm site in 2021
- » Work with City and community stakeholders to envision long-term farm site



COMMUNITY GARDENING

» Community gardens to feed, gather, educate and grow.



THE PANTRY

This pocket park is an organic space where the community can gather, plant, harvest, cook, and break bread together.

- 1 OPEN LAWN
- 2 OUTDOOR KITCHEN AREA
- 3 GARDEN POTTING AREA
- 4 COMMUNITY GARDEN AREA
- 5 POLLINATOR PLANTING HABITAT



HOUSEHOLD GARDENS

- » Increase access to healthy food
- » Empower healthy eating
- » Save water, save money



DID YOU KNOW

 <p>Gardens use 66% less water than lawns</p> 	 <p>Lawns waste 50% of outdoor water due to misdirection & overspray</p>	 <p>Nearly 100% of water via drip irrigation hits its mark</p>
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FOOD RETAIL AND THE FOOD ECONOMY

- » Households currently have limited grocery retail options in the area
- » More households increase the demand for groceries
- » Food economy is vital to local economy

DOUBLE YOUR FOOD DOLLARS
Get **FREE** fresh fruits & veggies with your Food Stamps



Quest Card
Jane B. Jones
2021 Stamp



BUY \$1 SNAP-ELIGIBLE FOODS **»»** **GET \$1** FRUITS & VEGGIES (UP TO \$20 PER VISIT)



HOW IT WORKS

SHOP WITH YOUR QUEST CARD at participating farmers markets or grocers.

BUY SNAP-ELIGIBLE FOODS at the market with your SNAP dollars.

WE'LL MATCH WHAT YOU SPEND with Double Up Food Bucks — up to \$20, every time you visit. Use them right away or later on to buy **FRESH FRUITS & VEGETABLES** grown in Colorado.

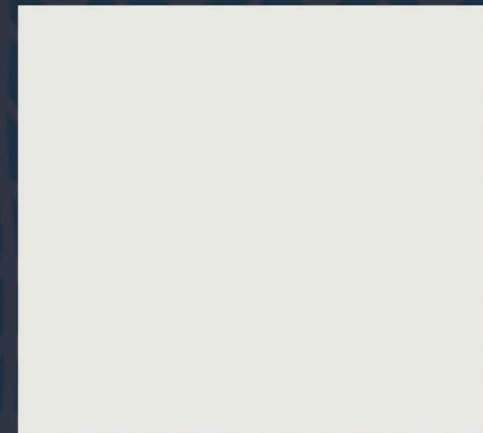
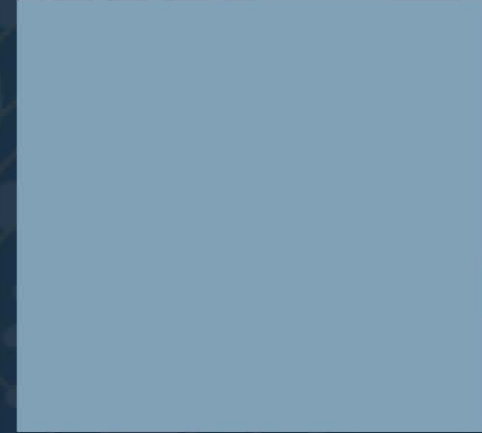
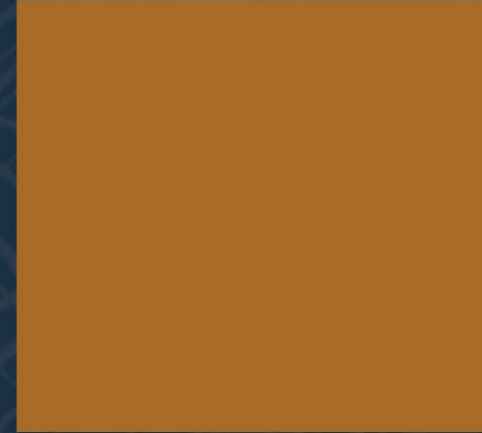
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Q&A

UPLANDS

VISIT US ONLINE AT UPLANDSCOLORADO.COM



THANK YOU,
WUPLANDS

