

UPLANDS



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SHAW HEIGHTS 10/21 TOWNHALL MEETING Q&A

Thank you to all our participants in the virtual community meeting. Below is a list of the questions (unedited) asked during the meeting via the Q&A Zoom portal. Please note, some answers were updated with more details, to provide accurate and transparent information.

If you would like to see the complete verbal response, please refer to the video's Q&A section.

The Uplands Team

CATEGORY	QUESTIONER	QUESTION	RESPONSE
View Corridor	Pre Meeting Questions	1. How will the people on the east side of federal still be able to enjoy the views of the Mountain?	<p>The existing uses to the east of Federal and south of 86th Street are civic or commercial (a school and shopping center). There is a condo complex called Prospector Point to the east and north of those commercial uses.</p> <p>Within Uplands, multi-family housing - similar in home type to the adjacent condos - will be constructed on the east side of Federal north of 86th and south of 88th Avenues (Parcel C), and in the Village Center between 85th and 87th on the west side of Federal.. Those building heights will be between 3 and 5 stories, as designated by the City, not too dissimilar to the multifamily buildings at Prospector Point. Those existing Prospector Point units that have western views may see their views impacted; however, specific designs, including placement of the buildings, has not been determined. When more details are available regarding Parcel C's layout, we will share.</p>
Timeline	Pre Meeting Questions	2. What is the anticipated completion date for the Parcel 1 Park [question is in reference to Parcel A]?	<p>Uplands will be dedicating approximately 40 acres of parks and view corridors, spread throughout Uplands' various parcels. The large parks in Parcel A will be dedicated by Uplands to the City as part of the Public Land Dedication. Timing of design and construction is up to the City, on its timeline, according to its process.</p> <p>The process includes extensive community surveying to determine residents' desires for those parks. Uplands is working with the City to ensure these public parks are built as soon as possible as they are key amenities for existing and residents alike.</p> <p>The large park along Lowell, adjacent to Parcel B, follows the same process and timing as determined by the City.</p>

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Parks and Open Space	Pre Meeting Questions	<p>3. In what way(s) will you be providing/preserving open space/ park land and views within the development? The open farm land and the views of the mountains and downtown Denver are part of what makes this neighborhood unique. I would really hate to see them go.</p>	<p>Uplands is dedicating 40 acres of Public Land to the city of Westminster - and that acreage will be public parks and view corridors forever. Those parks are concentrated in expansive tracts, centered on the best views the land provides. For example, parks will be located in the following spots: at the top of the Lowell 'sunset hill' together with the grove nearby; the open land capturing the Downtown Denver view at 84th and Federal; and finally, large tracts within Parcel A that exhibit unparalleled views of the Front Range.</p> <p>In addition, Uplands will build and maintain a suite of neighborhood parks, walking paths, and active recreation.</p>
Infrastructure	Pre Meeting Questions	<p>4. How is the city going to meet the needs of the increase of population such as water, traffic, schools, etc</p>	<p>Regarding water, the City conditionally allocated sufficient water to this project in 2007. In 2013, the City incorporated the water budget for this new community into the City's integrated Comprehensive Land Use Plan and City Water Plan. Uplands will use less than what has been allocated.</p> <p>Uplands' water efficiency is due to a number of factors:</p> <ul style="list-style-type: none"> » Fewer homes than allowed; » Smaller lots; » Utilizing today's water-efficient practices. For example, native permaculture habitats and gardens use less water than sod. <p>Westminster Public Schools is in support of Uplands as it will provide a much-needed influx of new students and a revenue base to support the District. See a more detailed response regarding the District's physical capacity in Question #16. <i>Continued below..</i></p>

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Infrastructure	Pre Meeting Questions	4. How is the city going to meet the needs of the increase of population such as water, traffic, schools, etc	<p>Independent traffic engineers have reviewed and worked with the City to determine necessary upgrades. Traffic will be improved in several areas as Uplands is upgrading infrastructure (additional lanes, safety improvements, traffic lights), and therefore traffic flows.</p> <p>Please see a more detailed review of the new (improved) street sections, with sketches, in the replay of this Shaw Heights Virtual Meeting, or in the Landscaping Schematic Design 10.21.</p>
Timeline	Pre Meeting Questions	5. What is the timeline of the project?	<p>We anticipate approval of our plans in 2021. Horizontal construction (site grading, infrastructure) will begin shortly after. Full build out of the master plan is slated to take 10-15 years.</p>
Parks and Open Space	Pre Meeting Questions	6. Will there be a park conserving the current access to mountain and sunset viewing west from 82nd and Lowell	<p>Absolutely – this was one of the precious areas of the site to the public, based on the collective feedback we’ve received on social media, via our website, and in feedback the City has received. The hilltop will be preserved as part of approximately 10 acres of view corridor and public land dedication along Lowell, all of which will be owned and managed by the City.</p> <p>Ultimately the City will design the improvements within the public lands, and neighbors will have input into the planning and design process. While we have some design ideas set forth in our Schematic Design Package, ultimately it will be the residents like you that decide what it will look like.</p> <p>We simply hope for a ‘sunset park’ with safe parking, and space for all to enjoy these iconic views. Please give us specific feedback on how to design these spaces during our Digital Workshop (aka ‘Design Charrette’) November 14th and 18th. To RSVP for the Design Charettes, visit: https://uplandscolorado.com/news-events/.</p>

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Design	Pre Meeting Questions	7. I would like to know if it the plan is to just build houses, or is there a plan to have shops, restaurants, bars, and parks.	<p>Uplands is a traditional mixed-use community, meaning it incorporates amenities for a high quality of life, such as shops, restaurants, cafes, and parks all within walking distance. For further detail, please take a look at our design documents on our website at: https://uplandscolorado.com/resources.</p> <p>Also, specifically take a look at our Village Center conceptual designs in the Schematic Design Package, which include sketches and imagery.</p>
Infrastructure	Pre Meeting Questions	8. Why is it you and your team told the community in several public meetings that Uplands would pay for EVERYTHING and it wouldn't cost the City thing, after reveling your plans you now want to have the City do cost shearing for infrastructure for your project?	<p>Uplands is fully paying for its infrastructure, resources and development costs.</p> <p>To be clear - Uplands is not receiving any tax deferrals, nor any financial and/or incentive packages from the City.</p> <p>We are not sure where the misunderstanding is originating, but there are no plans, now or in the future, to ask the City and current residents of Westminster to cost-share.</p> <p>The report you have referenced in your Questions (see #27 below) and recently on social media, is from a third party, HDR Engineering, often used by the City for its municipal engineering needs. The report was not written by Uplands, nor was the specific language included by HDR requested by Uplands or the City.</p> <p>If improvements made by Uplands benefit future PRIVATE developers in developing nearby projects, those future developers may reimburse Uplands for those infrastructure improvements.</p>

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Metro District	Pre Meeting Questions	9. Discuss the property taxes and Metro District of that is being considered.	<p>We hosted a similar neighborhood meeting for Observatory Heights on September 1, 2020, and the recording and written responses are available on our website www.uplandscolorado.com/resources.</p> <p>A similar question was posed then, and we'll include that written response again here:</p> <p>The City's policy regarding Metropolitan Districts is to consider them only once an Official Development Plan has been approved. At this time, the City is not processing any Metropolitan District documents for Uplands.</p> <p>The Uplands pays for utility system upgrades, roadway improvements, and fixes a long-standing, pre-existing stormwater/flooding issue on Shaw Boulevard. Those items, along with the installation of miles of pedestrian and biking connections, safety improvements, etc., don't cost the City or its existing residents anything.</p> <p>Altogether, Uplands' collective public infrastructure obligations require a Metropolitan District in order to cover those costs, as contemplated by the City's Metropolitan District policies for traditional mixed use neighborhood communities (e.g. Bradburn).</p> <p>Any Metropolitan District's taxing authority would not extend past the boundaries of the Uplands property - again, existing residents would not be affected.</p>

CATEGORY**QUESTIONER****QUESTION****RESPONSE**

Pre Meeting
Questions

10. Why are you not listening to us we do not approve of your project as it is not going to improve our quality of life just the opposite. Invest your money some where you might be wanted not here!

While we appreciate your point of view, there are those who feel differently, including those who cannot find housing, the most pressing issue identified by the recent Community Survey.

<https://www.cityofwestminster.us/Portals/1/2020CommunitySurveyResults.pdf>

As we mentioned in the virtual meeting, we are following the written vision and guidelines established by the [City of Westminster's Comprehensive Plan](#) for this particular traditional mixed-use community. The land use categories for this land were approved by City Council to provide clarity for the landowner and potential developers, like us.

The City's guidelines for the approved land uses require architecture and home types distinct from the surrounding ranch-style homes - in particular, the guidelines require more traditional designs in multi-story detached and attached homes (called TMUND - traditional mixed use neighborhood district). The Uplands plans have followed the guidance provided by the City in the Comprehensive Plan, the TMUND guidelines, and guidance from the City Planning and Development staff.

Apart from the City's guidance, we follow innovative direction from national and international organizations like the Urban Land Institute.

CATEGORY	QUESTIONER	QUESTION	RESPONSE
	Pre Meeting Questions	11. Why do you want to ruin our neighborhood? We don't want you or your fake dream in our city!	<p>We have no intention of ruining anyone's neighborhood, but rather addressing the need for housing as was identified in City of Westminster's recent Community Survey, and the City's Housing Needs Assessment. Further, multiple U.S. homebuyer surveys indicate walkable neighborhood businesses near their homes drives wellness and satisfaction.</p> <p>Widely-accepted principles underlying today's most sustainable and equitable mixed use community development involve: smartly maximizing existing infrastructure, including public transportation; walkable/bike-able neighborhoods surrounding local businesses; utilizing water-saving designs and native perennial materials; and ensuring community-wide access to healthy food. We are striving to make these best-in-class, innovative designs come to life in your neighborhood.</p> <p>We are going to great lengths to develop a high-quality community. We're investing in the surrounding community, schools and businesses. In short, we are striving to be a best-practice developer.</p>
Logistics	Steve	12. Will this webinar be recorded and sent to the attendees? It will be greatly appreciated.	<p>Yes, we are recording and will post the video, along with the written questions and answers, to the Uplands website at: www.uplandscolorado.com/resources</p> <p>(Note, you'll also find prior virtual neighborhood meetings, recordings and written responses, and a wealth of other resources at the same link.)</p>
Design	Kayla Steffens	13. Would an example of middle housing be duplexes?	<p>Yes, duplexes would be considered middle housing. Most new development over the past 40 years consisted of large-lot detached single family homes or large multi-family buildings, such as apartments and condos. 'Missing middle' housing refers to a housing type that used to be commonly built: single family attached houses, such as duplexes and townhomes, as well as cottages and bungalows and other small detached homes.</p>

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Infrastructure	Erika Senna	14. Is the infrastructure being funded through a metro district mill levy?	Please see the response to Question #9 .
Infrastructure	Steve	15. Will the infrastructure include the technology like 5G and high speed bandwidth to the development and if so who are the providers/partner?	<p>Yes – we are excited about the opportunities new community-wide technology can provide. We have been working with independent consultants regarding high capacity information infrastructure since the inception of Uplands over 5 years ago. Both the available technology and the relevant potential industry partners have changed drastically over that timeframe; for that reason, thankfully we have not committed to individual partners. Rather, we’ve relied on industry-specific advice to navigate the ever-changing market in high speed hard lines and 5G infrastructure. It truly is a fascinating time in this type of ‘community-wide’ technology.</p> <p>For example, at this point it appears 5G hardware will be utilized as standard practice for large mixed-use communities like Uplands, reducing current communities’ reliance on a hodgepodge of WIFI networks, which in turn rely on a hodgepodge of hard-wired networks.</p> <p>We will update you on our future wireless and wired information infrastructure as we have details we can share - we sincerely appreciate the interest!</p>
Schools	James Maiden Westminster Colorado	16. How many additional school rooms are anticipated to be needed”	Westminster Public Schools (WPS) conducted a detailed analysis of its current facilities, Uplands’ projected student population, along with demographic projections. WPS does not anticipate the need for any additional school rooms. The total number of children projected at Uplands is well within the District’s current capacity.

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Parks and Open Space	Jose Barraza	17. Is a dog park an option?	We have explored the possibility of a public dog park with the City and neighboring jurisdictions, but it is not currently within our plans.
Affordable Housing	Scott Maddux	18. First, I am extremely unhappy about this plan. I want to know how many of the apartment units will be designated for low-income households? Tax credit? Etc?	Affordable housing, including housing subsidized by Federal Tax Credits, would be included within our full spectrum of housing. There is currently no set number of low-income and/or tax credit housing units, but we continue to have active discussions with affordable housing builders.
Design	Chrystal Wycoff	19. Where is says parcel A what kind of homes will be there	There will be a mix of single family detached and attached homes of varying sizes including cottage homes, duplexes, townhomes and multifamily (apartments or condos). The multifamily will be located nearest Federal and 86th, with the less dense housing types located on the western portions of Parcel A near Lowell.
Parks and Open Space	Chrystal Wycoff	20. That view corridor is a blind hill	The good news is that the City's guidelines regarding view corridors will prevent construction of anything that impedes drivers' view of the hill and the surrounding area.
Wildlife	Mr. Save The Farm	21. What about the current wildlife that uses the farm ?	<p>As I'm sure you are aware, the farm has been planted with corn and wheat as far back as anyone can remember. These are annual crops that must be planted, harvested, and tilled under with tractors and farm implements each year. While there may be animals using the farm, there really aren't a substantial number of animals actually living there.</p> <p>To confirm, we conducted an environmental study, including a verification that no endangered species or significant habitat would be impacted. The study was submitted and reviewed by the City.</p>

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Parks and Open Space	linda graybeal	22. First of all, thank you for all the public lands parks especially the sunset viewing area. Do you have input into how the city with develop it? I know at one point it was discussed that it would be a no-vehicle area, but several people cannot get there except by car. Even tonight, I saw a local news team shooting film of the sunset and smoke from the fire. I would love to see a dedicated Bocci Ball area.	<p>Uplands will be working closely with the City to determine how and when the public parks are developed. We will be conducting several community design charettes in November to elicit feedback from the community on the types of amenities they would like on the parks, and we will be passing that information along to the City.</p> <p>Please give your input on parking/vehicles and access to the City during their survey, design and development process.</p>
Infrastructure	Chrystal Wycoff	23. What about the traffic and water reports ?	Transportation Impact Study, Master Drainage and Master Utility reports have been submitted to the City for review, comment and collaboration on impacts and improvements.
Parks and Open Space	Amy Van Court	24. Where will people who go to those public areas park?	Parking will be incorporated into the public parks by the City's design process. There will also be ample on-street parking within the community. We're hoping that residents choose to walk to one of the many park options they will have within walking distance of their homes.
Parks and Open Space	lyrissanchez	25. Are there any basketball courts planned in the parks?	<p>There are no basketball courts planned for Uplands parks; however, in the 40 acres of public areas — parks and view corridors – residents can weigh into the City's future process for surveying public desires for these areas.</p> <p>The good news is that currently, on either side of Uplands, there are public basketball courts: 2 full-size courts in Bishop Square Park at 82nd & Hooker; and another at Camenisch at approx. 90th & Clay.</p>

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Metro District	Tracie Anderson	26. Will there be a metro tax district for uplands?	Please see response to Question 9 .
Infrastructure	Mr. Save The Farm	27. Why have you now changed the story about have the city do cost shearing [sic] on inferstrucuter [sic] ?	Our approach has been and always will be that Uplands is paying for the cost of its development and not asking the City to cost share. Please see our full response in Question 8 .
Infrastructure	Mr. Save The Farm	28. Why is the traffic study that you submitted [sic] not a current	Our traffic study was updated and submitted with our last PDP/ODP submittal, is dated August 9, 2020 and meets the City's criteria.
Infrastructure	Steve	29. Can you discuss the high water cost issues that Westminster has been dealing with	Thanks for giving us the opportunity to address this issue. We understand the concern and frustration with the increase in water rates this year. The City voted in 2018 to increase water rates, in part to pay for replacing and upgrading portions of its water infrastructure, which were over 50 years old in some cases. The City's water rates, infrastructure replacement/upgrades, and related costs are completely unrelated to Uplands. For more information we recommend checking out the City's water resource page .
Infrastructure	Mr. Save The Farm	30. What about sewer system ?	The sanitary sewer systems - both onsite and offsite - have been evaluated and impacts to the offsite systems have been identified and coordinated with the City.
Infrastructure	Chrystal Wycoff	31. The water plan calls for 2.0 occupancy on all dwelling except a few single at 2.9. Is anyone ever having kids	The average household size in Westminster is 2.6 people, but household size varies greatly by home type (e.g. multifamily, single family attached, single family detached). The stated numbers match the City's standards. Additionally, these numbers correspond to the Denver Metro averages as well.

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Timeline	Erika	32. When are you anticipating the actual build of this development will begin?	Mid/Late 2021 would be a reasonable estimate on the timeline to start development work. And keep in mind that not all of it would start at the same time.
Design	Tracie Anderson	33. Do you know who will be the home builders?	<p>We are in the early stages with a multitude of different homebuilders. We are seeking out best-in-class builders partners in Uplands – many will be announced soon.</p> <p>One builder that has participated in the City’s pre-application process for Uplands is KB Home, one of the largest and greenest homebuilders in the U.S.</p> <p>Through an extensive vetting process, we identify the builders who have the most experience building the highest quality new urbanist homes. KB Home has built more homes in Denver Metro traditional new urbanist neighborhoods than most other builders.</p> <p>Learn more at www.kbhome.com.</p>
Infrastructure	Mr. Save The Farm	34. looks like we still will be backing into traffic	<p>Traffic impacts and mitigation have been outlined in our traffic report and also detailed in the Schematic Design Package.</p> <p>The proposed design for Lowell will provide those who live directly on Lowell an opportunity to back up without entering travel lanes. If you need further details on how it will work, please contact us at info@uplandscolorado.com.</p>

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Metro District	Save the Farm!	35. I am sure Uplands team is well aware of the distaste there is for Metro Tax Districts --especially following the truth in reporting done by the Denver Post last year. I noticed in one of the public accessible documents you were requesting a substantially higher Metro Tax than is allowed per the city policy. What will happen if your ask for taxing future residents is rejected?	<p>We have followed the Denver Post's reporting closely. While we appreciate many of the points they've raised, we also believe that metro districts are still misunderstood and mischaracterized.</p> <p>Practically every modern large-scale master planned community in the Front Range utilizes Metro Districts to finance public infrastructure. Uplands' extensive public infrastructure obligations require a Metropolitan District in order to cover those costs, as contemplated by the City's Metropolitan District policies for traditional mixed use neighborhood communities (e.g. Bradburn).</p> <p>Simply put, metro districts allow for new development to be paid by those that benefit from the new development. We believe if more people understood how metro districts work, they would be in support of them. A great online resource is at: https://metrodistricteducation.com.</p> <p>If a metro district is awarded to Uplands, all prospective home-buyers would be required to participate in active education, acknowledgment and/or disclosure procedures far exceeding the State and the City's requirements.</p>
Infrastructure	Mr. Save The Farm	36. how wide will Lowell be ~ sidewalk to sidewalk?	Roughly 48' curb to curb
Infrastructure	linda graybeal	37. Would the 84th tree lane obstruct the current views we have from the school (Bellevue Christian) on the hill?	Tree lawns are a City requirement and will be constructed per the City's criteria and approvals; but, given that 84th is at a lower elevation than the school, the views should remain relatively unobstructed.

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Design	Salvar Granja	38. How does five story buildings along Federal impact view corridors?	<p>Taller construction will be concentrated into commercial areas centered around 86th and Federal. It's important to note that 5 stories is the maximum height allowable; however, based upon current conversations with builders, you'll likely see multifamily buildings of varying heights/stories.</p> <p>Concentrating the multifamily in this location - consistent with the City's preferences - impacts only the views of those already living in multifamily buildings to the east of Federal, similar in building form to what will be constructed near them.</p> <p>This concentration allows for lower building heights throughout the remainder of the community.</p>
Parks and Open Space	Salvar Granja	39. Is the park near Federal really just for drainage?	<p>We are not sure what specific park you are referring to, but no parks along Federal are built solely for drainage. As with any construction, surface water management must be engineered into the park layout.</p>
Infrastructure	Salvar Granja	40. How many acre feet of water will be required for the full build out? How will that affect Westminster water rates?	<p>The City requires Uplands honor the water budget assigned to the property, and the projected water use is under that budget today.</p> <p>We obviously do not control the City's water rates, which are primarily dictated by capital costs. The City's water rates, infrastructure replacement/upgrades, and related costs are completely unrelated to Uplands.</p> <p>The tens of millions of dollars in new tap fee revenue from our project will go into the City's water system, and the additional rate payers at Uplands will help share in the costs that the City needs to operate the City's water system going forward.</p> <p>Lastly, by design, all of our users will be Tier 1 water users, and our common areas will use water-efficient design, materials, and irrigation methods. We are committed to water conservation!</p>

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Infrastructure	Salvar Granja	41. 84th ave west of Lowell is very narrow. What impact will traffic have on that small road?	Traffic impacts are projected to be minimal in this area. According to traffic engineering, the existing roadway, with our enhancements, has the capacity to accommodate future increases and the Uplands project. We will however work closely with the City to address any concerns.
Design	Salvar Granja	42. How will you combat urban heat island effect? Will all structures have solar panels?	<p>Not all structures will have solar panels - that decision is left to the individual builders.</p> <p>Uplands will undoubtedly add roadways, homes and businesses consistent with the City's guidelines; however, the effect of more built space will be partially offset by the addition of thousands of new trees, along with dozens of acres of permaculture habitat, all absent from the land today. Collectively the new habitat within Uplands will help to retain water, create healthier soil and ecosystems, provide shade and cool building exteriors.</p> <p>Keep in mind conventional farming exposes the top soil to erosion by wind and precipitation, and removes the biomass each year (annuals like corn and wheat). That process has its own detrimental environmental effects, some of which will be mitigated by the sustainable design of Uplands, including the carbon sequestration effect of planting a substantial portion of the site as parks and green belts.</p>
	Mr. Save The Farm	43. taking screen [sic] shots to share with the City and save the farm group	<p>No problem - we're an open book! Also, a City representative typically attends these virtual neighborhood meetings.</p> <p>In case you feel like you missed something, the slides and recording are available for you to download and watch on our website at: www.uplandscolorado.com/resources.</p>

CATEGORY	QUESTIONER	QUESTION	RESPONSE
	Mr. Save The Farm	44. Everybody is buying online and having delivered.	<p>In collaboration with THRIVE Partners, we recently completed a survey of over 300 households and found out that yes, many families are currently changing purchasing habits and having groceries delivered. But there are still a large number of families - particularly those who don't have the resources to pay for delivery and/or facing technology or language barriers - who are not utilizing delivery services.</p> <p>While we anticipate a change in purchasing preferences after the pandemic, grocery retailers are still forecasting a majority of people shopping in person. We foresee a hybrid model, some online and some in-person shopping, especially when a neighborhood grocery store becomes involved.</p>
Uplands Community Collective	Save the Farm!	45. Eric--Do you envision people living in your Uplands community as the people who today are struggling in these economic times? I would assume people who can afford your homes will not be on SNAP	<p>We know that there are a substantial number of households within a 5-minute driving distance of the site that are considered food insecure (data is from 2018 so we know there is an even greater need due to COVID).</p> <p>As mentioned, Uplands will be providing a full spectrum of housing - meaning there will be market rate for-sale, but there will also be apartments and Senior and LIHTC housing.</p> <p>We don't want to make assumptions about anyone's financial situation, but we do want to ensure we are addressing barriers to accessing healthy food for all. SNAP is a very effective way, as is growing food.</p>
Timeline	Salvar Granja	46. Will your company be there until the end of construction?	Uplands is a long-term project but yes, we plan to see this through to the end! Also, the approvals will run with the land and will bind any builders or sub-developers introduced by us.

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Infrastructure	Jose Barraza	47. How will you connect Parcel A and C? Federal is an extremely busy street.	We will be installing a new signal crossing at 86th and Federal, and intersection improvements at 88th and Federal, along with wide pedestrian and bike lanes/trails that lead into Parcel C and Hyland Hills' adjacent Camenisch/Carstens park complex.
Infrastructure	Dino V	48. In looking at the current master plan, the roads in "A" do not all align with existing roads to the west of Lowell. Is there a way to create a better road alignment?	Roadways within Uplands will either intersect directly with existing roadways to the west, or if they are offset, they have been purposefully designed to eliminate traffic conflicts and safety issues (e.g. calming, slowing traffic; avoiding cut-through traffic in existing neighborhoods).
Schools	Mr. Save The Farm	49. That park change was only done to pay off the school distric [sic]	<p>We're not sure what you are referencing, but park designation and school designation are two separate issues and are not related.</p> <p>Uplands is providing over 40 acres to the city, as well as related additional cash payments. The school district elected to not receive an additional school site, and instead chose to receive 'cash-in-lieu' funds to support their existing school infrastructure.</p> <p>You may be referencing the large public park at the corner of 88th and Lowell, adjacent to the Flynn Marzano Academy (elementary). In that event, be aware this location was requested by the City, not the school district, as the Uplands team had originally planned a different location for this park, further east.</p>
Infrastructure	Chrystal Wycoff	50. 5 G is bull that's through your provider, not Uplands	<p>5G infrastructure, which allows your provider to offer consumers like you 5G service, is built into new communities like Uplands everyday – for example within the light posts or other vertical hardscape areas.</p> <p>For more information, please see the response to Question #15.</p>

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Design	Mr. Save The Farm	51. With your plans you are showing 2 resedents [sic] per unit, does that include children?	Please see the response to Question 31 .
	Mr. Save The Farm	52. What about our Police and Fire department extra demand who is paying for that?	Any necessary incremental police, fire, and life safety services will be paid by future Uplands' residents and businesses via paying their taxes, no different than the way current Westminster residents fund the City's Fire and Police functions.
Timeline	Tracie	53. Do you have an idea of which Parcel will be developed first.	Due to the uncertain timing and sequencing of individual parcels' planning and engineering processes, it is difficult to predict which parcels will be developed first. We will keep the public updated via our mailing list, which you can join at https://uplandscolorado.com/contact
Infrastructure	Save the Farm!	54. When was the Water budget issued by the city of Westminster to you? What year?	As City staff and management confirmed in public hearings, the water budget pre-dated our involvement, having previously been incorporated into the City's integrated Comprehensive Plan and Water Plan. The water budget was presented to us when we approached the City about developing the parcel.
Infrastructure	Mr. Save The Farm	55. You did the study in July when no school traffic was accounted for!	The traffic report considers the schools and their interface with Uplands and existing traffic. Traffic counts were taken in September 2019 as outlined in the report.
Infrastructure	Mr. Save The Farm	56. Your traffic study is flawed !!!!!!!	The traffic study follows the City's criteria and is also based upon industry standards within the region. The traffic study was conducted by HDR Engineering , one of the leading civil engineering firms in the country.

CATEGORY	QUESTIONER	QUESTION	RESPONSE
Community Planning	lkck	57. How do you define charette?	<p>Design charettes are small format, iterative design-related meetings where we'll look at quite a few different design options and topics (e.g. which park designs and functions you prefer, how you'd like the edges of the community to look, which businesses you'd prefer in the Village Center, etc.).</p> <p>Please participate by going to: https://uplandscolorado.com/news-events/</p>
Logistics	Nj	58. Will all of the slides covered today be uploaded to your site? The link in Resources doesn't appear to have everything covered today.	<p>Yes, we will upload the slides, along with the recording and the written questions and answers on our website: https://uplandscolorado.com/resources/</p>
Infrastructure	Mr. Save The Farm	59. We have parking on the west side of Lowell now.	<p>The current condition on the west side of Lowell currently presents challenges to both bicycles and pedestrians.</p> <p>Future plans will create safer streets for both backing out of driveways on Lowell and safer for multi-modal transportation.</p>
	Mr. Save The Farm	60. Why?	Not enough context to formulate a response.
	Mr. Save The Farm	61. Why are my questions not showing for others to see?	<p>We manage the Q&A portion of the Zoom platform, in order to keep a few parties from submitting lots of repetitive questions or comments, which tends to create congestion/confusion for the other participants. We publish the questions that we answer live during the Zoom call, and then those questions we didn't address on the call, (ALL questions), are answered in written format.</p>

CATEGORY	QUESTIONER	QUESTION	RESPONSE
	Mr. Save The Farm	62. Same S**t you keep trying to sell us ?	<p>Actually the plan has changed quite a bit over the last few years. Just a few examples:</p> <ul style="list-style-type: none"> » More and larger parks, moved to the outer edges of Uplands, where the existing neighbors will more easily access and use them; » Less intense development of Lowell Blvd (more green space, fewer homes); » The ‘sunset hill’ has been set aside as public land; and » Extensive community agriculture has been incorporated.
	Mr. Save The Farm	63. One answer [sic] for my 14+ questions.	There were many other participants on the actual live Zoom call with questions, and we endeavored to answer a cross-section of questions instead of all questions from one user. All questions not answered during the virtual meeting have been answered in full here.
	Mr. Save The Farm	64. over 14 questions and NO answers	See Question #63 above.
	Mr. Save The Farm	65. are you censoring ?	No we are not censoring. But as stated above, questions submitted through the Q&A feature are directed to the panelists and not attendees.
	Mr. Save The Farm	66. How can we believe anything you tell us, you havent been truthfull [sic] with us from the first meeting	<p>We have dedicated ourselves to truthful, open and transparent communication with the public, the City, and especially nearby neighbors from the beginning.</p> <p>We continue to hold these and other neighborhood meetings to gather feedback, even though we are not required to do so. <i>Continued below...</i></p>

CATEGORY	QUESTIONER	QUESTION	RESPONSE
	Mr. Save The Farm	66. How can we believe anything you tell us, you havent been truthfull [sic] with us from the first meeting	Nothing is being presented in an untruthful manner; on the contrary – we continue to deposit factual, timely information and documentation on our website, www.uplandscolorado.com . Our track record has been to consistently ensure the public is informed, not fearful of misinformation or conjecture.
	Mr. Save The Farm	67. Are you still buying your way into the City?	<p>Uplands has no influence over City politics or decision making. We follow all of the City ordinances, procedures and regulations. We have not sponsored or contributed to the campaigns of any elected officials. We do not engage in ‘buying’ or bribing any public official or employee. No back room deals. In this regard, we have a strong track record across the Front Range.</p> <p>Apart from the City, we have consistently supported (and will continue to support) important community institutions, including philanthropic endeavors, because those institutions rely on responsible local corporate citizens’ support. Our financial contributions are driven by the desire to use our resources to support those who make our community better.</p>
	Mr. Save The Farm	68. Again a lie in your plans submited [sic] to the city you requested that the city do cost sharing for anything beyond your property.	Please see the response to Question #8 .
	Willow	69. why is Jeff so condescending and seem so angry?	Hey Willow - Jeff here. I watched the replay. Maybe it was the camera angle? Haha. I wasn't angry, and certainly not intending to be condescending – see also my response below.

CATEGORY	QUESTIONER	QUESTION	RESPONSE
	lkck	70. Could Jeff learn how to be less condescending?	<p>Jeff here – I’m not intending any sort of condescension. A few factors:</p> <ul style="list-style-type: none"> » I’m certainly passionate about creating sustainable healthy places; » I admit to being a bit of a nerd about these sustainable development topics; and » I teach a university class about community development <p>All those factors may lead to me coming off as overly ‘instructional’ (again, unintentionally). I’ll work on it – and if I make progress, I think my teenage daughters may thank you.</p>

We appreciate all our participants for joining us on October 21st. If you were not able to join us or would like us to come present to your neighborhood, please reach out at:

Email: info@uplandscolorado.com

Call: (303) 825-1671