



# UPLANDS

July 23, 2020

## Virtual Community Meeting

Thank you for your participation in our Virtual community meeting. Below is a list of the Questions asked during the meeting via the Q&A zoom portal. We have provided our annotated response below the question in blue. 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.

### QUESTION & ANSWER

<u>TIME OF QUESTION</u>	<u>QUESTION</u>	<u>APPLICANT WRITTEN RESPONSE</u>
Ellen 05:46 PM	Considering that the entire surrounding area is one story ranch homes, how is it that what is being proposed in any way "fits" with the surrounding existing neighborhood. This question has been asked repeatedly and there has yet to be an answer that makes ANY sense whatsoever.	<p>The approved City comprehensive land use designations for the Uplands parcels call for higher density when compared to the surrounding neighborhood densities (ranging from 5/acre to 36/acre). Further, the guidelines for these land uses require different home types and architecture than the surrounding ranch-style homes. For example, the land use classification for Parcel A specifically calls for new urbanist style, multi-story attached and detached homes. The Uplands plans have followed the guidance provided.</p> <p>Although the designation allows for higher density, we are proposing lower densities (see answer to question below for exact numbers).</p> <p>Finally, apart from home type and architecture, we can purposefully integrate the Uplands into the</p>

		<p>surrounding existing neighborhoods by focusing on how the perimeter looks and functions, particularly around Parcel A: landscaping, hardscape elements, trees and pedestrian and bike trails.</p> <p>We look forward to ongoing discussions over the next couple of months as we engage in additional community outreach and the neighborhood-specific charrettes.</p>
<b>Dino V 5:49 PM</b>	Several references to “FAR”. What does that mean?	Floor area ratio is the ratio of a building's total floor area to the size of the piece of land upon which it is built.
<b>Ellen 05:50 PM</b>	Considering the looming Climate Crisis is ANY planning being done to make sure that homes in these areas will be "super insulated" or otherwise of an energy efficient standard that exceeds current standards so that these homes will be affordable to operate on an ongoing basis and minimally impact the City's carbon footprint?	<p>First, by not building ranch style homes on large lots, we will save an enormous amount of water per dwelling unit. Second, utilizing more native and water-conscious landscape materials will also use considerably less water than traditional sod in yards and large expansive common areas.</p> <p>Regarding energy efficiency standards, the homes within Uplands will be built to today’s codes and energy-usage standards, with modern materials, all of which will lead to much better HERS scores (Home Energy Rating System), a measure of a home’s energy efficiency, when compared to the area’s existing homes.</p>
<b>Ellen 05:54 PM</b>	In this highly constrained presentation if only panelists are able to see the chat or the Q&A how are concerned neighbors supposed to be able to see what issues might be of concern to others in OUR community? Where is the transparency???	<p>This process will be completely transparent and available for review in written and video format. We will send an email to attendees with links to our website, where the Q&amp;A detailed written responses will be available, along with the entire video of the virtual meeting.</p>

<p><b>Dino V 5:55 PM</b></p>	<p>We have all seen this process before. What has changed since your hearing? Have you secured water, sewer? What about roads, traffic? This is what people want to know. This is what impacts our lives.</p>	<p>We have continued to work with the City on Uplands’ infrastructure needs (water, drainage, sewer, transportation) and third-party engineers identified the impacts the development will have to the existing systems. We have been closely working with the City to determine upgrades to the current systems and other ways to mitigate future effects on those systems.</p> <p>From a water standpoint we have worked closely with the City for many years, and prior to that, the City conducted significant study into the availability and budgeting of water. The City confirmed multiple times at prior hearings that the project has sufficient water, and the design functions within the budgeted amount for this project.</p> <p>From a transportation perspective, we not only work with third-party engineers to quantify impacts and necessary improvements, but we also work with the Colorado Department of Transportation and the City on those same matters. Through that process significant improvements have been identified: roadway expansion, additional street networks, crossings, pedestrian and bike walkways, traffic calming measures, and other safety measures that are currently lacking within this area will be installed by the Uplands.</p>
<p><b>Ellen 5:58 PM</b></p>	<p>Define Charrette</p>	<p>A Charrette is a collaborative planning process that seeks input from interested parties to review and assist in resolving issues in designs and/or plans. In this case, we’ll be holding a few neighborhood-specific charrettes with those within each respective neighborhood bordering the Uplands.</p>

<p><b>Dino V 06:08 PM</b></p>	<p>How does your collective address the traffic issues and water and sewer issues and density issues people about which people have concern? How will your collective help the stoned, mentally ill, shirtless and maskless homeless guy today that tried to walk into the delivery truck unloading at my business?</p>	<p>The Collective is separate from traffic, water, sewer, or density issues. The Collective was designed to address broader social and quality of life issues in the area, ensuring the Uplands contributes to catalyzing food security, workforce development, small business development, and community engagement in the surrounding neighborhoods. Learn more at <a href="http://uplandscommunitycollective.org">uplandscommunitycollective.org</a>.</p> <p>Unfortunately, we cannot weigh in on the specific incident you mentioned; however, the director of the Collective, Eric Kornacki, is well-versed on the local and regional agencies that deal with housing insecurity, food insecurity, and mental illness. He would be able to direct you to available resources – you can reach him via <a href="http://uplandscommunitycollective.org">uplands community collective.org</a>.</p>
<p><b>Dino V 6:09 PM</b></p>	<p>[To Eric Kornacki, Executive Director of the Uplands Community Collective]: 10 minutes of resume. GET TO THE POINT!</p>	<p>Sorry for the long-winded introduction about my background. I thought it would be useful for the community to hear my specific relevant experience in starting from a data-centric approach yielding community-based urban farming, and place-based economic development (by the existing community, for the existing community). The Uplands team sought me out because of that particular niche within the non-profit world.</p>
<p><b>Dino V 06:10 PM</b></p>	<p>67 years of business, keeping a business open during a pandemic, I didn't realize I wasn't vital.</p>	<p>Noted – we in no way are implying your business is not vital to the community. In fact, we believe the opposite — local businesses are incredibly vital. According to recent studies, 48 cents from each dollar spent at a locally-owned business stay within the community, compared to only 17 cents from regional/chain businesses. That's why you'll see a variety of commercial spaces within the Uplands,</p>

		<p>including purposefully-designed, smaller, more attainable commercial spaces.</p>
<p><b>Ellen 6:13 PM</b></p>	<p>No agricultural area was shown on the maps gone thru earlier so what is this nonprofit assertion that that's an area of focus of the nonprofit? Is this a 501(c)(3)?</p>	<p>The specific location of any agricultural facilities on public lands (community farm, community gardens) will be determined by the City (see below the response to the Question below at 6:17pm).</p> <p>Regarding the Collective's non-profit status – yes, it is registered with the State of Colorado as a non-profit entity. '501(c)(3)' is a federal IRS tax designation, allowing donations to be tax-deductible. As with most non-profits, the Collective will process its federal tax status after further establishing operations.</p>
<p><b>K.Ray 06:13 PM</b></p>	<p>Why are you destroying a diverse community and then impose "a non-profit" to "feed the community"? This is offensive and cynical. Have you changed your mind and are making this REAL affordable housing or are you building a Market - based subdivision?</p>	<p>We disagree that Uplands will 'destroy' a diverse community. Rather, based on actual research, surrounding school scores, incomes and existing home values all improve when infill communities of this scale are developed. The Collective was created to ensure the development of the Uplands impacts the surrounding community in a positive way – by growing food, helping folks find hyper-local employment, and helping local businesses thrive.</p> <p>Regarding the affordability of homes within Uplands: not all the homes within the Uplands community will be 'affordable housing' (e.g. rental apartments subsidized by Federal, State, and/or local government funds). Anything other than subsidized affordable housing would be 'market rate'; however, not all 'market rate' housing is the same. We have committed to a full spectrum of housing, both rental and for-sale, including affordable housing, senior housing, and smaller attainable-by-design homes, along with other types.</p>

		Based on the City’s own research, these ‘Missing Middle Housing’ types are exactly what young and older households alike are seeking with little success due to the lack of supply.
<b>Jason Sinner 06:15 PM</b>	Who is funding the nonprofit	The Uplands project provided the initial funding and support to establish the Collective, which is a separately incorporated non-profit organization. The Collective is currently focused on community engagement and co-creating a strategic vision, for which it will fundraise through grants and other sources to implement many of its programs
<b>Ellen 6:16 PM</b>	Civic engagement? Uplands has not communicated w/ either of us in this household despite our signing up to receive emails at a prior community meeting at Pinnacle.	That’s strange Ellen – let’s see if we can find the problem. Please contact us at <a href="mailto:info@uplandscolorado.com">info@uplandscolorado.com</a> so we can resolve any issues with our mailing list. You should be receiving update emails occasionally, directing you to our website, <a href="http://www.UplandsColorado.com">www.UplandsColorado.com</a> , where we post updates.  Also, for more civic engagement opportunities, please watch your inbox or check back on our website for additional upcoming town hall / feedback meetings and neighborhood-specific charrettes.
<b>Jason Sinner 06:16 PM</b>	How many homes are you planning to build?	At this time, we are projected to build 2,350 total homes. Per the City’s comprehensive land use map, the Uplands parcels are allowed over 3,800 total dwelling units. The following are the MAXIMUM Units per Parcel:  Parcel A - 2,705 (18/acre)  Parcel B – 148 (5/acre)

		<p>Parcel C-West – 587 (36/acre)</p> <p>Parcel C-East – 247 (18/acre)</p> <p>Parcel D – 156 (8/acre)</p> <p>In contrast, we are planning to build 2,350 homes across all the parcels. <b>None of the parcel-specific maximums will be exceeded.</b></p>
<b>K.Ray 06:16 PM</b>	Are you going to show all the questions????	Yes – all the questions are shown here.
<b>Dino V 06:16 PM</b>	Eric, do you not think that EXISTING residents are not helping their neighbors? You have NO idea what is happening in this community.	<p>We recognize that there is a very active community of residents and organizations working together, especially during the COVID-19 pandemic, and the Collective is eager to partner and assist them in their respective missions. Based on the data we’ve analyzed plus years of interviews in the community, we know there are still disparities within our community, including access to healthy food, educational outcomes, health/wellness statistics, and attainability of local employment. The Collective brings a unique and effective community development paradigm to address these issues, one that is deeply-rooted in resident leadership and creating collective impact coalitions and partnerships.</p>
<b>m 06:17 PM</b>	Where will the Land for the community garden be located in the PUD	<p>We currently have not dedicated a specific location for community gardens or other agricultural facilities, in part because the City and its residents will determine how to use the expansive public lands within Uplands, dedicated at no charge to the City for public use. We would love to engage in conversations with the residents to get feedback on locating community gardens and/or farms.</p>

<p><b>johnpalmer</b> <b>06:22 PM</b></p>	<p>How is it that parcel E is a private park?</p> <p>When Uplands asked for a land use change and it was granted it was stated that the parcel would be given to the City as open space / park?</p>	<p>Parcel E has been designated as ‘private park and open space.’ It does not mean that the use must be private, it just means that the City does not have to own or maintain the parcel. There are a number of challenges to making Parcel E usable, including topography and existing utility facilities, which is in part why the City didn’t deem it suitable for City-owned public land.</p>
<p><b>m 06:23 PM</b></p>	<p>What is the expectation per acre unit for parcel b. And what is the phased development timeline</p>	<p>Parcel B is the southwest parcel near the southwest corner of 84th and Lowell, and the parcel is split by Bradburn Boulevard. Per the recently approved comprehensive plan amendment, the MAXIMUM density is 5 dwelling units per acre. On the parcel to the south of Bradburn, we are proposing a maximum of 26 homes, which is about 2 dwelling units per acre, and up to 5 dwelling units per acre to the north of Bradburn Boulevard (82 units). We have no specific timeline on when those parcels will be developed.</p>
<p><b>lucy 06:23 PM</b></p>	<p>Have you seen the 2020 Westminster community survey? 48 percent of respondents stated that too much growth was a major problem. Any thoughts?</p>	<p>The Survey was really informative for us, not only regarding growth, but also regarding quality of education, access to trails, etc. It’s important to read the entire report to appreciate the nuances. While respondents are certainly concerned with growth, housing cost and availability was equally or more concerning.</p> <p>“Resident opinion about residential growth was roughly split, with about 42% saying the impact on the quality of life was positive and 36% saying it was negative (22% said it was neutral).”</p>



		<p>“The high cost of housing was a major or moderate problem for 7 in 10 respondents” and “concerns about the high cost of housing has been on the rise since 2010.”</p> <p>“The single action most frequently mentioned by respondents that could improve quality of life for the community was affordable housing.”</p>
<p><b>m 06:24 PM</b></p>	<p>Doesn't xeriscaping obviate the argument in re lot size being more water efficient?</p>	<p>Using the same amount of water to accommodate more residents (via smaller lots) is a modern, efficient and sustainable water use scheme being used by municipalities nationwide. The landscape materials used for tree lawns (space between the curb and the sidewalk) and residents' lawns will FURTHER enhance the water efficiency of the project.</p>
<p><b>AJ Varner 06:31 PM</b></p>	<p>Do you foresee expansions of 84<sup>th</sup>, Lowell, 88th, 86th Clay, Decatur and 87th?</p>	<p>84th will be expanded between Federal and Lowell. Currently it is a 2 lane roadway, and we will be expanding it to provide additional capacity.</p> <p>88th does not have a formalized edge on the south side, so we will be expanding that road to add parking, bike lanes, and we are adding safety improvements within the intersections.</p> <p>On Lowell, we will actually be adding quite a few safety improvements. We will maintain parking in front of the existing residents' homes, but we will also expand the roadway to the East, add bike lanes, install safety/traffic-calming improvements, and wider sidewalks on that corridor.</p> <p>On Federal, we will be expanding from a 4-lane to a 6-lane roadway from 84th to 88th. Additional improvements will be made at the intersections of</p>

		84th and 88th to accommodate safety and to transition to those added lanes.
<b>m 06:32 PM</b>	18 is not too number of dwellings for all parcels. Can you please be more specific as to what parcel you are referencing	Please see the answer to the question by J. Sinner, 6:16pm, above.
<b>Anonymous Attendee 06:34 PM</b>	Federal is CDOT how will you accomplish that ?	We work very closely with CDOT. Typically developers are responsible for improvements even when it's within CDOT roads. We are also working very closely with the Federal Boulevard Multimodal Transportation Study that focuses on the entire corridor.
<b>garyshea 06:36 PM</b>	The last 2 questions I cannot see in the que	Please see questions provided on this list.
<b>Jamie Chapa 06:37 PM</b>	how do you slow traffic down with all this additional cars?	We will work closely with the City to implement traffic calming features typically used for this type of road condition. Please see the response below to the question by Anonymous at 6:49pm.
<b>Ellen 6:38 PM</b>	So there'd be pinch points at 88th and south of 84th. on Federal. That makes no sense. Same pinch point problems on Lowell.	Please see the answer above to the question by AJ Varner at 6:31pm. Regarding concerns about specific intersections and/or other details, please contact the City's traffic professionals to discuss their design criteria.

<p><b>linda graybeal</b> <b>06:40 PM</b></p>	<p>Are you still considering a viewing site (mountains, sunsets) on the top of Lowell on the west side?</p>	<p>Absolutely! Our plan for the southern half of Parcel B contains 3 acres of public land at the top of Lowell - the hilltop where folks park to watch the sunset. Adjacent to the hilltop, 3 acres of view corridor below it will be preserved, which may also be accepted by the City as public lands (the 'grove').</p> <p>Ultimately, it will be the City's decision on how best to design and utilize the public lands on the hilltop – our suggestions to the City include safe parking and plenty of space to enjoy the views, especially at sunset.</p>
<p><b>Jamie Chapa</b> <b>06:42 PM</b></p>	<p>How do we feel safer? We've seen a rise in crime in the Shaw Heights area. More homes = more crime.</p>	<p>In similar infill projects throughout the Denver metro area, statistically there is no correlation that more homes = more crime.</p> <p>Additionally we are in close conversations with the Westminster Police department to address crime issues in Westminster.</p>
<p><b>johnpalmer</b> <b>06:42 PM</b></p>	<p>Do any of the Uplands people live in or our community?</p>	<p>None of the Uplands team live in the neighborhoods surrounding the site. The team, including a diverse group of consultants, have been working directly in the community for the last 5 years.</p>
<p><b>Anonymous Attendee</b> <b>06:45 PM</b></p>	<p>Why do you keep pushing this coalition propaganda?</p>	<p>Thank you for your comment. We are by no means pushing any type of propaganda on the community. We actually formed The Collective because of the concerns neighbors and community institutions have voiced to us over the last few years. We heard from these stakeholders that they wanted an urban</p>

		<p>farm, better educational outcomes, better local employment opportunities, more neighborhood businesses, and inclusion within Westminster. The Collective is devoted to making these goals become reality.</p>
<p><b>Anonymous Attendee 06:48 PM</b></p>	<p>What about the Eastern view from the Shaw Heights neighborhood?</p>	<p>There are many features that allow for the residents to enjoy eastern views.</p> <ol style="list-style-type: none"> <li>1. 10 acres of public lands on the northwest corner of Parcel A, just to the east of Flynn Middle school</li> <li>2. 86<sup>th</sup> Avenue will be built on the west and east sides of <i>another</i> 10 acres of public lands in the center of the site, allowing east-west visibility through the site.</li> <li>3. 4.5-acre detention pond/natural area near the southwest corner of parcel A, on the east side of Lowell</li> </ol>
<p><b>Anonymous Attendee 06:49 PM</b></p>	<p>Lowell is already a DRAG STRIP!</p>	<p>Lowell is in need of improvements. There are no sidewalks, lights, homes, or parks on the east of side of Lowell. The lack of improvements is one of the contributing factors in creating the feeling in drivers that cars are safe to go faster along this corridor. Well-established urban and traffic planning principles indicate that placing homes, parking, bike lanes, and other traffic calming measures on neighborhood roadways effectively slows speeds. We look forward to sharing additional details once the City and the Uplands team have finalized details and next steps.</p>
<p><b>Dino V 06:49 PM</b></p>	<p>I hear so much about what needs fixed in this existing community: poverty, roads, schools, etc. Jeff, please tell us what RIGHT with this community is and how your development will</p>	<p>Thanks for this question/comment. There is a LOT right with this community. We have met so many ‘helpers’ that are incredibly active and selfless in their local work – school boards, foundations,</p>

	<p>complement and enhance what is RIGHT. We would all like to know.</p>	<p>volunteers, etc. We feel the sense of community from the neighbors when we converse. Exciting and well-paying job opportunities surround this community given its proximity to the I-36 corridor and downtown Denver.</p> <p>But we also cannot ignore the feedback from those neighbors that are struggling with the lack of neighborhood mobility, or finding housing that suits their needs. People have expressed their frustration with their children’s educational opportunities, and some folks need external certifications to access those nearby well-paying jobs. Some others have quietly shared that they simply do not have enough to eat. In the end, the Uplands and the Collective can enhance the assets of this community with jobs, housing, better mobility, better school funding, and together with the community, we can increase food security and resiliency for many.</p> <p>We will continue to work with the neighbors and local institutions to design specific elements within the Uplands that blend with and complement the existing community.</p>
<p><b>Anonymous Attendee 06:52 PM</b></p>	<p>How is it Uplands knows what’s best for our neighborhood?</p>	<p>We are in no way saying that we know what is best for your neighborhood. Based upon years of empirical research and hundreds of interviews and conversations with neighbors and other stakeholders, we heard consistent requests and suggestions surrounding food/agriculture, education, workforce development, small business development, and civic engagement. See also the answer above to the question by Anonymous, at 6:45pm.</p>

		We are open to continue conversations with you to discuss those topics that make a neighborhood great.
<b>mike h 06:52 PM</b>	Is the uplands project goal to be the next Stapleton? Perhaps I misunderstood the speakers use of “comps like Stapleton” mike h 06:52 PM	No, we believe this area is unique. We also believe elements that made Stapleton (now ‘Central Park’) successful can be implemented here to create a legacy for this community. The speaker used Stapleton/Central Park, Lowry and other infill communities as comparable examples of infill communities when discussing crime.
<b>K.Ray 06:54 PM</b>	Are you not putting Apartments on Federal any longer?	The village center will be between 85th and 87 <sup>th</sup> along Federal, and this area is the only neighborhood within Parcel A where apartments are allowed (along with commercial and office uses). Everywhere else within Parcel A, you’ll see single family detached and single family attached (townhomes, etc.). Parcel C (east of Federal) is designated for apartments as well.
<b>Anonymous Attendee 06:58 PM</b>	WHO OWNS THE LAND TODAY?	The land has been owned by the same entity for the last 100 years. The land will transfer after the approval process.
<b>mike h 07:02 PM</b>	Can you help get rid of the topless bar on Federal?	Thank you for your question. We are limited to designing and improving the land within our Uplands parcels. We certainly encourage conversations on elements of the project you want to see incorporated or avoided.

Please feel free to email us at [info@uplandscolorado.com](mailto:info@uplandscolorado.com) to follow up on any comments or concerns.