



# UPLANDS

## QUARTERLY CONSTRUCTION UPDATE

November 16, 2023

# MEET THE TEAM

## INTRODUCTIONS



**MARCUS PACHNER**  
The Pachner Company



**BONNIE NIZIOLEK**  
Norris Design



**RYAN LITTLETON**  
HR Green, Inc.

# OVERVIEW

## Agenda

- 1 MEETING GUIDELINES
- 2 VICINITY MAP
- 3 UPLANDS UPDATE
- 4 PDP COMMITMENTS
- 5 INFRASTRUCTURE IMPROVEMENTS
- 6 CONSTRUCTION RESOURCES
- 7 Q&A

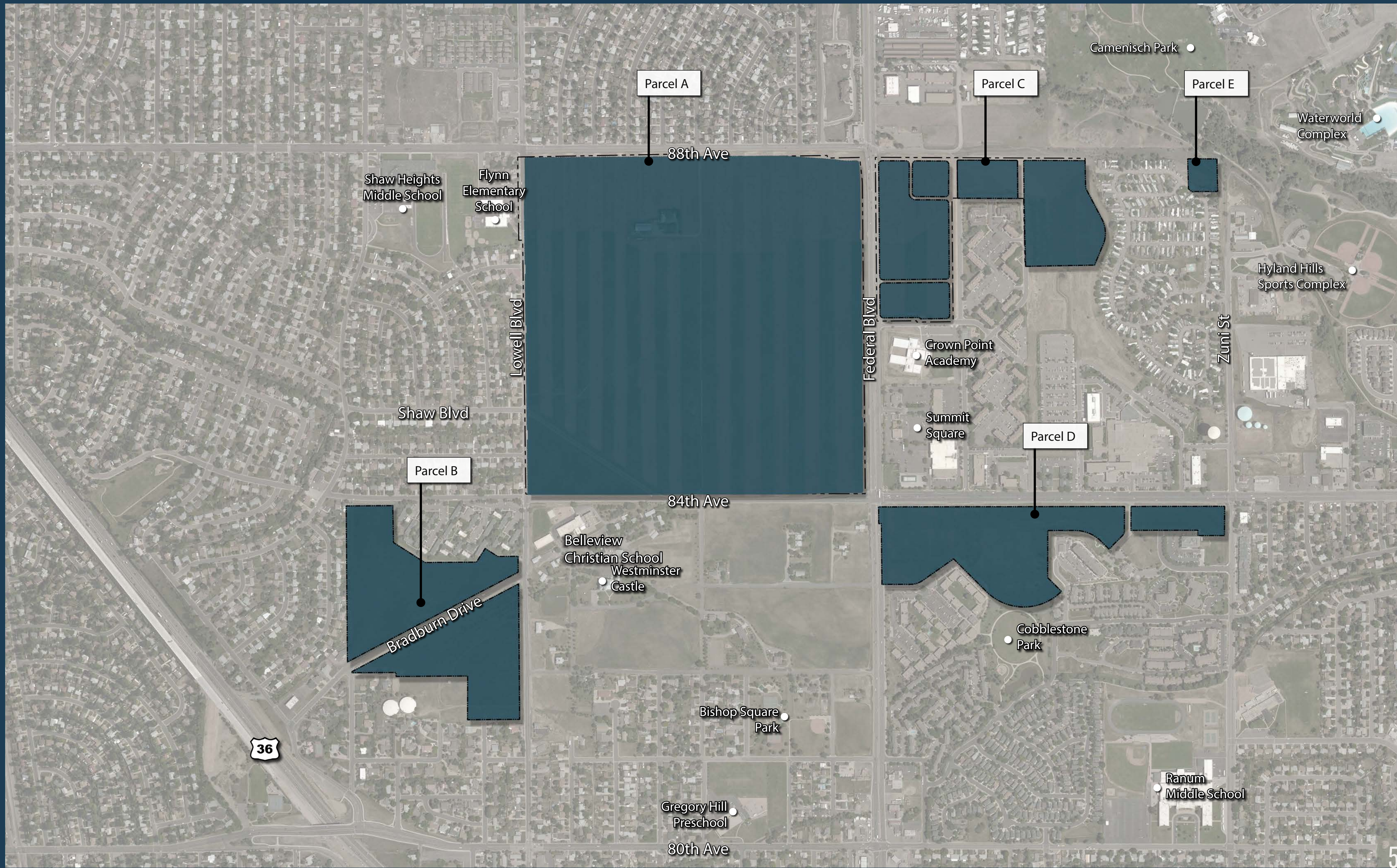


# MEETING GUIDELINES FOR SUCCESS

- **THANK YOU, CROWN POINTE.** Be respectful of staff at Crown Pointe, who are working late to accommodate us, the meeting will end promptly at 6:30. We'll need everyone to exit the school at that point.
- If individual follow-up is needed, please email us at: [info@UplandsColorado.com](mailto:info@UplandsColorado.com)
- **Q&A OPPORTUNITY:** There will be ample opportunity for Q&A, however we will only take one question at a time to ensure everyone has a chance to participate.
- We will not entertain a discussion about whether the Uplands community will be moving forward, as we have already received some of our construction permits and have broken ground.
- **LET'S KEEP IT RESPECTFUL.** We will not tolerate disruptions or disrespectful behavior and those who are not able to participate in a constructive way may be asked to leave.



# VICINITY MAP



# UPLANDS UPDATE

# INFRASTRUCTURE UPDATE

## LEGEND







-  SANITARY SEWER IMPROVEMENTS/UPGRADES
-  WATER IMPROVEMENTS/UPGRADES
-  STORM DRAINAGE IMPROVEMENTS/UPGRADES



DOWNSTREAM  
SANITARY SEWER  
UPGRADES

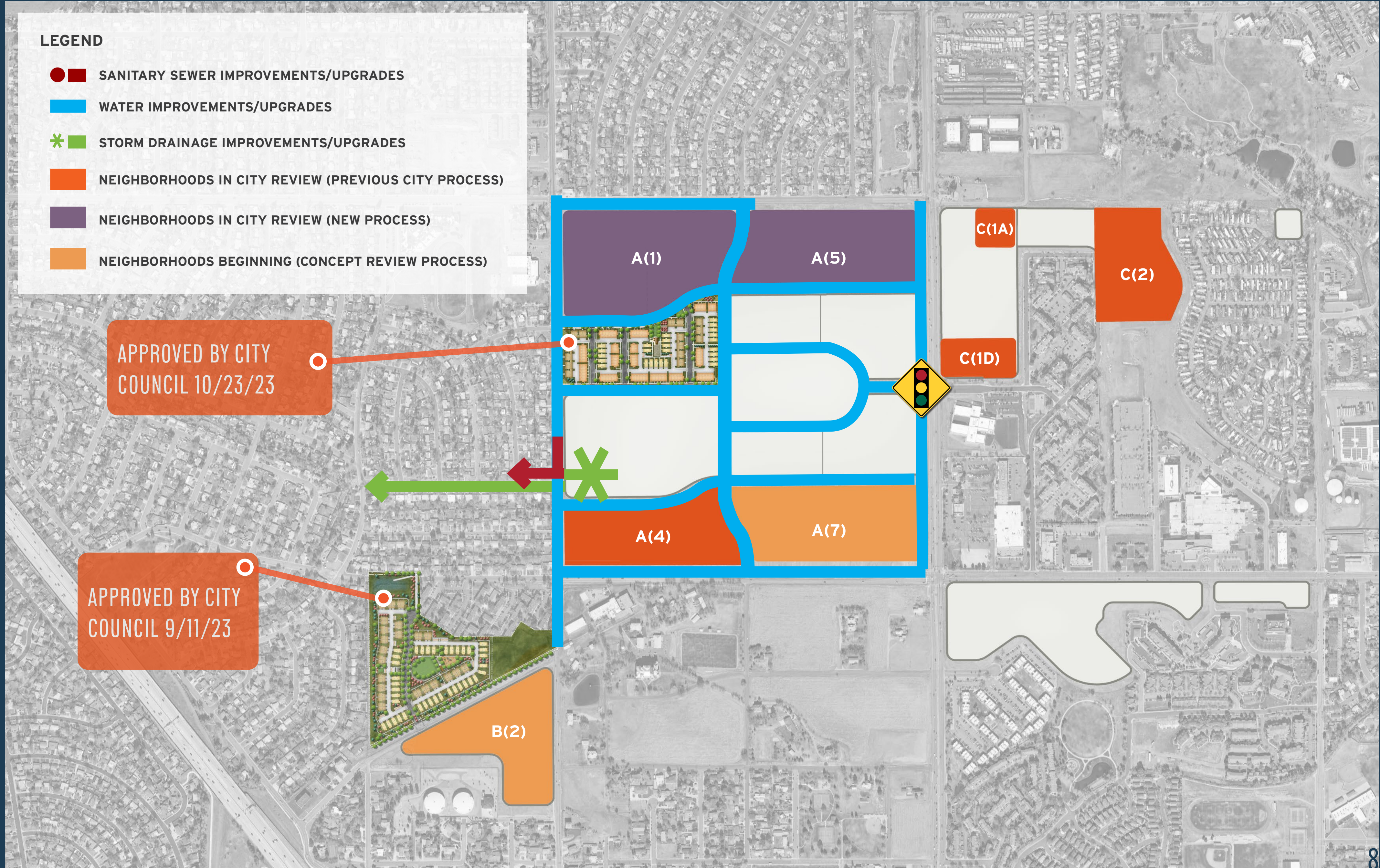
# NEIGHBORHOOD UPDATE

## LEGEND

-  SANITARY SEWER IMPROVEMENTS/UPGRADES
-  WATER IMPROVEMENTS/UPGRADES
-  STORM DRAINAGE IMPROVEMENTS/UPGRADES
-  NEIGHBORHOODS IN CITY REVIEW (PREVIOUS CITY PROCESS)
-  NEIGHBORHOODS IN CITY REVIEW (NEW PROCESS)
-  NEIGHBORHOODS BEGINNING (CONCEPT REVIEW PROCESS)

APPROVED BY CITY COUNCIL 10/23/23

APPROVED BY CITY COUNCIL 9/11/23





# CITY COUNCIL APPROVED PA-B(1) NEIGHBORHOOD PLAN



### LAND USE DATA CHART

- » 82 homes
  - 38 SFD homes
  - 44 paired homes
- » 4.97 du/ac
- » 32'-2" max building height

# CITY COUNCIL APPROVED PA-A(2) NEIGHBORHOOD PLAN



**LOT TYPE LEGEND**

SFD - 3 STORY SINGLE-FAMILY DETACHED	
SFA - 2 STORY TOWNHOME	
SFA - 2 STORY PAIRED HOME	

## LAND USE DATA CHART

- » 135 homes
  - 25 SFD homes
  - 30 SFA (paired homes)
  - 80 SFA (townhomes)
- » 9.78 du/ac
- » 35' max building height

# SUSTAINABILITY

## Approved Uplands Homes

All SFD and SFA homes comply with EnergyStar and WaterSense

All SFD and SFA homes feature Level 2 EV car charging in the garage

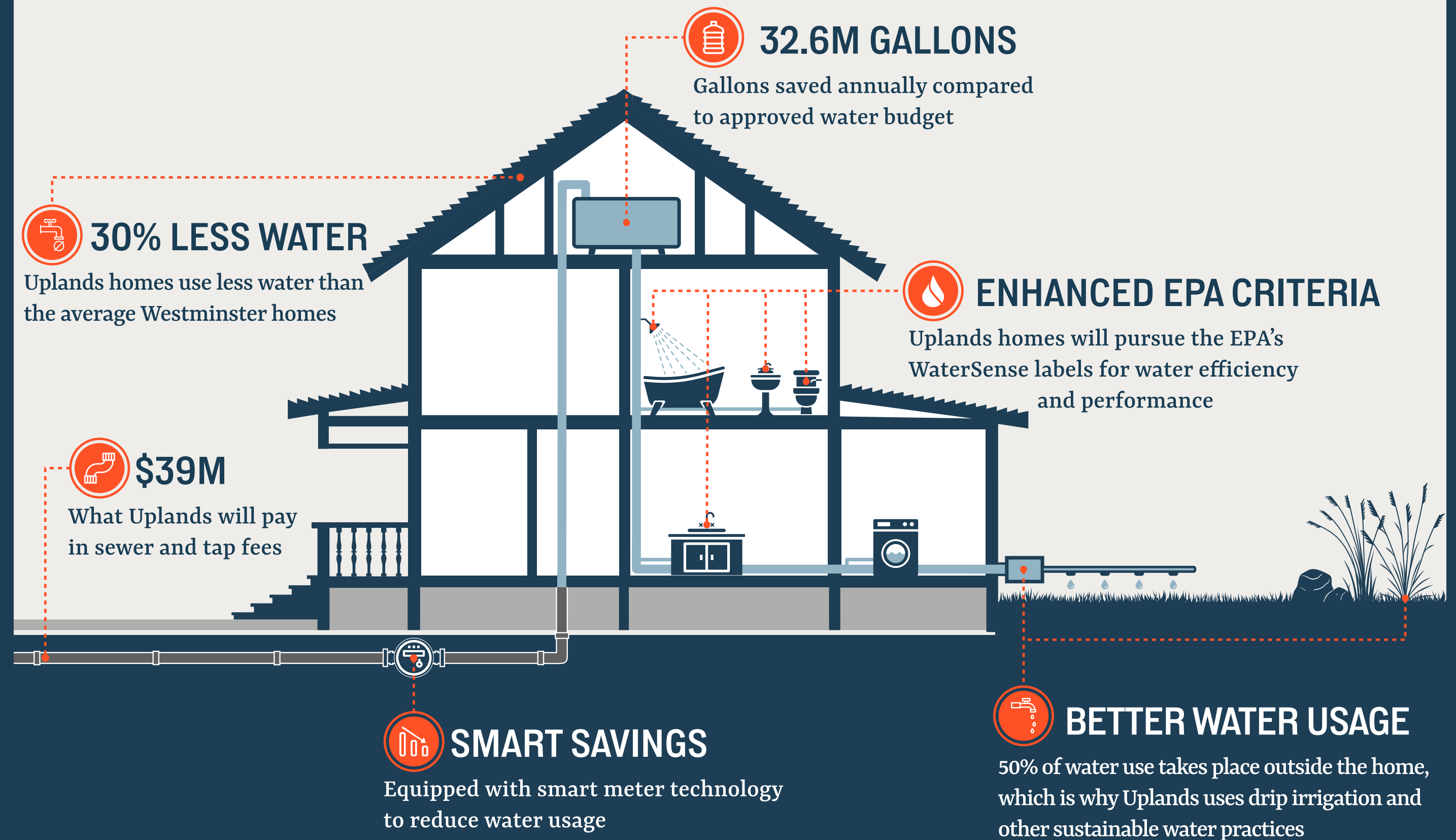
All SFD homes with traditional roofs are designed as 'solar ready'

Proposed landscape plans include high water turf areas covering far less than the 20% coverage allowed in the City's landscape regulations.

All tree lawns consist of low water use shrub material and native seed instead of high-water use turf.

The landscape design is focused on creating pollinator corridors throughout the site by way of species selection and linked green spaces.

## WATER CONSERVATION AND SUSTAINABILITY



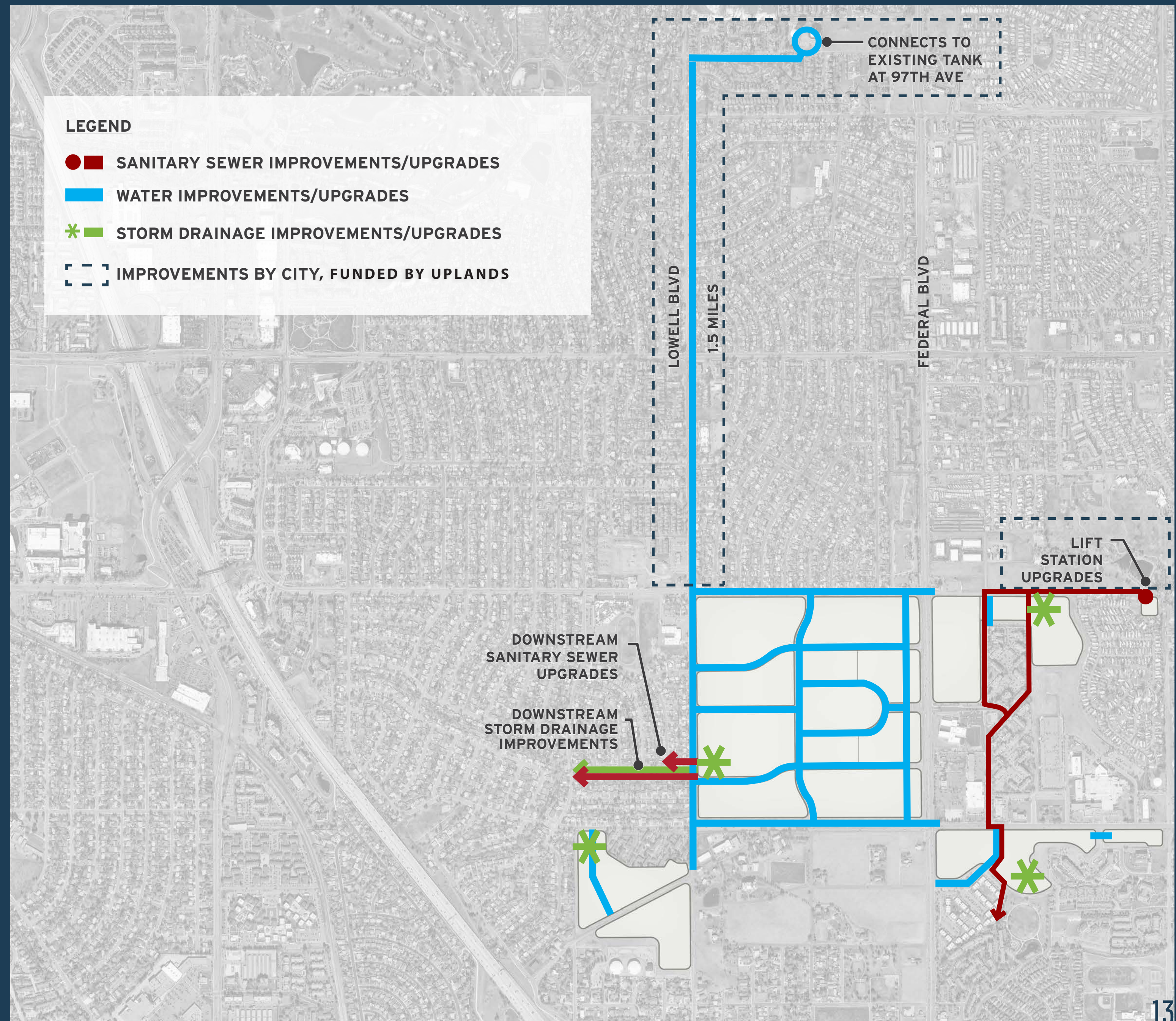
# PRELIMINARY DEVELOPMENT PLAN COMMITMENTS

# PRELIMINARY DEVELOPMENT PLAN

## Public Improvements

Uplands provides \$40 million in infrastructure improvements (sewer, water, storm drainage, roads, etc), including:

- Fixes downstream deficiencies, upgrades/improves emergency conditions at existing lift station and provides new connections for the community
- Upsizes, strengthens and supplements water lines and fire needs
- Establishes and significantly reduces downstream stormwater detention and adds water quality to all parcels



# PRELIMINARY DEVELOPMENT PLAN

## Public Improvements

### Storm Drainage

- Shaw Boulevard and Circle Drive

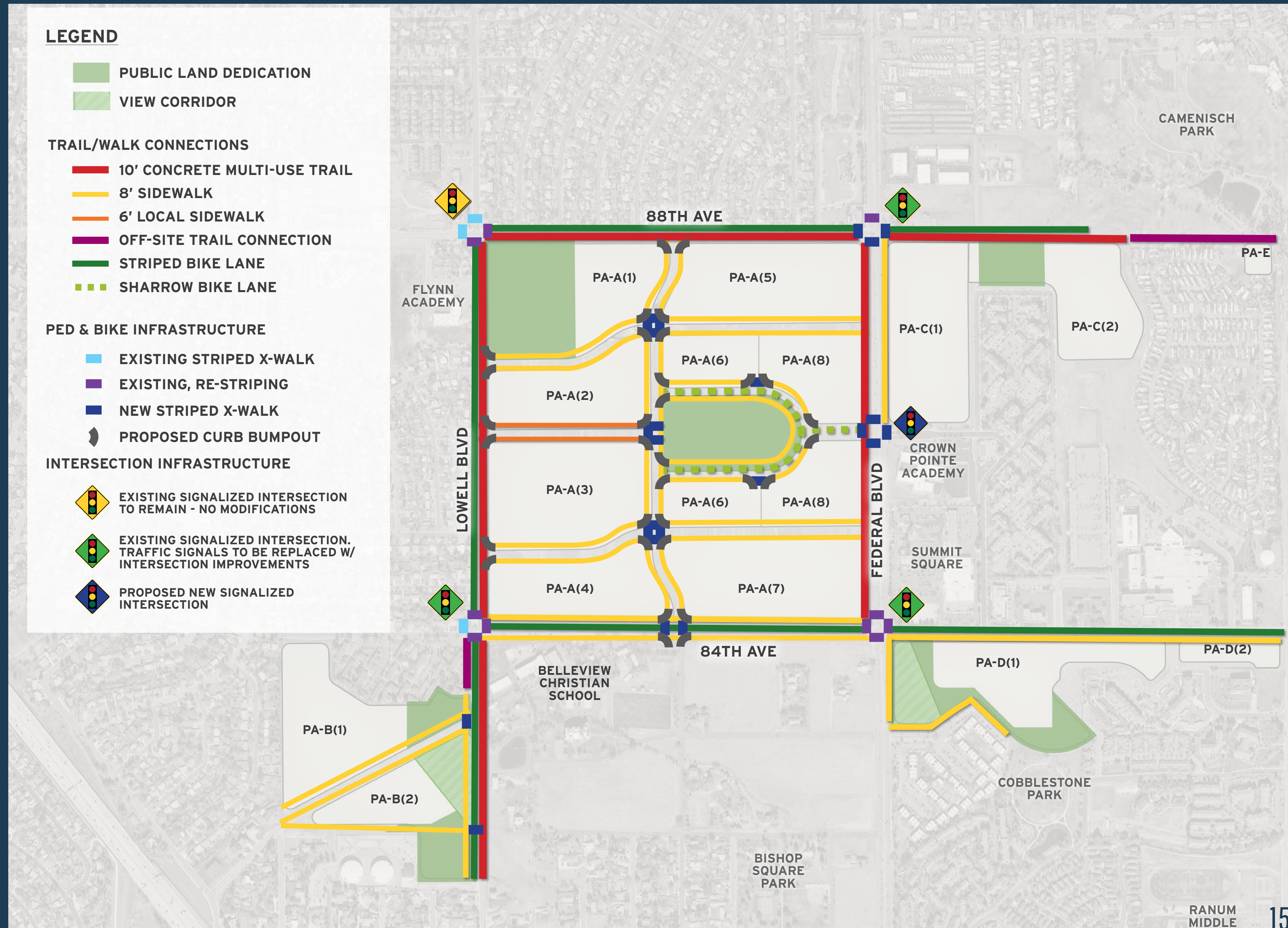


# PRELIMINARY DEVELOPMENT PLAN

## Bike and Pedestrian Connectivity

Uplands provides connections for existing and future residents to:

- Existing schools
- Existing bus stops
- Existing and proposed park and recreational amenities
- Existing and proposed businesses and services



# UPLANDS UPDATE

## Public Land Dedication

11.00  
ACRES  
PARCEL A: NW

10.00  
ACRES  
PARCEL A: CENTRAL

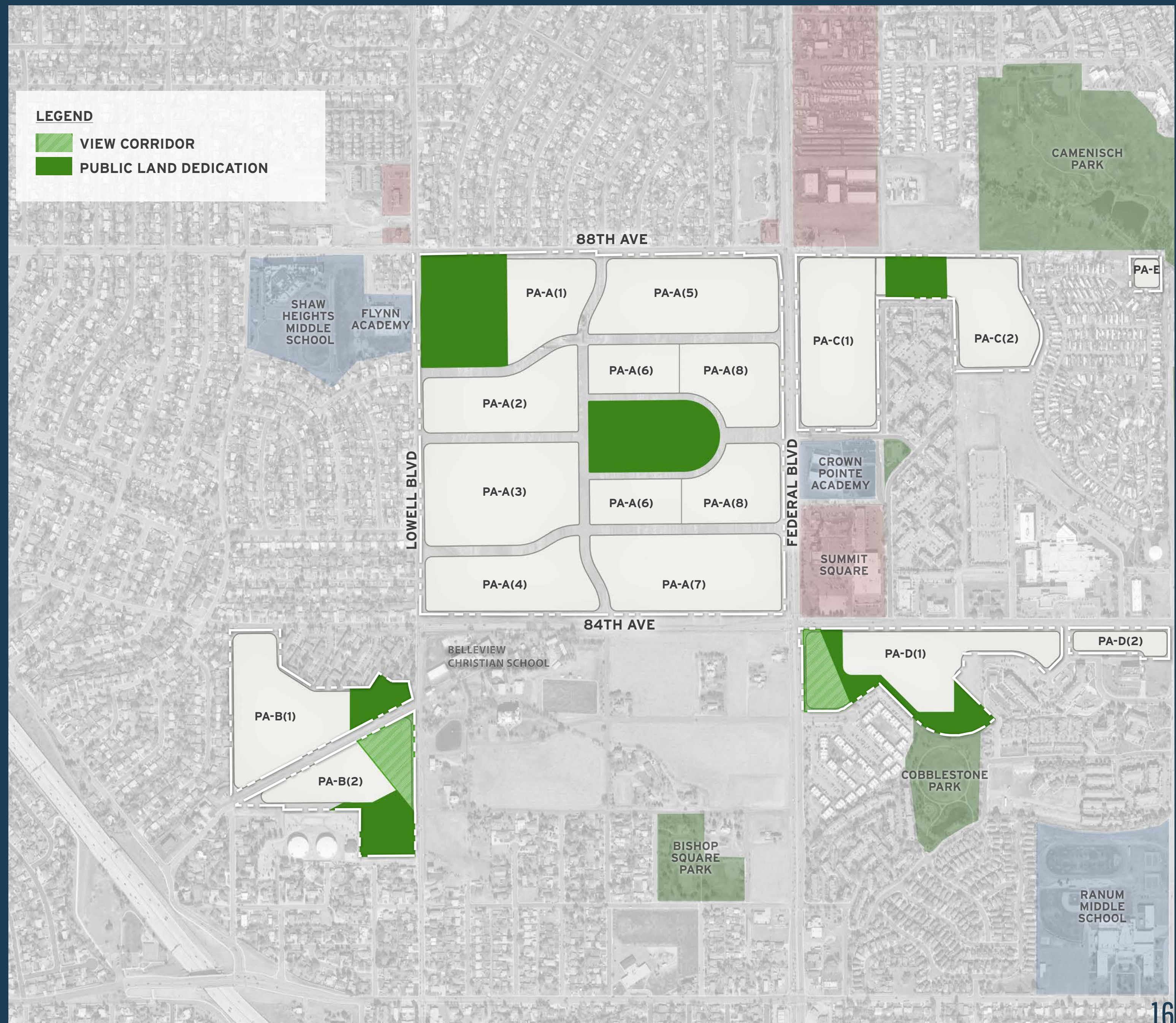
6.06  
ACRES  
PARCEL B

3.00  
ACRES  
PARCEL C

4.24  
ACRES  
PARCEL D

34.30  
ACRES  
TOTAL PUBLIC LAND DEDICATION

6.35  
ACRES  
VIEW CORRIDOR





## DOCUMENTS APPROVED THROUGH PUBLIC PROCESS

- ✓ **Preliminary Development Plan**
- ✓ **Master / Phase I Drainage Report**
- ✓ **Master Utility Study**
- ✓ **Traffic Impact Study**
- ✓ **Phase I Environmental Site Assessment**
- ✓ **Phase II Environmental Site Assessment**
- ✓ **Master Official Development Plan – Parcel A**
- ✓ **Phase II Drainage Report – Parcel A**

## ADMINISTRATIVE APPROVAL DOCUMENTS

- ✓ **Onsite Grading & Erosion Control - Approved**
- ➔ **Regional Pond & Shaw Boulevard Outfall**
  - Nearing CoW Approval
  - Need final FEMA review of CLOMR Application
- ➔ **Parcel A Infrastructure Construction Documents**
  - Partially Approved, Nearing Full Approval
  - Need final FEMA review of CLOMR Application
- ➔ **Federal Boulevard Construction Documents**
  - Nearing CoW Approval
  - Nearing CDOT Approval
  - Need final FEMA review of CLOMR Application
- ➔ **Phase III Drainage Report**
- ➔ **Final Traffic Impact Study**
- ➔ **Filing No. 1 Final Plat**

# PRIOR DEVELOPMENT APPLICATIONS

- Comprehensive Plan Amendments
  - Parcels B, D, and E – PLN18-0145 – Approved 2-20-20
- Annexation
  - 3 Annexation Plats – PLN18-0144 – Approved 1-24-22
- Rezoning
  - All Parcels – PLN18-0147 – Approved 12-20-21
- Preliminary Development Plan
  - All Parcels – PLN18-0146 – Approved 12-20-21
- Official Development Plans
  - “Master” ODP for Parcel A – PLN20-0081 – Approved 12-20-21
  - ODP for Parcel B-1 – PLN21-0031 – Withdrawn March 2023
  - ODP for Parcel B-1 – PLN23-0014 – Approved 9-11-23
  - ODP for Parcel A-2 – PLN23-0020 – Approved 10-23-23

## PRIOR DEVELOPMENT APPLICATIONS (CONT)

- Pre-application Meetings
  - Annex, Rezone, PDP, MODP – PRE18-0039 – July 2018
  - Parcel B-1 – PRE20-0006 – April 2020
  - Parcel B-1 – PRE20-0026 – September 2020
  - Parcel C-1 – PRE22-0005 – April 2022
  - Parcel C-2 – PRE22-0010 – May 2022
  - Parcel B-1 – PRE22-0036 – November 2022
  - Parcel C-1 – PRE22-0037 – December 2022
  - Parcels A-2 and A-4 – PRE22-0039 – December 2022
  - Parcel C-1 – PRE22-0041 – January 2023
  - Parcel A-7 – PRE22-0043 – January 2023
  - Parcel A-7 – PRE23-0024 – June 2023
  - Parcel B-2 – PRE23-0034 – August 2023

## PRIOR DEVELOPMENT APPLICATIONS (CONT)

- Pre-application Meetings
  - Parcels A-1 and A-5 – PRE23-0036 – August 2023
- Concept Plan Reviews
  - Parcel A-7 – PRE23-0024 – 8-21-23
  - Parcels A-1 and A-5 – PRE23-0036 – 10-2-23

# CURRENT DEVELOPMENT APPLICATIONS

- Preliminary Development Plan Amendment
  - PDP Amendment – PLN22-0052
- Official Development Plans and Amendments
  - “Master” ODP Amendment for Parcel A – PLN22-0090
  - ODP for Parcel C-1, Block 4 – PLN23-0043
  - ODP for Parcel A-4 – PLN23-0060
  - ODP for Parcel C-2 – PLN23-0061
  - ODP for Parcel C-1, Blocks 1 and 3 – PLN23-0072
  - ODP for Parcel A-1 – PLN23-0094
- Concept Plan Reviews
  - Parcel B-2 – PRE23-0034 – Scheduled for 12-11-23

# PRIOR ENGINEERING APPLICATIONS

## Land Disturbance Permit (LDP)

### Early Grading and Erosion Control Plan

- Give Owner, or representative, ability to grade more than one acre in conformance with the associated over lot grading as accepted in conformance to all City Standards and Specifications
- Doesn't no give Owner, or representative, ability to cause any land disturbance within the 100-year floodplain.
- City has enforced an additional 100' buffer from the existing surveyed 100-year floodplain to further prevent grading activity to impact the floodplain.

# CURRENT ENGINEERING APPLICATIONS (CONT)

## Land Disturbance Permit (LDP)

Uplands Filing No. 1 - Federal Boulevard Improvements CDs (Parcel A)

Uplands Filing No. 1 - Shaw Boulevard Outfall CDs (Parcel A)

- Pending acceptance of the Uplands Filing No. 1 Phase III Drainage Report
- Pending acceptance of the Uplands Traffic Impact Study
- Pending acceptance of the Conditional Letter of Map Revision (CLOMR)
- Pending acceptance of the Surety associated with the Public Improvement Agreement (PIA)

Uplands Filing No. 1 - “Master” Civil CDs (Parcel A)

- Staff and Developer are working on a Phasing Plan to bring Public Improvements outside of the Floodplain to the Community

# CURRENT ENGINEERING APPLICATIONS (CONT)

## Reports and Studies

### Uplands Filing No. 1 Phase III Drainage Report

- Mile High Flood District (MHFD) is assisting Staff in reviewing the Phase III Drainage Report and Civil CDS to ensure the proposed water quality and detention facility is eligible for their Maintenance Eligibility Program (MEP)
- Acceptance of the Conditional Letter of Map Revision (CLOMR)
- The review of the CLOMR is led by MHFD

### Conditional Letter of Map Revision (FEMA/MHFD)

- City Staff is assisting with the facilitation of this review; however, acceptance is a Federal approval
- Mile High Flood District is the reviewing agency on behalf of FEMA

### Uplands Traffic Impact Study

- Staff along with CDOT are continuing to ensure that the data provided with the Traffic Impact Study (TIS) are in compliance City and State regulations
- The conclusions from this Study have been incorporated into the Developer's Public Improvements responsibilities.



**PHASE 1 IMPROVEMENTS  
FALL/WINTER 2023**

# PHASING/TIMING

	Fall '23	Winter '23/'24	Spring '24	Summer '24	Fall '24	Winter '24/'25	Spring '25	Summer '25	Fall '25
<b>Earthwork / Grading</b>									
Onsite									
<b>Lowell Blvd</b>									
Utility Construction									
Curb/Gutter/Sidewalks									
Paving									
Street Lights/Dry Utilities									
Traffic Signals at 84th									
<b>88th Avenue (West of Federal)</b>									
Utility Construction									
Curb/Gutter/Sidewalks									
Paving									
Street Lights/Dry Utilities									
<b>84th Avenue</b>									
Utility Construction									
Curb/Gutter/Sidewalks									
Paving									
Street Lights/Dry Utilities									
<b>Federal Blvd</b>									
Utility Construction									
Curb/Gutter/Sidewalks									
Paving									
Street Lights/Dry Utilities									
Traffic Signals									
<b>Onsite Infrastructure(Multiple Phases)</b>									
Utility Construction									
Curb/Gutter/Sidewalks									
Paving									
Street Lights/Dry Utilities									

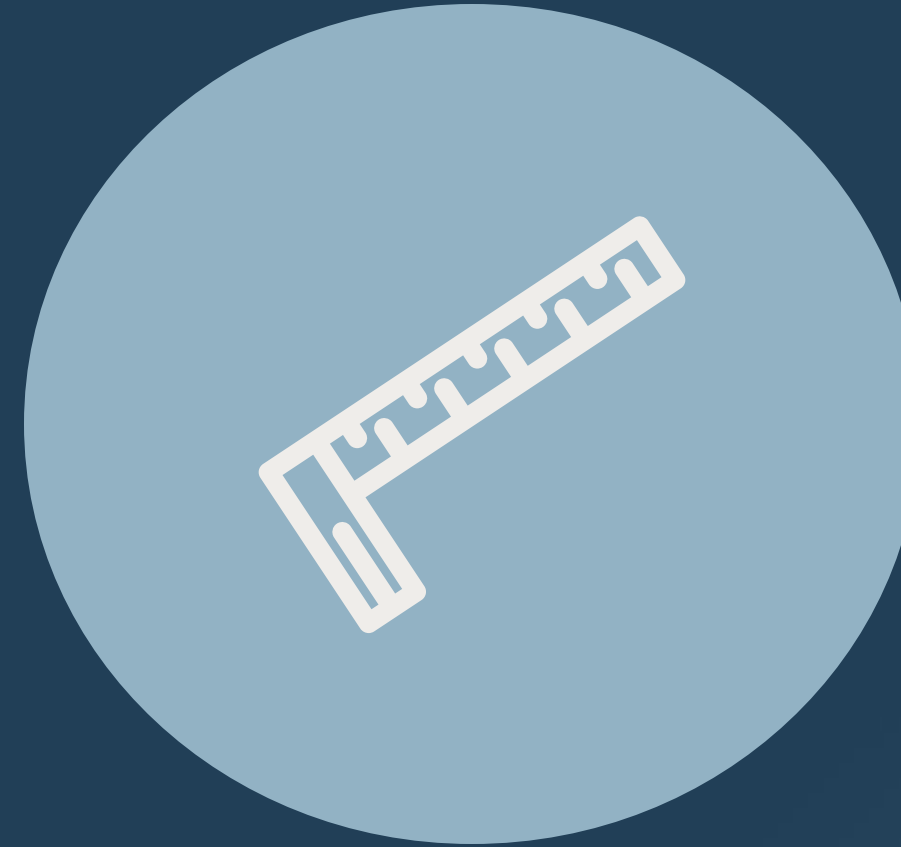
Weather Delays may push all activities further into Spring/Summer of 2025

# PHASING/TIMING



## NOVEMBER 2023

- » Demolition substantially completed onsite.
- » Erosion Control and Grading operations are underway and will continue for the next couple months.
- » Design plans are nearing completion for Federal, Parcel A and Shaw Outfall.



## DECEMBER - FEBRUARY

- » Parcel A internal utility (sanitary sewer, storm drainage, water) infrastructure starting and continuing throughout the next year.
- » Utility work within 84th, 88th, Lowell and Federal.
- » Some roadway widening and improvements will occur as weather allows.
- » City and Uplands is working on focused improvements at 84th and Lowell to expedite intersection improvements.



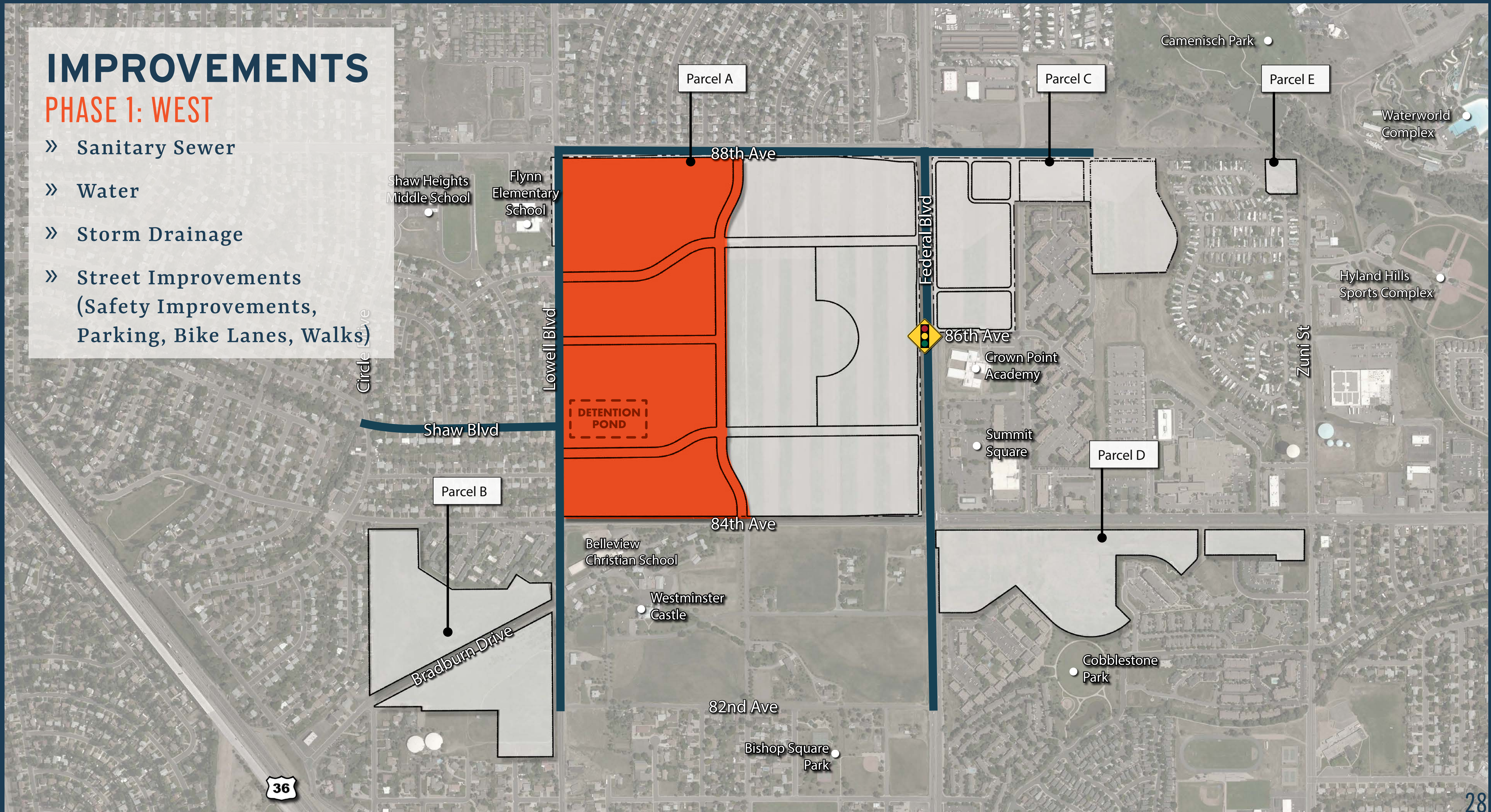
## WINTER 2024

- » Overall Grading operations should be close to wrapping up.
- » Perimeter Roadway widening and improvements continuing.
- » Parcel A internal infrastructure improvements continuing.
- » Parcel B Erosion and Grading commencing.

# IMPROVEMENTS

## PHASE 1: WEST

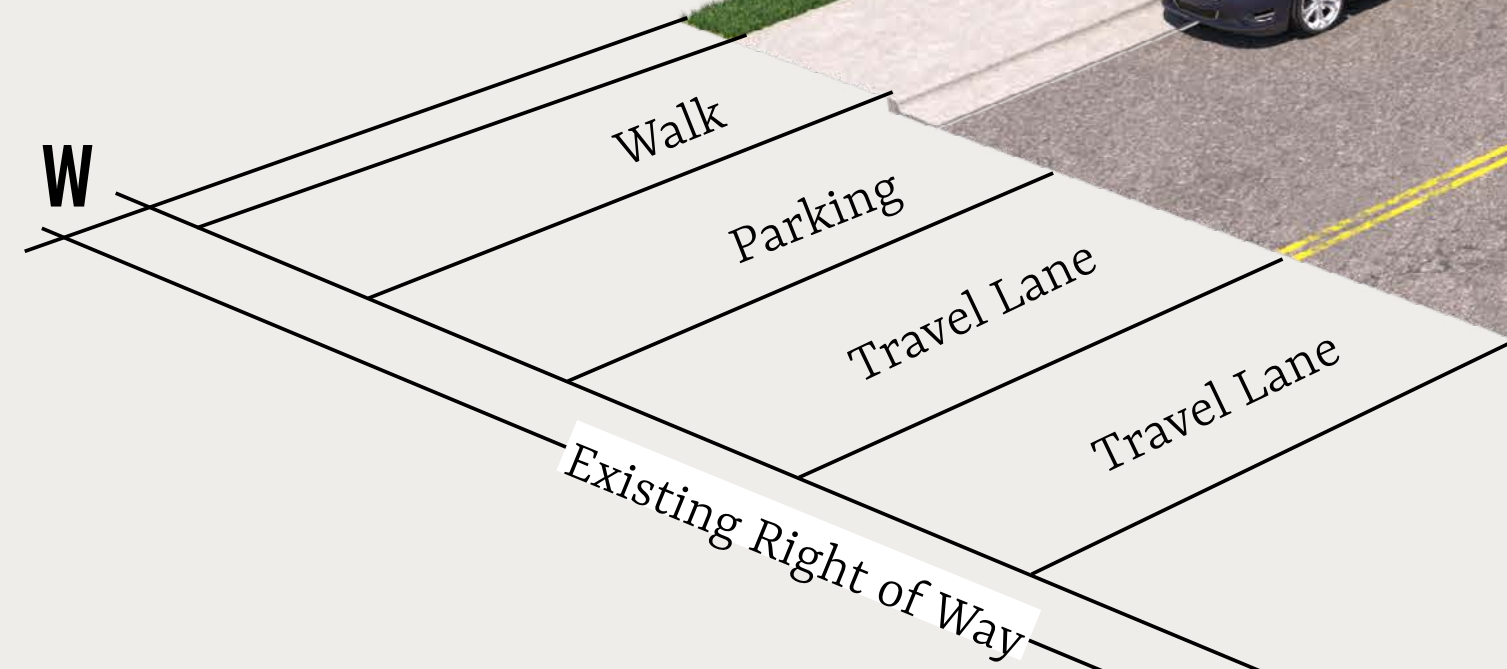
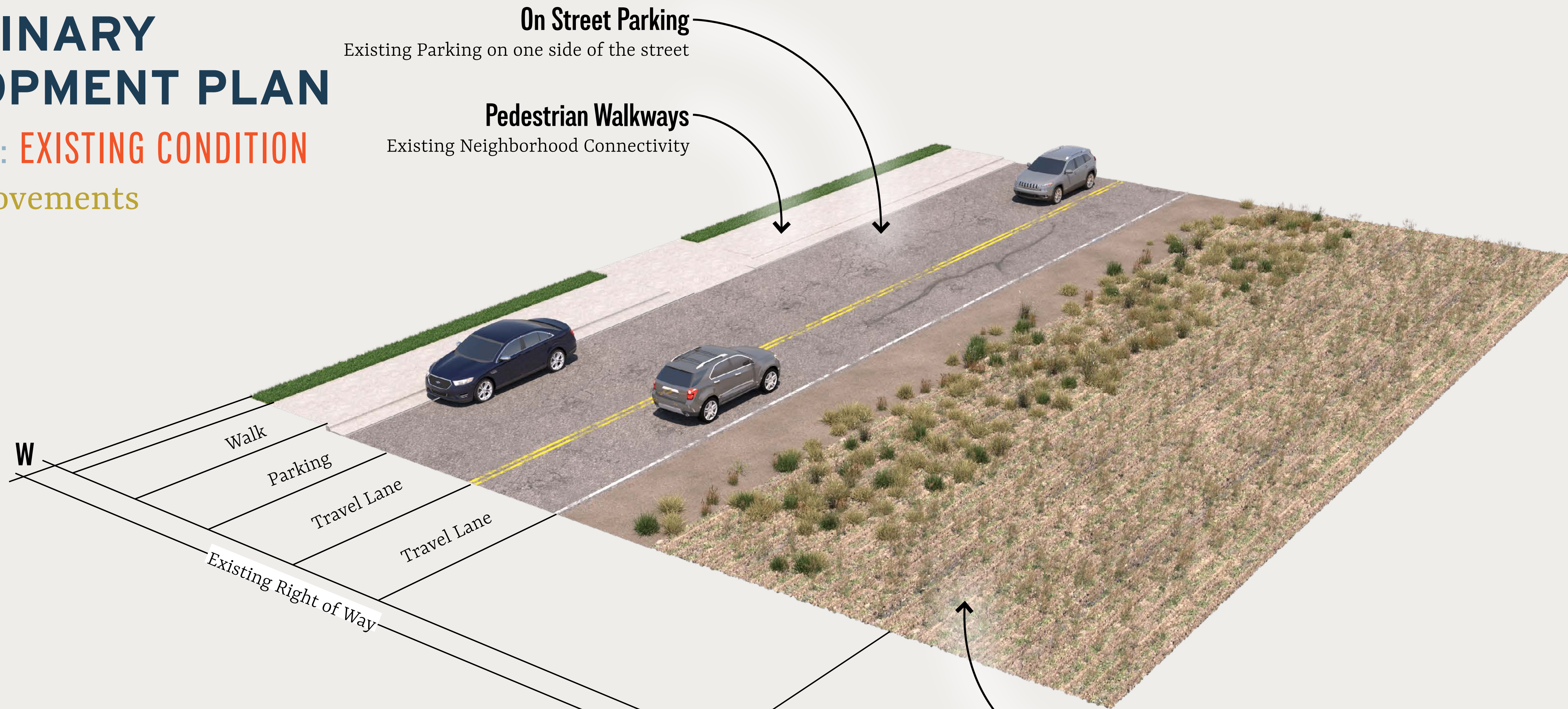
- » Sanitary Sewer
- » Water
- » Storm Drainage
- » Street Improvements (Safety Improvements, Parking, Bike Lanes, Walks)



# PRELIMINARY DEVELOPMENT PLAN

## LOWELL BLVD: EXISTING CONDITION

### Public Improvements



	Fall '23	Winter '23/'24	Spring '24	Summer '24	Fall '24	Winter '24/'25
<b>Lowell Blvd</b>						
Utility Construction		█	█	█		
Curb/Gutter/Sidewalks		█	█	█		
Paving				█	█	
Street Lights/Dry Utilities				█	█	█
Traffic Signals at 84th				█		

### Adjacent Vacant Land

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

# PRELIMINARY DEVELOPMENT PLAN

## LOWELL BLVD: WITH IMPROVEMENTS

### Public Improvements

Adds to east and west sides adjacent to Uplands:

- » On-street parking (east side)
- » 5' bike lanes **W**
- » 6' planted tree lawn (east side)
- » 10' sidewalk (east side)
- » 8' sidewalk between 82nd & 84th (west side)
- » Existing sidewalk between 84th & 88th (west side)

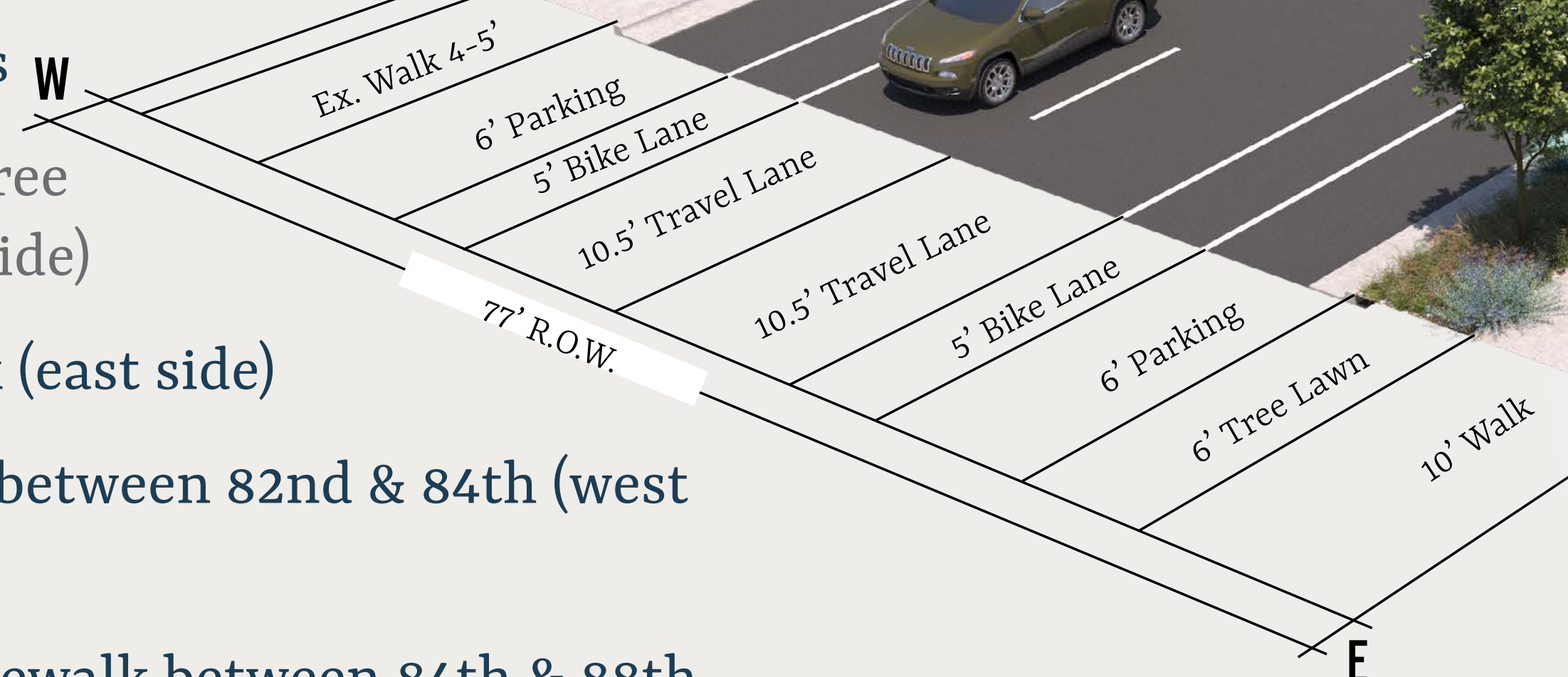
### Lowell Street Improvements

(84th Ave. To 88th Ave.)  
77' Right of Way

**On Street Bike Lanes**  
Dedicated Bike Lanes

**Native Plants and Pollinators**  
Promote complex, native ecosystems and reduced water use

**On Street Parking**  
Parking on both sides of the street



**Tree Lined Streets**  
Improved Tree Canopy

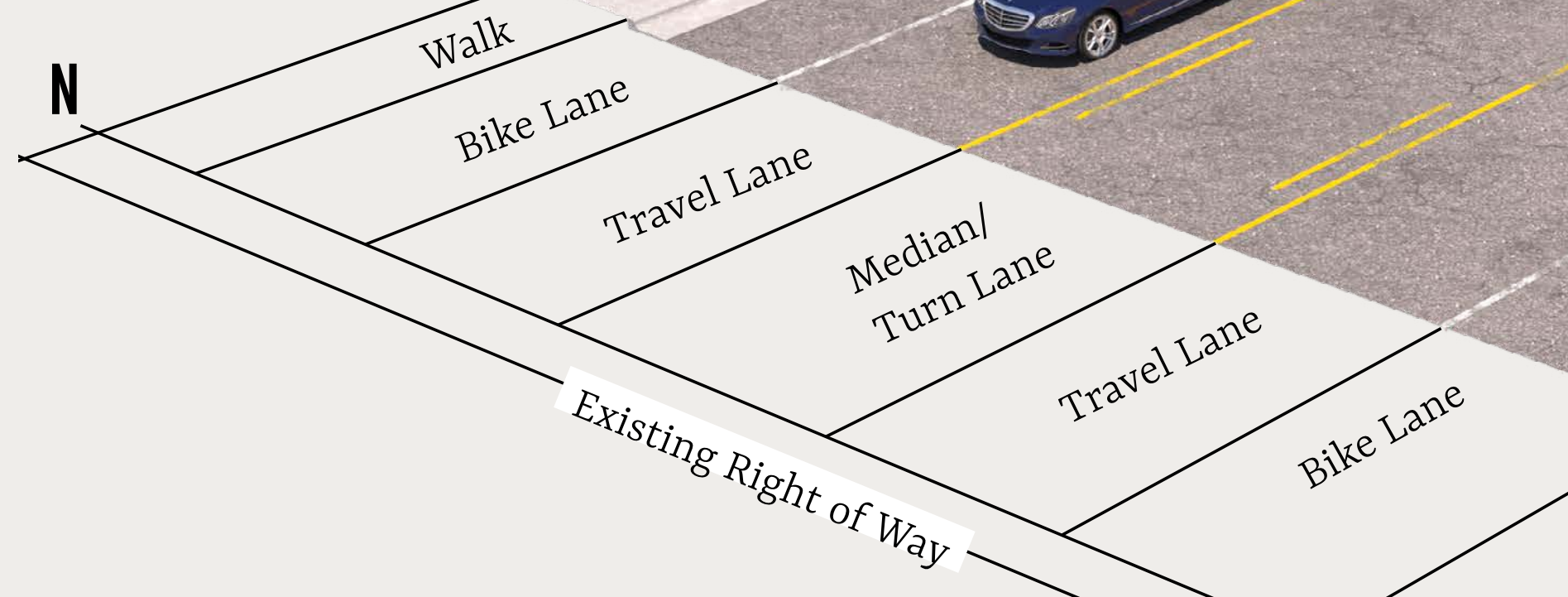
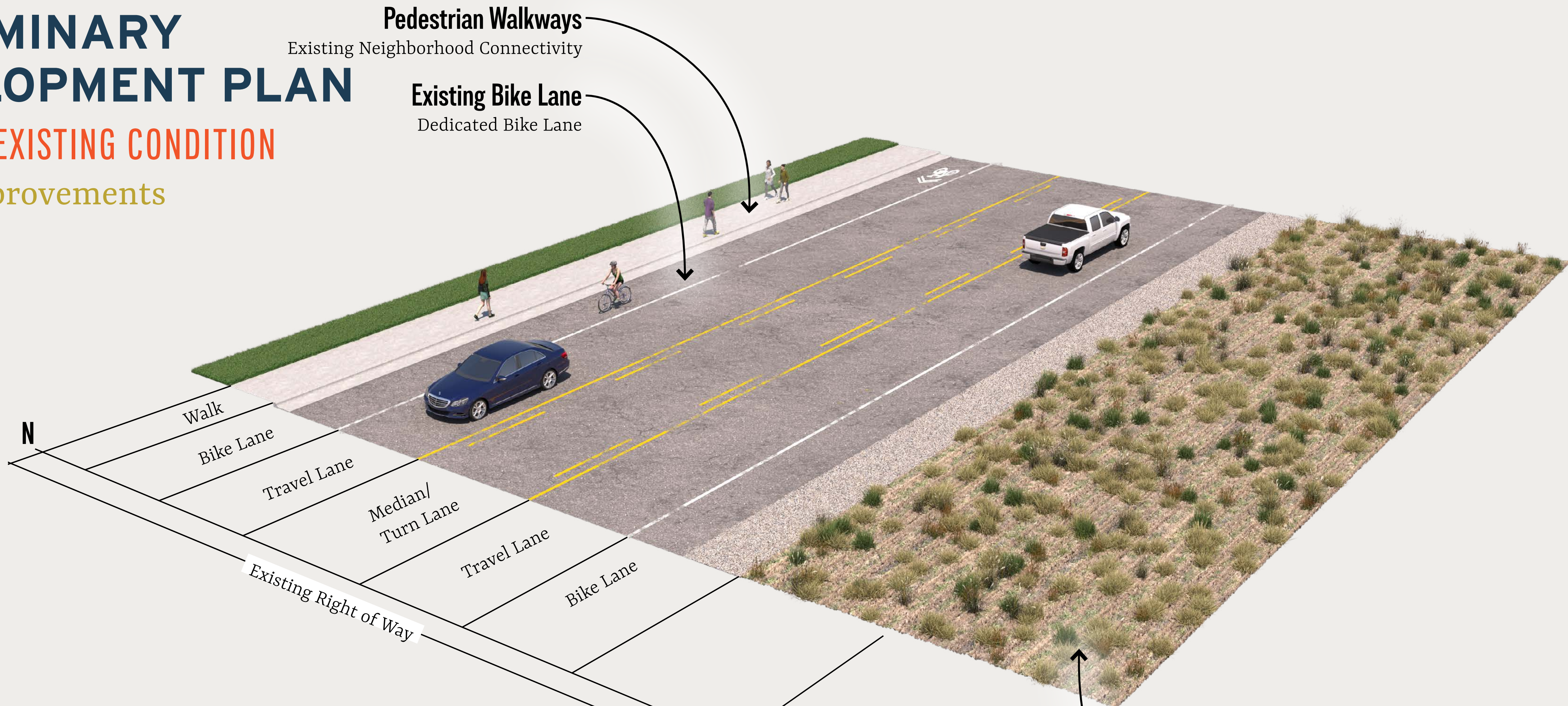
**Proposed Perimeter Landscape**  
18' minimum perimeter setback to primary buildings

**Pedestrian Walkways**  
Improved Neighborhood Connectivity

Landscape is conceptual and subject to change. Landscape will be installed with adjacent development parcels per Official Development Plans.

# PRELIMINARY DEVELOPMENT PLAN

## 88TH AVE: EXISTING CONDITION Public Improvements



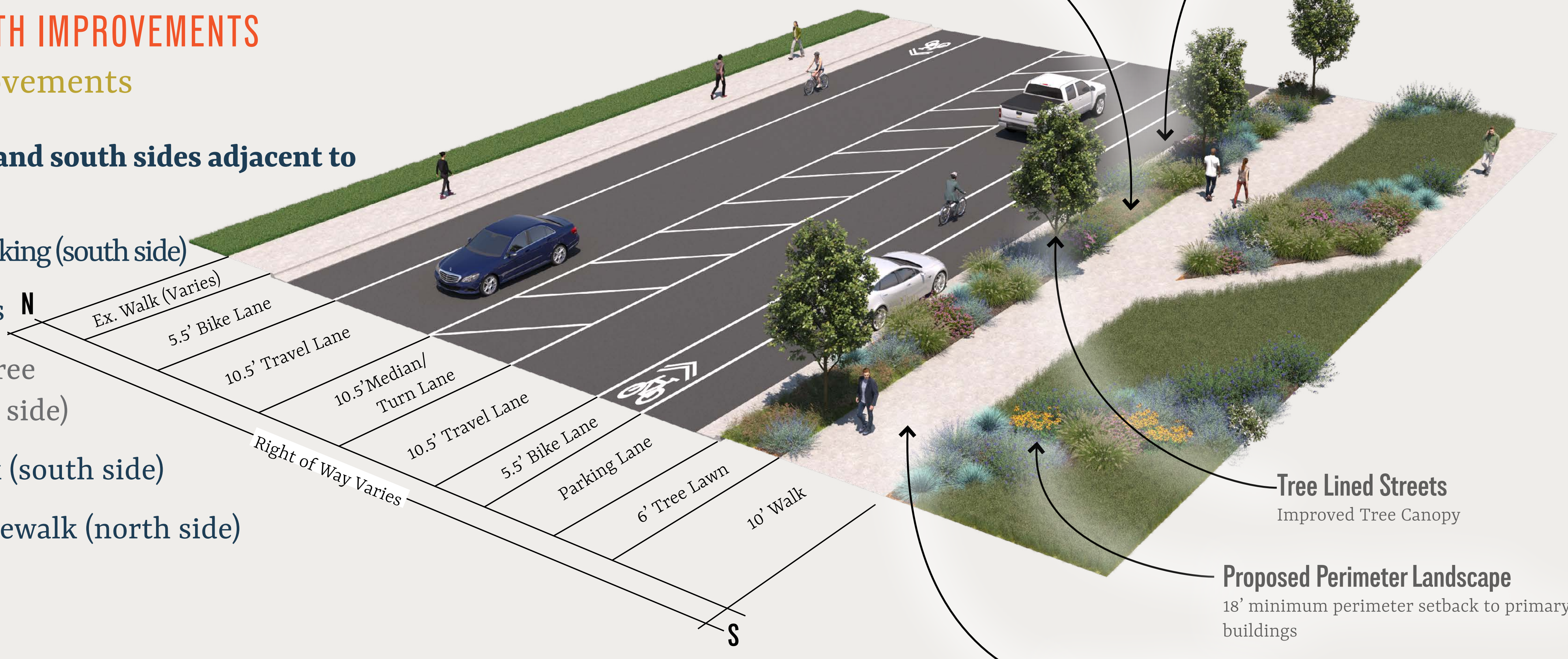
	Fall '23	Winter '23/'24	Spring '24	Summer '24	Fall '24	Winter '24/'25
<b>88th Avenue (West of Federal)</b>						
Utility Construction		█	█	█		
Curb/Gutter/Sidewalks			█	█	█	
Paving				█	█	
Street Lights/Dry Utilities					█	█

# PRELIMINARY DEVELOPMENT PLAN

## 88TH AVE: WITH IMPROVEMENTS Public Improvements

Adds to north and south sides adjacent to Uplands:

- » On-street parking (south side)
- » 5' bike lanes
- » 6' planted tree lawn (south side)
- » 10' sidewalk (south side)
- » Existing sidewalk (north side)



**Native Plants and Pollinators**  
Promote complex, native ecosystems and reduced water use

**On Street Parking**  
Parking on one side of the street

**Tree Lined Streets**  
Improved Tree Canopy

**Proposed Perimeter Landscape**  
18' minimum perimeter setback to primary buildings

**Pedestrian Walkways**  
Improved Neighborhood Connectivity

### 88th Avenue Improvements

(Lowell Blvd. to Federal Blvd.)  
Right of Way Varies

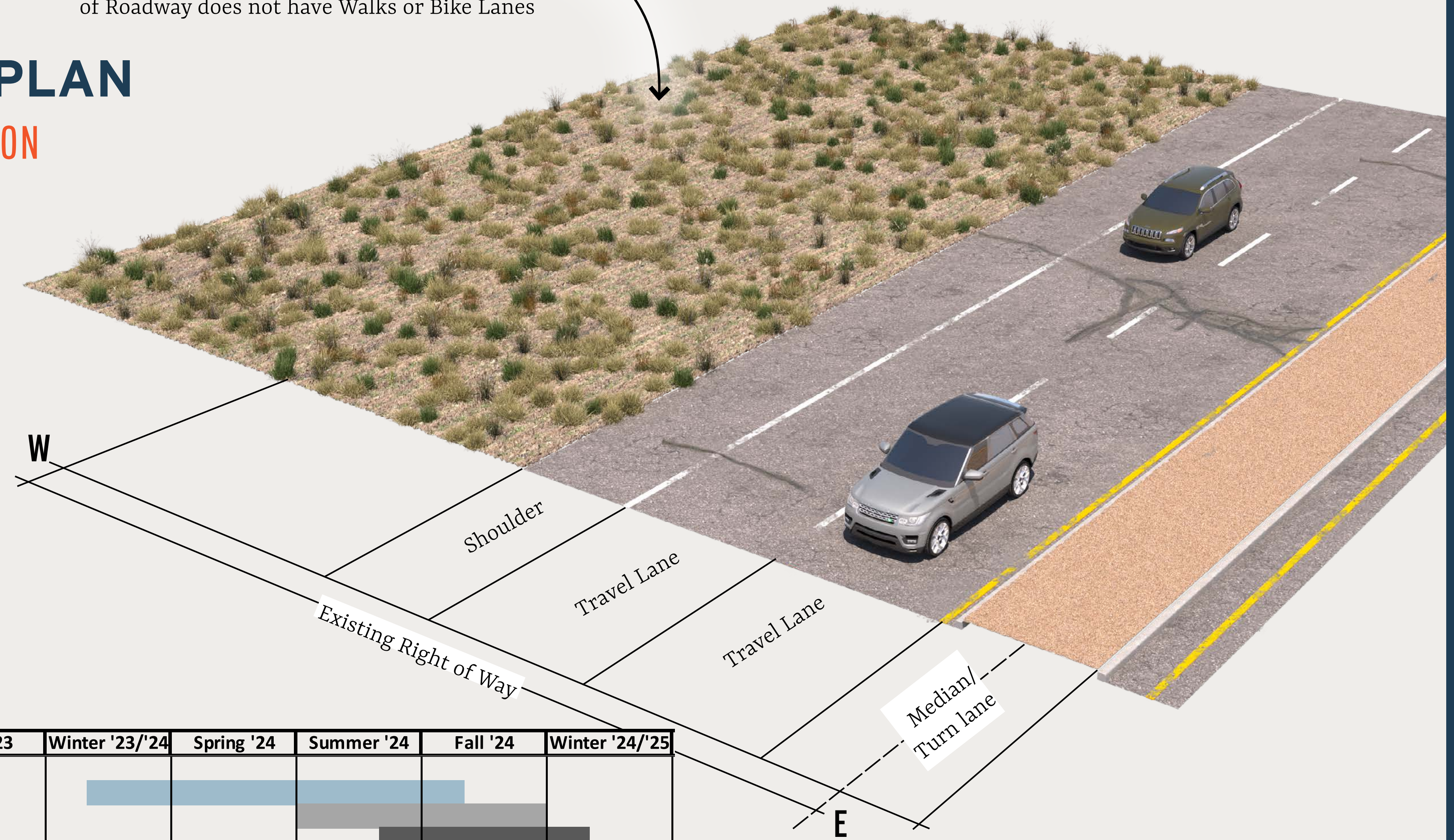
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# PRELIMINARY DEVELOPMENT PLAN

FEDERAL: EXISTING CONDITION  
Public Improvements

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



	Fall '23	Winter '23/'24	Spring '24	Summer '24	Fall '24	Winter '24/'25
<b>Federal Blvd</b>						
Utility Construction		█	█	█	█	
Curb/Gutter/Sidewalks		█	█	█	█	
Paving				█	█	█
Street Lights/Dry Utilities				█	█	█
Traffic Signals				█	█	█

- 1. LOWELL BLVD
- 2. 88TH AVE
- 3. FEDERAL AVE
- 4. 84TH AVE

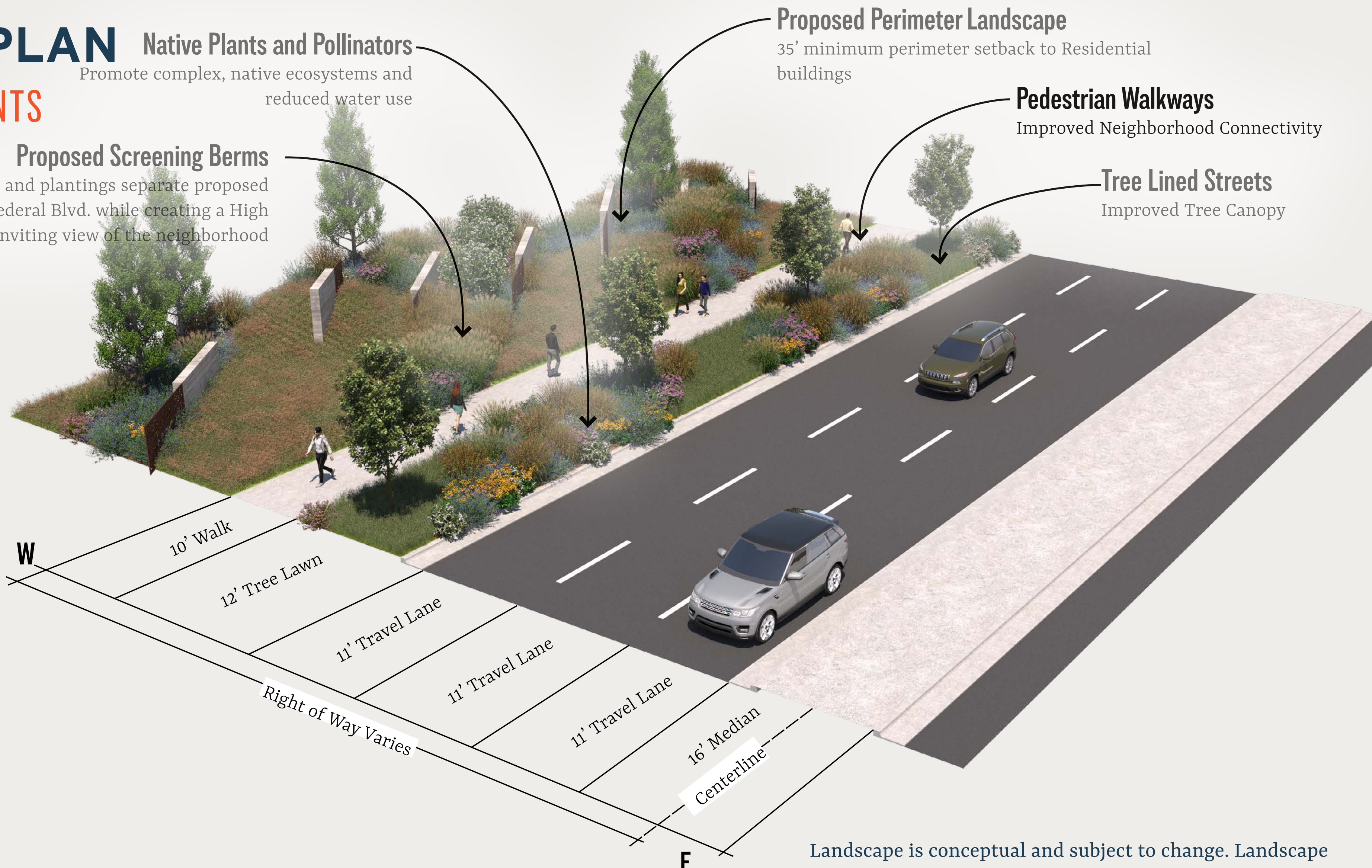
# PRELIMINARY DEVELOPMENT PLAN

## FEDERAL: WITH IMPROVEMENTS

### Public Improvements

#### Adds to east and west sides adjacent to Uplands:

- » Travel/turn lanes
- » 12' planted tree lawn
- » 10' sidewalk (west side)
- » 8' sidewalk (east side)



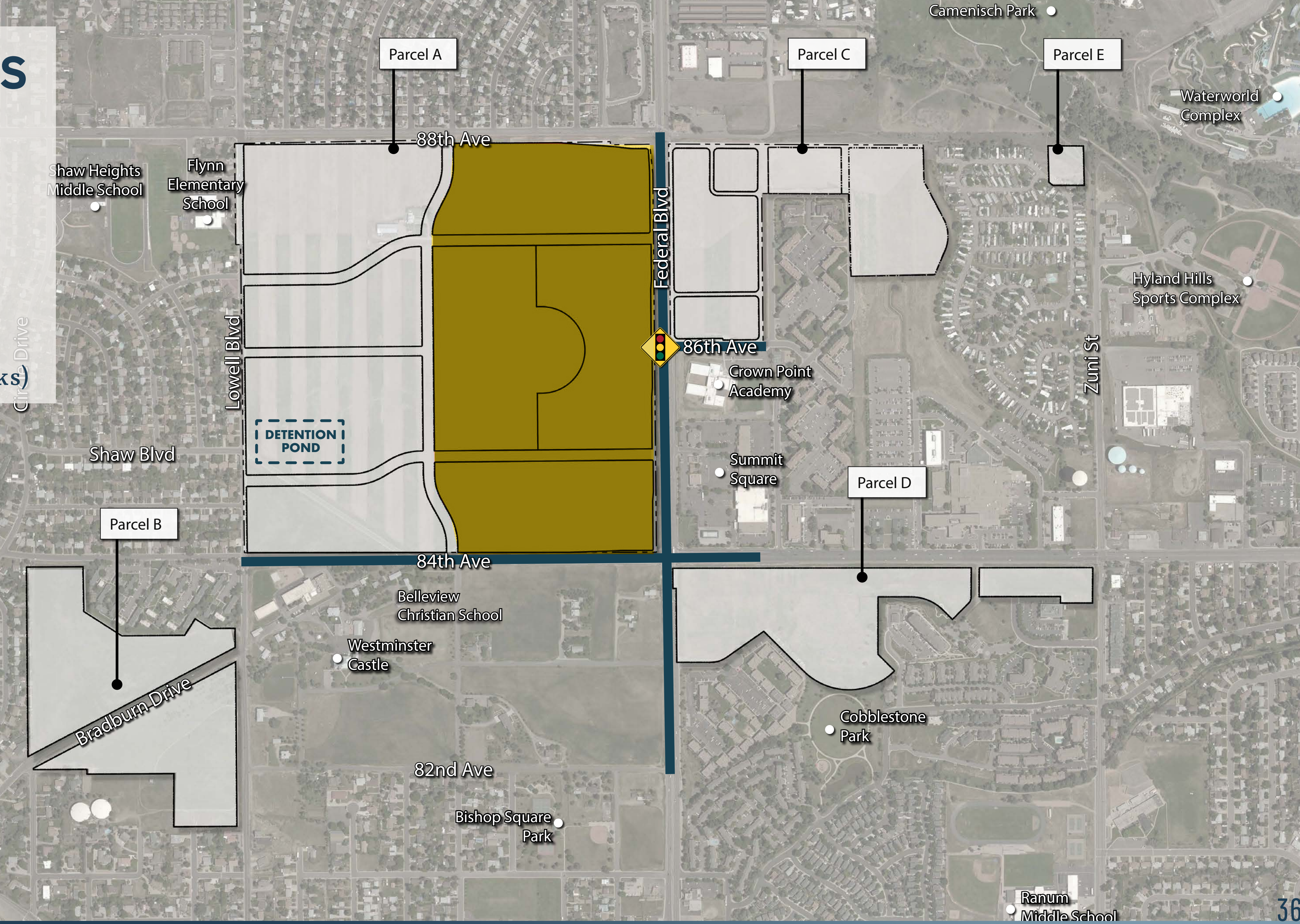
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# PHASE 2 IMPROVEMENTS

# IMPROVEMENTS

## PHASE 2: EAST

- » Sanitary Sewer
- » Water
- » Storm Drainage
- » Street Improvements (Safety Improvements, Parking, Bike Lanes, Walks)

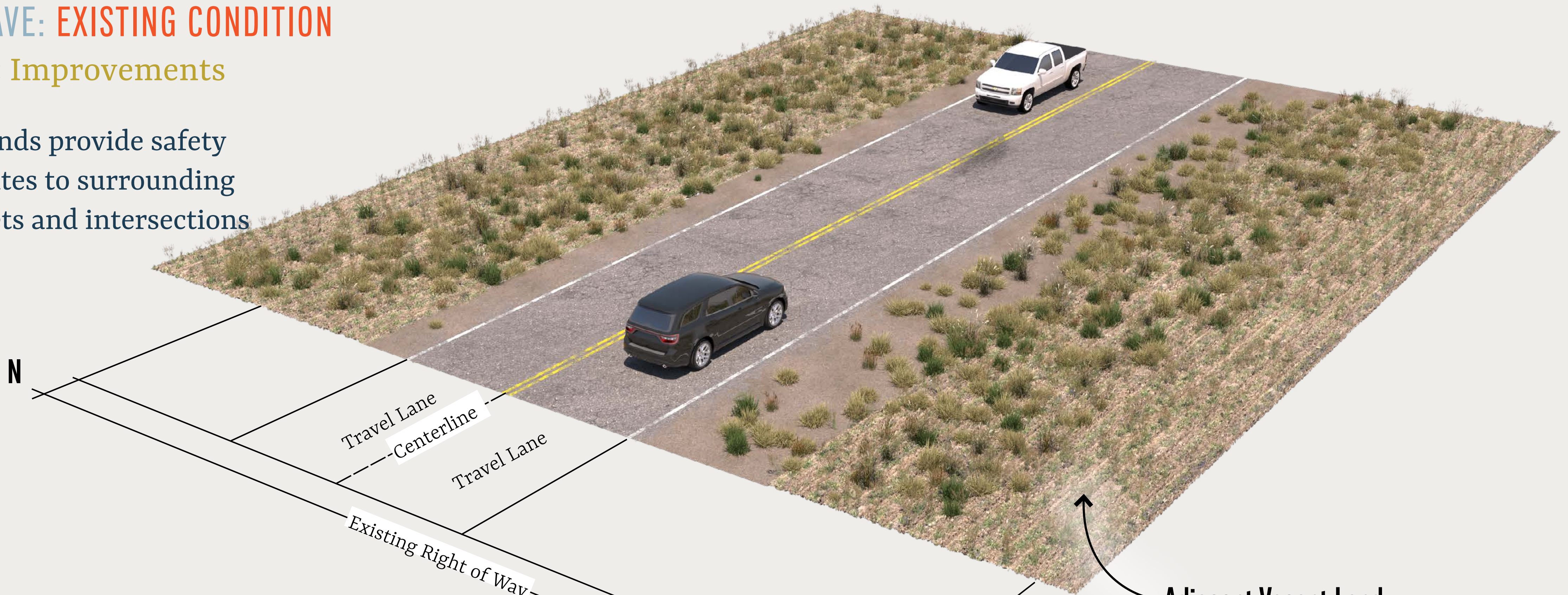


# PRELIMINARY DEVELOPMENT PLAN

## 84TH AVE: EXISTING CONDITION

### Public Improvements

Uplands provide safety updates to surrounding streets and intersections



	Fall '23	Winter '23/'24	Spring '24	Summer '24	Fall '24	Winter '24/'25
<b>84th Avenue</b>						
Utility Construction		█	█	█		
Curb/Gutter/Sidewalks			█	█	█	
Paving				█	█	
Street Lights/Dry Utilities					█	█

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

# PRELIMINARY DEVELOPMENT PLAN

## 84TH AVE: WITH IMPROVEMENTS Public Improvements

**On Street Bike Lanes**  
Dedicated Bike Lanes

**On Street Parking**  
Parking on both sides of the street

**Proposed Perimeter Landscape**  
15' minimum perimeter setback to primary buildings

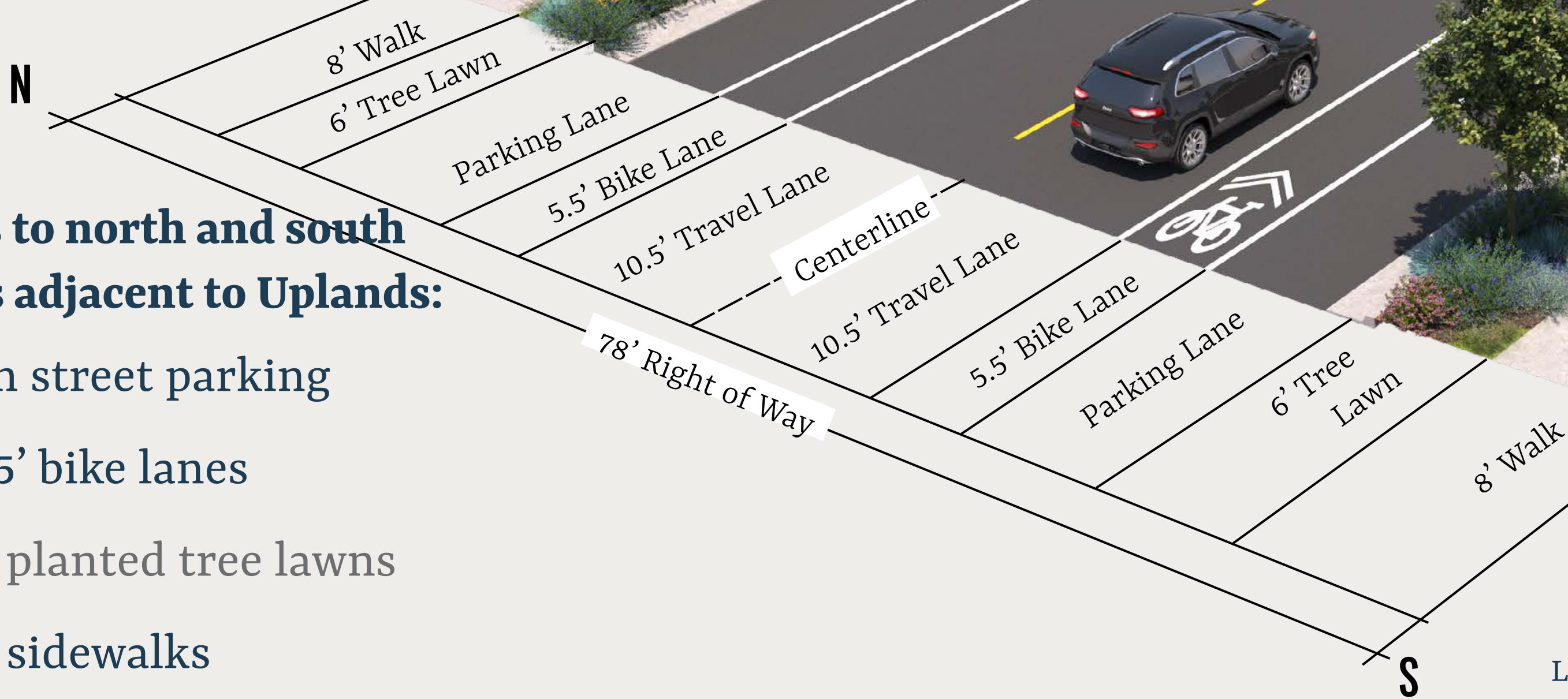
**Tree Lined Streets**  
Improved Tree Canopy

**Native Plants and Pollinators**  
Promote complex, native ecosystems and reduced water use

**Pedestrian Walkways**  
Improved Neighborhood Connectivity

**Adds to north and south sides adjacent to Uplands:**

- » On street parking
- » 5.5' bike lanes
- » 6' planted tree lawns
- » 8' sidewalks



Landscape is conceptual and subject to change. Landscape will be installed with adjacent development parcels per Official Development Plans.

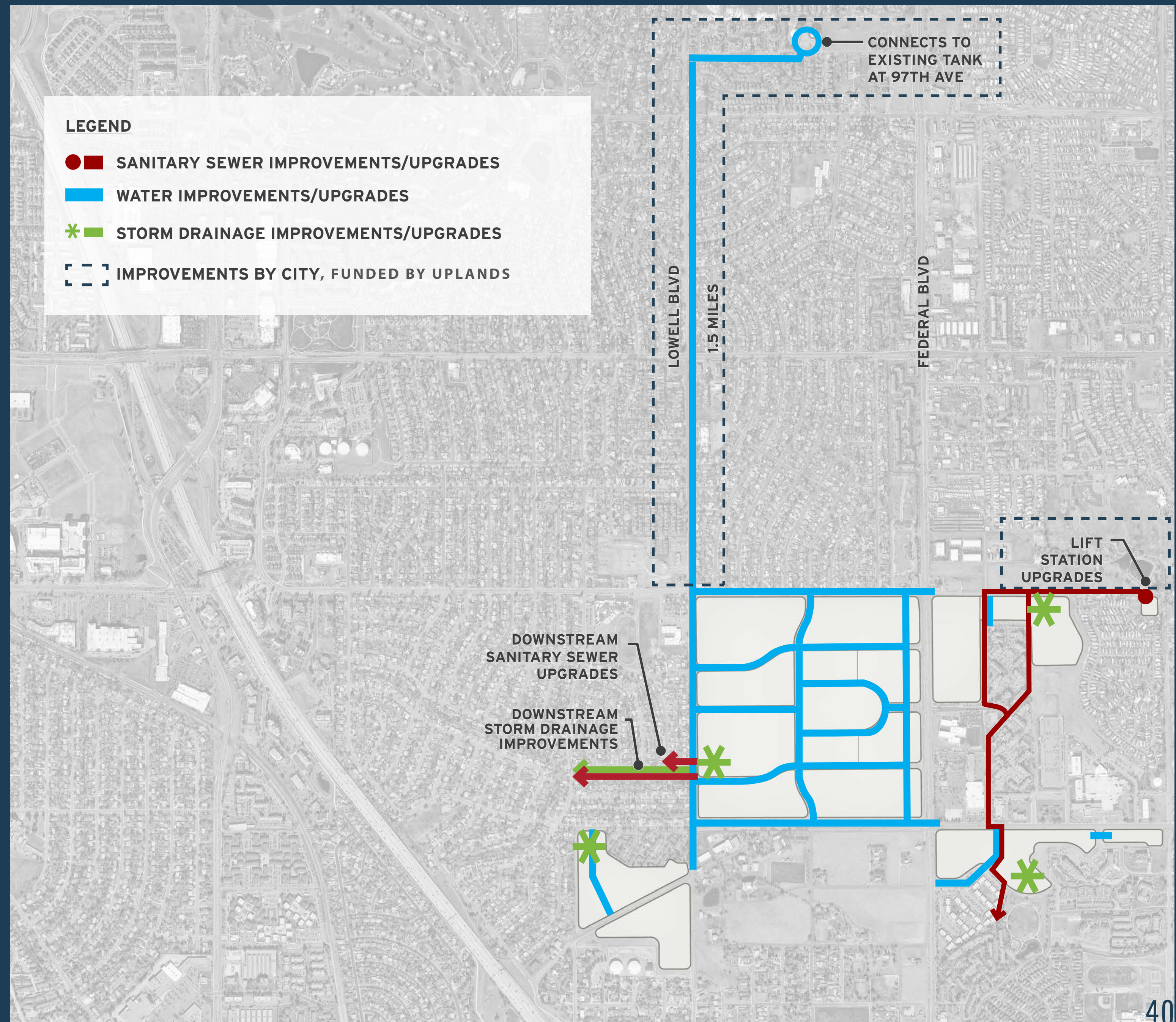
# SUMMARY

# PRELIMINARY DEVELOPMENT PLAN

## Public Improvements

Uplands provides \$40 million in infrastructure improvements (sewer, water, storm drainage, roads, etc), including:

- Fixes downstream deficiencies, upgrades/improves emergency conditions at existing lift station and provides new connections for the community
- Upsizes, strengthens and supplements water lines and fire needs
- Establishes and significantly reduces downstream stormwater detention and adds water quality to all parcels





# PDP COMMITMENTS:

## Bike and Pedestrian Connectivity

**GAPS IN SIDEWALK NETWORK**   
(WESTMINSTER'S MOBILITY ACTION PLAN - SPRING 2018)



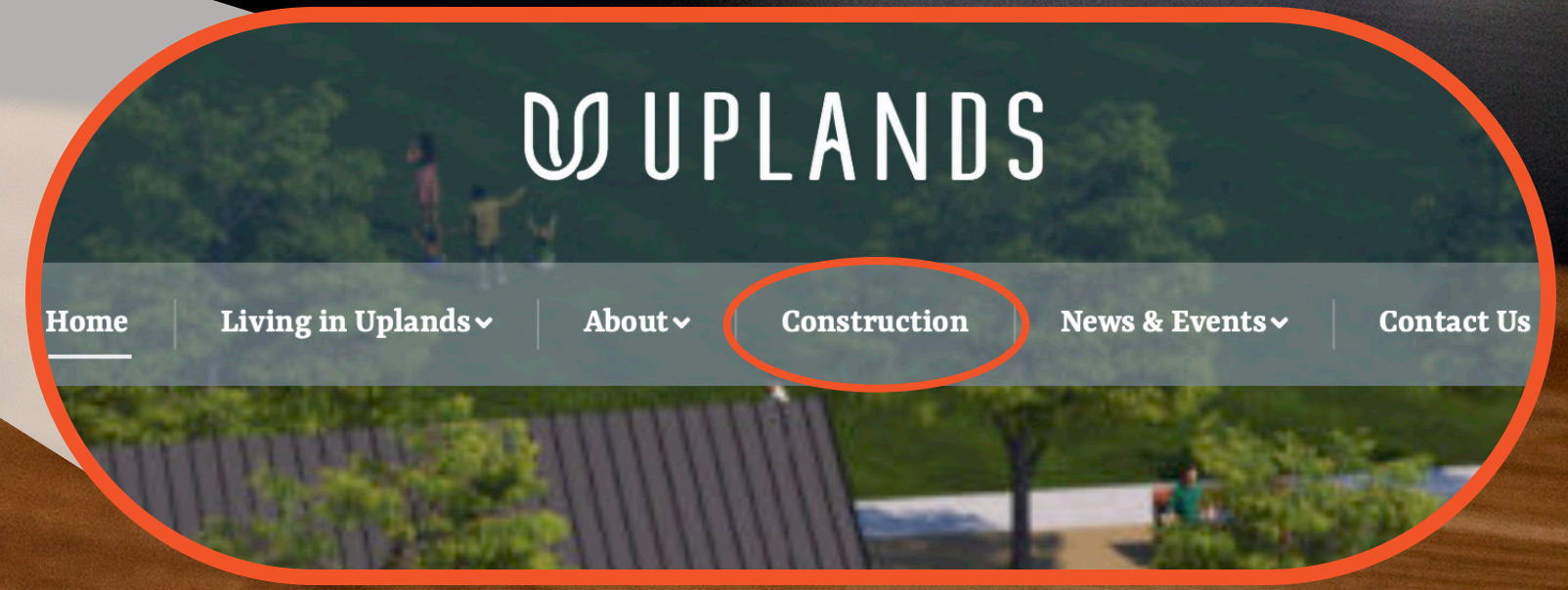
**SIDEWALK GAPS FILLED IN**   
AFTER IMPROVEMENTS



THIS IS COMPLETED WITH PHASE 1/2 IMPROVEMENTS

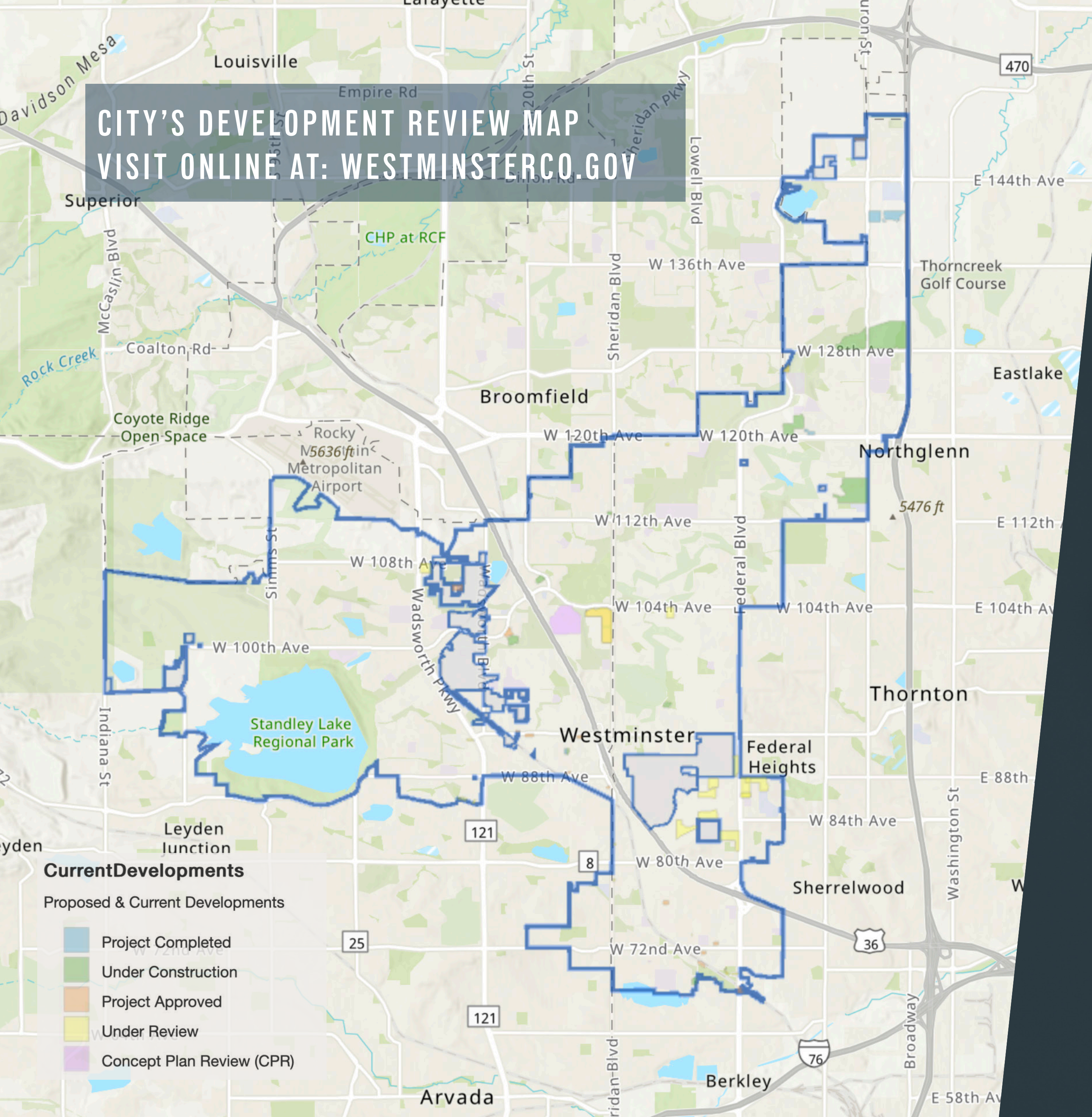


QUESTIONS OR COMMENTS ABOUT CONSTRUCTION?



**U**UPLANDSCOLORADO.COM

CITY'S DEVELOPMENT REVIEW MAP  
VISIT ONLINE AT: WESTMINSTER.CO.GOV



- Current Developments**
- Proposed & Current Developments
- Project Completed
  - Under Construction
  - Project Approved
  - Under Review
  - Concept Plan Review (CPR)

**STAY IN THE KNOW**  
Subscribe to the Monthly Newsletter



**UPLANDSCOLORADO.COM**

## MARK YOUR CALENDARS

### UPCOMING UPLANDS UPDATE MEETINGS

- Thursday 2/22/23
- Thursday 5/23/24
- Thursday 8/22/24
- Thursday 11/21/24

**THANK YOU**  
QUESTIONS?

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE

# BACKUP SLIDES

# ENVIRONMENTAL

## ➤ ENVIRONMENTAL SITE ASSESSMENTS

- Phase I
  - Completed a Phase I ESA for the entire Uplands site
  - Identified the northwest corner of Parcel A for additional study
- Phase II
  - Completed a Phase II ESA for the northwest corner of Parcel A

## ➤ FINDINGS & RECOMMENDATIONS

- Findings:
  - Elevated levels of VOCs (Volatile Organic Compounds) in northwest corner of Uplands community
- Recommendations:
  - If buildings are proposed in northwest corner: vapor mitigation system (similar to a radon collection system) is recommended to be installed for any future buildings
  - If no buildings are proposed in the northwest corner: no further action or mitigation efforts are recommended