



UPLANDS

QUARTERLY UPDATE

May 23, 2024

MEET THE TEAM



MARCUS PACHNER
The Pachner Company



TODD JOHNSON
Terra Forma Solutions



KAYLEIGH GILLESPIE
Norris Design



BONNIE NIZIOLEK
Peak Development

AGENDA

- 1 MEETING GUIDELINES
- 2 VICINITY MAP
- 3 NEIGHBORHOOD PLANNING PROCESS
- 4 MASTER ENGINEERING REVIEW PROCESS AND CONSTRUCTION
- 5 NEIGHBORHOOD ENGINEERING REVIEW PROCESS AND CONSTRUCTION
- 6 Q&A

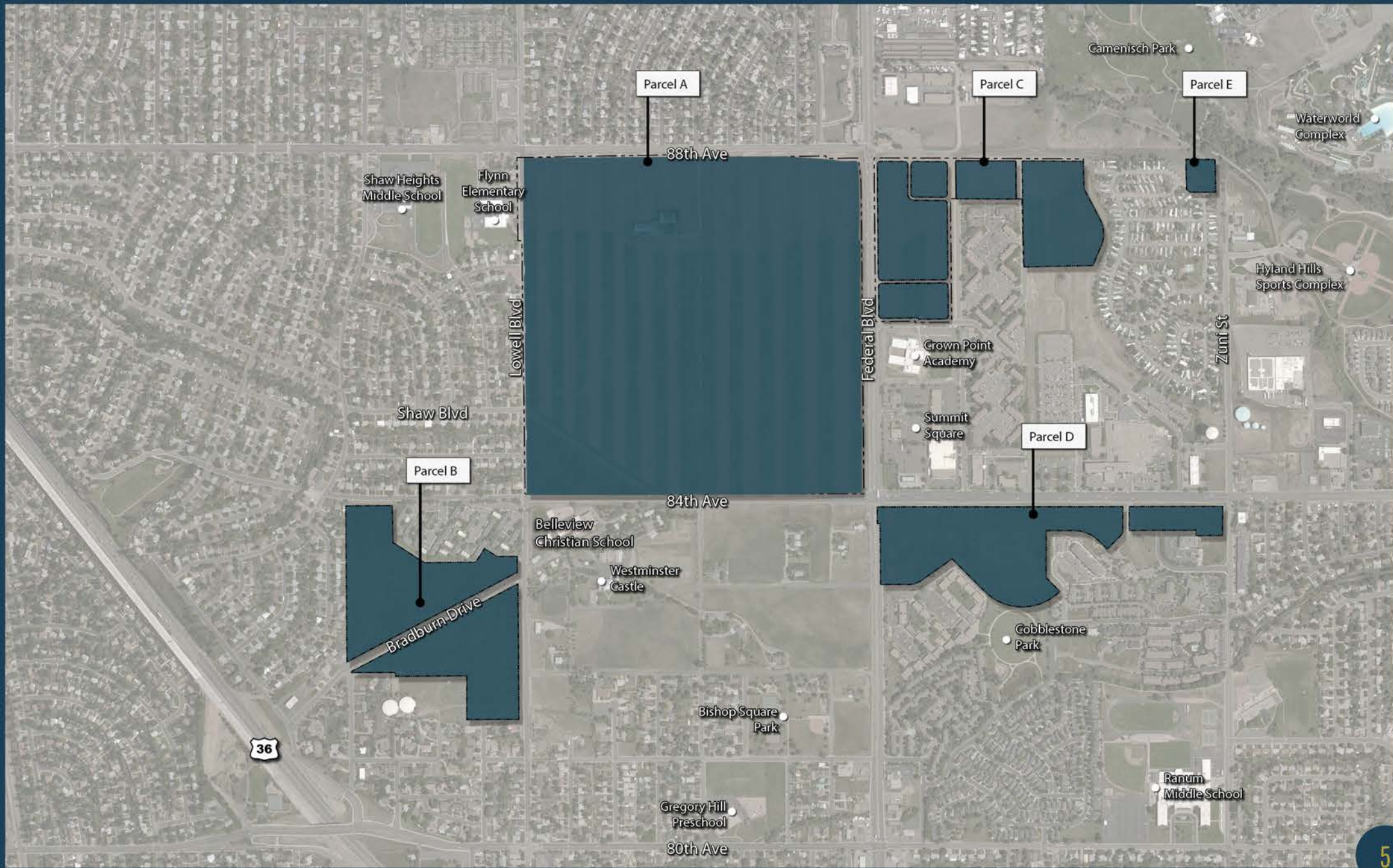


MEETING GUIDELINES FOR SUCCESS

- **THANK YOU, CROWN POINTE.** Be respectful of staff at Crown Pointe, who are working late to accommodate us, the meeting will end promptly at 6:30PM. We'll need everyone to exit the school at that point.
- If individual follow-up is needed, please email us at: 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

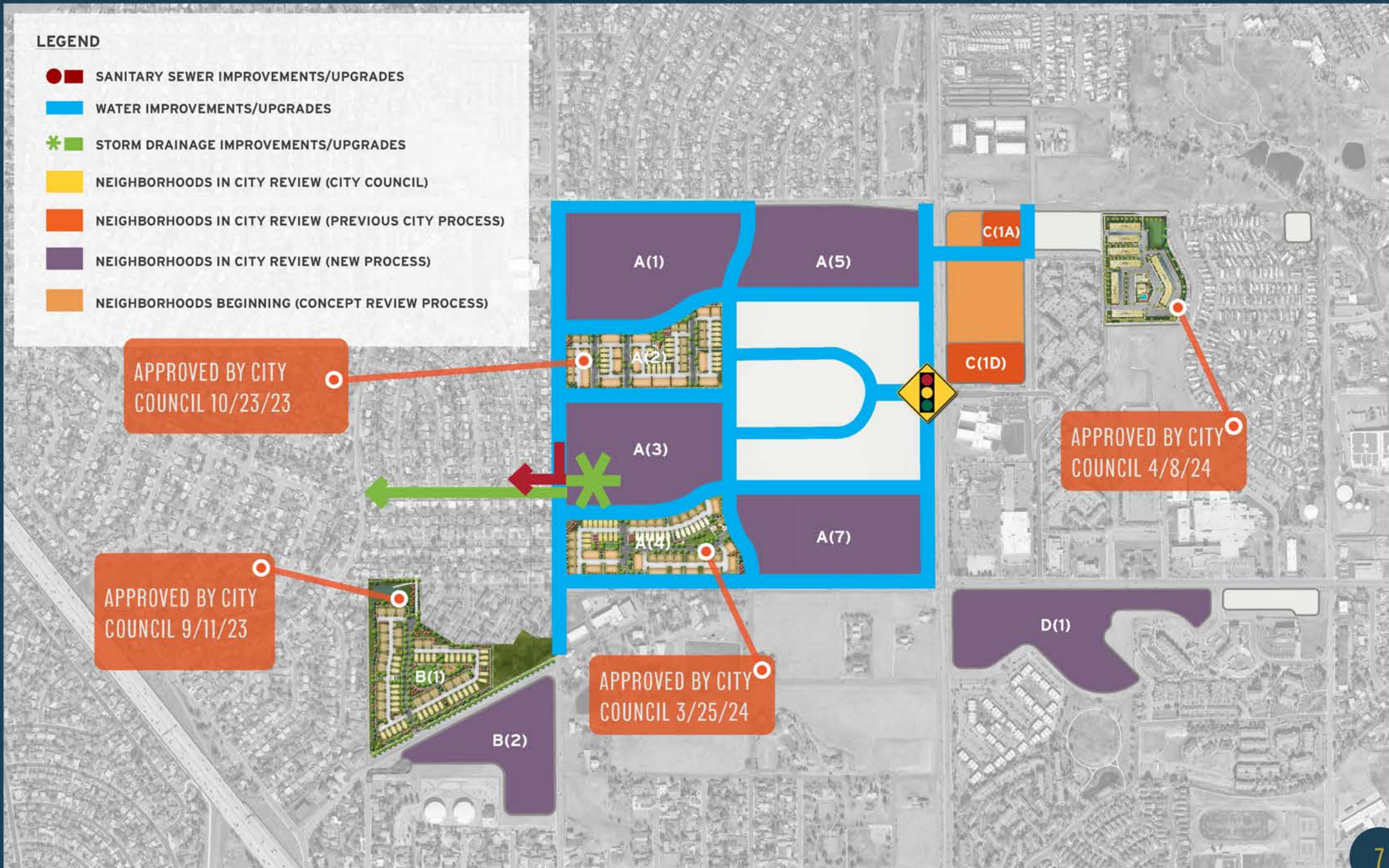


NEIGHBORHOOD PLANNING PROCESS

NEIGHBORHOOD UPDATE

LEGEND

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



CITY COUNCIL APPROVED PA-A(2) NEIGHBORHOOD PLAN



LAND USE DATA CHART

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

PA-A(4) CITY COUNCIL APPROVED



LAND USE DATA CHART

- » 125 homes
 - 14 Single-Family Detached Tuckunder
 - 14 Single-Family Detached
 - 17 Single-Family Attached Townhomes
 - 38 Single-Family Attached Tuckunder Townhomes
 - 42 Single-Family Attached (Paired Homes)
- » 8.93 DU/AC
- » 34'-7 1/4" max building height



PA-C(2) CITY COUNCIL APPROVED

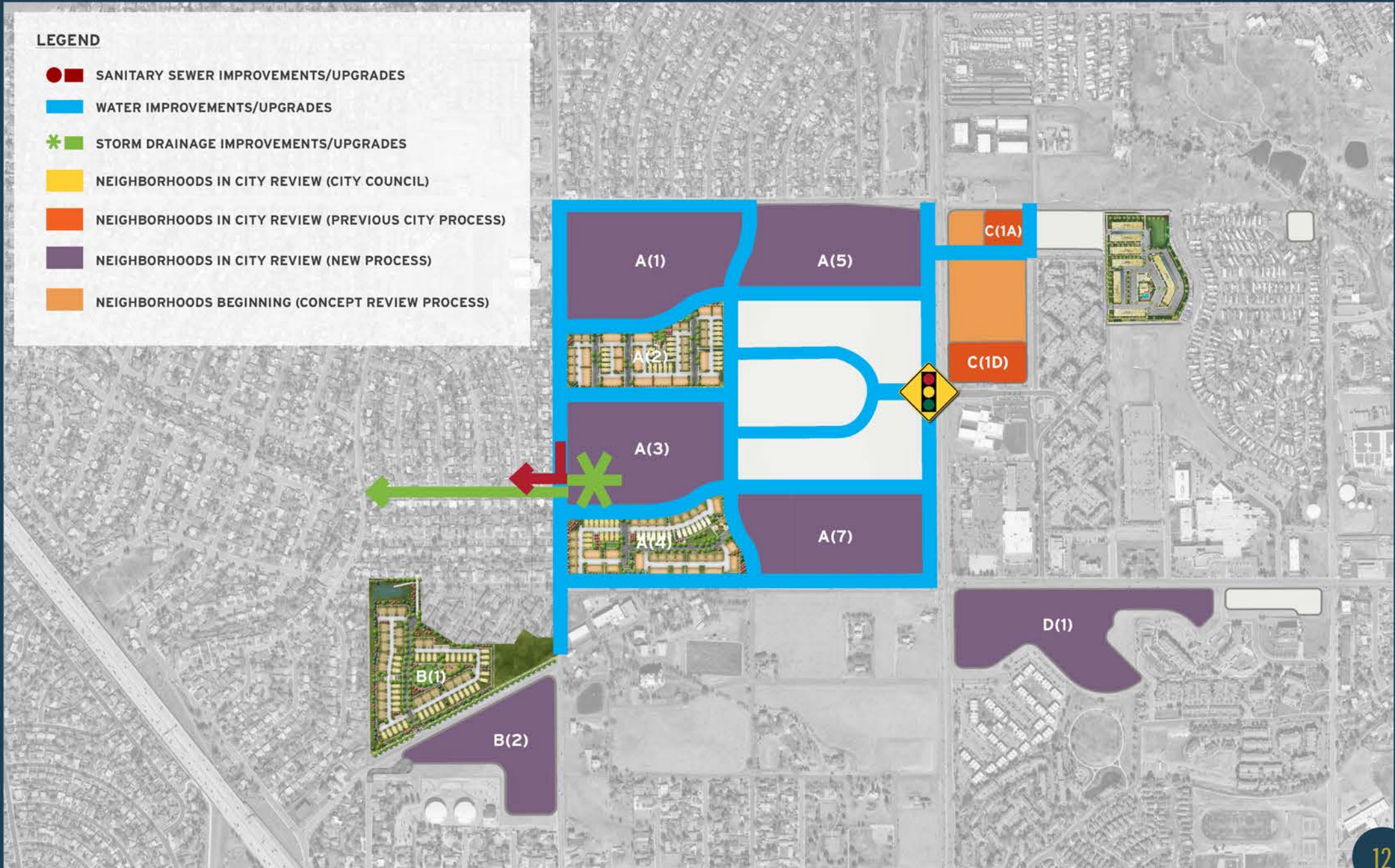
- » 13.77 acre site on Parcel PA-C(2)
- » Approximately 247 units
- » 40-80% AMI which includes Occupational Groups of Construction workers, teachers, librarians, designers, artists, bank tellers, nurses, firemen, policemen and paramedics



NEIGHBORHOOD UPDATE

LEGEND

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-  WATER IMPROVEMENTS/UPGRADES
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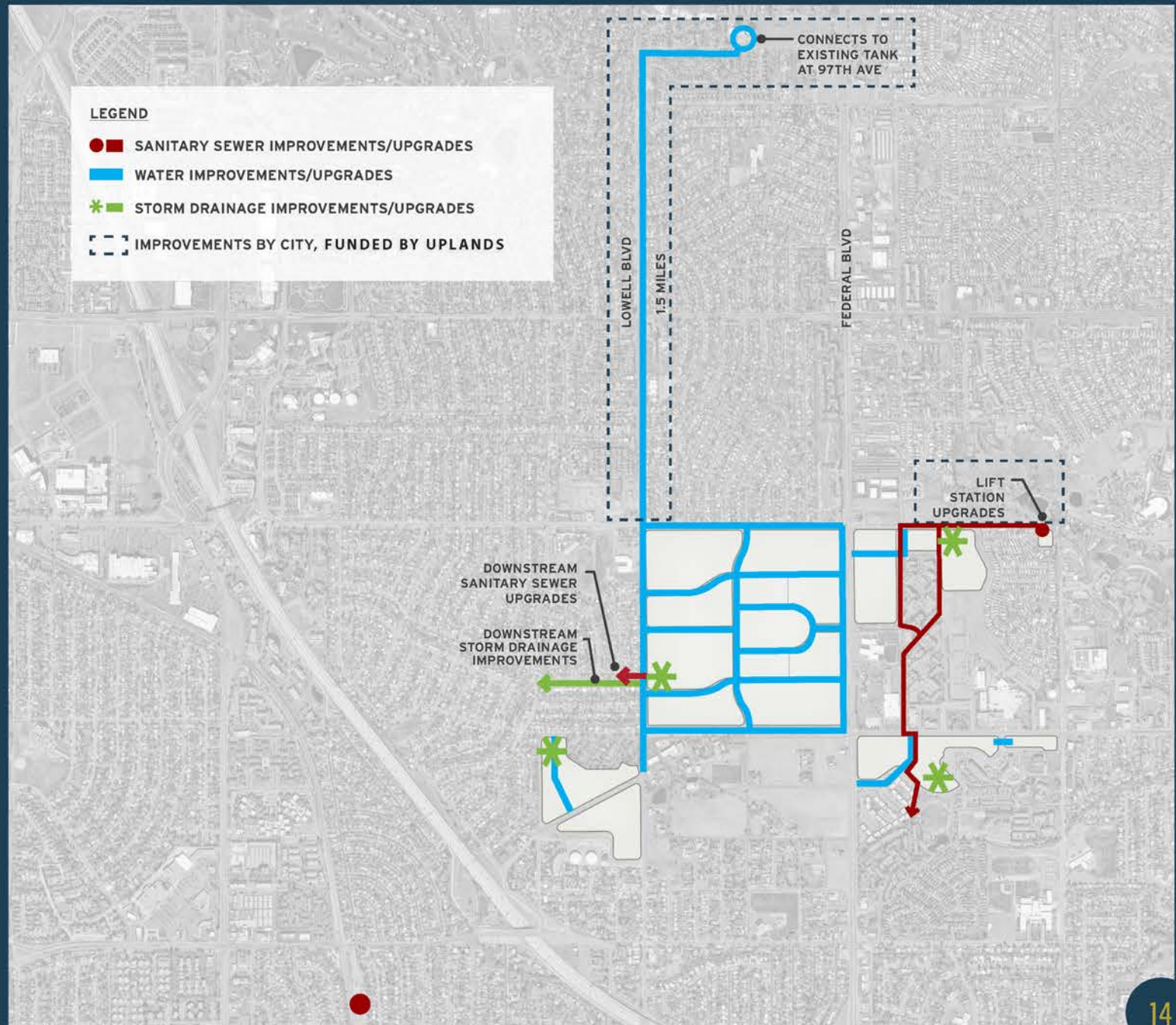
MASTER ENGINEERING REVIEW PROCESS AND CONSTRUCTION

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

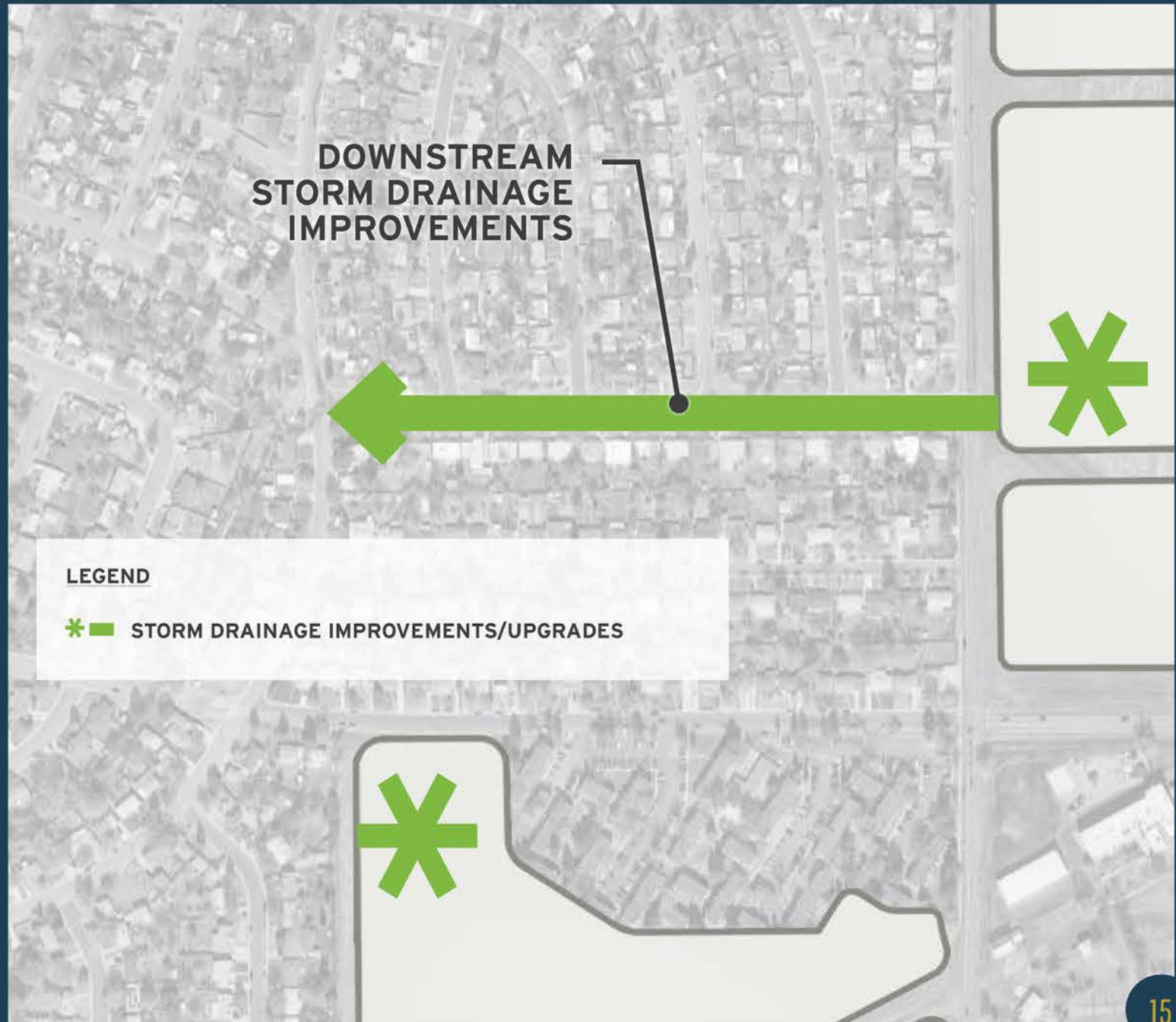


PRELIMINARY DEVELOPMENT PLAN

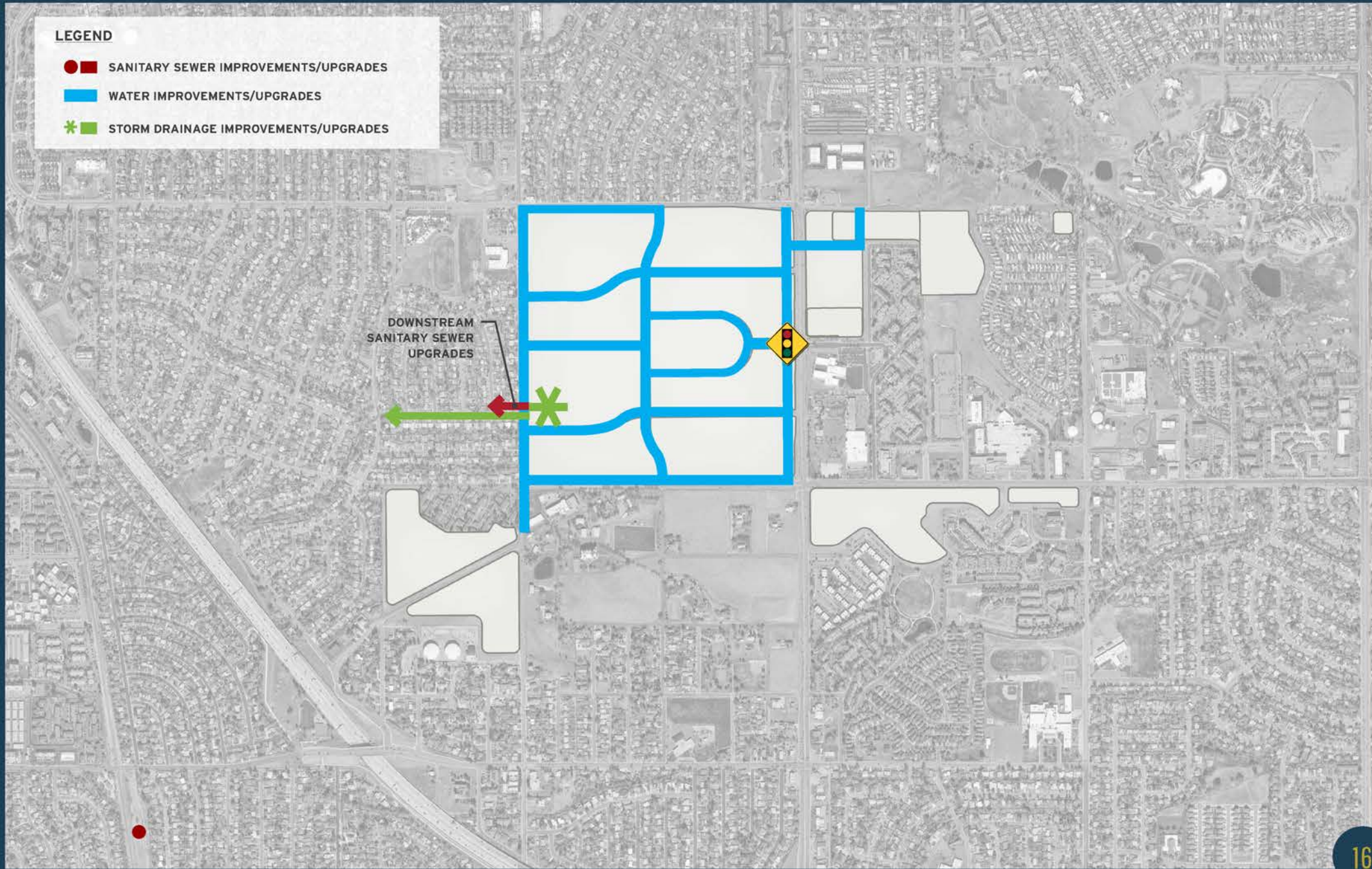
Public Improvements

Storm Drainage

- Shaw Boulevard and Circle Drive
- FEMA has approved the Conditional Letter of Map Revision (CLOMR) for Uplands and Shaw Boulevard area that will significantly improve storm drainage issues in the area. Our contractors will be commencing this construction over the next month, and we will be pushing to expedite these improvements as quickly as possible.



INFRASTRUCTURE UPDATE



PRELIMINARY DEVELOPMENT PLAN

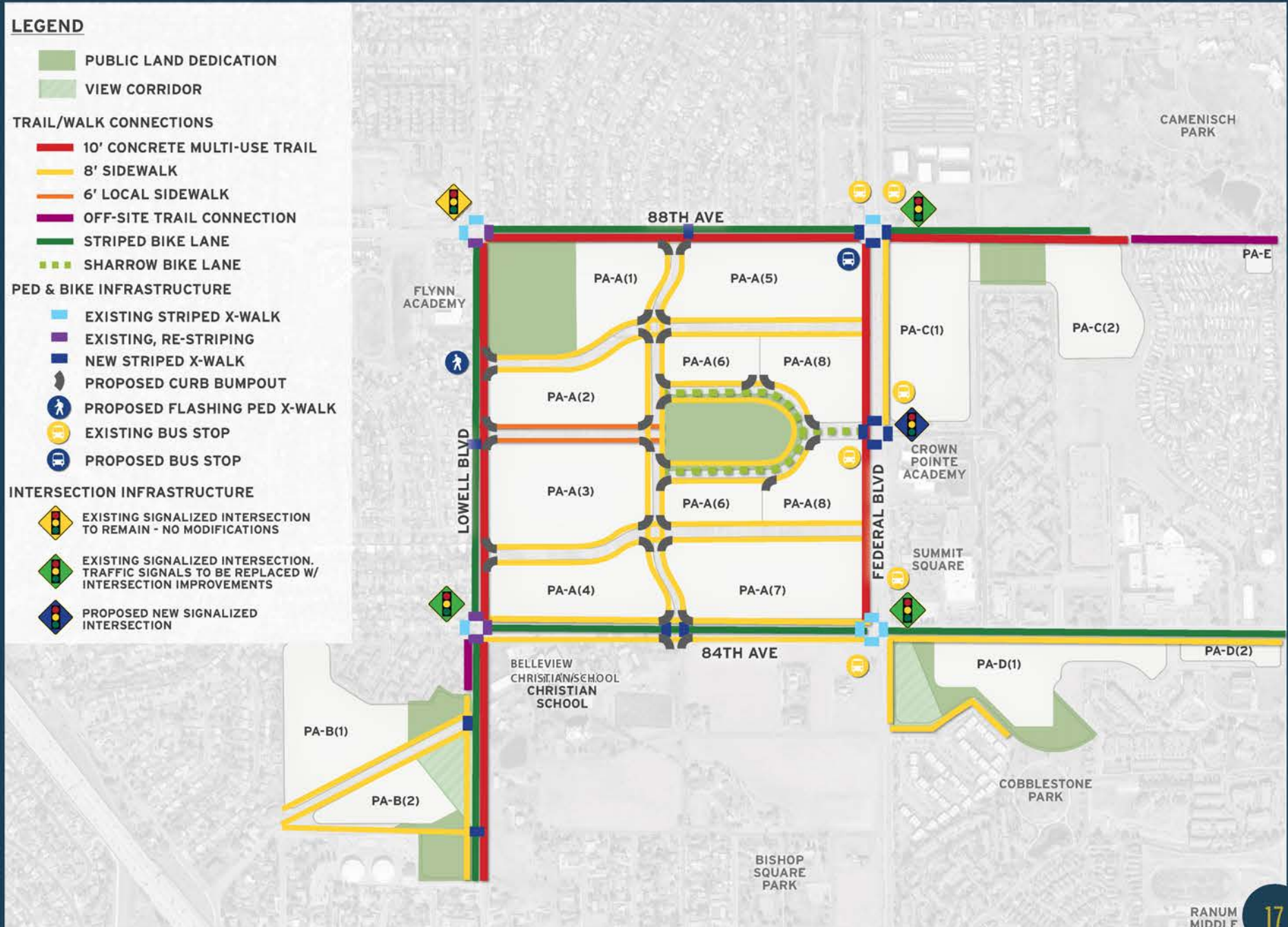
Bike and Pedestrian Connectivity

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

LEGEND

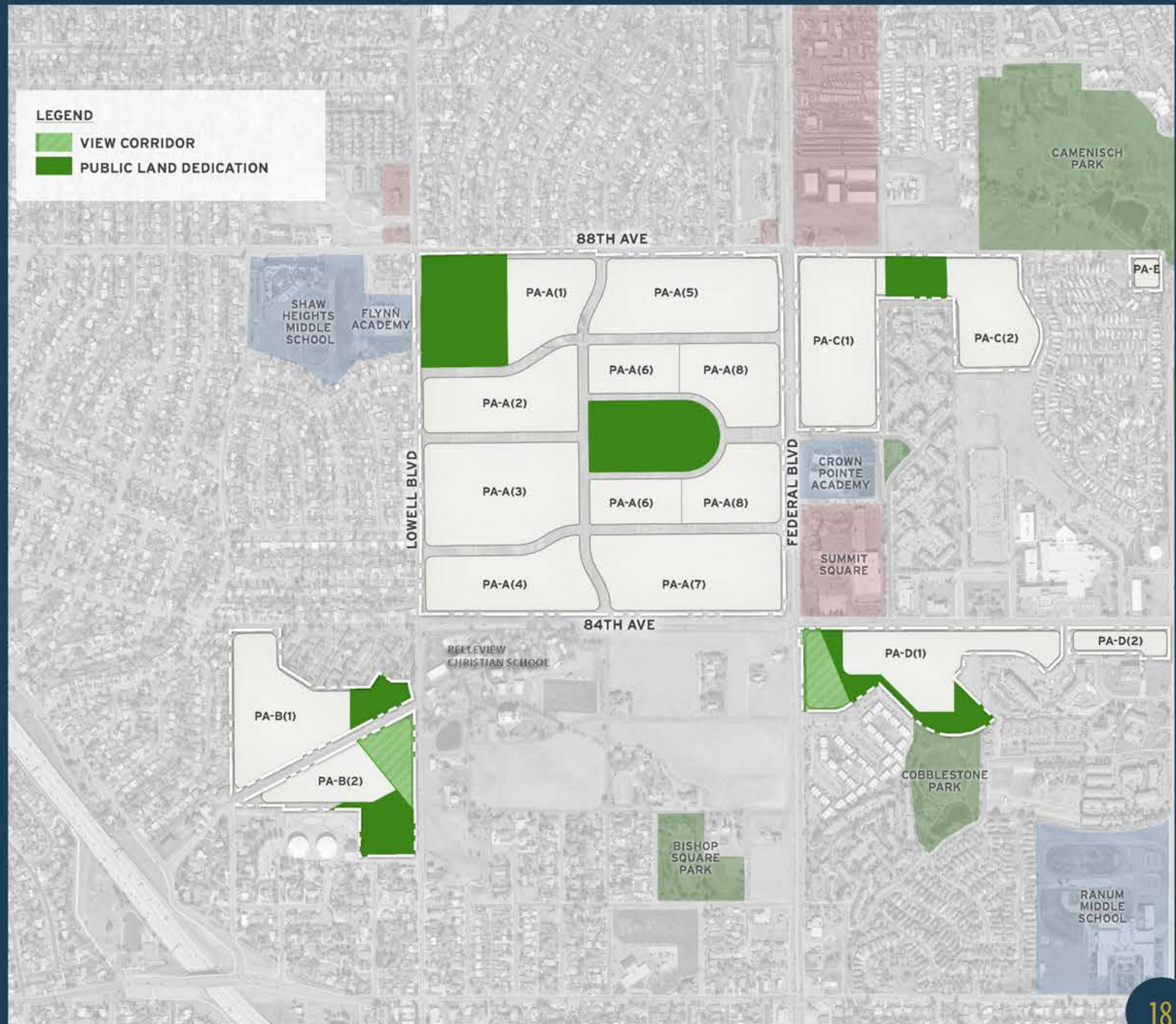
- PUBLIC LAND DEDICATION
- VIEW CORRIDOR
- TRAIL/WALK CONNECTIONS**
 - 10' CONCRETE MULTI-USE TRAIL
 - 8' SIDEWALK
 - 6' LOCAL SIDEWALK
 - OFF-SITE TRAIL CONNECTION
 - STRIPED BIKE LANE
 - SHARROW BIKE LANE
- PED & BIKE INFRASTRUCTURE**
 - EXISTING STRIPED X-WALK
 - EXISTING, RE-STRIPING
 - NEW STRIPED X-WALK
 - PROPOSED CURB BUMPOUT
 - PROPOSED FLASHING PED X-WALK
 - EXISTING BUS STOP
 - PROPOSED BUS STOP
- INTERSECTION INFRASTRUCTURE**
 - EXISTING SIGNALIZED INTERSECTION TO REMAIN - NO MODIFICATIONS
 - EXISTING SIGNALIZED INTERSECTION, TRAFFIC SIGNALS TO BE REPLACED W/ INTERSECTION IMPROVEMENTS
 - PROPOSED NEW SIGNALIZED INTERSECTION



UPLANDS UPDATE

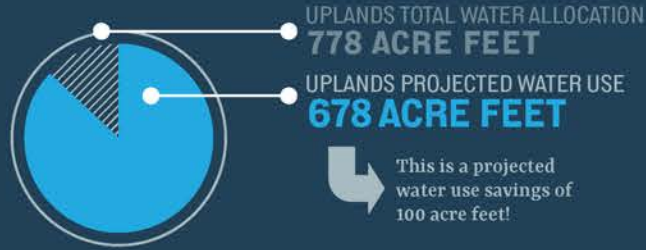
Public Land Dedication

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



UPLANDS | WATER CONSERVATION

WHAT WE SAID AT PDP:



OUR DEMONSTRATED SAVINGS SO FAR:

WATER USAGE BY NEIGHBORHOOD - APPROVED ODPs

PLANNING AREA	PDP PROJECTION	ODP COMPLIANCE
PA-A2	23 ACRE FEET	23 ACRE FEET
PA-A4	26 ACRE FEET	26 ACRE FEET
PA-B1	25 ACRE FEET	24 ACRE FEET

HOW WE ACHIEVE THE SAVINGS:

1 INTENTIONAL APPROACHES OUTSIDE THE HOME



We use water smart practices for landscaping on lots and tracts:

- 25%-50% Typical lot size
- Decrease in on-lot landscaping area
- Further reduced turf areas
- Special turf blend
- Low water-use landscaping



2 INTENTIONAL APPROACHES INSIDE THE HOME



Proposed homes incorporate WaterSense appliances that save approximately 30% on water use.

With the approval and ultimate built environment both Uplands and the City solidify this savings!

WATER SMART LANDSCAPING EXAMPLES



Smaller lots utilizing native planting strategies and special turf blend to reduce water needs.



Tract areas make use of a wider array of softscape materials to add interest and decrease water reliance while thoughtfully deploying turf to accommodate park activities.

DEVELOPMENT APPLICATIONS SUMMARY

MASTER DEV APP SUMMARY

- ✓ **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
 - ✓ Final FEMA review of CLOMR Application
- ➔ **Federal Boulevard Construction Documents**
 - Nearing CoW Approval
 - Nearing CDOT Approval
- ➔ **Final Traffic Impact Study**
- ✓ **Filing No. 1, No. 2, No. 3, and No. 4 Final Plat**
- ✓ **Parcel A Infrastructure Construction Documents**
- ✓ **Phase III Drainage Report**

PHASING/TIMING

	Spring '24	Summer '24	Fall '24	Winter '24/'25	Spring '25	Summer '25	Fall '25	Winter '25	Spring '26
Earthwork / Grading									
Onsite	[Orange bar]								
Lowell Blvd									
Utility Construction	[Blue bar]	[Blue bar]							
Curb/Gutter/Sidewalks	[Grey bar]	[Grey bar]	[Grey bar]	[Grey bar]					
Paving		[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]					
Street Lights/Dry Utilities				[Orange bar]	[Orange bar]	[Orange bar]			
Traffic Signals 84th and 88th		[Green bar]	[Green bar]						
88th Avenue (West of Federal)									
Utility Construction	[Blue bar]	[Blue bar]							
Curb/Gutter/Sidewalks	[Grey bar]	[Grey bar]	[Grey bar]	[Grey bar]					
Paving		[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]					
Street Lights/Dry Utilities				[Orange bar]	[Orange bar]	[Orange bar]			
84th Avenue									
Utility Construction	[Blue bar]	[Blue bar]							
Curb/Gutter/Sidewalks	[Grey bar]	[Grey bar]	[Grey bar]	[Grey bar]					
Paving		[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]					
Street Lights/Dry Utilities				[Orange bar]	[Orange bar]	[Orange bar]			
Federal Blvd									
Utility Construction	[Blue bar]	[Blue bar]	[Blue bar]						
Curb/Gutter/Sidewalks	[Grey bar]	[Grey bar]	[Grey bar]	[Grey bar]	[Grey bar]				
Paving		[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]
Street Lights/Dry Utilities				[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]
Traffic Signals		[Green bar]	[Green bar]	[Green bar]	[Green bar]				
Onsite Infrastructure(Multiple Phases)									
Utility Construction	[Blue bar]	[Blue bar]	[Blue bar]	[Blue bar]					
Curb/Gutter/Sidewalks	[Grey bar]	[Grey bar]	[Grey bar]	[Grey bar]	[Grey bar]	[Grey bar]	[Grey bar]	[Grey bar]	[Grey bar]
Paving	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]
Street Lights/Dry Utilities				[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]
Planning Area B1									
Grading	[Orange bar]	[Orange bar]							
Utility Construction	[Blue bar]	[Blue bar]	[Blue bar]						
Curb/Gutter/Sidewalks	[Grey bar]	[Grey bar]	[Grey bar]	[Grey bar]	[Grey bar]				
Paving		[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]
Street Lights/Dry Utilities				[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]
Bradburn									
Grading	[Orange bar]								
Utility Construction	[Blue bar]	[Blue bar]							
Curb/Gutter/Sidewalks	[Grey bar]	[Grey bar]	[Grey bar]	[Grey bar]					
Paving		[Dark Grey bar]	[Dark Grey bar]	[Dark Grey bar]					
Street Lights/Dry Utilities				[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]	[Orange bar]

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

PHASING/TIMING



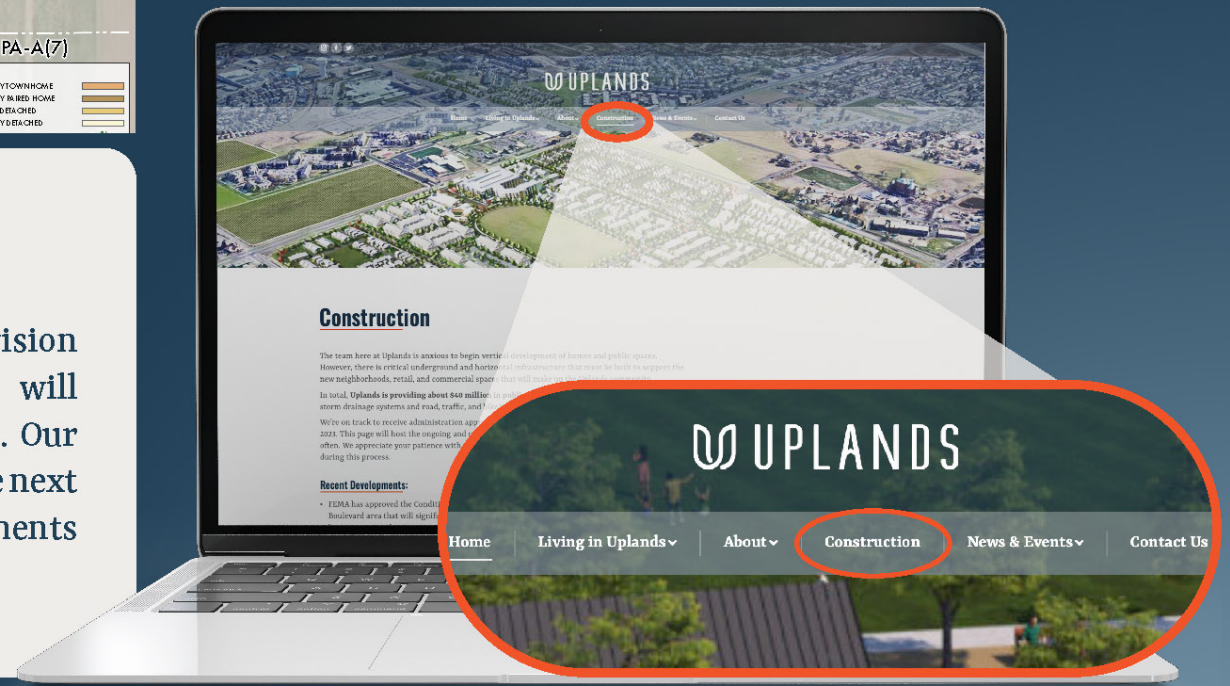
SPRING TIME UPDATE!

- » Overall grading is substantially complete. Minor grading and specific builder sub surface improvements may still occur through the life of the project.
- » Onsite Infrastructure (water, sanitary sewer, storm sewer, roadways) is commencing, this work will last throughout this year and into next year.
- » 88th/84th/Lowell Infrastructure Improvements is commencing and will include some closures that are being coordinated with the City.
 - » This work will last through this year and into next year.
 - » Lowell closures and neighborhood interaction will wait till after school is out.
 - » Lowell/84th traffic signals are being procured and construction will be expedited.
- » Federal Boulevard Improvements will be started mid-Summer.
- » Parcel B1
 - » Grading and Erosion Control is commencing.
 - » Onsite Infrastructure will start late Spring to early Summer and continue into early next year.
 - » Bradburn Improvements will start early summer.
- » Electrical and Gas improvements are being made surrounding the site and will continue throughout the year and into next year.

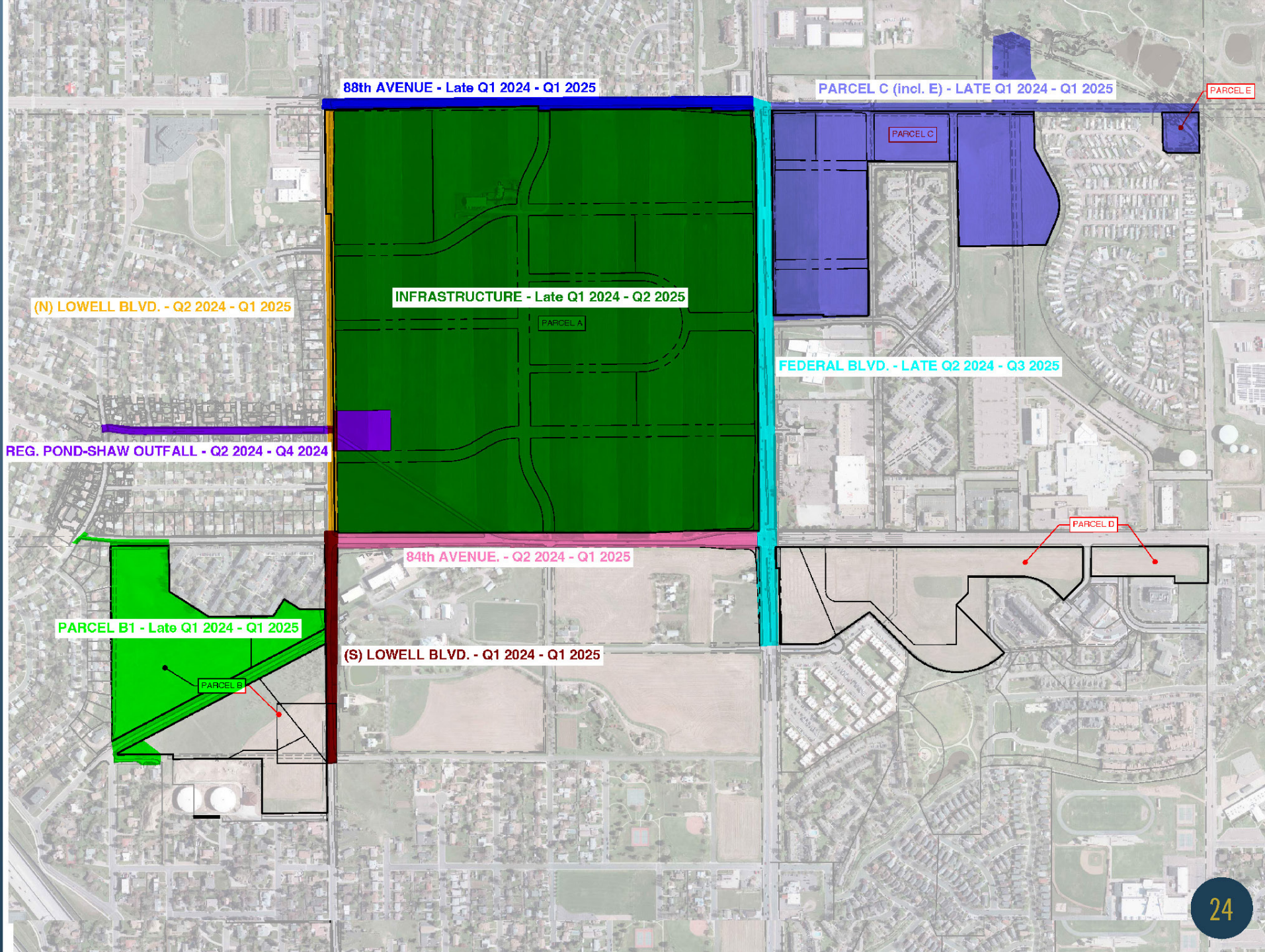


UPLANDS UPDATE

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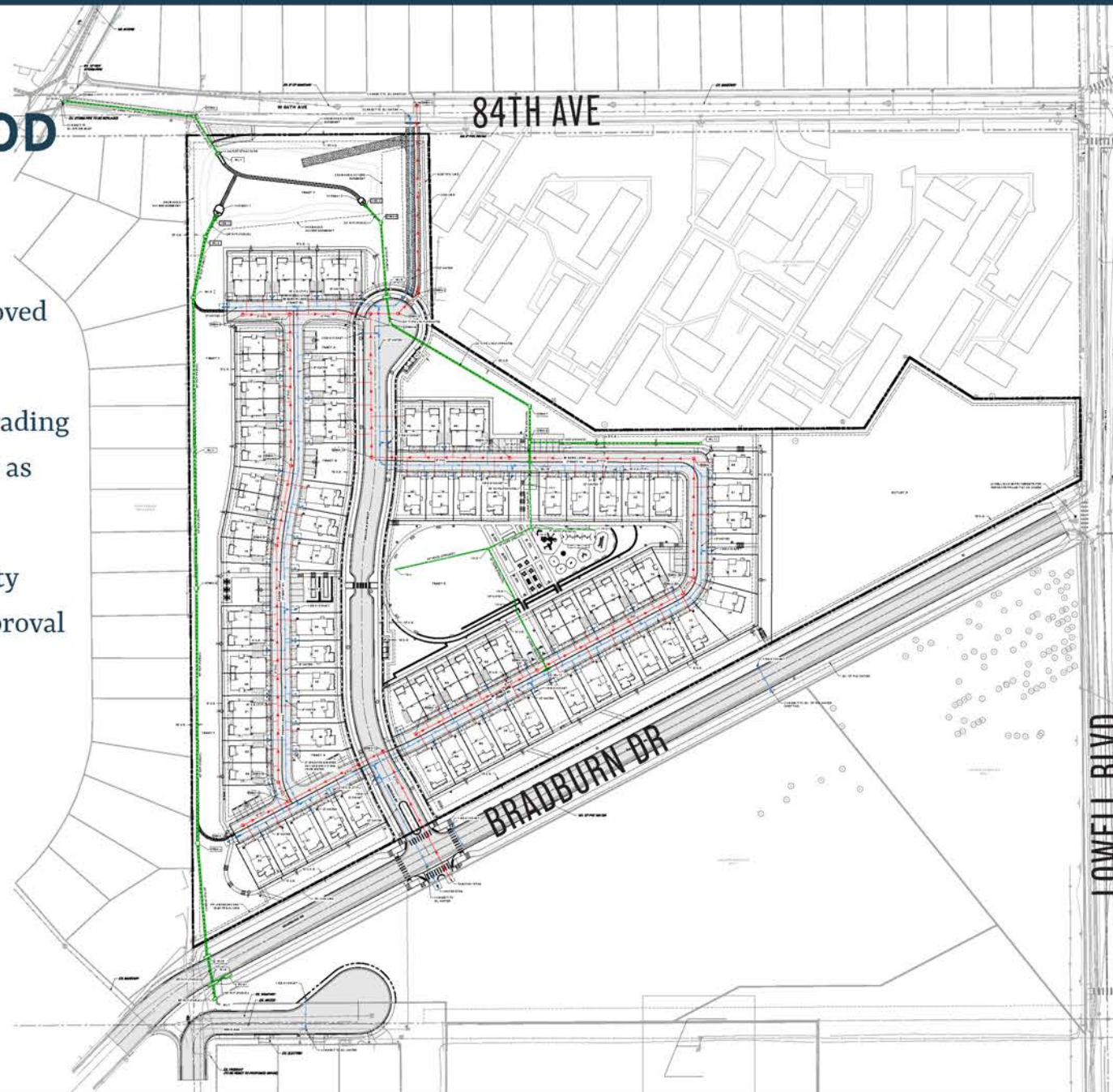
PHASING/TIMING



NEIGHBORHOOD ENGINEERING REVIEW PROCESS AND CONSTRUCTION

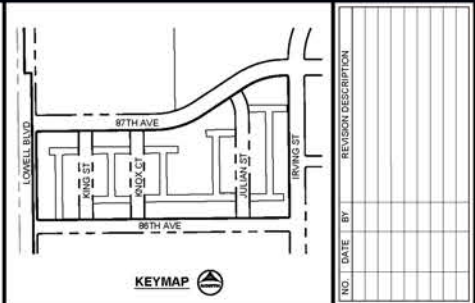
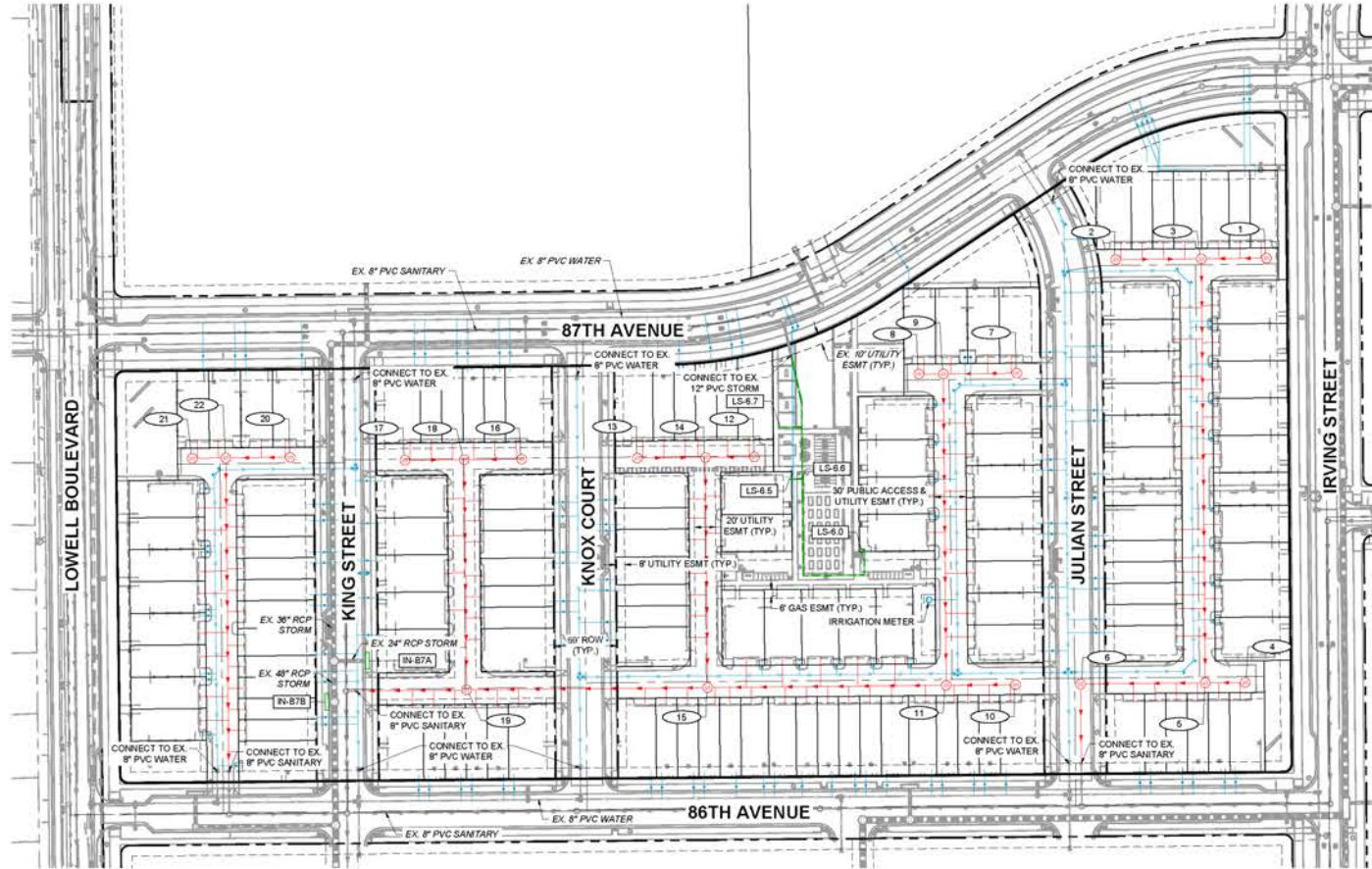
PA-B(1) NEIGHBORHOOD

- ODP - approved
- Grading Plans - State Approved
April 2024
- Grading may begin when grading
plans are approved/as early as
May 23, 2024
- Infrastructure Plans - in City
review with anticipated approval
in Q2



PA-A(2) NEIGHBORHOOD

- ODP - Approved
- Grading Plans - Approved
- Overlot Grading is Complete
- Infrastructure Plans - in City Review with anticipated approval in Q2



CONSTRUCTION NOTES:

- ALL CONSTRUCTION WILL CONFORM TO CITY OF WESTMINSTER "STANDARDS AND SPECIFICATION FOR THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS", LATEST REVISION.
- ALL INLETS SHALL HAVE A MINIMUM 3" FROM THE OUTSIDE OF PIPE TO INSIDE FACE OF INLET WHICH MAY REQUIRE MODIFIED DIMENSIONS TO THE STANDARD PRECAST BOX. CONTRACTOR TO COORDINATE MODIFIED BOX DIMENSIONS WITH MANUFACTURER.
- ALL WATERLINE IS 8" PVC UNLESS OTHERWISE NOTED.
- ALL SANITARY SEWER 8" PVC UNLESS OTHERWISE NOTED.
- ALL FIRE HYDRANT LATERALS SHALL BE DIP.
- ALL NEW UNDERGROUND FACILITIES, INCLUDING LATERALS, MUST BE ELECTRONICALLY LOCATABLE WHEN INSTALLED.

LEGEND:

EASEMENT
 PROPOSED WATER
 PROPOSED SANITARY
 SANITARY MANHOLE
 PROPOSED STORM
 STORM MANHOLE
 EXISTING WATER
 EXISTING STORM
 EXISTING SANITARY
 EXISTING SANITARY MANHOLE

XX SANITARY SEWER MANHOLE IDENTIFIER
 MH-X STORM SEWER MANHOLE IDENTIFIER
 IN-X STORM SEWER INLET IDENTIFIER
 ☆ STREET LIGHT

NO.	DATE	BY	REVISION DESCRIPTION

HR GREEN - DENVER
 3015 E. PARKWAY
 DENVER, CO 80111
 PHONE: 720.602.6996
 FAX: 844.273.1057

HRGreen

CONSTRUCTION DOCUMENTS
 OVERALL UTILITY PLAN
 UPLANDS - FILING NO. 1 - BLOCK 2
 VPDF UPLANDS, LLC
 WESTMINSTER, COLORADO



SCALE IS ONE INCH OR OFFICIAL DRAWINGS
 IF NOT ONE INCH, ADJUST SCALE ACCORDINGLY

DRAWN BY: JTV
 APPROVED: RGA
 JOB DATE: 10/06/2023
 JOB NO: 210742

SHEET
 OUP1

eTrakit Permit #ENG 23-0030

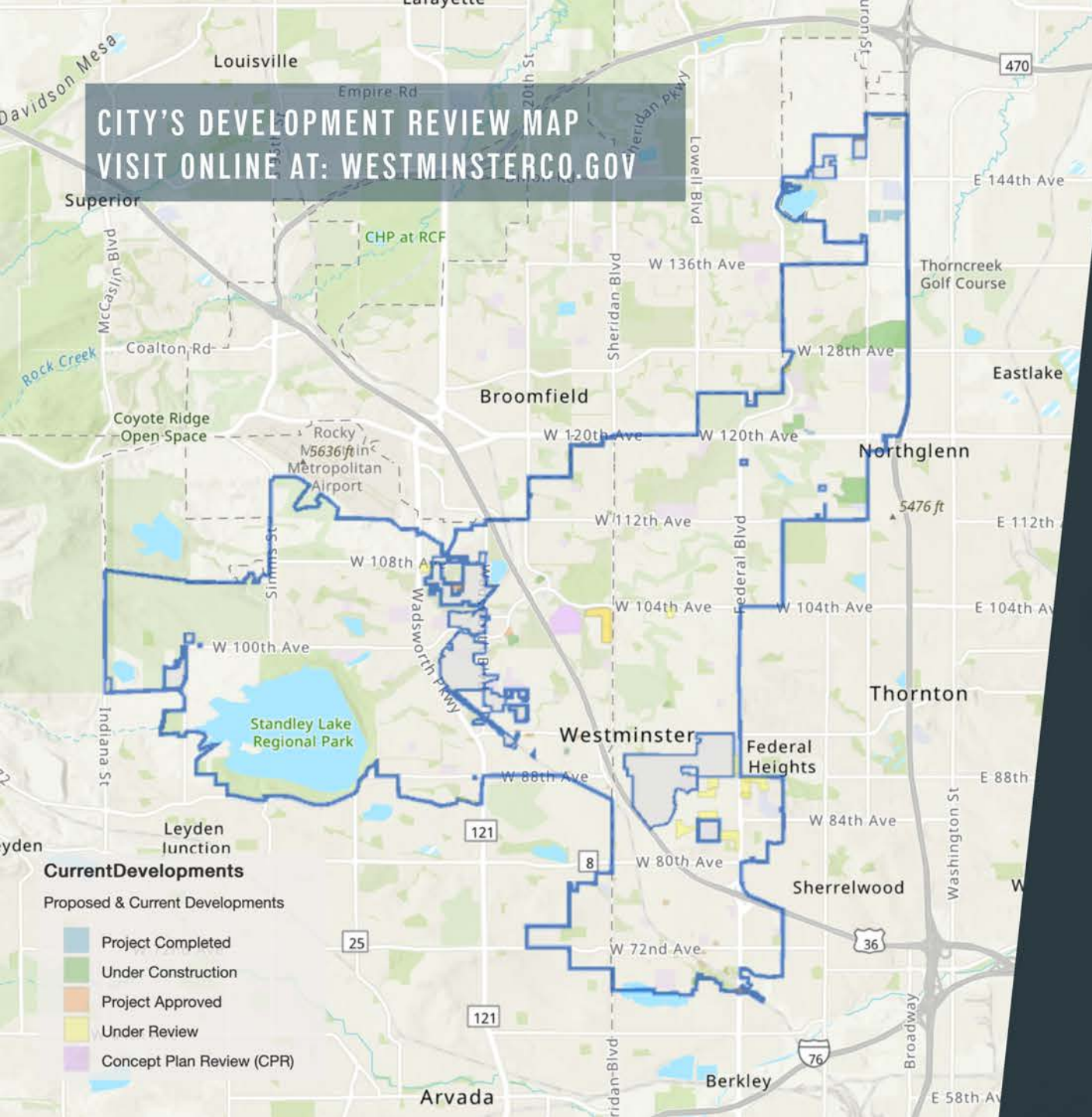
 UPLANDSCOLORADO.COM



QUESTIONS OR COMMENTS ABOUT CONSTRUCTION?



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



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MARK YOUR CALENDARS

UPCOMING UPLANDS UPDATE MEETINGS

- Thursday 8/22/24
- Thursday 11/21/24

THANK YOU
QUESTIONS?

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE