



UPLANDS

QUARTERLY UPDATE

August 29, 2024

MEET THE TEAM



MARCUS PACHNER
The Pachner Company



TODD JOHNSON
Terra Forma Solutions



BRAD HAIGH
Norris Design



BONNIE NIZIOLEK
Peak Development

AGENDA

- 1 MEETING GUIDELINES
- 2 NEIGHBORHOOD UPDATE
- 3 WATER CONSERVATION
- 4 DEVELOPMENT APPLICATION SUMMARY
- 5 ANTICIPATED CONSTRUCTION FALL 2024
- 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.



NEIGHBORHOOD UPDATE

-  SANITARY SEWER IMPROVEMENTS/UPGRADES
-  WATER IMPROVEMENTS/UPGRADES
-  STORM DRAINAGE IMPROVEMENTS/UPGRADES
-  NEIGHBORHOODS IN CITY REVIEW (CITY COUNCIL/PLANNING COMMISSION)
-  NEIGHBORHOODS IN CITY REVIEW (NEW PROCESS)
-  NEIGHBORHOODS BEGINNING (CONCEPT REVIEW PROCESS)
-  PUBLIC LAND DEDICATION
-  VIEW CORRIDOR

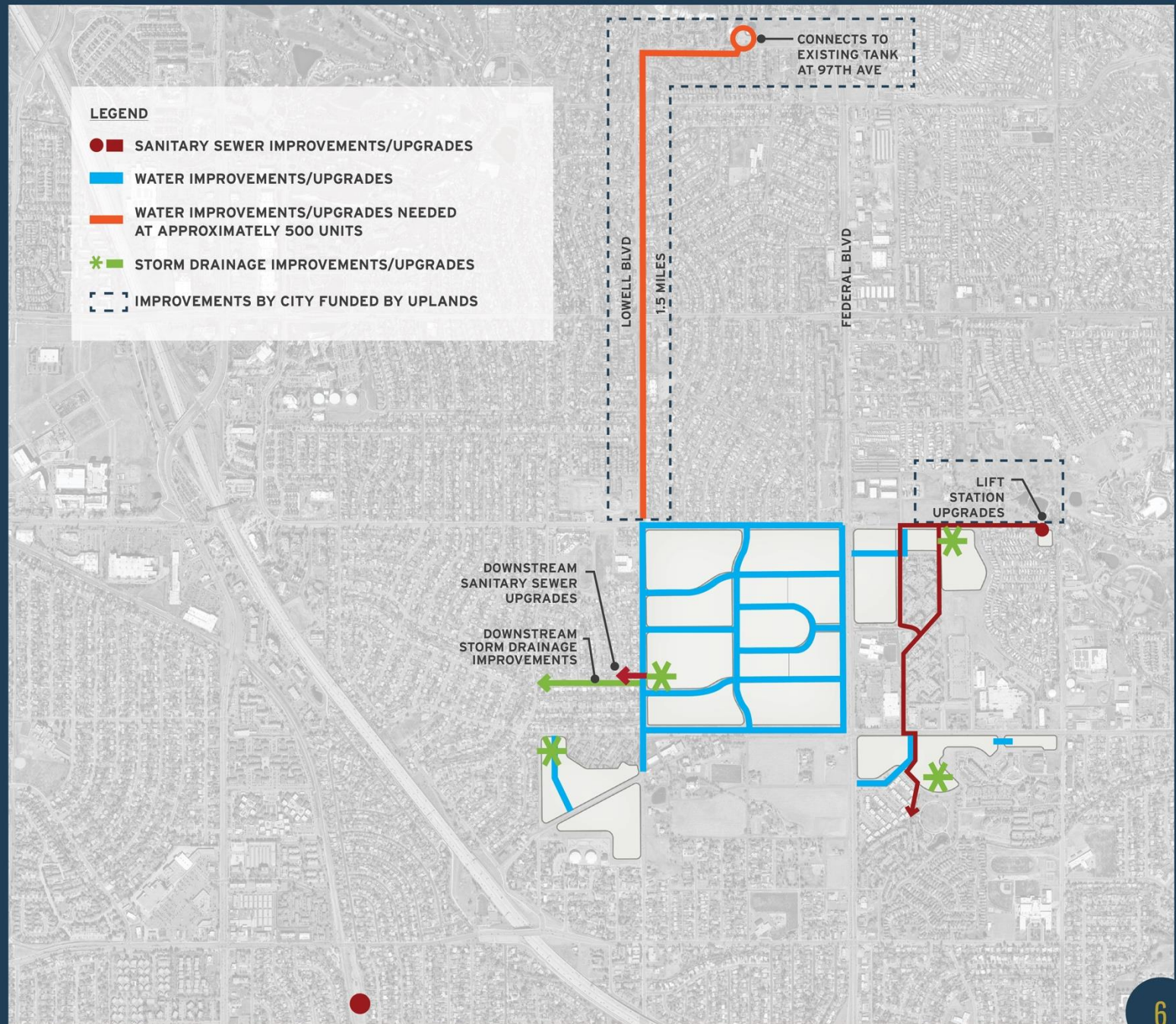


PRELIMINARY DEVELOPMENT PLAN

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

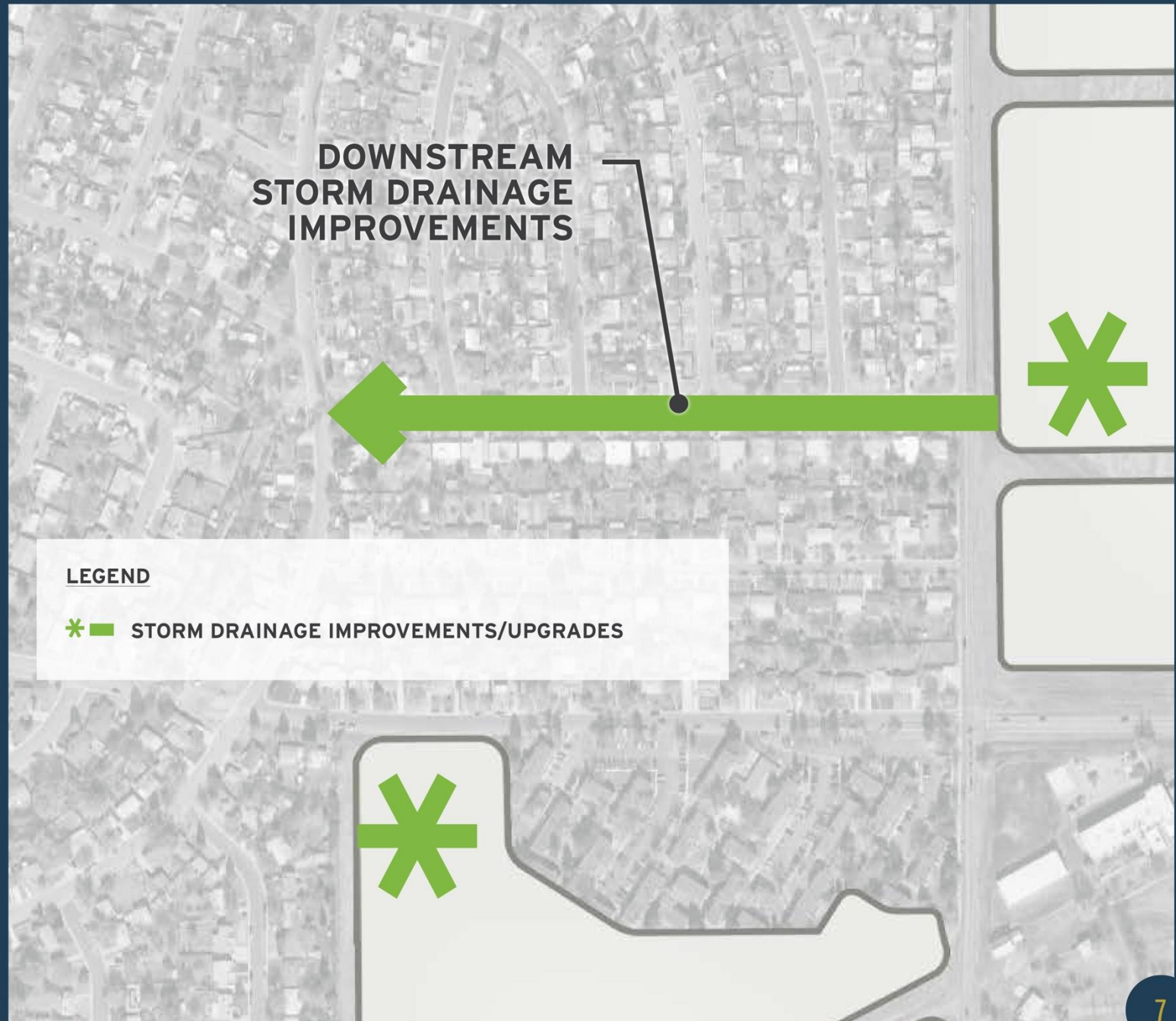


PRELIMINARY DEVELOPMENT PLAN

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.
- Construction of the storm water drainage system within Shaw Boulevard has commenced and is anticipated to be completed in October. The improvements will assist in reducing the flooding issues and provide a piped stormwater conveyance from the Uplands project.
- The contractor has contacted homeowners about the construction activities, specific timing of driveway impediment and overall access of Shaw Boulevard during construction.
- We appreciate your understanding as these important improvements are completed.



BACK TO SCHOOL TIMELINE

Belleview Christian School

August 19th, 2024 for daycare, August 20th, 2024 for K-12

Crown Pointe Academy

August 14, 2023 Middle School start day. August 16, 2024 Elementary First Day

John E. Flynn A Marzano Academy

August 13, 2024 for school, August 15, 2024 for PreK and Kindergarten

Shaw Heights Middle School

August 13, 2024



PRELIMINARY DEVELOPMENT PLAN

Bike and Pedestrian Connectivity

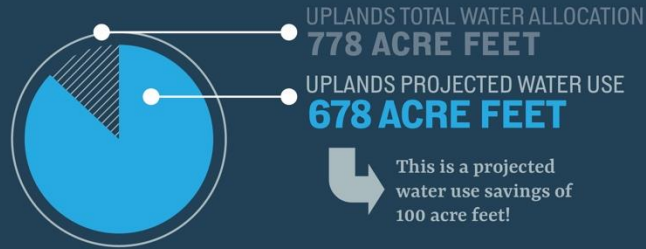
Uplands provides connections for existing and future residents to:

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



UPLANDS | WATER CONSERVATION

WHAT WE SAID AT PDP:



HOW WE ACHIEVE THE SAVINGS:

1 INTENTIONAL APPROACHES OUTSIDE THE HOME



UPLANDS APPROACH

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

- 25%-50% Typical lot size
- Decrease 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!

DEMONSTRATED SAVINGS SO FAR:

WATER USAGE BY NEIGHBORHOOD/PLANNING AREAS - APPROVED ODPs

PA	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
PA-A1	20 ACRE FEET	20 ACRE FEET
PA-A5	42 ACRE FEET	42 ACRE FEET
PA-A7	47 ACRE FEET	43 ACRE FEET
PA-C2	32 ACRE FEET	32 ACRE FEET

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

ANTICIPATED CONSTRUCTION FALL 2024

LIMITS OF WORK, CLOSURE AREAS AND TIMING ARE A BEST GUESS AS OF AUGUST 2024 AND ARE SUBJECT TO WEATHER AND OTHER DELAYS. MAPS CAN BE FOUND AT:

WWW.UPLANDSCOLORADO.COM/CONSTRUCTION

AND WILL BE UPDATED WITH LATEST INFORMATION FOR NOVEMBER 2024 MEETING.

ANTICIPATED CONSTRUCTION

84TH AVENUE & FEDERAL BLVD

84th Ave (Lowell to Irving)

Improvements per the PDP/ODP/Construction Documents (Water, storm drainage, roadway widening, curb, gutter, sidewalks, signal improvements)

Full Closure

Present to October 1, 2024

84th Ave (Irving to Federal)

Improvements per the PDP/ODP/Construction Documents (Water, storm drainage, roadway widening, curb, gutter, sidewalks, signal improvements)

Full Closure

December 2, 2024 – January 6, 2025

84th Ave (Federal to Alcott)

South shoulder along parcel D – grading, lowering of overhead electrical and telecommunications.

Partial Closure

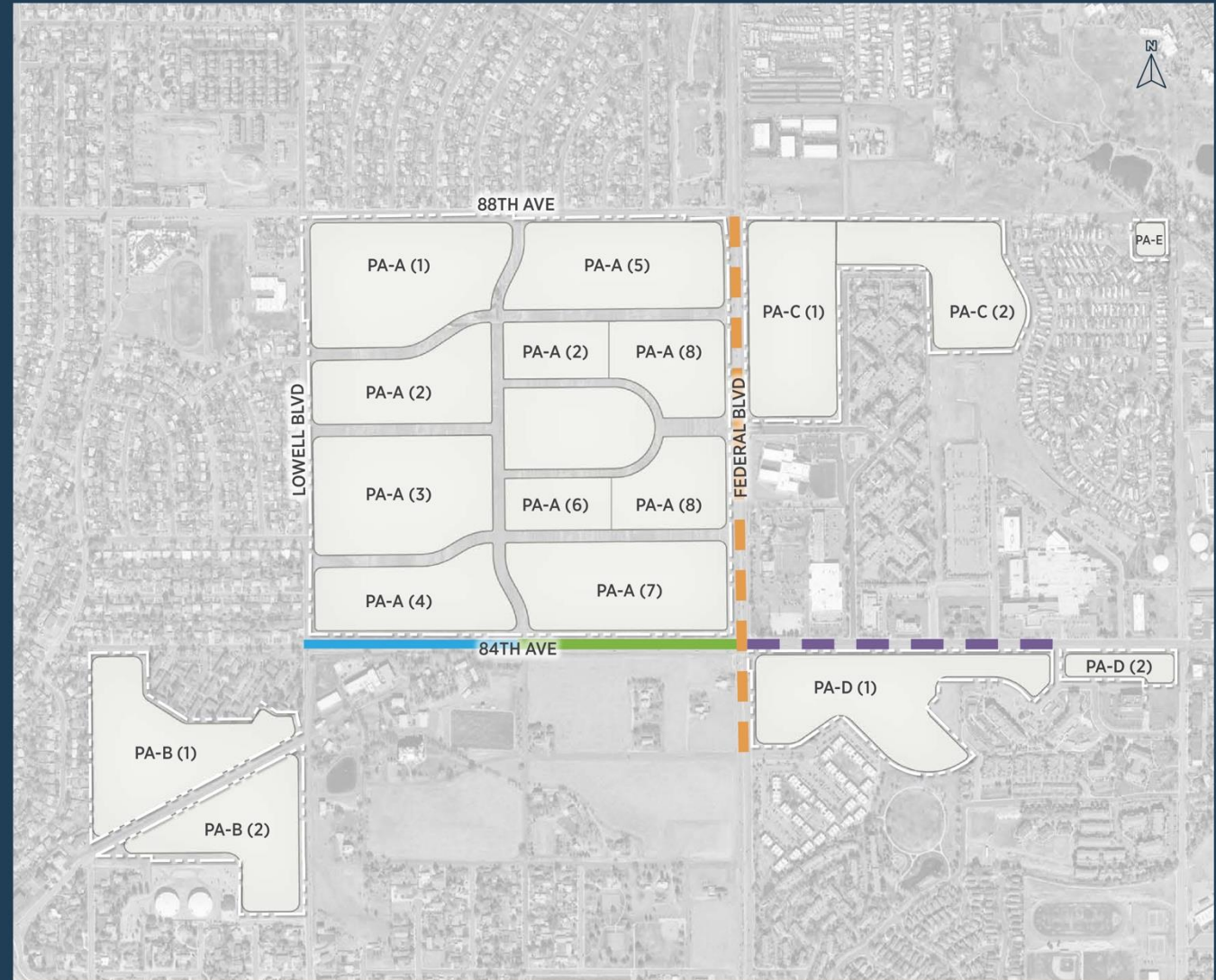
Present to October 25, 2024

Federal (82nd to 88th)

Shoulder, Median and Utility Construction

Partial Closure

September 2024 to July 2025



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ANTICIPATED CONSTRUCTION

LOWELL BOULEVARD (SOUTH OF 84TH) & BRADBURN

Bradburn Drive (LaPlace to Lowell)

Improvements per the PDP/ODP/Construction Documents (Water, storm drainage, sanitary sewer, roadway widening, curb, gutter, sidewalks)

Full Closure

Present to October 1, 2024

Lowell Blvd (82nd to 84th Aves)

Improvements per the PDP/ODP/Construction Documents (Water, storm drainage, sanitary sewer, roadway widening, curb, gutter, sidewalks)

Full Closure

January 6, 2025 – February 1, 2025

84th Ave / Lowell Blvd Intersection

Traffic signals are being procured and construction will be expedited

LaPlace and 82nd Improvements

Utility locating will begin Fall 2024

- La Place and 82nd utility work will follow Bradburn



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ANTICIPATED CONSTRUCTION

LOWELL (NORTH OF 84TH), BRADBURN & SHAW/CIRCLE

Circle Drive / Shaw Blvd Intersection

Complete

Shaw Blvd (Circle to Lowell)

Improvements per the PDP/ODP/Construction Documents (Storm Drainage and inlets)

Full Closure, Except for Local Residents

Present – October 25, 2024

88th Ave / Lowell Blvd Intersection

Improvements requested by the City of Westminster (Water and sanitary sewer)

Full / Partial Closure

9/18, 2024 – 12/1, 2024*

* Updated on website

Lowell Northbound Lane at Shaw to Chesnut

Full Closure 12/18 - 2/1

Chestnut to 88th

City Water and Sewer Project

9/18 - 12/1

Lowell Boulevard (84th to 88th)

Improvements per the PDP/ODP/Construction Documents (Water, storm drainage, sanitary sewer, roadway widening, curb, gutter, sidewalks, signal improvements)

Expect Partial and Full Closures

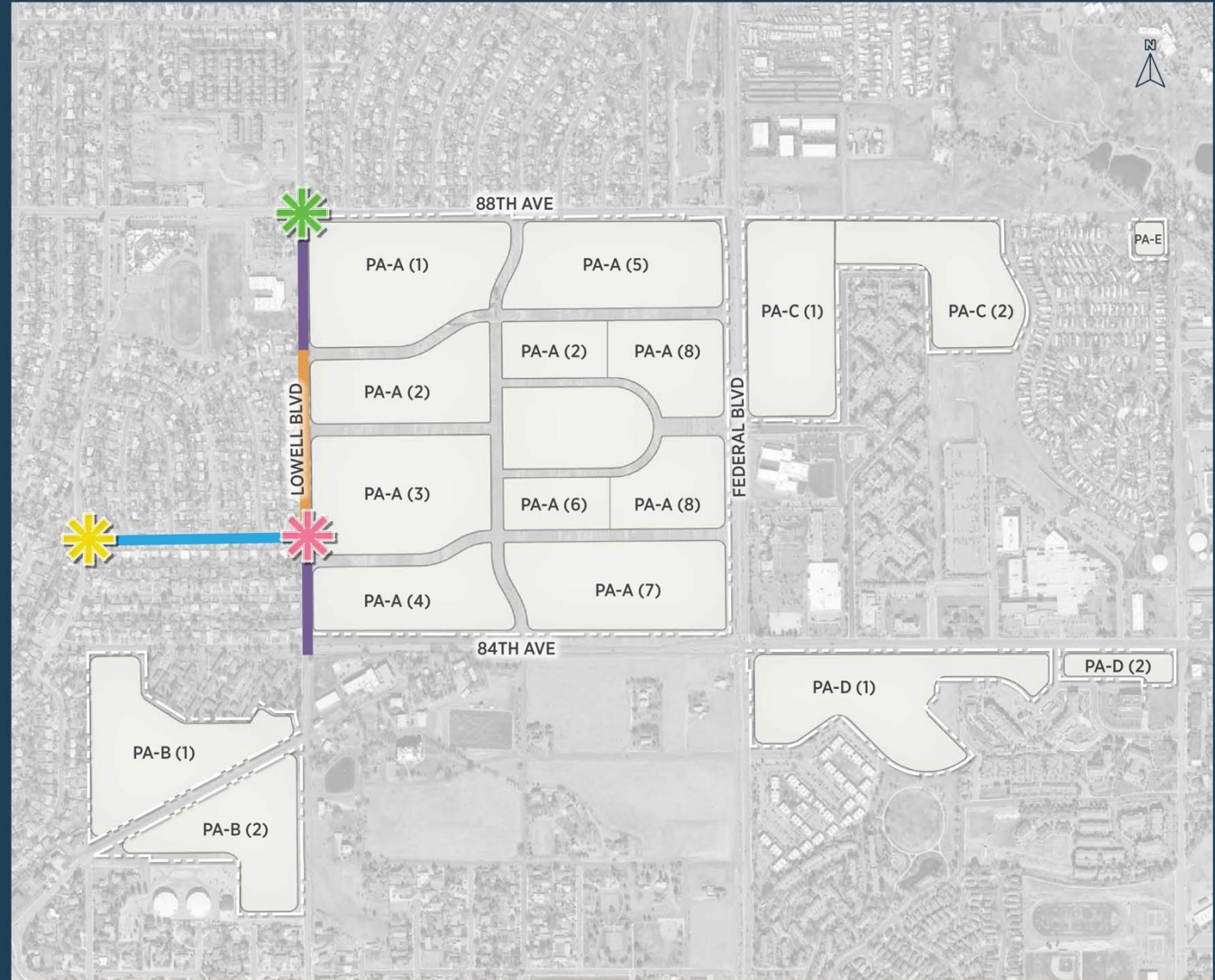
September - February

Shaw Blvd / Lowell Blvd Intersection

Improvements per the PDP/ODP/Construction Documents (Storm Drainage, sanitary sewer and inlets)

Full / Partial Closure

9/3, 2024 – 9/13, 2024



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ANTICIPATED CONSTRUCTION

NEIGHBORHOOD DEVELOPMENT

Overall Parcel A

Grading is substantially complete.

Minor grading and specific builder subsurface improvements may still occur throughout life of project.

PA-A(1), PA-A(2), PA-A(4) and PA-A(5)

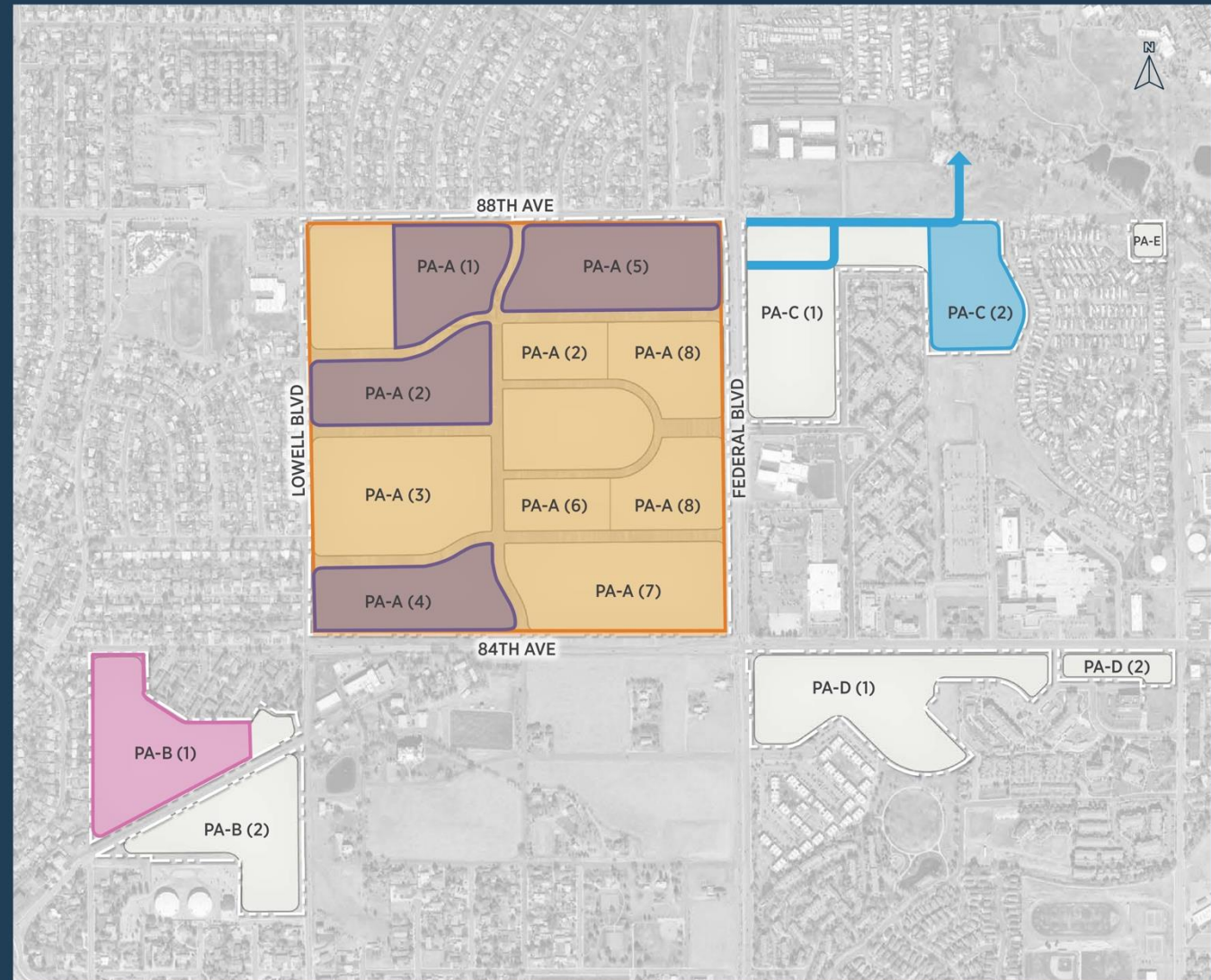
Specific builder subsurface improvements anticipated to start Fall 2024.

PA-B(1)

- ➔ Grading and erosion control should be completed early September 2024.
- ➔ On-site infrastructure (utilities) should start once grading is completed and continue into early 2025.
- ➔ Electrical and gas improvements are being made surrounding the site and will continue throughout the year and into 2025.

PA-C(2)

- ➔ Affordable housing neighborhood is anticipated to start in September and continue into 2025, including infrastructure improvements and vertical building construction.
- ➔ Includes improvements along 88th Ave, Decatur Street, creating of 87th Place and waterline/trail improvements in Camenish Park.



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MARK YOUR CALENDARS
UPCOMING UPLANDS UPDATE MEETINGS

➤ Thursday 11/21/24

THANK YOU
QUESTIONS?

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE

BACKUP SLIDES

PHASING/TIMING (NEEDS UPDATING)

August Update	Summer '24	Fall '24	Winter '24/'25	Spring '25	Summer '25	Fall '25
Earthwork / Grading						
Onsite	Yellow bar					
Lowell Blvd						
Utility Construction	Blue bar	Blue bar				
City Utility Project	Blue bar					
Curb/Gutter/Sidewalks	Grey bar	Grey bar	Grey bar			
Paving	Grey bar	Grey bar	Grey bar			
Street Lights/Dry Utilities	Grey bar	Grey bar	Grey bar	Orange bar	Orange bar	Orange bar
Traffic Signals 84th and 88th	Green bar	Green bar	Green bar			
88th Avenue (West of Federal)						
Utility Construction	Blue bar					
Curb/Gutter/Sidewalks	Grey bar	Grey bar				
Paving	Grey bar	Grey bar	Grey bar			
Street Lights/Dry Utilities	Grey bar	Grey bar	Grey bar	Orange bar	Orange bar	Orange bar
84th Avenue						
Utility Construction	Blue bar	Blue bar				
Curb/Gutter/Sidewalks	Grey bar	Grey bar				
Paving	Grey bar	Grey bar	Grey bar			
Street Lights/Dry Utilities	Grey bar	Grey bar	Grey bar	Orange bar	Orange bar	Orange bar
Federal Blvd						
Utility Construction	Blue bar	Blue bar	Blue bar	Blue bar	Blue bar	Blue bar
Curb/Gutter/Sidewalks	Grey bar	Grey bar	Grey bar	Grey bar	Grey bar	Grey bar
Paving	Grey bar	Grey bar	Grey bar	Grey bar	Grey bar	Grey bar
Street Lights/Dry Utilities	Grey bar	Grey bar	Grey bar	Orange bar	Orange bar	Orange bar
Traffic Signals	Green bar	Green bar	Green bar	Green bar	Green bar	Green bar
Onsite Infrastructure(Multiple Phases)						
Utility Construction	Blue bar	Blue bar	Blue bar			
Curb/Gutter/Sidewalks	Grey bar	Grey bar	Grey bar			
Paving	Grey bar	Grey bar	Grey bar	Grey bar	Grey bar	Grey bar
Street Lights/Dry Utilities	Grey bar	Grey bar	Grey bar	Orange bar	Orange bar	Orange bar
Planning Area B1						
Grading	Yellow bar					
Utility Construction	Blue bar	Blue bar	Blue bar			
Curb/Gutter/Sidewalks	Grey bar	Grey bar	Grey bar			
Paving	Grey bar	Grey bar	Grey bar	Grey bar	Grey bar	Grey bar
Street Lights/Dry Utilities	Grey bar	Grey bar	Grey bar	Orange bar	Orange bar	Orange bar
Bradburn						
Grading	Yellow bar					
Utility Construction	Blue bar	Blue bar				
Curb/Gutter/Sidewalks	Grey bar	Grey bar				
Paving	Grey bar	Grey bar	Grey bar			
Street Lights/Dry Utilities	Grey bar	Grey bar	Grey bar	Orange bar	Orange bar	Orange bar
Planning Area A2						
Grading	Yellow bar					
Utility Construction	Blue bar	Blue bar	Blue bar			
Curb/Gutter/Sidewalks	Grey bar	Grey bar	Grey bar			
Paving	Grey bar	Grey bar	Grey bar	Grey bar	Grey bar	Grey bar
Street Lights/Dry Utilities	Grey bar	Grey bar	Grey bar	Orange bar	Orange bar	Orange bar
Planning Area A1&5						
Grading	Yellow bar	Yellow bar	Yellow bar			
Planning Area C (St Charles)						
Grading	Yellow bar	Yellow bar	Yellow bar			

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



QUESTIONS OR COMMENTS ABOUT CONSTRUCTION?



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