



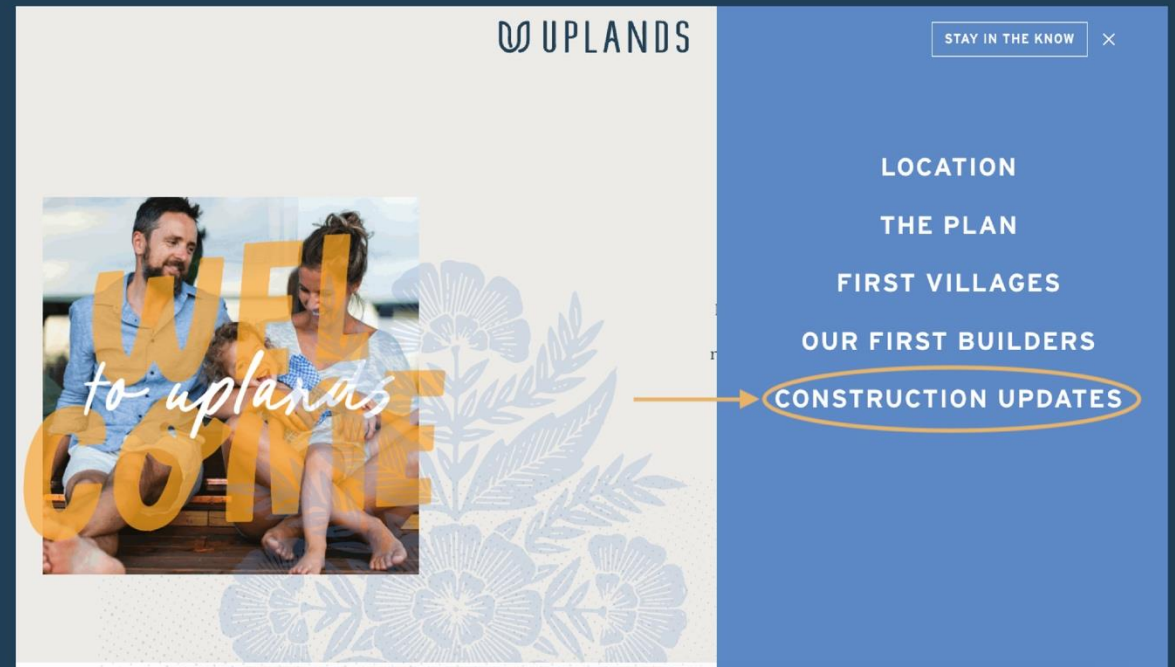
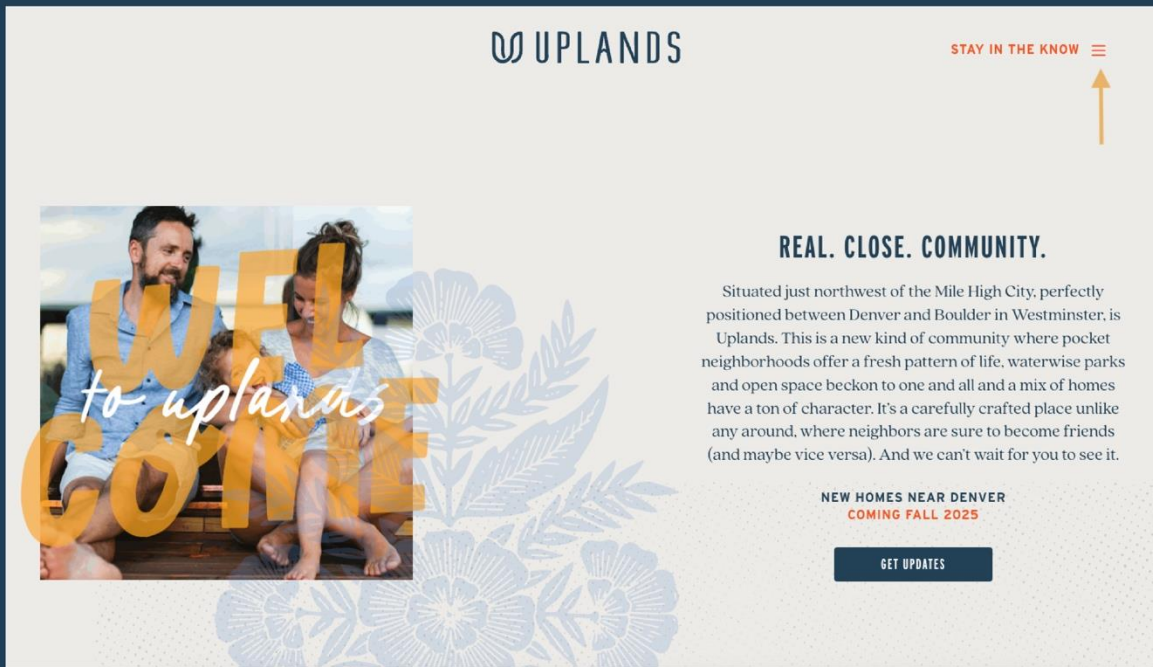
UPLANDS

QUARTERLY UPDATE

November 21, 2024

UPLANDSCOLORADO.COM

A NEW WEBSITE COMING SOON - KNOW WHERE TO FIND THE UPDATES



MEET THE TEAM



MARCUS PACHNER
The Pachner Company



TODD JOHNSON
Terra Forma Solutions

AGENDA

- 1 MEETING GUIDELINES
- 2 NEIGHBORHOOD UPDATE
- 3 DEVELOPMENT APPLICATION SUMMARY
- 4 ANTICIPATED CONSTRUCTION WINTER 24/25
- 5 Q&A
- 6









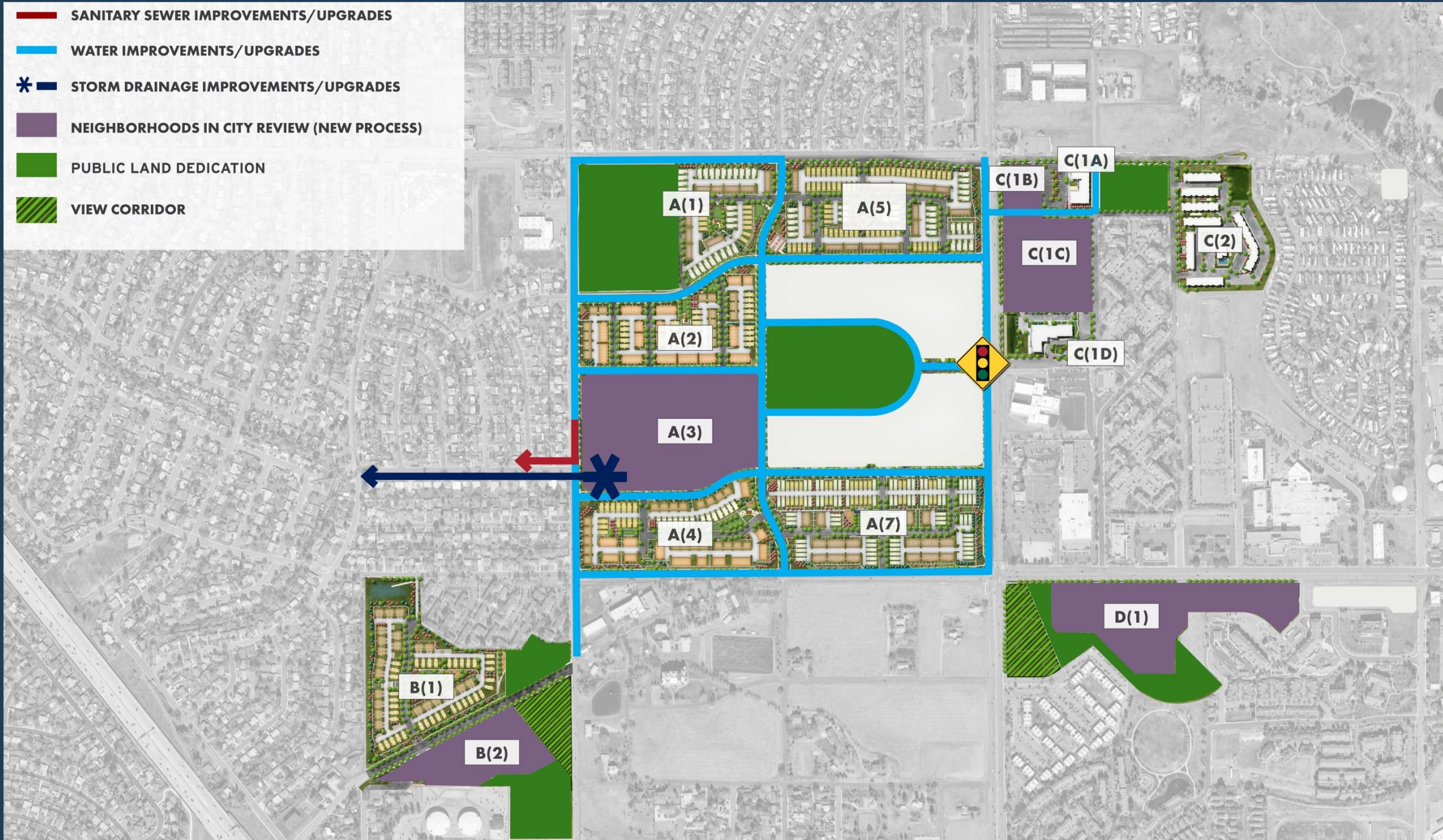
MEETING GUIDELINES FOR SUCCESS

- **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 (NEW PROCESS)
-  PUBLIC LAND DEDICATION
-  VIEW CORRIDOR

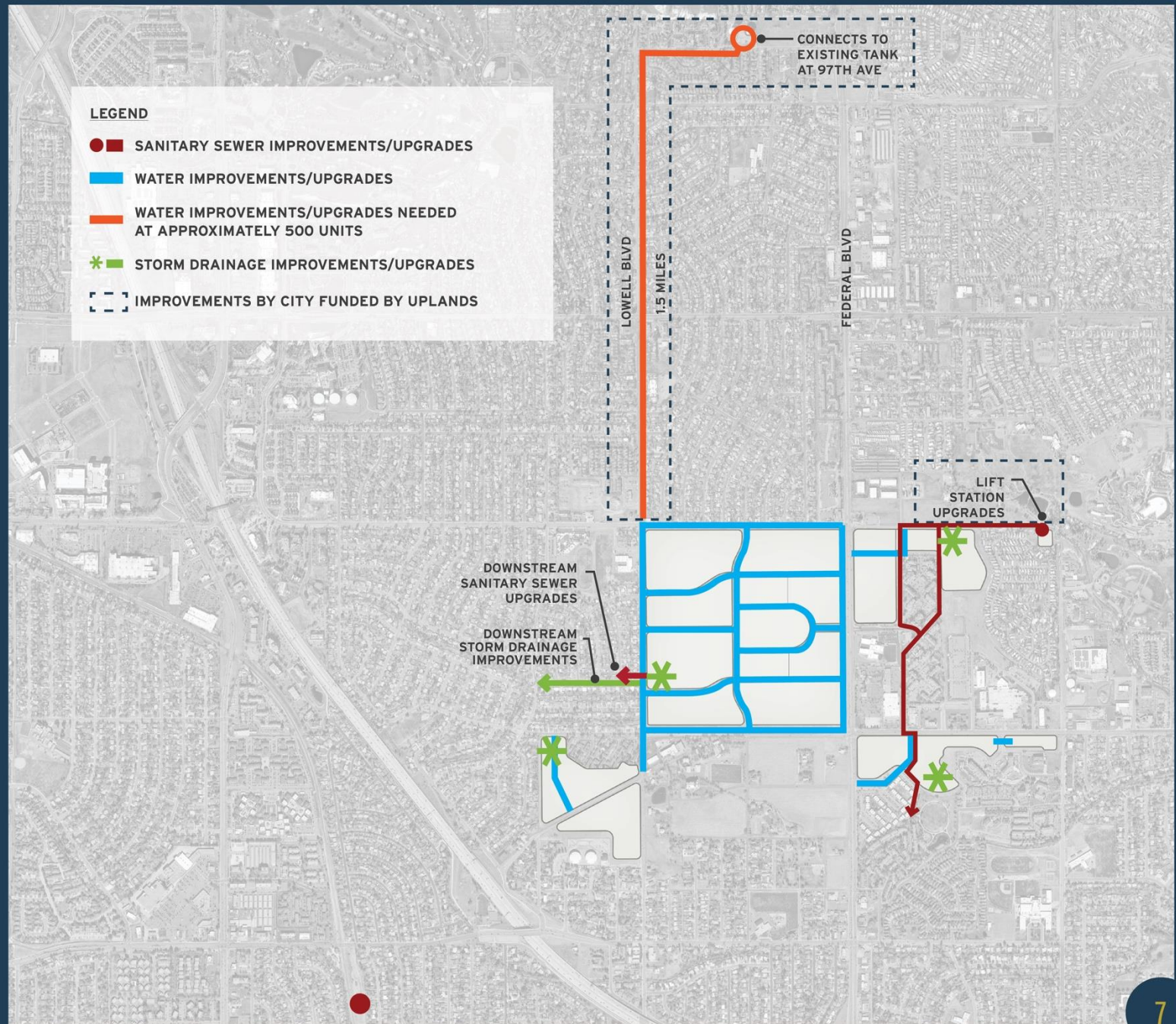


PRELIMINARY DEVELOPMENT PLAN

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

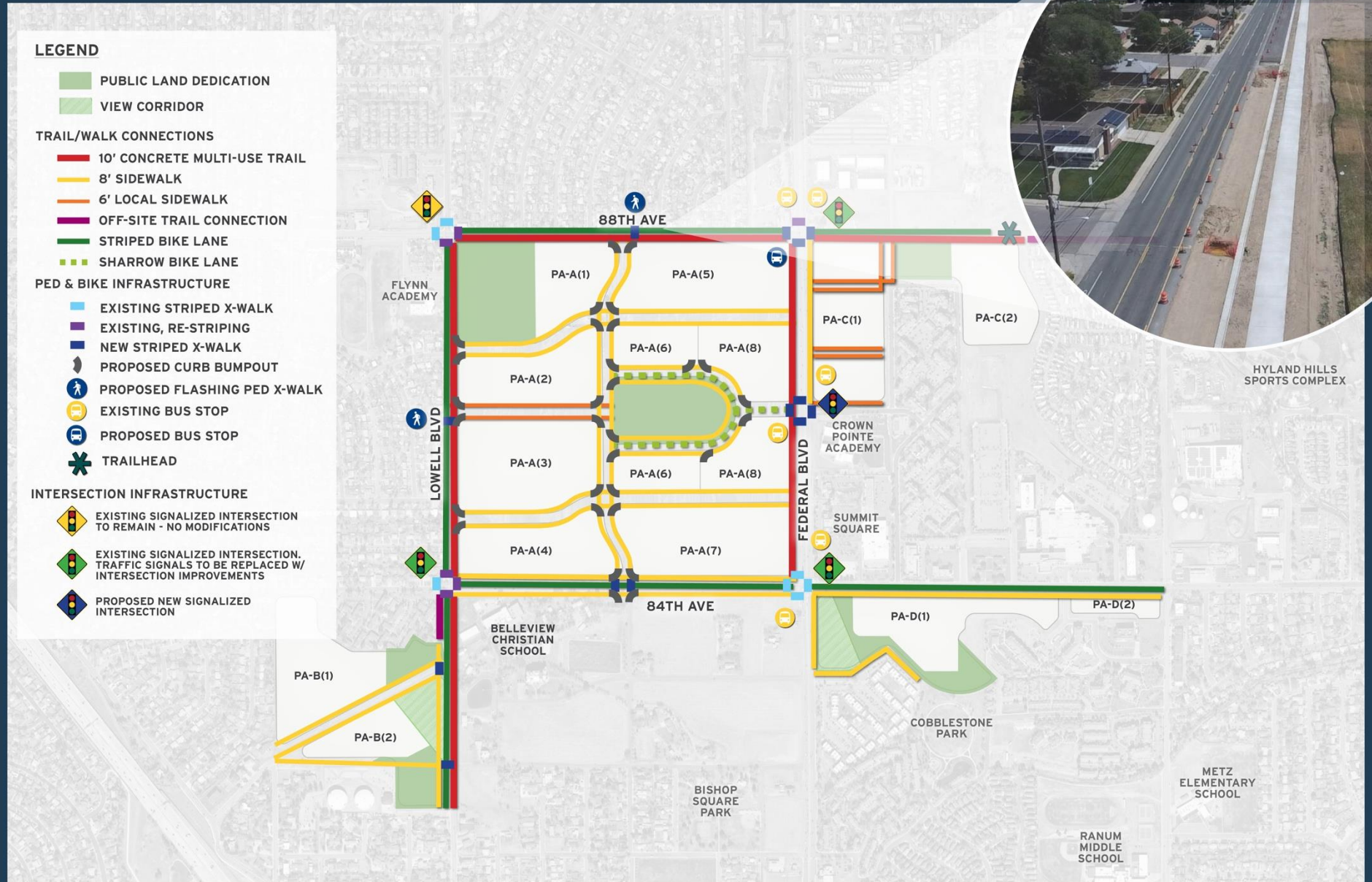


PRELIMINARY DEVELOPMENT PLAN

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



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**
- ✓ **Federal Boulevard Construction Documents**
 - COW Approved
 - CDOT Approved
- ✓ **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 WINTER 2024/2025

LIMITS OF WORK, CLOSURE AREAS AND TIMING ARE A BEST GUESS AS OF NOVEMBER 2024 AND ARE SUBJECT TO WEATHER AND OTHER DELAYS. MAPS CAN BE FOUND AT:
WWW.UPLANDSCOLORADO.COM/CONSTRUCTION

ANTICIPATED CONSTRUCTION

84TH AVENUE & FEDERAL BLVD

84th Ave (Irving to Federal)

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

Full Closure

3/15/25 - 5/15/25

84th Ave (Federal to Alcott)

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

Partial Closure

12/1/24 - 3/15/25

Federal (82nd to 88th)

Shoulder, Median and Utility Construction

Partial Closure

December 2024 - October 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 12/15/24

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

5/5/25 - 7/1/25

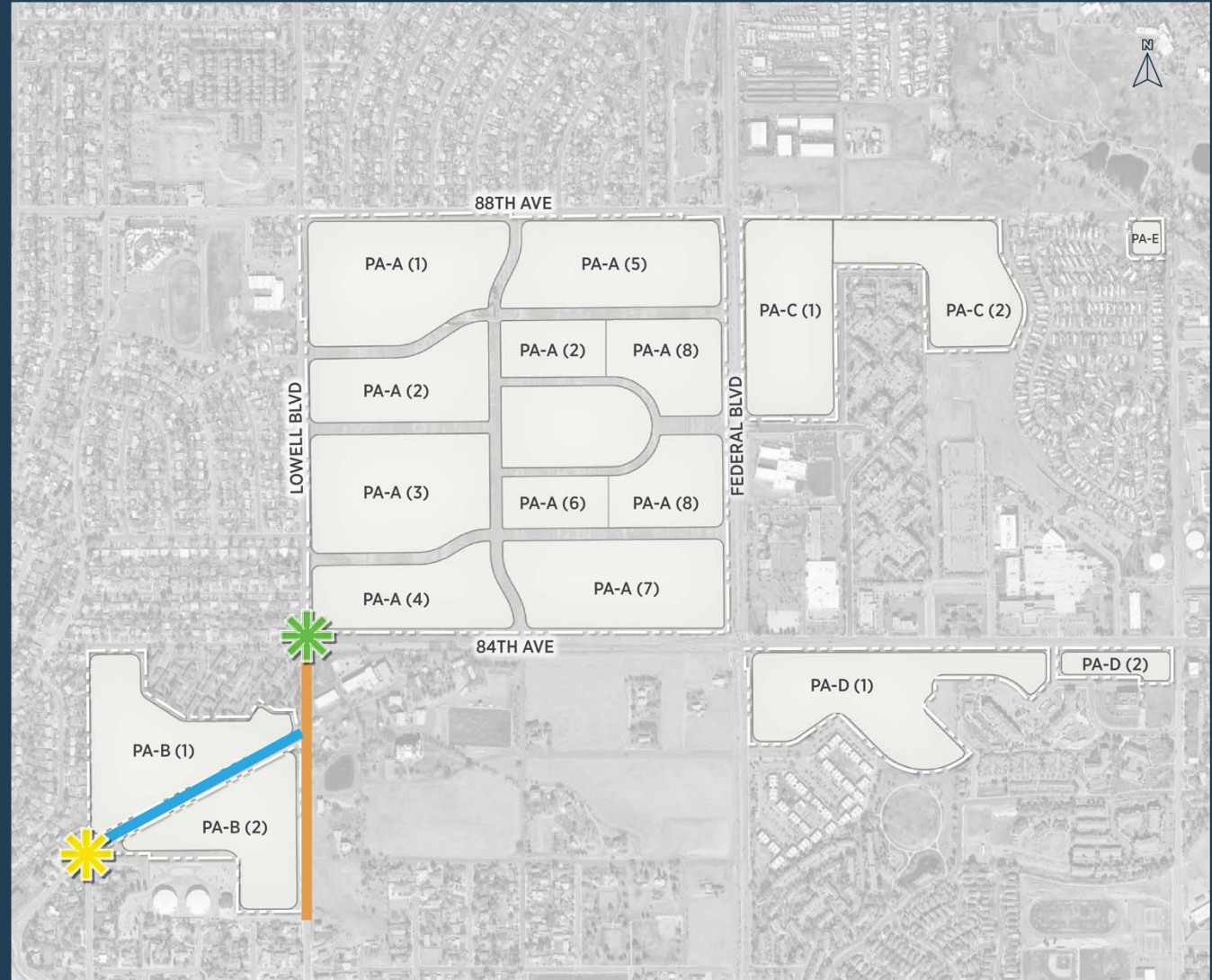
84th Ave / Lowell Blvd Intersection

Traffic signals are being procured and construction will be expedited

LaPlace and 82nd Improvements

Infrastructure (roadway and utility)

Present to 12/15/24



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ANTICIPATED CONSTRUCTION

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

Shaw Blvd (Circle to Lowell)

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

Full Closure, Except for Local Residents

Present – 12/5/24

88th Ave / Lowell Blvd Intersection

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

Full / Partial Closure

1/5/25 – 2/5/25

Shaw Blvd / Lowell Blvd Intersection

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

Full / Partial Closure

11/11/24 – 11/24/24

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

November – February

Lowell Northbound Lane at Shaw to Chesnut

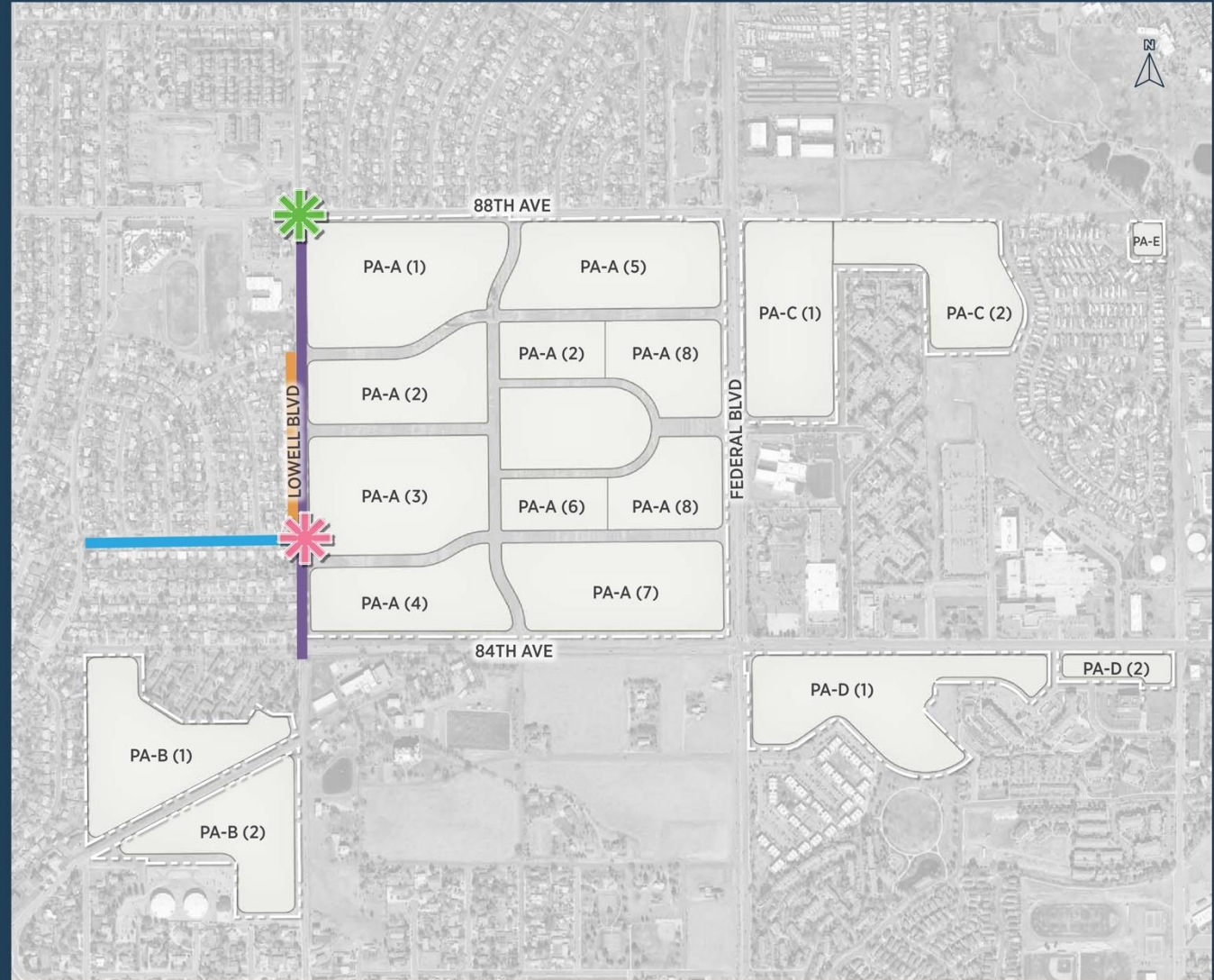
Full Closure

12/18/24 – 2/1/25

Chestnut to 88th

City Water and Sewer Project

1/5/25 – 3/15/25



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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)

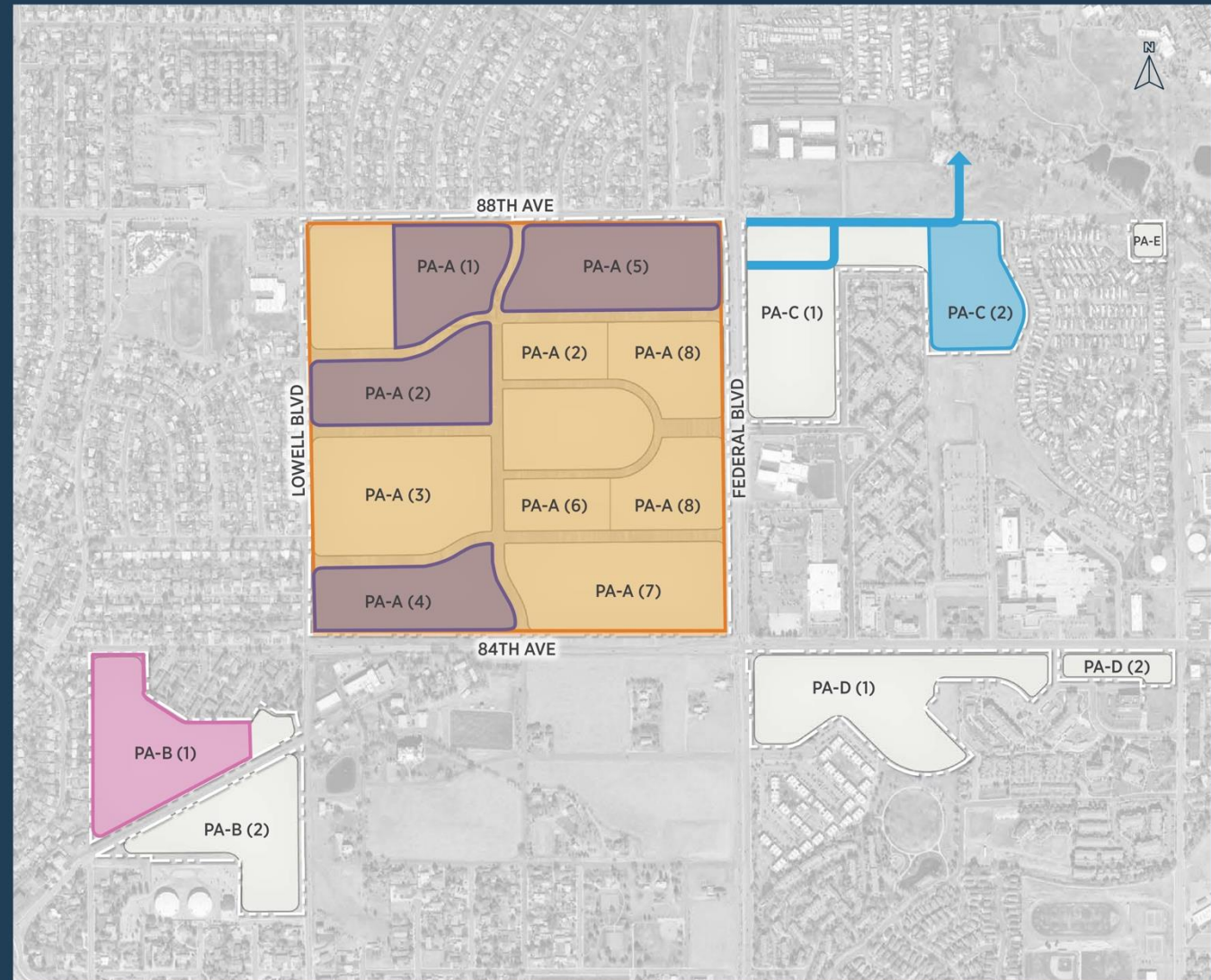
Specific builder subsurface improvements started Fall 2024.

PA-B(1)

- ➔ On-site infrastructure (utilities) started once grading completed and will 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 started in September and continue into 2025, including infrastructure improvements and vertical building construction.
- ➔ Includes improvements along 88th Ave, Decatur Street, the creation of 87th Place and waterline/trail improvements in Camenisch Park.



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THANK YOU
QUESTIONS?

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE

BACKUP SLIDES

PHASING/TIMING

November Update	Winter '24/'25	Spring '25	Summer '25	Fall '25	Winter '25
Lowell Blvd Utility Construction City Utility Project Curb/Gutter/Sidewalks Paving Street Lights/Dry Utilities Traffic Signals 84th					
88th Avenue (West of Federal) Street Lights/Dry Utilities					
88th Avenue (East of Federal) Utility Construction Curb/Gutter/Sidewalks Paving Street Lights/Dry Utilities					
84th Avenue Utility Construction Curb/Gutter/Sidewalks Paving Street Lights/Dry Utilities					
Federal Blvd Utility Construction Curb/Gutter/Sidewalks Paving Street Lights/Dry Utilities Traffic Signals					
Onsite Infrastructure(Multiple Phases) Utility Construction Curb/Gutter/Sidewalks Paving Street Lights/Dry Utilities					
Planning Area B1 Curb/Gutter/Sidewalks Paving Street Lights/Dry Utilities					
Bradburn Curb/Gutter/Sidewalks Paving Street Lights/Dry Utilities					
Planning Area A2 Utility Construction Curb/Gutter/Sidewalks Paving Street Lights/Dry Utilities					
Planning Area A4 Utility Construction Curb/Gutter/Sidewalks Paving Street Lights/Dry Utilities					
Planning Area A1&5 Construction					
Planning Area C (St Charles) Construction					

Weather Delays may push all activities further into Fall/Winter of 2027



UPLANDS

STAY IN THE KNOW



- LOCATION
- THE PLAN
- FIRST VILLAGES
- OUR FIRST BUILDERS
- CONSTRUCTION UPDATES

QUESTIONS OR COMMENTS ABOUT CONSTRUCTION?

UPLANDS

STAY IN THE KNOW



REAL. CLOSE. COMMUNITY.

Situated just northwest of the Mile High City, perfectly positioned between Denver and Boulder in Westminster, is Uplands. This is a new kind of community where pocket neighborhoods offer a fresh pattern of life, waterwise parks and open space beckon to one and all and a mix of homes have a ton of character. It's a carefully-crafted place unlike any around L, where neighbors are sure to be...

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