



# UPLANDS

## QUARTERLY UPDATE


March 6, 2025




# UPLANDSCOLORADO.COM

## THE NEW WEBSITE IS LIVE!



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### 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, where neighbors are sure to become friends (and maybe vice versa). And we can't wait for you to see it.

NEW HOMES NEAR DENVER  
COMING FALL 2025

GET UPDATES



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LOCATION

THE PLAN

FIRST VILLAGES

OUR FIRST BUILDERS

**CONSTRUCTION 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 SPRING 2025
- 5 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](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.



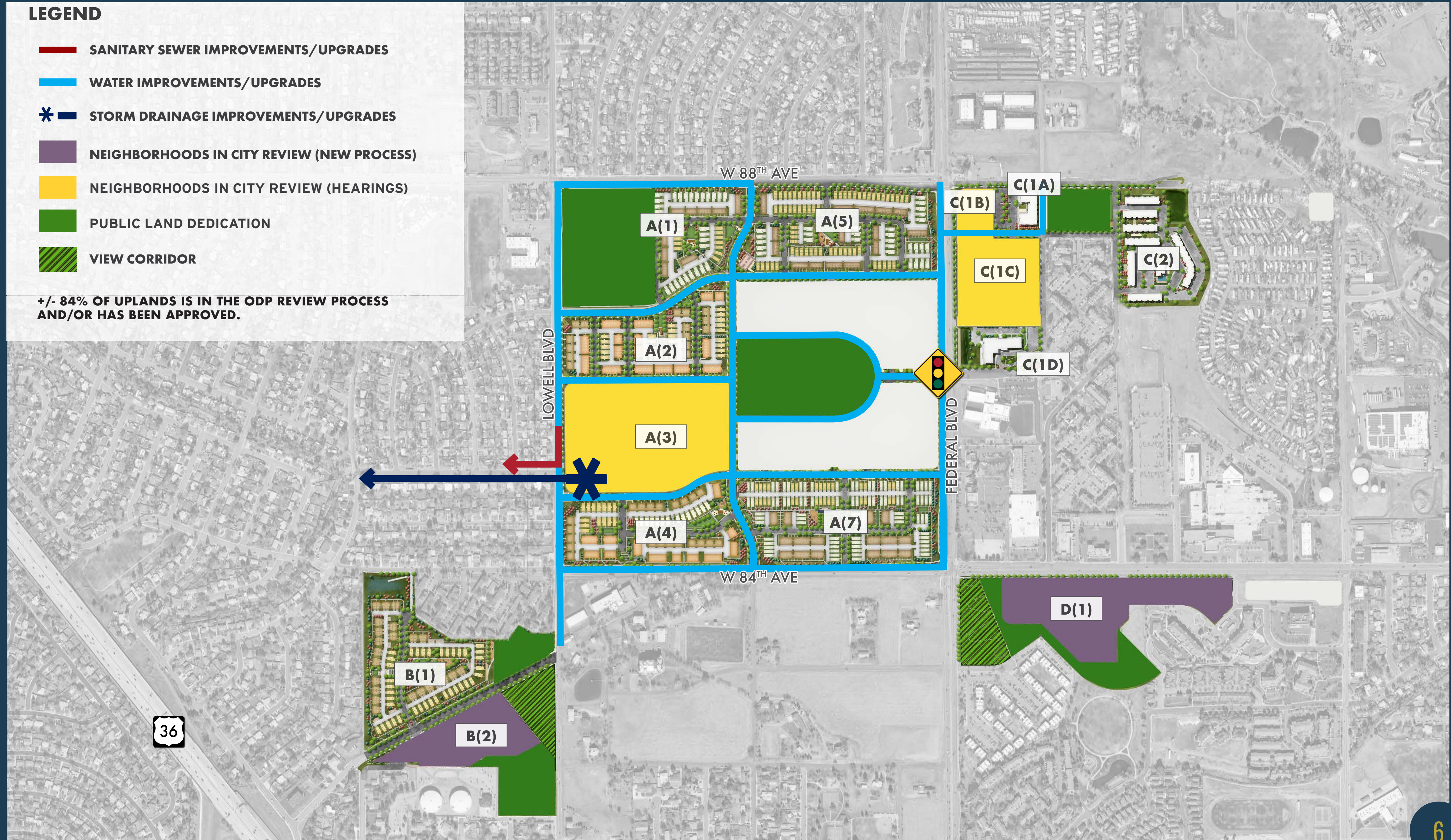


# NEIGHBORHOOD UPDATE

## LEGEND

-  SANITARY SEWER IMPROVEMENTS/UPGRADES
-  WATER IMPROVEMENTS/UPGRADES
-  STORM DRAINAGE IMPROVEMENTS/UPGRADES
-  NEIGHBORHOODS IN CITY REVIEW (NEW PROCESS)
-  NEIGHBORHOODS IN CITY REVIEW (HEARINGS)
-  PUBLIC LAND DEDICATION
-  VIEW CORRIDOR

+/- 84% OF UPLANDS IS IN THE ODP REVIEW PROCESS AND/OR HAS BEEN APPROVED.



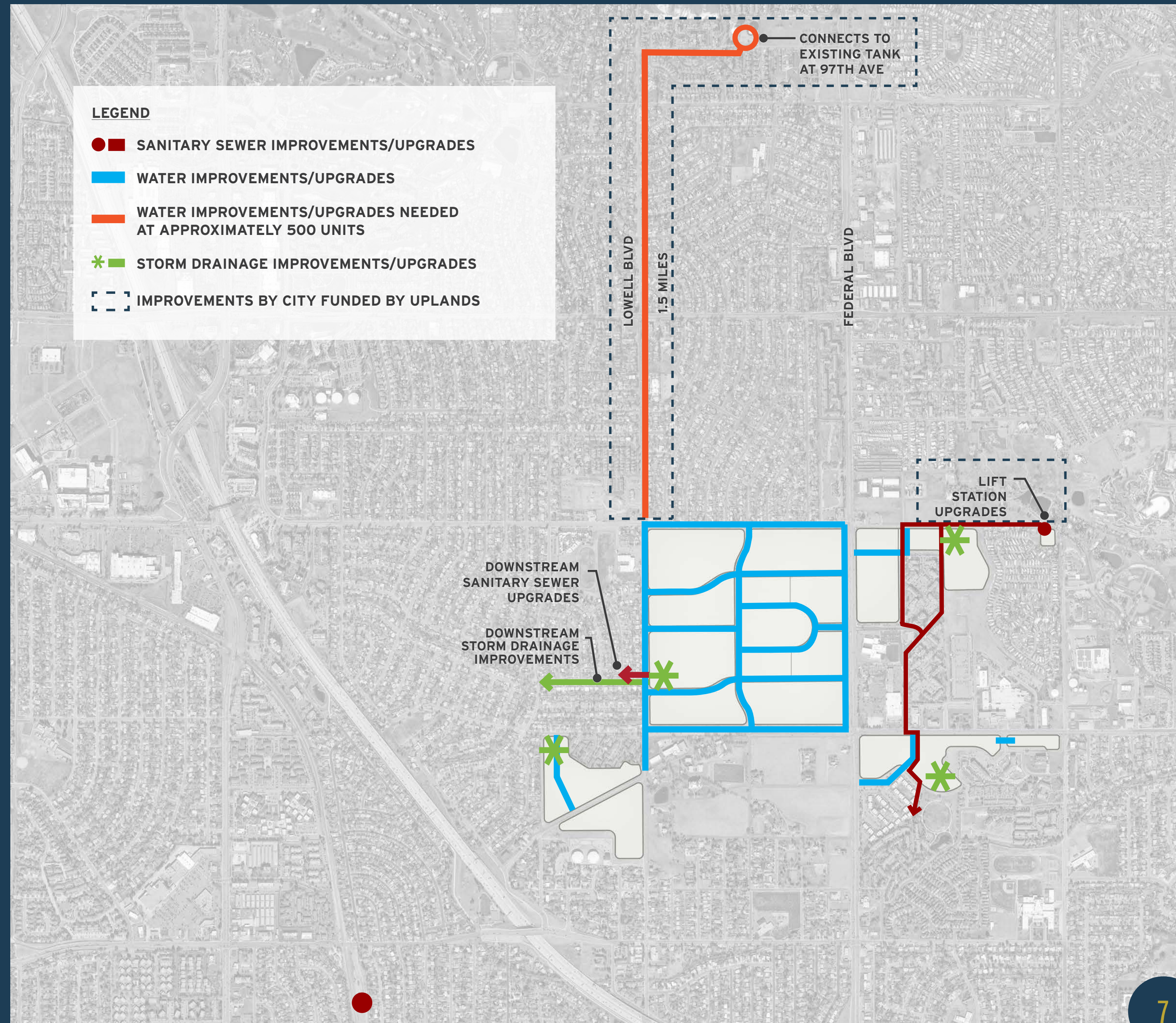


# PRELIMINARY DEVELOPMENT PLAN

## 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 SPRING 2025

LIMITS OF WORK, CLOSURE AREAS AND TIMING ARE A BEST GUESS AS OF MARCH 2025 AND ARE  
SUBJECT TO WEATHER AND OTHER DELAYS. MAPS CAN BE FOUND AT:  
[CONSTRUCTION.UPLANDSCOLORADO.COM](https://CONSTRUCTION.UPLANDSCOLORADO.COM)



# 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**

**Present - June 2025**

### 84th Ave (Federal to Alcott)

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

**Partial Closure**

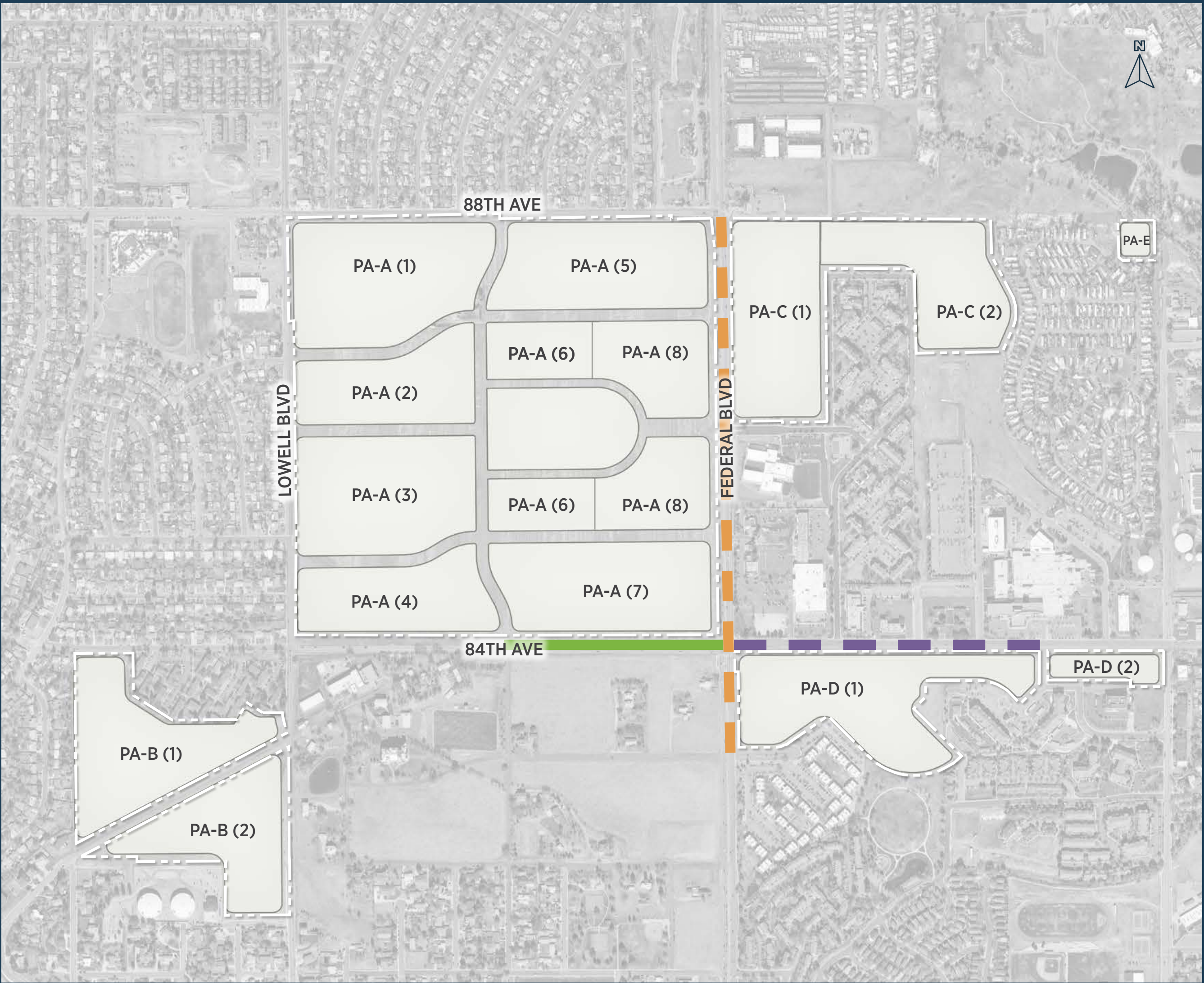
**Present - June 2025**

### Federal (82nd to 88th)

Shoulder, Median and Utility Construction

**Partial Closure**

**Present - December 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**

**To open by 3/15/25**

### 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

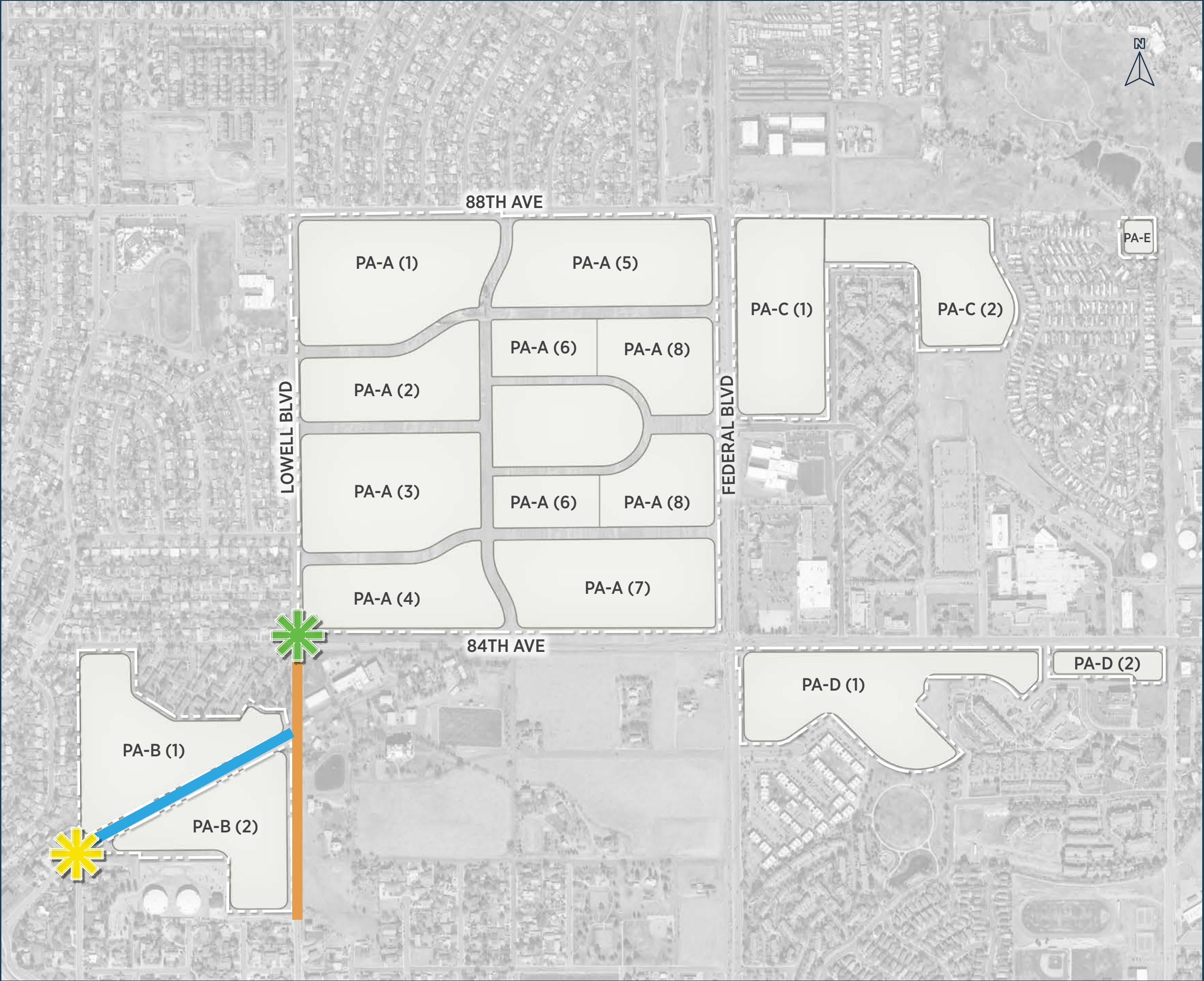
Traffic signals are being procured and construction will be expedited.

**Late Spring - Early Summer**

### LaPlace and 82nd Improvements

Infrastructure (roadway and utility)

✓ **Complete**



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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**

☑ **Complete**

### ✱ 88th Ave / Lowell Blvd Intersection

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

**Full / Partial Closure**

**March - July 2025**

### ✱ Shaw Blvd / Lowell Blvd Intersection

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

**Full / Partial Closure**

**March - April 2025**

### 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**

**March - July 2025**

### Lowell Northbound Lane at Shaw to Chesnut

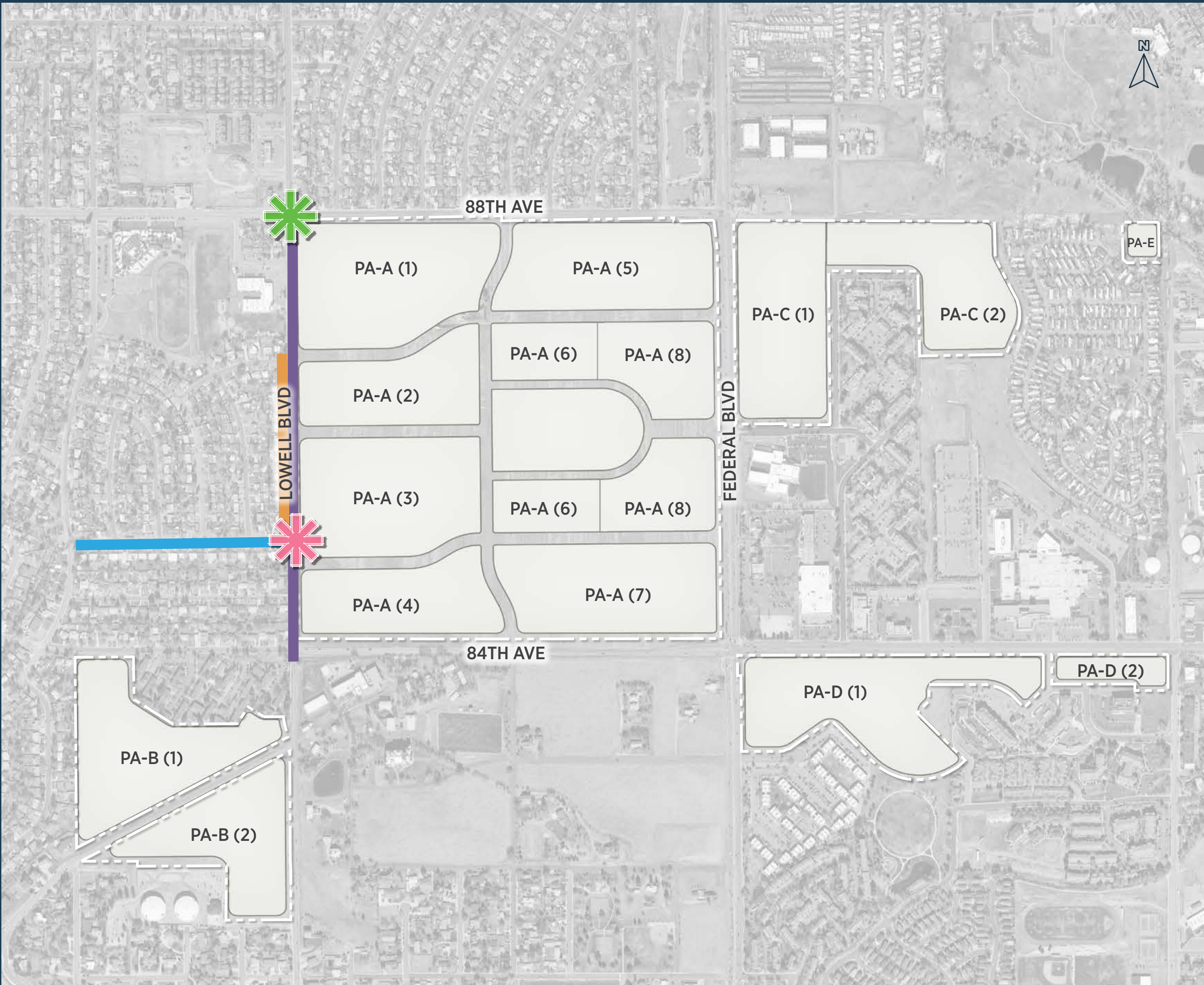
**Full Closure**

**March - July 2025**

### Chestnut to 88th

City Water and Sewer  
Project

**March - July 2025**



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# ANTICIPATED CONSTRUCTION

## NEIGHBORHOOD DEVELOPMENT

### Overall Parcel A

Grading is substantially complete.

PA-A(1) and A(5) are overlot grading and subexcavation work through late Spring.

### PA-A(1), PA-A(2), PA-A(4), PA-A(5), and PA-A(7)

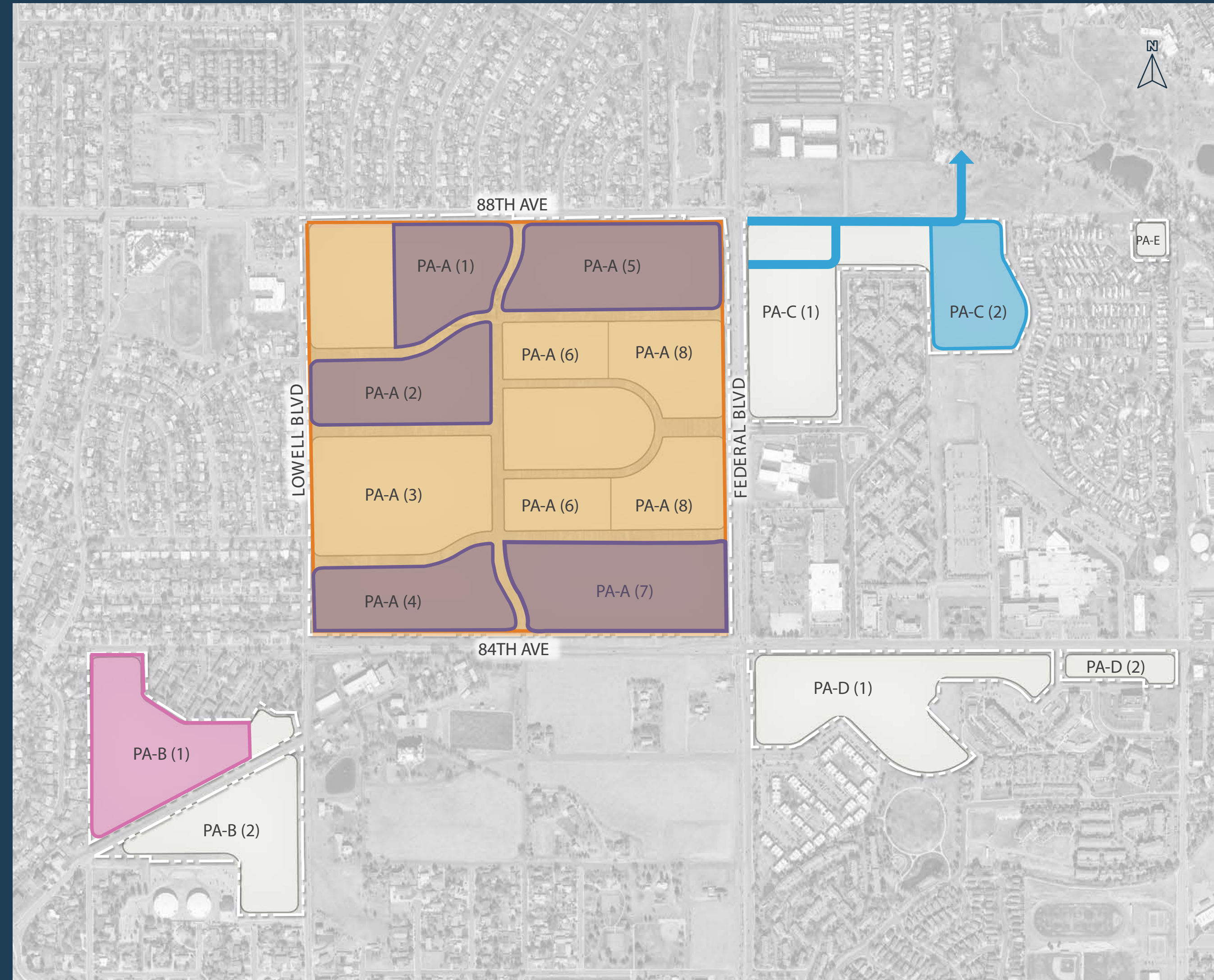
Specific builder subsurface improvements through end of 2025

### PA-B(1)

- ➔ Onsite infrastructure is complete opening mid March
- ➔ 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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An aerial rendering of a modern residential development. The scene features a central green lawn area where several people are walking and playing. To the left, there are multi-story townhomes with brick and wood siding. To the right, there are more townhomes with wooden decks. In the center, there are two large, covered picnic tables with blue roofs. The area is surrounded by trees and landscaping. A semi-transparent blue box in the top right corner contains text about upcoming meetings.

## UPCOMING MEETINGS

Thursday, May 29

Thursday, August 28

Tuesday, November 18

# THANK YOU

QUESTIONS?

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE



# BACKUP SLIDES





UPLANDS

STAY IN THE KNOW X



- LOCATION
- THE PLAN
- FIRST VILLAGES
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QUESTIONS OR COMMENTS ABOUT CONSTRUCTION?

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