



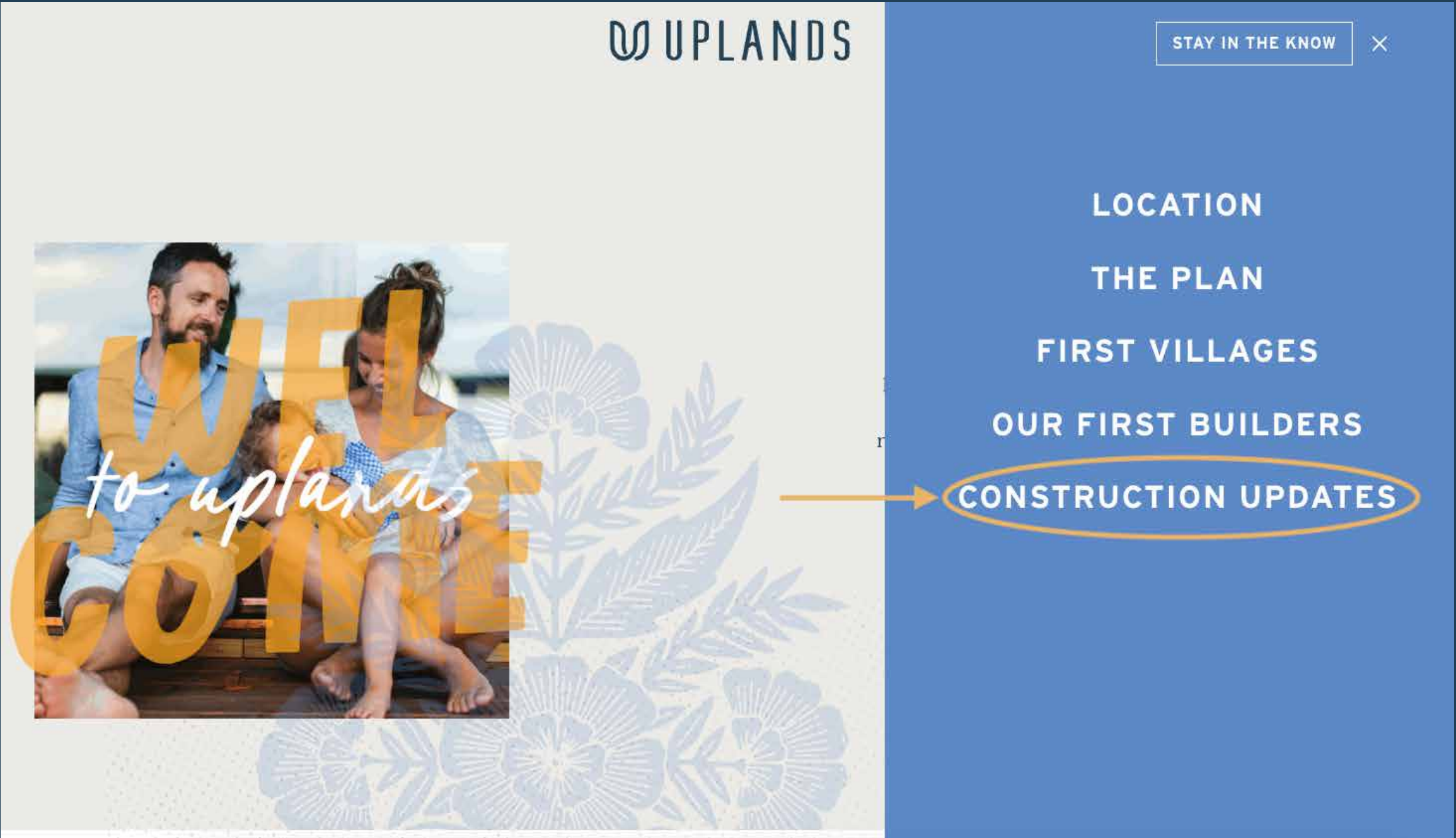
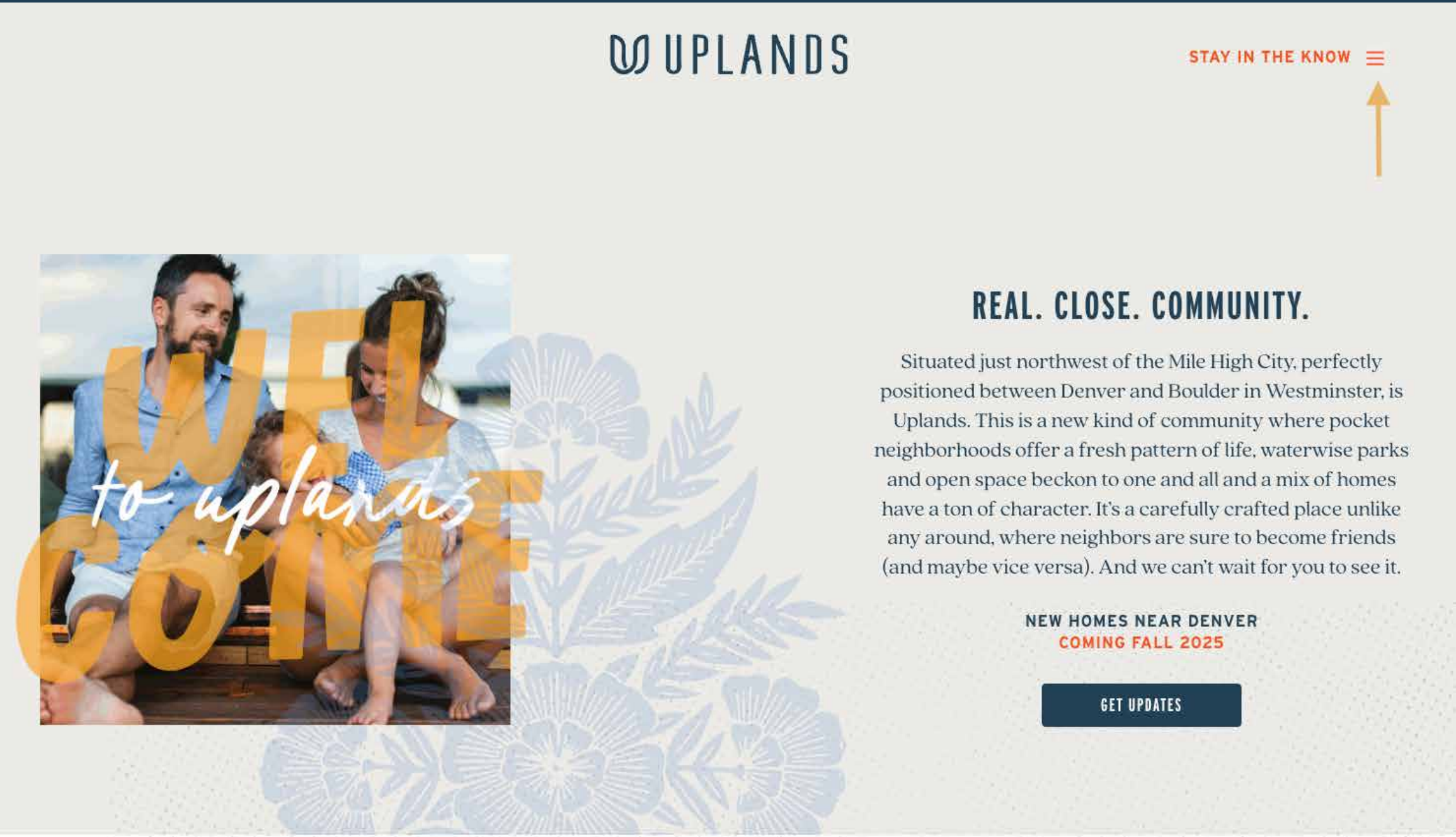
UPLANDS

QUARTERLY UPDATE

May 29, 2025

UPLANDSCOLORADO.COM

THE NEW WEBSITE IS LIVE!



MEET THE TEAM



MARCUS PACHNER
The Pachner Company



RYAN LITTLETON
HR Green

AGENDA

- 1 MEETING GUIDELINES
- 2 NEIGHBORHOOD UPDATE
- 3 DEVELOPMENT APPLICATION SUMMARY
- 4 ANTICIPATED CONSTRUCTION SUMMER 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
- **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.

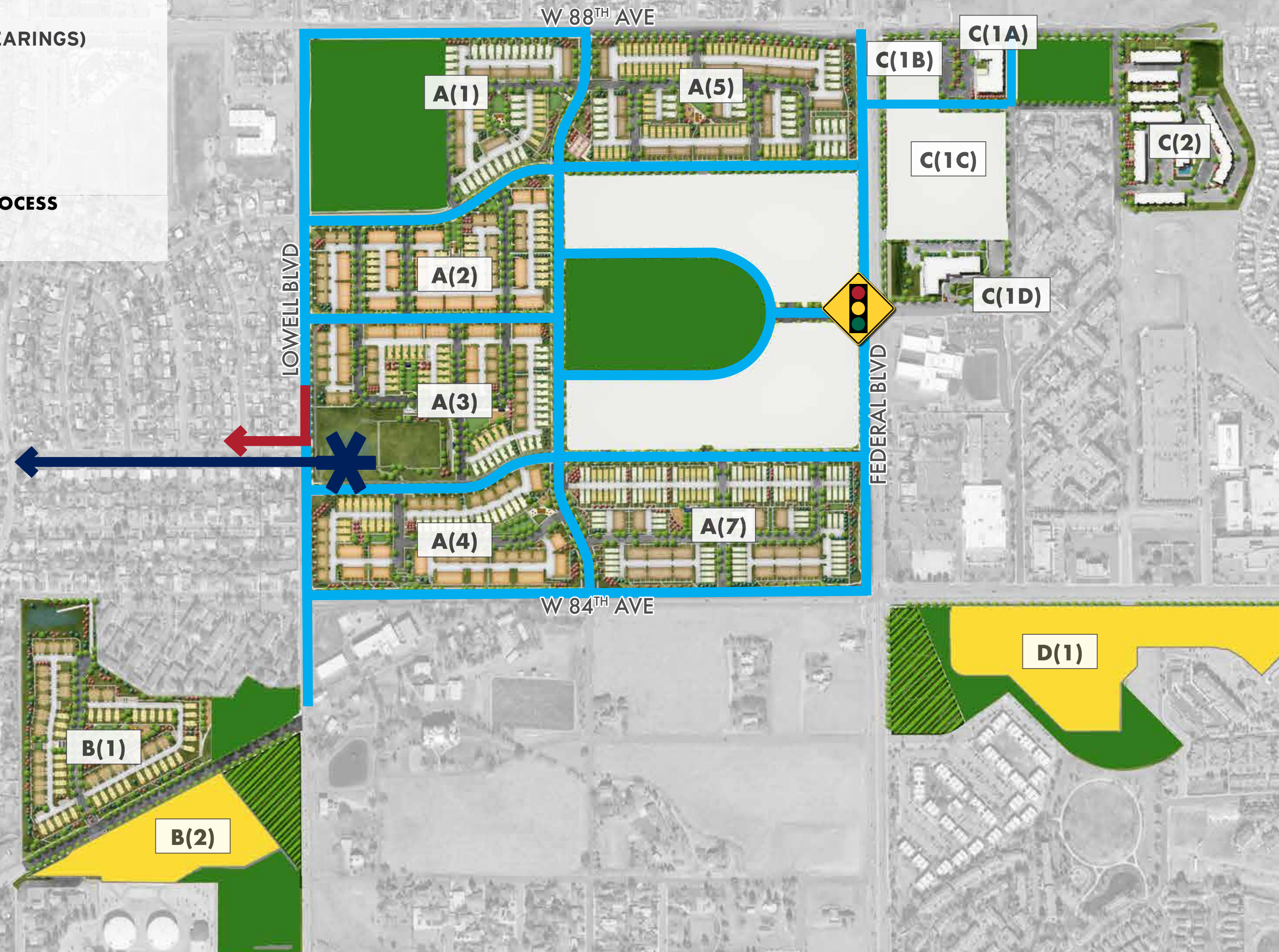


NEIGHBORHOOD UPDATE

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.

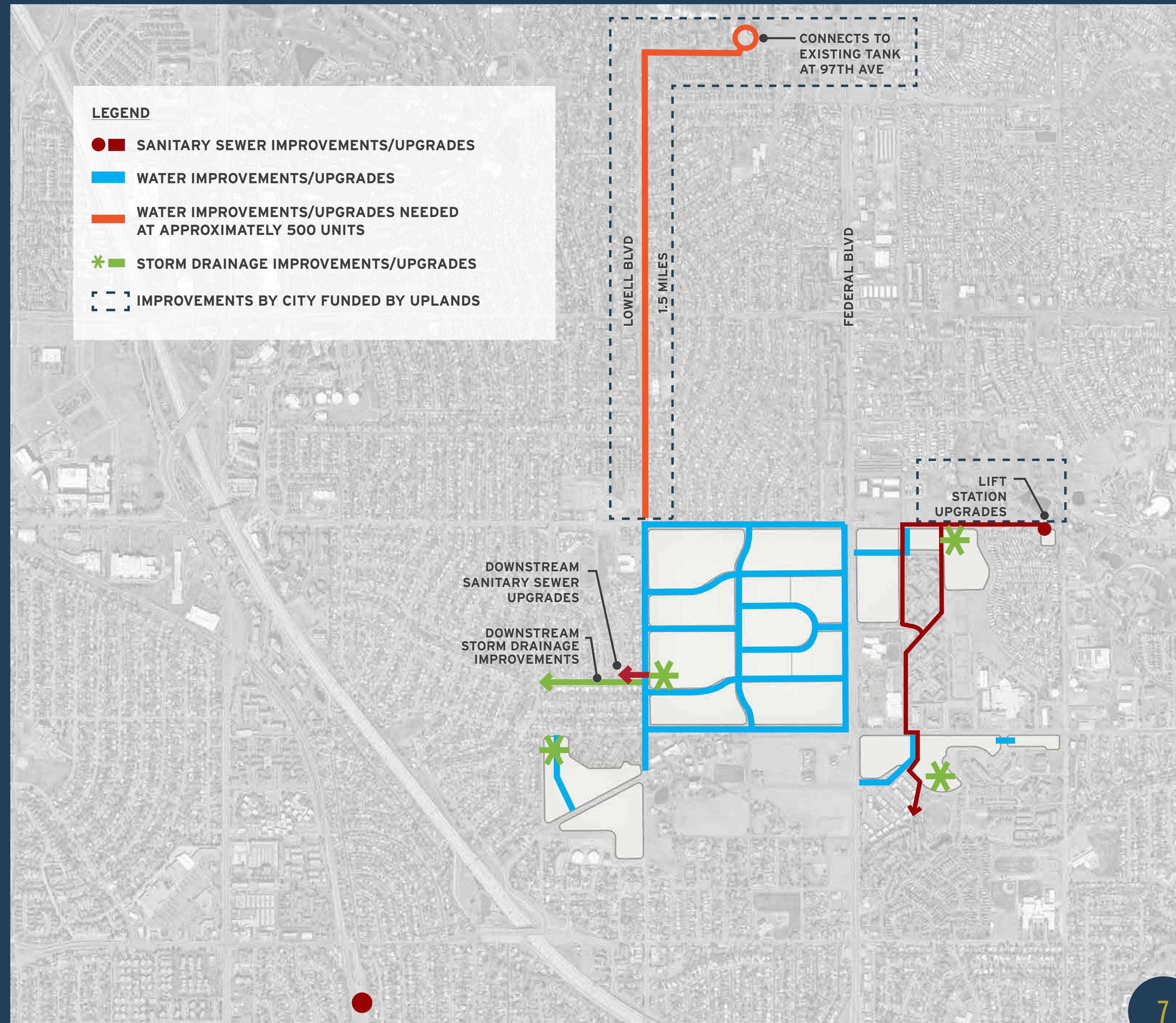


PRELIMINARY DEVELOPMENT PLAN

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

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

TRAILHEAD

INTERSECTION INFRASTRUCTURE

EXISTING SIGNALIZED INTERSECTION TO REMAIN - NO MODIFICATIONS

EXISTING SIGNALIZED INTERSECTION. TRAFFIC SIGNALS TO BE REPLACED W/ INTERSECTION IMPROVEMENTS

PROPOSED NEW SIGNALIZED INTERSECTION

The map illustrates the proposed infrastructure for Uplands, centered around the intersection of Lowell Blvd and Federal Blvd. Key features include:

- Legend:**
 - PUBLIC LAND DEDICATION:** Light green shaded areas.
 - VIEW CORRIDOR:** Thin green lines.
 - TRAIL/WALK CONNECTIONS:**
 - 10' CONCRETE MULTI-USE TRAIL (Red line)
 - 8' SIDEWALK (Yellow line)
 - 6' LOCAL SIDEWALK (Orange line)
 - OFF-SITE TRAIL CONNECTION (Purple line)
 - STRIPED BIKE LANE (Green line)
 - SHARROW BIKE LANE (Dashed green line)
 - PED & BIKE INFRASTRUCTURE:**
 - EXISTING STRIPED X-WALK (Blue square)
 - EXISTING, RE-STRIPING (Purple square)
 - NEW STRIPED X-WALK (Dark blue square)
 - PROPOSED CURB BUMPOUT (Black circle)
 - PROPOSED FLASHING PED X-WALK (Blue circle with white pedestrian icon)
 - EXISTING BUS STOP (Yellow circle with bus icon)
 - PROPOSED BUS STOP (Blue circle with bus icon)
 - TRAILHEAD (Green star)
 - INTERSECTION INFRASTRUCTURE:**
 - EXISTING SIGNALIZED INTERSECTION TO REMAIN - NO MODIFICATIONS (Yellow traffic light icon)
 - EXISTING SIGNALIZED INTERSECTION. TRAFFIC SIGNALS TO BE REPLACED W/ INTERSECTION IMPROVEMENTS (Green traffic light icon)
 - PROPOSED NEW SIGNALIZED INTERSECTION (Blue traffic light icon)
- Map Labels:**
 - 88TH AVE, 84TH AVE, LOWELL BLVD, FEDERAL BLVD
 - FLYNN ACADEMY, BELLEVIEW CHRISTIAN SCHOOL, COBBLESTONE PARK, BISHOP SQUARE PARK, RANUM MIDDLE SCHOOL, METZ ELEMENTARY SCHOOL, HYLAND HILLS SPORTS COMPLEX
 - PA-A(1) through PA-A(8), PA-B(1) through PA-B(2), PA-C(1) through PA-C(2), PA-D(1) through PA-D(2)
 - CROWN POINTE ACADEMY, SUMMIT SQUARE
- Inset Photo:** A circular inset in the top right corner shows an aerial view of a road construction site with a new concrete multi-use trail being laid out.

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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 SUMMER 2025

LIMITS OF WORK, CLOSURE AREAS AND TIMING ARE A BEST GUESS AS OF MAY 2025 AND ARE SUBJECT
TO WEATHER AND OTHER DELAYS. MAPS CAN BE FOUND AT:
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 - July 2025

84th Ave (Federal to Alcott)

South shoulder along parcel D1 – grading, lowering of overhead electrical and telecommunications.

Partial Closure

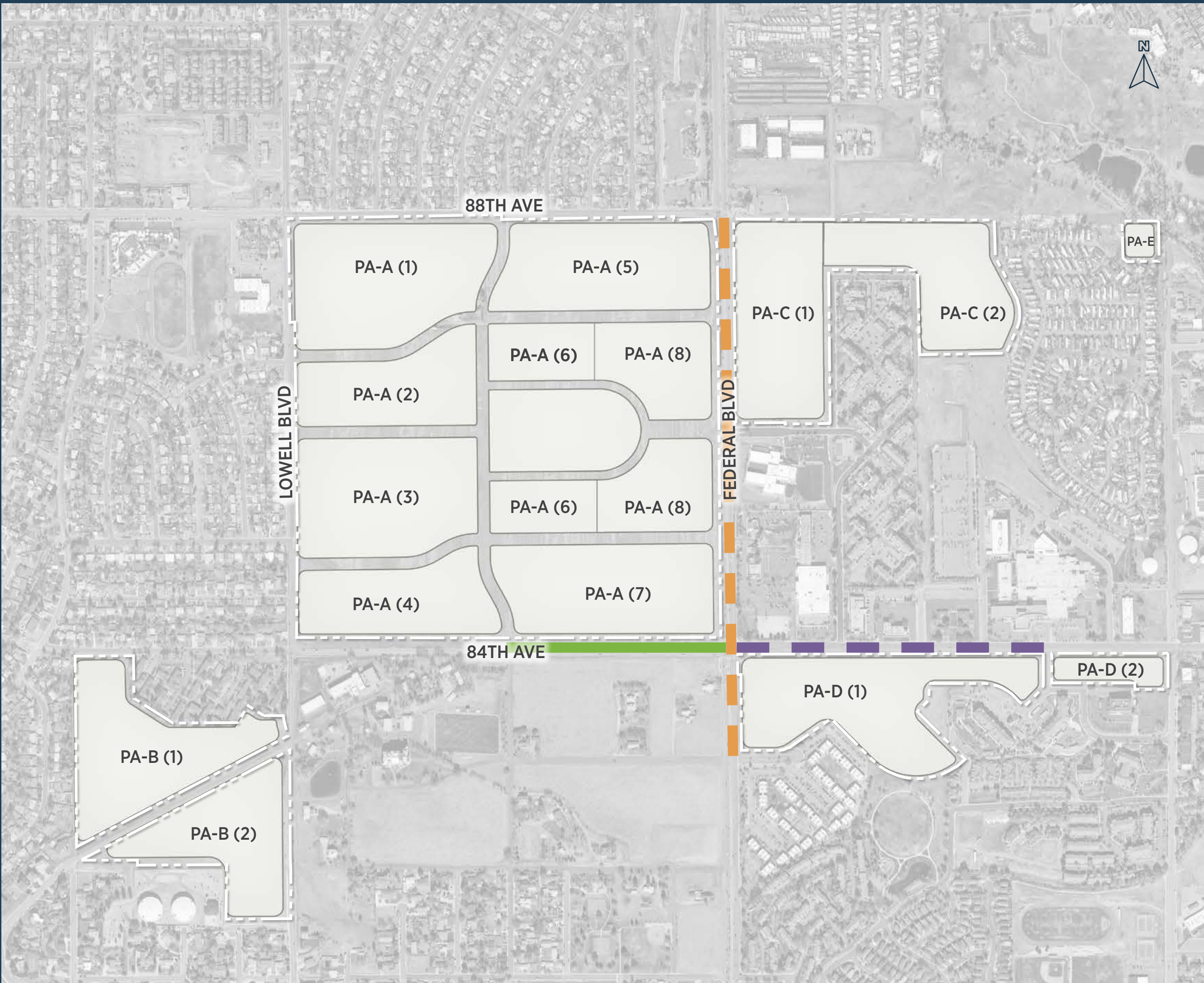
Present - July 2025

Federal (82nd to 88th)

Shoulder, Median and Utility Construction

Partial Closure

Present - December 2025



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CONSTRUCTION.UPLANDSCOLORADO.COM

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)

Opened

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

6/15/25 - 8/25/25

84th Ave / Lowell Blvd Intersection

Traffic signals are being procured and construction will be expedited.

Summer 2025



LIMITS OF WORK, CLOSURE AREAS AND TIMING ARE A BEST GUESS AS OF MAY 2025 AND ARE SUBJECT TO WEATHER AND OTHER DELAYS. MAPS CAN BE FOUND AT:

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ANTICIPATED CONSTRUCTION

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

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

Present - August 2025

Lowell Northbound Lane at Shaw to Chesnut

Full Closure

June - August 2025

Chestnut to 88th

City Water and Sewer Project

June - August 2025

* 88th Ave / Lowell Blvd Intersection

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

Full / Partial Closure

June - August 2025



LIMITS OF WORK, CLOSURE AREAS AND TIMING ARE A BEST GUESS AS OF MAY 2025 AND ARE SUBJECT TO WEATHER AND OTHER DELAYS. MAPS CAN BE FOUND AT:

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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 June

PA-A(1), PA-A(2), PA-A(3), PA-A(4), PA-A(5), and PA-(7)

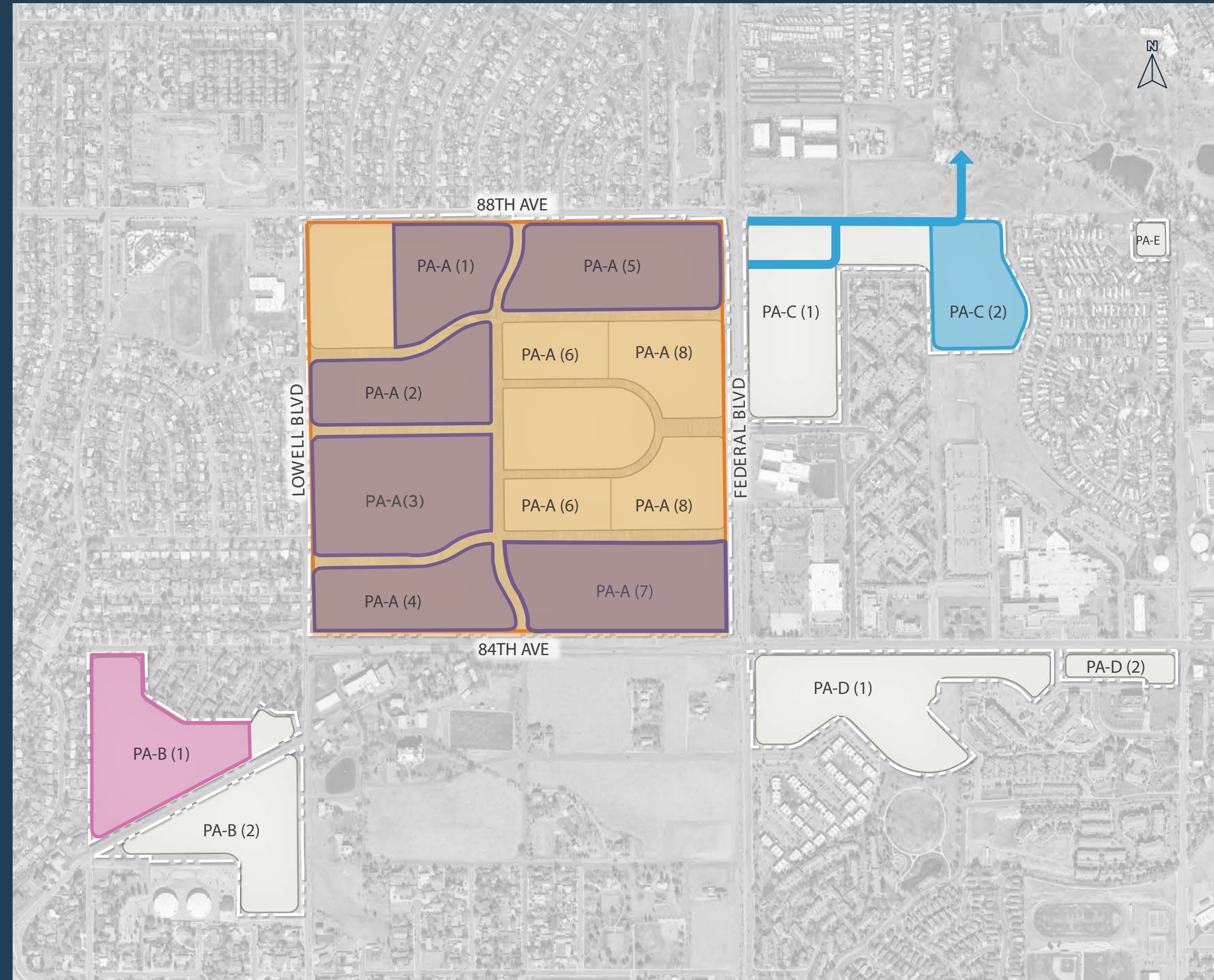
Specific builder subsurface improvements through end of 2025

PA-B(1)

- ➔ Onsite infrastructure is complete
- ➔ Electrical and gas improvements are being made surrounding the site and will continue throughout the year and into 2025.
- ➔ Home construction has started

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 with several people walking and sitting. To the left, there are multi-story houses with brick and wood siding. To the right, there are more houses with balconies. In the center, there are two large, open-air pavilions with blue roofs and wooden frames. A winding path leads through the area, and there are many trees and shrubs. The overall atmosphere is bright and sunny.

UPCOMING MEETINGS

Thursday, August 28

Tuesday, November 18

THANK YOU

QUESTIONS?

BACKUP SLIDES



U UPLANDS

STAY IN THE KNOW



LOCATION
THE PLAN
FIRST VILLAGES
OUR FIRST BUILDERS
CONSTRUCTION UPDATES

QUESTIONS OR COMMENTS ABOUT CONSTRUCTION?

U 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, waterside 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 with a lot of heart, where neighbors are sure to be

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