



UPLANDS PUBLIC IMPROVEMENTS

NEIGHBORHOOD MEETING

July 20, 2023

MEET THE TEAM

INTRODUCTIONS



MARCUS PACHNER
The Pachner Company



BONNIE NIZIOLEK
Norris Design



CHAD ELLINGTON
Peak Development



TODD JOHNSON
Terra Forma Solutions

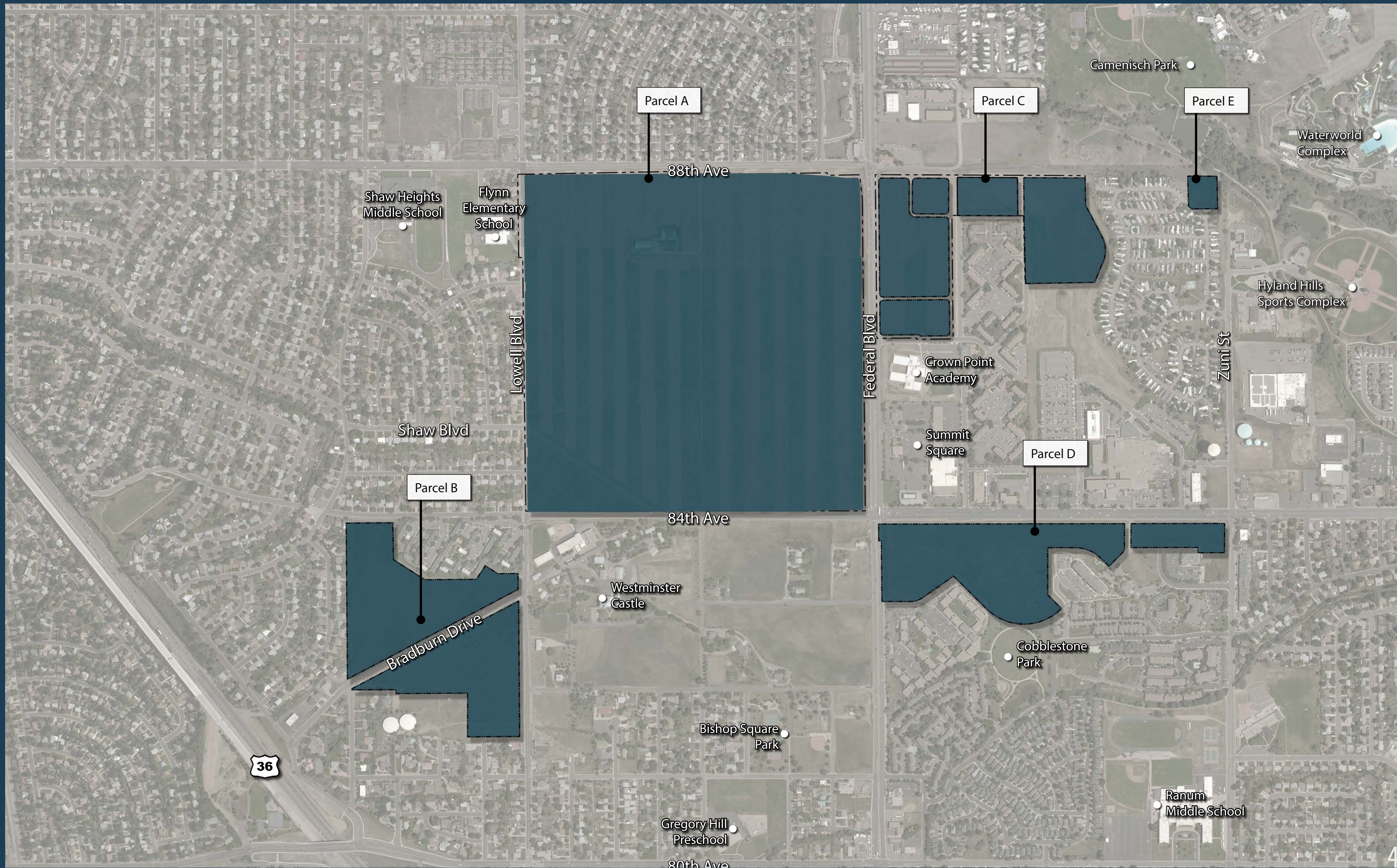
OVERVIEW

Agenda

- 1 INTRODUCTIONS
Meet the Team
- 2 VICINITY MAP
- 3 PUBLIC NOTICE
Map & Delivery
- 4 INFRASTRUCTURE IMPROVEMENTS



VICINITY MAP



PUBLIC NOTICE

MAP & DELIVERY

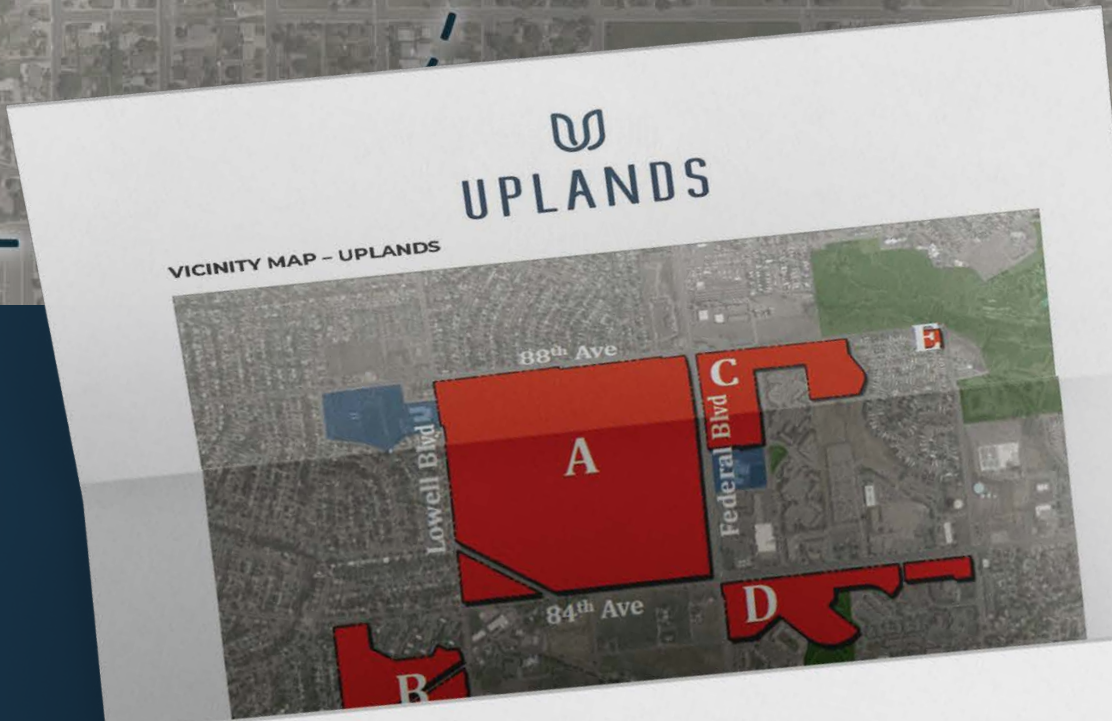
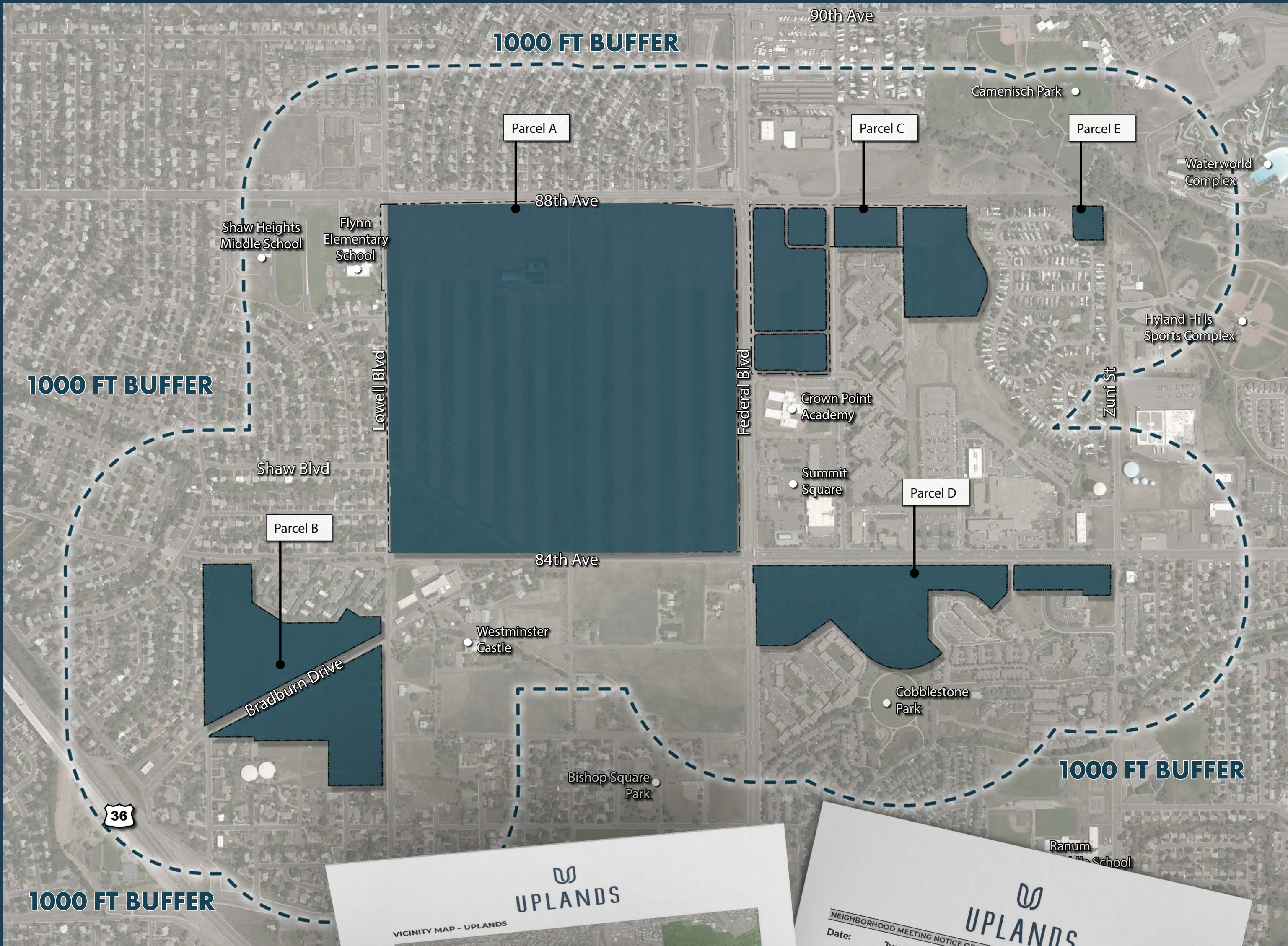


FOLLOWED CITY STANDARD
NEIGHBORHOOD MEETING
MAILING REQUIREMENTS



NUMBER OF
NOTIFICATIONS SENT

👍 +/- 1,895 to those within
1,000 feet of the site



UPLANDS UPDATE

INFRASTRUCTURE UPDATE

LEGEND



-  SANITARY SEWER IMPROVEMENTS/UPGRADES
-  WATER IMPROVEMENTS/UPGRADES
-  STORM DRAINAGE IMPROVEMENTS/UPGRADES

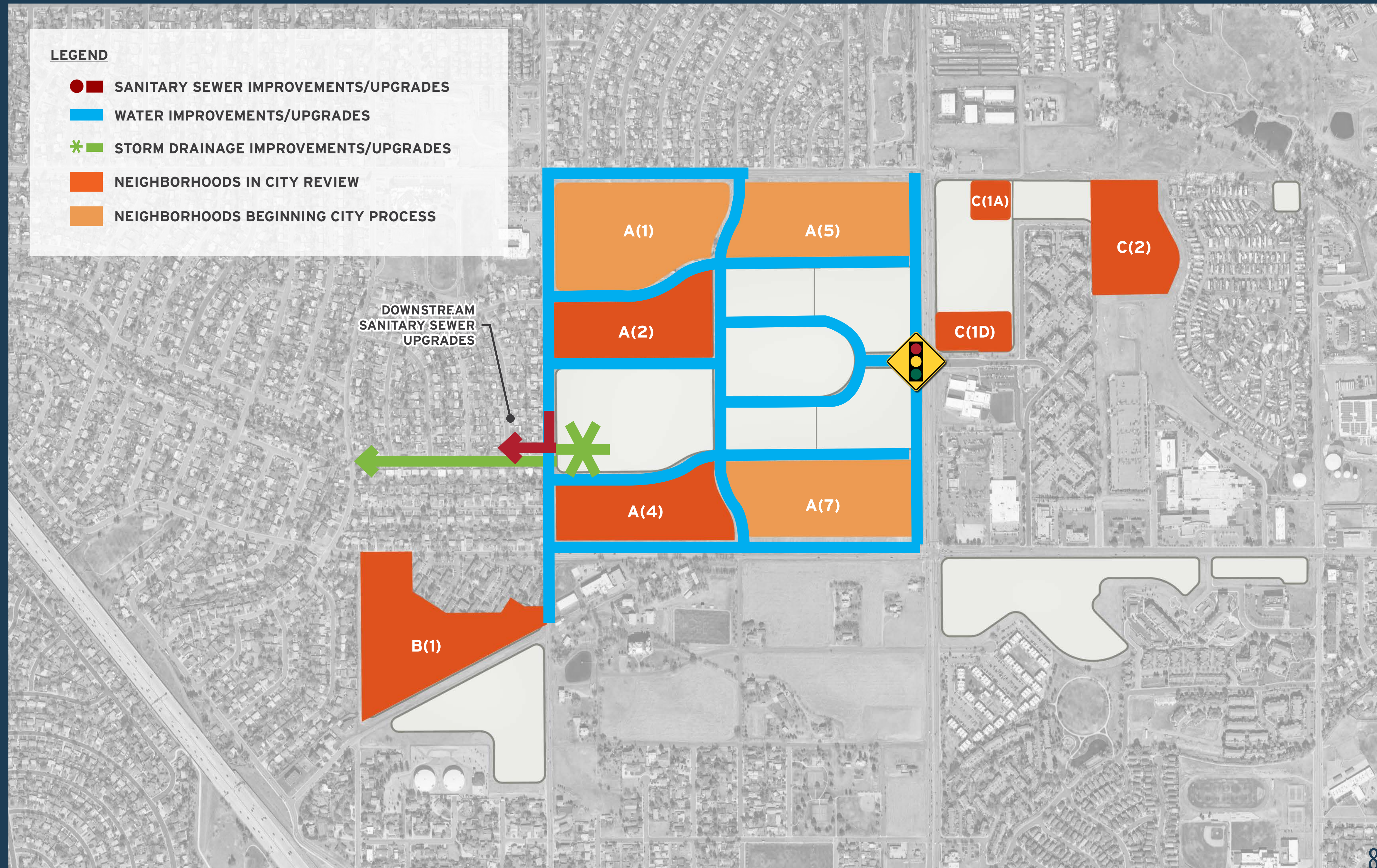


DOWNSTREAM
SANITARY SEWER
UPGRADES

INFRASTRUCTURE UPDATE

LEGEND

-  SANITARY SEWER IMPROVEMENTS/UPGRADES
-  WATER IMPROVEMENTS/UPGRADES
-  STORM DRAINAGE IMPROVEMENTS/UPGRADES
-  NEIGHBORHOODS IN CITY REVIEW
-  NEIGHBORHOODS BEGINNING CITY PROCESS



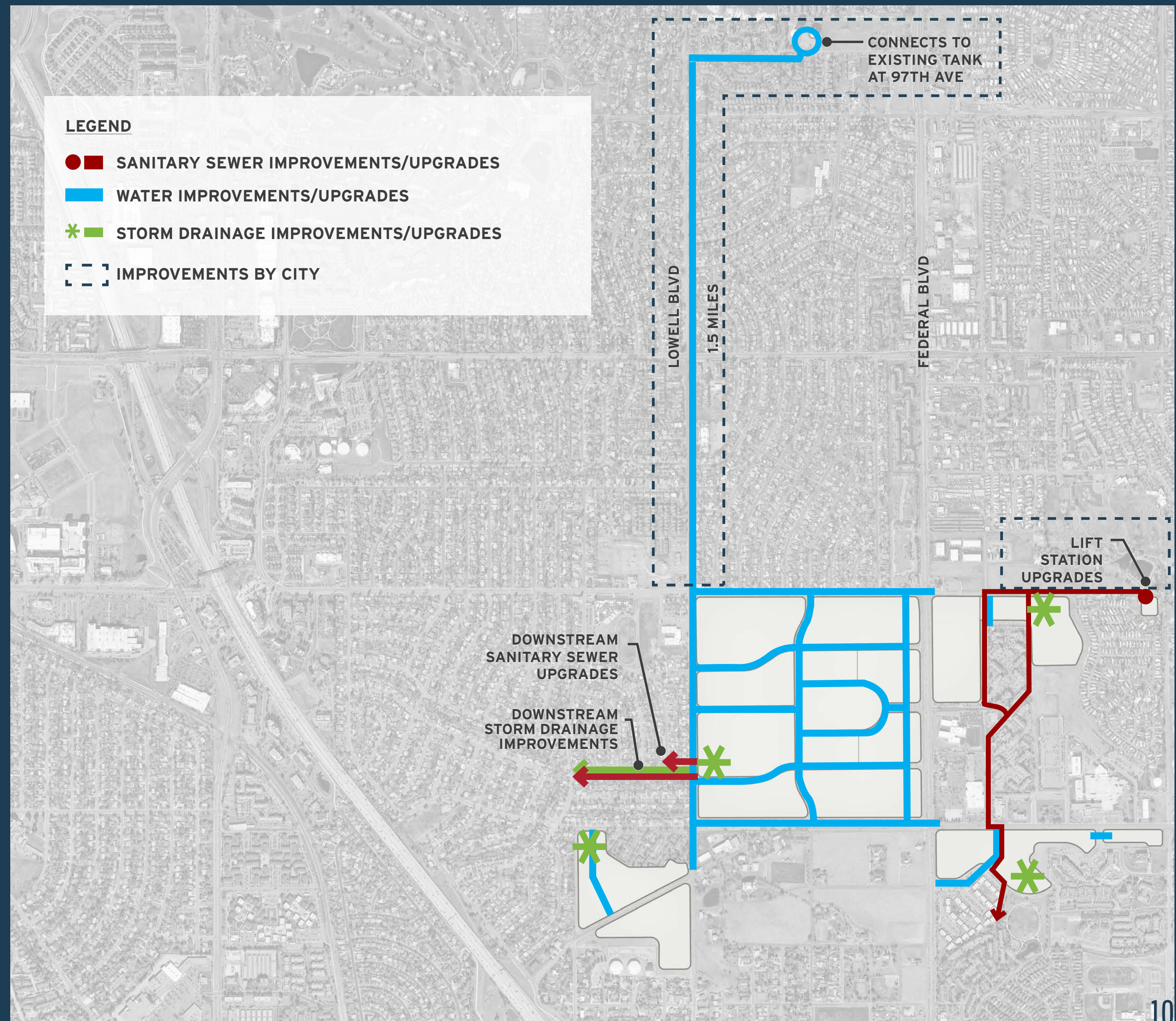
PRELIMINARY DEVELOPMENT PLAN COMMITMENTS

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

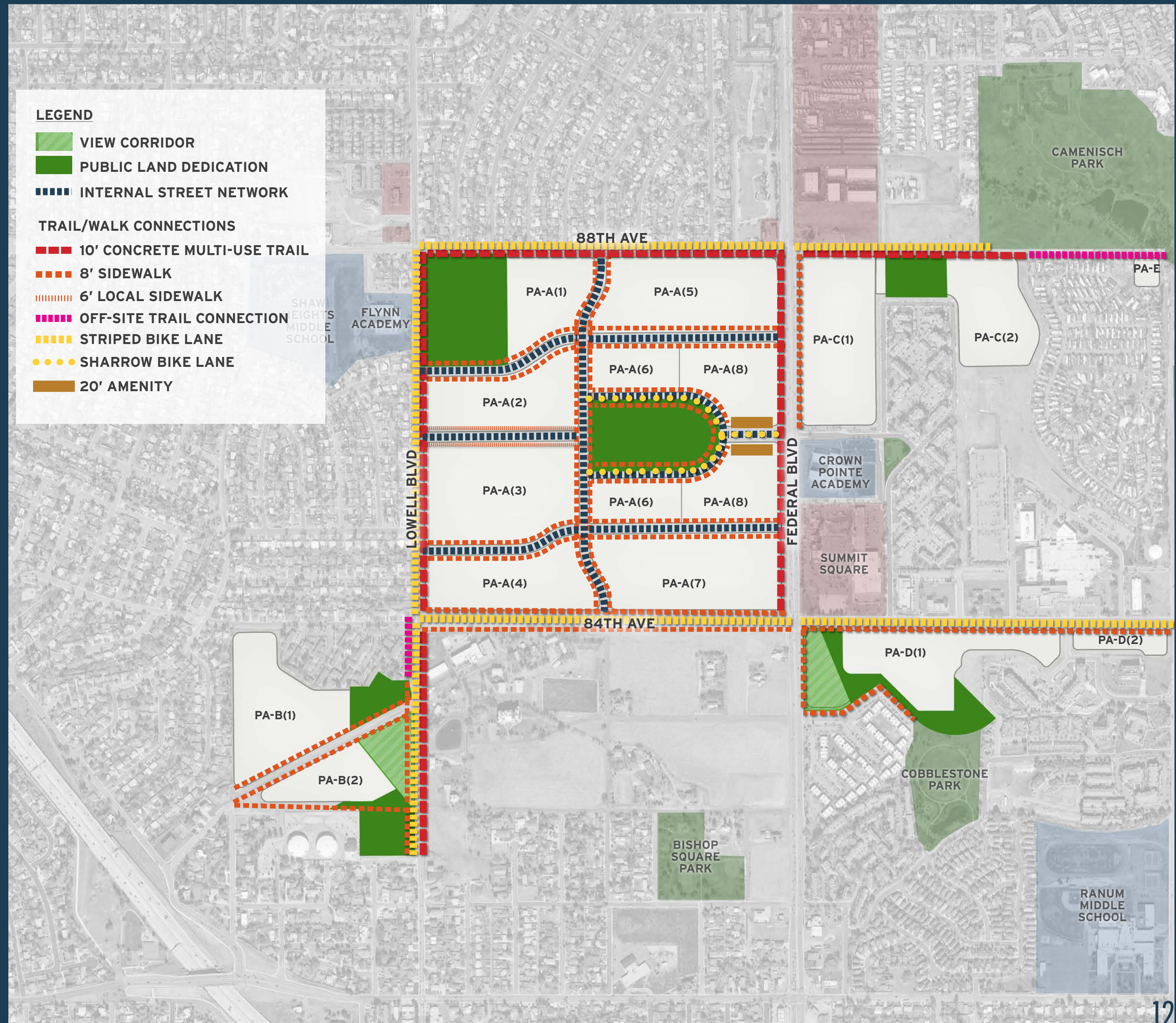


PRELIMINARY DEVELOPMENT PLAN

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 UPDATE

Public Land Dedication

11.00
ACRES
PARCEL A: NW

10.00
ACRES
PARCEL A: CENTRAL

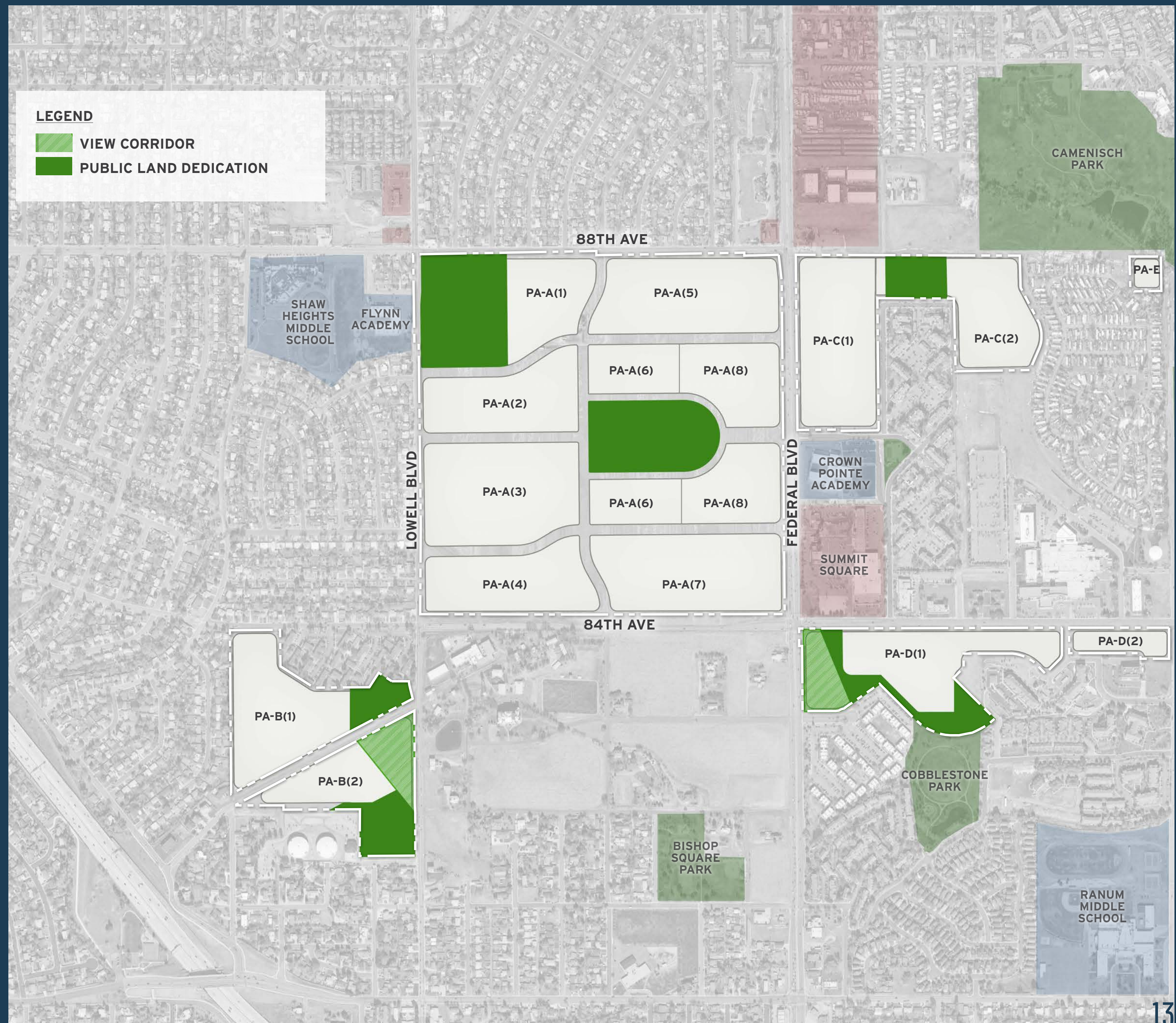
6.06
ACRES
PARCEL B

3.00
ACRES
PARCEL C

4.24
ACRES
PARCEL D

34.30
ACRES
TOTAL PUBLIC LAND DEDICATION

6.35
ACRES
VIEW CORRIDOR

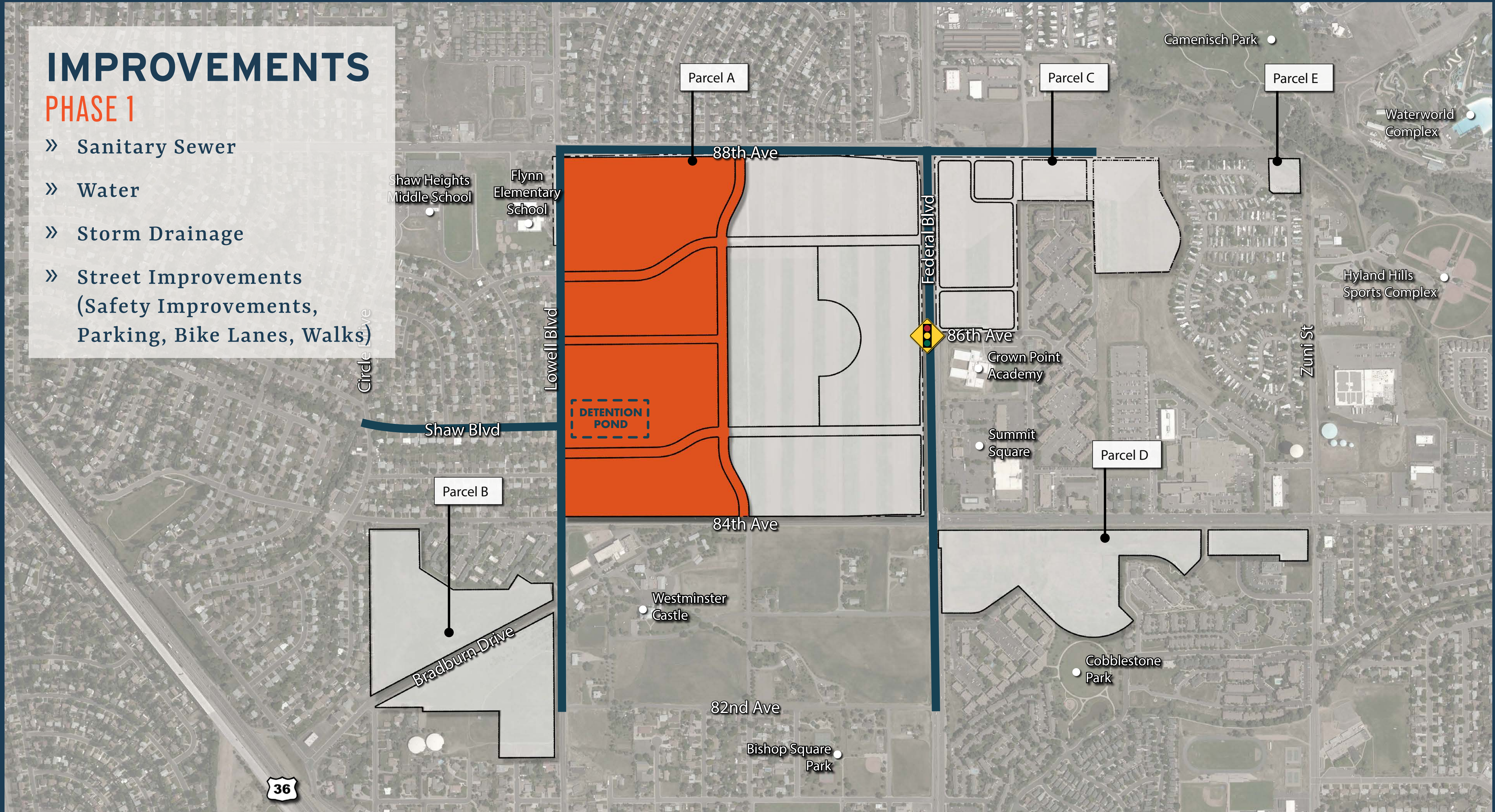


PHASE 1 IMPROVEMENTS FALL 2023

IMPROVEMENTS

PHASE 1

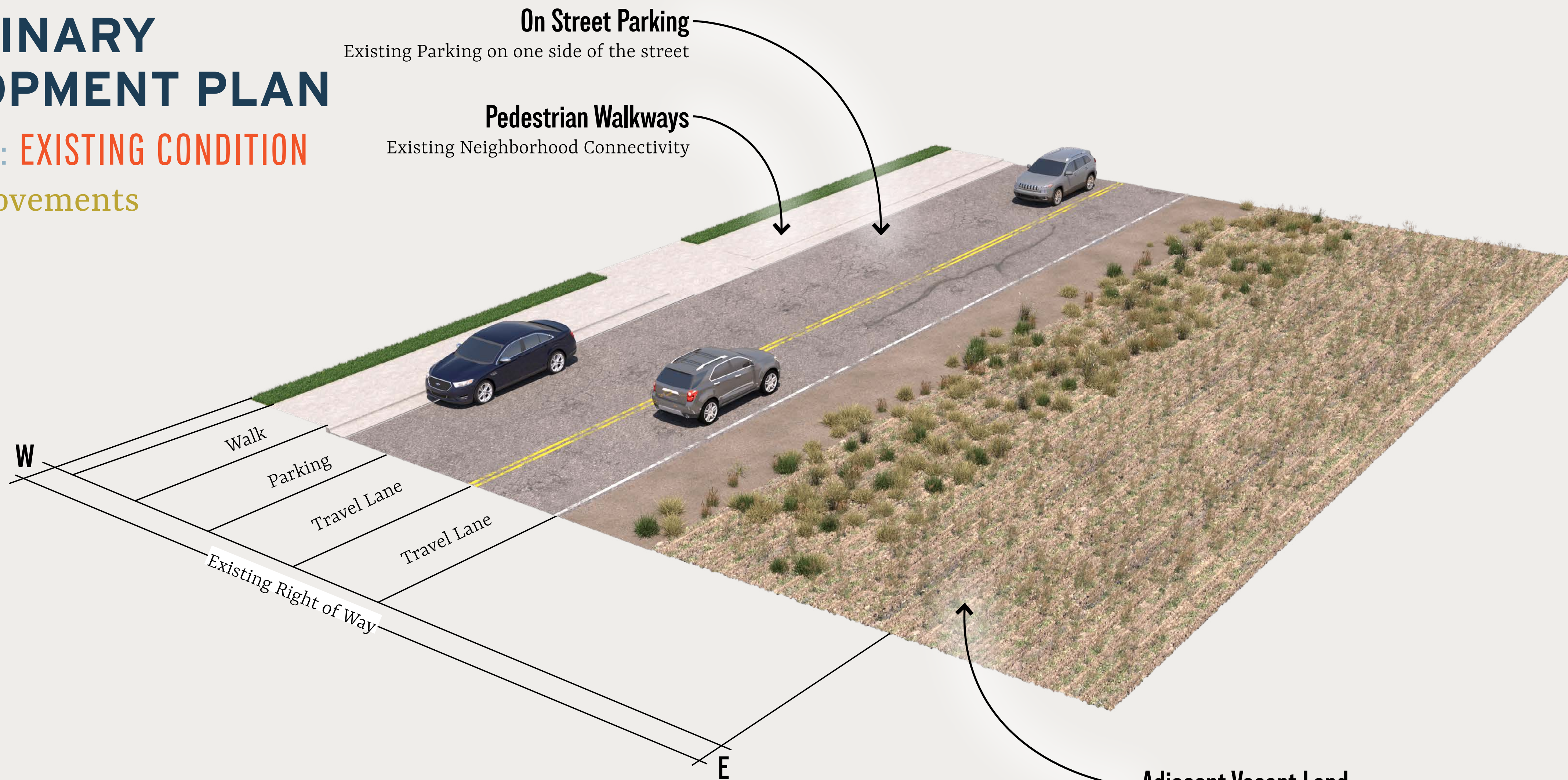
- » Sanitary Sewer
- » Water
- » Storm Drainage
- » Street Improvements (Safety Improvements, Parking, Bike Lanes, Walks)



PRELIMINARY DEVELOPMENT PLAN

LOWELL BLVD: EXISTING CONDITION

Public Improvements



Lowell Street Ex. Condition

(84th Ave. to 88th Ave.)

1. LOWELL BLVD

2. 88TH AVE

3. FEDERAL AVE

4. 84TH AVE

Adjacent Vacant Land

Pedestrian Connectivity not provided, this section of Roadway does not have Walks or Bike Lanes

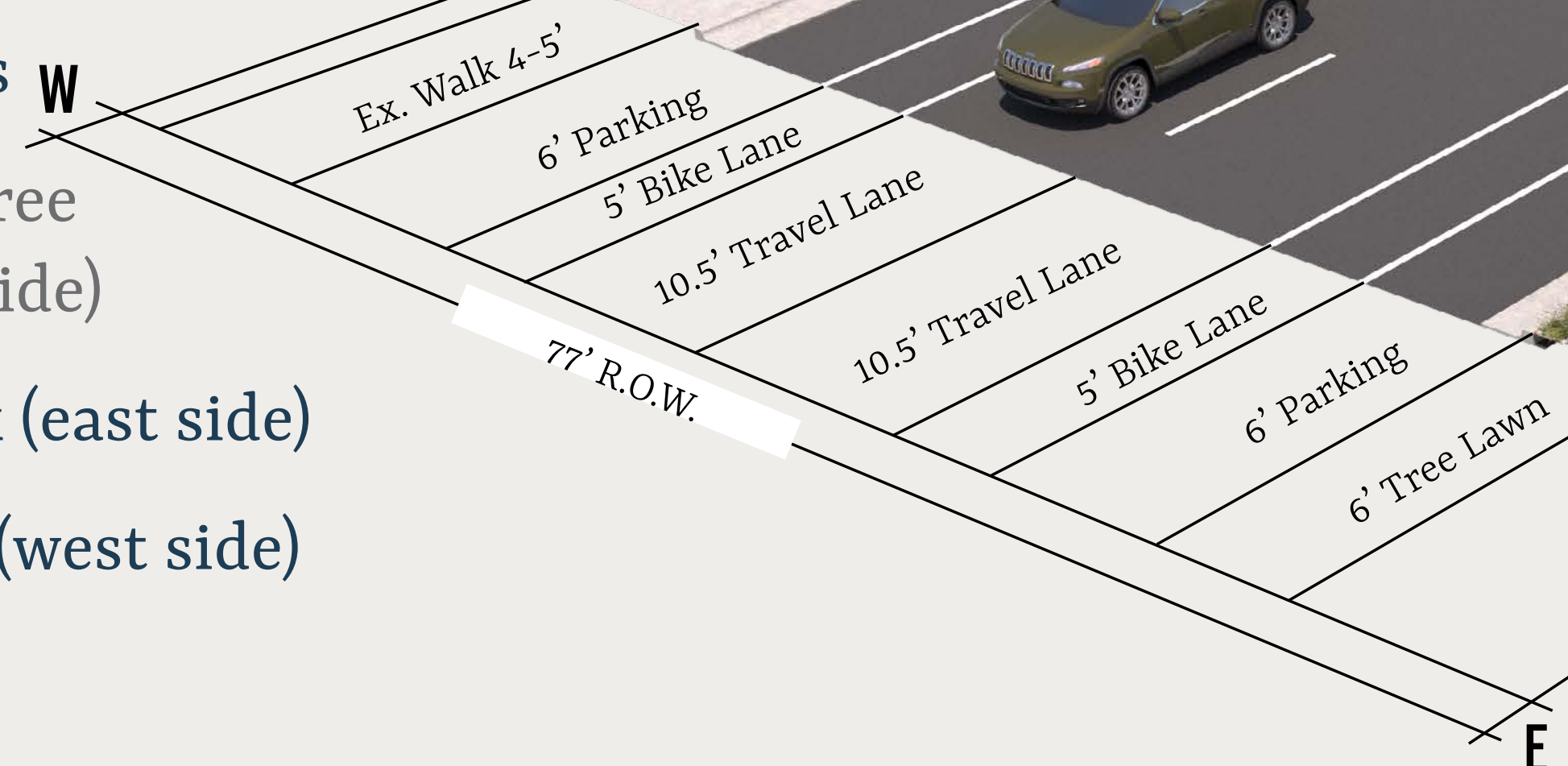
PRELIMINARY DEVELOPMENT PLAN

LOWELL BLVD: WITH IMPROVEMENTS

Public Improvements

Adds to east and west sides adjacent to Uplands:

- » On-street parking (east side)
- » 5' bike lanes **W**
- » 6' planted tree lawn (east side)
- » 10' sidewalk (east side)
- » 8' sidewalk (west side)



Lowell Street Improvements

(84th Ave. To 88th Ave.)
77' Right of Way

1. LOWELL BLVD

2. 88TH AVE

3. FEDERAL AVE

4. 84TH AVE

Native Plants and Pollinators
Promote complex, native ecosystems and reduced water use

On Street Parking
Parking on both sides of the street

On Street Bike Lanes
Dedicated Bike Lanes

Tree Lined Streets
Improved Tree Canopy

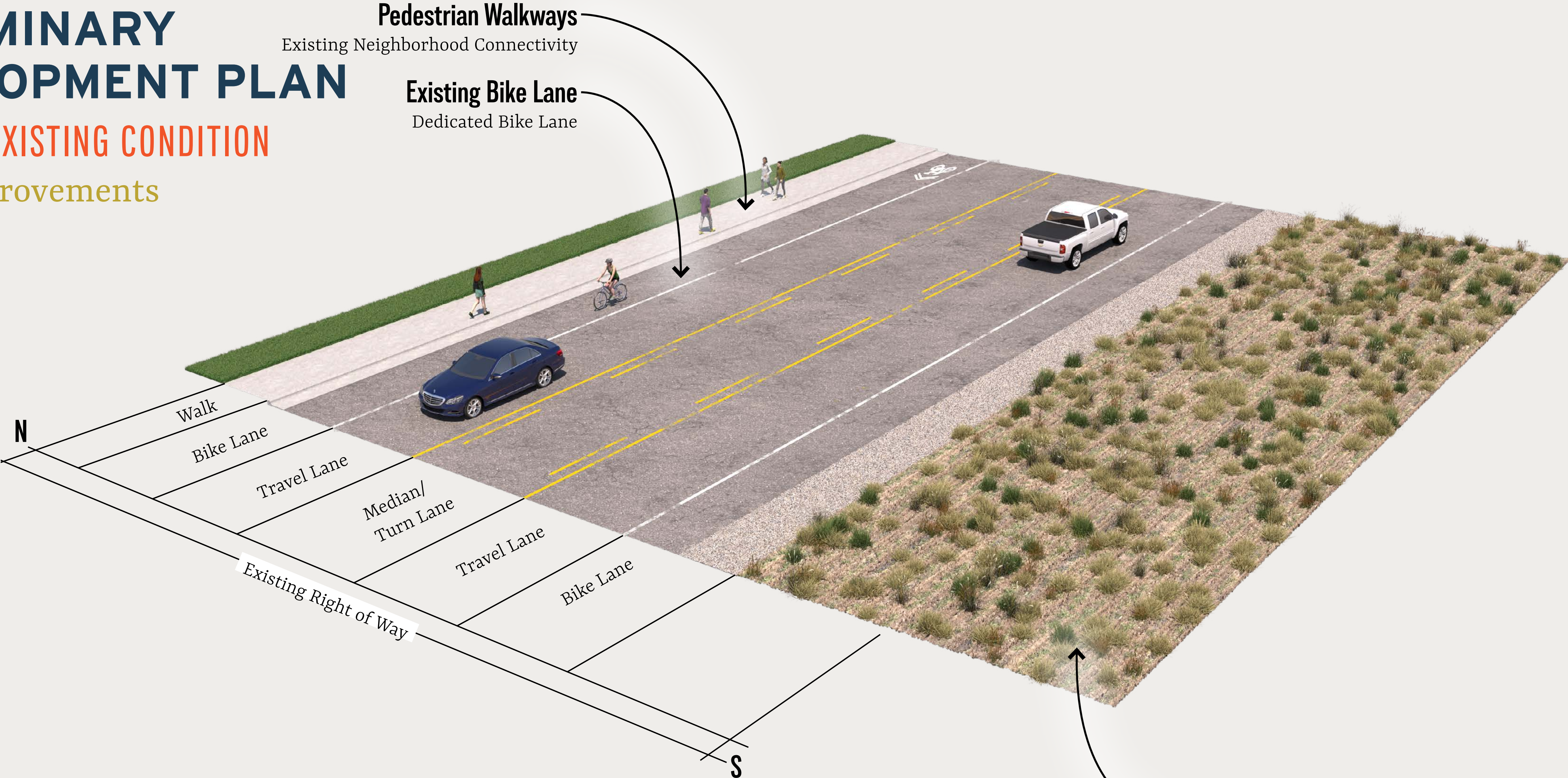
Proposed Perimeter Landscape
18' minimum perimeter setback to primary buildings

Pedestrian Walkways
Improved Neighborhood Connectivity

*Landscape will be installed w/ adjacent development parcel 17

PRELIMINARY DEVELOPMENT PLAN

88TH AVE: EXISTING CONDITION Public Improvements



Pedestrian Walkways
Existing Neighborhood Connectivity

Existing Bike Lane
Dedicated Bike Lane

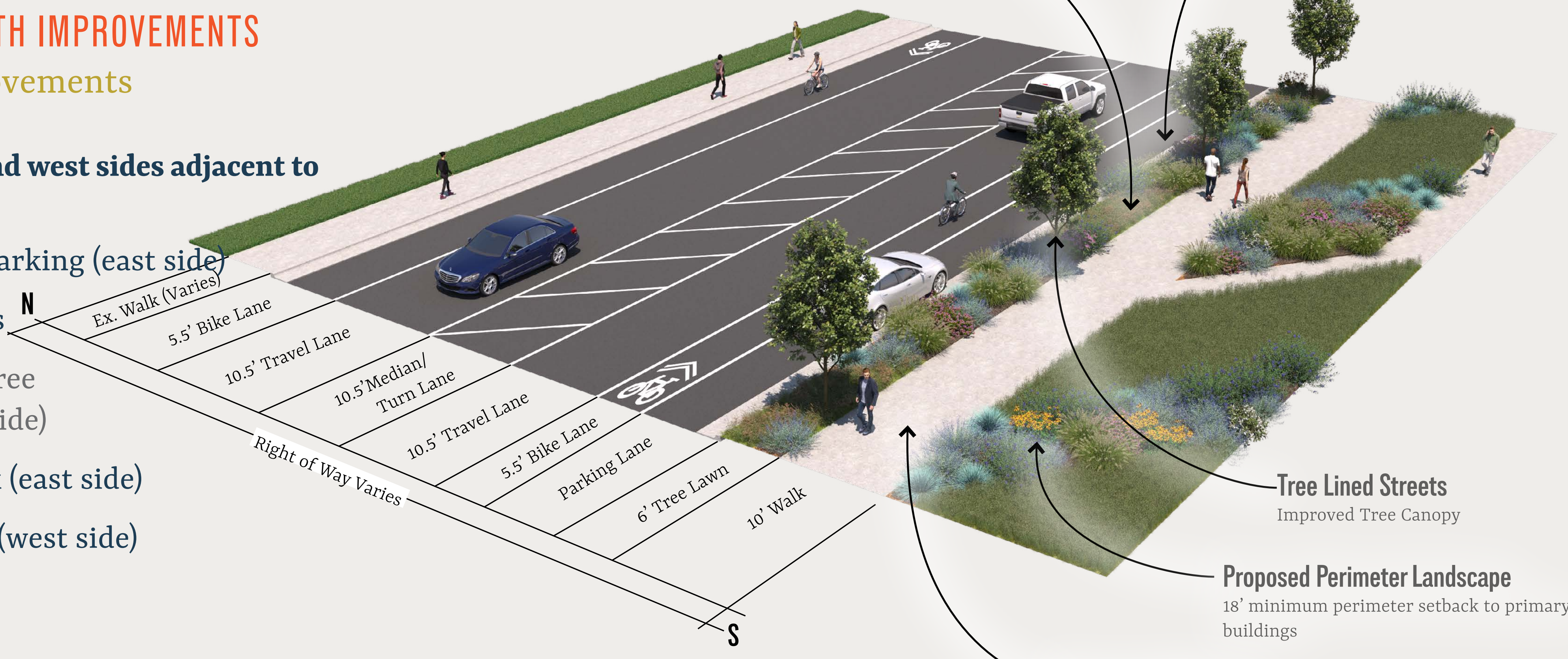
Adjacent Vacant Land
Pedestrian Connectivity not provided, this section of Roadway does not have Walks

PRELIMINARY DEVELOPMENT PLAN

88TH AVE: WITH IMPROVEMENTS Public Improvements

Adds to east and west sides adjacent to Uplands:

- » On-street parking (east side)
- » 5' bike lanes
- » 6' planted tree lawn (east side)
- » 10' sidewalk (east side)
- » 8' sidewalk (west side)



Native Plants and Pollinators
Promote complex, native ecosystems and reduced water use

On Street Parking
Parking on one side of the street

Tree Lined Streets
Improved Tree Canopy

Proposed Perimeter Landscape
18' minimum perimeter setback to primary buildings

Pedestrian Walkways
Improved Neighborhood Connectivity

88th Avenue Improvements

(Lowell Blvd. to Federal Blvd.)
Right of Way Varies

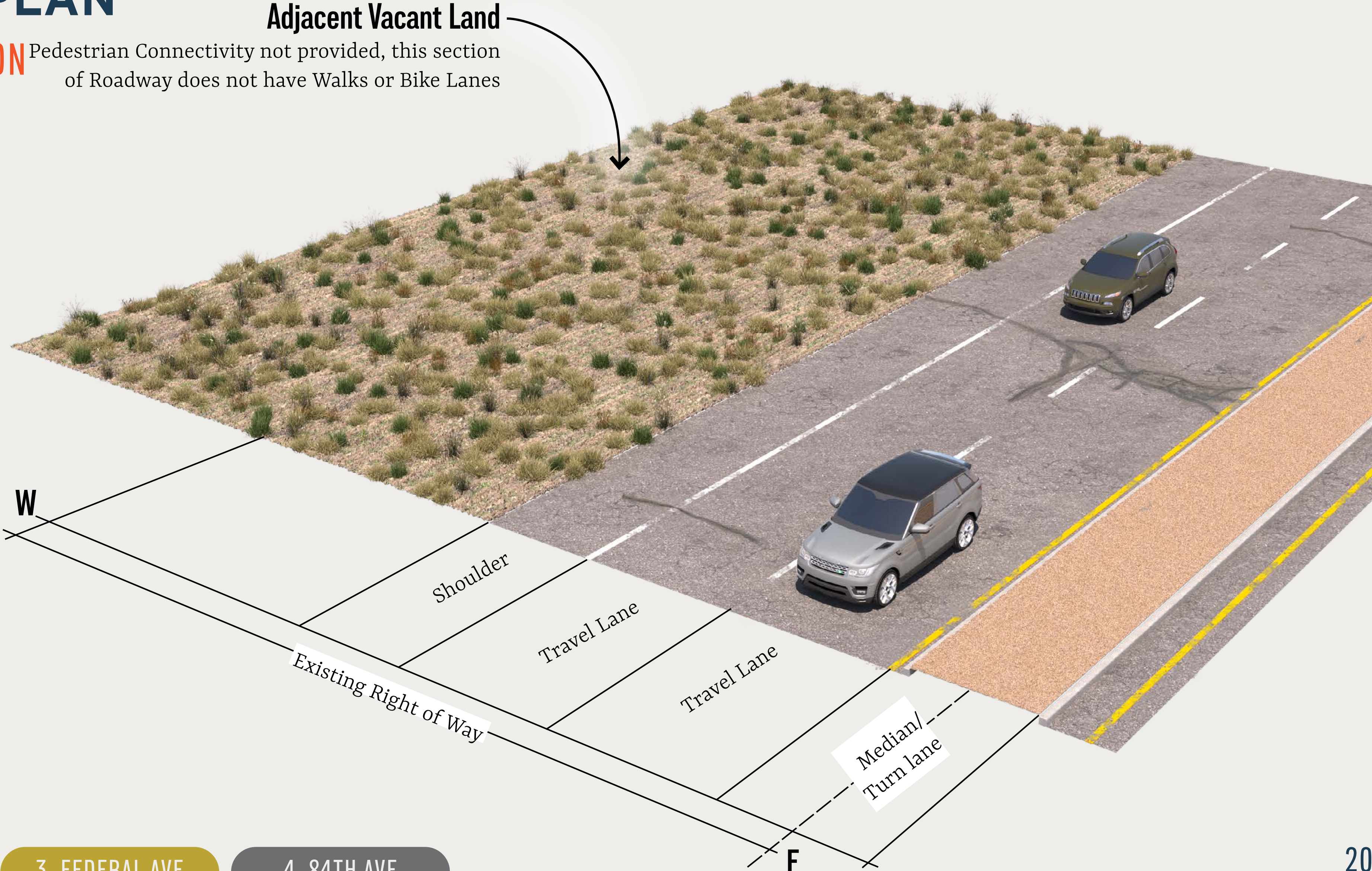
*Landscape will be installed w/ adjacent development parcel

PRELIMINARY DEVELOPMENT PLAN

FEDERAL: EXISTING CONDITION
Public Improvements

Pedestrian Connectivity not provided, this section of Roadway does not have Walks or Bike Lanes

Adjacent Vacant Land



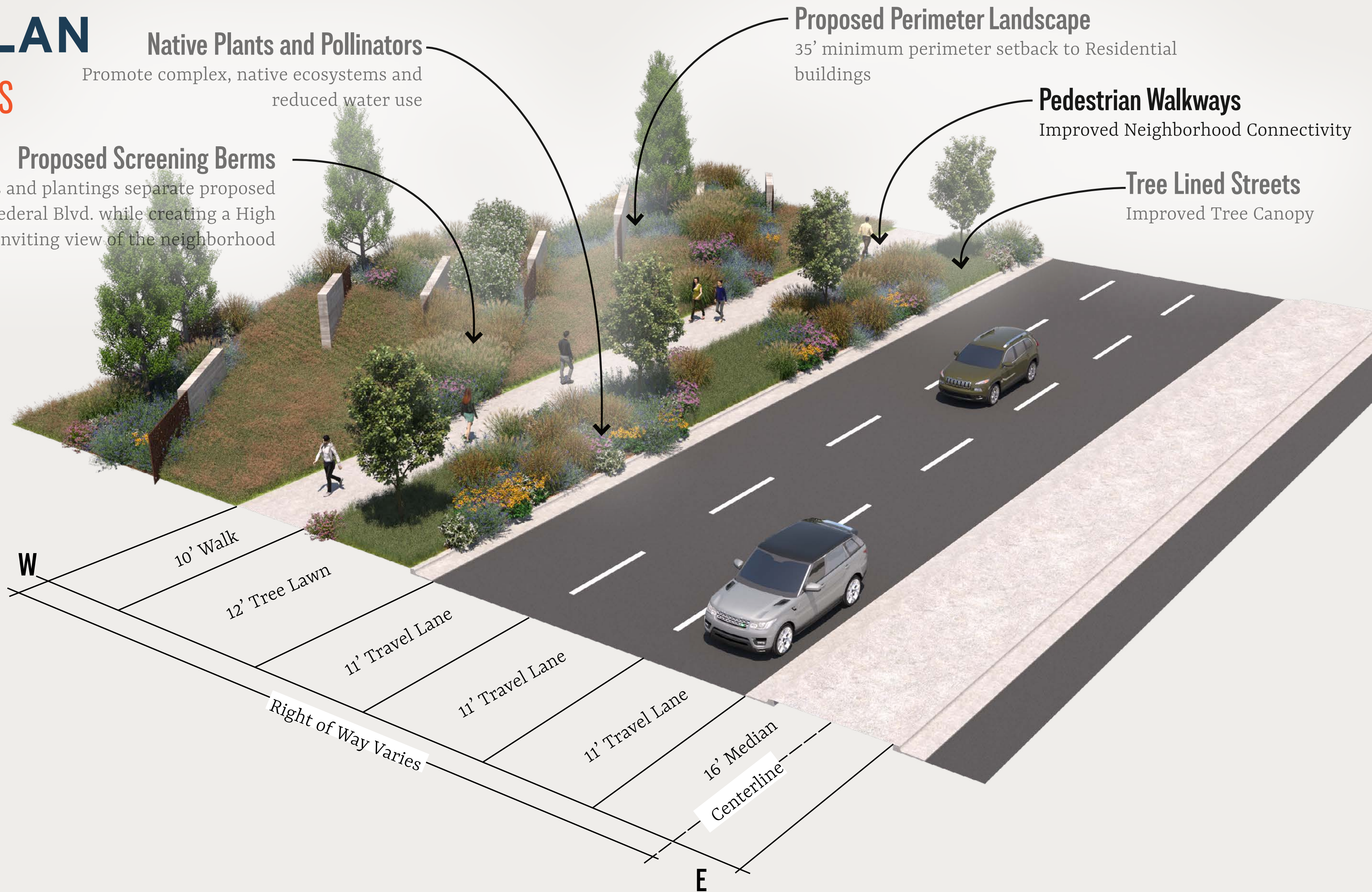
PRELIMINARY DEVELOPMENT PLAN

FEDERAL: WITH IMPROVEMENTS

Public Improvements

Adds to east and west sides adjacent to Uplands:

- » Travel/turn lanes
- » 12' planted tree lawn
- » 10' sidewalk (west side)
- » 8' sidewalk (east side)



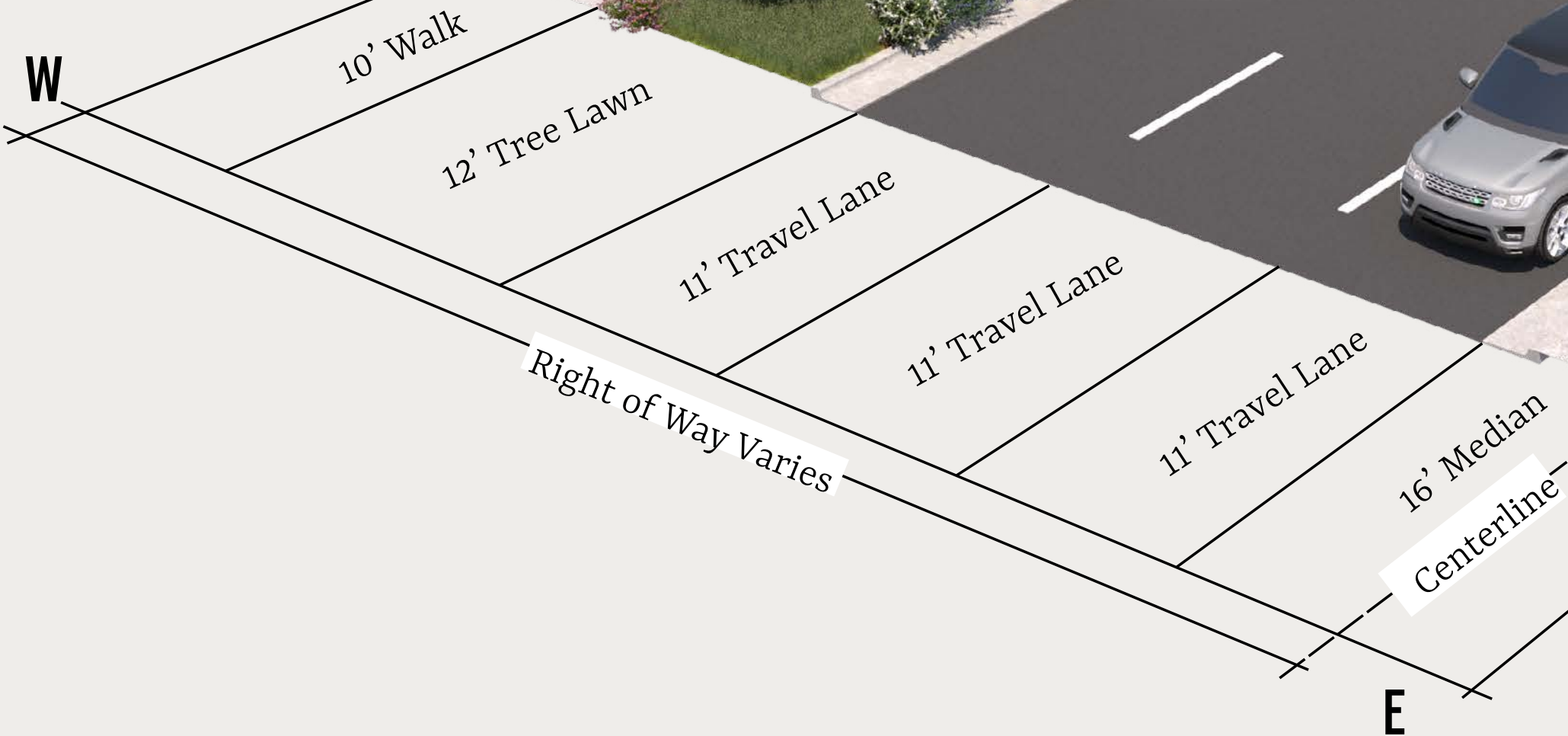
Native Plants and Pollinators
Promote complex, native ecosystems and reduced water use

Proposed Screening Berms
Screen walls and plantings separate proposed uses from Federal Blvd. while creating a High quality, inviting view of the neighborhood

Proposed Perimeter Landscape
35' minimum perimeter setback to Residential buildings

Pedestrian Walkways
Improved Neighborhood Connectivity

Tree Lined Streets
Improved Tree Canopy



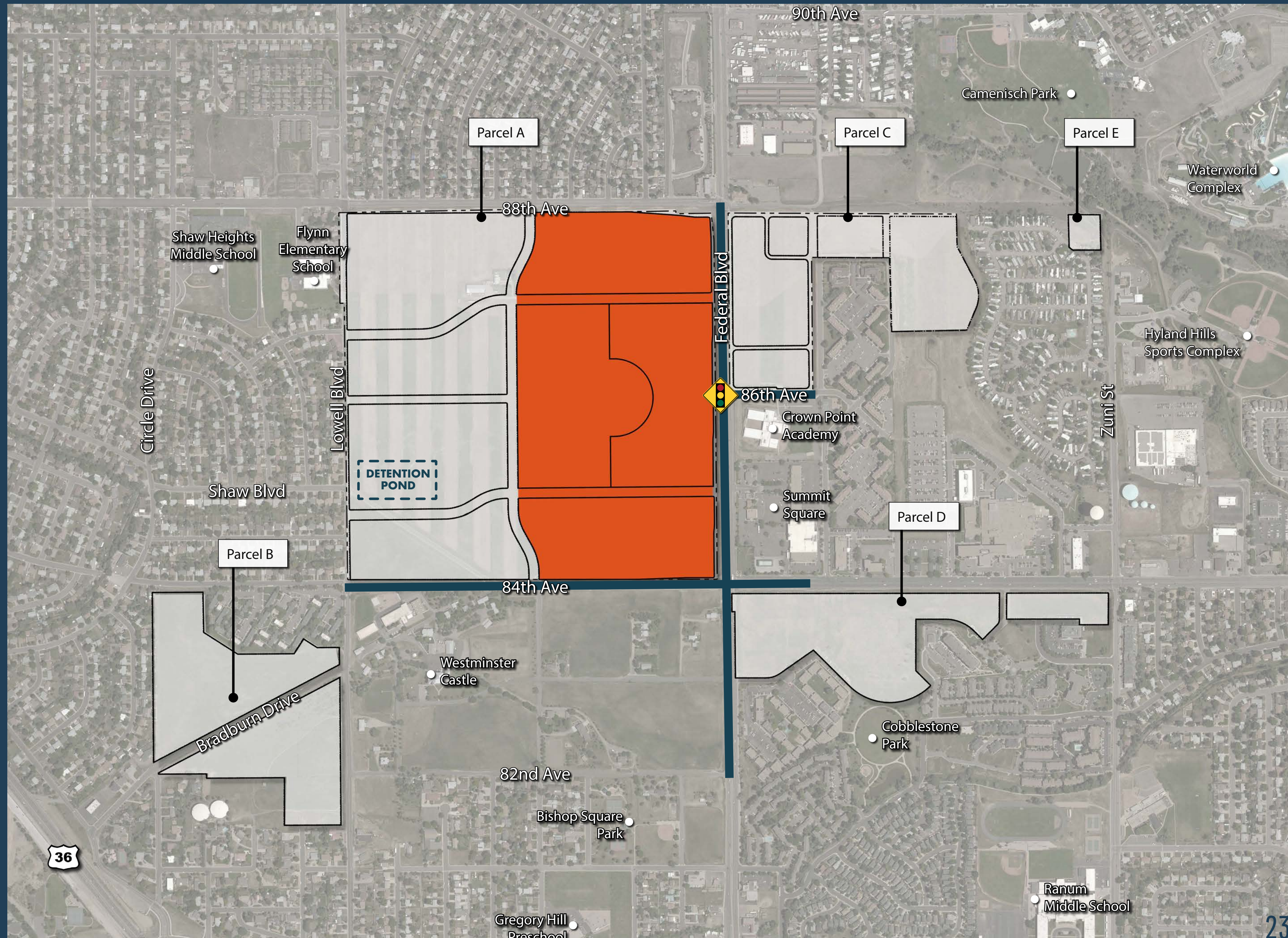
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PHASE 2 IMPROVEMENTS

PHASE 2

Improvements

- Sanitary sewer
- Water
- Storm drainage
- Street improvements (safety improvements, parking, bike lanes, walks)

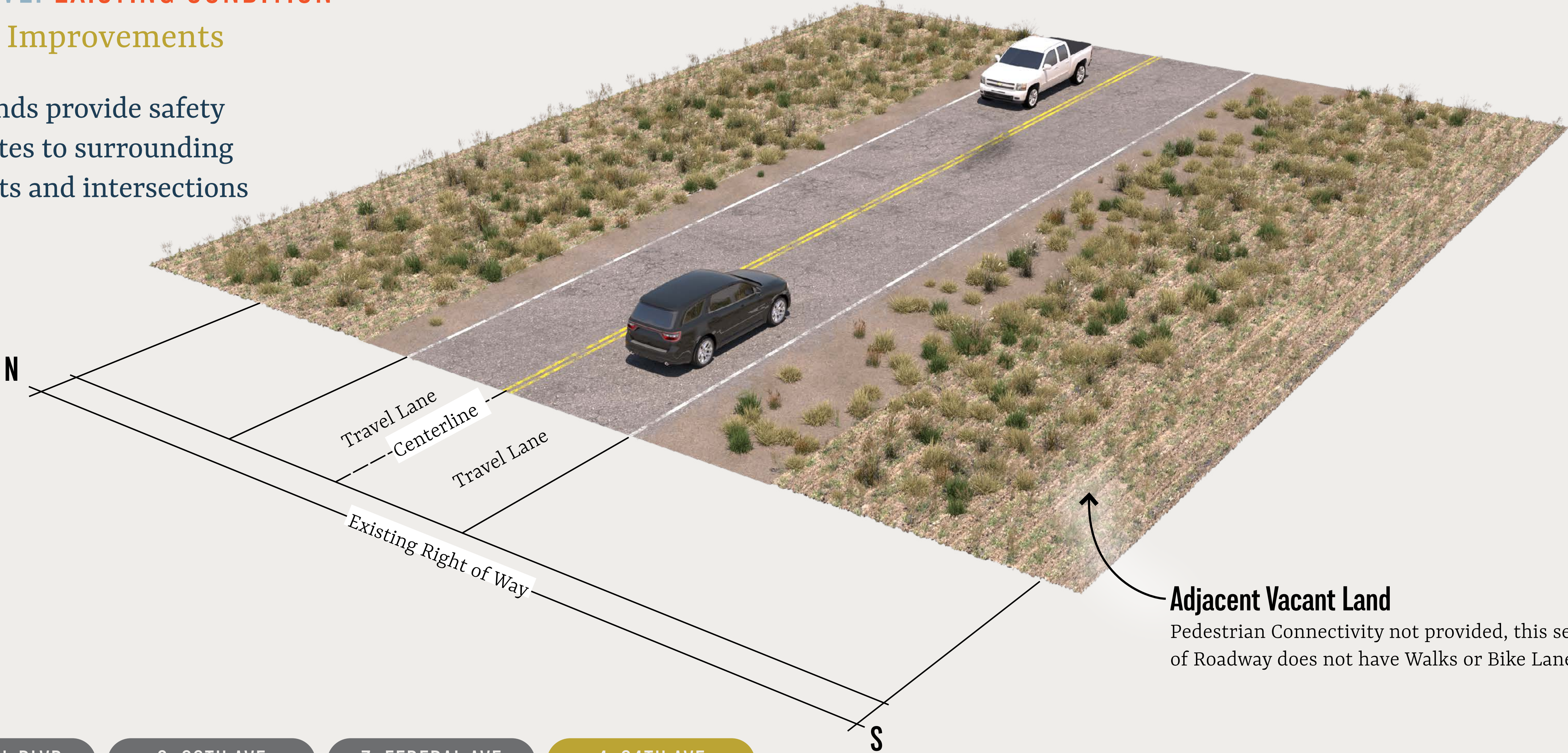


PRELIMINARY DEVELOPMENT PLAN

84TH AVE: EXISTING CONDITION

Public Improvements

Uplands provide safety updates to surrounding streets and intersections



Adjacent Vacant Land

Pedestrian Connectivity not provided, this section of Roadway does not have Walks or Bike Lanes

PRELIMINARY DEVELOPMENT PLAN

84TH AVE: WITH IMPROVEMENTS Public Improvements

Proposed Perimeter Landscape

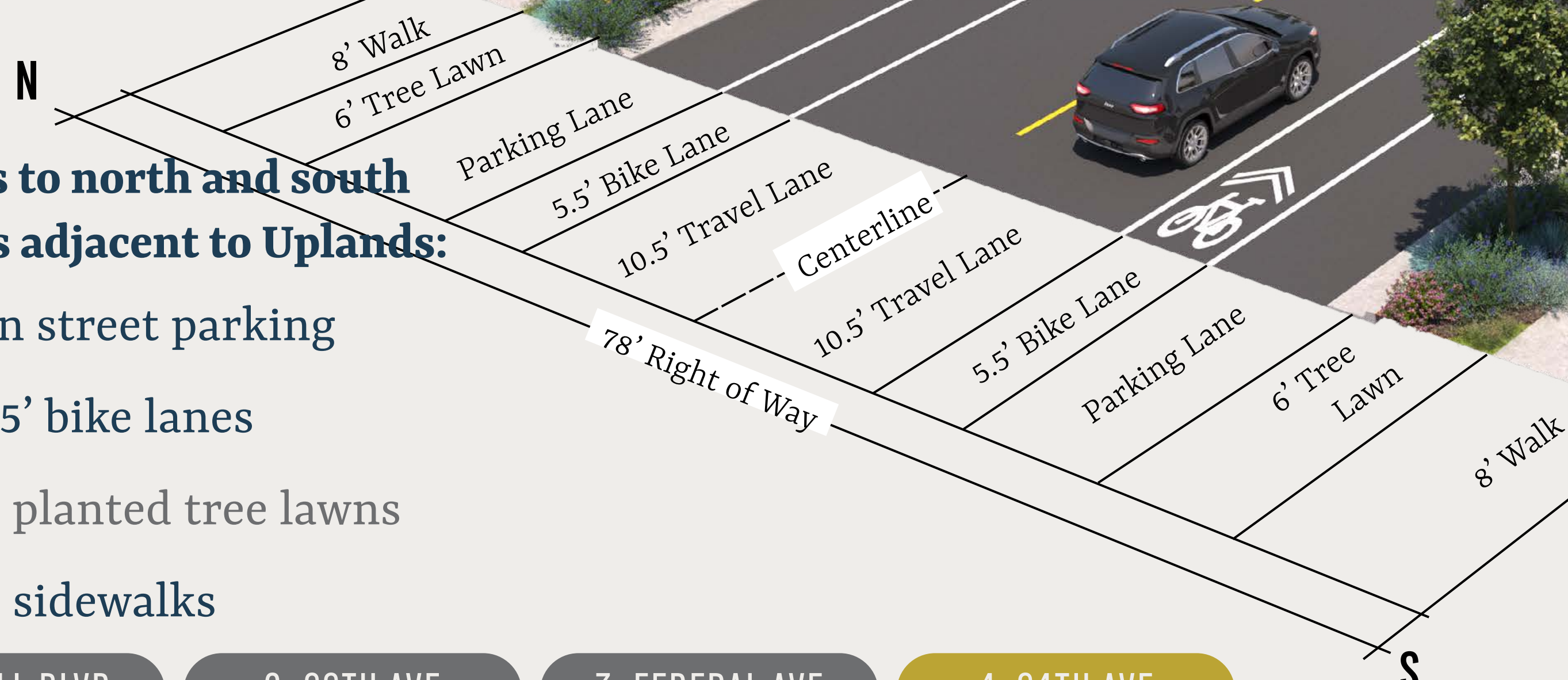
15' minimum perimeter setback to primary buildings

On Street Parking

Parking on both sides of the street

On Street Bike Lanes

Dedicated Bike Lanes



Adds to north and south sides adjacent to Uplands:

- » On street parking
- » 5.5' bike lanes
- » 6' planted tree lawns
- » 8' sidewalks

Tree Lined Streets

Improved Tree Canopy

Native Plants and Pollinators

Promote complex, native ecosystems and reduced water use

Pedestrian Walkways

Improved Neighborhood Connectivity

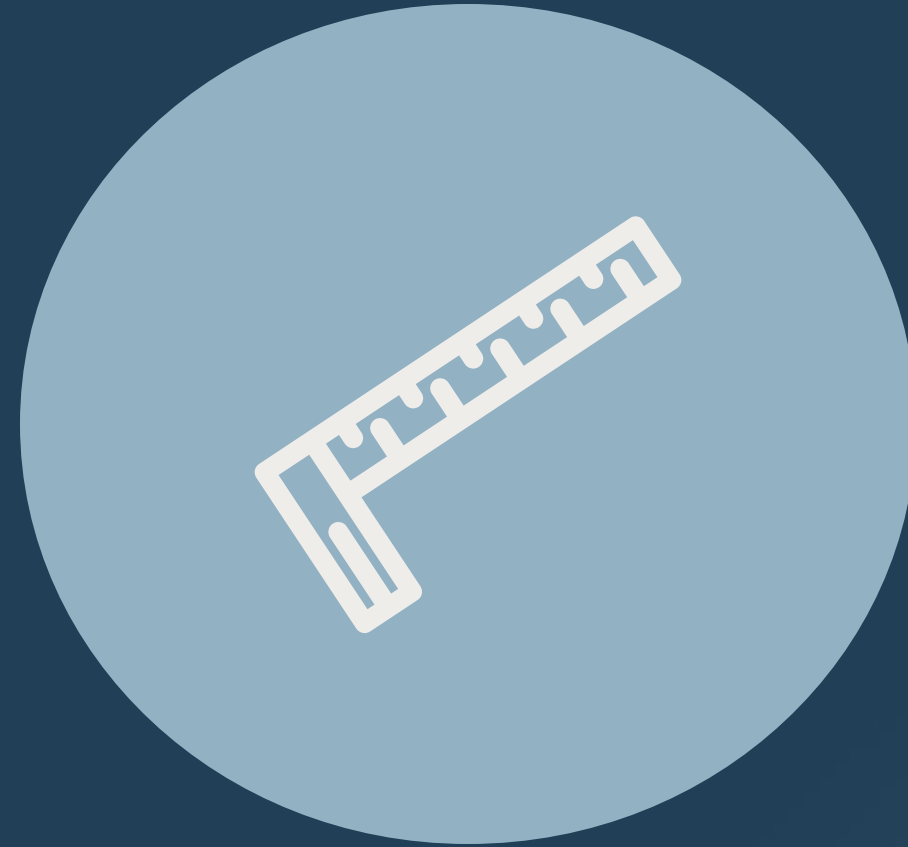
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TIMING



AUGUST 2023

Demolition of dilapidated farm structures near 88th Ave. & Irving St.



SEPTEMBER 2023

Commencement of Grading operations of Parcel A. Erosion control measures will be initially installed with earthwork equipment being brought to site, then the start of the grading which will include subsurface earthwork treatment of the material for future home and roadway construction. After areas have been graded they will either be seeded or utility and roadway construction will be put in place.



FALL 2023

Roadway construction will commence with 88th Avenue and Lowell Boulevard projected to be the initial projects. 84th Avenue and Federal Boulevard will follow as contractor sequencing is coordinated.

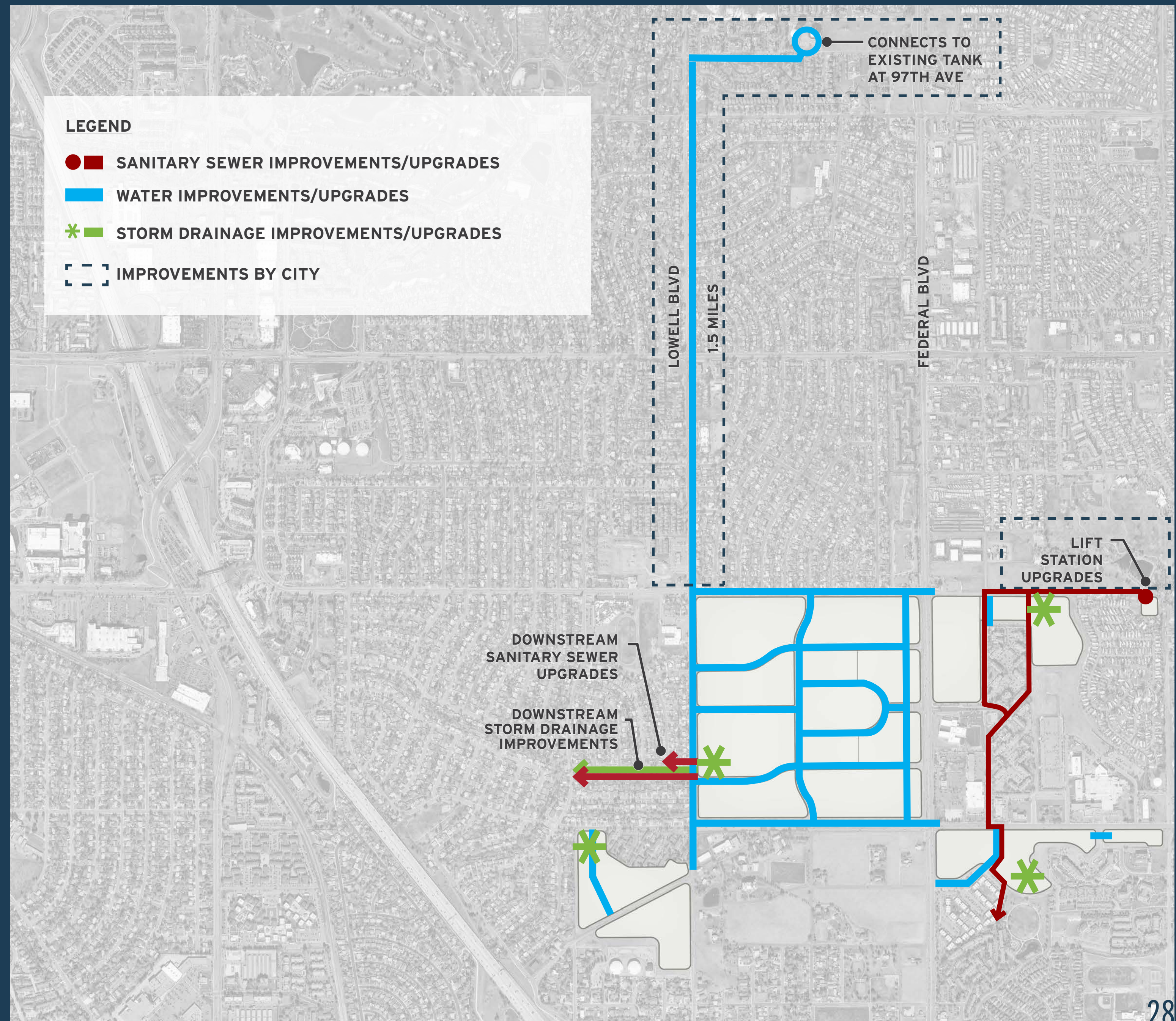
SUMMARY

PRELIMINARY DEVELOPMENT PLAN

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PDP COMMITMENTS:

Storm Drainage

- Shaw Boulevard and Circle Drive

THIS IS COMPLETED WITH PHASE 1 IMPROVEMENTS



PDP COMMITMENTS:

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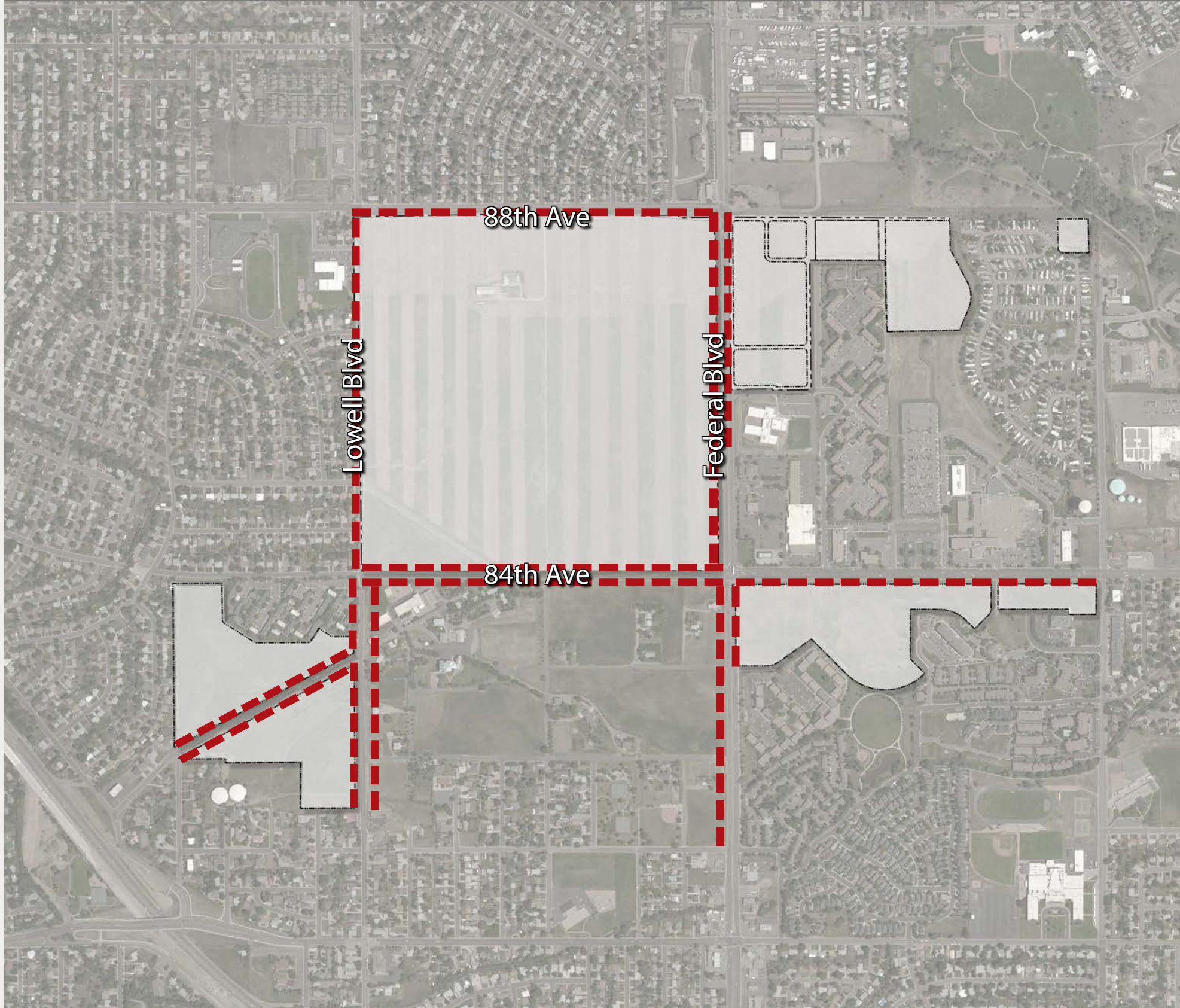
THIS IS COMPLETED WITH PHASE 1/2 IMPROVEMENTS



PDP COMMITMENTS:

Bike and Pedestrian Connectivity

GAPS IN SIDEWALK NETWORK 
(WESTMINSTER'S MOBILITY ACTION PLAN - SPRING 2018)



SIDEWALK GAPS FILLED IN 
AFTER IMPROVEMENTS

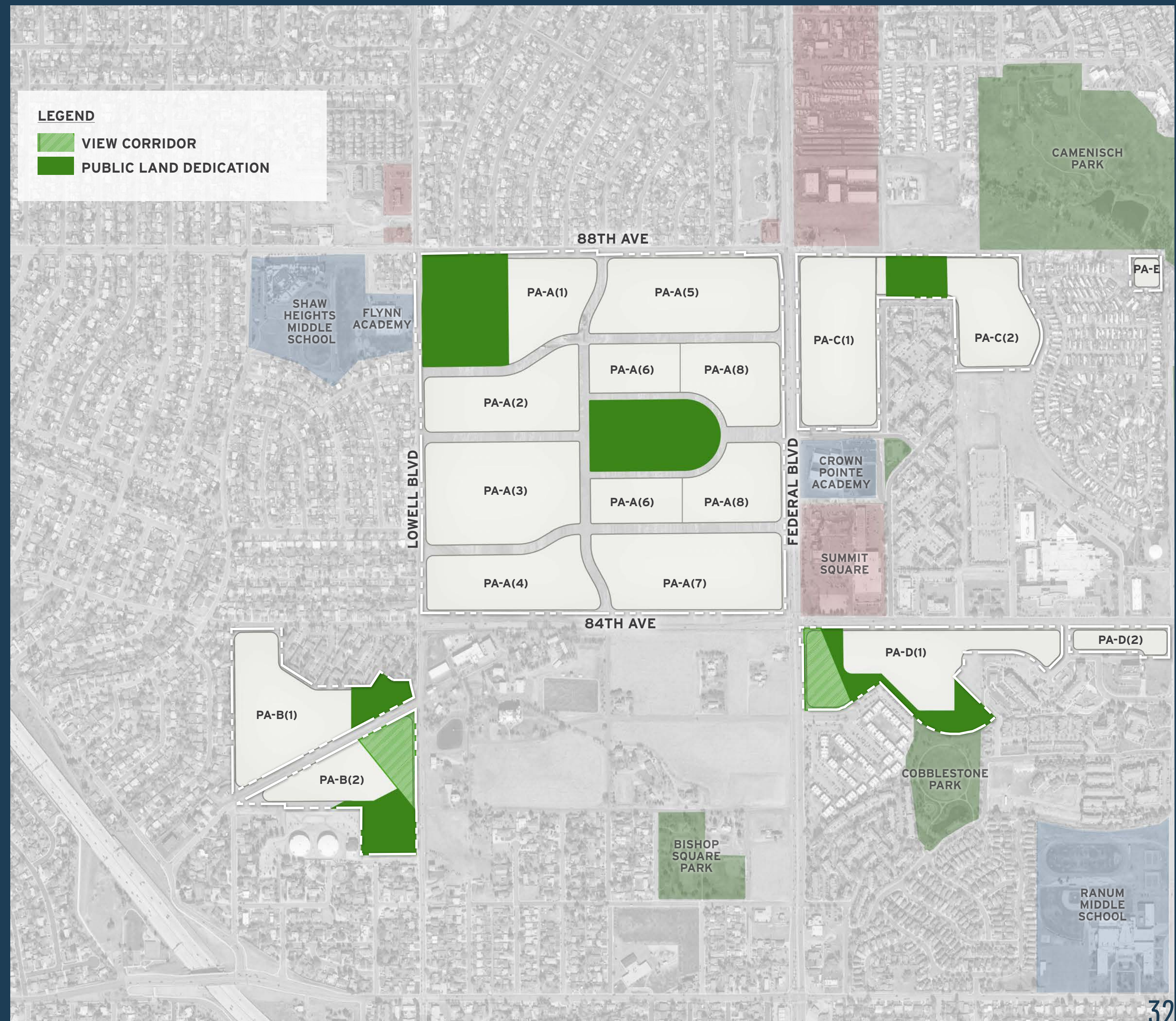


THIS IS COMPLETED WITH PHASE 1/2 IMPROVEMENTS

UPLANDS UPDATE

Public Land Dedication

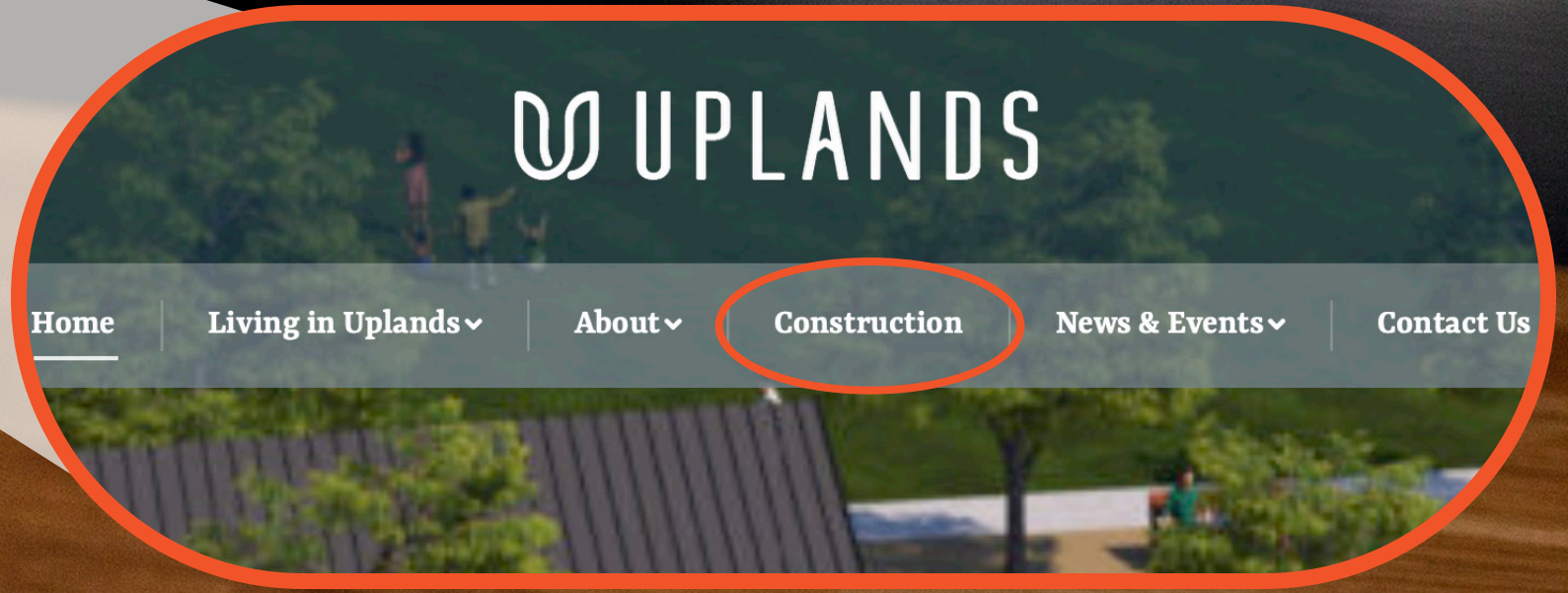
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4.24 ACRES	PARCEL D
34.30 ACRES	TOTAL PUBLIC LAND DEDICATION
6.35 ACRES	VIEW CORRIDOR



THIS IS COMPLETED WITH PHASE 1/2 IMPROVEMENTS



QUESTIONS OR COMMENTS ABOUT CONSTRUCTION?



UUPLANDSCOLORADO.COM



THANK YOU
QUESTIONS?

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE