

AGENDA ITEM 3A

**PUBLIC HEARING AND
RECOMMENDATION OF AN OFFICIAL
DEVELOPMENT PLAN FOR UPLANDS
FILING 2, BLOCK 1**

**THE FOLLOWING ITEMS WERE
RECEIVED AFTER THE ORIGINAL
PACKETS WAS POSTED ON
THURSDAY, JULY 20, 2023**

**THESE ITEMS ARE TO BE INCLUDED AS
PART OF THE PACKET ADDENDUM AND
PUBLIC RECORD FOR THE PLANNING
COMMISSION MEETING JULY 25, 2023**

Baden, Jennifer

From: Ed Broslawik <broslawik@msn.com>
Sent: Monday, July 17, 2023 5:13 PM
To: PCPubComm
Subject: [EXTERNAL] Uplands parcel B1

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I believe the planning commission should definitely recommend to city council to approve the Uplands parcel B1 ODP. This developer has spent countless hours meeting everyone's demands and expectations pertaining to this project. And I believe they will give the neighborhood and the City of Westminster a quality product. Thank you for your time.

Ed Broslawik
3870 W 82nd Ave
Westminster, Co
80031

Sent from my T-Mobile 4G LTE Device

Baden, Jennifer

From: Kasza, Jacob
Sent: Monday, July 24, 2023 11:45 AM
To: Baden, Jennifer; German, Dave
Subject: FW: [EXTERNAL] Uplands Parcel B and "infrastructure" along Lowell Boulevard

Hi,

Here's a public comment for tomorrow.

Thanks!

Jacob

From: Karen Kalavity <integradesign1@yahoo.com>
Sent: Monday, July 24, 2023 11:31 AM
To: McConnell, John <jmcconne@CityofWestminster.us>; DeMott, David <ddemott@CityofWestminster.us>; Karl Merida <kmerida@gmail.com>; John Palmer <kustomjohnny@msn.com>; Baker, Bruce <bbaker@cityofwestminster.us>; Karen Ray <2karenray@gmail.com>; Freitag, Mark <mfreitag@cityofwestminster.us>; Ezeadi, Obi <oezeadi@cityofwestminster.us>; Seymour, Rich <rseymour@CityofWestminster.us>; McNally, Nancy <nmcnally@cityofwestminster.us>; Nurmela, Sarah <snurmela@cityofwestminster.us>; Public Comment <PublicComment@cityofwestminster.us>; City Clerk <CityClerk@CityofWestminster.us>; Spurgin, Andrew <aspurgin@CityofWestminster.us>; lemons@cityofwestminster.us; Luke Zarzecki <lzarzecki@coloradocommunitymedia.com>; Scott at the Westminster Window <hello@coloradocommunitymedia.com>; Kasza, Jacob <jpkasza@CityofWestminster.us>; donna.werk@yahoo.com; Lucy <edandlucy@thesiebers.com>; Eric Wycoff <ski5280ft@yahoo.com>
Subject: [EXTERNAL] Uplands Parcel B and "infrastructure" along Lowell Boulevard

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David DeMott, John McConnell, James Boschert (Chair), Joe McConnell (Vice-Chair), David Carpenter, Rick Mayo, Tracy Colling, Lawrence Dunn, David Tomecek, Elisa Torrez (Alternate), Chennou Xiong (Alternate), and City Engineer Jacob Kasza:

As Planning Commissioners, Planning Liaisons, City Planning and Engineering Managers, I would like to make some comments to you with regard to the Uplands proposal for Parcel B and the infrastructure (waterlines, sewer lines, etc.) that it takes to get there:

Many Westminster residents met at the Crown Pointe Academy this last Thursday with the Civil Engineer and the PR guy from Uplands, Marcus Pachner. We heard that Lowell Boulevard will be disrupted starting in September for "Infrastructure improvements" along Lowell adjacent and beyond the scope of the Uplands project. For beginners, the Uplands group is supposed to be paying for offsite "improvements"- not the city - as was shown in some of their mapping. I know that one of the "perks" of Metro Districts is that they do not cover expenses outside the project borders, which makes begging the city for "help" in paying for these necessary offsite "improvements" the "responsibility" of the local taxpayers.

I guess what makes me even angrier is that at the last city council meeting I attended, they talked about the Shaw Heights Drainage Report and Study and voted to approve over \$1 million for it. That money and study should be coming from the Uplands developers, not the city taxpayers. The Uplands group is responsible for offsite improvements and costs related to studies and implementation...not the taxpayers. Uplands is up to no good - once again.

They pulled the same stunt about the shoulder costs along Federal Boulevard. Those "studies and improvements" are the responsibility of the developers....not of the taxpayers, even if the ultimate costs will be borne by CDOT or some other entity that will NEVER include the developers, themselves.

Well...

Talking about grading and "disturbing" (screwing over) the Westminster Farm before even having approved construction documents finished (or approved), is truly disturbing, in itself.

Grading and making a mess of a site is also what is happening with **another** Norris "Design" project at about 61st and Federal, right now. These clowns move ahead with a project before it is even approved and THEN worry about if it is truly a viable project...all done at the public's view and expense, although Norris Design usually gets its own fees and money upfront, I am guessing. In the case of the project at 61st or so, I think they did not have the water supply worked out and that is why the project is "dead in the water". As for the Uplands project, I am quite convinced that the Water Treatment project being pursued against all common sense, is also related to the developers of the Uplands project to get this thing through at all costs, especially if those costs are burdened by the Westminster residents, rather than by the developers, themselves.

As it is, Mark Freitag has let us know, in a separate letter, that:

"The overall infrastructure construction drawings "CDs" associated with the Uplands Development, ENG22-0014, will not be approved by the City prior to FEMA/MHFD approving the CLOMR. There is not a vote on the approval of the CLOMR. It can be administratively approved by FEMA/MHFD. Staff has not received a resubmittal of the overall CDs associated with Uplands Filing No. 1 (Parcel A), including the Uplands Filing No. 1 Phase III Drainage Report since December of 2022. The City is also reviewing two separate infrastructure CDs, one for Federal Blvd under ENG22-0019 and one for Shaw Blvd and the storm drainage infrastructure under ENG23-0001. The Shaw Blvd plans were uploaded; however, the Drainage Report was not included making this an incomplete submittal.

MHFD reviewed the first submittal of the Shaw Blvd CDs, ENG23-0001, and provided comment. Please look for their comments under that permit number in eTRAKiT. The comments are titled: STM01 - MHFD Comments - Uplands at Shaw Heights.pdf

If you have further questions, please contact Jacob Kasza at 303-658-2123 or jkasza@cityofwestminster.us."

The overall thrust of all of this, is the fact that construction, grading, etc. cannot even have a HOPE (or dare) of beginning until the drainage reports and letter of Flood Map Revision are signed off on. And I am assuming that if there is any responsible person working at FEMA, (or where the letter will be signed off from), that there **NEVER** WILL be a signed letter for a flood map revision. This is because it has become increasingly evident that the Westminster Farm is the watershed that holds water and makes it possible for the downstream Shaw Heights residents NOT to experience even more flooding that they currently do!

The Uplands group would have to oversize a detention basin - on site- to remediate what is already a problem over in that neck of the woods and will become an insurmountable problem once storm waters come off of the proposed widening of Federal Boulevard, the proposed widening of Lowell and the proposed complete desecration and impervious coverage of the Uplands development, itself.

But of course, these guys want to start screwing over Lowell Boulevard before any of these "plans" or outcomes are even signed off on. By the way, starting construction for a road project in September or October is very strange. Most construction crews do not like to work through winter in mud and slush, but hey, if you are the Uplands guys and want to get parcel B built out in time to meet administrative criteria, who really cares what makes sense or is Kosher?

Geez, here we go again.

Uplands is "bulldozing" their way through the city, both figuratively and literally. Please have the sense to see what is happening and do not give planning approval for Parcel B at the top of the hill with all the great "million dollar views" that the Uplands want to capitalize on, without having a care about what happens downstream to others (including themselves). I am including a map that shows the extent of flooding damage and potential for the Shaw neighborhood NOW, and that doesn't even begin to show the extent of flooding potential after the Uplands get their way, again (I hope not), after buildout of all these "Improvements"!

Sincerely,
Karen Kalavity

7:39 ↗

← Messages



Shaw Blvd, Westminster, CO X

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80031, USA



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