

PLANNING COMMISSION MEETING AGENDA

1. ROLL CALL
2. CONSIDERATION OF PREVIOUS MEETING MINUTES
Meeting Minutes of March 12, 2024
3. CONSIDERATION OF NEW BUSINESS
 - a. Public Hearing and Consideration of Use by Special Permit for Tattoo/Body Piercing Parlor to be known as "Victoria Ink"
Prepared by: Carson Byerhof, Planner
 - b. Public Hearing and Recommendation on an Official Development Plan for Uplands Filing 3, Block 1, Tract B / PA-C(1-A)
Prepared by: Jacob Kasza, Senior Planner
4. OLD BUSINESS
5. MISCELLANEOUS BUSINESS
6. ADJOURNMENT

PLEASE NOTE

The following are the procedures used by the Planning Commission for in-person meetings.

For participation guidelines please visit www.cityofwestminster.us/pc

1. Staff will present agenda items. The Developer may present after Staff.
2. Those in attendance who favor the proposed development may address the Commission, followed by those who do not favor the proposed development. The Chair may impose time limits on speakers. **PLEASE SIGN THE SHEET IN THE FRONT OF THE COUNCIL CHAMBERS IF YOU WISH TO SPEAK.**
3. All questions shall be addressed to the Chair of the Planning Commission. The Chair will call on Staff to address questions at the end of the hearing. Planning Commission reserves the right to question anyone at any time during the Public Hearing.
4. The Commission is charged with the review of Comprehensive Plan Amendments, Rezoning, Preliminary Development Plans, Amended Preliminary Development Plans, Official Development Plans, Amended Official Development Plans, Preliminary Plats and Amended Preliminary Plats that are not approved administratively by the City Manager.
5. There are two different procedures involved in the review of applications for development plan approval and the procedure depends on the type of plan under consideration:
 - a. After review and a public hearing, the Planning Commission may recommend approval of an application, approval subject to specified conditions, or denial of an application. The Planning Commission is **not** the final authority on these applications. The City Council is the final decision maker.
 - b. On applications for Official Development Plans and Amended Official Development Plans, the Planning Commission **does** make the final decision, unless the decision of the Planning Commission is appealed to the City Council within 10 days of the Planning Commission decision by a "party-in-interest," as described in Section 11-5-13(B.1) of the Westminster Municipal Code. If a decision of the Planning Commission is properly appealed to the City Council, the City Council will schedule the item for consideration at one of their upcoming meetings and, after holding a public hearing, make a final decision on the application.

If you need further information regarding this process, or any other matter related to the City's development review process, please contact the City Planning Division at 303-658-2092.

NOTE: Persons needing an accommodation, such as an interpreter for another language, or who have an impairment that requires accommodation, must notify the Planning Aide no later than noon on the Thursday prior to the scheduled Planning Commission hearing to allow adequate time to discuss arrangements. Please call 303-658-2092/TTY711 or State Relay or email jbaden@westminsterco.gov to make a reasonable accommodation request.



WESTMINSTER

CITY OF WESTMINSTER
PLANNING COMMISSION
Meeting Minutes
March 12, 2024

1. ROLL CALL

The meeting was called to order at 7:00 pm by Acting Vice-Chair David Carpenter. Present were Commissioners, Rick Mayo, Larry Dunn, Tracy Colling, and Chennou Xiong. Excused from attendance were Chair Jim Boschert and Commissioner David Tomecek. Also present: Staff members, Development Services Coordinator David German, Administrative Assistant Dawn Aguilar, Senior Planner Jacob Kasza, Senior Planner Nathan Lawrence, Acting Planning Manager John McConnell, and Deputy City Attorney Greg Graham. With the roll called, Acting Vice-Chair Carpenter stated that a quorum was present.

2. CONSIDERATION OF MINUTES

Meeting Minutes from February 27, 2024.

Commissioner Mayo made a motion to accept the minutes from the February 27, 2024, Planning Commission meeting. Commissioner Dunn seconded the motion. The minutes were unanimously accepted (5-0).

3. CONSIDERATION OF NEW BUSINESS AND PUBLIC HEARINGS

3a) Public Hearing and Action on a Requested Setback Variance for an Accessory Building

Acting Chair Carpenter opened the public hearing at 7:02 pm.

Jacob Kasza, Senior Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the *Westminster Window* on February 29, 2024. Mr. Kasza narrated a PowerPoint presentation for the proposal to:

- a. Hold a public hearing.
- b. Recommend that The Planning Commission approve the Requested Setback Variance for an Accessory Building at 3605 West 76th Avenue.

The applicant team, represented by Dan Orecchio, Property Owner, gave a presentation.

Commissioner Colling asked the applicant if the current garage has living space on the second level or just a garage. The applicant responded with no; it is just a garage.

Commissioner Colling expressed concerns with setbacks and asked the applicant if the adjacent properties have any structures close to the proposed garage. The applicant responded that the property to the north there are no structures, the property to the east is far enough away and is not affected, the property to the west does have a structure approximately 10 feet away. The applicant acknowledged that the requirements for a building permit are such that the wall closest to the west property will have to be fire rated.

Commissioner Colling asked the applicant how utilities are being handled. The applicant responded that the existing utilities are overhead and that there is a pole in the southwest corner by the proposed garage. He went on to say that he has met with Xcel Energy and has confirmed that there are no utility easements on the subject property and that if the proposed garage is approved, the back side of the proposed structure will have a mast that the overhead power connects to and will serve the garage and from that point utilities will be underground.

and back to the primary structure and then Xcel Energy will remove the pole that is in the southwest corner by the garage.

Commissioner Colling asked staff if this proposed structure is considered an Accessory Dwelling Unit (ADU). Mr. Kasza responded no this is not considered an ADU. The applicant acknowledged that he understands that an ADU is not allowed under the current city code.

Acting-Chair Carpenter opened the public testimony at 7:19 pm.

Seeing there was no public testimony, Acting-Chair Carpenter closed the public hearing at 7:20 pm.

Commissioner Colling asked if the adjacent property owners have been notified. The applicant responded that the adjacent property owners did receive notice of the public hearing and that he spoke to them, and no issues were found.

Commissioner Colling made a motion recommending that the Planning Commission approve the Setback Variance for an Accessory Building at 3605 W 76th Avenue and is supported by the criteria set forth in Section 2-2-8(B) of the Westminster Municipal Code.

Commissioner Mayo seconded the motion.

The motion passed (5-0).

3b) Public Hearing and Recommendation on a Rezoning, Preliminary Development Plan and Official Development Plan for Wilson's Subdivision, Block 2, Lots 1 & 2

Acting-Chair Carpenter opened the public hearing at 7:22 pm.

Nathan Lawrence, Senior Planner, entered into the record the agenda memorandum, attachments, PowerPoint presentation, certification of mailed notice, certification of posted notice, and public notice affidavit of publication from the *Denver Post* on February 29, 2024. Mr. Lawrence narrated a PowerPoint presentation for the proposal to:

- c. Hold a public hearing.
- d. Recommend that City Council approve the Rezoning, Preliminary Development Plan and Official Development Plan for Wilson's Subdivision Block 2, Lots 1 & 2

The applicant team, represented by the owner Dennis McLin and Owen Beard with Solid Architectural Design, gave a presentation.

Commissioner Mayo asked the applicant regarding the concept of a restaurant going in this location if a hood will also be installed. The applicant responded they will be installing a grease trap because they will be doing site work, but the hood would be installed by the tenant.

Commissioner Xiong asked staff about the possibility that if the site becoming residential and potentially a bar/coffee shop/restaurant, what will the impacts to traffic be. Mr. Lawrence responded that a traffic letter was submitted with the application and that the City Traffic Engineer determined there are no significant impacts on traffic.

Commissioner Carpenter asked the applicant about parking for the residents and guests for any businesses and if any of the spaces will be designated for guests. The applicant responded that the site plan shows thirteen (13) total parking spaces, most are off street and there will be assigned parking for the residents.

Commissioner Colling asked the applicant about the thought process behind the inclusion of commercial uses and not exclusively residential at the site. The applicant responded they are not the typical developer that puts structures on sites, they are in the business of creating places. He also stated that they believe this is in alignment with the City's vision for this area.

Commissioner Colling asked if the units will be for sale or rent and the applicant responded for rent.

Commissioner Colling asked if there is a tenant in place for the commercial portion. The applicant responded that there are ideas only at this point.

Commissioner Colling stated that the original building construction was for a commercial use and asked the applicant what changes/modification will need to be made for mixed-use project. The applicant responded that the building construction is mostly concrete, but there will be some changes needed to accommodate residential building code requirements.

Acting-Chair Carpenter opened the public testimony at 7:35 pm.

There was public testimony in favor of the project and concerns about parking at the site. There was public testimony about concerns about parking at the site.

Acting-Chair Carpenter closed the public hearing at 7:37 pm.

Commissioner Mayo made a motion recommending that the Planning Commission recommend City Council approve the rezoning, Preliminary Development Plan, and Official Development Plan for Wilson's Subdivision, Block 2, Lots 1&2 Planned Unit Development. This recommendation is based on a finding that the rezoning, Preliminary Development Plan, and Official Development Plan are generally supported by the criteria set forth in Sections 11-5-14 and 11-5-15 of the Westminster Municipal Code. Commissioner Dunn seconded the motion.

The motion passed (5-0).

4. ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

THE WESTMINSTER PLANNING COMMISSION

David Carpenter, Acting Vice-Chair/Acting-Chair

A full recording of the meeting has been posted on The City of Westminster website. www.cityofwestminster.us/pc



WESTMINSTER

Agenda Memorandum

Agenda Item: 3a

Planning Commission Meeting
July 09, 2024

SUBJECT: Public Hearing and Consideration of Use by Special Permit for Tattoo/Body Piercing Parlor to be known as “Victoria Ink”

PREPARED BY: Carson Byerhof, Planner

RECOMMENDED PLANNING COMMISSION ACTION:

1. Hold a public hearing.
2. Approve the Special Use Permit to locate Victoria Ink at Country Club Village Subdivision.

SUMMARY STATEMENT:

- Emily Clinton, as sole artisan and business owner of Victoria Ink, has applied for a Use by Special Permit (Special Use Permit or SUP) to operate a Tattoo/Body Piercing Parlor. If approved, the use in consideration would occupy a tenant space within an existing commercial property in the County Club Village Subdivision; specifically, within a studio space inside Sola Salon Studios.
- The proposed land use (Tattoo/Body Piercing Parlor) requires approval of a Special Use Permit by the Planning Commission, pursuant to Section 11-4-8(B)(8), of the Westminster Municipal Code (W.M.C.). The Planning Commission is empowered to hear and decide applications for SUPs by Section 2-2-2(G) of the W.M.C.
- Staff has reviewed the SUP application using the criteria found in the Sections 11-4-8 (F) and (G) of the W.M.C.; this analysis may be found in a latter part of this agenda memo.

FISCAL IMPACT:

\$0 in expenditures.

SOURCE OF FUNDS:

Not applicable.

POLICY ISSUE(S):

Should the Planning Commission approve a Special Use Permit (SUP) to permit Emily Clinton, as applicant and business owner of Victoria Ink, the zoning authorization for a Tattoo/Body Piercing Parlor in the Country Club Village Subdivision?

ALTERNATIVE(S):

Pursuant to Section 11-4-8(E) of the W.M.C., Planning Commission may choose to grant the application, with or without modifications and conditions, or deny it, within 30 days of its public hearing on the application. Conditions on the granting of a permit, include, but are not limited to:

- (1) Requiring buffers or screening between the new activity and adjacent uses;
- (2) Placing limitations on the hours of operation of the use; and
- (3) Making changes in design or layout.

Staff does not recommend denial of this application because, under Staff's analysis (see below) this application meets the requirements of Sections 11-4-8 (F) and (G) of the W.M.C.

Staff recommends approval of the SUP, as outlined previously.

BACKGROUND INFORMATION:

Overview of Development Review and Entitlement Process

The development review and approval process can vary throughout the City, depending upon the specific property and the proposed development, but typically requires a Preliminary Development Plan (PDP) and Official Development Plan (ODP) with land use allowances in compliance with the Comprehensive Plan. The Comprehensive Plan includes specific land use designations that provide a broad range of uses and identifies allowed densities and intensities of use. The W.M.C. requires that all development be in compliance with the Comprehensive Plan.

This application requests approval of a Special Use Permit to allow for the inclusion of a specific use within the existing Country Club Village Subdivision property (see Attachment 1). The use is defined in Section 11-2-1 of the W.M.C., and is as follows:

***Body piercing/tattoo parlor** shall mean an establishment that engages in the non-medical act of penetrating the skin, other than the ears, to make, generally permanent in nature, a hole, mark, or scar. The term "body piercing/tattoo" shall apply to body illustrations but exclude permanent cosmetics, such as lip liner, eyeliner, or eyebrow enhancement.*

Only an SUP is being sought as part of this proposal, no changes are required or proposed to the Comprehensive Plan, Zoning, or previously approved and subsequently amended PDP or ODP for the site.

A SUP does not grant a permanent entitlement that "runs with the land" such as a PDP amendment would. Instead, an entitlement is granted to a specific business at a specific location. A special use permit shall not be transferred to another person, business, or location. A special use permit shall terminate automatically whenever the permitted use is inactive for a period of one year or more. Additionally, the Planning Commission

may terminate any special use permit for cause if it determines that the conditions of approval under which the permit was initially approved are no longer being met (see Attachment 2).

History of Subject Property

Prior to Country Club Village's development, the land was originally part of the Parkland PDP, which zoned the area "Parkland – Planned Unit Development [PUD]" in 1972. The zoning was established concurrent to the area's 120th and Lowell Annexation, which was finalized in 1973. In the original PDP, the land was part of a planning area designated for "Light Industrial or Commercial or Multi-Family" land uses. In 2001 the area was designated as "Business Park" in the Comprehensive Plan and rezoned to M-1, Industrial District, to be developed under the common name of "Viewpoint Technology Center." In 2004, the land was designated as "Commercial and Retail" in the Comprehensive Plan.

The original ODP for the subdivision was approved in 2005, which established the development under the name, Country Club Village. As stated in the currently standing 26th Amended ODP, "The original ODP provided site and architectural concept design for the entire Country Club Village development. The 2nd Amended ODP provided site and architectural design for a single structure on Lot 2B. The 1st and 3rd through 25th ODP amendments are not applicable to Lot 2B." The 26th Amended ODP established the existing configuration's site, landscaping, and architectural detail for two buildings, one of which is the proposed location of the subject SUP. In 2016, the lot 2B was further subdivided into two lots; one for each building – Lot 2B-1 and 2B-2. This is the current site configuration.

Nature of Request

The applicant is seeking approval of an SUP to allow for a Tattoo/Body Piercing Parlor use within a tenant space in an existing commercial building. If the SUP is granted, the operation will be contained inside a dedicated space assigned within preestablished tenant spaces within the existing Sola Salon Studios, housed in building B1 of the Country Club Village subdivision, currently addressed 2731 W. 120th Ave, Westminster, CO 80234. No associated site or architectural changes are proposed with this SUP proposal.

Applicant/business owner

Emily Clinton
4649 Tanner Peak Trail
Brighton, CO 80601

Franchisee/ Business Owner of Sola Salon Studios

Emily Lorton
Sola Salon Studios Property Manager/Owner
2731 W 120th Ave
Westminster, CO 80234

Property Owner

Oakview Shops, LLC
Cindy McIntyre, Trustee
PO Box 26286
Overland Park, KS 66225

Location

The site is a studio space located in building B1 of the Country Club Village Subdivision, on the northeast corner of W. 120th Avenue and N. Federal Boulevard. The property address is 2731 W. 120th Ave., Westminster, CO 80234. The property is bounded by other lots in the Country Club Village subdivision to the north, west, and south; and Country Club Highlands Filing 1 Single Family Detached subdivision to the east. The property is zoned PUD, and designated Commercial in the Comprehensive Plan.

Surrounding Land Uses and Designations

Direction	Development Name	Zoning	Comp Plan Designation	Current Use
North	Country Club Village Subdivision, Filing 1	PUD	Commercial	Retail/Commercial Space
East	Country Club Highlands, Filing 1	PUD	Residential Low Density	Single Family Detached Residential
South	Country Club Village Subdivision, Filing 1	PUD	Commercial	Retail/Commercial Space
West	Country Club Village Subdivision, Filing 1	PUD	Commercial	Retail/Commercial Space

Public Notification

Section 11-5-13(A), W.M.C. requires the following three public notification procedures:

- **Published Notice:** Notice of public hearings scheduled before Planning Commission shall be published and posted at least ten days prior to such hearing and at least four days prior to City Council public hearings. Notice was published in the *Westminster Window* on June 29, 2024.
- **Property Posting:** Notice of the public hearing shall be posted on the property with a minimum of one sign in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by June 29, 2024. The applicant has provided the City's Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.
- **Written Notice:** At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to property owners and homeowner's associations registered with the City within 1,000 feet of the subject property. The applicant has provided the City's Planning Manager with a certification that the required notices were mailed on or by June 29, 2024.

Westminster Municipal Code Analysis

11-4-8. – Uses by Special Permit

(F) Special Use Permit Criteria: When considering any application for a special use permit, the Planning Commission shall consider each of the criteria listed below, insofar as each is relevant to the proposed use:

(1) Impact on the character of the neighborhood.

The proposed use would be going into an existing established commercial center, which is already equipped with needed infrastructure and site services. There will be no public facing exterior display or storage associated with this Special Use Permit. Staff anticipates no negative impacts to the community.

(2) Compatibility of the proposed use with existing and planned uses on adjacent properties.

There are no site or architectural changes that are proposed with this Special Use Permit. The Tattoo/Body Piercing Parlor would be a tenant space that is a part of a larger business, Sola Salon Studios. Sola Salon Studios provides professional spaces to individuals and small businesses for health and beautify professionals and artisans, such as tattoo and body piercing artisans. The surrounding businesses are commercial retail and service oriented. This proposed use would provide synergetic support for neighboring businesses by activating the area with more commercial traffic and awareness; therefore, bolstering the commercial success of the subdivision.

(3) Activities or uses on the site that generate potential adverse impacts or nuisance effects, such as visual impacts, noise, vibrations, light intensity, odors, loitering, or level of police activity.

Staff finds that the proposed use would not result in adverse impacts or nuisance effects. No site or architectural changes are associated with this Special Use Permit. Both the Applicant and the associated business it would be housed in, Sola Salon Studios, have demonstrated the importance of clean, safe, quality, and professional-level services and workspaces.

(4) Amount or degree of outdoor activity.

Outdoor activity would be limited to vehicular and foot traffic from clients, which would be standard or less than the standard amount from other surrounding businesses in the area. No outdoor display or storage is proposed or permitted with this Special Use Permit.

(5) Hours of operation and deliveries.

Hours of operation and deliveries are typical for the commercial setting that the use is proposed for.

(6) Location and intensity of storage, loading, and delivery areas.

Outdoor display and storage are not proposed or permitted with this Special Use Permit. No significant impact on loading and delivery areas is anticipated with the proposed use. The majority of delivery and loading would be a part of the greater area and the Sola Salon Studios, which is a permitted use.

(7) Adequacy of parking and vehicular access and circulation.

Parking, vehicular access, and circulation were previously reviewed and accounted for during the initial development of the Country Club Village, which considered multi-tenant and commercial demands. No changes to parking or vehicular access are proposed with this Special Use Permit.

(8) Traffic volume generated by the proposed use.

Traffic impact analysis and review were part of the original planning and review of the development, which considered multi-tenant and commercial demands. No changes in traffic volumes or traffic patterns are anticipated with this Special Use Permit.

(9) Pedestrian safety.

No site or architectural changes are proposed with this Special Use Permit. Pedestrian safety and circulation were accounted for with the original planning and review for the development, and no impacts are anticipated with this application.

(G) Standards of Review: After consideration of the foregoing criteria, the Commission will grant the special use permit if it determines:

(1) That the proposed use will be reasonably compatible with the surrounding neighborhood;

The proposed use is expected to be reasonably compatible with the surrounding neighborhood.

(2) That the proposed use will not be in conflict with the policies of the Comprehensive Plan; and

The proposed use is not in conflict with the policies (or the Commercial land use designation) of the Comprehensive Plan.

(3) That the proposed use will meet the following distance limitations:

(a) The location of any other Group Care Facility or Institutional Care Facility within 750 feet of a Group Care Facility shall preclude the approval of the special use permit.

(Not Applicable)

(b) The location of any other Group Care Facility or Institutional Care Facility within 750 feet of an Institutional Care Facility shall preclude the approval of the special use permit.

(Not Applicable)

(c) The location of any other Tattoo or Body Piercing Parlor within 1,000 feet of another such use shall preclude the approval of the special use permit.

The proposed use is not within 1,000 feet of another such use.

(d) The location of any other Thrift Store within 1,000 feet of another such use shall preclude approval of the special use permit.

(Not Applicable)

(e) The location of an ambulance service within 500 feet of the boundary of any residential district or the property line of a lot devoted to a residential use, regardless of the zoning designation, will preclude the approval of the special use permit.

(Not Applicable)

(4) In the case of an Ambulance Service, that the primary vehicular access from the subject property is direct to a four-or-more-lane street and that no outside storage of ambulances occurs.

(Not Applicable)

(5) In the case of a use identified as a special use under a specific plan, that the criteria identified in the respective specific plan have been met.

(Not Applicable)

Summary of Staff Recommendation

Staff recommends that the Planning Commission:

1. Hold a public hearing.
3. Approve the Special Use Permit to locate Victoria Ink at Country Club Village Subdivision.

STRATEGIC PLAN PRIORITY:

Economic Vitality: Approval of the proposed SUP helps to promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base by providing new economic opportunities, and by bringing new services to the community.

Respectfully Submitted,



John McConnell, AICP
Planning Manager

ATTACHMENTS:

- Attachment 1: Vicinity Map
- Attachment 2: Special Use Permit Approval Form
- Attachment 3: Public Comment Received



Koleski Open Space

Federal Parkway

Country Club Village

Country Club Highlands

2731 W 120th Avenue

120th Avenue

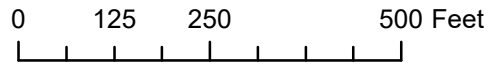
Federal Blvd.

Ranch Creek Villas

The Ranch Subdivision



Vicinity Map
Victoria Ink
2731 W. 120th Avenue





ZONING AMENDMENT (NOTICE OF SPECIAL USE PERMIT APPROVAL)

Special Use Permit (SUP) Approval

Property Information

Property Owner: Cindy McIntyre, Trustee Business Name: Victoria Ink / Project No. PLN24-0035

Legal Description of Property:

Lot: 2B-1 Block: N/A Subdivision: Country Club Village

Filing No.: 1 Replat No.: 3

Address of Property: 2731 W 120th Ave, Westminster, CO 80234

Types of Use(s) Requested (See W.M.C. 11-4-8(B) for Allowable Uses)

1) Body Piercing/Tattoo Parlor

Conditions of Approval

- A) Approval of this Special Use is subject to the information provided by the Applicant, and
- B) Approval of this Special Use is subject to the Westminster Municipal Code and all relevant provisions within, including but not limited to the following:
 1. In the event a proposed use is allowed as a Special Use, no approval for a business license or building permit shall be issued until the Special Use has been approved by the City and the appropriate State license has been issued and evidence thereof has been provided to the Planning Manager.
 2. A Special Use shall not be transferred to another person, business, or location.
 3. A Special Use shall terminate whenever the permitted use is inactive for a period of one (1) year or more.
 4. The Planning Commission may terminate any special use permit for cause if, after notice and hearing as provided by Code, it determines that the conditions of approval under which the permit was initially approved are no longer being met.

Approval

The above Special Use has been reviewed and considered during a public hearing, and the Planning Commission finds that the use meets the standards of review of meets the conditions of §11-4-8 (Uses by Special Permit) and is hereby approved.

Chair/Vice Chair, Planning Commission

Date



ZONING AMENDMENT (NOTICE OF SPECIAL USE PERMIT APPROVAL)

Acceptance

By signing below, I agree to all terms and conditions of this approval.

Signature of Property Owner (required)

Date

Signature of Property Owner (required)

Date

Signature of Business Owner (required)

Date

Signature of Business Owner (required)

Date

From: George Werkmeister <georgewerkmeiste@aol.com>
Sent: Tuesday, June 25, 2024 2:06 PM
To: Byerhof, Carson
Subject: [EXTERNAL] Special Use Permit for a Tattoo Parlor at 2731 W 120th Ave.

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.

Dear Planning Commission

I am writing to address the Special Use Permit for a Tattoo Parlor at [2731 W 120th Ave. Westminster CO 80234](#).

I would like to request that the current use plan remain in effect and that any exception to this Plan be denied. The current plan has been implemented based on previous data and analysis of such data to determine the best suited use of this space for the neighborhood and surrounding areas, a change in this Plan for the purpose of providing non-essential services is not necessary.

The City's Plan is in place to regulate the development that will be best for the growth of the city in all areas and neighborhoods. It is my understanding that this Tattoo Parlor is being considered by the Planning Commission as a matter of policy and process and is not a service of need for the community in which it is proposed. Because this service is already available in many other areas within the city, the need to serve our residents is already being met and therefore the need to create an exception to our current plan is not necessary to provide "redundant" services for our residents in this neighborhood.

Thank you for your time and consideration in this matter.

Sincerely

George Werkmeister

[11841 Bryant Circle](#)

[Westminster CO](#)

[80234](#)



WESTMINSTER

Agenda Memorandum

Agenda Item 3b

Planning Commission Meeting
July 9, 2024

Strategic Priority 1: Access to Opportunity

Advance access to opportunity and prosperity for all in Westminster through diverse housing choices, increased mobility options, safe and walkable neighborhoods, and strong social networks

Strategic Priority 4: Economic Vitality

Promote and support a resilient economy that attracts and retains a diversity of businesses, workers, and industries, expands living wage jobs, and diversifies the City's tax base.

SUBJECT: Public Hearing and Recommendation on an Official Development Plan for Uplands Filing 3, Block 1, Tract B / PA-C(1-A)

PREPARED BY: Jacob Kasza, Senior Planner

RECOMMENDED PLANNING COMMISSION ACTION:

1. Hold a public hearing.
2. Recommend that City Council approve the Official Development Plan for Uplands Filing 3, Block 1, Tract B / PA-C(1-A). This recommendation is based on the finding that the Official Development Plan generally complies with the criteria in Section 11-5-15 of the Westminster Municipal Code.

SUMMARY STATEMENT:

- The proposed development consists of a two-acre parcel located southwest of the intersection of Decatur Street and West 88th Avenue, see Attachment 1.
- The applicant is requesting approval of an Official Development Plan (ODP) that would facilitate the development of 70 multifamily residential units and 7,373 square feet of commercial space in one mixed-use building, see Attachment 2.

FISCAL IMPACT:

\$0 in expenditures.

SOURCE OF FUNDS:

Not applicable.

POLICY ISSUE(S):

Should the Planning Commission recommend that City Council approve the ODP for the subject property known as Uplands Filing 3, Block 1, Tract B / PA-C(1-A)?

ALTERNATIVE(S):

The Planning Commission could choose to recommend City Council deny the ODP. Staff does not recommend this option because the ODP is generally supported by the criteria set forth in Section 11-5-15, Westminster Municipal Code (W.M.C.)

BACKGROUND INFORMATION:Overview of Development Review and Entitlement Process

The development review and approval process can vary throughout the City, depending upon the specific property and the proposed development, but typically requires a Preliminary Development Plan (PDP) and ODP pursuant to the land use allowances established by the Comprehensive Plan. The Comprehensive Plan includes specific land use designations that provide a broad range of uses and identify allowed densities and intensities of use. The W.M.C. requires that all development be in compliance with the Comprehensive Plan.

If the City Council chooses to approve this ODP, the applicant will need to secure approval of civil construction drawings and building permits before any construction could occur.

History of Subject Property

The subject property was annexed into the City in 1970. The property is currently zoned Planned Unit Development (PUD) with the PDP having been approved in December 2021. The property is vacant land and has generally been used for agricultural uses for approximately 100 years.

Nature of Request

The applicant is seeking approval of an ODP for Uplands Filing 3, Block 1, Tract B / PA-C(1-A). The proposed ODP allows for the construction of 70 multifamily dwelling units and approximately 7,373 square feet of commercial space in one mixed-use building. The proposal also includes five amenity areas containing a dog run, a courtyard with tables and grills, a shared common room, a fourth story roof deck, and a publicly accessible private pocket park.

The applicant is requesting 19 exceptions with the ODP. The exceptions and justifications for them are provided on Sheets 5-9 of the ODP, see Attachment 2.

Applicant/ Property Owner

Adams County Housing Authority
DBA Maiker Housing Partners
Adam Zard
3033 W. 71st Ave, Ste 1000
Westminster, CO 80030

Location

The two-acre project site is located southwest of the intersection of Decatur Street and West 88th Avenue, see Attachment 1.

Surrounding Land Uses and Designations

Direction	Development Name	Zoning	Comp Plan Designation	Current Use
North	City of Federal Heights	City of Federal Heights	N/A	Vacant/Park/Commercial
East	Uplands/ Prospectors Point Condominiums	PUD	Suburban Multifamily	Vacant/ Multifamily Residential
South	Uplands/ Crown Pointe Academy	PUD/C-1	Commercial Mixed-Use/ Public/Quasi-Public	Vacant/ School
West	Uplands	PUD	Mixed-Use Neighborhood	Vacant

Public Notification

Section 11-5-13(A), W.M.C. requires the following three public notification procedures:

- **Published Notice:** Notice of public hearings scheduled before the Planning Commission or City Council shall be published and posted at least ten days prior to such hearing. Notice was published in the Westminster Window by the required deadline.
- **Property Posting:** Notice of the public hearing shall be posted on the property by the applicant with a minimum of one sign per every 660 linear feet of street frontage in a location reasonably visible to vehicular and pedestrian traffic passing adjacent to the site. Sign(s) were posted on the subject property by the required deadline. The applicant has provided the City’s Planning Manager with a certification that the sign(s) were posted and properly maintained throughout the posting period.
- **Written Notice:** At least ten days prior to the date of the public hearing, the applicant shall mail individual notices by first-class mail to all addresses within 1,000 feet of the subject property. The mailing list to be used shall be provided to the applicant by City staff. The applicant has

provided the City's Planning Manager with a certification that the required notices were mailed by the required deadline.

Westminster Municipal Code Analysis

11-5-15. - Standards for Approval of Official Development Plans and Amendments to Official Development Plans.

(A) In reviewing an application for the approval of an Official Development Plan or amended Official Development Plan, the following criteria shall be considered:

- 1. The plan is in conformance with all City Codes, ordinances, and policies.*

The proposed ODP will generally meet all City Codes, ordinances, and policies with approval of the 19 exceptions listed on sheets 5-9 of the ODP. The 2040 Comprehensive Plan identifies the subject property as appropriate for "Commercial Mixed Use" development. The Uplands PDP allows up to 370 units on PA-C(1), if 0.1 FAR of commercial is also constructed. This application requests an exception to the minimum FAR requirement. The tract is 88,375 square feet and requires 8,838 square feet of commercial. The applicant proposes only 7,373 square feet of commercial. The PDP also requires 11,000 square feet of office within PA-C(1) and it is unclear where the applicant/master developer will provide this.

- 2. The plan is in conformance with an approved Preliminary Development Plan or the provisions of the applicable zoning district, if other than Planned Unit Development (PUD).*

With approval of the exceptions outlined on sheets 5-9 of the ODP, the ODP will generally comply with the Uplands PDP.

- 3. The plan exhibits the application of sound, creative, innovative, or efficient planning and design principles.*

The site plan of the proposed development was laid out in an efficient manner to accommodate the required number of affordable units, required parking, and fire aerial apparatus access. The building has been deliberately located close to Decatur so the building can be served by the City's ladder truck.

- 4. For plans in PUD zones, any exceptions from standard code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Official Development Plan.*

The applicant is requesting 19 exceptions with the ODP. The exceptions and justifications for them are provided on sheets 5-9 of the ODP.

- 5. The plan is compatible and harmonious with existing public and private development in the surrounding area.*

Staff finds that the plan is generally compatible with existing public and private development in the surrounding area. Neighboring development includes Prospectors Point to the east, a multifamily project constructed at a slightly smaller density and scale. The City recently approved an ODP for the Overlook at Uplands multi-family development on PA-C(2) further to the east. A public park is planned for the three acres in between this development and the Overlook development.

- 6. The plan provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.*

Staff finds that the proposed ODP generally provides for protection from influences surrounding the development. Due to the need for fire aerial apparatus access, exceptions to the setbacks have been requested. The site is one-half block off Federal Boulevard, which provides a good setback from the environmental impacts of the arterial roadway.

- 7. The plan has no significant adverse impacts on future land uses and future development of the immediate area.*

The proposed ODP has no significant adverse impacts on future land uses and future development. An extension of Decatur Street and West 87th Avenue has already been approved with the ODP for PA-C(2), setting the boundaries for future development.

- 8. The plan provides for the safe, convenient, and harmonious grouping of structures, uses, and facilities and for the appropriate relation of space to intended use and structural features.*

The ODP proposes one mixed-use building with amenity space in the courtyard to the north and in the parking lot to the west. The alignment of the building takes advantage of the sun and the shade to make good use of amenity space.

- 9. Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice.*

The applicant is requesting multiple exceptions to setbacks and lot coverage requirements. All such exceptions and justifications are shown on sheets 5-9 of the ODP. The building height is in conformance with the PDP.

- 10. The architectural design of all structures is internally and externally compatible, in terms of shape, color, texture, forms, and materials.*

The proposed design of the multifamily building is generally compatible with the surrounding area. The use of a flat roof does vary from other residential structures in the area. The colors and materials reflect modern design practices. The applicant is requesting exceptions to a requirement to provide step downs at the building edge, to allow for a flat roof, for roofing materials, for patios and balconies, and for parapet screening.

- 11. Fences, walls, and vegetative screening are provided where needed and as appropriate to screen undesirable views, lighting, noise, or other environmental effects attributable to the development.*

No fencing, walls, or other screening aside from landscaping are proposed on the periphery of the project. The development is designed in an urban format as the Comprehensive Plan designation of Commercial Mixed-Use intends. The applicant is asking for an exception to screening requirements for roof-top mechanical units and the trash enclosure location.

- 12. Landscaping is in conformance with City Code requirements and City policies and is adequate and appropriate.*

Staff finds that landscaping is adequate and appropriate. The applicant is requesting three exceptions to the design standards for landscaping related to landscaping area, berms, and landscaping quantities. The development is designed in an urban format as the Comprehensive Plan designation of Commercial Mixed-Use intends. These exceptions are listed on sheets 5-9 of the ODP.

13. Existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity.

Staff have reviewed a traffic study for the development and find that the streets are adequate for the proposed development.

14. Streets, parking areas, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.

Staff finds that the proposed streets, parking, and access points will have been designed to promote safety, accessibility, and minimum hazards and to meet the City's Engineering Standards and Specifications.

15. Pedestrian movement is designed in a manner that forms a logical, safe, and convenient system between all structures and off-site destinations likely to attract substantial pedestrian traffic.

The proposed development includes an abundance of new sidewalks connecting the building to the public streets on the north, east, and south sides of the project site. Wide multi-use trails are proposed along the length of West 88th Avenue leading to Federal Boulevard and along Clay Street, which acts as the gateway to the project. Staff finds that the ODP will accommodate increased safety, convenience, and accessibility.

16. Existing and proposed utility systems and storm drainage facilities are adequate to serve the development and are in conformance with the Preliminary Development Plans and utility master plans.

The Public Works and Utilities Department (PWU) has reviewed the plans, Phase II Drainage Study, and Utility Study and found they can conform with the PDP and utility master plans associated with the Uplands development.

17. The applicant is not in default or does not have any outstanding obligations to the City.

The applicant is actively working to fulfill the obligations of the conditions of approval for the PDP.

(B) Failure to meet any of the above-listed standards may be grounds for denial of an Official Development Plan or an amendment to an Official Development Plan.

The applicant has provided a narrative regarding the standards of approval and supplemental information which may be viewed in Attachment 4.

Neighborhood Meeting(s) and Public Comments

A neighborhood meeting was held on September 14, 2023. In advance of the neighborhood meeting, the applicant mailed notice of the meeting to property owners, occupants, and homeowners associations registered with the City within 1,000 feet of the subject property. The meeting was also advertised on the City's website. Several members of the public attended the project meeting. The applicant started the meeting with a presentation about the proposed development and staff gave an overview of the development review process.

Questions were raised about the site plan, the building design, future traffic, and mitigation of construction traffic.

Public comments were received prior to the Planning Commission hearing, see Attachment 3.

Summary of Staff Recommendation

Staff recommends that the Planning Commission recommend approval of the ODP as it generally meets the standards for approval in Section 11-5-15, W.M.C.

STRATEGIC PLAN PRIORITIES:

The City's Strategic Plan priorities of Access to Opportunity and Economic Vitality is met through the creation of new affordable housing that will allow for a diversity of residents to make Westminster their home while also increasing the commercial property in the City in a mixed-use building.

Respectfully Submitted,



John McConnell, AICP
Planning Manager

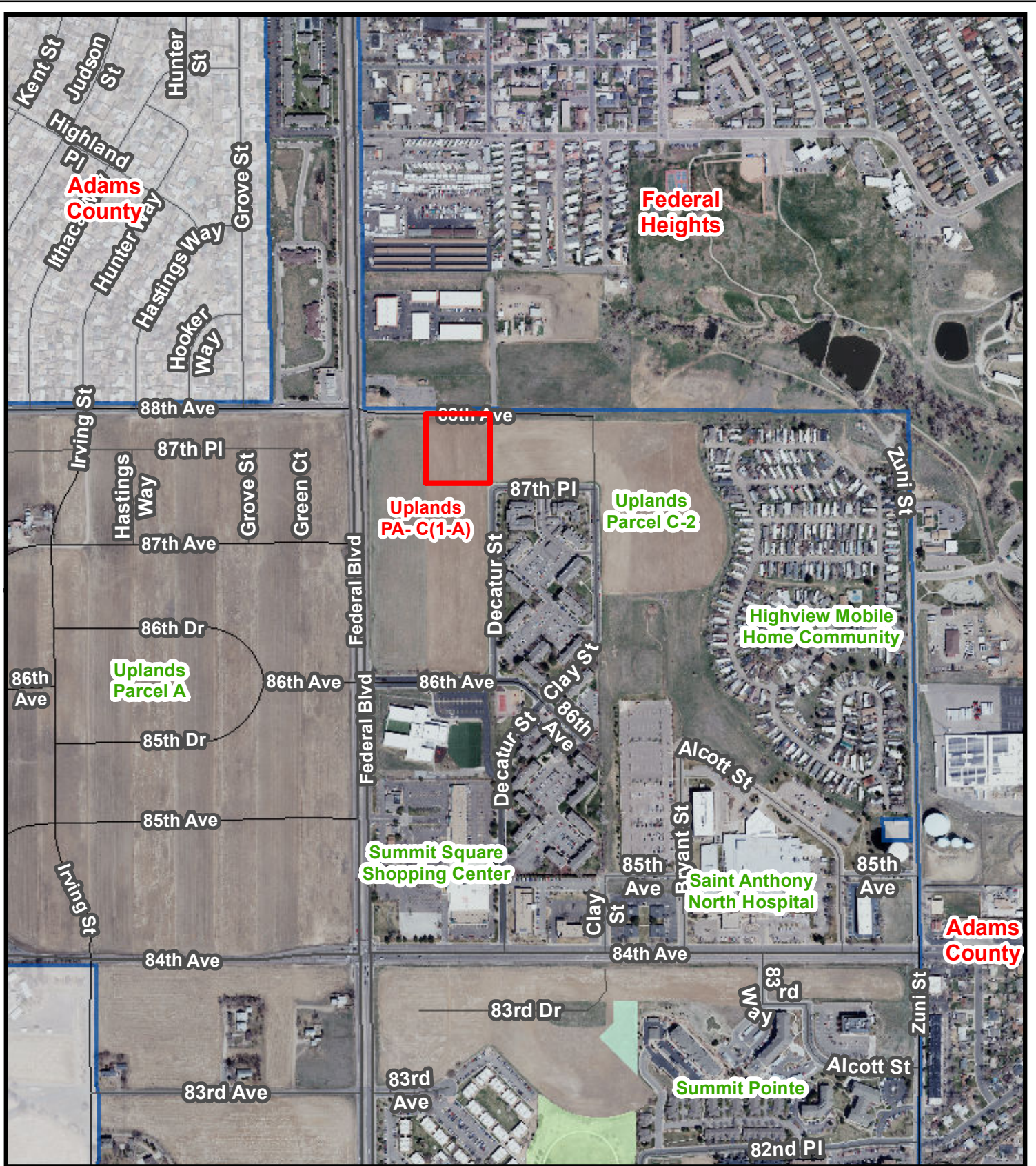
ATTACHMENTS:

Attachment 1: Vicinity Map

Attachment 2: Proposed Official Development Plan

Attachment 3: Public Comment

Attachment 4: Applicants Narrative and Supplemental Information



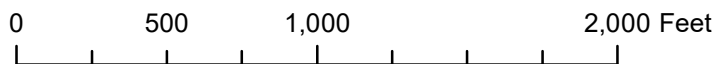
Vicinity Map

Uplands PA- C(1-A)

SwC of W 88th Ave and Decatur St



WESTMINSTER



LEGAL DESCRIPTION

BLOCK 1, BLOCK 3, AND BLOCK 4 OF UPLANDS FILING NO. 3, REC NO. 2024000019586, DATED 04.16.2024, ADAMS COUNTY, STATE OF COLORADO

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B

A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 39



SURVEYOR'S CERTIFICATE

I, _____, A LAND SURVEYOR REGISTERED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION HAS BEEN PREPARED OR REVIEWED BY ME TO BE AN ACCURATE DESCRIPTION OF THE PROPERTY BOUNDARY.

DATE REGISTERED LAND SURVEYOR & NO.

PROJECT TEAM

PROPERTY OWNER / APPLICANT: ADAMS COUNTY HOUSING AUTHORITY, DBA MAIKER HOUSING PARTNERS, ADAM ZARD, 3033 W. 71ST AVE, STE 1000, WESTMINSTER, CO 80030, AZARD@MAIKERHP.ORG

CIVIL ENGINEER: WILSON & COMPANY, KYLE GODWIN, 990 SOUTH BROADWAY, STE. 220, DENVER, CO 80209, KYLE.GODWIN@WILSONCO.COM

PLANNER: NORRIS DESIGN, BRAD HAIGH, 1101 BANNOCK ST., DENVER, CO 80204, BHAIGH@NORRIS-DESIGN.COM

ARCHITECT: VAN METER WILLIAMS POLLACK, BRETT JACQUES, 1738 WYNKOOP ST., STE. 203, DENVER, CO 80202, BRETT@VMWP.COM

LANDSCAPE ARCHITECT: BRITINA DESIGN GROUP, BOB COURI, 1760 GAYLORD ST., STE. 3M, DENVER, CO 80204, BOB@BRITINA.COM

PERMITTED / PROHIBITED USES

PERMITTED USES:

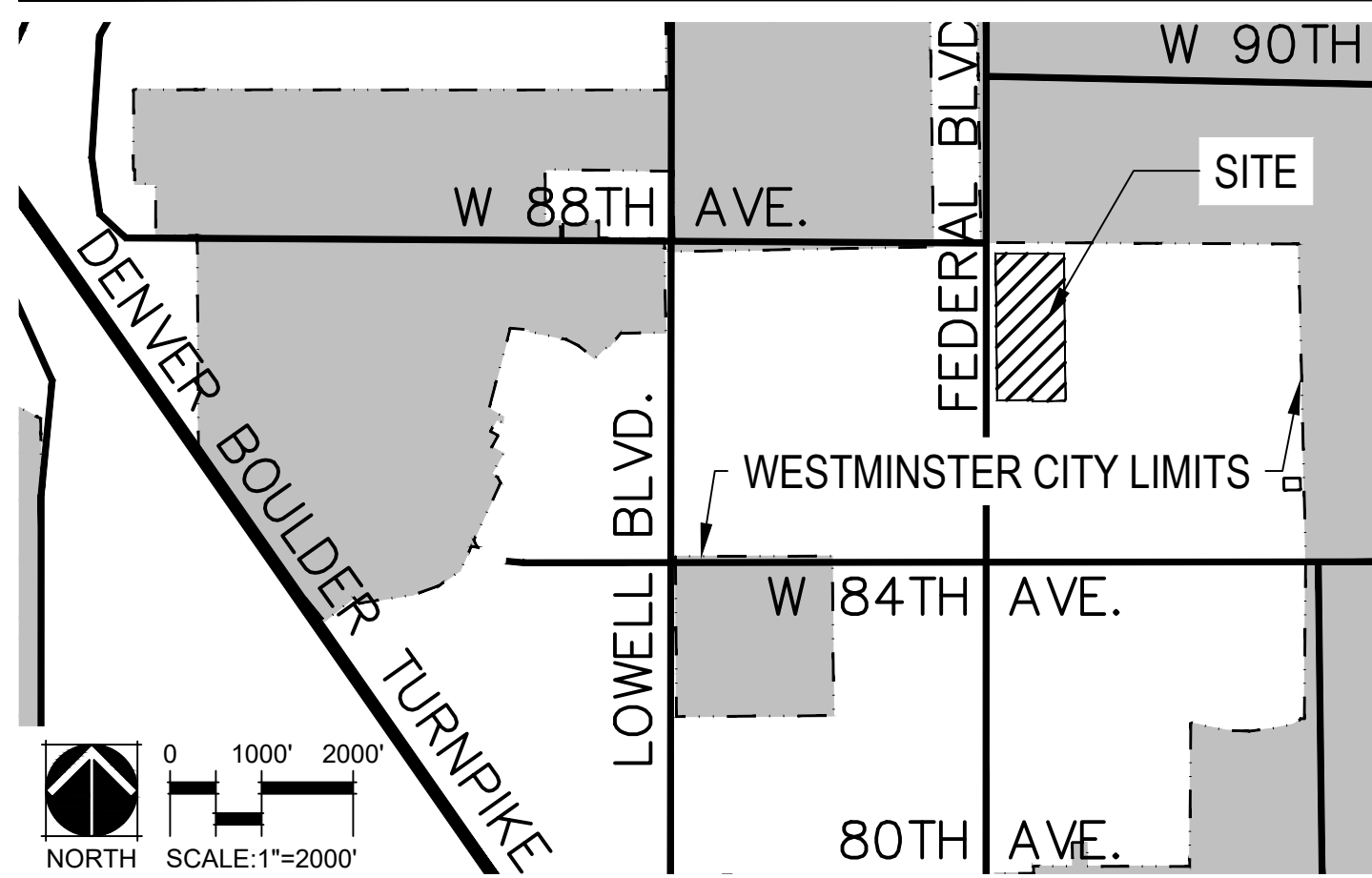
- MULTIFAMILY RESIDENCES, PARKING LOT AND ASSOCIATED ACCESSORY USES
COMMERCIAL USES (ALL USES PERMITTED IN B1 & C1, W.M.C. 11-4-6) (EXCEPT AS OTHERWISE SPECIFIED IN THE APPROVED UPLANDS PDP)
OFFICE & SIMILAR USES (ALL USES PERMITTED IN B1 & C1, W.M.C. 11-4-6) (EXCEPT AS OTHERWISE SPECIFIED IN THE APPROVED UPLANDS PDP)
CIVIC & COMMUNITY USES (AS DEFINED ON SHEET 7 OF THE APPROVED UPLANDS PDP)
TEMPORARY CONSTRUCTION OFFICE AND MATERIALS STORAGE

PROHIBITED USES WITHIN BLOCK 1, TRACT B:

- COMMERCIAL USES OF WHICH REQUIRED PARKING EXCEEDS THE PROVIDED AMOUNT OF 1 SPACE/300 S.F.
CHURCHES
BAR/NIGHTCLUB/TAVERN (NO MORE THAN 5 BILLIARDS TABLES)
INDOOR ENTERTAINMENT ESTABLISHMENTS

REFER TO THE UPLANDS PRELIMINARY DEVELOPMENT PLAN (RECEPTION #2022000055313) FOR OVERALL PERMITTED/PROHIBITED USES BY PLANNING AREA THAT ARE NOT PROPOSED WITH THIS ODP.

VICINITY MAP



ADJACENT ZONING, LAND USE & COMP. PLAN DESIGNATIONS

Table with 3 columns: ZONING, LAND USE, COMP. PLAN. Rows include PA-C(1), NORTH, SOUTH, EAST, WEST.

SHEET INDEX

- COVER, SITE DATA, NOTES, EXCEPTIONS, EXISTING CONDITIONS, STREET SECTIONS, OVERALL SITE PLAN, SITE PLAN, GRADING PLAN, UTILITY PLAN, FIRE HYDRANT PLAN, FIRE EXHIBIT, LANDSCAPE NOTES, LANDSCAPE PLAN, HYDROZONE PLAN, LANDSCAPE PLAN, LANDSCAPE ENLARGEMENT, LANDSCAPE SCHEDULE, LANDSCAPE SCHEDULE, LANDSCAPE DETAILS, LANDSCAPE DETAILS, LANDSCAPE DETAILS, LANDSCAPE DETAILS, LANDSCAPE DETAILS, LANDSCAPE DETAILS, LANDSCAPE DETAILS, FLOORPLANS, FLOORPLANS, ELEVATIONS, ELEVATIONS, SCREENING EXHIBIT, PHOTOMETRIC PLAN, PHOTOMETRIC DETAILS

OWNER APPROVAL

I, _____, AS _____ OF _____, A _____, PROPERTY OWNER, DO SO APPROVE THIS ODP FOR REVIEW AND APPROVAL BY THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20__.

SIGNATURE TITLE

CITY APPROVAL

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20__.

CHAIRMAN

ATTEST: CITY CLERK

ACCEPTED BY THE CITY COUNCIL OF THE CITY OF WESTMINSTER THIS _____ DAY OF _____, 20__.

MAYOR

ATTEST: CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO.

ACCEPTED FOR FILING IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THIS _____ DAY OF _____, 20__, AT ____ O'CLOCK __.M.

ADAMS COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK

DEVELOPMENT TIMING & PHASING

IN THE EVENT THE DATE OF APPROVAL OF A PROPERTY'S ODP OR LATEST ODP AMENDMENT IS MORE THAN THREE (3) YEARS OLD AND NO BUILDING PERMIT HAS BEEN ISSUED, THE ODP OR AMENDED ODP SHALL BE REQUIRED TO BE SUBMITTED FOR REVIEW AND RECONSIDERATION IN ACCORDANCE WITH CITY CODE.

THE PROPOSED DEVELOPMENT TIMING AND PHASING FOR THIS PROJECT IS AS FOLLOWS:

PHASE 1

- INSTALLATION OF BLOCK 1, TRACT B MAIKER HOUSING AFFORDABLE MULTIFAMILY BUILDING WITH FIRST-FLOOR COMMERCIAL AND ASSOCIATED UTILITIES, DRIVE ACCESS, PARKING STRUCTURES, SIDEWALKS AND LANDSCAPE

FUTURE PHASES

- MIXED-USE DEVELOPMENT ON BLOCK 1, TRACT A AND BLOCK 3

UPLANDS

DATE: 07.01.2024

UPLANDS FILING NO. 3
BLOCK 1 TRACT B
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 06.15.2023

REVISIONS

SUB02: 11/22/23

SUB03: 03/05/24

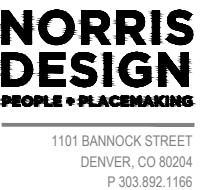
SUB04: 05/24/24

SUB05: 07/01/24

1 OF 39
COVER

CASE #: PLN23-0072

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 2 OF 39



NORRIS-DESIGN.COM

BLOCK 1, TRACT B - LOTS & COVERAGE

SURFACE TYPE WITHIN UPLANDS FILING 3, BLOCK 1, TRACT B	AREA (SF)	% OF SITE
BUILDING AREA	20,490	23%
PAVING (ALLEYS / WALKS / ROADS / DRIVEWAYS)	43,485	49%
COMMON OPEN SPACE	24,400	28%
PLD AREA	0	0%
TOTAL AREA	88,375	100%

PROJECT / SITE DATA

TOTAL ODP BOUNDARY AREA:	88,375 SF / 2.029 AC
RESIDENTIAL UNITS PROPOSED:	70
GROSS FLOOR AREA (GFA):	77,537 SF (70,164 RES / 7,373 COMM)
FINISHED FLOOR AREA (FFA):	70,164 SF (70,164 RES / 0 COMM)
DWELLING UNITS PER ACRE:	35.0
MAXIMUM BUILDING HEIGHT(S) (FT):	+/- 62' (PER IRC)
FLOOR AREA RATIO (FAR) (BASED ON PDP AREA OF 2.17 AC):	0.078 COMM*
MIN/MAX NON-RESIDENTIAL SF (PER PDP, ACROSS ALL PA-C(1)):	MIN 11,000 SF OFFICE, FAR MIN 0.1 - 1.5 MAX COMM

*AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS SD-2 IS REQUESTED ON SHEET 5.

BLOCK 1, TRACT B - PERIMETER SITE SETBACKS

	REQUIRED		PROVIDED	
	COMMERCIAL, OFFICE, MIXED-USE BUILDING	PARKING	COMMERCIAL, OFFICE, MIXED-USE BUILDING	PARKING
FROM RIGHT-OF-WAY (FT):				
FEDERAL BLVD	50'	35' (2)	N/A	N/A
88TH AVE	50'	35' (2)	37'	5'
DECATUR ST	40'	35' (2)	4'	N/A
W 87TH PLACE	40'	35' (2)	23'	5'
FROM INTERNAL PROPERTY LINES (FT):				
WESTERN PROP LINE	40'	15'	167'	5'

NOTES

- SETBACKS ARE MEASURED FROM PERIMETER PROPERTY LINE, ROW, OR PLD (WHICHEVER IS APPLICABLE) TO PRIMARY BUILDING.
- SETBACK TIED TO REQUIRED LANDSCAPE BUFFER.
- ENCROACHMENTS INCLUDING FENCES, WALLS, PEDESTRIAN-ORIENTED PORTIONS OF ROW (SUCH AS TREE LAWN AND WALK), AND ALLEYS ARE PERMITTED WITHIN ALL SETBACKS AS NOTED IN THE CHART TO THE LEFT.

OVERALL UPLANDS RESIDENTIAL PRODUCT TRACKING TABLE

	TOTAL UNITS IN ODP	DETACHED UNITS IN ODP	ATTACHED UNITS IN ODP	MULTIFAMILY UNITS IN ODP	TOTAL UNITS IN PDP	TOTAL DETACHED UNITS IN PDP (# / %)	TOTAL ATTACHED UNITS IN PDP (# / %)	TOTAL MULTIFAMILY UNITS IN PDP (# / %)
PA-A(1)	78	39	39	0	2350	39/1.66%	39/1.66%	0/0.0%
PA-A(2)	135	25	110	0	2350	25/1.06%	110/4.68%	0/0.0%
PA-A(4)	125	28	97	0	2350	28/1.19%	97/4.13%	0/0.0%
PA-A(5)	166	93	73	0	2350	93/3.96%	73/3.10%	0/0.0%
PA-A(7)	180	112	68	0	2350	112/4.77%	68/2.89%	0/0.0%
PA-B(1)	82	38	44	0	2350	38/1.62%	44/1.87%	0/0.0%
PA-C(1)	70	0	0	70	2350	0/0.0%	0/0.0%	70/2.98%
PA-C(2)	247	0	0	247	2350	0/0.0%	0/0.0%	247/10.51%
TOTAL:	1083	335	431	317	2350	335/14.26%	431/18.34%	317/13.48%

IMPROVEMENTS RESPONSIBILITY MATRIX

DESCRIPTION OF IMPROVEMENTS	INFRASTRUCTURE*	PAYEE	CONSTRUCTOR	OWNER	MAINTENANCE
BLOCK 1, TRACT B (PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT IN PARCEL C1)	P, ST, D, W, S, U, L	MAIKER HOUSING PARTNERS	MAIKER HOUSING PARTNERS	MAIKER HOUSING PARTNERS	MAIKER HOUSING PARTNERS
88TH AVENUE IMPROVEMENTS FROM FEDERAL BLVD TO THE EASTERN BOUNDARY OF PARCEL C2	P, ST, U, L	VPDF UPLANDS LLC OR ASSIGNS	VPDF UPLANDS LLC OR ASSIGNS	CITY OF WESTMINSTER	CITY OF WESTMINSTER
DECATUR STREET IMPROVEMENTS FROM 87TH PLACE TO 88TH AVENUE	P, ST, U, L	VPDF UPLANDS LLC OR ASSIGNS	VPDF UPLANDS LLC OR ASSIGNS	CITY OF WESTMINSTER	CITY OF WESTMINSTER
87TH PLACE IMPROVEMENTS FROM FEDERAL BLVD TO DECATUR STREET	P, ST, U, L	VPDF UPLANDS LLC OR ASSIGNS	VPDF UPLANDS LLC OR ASSIGNS	CITY OF WESTMINSTER	CITY OF WESTMINSTER
CLAY STREET IMPROVEMENTS FROM 87TH PLACE TO 88TH AVENUE	P, ST, W, U, L	VPDF UPLANDS LLC OR ASSIGNS	VPDF UPLANDS LLC OR ASSIGNS	CITY OF WESTMINSTER	CITY OF WESTMINSTER
OUTLOT A (PROPOSED PLD AREA AT THE NORTHWEST CORNER OF W 87TH PL AND CLAY ST)	P, L	VPDF UPLANDS LLC OR ASSIGNS	VPDF UPLANDS LLC OR ASSIGNS	CITY OF WESTMINSTER	CITY OF WESTMINSTER
88TH AVENUE TRAIL IMPROVEMENT TO PARCEL PA-E	P	VPDF UPLANDS LLC OR ASSIGNS	VPDF UPLANDS LLC OR ASSIGNS	TBD	TBD

NOTE: THE MAINTENANCE RESPONSIBILITIES FOR THE PROPOSED WATER QUALITY AND DETENTION FACILITY IN PA-C(2) WILL BE ASSIGNED TO THE UNDERLYING PROPERTY OWNER, OR ASSIGNEES, IN PERPETUITY.

BLOCK 1, TRACT B - PARKING REQUIREMENTS

	TYPE	UNIT COUNT / S.F.	REQUIRED (OFF-STREET)	PROVIDED (OFF-STREET)*	PROVIDED (ON-STREET)
MF	EFFICIENCY & 1-BED (1/UNIT)	48	48	48	0
	2+ BED (1.5/UNIT)	22	33	33	0
	GUEST (1/5 UNITS)	-	14	14	0
COMMERCIAL	COMMERCIAL (1/300 S.F.)	7,373	25	7	18
ACCESSIBLE	STANDARD*	-	(4)	(4)	0
	VAN-ACCESSIBLE*	-	(4)	(4)	0
TOTAL		70	120	102	18
TOTAL PROVIDED				120	

*ACCESSIBLE SPACES ARE LISTED SEPARATELY FOR CLARITY. PROVIDED SPACES ARE INCLUSIVE OF ACCESSIBLE SPACES; AS SUCH, ACCESSIBLE SPACES ARE NOT INCLUDED IN THE TOTAL. PARENTHESIS DENOTE ACCESSIBLE SPACES. ACCESSIBLE STALLS ARE PROVIDED IN ACCORDANCE WITH FEDERAL REGULATIONS.

ON-STREET COMMERCIAL PARKING BREAK-DOWN

ROW	TYPE	REQUIRED	PROVIDED
	88TH AVENUE		0
	87TH PLACE		8
	DECATUR STREET		10
TOTAL		18	18

REFER TO PARKING EXCEPTION SHEET 5.

EV AND BIKE PARKING

	TYPE	REQUIRED	PROVIDED
EV CHARGING	EVSE INSTALLED (5% RES / 2% COMM)	6	6
	EV READY (15% RES / 8% COMM)	17	17
	EV CAPABLE (10% RES & COMM)	13	13
	EV CAPABLE LIGHT (30% RES / 10% COMM)	32	32
BICYCLE PARKING	RESIDENTIAL (25% OF UNITS)	18	18
	COMMERCIAL (5% OF COMMERCIAL PARKING)	2	2

***ABBREVIATIONS FOR INFRASTRUCTURE IMPROVEMENTS:**

- P = PAVING, SIDEWALKS, CURB & GUTTER
- ST = STORM SEWER AND INLETS
- D = DETENTION FACILITY
- W = WATER MAIN
- S = SANITARY MAIN
- U = DRY UTILITY INSTALLATION/RELOCATIONS
- L = STREET LIGHTING IMPROVEMENTS

UPLANDS

DATE: 07.01.2024

**UPLANDS FILING NO. 3
 BLOCK 1 TRACT B
 OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 06.15.2023

REVISIONS

SUB02: 11/22/23

SUB03: 03/05/24

SUB04: 05/24/24

SUB05: 07/01/24

**2 OF 39
 SITE DATA**

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 3 OF 39



PROJECT NOTES

PARK DEVELOPMENT FEES

THE CITY CODE (§11-6-8(C)) REQUIRES A PARK DEVELOPMENT FEE PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE FIRST UNIT IN ANY BUILDING. A FEE OF \$1,583.00 PER MULTIFAMILY DWELLING UNIT IS DUE TO THE CITY. FOR 70 MULTIFAMILY UNITS THE TOTAL FEE IS \$110,810.00. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE PARK FEE IS ADJUSTED ANNUALLY IN ACCORDANCE WITH THE CONSUMER PRICE INDEX (CPI) AS ESTABLISHED FOR THE DENVER METROPOLITAN AREA.

SCHOOL LAND DEDICATION

THE CITY CODE (§11-6-8(F)) REQUIRES A DEDICATION OF SCHOOL LAND OR CASH-IN-LIEU OF LAND. FOR THIS SITE, THE CITY HAS DETERMINED THAT A LAND DEDICATION WOULD NOT SERVE THE PUBLIC INTEREST. THEREFORE, A FEE IN LIEU OF THE LAND DEDICATION IS REQUIRED. THE CASH-IN-LIEU FEE IS A FIXED AMOUNT BASED ON THE TYPE OF UNIT AND IS DUE AT THE TIME OF FINAL PLAT OR AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IF A PLAT IS NOT REQUIRED. FOR MULTIFAMILY UNITS, A FEE OF \$112.00 (2023) PER DWELLING UNIT IS DUE TO THE CITY. FOR 70 MULTIFAMILY UNITS THE TOTAL FEE IS \$7,840.00. THIS FEE AMOUNT MAY CHANGE PRIOR TO COMPLETION OF THIS PROJECT AS THE SCHOOL FEE IS ADJUSTED ANNUALLY TO KEEP PACE WITH THE REAL ESTATE MARKET AND LAND VALUES.

PUBLIC ART

CASH-IN-LIEU FOR THE IMPROVED SITE SHALL BE PAYABLE BY THE PROPERTY OWNER TO THE CITY IN THE AMOUNT OF \$2,000.00 PER GROSS ACRE OF THE SUBJECT PROPERTY AT THE TIME OF FINAL PLAT. IF NO PLAT IS NEEDED THEN CASH-IN-LIEU SHALL BE PROVIDED AT THE TIME OF OFFICIAL DEVELOPMENT PLAN RECORDING. FOR 2.001 ACRES A FEE OF \$4,002.65 IS DUE TO THE CITY.

RECOVERY COSTS

ANY SUBSEQUENTLY OCCURRING RECOVERY COSTS SHALL BE EFFECTIVE AGAINST THE DEVELOPMENT. A RECOVERY COST IS STILL VALID AGAINST A DEVELOPMENT EVEN IF IT IS UNDISCOVERED AND/OR INADVERTENTLY OMITTED FROM THE PRELIMINARY OR OFFICIAL DEVELOPMENT PLAN.

SERVICE COMMITMENTS

MAXIMUM DENSITY OR F.A.R. OF A COMPREHENSIVE PLAN DESIGNATION, PRELIMINARY DEVELOPMENT PLAN USE, OR PREVIOUS ODP MAY NOT BE ACHIEVABLE FOR EVERY SITE DUE TO CONSTRAINTS WHICH MAY INCLUDE SERVICE RESOURCES OR INFRASTRUCTURE. THE MAXIMUM FEASIBLE DENSITY OR F.A.R. MUST BE DETERMINED BY REVIEWING COMPLETE PROJECT DATA WHEN SUBMITTED WITH EACH ODP PROPOSAL AGAINST THE CURRENT CONDITION OF KNOWN CONSTRAINTS ON THE SITE. SERVICE COMMITMENTS ARE ISSUED AT THE TIME OF BUILDING PERMIT ISSUANCE PER CITY CODE (§11-3-4(C)). SERVICE COMMITMENTS PREVIOUSLY AND EXPLICITLY PROVIDED IN DOCUMENTATION BUT NOT CONSTRUCTED NOR CONNECTED WITHIN A REASONABLE PERIOD REMAIN SUBJECT TO RESCISSION OR REDUCTION AS NECESSARY IN THE PUBLIC INTEREST.

COMPLIANCE WITH CITY COUNCIL CONDITIONS OF APPROVAL

MAIKER HOUSING PARTNERS PROPOSES TO MEET THE PDP CONDITION OF APPROVAL FOR AFFORDABLE HOUSING THROUGH THE USE OF LIHTC CREDITS ADMINISTERED THROUGH CHFA FOR A PERIOD OF 40 YEARS. THE UNITS SHALL BE RESTRICTED TO A MAXIMUM OF 80% AMI. THE FIRST LIHTC CREDIT WILL BE VALID FOR 15 YEARS AND THEN MAIKER HOUSING PARTNERS SHALL REAPPLY FOR THE LIHTC FOR AN ADDITIONAL 25 YEAR PERIOD.

PUBLIC LAND DEDICATION

PUBLIC LAND DEDICATION IS REQUIRED FOR RESIDENTIAL DEVELOPMENTS IN THE CITY. THE PUBLIC LAND DEDICATION FOR UPLANDS HAS BEEN COMPREHENSIVELY PLANNED ACROSS THE FULL 233.92 ACRE COMMUNITY.

PER THE CITY OF WESTMINSTER CODE SECTION 11-6-8-B, A MINIMUM OF 12.0 AC OF LAND PER 1,000 PEOPLE SHALL BE DEDICATED TO THE CITY AS PUBLIC LAND DEDICATION. OF THIS, A MINIMUM OF 5.0 AC OF LAND PER 1,000 PEOPLE SHALL BE DEDICATED AS PHYSICAL LAND DEDICATION ACROSS THE OVERALL PDP, WITH THE REMAINING DEDICATION TO BE PROVIDED AS CASH-IN-LIEU AT FAIR MARKET VALUE AT THE TIME OF EACH ODP.

PER THE CITY COUNCIL CONDITIONS OF APPROVAL, UPLANDS HAS DEDICATED 40.65 ACRES OF PHYSICAL LAND AND PROVIDED CASH IN LIEU FOR 21.99 ACRES, FOR A TOTAL OF 62.64 ACRES OF LAND. THIS DEDICATION IS BASED OFF A PROJECTED POPULATION OF 5220 PERSONS FOR THE ENTIRE UPLANDS PDP. IF FUTURE ODPS INCREASE THE PROJECTED POPULATION ABOVE 5220 PERSONS, ADDITIONAL CASH-IN-LIEU SHALL BE REQUIRED.

THE BELOW CHART NOTES THE PROJECTED POPULATION FOR UPLANDS BY PLANNING AREA FOR THE PURPOSE OF DETERMINING THE CASH-IN-LIEU PAYMENT DUE AT TIME OF FINAL PLAT, IN COMPLIANCE WITH PDP CONDITION OF APPROVAL 7. THE ODP PLD TRACKING TABLE WILL BE UPDATED WITH EACH ODP

UPLANDS PUBLIC LAND DEDICATION TRACKING CHART:

PARCELS	PHYSICAL PLD ACRES REQUIRED	PLD ACRES DEDICATED PDP PLN22-0052	PLD ACRES REMAINING	VIEW CORRIDOR ACRES REQUIRED	VIEW CORRIDOR ACRES DEDICATED PDP PLN22-0052	VIEW CORRIDOR ACRES REMAINING
PARCEL A	21.00 AC	21.00 AC	0 AC	-	-	-
PARCEL B	6.06 AC	6.06 AC	0 AC	3.28 AC	3.28 AC	0 AC
PARCEL C	3.00 AC	3.00 AC	0 AC	-	-	-
PARCEL D	4.24 AC	4.24 AC	0 AC	3.07 AC	3.07 AC	0 AC
PARCEL E	-	-	-	-	-	-
TOTAL	34.30 AC	34.30 AC	0 AC	6.35 AC	6.35 AC	0 AC

PROJECTED POPULATION AND CASH-IN-LIEU REQUIREMENT:

PLANNING AREA	LAND USE	GROSS AREA (AC)	% OF SITE	GROSS DENSITY RANGE MIN.-MAX. (DU/AC)	MAX. # OF UNITS	UNITS BY TYPE					PROJECTED POPULATION				% OF POPULATION	TOTAL PLD ACRES REQUIRED	PLD CASH-IN-LIEU ACRES	
						SFD	OR	SFA	OR	MF	SFD 3.0 / UNIT	OR	SFA 2.5 / UNIT	OR				MF 2.0 / UNIT
PA-A(1)	RESIDENTIAL	22.24	9.51%	4.0-5.6	78	39		39		0	117		97.5		-	1.89%	2.57	0.40
PA-A(2)	RESIDENTIAL	13.98	5.98%	6.0-10.3	135	25		110		0	75		275		-	1.45%	4.20	0.31
PA-A(3)	RESIDENTIAL	20.21	8.65%	5.5-7.0	127	41		86		0	123		215		-	2.38%	4.06	0.51
PA-A(4)	RESIDENTIAL	13.67	5.84%	7.0-9.5	125	28		97		0	84		242.5		-	1.62%	3.92	0.35
PA-A(5)	RESIDENTIAL	18.20	7.78%	8.0-9.5	166	93		73		0	279		182.5		-	5.40%	5.54	1.15
PA-A(6)	RESIDENTIAL	23.83	10.19%	5.2-5.9	140	25		35		80	75		87.5	160	1.45%	3.87	0.31	
PA-A(7)	RESIDENTIAL	18.62	7.96%	8.0-10.3	180	112		68		0	336		170		-	6.50%	6.07	1.39
PA-A(8)	RESIDENTIAL / MIXED-USE / COMMERCIAL	19.54	8.35%	20.0-25.2	491	0		49		369	0		122.5	738	13.83%	10.33	2.96	
PA-B(1)	RESIDENTIAL	16.29	6.96%	4.15-5.0	82	38		44		0	114		110		-	2.13%	2.69	0.46
PA-B(2)	RESIDENTIAL	13.32	5.69%	1.0-2.0	26	26		0		0	78		-		-	1.51%	0.94	0.32
PA-C(1)	MIXED-USE / COMMERCIAL	16.32	6.98%	15.0-22.7	370	0		0		370	0		-	740	14.31%	8.88	3.06	
PA-C(2)	RESIDENTIAL	13.77	5.89%	8.0-18.0	247	0		0		247	0		-	494	9.56%	5.93	2.04	
PA-D(1)	RESIDENTIAL	19.60	8.38%	4.0-4.8	94	38		56		0	114		140		-	2.21%	3.05	0.47
PA-D(2)	OFFICE	3.10	1.33%	-	-	0		0		0	0		-		-	-	0.00	0.00
PA-E	PRIVATE OPEN SPACE	1.23	0.53%	-	-	0		0		0	0		-		-	-	0.00	0.00
		233.92	100.0%		2261	465		657		1066	1395		1642.5	2132	100.00%		62.03	21.38
								2188					POTENTIAL POPULATION	5169.5				

NOTE: BOLD PLANNING AREAS HAVE BEEN APPROVED OR ARE UNDER REVIEW WITH SPECIFIC UNIT COUNTS, WHICH ARE SHOWN HERE AS OF TIME OF THIS ODPS APPROVAL.

UPLANDS

DATE: 07.01.2024

**UPLANDS FILING NO. 3
 BLOCK 1 TRACT B
 OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 06.15.2023
 REVISIONS
 SUB02: 11/22/23
 SUB03: 03/05/24
 SUB04: 05/24/24
 SUB05: 07/01/24

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 SITE DATA**

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 4 OF 39



OFFICIAL DEVELOPMENT PLAN (ODP) GENERAL INTENT

THE GENERAL INTENT OF THIS ODP IS TO:

1. MEET THE WESTMINSTER MUNICIPAL CODE REQUIREMENTS AS DESCRIBED IN SECTIONS 11-5-5: OFFICIAL DEVELOPMENT PLAN REQUIREMENTS, AND 11-5-15: STANDARDS FOR APPROVAL OF OFFICIAL DEVELOPMENT PLANS AND AMENDMENTS TO ODPS.

PROJECT SCOPE:

THE PA-C(1) ODP AREA CONTAINS 16.32 ACRES BOUNDED BY FEDERAL BOULEVARD TO THE WEST, 88TH AVENUE TO THE NORTH, DECATUR STREET (EXISTING AND FUTURE PROPOSED) TO THE EAST, AND 85TH AVENUE TO THE SOUTH. THE SOUTHERN PORTION, BLOCK 4, IS BEING DEVELOPED BY CROWN POINTE ACADEMY AND IS NOT A PART OF THIS ODP.

THIS ODP PROPOSES TWO PHASES OF DEVELOPMENT FOR PA-C(1). PHASE I ENCOMPASSES THE 2.03 ACRES OF BLOCK 1, TRACT B. FUTURE PHASES, BY OTHERS AND AT A LATER TIME, INCLUDES THE REMAINDER OF PA-C(1) (EXCLUDING CROWN POINTE, BLOCK 4, TO THE SOUTH); BLOCK 1, TRACT A AND BLOCK 3. FUTURE ODPS WILL BE PROVIDED WITH FUTURE PHASES. PHASE I INCLUDES A FOUR-STORY RESIDENTIAL BUILDING WITH FIRST-FLOOR COMMERCIAL SPACE. MAIKER IS PURSUING LOW INCOME HOUSING TAX CREDIT FINANCING TO DEVELOP THE COMMUNITY AND UNITS FOR PHASE 1 WILL BE INCOME RESTRICTED TO NO MORE THAN 80% OF THE AREA MEDIAN INCOME.

UNITS AVERAGE APPROXIMATELY 719 SQUARE FEET AND INCLUDE A MIX OF 1- AND 2-BEDROOM UNITS. ON THE FIRST FLOOR IS A 7,373 SQUARE FOOT COMMERCIAL SPACE, BUILT AS A CORE AND SHELL SPACE, WITH THE INTENTION FOR AN ADAMS COUNTY HEAD START EARLY EDUCATION FACILITY FOR CHILDREN TO OCCUPY. FENCED-IN OUTDOOR SPACES WITH GATES FOR THE HEAD START ARE PROVIDED ALONG THE SOUTH AND EAST SIDES OF THE PROPERTY.

SETBACKS ALONG THE NORTH, EAST, AND SOUTH SIDES HAVE BEEN REDUCED TO ALLOW FOR BETTER ACCESS TO THE UNITS AND TO CREATE A RESIDENTIAL NEIGHBORHOOD FEEL. A TOTAL OF 120 PARKING SPACES ARE PROVIDED AS REQUIRED BY CODE, WITH 102 OFF-STREET AND 18 ON-STREET. THIS INCLUDES A MINIMUM OF ONE-THIRD OF PARKING SPACES TO BE COVERED. THE PARKING FOR THE RESIDENTS AND HEAD START IS SHARED AND MEETS THE STAFFING AND PICK-UP/DROP-OFF NEEDS OF HEAD START IN ADDITION TO RESIDENTIAL NEEDS. ACCESS TO THE PARKING IS PROVIDED ON 88TH AVENUE ON THE NORTH AS WELL AS ON THE FUTURE WEST 87TH PLACE TO THE SOUTH AND ALSO PROVIDES ACCESS FOR EMERGENCY VEHICLES. THE AERIAL FIRE APPARATUS LANE IS LOCATED ON DECATUR STREET WITH AN ADDITIONAL 26-FOOT WIDE FIRE LANE AT THE PARKING LOT.

THE COMMUNITY INCLUDES OUTDOOR AMENITIES SUCH AS A LANDSCAPED COURTYARD, DOG RUN, AS WELL AS A PUBLICLY-ACCESSIBLE PRIVATE PARK, WHICH INCLUDES GARDENS AND LANDSCAPED OUTDOOR SPACES. GROUND LEVEL-UNITS FEATURE PATIOS THAT CONNECT TO THE INTERNAL AND STREET SIDEWALKS PROMOTING HEALTHY, ACTIVE LIVING. THE BUILDING ALSO HAS A FOURTH-FLOOR OUTDOOR DECK FOR THE RESIDENTS, AS WELL AS MULTI-PURPOSES SPACES AND A COMMUNITY ROOM AT THE BUILDING ENTRY.

STANDARD STATEMENTS

- A. THE PROJECT OWNER/DEVELOPER AND ASSIGNS ARE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION DRAWINGS AND DOCUMENTS COMPLY WITH ALL REQUIREMENTS OF THE ODP. THE PROJECT OWNER/DEVELOPER SHALL BE HELD RESPONSIBLE FOR ANY CONSTRUCTION AND GRADING COMPLETED THAT DOES NOT COMPLY WITH THE APPROVED ODP AND SHALL BE REQUIRED TO MAKE ALL MODIFICATIONS NECESSARY TO BRING THE PROJECT IN COMPLIANCE WITH THE ODP.
- B. THE FINAL PLAT FOR THIS PROJECT MUST BE SUBMITTED FOR CITY APPROVAL WITHIN TWELVE (12) MONTHS OF THE APPROVAL DATE OF THIS OFFICIAL DEVELOPMENT PLAN.

STANDARD STATEMENTS, CONT.

- C. CITY USE TAX FOR PUBLIC IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE NOTICE TO PROCEED FOR THE PUBLIC IMPROVEMENTS, AND CITY USE TAX FOR PRIVATE IMPROVEMENTS WILL BE REQUIRED TO BE PAID PRIOR TO THE ISSUANCE OF THE BUILDING PERMIT.
- D. THE DESIGN OF PROPOSED CITY UTILITY LINES AND THE WIDTH OF THEIR RESPECTIVE EASEMENTS ARE PRELIMINARY AND MAY CHANGE DURING THE CONSTRUCTION DRAWING PHASE.
- E. ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW OR UTILITY EASEMENTS SHALL BE MAINTAINED BY THE CITY OF WESTMINSTER PUBLIC WORKS DEPARTMENT. THE CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PAVEMENT, CURB AND GUTTER, LANDSCAPING OR ANY OTHER PRIVATE IMPROVEMENTS WITHIN UTILITY EASEMENTS DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.
- F. UTILITY BOXES ARE TO BE INSTALLED IN THE LOCATION(S) SHOWN ON THIS ODP. ANY PROPOSED REVISIONS TO THE LOCATION(S) SHOWN ON THIS ODP SHALL REQUIRE AN ODP AMENDMENT PRIOR TO THE INSTALLATION OF THE BOXES, AND THE CITY'S APPROVAL OF SUCH AN AMENDMENT MAY BE CONDITIONAL UPON THE PROVISION OF ADDITIONAL SCREENING (E.G. MASONRY WALL AND/OR LANDSCAPING).
- G. THE INSTALLATION AND/OR MAINTENANCE OF ANY AND ALL DRAINAGE IMPROVEMENTS NEEDED TO SERVE THIS SITE, INCLUDING BUT NOT LIMITED TO OFFSITE STORM DRAINAGE DETENTION FACILITIES IS AND REMAINS FOREVER THE RESPONSIBILITY OF THE OWNER, ITS HEIRS, SUCCESSORS, AND ASSIGNS AND WILL NOT BECOME THE PROPERTY OR MAINTENANCE RESPONSIBILITY OF THE CITY OF WESTMINSTER WITH THE EXCEPTION OF DESIGNATED REGIONAL STORMWATER OR WATER QUALITY FACILITIES.
- H. THE PROPERTY OWNER WILL CONVEY TO THE CITY ALL RIGHTS TO NON-TRIBUTARY WATER UNDERLYING THIS PROJECT OWNED BY SAID OWNER, AS WELL AS EASEMENTS FOR ACQUISITION OF SUCH WATER AS PART OF THE FINAL PLAT.
- I. STORM DRAINAGE SHALL ONLY BE DISCHARGED ONTO OR ACROSS PUBLIC LAND AS DESCRIBED IN THE APPROVED DRAINAGE STUDY.
- J. ANY NEW FACILITY OR MODIFICATIONS TO AN EXISTING DEVELOPMENT THAT RESULT IN ADDITIONAL WATER USE INCLUDING BUILDING FIXTURES, LANDSCAPE, IRRIGATION OR OTHER WATER USE CATEGORY WILL REQUIRE A REVIEW OF EXISTING AND PROPOSED WATER USE PROJECTIONS. THIS REVIEW MAY RESULT IN AN INCREASE IN TAP FEES.
- K. CITY WILL INSTALL, AT DEVELOPER'S EXPENSE, ALL TRAFFIC CONTROL DEVICES REQUIRED, INCLUDING STREET NAME SIGNS.
- L. PUBLIC STREET LIGHTS WILL BE INSTALLED, AS DESIGNED BY XCEL ENERGY, IN ACCORDANCE WITH THE CURRENT DESIGN STANDARDS, EMPLOYED BY XCEL ENERGY AND APPROVED BY THE CITY OF WESTMINSTER, AT THE DEVELOPER'S EXPENSE.
- M. ALL LIGHTING WILL BE DIRECTED DOWNWARD, FULL CUTOFF AND SHIELDED. THE PHOTOMETRIC PLAN WILL SHOW NO LIGHT TRESPASS TO RESIDENTIAL PROPERTIES, AND MINIMAL OFF SITE FOR OTHER PROPERTY.
- N. ALL ROOFTOP EQUIPMENT ON THE BUILDING WILL BE SCREENED TO ITS FULL HEIGHT AND DESIGNED AS AN INTEGRAL PART OF THE BUILDING ARCHITECTURE.
- O. ALL WATER FEATURES MUST BE FUNCTIONAL AND OPERATE ANNUALLY - AT LEAST FROM MAY 1 THROUGH SEPTEMBER 30.

STANDARD STATEMENTS, CONT.

- P. ALL SIGNAGE PROPOSED / INSTALLED WILL COMPLY WITH THE WESTMINSTER MUNICIPAL CODE SIGNAGE REGULATIONS AND THIS ODP AND MUST BE SEPARATELY REVIEWED AND PERMITTED WITH A VALID SIGN PERMIT. SIGNAGE LOCATIONS SHOWN ON BUILDING ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY WITH THE INTENT OF PROVIDING ACCEPTABLE LOCATIONS WHERE SIGNAGE CAN BE BEST INTEGRATED INTO THE ARCHITECTURE OF THE BUILDING. THESE LOCATIONS ARE INTENDED TO PROVIDE OPTIONS FOR THE BUILDING'S END-USER TO CONSIDER WHEN APPLYING FOR WALL SIGN PERMITS WITH THE UNDERSTANDING THAT THE CITY'S SIGN CODE MAY FURTHER RESTRICT THE MAXIMUM AREA, LOCATION, AND NUMBER OF PROPOSED SIGNS.
- Q. NO TEMPORARY OR PERMANENT ACCESS WILL BE ALLOWED ON, ADJACENT TO, FROM, OR ACROSS PUBLIC OPEN SPACE AND PUBLIC PARKS, EITHER EXISTING OR LAND TO BE DEDICATED, AS PART OF THE DEVELOPMENT PROJECT.
- R. FENCING SHALL BE INSTALLED ON THE PRIVATE SIDE OF THE PROPERTY LINE ADJACENT TO PUBLIC LANDS, EITHER EXISTING OR LAND TO BE DEDICATED AS PART OF THE DEVELOPMENT PROJECT, PRIOR TO ANY CONSTRUCTION AND GRADING ACTIVITY. TEMPORARY FENCING IS TO BE MAINTAINED AND SHALL BE REMOVED UPON COMPLETION OF CONSTRUCTION. PUBLIC LAND SHALL NOT BE DISTURBED.
- S. DURING THE CONSTRUCTION PROCESS, THE DEVELOPER AND/OR BUILDER WILL PROVIDE EMERGENCY ACCESS ROADWAYS TO WITHIN 150' OF ALL BUILDINGS AND STRUCTURES, PRIOR TO WALL CONSTRUCTION OR BY SUCH TIME THAT COMBUSTIBLES ARE BROUGHT ON SITE. ANY TEMPORARY ACCESS WILL BE CONSTRUCTED USING A MINIMUM OF 8" OF BASE COURSE AND A SUFFICIENT AMOUNT OF "ALL-WEATHER" SURFACE MATERIAL THAT WILL SUPPORT THE LOAD OF FIRE APPARATUS, MIN. 75,000 LBS.
- T. DEVELOPER AND BUILDER SHALL PATROL ON A WEEKLY BASIS THE PUBLIC AND OTHER LANDS ADJACENT TO THE DEVELOPMENT DURING THE CONSTRUCTION PROCESS, AND REMOVE CONSTRUCTION DEBRIS TO KEEP THE ADJACENT LANDS CLEAN AND SAFE.
- U. ADDITIONAL PROJECT NOTES MAY BE FOUND THROUGHOUT THE ODP, INCLUDING STANDARD NOTES FOR LANDSCAPING AND IRRIGATION.
- V. TRASH PICK-UP WILL BE PROVIDED BY A PRIVATE REFUSE COLLECTION COMPANY HIRED BY BUILDING MANAGEMENT. TRASH DUMPSTERS WILL BE STORED IN THE TRASH ROOM INSIDE THE BUILDING AND WILL BE PLACED ADJACENT TO DECATUR STREET DURING COLLECTION.

UPLANDS

DATE: 07.01.2024

**UPLANDS FILING NO. 3
 BLOCK 1 TRACT B
 OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023	REVISIONS	SUB02: 11/22/23	SUB03: 03/05/24	SUB04: 05/24/24	SUB05: 07/01/24
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OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 5 OF 39



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UPLANDS

DATE: 07.01.2024

UPLANDS FILING NO. 3
 BLOCK 1 TRACT B
 OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO

DESIGN EXCEPTIONS

THE FOLLOWING SHEETS LIST THE EXCEPTIONS IN UPLANDS FILING NO. 3 - BLOCK 1, TRACT B. THESE EXCEPTIONS TO THE WESTMINSTER MUNICIPAL CODE AND DESIGN STANDARDS ARE SUPPORTED BY THE INTENTIONAL FLEXIBILITY DESCRIBED IN THE PUD ZONE DISTRICT THAT GIVES THE CITY THE ABILITY TO UPDATE THESE OUT-OF-DATE CODES AND STANDARDS. THESE EXCEPTIONS ARE NECESSARY TO COMPLY WITH THE VISION FOR UPLANDS AND PROVIDE MUCH NEEDED HOUSING DIVERSITY (INCLUDING AFFORDABLE HOUSING) WITHIN THE CITY OF WESTMINSTER; THEY ARE CONSISTENT WITH BEST PRACTICES IN NEIGHBORHOOD DESIGN IN MUNICIPALITIES ACROSS THE FRONT RANGE. SUPPORTING DOCUMENTS INCLUDE:

- **2013 COMPREHENSIVE PLAN** - THIS DOCUMENT INCLUDES FLEXIBILITY FOR AND ENCOURAGEMENT OF HIGHER DENSITY HOUSING AND HIGHER-QUALITY DEVELOPMENTS.
- **2040 COMPREHENSIVE PLAN** - THIS PLAN INCLUDES A CORNERSTONE FOCUSED ON PROVIDING A BALANCED MIX OF HOUSING OPPORTUNITIES FOR A RANGE OF INCOMES, AGE GROUPS, AND LIFESTYLE CHOICES. IT GOES ON TO ENCOURAGE SUSTAINABLE DESIGN PRACTICES AND TO CONTINUE PROVIDING A VARIETY OF NEIGHBORHOOD TYPES WITH A DIVERSITY OF HOUSING CHOICES TO SERVE A RANGE OF HOUSEHOLD SIZES, COMPOSITIONS AND NEEDS.
- **2017 HOUSING NEEDS ASSESSMENT** - THIS STUDY INCLUDES RECOMMENDATIONS TO ACCOMMODATE A VARIETY OF HOUSING CHOICES AND PRICE POINTS; BUILDING MORE AFFORDABLE AND RENTAL HOUSING STOCK; AND ENABLING GREATER DIVERSITY OFFERED BY NEW CONSTRUCTION.
- **WESTMINSTER MUNICIPAL CODE (WMC)** - THE SITE IS ZONED PUD; PER CODE, THIS ZONE DISTRICT IS INTENDED TO REFLECT MAXIMUM DESIGN FREEDOM TO FULLY UTILIZE THE PHYSICAL CHARACTERISTICS OF THE SITE, TO PROVIDE FOR DIVERSIFICATION AND FLEXIBILITY IN HOUSING TYPES, HOUSING PRICES AND OVERALL DESIGN AND TO ENCOURAGE HIGHER QUALITY DEVELOPMENT THAN POSSIBLE UNDER TRADITIONAL STANDARD ZONING REGULATIONS.
- **PRELIMINARY DEVELOPMENT PLAN (PDP)** - THE APPROVED PDP REQUIRES THAT NO FEWER THAN 300 UNITS WITHIN UPLANDS SHALL BE INCOME-RESTRICTED TO NO MORE THAN 80% OF AREA MEDIAN INCOME (AMI). THE PDP ALSO INCLUDES PLANNING PRINCIPLES THAT ENCOURAGE COMPACT, WALKABLE DEVELOPMENT ALONG WITH DIVERSE HOUSING TYPES AND SIZES.
- **2021 INTERNATIONAL FIRE CODE (IFC)** - THESE REGULATIONS ARE ADOPTED BY THE WESTMINSTER FIRE DEPARTMENT AND REQUIRE AERIAL ACCESS FOR BUILDINGS TALLER THAN 30' IN HEIGHT.

LAND USE COMPATIBILITY, PROXIMITY TO OTHER LAND USES, AND BUFFERING

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS SD-1D

STANDARD: EARTH BERMING (3'-6" MIN. HEIGHT) WITH A MAXIMUM SLOPE OF 4:1 WITH EVERGREEN AND DECIDUOUS TREES AND SHRUBS SHALL BE REQUIRED IN THE SETBACK AREAS ALONG PUBLIC STREETS AND BETWEEN DIFFERING LAND USES INCLUDING OTHER TYPES OF RESIDENTIAL USE.

EXCEPTION: ALONG 88TH AVE, DECATUR ST, AND W. 87TH PL, UPLANDS PROVIDES ADDITIONAL TREES, SHRUBS, AND PERENNIALS IN LIEU OF BERMS TO PROMOTE A PEDESTRIAN FRIENDLY AND ACTIVATED STREETSCAPE. ADDITIONAL PLANTINGS UPHOLD VISUAL SCREENING INTENT WITHOUT DISTURBING AERIAL APPARATUS ACCESS, AS SHOWN IN STREET TREE ELEVATION INCLUDED WITH THIS ODP.

JUSTIFICATION: THIS EXCEPTION REMOVES BERMS THAT WOULD OTHERWISE BLOCK THE PROPOSED HOMES FROM THE ADJACENT STREETS. THE PROPOSED BUILDING CONFIGURATION AND SITE PLAN PLACES A PUBLICLY-ACCESSIBLE GARDEN ON 88TH, LIVING AREAS AND PATIOS FRONTING DECATUR, AND TENANT EXTERIOR SPACE ALONG 87TH, ALL ENCOURAGING PEDESTRIAN ACTIVATION. IN PLACE OF THE BERMS, ADDITIONAL PLANTINGS ARE INCLUDED TO CREATE A TRANSITION BETWEEN PUBLIC AND PRIVATE SPACES, PROVIDING VISUAL SCREENING BETWEEN THE STREET AND PARKING AREAS. TO THE NORTH, A SENSORY-INSPIRED GARDEN AREA WITH A SOFT WALKING PATH AND SEATING IS PROPOSED TO SERVE AS AN AMENITY FOR RESIDENTS & ENHANCE THE STREETSCAPE ALONG THIS PORTION OF THE BUILDING. ADDITIONAL TREES, SHRUBS, AND PERENNIAL PLANTINGS ARE PROPOSED THROUGHOUT THE PUBLIC STREET FRONTAGES. THE SOUTH FRONTAGE INCLUDES AN EXTERIOR TENANT SPACE, INTENDED AS A PLAYGROUND FOR HEAD START.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC BY PROVIDING FOR 'DIVERSIFICATION AND FLEXIBILITY IN HOUSING TYPES...AND OVERALL DESIGN' AND 'ENCOURAGE HIGHER QUALITY DEVELOPMENT' BY ACTIVATING THE ADJACENT STREETS THROUGH A SITE PLAN AND BUILDING CONFIGURATION THAT PLACES LIVING AREAS AND PATIOS ALONG THE STREET.

CONFORMANCE WITH THE WESTMINSTER COMPREHENSIVE PLAN

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS SD-2

STANDARD: THE PROPOSED PROJECT SHALL CONFORM WITH THE WESTMINSTER COMPREHENSIVE PLAN

EXCEPTION: UPLANDS PROVIDES A 0.078 COMMERCIAL FAR (7,373 SQ. FT.) OF COMMERCIAL SPACE, WHICH IS 78% OF THE 0.10 FAR REQUIREMENT FOR COMMERCIAL MIXED USE, COMMERCIAL WITH RESIDENTIAL REQUIREMENT.

JUSTIFICATION: UPLANDS MEETS THE INTENT OF THIS STANDARD BY PROPOSING A VERTICALLY INTEGRATED MIXED-USE BUILDING WITH GROUND-LEVEL COMMERCIAL SUPPORTIVE OF ITS RESIDENTS. THIS SQUARE FOOTAGE MEETS 78% OF THE REQUIREMENT, RIGHT-SIZED FOR THE INTENDED TENANT, HEAD START. HEAD START IS A FEDERAL PROGRAM THAT PROMOTES THE SCHOOL READINESS OF CHILDREN FROM BIRTH TO AGE FIVE FROM LOW-INCOME FAMILIES BY ENHANCING THEIR COGNITIVE, SOCIAL, AND EMOTIONAL DEVELOPMENT. AS A FEDERALLY-SUBSIDIZED PROGRAM FOR LOW-INCOME FAMILIES, IT ALIGNS CLOSELY WITH MAIKER HOUSING PARTNERS' GOALS FOR THE HOUSING UNITS OFFERED AS PART OF THIS COMMUNITY, AND PROVIDES THIS MUCH-NEEDED RESOURCE CLOSE TO FAMILIES WHO NEED IT. PER HEAD START, THE CURRENT LAYOUT OFFERS SPACE FOR 4 CLASSROOMS WITH AN OFFICE/RECEPTION AREA.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC BY PROVIDING FOR 'DIVERSIFICATION AND FLEXIBILITY...OVERALL DESIGN' (11-4-7(B)) BY MEETING THE INTENT OF THE REGULATION THROUGH A SLIGHTLY MODIFIED APPLICATION. THE INTENDED TENANT FOR THE COMMERCIAL SPACE IS HEAD START, A DAYCARE FOR CHILDREN THAT ALIGNS WITH THE AFFORDABLE ASPECT OF THIS COMMUNITY AND A USE THAT ALIGNS WITH THE FUTURE RESIDENTS NEEDS.

2040 COMP PLAN: THIS EXCEPTION TO THE FAR REQUIREMENTS OF COMMERCIAL MIXED USE ALIGNS WITH MULTIPLE GOALS & POLICIES OF THE SAME COMPREHENSIVE PLAN. SPECIFICALLY, HEAD START TACKLES HEAD-ON GOAL HWS-1 'PROVIDE CONVENIENT RECREATIONAL, WELLNESS AND LITERACY OPPORTUNITIES FOR ALL WESTMINSTER RESIDENTS' BY OFFERING A HEAD START LOCATION WHERE MANY LOW-INCOME FAMILIES WILL LIVE. GOAL HWC-3 'SUPPORT ACCESS TO HEALTHY AND CULTURALLY RELEVANT FOOD AND OTHER SUPPORT SERVICES' FURTHERS THIS SAME OFFERING BY CLOSELY LINKING THIS RESOURCE TO THE WESTMINSTER FAMILIES ENROLLED IN THE PROGRAM.

PDP: THIS EXCEPTION ALIGNS WITH THE REQUIREMENTS OF THE PDP, PROVIDING 70 OF THE 300 REQUIRED FOR RENT HOMES AVAILABLE TO HOUSEHOLDS EARNING NO MORE THAN 80% OF AREA MEDIAN INCOME (AMI). THE HEAD START TENANT IS A COMPLEMENTARY USE FOR THE AFFORDABLE HOMES, AND THE REDUCED SPACE NEEDED FOR THIS TENANT MAXIMIZES THE NUMBER OF AFFORDABLE HOMES PROVIDED ON THE SITE.

2017 HOUSING NEEDS ASSESSMENT: THIS EXCEPTION IS FURTHER SUPPORTED BY THE HOUSING NEEDS ASSESSMENT, WHICH IDENTIFIES AFFORDABILITY CHALLENGES - THAT RENT COSTS HAVE INCREASED FASTER THAN RENTER INCOMES AND THAT VACANCY RATES ARE LOW. ALLOWING A SLIGHTLY LOWER FAR ALLOWS THE AFFORDABLE TAX OPPORTUNITIES TO FULLY MATURE AND CREATES PROJECT FEASIBILITY, WHILE SIMULTANEOUSLY PROVIDING A COMMUNITY SERVICE NEEDED FOR RESIDENTS WITHOUT OVER-BUILDING AND MAXIMIZING THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES ON THE SITE.

COLORADO HOUSING & FINANCE AUTHORITY (CHFA) & LOW-INCOME HOUSING TAX CREDIT (LIHTC): THIS COMMUNITY INTENDS TO RECEIVE CHFA FUNDING TO SUPPORT ITS AFFORDABLE GOALS AND MUST STAY COMPLIANT WITH CHFA/LIHTC REQUIREMENTS IN ORDER TO RECEIVE THIS FUNDING. A REQUIREMENT OF LIHTC FUNDING IS TO INCLUDE A COMMUNITY SERVICE FACILITY (LIKE HEAD START) WITHIN ANY BUILDING THAT INCLUDES COMMERCIAL SPACE. HOWEVER, DUE TO FEDERAL IRS REQUIREMENTS, THE

LIMIT OF COMMUNITY SERVICE FACILITIES IS CAPPED AT 10% OF BUILDING AREA - MEANING THAT COMPLIANCE WITH THIS CRITERIA IS MUTUALLY EXCLUSIVE OF COMPLIANCE WITH THE 0.1 FAR REQUIREMENT OF THE COMP PLAN. ADDITIONALLY, PER CHFA'S 'QUALIFIED ALLOCATION PLAN,' WHICH DOES NOT INCLUDE COMMERCIAL SPACE IN ITS CALCULATIONS, INCREASING THE PROPOSED COMMERCIAL SPACE WOULD SIGNIFICANTLY REDUCE THE AVAILABLE FUNDING FOR THIS COMMUNITY. SEE SUPPLEMENTARY DOCUMENT SUBMITTED WITH THIS ODP FOR MORE DETAILS REGARDING LIHTC FUNDING.

OFF-STREET PARKING:

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS SD-5D-1

STANDARD: COMMERCIAL PARKING (1 SPACE/300 S.F. GFA) = 25 SPACES
 MF RESIDENTIAL PARKING (VARIES BY UNIT TYPE, SEE SHEET 2) = 95 SPACES

EXCEPTION: UPLANDS PROVIDES THE EQUIVALENT NUMBER OF SPACES THROUGH A COMBINATION OF OFF-STREET SURFACE SPACES AND ON-STREET PARALLEL SPACES. UPLANDS PROVIDES 102 OFF-STREET SURFACE SPACES WITHIN AN INTERNAL PARKING LOT AND 18 ON-STREET SPACES ON LOCAL ROADS SURROUNDING THE COMMUNITY.

JUSTIFICATION: THIS EXCEPTION DOES NOT REDUCE THE QUANTITY OF PARKING SPACES PROVIDED, BUT SIMPLY ALLOWS FOR THESE SPACES TO BE PROVIDED THROUGH A COMBINATION OF OFF-STREET SURFACE SPACES AND ON-STREET SPACES.

2013 COMP PLAN: THE PROPOSED MULTI-FAMILY HOMES INCREASE HOUSING DIVERSITY AND PROVIDE MUCH NEEDED AFFORDABLE-HOUSING OPTIONS. THE 2013 COMP PLAN INCLUDES GOALS OF INCREASING DIVERSITY OF RESIDENTIAL TYPES AND DENSITIES, AND SUPPORTING 'A RANGE OF AFFORDABILITY.'

2040 COMP PLAN: THE PROPOSED MULTI-FAMILY BUILDING FURTHERS NUMEROUS GOALS OF THE 2040 COMP PLAN, MOST DIRECTLY ADDRESSING AFFORDABILITY AND HOUSING STOCK GOALS. 'AN INCREASING PROPORTION OF HOUSING WILL NEED TO... PROVIDE OPTIONS FOR AFFORDABLE AND WORKFORCE HOUSING.' THIS COMMUNITY PROVIDES A DIFFERENT HOUSING TYPE AND LEVEL OF AFFORDABILITY TO ACCOMMODATE ALL INCOMES, LIFESTYLE AND AGE GROUPS WITHIN THE CITY (LU-G-7).

WMC: THE PROPOSED PARKING SOLUTION ENCOURAGES 'ADEQUATE PARKING FOR LAND USES IN WESTMINSTER WITHOUT CREATING EXCESS VACANT PARKING' (11-7-4(D)); PROVIDES FOR 'DIVERSIFICATION AND FLEXIBILITY IN HOUSING TYPES, HOUSING PRICES, AND OVERALL DESIGN' (11-4-7(B)) HIGHER-DENSITY HOMES ON SMALLER LOTS AND ON-STREET PARKING THAT ADDS NATURAL FRICTION TO THE STREET TO SLOW TRAFFIC AND ENCOURAGE MORE PEDESTRIAN MOVEMENTS.

PDP: THIS EXCEPTION ALIGNS WITH THE REQUIREMENTS OF THE PDP, PROVIDING 70 OF THE 300 REQUIRED FOR RENT HOMES AVAILABLE TO HOUSEHOLDS EARNING NO MORE THAN 80% OF AREA MEDIAN INCOME (AMI). THIS PARKING EXCEPTION MAXIMIZES THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES WHILE STILL MEETING REQUIREMENTS FOR PUBLICLY ACCESSIBLE PRIVATE PARK SPACES.

SITE AMENITIES

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS SD-7A-2

STANDARD: A LANDSCAPED MEDIAN/ISLAND (10-FOOT MIN. WIDTH, 50-FOOT MIN. LENGTH) SHALL BE REQUIRED AT THE MAJOR ENTRANCE TO THE PROJECT AND SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/HOMEOWNERS GROUP.

EXCEPTION: UPLANDS REPLACES THE MEDIAN/ISLAND WITH ENTRY LANDSCAPING ALONG THE SIDE OF THE ENTRY DRIVE AISLES AND A MONUMENT SIGN ON THE NORTHERN ENTRANCE AT 88TH AVENUE.

JUSTIFICATION: THIS EXCEPTION MEETS THE INTENT OF THE STANDARD - IT CREATES AND CELEBRATES THE ENTRANCE TO THE COMMUNITY - JUST USING A DIFFERENT FORM.

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 06.15.2023

REVISIONS

SUB02: 11/22/23

SUB03: 03/05/24

SUB04: 05/24/24

SUB05: 07/01/24

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 EXCEPTIONS

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 6 OF 39



UPLANDS

DATE: 07.01.2024

**UPLANDS FILING NO. 3
 BLOCK 1 TRACT B
 OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**

DESIGN EXCEPTIONS

SITE AMENITIES, CONT.

WMC: THE PLAN INCORPORATES PERENNIAL PLANTINGS AT EACH ENTRANCE, CREATING YEAR-ROUND INTEREST FOR VEHICULAR ENTRY INTO THE COMMUNITY. THIS EXCEPTION ALLOWS FOR NARROWER ENTRY ROADS THAT BETTER UPHOLD THE PRINCIPLES OF PEDESTRIAN ORIENTED DESIGNS WITH NARROW STREETS THAT STILL COMPLY WITH FIRE WIDTH REQUIREMENTS, CREATE A DENSER, MORE WALKABLE NEIGHBORHOOD BLOCK PATTERN AND SIGNAL THE PERIMETER OF THE COMMUNITY WITH ADDITIONAL LANDSCAPED AREAS. FURTHER, THIS EXCEPTION ALIGNS WITH THE WMC BY PROVIDING FOR 'DIVERSIFICATION AND FLEXIBILITY...OVERALL DESIGN' (11-4-7(B)) BY MEETING THE INTENT OF THE REGULATION THROUGH A SLIGHTLY MODIFIED APPLICATION. THE OVERALL LANDSCAPE AREA FOR THESE ENTRY FEATURES IS INCREASED WHILE CREATING A BETTER LIVING ENVIRONMENT FOR STREET TREES, COMPARED TO NARROW MEDIANS, WHICH LIMIT A TREE'S ROOT GROWTH.

EXTERIOR DESIGN ELEMENTS

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS AD-1B

STANDARD: BUILDINGS WITH MORE THAN TWO STORIES SHALL BE STEPPED DOWN AT THE EDGES OF THE STRUCTURE(S) BY ONE STORY AT A MINIMUM TO AID TRANSITION BETWEEN BUILDINGS AND REDUCE THE MASS OF THE BUILDINGS. VERTICAL PLANES EXTENDING MORE THAN TWO STORIES ON TALLER BUILDINGS SHALL BE AVOIDED.

EXCEPTION: UPLANDS PROVIDES A STEPPED-DOWN EDGE ON THE TOP FLOOR, AND ALTERNATIVE METHODS OF VISUAL MASS REDUCTION INCLUDING RECESSED BALCONIES, STAGGERED SETBACKS, AND ANGLED CANTILEVERS IN ITS BUILDING DESIGN. THERE ARE VERTICAL PLANES EXTENDING BEYOND TWO STORIES.

JUSTIFICATION: THE BUILDING IS FOUR STORIES TALL OVERALL; THERE IS A LARGER FOOTPRINT AT THE GROUND LEVEL OF THE BUILDING, WHICH PROVIDES A VISUAL STEPPING BACK OF THE BUILDING VERTICALLY. THE FOURTH FLOOR INCLUDES A STEP-BACK, A MULTIPURPOSE ROOM AND OUTDOOR DECK AMENITY FOR BUILDING RESIDENTS, AND OVERLOOKS THE INTERIOR COURTYARD. VERTICAL PLANES ARE BROKEN INTO MORE HUMAN-SCALE ELEMENTS, SUCH AS THE METAL PANEL BREAKING THE ORTHOGONAL GRID, AND INSET BALCONIES HELPING DIMINISH THE PRESENCE OF AN OVERALL FOUR-STORY BUILDING. THE BUILDING CORNERS ALONG DECATUR STREET ALSO USES MATERIAL CHANGES AND AN INSET FOURTH-FLOOR FOR VISUAL MASSING RELIEF.

PDP: THE APPROVED PDP INCLUDES PLANNING PRINCIPLES THAT ENCOURAGE COMPACT, WALKABLE DEVELOPMENT ALONG WITH DIVERSE HOUSING TYPES AND SIZES. THIS MULTIFAMILY BUILDING IS AMONG THE DENSER BUILDINGS PROPOSED AT UPLANDS, INTENDED TO BRING DOWN THE COST OF HOUSING AND PROVIDE ACCESSIBLE OPTIONS TO WESTMINSTER RESIDENTS. THE MASSING OF THIS BUILDING IS THOUGHTFUL TO THE INTENT OF THIS REQUIREMENT AND HAS ARTICULATION AND MATERIAL CHANGES INTENDED TO MINIMIZE ITS STATURE ON THE STREETScape AND TO ADJACENT PARCELS.

2017 HOUSING NEEDS ASSESSMENT: THIS EXCEPTION IS FURTHER SUPPORTED BY THE HOUSING NEEDS ASSESSMENT, WHICH IDENTIFIES AFFORDABILITY CHALLENGES - THAT RENT COSTS HAVE INCREASED FASTER THAN RENTER INCOMES AND THAT VACANCY RATES ARE LOW. REMOVING THESE STEP DOWNS INCREASES THE NUMBER OF AFFORDABLE HOMES THAT CAN BE BUILT WHILE ENSURING SUFFICIENT SPACE FOR PUBLICLY ACCESSIBLE PRIVATE PARKS AND AMENITIES AND CREATING A DENSITY AND BUILDING FORM THAT FIT WITHIN THE CONTEXT OF THE SURROUNDING COMMUNITY.

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS AD-1E-1

STANDARD: A ROOF PITCH OF 5 IN 12 OR GREATER SHALL BE PROVIDED ON ALL BUILDINGS. ALL ROOFS SHALL HAVE 18 INCH MINIMUM OVERHANGING EAVES. EXCEPTIONS MAY BE MADE, AT THE CITY'S DISCRETION, FOR UNIQUE ARCHITECTURAL DESIGNS.

EXCEPTION: UPLANDS PROVIDES A FLAT ROOF TO COMPLY WITH SUSTAINABILITY GOALS AND PDP REQUIREMENTS.

JUSTIFICATION: A ROOF PITCH OF 5 IN 12 OR GREATER WOULD GREATLY LIMIT THE ARCHITECTURAL ESSENCE AND PROPOSED CHARACTER OF THE BUILDING. ADDITIONALLY, THE PDP REQUIRES A COOL ROOF, WHICH IS A TYPICAL APPLICATION FOR A LOW-PITCH ROOF. THE PROPOSED BUILDING WILL LIKELY USE TPO OR EPDM FOR THE ROOF MEMBRANE, BOTH WHICH WOULD SATISFY THE COOL-ROOF LOW-REFLECTANCE REQUIREMENT BUT DRIVE A ROOF SLOPE OF LESS THAN 5/12.

PDP: THIS EXCEPTION IS SUPPORTED BY THE PDP, WHICH REQUIRES ALL BUILDINGS OVER 25,000 SF GFA TO HAVE A COOL ROOF WITH LOW REFLECTANCE MATERIALS AS PART OF THE SUSTAINABILITY COMMITMENTS OF UPLANDS (SHEET 7 OF 29).

2040 COMP PLAN: THIS EXCEPTION IS SUPPORTED BY THE 2040 COMP PLAN SUSTAINABLE DESIGN GOAL LU-6, WHICH "ENCOURAGES SUSTAINABLE DESIGN PRACTICES AND CONSTRUCTION IN ALL ASPECTS OF PHYSICAL PLANNING IN THE CITY, WITH A FOCUS ON SITE, LANDSCAPE, AND BUILDING DESIGN". A LOW-REFLECTANCE COOL-ROOF IS A SUSTAINABLE BUILDING PRACTICE AND SUPPORTS THE BROADER ENVIRONMENTAL GOALS OF THE CITY AND UPLANDS.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC BY PROVIDING FOR 'DIVERSIFICATION AND FLEXIBILITY...OVERALL DESIGN' (11-4-7(B)) THROUGH THE USE OF MODIFICATIONS TO THE ROOF PITCH TO COMPLY WITH COOL-ROOF REQUIREMENTS AND BETTER FIT THE INTENDED ARCHITECTURAL STYLE. THE SITE IS ZONED PUD; PER CODE, THIS ZONE DISTRICT IS INTENDED TO REFLECT MAXIMUM DESIGN FREEDOM TO...ENCOURAGE HIGHER QUALITY DEVELOPMENT THAN POSSIBLE UNDER TRADITIONAL STANDARD ZONING REGULATIONS.

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS AD-1E-2

STANDARD: QUALITY ROOF MATERIALS SHALL BE USED ON ALL BUILDINGS (INCLUDES TILE, CONCRETE TILE, SLATE, ARCHITECTURAL METAL, DIMENSIONAL ASPHALT OR FIBERGLASS SHINGLES (WHICH PROVIDE SHADOW EFFECT).

EXCEPTION: UPLANDS PROVIDES ROOF MATERIALS THAT MEET LOW-REFLECTANCE PERFORMANCE STANDARDS, LIKELY TPO OR EPDM.

JUSTIFICATION: A ROOF MATERIAL FROM THE REQUIRED LIST WOULD NULLIFY THE LOW-REFLECTANCE AND COOL-ROOF OPPORTUNITY AND REQUIREMENT FROM THE UPLANDS PDP. THE PROPOSED TPO OR EPDM MATERIAL WOULD SATISFY THE COOL-ROOF LOW-REFLECTANCE REQUIREMENT BUT DEVIATE FROM THE SHORT-LIST OF MATERIALS ALLOWED. TPO OR EPDM ARE TYPICAL MEMBRANE APPLICATIONS FOR A LOW-SLOPE, LOW-REFLECTANCE ROOF. SEE SCREENING EXHIBIT SUBMITTED WITH THIS ODP, WHICH DEMONSTRATES THAT THE TPO/EPDM WILL NOT BE VISIBLE TO NEIGHBORING LOCATIONS AT A PEDESTRIAN SCALE.

PDP: THIS EXCEPTION IS SUPPORTED BY THE PDP, WHICH REQUIRES ALL BUILDINGS OVER 25,000 SF GFA TO HAVE A COOL ROOF WITH LOW REFLECTANCE MATERIALS AS PART OF THE SUSTAINABILITY COMMITMENTS OF UPLANDS (SHEET 7 OF 29).

2040 COMP PLAN: THIS EXCEPTION IS SUPPORTED BY THE 2040 COMP PLAN SUSTAINABLE DESIGN GOAL LU-6, WHICH "ENCOURAGES SUSTAINABLE DESIGN PRACTICES AND CONSTRUCTION IN ALL ASPECTS OF PHYSICAL PLANNING IN THE CITY, WITH A FOCUS ON SITE, LANDSCAPE, AND BUILDING DESIGN". A LOW-REFLECTANCE COOL-ROOF IS A SUSTAINABLE BUILDING PRACTICE AND SUPPORTS THE BROADER ENVIRONMENTAL GOALS OF THE CITY AND UPLANDS.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC BY PROVIDING FOR 'DIVERSIFICATION AND FLEXIBILITY...OVERALL DESIGN' (11-4-7(B)) THROUGH THE USE OF MODIFICATIONS TO THE ROOF PITCH TO COMPLY WITH COOL-ROOF REQUIREMENTS AND BETTER FIT THE INTENDED ARCHITECTURAL STYLE. THE SITE IS ZONED PUD; PER CODE, THIS ZONE DISTRICT IS INTENDED TO REFLECT MAXIMUM DESIGN FREEDOM TO...ENCOURAGE HIGHER QUALITY DEVELOPMENT THAN POSSIBLE UNDER TRADITIONAL STANDARD ZONING REGULATIONS.

PATIOS/BALCONIES

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS AD-3A

STANDARD: WHEN INCLUDED IN THE DESIGN, BALCONIES SHALL BE OPAQUE AND ARCHITECTURALLY INTEGRATED WITH WALLS ON AT LEAST TWO SIDES. CANTILEVERED BALCONIES ARE GENERALLY NOT PERMITTED BUT WILL BE REVIEWED ON A CASE-BY-CASE BASIS.

EXCEPTION: UPLANDS PROVIDES 5' RECESSED BALCONIES WITH UP TO 4' OF CANTILEVER IN SELECT BALCONIES. BALCONIES ARE OPAQUE AND ARCHITECTURALLY INTEGRATED, WITH WALLS ON AT LEAST TWO SIDES. CANTILEVERED BALCONIES ARE GENERALLY NOT PERMITTED BUT WILL BE REVIEWED ON A CASE-BY-CASE BASIS.

JUSTIFICATION: THIS EXCEPTION IS ONLY REGARDING A CANTILEVER - ALL OTHER ASPECTS ARE MET. BALCONIES AND PATIOS PROVIDED ARE ARCHITECTURALLY INTEGRATED AND HAVE OPAQUE WALLS ON TWO SIDES. THESE CANTILEVERS SUPPORT THE ARCHITECTURAL STYLE AND ASSIST A COHESIVE FACADE DESIGN.

WMC: THE SITE IS ZONED PUD; PER CODE, THIS ZONE DISTRICT IS INTENDED TO REFLECT MAXIMUM DESIGN FREEDOM TO...ENCOURAGE HIGHER QUALITY DEVELOPMENT THAN POSSIBLE UNDER TRADITIONAL STANDARD ZONING REGULATIONS. THE EXCEPTION MEETS THE INTENT OF THE STANDARD BY PROVIDING OUTDOOR LIVING AREAS FOR ALL UNITS AND IS EVEN LISTED AS SOMETHING THAT MAY BE PERMITTED UPON REVIEW. FURTHER, THE PROPOSED COMMUNITY IS EXCEEDING THE REQUIREMENT FOR NUMBER OF BALCONIES BY PROVIDING OUTDOOR LIVING AREAS FOR EVERY UNIT.

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS AD-3B

STANDARD: PRIVATE PATIOS (UNOBSTRUCTED 120 S.F. MINIMUM USABLE, FUNCTIONAL AREA) AND/OR BALCONIES (UNOBSTRUCTED 80 S.F. MINIMUM USABLE, FUNCTIONAL WITH SIX-FOOT MIN. DEPTH) SHALL BE PROVIDED ON AT LEAST 50% OF THE UNITS.

EXCEPTION: UPLANDS PROVIDES BALCONIES ON 100% OF UNITS, WITH ALL OF THE PATIOS AND BALCONIES PROVIDING AT LEAST 50 S.F. OF A MINIMUM USABLE, FUNCTIONAL AREA. THE MINIMUM DIMENSION OF PATIOS IS 5', AND THE MINIMUM DIMENSION FOR BALCONIES IS 7'. PATIOS RANGE BETWEEN 53 - 60 S.F., AND BALCONIES RANGE 74 - 99 S.F. (8 OUT OF 61 BALCONIES ARE FULLY COMPLIANT.)

JUSTIFICATION: EVERY RESIDENTIAL UNIT WITHIN THE COMMUNITY INCLUDES A BALCONY OR GROUND LEVEL PATIO. THIS EQUITABLE DISTRIBUTION ENSURES ACCESS TO OUTDOOR SPACE FOR ALL RESIDENTS, IN ADDITION TO THE COMMON AMENITIES. IN ADDITION TO PRIVATE BALCONIES/PATIOS, AN APPROXIMATELY 650 S.F. COMMON ROOFTOP DECK IS PROVIDED, FURTHER MEETING THE INTENT OF OUTDOOR SPACE

WMC: THE SITE IS ZONED PUD; PER CODE, THIS ZONE DISTRICT IS INTENDED TO REFLECT MAXIMUM DESIGN FREEDOM TO...ENCOURAGE HIGHER QUALITY DEVELOPMENT THAN POSSIBLE UNDER TRADITIONAL STANDARD ZONING REGULATIONS. THE PROPOSED COMMUNITY IS EXCEEDING THE REQUIREMENT FOR NUMBER OF BALCONIES BY PROVIDING OUTDOOR LIVING AREAS FOR EVERY UNIT.

PRIVATE LANDSCAPING

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS LD-1A1

STANDARD: A MINIMUM OF 40% OF THE OVERALL SITE AREA (EXCLUDING RIGHT-OF-WAY LANDSCAPE AREA) SHALL BE LANDSCAPED. THIS INCLUDES DETENTION POND AREAS AND PARKING LOT LANDSCAPING BUT EXCLUDES ALL HARDSCAPE AREAS.

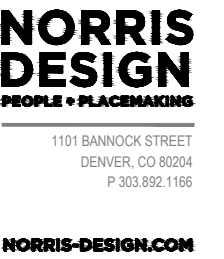
EXCEPTION: THIS ODP PROVIDES A MINIMUM LANDSCAPE AREA OF 22%.

JUSTIFICATION: THE PROPOSED COMMUNITY INCLUDES MORE COMPACT, AFFORDABLE HOMES THAT ACTIVATE THE ADJACENT STREETS WITH LIVING AREAS AND PATIOS. THESE REDUCED LANDSCAPE AREAS MINIMIZE THE AMOUNT OF LAND REQUIRED TO BUILD THE PROPOSED HOMES WHILE STILL MEETING REQUIREMENTS FOR PUBLICLY ACCESSIBLE PRIVATE PARK SPACES AND KEEPING THE HOUSING UNITS AFFORDABLE FOR 80% AMI.

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023	REVISIONS
SUB02: 11/22/23	
SUB03: 03/05/24	
SUB04: 05/24/24	
SUB05: 07/01/24	

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EXCEPTIONS**

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 7 OF 39



DESIGN EXCEPTIONS

PRIVATE LANDSCAPING, CONT.

2013 COMP PLAN: THIS EXCEPTION ALIGNS WITH THE 2013 COMP PLAN TO INCREASE HOUSING DIVERSITY AND CLUSTER HOUSING WHILE PROVIDING PUBLIC LAND DEDICATION. THE PROPOSED COMMUNITY INCLUDES MORE COMPACT, AFFORDABLE HOMES THAT ACTIVATE THE ADJACENT STREETS WITH LIVING AREAS AND PATIOS. THESE REDUCED LANDSCAPE AREAS MINIMIZE THE AMOUNT OF LAND REQUIRED TO BUILD THE PROPOSED HOMES WHILE STILL MEETING REQUIREMENTS FOR PUBLICLY ACCESSIBLE PRIVATE PARK SPACES. WHILE THE OVERALL LANDSCAPE AREA IS REDUCED, THE REQUIRED PUBLICLY ACCESSIBLE PRIVATE PARK SPACE IS STILL PROVIDED (4.7% IS PROVIDED - 4% IS REQUIRED).

2040 COMP PLAN: THIS EXCEPTION ALIGNS WITH THE 2040 COMP PLAN SUSTAINABLE DESIGN GOAL LU-6 WHICH "ENCOURAGES SUSTAINABLE DESIGN PRACTICES AND CONSTRUCTION IN ALL ASPECTS OF PHYSICAL PLANNING IN THE CITY, WITH A FOCUS ON SITE, LANDSCAPE, AND BUILDING DESIGN." LU-6 INCLUDES THE GOAL OF PROMOTING DEVELOPMENT THAT IS WALKABLE AND THAT FEATURES SUSTAINABLE WATER USE PRACTICES. THE EXCEPTION ALLOWS FOR THE OPPORTUNITY TO PROVIDE THOUGHTFUL AND IMPACTFUL WATERWISE LANDSCAPE THROUGHOUT THE ENTIRE UPLANDS COMMUNITY VIA PARK SPACE, POCKET PARKS AND STREETSCAPE LANDSCAPING. THE EXCEPTION ALSO ALIGNS WITH RECOMMENDED CRITERIA 4 OF THE COMPREHENSIVE PLAN COMPLIANCE, DEVELOPMENT REVIEW SECTION WHICH AIMS TO DETERMINE THROUGH THE DEVELOPMENT REVIEW PROCESS WHETHER THE PROPOSED APPLICATION IS ACHIEVING THE VISION AND GOALS OF THE COMPREHENSIVE PLAN.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC AS IT 'ENCOURAGES HIGHER QUALITY DEVELOPMENT' BY ACTIVATING THE ADJACENT STREETS THROUGH PEDESTRIAN-FRIENDLY HOMES THAT ENGAGE THE STREETS AND ADJACENT PUBLIC SPACES AND PROMOTE COMMUNITY INTERACTION. THIS EXCEPTION ALIGNS WITH THE WMC BY PERMITTING 'THE DEVELOPER AN OPPORTUNITY TO MORE FULLY UTILIZE THE PHYSICAL CHARACTERISTICS OF THE SITE TO PROVIDE FOR DIVERSIFICATION AND FLEXIBILITY OF ... HOUSING PRICES AND OVERALL DESIGN AND TO ENCOURAGE HIGHER QUALITY DEVELOPMENT THAN POSSIBLE UNDER TRADITIONAL STANDARD ZONING REGULATIONS'. IN THE CONTEXT OF AN AFFORDABLE HOUSING COMMUNITY, THOUGHTFULLY REDUCING THE LANDSCAPE BUFFER PROVIDES ADDITIONAL USABLE LAND AND MAXIMIZES THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES PROVIDED.

PDP: THIS EXCEPTION ALIGNS WITH THE REQUIREMENTS OF THE PDP, PROVIDING 70 OF THE 300 REQUIRED FOR RENT HOMES AVAILABLE TO HOUSEHOLDS EARNING NO MORE THAN 80% OF AREA MEDIAN INCOME (AMI). THESE REDUCED LANDSCAPE AREAS MAXIMIZE THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES PROVIDED WHILE STILL MEETING REQUIREMENTS FOR PUBLICLY ACCESSIBLE PRIVATE PARK SPACES AND MAXIMIZING THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES PROVIDED.

2017 HOUSING NEEDS ASSESSMENT AND OTHER: THE 2017 HOUSING NEEDS ASSESSMENT IDENTIFIES AFFORDABILITY CHALLENGES - THAT RENT COSTS HAVE INCREASED FASTER THAN RENTER INCOMES AND THAT VACANCY RATES ARE LOW. THESE REDUCED LANDSCAPE AREAS MINIMIZE THE AMOUNT OF LAND REQUIRED TO BUILD THE PROPOSED HOMES, REDUCING THE OVERALL COST AND CONTRIBUTING TO THE AFFORDABILITY.

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS LD-1D7

STANDARD: LANDSCAPED BERMS SHALL BE REQUIRED TO SCREEN PARKING (INCLUDING COVERED PARKING STRUCTURES) FROM ADJACENT DEVELOPMENTS AND STREETS.

EXCEPTION: UPLANDS PROVIDES ADDITIONAL PLANTING IN LIEU OF BERMS ALONG PUBLIC STREETS AND ADJACENT DEVELOPMENT.

JUSTIFICATION: THIS EXCEPTION REMOVES BERMS THAT WOULD OTHERWISE BLOCK THE PROPOSED HOMES FROM THE ADJACENT STREETS. THE PROPOSED BUILDING CONFIGURATION AND SITE PLAN PLACES A PUBLICLY-ACCESSIBLE GARDEN ON 88TH, LIVING AREAS AND PATIOS FRONTING DECATUR, AND TENANT EXTERIOR SPACE ALONG 87TH, ALL ENCOURAGING PEDESTRIAN ACTIVATION. IN PLACE OF THE BERMS,

ADDITIONAL PLANTINGS ARE INCLUDED TO CREATE A TRANSITION BETWEEN PUBLIC AND PRIVATE SPACES AND PROVIDE VISUAL SCREENING BETWEEN THE STREET AND PARKING AREAS. TO THE NORTH, A SENSORY-INSPIRED GARDEN AREA WITH A SOFT WALKING PATH AND SEATING IS PROPOSED TO SERVE AS AN AMENITY FOR RESIDENTS & ENHANCE THE STREETSCAPE ALONG THIS PORTION OF THE BUILDING. ADDITIONAL TREES, SHRUBS, AND PERENNIAL PLANTINGS ARE PROPOSED THROUGHOUT THE PUBLIC STREET FRONTAGES, WITH LIMITED HEIGHT SHOWN IN THE STREET TREE SECTION SUBMITTED WITH THIS ODP. PLANTING HAS BEEN CAREFULLY PLACED TO PRESERVE THE SCREENING INTENT WITHOUT DISTURBING AERIAL APPARATUS ACCESS ALONG DECATUR STREET, AS SHOWN IN STREET TREE ELEVATION INCLUDED WITH THIS ODP. THE SOUTH FRONTAGE INCLUDES AN EXTERIOR TENANT SPACE, INTENDED AS A PLAYGROUND FOR HEAD START.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC BY PROVIDING FOR 'DIVERSIFICATION AND FLEXIBILITY IN HOUSING TYPES...AND OVERALL DESIGN' AND 'ENCOURAGE HIGHER QUALITY DEVELOPMENT' BY ACTIVATING THE ADJACENT STREETS THROUGH PEDESTRIAN-FRIENDLY DESIGN INSTEAD OF A VEHICLE-DOMINATED BUILDING TYPE THAT NEEDS TO BE SCREENED FROM ADJACENT STREETS. ADDITIONALLY, IT 'PERMITS THE DEVELOPER AN OPPORTUNITY TO MORE FULLY UTILIZE THE PHYSICAL CHARACTERISTICS OF THE SITE THROUGH...THE ABSENCE OF SETBACK AND BULK RESTRICTIONS' BY ALLOWING THE PROPOSED LANDSCAPE SOLUTIONS TO CREATE THESE TRANSITIONS.

PDP: THE UPLANDS PDP INCLUDES PLANNING PRINCIPLES THAT ENCOURAGE COMPACT, WALKABLE DEVELOPMENT ALONG WITH DIVERSE HOUSING TYPES AND SIZES. EARTH BERMING AS A METHOD OF SCREENING (VEHICLE-DOMINATED HOUSING DESIGNS) IS NOT NECESSARY AND DETRACTS FROM THE WALKABLE AND PEDESTRIAN FRIENDLY-DESIGN ENVISIONED AT UPLANDS. GIVEN THE GROUND-LEVEL PATIOS, PRIVATE OPEN SPACES ADJACENT TO THE STREET, AND INCREASED PLANTINGS, THE INTERIOR OF THE SITE DOES NOT NEED TO BE SCREENED BY BERMS, RATHER EMBRACED BY THE STREETS IT ADJOINS.

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS LD-1D-5

STANDARD: A MINIMUM OF TWO (2) SHADE TREES AND 12 SHRUBS SHALL BE REQUIRED PER ISLAND. IF THE ISLAND IS LARGER THAN 400 SQUARE FEET, THE LANDSCAPE SHALL INCLUDE ONE (1) ADDITIONAL SHADE TREE AND SIX (6) ADDITIONAL SHRUBS FOR EVERY ADDITIONAL 200 SQUARE FEET OR FRACTION THEREOF.

EXCEPTION: UPLANDS PROVIDES TREES AND SHRUBS IN EXCESS OF REQUIREMENTS, BUT SHIFTS THEM CENTRALLY TO THE INTERIOR PROGRAMMED SPACE WITHIN THE CENTRAL PARKING ISLAND, INSTEAD OF THE PERIMETER ISLANDS AS THE STANDARD INTENDS.

JUSTIFICATION: UPLANDS PROVIDES A LARGE CENTRAL ACTIVATED AMENITY SPACE FOR RESIDENTS WITHIN THE PARKING LOT. THIS SPACE, APPROXIMATELY 6,320 S.F., ALLOWS RESIDENTS ADDITIONAL OUTDOOR "ROOMS" FOR GARDENING, EXERCISING WITH THEIR PETS AND QUIET RELAXATION ALL SURROUNDED BY TREES AND PLANTINGS. THE PLANTING WITHIN THIS AREA EXCEEDS THE PLANTING REQUIREMENTS FOR PARKING ISLANDS - IT MERELY MOVES THESE TO AN ACTIVATED SPACE INSTEAD OF WITHIN THE PARKING LOT. ADDITIONALLY, UTILITY CONSTRAINTS REQUIRE THAT ONE ISLAND BE VOID OF PLANT MATERIAL FOR FLAMMABLE MATERIAL OFFSETS.

2013 COMP PLAN: THIS EXCEPTION ALIGNS WITH THE 2013 COMP PLAN TO INCREASE HOUSING DIVERSITY AND CLUSTER HOUSING WHILE PROVIDING PUBLIC LAND DEDICATION. THE PROPOSED COMMUNITY INCLUDES MORE COMPACT, AFFORDABLE HOMES THAT ACTIVATE THE ADJACENT STREETS WITH LIVING AREAS AND PATIOS WHILE PROVIDING INTERNAL AMENITY SPACE. THE REDUCED LANDSCAPE AREAS MAXIMIZE THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES PROVIDED WHILE STILL MEETING REQUIREMENTS FOR PUBLICLY ACCESSIBLE PRIVATE PARK SPACES AND PROVIDING MULTIPLE MEANINGFUL ALTERNATIVE OUTDOOR SPACES.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC AS IT 'ENCOURAGES HIGHER QUALITY DEVELOPMENT' BY PROVIDING INTERNAL AMENITY SPACE WHILE BALANCING PARKING REQUIREMENTS. THIS EXCEPTION FURTHER ALIGNS WITH THE WMC BY PERMITTING 'THE DEVELOPER AN OPPORTUNITY TO MORE FULLY

UTILIZE THE PHYSICAL CHARACTERISTICS OF THE SITE TO PROVIDE FOR DIVERSIFICATION AND FLEXIBILITY OF ... HOUSING PRICES AND OVERALL DESIGN AND TO ENCOURAGE HIGHER QUALITY DEVELOPMENT THAN POSSIBLE UNDER TRADITIONAL STANDARD ZONING REGULATIONS' THROUGH THE USE OF MORE COMPACT MULTI-FAMILY FOOTPRINT (DIVERSITY AND FLEXIBILITY IN HOUSING TYPES) AT AFFORDABLE RATES (DIVERSITY AND FLEXIBILITY IN HOUSING PRICES). IN THE CONTEXT OF AN AFFORDABLE HOUSING COMMUNITY, THOUGHTFULLY ALLOCATING LANDSCAPE MATERIAL ACTIVATES ADDITIONAL USABLE LAND, WHILE CONTRIBUTING TO THE AFFORDABLE ASPECT INTEGRAL TO THIS COMMUNITY.

PDP: THIS EXCEPTION ALIGNS WITH THE REQUIREMENTS OF THE PDP, PROVIDING 70 OF THE 300 REQUIRED FOR RENT HOMES AVAILABLE TO HOUSEHOLDS EARNING NO MORE THAN 80% OF AREA MEDIAN INCOME (AMI). THESE REDUCED LANDSCAPE AREAS MINIMIZE THE AMOUNT OF LAND REQUIRED TO BUILD THE PROPOSED HOMES WHILE STILL MEETING REQUIREMENTS FOR PUBLICLY ACCESSIBLE PRIVATE PARK SPACES.

SCREENING

AN EXCEPTION TO RETAIL COMMERCIAL DESIGN STANDARDS AD-B1

STANDARD: ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES TO FULL HEIGHT BY BUILDING PARAPET WALLS OR OTHER BUILDING ELEMENTS THAT APPEAR AS INTEGRAL ELEMENTS OF THE OVERALL BUILDING DESIGN.

EXCEPTION: UPLANDS SCREENS ROOFTOP MECHANICAL EQUIPMENT FROM THE GROUND LEVEL, ENSURING IT WILL NOT BE VISIBLE TO THE TYPICAL USER.

JUSTIFICATION: THIS STANDARD INTENDS THAT NO MECHANICAL EQUIPMENT BE NOTICEABLE OR VISIBLE ON ROOFTOPS. THE CENTRAL LOCATION OF THE EQUIPMENT ON THE ROOF MINIMIZES ANY VISUAL IMPACT FROM GROUND LEVEL OF THE ROOFTOP EQUIPMENT, AS DEMONSTRATED FROM THE SCREENING EXHIBITS PROVIDED IN THE ODP. ADDING HEIGHT TO THE PARAPETS FOR SCREENING ONLY BENEFITS LINE OF SIGHT ABOVE THE TYPICAL PEDESTRIAN EXPERIENCE AT GROUND LEVEL.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC BY PERMITTING 'THE DEVELOPER AN OPPORTUNITY TO... PROVIDE FOR DIVERSIFICATION AND FLEXIBILITY OF ... HOUSING PRICES AND OVERALL DESIGN AND TO ENCOURAGE HIGHER QUALITY DEVELOPMENT THAN POSSIBLE UNDER TRADITIONAL STANDARD ZONING REGULATIONS'. IN THE CONTEXT OF AN AFFORDABLE HOUSING COMMUNITY, UNDERSTANDING THE SIGHTLINES AND THOUGHTFULLY REDUCING PARAPET HEIGHT MAXIMIZES THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES PROVIDED WHILE REDUCING PERCEIVED BUILDING MASS.

PDP: THIS EXCEPTION ALIGNS WITH THE REQUIREMENTS OF THE PDP, PROVIDING 70 OF THE 300 REQUIRED FOR RENT HOMES AVAILABLE TO HOUSEHOLDS EARNING NO MORE THAN 80% OF AREA MEDIAN INCOME (AMI). THESE LOWER PARAPET HEIGHTS MAXIMIZE THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES PROVIDED WHILE STILL MEETING THE INTENT OF THE STANDARD.

2017 HOUSING NEEDS ASSESSMENT AND OTHER: THE 2017 HOUSING NEEDS ASSESSMENT IDENTIFIES AFFORDABILITY CHALLENGES - THAT RENT COSTS HAVE INCREASED FASTER THAN RENTER INCOMES AND THAT VACANCY RATES ARE LOW. THESE REDUCED PARAPET HEIGHTS LOWER THE MATERIAL AND STRUCTURAL COST REQUIRED TO BUILD THE PROPOSED HOMES, CONTRIBUTING TO THE AFFORDABILITY.

UPLANDS

DATE: 07.01.2024

**UPLANDS FILING NO. 3
 BLOCK 1 TRACT B
 OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 06.15.2023

REVISIONS

SUB02: 11/22/23

SUB03: 03/05/24

SUB04: 05/24/24

SUB05: 07/01/24

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 EXCEPTIONS**

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
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UPLANDS

DATE: 07.01.2024

**UPLANDS FILING NO. 3
 BLOCK 1 TRACT B
 OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**

DESIGN EXCEPTIONS

MECHANICAL SCREENING

AN EXCEPTION TO RETAIL COMMERCIAL DESIGN STANDARDS AD-B1

STANDARD: ALL ROOFTOP MECHANICAL EQUIPMENT MUST BE SCREENED ON ALL SIDES TO FULL HEIGHT BY BUILDING PARAPET WALLS OR OTHER BUILDING ELEMENTS THAT APPEAR AS INTEGRAL ELEMENTS OF THE OVERALL BUILDING DESIGN.

EXCEPTION: UPLANDS SCREENS ROOFTOP MECHANICAL EQUIPMENT FROM THE GROUND LEVEL, ENSURING IT WILL NOT BE VISIBLE TO THE TYPICAL USER.

JUSTIFICATION: THIS STANDARD INTENDS THAT NO MECHANICAL EQUIPMENT BE NOTICEABLE OR VISIBLE ON ROOFTOPS. THE CENTRAL LOCATION OF THE EQUIPMENT ON THE ROOF MINIMIZES ANY VISUAL IMPACT FROM GROUND LEVEL OF THE ROOFTOP EQUIPMENT, AS DEMONSTRATED ON THE SCREENING EXHIBITS ON SHEET 37 OF THIS ODP. ADDING HEIGHT TO THE PARAPETS FOR SCREENING ONLY BENEFITS LINE OF SIGHT ABOVE THE TYPICAL PEDESTRIAN EXPERIENCE AT GROUND LEVEL.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC BY PERMITTING THE DEVELOPER AN OPPORTUNITY TO... PROVIDE FOR DIVERSIFICATION AND FLEXIBILITY OF ... HOUSING PRICES AND OVERALL DESIGN AND TO ENCOURAGE HIGHER QUALITY DEVELOPMENT THAN POSSIBLE UNDER TRADITIONAL STANDARD ZONING REGULATIONS'. IN THE CONTEXT OF AN AFFORDABLE HOUSING COMMUNITY, UNDERSTANDING THE SIGHTLINES AND CAREFULLY REDUCING PARAPET HEIGHT MAXIMIZES THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES PROVIDED WHILE REDUCING PERCEIVED BUILDING MASS.

PDP: THIS EXCEPTION ALIGNS WITH THE REQUIREMENTS OF THE PDP, PROVIDING 70 OF THE 300 REQUIRED FOR RENT HOMES AVAILABLE TO HOUSEHOLDS EARNING NO MORE THAN 80% OF AREA MEDIAN INCOME (AMI). THESE LOWER PARAPET HEIGHTS MAXIMIZE THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES PROVIDED WHILE STILL MEETING THE INTENT OF THE STANDARD.

2017 HOUSING NEEDS ASSESSMENT AND OTHER: THE 2017 HOUSING NEEDS ASSESSMENT IDENTIFIES AFFORDABILITY CHALLENGES - THAT RENT COSTS HAVE INCREASED FASTER THAN RENTER INCOMES AND THAT VACANCY RATES ARE LOW. THESE REDUCED PARAPET HEIGHTS LOWER THE MATERIAL COST REQUIRED TO BUILD THE PROPOSED HOMES, CONTRIBUTING TO THE OVERALL AFFORDABILITY.

TRASH ENCLOSURES

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS SD-12

STANDARD: EVERY EFFORT SHOULD BE MADE TO LOCATE TRASH ENCLOSURES INTERNALLY ON THE SITE TO AVOID VISIBILITY OF THESE ENCLOSURES FROM ADJACENT STREETS AND RESIDENTIAL DEVELOPMENTS.

EXCEPTION: A PROPOSED CURB CUT LOCATION ALONG DECATUR STREET IS PERMITTED TO ALLOW TRASH COLLECTION TO OCCUR ON A PERIMETER STREET. TRASH ENCLOSURE IS LOCATED INSIDE BUILDING. THE VARIANCE WAS APPROVED BY CITY ENGINEERS WITH AN ACCOMPANYING LETTER DATED 1/18/2024, SUBMITTED WITH THIS ODP.

JUSTIFICATION: THIS NEIGHBORHOOD FEATURES A TRASH ROOM THAT IS INTERIOR TO THE BUILDING, CONCEALING THE TRASH COLLECTION AND BINS OUT-OF-SIGHT UNTIL COLLECTION. THE TRASH ROOM LOCATION IS DIRECTLY ADJACENT TO THE COMMERCIAL SPACE TO SERVE BOTH BUILDING RESIDENTS AND COMMERCIAL TENANTS. THE LOCATION OF THE TRASH ROOM FACING DECATUR STREET ALLOWS FOR TRASH BINS TO BE ROLLED OUT TO COLLECTION TRUCKS WITH MINIMAL IMPACT TO RESIDENTS AND GENERAL CIRCULATION. THIS VARIANCE WAS APPROVED BY THE CITY WITH AN ACCOMPANYING LETTER DATED 1/18/2024, SUBMITTED WITH THIS ODP.

METER PIT LOCATIONS

AN EXCEPTION TO WESTMINSTER WATER STANDARDS DETAIL 3.39.02 [1-1/2-INCH AND 2-INCH METER INSTALLATIONS]

STANDARD: IN DETACHED WALK AREAS THE [1.5-INCH] METER SHALL BE PLACED 6 FEET BEHIND THE BACK EDGE OF CURB BUT NO CLOSER THAN 18 INCHES FROM THE FRONT EDGE OF THE WALK TO THE EDGE OF THE METER LID.

EXCEPTION: A REDUCTION OF THE MINIMUM DISTANCE BEHIND THE BACK OF CURB TO MAINTAIN PLACEMENT OF THE METER PIT LID WITHIN THE LANDSCAPED TREE LAWN. THIS VARIANCE WAS APPROVED BY THE CITY WITH AN ACCOMPANYING LETTER DATED 1/18/2024, SUBMITTED WITH THIS ODP.

JUSTIFICATION: DUE TO THE BUILDING'S REDUCED LANDSCAPE SETBACK ALONG DECATUR STREET (SEE SEPARATE EXCEPTION REQUEST), SPACE FOR THE METER PIT AND LID PLACEMENT IS LIMITED. THIS VARIANCE ALLOWS THE METER LID TO BE LOCATED WITHIN THE TREE LAWN (BETWEEN SIDEWALK AND STREET), MAINTAINING AN ACCESSIBLE LOCATION WITHOUT NEEDING TO CONFLICT WITH THE ADJACENT SIDEWALK. THE LOCATION OF THE PROPOSED WATER ENTRY ROOM DOES NOT NEED TO RELOCATE WITH THIS EXCEPTION. THIS VARIANCE WAS APPROVED BY THE CITY WITH AN ACCOMPANYING LETTER DATED 1/18/2024, SUBMITTED WITH THIS ODP.

AN EXCEPTION TO WESTMINSTER WATER STANDARDS DETAIL 3.39.03 [3-INCH AND LARGER METER INSTALLATIONS]

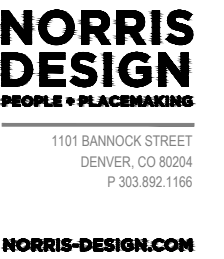
STANDARD: IN DETACHED WALK AREAS THE [3-INCH] METER SHALL BE PLACED 6 FEET BEHIND THE BACK EDGE OF CURB BUT NO CLOSER THAN 18 INCHES FROM THE FRONT EDGE OF THE WALK TO THE EDGE OF THE METER LID... IN ALL CASES, THE METER VAULT SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY OR PUBLIC UTILITY EASEMENTS.

EXCEPTION: A PROPOSED RELOCATION OF THE 3-INCH METER PIT TO BE LOCATED AND ACCESSED FROM INSIDE OF THE BUILDING. THE CITY SHALL HAVE 24/7/365 ACCESS TO THIS METER AND SHALL BE PROVIDED KEYS PRIOR TO SETTING OF THIS METER. THIS VARIANCE WAS APPROVED BY THE CITY WITH AN ACCOMPANYING LETTER DATED 1/18/2024, SUBMITTED WITH THIS ODP.

JUSTIFICATION: DUE TO THE BUILDING'S REDUCED LANDSCAPE SETBACK ALONG DECATUR STREET (SEE SEPARATE EXCEPTION REQUEST), SPACE FOR THE METER PIT AND LID PLACEMENT IS LIMITED. THIS VARIANCE ALLOWS THE LOCATION OF THE 3-INCH METER PIT TO BE LOCATED INSIDE OF THE BUILDING FOOTPRINT, AND ACCESSED VIA THE WATER ENTRY ROOM FACING DECATUR STREET. THE CITY SHALL HAVE 24/7/365 ACCESS TO THIS METER AND SHALL BE PROVIDED KEYS PRIOR TO SETTING OF THIS METER. THIS VARIANCE WAS APPROVED BY THE CITY WITH AN ACCOMPANYING LETTER DATED 1/18/2024, SUBMITTED WITH THIS ODP.

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023	REVISIONS
SUB02: 11/22/23	
SUB03: 03/05/24	
SUB04: 05/24/24	
SUB05: 07/01/24	

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 9 OF 39



UPLANDS

DATE: 07.01.2024

**UPLANDS FILING NO. 3
 BLOCK 1 TRACT B
 OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**

DESIGN EXCEPTIONS

DIMENSIONAL STANDARDS: SETBACKS

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS SD-1C, SD-10A-4, SD-10-D, SD-10E5, LD-1D1

STANDARD: VARIOUS BUILDING, ACCESSORY STRUCTURE, AND PARKING LOT SETBACK STANDARDS, AS LISTED IN THE CHART BELOW.

EXCEPTION: THIS EXCEPTION APPLIES TO THE NOTED SETBACKS IN THE TABLE BELOW. WHERE REQUIREMENTS HAVE NOT BEEN MET, THE MINIMUM LENGTH PROVIDED IS BOLDED AND DOUBLE-OUTLINED.

JUSTIFICATION: THESE EXCEPTIONS COMPLY WITH IFC REQUIREMENTS FOR BUILDING ROOF ACCESS AS WELL AS THE 2013 COMP PLAN, WMC AND OTHER CITY POLICIES AND CODE. THE PROPOSED COMMUNITY INCLUDES MORE COMPACT, AFFORDABLE HOMES THAT EXCEED 30' IN HEIGHT AND REQUIRE FIRE AERIAL APPARATUS ROOF ACCESS. OUTSIDE OF IFC REQUIREMENTS FOR BUILDING SETBACK ALONG DECATUR, THESE REDUCED SETBACKS AND LANDSCAPE AREAS MAXIMIZE THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES PROVIDED. STRATEGIC PLANTINGS, INCLUDING CANOPY AND ORNAMENTAL TREES, PERENNIALS, SHRUBS, AND GRASSES HAVE ENHANCED THESE AREAS AND PROVIDED THE INTENDED SCREENING AT THE HEART OF THE STANDARDS. PARKING AND PARKING COVER REQUIREMENTS ARE BALANCED IN THESE EXCEPTIONS AS WELL, THOUGH MITIGATED THROUGH THE ENHANCED LANDSCAPE INTERVENTIONS. THIS SUBSTITUTION OF PLANTING FOR SETBACK PROVIDES A PEDESTRIAN-FRIENDLY DESIGN, PROMOTES COMMUNITY ENGAGEMENT THROUGH COMMON AMENITY SPACES, AND ACTIVATES MORE OF THE SITE FOR RESIDENTS. FURTHERMORE, THE WESTERN PROP LINE EXCEPTIONS ARE SUPPORTED BY CONTEXT - THE SITE IS ADJOINED BY FUTURE COMMERCIAL MIXED USE TO THE WEST - IT DOES NOT CREATE NEGATIVE IMPACTS TO THE ADJACENT PROPERTY.

2013 COMP PLAN: THIS EXCEPTION ALIGNS WITH THE 2013 COMP PLAN TO INCREASE HOUSING DIVERSITY AND CLUSTER HOUSING WHILE PROVIDING PUBLIC LAND DEDICATION. THE PROPOSED COMMUNITY INCLUDES MORE COMPACT, AFFORDABLE HOMES THAT ACTIVATE THE ADJACENT STREETS WITH LIVING AREAS AND PATIOS WHILE PROVIDING INTERNAL AMENITY SPACE. THE REDUCED LANDSCAPE AREAS MAXIMIZE THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES PROVIDED WHILE STILL MEETING REQUIREMENTS FOR PUBLICLY ACCESSIBLE PRIVATE PARK SPACES AND PROVIDING MULTIPLE MEANINGFUL ALTERNATIVE OUTDOOR SPACES.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC AS IT 'ENCOURAGES HIGHER QUALITY DEVELOPMENT' BY PROVIDING INTERNAL AMENITY SPACE AND PARKING LOT LANDSCAPE SCREENING. THIS EXCEPTION FURTHER ALIGNS WITH THE WMC BY PERMITTING 'THE DEVELOPER AN OPPORTUNITY TO MORE FULLY UTILIZE THE PHYSICAL CHARACTERISTICS OF THE SITE TO PROVIDE FOR DIVERSIFICATION AND FLEXIBILITY OF ... HOUSING PRICES AND OVERALL DESIGN AND TO ENCOURAGE HIGHER QUALITY DEVELOPMENT THAN POSSIBLE UNDER TRADITIONAL STANDARD ZONING REGULATIONS' THROUGH THE USE OF MORE COMPACT MULTI-FAMILY FOOTPRINT (DIVERSITY AND FLEXIBILITY IN HOUSING

TYPES) AT AFFORDABLE RATES (DIVERSITY AND FLEXIBILITY IN HOUSING PRICES). IN THE CONTEXT OF AN AFFORDABLE HOUSING COMMUNITY, THOUGHTFULLY REDUCING THE LANDSCAPE BUFFER PROVIDES ADDITIONAL USABLE LAND AND MAXIMIZES THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES PROVIDED.

PDP: THIS EXCEPTION ALIGNS WITH THE REQUIREMENTS OF THE PDP, PROVIDING 70 OF THE 300 REQUIRED FOR RENT HOMES AVAILABLE TO HOUSEHOLDS EARNING NO MORE THAN 80% OF AREA MEDIAN INCOME (AMI). THESE REDUCED LANDSCAPE AREAS MAXIMIZE THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES PROVIDED WHILE STILL MEETING REQUIREMENTS FOR PUBLICLY ACCESSIBLE PRIVATE PARK SPACES.

2017 HOUSING NEEDS ASSESSMENT AND OTHER: THE REDUCED LANDSCAPE BUFFERS ALSO ALIGN WITH THE CITY-WIDE GOALS AND POLICIES RELATED TO HOUSING. THE 2017 HOUSING NEEDS ASSESSMENT IDENTIFIES AFFORDABILITY CHALLENGES - THAT RENT COSTS HAVE INCREASED FASTER THAN RENTER INCOMES AND THAT VACANCY RATES ARE LOW. THESE THOUGHTFULLY REDUCED LANDSCAPE AREAS MAXIMIZE THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES PROVIDED. THESE AFFORDABLE APARTMENTS PROVIDE NEW HOUSING OPTIONS FOR WESTMINSTER RESIDENTS THAT ARE UNABLE OR UNINTERESTED TO PURCHASE, AT A LOWER RELATIVE COST THAN MARKET-RATE UNITS THAT MAKE UP MUCH OF THE CITY'S FOR-RENT HOUSING INVENTORY. THE NEEDS ASSESSMENT PROVIDES A RECOMMENDATION TO 'INCREASE THE DIVERSITY OF HOUSING AVAILABLE FOR PURCHASE' AND SUGGESTS BOTH CONSTRUCTION OF INFILL HOUSING AND GREATER DIVERSITY OF NEW CONSTRUCTION TO SERVE WESTMINSTER RESIDENTS.

2021 IFC: THE PROPOSED BUILDING IS 4' FROM DECATUR STREET TO COMPLY WITH THE FIRE DEPARTMENT'S AERIAL APPARATUS REQUIREMENTS. FOR BUILDINGS TALLER THAN 30', A MINIMUM SETBACK OF 15' AND MAXIMUM SETBACK OF 30' MUST BE PROVIDED FROM EDGE OF BUILDING TO WHERE THE FIRE TRUCK CAN BE LOCATED WITHIN THE STANDARD STREET SECTION. THIS PRODUCES A MINIMUM SETBACK OF 4', CREATING A DISTANCE OF APPROXIMATELY 29'-6" FROM BUILDING TO TRUCK LOCATION.

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS SD-10A-8, SD-10C-3

STANDARD: PRIMARY BUILDING SETBACKS FROM INTERIOR PARKING LOTS: 15' FROM ALL SIDES OF PRIMARY BUILDINGS

EXCEPTION: UPLANDS PROVIDES A MINIMUM SETBACK OF 10' BETWEEN BUILDING AND INTERIOR PARKING LOT FOR 136' (63%) OF FRONTAGE, AND INCREASES TO 68' (37%) FOR THE BUILDING COURTYARD.

JUSTIFICATION: THE EXCEPTION MEETS THE INTENT OF THE STANDARD BUT DOES SO IN A UNIQUE CONFIGURATION. INSTEAD OF A CONSISTENT 15' SETBACK, THE PROPOSED BUILDING ARTICULATION AND INCLUSION OF A COURTYARD PROVIDE A VARIED SETBACK BETWEEN THE PARKING LOT AND THE PROPOSED BUILDING. THE REDUCED SETBACK BETWEEN CARPORTS BALANCES THE REQUIREMENT FOR 1/3 COVERED PARKING, CREATING SEPARATION BETWEEN THE PROPOSED BUILDING AND CARPORTS, AND AVOIDING UTILITY EASEMENTS, WHILE MEETING THE MAXIMUM ALLOWED BAY COUNT (6). THIS SOFTENS THE OVERALL EDGE OF THE PARKING LOT AND PROVIDES ADDITIONAL LANDSCAPE AND AMENITY AREA WHILE CREATING STRONG PEDESTRIAN CONNECTIONS BETWEEN THE TWO SPACES. THIS CONFIGURATION ALSO PROVIDES AN INCREASED SETBACK ADJACENT THE PROVIDED COURTYARD.

WMC: THIS EXCEPTION ALIGNS WITH THE WMC BY PROVIDING FOR 'DIVERSIFICATION AND FLEXIBILITY IN HOUSING TYPES, HOUSING PRICES, AND OVERALL DESIGN' THROUGH THE USE OF MORE A COMPACT SITE PLAN FOOTPRINT (DIVERSITY AND FLEXIBILITY IN HOUSING TYPES) AT AFFORDABLE RATES (DIVERSITY AND FLEXIBILITY IN HOUSING PRICES). THIS EXCEPTION FURTHER 'ENCOURAGES HIGHER QUALITY DEVELOPMENT' BY CREATING A VARIED LANDSCAPE AND PEDESTRIAN ENVIRONMENT BETWEEN THE PROPOSED PARKING LOT AND BUILDING AND ENFORCING STRONG PEDESTRIAN CONNECTIONS. BY CLUSTERING THE CARPORTS CENTRAL TO THE PARKING AREA AND REDUCING THEIR IMPACT ON THE STREETSCAPE. IN THE CONTEXT OF AN AFFORDABLE HOUSING COMMUNITY, THOUGHTFULLY REDUCING THE PARKING BUFFER MAXIMIZES THE NUMBER OF MUCH-NEEDED AFFORDABLE HOMES PROVIDED.

2017 HOUSING NEEDS ASSESSMENT AND OTHER: THE REDUCED SETBACKS ALSO ALIGN WITH CITY-WIDE GOALS AND POLICIES RELATED TO HOUSING. THE 2017 HOUSING NEEDS ASSESSMENT IDENTIFIED A DROP IN THE ABILITY FOR RESIDENTS TO BECOME HOMEOWNERS IN WESTMINSTER. IT ALSO IDENTIFIES RENTAL AFFORDABILITY CHALLENGES - THAT RENT COSTS HAVE INCREASED FASTER THAN RENTER INCOMES AND THAT VACANCY RATES ARE LOW. THESE AFFORDABLE APARTMENTS PROVIDE NEW HOUSING OPTIONS FOR WESTMINSTER RESIDENTS THAT ARE UNABLE OR UNINTERESTED TO PURCHASE, AT A LOWER RELATIVE COST THAN MARKET-RATE UNITS THAT MAKE UP MUCH OF THE CITY'S FOR-RENT HOUSING INVENTORY. THE NEEDS ASSESSMENT PROVIDES A RECOMMENDATION TO 'INCREASE THE DIVERSITY OF HOUSING AVAILABLE FOR PURCHASE' AND SUGGESTS BOTH CONSTRUCTION OF INFILL HOUSING AND GREATER DIVERSITY OF NEW CONSTRUCTION TO SERVE WESTMINSTER RESIDENTS.

2013 COMP PLAN: THIS EXCEPTION ALIGNS WITH THE 2013 COMP PLAN TO INCREASE HOUSING DIVERSITY AND CLUSTER HOUSING WHILE PROVIDING PUBLIC LAND DEDICATION. THE PROPOSED COMMUNITY CLUSTERS THE REQUIRED CARPORTS CENTRALLY WITHIN THE PARKING AREA TO MINIMIZE THEIR VISUAL IMPACT TO THE STREET & ADJACENT PROPERTY.

PERIMETER SETBACKS					
STANDARD	REQUIREMENT	PROVIDED			
		88TH AVE	DECATUR STREET	W. 87TH PLACE	WESTERN PROP. LINE
LANDSCAPE BUFFER	35' LANDSCAPE AREA SHALL BE PROVIDED ALONG EACH PROPERTY LINE	5' MIN. (PARKING)	4' MIN. (BUILDING)	5' MIN. (PARKING)	5' MIN. (PARKING)
PRIMARY BUILDING SETBACK	40' (1.5 TIMES THE BUILDING HEIGHT OR 40', WHICHEVER IS LESS)	37' MIN.	4' MIN.	23' MIN.	167' MIN.
GARAGE/CARPORT AND ACCESSORY STRUCTURE SETBACK	25' MIN. (SHOULD INCLUDE BERMS AND LANDSCAPING)	62' MIN.	-	4' MIN.	22' MIN.
PARKING LOT SETBACK	PARKING LOT SHALL NOT BE LOCATED WITHIN THE REQUIRED LANDSCAPE SETBACK; 15' FROM INTERIOR PROP LINES	5' MIN.	-	5' MIN.	5' MIN.

INTERIOR SETBACKS			
STANDARD	REQUIREMENT	PROVIDED	
PRIMARY BUILDING SETBACKS FROM INTERIOR PARKING LOTS	15' FROM ALL SIDES OF PRIMARY BUILDINGS	10' BETWEEN BUILDINGS AND INTERIOR PARKING LOT FOR 136' (63%) OF FRONTAGE	INCREASE TO 66' (37%) FOR BUILDING COURTYARD
DISTANCE BETWEEN ACCESSORY STRUCTURES	20' MIN.	15' MIN.	

OFFICIAL DEVELOPMENT PLAN
PREPARED: 06.15.2023

REVISIONS

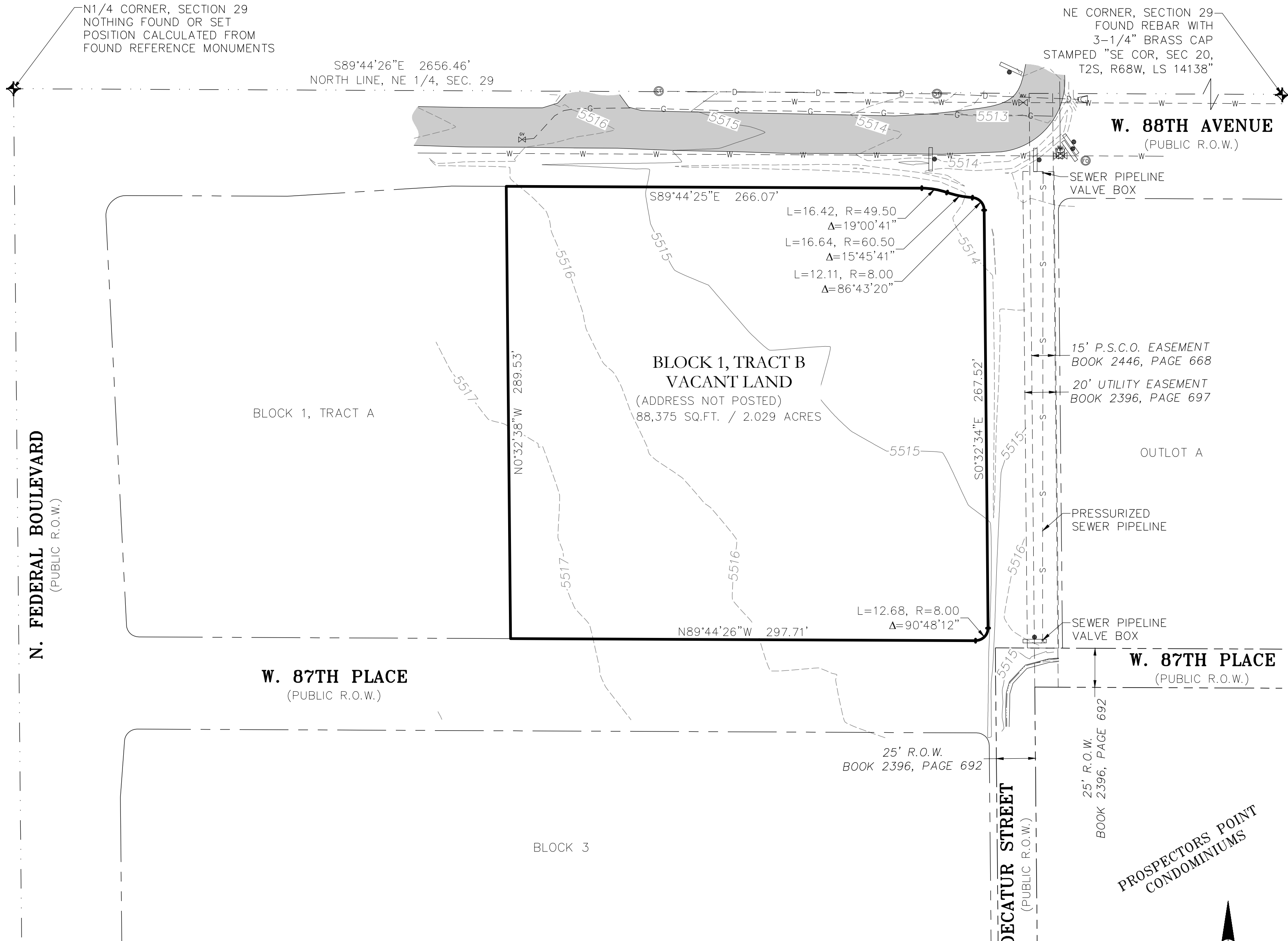
SUB02: 11/22/23

SUB03: 03/05/24

SUB04: 05/24/24

SUB05: 07/01/24

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1, TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
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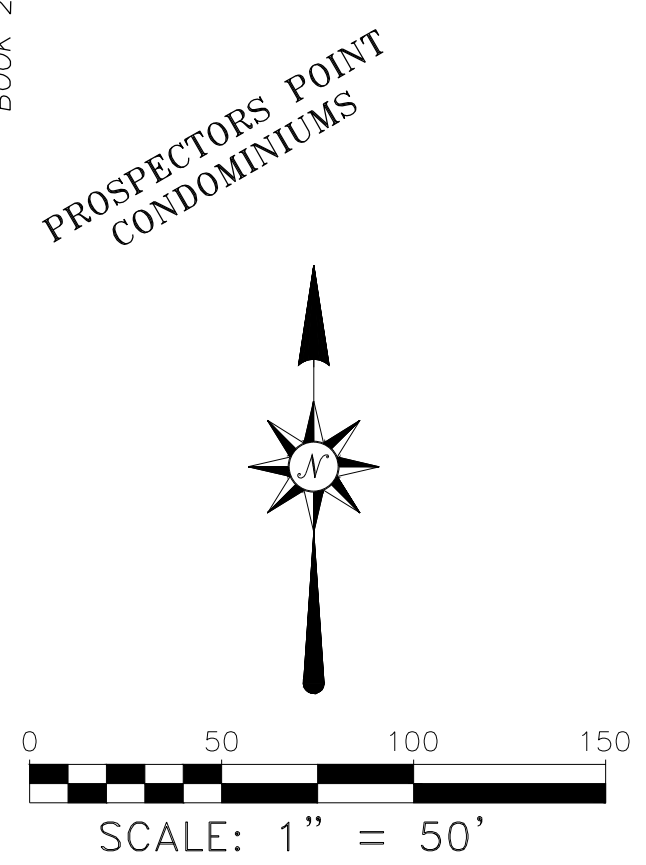
UPLANDS

DATE: 07.01.2024

UPLANDS FILING NO. 3
BLOCK 1, TRACT B
OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

LEGEND

	SECTION CORNER, AS NOTED		SECTION LINE		ROAD CENTERLINE
	LOT NUMBER		OFFSET / TIE LINE		BUILDING SETBACK LINE
	COMMUNICATIONS MANHOLE		SUBJECT PROPERTY BOUNDARY LINE		EDGE OF ASPHALT
	STORM DRAIN MANHOLE		ADJACENT PROPERTY LINE		CURB AND GUTTER LINE
	SIGN		EASEMENT LINE, AS NOTED		UNDERGROUND GAS LINE
	GAS VALVE		RIGHT-OF-WAY LINE		UNDERGROUND STORM DRAIN LINE
	WATER VALVE		1' CONTOUR LINE		UNDERGROUND SANITARY SEWER LINE
	AREA OF ASPHALT / PAVEMENT		5' CONTOUR LINE		UNDERGROUND WATER LINE



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CONDITIONS

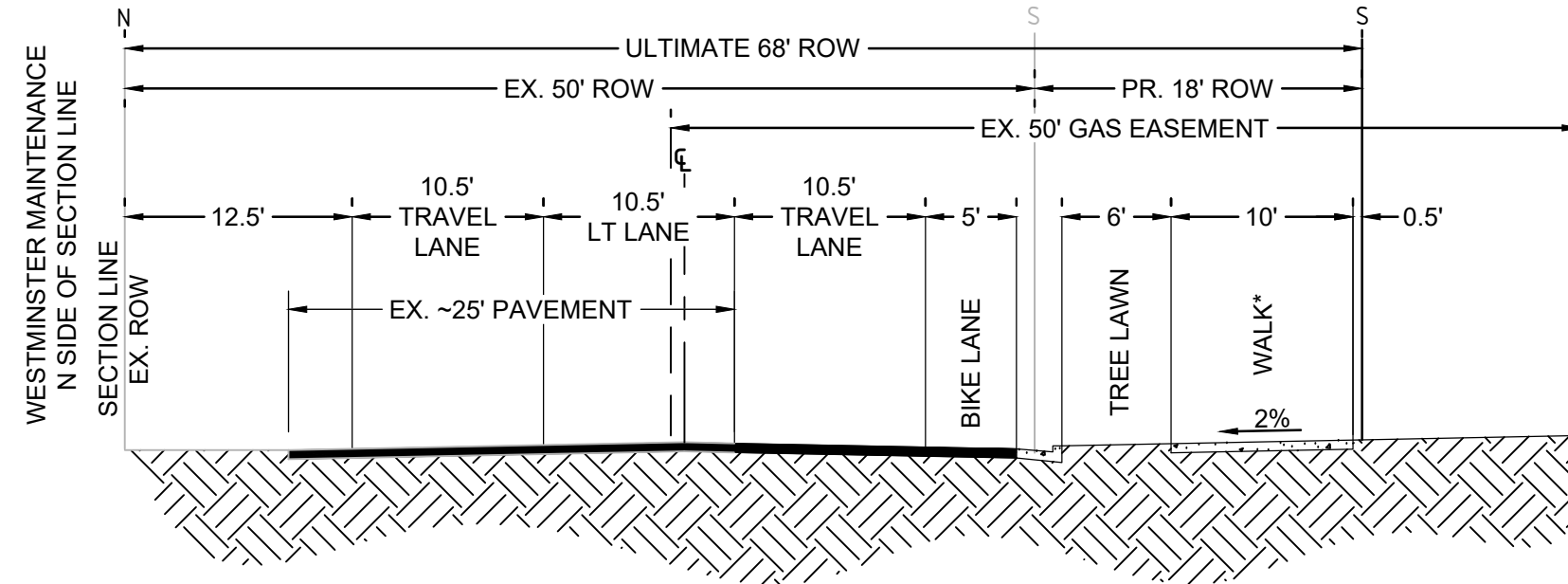
OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 11 OF 39

WILSON & COMPANY

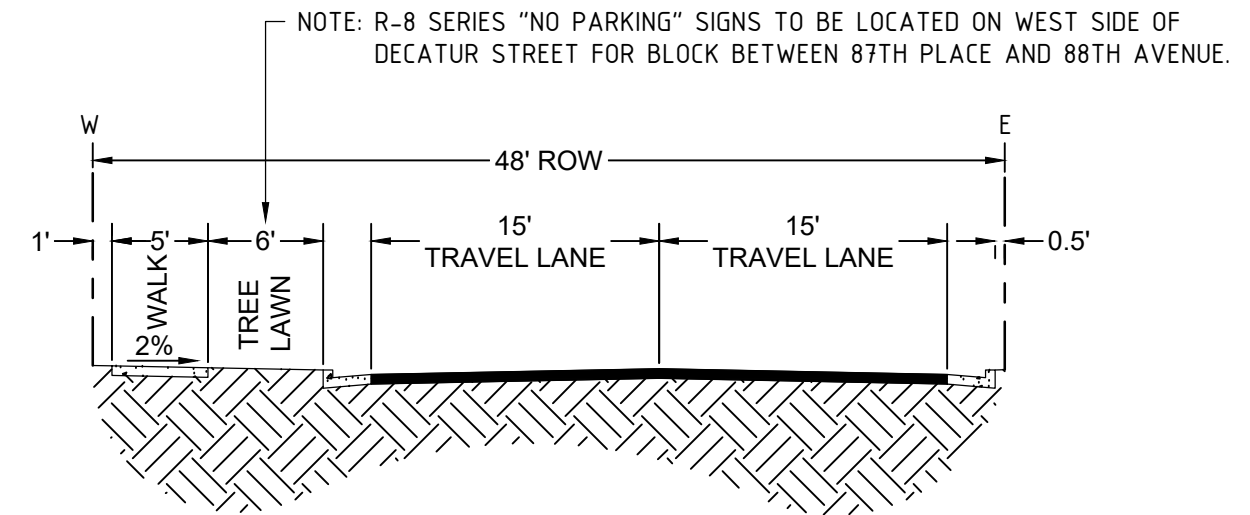
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SECTIONS BY OTHERS NOTE

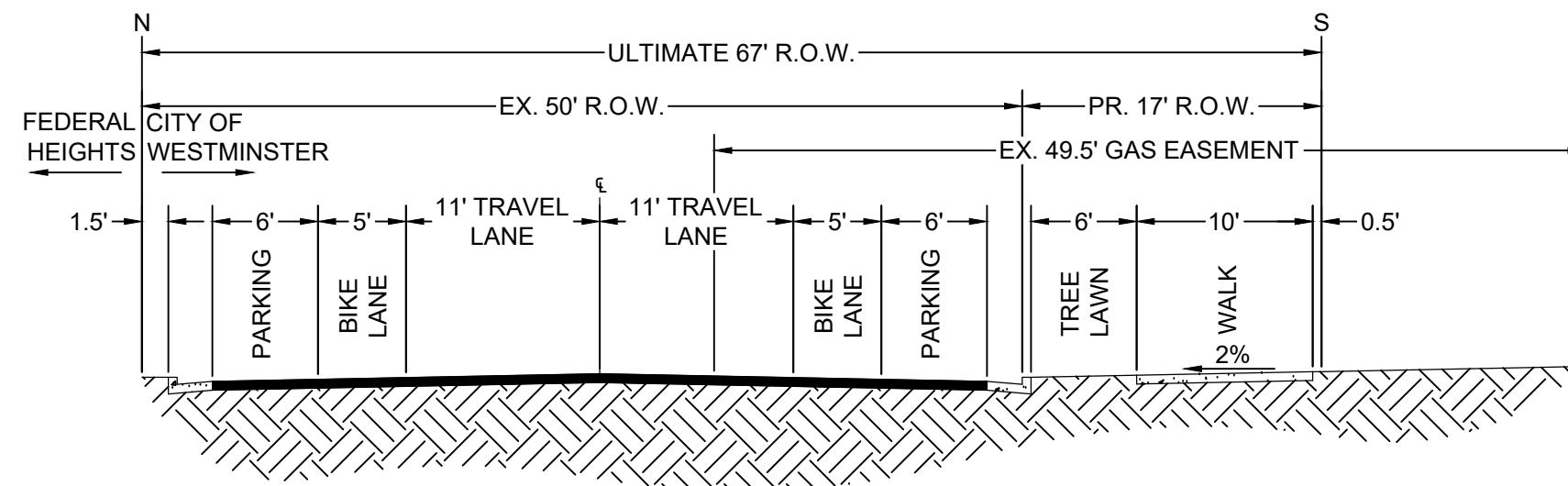
THESE STREET SECTIONS ARE BEING PROVIDED FROM THE APPROVED UPLANDS PDP, RECORDING NUMBER 202200055313.



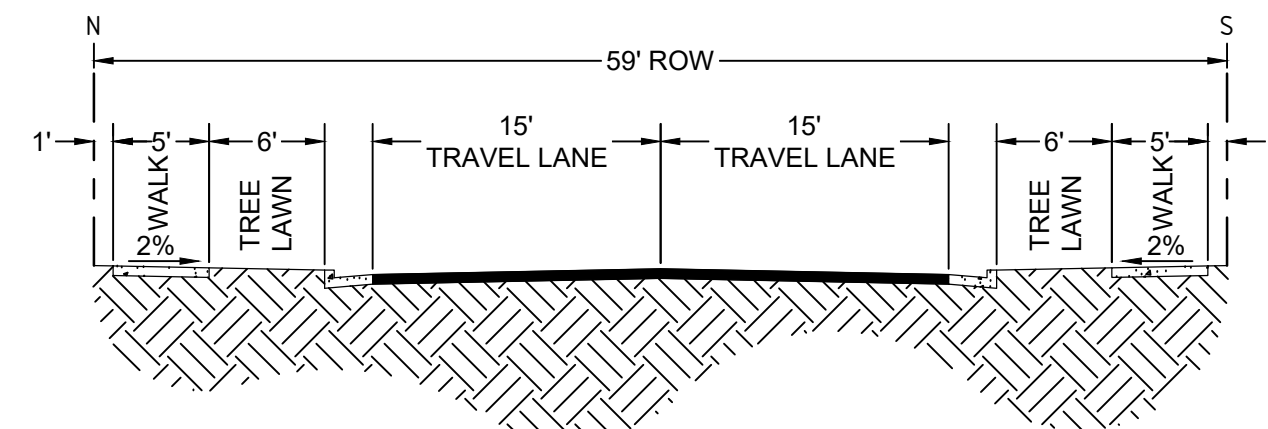
88TH AVE.
 (EAST OF FEDERAL AT INTERSECTION)
 2-LANE LOCAL
 (NO PARKING ALLOWED)



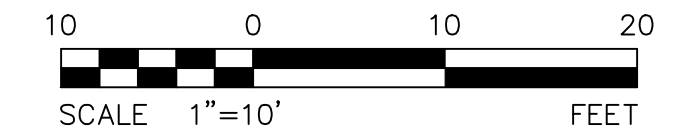
DECATUR ST.
 2-LANE LOCAL
 (PARKING ALLOWED ON THE EAST SIDE OF THE STREET - SHALL MAINTAIN A 26 FT UNOBSTRUCTED PATH OF TRAVEL FOR FIRE DEPARTMENT AERIAL APPARATUS ACCESS ROAD ON DECATUR STREET)



88TH AVE.
 (EAST OF DECATUR/ELM)
 2-LANE LOCAL
 (PARKING ALLOWED ON BOTH SIDES OF THE STREET - SHALL MAINTAIN A 20 FT UNOBSTRUCTED PATH OF TRAVEL FOR FIRE DEPARTMENT APPARATUS ACCESS ROAD ON 88TH AVENUE, EAST OF DECATUR/ELM STREETS)



87TH PL.
 2-LANE LOCAL
 (PARKING ALLOWED ON BOTH SIDES OF THE STREET - SHALL MAINTAIN A 20 FT UNOBSTRUCTED PATH OF TRAVEL FOR FIRE DEPARTMENT APPARATUS ACCESS ROAD ON 87TH PLACE)



UPLANDS

DATE: 07.01.2024

UPLANDS FILING NO. 3
BLOCK 1 TRACT B
OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO

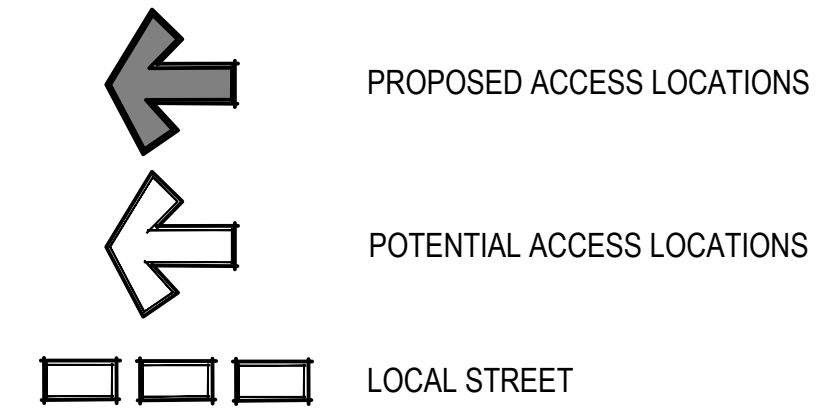
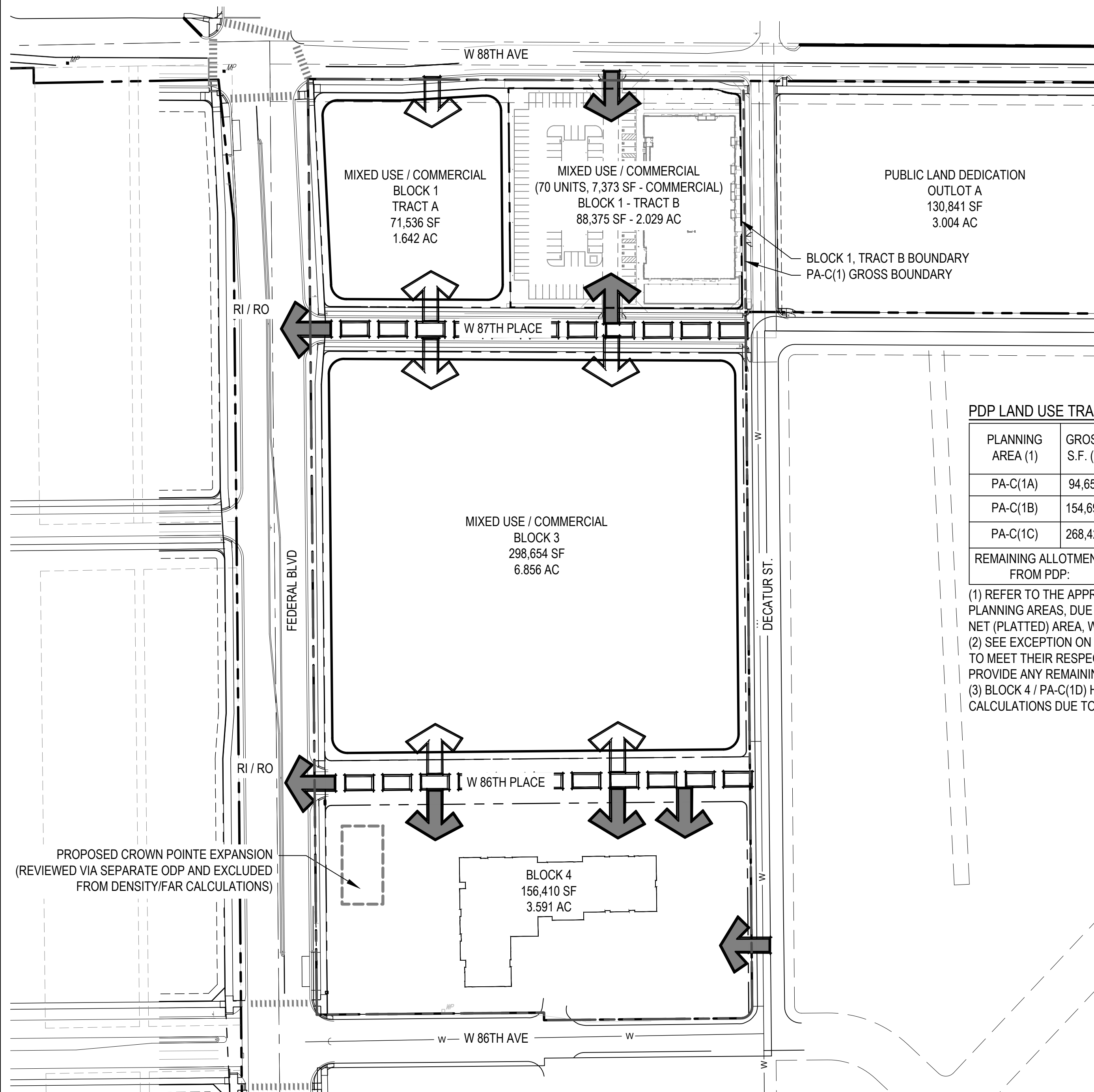
OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023
REVISIONS
SUB02: 11/22/23
SUB03: 03/05/24
SUB04: 05/24/24
SUB05: 07/01/24

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
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 SHEET 12 OF 39

NORRIS DESIGN
 PEOPLE + PLACEMAKING
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 DENVER, CO 80204
 P. 303.892.1166
 NORRIS-DESIGN.COM

OVERALL SITE PLAN

LEGEND



PDP LAND USE TRACKING TABLE

PLANNING AREA (1)	GROSS S.F. (1)	PROVIDED UNITS IN ODP	REQUIRED COMMERCIAL S.F. IN PDP	PROVIDED COMMERCIAL S.F. IN THIS ODP
PA-C(1A)	94,650	70	9,465 MIN - 189,300 MAX	7,373 (2)
PA-C(1B)	154,693	0	42,312 MIN - 846,242 MAX	0
PA-C(1C)	268,428	0	MIN. 11,000 OFFICE	0
REMAINING ALLOTMENT FROM PDP:		300	42,312 MIN - 846,242 MAX	MIN. 11,000 OFFICE

(1) REFER TO THE APPROVED PDP TO SEE MORE DETAIL ON THIS DELINEATION OF PLANNING AREAS, DUE TO FAR CALCULATIONS DERIVED FROM GROSS AREA AND NOT NET (PLATTED) AREA, WHICH IS USED FOR ALL OTHER CALCULATIONS IN THIS ODP.
 (2) SEE EXCEPTION ON SHEET 5. PLANNING AREAS ARE INDEPENDENTLY RESPONSIBLE TO MEET THEIR RESPECTIVE REQUIREMENTS AND WILL NOT BE REQUIRED TO PROVIDE ANY REMAINING BALANCE OR DEFICIENCIES FROM OTHER BLOCKS/TRACTS.
 (3) BLOCK 4 / PA-C(1D) HAS BEEN REMOVED FROM THE DENSITY AND FAR CALCULATIONS DUE TO ITS USE AS A PUBLIC CHARTER SCHOOL.

NOTES:

- PA-C(2) POND AND CONVEYANCE SYSTEMS HAVE BEEN ADEQUATELY SIZED FOR THE PA-C(1) DEVELOPMENT.
- FUTURE MIXED USE/COMMERCIAL DEVELOPMENT OF BLOCK 1, TRACT A AND BLOCK 3 TO BE DESIGNED BY OTHERS.

UPLANDS

DATE: 07.01.2024

**UPLANDS FILING NO. 3
 BLOCK 1 TRACT B
 OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 06.15.2023

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LOT COVERAGE

SURFACE TYPE	AREA (SF)	% OF SITE
BUILDING COVERAGE:	20,490	23%
PAVING AND DRIVES:	43,485	49%
LANDSCAPE OPEN AREA:	24,400	28%
TOTAL AREA:	88,375	100%

SITE PLAN NOTES

*PUBLICLY ACCESSIBLE PRIVATE PARK INCLUDES A PUBLIC ACCESS EASEMENT

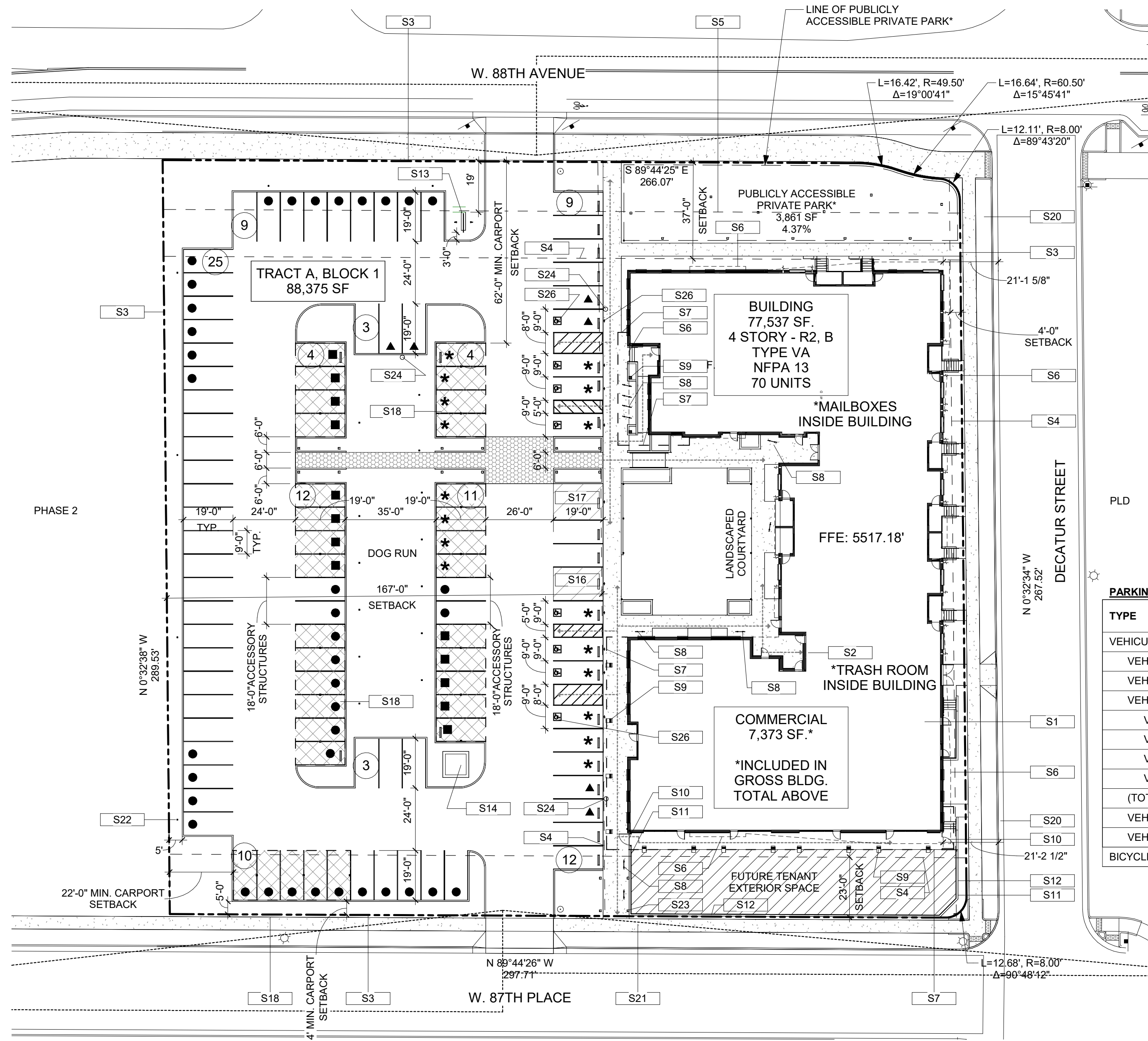
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UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
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GENERAL NOTES

- ACCESSIBLE ROUTE SHALL BE A CONTINUOUS, UNOBSTRUCTED PATH--PROVIDED FROM ACCESSIBLE PARKING, AND PUBLIC STREETS OR ACCESSIBLE SIDEWALKS TO THE ACCESSIBLE BUILDING ENTRANCES SERVED.
- HATCHING ON DRAWINGS IS SYMBOLIC ONLY AND DOES NOT REPRESENT ACTUAL MATERIAL PATTERNS.

VAN METER WILLIAMS POLLACK LLP

ARCHITECTURE | URBAN DESIGN | SAN FRANCISCO | DENVER | MANitou SPRINGS
 1728 Wynkoop Street, Suite 203, Denver, CO 80202 | 303.288.1848



ODP - SITE KEYNOTES

- S1 FIRE SPRINKLER RISER ROOM / DOMESTIC WATER F.D.C.
- S2 MAIN DISTRIBUTION PANEL
- S3 PROPERTY LINE
- S4 BUILDING SETBACK
- S5 UTILITY SETBACK
- S6 LINE OF BUILDING ABOVE
- S7 LINE OF CANOPY ABOVE
- S8 BICYCLE RACKS
- S9 COLUMN
- S10 GATE
- S11 FENCE
- S12 RETAINING WALL UP TO 3' HT.
- S13 MONUMENT SIGNAGE
- S14 TRANSFORMER AND PAD
- S16 DELIVERIES SPACE AND SIGNAGE
- S17 LOADING SPACE AND SIGNAGE
- S18 CARPORTS
- S20 NO-PARKING SIGNAGE, SEE SHEET 37
- S21 SIGHT TRIANGLE
- S22 PARKING LOT LIGHT
- S23 BOLLARD LIGHT
- S24 EV CHARGING EQUIPMENT
- S26 ADA SIGNAGE, SEE SHEET 37

PARKING

TYPE	SPACES REQUIRED	SPACES PROVIDED
VEHICULAR, TOTAL (#):	120	120
VEHICULAR, STANDARD (#):	84	84
VEHICULAR, ACCESSIBLE (#):	4	4
VEHICULAR, VAN ACCESSIBLE (#):	4	4
VEHICULAR, EVSE INSTALLED (#):	6	6
VEHICULAR, EV READY (#):	17	17
VEHICULAR, EV CAPABLE (#):	13	13
VEHICULAR, EV CAPABLE LIGHT (#):	32	32
(TOTAL EV SPACES (#)):	68	68
VEHICULAR, COMMERCIAL (#):	25	25
VEHICULAR, ON-STREET (#):	N/A	18
BICYCLE, TOTAL (#):	20	20

SITE PLAN LEGEND

- NATIVE SEED RE: LANDSCAPE
- CARPORTS: 32 SPACES PROVIDED
- CONCRETE W/ SCORING, RE: LANDSCAPE
- CONCRETE
- 9 PARKING SPACE COUNT
- EVSE-INSTALLED SPACES
- EV-READY SPACES
- EV-CAPABLE SPACES
- EV-CAPABLE LIGHT SPACES
- ACCESSIBLE ROUTE
- SIGHT TRIANGLE

1 SITE PLAN
 13
 SCALE: 1" = 30'-0"

UPLANDS

DATE: 07.01.2024

UPLANDS FILING NO. 3 BLOCK 1
OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 06.15.2023

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OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 14 OF 39

GRADING LEGEND

- 5280— EXISTING MAJOR CONTOUR (PER SITE SURVEY)
- - - - - EXISTING MINOR CONTOUR (PER SITE SURVEY)
- EXISTING DRAINAGE FLOW (PER SITE SURVEY)
- - - - -5280- - - - - PROPOSED MAJOR CONTOUR (BY OTHERS - SEE NOTE)
- - - - - PROPOSED MINOR CONTOUR (BY OTHERS - SEE NOTE)
- PROPOSED DRAINAGE FLOW (BY OTHERS - SEE NOTE)
- - - - -5280- - - - - PROPOSED MAJOR CONTOUR
- - - - - PROPOSED MINOR CONTOUR
- PROPOSED DRAINAGE FLOW
- PROPOSED DRAINAGE SWALE

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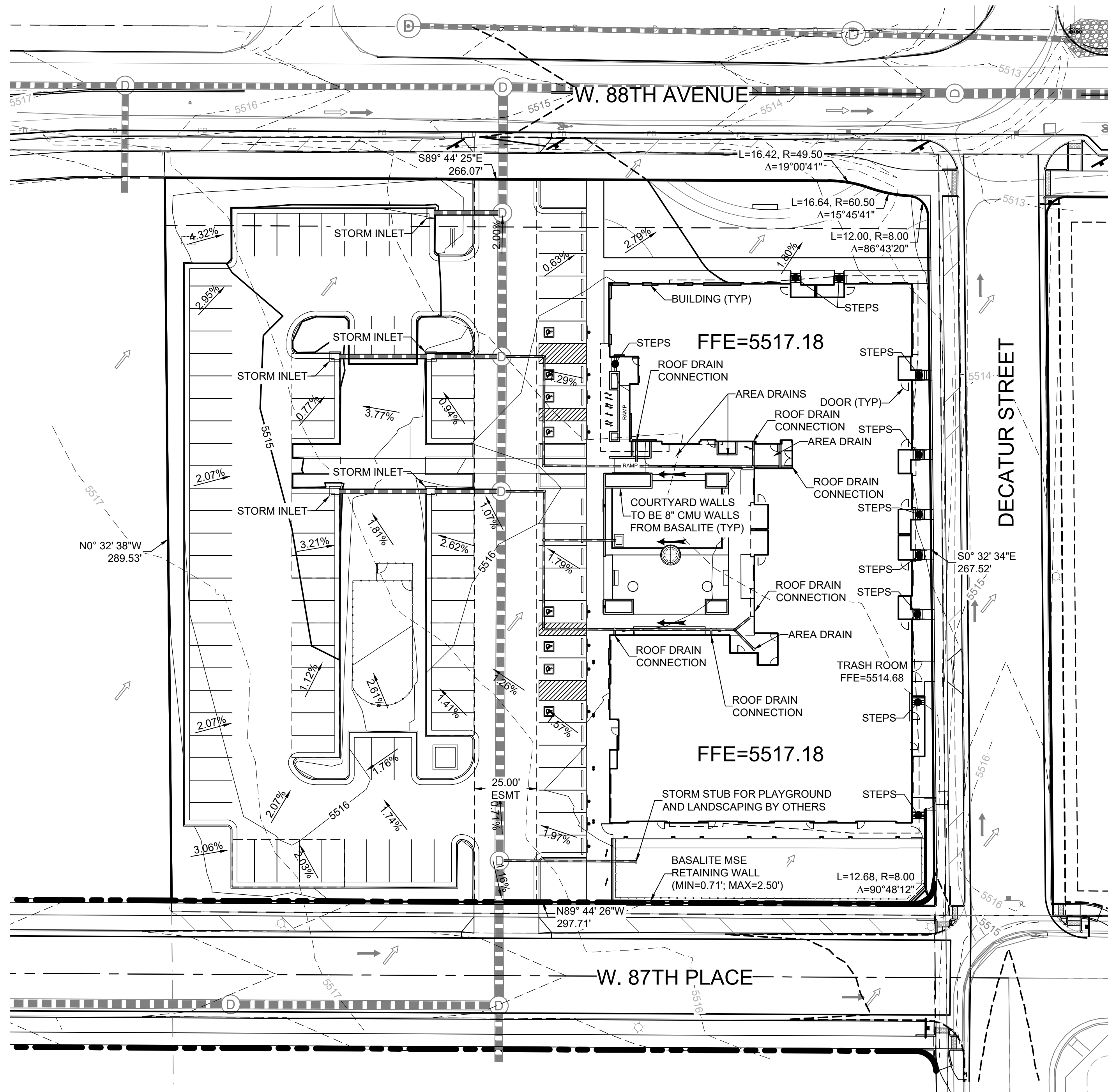
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UPLANDS FILING NO. 3

BLOCK 1 TRACT B

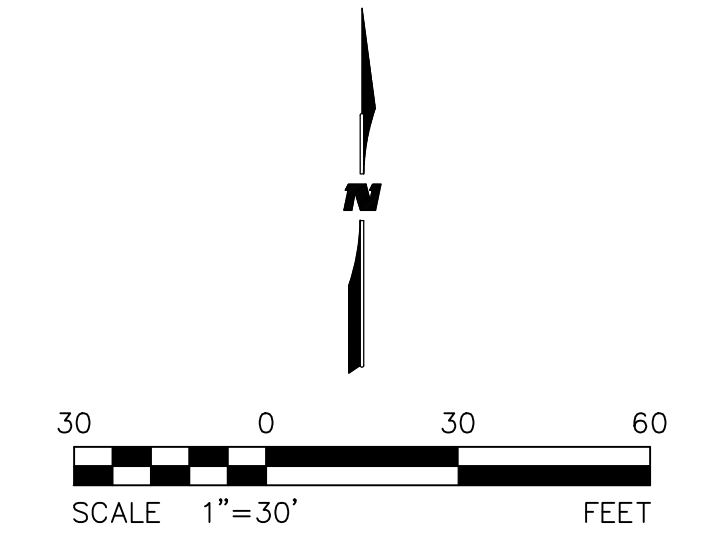
OFFICIAL DEVELOPMENT PLAN

WESTMINSTER, COLORADO



GRADING BY OTHERS NOTE

GRADING OF THE ADJACENT RIGHT-OF-WAYS FOR W. 88TH AVENUE, DECATUR STREET, AND W. 87TH PLACE IS BEING DESIGNED BY VPDF UPLANDS LLC (ENG23-0024) AS PART OF THE LARGER OVERALL DEVELOPMENT REGARDING MULTIPLE LOTS IN THIS AREA.



OFFICIAL DEVELOPMENT PLAN
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FIRE FLOW DATA

FIRE FLOW REQUIREMENTS AREA 2,500 GPM.
 THIS BUILDING REQUIRES 3 FIRE HYDRANTS TO MEET FIRE-FLOW REQUIREMENTS.

CODE USED FOR ANALYSIS: 2021 INTERNATIONAL FIRE CODE
 OCCUPANCY GROUP: R-2, B
 CONSTRUCTION TYPE: V-A
 FIRE AREA: 77,537 SQ FT
 THIS BUILDING IS FULLY SPRINKLERED.

FDC IS REQUIRED TO BE PLACED IN THE FIELD, PER SECTION 912.2 LOCATION.

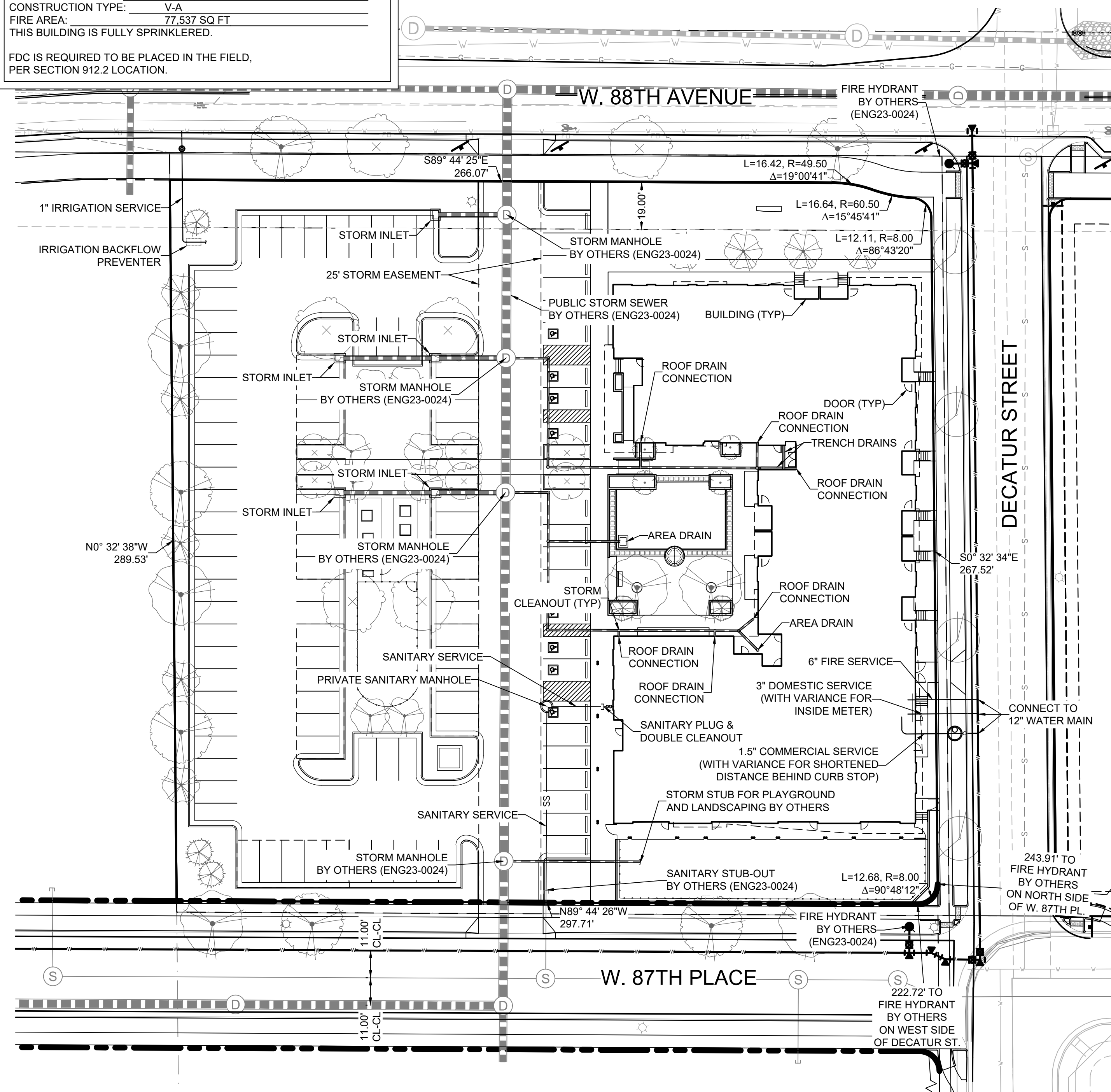
OFFICIAL DEVELOPMENT PLAN UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF ADAMS, STATE OF COLORADO SHEET 15 OF 39

UTILITY LEGEND

- S--- EXISTING SANITARY SEWER
- (S) EXISTING SANITARY SEWER MANHOLE
- D--- EXISTING STORM SEWER
- (D) EXISTING STORM SEWER MANHOLE
- [] EXISTING STORM SEWER INLET
- W EXISTING WATER LINE
- EXISTING FIRE HYDRANT
- (BY OTHERS)--- PROPOSED SANITARY SEWER (BY OTHERS - SEE NOTE)
- ⊙ PROPOSED SANITARY SEWER MANHOLE (BY OTHERS - SEE NOTE)
- (BY OTHERS)--- PROPOSED STORM SEWER (BY OTHERS - SEE NOTE)
- ⊙ PROPOSED STORM SEWER MANHOLE (BY OTHERS - SEE NOTE)
- [] PROPOSED STORM SEWER INLET (BY OTHERS - SEE NOTE)
- (BY OTHERS)--- PROPOSED WATER LINE (BY OTHERS - SEE NOTE)
- PROPOSED FIRE HYDRANT (BY OTHERS - SEE NOTE)
- (BY OTHERS)--- PROPOSED SANITARY SEWER
- ⊙ PROPOSED SANITARY SEWER MANHOLE
- (BY OTHERS)--- PROPOSED SANITARY SEWER CLEANOUT
- (BY OTHERS)--- PROPOSED STORM SEWER
- ⊙ PROPOSED STORM SEWER MANHOLE
- PROPOSED STORM SEWER CLEANOUT
- [] PROPOSED STORM SEWER INLET
- (BY OTHERS)--- PROPOSED WATER LINE
- PROPOSED FIRE HYDRANT
- ⊙ PROPOSED WATER METERS
- PROPOSED CURB STOP

UTILITIES BY OTHERS NOTE

UTILITIES WITHIN THE ADJACENT RIGHT-OF-WAYS FOR W. 88TH AVENUE, DECATUR STREET, AND W. 87TH PLACE ARE BEING DESIGNED BY VPDF UPLANDS LLC (ENG23-0024) AS PART OF THE LARGER OVERALL DEVELOPMENT REGARDING MULTIPLE LOTS IN THIS AREA.



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UPLANDS FILING NO. 3

BLOCK 1 TRACT B

OFFICIAL DEVELOPMENT PLAN

WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 06.15.2023

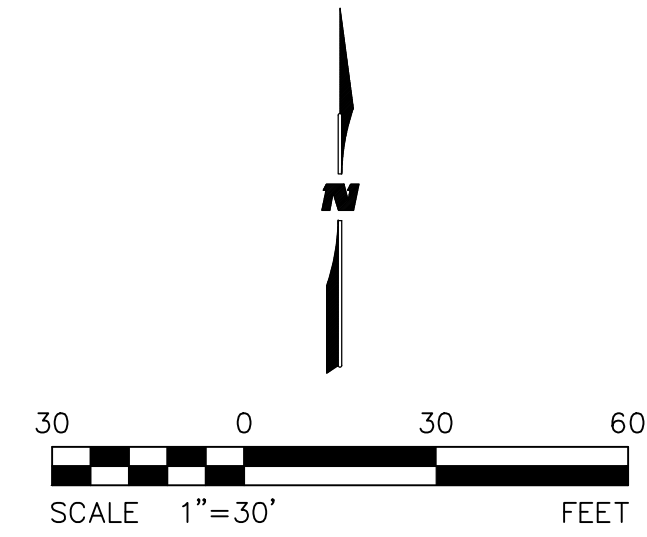
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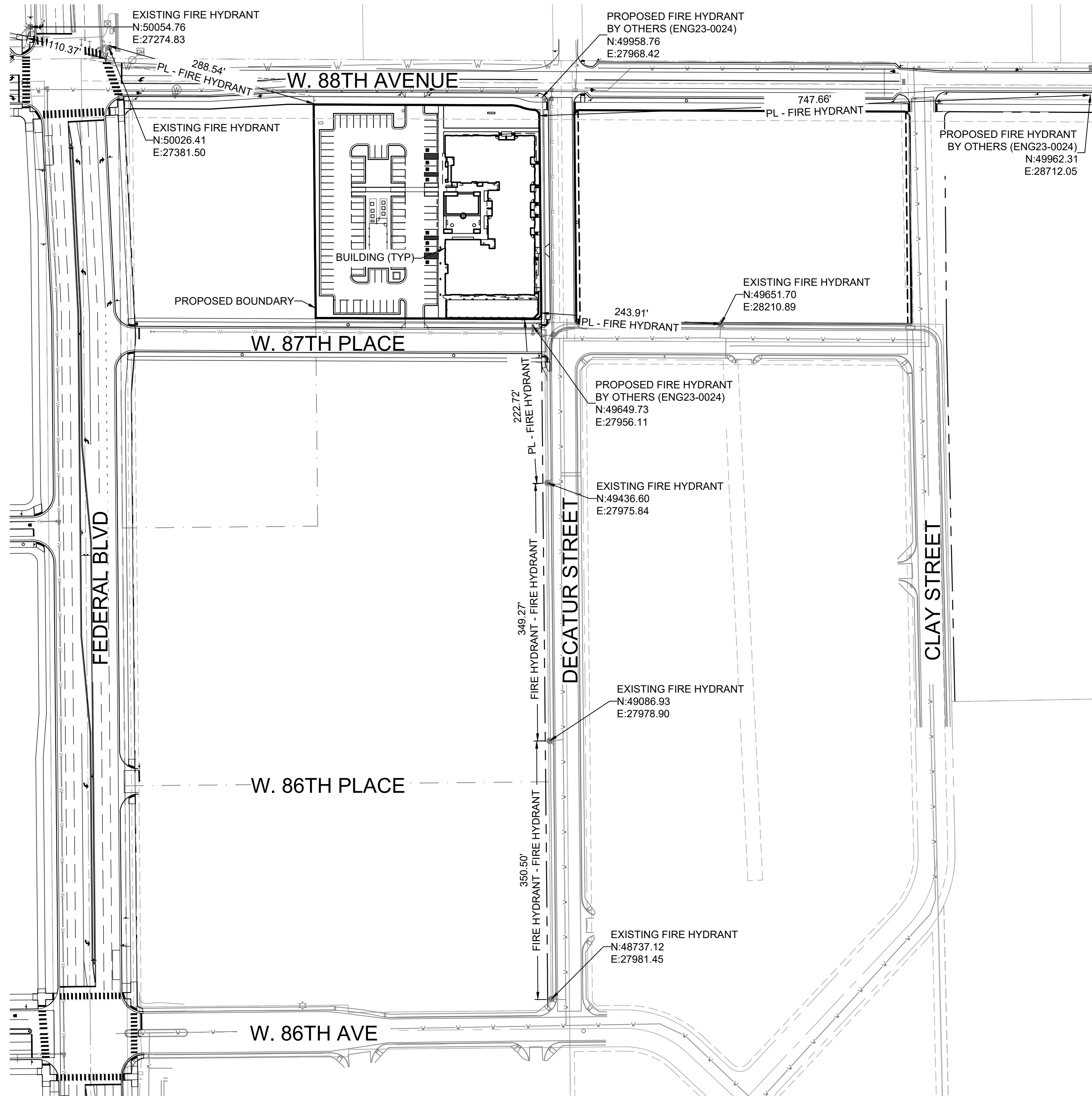
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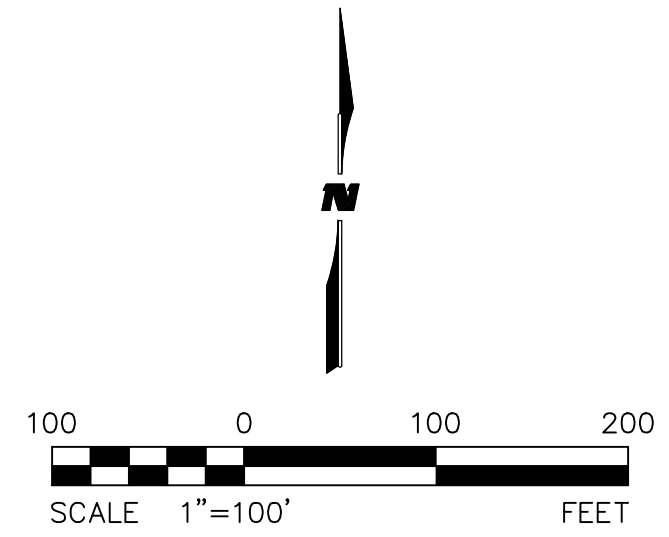
UTILITY LEGEND

-  EXISTING FIRE HYDRANT
-  PROPOSED FIRE HYDRANT (BY OTHERS - SEE NOTE)
-  PROPOSED FIRE HYDRANT



UTILITIES BY OTHERS NOTE

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UPLANDS

DATE: 07.01.2024

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 BLOCK 1 TRACT B
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 WESTMINSTER, COLORADO**

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 SHEET 17 OF 39

**VAN METER
 WILLIAMS
 POLLACK** LP

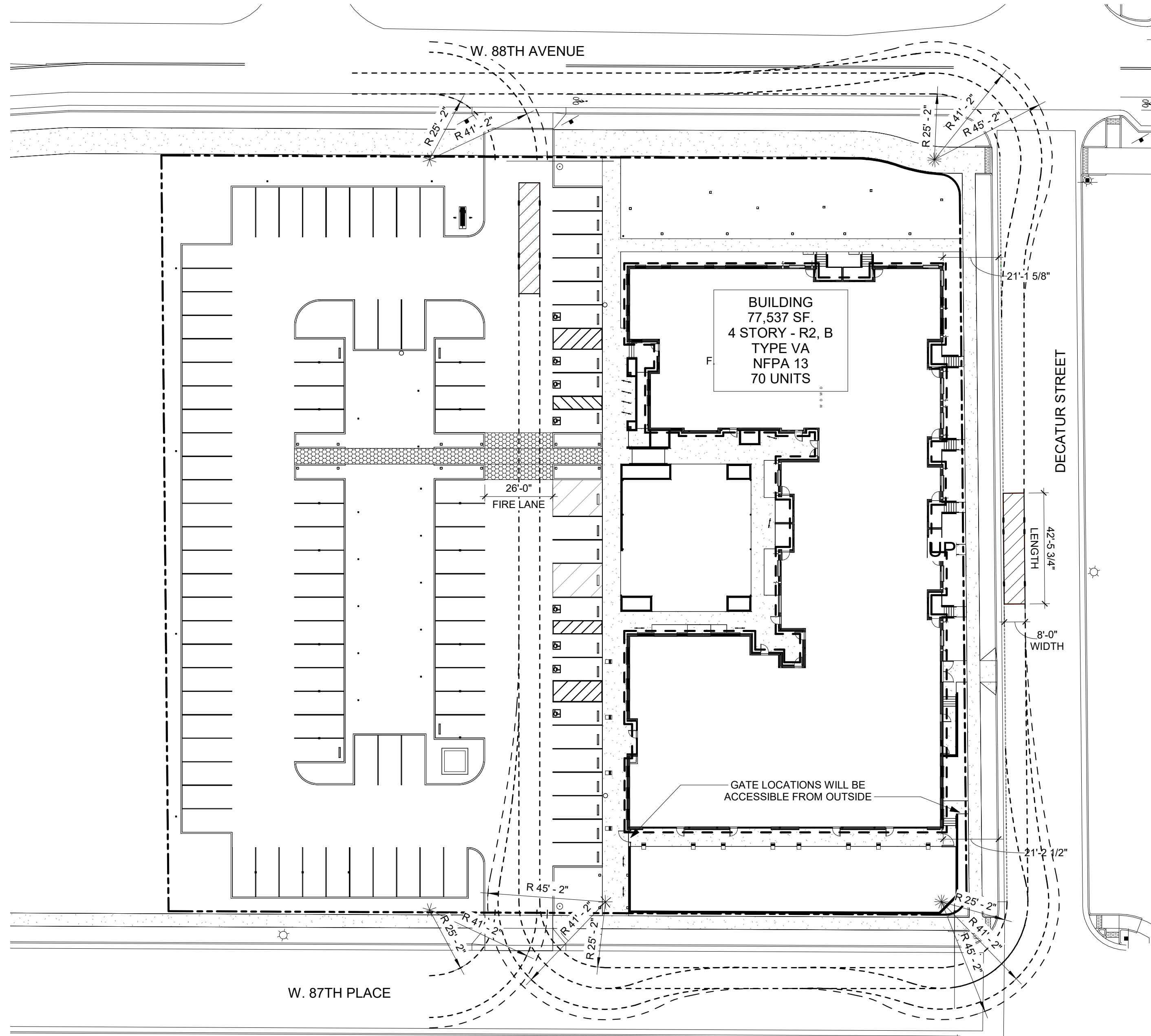
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DATE: 07.01.2024

UPLANDS FILING NO. 3 BLOCK 1

**OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**



1 SITE PLAN
 17
 SCALE: 1" = 30'-0"

FIRE EXHIBIT

- LINE OF FIRE APPARATUS LANE ON DECATUR STR.
- WHEEL PATHS
- VEHICLE BODY
- WESTMINSTER FIRE TRUCK

WESTMINSTER FIRE TRUCK: DIMENSIONS PROVIDED BASED ON PIERCE TRUCK PER WESTMINSTER STANDARDS

LINE OF BUILDING SERVED WITHIN 150' OF FIRE APPARATUS EQUIPMENT

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 FIRE EXHIBIT**

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 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 18 OF 39

britina

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 landscape architecture urban design planning
 phone: 303.456.2867 web: www.britina.com

SURFACE TYPE WITHIN UPLANDS PA-C(1)	AREA (SF)	% OF SITE
BUILDING AREA	20490	23%
PAVING (ALLEYS / WALKS / ROADS / DRIVEWAYS)	43485	49%
COMMON OPEN SPACE	24400	28%
TOTAL AREA	88375	100%

	PRIVATE LANDSCAPE AREA (SF)*			RIGHT-OF-WAY LANDSCAPE AREA (SF)		
	LANDSCAPE RATIO	# REQUIRED	# PROVIDED	LANDSCAPE RATIO	# REQUIRED	# PROVIDED
TREES	1/550 SF	44	42	1/550 SF	10	12
SHRUBS	3/550 SF	133	154	3/550 SF	30	31
TOTAL:		176	196		40	43

*NOTE: 21 EXTRA SHRUBS IN PRIVATE LANDSCAPE AREA ACCOUNTS FOR 2 TREES

SOIL AMENDMENT REQUIRED*				
PRIVATE AREA (SF)	23124	x 5 YDS/1000 SF =	116	CU.YDS.
R.O.W AREA (SF)	5164	x 5 YDS/1000 SF =	26	CU.YDS.
TOTAL:			141	CU. YDS

*NOTE: SOIL TO BE AMENDED IN ALL LANDSCAPE AREAS EXCEPT DOG PARK INTERIOR

LANDSCAPE WATER BUDGET				
LANDSCAPE HYDROZONE	COVERAGE	AREA (SF)	TOTAL WATER USE (GAL)	
HIGH	0%	0.00	x 18 GAL =	0.00
MEDIUM	28%	7563	x 10 GAL =	75630
LOW	72%	19448	x 3 GAL =	58344
TOTAL ALL HYDROZONES:	100%	27011	TOTAL GAL:	133974
TOTAL GAL / TOTAL LANDSCAPE AREA =			5.00	GAL/SQ FT

STANDARD STATEMENTS:

- A. ALL LANDSCAPING SHALL BE IN CONFORMANCE WITH LANDSCAPE REGULATIONS, 2004 EDITION AND ORDINANCE NO. 3133, SERIES OF 2004.
- B. THE TOTAL WATER BUDGET SHALL NOT EXCEED 15 GALLONS/SQUARE FEET/IRRIGATION SEASON (YEAR), UNLESS APPROVED OTHERWISE BY THE CITY.
- C. LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL, (AS DETERMINED BY THE CITY), SHALL BE REPLACED WITHIN 6 MONTHS OF NOTIFICATION BY THE CITY. ALL LANDSCAPE IMPROVEMENTS/MATERIALS MUST BE MAINTAINED AS REQUIRED BY THE LANDSCAPE REGULATIONS AND THIS OFFICIAL DEVELOPMENT PLAN.
- D. SOIL PREPARATION FOR ALL NON-HARDSCAPE AREAS SHALL INCLUDE TOPSOIL AND/OR ORGANIC MATTER (COMPOST OR AGED GROUND MANURE) AND SHALL BE ADDED AT A RATE OF FIVE CUBIC YARDS PER ONE THOUSAND SQUARE FEET AND TILLED 8" DEPTH INTO THE SOIL. AN INSPECTION AND AFFIDAVIT REGARDING SOIL PREPARATION WILL BE REQUIRED.
- E. ALL SINGLE FAMILY LOTS ARE REQUIRED TO HAVE SOIL AMENDMENT INSTALLED BY THE DEVELOPER IN ALL YARD AREAS NOT COVERED BY HARDSCAPE.
- F. AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED FOR ALL LANDSCAPE AREAS. AN IRRIGATION AUDIT WILL BE REQUIRED FOR ALL IRRIGATION SYSTEMS, EXCEPTING THOSE INSTALLED BY THE SINGLE FAMILY DETACHED HOMEOWNER.
- G. IRRIGATION SYSTEMS SHALL BE MAINTAINED AND PERIODICALLY ADJUSTED TO ASSURE WATERING EFFICIENCY AND CONSERVATION METHODS. IRRIGATION SHOULD NOT OCCUR BETWEEN THE HOURS OF 10 A.M. AND 6 P.M. IN ORDER TO REDUCE EVAPORATION. EXCESSIVE WATER RUN OFF, AS DETERMINED BY THE CITY, IS NOT PERMITTED.
- H. NO TREE OR SHRUB WILL BE PLANTED WITHIN 5' OF A FIRE HYDRANT.
- I. ALL SHRUB BED AREAS SHALL BE SEPARATED FROM SOD AREAS BY EDGING MATERIAL. MULCH SHALL BE PLACED OVER A SUITABLE WEED BARRIER FABRIC.
- J. FINAL LANDSCAPING AND IRRIGATION DRAWINGS AND PRIVATE IMPROVEMENTS AGREEMENT SHALL BE SUBMITTED TO THE CITY OF WESTMINSTER FOR REVIEW AND APPROVAL PRIOR TO APPROVAL OF FINAL PLAT.
- K. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS PREPARED BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS AS DESIGNATED ON THIS PLAN

UPLANDS

DATE: 07.01.2024

**UPLANDS FILING NO. 3
 BLOCK 1 TRACT B
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 WESTMINSTER, COLORADO**

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023
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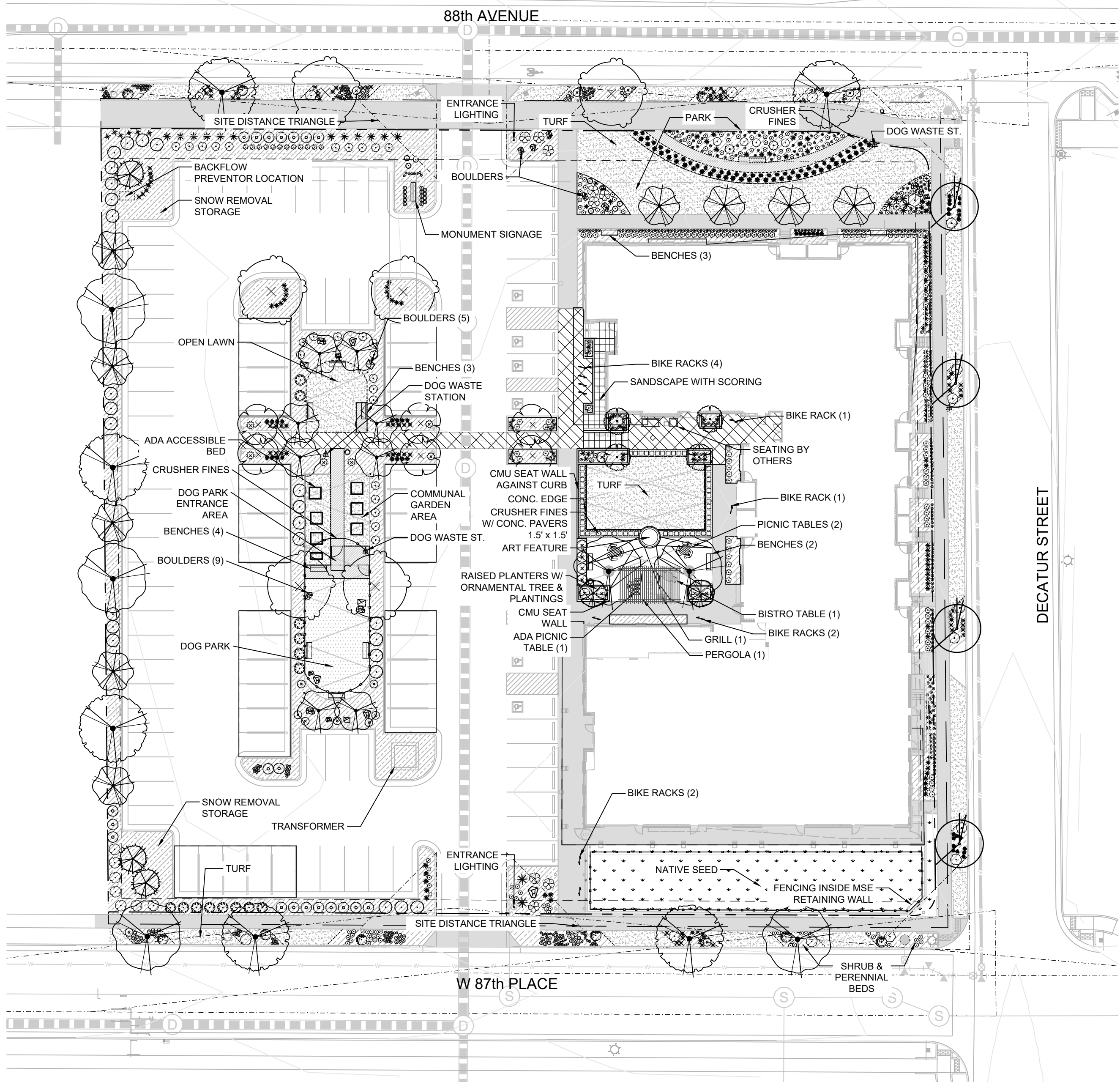
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UPLANDS

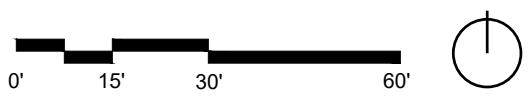
DATE: 07.01.2024

**UPLANDS FILING NO. 3
 BLOCK 1 TRACT B
 OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**



LEGEND

- TRASH CANS** ○ Metrix 40 Gal Trash Receptacle, Dual Openings, Side Door in Textured Pewter from Anova
- BENCHES** ▭ Exposition 6' Contour Bench in Textured Pewter from Anova
- PICNIC TABLES** ▭ Recycled Plastic ADA Picnic Table and Recycled Plastic Picnic Table from Anova
- SMALL BISTRO TABLES** □ Bravo Bistro Table and 2 Chairs from landscapeforms
- CRUSHER FINES** ▨ Fines Tan Breeze from Pioneer or Equivalent
- PEA GRAVEL** ▩ 3/8in Granite Chips from Pioneer or Equivalent
- ROCK MULCH** ▨ 3/4 in. Brecken Gold from Pioneer or Equivalent
- TURF (RTF)** ▩ Rhizomatous Tall Fescue from Green Valley Turf or Equivalent
- NATIVE GRASS** ▩ Rocky Mountain Native Seed Mix from Arkansas Valley Seed
- CONCRETE W/ SCORING** ▨ Landscape Refined in Adobe Desert from Bomanite
- STEPSTONE PAVERS** ▩ CalArc Stepstone Pavers from Stepstone, Inc. in 1812 Agave, 18"x18"
- SEAT WALL CAPS** □ 2" Cap Above all CMU Landscape Walls in Basalite Ground Face 807
- DOG WASTE STATION** ▭ Upbeat Dog Waste Station with Round Perforated Can and ONEpul Bag System from Anova
- STANDARD CONCRETE SIDEWALK** ▩ Broom Finish Sandstone Concrete Mix
- BOULDERS** ▭ Colorado Moss Boulder 2-3.5' on All Sides Dim. from Pioneer or Equivalent
- LIGHTING** ▭ See Photometrics Plan



OFFICIAL DEVELOPMENT PLAN
 PREPARED: 06.15.2023

REVISIONS	
SUB02:	11/22/23
SUB03:	03/05/24
SUB04:	05/24/24
SUB05:	07/01/24

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
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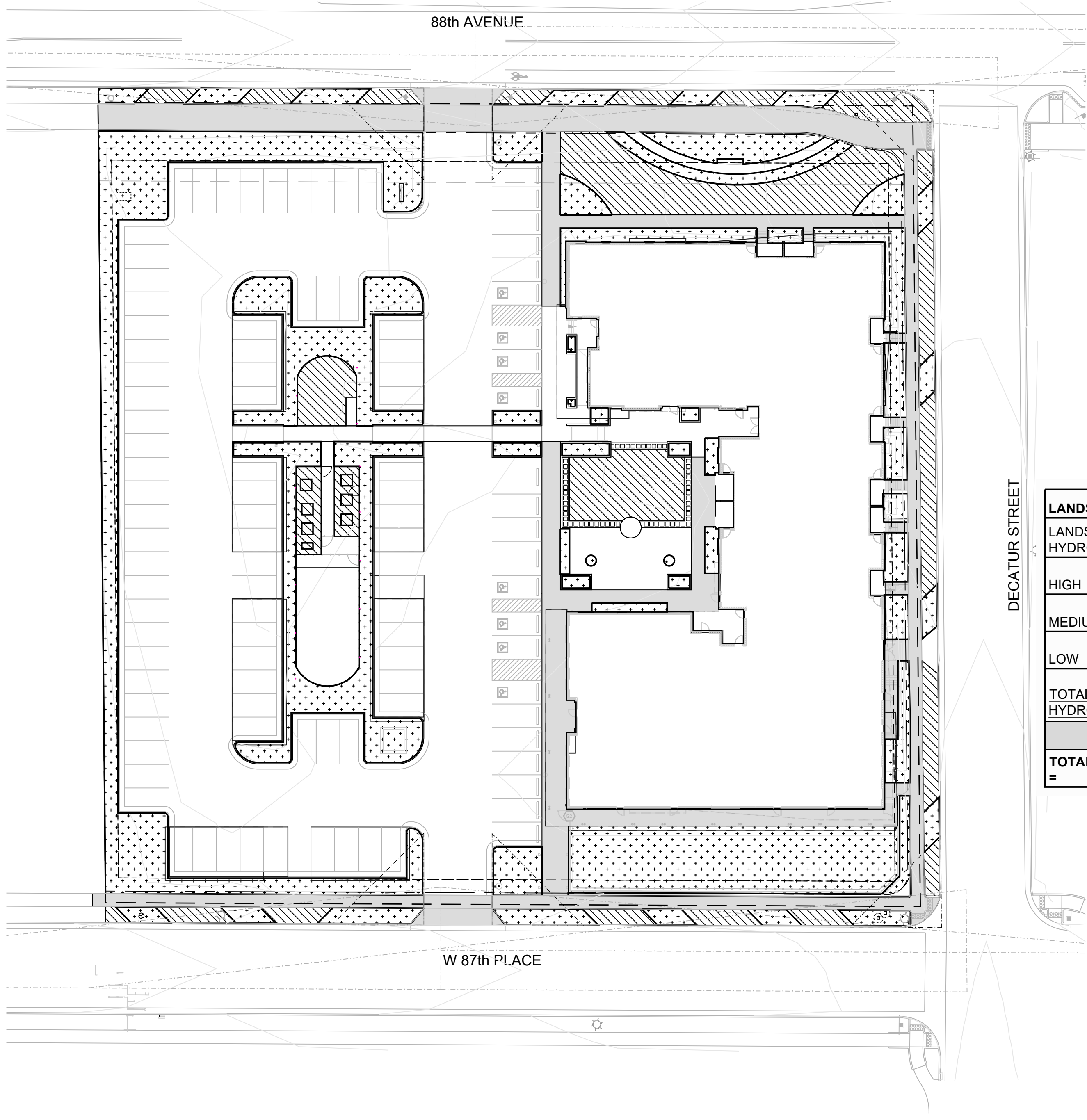
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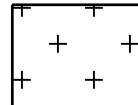
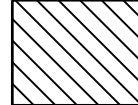
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DATE: 07.01.2024

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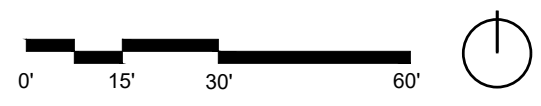
LEGEND:HYDROZONES

-  **LOW** 19,448 sf
-  **MEDIUM** 7,563 sf

NOTES:

1. THE AVERAGE GALLONS PER SQUARE FOOT CANNOT EXCEED 15 GALLONS PER SQUARE FOOT
2. NON-WATERED LANDSCAPED AREAS ARE EXCLUDED FROM CALCULATION.

LANDSCAPE WATER BUDGET				
LANDSCAPE HYDROZONE	COVERAGE	AREA (SF)	TOTAL WATER USE (GAL)	
HIGH	0%	0	x 18 GAL =	0
MEDIUM	28%	7563	x 10 GAL =	75630
LOW	72%	19448	x 3 GAL =	58344
TOTAL ALL HYDROZONES	100%	27011	TOTAL GAL:	133974
TOTAL GAL / TOTAL LANDSCAPE AREA			=	5.0 GAL/SQ FT



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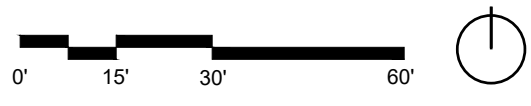
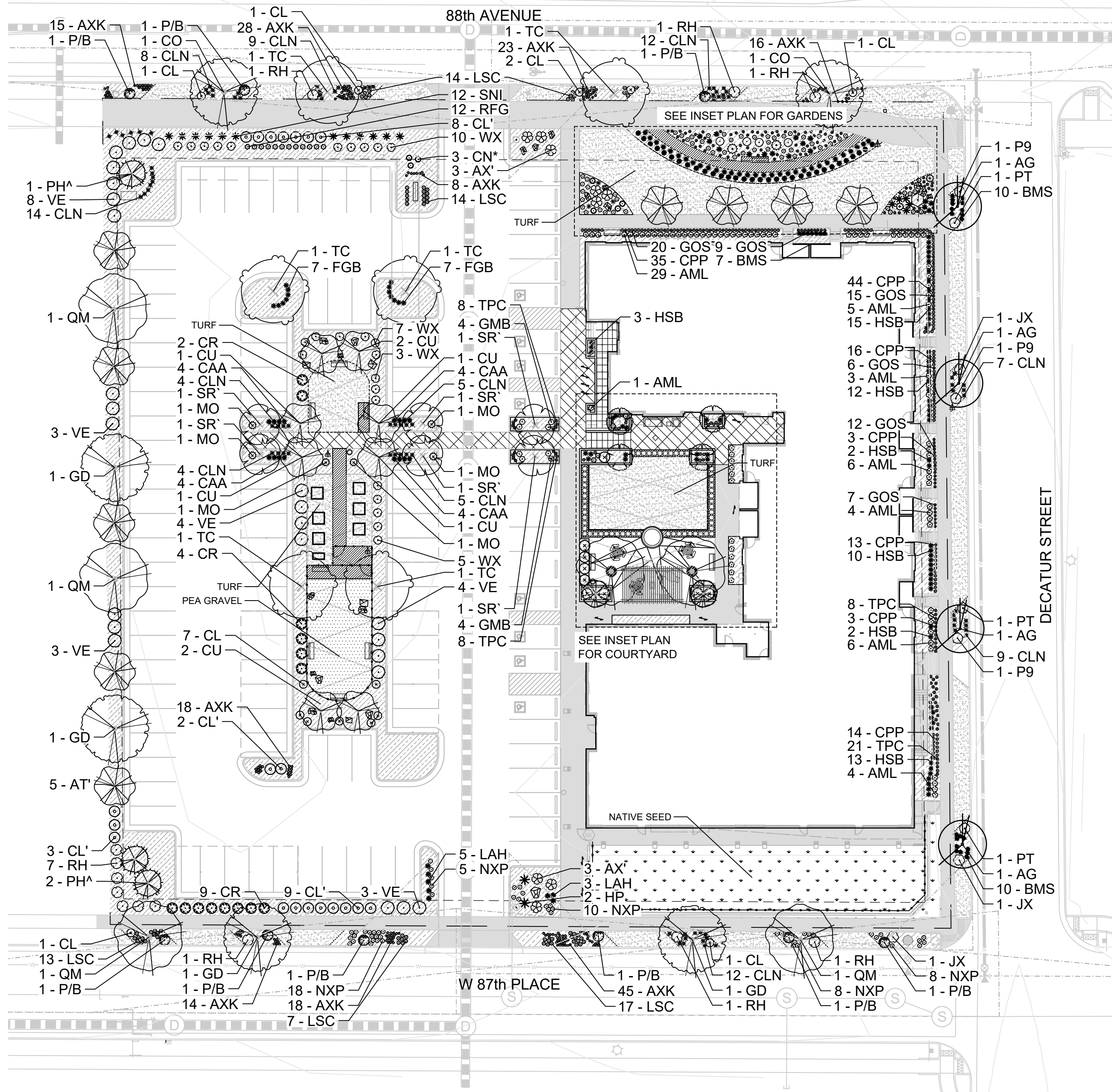
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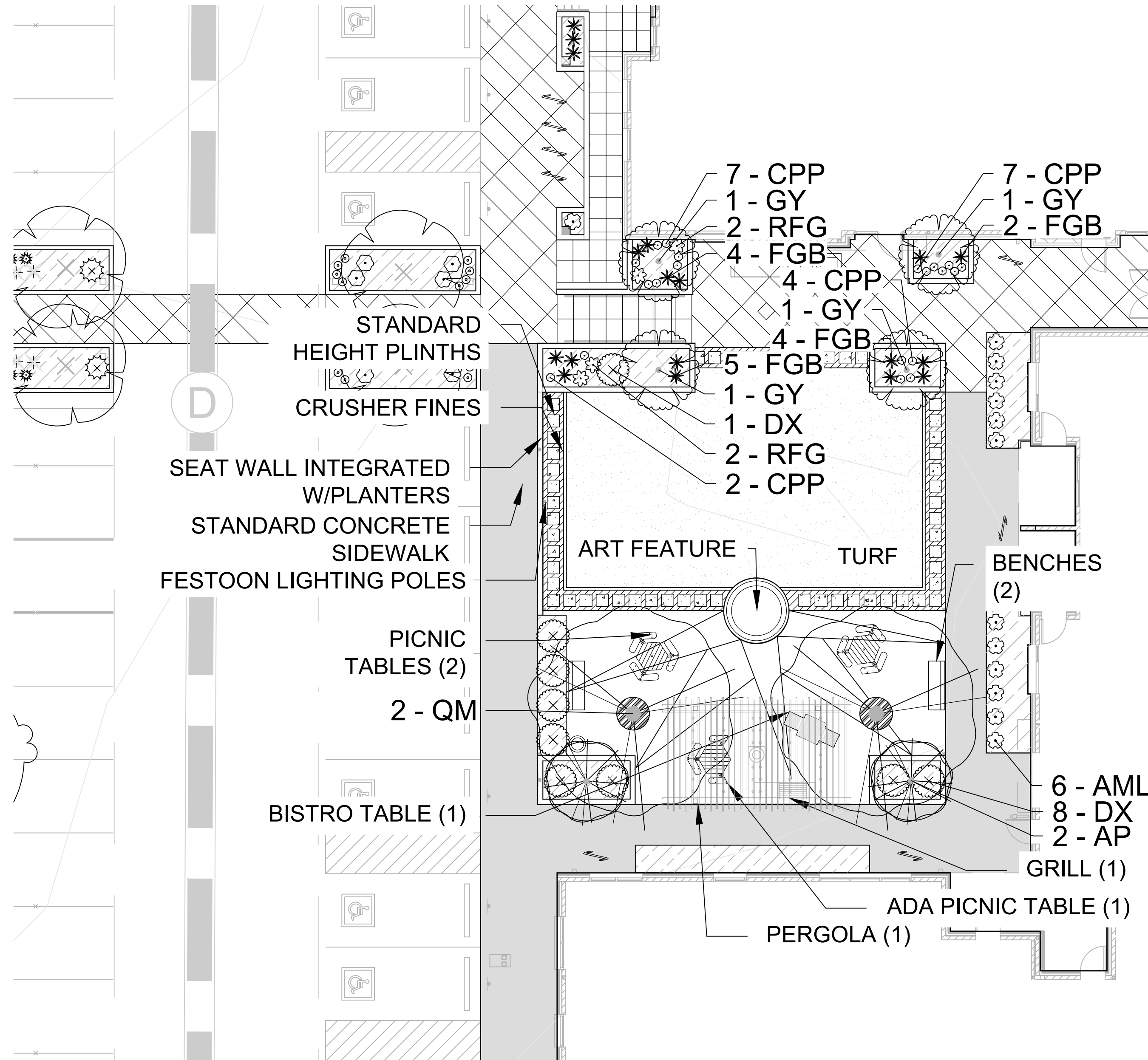
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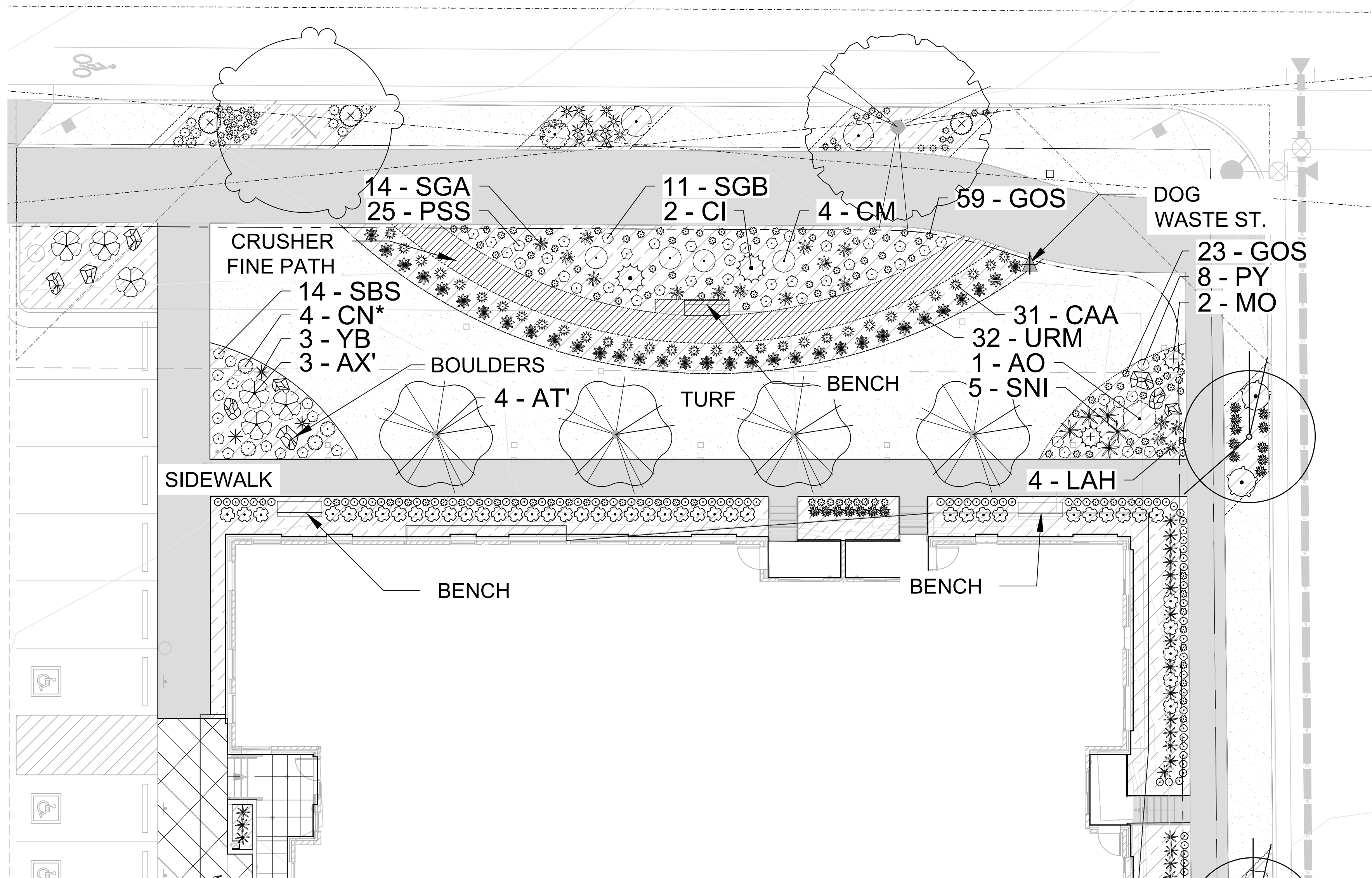
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LANDSCAPE INSET

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DECIDUOUS SHADE TREES	BOTANICAL NAME	COMMON NAME	QTY	SIZE	WATER USE	REMARKS
AG	<i>ACER GRANDIDENTATUM 'MESA GLOW'</i>	MESA GLOW BIGTOOTH MAPLE	4	2.5" CAL.	LOW	NATIVE, FIRE RESISTANT
CO	<i>CELTIS OCCIDENTALIS</i>	WESTERN HACKBERRY	2	2.5" CAL.	LOW	
GY	<i>GINKO BILOBA 'JN9'</i>	SKY TOWER MAIDENHAIR TREE	4	2.5" CAL.	LOW	COLUMNAR
GD	<i>GYMNOCLADUS DIOICA 'ESPRESSO'</i>	KENTUCKY COFFEETREE	4	3" CAL.	LOW	STERILE MALE (SEEDLESS)
QM	<i>QUERCUS X MACDANIELII</i>	HERITAGE ENGLISH OAK	6	2.5" CAL.	LOW	TOLERANT TO MANY CONDITIONS
TC	<i>TILIA CORDATA 'GREENSPIRE'</i>	GREENSPIRE LITTLELEAF LINDEN	6	3" CAL.	MEDIUM	
*20% MIN SHADE TREES ARE INCREASED TO 3" CAL AND EVERGREEN INCREASED TO 8' HT						
DECIDUOUS ORNAMENTAL TREES	BOTANICAL NAME	COMMON NAME		SIZE	WATER USE	REMARKS
AP	<i>ACER PALMATUM 'BLOODGOOD'</i>	BLOODGOOD JAPANESE MAPLE	2	2' CAL.	MEDIUM	PROTECT FROM WIND
AT'	<i>ACER TATARICUM 'GARANN'</i>	HOT WINGS TARTARIAN MAPLE	9	2" CAL.	LOW	SINGLE STEM
CU	<i>CERCIS CANADENSIS</i>	EASTERN REDBUD	8	2" CAL.	MEDIUM	
SR'	<i>SYRINGA RETICULATA 'IVORY SILK'</i>	IVORY SILK JAPANESE TREE LILAC	6	2" CAL.	LOW	LIMB TO 8'
EVERGREEN TREES	BOTANICAL NAME	COMMON NAME		SIZE	WATER USE	REMARKS
PH^	<i>PINUS HELDREICHII</i>	BOSNIAN PINE	3	8' HT.	LOW	
*ANY MORE WOULD BE TOO CLOSE TO WALKS AND STREETS						
DECIDUOUS SHRUBS	BOTANICAL NAME	COMMON NAME		SIZE	WATER USE	REMARKS
AO	<i>AMELANCHIER ALNIFOLIA 'OBELISK'</i>	STANDING OVATION SERVICEBERRY	1	5 GAL.	LOW	
CI	<i>CERCOCARPUS INTRICATUS</i>	LITTLELEAF MOUNTAIN MAHOGANY	2	5 GAL.	LOW	
CM	<i>CHAMAEBATIARIA MILLEFOLIUM</i>	FERNBUSH	4	5 GAL.	LOW	
CN*	<i>CHRYSOTHAMNUS NAUSEOSUS NAUSEOSUS</i>	DWARF BLUE RABBITBRUSH	7	5 GAL.	LOW	NATIVE
CR	<i>CORNUS SERICEA ARCTIC FIRE</i>	ARCTIC FIRE DWARF RED TWIG DOGWOOD	15	5 GAL.	MEDIUM	
CL	<i>CORNUS SERICEA 'KELSEYI'</i>	KELSEY'S DWARF RED TWIG DOGWOOD	14	5 GAL.	MEDIUM	
CL'	<i>COTONEASTER LUCIDUS</i>	SHINY/PEKING COTONEASTER	22	5 GAL.	LOW	
DX	<i>DAPHNE X BURKWOODI 'CAROL MACKIE'</i>	CAROL MACKIE DAPHNE	9	5 GAL.	MEDIUM	
JX	<i>JAMESIA AMERICANA</i>	WAXFLOWER	3	5 GAL.	LOW	
P9	<i>PHYSOCARPUS MONOGYNUS</i>	MOUNTAIN NINEBARK	3	5 GAL.	LOW	NATIVE
P/B	<i>PRUNUS BESSEYI 'P011S'</i>	PAWNEE BUTTES SAND CHERRY	9	5 GAL.	LOW	
PT	<i>PRUNUS TENELLA</i>	DWARF RUSSIAN ALMOND	3	5 GAL.	LOW	
RH	<i>RHUS AROMATICA 'GRO-LOW'</i>	GRO-LOW FRAGRANT SUMAC	13	5 GAL.	LOW	
VE	<i>VIBURNUM BUREJAETICUM 'P017S'</i>	MINI-MAN VIBURNUM	25	5 GAL.	LOW	
WX	<i>WEIGELA 'SLINCO 1'</i>	CRIMSON KISSES WEIGELA	25	5 GAL.	MEDIUM	

UPLANDS

DATE: 07.01.2024

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OFFICIAL DEVELOPMENT PLAN
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EVERGREEN SHRUBS	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	WATER USE	REMARKS
AX'	ARCTOSTAPHYLOS X COLORADENSIS 'PANCHITO'	PANCHITO MANZANITA	9	5 GAL.	LOW	
HP	HESPERALOE PARVIFLORA	RED YUCCA	2	5 GAL.	LOW	
MO	MAHONIA REPENS	OREGON GRAPE	8	5 GAL.	LOW	
PY	PAXISTIMA CANBYI	MOUNTAIN LOVER	8	5 GAL.	LOW	
YB	YUCCA FILAMENTOSA 'BRIGHT EDGE'	BRIGHT EDGE ADAM'S NEEDLE	3	5 GAL.	LOW	
GRASSES	BOTANICAL NAME	COMMON NAME		SIZE	WATER USE	REMARKS
CAA	CALAMAGROSTIS ACUTIFLORA 'AVALANCHE'	VARIGATED FEATHER REED	47	1 GAL.	LOW	
CLN	CHASMANTHIUM LATIFOLIUM	NORTHERN SEA OATS	118	1 GAL.	LOW	
FGB	FESTUCA GLAUCA	BLUE FESCUE GRASS	29	1 GAL.	LOW	
HSB	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS/BLUE AVENA GRASS	62	1 GAL.	LOW	
URM	MUHLENBERGIA REVERCHRONII 'PUND01S'	UNDAUNTED RUBY MUHLY GRASS	32	1 GAL.	LOW	
SNI	SORGHASTRUM NUTANS	INDIAN GRASS	17	1 GAL.	LOW	
PERENNIALS/GROUNDCOVERS	BOTANICAL NAME	COMMON NAME		SIZE	WATER USE	REMARKS
AXK	AGASTACHE X 'KUDOS MANDARIN'	KUDOS MANDARIN ANISE HYSSOP	272	1 GAL.	LOW	
AML	ALCHEMILLA MOLLIS	LADY'S MANTLE	80	1 GAL.	LOW	
BMS	BRUNNERA MACROPHYLLA	FALSE FORGET-ME-NOT/SIBERIAN BLUGLOSS	27	1 GAL.	MEDIUM	
CPP	CERATOSTIGMA PLUMAGINOIDES	DWARF PLUMBAGO	148	1 GAL.	LOW	
GOS	GALIUM ODORATUM	SWEET WOODRUFF	148	1 GAL.	LOW	
GMB	GERANIUM MACRORRHIZUM 'BEVANS VARIETY'	BEVAN'S VARIETY CRANESBILL	8	1 GAL.	LOW	
LAH	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	DEEP BLUE LAVENDER	12	1 GAL.	LOW	
LSC	LIRIOPE PLATYPHYLLA	LIRIOPE GRASS/LILYTURF	65	1 GAL.	MEDIUM	
NXP	NEPETA X PSFIKE 'LITTLE TRUDY'	LITTLE TRUDY CATMINT	49	1 GAL.	LOW	
PSS	PENSTEMON STRICTUS	ROCKY MOUNTAIN PENSTEMON	25	1 GAL.	LOW	
RFG	RUDEBEKIA FULGIDA 'EARLY BIRD GOLD'	LITTLE GOLDSTAR BLACK-EYED SUSAN	16	1 GAL.	LOW	
SGA	SALVIA GREGGII 'RASPBERRY'	AUTUMN RASPBERRY SAGE	14	1 GAL.	LOW	
SGB	SOLIDAGO 'GOLDEN BABY'	GOLDEN BABY GOLDENROD	11	1 GAL.	LOW	
SBS	STACHYS BYZANTINA 'SILVER CARPET'	SILVER CARPET LAMB'S EARS	14	1 GAL.	LOW	
TPC	THYMUS PRAECOX 'PINK CHINTZ'	PINK CHINTZ THYME	46	1 GAL.	LOW	

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 A PLANNED UNIT DEVELOPMENT
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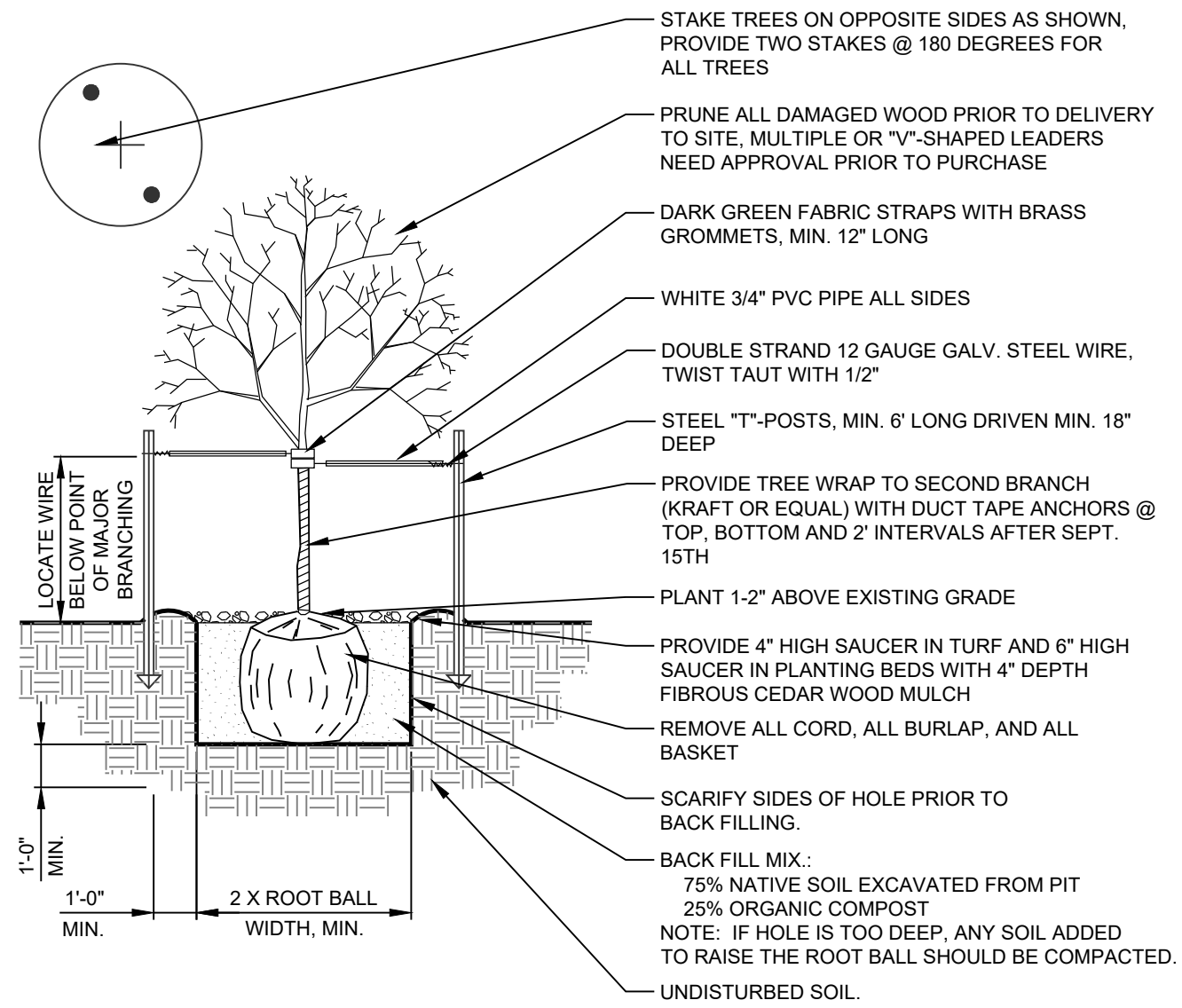
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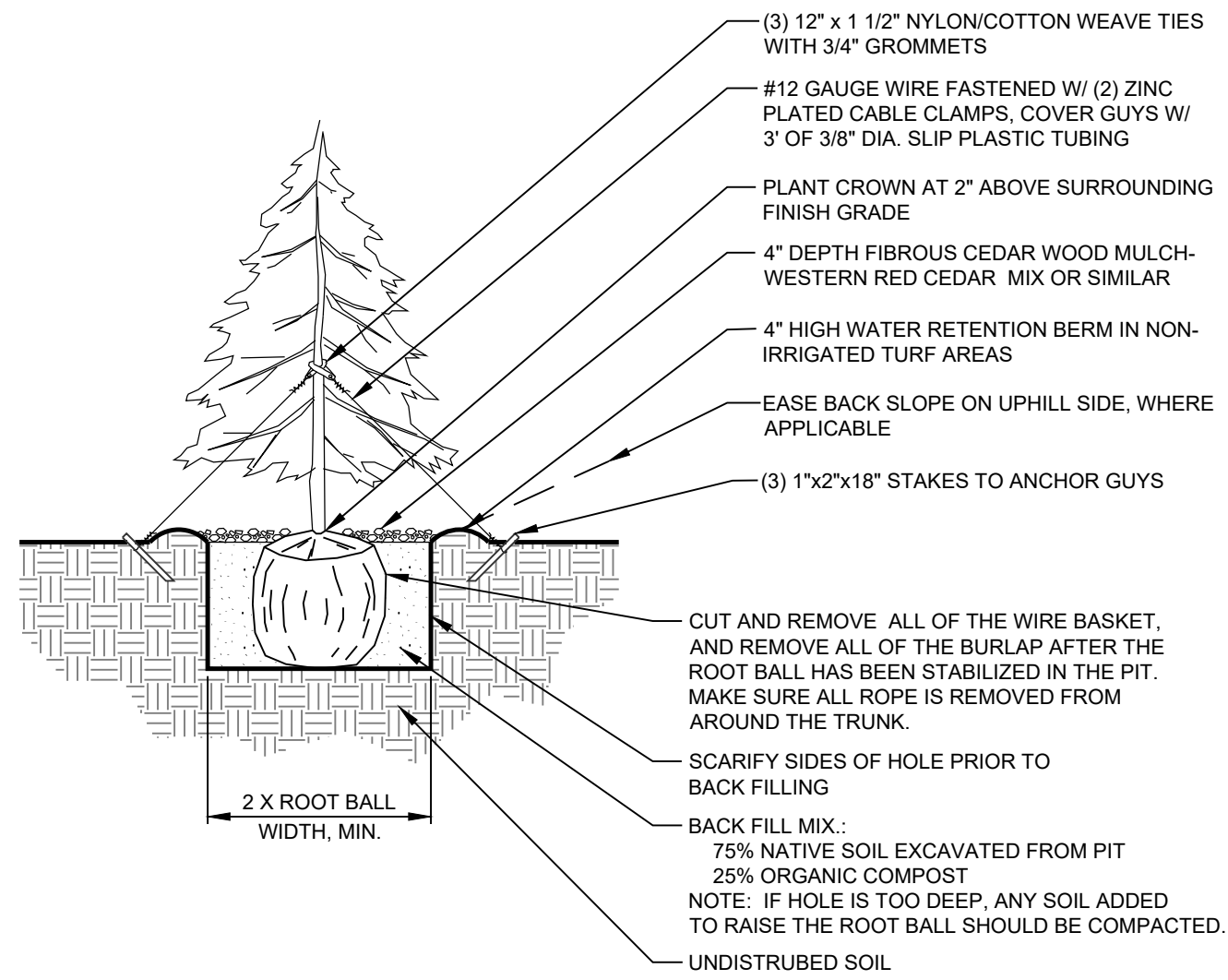
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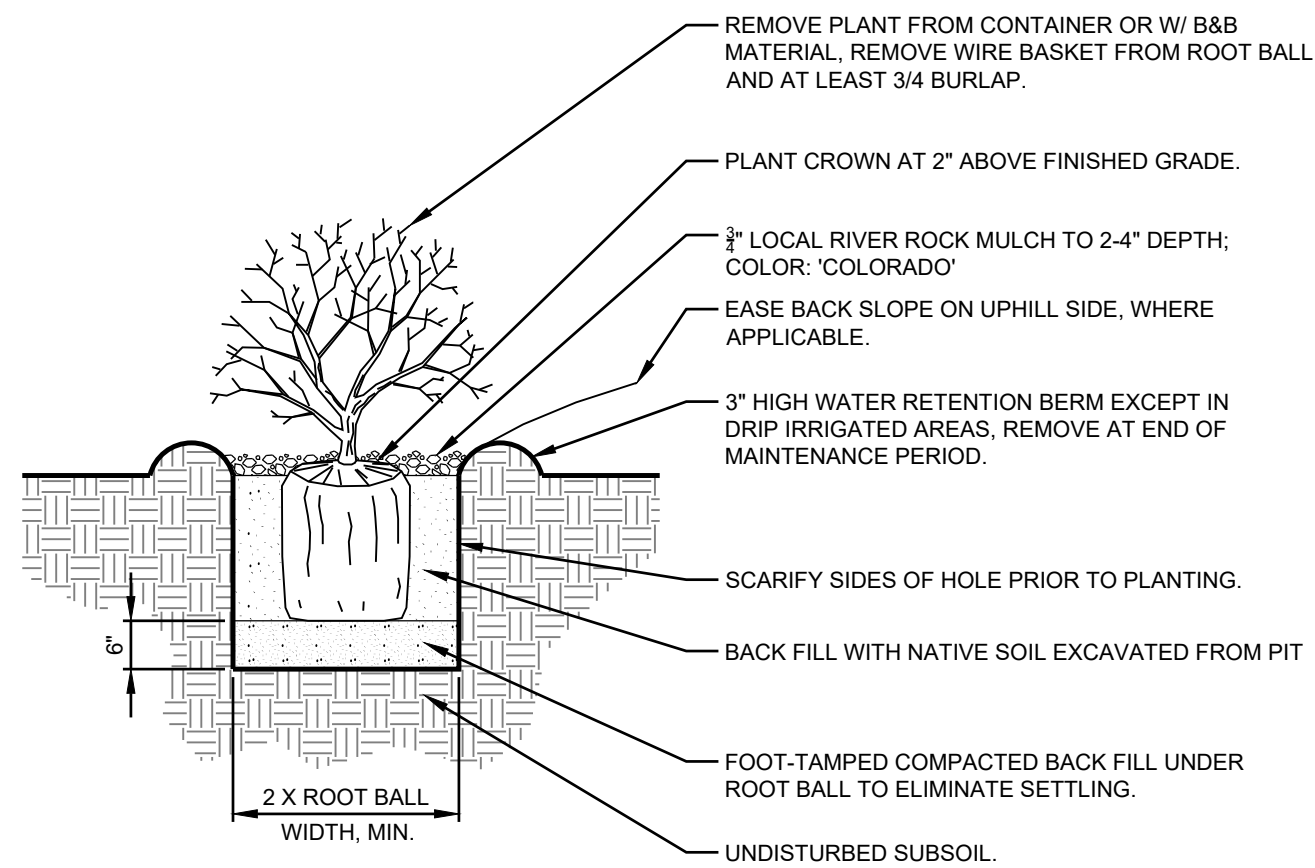
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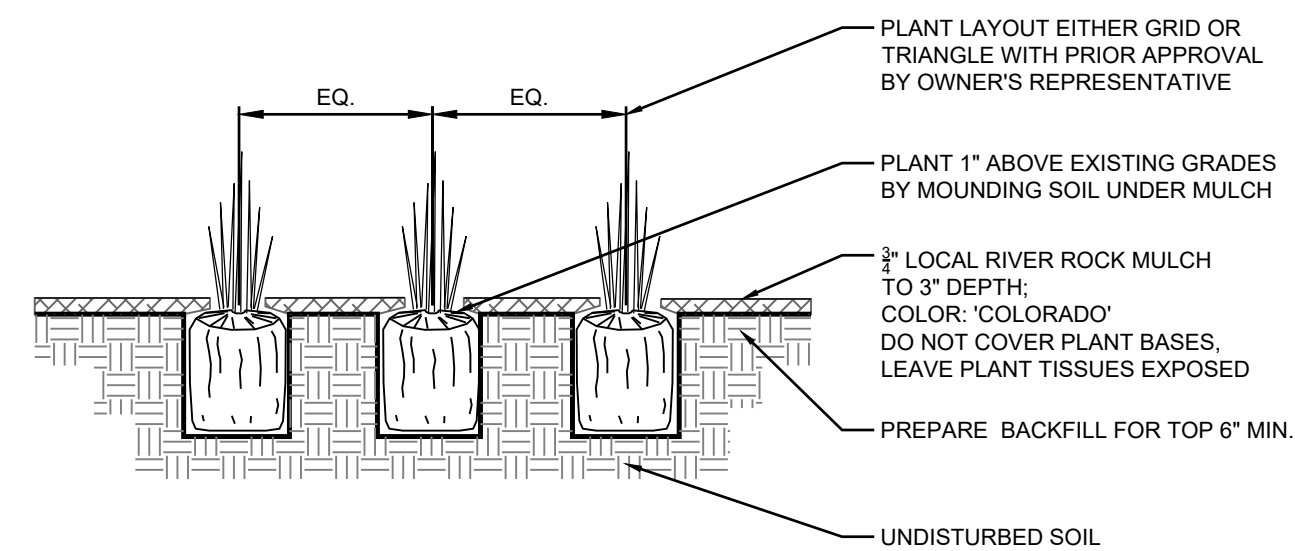
1 DECIDUOUS TREE PLANTING & STAKING
 SCALE: 1/4"=1'-0"



2 EVERGREEN TREE PLANTING & STAKING
 SCALE: 1/4"=1'-0"



3 SHRUB PLANTING
 SCALE: 1/2"=1'-0"



4 TYPICAL PERENNIAL PLANTING DETAIL
 SCALE: 1/2"=1'-0"

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LANDSCAPE DETAILS

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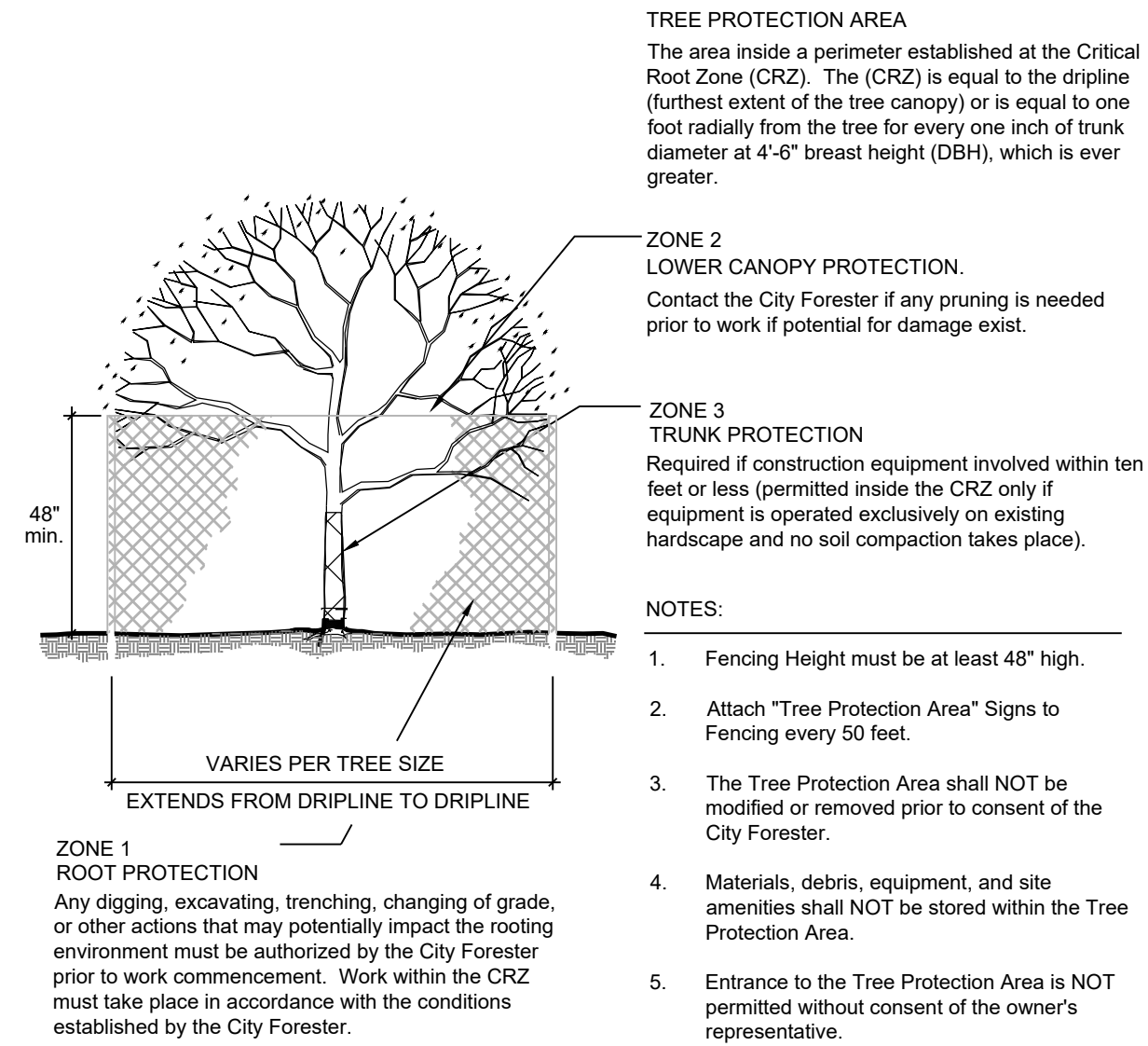
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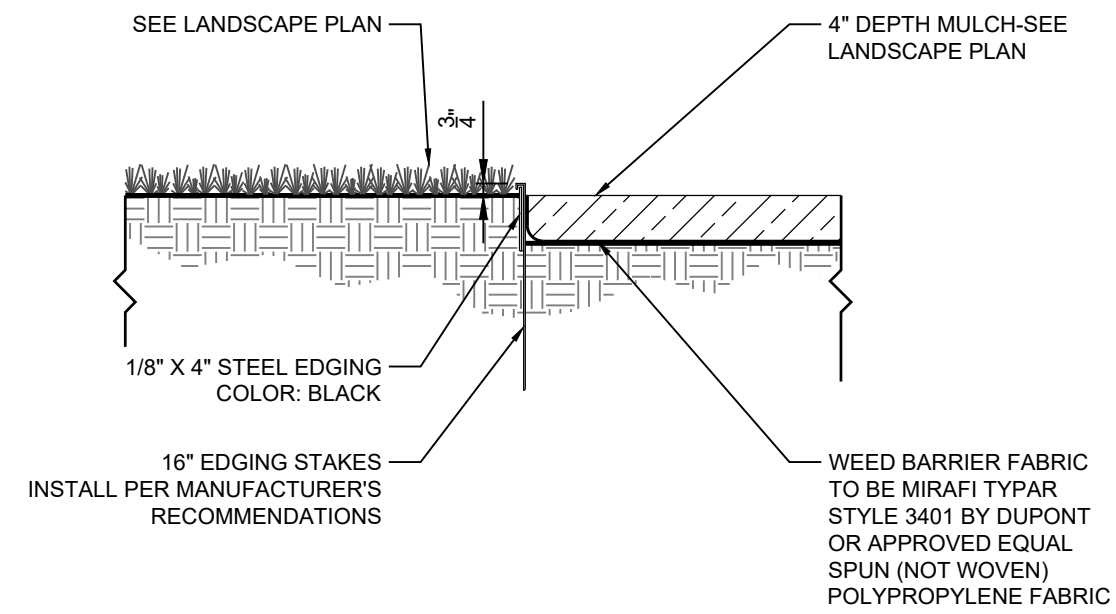
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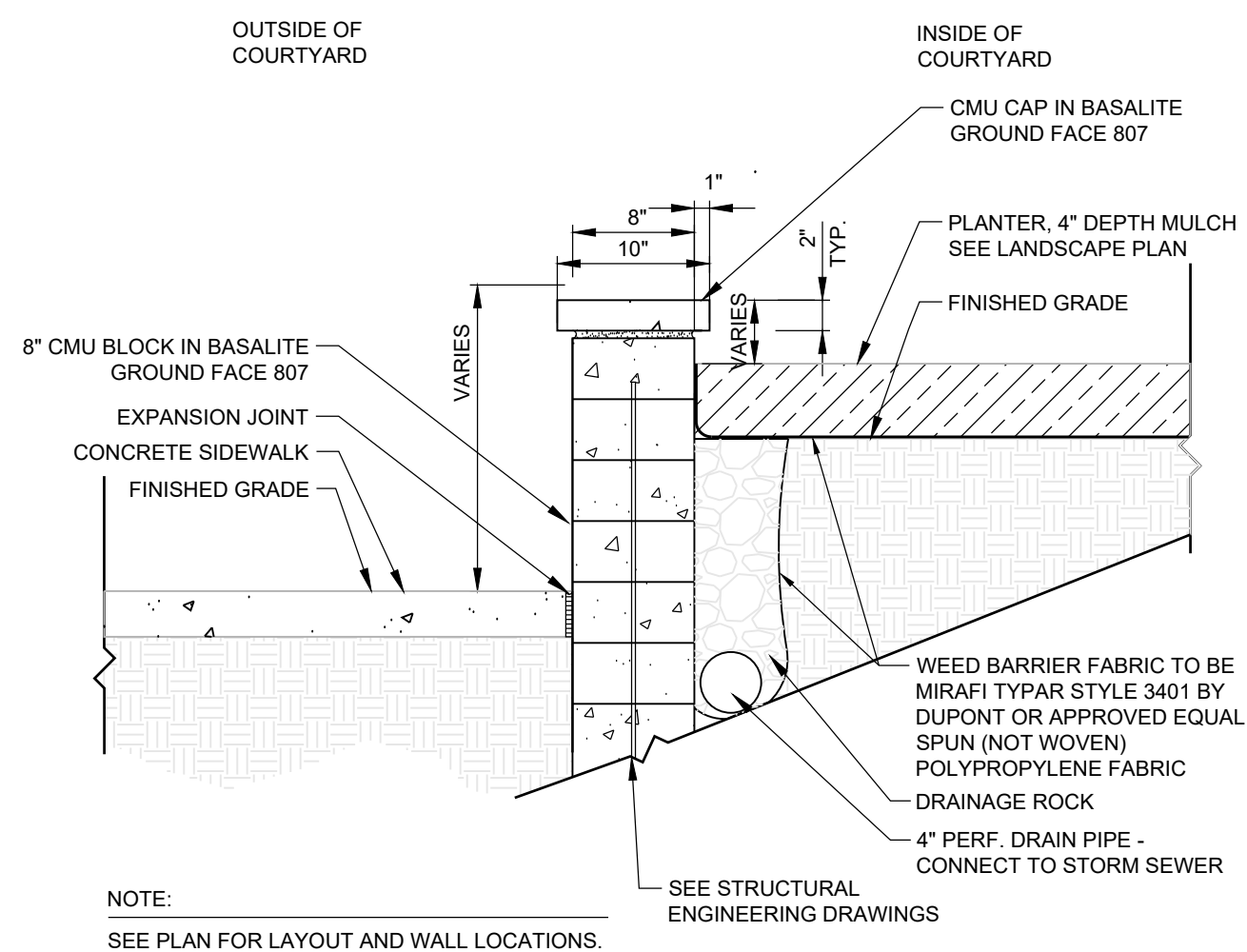


5 TREE PROTECTION DETAIL
 SCALE: NTS

- NOTES:**
- FINISHED GRADE FOR SOD TO BE 3/4" BELOW TOP OF EDGING.
 - TAMPER MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.

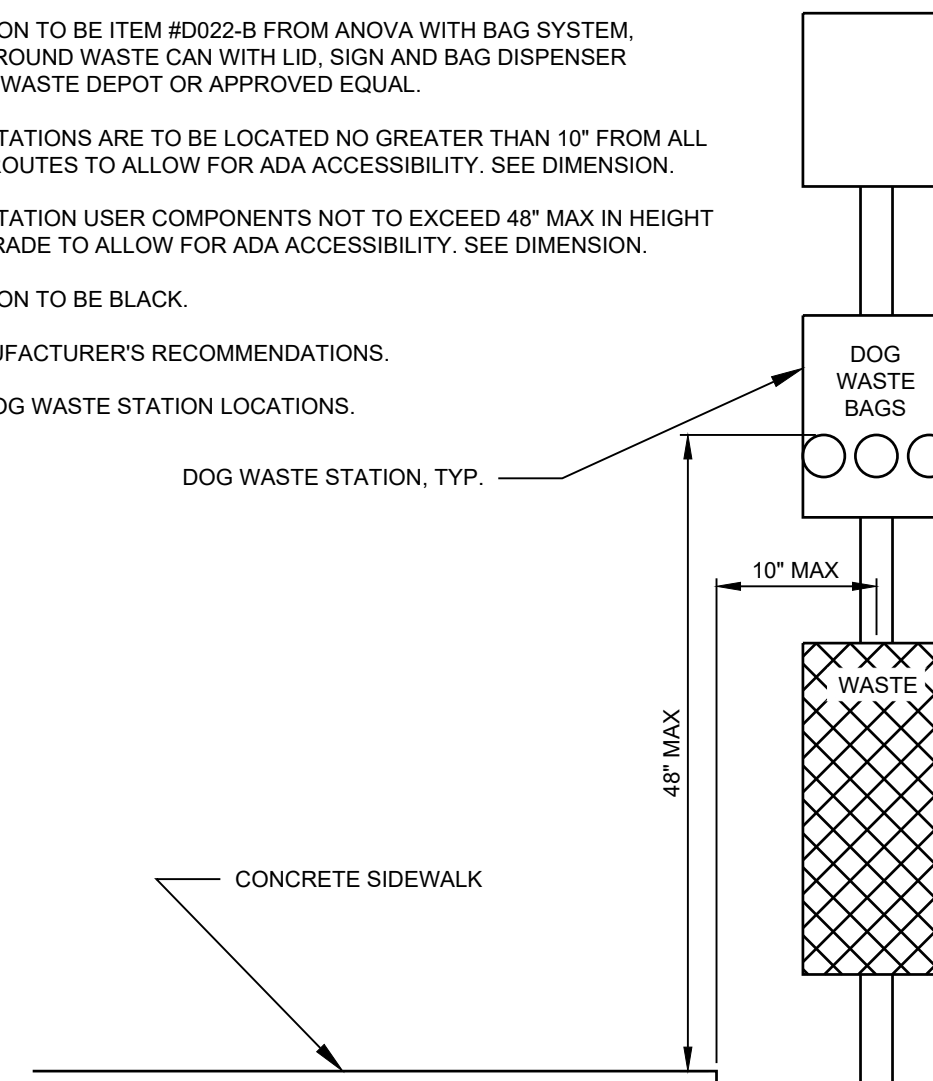


6 STEEL EDGING
 SCALE: 1"=1'-0"



7 SEAT WALL SECTION
 SCALE: 1"=1'-0"

- NOTES:**
- DOG WASTE STATION TO BE ITEM #D022-B FROM ANOVA WITH BAG SYSTEM, INCLUDING POST, ROUND WASTE CAN WITH LID, SIGN AND BAG DISPENSER SUPPLIED BY DOG WASTE DEPOT OR APPROVED EQUAL.
 - ALL DOG WASTE STATIONS ARE TO BE LOCATED NO GREATER THAN 10" FROM ALL SIDEWALKS/ ADA ROUTES TO ALLOW FOR ADA ACCESSIBILITY. SEE DIMENSION.
 - ALL DOG WASTE STATION USER COMPONENTS NOT TO EXCEED 48" MAX IN HEIGHT FROM FINISHED GRADE TO ALLOW FOR ADA ACCESSIBILITY. SEE DIMENSION.
 - DOG WASTE STATION TO BE BLACK.
 - INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
 - SEE PLANS FOR DOG WASTE STATION LOCATIONS.



8 DOG WASTE STATION
 SCALE: NTS

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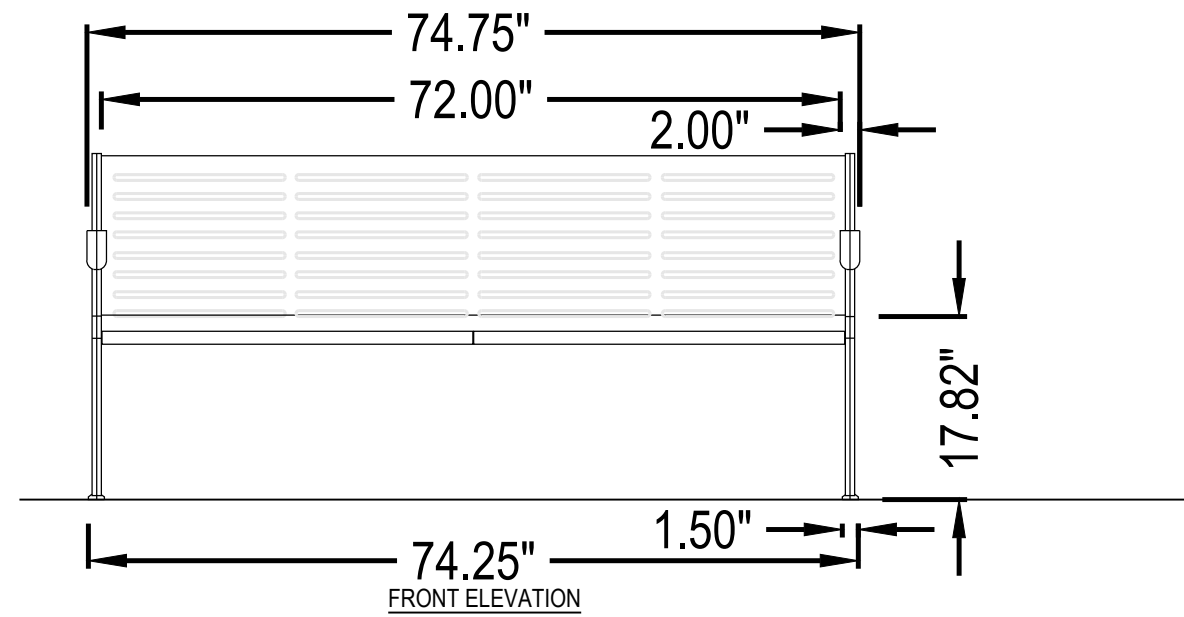
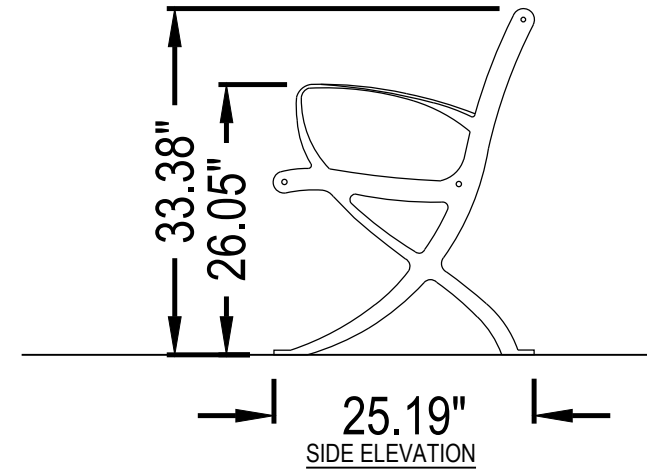
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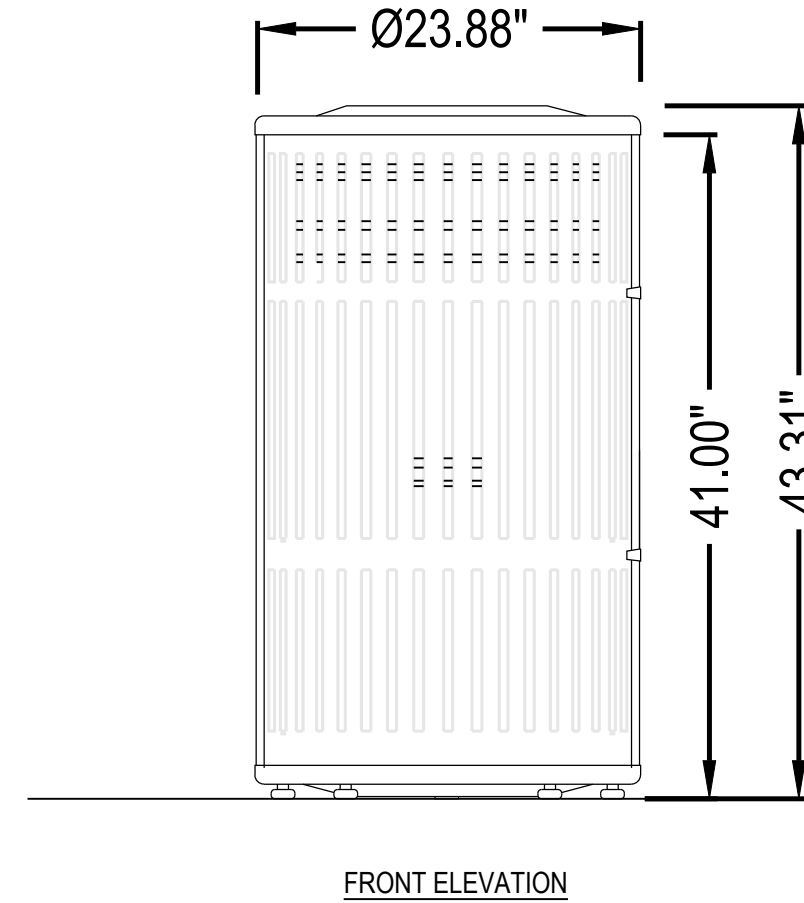
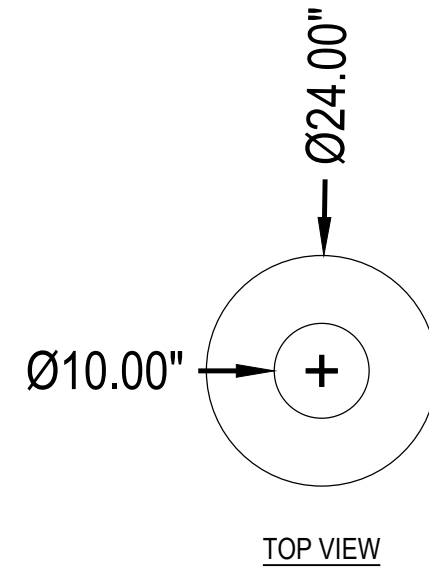
1. SEE PLANS FOR BENCH LOCATIONS
2. ANOVA CONTACT INFORMATION:
PHONE: (314) 754-0835
WEBSITE: www.anovafurnishings.com
3. MODEL: EXPOSITION 6' CONTOUR BENCH
PEDESTAL-SURFACE MOUNTED
DIMENSIONS: 74.77"x33.37"x25.16
FRAME COLOR: PEWTER
ITEM NUMBER: LEXC6
BENCHES TO BE SURFACE MOUNTED
4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



9 PARK BENCH
SCALE: N.T.S.

NOTES:

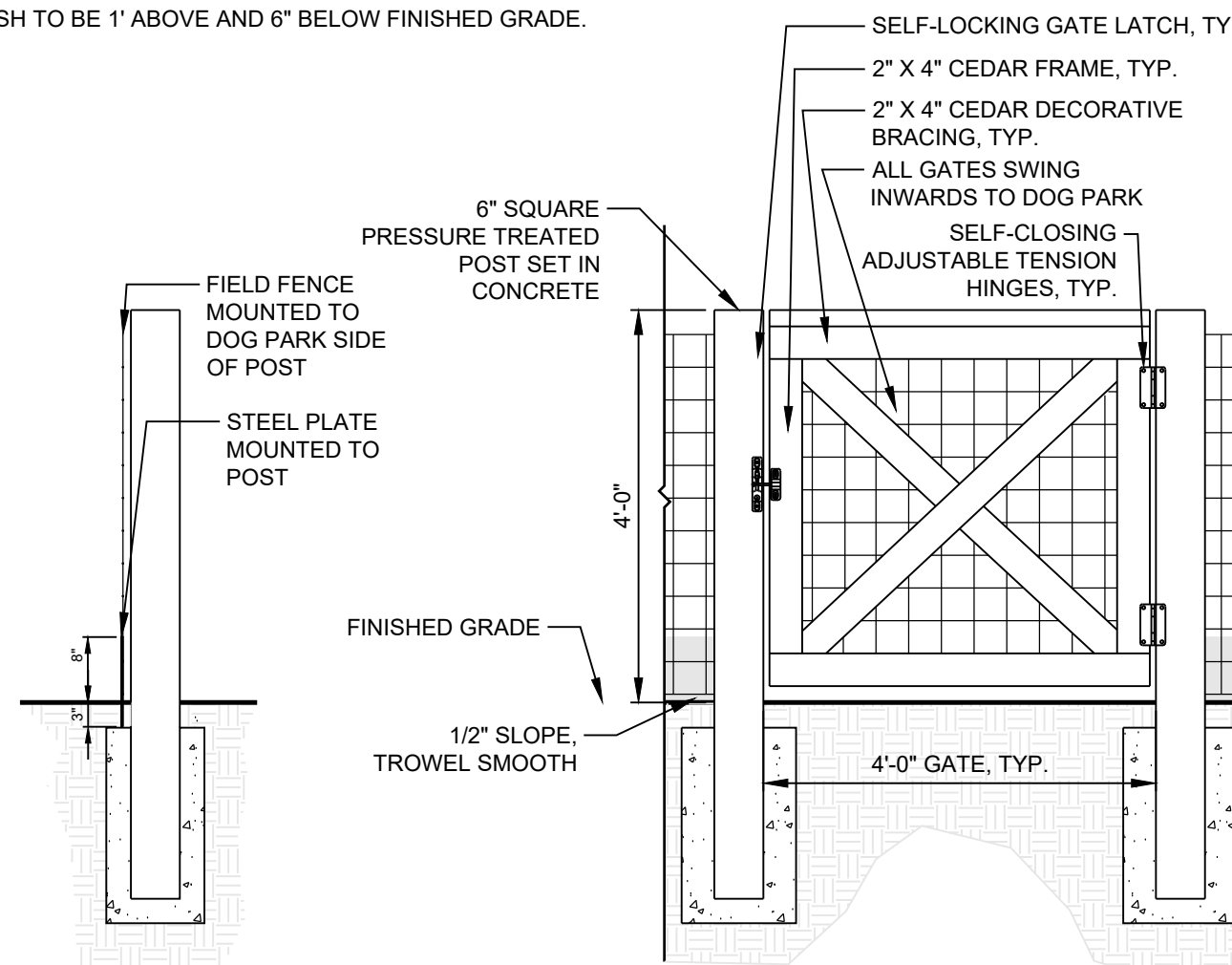
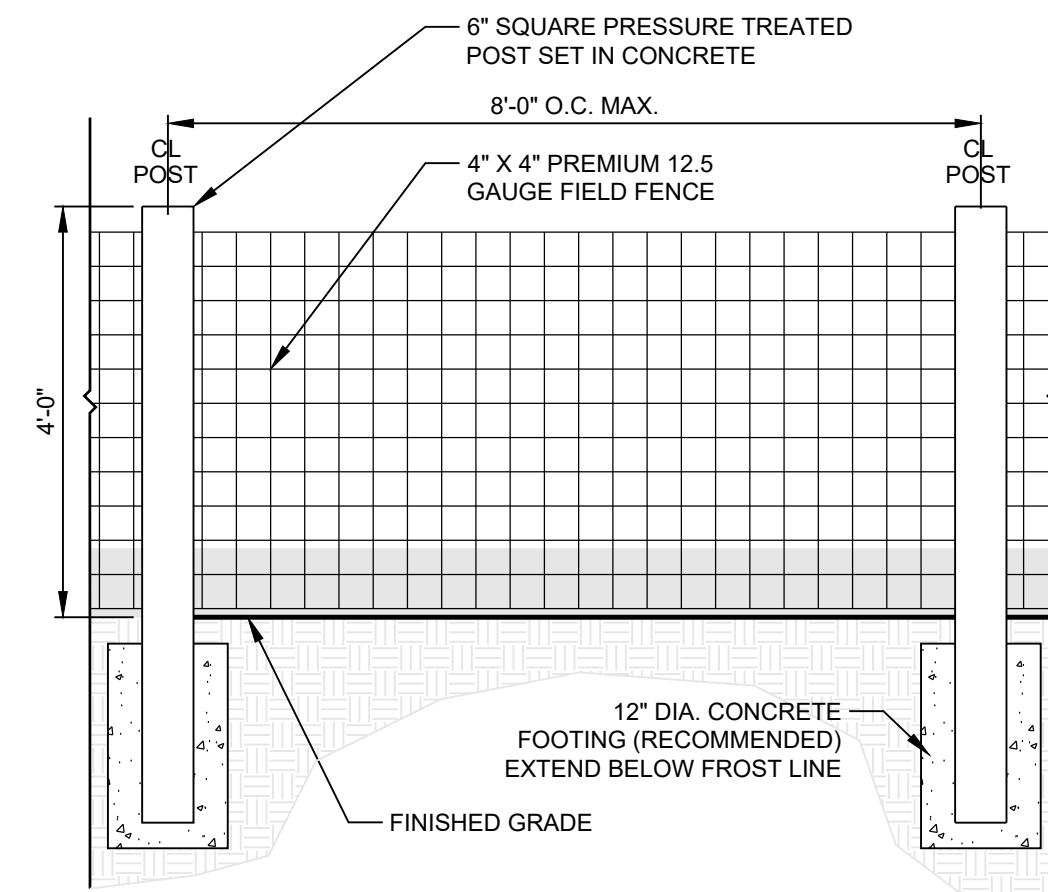
1. SEE PLANS FOR RECEPTACLE LOCATIONS.
2. ANOVA CONTACT INFORMATION:
PHONE: (314) 754-0835
WEBSITE: www.anovafurnishings.com
3. MODEL: METRIX 40 GAL TRASH RECEPTACLE
DIMENSIONS: 44"H X 24" DIA
COLOR: TEXTURED PEWTER
ITEM NUMBER: L2019
4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



10 TRASH RECEPTACLE
SCALE: NTS

NOTES:

1. SEE PLANS FOR DOG PARK PERIMETER FENCE LOCATIONS.
2. ALL FENCE AND GATE COMPONENTS TO BE ADA COMPLIANT AND MEET ALL REQUIRED BUILDING CODES.
3. CONTRACTOR TO PROVIDE STRUCTURAL ENGINEER STAMPED SHOP DRAWINGS OF ALL FENCE, GATE AND FOOTING ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE
4. PUNCHED STEEL MESH - 20 GAGE, 3/4" STAGGERED WITH 1/4" ROUND HOLES. MESH TO BE POWDERED COATED BLACK TO MATCH FENCE. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
5. MESH TO BE WELDED TO POSTS AND GROUND SMOOTH.
6. MESH TO BE 1' ABOVE AND 6" BELOW FINISHED GRADE.



11 DOG PARK PERIMETER FENCE AND GATES
SCALE: N.T.S.

UPLANDS

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 OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 06.15.2023

REVISIONS

SUB02: 11/22/23
SUB03: 03/05/24
SUB04: 05/24/24
SUB05: 07/01/24

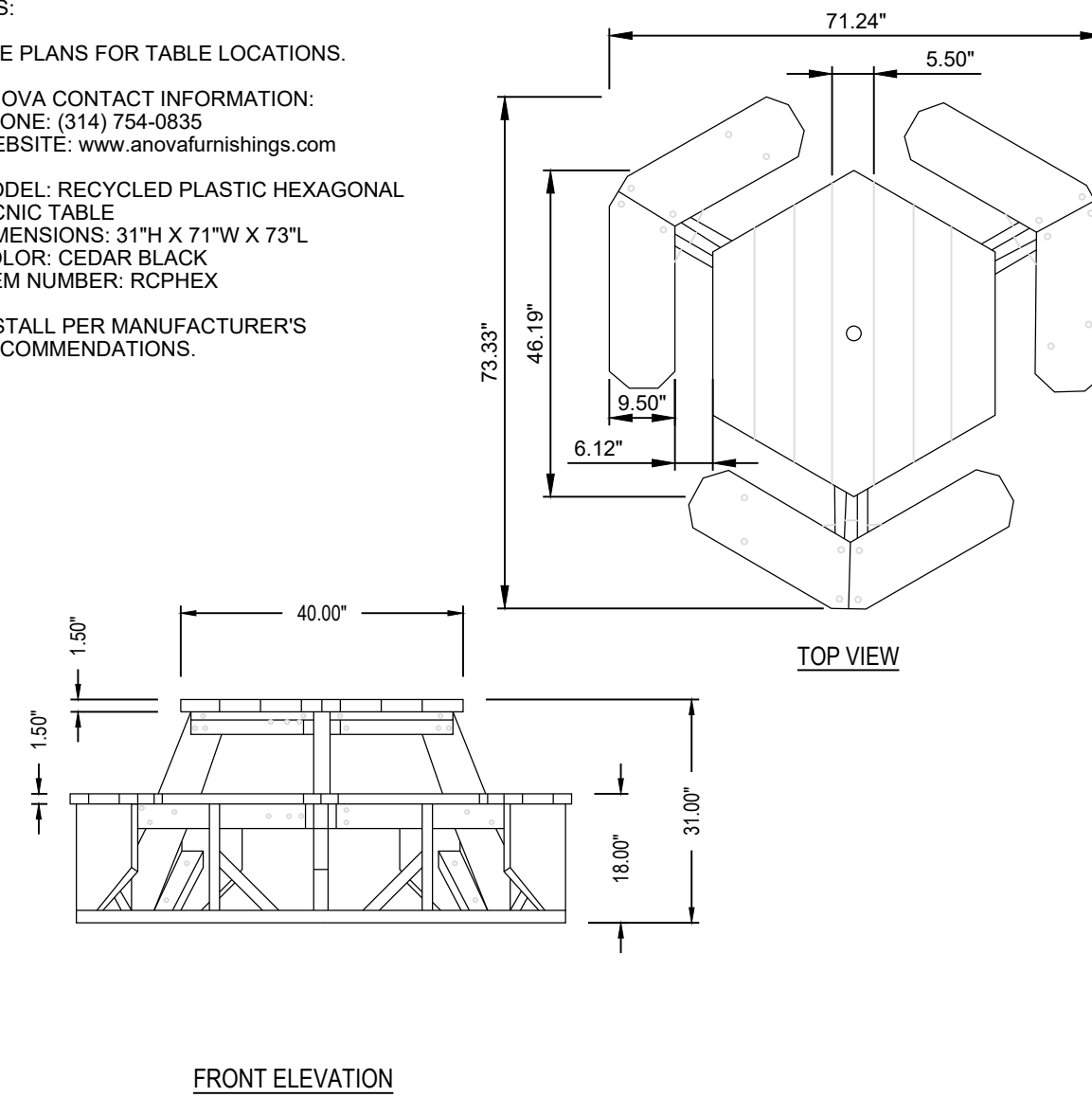
OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 29 OF 39

britina

1760 GAYLORD STREET, SUITE 3M DENVER, CO 80206
 landscape architecture urban design planning
 phone: 303.456.2887 web: www.britina.com

NOTES:

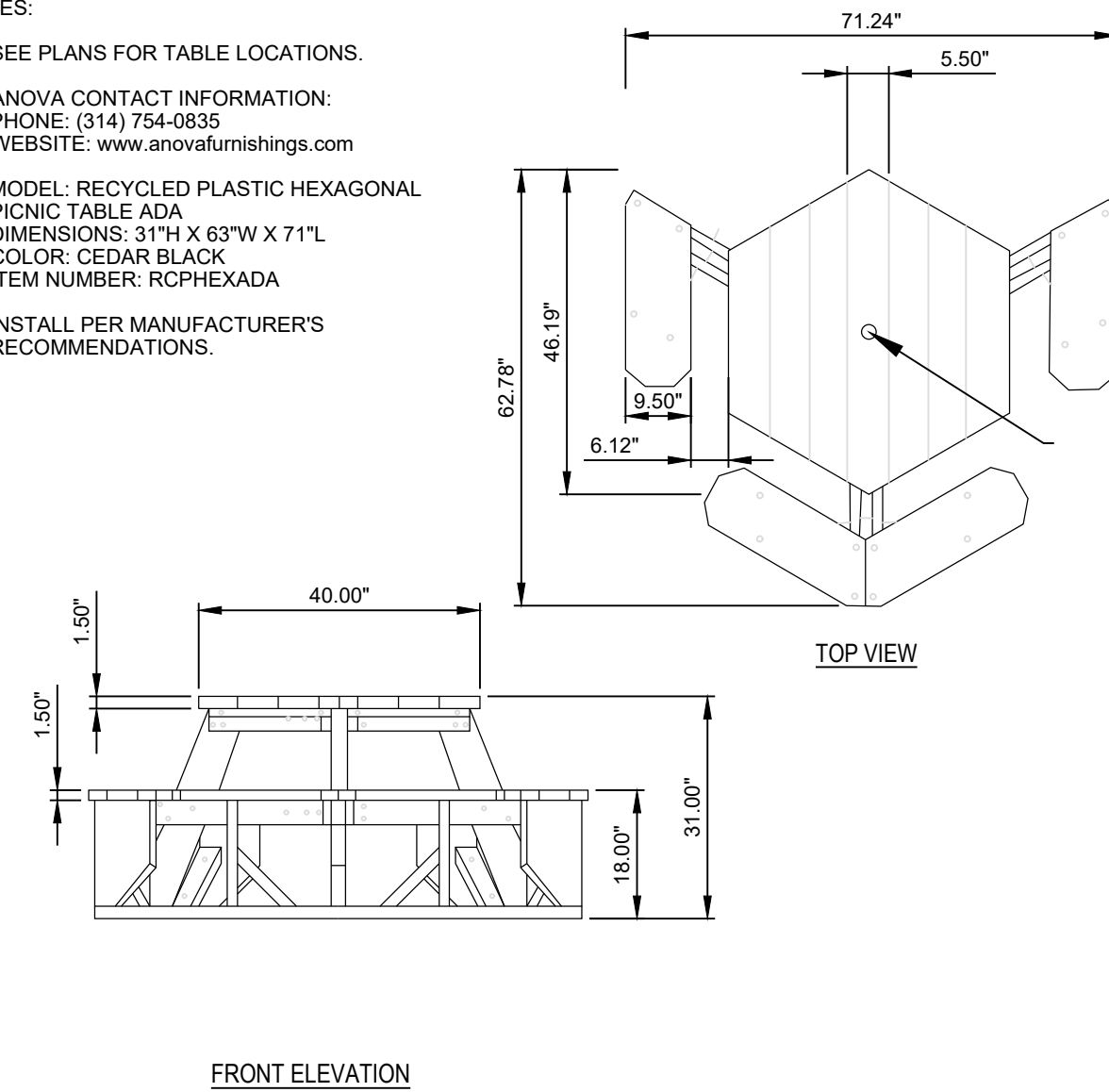
- SEE PLANS FOR TABLE LOCATIONS.
- ANOVA CONTACT INFORMATION:
PHONE: (314) 754-0835
WEBSITE: www.anovafurnishings.com
- MODEL: RECYCLED PLASTIC HEXAGONAL PICNIC TABLE
DIMENSIONS: 31"H X 71"W X 73"L
COLOR: CEDAR BLACK
ITEM NUMBER: RCPHEX
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



12 PICNIC TABLE
SCALE: NTS

NOTES:

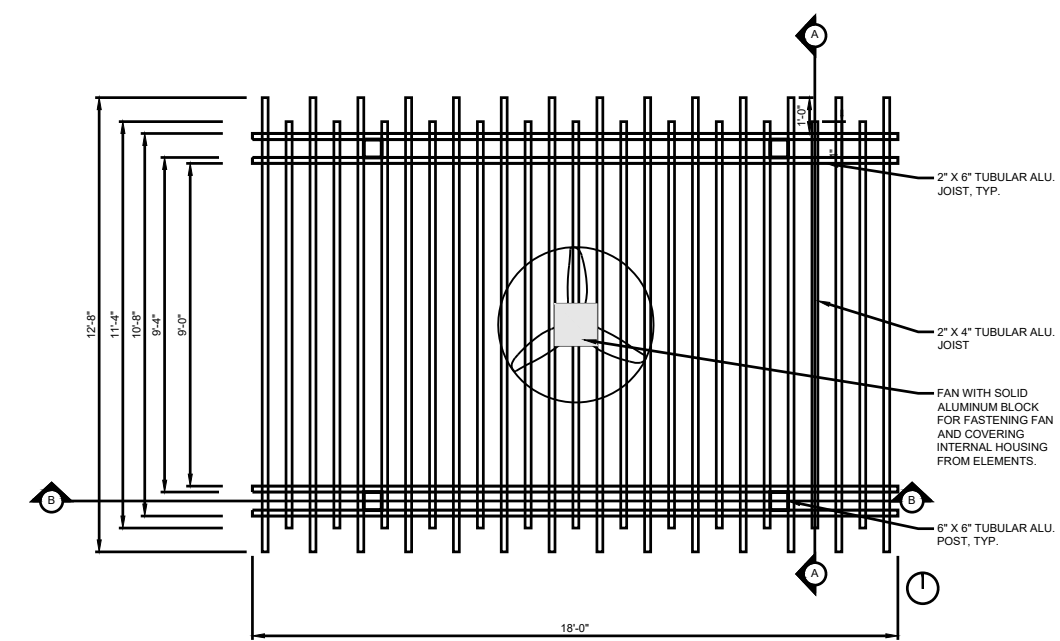
- SEE PLANS FOR TABLE LOCATIONS.
- ANOVA CONTACT INFORMATION:
PHONE: (314) 754-0835
WEBSITE: www.anovafurnishings.com
- MODEL: RECYCLED PLASTIC HEXAGONAL PICNIC TABLE ADA
DIMENSIONS: 31"H X 63"W X 71"L
COLOR: CEDAR BLACK
ITEM NUMBER: RCPHEXADA
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.



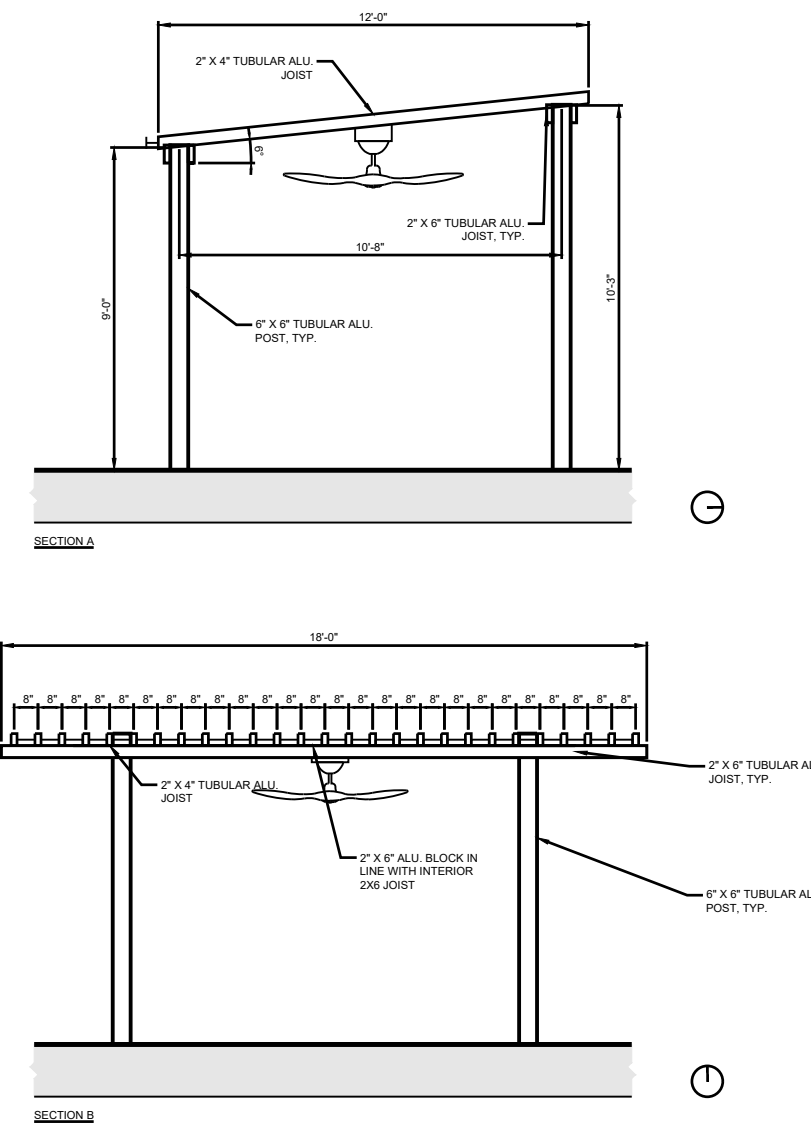
13 ADA PICNIC TABLE
SCALE: NTS

NOTES:

- SHADE STRUCTURE MATERIAL: POWDER COATED ALUMINUM
- POWDER COATED ALUMINUM COLOR: SLATE GRAY
- CONTRACTOR TO SUBMIT COLOR AND FINISH SAMPLES FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURING SHADE STRUCTURE COMPONENTS.
- ALL SHADE STRUCTURE ELEMENTS TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- FAN TO BE HAIKU COASTAL MARINE-GRADE OUTDOOR FAN BY BIG ASS FANS IN MATTE BLACK. REFERENCE MANUFACTURER'S WEBSITE (store.bigassfans.com/en_us/haiku-coastal) FOR INSTALLATION INSTRUCTIONS.
- CONTRACTOR TO SUBMIT STRUCTURAL SHOP DRAWINGS FOR ALL ASSOCIATED COMPONENTS TO BE STAMPED BY ENGINEER INCLUDING FOOTINGS, CONNECTIONS, MATERIAL, SIZES, WELDS, ETC.



14 PERGOLA
SCALE: 3/8"=1'-0"



UPLANDS

DATE: 07.01.2024

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 BLOCK 1 TRACT B
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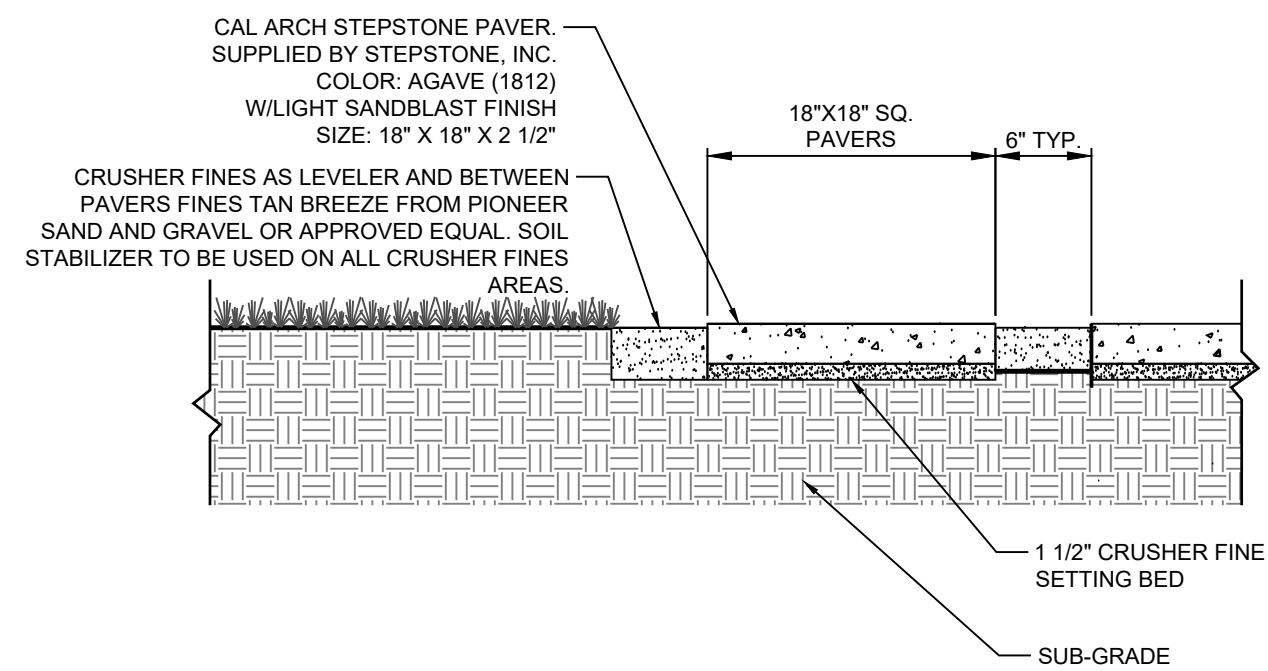
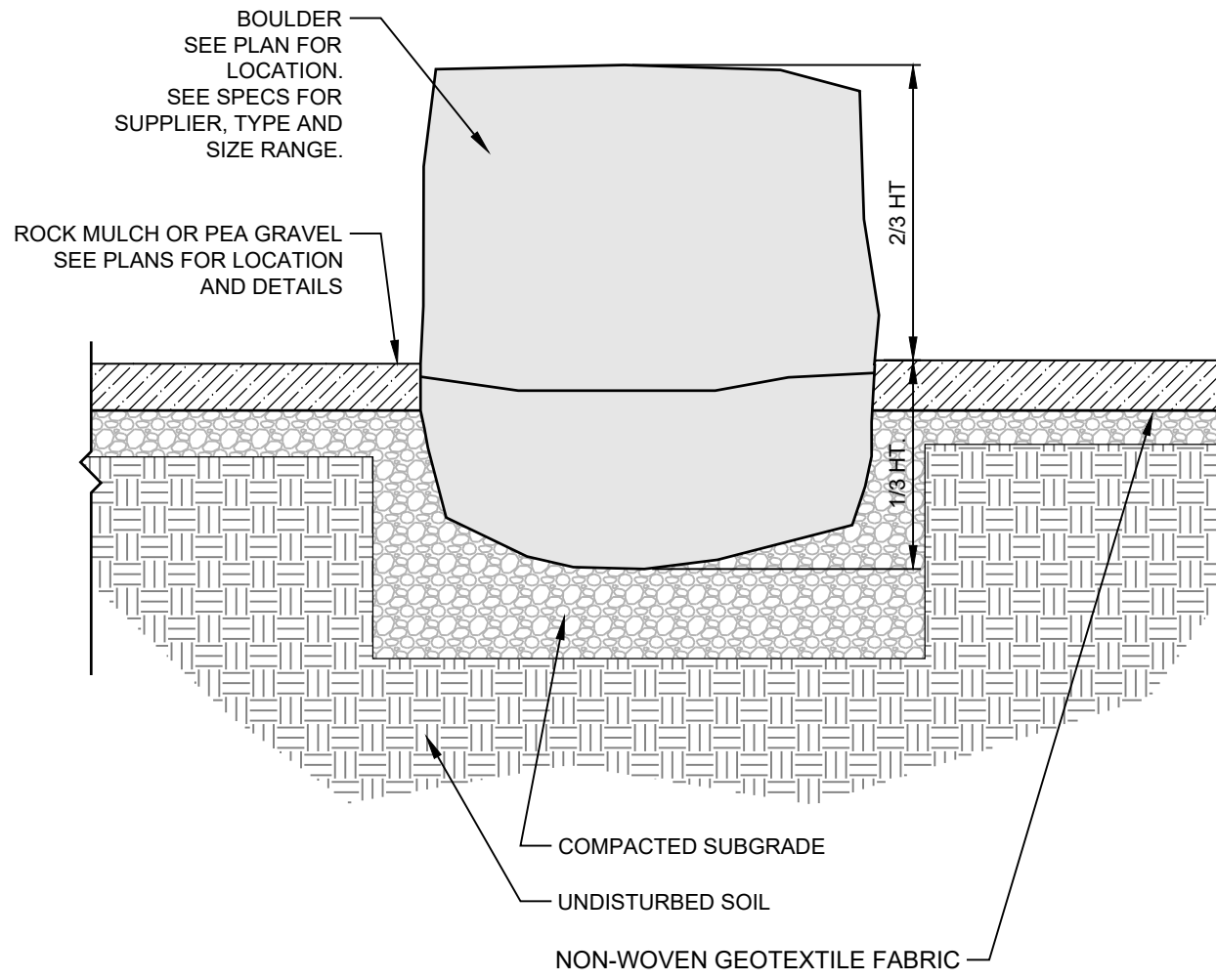
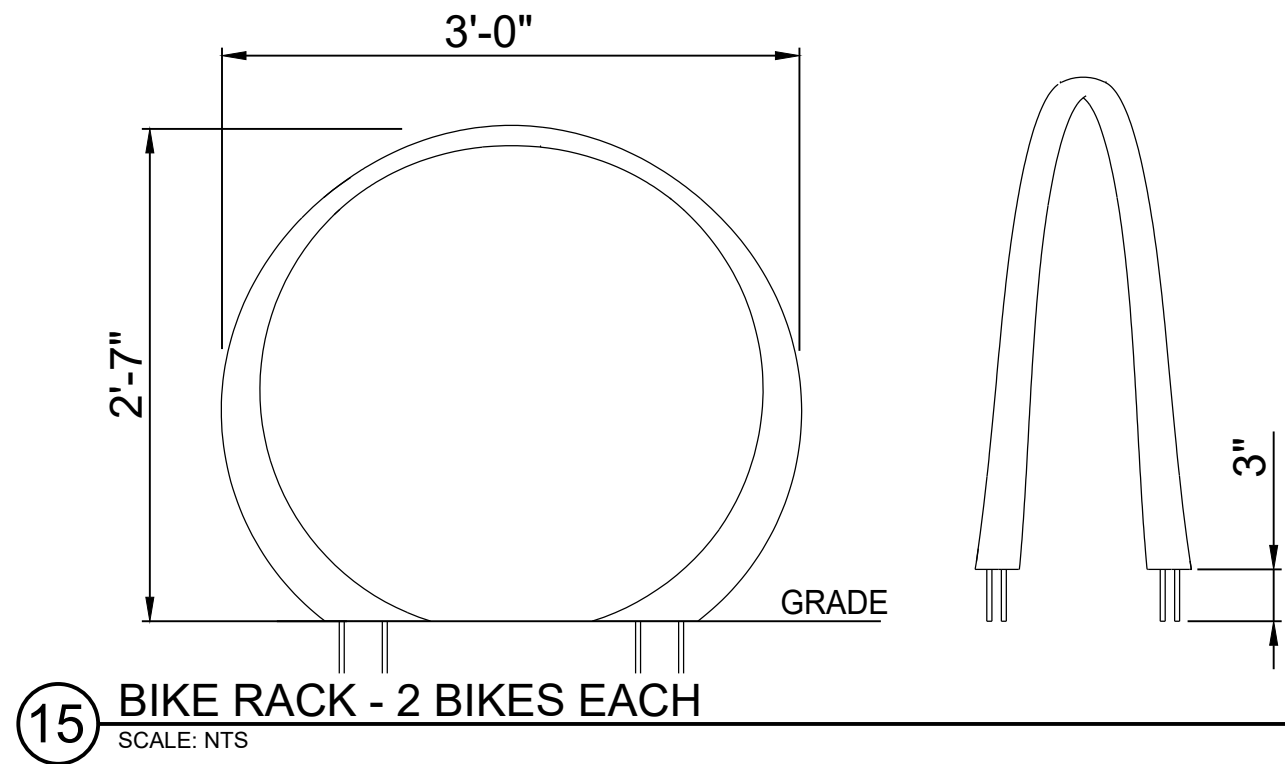
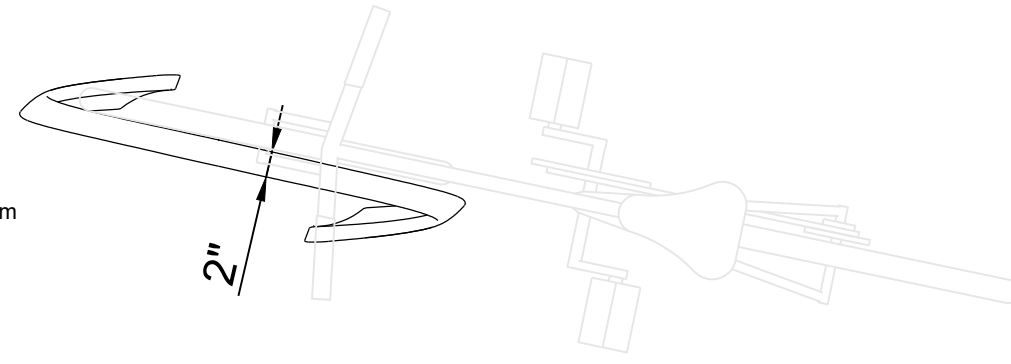
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UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
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 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 30 OF 39

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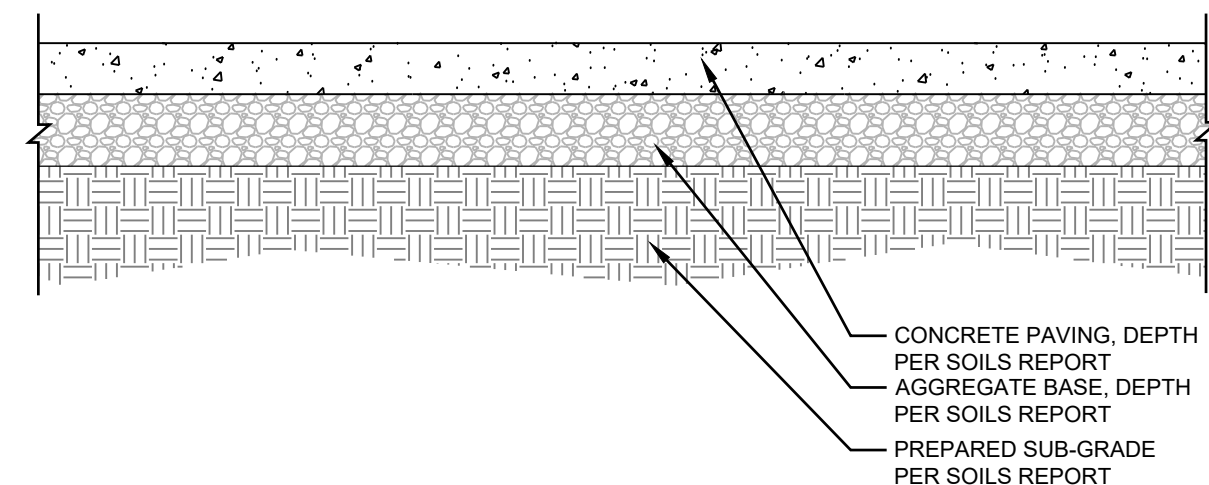
NOTES:

- SEE PLANS FOR RACK LOCATIONS.
- LANDSCAPEFORMS CONTACT INFORMATION:
PHONE: (269) 381-0396
WEBSITE: www.landscapeforms.com
- MODEL: 35 COLLECTION, LOOP BIKE RACK, EMBEDDED INTO CONCRETE
DIMENSIONS: 14"D X 36"L X 31"H
COLOR: TITANIUM METALLIC
- INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- 2 BIKES MAY BE LOCKED TO EACH RING.



NOTES:

- CONCRETE PAVING TO BE SANDSCAPE REFINED WITH SAW CUT JOINTS. COLOR: 'ADOBE DESERT'
- SUPPLIED BY COLORADO HARDSCAPES.
- CONTRACTOR TO POUR 5'X5' SAMPLE OF COLOR WITH FINISH AND HAVE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO POURING FULL CONCRETE AREA.



UPLANDS

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UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
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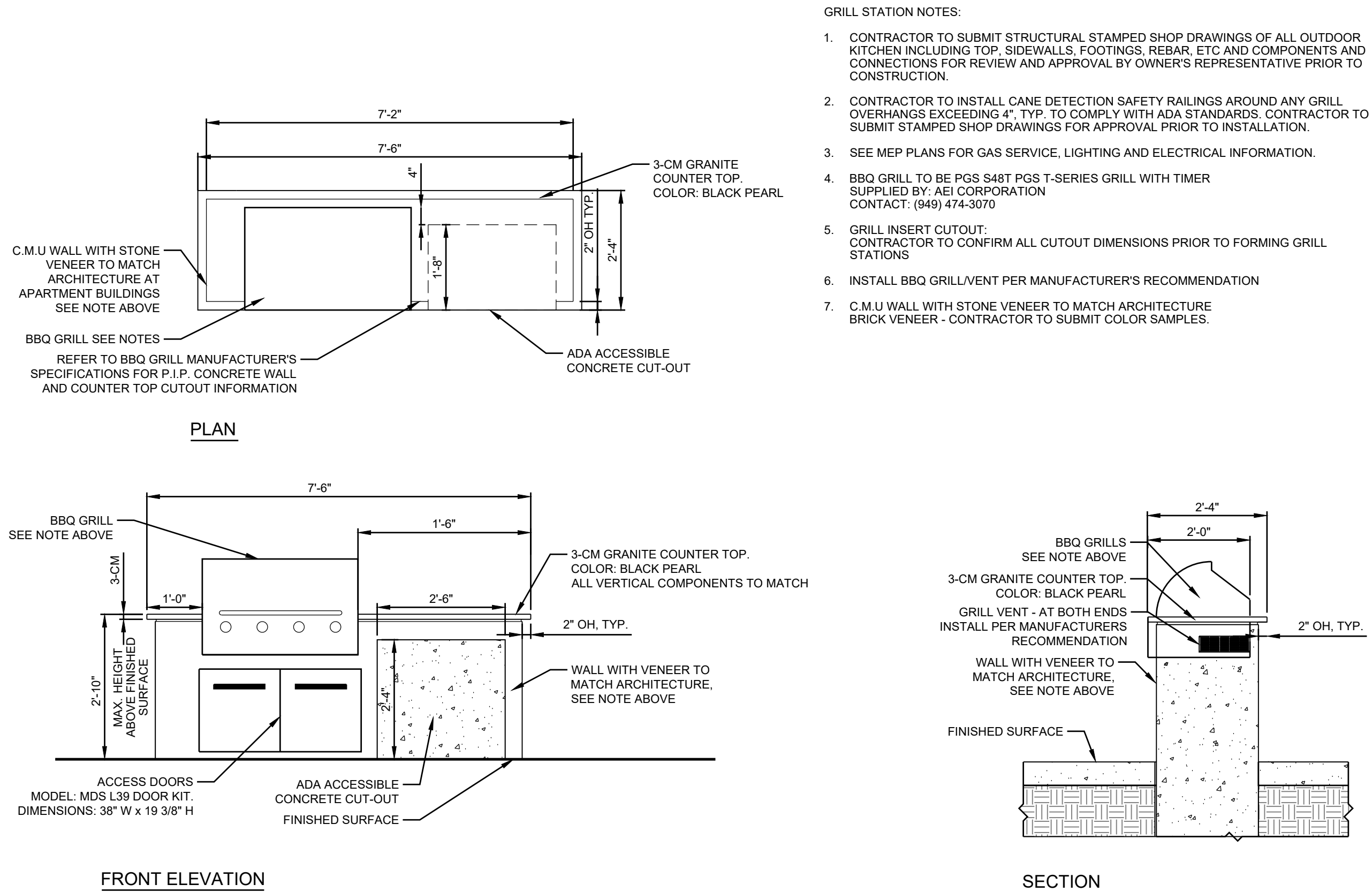
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**UPLANDS FILING NO. 3
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- GRILL STATION NOTES:
- CONTRACTOR TO SUBMIT STRUCTURAL STAMPED SHOP DRAWINGS OF ALL OUTDOOR KITCHEN INCLUDING TOP, SIDEWALLS, FOOTINGS, REBAR, ETC AND COMPONENTS AND CONNECTIONS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - CONTRACTOR TO INSTALL CANE DETECTION SAFETY RAILINGS AROUND ANY GRILL OVERHANGS EXCEEDING 4". TYP. TO COMPLY WITH ADA STANDARDS. CONTRACTOR TO SUBMIT STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
 - SEE MEP PLANS FOR GAS SERVICE, LIGHTING AND ELECTRICAL INFORMATION.
 - BBQ GRILL TO BE PGS S48T PGS T-SERIES GRILL WITH TIMER SUPPLIED BY: AEI CORPORATION CONTACT: (949) 474-3070
 - GRILL INSERT CUTOUT: CONTRACTOR TO CONFIRM ALL CUTOUT DIMENSIONS PRIOR TO FORMING GRILL STATIONS
 - INSTALL BBQ GRILL/VENT PER MANUFACTURER'S RECOMMENDATION
 - C.M.U WALL WITH STONE VENEER TO MATCH ARCHITECTURE BRICK VENEER - CONTRACTOR TO SUBMIT COLOR SAMPLES.

19 BUILT-IN GRILL STATION - SINGLE
 SCALE: 1/2"=1'-0"

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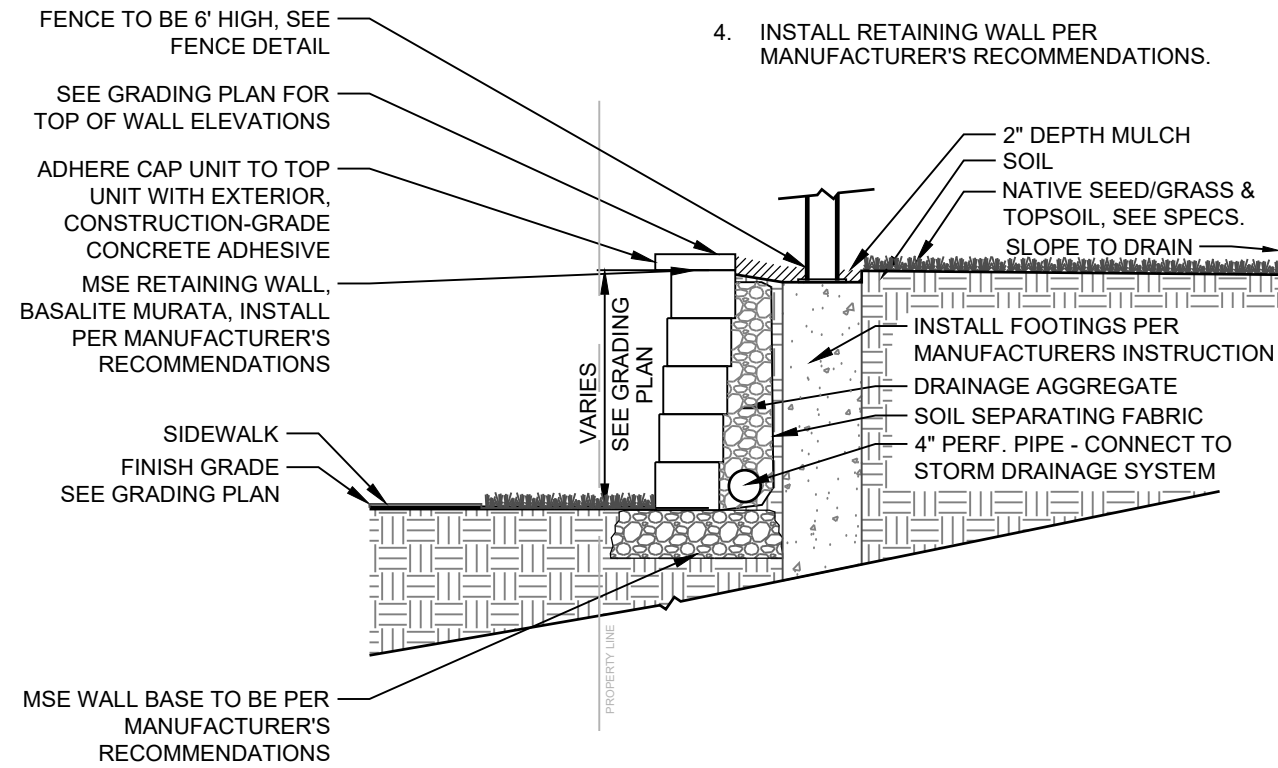
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NOTES:

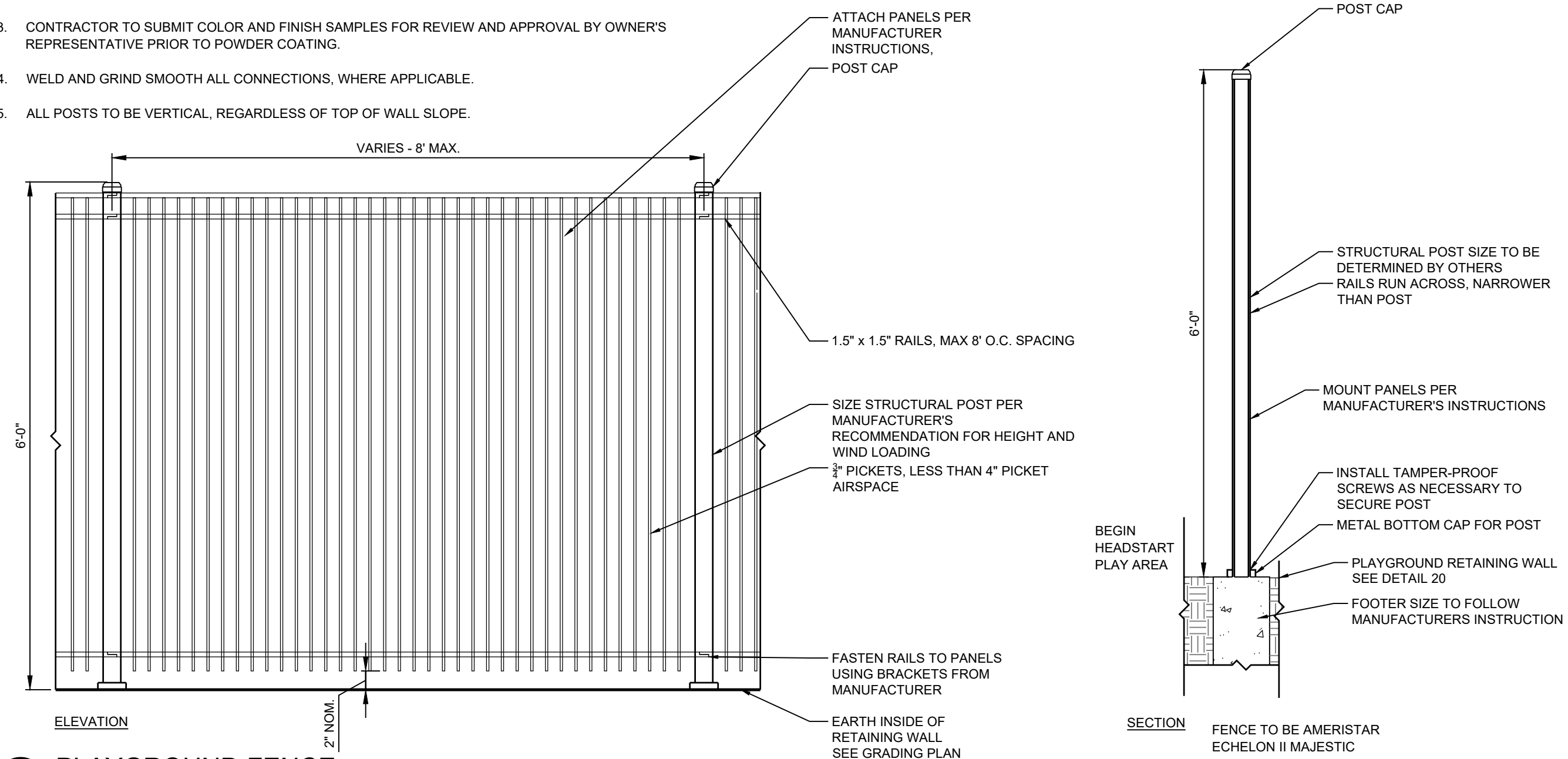
1. RETAINING WALL TO BE MSE WITH MURATA BLOCK FROM BASALITE. CONTACT: (303) 783-3864 BASALITE.COM COLOR: CAMBRIDGE
2. FENCE TO BE AMERISTAR ECHELON PLUS STYLE: MAGESTIC COLOR: BLACK HEIGHT: 6'
3. CONTRACTOR TO SUBMIT STAMPED SHOP DRAWINGS FOR WALL AND FENCE DETAILING PRIOR TO INSTALLATION.
4. INSTALL RETAINING WALL PER MANUFACTURER'S RECOMMENDATIONS.



20 MSE RETAINING WALL - SOUTH SIDE
 SCALE: 1/2"=1'-0"

FENCING GENERAL NOTES:

1. CONTRACTOR TO SUBMIT SHOP DRAWINGS OF ALL RAILING ELEMENTS INCLUDING CONNECTION DETAILS AND POST LAYOUT FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO FABRICATION.
2. UNLESS OTHERWISE NOTED, ALL RAILING ELEMENTS TO BE BLACK ALUMINUM. ALL FASTENERS TO BE POWDER COATED AND/OR PAINTED TO MATCH. POWDER COAT COLOR TO BE BLACK.
3. CONTRACTOR TO SUBMIT COLOR AND FINISH SAMPLES FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO POWDER COATING.
4. WELD AND GRIND SMOOTH ALL CONNECTIONS, WHERE APPLICABLE.
5. ALL POSTS TO BE VERTICAL, REGARDLESS OF TOP OF WALL SLOPE.



21 PLAYGROUND FENCE
 SCALE: 3/4"=1'-0"

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**VAN METER
 WILLIAMS
 POLLACK** LLP

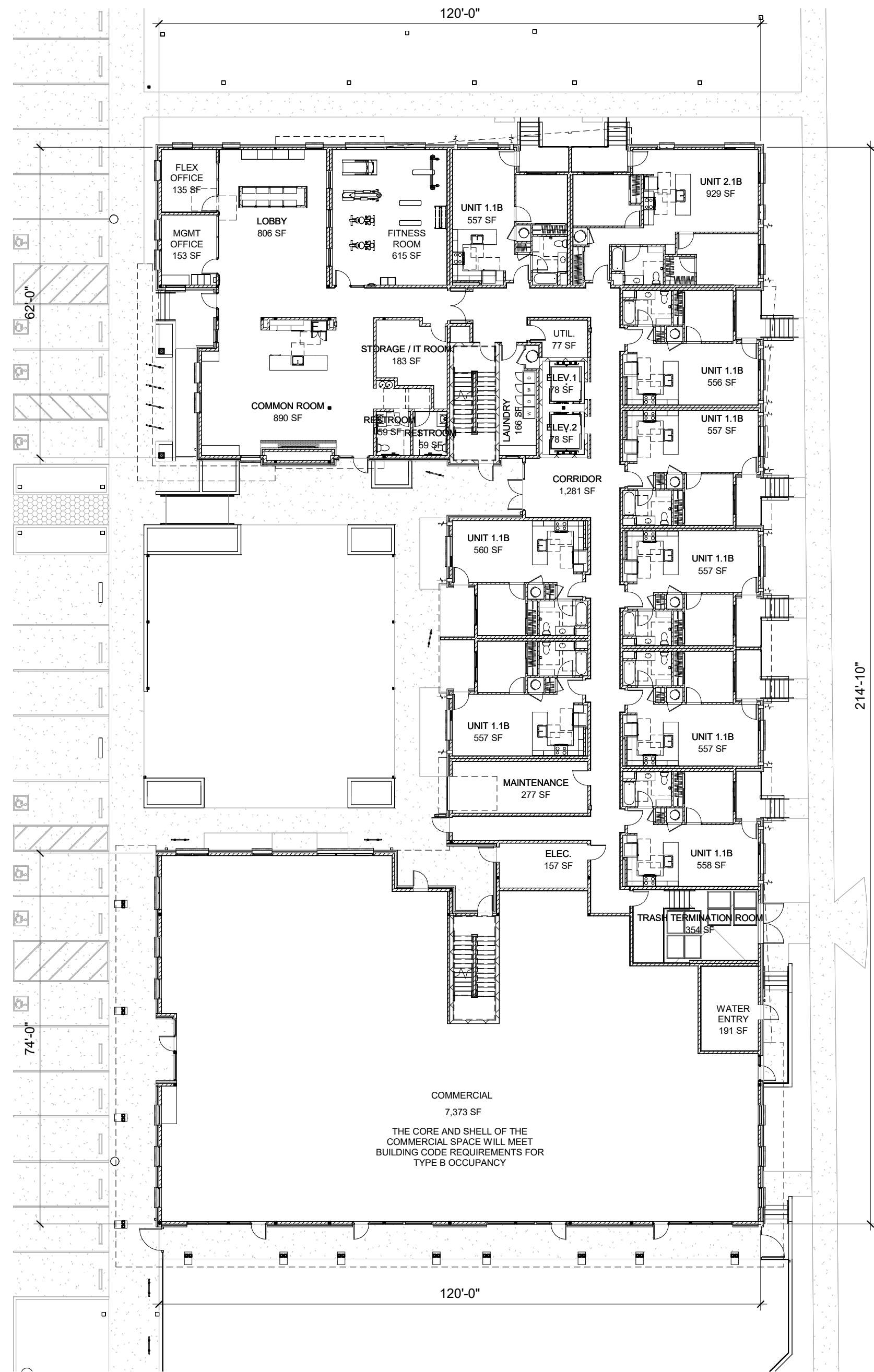
ARCHITECTURE | URBAN DESIGN | SAN FRANCISCO | DENVER | MANAULSO
 1720 Wythrop Street, Suite 201, Denver, CO 80202 | 303.281.1600

UPLANDS

DATE: 07.01.2024

UPLANDS FILING NO. 3 BLOCK 1

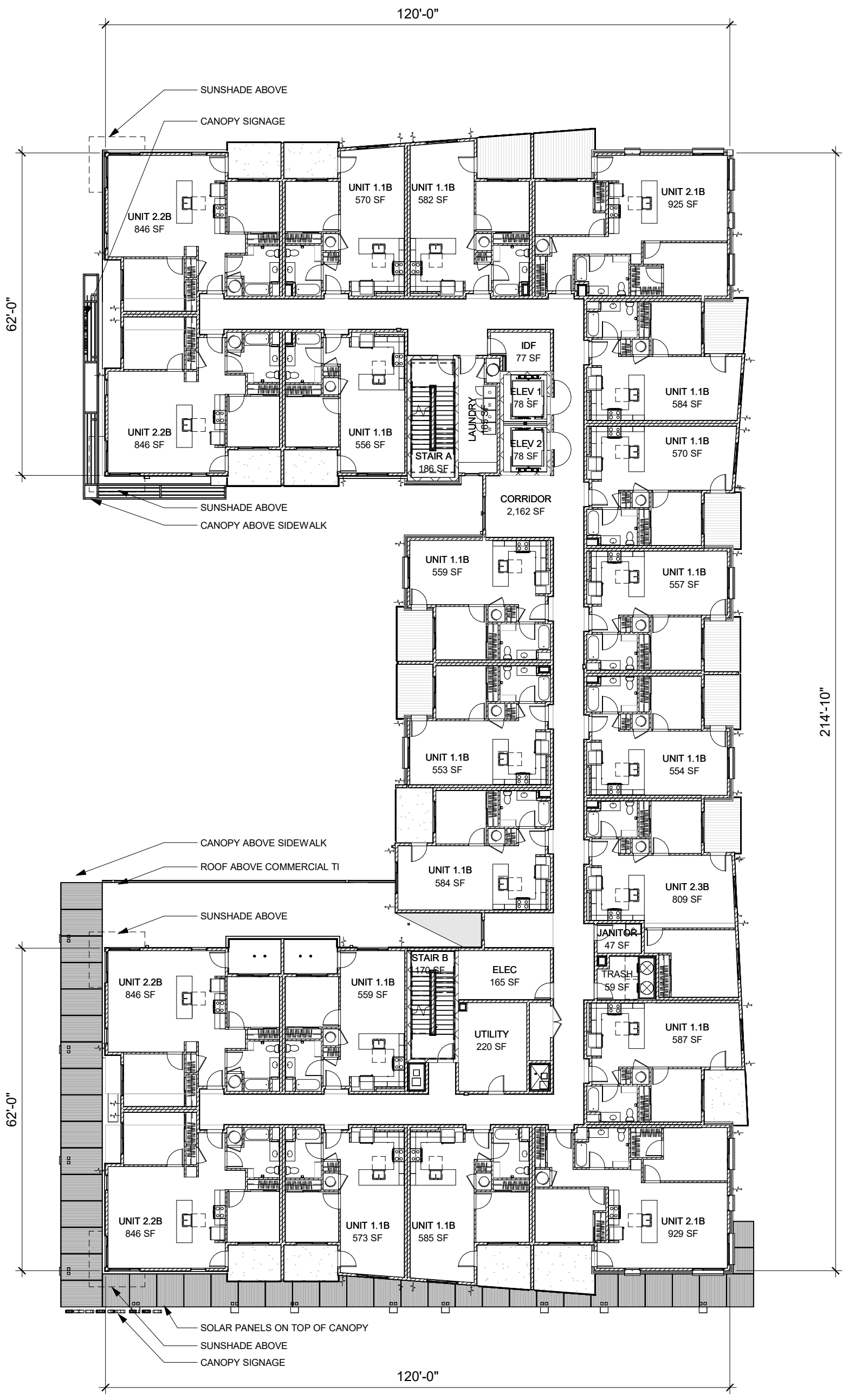
**OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**



1 GROUND LEVEL

33 SCALE: 1" = 20'-0"

NOTE: BUILDING WILL PROVIDE A COOL ROOF WITH LOW-REFLECTANCE MEMBRANE



2 SECOND LEVEL

33 SCALE: 1" = 20'-0"

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 A PLANNED UNIT DEVELOPMENT
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 SHEET 34 OF 39

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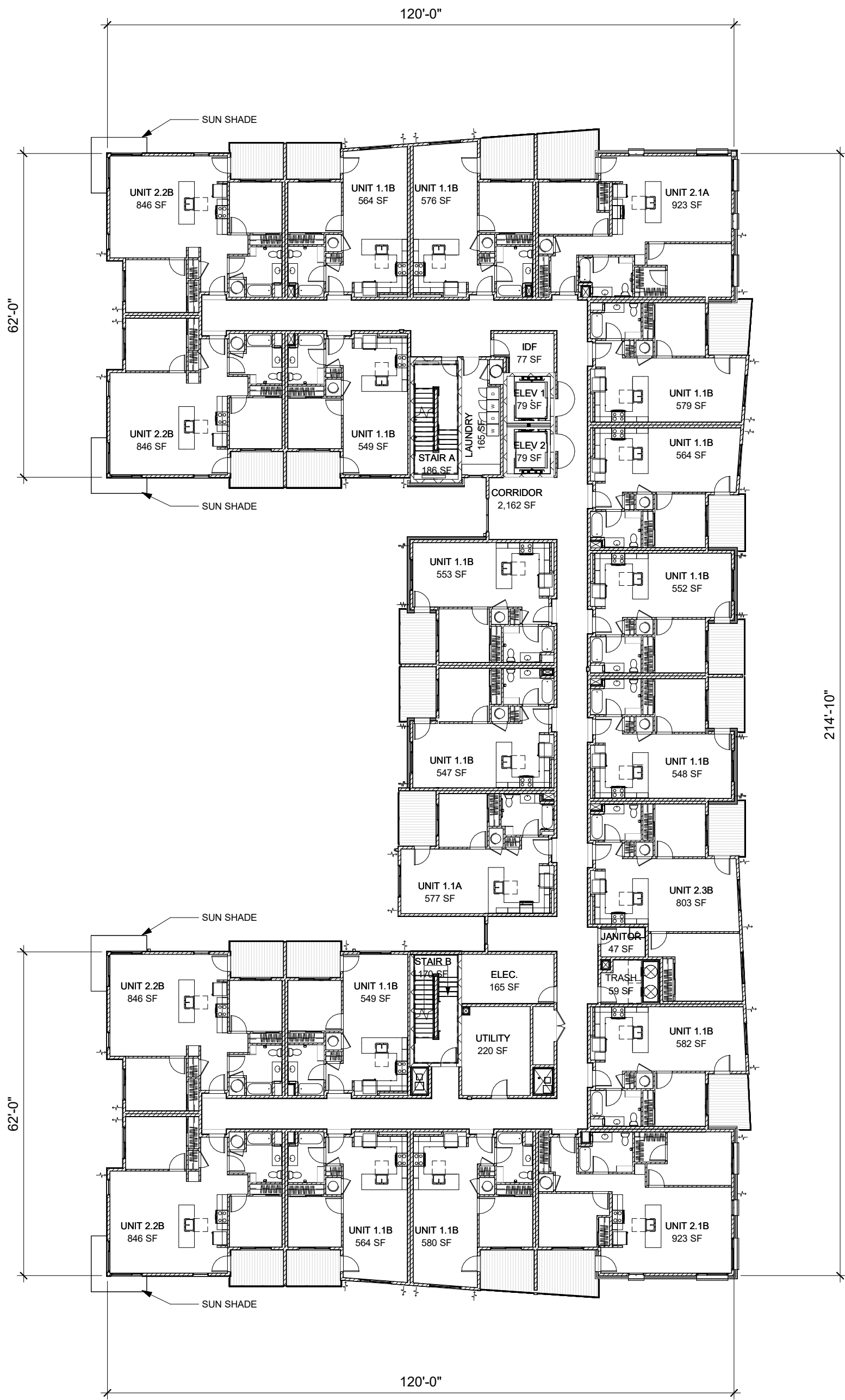
ARCHITECTURE | URBAN DESIGN | SAN FRANCISCO | DENVER | MANitou SPRING
 1729 Wynkoop Street, Suite 203, Denver, CO 80202 | 303.281.1800

UPLANDS

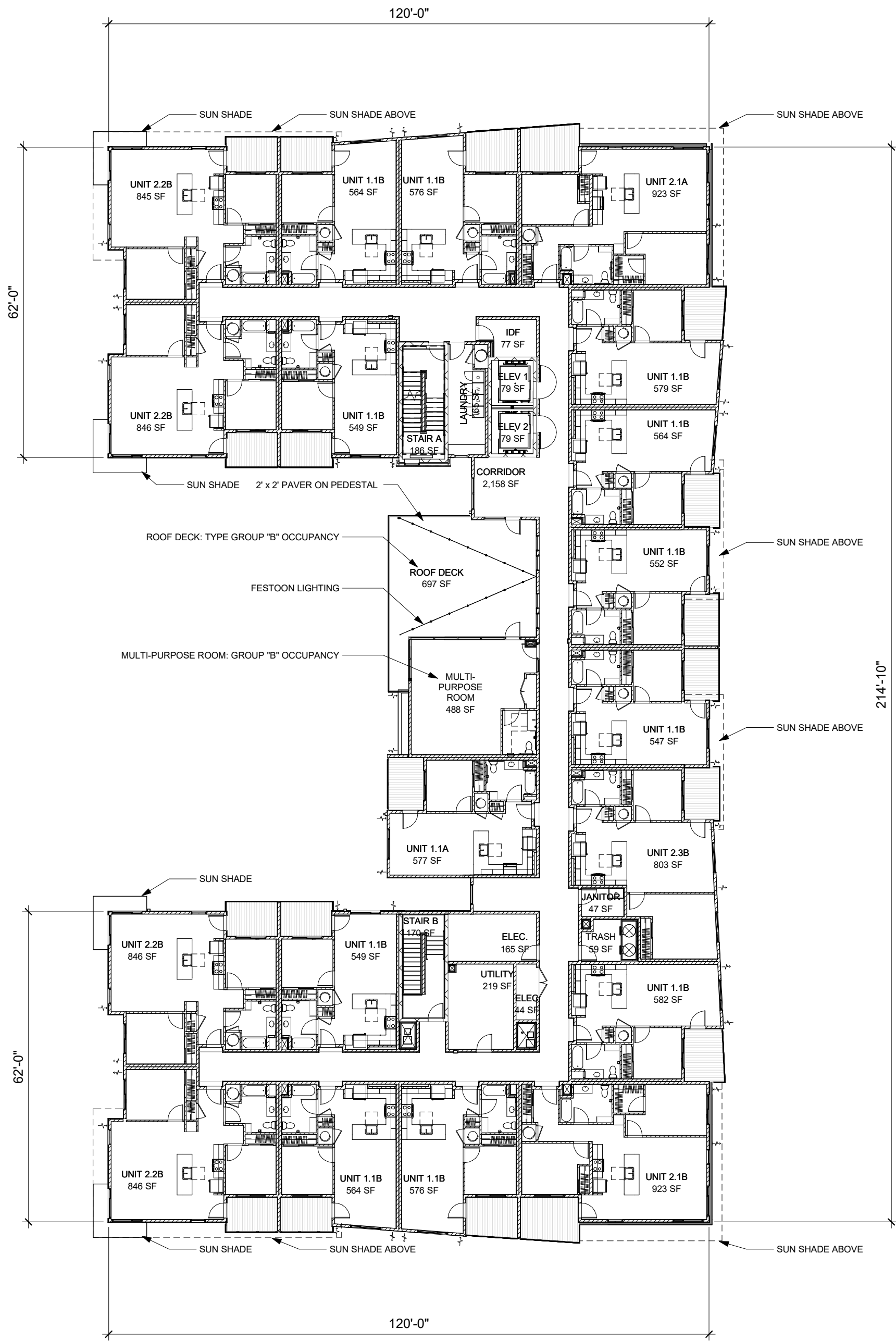
DATE: 07.01.2024

UPLANDS FILING NO. 3 BLOCK 1

**OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**



1
 34 **THIRD LEVEL**
 SCALE: 1" = 20'-0"



2
 34 **FOURTH LEVEL**
 SCALE: 1" = 20'-0"

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TOTAL BUILDING FLOOR AREA			
GROSS FLOOR AREA	77,537 SF		
FINISHED FLOOR AREA	70,164 SF		
UNIT MINIMUM GROSS FLOOR AREA			
UNIT 1.1	558 SF	UNIT 2.2	848 SF
UNIT 2.1	931 SF	UNIT 2.3	791 SF

**VAN METER
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 1778 Wynton Street, Suite 203, Denver, CO 80202 | 303.288.1840

UPLANDS

DATE: 07.01.2024

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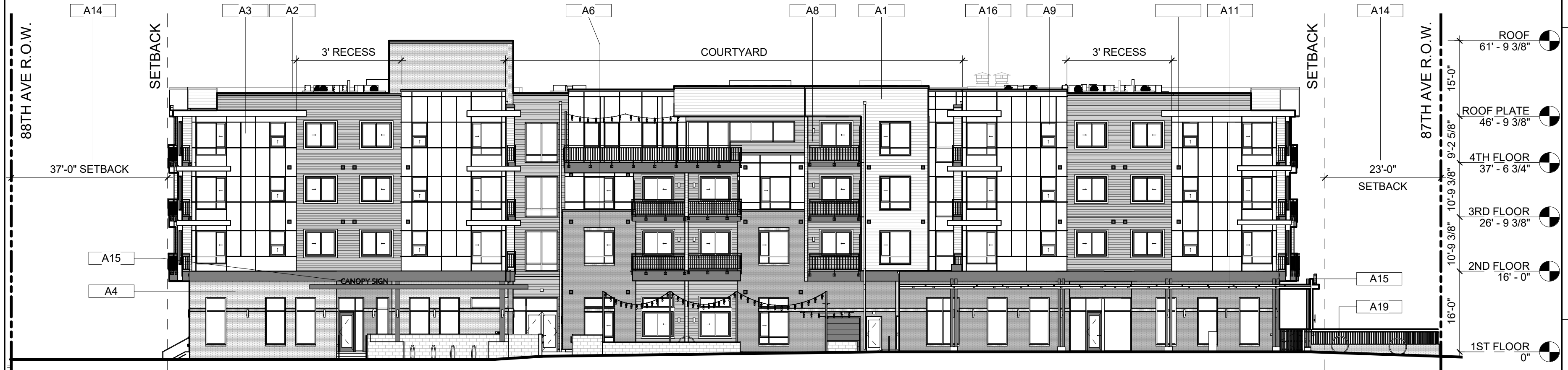
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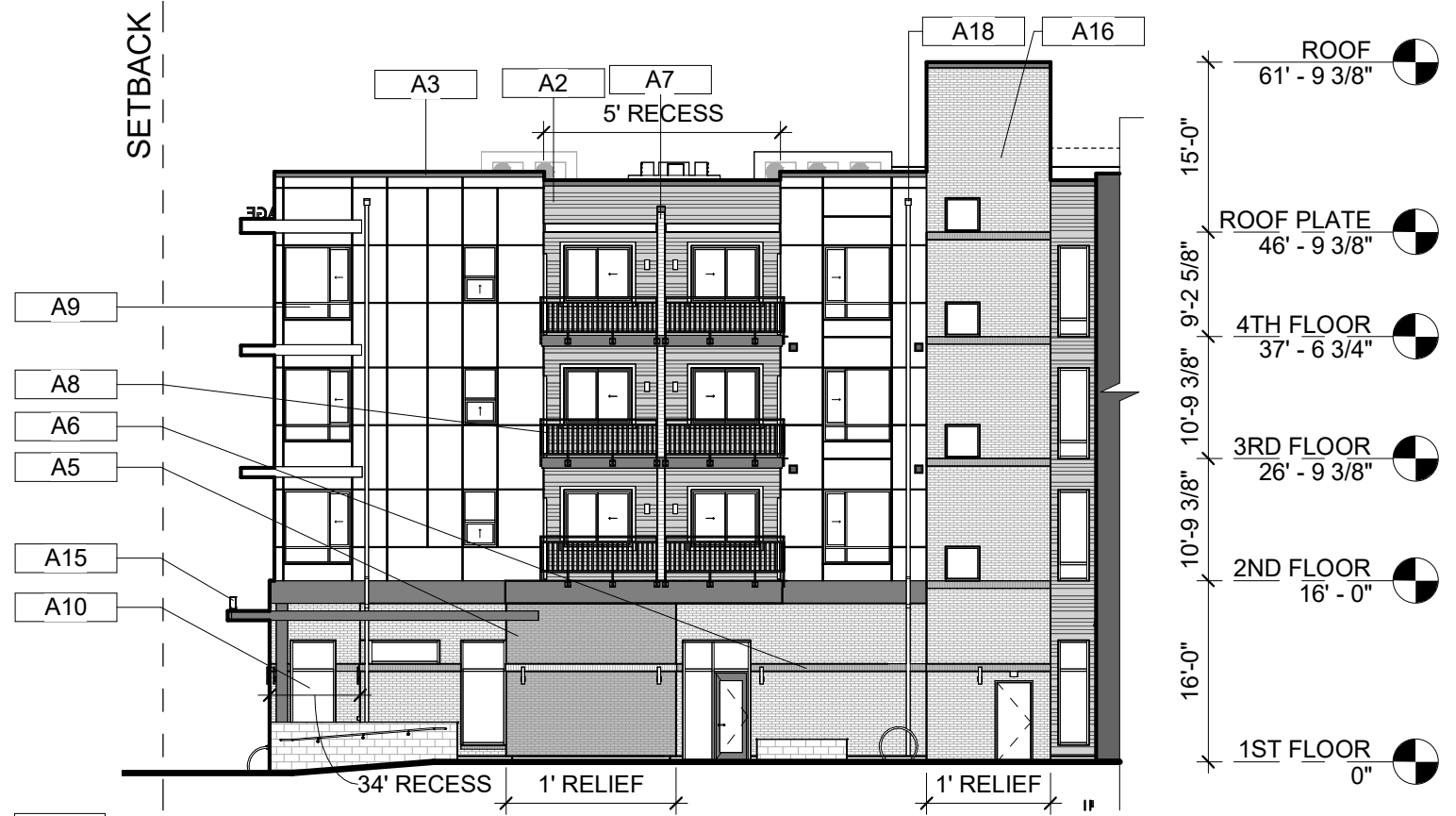
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SUB03:	03/05/24
SUB04:	05/24/24
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 ELEVATIONS



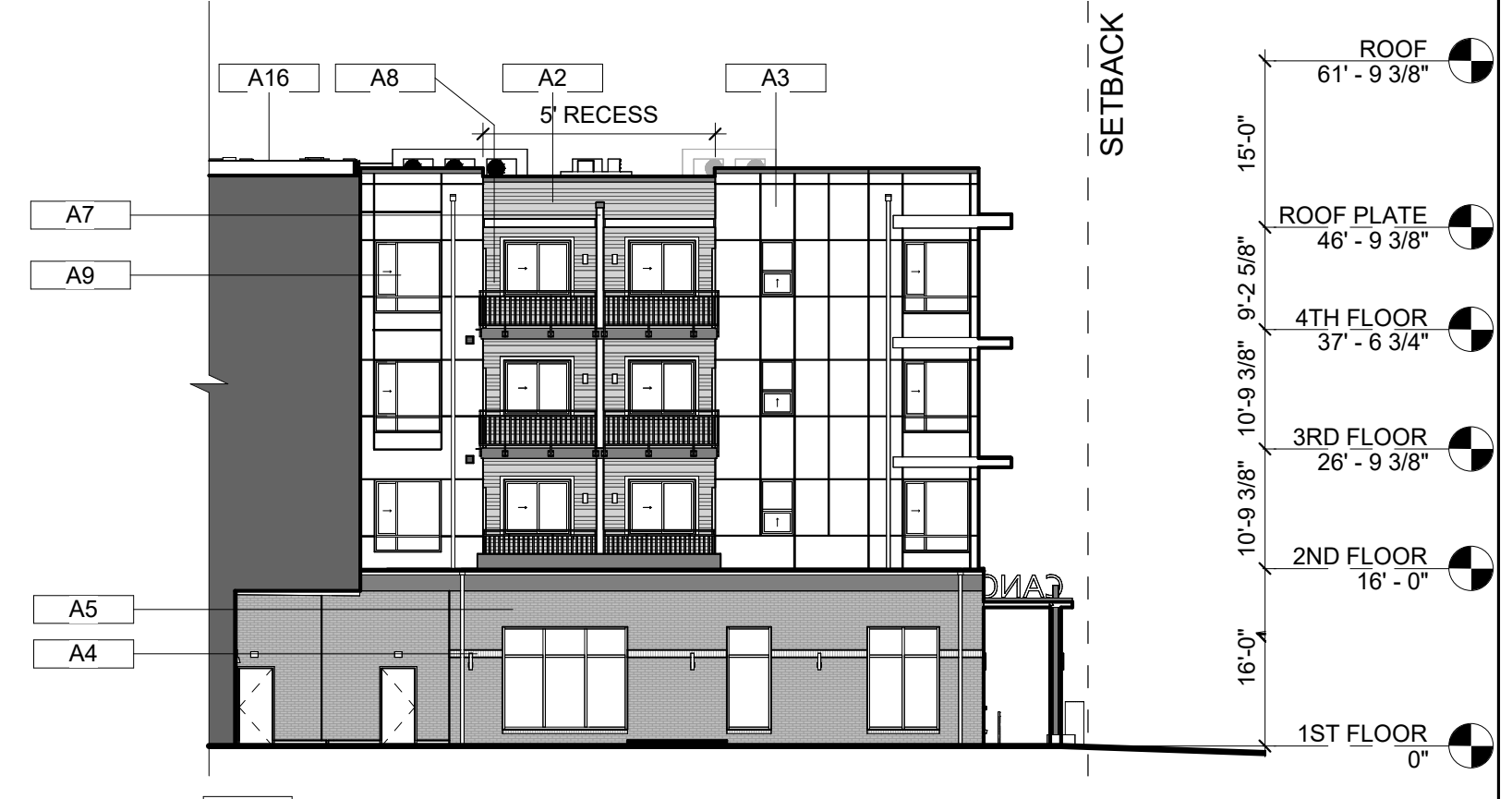
1 WEST ELEVATION

SCALE: 1/16" = 1'-0"



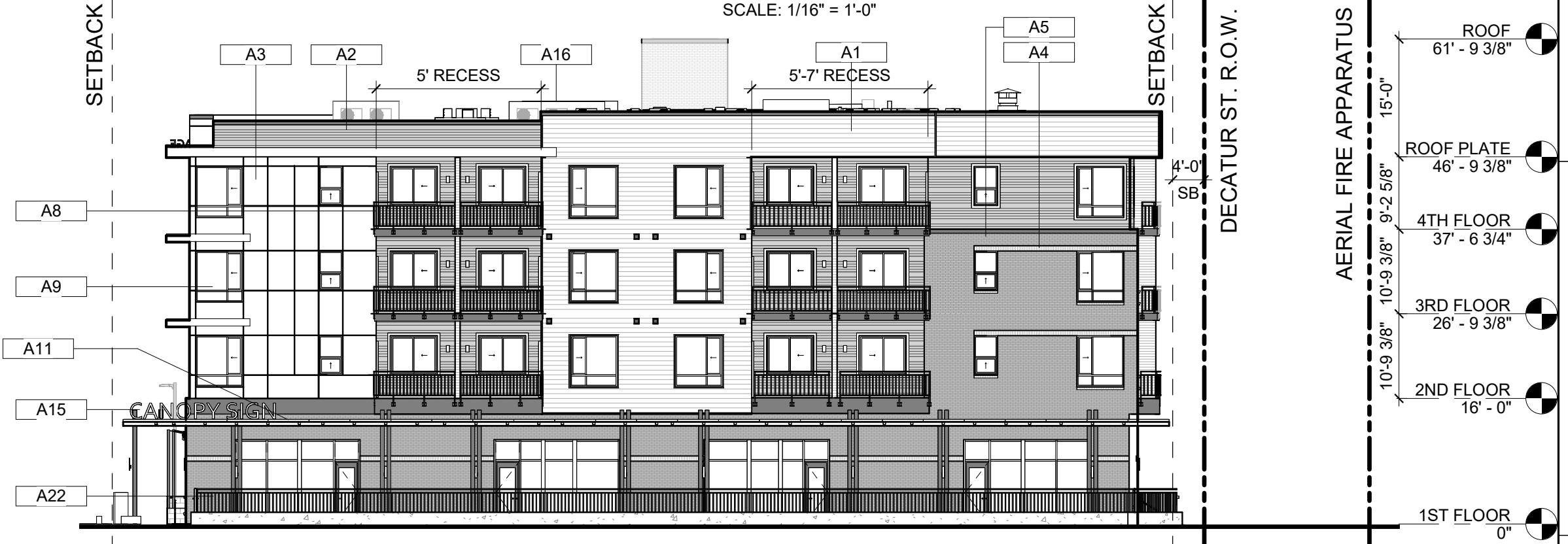
2 COURTYARD SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



3 COURTYARD NORTH ELEVATION

SCALE: 1/16" = 1'-0"



4 SOUTH ELEVATION

SCALE: 1/16" = 1'-0"

- | | |
|---|--|
| A1 HORIZONTAL CORRUGATED METAL IN GREY | A11 SOLAR PV PANEL ARRAY |
| A2 HORIZONTAL LAP SIDING IN GREY | A12 PREFABRICATED METAL CARPORT STRUCTURE |
| A3 FIBER CEMENT PANEL IN ORANGE | A14 SEE SHEETS 5 THROUGH 8 FOR MORE INFORMATION ON EXCEPTION |
| A4 TAN BRICK | A15 CANOPY SIGNAGE |
| A5 BLACK BRICK | A16 COOL ROOF MEMBRANE ROOFING |
| A6 BRICK ACCENT | A18 DOWNSPOUT |
| A7 HORIZONTAL LAP SIDING BALCONY DIVIDER IN BROWN | A19 BICYCLE RACKS |
| A8 PAINTED METAL GUARDRAIL IN BLACK | A21 MECHANICAL VENT |
| A9 VINYL RESIDENTIAL WINDOWS | A22 FENCE |
| A10 ALUMINUM STOREFRONT | |

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TOTAL BUILDING FLOOR AREA

GROSS FLOOR AREA	77,537 SF
FINISHED FLOOR AREA	70,164 SF

UNIT MINIMUM GROSS FLOOR AREA

UNIT 1.1	558 SF	UNIT 2.2	848 SF
UNIT 2.1	931 SF	UNIT 2.3	791 SF

**VAN METER
 WILLIAMS
 POLLACK** LLP

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1 EAST ELEVATION
 SCALE: 1/16" = 1'-0"

EXTERIOR MATERIAL COVERAGE

MATERIAL	AREA	%
BRICK - BLACK	6,945 SF	16.3%
BRICK - TAN	7,812 SF	18.4%
FIBER CEMENT PANEL - ORANGE	7,278 SF	17.1%
HORIZONTAL CORRUGATED METAL - GREY	6,214 SF	14.6%
LAP SIDING - BROWN	4,887 SF	11.5%
LAP SIDING - GREY	9,378 SF	22.1%

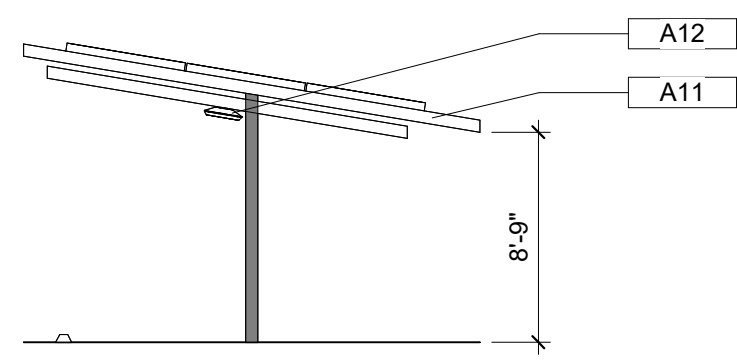


2 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

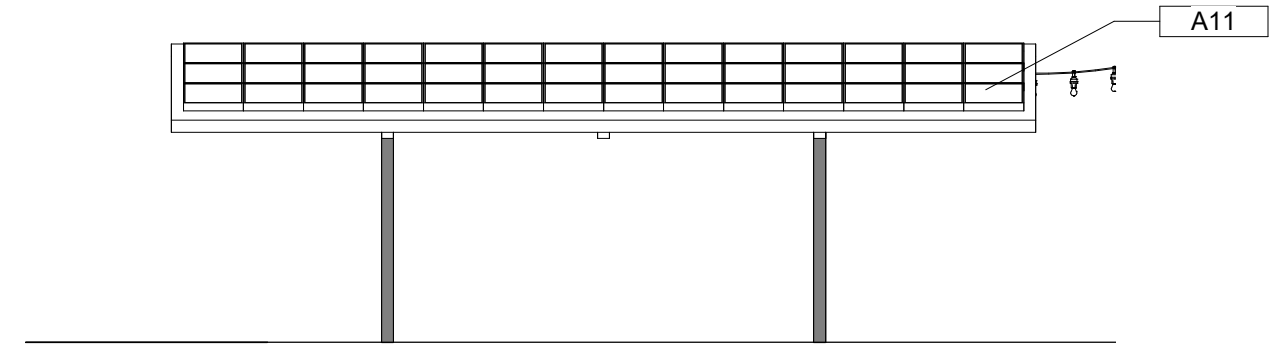
NOTE: CARPORTS IN BAYS OF FOUR, FIVE AND SIX, RE: SITE PLAN FOR LOCATIONS AND LAYOUT

- | | |
|---|--|
| A1 HORIZONTAL CORRUGATED METAL IN GREY | A11 SOLAR PV PANEL ARRAY |
| A2 HORIZONTAL LAP SIDING IN GREY | A12 PREFABRICATED METAL CARPORT STRUCTURE |
| A3 FIBER CEMENT PANEL IN ORANGE | A14 SEE SHEETS 5 THROUGH 8 FOR MORE INFORMATION ON EXCEPTION |
| A4 TAN BRICK | A15 CANOPY SIGNAGE |
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| A9 VINYL RESIDENTIAL WINDOWS | A22 FENCE |
| A10 ALUMINUM STOREFRONT | |

3 CARPORT ELEVATION
 SCALE: 1/8" = 1'-0"



4 CARPORT ELEVATION
 SCALE: 1/8" = 1'-0"



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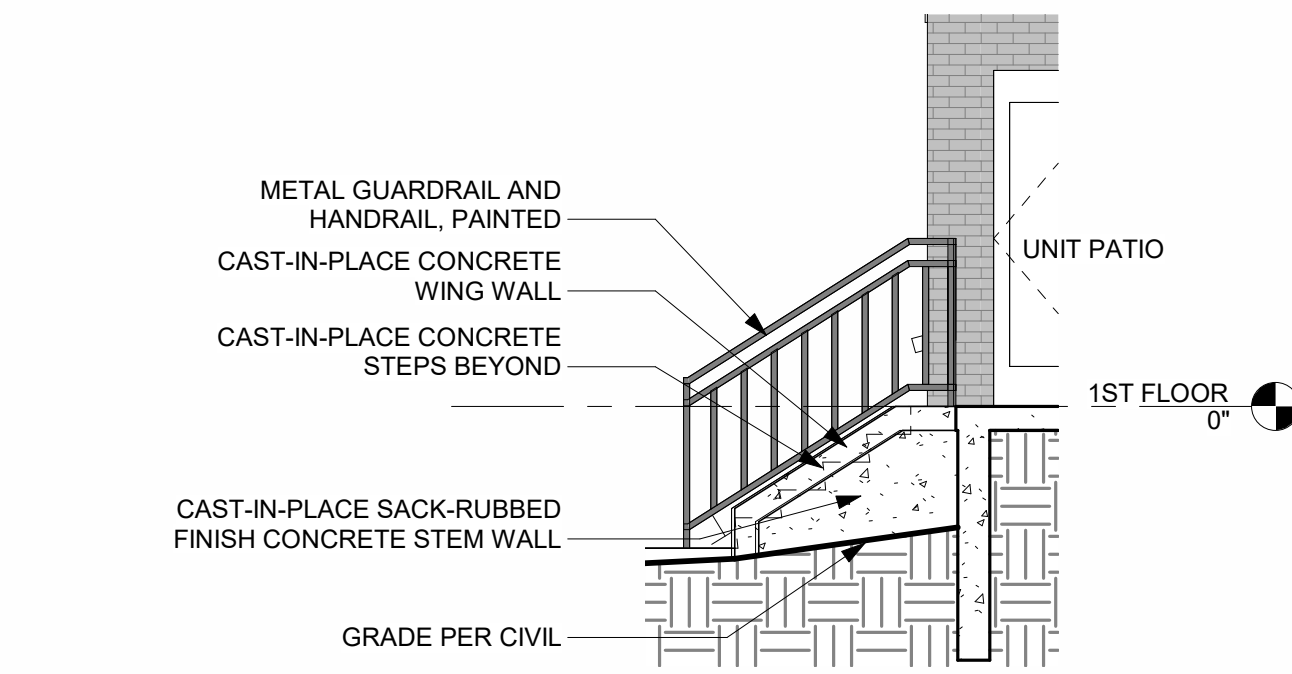
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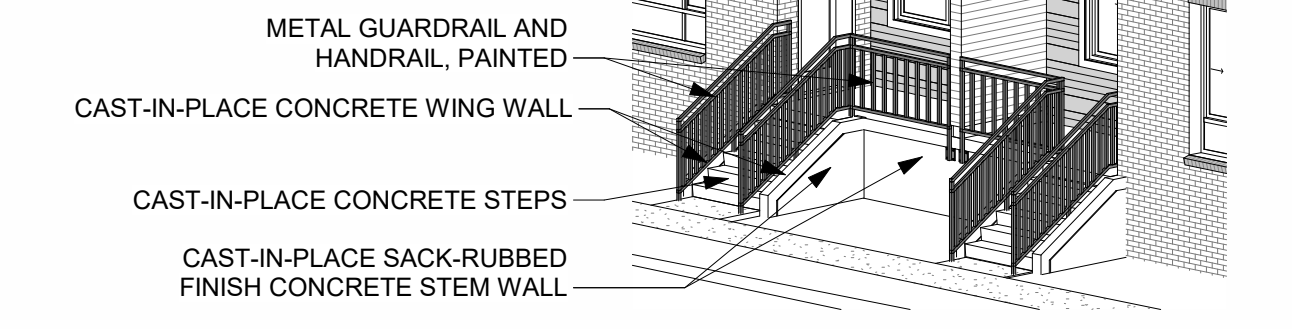
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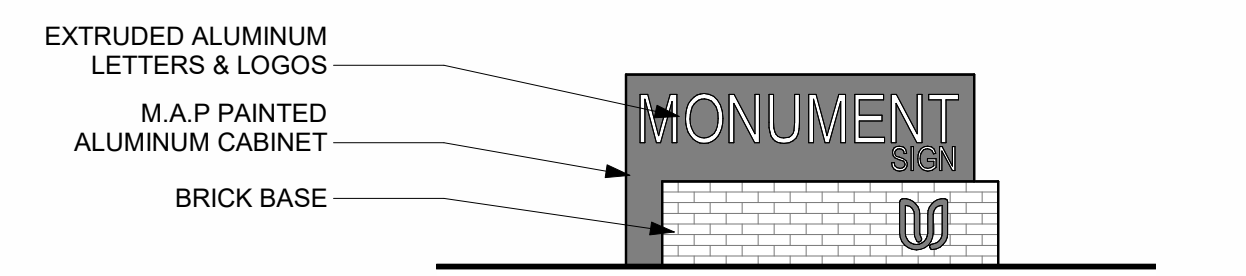
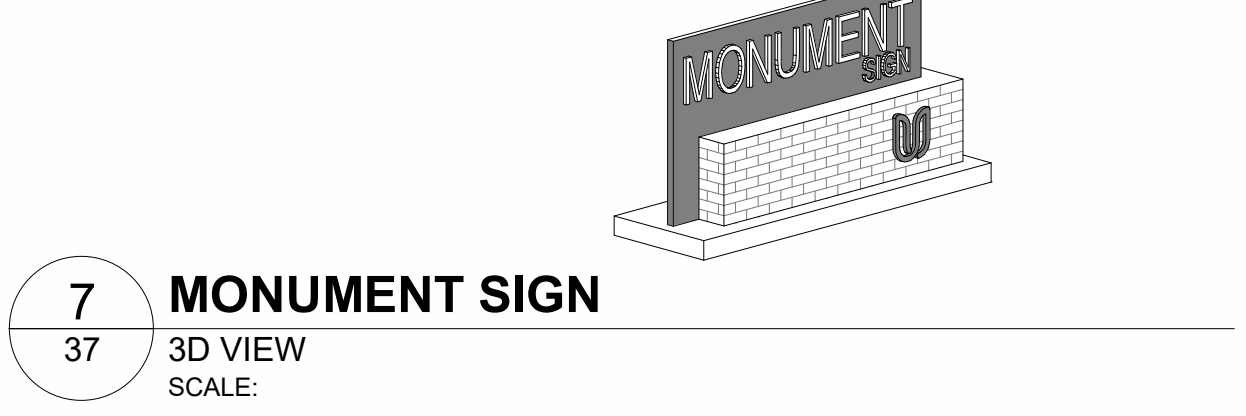
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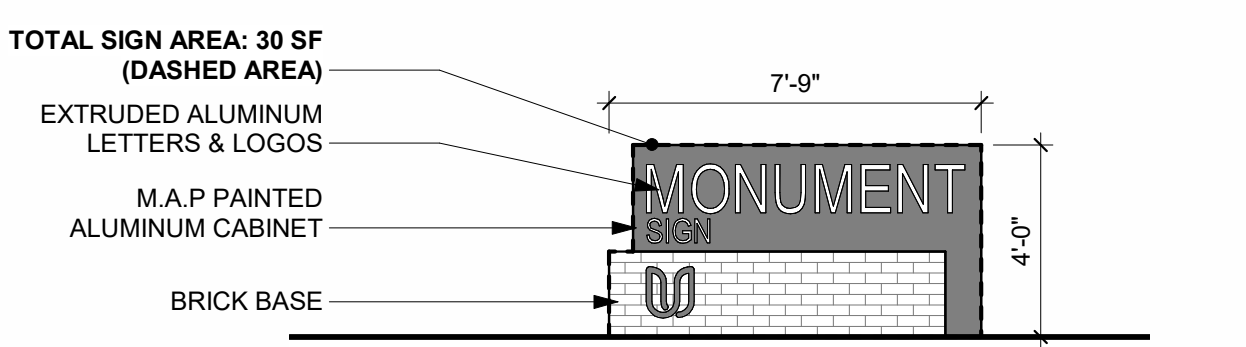
9 PATIO STOOP - ELEVATION
 37 SCALE: 1/4" = 1'-0"



8 PATIO STOOP - 3D VIEW
 37 SCALE:



6 MONUMENT SIGN - EAST ELEVATION
 37 SCALE: 1/4" = 1'-0"



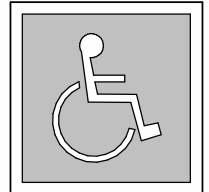
5 MONUMENT SIGN - WEST ELEVATION
 37 SCALE: 1/4" = 1'-0"

SIGNAGE TO MEET R-8 SERIES STANDARDS



SIGNAGE

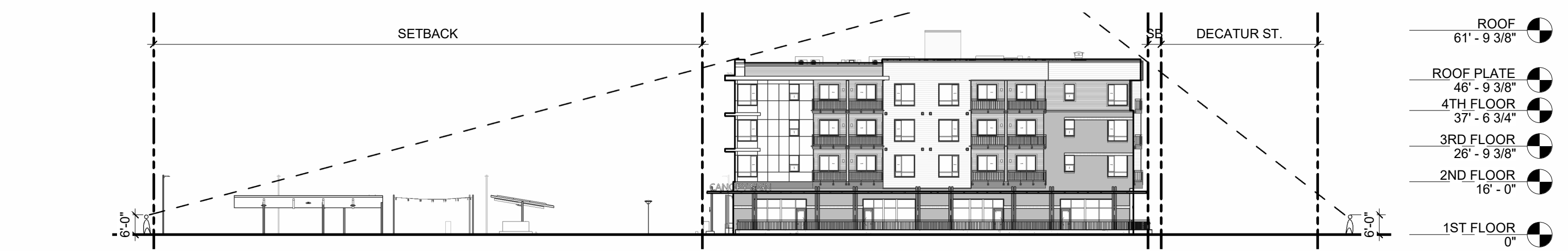
4 DECATUR STREET SIGNAGE
 37 SCALE: 1 1/2" = 1'-0"



SIGNAGE

SIGNAGE

3 ADA SIGNAGE DETAILS
 37 SCALE: 1 1/2" = 1'-0"

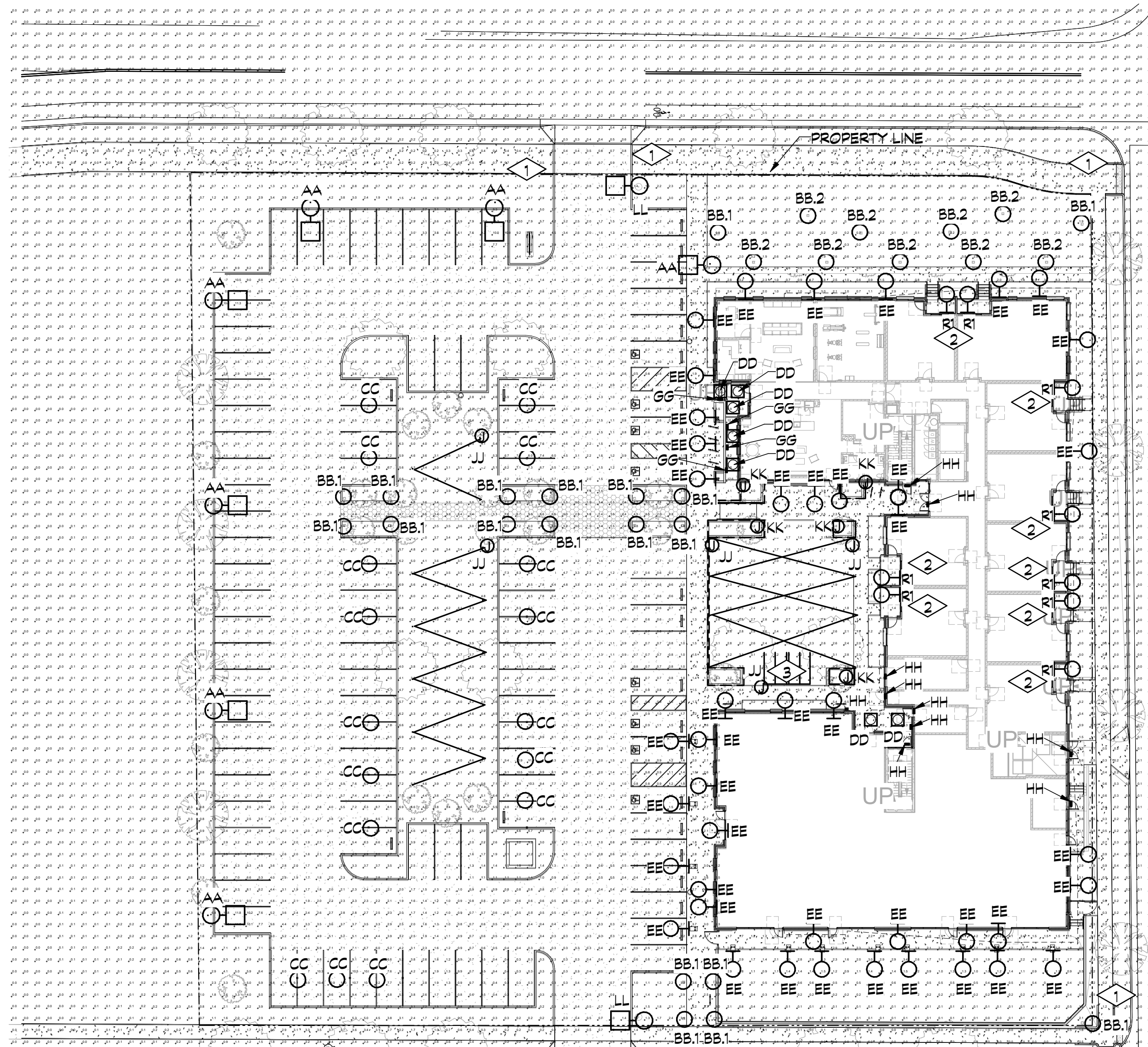


2 ROOFTOP EQUIPMENT VIEW ANGLES - FROM EAST AND WEST
 37 SCALE: 1" = 30'-0"



1 WEST ELEVATION
 37 SCALE: 1" = 30'-0"

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 SHEET 38 OF 39



GENERAL NOTES

- A. ANY PROPOSED LIGHT FIXTURES ARE TO BE INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC RIGHT OF WAY. LIGHT FIXTURES SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE.
- B. ALL EXTERIOR LIGHTING FIXTURES TO BE CONTROLLED VIA TIMECLOCK AND/OR PHOTO SENSORS.
- C. VERIFY POLE HEIGHT REQUIRED AT EACH LOCATION WITH BASE HEIGHT AND SURROUNDING GRADE. ELEVATION PROVIDED IN LUMINAIRE SCHEDULE IS HEIGHT OF FIXTURE TO ADJACENT GRADE.
- D. SOME FIXTURES SHOWN OFFSET FOR GRAPHICAL CLARITY.
- E. ALL EXTERIOR LIGHTING FIXTURES SHALL BE INSTALLED, SHIELDED AND/OR CONTROLLED IN COMPLIANCE WITH LOCAL ORDINANCES.
- F. ALL EXTERIOR ELECTRICAL COMPONENTS SHALL MEET ALL NEC INSTALLATION AND LABELING REQUIREMENTS FOR WET LOCATIONS.

DETAIL NOTES THIS SHEET

- 1. PROVIDE POWER FOR FUTURE MONUMENT SIGNAGE LIGHTING.
- 2. PATIO LIGHTS TO BE LOCALLY CONTROLLED BY RESIDENTIAL UNIT.
- 3. PROVIDE A FAN-RATED JUNCTION BOX IN PERGOLA. EXTEND CONDUIT TO CONTROL POINT (TBD).

boulder engineering
 plumbing, mechanical and electrical
 1717 15th Street
 Boulder, CO 80302
 303.444.6038 phone
 303.442.1172 fax
 staff@boulderengineering.com

UPLANDS

DATE: 07.01.2024

UPLANDS FILING NO. 3 BLOCK 1

OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 06.15.2023

REVISIONS

SUB02: 11/22/23
SUB03: 03/05/24
SUB04: 05/24/24
SUB05: 07/01/24

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B

A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 39 OF 39

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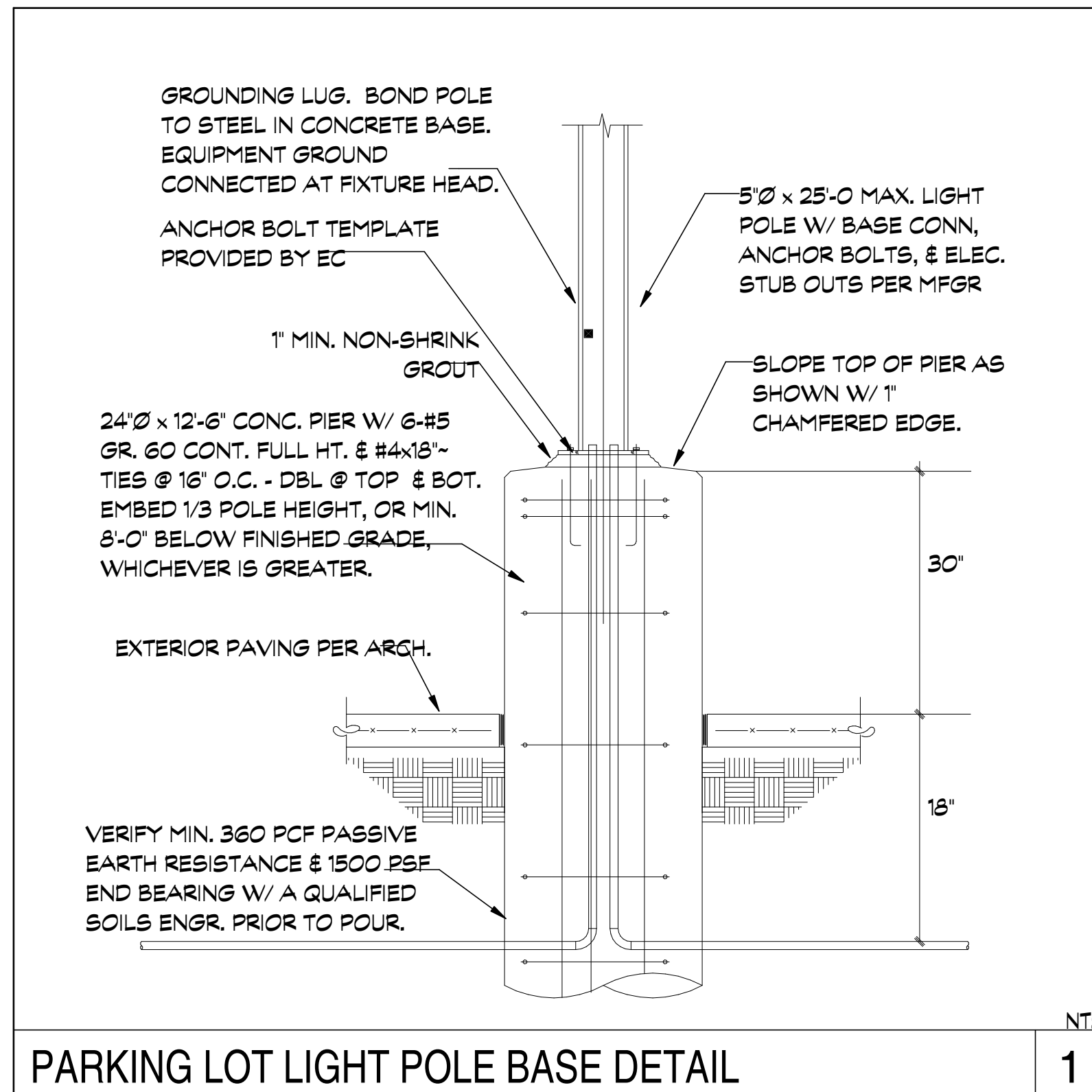
EXTERIOR LUMINAIRE SCHEDULE

KEY	LAMP	DESCRIPTION	CEIL'G (DEPTH)	MANUFACTURER/#	VOLT
AA	LED	POLE LIGHT, 72W, 9000LUM, 3000K	POLE (+18')	LITHONIA LTG / RSX1-LED-P2-30K-R2	120
BB.1	LED	PATH BOLLARD 16W, 388LUM, 2700K	BOLLARD (+34')	BEGA LTG / 84690	120
BB.2	LED	LANDSCAPING BOLLARD 16W, 388LUM, 2700K	BOLLARD (+14')	BEGA LTG / 84690	120
CC	LED	CAR PORT, 43W, 4500LUM, 3500K	SURFACE	LITHONIA LTG / VCPG-LED-P3-35K-80CRI-T5W	120
DD	LED	4" RECESSED DOWNLIGHT, 8W, 500LUM, 2700K	RECESSED	GOETHAM LTG / EVO4-27-05-AR	120
EE	LED	STAG WALL SCONCE, 16W, 789 DELIVERED LUM, 3000K, TRIAC/ELV DIMMING, DIMMED TO 80%	WALL (+8')	WAC LTG / WS-W29118-18	120
GG	LED	RECESSED EXTERIOR STEP LIGHT, 12.7W, 200LUM, 2700K	WALL	VISUAL COMFORT LTG/ 7000-SKYSN-27720	120
HH	LED	CARPORT SERVICE DOOR WALL PACK, 7W, 694LUM, DIMMED TO 50%, 0-10V DIMMING	DIMMED WALL (+8')	LITHONIA LTG / WDGE1 PO 27K 80CRI MVOLT	120
JJ	LED	COURTYARD FESTOON LIGHTING, 60W MAX POWER 0-10V DIMMING	SUPPLY STRING	TIVOLI LTG / LSL-B-CS-S-27-C-12	120
KK	LED	LOW VOLT LANDSCAPE TAPE LIGHT, 2W, 110LUM, 2700K	TAPE	WAC LTG / 8101-27-2W-220-BK	LOW
LL	LED	POLE LIGHT, 24W, 2400LUM, 3000K, 0-10V DIMMING	POLE (+18')	BEGA / 77 180	120
RI	LED	SLANT 11" WALL SCONCE, 7W, 353 LUM DELIVERED, 3000K WALL	WALL	WAC LTG / WS-W14911-XX	120

NOTES: NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING
 *VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATING CONFLICTS PRIOR TO ORDERING

UPLANDS
 DATE: 07.01.2024

UPLANDS FILING NO. 3 BLOCK 1
OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO



OFFICIAL DEVELOPMENT PLAN
 PREPARED: 06.15.2023

REVISIONS

SUB02: 11/22/23	
SUB03: 03/05/24	
SUB04: 05/24/24	
SUB05: 07/01/24	

39 OF 39
 MEP DETAILS

Attachment 3
Public Comments
Received as of July
1, 2024

From: cnelson@nelsonappraising.com
Sent: Thursday, February 8, 2024 6:08 PM
To: Kasza, Jacob
Subject: RE: [EXTERNAL] Uplands - Maiker Housing

Thanks Jacob – I appreciate it and did receive the link.

From: Kasza, Jacob <jpkasza@westminsterco.gov>
Sent: Thursday, February 8, 2024 3:51 PM
To: cnelson@nelsonappraising.com
Subject: RE: [EXTERNAL] Uplands - Maiker Housing

I will send you a link to download the PDP and the proposed Maiker ODP from our file transfer site. Yes, they have moved past a concept plan review.

Jacob

From: cnelson@nelsonappraising.com <cnelson@nelsonappraising.com>
Sent: Thursday, February 8, 2024 3:45 PM
To: Kasza, Jacob <jpkasza@westminsterco.gov>
Subject: RE: [EXTERNAL] Uplands - Maiker Housing

Thanks Jacob,

If you can easily send the PUD that would be fine. I have seen the architects rendering.

Did Maiker take the application from Concept?

From: Kasza, Jacob <jpkasza@westminsterco.gov>
Sent: Thursday, February 8, 2024 3:10 PM
To: cnelson@nelsonappraising.com
Subject: RE: [EXTERNAL] Uplands - Maiker Housing

Hi Charles,

They actually have a development application under review for their Official Development Plan. Do you want a copy of the PUD document? It does allow the mixed use they are proposing. We call that a Preliminary Development Plan. It does allow the mixed use they are proposing.

Jacob

From: cnelson@nelsonappraising.com <cnelson@nelsonappraising.com>
Sent: Thursday, February 8, 2024 3:05 PM
To: Kasza, Jacob <jpkasza@westminsterco.gov>
Subject: RE: [EXTERNAL] Uplands - Maiker Housing

Thanks Jacob,

This is helpful. I know Maiker is going through the Concept Plan stage, but it appears the underlying PUD allows mixed use.

From: Kasza, Jacob <jpkasza@westminsterco.gov>
Sent: Thursday, February 8, 2024 10:35 AM
To: cnelson@nelsonappraising.com
Subject: RE: [EXTERNAL] Uplands - Maiker Housing

Good morning Charles,

The overall Uplands development does have a metro district which provides financing for infrastructure for the entire development. The parcel that the Maiker Housing development is on, was not included in the metro district boundaries. I am not aware of any other financing mechanisms in place for this development.

Jacob P. Kasza
Senior Planner

City of Westminster | Community Development
jpkasza@westminsterco.gov | 303.658.2400
4800 West 92nd Avenue, Westminster, CO 80031



From: cnelson@nelsonappraising.com <cnelson@nelsonappraising.com>
Sent: Wednesday, February 7, 2024 6:18 PM
To: Kasza, Jacob <jpkasza@westminsterco.gov>
Subject: [EXTERNAL] Uplands - Maiker Housing

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, Jacob

I wanted to find out if there is a metro district, TIF, or other mechanism in place to reimburse infrastructure for the attached project.

Thanks

Nelson Appraisal and Consulting, LLC

Charles Nelson, MAI
2413 Washington Street Suite 100

Denver, Colorado 80205

Email: cnelson@nelsonappraising.com

Phone: 303-380-7985



UPLANDS

APPLICATION FOR OFFICIAL DEVELOPMENT PLAN

**UPLANDS FILING NO. 3, BLOCK 1, TRACT B
(PLANNING AREA C(1A))**

Detailed Summary of Conformance with Standards for Approval

City of Westminster Planning Commission and City Council
July 9, 2024 and September 9, 2024

Prepared July 1, 2024

OFFICIAL DEVELOPMENT PLAN

[Seeking approval of an Official Development Plan for Uplands Filing No. 3, Block 1, Tract B (Uplands Planning Area C(1A))]

Section 11-5-15, W.M.C. sets forth the applicable standards that the City Council must consider when reviewing an application for approval of an Official Development Plan. This summary addresses how the proposed Official Development Plan for Uplands Filing No. 3, Block 1, Tract B (Uplands Planning Area C(1A)) meets these standards of approval.

1. Section 11-5-15(A)(1), W.M.C. provides the following condition of approval: *“The plan is in conformance with all City Codes, ordinances, and policies.”*

The proposed Official Development Plan (ODP) meets this standard because it is in conformance with all City Codes, ordinances and policies, including the 2013 Comprehensive Plan (as amended in 2015) (the “2013 Comp Plan”, the 2040 Comprehensive Plan (the “2014 Comp Plan”), the 2017 Housing Needs assessment and the Land Development and Growth Procedures set forth in Title XI of the Westminster Municipal Code (“Code”), except as noted and justified in 11-4-15(A)(4) below. Please find detailed explanations below of how the proposed ODP is in conformance with each of the following:

- 2013 Comp Plan – the proposed ODP is consistent with the vision, policies and intent of the 2013 Plan.
 - Vision and Guiding Principles – the 2013 Comp Plan includes an overall vision and guiding principles to provide a foundation for development in Westminster, including the specific principles listed below:

- Comprehensive, Integrated Parks and Open Space System

The proposed ODP complies with this guiding principle because it complies with the park and open space requirements outlined in the Uplands PDP (“PDP”). The PDP includes specific requirements for the 4% publicly accessible private parks and open space and Public Land Dedication (PLD) as well as the City’s general goals of a connected trail system. The proposed ODP includes 0.1 acres of publicly accessible private park (4.7% of site area) and provides sidewalks and trail network outlined in the PDP.

- Balanced Housing Mix

The proposed ODP complies with this guiding principle because it complies with the PDP. The PDP includes a principle that Uplands include a range of complementary uses and intensities, providing diverse housing types and sizes to meet the individual character of each parcel and its context. The proposed ODP provides income-restricted for-rent multifamily homes for families and special populations between 30% and 70% Average Median Income (AMI). Additionally the ODP is designed to meet the individual character of the site as well as create a transition in density from the medium-density single-family attached homes to the southeast to the future higher density homes along Federal, within the Uplands community. The proposed ODP complements the mix of attached and multifamily homes approved and existing to the east and expands the housing diversity of the area, creating a more complete neighborhood.

- Environmental Stewardship and Water Resource Management Program

The proposed ODP complies with this guiding principle because it complies with the sustainability requirements outlined in the PDP. The PDP requires that all Multifamily or mixed-use buildings larger than 25,000 GFA feature a cool roof with low reflectance materials. The proposed ODP meets this requirement, along with complying with Colorado Model Electric Ready code. Solar panel installation is also anticipated in the design for walkways, flat roof, and carports.

Further, the proposed landscape plan includes no (0%) high water turf areas, compared to the 20% coverage allowed in the City’s landscape regulations, and 72% of planting areas are low water use. All tree lawns consist of low to medium water use shrub material and low water use turf blends instead of high-water use turf. The publicly accessible private park features a sensory garden, proximate to the PLD to the east, and includes pollinator-friendly species and a walking path tied into the regional 88th Ave. trail.

o Land Use Goals and Policies

- LU-G-7 – Provide opportunities for a range of housing types and affordability to accommodate all incomes, lifestyle and age groups within the City.

The proposed ODP complies with this goal because it complies with the PDP, which provides a range of attainable housing types and affordability across the full Uplands master plan. Specific to Planning Area C(1A), the proposed ODP provides a mix of attainably designed for rent multifamily homes, within the limits defined in the PDP.

Pursuant to Low-Income Housing Tax Credit (“LIHTC”) procedure, all units shall serve families and special populations with income between 30% and 70% AMI. Moreover, 18 units shall be dedicated to the Intellectually & Developmentally Disabled special population (“IDD”), with architecturally customized units and in disbursed locations to foster an inclusive community for families and IDD residents alike. The proposed building will also include a ±7,500 sqft LIHTC “Community Service Facility” (i.e. the commercial component) for a future Adams County Head Start preschool serving up to 60 students annually. The Head Start program offers free preschooling and meals to children ages 3-5 from families with incomes at or below 60% AMI.

- LU-P-1 – Ensure land uses are consistent with the Comprehensive Plan Land Use Diagram in Figure 2-2 and land use classifications in Section 2.2.

The 2013 Comprehensive Plan designates the planning area as Mixed-Use, which is intended to provide inclusive neighborhoods with a mix of residential and supportive non-residential uses in a walkable, pedestrian-oriented village development pattern. The proposed ODP complies with this policy because it complies with the PDP, which establishes densities and land use classifications in compliance with the 2013 Comp Plan.

	2013 Comp Plan	Uplands PDP	PA-C(1A) ODP
Allowed Uses	Apartments Condominiums Lofts and Townhomes Offices Personal Services Retail Commercial Live/Work	MF	MF

- LU-P-3 – Ensure that new development is consistent with minimum and maximum intensities and densities for development. Residential densities are calculated using the gross acreage of the site, excluding land area within 100-year flood plains.

The 2013 Comp Plan designates the planning area as Mixed-Use, which allows up to 36.0 dwelling units per gross acre and up to 1.5 FAR for commercial uses.

The proposed ODP complies with this policy because it complies with the PDP, which establishes densities and land use classifications in compliance with the 2013 Comp Plan.

	2013 Comp Plan	Uplands PDP PA-C(1)	PA-C(1A) ODP
Maximum Density	36.0 du/ac (gross)	15.0-22.7 du/ac (gross)	4.3 du/ac (gross)*

*PA-C(1A) is only a portion of the overall PA-C(1) and will be joined by future official development in the remainder of the parcel, to comply with the PDP gross density range.

- LU-P-4 – Ensure that adequate infrastructure and public services are available for new development. Evaluate the impact of new development to the City’s future water supply, considering land use, intensity and proposed conservation measures.

The proposed ODP complies with this policy because it complies with the PDP (and associated Master Utility Study and Phase I Drainage Report) and the associated Phase II Drainage Report for Parcel C, which established the infrastructure and public services needed for development. The proposed ODP provides the required improvements (either within this ODP or the approved master infrastructure CDs). These improvements include:

- Strengthening and enhancing the existing water network
- Strengthening and enhancing the existing sanitary sewer network
- Providing sufficient drainage improvements to route, treat and attenuate stormwater run-off from this neighborhood and adjacent land. Additional drainage improvements are provided, reducing the amount of runoff seen in the existing condition.

○ Transportation and Circulation Goals and Policies

- T-P-8 – Require new development to provide traffic improvements necessary to accommodate trips generated by the project without significantly reducing existing levels of service on affected roadways.

The proposed ODP complies with this policy because it generally complies with the PDP and Master Traffic Impact Study, which established the street sections and associated improvements needed for development. The proposed ODP

provides the required improvements (either within this ODP or the approved master infrastructure CDs). These improvements include:

- Additional vehicle, parking and bike lanes to existing streets
 - Creation of new streets / revision to existing intersections for a more functional overall transportation network
 - Creation of new sidewalks, trail connections and tree lawns
 - Existing street capacities are improved and levels of services have been analyzed and meet the City’s requirements and acceptance
- T-P-9 – Complete and enhance the pedestrian network with an interconnected system of walkways and trails, continuous sidewalks on both sides of the street and pedestrian crossings and connections between existing and new development.

The proposed ODP complies with this policy because it generally complies with the PDP and Master Traffic Impact Study, which established the street sections and associated improvements needed for development. The proposed ODP (or the approved infrastructure package) includes the following trail and sidewalk improvements:

- Adding a regional trail connecting Federal Boulevard to PA-E further to the East (part of the approved overall Uplands infrastructure package)
- Adding striped bicycle lanes to 88th avenue connecting Federal Boulevard to Camenisch Park.
- Adding 6-foot sidewalks to the additional street grid roads created within and immediately surrounding PA-C.
- Adding internal sidewalk connections:
 - A looped network within the publicly accessible private parks
 - Minor internal circulation routes connecting residents to the publicly accessible private parks and perimeter circulation routes

○ City Identity and Design

- CID-G-11 – Encourage sustainable design practices in all aspects of physical planning in the city, with a focus on site, landscape and building design.

The proposed ODP complies with this goal because it complies with the sustainability requirements outlined in the PDP. The PDP requires that all Multifamily or mixed-use buildings larger than 25,000 GFA feature a cool roof with low reflectance materials. The proposed ODP meets this requirement, along with complying with Colorado Model Electric Ready code. Further, the proposed

landscape plan includes no (0%) high water turf areas, compared to the 20% coverage allowed in the City’s landscape regulations, and 72% low water use plant material. All tree lawns consist of low to medium water use shrub material and low water use turf blends instead of high-water use turf.

- Parks, Recreation, Libraries and Open Space

- PRLO-P-1 – As new development occurs, evaluate opportunities for development of new parks, facilities and programs to ensure that addition of new population in the city does not adversely impact the city’s existing quality and level of parks, recreation and library services.

The proposed ODP complies with this policy because it complies with the park and open space requirements outlined in the Uplands PDP. The PDP includes specific requirements for 4% publicly accessible private parks and open space and Public Land Dedication (PLD) as well as the City’s general goals of a great and connected trail system. The proposed ODP includes 0.1 acres of publicly accessible private park (4.7% of site area) and provides the sidewalk and trail network outlined in the PDP.

- PRLO-P-4 – Ensure that all new residential development continues to contribute to the provision and maintenance of adequate parks, recreation facilities and open space to meet the needs of its new residents.

The proposed ODP complies with this policy because it complies with the park and open space requirements outlined in the PDP. The PDP includes specific requirements for the 4% publicly accessible private parks and open space and Public Land Dedication (PLD) as well as the City’s general goals of a great and connected trail system. The proposed ODP includes 0.1 acres of publicly accessible private park (4.7% of site area) and provides the sidewalk and trail network outlined in the PDP.

- Public Utilities and Services

- PU-P-2 – Ensure that new development does not result in water demand that exceeds the city’s existing water supply. Proposed developments that exceed the water demand associated with the property’s Comprehensive Plan land use designation will be evaluated on a case-by-case basis to ensure the city’s water supply is not impacted.

The proposed ODP complies with this policy, because it complies with the Uplands PDP (and associated Master Utility Study and Phase I Drainage Report). Water Supply has been budgeted for this project since the 2013 Comp Plan was adopted (which anticipated a higher density) and affirmed during the PDP review. At time of initial application in 2018, the City provided the proposed Uplands project with a water budget of 778 acre feet. The initial water usage studies as reviewed by City engineering staff show that Uplands, as designed, is projected to be under budget by 18%. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the PDP, which is currently underway.

- PU-P-15 – Require new development to provide any needed storm drains and drainage facility improvements or expansions to the City’s drainage system.

The proposed ODP complies with this policy because it complies with the PDP (and associated Phase I Drainage Report) and associated Phase II Drainage Report for PA-C, which established the infrastructure and public services needed for development. The proposed ODP provides the required improvements (either within this ODP or the approved master infrastructure CDs). These improvements include providing sufficient drainage improvements to route, treat and attenuate stormwater run-off from this neighborhood and adjacent land. Additional drainage improvements are provided, reducing the amount of runoff seen in the existing condition. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the approved PDP, which is currently underway.

- 2040 Comp Plan – the proposed ODP is consistent with the vision, cornerstones, goals and policies of the 2040 Comp Plan.

- Cornerstones

- Healthy Places – Westminster has a built environment that embraces the outdoors through a comprehensive, integrated parks and open space system.

The proposed ODP complies with this cornerstone because it complies with the park and open space requirements outlined in the Uplands PDP. The PDP includes specific requirements for 4% publicly accessible private parks and open space and Public Land Dedication (PLD) as well as the City’s general goals of a great and connected trail system. The proposed ODP includes 0.1 acres of publicly accessible private park (4.7% of site area) and provides the sidewalk and trail network outlined in the PDP.

- Great Neighborhoods – Westminster has a strong sense of local pride in our well—designed and attractive neighborhoods.

The proposed ODP complies with this cornerstone because it complies with the PDP. The PDP includes a principle that Uplands include a range of complementary uses and intensities, providing diverse housing types and sizes to meet the individual character of each parcel and its context. The proposed ODP provides for-rent multifamily homes that are designed to meet the individual character of the site as well as create a transition in density from the medium-density single-family attached homes to the southeast to the future higher density homes along Federal. The proposed ODP complements the mix of attached and multifamily homes approved and existing to the east. The ODP further complies with this cornerstone with a neighborhood plan that is designed around community spaces and nearby public land dedication with pedestrian-friendly building designs that activate the proposed circulation improvements.

- Great Neighborhoods – Westminster provides a balanced mix of housing opportunities, for a range of incomes, age groups, and lifestyle choices.

The proposed ODP complies with this cornerstone because it complies with the Uplands PDP, which provides a range of attainable housing types and affordability across the full Uplands master plan. Specific to Planning Area C(1A), the proposed ODP provides a mix of attainably designed for-rent multifamily homes, within the limits defined in the PDP.

- Managed Growth – Westminster responsibly manages water and natural resources, prioritizing environmental stewardship and understanding feasibility of infrastructure and resource availability.

The proposed ODP complies with this cornerstone, because it complies with the approved PDP (and associated Master Utility Study and Phase I Drainage Report) and the associated Phase II&III Drainage Reports for PA-C, which established the infrastructure and public services needed for development. During the PDP review, Water Supply had been budgeted for this project (at an even higher density) since the 2013 Comprehensive Plan was adopted. At time of initial application in 2018, the City provided the proposed Uplands project with a water budget of 778 Acre Feet. The initial water usage studies as reviewed by City engineering staff show that the Uplands, as designed, is projected to be under budget by 18%. The design of the “backbone infrastructure” as outlined in the PDP has been approved. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the approved PDP, which is currently underway.

Additionally, the proposed ODP complies with the sustainability requirements outlined in the PDP. The PDP requires that all Multifamily or mixed-use buildings larger than 25,000 GFA feature a cool roof with low reflectance materials. The proposed ODP meets this requirement, along with complying with Colorado Model Electric Ready code. Further, the proposed landscape plan includes no (0%) high water turf areas, compared to the 20% coverage allowed in the City’s landscape regulations, and 72% low water use plant material. All tree lawns consist of low to medium water use shrub material and low water use turf blends instead of high-water use turf.

- Utility and Resources Goals and Policies

- Goal UR-4 – Protect the community from adverse flooding and pollution impacts of runoff with efficient and progressive stormwater manager practices.

The proposed ODP complies with this goal because it complies with the approved Uplands PDP (and associated Phase I Drainage Report) and the associated Phase II& III Drainage Reports for PA-C, which established the infrastructure and public services needed for development. The proposed ODP provides the required improvements (either within this ODP or the approved master infrastructure CDs). These improvements include providing sufficient drainage improvements to route, treat and attenuate stormwater run-off from this neighborhood and adjacent land. Additional drainage improvements are provided, reducing the amount of runoff seen in the existing condition. The design of the “backbone infrastructure” as outlined in the PDP has been approved. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the approved PDP.

- Land Use and Development Goals and Policies

- Goal LU-1 – Achieve a balance of uses win the City, including employment, residential, cultural, destination attractions, and retail, as well as a full range of amenities necessary to support a vibrant and resilient community.
 - 1.1 – Ensure land uses and zoning districts are consistent with the Land Use Diagram in Map 3-2 and land use character types in Section 3.2.

The 2040 Comp Plan designates the planning area as Commercial Mixed-Use, which allows up to 36.0 dwelling units per gross acre. This designation is intended for inclusive neighborhoods with a mix of residential uses and commercial uses in a walkable, pedestrian-oriented, village development pattern. The proposed ODP complies with this goal because it complies with the PDP, which established densities and land use classifications in compliance with the 2013 Comp Plan, which are generally consistent with those identified in the 2040 Comp Plan. The proposed ODP further complies with this goal through the creation of a publicly accessible private park and dedication of adjacent public land, which provides a local amenity to help support a vibrant and resilient community.

	2040 Comp Plan	Uplands PDP PA-C(1)	PA-C(1A) ODP
Maximum Density	36.0 du/ac (gross)	15.0-22.7 du/ac (gross)	4.3 du/ac (gross)*
Primary Uses	Multifamily Single-family attached Townhomes Professional Offices Personal Services Retail Commercial Live/Work Units Eating Establishments	MF	MF

*PA-C(1A) is only a portion of the overall PA-C(1) and will be joined by future official development in the remainder of the parcel, to comply with the PDP gross density range.

- Goal LU-6 – Encourage sustainable design practices and construction in all aspects of physical planning in the city, with a focus on site, landscape, and building design.

The proposed ODP complies with this guiding principle because it complies with the sustainability requirements outlined in the PDP. The PDP requires that all Multifamily or mixed-use buildings larger than 25,000 GFA feature a cool roof with low reflectance materials. The proposed ODP meets this requirement, along with complying with Colorado Model Electric Ready code. Further, the proposed landscape plan includes no (0%) high water turf areas, compared to the 20% coverage allowed in the City’s landscape regulations, and 72% low water use

plant material. All tree lawns consist of low to medium water use shrub material and low water use turf blends instead of high-water use turf.

- Goal LU-9 – Maintain the city’s high-quality design and development character.
 - 9.1 – Promote excellence in site planning, architecture, and the design of landscaping, lighting and signage in all types of development by means of design standards for each type of use.

The proposed ODP complies with this goal because it complies with the guiding principles established in the PDP and outlined below in 11-5-5(A)(3).

The proposed ODP complies with this goal because it complies with the requirements and plans established in the PDP, except as noted and justified in 11-4-15(A)(4) below.

The proposed ODP is consistent with the Development Principles of the Design Standards for Multi-Family developments.

- Transportation, Mobility, and Connections Goals and Policies

- 1.4 – Create and enhance a safe and accessible pedestrian network that ensures walkability and connectivity within the city and to adjacent communities.

The proposed ODP complies with this goal because it generally complies with the PDP and Master Traffic Impact Study, which established the street sections and associated improvements needed for development. The proposed ODP (or infrastructure package currently in review) include the following trail and sidewalk improvements:

- Adding a regional trail connecting Federal Boulevard to PA-E further to the East (part of the approved overall Uplands infrastructure package)
- Adding striped bicycle lanes to 88th avenue connecting Federal Boulevard to Camenisch Park.
- Adding 6-foot sidewalks to the additional street grid roads created within and immediately surrounding PA-C.
- Adding internal sidewalk connections:
 - A looped network within the publicly accessible private parks
 - Minor internal circulation routes connecting residents to the publicly accessible private parks and perimeter circulation routes

- Health, Wellness, and Community Services

- 1.2 – Encourage design options that allow community gathering spaces in central locations in support of the Neighborhood Unit concept that are capable of supporting cultural and recreation activities appropriate to the area.
- 2.1 – Promote the development of park facilities that encourage pedestrian and bicycle access, provide a range of services and meets the needs of a variety of all ages and abilities.
- 4.1 – Provide easy and safe access to the city’s open space and trail network.

The proposed ODP complies with these goals because it complies with the park and open space requirements outlined in the PDP. The PDP includes specific requirements for the 4% publicly accessible private parks and open space and Public Land Dedication (PLD) as well as the City’s general goals of a great and connected trail system. The proposed ODP include 0.1 acres of publicly accessible private park (4.7% of site area) and provides the sidewalk and trail network outlined in the PDP. The proposed park amenities include a pollinator garden and walking path with tie-ins to the regional bike and pedestrian trails.

○ Housing and Neighborhoods Goals and Policies

- 1.1 – Design new neighborhoods with an easily accessible focal point, such as a park or civic spaces that provides a unique identity and opportunities for community gathering.

The proposed ODP complies with this goal because it includes a centrally-located outdoor courtyard near the main entrance, in addition to the publicly accessible private park, which creates a focal point for the building and promotes community gathering. Located near the courtyard will be a dog park, further increasing everyday foot traffic and visible usage. Amenities within the courtyard include grill(s), picnic tables, a shade trellis, green space, festoon lighting, and an artistic centerpiece.

- 3.1 – Continue to provide a variety of neighborhood types with a diversity of housing choices.
- 3.2 – Blend ‘missing middle’ housing types within other types of development to ensure neighborhoods that are resilient over time to demographic changes.
- 3.3 – Support diverse housing opportunities to serve a range of household sizes, compositions and needs.

The proposed ODP complies with these goals because it complies with the PDP, which provide a range of attainable housing types and affordability across the full Uplands master plan. Specific to Planning Area C(1A), the proposed ODP provides a mix of attainably designed for rent multifamily homes, within the limits defined in the PDP. The proposed homes achieve a more compact development pattern that adds multifamily and rental homes to the mix of housing stock that currently exists in Westminster. All units in this ODP are income restricted between 30%-70% AMI; further, 25% of units within this ODP

are dedicated to and architecturally customized for intellectually and developmentally disabled persons.

- 2017 Housing Needs Assessment – the proposed ODP is consistent with the findings and recommendations of the 2017 Housing Needs Assessment.

- Demographics

- As of the date of this study, post-college aged millennials (ages 25-34) account for 16% of the City’s population and this demographic is projected to grow substantially. Since 2010, the influx of millennials has driven the regional rental market (as seen in the recent construction of apartment units in Downtown Westminster).
- “Accommodating a variety of housing choices and price points...will be important for the City’s success in attracting new residents, workers and employers.” (Source: Housing Needs Study, City of Westminster, 2017)

The proposed ODP complies with these goals because it complies with the PDP, which provide a range of attainable housing types and affordability across the full Uplands master plan. Specific to Planning Area C(1A), the proposed ODP provides a mix of attainably designed for rent multifamily homes, within the limits defined in the PDP. The proposed homes achieve a more compact development pattern that creates homes that are more attainably priced than the larger lot developments that currently exist in Westminster. All units in this ODP are income restricted between 30%-70% AMI; further, 25% of units within this ODP are dedicated to and architecturally customized for intellectually and developmentally disabled persons.

- Housing Profile and Affordability

- The study notes a 24% increase in income required to purchase a home at the median sales prices while the increase in median owner income was only 14%.
- “Coupled with a decline in inventory since 2005, the ability for residents in Westminster to become homeowners has dropped.” (Source: Housing Needs Study, City of Westminster, 2017)

The proposed ODP is consistent with these findings because it brings affordable rental homes for target AMI’s a density and housing type that is limited in the City’s existing housing stock. This helps create a greater increase in the supply of rentals and of multi-family homes, creating options for those exploring other home types than single family detached for sale homes.

- Development Trends and Housing Stock

- The study references a recent market assessment, which projected the “need for 9,500 residential units between now and 2032 to accommodate projected population growth.” (Source: Housing Needs Study, City of Westminster, 2017)

- The existing Comprehensive Plan projects construction of 5,500 residential units on vacant land and redevelopment of underutilized land.
- The study states “to accommodate expected growth, the City’s residential unit distribution will need to shift slightly toward high density and mixed use residential, both rental and for sale...” (Source: Housing Needs Study, City of Westminster, 2017)

The proposed ODP is consistent with these findings because it brings affordable rental homes for target AMI’s at a density and housing type that is limited in the City’s existing housing stock. This ODP covers vacant land and provides infill housing units at a higher density, with mixed-use incorporated into the ground-floor.

- Recommendations

- The study suggests a two-pronged approach to help address one of the recommendations of the report – “increase the diversity of housing available for purchase”:
 - “add residential housing products and build community in older neighborhoods through infill” and
 - “enable greater diversity offered by new construction” (Source: Housing Needs Study, City of Westminster, 2017)

The proposed ODP supports and addresses these recommendations by establishing a neighborhood that adds residential housing products and enables greater diversity offered by new construction. As previously explained, the proposed ODP provides for-rent multifamily homes that are designed to meet the individual character of the site as well as create a transition in density from the medium-density single-family attached homes to the southeast to the future higher density homes along Federal. The proposed ODP complements the mix of attached and multifamily homes approved and existing to the east.

The proposed ODP complies with this guiding principle because it complies with the sustainability requirements outlined in the PDP. The PDP requires that all Multifamily or mixed-use buildings larger than 25,000 GFA feature a cool roof with low reflectance materials. The proposed ODP meets this requirement, along with complying with Colorado Model Electric Ready code. Further, the proposed landscape plan includes no (0%) high water turf areas, compared to the 20% coverage allowed in the City’s landscape regulations, and 72% low water use plant material. All tree lawns consist of low to medium water use shrub material and low water use turf blends instead of high-water use turf.

- Title XI Land Development and Growth Procedures – the proposed ODP is consistent with the General Provisions of PUD Zone Districts.

- WMC 11-4-7(B) – PUD – Planned Unit Development District General Provisions – As described in the Code, the PUD District “is intended to reflect maximum design freedom to make the best use of topography and land features and to permit the developer an opportunity to more fully utilize the physical characteristics of the site through the reduction of lot sizes and the absence of setback and bulk restrictions; to provide for diversification and flexibility in housing types, housing prices, and overall design; to encourage innovative development of smaller parcels of land that have been passed over; to encourage mixed-use developments, including uses such as residential, office, and commercial; and to encourage higher quality development than possible under traditional standard zoning regulations”. The PUD general provisions in the City Code additionally state that “it is the intent that property will be developed with a unified design providing continuity between the various elements”.

The proposed ODP complies with the framework established in the PDP, which utilizes the physical characteristics of the site to provide diversification and flexibility in housing types, housing prices and overall design. The PDP created a unified design that provides continuity among all five parcels while reflecting the unique characteristics of each parcel.

The proposed ODP contains the development standards found in the Code and the PDP, except as noted and justified in 11-4-15(A)(4) below. These exceptions are supported by the intentional flexibility provided in the PUD zone districts, which are intended to provide for more flexibility and design freedom than traditional zone districts. The exceptions align with the intent of the PUD zone district and are justified through that intent as well as adopted City plans and policies. These exceptions are necessary to comply with the vision for Uplands and provide much needed housing diversity within the City of Westminster. It has always been the intent that exceptions would need to be requested at time of site specific ODPs to comply with this vision. They also are consistent with best practices in neighborhood design in municipalities across the Front Range.

2. Section 11-5-15(A)(2), W.M.C. provides the following condition of approval: *“The plan is in conformance with an approved Preliminary Development Plan or the provisions of the applicable zoning district, if other than Planned Unit Development (PUD).”*

The proposed Official Development Plan meets this standard. As shown in the table below, the plan is in conformance with the approved Preliminary Development Plan.

	Uplands PDP	Uplands PA-C(1A) ODP
Land Use	Residential (MF)	Residential (MF)
Maximum Unit Count, Type	370 maximum units	70 proposed units
Access	The PDP identified the overall framework for access. Perimeter access locations were identified at West 88th Avenue and Decatur Street, Clay Stret and Decatur Street.	Perimeter access locations are provided at West 88th Avenue and Decatur Street, Clay Stret and Decatur Street.
Public Land Dedication	34.3 acres Public Land Dedication and 6.35 acres View Corridor required across Uplands	34.3 acres Public Land Dedication and 6.35 acres View Corridor provided across Uplands; land dedication was completed with the approval and recordation of the Uplands Filing No. 1 Final Plat and cash-in-lieu fees have been paid.
Maximum Building Height	65-feet	62-feet
Private Parks	Minimum 4% of site area, must be publicly accessible	4.7% of site area provided with blanket public access easement

<p>Neighborhood Structure</p>	<p>Intended to provide convenient routes to on-site destinations and links to the greater community and regional street and trail systems. Street system will discourage high-speed through traffic, while allowing bike and pedestrian shortcuts.</p>	<p>The proposed pedestrian circulation network provides missing perimeter improvements (along Federal Boulevard, West 84th Avenue, West 88th Avenue), adds pedestrian and bicycle improvements to the minor collector street network (West 88th Avenue and Decatur Street), adds pedestrian/bicycle improvements to the internal improvements connecting existing and future residents to the publicly accessible parks and regional sidewalk network. Street sections include on-street parking to slow traffic and curb extensions are provided at key pedestrian crossings to minimize pedestrian crossing distances.</p>
<p>Architectural Character</p>	<p>Uplands is a relatively dense infill neighborhood featuring a diverse mix of housing options on a variety of lot types. The goal of Uplands is to be a high quality, cohesive and diverse community featuring a mix of traditional and transitional architectural styles with a focus on natural materials and crafted textures and patterns.</p>	<p>The proposed MF building is designed to blend cohesively with the architectural character of the neighborhood and the greater region. The building features natural materials (brick) and colors harmonious with the Front Range and local landmarks (e.g. Westminster Castle). A Low-reflectance cool roof is proposed that blends architectural styles with the sustainability commitments of Uplands.</p>
<p>Landscape Character</p>	<p>Landscape character throughout the Uplands community will utilize xeric principles in accordance with City of Westminster regulations. Turf shall be limited and the use of native seed and/or wildflower mixes is encouraged where appropriate. Emphasis shall be put on providing ample pollinator habitats and corridors and utilizing a planting palette that is rooted in agriculture. The</p>	<p>The landscape design for the proposed ODP utilizes xeric principles. No high-water turf is proposed. All tree lawns consist of low water use shrub material, low water use turf blends and/or native seed instead of high-water use turf. Minimum landscape requirements are exceeded within the proposed plan.</p>

	<p>landscape design should be texturally rich and utilize creative interpretations of ag-inspired patterning throughout the landscape. Scenic views should be incorporated throughout the site where applicable.</p> <p>Edges and streetscapes within the Uplands community are designed to connect to the existing Westminster community with inviting trails, views, streetscape and permeable edges.</p>	<p>The proposed plant palette utilizes low water use species and plants that are rooted in agriculture with orchard-like fruit trees and pollinators.</p> <p>Streetscapes are designed with permeable edges through a connected system of sidewalks and trails with plant material that is open and inviting.</p>
Sustainability	All Multifamily or mixed-use buildings larger than 25,000 GFA feature a cool roof with low reflectance materials.	This Multifamily building features a cool roof with low reflectance materials, as noted on the architectural sheets. All fixtures, appliances, & fans will be WaterSense and E-Star rated. Furthermore, the building exceeds EGC Plus standards and anticipates a Zero Energy Ready Homes certification.
Perimeter Setbacks	Vary, see PDP sheet 8.	Some setback reductions are requested, as described in 11-5-15(A)(4) below. Generally these are requested to foster the sense of place, pedestrian-orientation, and public space benefits that this ODP provides.
Street Sections	Vary, see PDP sheets 21-26.	Generally in conformance, as described in 11-5-15(A)(13) below.
Phasing Plan	Lists various public improvements required with development of PA-C(1A).	Generally in conformance, as described in 11-5-15(A)(13) below and 11-5-15(A)(16) below.

3. Section 11-5-15(A)(3), W.M.C. provides the following condition of approval: *“The plan exhibits the application of sound, creative, innovative, or efficient planning and design principles.”*

The proposed ODP meets this standard because it is in conformance with the PDP, except as noted and justified in 11-4-15(A)(4) below. The plan also exhibits the application of sound, creative, innovative and efficient planning and design principles and is consistent with the Development Principles of the Design Standards for Multifamily Residential.

Uplands is guided by the following planning principles:

- Compact, walkable development with emphasis on connectivity between development parcels
- Preservation of key view corridors
- Perimeter setback considerations for adjacent properties and pedestrian landscape improvements
- Public land dedication and private park locations to complement proposed uses and road network
- A centrally located Village Center, which includes a mix of uses centered around the community’s feature park
- A range of complementary uses and intensities, providing diverse housing types and sizes to meet the individual character of each parcel and its context

The proposed ODP includes the following, in compliance with the above principles:

- A compact neighborhood that improves upon the walkability of the overall area, including connecting existing and future residents to the publicly accessible private park as well as to the regional sidewalk network. It further provides internal looped networks within the neighborhood for additional connections to resident amenities.
- The inclusion of a publicly accessible park (approximately 0.1-acres) includes pedestrian connections for existing and future residents.
- Perimeter improvements to provide regional connections to the publicly dedicated land distributed throughout Uplands as well as the future Village Center located in Planning Area A(8).
- A neighborhood plan that considers the individual character of the parcel and its context, while providing housing types and sizes new to this community:
 - The proposed home type (multifamily apartment homes) provides a transition from the medium-density single-family attached homes to the southeast to the future higher density homes along Federal.
 - The proposed ODP complements the mix of attached and multifamily homes approved and existing to the east.

4. Section 11-5-15(A)(4), W.M.C. provides the following condition of approval: *“For plans in PUD zones, any exceptions from standard code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Official Development Plan.”*

The proposed ODP meets this standard because any exceptions from standard code requirements (including the PDP) are warranted by virtue of design or special amenities incorporated in the proposed ODP and are clearly identified on the proposed ODP.

The proposed ODP contains the development standards found in the Code and the PDP, except as noted and justified in 11-4-15(A)(4) below. These exceptions are supported by the intentional flexibility provided in the PUD zone districts, which are intended to provide for more flexibility and design freedom than traditional zone districts. The exceptions align with the intent of the PUD zone district and are justified through that intent as well as adopted City plans and policies. These exceptions are necessary to comply with the vision for Uplands and provide much needed housing diversity within the City of Westminster. It has always been the intent that exceptions would need to be requested at time of site specific ODPs to comply with this vision. They also are consistent with best practices in neighborhood design in municipalities across the Front Range. Supporting documents include:

- 2013 Comp Plan – this plan includes a vision focused on providing a balanced housing mix and a land use goal to provide opportunities for a range of housing types and affordability to accommodate all incomes, lifestyle and age groups within the City.
- 2040 Comp Plan – this plan includes a cornerstone focused on providing a balanced mix of housing opportunities for a range of incomes, age groups, and lifestyle choices. It goes on to encourage sustainable design practices and to continue providing a variety of neighborhood types with a diversity of housing choices to serve a range of household sizes, compositions and needs.
- 2017 Housing Needs Assessment – this study includes recommendations to accommodate a variety of housing choices and price points; building smaller homes on smaller lots to create an increase in supply while reducing the amount of land each homeowner needs to purchase thereby lower the overall costs; and enabling greater diversity offered by new construction.
- WMC – the site is zoned PUD; per code, this zone district is intended to reflect maximum design freedom to fully utilize the physical characteristics of the site, to provide for diversification and flexibility in housing types, housing prices and overall design and to encourage higher quality development than possible under traditional standard zoning regulations.
- PDP – the approved PDP includes planning principles that encourage compact, walkable development along with diverse housing types and sizes.

The exceptions are summarized and justified below (please refer to the detailed Official Development Plan set for additional details):

1. Earth Berming – an exception to Multifamily Design Standards SD-1D
 - Standard – Earth berming (3'-6" min. Height) with a maximum slope of 4:1 with evergreen and deciduous trees and shrubs shall be required in the setback areas along public streets and between differing land uses including other types of residential use.

- Exception – Uplands C(1A) Provides trees, shrubs, and perennials in lieu of berms to promote a pedestrian friendly and activated streetscape.
- Justification – This exception removes berms that would otherwise block the proposed homes from the adjacent streets. The proposed building configuration and site plan places a publicly-accessible garden on 88th, living areas and patios fronting Decatur, and tenant exterior space along 87th, all encouraging pedestrian activation. In place of the berms, additional plantings are included to create a transition between public and private spaces, providing visual screening between the street and parking areas. To the north, a sensory-inspired garden area with a soft walking path and seating is proposed to serve as an amenity for residents & enhance the streetscape along this portion of the building. Additional trees, shrubs, and perennial plantings are proposed throughout the public street frontages. The south frontage includes an exterior tenant space, intended as a playground for the Adams County Head Start Program.
 - WMC - This exception aligns with the WMC by providing for 'diversification and flexibility in housing types...and overall design' and 'encourage higher quality development' by activating the adjacent streets through a site plan and building configuration that places living areas and patios along the street.

2. Commercial FAR Requirement – an exception to Multi-family Design Standards SD-2

- Standard – The proposed project shall conform to the Westminster Comprehensive Plan
- Exception – Uplands PA-C(1A) provides a 0.078 commercial FAR (7,373 sq. Ft.) Of commercial space, which is 78% of the 0.10 FAR requirement for commercial mixed use, commercial with resident requirement.
- Justification – Uplands PA-C(1A) meets the intent of this standard by proposing a vertically integrated mixed-use building with ground-level commercial supportive of its residents. This square footage meets 78% of the requirement, right-sized for the intended tenant, Head Start. Head Start is a federal preschool program that promotes the school readiness of children from ages three to five from low-income families at no cost (including meals). Studies published by Adams County shows preschool correlates to enhanced cognitive, social, and emotional development in addition to a higher rate of high school graduates. As a federally-subsidized program for low-income families, it aligns closely with Maiker Housing Partners' goals for the housing units offered as part of this community and provides this much-needed education and nourishment resources to low-income families who need it. Per Head Start, the current layout offers space for 4 classrooms with an office/reception area, anticipating 60 enrolled students annually.
 - WMC: This exception aligns with the WMC by providing for 'diversification and flexibility...overall design' (11-4-7(b)) by meeting the intent of the regulation through a slightly modified application. The intended tenant for the commercial space is Head Start, a preschool exclusive to children from low-income families, that aligns with the affordable aspect of this community and a use that aligns with the future residents' needs.

- 2040 Comp Plan: This exception to the far requirements of Commercial Mixed Use aligns with multiple goals & policies of the same Comprehensive Plan. Specifically, Head Start tackles head-on goal HWS-1 'provide convenient recreational, wellness and literacy opportunities for all Westminster residents' by offering a Head Start location where many low-income families will live. Goal HWC-3 'support access to healthy and culturally relevant food and other support services' furthers this same offering by closely linking this resource to the Westminster families enrolled in the program.
- PDP: this exception aligns with the requirements of the PDP, providing 70 of the 300 required for rent homes available to households earning no more than 80% of area median income (AMI). The Head Start tenant is a complementary use for the affordable homes, and the reduced space needed for this tenant maximizes the number of affordable homes provided on the site. Combined with the approved 247-unit Overlook at Uplands, this development anticipates satisfying this condition.
- 2017 Housing Needs Assessment: This exception is further supported by the Housing Needs Assessment, which identifies affordability challenges - that rent costs have increased faster than renter incomes and that vacancy rates are low. Allowing a slightly lower FAR allows the affordable tax opportunities to fully mature and creates project feasibility, while simultaneously providing a community service needed for residents without over-building and maximizing the number of much-needed affordable homes on the site.
- Colorado Housing & Finance Authority (CHFA) & Low-Income Housing Tax Credit (LIHTC): this community intends to receive CHFA funding to support its affordable goals and must stay compliant with CHFA/LIHTC requirements in order to receive this funding. A requirement of LIHTC funding is to include a community service facility serving the public and/or low-income families (i.e. Head Start) within any building that includes LIHTC commercial space. However, due to federal IRS requirements, the limit of community service facilities is capped at 10% of building area - meaning that compliance with this criteria is mutually exclusive of compliance with the 0.1 FAR requirement of the Comp Plan. Additionally, per CHFA's 'Qualified Allocation Plan,' which does not include commercial space in its calculations, increasing the proposed commercial space would significantly reduce the available funding for this community. See supplementary document submitted with this ODP for more details regarding LIHTC funding.

3. Off-street parking – an exception to Multi-Family Design Standards SD-5D-1

- Standard – Commercial Parking (1 space/300 S.F. GFA) = 25 spaces, MF Residential Parking (varies by unit type, see ODP) = 95 spaces
- Exception – Uplands C(1A) provides the equivalent number of spaces through a combination of off-street surface spaces and on-street parallel spaces. Uplands provides 102 off-street surface spaces within an internal parking lot and 18 on-street spaces on local roads surrounding the community.

- Justification – This exception does not reduce the quantity of parking spaces provided, but simply allows for these spaces to be provided through a combination of off-street surface spaces and on-street spaces. This exception is supported by the following documents:
 - 2013 Comp Plan – The proposed multi-family homes increase housing diversity and provide much needed affordable-housing options. The 2013 comp plan includes goals of increasing diversity of residential types and densities, and supporting 'a range of affordability.'
 - 2040 Comp Plan – The proposed multi-family building furthers numerous goals of the 2040 Comp Plan, most directly addressing affordability and housing stock goals: "an increasing proportion of housing will need to... provide options for affordable and workforce housing." This community provides a different housing type and level of affordability to accommodate all incomes, lifestyle and age groups within the city (LU-G-7).
 - WMC – The proposed parking solution encourages 'adequate parking for land uses in Westminster without creating excess vacant parking' (11-7-4(d)); provides for 'diversification and flexibility in housing types, housing prices, and overall design' (11-4-7(b)) higher-density homes on smaller lots and on-street parking that adds natural friction to the street to slow traffic and encourage more pedestrian movements.
 - PDP – This exception aligns with the requirements of the PDP, providing 70 of the 300 required for rent homes available to households earning no more than 80% of area median income (AMI). This parking exception maximizes the number of much-needed affordable homes while still meeting requirements for publicly accessible private park spaces.

4. Site Amenities – an exception to Multi-family Design Standards SD-7A-2

- Standard – A landscaped median/island (10-foot min. Width, 50-foot min. Length) shall be required at the major entrance to the project and shall be the responsibility of the developer/homeowners group.
- Exception – Uplands C(1A) replaces the median/island with entry landscaping along the side of the entry drive aisles and a monument sign on the northern entrance at 88th Avenue.
- Justification – This exception meets the intent of the standard - it creates and celebrates the entrance to the community - just using a different form.
 - WMC: The plan incorporates perennial plantings at each entrance, creating year-round interest for vehicular entry into the community. This exception allows for narrower entry roads that better uphold the principles of pedestrian oriented designs with narrow streets that still comply with fire width requirements, create a denser, more walkable neighborhood block pattern and signal the perimeter of the community with additional landscaped areas. Further, this exception aligns with the WMC by providing for 'diversification and flexibility...overall design'

(11-4-7(b)) by meeting the intent of the regulation through a slightly modified application. The overall landscape area for these entry features is increased while creating a better living environment for street trees, compared to narrow medians, which limit a tree's root growth.

5. Exterior Design Elements – an exception to Multi-Family Design Standards AD-1B

- Standard – Buildings with more than two stories shall be stepped down at the edges of the structure(s) by one story at a minimum to aid transition between buildings and reduce the mass of the buildings. Vertical planes extending more than two stories on taller buildings shall be avoided.
- Exception – Uplands provides a stepped-down edge on the top floor, and alternative methods of visual mass reduction including recessed balconies, staggered setbacks, and angled cantilevers in its building design. There are vertical planes extending beyond two stories.
- Justification – The building is four stories tall overall; there is a larger footprint at the ground level of the building, which provides a visual stepping back of the building vertically. The fourth floor includes a step-back, a multipurpose room and outdoor deck amenity for building residents, and overlooks the interior courtyard. The building roof is also flat, reducing the height. Vertical planes are broken into more human-scale elements, such as the metal panel breaking the orthogonal grid, and inset balconies helping diminish the presence of an overall four-story building. The building corners along Decatur Street also uses material changes and an inset fourth-floor for visual massing relief.
 - PDP- The approved PDP includes planning principles that encourage compact, walkable development along with diverse housing types and sizes. This multifamily building is among the denser buildings proposed at Uplands, intended to bring down the cost of housing and provide accessible options to Westminster residents. The massing of this building is thoughtful to the intent of this requirement and has articulation and material changes intended to minimize its stature on the streetscape and to adjacent parcels.
 - 2017 Housing Needs Assessment – This exception is further supported by the Housing Needs Assessment, which identifies affordability challenges - that rent costs have increased faster than renter incomes and that vacancy rates are low. Removing these step downs increases the number of affordable homes that can be built while ensuring sufficient space for publicly accessible private parks and amenities and creating a density and building form that fit within the context of the surrounding community.

6. Exterior Design Elements – An exception to Multi-Family Design Standards AD-1E-1

- Standard – A roof pitch of 5 in 12 or greater shall be provided on all buildings. All roofs shall have 18 inch minimum overhanging eaves. Exceptions may be made, at the city's discretion, for unique architectural designs.
- Exception – Uplands provides a flat roof to comply with sustainability goals and PDP requirements.

- Justification – A roof pitch of 5 in 12 or greater would greatly limit the architectural essence and proposed character of the building. Additionally, the flat roof TPO complies with sustainability goals to allow green-energy solar panels and safe maintenance during the life of the building (see exception 7). Furthermore, the PDP requires a cool roof, which is a typical application for a low-pitch roof. The proposed building will likely use TPO or EPDM for the roof membrane, both which would satisfy the cool-roof low-reflectance requirement but drive a roof slope of less than 5/12.
 - PDP: This exception is supported by the PDP, which requires all buildings over 25,000 sf GFA to have a cool roof with low reflectance materials as part of the sustainability commitments of uplands (sheet 7 of 29).
 - 2040 Comp Plan: This exception is supported by the 2040 Comp Plan Sustainable Design Goal LU-6, which “encourages sustainable design practices and construction in all aspects of physical planning in the city, with a focus on site, landscape, and building design”. A low-reflectance cool-roof is a sustainable building practice and supports the broader environmental goals of the city and Uplands.
 - WMC: This exception aligns with the WMC by providing for 'diversification and flexibility...overall design' (11-4-7(b)) through the use of modifications to the roof pitch to comply with cool-roof requirements and better fit the intended architectural style. The site is zoned PUD; per code, this zone district is intended to reflect maximum design freedom to...encourage higher quality development than possible under traditional standard zoning regulations.

7. Exterior Design Elements – an exception to Multi-Family Design Standards AD-1E-2

- Standard – Quality roof materials shall be used on all buildings (includes tile, concrete tile, slate, architectural metal, dimensional asphalt or fiberglass shingles (which provide shadow effect).
- Exception – Uplands C(1A) provides roof materials that meet low-reflectance performance standards, likely TPO or EPDM.
- Justification – A roof material from the required list would nullify the low-reflectance and cool-roof opportunity and requirement from the Uplands PDP. The proposed TPO or EPDM material would satisfy the cool-roof low-reflectance requirement but deviate from the short-list of materials allowed. TPO or EPDM are typical membrane applications for a low-slope, low-reflectance roof. See screening exhibit submitted with this ODP, which demonstrates that the TPO/EPDM will not be visible to neighboring locations at a pedestrian scale.
 - PDP – This exception is supported by the PDP, which requires all buildings over 25,000 sf GFA to have a cool roof with low reflectance materials as part of the sustainability commitments of uplands (sheet 7 of 29).
 - 2040 Comp Plan – This exception is supported by the 2040 Comp Plan Sustainable Design Goal LU-6, which “encourages sustainable design practices and construction in all aspects of physical planning in the city, with a focus on

site, landscape, and building design”. A low-reflectance cool-roof is a sustainable building practice and supports the broader environmental goals of the city and Uplands.

- WMC – This exception aligns with the WMC by providing for 'diversification and flexibility...overall design' (11-4-7(b)) through the use of modifications to the roof pitch to comply with cool-roof requirements and better fit the intended architectural style. The site is zoned PUD; per code, this zone district is intended to reflect maximum design freedom to...encourage higher quality development than possible under traditional standard zoning regulations.

8. Patios / Balconies – an exception to Multi-Family Design Standards AD-3A

- Standard – When included in the design, balconies shall be opaque and architecturally integrated with walls on at least two sides. Cantilevered balconies are generally not permitted but will be reviewed on a case-by-case basis.
- Exception – Uplands C(1A) provides 5' recessed balconies with up to 4' of cantilever in select balconies. Balconies are opaque and architecturally integrated, with walls on at least two sides.
- Justification – This exception is only regarding a cantilever - all other aspects are met. Balconies and patios provided are architecturally integrated and have opaque walls on two sides. These cantilevers support the architectural style and assist a cohesive facade design.
 - Code – The site is zoned PUD; per code, this zone district is intended to reflect maximum design freedom to...encourage higher quality development than possible under traditional standard zoning regulations. The exception meets the intent of the standard by providing outdoor living areas for all units and is even listed as something that may be permitted upon review. Further, the proposed community is exceeding the requirement for number of balconies by providing outdoor living areas for every unit.

9. Patios / Balconies – an exception to Multi-Family Design Standards AD-3B

- Standard – Private patios (unobstructed 120 s.f. Minimum usable, functional area) and/or balconies (unobstructed 80 s.f. minimum usable, functional with six-foot min. depth) shall be provided on at least 50% of the units.
- Exception – Uplands C(1A) provides balconies on 100% of units, with all of the patios and balconies providing at least 50 s.f. of a minimum usable, functional area. The minimum dimension of patios is 5', and the minimum dimension for balconies is 7'. Patios range between 53 - 60 s.f., and balconies range 74 - 99 s.f. (8 out of 61 balconies are fully compliant.)
- Justification – Every residential unit within the community includes a balcony or ground level patio. This equitable distribution ensures access to outdoor space for all residents, in addition to the common amenities. In addition to private balconies/patios, an

approximately 650 s.f. common rooftop deck is provided, further meeting the intent of outdoor space.

- WMC – The site is zoned PUD; per code, this zone district is intended to reflect maximum design freedom to...encourage higher quality development than possible under traditional standard zoning regulations. The proposed community is exceeding the requirement for number of balconies by providing outdoor living areas for every unit.

10. Private Landscaping – an exception to Multi-Family Design Standards LD-1A1

- Standard – A minimum of 40% of the overall site area (excluding right-of-way landscape area) shall be landscaped. This includes detention pond areas and parking lot landscaping but excludes all hardscape areas.
- Exception – this ODP provides a minimum landscape area of 22%.
- Justification – The proposed community includes more compact, affordable homes that activate the adjacent streets with living areas and patios. These reduced landscape areas minimize the amount of land required to build the proposed homes while still meeting requirements for publicly accessible private park spaces and keeping the housing units affordable for 80% AMI.
 - 2013 Comp Plan – This exception aligns with the 2013 Comp Plan to increase housing diversity and cluster housing while providing public land dedication. The proposed community includes more compact, affordable homes that activate the adjacent streets with living areas and patios. These reduced landscape areas minimize the amount of land required to build the proposed homes while still meeting requirements for publicly accessible private park spaces. While the overall landscape area is reduced, the required publicly accessible private park space is still provided (4.7% is provided - 4% is required).
 - 2040 Comp Plan – This exception aligns with the 2040 Comp Plan Sustainable Design Goal LU-6 which “encourages sustainable design practices and construction in all aspects of physical planning in the city, with a focus on site, landscape, and building design.” LU-6 includes the goal of promoting development that is walkable and that features sustainable water use practices. The exception allows for the opportunity to provide thoughtful and impactful waterwise landscape throughout the entire Uplands community via park space, pocket parks and streetscape landscaping. The exception also aligns with recommended Criteria 4 of the Comprehensive Plan compliance, development review section which aims to determine through the development review process whether the proposed application is achieving the vision and goals of the Comprehensive Plan.
 - WMC – This exception aligns with the WMC as it “encourages higher quality development” by activating the adjacent streets through pedestrian-friendly homes that engage the streets and adjacent public spaces and promote community interaction. This exception aligns with the WMC by permitting “the developer an opportunity to more fully utilize the physical characteristics of the site to provide for diversification and flexibility of ... housing prices and overall design and to

encourage higher quality development than possible under traditional standard zoning regulations”. In the context of an affordable housing community, thoughtfully reducing the landscape buffer provides additional usable land and maximizes the number of much-needed affordable homes provided.

- PDP – This exception aligns with the requirements of the PDP, providing 70 of the 300 required for rent homes available to households earning no more than 80% of area median income (AMI). An additional 247 affordable units have also been approved in PA-C(2). These reduced landscape areas maximize the number of much-needed affordable homes provided while still meeting requirements for publicly accessible private park spaces and maximizing the number of much-needed affordable homes provided.
- 2017 Housing Needs Assessment – The 2017 Housing Needs Assessment identifies affordability challenges - that rent costs have increased faster than renter incomes and that vacancy rates are low. These reduced landscape areas minimize the amount of land required to build the proposed homes, reducing the overall cost and contributing to the affordability.

11. Private Landscaping – an exception to Multi-Family Design Standards LD-1D7

- Standard – Landscaped berms shall be required to screen parking (including covered parking structures) from adjacent developments and streets.
- Exception – Uplands C(1A) provides planting in lieu of berms along public streets and adjacent development.
- Justification – This exception removes berms that would otherwise block the proposed homes from the adjacent streets. The proposed building configuration and site plan places a publicly-accessible garden on 88th, living areas and patios fronting Decatur, and tenant exterior space along 87th, all encouraging pedestrian activation. In place of the berms, additional plantings are included to create a transition between public and private spaces and provide visual screening between the street and parking areas. To the north, a sensory-inspired garden area with a soft walking path and seating is proposed to serve as an amenity for residents & enhance the streetscape along this portion of the building. Additional trees, shrubs, and perennial plantings are proposed throughout the public street frontages, with limited height shown in the street tree section submitted with this ODP. Planting has been carefully placed to preserve the screening intent without disturbing aerial apparatus access along Decatur Street, as shown in street tree elevation included with this ODP. The south frontage includes an exterior tenant space, intended as a playground for head start.
 - WMC – This exception aligns with the WMC by providing for 'diversification and flexibility in housing types...and overall design' and 'encourage higher quality development' by activating the adjacent streets through pedestrian-friendly design instead of a vehicle-dominated building type that needs to be screened from adjacent streets. Additionally, it 'permits the developer an opportunity to more fully utilize the physical characteristics of the site

through...the absence of setback and bulk restrictions' by allowing the proposed landscape solutions to create these transitions.

- PDP – The Uplands PDP includes planning principles that encourage compact, walkable development along with diverse housing types and sizes. Earth berming as a method of screening (vehicle-dominated housing designs) is not necessary and detracts from the walkable and pedestrian friendly-design envisioned at Uplands. Given the ground-level patios, private open spaces adjacent to the street, and increased plantings, the interior of the site does not need to be screened by berms, rather embraced by the streets it adjoins.

12. Private Landscaping – an exception to Multi-Family Design Standards LD-1D-5

- Standard – A minimum of two (2) shade trees and 12 shrubs shall be required per island. If the island is larger than 400 square feet, the landscape shall include one (1) additional shade tree and six (6) additional shrubs for every additional 200 square feet or fraction thereof.
- Exception – Uplands C(1A) provides the required trees and shrubs but shifts them centrally to the interior programmed space within the central parking island, instead of the perimeter islands as the standard intends.
- Justification – Uplands C(1A) provides a large central activated amenity space for residents within the parking lot. This space, approximately 6,320 s.f., allows residents additional outdoor "rooms" for gardening, exercising with their pets and quiet relaxation all surrounded by trees and plantings. The planting within this area exceeds the planting requirements for parking islands - it merely moves these to an activated space instead of within the parking lot. Additionally, utility transformer constraints require that one island be void of plant material for flammable material offsets.
 - 2013 Comp Plan – This exception aligns with the 2013 Comp Plan to increase housing diversity and cluster housing while providing public land dedication. The proposed community includes more compact, affordable homes that activate the adjacent streets with living areas and patios while providing internal amenity space. The reduced landscape areas maximize the number of much-needed affordable homes provided while still meeting requirements for publicly accessible private park spaces and providing multiple meaningful alternative outdoor spaces.
 - WMC – This exception aligns with the WMC as it 'encourages higher quality development' by providing internal amenity space while balancing parking requirements. This exception further aligns with the WMC by permitting 'the developer an opportunity to more fully utilize the physical characteristics of the site to provide for diversification and flexibility of ... housing prices and overall design and to encourage higher quality development than possible under traditional standard zoning regulations' through the use of more compact multi-family footprint (diversity and flexibility in housing types) at affordable rates (diversity and flexibility in housing prices). In the context of an affordable housing community, thoughtfully allocating landscape material activates

additional usable land, while contributing to the affordable aspect integral to this community.

- PDP – This exception aligns with the requirements of the PDP, providing 70 of the 300 required for rent homes available to households earning no more than 80% of area median income (AMI). These reduced landscape areas minimize the amount of land required to build the proposed homes while still meeting requirements for publicly accessible private park spaces.

13. Screening – an exception to Retail Commercial Design Standards AD-B1

- Standard – All rooftop mechanical equipment must be screened on all sides to full height by building parapet walls or other building elements that appear as integral elements of the overall building design.
- Exception – Uplands C(1A) screens rooftop mechanical equipment from the ground level, ensuring it will not be visible to the typical user.
- Justification – this standard intends that no mechanical equipment be noticeable or visible on rooftops. The central location of the equipment on the roof minimizes any visual impact from ground level of the rooftop equipment, as demonstrated from the screening exhibits provided in the ODP. Adding height to the parapets for screening only benefits line of sight above the typical pedestrian experience at ground level.
 - WMC – This exception aligns with the WMC by permitting “the developer an opportunity to... Provide for diversification and flexibility of ... housing prices and overall design and to encourage higher quality development than possible under traditional standard zoning regulations”. In the context of an affordable housing community, understanding the sightlines and thoughtfully reducing parapet height maximizes the number of much-needed affordable homes provided while reducing perceived building mass.
 - PDP – This exception aligns with the requirements of the PDP, providing 70 of the 300 required for rent homes available to households earning no more than 80% of area median income (AMI). In addition to this ODP, 247 affordable units have been approved in PA-C(2). These lower parapet heights maximize the number of much-needed affordable homes provided while still meeting the intent of the standard.
 - 2017 Housing Needs Assessment and other – the 2017 Housing Needs Assessment identifies affordability challenges - that rent costs have increased faster than renter incomes and that vacancy rates are low. These reduced parapet heights lower the material and structural cost required to build the proposed homes, contributing to the affordability.

14. Trash Enclosures – an exception to Multi-Family Design Standards SD-12

- Standard – Every effort should be made to locate trash enclosures internally on the site to avoid visibility of these enclosures from adjacent streets and residential developments.

- Exception – a proposed curb cut location along Decatur Street is permitted to allow trash collection to occur on a perimeter street. Trash enclosure is located inside building. The variance was approved by city engineers with an accompanying letter dated 1/18/2024, submitted with this ODP.
- Justification – This neighborhood features a trash room that is interior to the building, concealing the trash collection and bins out-of-sight until collection. The trash room location is directly adjacent to the commercial space to serve both building residents and commercial tenants. The location of the trash room facing Decatur Street allows for trash bins to be rolled out to collection trucks with minimal impact to residents and general circulation. This variance was approved by the city with an accompanying letter dated 1/18/2024, submitted with this ODP.

15. Meter Pit Locations – an exception to Westminster Water Standards Detail 3.39.02 [1-1/2-inch and 2-inch meter installations]

- Standard – In detached walk areas the [1.5-inch] meter shall be placed 6 feet behind the back edge of curb but no closer than 18 inches from the front edge of the walk to the edge of the meter lid.
- Exception – A reduction of the minimum distance behind the back of curb to maintain placement of the residential meter pit lid within the landscaped tree lawn. This variance was approved by the city with an accompanying letter dated 1/18/2024, submitted with this ODP.
- Justification – Due to the building's reduced landscape setback along Decatur Street (see separate exception request), space for the meter pit and lid placement is limited. This variance allows the meter lid to be located within the tree lawn (between sidewalk and street), maintaining an accessible location without needing to conflict with the adjacent sidewalk. The location of the proposed water entry room does not need to relocate with this exception. This variance was approved by the city with an accompanying letter dated 1/18/2024, submitted with this ODP.

16. Meter Pit Locations – an exception to Westminster Water Standards Detail 3.39.03 [3-inch and larger meter installations]

- Standard – In detached walk areas the [3-inch] meter shall be placed 6 feet behind the back edge of curb but no closer than 18 inches from the front edge of the walk to the edge of the meter lid... In all cases, the meter vault shall be installed within the right-of-way or public utility easements.
- Exception – A proposed relocation of the 3-inch commercial meter pit to be located and accessed from inside of the building. The City shall have 24/7/365 access to this meter and shall be provided keys prior to setting of this meter. This variance was approved by the City with an accompanying letter dated 1/18/2024, submitted with this ODP.
- Justification – Due to the building's reduced landscape setback along Decatur Street (see separate exception request), space for the meter pit and lid placement is limited. This

variance allows the location of the 3-inch meter pit to be located inside of the building footprint, and accessed via the water entry room facing Decatur Street. The city shall have 24/7/365 access to this meter and shall be provided keys prior to setting of this meter. This variance was approved by the city with an accompanying letter dated 1/18/2024, submitted with this ODP.

17. Perimeter Setbacks to Primary & Accessory Structures and Parking Lots – an exception to the Multi-Family Design Standards SD-1C, SD-10A-4, SD-10-D, SD-10E5, LD-1D1

- Standards and Exceptions (vary, see table below)

Standard	Requirement	Provided			
		88 th Avenue	Decatur Street	W. 87 th Place	Western Property Line
Landscape Buffer	35' landscape area shall be provided along each property line	5-foot min. (parking)	4-foot min. (building)	5-foot min. (parking)	5-foot min. (parking)
Primary Building Setback	40' (1.5 times the building height or 40', whichever is less)	37-foot min.	4-foot min.	23-foot min.	-
Garage/ Carport and Accessory Structure Setback	25' min. (should include berms and landscaping)	-	-	4-foot min.	22-foot min.
Parking Lot Setback	parking lot shall not be located within the required landscape setback; 15' from interior prop lines	5-foot min.	-	5-foot min.	5-foot min.

- Justification – These exceptions comply with IFC requirements for building roof access as well as the 2013 Comp Plan, WMC and other city policies and code. The proposed community includes more compact, affordable homes that exceed 30' in height and require fire aerial apparatus roof access. Outside of IFC requirements for building setback along Decatur, these reduced setbacks and landscape areas maximize the number of much-needed affordable homes provided. Strategic plantings, including canopy and ornamental trees, perennials, shrubs, and grasses have enhanced these areas and provided the intended screening at the heart of the standards. Parking and parking cover requirements are balanced in these exceptions as well, though mitigated through the enhanced landscape interventions. This substitution of planting for setback provides a pedestrian-friendly design, promotes community engagement through common amenity spaces, and activates more of the site for residents. Furthermore, the western prop line exceptions are supported by context - the site is adjoined by future commercial mixed use to the west - it does not create negative impacts to the adjacent property.

- 2013 Comp Plan – This exception aligns with the 2013 Comp Plan to increase housing diversity and cluster housing while providing public land dedication. The proposed community includes more compact, affordable homes that activate the adjacent streets with living areas and patios while providing internal amenity space. The reduced landscape areas maximize the number of much-needed affordable homes provided while still meeting requirements for publicly accessible private park spaces and providing multiple meaningful alternative outdoor spaces.
- WMC – This exception aligns with the WMC as it 'encourages higher quality development' by providing internal amenity space and parking lot landscape screening. This exception further aligns with the WMC by permitting 'the developer an opportunity to more fully utilize the physical characteristics of the site to provide for diversification and flexibility of ... housing prices and overall design and to encourage higher quality development than possible under traditional standard zoning regulations' through the use of more compact multi-family footprint (diversity and flexibility in housing types) at affordable rates (diversity and flexibility in housing prices). In the context of an affordable housing community, thoughtfully reducing the landscape buffer provides additional usable land and maximizes the number of much-needed affordable homes provided.
- PDP – This exception aligns with the requirements of the PDP, providing 70 of the 300 required for rent homes available to households earning no more than 80% of area median income (AMI). In addition to this ODP, 247 affordable units have been approved in PA-C(2). These reduced landscape areas maximize the number of much-needed affordable homes provided while still meeting requirements for publicly accessible private park spaces.
- 2017 Housing Needs Assessment and other: The reduced landscape buffers also align with the city-wide goals and policies related to housing. The 2017 Housing Needs Assessment identifies affordability challenges - that rent costs have increased faster than renter incomes and that vacancy rates are low. These thoughtfully reduced landscape areas maximize the number of much-needed affordable homes provided. These affordable apartments provide new housing options for Westminster residents that are unable or uninterested to purchase, at a lower relative cost than market-rate units that make up much of the city's for-rent housing inventory. The Needs Assessment provides a recommendation to "increase the diversity of housing available for purchase" and suggests both construction of infill housing and greater diversity of new construction to serve Westminster residents.
- 2021 IFC: the proposed building is 4' from Decatur Street to comply with the fire department's aerial apparatus requirements. For buildings taller than 30', a minimum setback of 15' and maximum setback of 30' must be provided from edge of building to where the fire truck can be located within the standard street section. This produces a minimum setback of 4', creating a distance of approximately 29'-6" from building to truck location.

18. Interior Site Setbacks between Primary Structures, Accessory Structures, and Parking Lots – an exception to the Multi-Family Design Standards SD-10A-8, SD-10C-3

- Standards and Exceptions (vary, see table below)

Standard	Requirement	Provided	
Primary Building Setback from Interior Parking Lots	15' from all sides of primary buildings	10' between buildings and interior parking lot for 136-foot (63%) of frontage	Increase to 66-feet (37%) for building courtyard
Distance Between Accessory Structures	20-foot min.	15-foot min.	

- Justification – The proposed building articulation and inclusion of a courtyard provides a varied setback between the parking lot and the proposed building which meets the intent of the standard. The reduced setback between carports balances the requirement for one-third covered parking, creating separation between the proposed building and carports, and avoiding utility easements, while meeting the maximum allowed bay count (6). This softens the overall edge of the parking lot and provides additional landscape and amenity area while creating strong pedestrian connections between the two spaces. This configuration also provides an increased setback adjacent to the provided courtyard.
 - WMC – this exception aligns with the WMC by providing for 'diversification and flexibility in housing types, housing prices, and overall design' through the use of more a compact site plan footprint (diversity and flexibility in housing types) at affordable rates (diversity and flexibility in housing prices). This exception further 'encourages higher quality development' by creating a varied landscape and pedestrian environment between the proposed parking lot and building and enforcing strong pedestrian connections. By clustering the carports central to the parking area and reducing their impact on the streetscape. In the context of an affordable housing community, thoughtfully reducing the parking buffer maximizes the number of much-needed affordable homes provided.
 - 2017 Housing Needs Assessment and other – The reduced setbacks also align with city-wide goals and policies related to housing. The 2017 Housing Needs Assessment identified a drop in the ability for residents to become homeowners in Westminster. It also identifies rental affordability challenges - that rent costs have increased faster than renter incomes and that vacancy rates are low. These affordable apartments provide new housing options for Westminster residents that are unable or uninterested to purchase, at a lower relative cost than market-rate units that make up much of the city's for-rent housing inventory. The Needs Assessment provides a recommendation to 'increase the diversity of housing available for purchase' and suggests both construction of infill housing and greater diversity of new construction to serve Westminster residents.
 - 2013 Comp Plan – This exception aligns with the 2013 Comp Plan to increase housing diversity and cluster housing while providing public land dedication. The proposed community clusters the required carports centrally within the parking area to minimize their visual impact to the street & adjacent property.

(End of Approval Criteria no. 4)

5. (Section 11-5-15(A)(5), W.M.C. provides the following condition of approval: “*The plan is compatible and harmonious with existing public and private development in the surrounding area.*”

The proposed ODP meets this standard because it is in conformance with the PDP, which established a framework that is compatible and harmonious with the existing public and private development in the surrounding area. PA-C(1A) is part of the ‘Mixed-Use / Commercial’ neighborhood of Uplands Parcel C. The PDP describes this as neighborhood that includes multi-family among a mix of commercial, community, and civic uses, among others.

The proposed ODP depicts a neighborhood plan that considers existing public and private development in the surrounding area through the following design solutions:

- A compact neighborhood that improves upon the walkability of the overall area, including connecting existing and future residents to the nearby public land dedications, the internal publicly accessible private parks as well as to the regional sidewalk network.
- A neighborhood plan that considers and embraces the public land dedications to the east and northeast, by providing pedestrian connections for existing and future residents and facing towards the PLD to the east. The proposed ODP includes 0.1 acres of publicly accessible private park (4.7% of site area) and provides the sidewalk and trail network outlined in the PDP.
- Perimeter improvements to provide regional connections to PA-A, PA-C(2), and PA-E.
- A neighborhood plan that considers the individual character of the parcel and its context, while providing housing types and sizes new to this community:
 - The proposed home types (multi-family apartment homes) provide a transition in density from the medium-density single-family attached homes to the southeast to the future higher density homes along Federal. The proposed ODP complements the mix of attached and multifamily homes approved and existing to the east.
 - Home types that provide diverse market options, housing prices and overall design to provide new for-sale and for-rent ‘missing middle’ housing options with reduced water use for Westminster residents while increasing publicly accessible public spaces and maintaining view corridors. Specific to Planning Area C(1A), the proposed ODP provides a mix of attainably designed for rent multifamily homes, within the limits defined in the PDP.

6. Section 11-5-15(A)(6), W.M.C. provides the following condition of approval: *“The plan provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.”*

The proposed ODP meets this standard because it is in conformance with the PDP, except as noted and justified in 11-4-15(A)(4) above. It is also consistent with the Development Principles of the Design Standards for Multi-Family developments.

Compliance with adopted plans and the PDP ensure the development is protected from potentially adverse surrounding influences and that the surrounding area is protected from potentially adverse influences from within the development include:

- Conformance with the Comprehensive Plan – the proposed ODP is consistent with the 2013 Comp Plan and 2040 Comp Plan land use designations, both of which allow MF homes (among other land uses) up to 36 du/ac.
- Drainage – significant improvements to the drainage patterns and control are made with the proposed neighborhood. In the existing condition, stormwater and runoff from the site sheet flows east towards existing homes. The proposed ODP modifies the site’s grading/terrain to keep developed runoff on-site, then utilizes swales, curb and gutter, inlets, and underground infrastructure to convey runoff to a detention pond to treat and attenuate stormwater runoff from the property. The detention pond and its outfall are part of the approved master “backbone infrastructure”. The proposed ODP assumes construction of the “backbone infrastructure” outlined in the approved PDP, which is currently underway.
- Circulation – The proposed ODP is consistent with the overall general street framework conceptualized in the PDP. Further, two access points are provided with this ODP - one along West 88th Avenue and along West 87th Avenue, consistent with the PDP.
- Building Height – the proposed ODP is consistent with the PDP, which include maximum building heights of 65-feet. The proposed ODP includes one four-story multi-family building with a proposed height of 62-feet.

7. Section 11-5-15(A)(7), W.M.C. provides the following condition of approval: *“The plan has no significant adverse impacts on future land uses and future development of the immediate area.”*

The proposed ODP meets this standard because, in compliance with the PDP, it identifies and includes substantial infrastructure improvements both within and surrounding the proposed neighborhood. These improvements benefit future land uses, potential future development of the immediate area and the existing neighboring community. The proposed ODP does not have significant adverse impacts on existing or future land uses nor upon the future development of the immediate area.

These substantial infrastructure improvements provided by Uplands include:

- Water – the proposed water improvements strengthen and enhance the existing water network. These improvements complete the water network for the area and bring it up to the latest standards and specifications. Sufficient water infrastructure and fire hydrants are provided throughout the proposed neighborhood to service and meet the required fire flow demands of the site. Multiple connections are made to the designed and approved “backbone infrastructure”. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the approved PDP, which is currently underway.
- Stormwater Management / Drainage – The proposed ODP modifies the site’s grading/terrain to keep developed runoff onsite, then utilizes swales, curb and gutter, inlets, and underground infrastructure to convey runoff to a detention pond to treat and attenuate stormwater runoff from the property. The detention pond and its outfall are part of the master “backbone infrastructure”. The detention pond in PA-C(2) and its underground outfall will improve the conditions downstream by reducing the flow rate and conveying the attenuate runoff underground, as opposed to the existing conditions where the higher flow rate is conveyed overland. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the approved PDP, which is currently underway.
- Sanitary Sewer – the proposed sanitary improvements strengthen and enhance the existing sanitary sewer network. These improvements complete the sanitary sewer network for the ODP and accommodate upstream development of future planning areas. Sufficient sanitary sewer infrastructure is provided throughout the proposed neighborhood to meet the proposed demands of the site and future tributary development. The sanitary sewer systems outfalls into the designed “backbone infrastructure”. The onsite and “backbone” infrastructure is designed to the latest standards and specifications. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the approved PDP, which is currently underway.
- Roadways – Multiple local roadway connections are made to West 88th Avenue, 87th Avenue, and Decatur Street, in addition to extensions of the latter two to continue and further connect the street grid. All streets are part of the designed “backbone infrastructure”. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the approved PDP, which is currently underway.

8. Section 11-5-15(A)(8), W.M.C. provides the following condition of approval: *“The plan provides for the safe, convenient, and harmonious grouping of structures, uses, and facilities and for the appropriate relation of space to intended use and structural features.”*

The proposed ODP meets this standard because it is in conformance with the PDP, except as noted and justified in 11-4-15(A)(4) above. As explained below, the plan provides for the safe, convenient, and harmonious grouping of structures, uses, and facilities and for the appropriate relation of space to intended use and structural features.

The proposed neighborhood plan was designed to work from the outside in. As stated above, the neighborhood plan complies with the PDP and locates public land dedication at the southeast corner of West 88th Avenue and Decatur Street. The proposed gridded street network was designed to be consistent with the Framework Plan provided in the PDP and align with the Mixed-Use / Commercial Concepts, including:

- A street network consisting of generally rectilinear blocks in a grid or interconnected pattern that is conducive to walking or bike while accommodating existing and proposed grades
- Block lengths less than 700' in length
- Homes & buildings that front on streets and public or private parks or open space to enhance the pedestrian experience through architectural elements.
- Thoughtful build-to lines and front setbacks that form pedestrian friendly streetscapes
- Streets with on-street parking and curb extensions to help slow traffic and minimize pedestrian crossing distances

The proposed homes were laid out to celebrate publicly accessible and/or visible spaces – homes front an internal courtyard and the adjacent PLD to keep eyes on and engage these public spaces while promoting community interaction. The proposed neighborhood configuration ensures each resident has a variety of private outdoor spaces that are usable without a focus on heavy turf usage.

9. Section 11-5-15(A)(9), W.M.C. provides the following condition of approval: *“Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice.”*

The proposed Official Development Plan meets this standard because the building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice, and meet the Code, PDP, except as noted and justified in 11-4-15(A)(4) above.

- Building height – the maximum proposed building heights comply with the PDP - a 65-foot maximum building height is permitted in the PDP.
- Bulk, setbacks and lot size – these are met except where specifically noted as exceptions. These exceptions are justified as follows:
 - Minimize impact to adjacent neighborhoods – While setbacks are reduced, a thoughtful neighborhood plan provides public amenities and parks for new and existing residents. Thoughtful architecture and conformance with the maximum building height ensure that this neighborhood meets the intent laid out in the PDP.
 - These exceptions are supported by the following documents and policies:
 - 2013 Comp Plan – This exception aligns with the 2013 Comp Plan to increase housing diversity and cluster housing while providing public land dedication. The proposed community includes more compact, affordable homes that activate the adjacent streets with living areas and patios while providing internal amenity space. The reduced landscape areas maximize the number of much-needed affordable homes provided while still meeting requirements for publicly accessible private park spaces and providing multiple meaningful alternative outdoor spaces.
 - WMC– This exception aligns with the WMC as it “encourages higher quality development” by providing internal amenity space and parking lot landscape screening. This exception further aligns with the WMC by permitting “the developer an opportunity to more fully utilize the physical characteristics of the site to provide for diversification and flexibility of ... housing prices and overall design and to encourage higher quality development than possible under traditional standard zoning regulations” through the use of more compact multi-family footprint (diversity and flexibility in housing types) at affordable rates (diversity and flexibility in housing prices). In the context of an affordable housing community, thoughtfully reducing the landscape buffer provides additional usable land and maximizes the number of much-needed affordable homes provided.

PDP – This exception aligns with the requirements of the PDP, providing 70 of the 300 required for rent homes available to households earning no more than 80% of area median income (AMI). In addition to this ODP, 247 affordable units have been approved in PA-C(2). These reduced landscape areas maximize the number of much-needed affordable homes provided while still meeting requirements for publicly accessible private park spaces.

- 2017 Housing Needs Assessment and other: The reduced landscape buffers also align with the city-wide goals and policies related to housing. The 2017 Housing Needs Assessment identifies affordability challenges - that rent costs have increased faster than renter incomes and that vacancy rates are low. These thoughtfully reduced landscape areas maximize the number of much-needed affordable homes provided. These affordable apartments provide new housing options for Westminster residents that are unable or uninterested to purchase, at a lower relative cost than market-rate units that make up much of the city's for-rent housing inventory. The Needs Assessment provides a recommendation to 'increase the diversity of housing available for purchase' and suggests both construction of infill housing and greater diversity of new construction to serve Westminster residents
- Lot coverage – the only specific lot coverage requirement is that publicly accessible private parks and open space must cover at least 4% of the site. This requirement is exceeded – the proposed ODP provides for publicly accessible private parks and open space on 4.7% of the site.

10. Section 11-5-15(A)(10), W.M.C. provides the following condition of approval: *“The architectural design of all structures is internally and externally compatible, in terms of shape, color, texture, forms, and materials.”*

The proposed ODP meets this standard because it is consistent with the PDP, except as noted and justified in 11-4-15(A)(4) above.

The building fits within the size restrictions set out in the PDP. Its full height is slightly lower than allowed; 62-feet proposed within the 65- foot maximum. Balconies are opaque and architecturally integrated and featured in 100% of units.

The community includes outdoor amenities such as a landscaped Courtyard, dog run, picnic/BBQ area, community gardens, landscaped outdoor scenery, bike storage, as well as a publicly-accessible private park. Ground Level-units feature patios that connect to the internal and street Sidewalks promoting healthy, active living. The building also has a 4th floor outdoor deck for the residents, fitness room, business center, multi-purpose spaces, and a community kitchen/lounge at the building entry. Walkable offsite amenities include tie-in's to regional bike and pedestrian trails, an adjacent 5-acre open-space, and additional open-space and play features available to the greater Uplands Master Plan community.

The building exterior features materials that are high-quality and harmonious with it's context (no exceptions are requested for building siding materials). This includes a mix of different colored brick – tan, black, and accent – as well as corrugated metal and horizontal lap siding.

11. Section 11-5-15(A)(11), W.M.C. provides the following condition of approval: *“Fences, walls, and vegetative screening are provided where needed and as appropriate to screen undesirable views, lighting, noise, or other environmental effects attributable to the development.”*

The proposed ODP meets this standard because fences, walls, and vegetative screening are provided where needed and as appropriate to screen undesirable views, lighting, noise, or other environmental effects attributable to the development.

- Fences – no privacy fences are proposed. Fencing is proposed for the Head Start playground to ensure enclosure and safety for students.
- Walls – no walls, except for those used for soil retention, are proposed.
- Vegetative screening –vegetative screening is provided to buffer from the future development to the west at PA-C(1B).

Property lines (outside of preschool play areas) are designed to not require fences, walls or vegetative screening as these edges front public streets. The proposed design activates these spaces through apartment units which engage the streets and adjacent public spaces and promote community interaction. This is consistent with the intent of the PDP, which notes that where new neighborhoods abut major streets, land uses, building types and site planning should be used to connect with the street, eliminating the need for soundwalls and providing a high-quality view of the neighborhood.

12. Section 11-5-15(A)(12), W.M.C. provides the following condition of approval: *“Landscaping is in conformance with City Code requirements and City policies and is adequate and appropriate.”*

The proposed ODP meets this standard because the landscape regulations are met, except as noted and justified in 11-4-15(A)(4) above.

The overall landscape plan is designed to engage and activate public spaces on all street frontages and to balance the creation of community gathering and play areas with thoughtful water use. The landscape plan further leverages the required planting and shifts these to the activated spaces most used by residents, to ensure their benefits are realized.

The proposed landscape plan complies with the landscape character as described in the approved PDP by utilizing xeric plant material and eliminating turf use. All tree lawns consist of low water use shrub material, low water use turf blends and/or native seed instead of high-water use turf. The landscape design is focused on creating an engaged streetscape and provide natural benefits for residents, while also serving in lieu of buffering the building further.

As noted in the proposed ODP, the following landscape requirements are met or exceeded:

- Tree/shrub landscape requirements are met or exceeded, with the planting locations activating open space for residents.
- No high water turf areas are proposed in the neighborhood (up to 20% allowed)
- Publicly accessible public park area is exceeded (4% of total site area is required; 4.7% is provided)

13. Section 11-5-15(A)(13), W.M.C. provides the following condition of approval: *“Existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity.”*

The proposed ODP meets this standard because, consistent with the PDP and Master Traffic Impact Study (TIS), the development is designed so that existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity. These design features include the following:

- PDP – Street Sections
 - Perimeter and backbone streets – the approved PDP includes street sections for Federal Boulevard, West 85th Avenue, Irving Street, and West 84th Avenue, all of which are part of the designed approved “backbone infrastructure”. The “backbone infrastructure” as outlined in the approved PDP has been designed and approved and is currently being constructed.
 - Local streets – the proposed ODP includes local street sections for 88th Avenue, 87th Avenue, and Decatur Street that are consistent with the local street sections provided in the PDP.

- PDP – Phasing Plan
 - To comply with the PDP Phasing Plan, multiple vehicular access points are proposed for the neighborhood. Connections are made to West 88th Avenue and West 87th Avenue, which are part of the approved “backbone infrastructure”. The “backbone infrastructure” as outlined in the approved PDP has been designed and approved and is currently being constructed.
 - To comply with the PDP Phasing plan, the ODP assumes construction of water, sanitary sewer, storm drain, and detention pond and its outfall that makes up the approved “backbone infrastructure”, which is currently underway .

- Master Traffic Impact Study
 - The traffic conformance letter submitted with the proposed ODP projects this neighborhood complies with the approved Master Traffic Impact Study, such that all PA-C(1A) generated trips will be at or below the limits specified within the Master Traffic Impact Study.

14. Section 11-5-15(A)(14), W.M.C. provides the following condition of approval: *“Streets, parking areas, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.”*

The proposed ODP meets this standard because, consistent with the PDP, streets, parking areas, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic. These design features include the following:

- Streets – as described in 11-5-15(A)(13) above, the proposed street sections are generally consistent with the street sections proposed in the PDP. The proposed streets include on-street parking, which adds natural friction to the street to slow traffic and encourage more pedestrian movements.
- Access points – the proposed access points are consistent with the access locations identified in the PDP. The ODP is accessed from West 88th Avenue and West 87th Avenue, which to a great extent are accessed from Federal Boulevard, as outlined in the approved PDP. The proposed ODP assumes construction of the “backbone infrastructure” outlined in the approved PDP, which is currently underway.
- Turning movements – all proposed turning movements in and out of the proposed neighborhood comply with the approved Master Traffic Impact Study.

15. Section 11-5-15(A)(15), W.M.C. provides the following condition of approval: *“Pedestrian movement is designed in a manner that forms a logical, safe, and convenient system between all structures and off-site destinations likely to attract substantial pedestrian traffic.”*

The proposed ODP meets this standard because, consistent with the PDP, it includes significant pedestrian improvements that are designed to create a logical, safe and convenient system between proposed structures and off-site destinations which are likely to attract substantial pedestrian traffic.

The existing conditions around Planning Area C(1A) include very limited sidewalks that do not create a logical, safe and convenient system. The 2017 Westminster Mobility Action Plan identified gaps in the sidewalk network along 88th Avenue (and the balance of Parcel C). Accordingly, the proposed ODP (or infrastructure package currently in review) include the following trail and sidewalk improvements:

- Adding a regional trail connecting Federal Boulevard to PA-E further to the East (part of the approved overall Uplands infrastructure package)
- Adding striped bicycle lanes to 88th avenue connecting Federal Boulevard to Camenisch Park.
- Adding 6-foot sidewalks to the additional street grid roads created within and immediately surrounding PA-C.
- Adding internal sidewalk connections:
 - A looped network within the publicly accessible private parks
 - Minor internal circulation routes connecting residents to the publicly accessible private parks and perimeter circulation routes

The proposed pedestrian circulation network provides missing or improved perimeter improvements (along Federal Boulevard and 88th Avenue) and internal improvements connecting existing and future residents to the public land dedication, the publicly accessible private parks, the regional sidewalk network as well as the balance of the Uplands mixed-use community.

16. Section 11-5-15(A)(16), W.M.C. provides the following condition of approval: *“Existing and proposed utility systems and storm drainage facilities are adequate to serve the development and are in conformance with the Preliminary Development Plans and utility master plans.”*

The proposed Official Development Plan meets this standard because it is consistent with the PDP, Uplands Master Utility Study, Uplands Phase I Drainage Report, and Uplands Parcel C Phase II & III Drainage Reports.

- PDP Phasing Plan, Master Utility Study, Phase I Drainage Report, and Parcel C Phase II & III Drainage Reports
 - Water – the proposed water improvements strengthen and enhance the existing water network. These improvements complete the water network for the area and bring it up to the latest standards and specifications. Sufficient water infrastructure and fire hydrants are provided throughout the proposed neighborhood to service and meet the required fire flow demands of the site and comply with the Master Utility Study. Multiple points of water connection to the “backbone infrastructure” are provided for the neighborhood to facilitate water circulation. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the approved PDP, which is currently underway.
 - Sanitary Sewer – the proposed sanitary improvements strengthen and enhance the existing sanitary sewer network. These improvements complete the sanitary sewer network for the ODP, accommodate upstream development of future planning areas and comply with the Master Utility Study. The sanitary sewer systems outfall into designed “backbone infrastructure”. The onsite and “backbone” infrastructure is designed to the latest standards and specifications. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the approved PDP, which is currently underway.
 - Stormwater Management / Drainage – the proposed ODP modifies the site’s grading/terrain to keep developed runoff onsite, then utilizes swales, curb and gutter, inlets, and underground infrastructure to convey runoff to a detention pond to treat and attenuate stormwater runoff from the property. The detention pond and its outfall are part of the master “backbone infrastructure”. The detention pond and its underground outfall will improve the conditions downstream by reducing the flow rate and conveying the attenuate runoff underground, as opposed to the existing conditions where the higher flow rate is conveyed overland towards existing homes to the east. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the approved PDP, which is currently underway.

17. Section 11-5-15(A)(17), W.M.C. provides the following condition of approval: *“The applicant is not in default or does not have any outstanding obligations to the City.”*

The proposed ODP meets this standard because the applicant is neither in default nor has any outstanding obligations to the City.

March 5, 2024

Jacob Kasza, Senior Planner
City of Westminster, Community Development
4800 West 92nd Avenue
Westminster, Colorado 80031

**Re: Uplands Filing No. 3, Block 1, Tract B Official Development Plan
FAR Exception**

Dear Mr. Kasza,

This document is being submitted alongside PLN23-0072 (Third submittal, dated 03/05/2024) to expand upon the requested exception to the minimum FAR requirement for commercial space and the relationship between increased commercial space and LIHTC allocation and funding. The proposed mixed-use building located on Block 1, Tract B of Uplands Filing No. 3 is being developed by Maiker Housing Partners, who proposes to develop the building through the use of LIHTC credits administered through CHFA for a period of 40 years. The provided affordable homes shall be restricted to a maximum of 80% AMI. The LIHTC restrictions will be in place for 40 years.

From the start, this planning area has been designed intentionally to provide the maximum amenities for residents and propose a favorable application for CHFA/LIHTC funding. Pursuant to that certain Purchase and Sale Agreement dated 5/4/2021, between Westminster OC Land, LLC (Seller) and Maiker Housing Partners (Buyer), it was agreed to limit the site's maximum density to "approximately 35 dwelling units per acre to permit buyer to construct approximately 70 multi-family housing units". Therefore, 35 units per acre (~70 Units) is considered the maximum allowable count for this planning area and is the necessary target for Maiker's project budget, not to mention meeting affordable demand. The current unit sizes are considered minimum comfortable size without negative impacts on livability; reducing unit sizes is not currently being considered as it would stand against Maiker & CHFA's mission statement for "people first" communities. Further, unit size is strongly considered in CHFA/LIHTC applications and would negatively affect competitive funding and tax credit applications.

The current plan provides amenities typical for LIHTC applications which impact approval favorability. Included are substantial amenities including: an outdoor courtyard (with picnic tables, grills, greenspace, and trellis); a community lounge and kitchen; an outdoor/indoor fireplace; a community garden; a fitness area; a mountain view meeting & multi-purpose room; a rooftop patio; in-unit & outdoor bicycle storage; a garden walk path; tie-ins to future walking and bike trails; a dog park; and adjacent offsite neighborhood park. Finally, the intended Head Start Pre-School tenant has substantial synergy with these homes as a Community Service Facility, providing an educational foundation with low-income enrollment requirements.

With LIHTC being a federal tax code in nature, there are many considerations and complexities in the process of receiving affordable housing funds. We did not find it fitting to expand in detail within the ODP document itself due to the length and tangential nature of the requirements. This document is not comprehensive; however it expands upon a few key provisions which limit the flexibility to expand the commercial space and provide some context to our approach and proposal.

10% Limit of Community Service Facilities

Typically, commercial space does not count towards a project's eligible costs (i.e. costs directly incurred for low-income residential housing) when applying for tax credits. However, because our parcel is located within a Qualified Census Tract (meaning the existing families are already below 60% AMI), Maiker Housing Partners ("MHP") is able to trigger a provision in the tax code which allows for *Community Service Facilities* — commercial use that exclusively provides for low-income families. Such applies to the Head Start pre-school program, as students are low-AMI and restricted to qualifications such as food stamps, social security, etc. Therefore, the Head Start can be included in the property's adjusted basis (and therefore applicable to appraisals for tax credits).

The below snapshot from [IRC §42\(d\)\(4\)](#) shows two important clauses. 4(A) & (B) states that only residential rental property (plus amenities) qualify for the adjusted basis. Moreover, (C)(ii) states that a Community Service Facility must cost below (25% x \$15M) and the space must not exceed 10.0% of the eligible basis. Because 100% of our project is serving low-income, our eligible basis is 100% or (77,537 SQ.FT. / 77,537 SQ.FT.).

Simply put, MHP's project cannot exceed 10% commercial space (as measured across the gross building square footage). Our current commercial space is 7,373 SQFT out of 77,537 SQFT or 9.51%. **This only allows for an increase of 380 ft² of commercial space, which is below the additional 2,080 ft² required for 0.1 FAR (as measured across the gross site area).**

(4) Special rules relating to determination of adjusted basis

For purposes of this subsection-

(A) In general

Except as provided in subparagraphs (B) and (C), the adjusted basis of any building shall be determined without regard to the adjusted basis of any property which is not residential rental property.

(B) Basis of property in common areas, etc., included

The adjusted basis of any building shall be determined by taking into account the adjusted basis of property (of a character subject to the allowance for depreciation) used in common areas or provided as comparable amenities to all residential rental units in such building.

(C) Inclusion of basis of property used to provide services for certain nontenants

(i) In general

The adjusted basis of any building located in a qualified census tract (as defined in paragraph (5)(B)(ii)) shall be determined by taking into account the adjusted basis of property (of a character subject to the allowance for depreciation and not otherwise taken into account) used throughout the taxable year in providing any community service facility.

← Tract 93.20

(ii) Limitation

The increase in the adjusted basis of any building which is taken into account by reason of clause (i) shall not exceed the sum of—
(I) 25 percent of so much of the eligible basis of the qualified low-income housing project of which it is a part as does not exceed \$15,000,000, plus

(II) 10 percent of so much of the eligible basis of such project as is not taken into account under subclause (I).

Our project is >\$15M, therefore (ii) applies

For purposes of the preceding sentence, all community service facilities which are part of the same qualified low-income housing project shall be treated as one facility.

(iii) Community service facility

For purposes of this subparagraph, the term "community service facility" means any facility designed to serve primarily individuals whose income is 60 percent or less of area median income (within the meaning of subsection (g)(1)(B)).

← 40-60% test

(D) No reduction for depreciation

The adjusted basis of any building shall be determined without regard to paragraphs (2) and (3) of section 1016(a).

(5) Special rules for determining eligible basis

Qualified Basis Calculation

When applying for tax credits, CHFA awards the project tax credits via three calculations. When approving the application, CHFA takes the least of the three calculations. One of these calculations is the Qualified Basis Calculation. Per CHFA's Qualified Allocation Plan ("QAP"), this calculation is "Eligible basis multiplied by the applicable fraction (the lesser of percentage of floor space allocable to low-income units or the percentage of the low-income units out of total rental units in the project)" (pages 36 & 37). "Eligible Basis" refers to the amount of construction costs that directly benefit low-income households.

Because a commercial space does not “directly benefit” low-income residential housing, it is therefore considered not a part of the “Eligible Basis”. Only the residential units and common areas/amenities are applicable to the Eligible basis. Thus, our Qualified Basis Calculation would be:

- ***(Note: MHP is submitting two “Twinned” 4% & 9% applications. The commercial will be included in the 4% application. The 4% portion is projected to contain \$10M construction costs, and 25,000 SQFT.)***
- Qualified Basis = [Building Costs * (Residential SFT)/(Total SFT)] * [(total low-income units)/(total units in building)] * Basis Boost
- With \$10M hard & soft construction costs:
 - $\$10,000,000 * (25,000-7,500)/25,000 * 100\% = \$7,000,000$
- Because we’re in a Qualified Census Tract, this number is boosted by 130%.
 - $\$7,000,000 * 130\% = 9,100,000$
- Because this is a 4% tax credit application: $\$9,100,000 * 4.00\% = \$364,000$ (being our total award)
- If we increase the commercial SFT by 2,080 as requested:
 - $\$10,000,000 * (25000-7500-2080)/25000 * 100\% = \$6,168,000$
 - $\$6,168,000 * 130\% = \$8,018,400$
 - $* 4.00\% = \$320,736$
 - **The total award therefore drops \$43,264, or \$432,640 over the 10 year credit period.**

We hope this expands upon some of the restrictions MHP must consider to keep this project affordable and financially feasible. We look forward to continuing this conversation with the City to make this project a success and contribute to the vibrancy and diversity of Uplands and Westminster as a whole.

Respectfully submitted,

Maiker Housing Partners



Steve Kunshier

Vice President – Real Estate Development

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 FIRE EXHIBIT

**VAN METER
 WILLIAMS
 POLLACK** LP

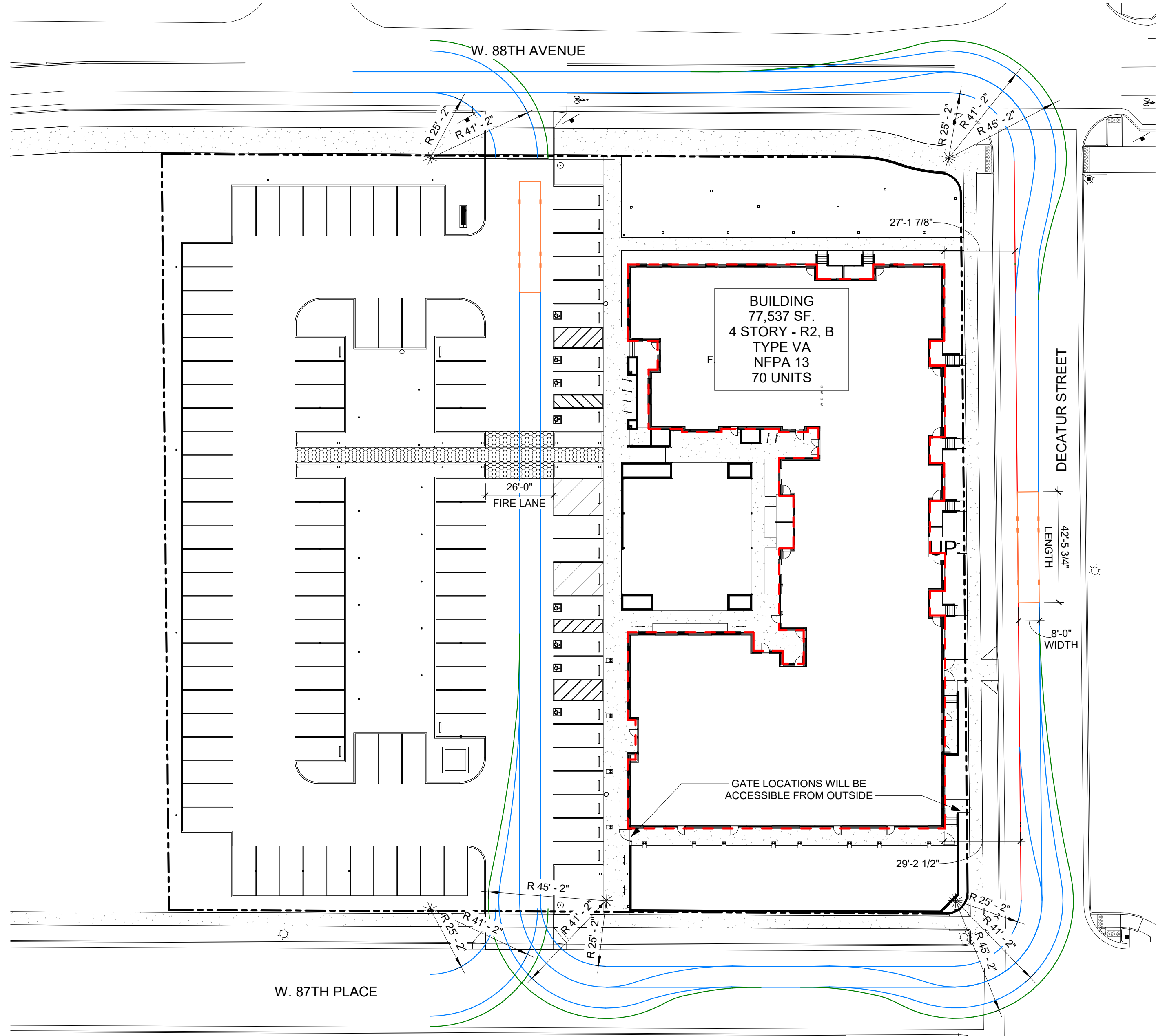
ARCHITECTURE | URBAN DESIGN | SAN FRANCISCO | DENVER | MINNEAPOLIS
 1728 Wynkoop Street, Suite 203, Denver, CO 80202 | 303.286.1840

UPLANDS

DATE: 05.24.2024

UPLANDS FILING NO. 3 BLOCK 1

**OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**



BUILDING
 77,537 SF.
 4 STORY - R2, B
 TYPE VA
 NFPA 13
 70 UNITS

26'-0"
 FIRE LANE

GATE LOCATIONS WILL BE
 ACCESSIBLE FROM OUTSIDE

DECATUR STREET

42'-5 3/4"
 LENGTH

8'-0"
 WIDTH

W. 87TH PLACE

1 SITE PLAN
 SCALE: 1" = 30'-0"

FIRE EXHIBIT

- LINE OF FIRE APPARATUS LANE ON DECATUR STR.
- WHEEL PATHS
- VEHICLE BODY
- WESTMINSTER FIRE TRUCK

WESTMINSTER FIRE TRUCK:
 DIMENSIONS PROVIDED BASED ON PIERCE TRUCK PER WESTMINSTER STANDARDS

— LINE OF BUILDING SERVED WITHIN 150' OF FIRE APPARATUS EQUIPMENT

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023
REVISIONS
SUB02: 11/22/23
SUB03: 03/05/24
SUB04: 05/24/24

FIRE EXHIBIT

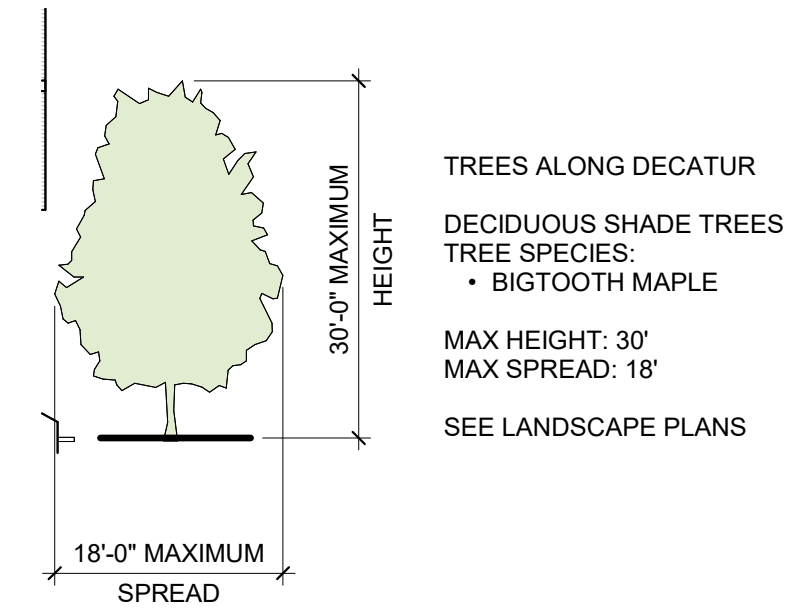
OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
FIRE TREE EXHIBIT

**VAN METER
 WILLIAMS
 POLLACK** LP

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UPLANDS

DATE: 05.24.2024



2 TREE PROFILE
 E7
 SCALE: 1/16" = 1'-0"



1 DECATUR FIRE LANE ELEVATION - TREE EXHIBIT
 E7
 SCALE: 1/16" = 1'-0"

UPLANDS FILING NO. 3 BLOCK 1
OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023
REVISIONS
SUB02: 11/22/23
SUB03: 03/05/24
SUB04: 05/24/24

FIRE TREE EXHIBIT

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
PARKING EXHIBIT

**VAN METER
 WILLIAMS
 POLLACK** LP

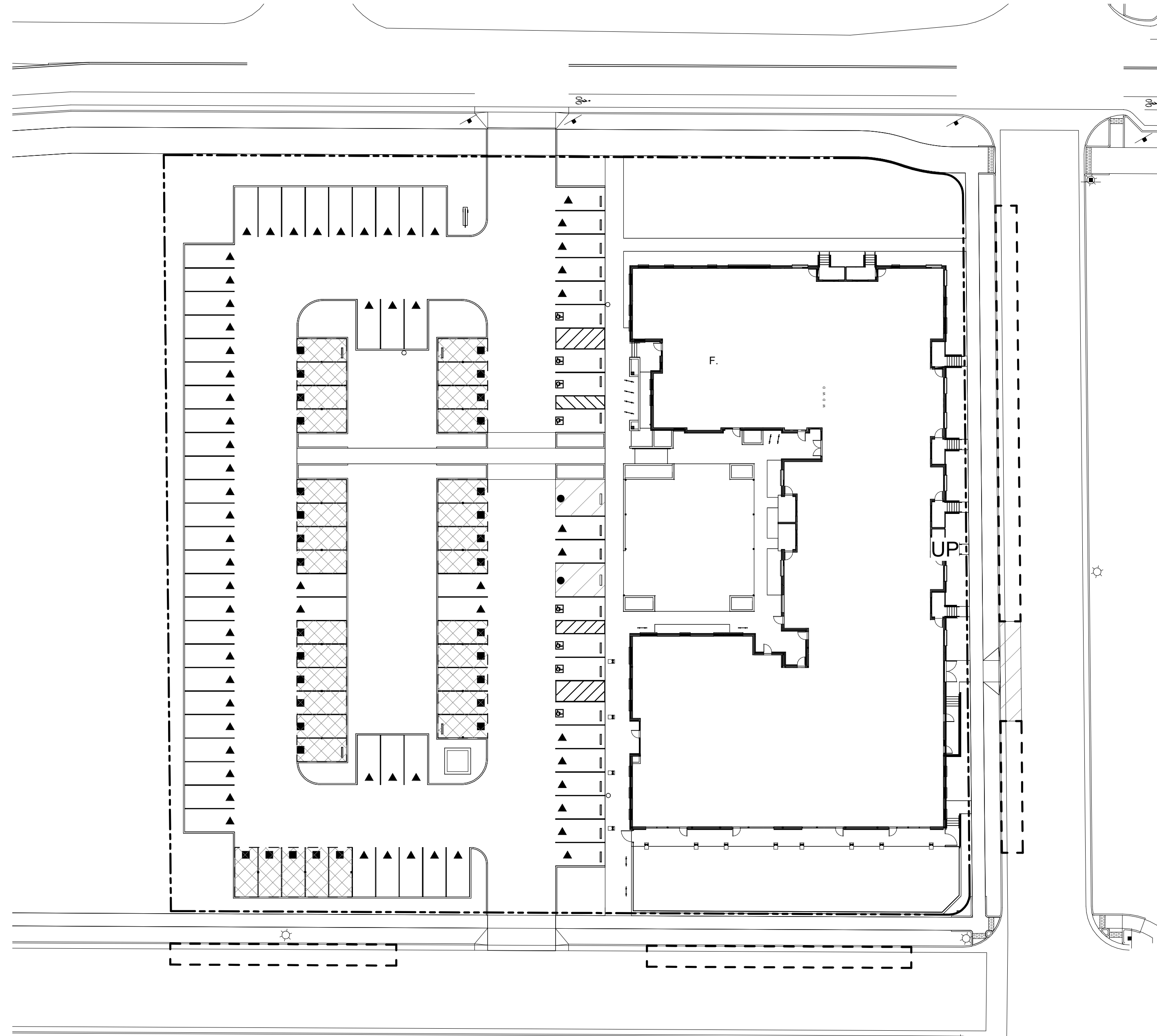
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 1728 Wynkoop Street, Suite 203, Denver, CO 80202 | T 303.286.1840

UPLANDS

DATE: 05.24.2024

UPLANDS FILING NO. 3 BLOCK 1

**OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**



1 SITE PLAN
 E6
 SCALE: 1" = 30'-0"

PARKING EXHIBIT	
	ON-STREET PARKING
	COVERED OFF-STREET PARKING
	SURFACE OFF-STREET PARKING
	ACCESSIBLE STALL
	DELIVERIES / LOADING STALL

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023
REVISIONS
SUB02: 11/22/23
SUB03: 03/05/24
SUB04: 05/24/24

**PARKING
 EXHIBIT**

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 PHOTOMETRICS EXHIBIT

**VAN METER
 WILLIAMS
 POLLACK** LP

ARCHITECTURE | URBAN DESIGN | SAN FRANCISCO | DENVER | MINNEAPOLIS
 1728 Wynkoop Street, Suite 203, Denver, CO 80202 | 303.286.1840

UPLANDS

DATE: 05.24.2024

UPLANDS FILING NO. 3 BLOCK 1
OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 06.15.2023
REVISIONS
 SUB02: 11/22/23
 SUB03: 03/05/24
 SUB04: 05/24/24

**PHOTOMETRICS
 EXHIBIT**

AA

RSX1 LED Area Luminaire







Specifications

EPA (ft²@0°): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body
 7.2" (18.4 cm) Arm

Weight: 22.0 lbs (10.0 kg)



BB.1 & BB.2

BEGA LED system bollard - luminaire head with shielded 360° light distribution

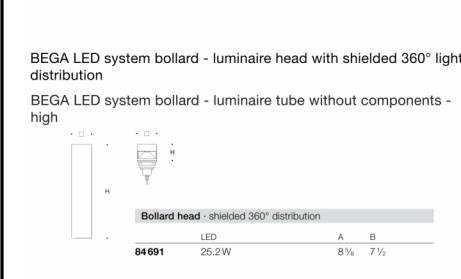
BEGA LED system bollard - luminaire tube without components - low



Bollard head - shielded 360° distribution			
LED	A	B	
84891	25.2"	8"	7 1/2"

BEGA LED system bollard - luminaire head with shielded 360° light distribution

BEGA LED system bollard - luminaire tube without components - high



Bollard head - shielded 360° distribution			
LED	A	B	
84891	25.2"	8"	7 1/2"

Bollard tube - without components - low			
Access door	A	B	Archange
84001	8"	14 1/2"	79918


Bollard tube - without components - high			
Access door	A	B	Archange
84003	8"	24"	79918





BB.2

BB.1

CC

VCPG LED Parking Garage



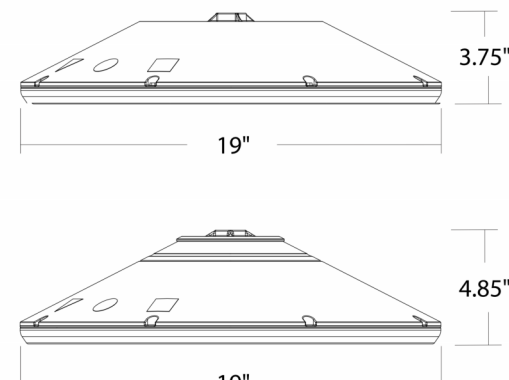





Specifications

Diameter: 19"

Height: 3.75" (4.85" with lip-light)

Weight (max, with no options): 18 lbs



R1

WAC LIGHTING

Slant

11" Outdoor Wall Sconce 3000K

DESCRIPTION

Cleverly designed, minimalist lighting.

FEATURES

- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp: 3000K

Input: 120 VAC, 50/60Hz

CR: 90

Dimming: ELV: 100-10%

Rated Life: 50000 Hours

Mounting: Can be mounted on wall vertically or upside down

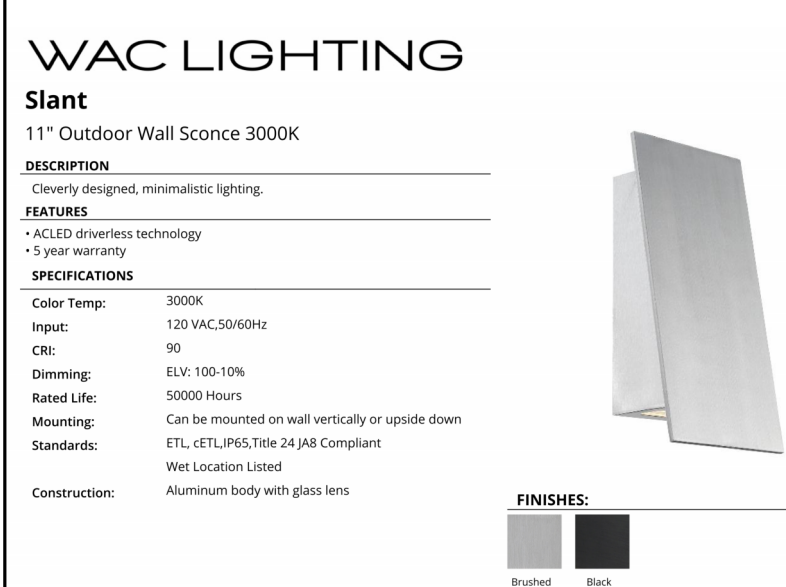
Standards: ETL, cETL, P65, Title 24 JAB Compliant

Construction: Wet Location Listed

Aluminum body with glass lens


FINISHES:

Brushed Aluminum Black



DD

General Illumination Round Downlight 4"



Feature Set

- Bouncing Ray™ optical design
- Central optics mechanically adjust the light engine to the lower reflector for complete optical alignment
- 45° cutoff to screen and screen edge
- Fully removable and replaceable lensed LED light engine
- 70% lumen maintenance at 60,000 hours
- 2.5 MacAlister E-Score 95 CRI typical, 90+ CRI optional
- Factory on wall location, covered wiring
- Available with 10% dimming, 1% dimming, or dim to dark
- Bouncing distribution with beveled edges provides even illumination on horizontal and vertical surfaces
- ENERGY STAR® certified product
- USG of area for fixture mount of radii with a cut-off equal to or less than 600g per CIE 117-1995 Discomfort Glare in interior lighting, [CIE 014](#)

Distribution

Beam Angle	Beam Diameter	Beam Area
15°	1.15m	1.28m²
30°	2.30m	5.15m²
45°	3.45m	11.8m²

Superior Performance*

Mounting	200	500	750	1000	1500	2000	3000	3500	4000	4500
Beam Area	171	513	856	1200	2257	3984	7360	10120	13020	16080
Mounting	31	72	79	88	137	185	257	312	384	463
Lumen per Watt	87.4	79.6	102.3	113.8	111.5	102.3	100.4	97.7	94.1	116

*Based on 3000K, 4000K, 5000K, 6000K

Items marked by a **design select** background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.wac.com/designselect

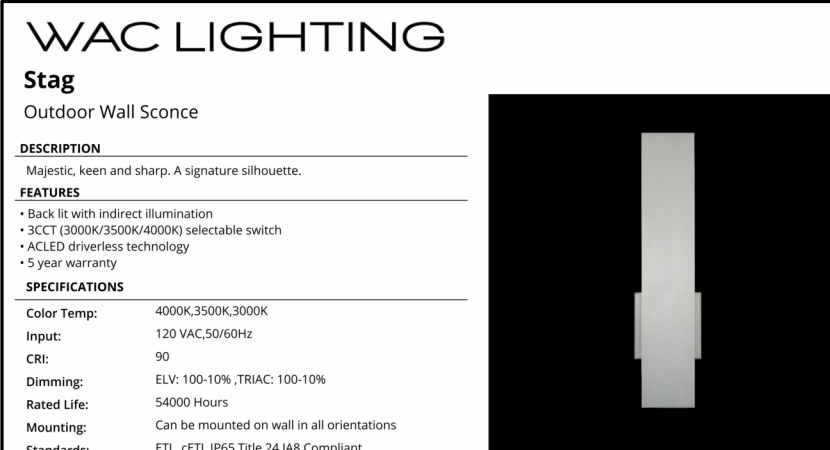
*See ordering tree for details.

EE

WAC LIGHTING

Stag

Outdoor Wall Sconce



DESCRIPTION

Majestic, keen and sharp. A signature silhouette.

FEATURES

- Back lit with indirect illumination
- 3 CCT (3000K/3500K/4000K) selectable switch
- ACLED driverless technology
- 5 year warranty

SPECIFICATIONS

Color Temp: 4000K, 3500K, 3000K

Input: 120 VAC, 50/60Hz

CR: 90

Dimming: ELV: 100-10%, TRIAC: 100-10%

Rated Life: 54000 Hours

Mounting: Can be mounted on wall in all orientations

Standards: ETL, cETL, P65, Title 24 JAB Compliant

Wet Location Listed

Construction: Aluminum body, frosted glass diffuser

REPLACEMENT PARTS

RPL-GLA-29118 - Glass

FINISHES:

White Black Brushed Aluminum


GG

KRYSEN OUTDOOR WALL/STEP LIGHT

VISUAL COMFORT & CO.

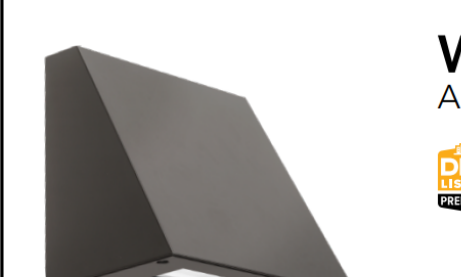
PRODUCT FEATURES





- Can be installed as a wall sconce or step light
- Aluminum construction with stainless steel mounting hardware
- 120V or 12V DC-volt low-voltage remote transformer required
- Wet Listed, IP66 Rated
- Junction box not included. Install with NEC compliant junction box.
- The LED Driver is housed within the junction box (L: 1.57" | W: 1.06" | H: .97")



HH

WDGE1 LED Architectural Wall Sconce



Specifications

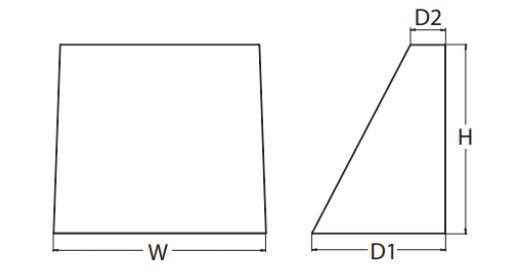
Depth (D1): 5.5"

Depth (D2): 1.5"

Height: 8"

Width: 9"

Weight: 9 lbs (without options)



JJ

tirol

LITESPHERE

The Original Spec Grade Strand Light



KK

OUTDOOR TAPE 12V

8011, 8051, 8101

WAC

LANDSCAPE LIGHTING



1 3/8"	1"	1 3/8"
3/4"	1/8"	3/8"

1', 5' and 10' sections

1/8" thick

LL

77180 K3

Pole top luminaire

Material: Cast aluminum

Class type: Synthetic material white

Width: 750 mm

Height: 300 mm

Depth: 750 mm

Weight: 14.4 kg

Electrical data

Type of lamp: LED

Connected wattage: 24.8 W

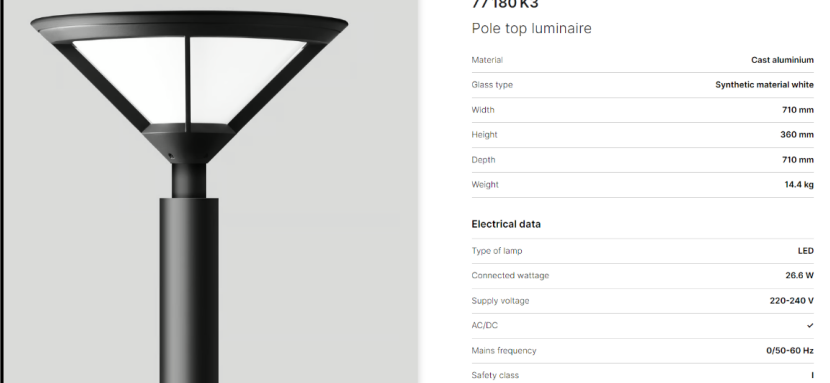
Supply voltage: 220-240 V

AC/DC: ✓

Main frequency: 60/50-40 Hz

Safety class: I

Connecting cable: 6.0 m x 1.0 mm² P 0.1 1 m²



OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 ELEVATIONS EXHIBIT

**VAN METER
 WILLIAMS
 POLLACK** LP

ARCHITECTURE | URBAN DESIGN | SAN FRANCISCO | DENVER | MINNEAPOLIS
 1728 Wynkoop Street, Suite 203, Denver, CO 80202 | 303.286.1840

UPLANDS

DATE: 05.24.2024

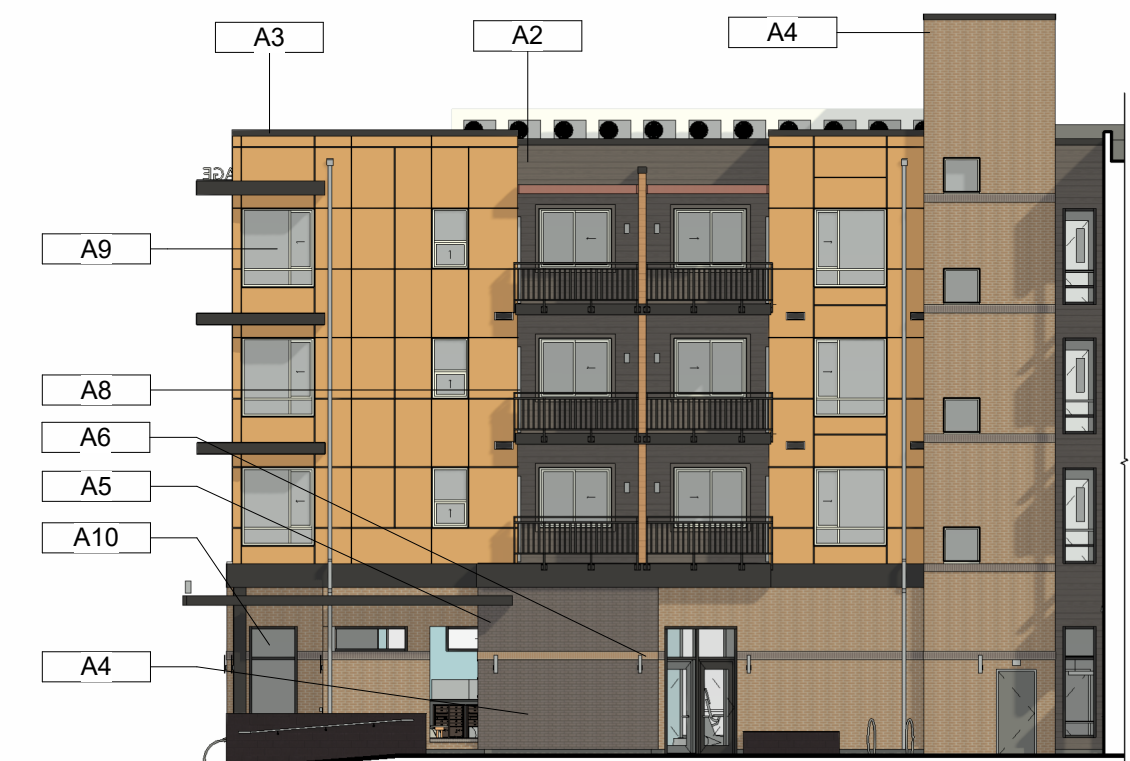
UPLANDS FILING NO. 3 BLOCK 1
 OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO



1 WEST ELEVATION
 SCALE: 1/16" = 1'-0"



2 COURTYARD NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



3 COURTYARD SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

- | | |
|---|--|
| A1 HORIZONTAL CORRUGATED METAL IN GREY | A12 PREFABRICATED METAL CARPORT STRUCTURE |
| A2 HORIZONTAL LAP SIDING IN GREY | A14 SEE SHEETS 5 THROUGH 8 FOR MORE INFORMATION ON EXCEPTION |
| A3 FIBER CEMENT PANEL IN ORANGE | A15 CANOPY SIGNAGE |
| A4 TAN BRICK | A16 COOL ROOF MEMBRANE ROOFING |
| A5 BLACK BRICK | A17 ROOFTOP MECHANICAL UNITS |
| A6 BRICK ACCENT | A18 DOWNSPOUT |
| A7 HORIZONTAL LAP SIDING BALCONY DIVIDER IN BROWN | A19 BICYCLE RACKS |
| A8 PAINTED METAL GUARDRAIL IN BLACK | A21 MECHANICAL VENT |
| A9 VINYL RESIDENTIAL WINDOWS | A22 FENCE |
| A10 ALUMINUM STOREFRONT | |
| A11 SOLAR PV PANEL ARRAY | |



4 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023	REVISIONS
SUB02: 11/22/23	
SUB03: 03/05/24	
SUB04: 05/24/24	

ELEVATIONS EXHIBIT

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 ELEVATIONS EXHIBIT

**VAN METER
 WILLIAMS
 POLLACK** LP

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 1728 Wynkoop Street, Suite 203, Denver, CO 80202 | 303.285.1940

UPLANDS

DATE: 05.24.2024

UPLANDS FILING NO. 3 BLOCK 1

**OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**



1 EAST ELEVATION
 SCALE: 1/16" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"

- A1 HORIZONTAL CORRUGATED METAL IN GREY
- A2 HORIZONTAL LAP SIDING IN GREY
- A3 FIBER CEMENT PANEL IN ORANGE
- A4 TAN BRICK
- A5 BLACK BRICK
- A6 BRICK ACCENT
- A7 HORIZONTAL LAP SIDING BALCONY DIVIDER IN BROWN
- A8 PAINTED METAL GUARDRAIL IN BLACK
- A9 VINYL RESIDENTIAL WINDOWS
- A10 ALUMINUM STOREFRONT
- A11 SOLAR PV PANEL ARRAY
- A12 PREFABRICATED METAL CARPORT STRUCTURE
- A14 SEE SHEETS 5 THROUGH 8 FOR MORE INFORMATION ON EXCEPTION
- A15 CANOPY SIGNAGE
- A16 COOL ROOF MEMBRANE ROOFING
- A17 ROOFTOP MECHANICAL UNITS
- A18 DOWNSPOUT
- A19 BICYCLE RACKS
- A21 MECHANICAL VENT
- A22 FENCE

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023
REVISIONS
SUB02: 11/22/23
SUB03: 03/05/24
SUB04: 05/24/24

**ELEVATIONS
 EXHIBIT**

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 MATERIALS BOARD

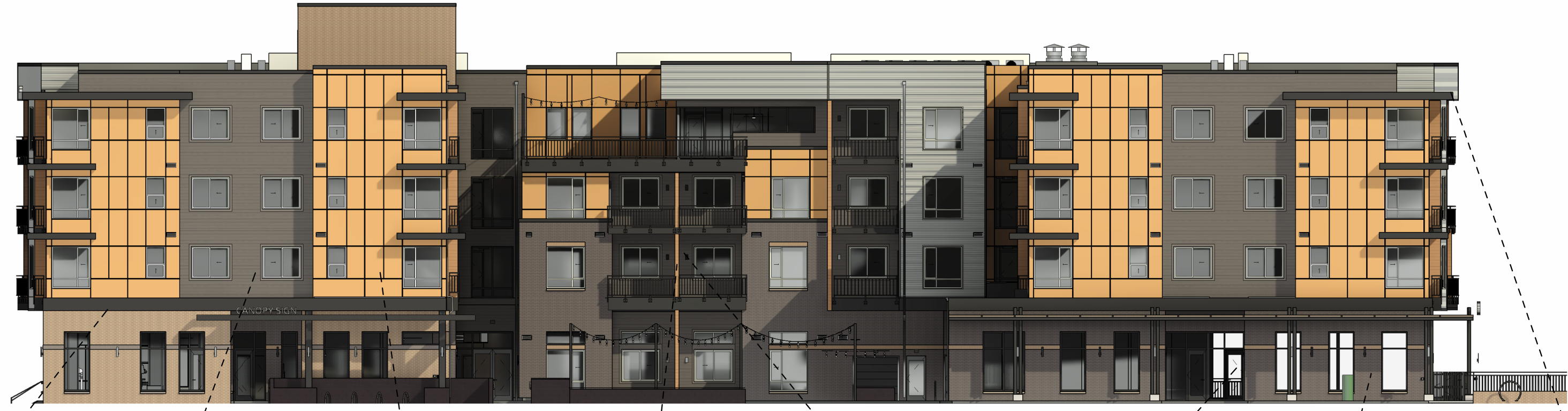
**VAN METER
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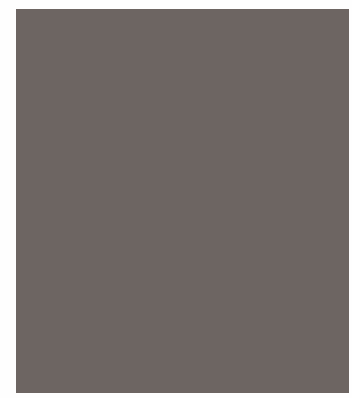
UPLANDS

DATE: 05.24.2024

UPLANDS FILING NO. 3 BLOCK 1
OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO



ACCENT BANDS, RAILINGS, COPING
 BLACK



LAP SIDING
 GREY



FIBER CEMENT PANEL
 ORANGE



WINDOW SHADES, BALCONY DIVIDERS
 DARK ORANGE



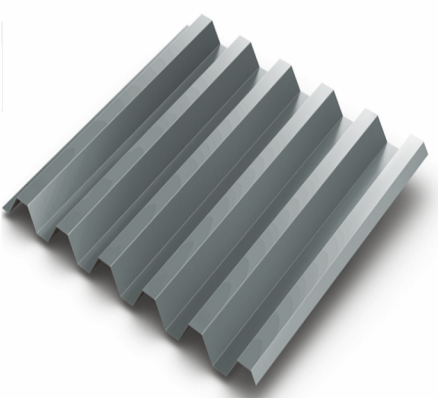
LAP SIDING WITHIN BALCONY
 BROWN



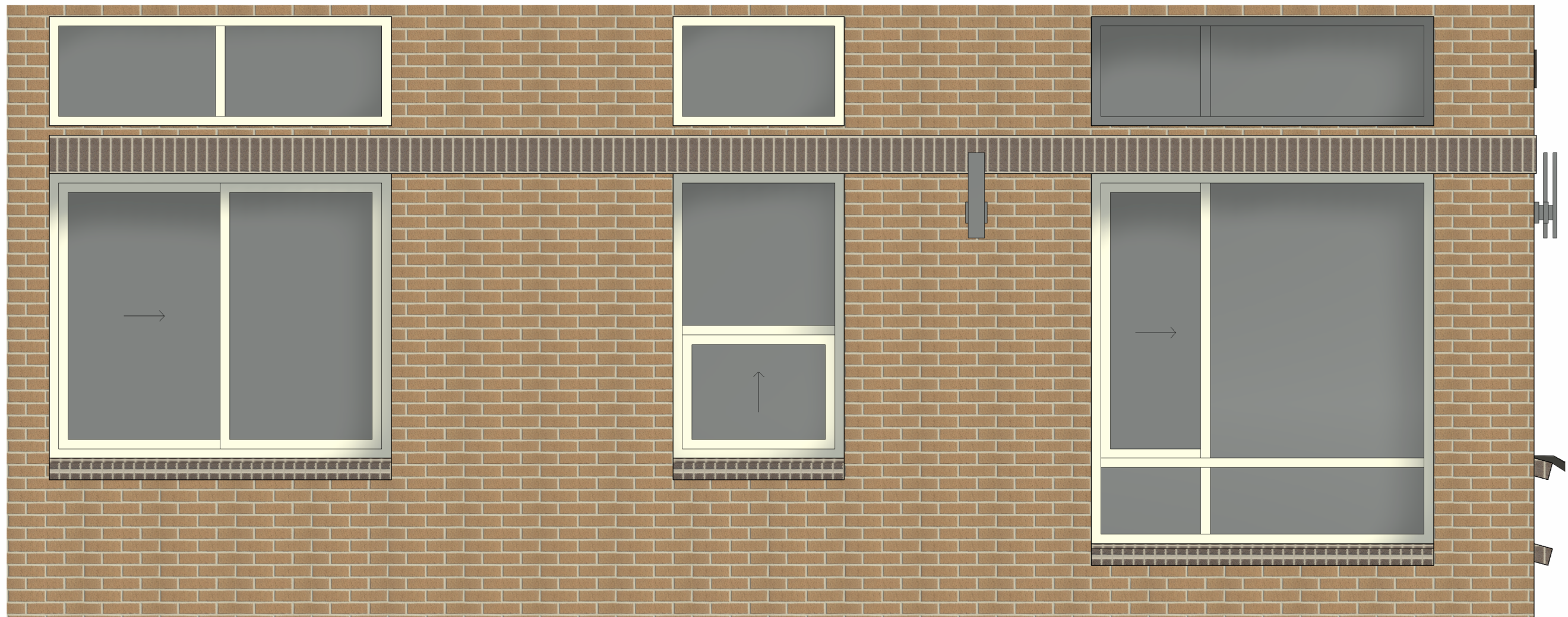
BRICK
 TAN



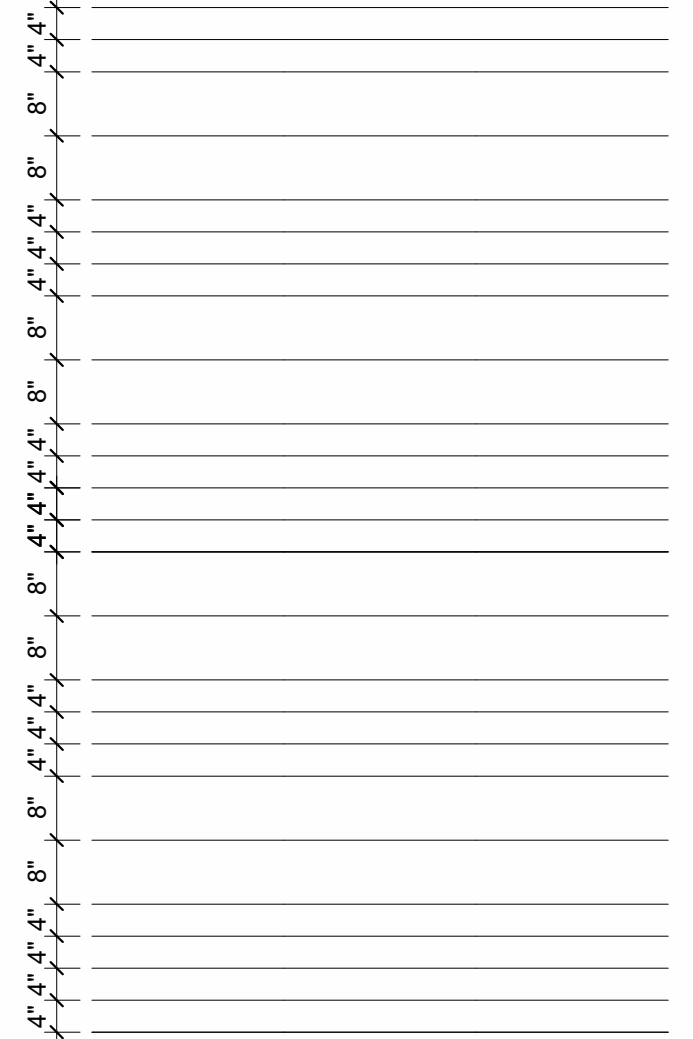
BRICK
 BLACK



BERRIDGE DEEP DECK METAL PANEL
 GREY



1 BRICK PATTERN
 SCALE: 1/2" = 1'-0"



2 LAP SIDING PATTERN
 SCALE: 1/2" = 1'-0"

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023
REVISIONS
SUB02: 11/22/23
SUB03: 03/05/24
SUB04: 05/24/24

MATERIALS BOARD



ALDRIDGE TRANSPORTATION CONSULTANTS, LLC

Advanced Transportation Planning and Traffic Engineering

John M.W. Aldridge, P.E.
Colorado Registered Professional Engineer

1082 Chimney Rock Road
Highlands Ranch, CO 80126
303-703-9112
Mobile: 303-594-4132

May 30, 2024

Graham Mills
Project Manager
Norris Design
1101 Bannock St.
Denver, CO 80204

RE: Letter of Conformance - Revised
Uplands – Parcel C1(A)

Dear Mr. Mills:

Pursuant to your request, I have reviewed the proposed development of a section of Parcel C1(A) in Uplands and its conformance to the Uplands Traffic Impact Study prepared by this firm dated October, 2023. The site of the section of C1(A) is located on the southwest corner of Decatur St. and 88th Ave. which is east of Federal Blvd. and as shown below in the red box. It will be developed with 70 multi-family units and 7,373 square foot building for a Charter Elementary School (Headstart). A site plan is shown on the next page.

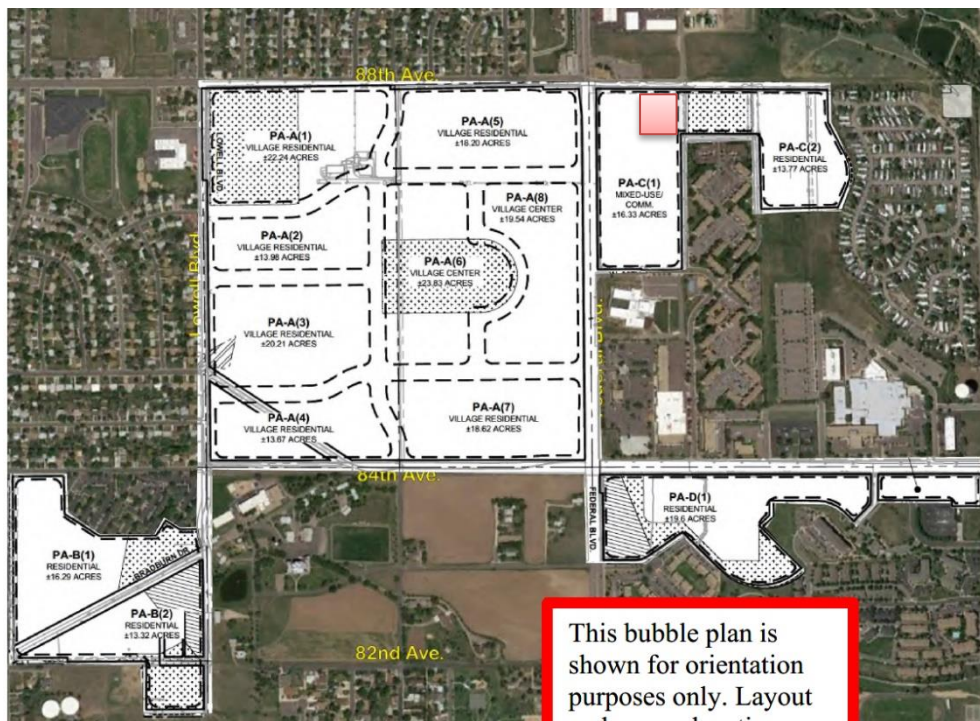


Figure 1 Conceptual Bubble Plan

This bubble plan is shown for orientation purposes only. Layout and access locations are subject to change.

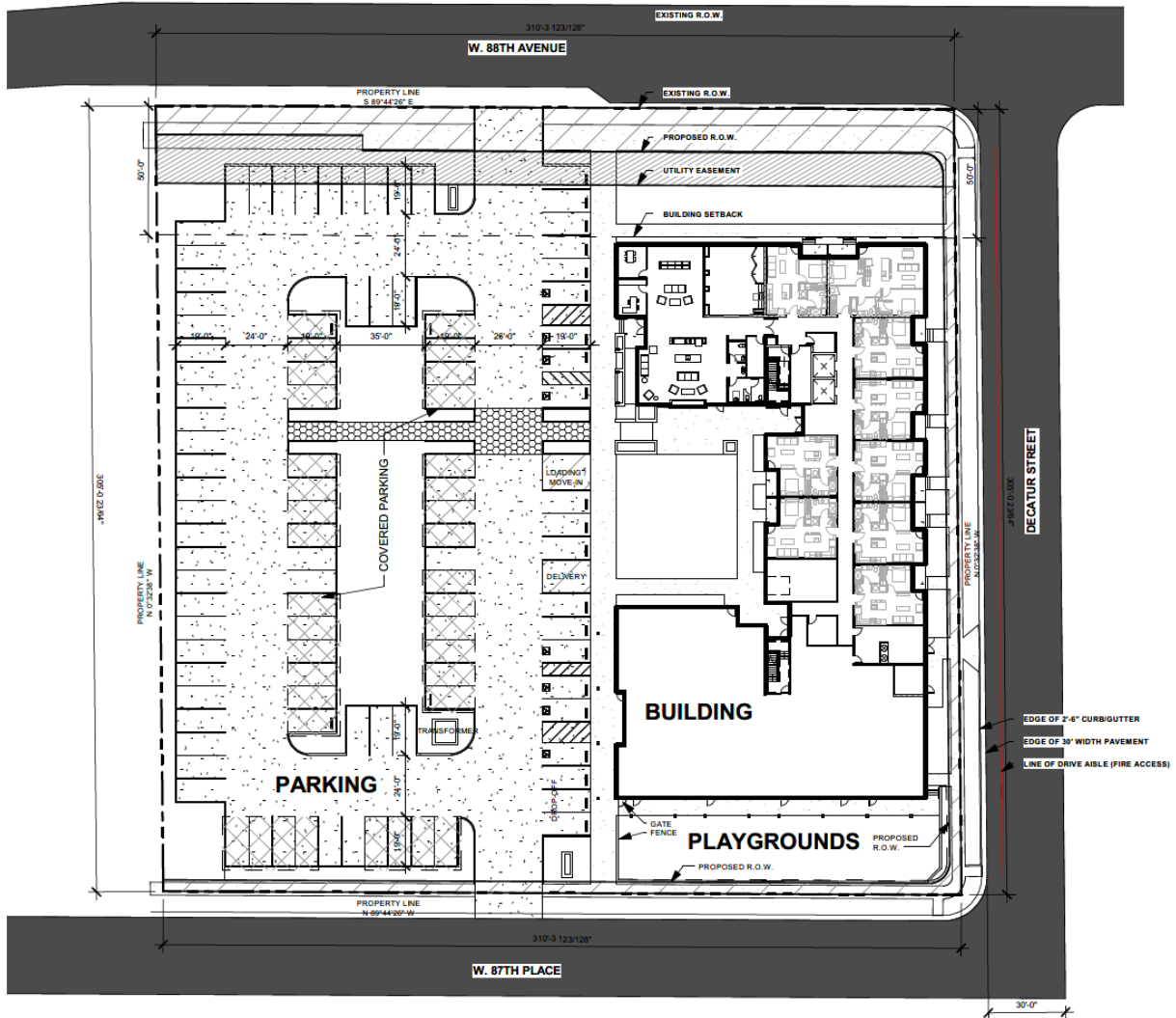


Figure 2 Site Plan

In terms of trip generation, the Uplands Traffic Impact Study did not differentiate between Parcels C1 and C2. The TIS provided an estimate for the entire Parcel C that included 299 single-family detached units, 128 single-family attached units, and a 15,000 square foot pharmacy.

The proposed uses for Parcel C in the most recent Preliminary Development Plan (PDP) separates the parcel into two, C1 and C2. C1 is broken down even further into four parcels designated as C1(A), C1(B), C1(C) and C1(D). The PDP shows that Parcel C will be developed with 606 multifamily units, a 15,000 square foot pharmacy drug store, a 26,000 square foot expansion of



the Crown Pointe Academy that will enroll 300 additional K-8 students, a 7,373 square foot charter elementary school that will enroll 48 students, and a 35,000 retail plaza.

The following trip generation worksheets shows the one in the TIS on top, the addition to the Crown Pointe Academy, which was considered separately in the TIS, and on the bottom the proposed PDP land uses in Parcel C.

TIS Trip Generation Worksheet								
Parcel ITE CODE	LAND USE	UNIT	QUANTITY	ADT	AM		PM	
					IN	OUT	IN	OUT
Parcel C	Single-Family	DU	299	9.44	0.19	0.55	0.63	0.37
210	Detached			2823	57	164	188	111
Parcel C	Single-Family	DU	128	7.32	0.11	0.35	0.35	0.21
220	Attached			937	14	45	45	27
Parcel C	Commerical	KSF	15	108.40	1.94	1.80	5.13	5.13
881	Pharmacy Drug Store			1604	29	27	76	76
TOTAL TIS TRIPS			427	5364	99	236	309	213

Please note that the increased enrollment of the Crown Pointe Academy was included in the TIS as a separate trip generation table. For an accurate Letter of Conformance to the TIS it needs to be added to the total TIS trip generation for Parcel C.

Parcel C1(D)	Private School*	Students	300	2.48	0.50	0.29	0.07	0.10
532	K-8			744	149	88	22	29
TOTAL TIS PARCEL C TRIPS				6108	248	324	331	242

PROPOSED PDP Trip Generation Worksheet								
Parcel ITE CODE	LAND USE	UNIT	QUANTITY	ADT	AM		PM	
					IN	OUT	IN	OUT
Parcel C1(A)	Multifamily	DU	70	4.54	0.08	0.28	0.24	0.15
221	Mid-Rise			318	6	20	17	11
Parcel C1(A)	Charter School	Students	48	1.85	0.54	0.50	0.06	0.10
536	Elementary			89	26	24	3	5
Parcel C1(B)	Commercial	KSF	15	108.40	1.94	1.80	5.13	5.13
881	Pharmacy Drug Store			1604	29	27	76	76
Parcel C1(C)	Multifamily	DU	289	4.54	0.08	0.28	0.24	0.15
221	Mid-Rise			1312	23	82	69	44
Parcel C1(C)	Commercial	KSF	35	54.45	1.42	0.94	3.30	3.30
822	Retail Plaza			1917	50	33	116	116
Parcel C1(D)	Private School	Students	300	2.48	0.50	0.29	0.07	0.10
532	K-8			744	149	88	22	29
Parcel C2	Multifamily	DU	247	4.54	0.08	0.28	0.24	0.15
221	Mid-Rise			1121	20	70	59	38
TOTAL PROPOSED PDP TRIPS			606	7105	302	344	361	318



The uses as proposed in the PDP will generate to some extent more traffic than shown in the TIS with 7,105 average daily trips, 646 AM peak hour trips, and 679 PM peak hour trips. The TIS showed 6,108 daily trips, 572 AM peak hour trips and 573 PM peak hour trips.

In terms of level of service characteristics, the difference is not significant. This section of C1(A) will develop 70 of the 359 units that are programmed for the total Parcel C1. The remainder of the C1 Parcel is available for the development of 289 multifamily units, a 15,000 square foot pharmacy/drug store, a 26,000 square foot building for 300 students, and a 35,000 square foot retail plaza. Parcel C2 is available for the development of 247 multifamily units.

The roadway layout in the TIS is the same as shown on the C1(A) site plan for this portion that includes the new 87th Pl. connection to Decatur St. and then to Federal Blvd. west of the site.

Based on the analysis herein and in my professional opinion the difference in trip generation is not significant and the proposed use of a section of Parcel C1(A) is in conformance with the October 23, 2023, Uplands Traffic Impact Study. No changes to the roadway configuration and/or proposed layout of the roadways as presented in the TIS are caused by the proposed use in Parcel C1(A).

Should you have any questions or need additional information please call me on 303-703-9112. Thank you for the opportunity to be of service.

Respectfully submitted,
Aldridge Transportation Consultants, LLC

John M.W. Aldridge, P.E.
Principal



ATC is a professional service firm specializing in traffic engineering and transportation planning. ATC's principal, John M.W. Aldridge, is a Colorado licensed professional engineer. In the past 20 years, ATC has prepared over 1,000 traffic impact studies, designed over 100 traffic signals, and has provided expert witness testimony on engineering design and access issues on multi-million-dollar interchange and highway projects in Kansas and Colorado.