



**APPLICATION FOR OFFICIAL DEVELOPMENT PLAN**

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

Detailed Summary of Conformance with Standards for Approval

City of Westminster Planning Commission and City Council  
January 14, 2025 and February 24, 2025

Prepared December 20<sup>th</sup>, 2024

**OFFICIAL DEVELOPMENT PLAN**

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

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. 1, Block 3 (Uplands Planning Area A(3)) 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 “2040 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 0.97 acres of publicly accessible private parks (5.5% of site area) and provides the sidewalk and trail network outlined in the PDP and the Master Official Development Plan (MODP). The MODP identifies one conceptual park location, which is in alignment with one of the proposed park spaces. The second space is located centrally within the neighborhood and is connected to the other via amenitized open space.
    - Balanced Housing Mix
 

The proposed ODP complies with this guiding principle because it complies with the intent of the PDP and MODP to provide a diversity of housing types. 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-sale attached and detached homes that are designed to meet the individual character of the site as well as create a transition in density from the low-density single-family detached homes to the west to the future higher density homes and Village Center to the east. The proposed ODP complements the mix of attached and detached homes proposed and approved to the north and south. Further, the proposed ODP also complies with the ‘Building Form Diversity Requirements’ established in the 1st Amended MODP.
    - 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 SFD homes comply with EnergyStar and WaterSense, that all SFD and SFA

homes feature Level 2 EV car charging in the garage and that all SFD homes with traditional roofs be designed as ‘solar ready.’ The proposed ODP meets all three of these requirements, along with SFA homes also complying with Energy Star and WaterSense. Further, the proposed landscape plan includes high water turf areas covering less than 5% of the neighborhood (limited to active play areas), compared to the 20% coverage allowed in the City’s landscape regulations. All tree lawns consist of low water use shrub material and low water use turf blends instead of high-water use turf. The landscape design is focused on creating pollinator corridors throughout the site by way of species selection and linked green spaces.

○ 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 A(3), the proposed ODP provides a mix of attainably designed for sale single-family attached and single-family detached homes, within the limits defined in the PDP. Further, the proposed ODP complies with the ‘Building Form Diversity Requirements’ established in the MODP.

- 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 Traditional Mixed-Use Neighborhood Development, 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. It also complies with this policy because it complies with the Uplands MODP, which provides a framework for a walkable, pedestrian-oriented village development pattern.

	<b>2013 Comp Plan</b>	<b>Uplands PDP</b>	<b>PA-A(3) ODP</b>
Allowed Uses	Apartments Condominiums Lofts and Townhomes Single Family Residences (attached or detached) Offices Personal Services Retail Commercial Live/Work	SFD SFA	SFD SFA



- 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 Traditional Mixed-Use Neighborhood Development, which allows up to 18.0 dwelling units per gross acre and up to 1.0 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.

	<b>2013 Comp Plan</b>	<b>Uplands PDP</b>	<b>PA-A(3) ODP</b>
Maximum Density	18.0 du/ac (gross)	5.5-7.0 du/ac (gross)	6.28 du/ac (gross)

- 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 MODP (and associated Phase II Drainage Report), 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 & Phase III Drainage Report). 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, MODP, 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 10-foot walk and 6-foot tree lawn on the east side of Lowell Boulevard (part of the approved overall Uplands infrastructure package)
  - Adding 8-foot walks and 6-foot tree lawns on West 85th Avenue, and Irving Street (part of the approved overall Uplands infrastructure package)
  - Adding 5-foot walks and 6-foot tree lawns on internal local streets, including West 86<sup>th</sup> Avenue, West 85<sup>th</sup> Place, King Street, Julian Court, and Julian Street
  - Adding internal sidewalk connections:
    - Looped networks within the publicly accessible private parks and around the detention pond
    - 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 SFD

homes comply with EnergyStar and WaterSense, that all SFD and SFA homes feature Level 2 EV car charging in the garage and that all SFD homes with traditional roofs be designed as 'solar ready'. All three of these requirements are met with the proposed ODP, along with SFA homes also complying with Energy Star and WaterSense. Further, the proposed landscape plan includes high water turf areas covering less than 5% of the neighborhood (limited to active play areas), compared to the 20% coverage allowed in the City's landscape regulations. 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 pollinator corridors throughout the site by way of species selection and linked green spaces.

○ 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 0.98 acres of publicly accessible private park (5.5% of site area) and provides the sidewalk and trail network outlined in the PDP and MODP. Further, the centrally located publicly accessible private park location proposed in the ODP is consistent with the location identified in the MODP.

- 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 0.97 acres of publicly accessible private parks (5.5% of site area) and provides the sidewalk and trail network outlined in the PDP and the Master Official Development Plan (MODP). The MODP identifies one conceptual park location, which is in alignment with one of the proposed park spaces. The second space is located centrally within the neighborhood and is connected to the other via amenitized open space.

○ 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) and the Uplands MODP, which established the infrastructure and public services needed for development. 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 design of the “backbone infrastructure” is outlined in the approved PDP, MODP, and approved Major Infrastructure CDs. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the PDP and MODP, 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 the Uplands MODP (and associated Phase II Drainage Report), 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, which complies with the approved Phase III Drainage Report. 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 and MODP, 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 0.97 acres of publicly accessible private parks (5.5% of site area) and provides the sidewalk and trail network outlined in the PDP and the Master Official Development Plan (MODP). The MODP identifies one conceptual park location, which is in alignment with one of the proposed park spaces. The second space is located centrally within the neighborhood and is connected to the other via amenitized open space.

- 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 and MODP. 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-sale attached and detached homes that are designed to meet the individual character of the site as well as create a transition in density from the low-density single-family detached homes to the south to the future higher density homes to the north. The proposed ODP complements the mix of attached and detached homes proposed and approved to the north and south. The ODP further complies with this cornerstone with a neighborhood plan that is designed around a publicly accessible private park and open space corridors with pedestrian-friendly building designs that activate the proposed circulation improvements. It also complies with this cornerstone because it complies with the Uplands MODP, which provides a framework for a walkable, pedestrian-oriented village development pattern.

- 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 A(3), the proposed ODP provides a mix of attainably designed for sale single-family attached and single-family detached homes, within the limits defined in the PDP. Further, the proposed ODP complies with the ‘Building Form Diversity Requirements’ established in the 1st Amended MODP.

- 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 Uplands MODP (and associated Phase II Drainage Report) and the approved Major Infrastructure CDs & Phase III Drainage Report, 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 and MODP has been approved. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the approved PDP and MODP, which is currently underway.

Additionally, the proposed ODP complies with the sustainability requirements outlined in the PDP. The PDP requires that all SFD homes comply with EnergyStar and WaterSense, that all SFD and SFA homes feature Level 2 EV car charging in the garage and that all SFD homes with traditional roofs be designed as 'solar ready'. All three of these requirements are met with the proposed ODP, along with SFA homes also complying with Energy Star and WaterSense. Further, the proposed landscape plan includes high water turf areas covering less than 5% of the neighborhood (limited to active play areas), compared to the 20% coverage allowed in the City's landscape regulations. All tree lawns consist of low water use shrub material and low water use turf blends instead of high-water use turf. The landscape design is focused on creating pollinator corridors throughout the site by way of species section and linked green spaces.

○ 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 approved Uplands MODP (and associated Phase II Drainage Report) and the approved Major Infrastructure CDs & Phase III Drainage Report, 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 and MODP has been approved. The proposed ODP assumes the construction of the "backbone infrastructure" outlined in the approved PDP and MODP, which is currently underway.

○ 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 Mixed-Use Neighborhood, which allows up to 18.0 dwelling units per gross acre. This designation is intended for inclusive neighborhoods with a mix of residential uses and non-residential 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. It is also in compliance with this policy because it complies with the Uplands MODP, which provides a framework for a walkable, pedestrian-oriented

village development pattern. The proposed ODP further complies with this goal through the creation of two publicly accessible private parks and dedication of adjacent public land, which provides a local amenity to help support a vibrant and resilient community.

	<b>2040 Comp Plan</b>	<b>Uplands PDP</b>	<b>PA-A(3) ODP</b>
Maximum Density	18.0 du/ac (gross)	5.5-7.0 du/ac (gross)	6.28 du/ac (gross)
Primary Uses	Single-family detached Single-family attached Townhomes Professional Offices Personal Services Retail Commercial Live/Work Units	SFD SFA	SFD SFA

- 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 goal because it complies with the sustainability requirements outlined in the PDP. The PDP requires that all SFD homes comply with EnergyStar and WaterSense, that all SFD and SFA homes feature Level 2 EV car charging in the garage and that all SFD homes with traditional roofs be designed as 'solar ready'. All three of these requirements are met with the proposed ODP, along with SFA homes also complying with Energy Star and WaterSense. Further, the proposed landscape plan includes high water turf areas covering less than 5% of the neighborhood (limited to active play areas), compared to the 20% coverage allowed in the City's landscape regulations. All tree lawns consist of low water use shrub material and low water use turf blends instead of high-water use turf. The landscape design is focused on creating pollinator corridors throughout the site by way of species selection and linked green spaces.

- 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, MODP and outlined below in 11-5-5(A)(3).

The proposed ODP complies with this goal because it complies with the Conceptual Framework Plan, Building Form Diversity Requirements and Architectural Characteristics established in the MODP and 1st Amended MODP, except as noted and justified in 11-4-15(A)(4) below.

The proposed ODP is consistent with the Development Principles of the Design Guidelines for Traditional Mixed Use Neighborhood Development (TMUND).

○ 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, MODP and Master Traffic Impact Study, which established the street sections and associated improvements needed for development. The proposed ODP (or approved master infrastructure package) include the following trail and sidewalk improvements:

- Adding a 10-foot walk and 6-foot tree lawn on the east side of Lowell Boulevard (part of the approved overall Uplands infrastructure package)
- Adding 8-foot walks and 6-foot tree lawns on West 85th Avenue, and Irving Street (part of the approved overall Uplands infrastructure package)
- Adding 5-foot walks and 6-foot tree lawns on local streets, including West 86<sup>th</sup> Avenue, West 85<sup>th</sup> Place, King Street, Juliana Court, and Juliana Street
- Adding internal sidewalk connections:
  - Looped networks within the publicly accessible private parks and around the detention pond
  - 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 meet 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 and MODP. 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 0.97 acres of publicly accessible private parks (5.5% of site area) and provides the sidewalk and trail network outlined in the PDP and the Master Official Development Plan (MODP). The MODP identifies one conceptual park location, which is in alignment with one of the proposed park spaces. The second space is located centrally within the neighborhood and is connected to the other via amenitized open space.

The proposed parks include amenities such as a themed playground area; a shaded gathering space; bike amenities; active use lawn; sidewalk chalk plaza with view framing element; pocket library; and passive seating areas and pollinator gardens. The parks have flexible designs to accommodate a variety of activities and are connected to the adjacent neighborhood and larger community through a variety of bike and pedestrian connections.

○ 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 two centrally-located parks, both visible from public spaces, which are focal points within the neighborhood and have flexible designs to accommodate a variety of activities. They are both also connected to the adjacent neighborhood and larger community through a variety of bike and pedestrian connections to promote community gathering. The proposed parks include amenities such as a themed playground area; a shaded gathering space; bike amenities; active use lawn; sidewalk chalk plaza with view framing element; pocket library; and passive seating areas and pollinator gardens.

- 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 and MODP, which provide a range of attainable housing types and affordability across the full Uplands master plan. Specific to Planning Area A(3), the proposed ODP provides a mix of attainably designed for sale single-family attached and single-family detached homes, within the limits defined in the PDP and MODP. 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.

- 2023 Housing Needs Assessment – the proposed ODP is consistent with the findings and recommendations of the 2023 Housing Needs Assessment.

- Demographics

- As of 2022, residents aged 25-44 accounted for 36% of the City’s population and is the largest age group in the City. Since 2010, the influx of millennials has driven the regional rental market.
- “Townhomes, duplexes, triplexes, and other forms of “missing middle” housing represent an appealing compromise between detached single-homes and apartment buildings and complexes.” (Source: 2023 Westminster Housing Needs Assessment).

The proposed ODP complies with these goals because it complies with the PDP and MODP, which provide a range of “missing middle” housing types and affordability across the full Uplands master plan. Specific to Planning Area A(3), the proposed ODP provides a mix of attainably designed for sale single-family attached and single-family detached homes, within the limits defined in the PDP and MODP. The proposed homes achieve a more compact development pattern that creates homes that are more attainably priced to the “missing middle” than the larger lot developments that currently exist in Westminster.

- Housing Inventory and Market Analysis

- “Over the past decade or so, home values have increased dramatically throughout the region, even when inflation is accounted for.” (Source: 2023 Westminster Housing Needs Assessment).
- “From March 2020 to July 2023, Westminster has consistently had fewer months of housing supply than Adams and Jefferson Counties.” (Source: 2023 Westminster Housing Needs Assessment).
- The proposed ODP is consistent with these findings because it brings additional for sale homes at a density and housing type that is limited in the City’s existing housing stock. This helps two-fold – it creates a greater increase in supply while creating options for reducing the amount of land each homeowner needs to purchase, thereby lowering the overall relative cost.

- Affordability and Gap Analysis

- The 2023 study sites an increased gap in affordable units, particularly units that are affordable for moderate-income households.
- The proposed ODP is consistent with this finding because it provides homes that are affordable for moderate-income households. The proposed lots are reduced in size from the traditional single-family residential lot size, providing a more attainable home type for families and households with a moderate income.

- Opportunities and Recommendations

- The study recommends a variety of opportunities to improve housing accessibility in Westminster, which was heavily informed by resident input and

the limited availability of land available for development. The following opportunities were sited that directly correlate with the proposed ODP:

- Flexible site design standards – the study recommends flexible site design standards, which includes flexible setback requirements, to encourage attainable housing. Uplands aligns with this recommendation by providing creative design and reduced setbacks to improve affordability and connectivity for the neighborhood.
  - “Missing Middle” Housing Expansion – the study recommends focusing on providing dwelling units such as townhomes and duplexes and other forms of “missing middle” housing to appeal to moderate-income households and to allow for “compatibility in character and form with detached single-family homes. Uplands aligns with this recommendation by providing single-family attached townhomes and duplexes as part of the housing mix.
- 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 also complies with the framework and neighborhood concepts established in the MODP. PA-A(3) is part of the ‘Village Residential’ neighborhood of Uplands Parcel A. The MODP describes this as neighborhood that is a mix of alley-loaded single-family attached and single-family detached residential homes organized in a traditional grid framework that is punctuated by public and private parks and open spaces. It further describes detached walks, trails and perimeter landscape to enhance the pedestrian experience.

The proposed ODP contains the development standards found in the Code, the PDP and the MODP, 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.

	<b>Uplands PDP</b>	<b>Uplands PA-A(3) ODP</b>
Land Use	Residential (SFD alley-loaded, SFA alley-loaded)	Residential (SFD alley-loaded, SFA alley-loaded)
Maximum Unit Count, Type	141 maximum units (including maximum 136 SFD, 141 SFA)	127 proposed units (including 41 SFD, 86 SFA)
Access	The PDP identified the overall framework for access. Perimeter access locations were identified at West 86th Avenue between Lowell Boulevard and Irving Street and West 85th Avenue between Lowell Boulevard and Irving Street.	Perimeter access locations are provided at West 86th Avenue between Lowell Boulevard and Irving Street and West 85th Avenue between Lowell Boulevard and Irving 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	40-feet	40-feet
Private Parks	Minimum 4% of site area, must be publicly accessible	5.5% of site area provided with blanket public access easement for publicly accessible private park space.

Neighborhood Structure	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.	The proposed pedestrian circulation network provides missing perimeter improvements (along Lowell Boulevard), adds pedestrian improvements to the minor collector and local street network (West 85th Avenue, Irving Street and West 86th Avenue), adds pedestrian improvements to the internal local street network as well as internal improvements connecting existing and future residents to the publicly accessible parks and regional sidewalk network. It further provides an internal looped network within the neighborhood for additional connections. Street sections include on-street parking to slow traffic and curb extensions are provided at key pedestrian crossings (West 85th Avenue and Irving Street, West 85th Avenue and Lowell Boulevard, West 86th Avenue and Irving Street, West 86th Avenue and Lowell Boulevard, and West 85th Place and Julian Street) to minimize pedestrian crossing distances.
Architectural Character	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.	The proposed SFD and SFA homes include a diverse mix of craftsman, farmhouse, shingle, prairie, contemporary and Scandinavian architecture styles. Each style meets the City's anti-monotony criteria with purposeful roof forms / lines / profiles and distinctly different entry treatments utilizing a variety of materials. All homes have secondary exterior materials, gable details, decorative window trim, and masonry on all four sides,

		meeting the requirements of the MODP.
Landscape Character	<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 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 landscape design for the proposed ODP utilizes xeric principles. Turf is limited to only those areas designated as active play areas. 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. Pollinator corridors are woven through the plan along with trail connections. Minimum common area landscape requirements are exceeded within the proposed plan.</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	<p>All SFD homes will comply with Energy Star and WaterSense.</p> <p>All SFD and SFA homes with garages will feature Level 2 EV car charging in the garage.</p> <p>All SFD homes with traditional roofs will be designed as 'solar-ready' for the future installation of rooftop photovoltaic systems.</p>	<p>All SFD and SFA homes comply with Energy Star and WaterSense.</p> <p>All SFD and SFA homes with garages feature Level 2 EV car charging in the garage, as noted on the architectural sheets.</p> <p>All SFD homes with traditional roofs are designed as 'solar-ready' for the future installation of rooftop photovoltaic systems, as noted on the architectural sheets.</p>

Perimeter Setbacks	Vary, see PDP sheet 8.	All perimeter building and parking setbacks are met, see ODP Sheet 2.
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-A(3).	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 and the MODP, 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 Guidelines for Traditional Mixed Use Neighborhood Development (TMUND).

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 parks as well as to the regional sidewalk network. It further provides an internal looped network within the neighborhood for additional connections.
- A neighborhood plan that complies with the perimeter building and parking setbacks established in the Code, the PDP and the MODP.
- The inclusion of two publicly accessible parks (approximately 0.97-acres total) central to the neighborhood that include 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 plan meets or exceeds perimeter setback requirements
  - The proposed home types (single family detached and single family attached duplexes and townhomes) are designed to meet the individual character of the site as well as create a transition in density from the low-density single-family detached homes to the west to the future higher density homes to the east. The proposed ODP complements the mix of attached and detached homes proposed and approved to the north and south.

- Lot sizes that provide diverse housing types, housing prices and overall design to provide new for-sale ‘missing middle’ housing options with reduced water use for Westminster residents while increasing publicly accessible public spaces and maintaining view corridors.

Additionally, as shown in the table below, the proposed ODP is in conformance with the approved MODP.

	<b>Uplands MODP</b>	<b>Uplands PA-A(3) ODP</b>
Land Use	Residential (SFD alley-loaded, SFA alley-loaded)	Residential (SFD alley-loaded, SFA alley-loaded)
Gross Density Range	5.5-7.0 du/ac	6.3 du/ac
Maximum Unit Count, Type	141 maximum units (including maximum 136 SFD, 141 SFA)	127 proposed units (including 41 SFD, 86 SFA)
Publicly Accessible Private Park	4% of site area required in PA-A(3)	5.5% of site area provided in PA-A(3)
Conceptual Framework Plan: Access Locations	Maximum of 4 along Lowell Boulevard	Two access points are provided along Lowell Boulevard (West 85 <sup>th</sup> Avenue and West 86 <sup>th</sup> Avenue), consistent with the PDP and MODP.
Conceptual Framework Plan: Descriptions	<ul style="list-style-type: none"> <li>• Homes front public parks and open space to provide ‘eyes’ on the public space and help activate the park</li> <li>• Streets and walkways create a unifying circulation network that provides convenient routes to destinations in the neighborhood without forcing trips onto surrounding arterial streets</li> <li>• Narrow streets with on-street parallel parking slow traffic and enhance pedestrian circulation while providing guest parking</li> <li>• Alley-loaded garage allow homes to front on streets or open areas with connecting walkways while minimizing the views of garages from the street</li> <li>• Homes fronting on streets and public or private parks should enhance the pedestrian experience through architectural elements. These</li> </ul>	<ul style="list-style-type: none"> <li>• Homes front public parks and open space when possible to provide ‘eyes’ on the public space and help activate the park</li> <li>• Streets and walkways create a unifying circulation network that provides convenient routes to destinations in the neighborhood without forcing trips onto surrounding arterial streets</li> <li>• Narrow streets with on-street parallel parking slow traffic and enhance pedestrian circulation while providing guest parking</li> <li>• Alley-loaded garage allow homes to front on streets or open areas with connecting walkways while minimizing the views of garages from the street</li> <li>• Homes fronting on streets and public or private parks enhance the pedestrian experience through</li> </ul>

	<p>features may include, but are not limited to, at-grade or raised porches/patios, building entries, window features, window facades, balconies, stoops, and private on-lot open areas.</p> <ul style="list-style-type: none"> <li>• Private parks are distributed throughout the community and provide a more intimate community gathering space</li> <li>• Internal streets and walkways provide physical and visual connections to public and private parks</li> <li>• Street network consists of generally rectilinear blocks in a grid or interconnected pattern that is conducive to walking and biking. Block lengths are typically less than 700' (unless restricted by perimeter street access limitations, PLD or bisected by internal green courts or pedestrian corridors).</li> <li>• Curb extensions should be incorporated where feasible to minimize pedestrian crossing distances, where accepted by the Fire Department</li> </ul>	<p>architectural elements. These features may include, but are not limited to, at-grade or raised porches/patios, building entries, window features, window facades, balconies, stoops, and private on-lot open areas.</p> <ul style="list-style-type: none"> <li>• Private parks are distributed throughout the community and provide a more intimate community gathering space</li> <li>• Internal streets and walkways provide physical and visual connections to public and private parks</li> <li>• Street network consists of generally rectilinear blocks in a grid or interconnected pattern that is conducive to walking and biking, while accommodating existing and proposed grades. Block lengths are less than 700'.</li> <li>• Curb extensions are incorporated at the following intersection to minimize pedestrian crossing distances: West 85th Avenue and Irving Street, West 85th Avenue and Lowell Boulevard, West 86th Avenue and Irving Street, West 86th Avenue and Lowell Boulevard, and West 85th Place and Julian Street.</li> </ul>
Building Form Diversity Requirements	Minimum three building forms	Three building forms are provided (SFD and SFA duplex and townhomes)
Home Type Diversity Requirements by Planning Area	<p>Multi-family: n/a</p> <p>Single Family Attached: minimum 75% of homes</p> <p>Single Family Detached: max 25% of homes</p>	<p>Multi-family: n/a</p> <p>Single Family Attached: 68% of homes*</p> <p>Single Family Detached: 32% of homes*</p> <p>*An exception to the MODP Home Type Diversity requirement is requested within the A(3) ODP see sheet 6 of the ODP. See Page 28 for further</p>

		details regarding this exception request.
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Finally, the proposed ODP is consistent with the Development Principles of the Design Guidelines for Traditional Mixed Use Neighborhood Development (TMUND).

TMUND Development Principles	Uplands PA-A(3) ODP includes:
<b>Compact Walkable Development:</b> Communities and towns historically have developed in a more compact manner with businesses, homes parks and civic uses in close proximity, easily walkable between destinations.	A compact neighborhood that improves upon the walkability of the overall area, including connecting existing and future residents to the future Village Center, the internal publicly accessible private park as well as to the regional sidewalk network. It further provides an internal looped network within the neighborhood for additional connections. This compact development approach makes destinations easily walkable.
<b>A Mixed Use “Village Center”:</b> With Retail/Office and a variety of housing providing ample opportunity for residents to live in a variety of housing types and to walk to shops and services, parks and open space.	Perimeter improvements to provide regional connections to the future Village Center located in Planning Area A(8). This provides opportunities for residents to live in a variety of housing types and bike to shops and services, parks and open space.
<b>Pedestrian Oriented District:</b> Where pedestrians, bicycles and automobiles have equal opportunity to traverse the community with convenience and safety.	A compact neighborhood that improves upon the walkability of the overall area, including connecting existing and future residents to the future Village Center, the internal publicly accessible private park as well as to the regional sidewalk network. It further provides an internal looped network within the neighborhood for additional connections. The street sections (as approved in the PDP and MODP) accommodate bikes and pedestrians and curb extensions are provided to minimize pedestrian crossing distances.
<b>Interconnected Street/Block Patterns:</b> Which better integrates each area within a community and adjacent communities and projects, making driving, walking and biking more direct and convenient. This also disperses auto traffic onto a variety of streets and relies less on collector streets and arterial boulevards to get to shopping and businesses.	A gridded neighborhood plan that makes driving, walking and biking more direct and convenient. The plan also disperses auto traffic onto a variety of streets and relies less on collector streets and arterial boulevards to get to shopping and businesses.
<b>Narrower Streets:</b>	Street sections that are consistent with the approved PDP and MODP. These sections, many of which include on-street parallel parking, are

Designed for slow moving traffic, balancing the needs of auto circulation with the convenience and enjoyment of a walking community.	designed for slow moving traffic and balance the needs of auto circulation (as well as life safety and required utility configurations) with the convenience and enjoyment of a walking community.
<b>Variety of Parks:</b> Range from the regional open space systems and community-wide large scale active recreation facilities to smaller neighborhood parks and tot lots. These become the identity and focus for individual neighborhoods as well as the larger Westminster community.	A neighborhood plan that is consistent with the Public Land Dedication sizes and locations identified in the PDP. As a whole, Uplands provides a range of park sizes. Within Parcel A, the MODP focused on the two large public land dedications with the balance provided as 4% publicly accessible private parks (defined as pocket/paseo parks, linear greenways, squares, green courts, alley parkettes, trail corridors and perimeter/passive open areas that highlight views and provide pedestrian amenities along walkways and for homes that front on connecting walkways rather than streets). The proposed parks include amenities such as a themed playground area, a shaded gathering space, bike amenities, active use lawn, sidewalk chalk plaza with view framing element, pocket library, and passive seating areas and pollinator gardens.

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 and MODP) 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, the PDP and the MODP, 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.
- 2023 Housing Needs Assessment – this study includes recommendations to encourage “missing middle” and alternative housing expansion, which includes townhomes and duplexes as part of the housing mix. Additionally, the study notes that more flexible site design standards (specifically related to parking and setbacks) would likely encourage development.
- Code – 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.
- MODP – the MODP includes planning principles that encourage compact, walkable development along with diverse housing types and sizes.
- TMUND – TMUND includes development principles that note fundamental features and principles of traditional mixed-use neighborhoods, including compact walkable development, pedestrian-oriented district, interconnected street/block patterns, narrower streets and a variety of parks.

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

1. Off-street parking – an exception to WMC 11-7-4(B)(2)

- Standard – SFA guest parking (1 space/3 units), SFD driveway parking (2 spaces/unit)
- Exception – All home types feature a 2-car garage. Uplands A(3) homes do not offer driveway spaces. 254 parking spaces are provided through off-street enclosed garage spaces, 185 parking spaces are provided via internal on-street parallel spaces and off-street surface parking, for a total of 444 parking spaces provided. 365 parking spaces are required to be provided. Uplands exceeds the required number of spaces, but provides them through a combination of off-street garage spaces, off-street surface spaces and on-street (internal local roads) parallel spaces. An additional 30 spaces are provided along Lowell Boulevard, which are not included in this total.
- 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 compact alley loaded homes increase housing diversity and improve upon the outdated suburban garage and vehicle-dominated home type that requires full length driveways.
  - 2040 Comp Plan – the proposed compact alley-loaded homes improve upon the outdated suburban garage and vehicle-dominated home type that requires full length driveways and provides opportunities for a range of housing types and affordability to accommodate all incomes, lifestyle and age groups within the city (LU-G-7). Further, the proposed use of off-street surface spaces and on-street spaces (located on internal local roads) to provide parking for the proposed townhomes complies with Table 3-5 of the urban multi-family development standards for townhomes which includes “tuck-under parking, with some on-street or surface parking” as a development characteristic, form and guideline for townhomes.
  - 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)) through the use of alley-loaded homes on smaller lots and provides on-street parking that adds natural friction to the street to slow traffic and encourage more pedestrian movements. The proposed alley-loaded design is consistent with a neo-traditional neighborhood where garages are only accessible from the alley rather than a standard suburban neighborhood. WMC code (11-7-4(b)(2)(a)(i)) specifically notes parking may be reduced for this type of neighborhood upon a finding that less parking is needed based upon the design of the development.

- MODP – The proposed parking solution provides on-street parallel parking to help slow traffic. Further, this aligns with the MODP by minimizing the views of garages from the street and minimizing conflicts with pedestrian and / or bicycle access within Uplands. These two design concepts influence the design away from homes with traditional driveways and front yards.
- TMUND – the proposed design aligns with TMUND by slowing traffic; on-street parallel parking adds natural friction to the street, which helps slow traffic and encourages more pedestrian movements.
- This exception is further supported by the parking letter included within the overall ODP submittal package.

2. Roof design – an exception to MODP Architectural Characteristics Table (Sheet 16 of 43)

- Standard – Single-family detached and single-family attached building forms shall provide roof pitch of 5 in 12 or greater on all buildings.
- Exception – Uplands provides a minimum roof pitch of 4 in 12 for minor roofs on all homes within A(3). The 5 in 12 requirement is met on all SFA and SFD main roofs.
- Justification – This lower roof pitch accommodates egress window requirements above the porches, in addition to helping create a more diverse streetscape.
  - WMC – this exception aligns with the WMC by providing for ‘diversification and flexibility...overall design’ (11-4-7(B)) through the use of minor modifications to the roof pitch to provide bedrooms with safe egress.

3. Lot size (setbacks and outdoor living area) – an exception to the Uplands MODP Building Form Characteristics Table (Sheets 17-18 of 43)

- Standards and Exceptions (vary, see table below)

	SFD		SFA Townhome	
	MODP	ODP	MODP	ODP
Front setback to main structure	14-feet	12-feet	-	-
Side (internal)	7-feet	5-feet	-	-
Side (corner)	14-feet	10-feet	-	-
Rear setback	5-feet	3-7-feet*	5-feet	3-feet
Lot depth	90-feet	67-feet	80-feet	69-feet



Outdoor Living Area	400 SF rear yard	A minimum of 401 SF of combined porches / decks / side yard space in lieu of rear yard	15-foot minimum depth rear yard.	A minimum of 140 SF of combined porches / decks / side yard space in lieu of rear yard
Rear Deck Size	-	-	8' x 15'	120 S.F. clear

\*Rear setbacks and lot depth vary due to utility locations

- Justification – this exception applies to the noted internal on-lot building setbacks noted in the MODP building form characteristics table; all perimeter building setbacks are met for the neighborhood. In place of rear decks and private yard areas, Uplands proposes a mix of porches/patios, decks and side/front yards to meet the same intent, but through a different application. The more compact alley-loaded homes at Uplands activate the adjacent streets through pedestrian friendly homes that engage the streets and adjacent public spaces with front-facing outdoor space and promote community interaction.
  - 2013 Comp Plan – This exception aligns with the 2013 Comp Plan to increase housing diversity, provide a density transition from existing homes and cluster housing while providing public land dedication. The proposed neighborhood includes more compact alley-loaded homes that improve upon the outdated suburban garage and vehicle-dominated home type that requires full length driveways and associated large turf lawn areas. The proposed layout creates a density transition by meeting all required perimeter building setbacks and only requesting setback reductions internal to the neighborhood. The proposed neighborhood clusters the homes internal to the site, allowing for large adjacent public land dedication within Parcel A. These reduced setbacks minimize the amount of land required to build the proposed homes and allow for larger publicly accessible private park spaces (5.5% provided – 4% is required) while providing meaningful alternative outdoor spaces.
  - 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 features sustainable water use practices. The proposed design improves upon outdated suburban garages and vehicle-dominated homes by removing full length driveways in favor of alley-loaded homes, removing the emphasis from the garage and allowing for homes to connect to the pedestrian network. The proposed neighborhood also aligns with the goal of providing appropriate transitions between uses. The proposed transition in density achieved through clustering the development and meeting perimeter setbacks is supported by Goal HN-2 of the 2040 Com Plan.
  - 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 compact, alley-loaded homes on smaller lots (11-4-7(B)). The

reduced setbacks ‘encourage higher quality development’ by activating the adjacent streets through alley-loaded pedestrian friendly homes and promoting community interaction.

- 2023 Housing Needs Assessment – The 2023 study identified that housing is continuing to be more unattainable for potential homeowners. These more compact homes on smaller lots provide new “missing middle” housing options for Westminster residents at a lower relative cost than new SFD homes on larger lots that make up much of the City’s for-sale housing inventory. The study provides a recommendation to increase construction of “missing middle” housing, provide a variety of housing types (including townhome and duplex units), and allow for more flexible design standards, including parking and setbacks.
- TMUND – This exception aligns with TMUND by minimizing garage visibility; encouraging consistent street frontages; creating a pedestrian-oriented layout that enhances bike and pedestrian-safety and street activation; and providing private outdoor spaces through porches, including raised and covered porches, which are highly encouraged in TMUND.
- MODP – This exception aligns with the MODP by providing home and lot designs that enhance the pedestrian experience through architectural elements, including at-grade or raised porches/patios, building entries, balconies and stoops; and minimizing views of the garage from the street. Further, the MODP notes front setbacks should be studied at Site Specific ODP to form pedestrian-friendly streetscapes.
- Other – The reduced setbacks also align with city-wide goals and policies related to water and housing. The reduced lot sizes reduce the potential irrigated area of each lot, promoting responsible water use and lowering the community’s overall water footprint.

4. Amendment to MODP Requirements – Home Type Diversity Requirement by planning area (sheet 10)

- Standard - a minimum of 75% single-family attached and a maximum of 25% single-family detached home types.
- Exception – PA-A(3) consists of a minimum of 65% single-family attached homes and a maximum of 35% single-family detached homes. See amended MODP table below.
- Justification – This exception allows for, within PA-A(3), the minimum percentage of single-family attached homes to be 65% (less than the original allowed of 75%) and allows for the maximum percentage of single-family detached homes to be 35% (larger than the original allowed 25%). This change in percentage creates a difference of 9 units (there are 9 more single-family detached homes than previously allowed or 9 less single-family attached homes than previously allowed). This change is a result of design considerations needed for PA-A(3). In particular, grading for the site necessitated the use of single-family tuck-under homes to facilitate changes of grade across the site and create positive drainage within PA-A(3) and the larger Parcel A. The site layout proposed also complies with the intent of the MODP block typicals which call for different building forms within a given block in an individual planning area. To provide diversity within each block as well as the overall PA-A(3), the amount of single-family detached provided is 35%. The site layout provides a good mix of housing types, keeping in line with the intent of the MODP to provide home type diversity. Home type diversity is still maintained across the site with the proposed layout and the intent of the MODP is still met.

Home Diversity Requirements by Planning Area:

Planning Area	Minimum % Multi-Family	Minimum % Single-Family Attached	Minimum % Single-Family Detached
PA-A(1)	N/A	30%	70%
PA-A(2)	N/A	65%	35%
PA-A(3)	N/A	65%	35%
PA-A(4)	N/A	60%	40%
PA-A(5)	N/A	25%	75%
PA-A(6)	N/A	0%	60%
PA-A(7)	N/A	0%	100%
PA-A(8)	45%	0%	0%
<b>Overall Parcel A</b>	17%	30%	70%

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. The proposed neighborhood also complies with the framework and neighborhood concepts established in the MODP. PA-A(3) is part of the ‘Village Residential’ neighborhood of Uplands Parcel A. The MODP describes this as neighborhood that is a mix of alley-loaded single-family attached and single-family detached residential homes organized in a traditional grid framework that is punctuated by public and private parks and open spaces.

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. It further provides an internal looped network within the neighborhood for additional connections.
- A neighborhood plan that complies with the perimeter building and parking setbacks established in the Code, the PDP and the MODP.
- A neighborhood plan that considers and embraces the public land dedications to the north and northeast, by providing pedestrian connections for existing and future residents and homes that ‘front’ on the future park. The proposed ODP includes 0.97 acres of publicly accessible private parks (5.5% of site area) and provides the sidewalk and trail network outlined in the PDP and the Master Official Development Plan (MODP). The MODP identifies one conceptual park location, which is in alignment with one of the proposed park spaces. The second space is located centrally within the neighborhood and is connected to the other via amenitized open space.
- Perimeter improvements to provide regional connections to 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 plan meets or exceeds perimeter setback requirements
  - The proposed home types (single family detached and single family attached duplexes and townhomes) are designed to meet the individual character of the site as well as create a transition in density from the low-density single-family detached homes to the west to the future higher density homes to the east. The proposed ODP complements the mix of attached and detached homes proposed and approved to the north and south.
  - Lot sizes that provide diverse housing types, housing prices and overall design to provide new for-sale ‘missing middle’ housing options with reduced water use for Westminster residents while increasing publicly accessible public spaces and maintaining view corridors.
  - Inclusion of a ‘perimeter sensitivity zone’ along Lowell Boulevard, limiting homes to duplex homes at a maximum of two-stories

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 and the MODP, except as noted and justified in 11-4-15(A)(4) above. It is also consistent with the Development Principles of the Design Guidelines for TMUND Design Guidelines.

Compliance with adopted plans and the PDP and MODP 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 SFD and SFA homes (among other land uses) up to 18 du/ac.
- Perimeter Setbacks – the proposed ODP complies with all perimeter building and parking setbacks established in the Code, the PDP and the MODP.
- 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 on to Lowell Boulevard and ultimately sheet flows down Shaw Boulevard. 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 and MODP, which is currently underway.
- Circulation – The proposed ODP is consistent with the overall general street framework conceptualized in the MODP. Further, four access points are provided with this ODP - one along West 85th Avenue, and three along West 86<sup>th</sup> Avenue, consistent with the PDP and MODP.
- Building Height – the proposed ODP is consistent with the PDP and MODP, which include maximum building heights of 40-feet. The proposed ODP includes three-story single-family homes, two-story tuck-under single-family homes, two-story duplex homes and two-story townhomes; the ODP notes a maximum height of 40-feet.
- Framework Plan – the proposed ODP is consistent with the framework plan included in the MODP. This includes a gridded neighborhood plan that makes driving, walking and biking more direct and convenient. Key design elements include:
  - Homes front public parks and open space where possible to provide ‘eyes’ on the public space and help activate the park
  - Streets and walkways create a unifying circulation network that provides convenient routes to destinations in the neighborhood without forcing trips onto surrounding arterial streets

- Narrow streets with on-street parallel parking slow traffic and enhance pedestrian circulation while providing guest parking
- Alley-loaded garages allow homes to front on streets or open areas with connecting walkways while minimizing the views of garages from the street
- Homes fronting on streets and public or private parks enhance the pedestrian experience through architectural elements. These features may include, but are not limited to, at-grade or raised porches/patios, building entries, window features, window facades, balconies, stoops, and private on-lot open areas.
- Private parks are distributed throughout the community and provide a more intimate community gathering space
- Internal streets and walkways provide physical and visual connections to public and private parks
- Street network consists of generally rectilinear blocks in a grid or interconnected pattern that is conducive to walking and biking, while accommodating existing and proposed grades. Block lengths are less than 700’.
- Curb extensions are incorporated to minimize pedestrian crossing distances.

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 and MODP, 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 and MODP, 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 within Shaw Boulevard 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 within Shaw Boulevard. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the approved PDP and MODP, 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 and MODP, which is currently underway.
- **Roadways** – Local roadway connections are made to West 85th Avenue and West 86th Avenue. All streets are part of the designed “backbone infrastructure”. The proposed local roadways (King Street, Julian Court, Julian Street and West 85th Place) are sufficient to meet the traffic demands of the proposed ODP. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the approved PDP and MODP, 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 and the MODP, 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 MODP. Perimeter building and parking setbacks were established in the PDP and MODP and are met with this proposed design. The proposed gridded street network was designed to be consistent with the Framework Plan provided in the MODP and align with the Village Residential Design 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 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
- Alley-loaded garages that minimize the views of garages from the street
- 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 streets (internal and perimeter) and parks/open spaces to keep eyes on and engage these public spaces while promoting community interaction. The proposed structures are placed on the lots to balance the incorporation of private outdoor spaces with reduced water use and home prices. The proposed lot configurations ensure each homeowner 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 and MODP, except as noted and justified in 11-4-15(A)(4) above.

- Building height – the maximum proposed building heights comply with the PDP and MODP - a 40-foot maximum building height is proposed in this ODP, matching what is permitted in the PDP and MODP.
- 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 – all perimeter building and parking setbacks are met for the neighborhood. While on-lot setbacks are reduced, a thoughtful transition to existing neighborhoods is provided through perimeter setbacks that comply with the PDP and MODP.
  - 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, provide a density transition from existing homes and cluster housing while providing public land dedication. The proposed neighborhood includes more compact alley-loaded homes that improve upon the outdated suburban garage and vehicle-dominated home type that requires full length driveways and associated large turf lawn areas. The proposed layout creates a density transition by meeting all required perimeter building setbacks and only requesting setback reductions internal to the neighborhood. The proposed neighborhood clusters the homes internal to the site, allowing for large adjacent public land dedication within Parcel A. These reduced setbacks minimize the amount of land required to build the proposed homes and allow for larger publicly accessible private park spaces while providing meaningful alternative outdoor spaces.
    - 2040 Comp Plan – this exception 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 features sustainable water use practices. The proposed design improves upon outdated suburban garages and vehicle-dominated homes by removing full length driveways in favor of alley-loaded homes, removing the emphasis from the garage and allowing for homes to connect to the pedestrian network.
    - Code – this exception aligns with the Code by providing for ‘diversification and flexibility in housing types, housing prices, and overall design’ (11-4-7(B)) through the use of more compact, alley-loaded homes (diversity and flexibility in housing types) on smaller lots (diversity and flexibility in housing prices). The reduced setbacks ‘encourage higher quality development’ (11-4-7(B)) by activating the adjacent streets through alley-loaded pedestrian friendly homes and

variety of private outdoor spaces that engage the streets and adjacent public spaces and promote community interaction.

- MODP – this exception aligns with the MODP by providing home and lot designs that enhance the pedestrian experience through architectural elements, including at-grade or raised porches/patios, building entries, balconies and stoops; and minimizing views of the garage from the street. Further, the MODP notes front setbacks should be studied at Site Specific ODP to form pedestrian-friendly streetscapes.
- TMUND – this exception aligns with TMUND by minimizing garage visibility; encouraging consistent street frontages; creating a pedestrian-oriented layout that enhances bike and pedestrian-safety and street activation; and providing private outdoor spaces through porches, including raised and covered porches, which are highly encouraged in TMUND.
- Other – the reduced setbacks also align with city-wide goals and policies related to water and housing. The reduced lot sizes reduce the potential irrigated area of each lot, promoting responsible water use and lowering the community’s overall water footprint. Additionally, the 2023 Housing Needs Assessment identified that housing is continuing to be more unattainable for potential homeowners – these more compact homes on smaller lots provide new ‘missing middle’ housing options for Westminster residents at a lower relative cost than new SFD home on larger lots that make up much of the City’s for-sale housing inventory or would be required to comply with this standard. The needs assessment includes a recommendation to increase construction of ‘missing middle’ housing, provide a variety of housing types (including townhome and duplex units), and allow for more flexible design standards, including parking and setbacks.
- 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 met – the proposed ODP provides for publicly accessible private parks and open space on 5.5% 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 MODP, except as noted and justified in 11-4-15(A)(4) above.

#### Architectural Characteristics by Building Form Types

Single-Family Detached	
<b>Masonry:</b> SFD building forms shall provide masonry on an average 30% of non-window/door surfaces on the front and other public facing elevations (i.e. park or street)	All SFD models include asphalt composition architectural grade roofing and a variety of high-quality wall materials including stone, siding and decorative window trim on all four sides that reflect the architectural style of the model. All SFD homes have a minimum average of 30% masonry on the front of the home and public facing side elevations.
<b>Roof Pitch:</b> SFD building forms shall provide roof pitches of 5 in 12 or greater. Roof top patios are allowed and exempt from this requirement.	All SFD models include roof pitches of 5 in 12 or greater except for secondary (minor) roofs.
<b>Anti-Monotony:</b> SFD building forms shall comply with the City’s anti-monotony criteria	All SFD models meet two of four criteria for anti-monotony, which include different and purposeful roof forms / lines / profiles and different entry treatments. Also, all models include a diverse mix of architectural styles that help reflect construction traditions and features along the front range, which include craftsman, farmhouse, shingle, prairie, contemporary and Scandinavian architectural styles. Finally, five distinct SFD models are provided to help provide a unique visual variety and a diverse streetscape.
Single-Family Attached	
<b>Masonry:</b> SFA building forms shall provide masonry on an average 50% of non-window/door surfaces on all elevations	All SFA (duplexes and townhomes) models include asphalt composition architectural grade roofing and a variety of high-quality wall materials including stone, siding and decorative window trim on all four sides that reflect the architectural style of the model. All SFA homes (duplex and townhomes) have a minimum average of 50% masonry on all four sides of the homes.
<b>Roof Pitch:</b> SFA building forms shall provide roof pitches of 5 in 12 or greater. Roof top patios are allowed and exempt from this requirement.	All SFA models include roof pitches of 5 in 12 or greater except for secondary (minor) roofs.
<b>Anti-Monotony:</b>	All SFA (duplexes and townhomes) models meet two of four criteria for anti-monotony, which

SFA building forms shall comply with the City's anti-monotony criteria	include different and purposeful roof forms / lines / profiles and different entry treatments. Also, all models include a diverse mix of architectural styles that help reflect construction traditions and features along the front range, which include craftsman, farmhouse, shingle, prairie, contemporary and scandinavian architectural styles. Finally, six distinct SFA models are provided between duplexes and townhomes to help provide a unique visual variety and a diverse streetscape.
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**Building Form Characteristics: Design Elements**

<b>Single-Family Detached and Single-Family Attached (Duplexes and Townhomes)</b>	
<b>Garage Location:</b> All homes shall be alley loaded to minimize garage visibility from the street.	All homes are alley loaded.
<b>Frontage Treatment:</b> Homes fronting on streets and public or private parks or open spaces should enhance the pedestrian experience through architectural elements.	The homes include architectural detailing such as window trim details, gable end treatments and purposeful variations of roof forms on any elevation that fronts streets and public or private parks or open spaces. All front elevations have front doors and porches to enhance the pedestrian experience. Also, the side elevations enhance the pedestrian experience by including a minimum of 30% masonry.
<b>Pedestrian Access:</b> Primary entry feature must be located along street or green court.	All homes feature a primary entry feature located along a street or green court.

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 – 6’ privacy fences are included on each individual SFD and Duplex lot, as noted in the ODP.
- Walls – No screen walls are required or provided within the ODP. Retaining walls are provided within the proposed neighborhood where necessary and are utilized to create accessible and usable amenity spaces.
- Vegetative screening – no vegetative screening is provided.

All property lines are designed to not require fences, walls or vegetative screening as these edges front public streets. The proposed design activates these spaces through alley-loaded pedestrian-friendly homes that engage the streets and adjacent public spaces and promote community interaction. This is consistent with the intent of TMUND, 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 proposed landscape plan complies with the landscape character as described in the approved PDP and MODP by utilizing xeric plant material and limiting turf to only those areas designated as active play areas. 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 pollinator corridors throughout the site by way of species selection and linked green spaces.

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

- High water turf areas cover less than 5% of the neighborhood (compared to the 20% allowed)
- Publicly accessible public park area is exceeded (4% of total site area is required; 5.5% 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, the MODP 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 and MODP – Street Sections
  - Perimeter and backbone streets – the approved MODP includes street sections for Lowell Boulevard, West 85th Avenue, Irving Street, and West 86th Avenue, all of which are part of the designed approved “backbone infrastructure”. The “backbone infrastructure” is outlined in the approved PDP and MODP and is currently being constructed.
  - Local streets – the proposed ODP includes a local street section that is consistent with the local street section provided in the PDP and MODP.
  - Alleys – the proposed ODP includes alley sections that are generally consistent with the alley sections provided in the PDP (both plans include sections with 20-foot or 26-foot pavement sections and the inclusion of 30-foot access and utility easements). The minimum building to building dimensions proposed in the ODP exceed the dimension noted in the PDP in order to comply with requirements provided by the Westminster Fire Department to ensure aerial apparatus access to the proposed homes.
- PDP and MODP– Phasing Plan
  - To comply with the PDP and MODP Phasing Plan, multiple vehicular access points are proposed for the neighborhood. Connections (King Street, Juliana Court, Juliana Street and West 85<sup>th</sup> Place) are made to West 85th Avenue and West 86th Avenue, which are part of the approved “backbone infrastructure”. The “backbone infrastructure” is outlined in the approved PDP and MODP and is currently being constructed.
  - To comply with the PDP and MODP 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-A(3) 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 and MODP, 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. 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 and MODP. 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 and MODP. The ODP is accessed from West 85th Avenue, and West 86th Avenue, which to a great extent are accessed from Lowell Boulevard and Irving Street, as outlined in the approved PDP and MODP. The proposed ODP assumes construction of the “backbone infrastructure” outlined in the approved PDP and MODP, 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 and MODP, 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 A(3) 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 Lowell Boulevard (and the balance of Parcel A). Accordingly, the proposed ODP (or infrastructure package currently in review) include the following trail and sidewalk improvements:

- Adding a 10-foot walk and 6-foot tree lawn on the east side of Lowell Boulevard (part of the approved overall Uplands infrastructure package)
- Adding 8-foot walks and 6-foot tree lawns on West 85th Avenue, and Irving Street (part of the approved overall Uplands infrastructure package)
- Adding 5-foot walks and 6-foot tree lawns on local streets, including West 86<sup>th</sup> Avenue, West 85<sup>th</sup> Place, King Street, Julian Court, and Julian Street
- Adding internal sidewalk connections:
  - Looped networks within the publicly accessible private parks and around the detention pond
  - 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 Lowell Boulevard) 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, MODP, Uplands Master Utility Study, and Phase III Drainage Report.

- PDP Phasing Plan, MODP Phase Plan, Master Utility Study, Phase I Drainage Report, and Parcel A Phase II Drainage Report
  - 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 and MODP, 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 and MODP, 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 within Shaw Boulevard 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 within Shaw Boulevard. The proposed ODP assumes the construction of the “backbone infrastructure” outlined in the approved PDP and MODP, 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.