



UPLANDS

APPLICATION FOR OFFICIAL DEVELOPMENT PLAN

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

Detailed Summary of Conformance with Standards for Approval

City of Westminster Planning Commission and City Council
July 23, 2024 and September 09, 2024

Prepared August 13, 2024

OFFICIAL DEVELOPMENT PLAN

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

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 1 (Uplands Planning Area A(1)) meets these standards of approval.

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

The proposed Official Development Plan (ODP) meets this standard because it is in conformance with all City Codes, ordinances and policies, including the 2013 Comprehensive Plan (as amended in 2015) (the “2013 Comp Plan”, the 2040 Comprehensive Plan (the “2014 Comp Plan”), the 2023 Housing Needs Assessment (the 2023 HNA) 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 1.17 acres of publicly accessible private park (13.50% of site area), divided between two open spaces internal to the neighborhood, which also provide the sidewalk and trail network outlined in the PDP and the Master Official Development Plan (MODP). In addition to the internal PLD provided, Outlot A is also dedicated as a part of this ODP. Outlot A within Uplands Parcel A is an 11-acre parcel that has been dedicated to the City of Westminster for park and open space use. Outlot A is included in the gross area calculations for PA-A(1) and is shown as a part of this ODP application for purposes of platting the PLD area and designing the perimeter roads. A separate design process and ODP will be required for the development of the PLD area.

- Balanced Housing Mix

The proposed ODP complies with this guiding principle 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 building height from the single-family detached homes to the north through the PA-A(1). The provision of 2-story homes along W. 88th Avenue is in response to comments received during neighborhood outreach events requesting a transition in building heights from the north to south through the site. Further, the proposed ODP also complies with the ‘Home Type Diversity Requirements’ established in the 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 approximately 9% 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.

- 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(1), 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’ and ‘Home Type 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.

	2013 Comp Plan	Uplands PDP	PA-A(1) ODP
Allowed Uses	Apartments Condominiums Lofts and Townhomes Single Family Residences (attached or detached) Offices	SFD SFA	SFD SFA

	Personal Services Retail Commercial Live/Work		
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- 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.

	2013 Comp Plan	Uplands PDP	PA-A(1) ODP
Maximum Density	18.0 du/ac (gross)	4.0-5.6 du/ac (gross)	3.5du/ac (gross)*

*PA-A(1) includes in its gross area calculation Outlot A which is an 11-acre parcel dedicated to the City for parks and open space use (PLD). Because Outlot A is included in the gross area calculation for PA-A(1) the du/ac calculation for PA-A(1) is taken from the gross area of 22.24 acres. The net area for PA-A(1) is 8.73 acres which excludes the PLD area from the calculation and creates a net density of 8.9 du/ac for PA-A(1).

- 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 Construction Documents & 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 Construction Documents) 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 approved infrastructure package) includes the following trail and sidewalk improvements:

- Adding a 10-foot walk and 6-foot tree lawn on the west side of Lowell Boulevard (part of the approved overall Uplands infrastructure package)
- Adding 8-foot walks and 6-foot tree lawns on West 87th 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 W. 87th Place and Julian Court
- Adding internal sidewalk connections:
 - A through route connection running from northwest to southeast through the center of the site connecting the PLD dedicated in Outlot A to the planning areas located to the east and south of PA-A(1).

- Minor internal circulation routes connecting residents to the publicly accessible private park 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 approximately 9% 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.

- 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 two publicly accessible private parks totaling 1.17 ac (13.5% of site area) and provides the sidewalk and trail network outlined in the PDP and MODP. In addition to the PLD provided within PA-A(1), Outlot A is also being dedicated with this ODP which provides 11-acres of park space dedicated to the City.

- 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 two publicly accessible private parks totaling 1.17 ac (13.5% of site area) and provides the sidewalk and trail network outlined in the PDP and MODP.

- 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 PDP, MODP, and approved Major Infrastructure CD’s. The proposed ODP assumes 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 MDOP (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 two publicly

accessible private parks totaling 1.17 ac (13.5% of site area) and provides the sidewalk and trail network outlined in the PDP and MODP.

- 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 building height and massing from the single-family detached homes to the north. The ODP further complies with this cornerstone with a neighborhood plan that is designed around publicly accessible private parks and nearby public land dedication 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(1), 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’ and ‘Home Type Diversity Requirements’ established in the 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 PDP (and associated Master Utility Study and Phase I Drainage Report) and the approved Major Infrastructure CD’s & 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 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 approximately 9% 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 Uplands PDP (and associated Phase I Drainage Report) and the approved Major Infrastructure CD’s & 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 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 a publicly accessible private park and dedication of adjacent

public land, which provides a local amenity to help support a vibrant and resilient community.

	2040 Comp Plan	Uplands PDP	PA-A(1) ODP
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 approximately 9% 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, Home Type 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 infrastructure package currently in review) include the following trail and sidewalk improvements:

- Adding a 10-foot walk and 6-foot tree lawn on the west side of Lowell Boulevard (part of the approved overall Uplands infrastructure package)
- Adding 8-foot walks and 6-foot tree lawns on West 87th 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 W. 87th Place and Julian Court
- Adding internal sidewalk connections:
 - A looped network within the publicly accessible private park
 - Minor internal circulation routes connecting residents to the publicly accessible private park and perimeter circulation routes

○ Health, Wellness, and Community Services

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

The proposed ODP complies with these goals because it complies with the park and open space requirements outlined in the PDP 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 two publicly accessible private parks totaling 1.17 ac (13.5% of site area) and provides the sidewalk and trail network outlined in the PDP and MODP. The proposed park amenities

include, a shaded gathering space, bike amenities, play features, active use lawn, enhanced landscaping along pedestrian walkways, and flexible common open turf area. These parks have a flexible design layout 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 one centrally-located park that is visible from public roads and has a flexible design layout to accommodate a variety of activities and are connected to the adjacent neighborhood and larger community through a variety of bike and pedestrian connections to promote community gathering. Amenities within this park include a shaded gathering space, bike amenities, play features, active use lawn and pedestrian connections. The visible PLD space includes a pedestrian connection that runs from northwest to southeast and provides a focal point to provide visibility into PA-A(1).

- 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(1), 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.

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

- Demographics

- As of the date of this study, post-college aged millennials (ages 25-34) account for 16% of the City’s population and this demographic is projected to grow substantially. Since 2010, the influx of millennials has driven the regional rental market (as seen in the recent construction of apartment units in Downtown Westminster).

- “Accommodating a variety of housing choices and price points...will be important for the City’s success in attracting new residents, workers and employers.” (Source: Housing Needs Study, City of Westminster, 2017)

The proposed ODP complies with these goals because it complies with the PDP and MODP, which provide a range of attainable housing types and affordability across the full Uplands master plan. Specific to Planning Area A(1), 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.

○ Housing Profile and Affordability

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

The proposed ODP is consistent with these findings because it brings 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.

○ Development Trends and Housing Stock

- The study references a recent market assessment, which projected the “need for 9,500 residential units between now and 2032 to accommodate projected population growth.” (Source: Housing Needs Study, City of Westminster, 2017)
- The existing Comprehensive Plan projects construction of 5,500 residential units on vacant land and redevelopment of underutilized land.
- The study states “to accommodate expected growth, the City’s residential unit distribution will need to shift slightly toward high density and mixed use residential, both rental and for sale...” (Source: Housing Needs Study, City of Westminster, 2017)

The proposed ODP is consistent with these findings because it brings additional for sale homes at a density and housing type that is limited in the City’s existing housing stock and places it on vacant land.

○ Recommendations

- The study suggests a two-pronged approach to help address one of the recommendations of the report – “increase the diversity of housing available for purchase”:

- “add residential housing products and build community in older neighborhoods through infill” and
- “enable greater diversity offered by new construction” (Source: Housing Needs Study, City of Westminster, 2017)

The proposed ODP supports and addresses these recommendations by establishing a neighborhood that adds residential housing products and enables greater diversity offered by new construction. As previously explained, the proposed plan includes a mix of attainably designed for sale single-family attached and single-family detached homes that are designed to meet the individual character of the site as well as create a transition in building heights from the 2-story single-family detached homes to the north to taller 3-story homes to the south. Transitioning home heights allows for taller homes to be more central to the neighborhood and allows for more density to be provided across the site as taller homes require smaller lots and are laid out in a more compact development pattern creating more attainably priced homes than seen on the larger lot development that currently exists in Westminster.

The PDP also 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 10% 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.

- 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(1) 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.

	Uplands PDP	Uplands PA-A(1) ODP
Land Use	Residential (SFD alley-loaded, SFA alley-loaded)	Residential (SFD alley-loaded, SFA alley-loaded)
Maximum Unit Count, Type	124 maximum units (including maximum 49 SFD, 33 SFA)	78 proposed units (including 39 SFD, 39 SFA)*
Access	The PDP identified the overall framework for access. Perimeter access locations are at Irving Street, West 84 th Avenue between Lowell Boulevard and Irving street, and West 84 th Avenue and Irving Street.	Perimeter access locations are provided at Irving Street and W. 87 th Avenue.
Public Land Dedication	Required at SE corner of Lowell Boulevard and West 88th Avenue.	11.0 acres provided at SE corner of Lowell Boulevard and West 88th Avenue; 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	45-feet
Private Parks	Minimum 4% of site area, must be publicly accessible	13.5% of site area provided with blanket public access easement.
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 street network (West 87 th Avenue and Irving Street), adds pedestrian improvements to the internal local street network as well as internal improvements connecting existing and future residents to the publicly accessible park and nearby

		public land dedications to the north and northeast, as well as to the 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 enhanced paving / curb extensions are provided at key pedestrian crossings (West 87 th Avenue and Irving 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 homes and SFA (townhomes) homes include a diverse mix of farmhouse, craftsman and transitional 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	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	<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. Minimum 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>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>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 and SFA 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(1).	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 adjacent public land dedication, the 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.
- A neighborhood plan that complies with the perimeter building and parking setbacks established in the Code, the PDP and the MODP.
- The inclusion of a publicly accessible parks (approximately 1.17-acres) both central to the neighborhood that include pedestrian connections for existing and future residents. Additionally, the public land dedication within Outlot A is connected to this ODP via pedestrian connections for existing and future residents to the adjacent park as well as other adjacent neighborhoods.
- 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 provision of homes at a maximum of two-stories along W. 88th Avenue.

- The proposed home types (single family detached and single family attached) provide a transition between the existing single family detached to the north and future single-family attached and detached to the 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.

	Uplands MODP	Uplands PA-A(1) ODP
Land Use	Residential (SFD alley-loaded, SFA alley-loaded)	Residential (SFD alley-loaded, SFA alley-loaded)
Gross Density Range	4.0-5.6 du/ac	3.5 du/ac
Maximum Unit Count, Type	129 maximum units (including maximum 101 SFD, 124 SFA)	78 proposed units (including 39 SFD, 39 SFA)
Publicly Accessible Private Park	4% of site area required in PA-A(1)	13.5% of site area provided in PA-A(1)
Conceptual Framework Plan: Access Locations	<ul style="list-style-type: none"> • Maximum of 4 along Lowell Boulevard • Maximum of 3 along 88th Avenue 	One is provided with this ODP along Lowell Boulevard (at West 87 th Avenue) and one along 88 th Avenue (at Irving Street), consistent with the PDP and MODP.
Conceptual Framework Plan: Descriptions	<ul style="list-style-type: none"> • Homes front public parks and open space 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 garage allow homes to front on streets or open areas with connecting walkways while minimizing the views of garages from the street 	<ul style="list-style-type: none"> • Homes front public parks and open space 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 garage allow homes to front on streets or open areas with connecting walkways while minimizing the views of garages from the street

	<ul style="list-style-type: none"> • Homes fronting on streets and public or private parks should 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. Block lengths are typically less than 700' (unless restricted by perimeter street access limitations, PLD or bisected by internal green courts or pedestrian corridors). • Curb extensions should be incorporated where feasible to minimize pedestrian crossing distances, where accepted by the Fire Department 	<ul style="list-style-type: none"> • 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. Block lengths are less than 700'. • Curb extensions are incorporated at the following intersection to minimize pedestrian crossing distances: West 87th Avenue and Lowell Boulevard, West 87th Avenue and Irving Street, and West 88th Avenue and Irving Street.
Building Form Diversity Requirements	Minimum two building forms	Two building forms provided (single family detached and single family attached townhome)
Home Type Diversity Requirements by Planning Area	Multi-family: n/a Single Family Attached: minimum 30% of homes Single Family Detached: max 70% of homes	Multi-family: n/a Single Family Attached: 50% of homes Single Family Detached: 50% of homes
Perimeter Sensitivity Zone	N/A – Perimeter sensitivity zone is PLD	Outlot A is provided as PLD

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(1) ODP includes:
<p>Compact Walkable Development: 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.</p>	<p>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. This compact development approach makes destinations easily walkable.</p>
<p>A Mixed Use “Village Center”: 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.</p>	<p>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.</p>
<p>Pedestrian Oriented District: Where pedestrians, bicycles and automobiles have equal opportunity to traverse the community with convenience and safety.</p>	<p>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. The street sections (as approved in the PDP and MODP) accommodate bikes and pedestrians and curb extensions are provided to minimize pedestrian crossing distances.</p>
<p>Interconnected Street/Block Patterns: 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.</p>	<p>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.</p>
<p>Narrower Streets: Designed for slow moving traffic, balancing the needs of auto circulation with the convenience and enjoyment of a walking community.</p>	<p>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 and balance the needs of auto circulation (as well as life safety and</p>

	required utility configurations) with the convenience and enjoyment of a walking community.
<p>Variety of Parks: 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.</p>	<p>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 at 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).</p>

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.
- 2017 Housing Needs Assessment – this study includes recommendations to accommodate a variety of housing choices and price points; building smaller homes on smaller lots to create an increase in supply while reducing the amount of land each homeowner needs to purchase thereby lower the overall costs; and enabling greater diversity offered by new construction.
- 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, 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 guest parking (2 spaces/unit)
 - Exception – Uplands PA-A(1) provides the equivalent number of required spaces through a combination of off-street surface spaces and on-street (internal local roads) parallel spaces. The ODP provides 95 parallel spaces along internal local streets and 78 surface off-street spaces.
 - 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 increase housing diversity, 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 – This exception is in accord with section 11-7-4 of the code that allows the planning manager to reduce the requirement for neo traditional developments upon a finding that less parking is needed based on the design of the development. This request is reasonable and supported by the fact this is a neo traditional development with an emphasis on creating a walkable and pedestrian oriented development. 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 study included within the overall ODP submittal package.

2. Landscape Area – an exception to Landscape Regulations VII B.1.A

- Standard – SFA townhomes must provide a minimum of 40% of the overall site area (excluding right-of-way landscape area) shall be landscaped.
- Exception – Uplands provides the minimum landscape area of 30.6% for SFA townhomes within PA-A(1).
- Justification – this exception allows for more compact home types that engage the street and promote community interaction. It reduces potential irrigation areas while promoting responsible water use and lowering the community’s overall water footprint. This assists in providing compliance with updated fire requirements, which have increased alley pavement widths. This exception is supported by the following documents:
 - 2013 Comp Plan – this exception aligns with the 2013 Comp Plan by increasing housing diversity while providing a density transition. The proposed homes included more compact alley-loaded homes that improve upon outdated suburban garage and vehicle-dominated home types that require full length driveways and associated large turf lawn areas. The proposed layout creates a density transition by meeting all required perimeter setbacks and only reducing the lot size internal to the neighborhood. While the overall landscape area is reduced, the required publicly accessible private park is still provided (4% required, 13.5% provided).
 - 2040 Comp Plan – this exception aligns with the 2040 Comp Plan and Sustainable Design Goal LU-6, which ‘encourages sustainable design practices and construction in all aspects of physical planning the City, with a focus on site, landscape and building design’. This goal promotes development that is walkable and features sustainable water use practices. The exception allows for the opportunity to provide thoughtful and impactful waterwise landscape throughout the entire Uplands community via park space, pocket parks and on lot landscaping. The exception also aligns with recommended Criteria 4 of the Comprehensive Plan compliance, development review section which aims to determine through the development review process whether the proposed application is achieving the vision and goals of the Comprehensive Plan.
 - 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 on smaller lots. The

reduced landscape areas ‘encourage higher quality development’ (11-4-7(B)) by activating the adjacent streets through alley-loaded pedestrian-friendly homes that engage the streets and adjacent public spaces and promote community interaction. This exception also allows for compliance with updated fire requirements, which include increased paved areas within the alley.

- MODP – this exception aligns with the MODP, which notes that views of garages from the street should be minimized, and vehicular access should be designed to minimize conflicts with pedestrian and / or bicycle access within Uplands. The MODP further notes that build-to lines and / or front setbacks should be studied to form pedestrian-friendly streetscapes. These design concepts influence the design away from homes with traditional driveways and large front yards.
- Other – the reduced setbacks (and related reduced landscape area) 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 2017 Housing Needs Assessment identified a drop in the ability for residents to become 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. The needs assessment includes a recommendation to ‘increase the diversity of housing available for purchase’.

3. 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 pitches of 5 in 12 or greater.
- Exception – All main roofs on single-family detached meet this standard. Secondary roofs at front porches and other garages are no less than 1 in 12. Two of three single-family attached townhome elevation styles meet this standard. The second style, mountain modern, includes a main shed roof of 4 in 12 with a 3 in 12 gable between.
- Justification – This exception applies to the single-family detached building forms with a roof pitch less than 5 in 12 where egress windows are required. Many of these secondary roofs will be between 3 in 12 and 4 in 12. Additionally, a roof having a pitch no less than 1 in 12 will be provided to one elevation style to provide a variation in roof forms that are more contemporary and help create a diverse streetscape. This exception applies to one single-family attached mountain modern product, which provides a lower shed roof to activate modern style and provide architectural diversity while keeping within the required 45 buildings heights.
 - 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.

4. An exception to MODP architectural characteristics table.

- Standards – Single-family attached building forms (townhomes) shall provide masonry on an average 50% of on-window/door surfaces on all elevations.
- Exception – Uplands PA-A(1) provides 50% or more masonry on all front elevations providing a transition between the existing and proposed architectural fabric. An average of 30% masonry on the side elevations for Scandinavian and mountain modern single-family attached townhomes, and 19% on the side of modern brownstone single-family attached townhomes. Uplands provides between 11% and 20% on all rear elevations emphasizing building mass.
- Justification – This exception applies to the single-family attached townhomes to ensure townhomes are designed consistent with their architectural style while providing architectural diversity. A variety of materials are utilized including horizontal, vertical, panel, and board batten siding for elevation diversity. On elevations where masonry is below 50%, brick is utilized where it is more impactful. Proposed architectural style does not support brick floating at upper stories; therefore it is at the base of rear elevations to show greater massing and provides scaled architectural character.
 - 2024 Comp Plan – This exception aligns with the 2040 Comp Plan by complying with section 3.0 land use and development to support the city’s great neighborhoods initiative, building a sense of place in neighborhoods and commercial districts. The architecture employed within the planning area establishes a sense of place that is respectful to the surrounding architecture while fostering quality character aligning with the overall vision for Uplands. The architectural palette facilitates a recognizable and pleasing urban form for the planning area.

5. Lot size (setbacks and outdoor living area) – an exception to the Uplands MODP Building Form Characteristics Table (Sheet 16 of 43)

6.

- Standards and Exceptions (vary, see table below)

	SFD		SFA Townhome	
	MODP	ODP	MODP	ODP
Front to living area	14-feet	13-feet	10-feet	12-feet
Side (internal)	7-feet	5-feet	0-feet	0-feet
Side (corner)	14-feet	10-feet	8-feet	10-feet
Rear setback	5-feet	3-feet	5-feet	7-feet
Lot depth	90-feet	63-feet	80-feet (w/ attached garage)	59-feet
Outdoor Living Area	400 SF rear yard	A minimum of 408 sf of combined porches, decks, and yard space has been provided in lieu of rear yard for all SFD homes.	15-feet minimum depth	A minimum of 240 sf of combined porches, decks, and yard space has been provided in lieu of rear yard for all SFA homes

- 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 (13.5% provided – 4% is required) 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. The exception also aligns with recommended Criteria 4 of the Comprehensive Plan compliance, development review section which aims to determine through the development review process whether the proposed application is achieving the vision and goals of the Comprehensive Plan. specifically, Criteria 4 asks if “the proposed development provide[s] appropriate transitions between uses?” which this proposal intentionally does provide. the proposed transition in density achieved through clustering of the development further is supported by goal HN-2 of the Comprehensive Plan.
- Code – this exception aligns with the Code 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 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 2017 Housing Needs Assessment identified a drop in the ability for residents to become 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. The needs assessment includes a recommendation to ‘increase the diversity of housing available for purchase.

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 also complies with the framework and neighborhood concepts established in the MODP. PA-A(1) 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 west by providing pedestrian connections for existing and future residents and homes that ‘front’ on the future park. The proposed ODP includes 1.17 acres of publicly accessible private parks (4.1% of site area) and provides the sidewalk and trail network outlined in the PDP and the Master Official Development Plan (MODP). Further, the centrally located publicly accessible private parks location proposed in the ODP is consistent with the location identified in the MODP.
- 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 townhomes) provide a transition between the existing single family to the north and future single family detached and attached homes to the south and east.
 - 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.

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” currently in the City’s design review process. 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, two access points are provided with this ODP - one at West 87th Avenue along Lowell Boulevard and one at Irving Street along West 88th 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 for single family detached homes. The proposed ODP includes two-story single-family detached homes and three-story detached homes that meet the maximum building height allowed. The single family attached three-story townhomes include a maximum height of 45 feet as detailed in the exceptions table. The MODP also includes a ‘perimeter sensitivity zone’ along W. 88th Ave, limiting homes to a maximum of two-stories.
- 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 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. 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” currently in the City’s review process. The proposed ODP assumes the approval and construction of the “backbone infrastructure” outlined in the 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” currently in the City’s design review process. 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 approval and construction of the “backbone infrastructure” outlined in the 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 designed “backbone infrastructure” currently in the City’s review process. The onsite and “backbone” infrastructure is designed to the latest standards and specifications. The proposed ODP assumes the approval and construction of the “backbone infrastructure” outlined in the PDP and MODP which is currently underway.
- **Roadways** –Local roadway connections are made to West 87th Avenue and Irving Street, both streets are part of the designed “backbone infrastructure” currently in the City’s review process. The proposed local roadways (Julian Court and W. 87th Pl) are sufficient to meet the traffic demands of the proposed ODP. The proposed ODP assumes the approval and construction of the “backbone infrastructure” outlined in the 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 and locates public land dedication at the southeast corner of Lowell Boulevard and West 88th Avenue. 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
- 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 permitted in the PDP and MODP for the single family detached homes and a 45-foot maximum height for single family attached homes.
- 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 (13.5% provided – 4% is required) 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 on smaller lots. 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 2017 Housing Needs Assessment identified a drop in the ability for residents to become 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. The needs assessment includes a recommendation to ‘increase the diversity of housing available for purchase’.
- Lot coverage – the only specific lot coverage requirement is that publicly accessible private parks and open space must cover at least 4% of the site. This requirement is exceeded – the proposed ODP provides for publicly accessible private parks and open space on 1.17 ac (13.5% of site area).

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	
Masonry: 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 window grids 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.
Roof Pitch: SFD building forms shall provide roof pitches of 5 in 12 or greater. Roof top patios are allowed and exempt from this requirement.	All main roofs on single-family detached meet this standard. Secondary roofs at front porches and over garages are no less than 1 in 12.
Anti-Monotony: 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 farmhouse, craftsman and transitional styles. Finally, four distinct SFD models are provided to help provide a unique visual variety and a diverse streetscape.
Single-Family Attached (Townhomes)	
Masonry: SFA building forms shall provide masonry on an average 50% of non-window/door surfaces on all elevations	All SFA (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 (townhomes) do not have a minimum average of 50% masonry on all four sides and request an exception.
Roof Pitch: 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 townhomes) models include roof pitches of 5 in 12 or greater except as noted below. Minor roof pitches on SFA townhomes have a minimum roof pitch of 3 in 12 in two applications:

	<p>Shed roofs on SFA (townhomes) with the transitional architectural style (to fit with the architectural style of the home)</p> <p>Two of three single-family attached townhome elevation styles meet this standard. The second style, mountain modern, includes a main shed roof of 4 in 12 with a 3 in 12 gable.</p>
<p>Anti-Monotony: SFA building forms shall comply with the City's anti-monotony criteria</p>	<p>All SFA (townhomes) 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 mountain modern, Scandinavian, and brownstone styles. Uplands will provide an exhibit pre-planning the home types at time of first building permit submittal to ensure the anti-monotony criteria are met. Finally, four distinct SFD models are provided to help provide a unique visual variety and a diverse streetscape.</p>

Building Form Characteristics: Design Elements

Single-Family Detached and Single-Family Attached (Townhomes)	
<p>Garage Location: All homes shall be alley loaded to minimize garage visibility from the street.</p>	<p>All homes are alley loaded.</p>
<p>Frontage Treatment: Homes fronting on streets and public or private parks or open spaces should enhance the pedestrian experience through architectural elements.</p>	<p>The homes include architectural detailing such as window grids, 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 as well as awnings and/or plane breaks.</p>
<p>Pedestrian Access: Primary entry feature must be located along street or green court.</p>	<p>All homes feature a primary entry feature located along street or green court.</p>

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 lot, as noted in the ODP.
- Walls – no screen walls are provided. 30-inch high accent walls are provided along the entrances to the neighborhood as part of the entry experience, supporting the monumentation, but do not screen. The only retaining walls provided are internal to the proposed neighborhood 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 and public land dedication. 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:

- Tree/shrub landscape requirements are met or exceeded across the whole of the neighborhood
- High water turf areas cover approximately 9% of the neighborhood (compared to the 20% allowed)
- Publicly accessible public park area is exceeded (4% of total site area is required; 13.5% 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 87th Avenue, Irving Street, and West 86th Avenue, all of which are part of the approved “backbone infrastructure” currently in review. 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 proposed minimum building to building dimension proposed in the ODP exceeds 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 (West 87th Place and Julian Court) are made to West 87th Avenue and Irving Street; both streets are part of the approved “backbone infrastructure” currently in the City’s review process. 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 approval and construction of water, sanitary sewer, storm drain, and detention pond and its outfall that makes up the “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(1) 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.
- Driveways – all proposed single-family attached and single-family detached driveways are accessed off the alleys; no direct access is provided from the local or perimeter street networks. This improves safety and minimizes potential conflicts between vehicles, bicycles and pedestrians by focusing private vehicle access points at the rear of the home and focusing bicycles and pedestrians at the front of the homes within the right-of-way.
- Access points – the proposed access points are consistent with the access locations identified in the PDP and MODP. The ODP will be accessed from West 87th Avenue and Irving Street, which to a great extent are accessed from Lowell Boulevard and W. 88th Avenue, as outlined in the PDP and MODP. The proposed ODP assumes construction of the “backbone infrastructure” outlined in the 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(1) 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 west side of Lowell Boulevard (part of the overall Uplands infrastructure package currently in review)
- Adding 8-foot walks and 6-foot tree lawns on West 87th Avenue and Irving Street (part of the overall Uplands infrastructure package currently in review)
- Adding 5-foot walks and 6-foot tree lawns on internal local streets, including King Street, Knox Court and Julian Street
- Adding internal sidewalk connections:
 - A looped network within the publicly accessible private park
 - Minor internal circulation routes connecting residents to the publicly accessible private park and perimeter circulation routes

The proposed pedestrian circulation network provides missing or improved perimeter improvements (along Irving Street and W. 87th Avenue) and internal improvements connecting existing and future residents to the public land dedication, the publicly accessible private park, 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, Uplands Phase I Drainage Report, and Uplands Parcel A Phase II 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” currently in the City’s review process are provided for the neighborhood to facilitate water circulation. The proposed ODP assumes the approval and construction of the “backbone infrastructure” outlined in the PDP and MODP.
 - 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 and complies with the Master Utility Study. The sanitary sewer systems outfall into designed “backbone infrastructure” currently in the City’s review process. The onsite and “backbone” infrastructure is designed to the latest standards and specifications. The proposed ODP assumes the approval and construction of the “backbone infrastructure” outlined in the PDP and MODP.
 - 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” currently in the City’s design review process. 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 approval and construction of the “backbone infrastructure” outlined in the PDP and MODP.

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.