

**REQUIRED PRE-APPLICATION MEETING PROJECT INFORMATION**

Please ensure all information is accurate and legible. All information is required.

Name of Applicant:	Brad Haigh, Norris Design		
Address of Applicant:	1101 Bannock Street Denver, CO 80204		
Telephone:	303.892.1166		
E-mail:	bhaigh@norris-design.com		
Name of Owner:	Chad Ellington / VPDF Uplands LLC		
Address of Owner:	1480 Humboldt Street Denver, CO 80218		
Owner's Telephone:	303-503-1016		
Owner's E-mail:	chad@peakdevgrp.com		
List who you expect to attend the meeting and their role in the Project (i.e. owner, architect, engineer, etc):	VPDF Uplands LLC - Owner/Developer Norris Design (Planner) - Brad Haigh Terra Forma Solutions (Engineer Consultant) - Todd Johnson		
Project Name / Alias:	Uplands Comprehensive Land Use Plan Amendment and Preliminary Development Plan Amendment		
Project Location:	SE corner of 88th and Federal		
Do you have specific project concerns / topics to discuss? If yes, please list. Use additional sheets if necessary.			
FOR OFFICE USE ONLY			
Meeting Date:		Meeting Time:	
Project Description?		Site Plan?	
Architectural Info?		Other?	



1101 Bannock Street
Denver, Colorado 80204
303.892.1166



May 21, 2024

John McConnell and Jacob Kasza
City of Westminster Community Development
4800 W. 92nd Ave.
Westminster, CO 80031

Re: Uplands PA-C(1): Concept Review Narrative for Comprehensive Plan Amendment & Preliminary Development Plan Amendment

Dear John and Jacob:

On behalf of the applicant (VPDF Uplands LLC), we are pleased to submit this Concept Review request for a Comprehensive Land Use Plan Amendment and Preliminary Development Plan (PDP) Amendment No.2 for PA-C(1) within the Uplands community.

BACKGROUND & REQUEST

The existing Uplands PDP was approved under the 2015 Comprehensive Plan. In alignment with the 2015 Comprehensive Plan, the Uplands PDP describes PA-C(1) as mixed-use commercial and allows for a maximum of 1.5 FAR for commercial development and up to 370 units of residential development. In alignment with the comprehensive plan designation, the development of any residential unit requires vertically mixed commercial uses with a minimum FAR of 0.1. Even with the recent adoption of the 2040 Comprehensive Plan in March of 2023, which assigns this property as “Commercial Mixed-Use”, similar requirements for land use and densities apply. Below is a summary of those character elements.

	2015 Comprehensive Plan	2040 Comprehensive Plan
	Mixed-Use Commercial	Commercial Mixed-Use
Density	Min. 8.0 du/acre, when provided Max. 36.0 du/acre, when provided	Max. 24.0 du/acre (horizontal mixed-use) 36.0 du/acre (vertical mixed use)
Floor Area Ratio	Min. 0.10 Commercial when Residential provided Max. 1.5 Combined Residential & Commercial	Min. 0.10 FAR Commercial with Residential Max. 2.0 FAR

Prior to and since the Uplands PDP was approved in December 2021, Uplands has marketed the PA-C(1) site to vertical developers, which has resulted in the proposed expansion of the Crown Pointe school as well as a proposed vertically mixed-use affordable multi-family building that includes limited ground floor supportive commercial uses. The balance of the site has received limited interest from multi-family builders who see the significant need for housing in this area, but all were deterred from proceeding due to the extensive commercial requirements found in the comprehensive plan. The remaining 10.05 acres require at least 43,780 sf of ground floor commercial development to build any residential. For comparison, the vacant grocer building within Summit Square at the northeast corner of W 84th Avenue and Federal Boulevard is just over 50,000 sf. Other commercial buildings within the adjacent Federal Boulevard corridor are also struggling with finding and keeping tenants due to market conditions, lack of traffic within the area, and the lack of housing density nearby.

A commercial viability study was performed through CBRE Capital Markets which confirmed the issues that were, in part, reducing developer interest in this area. The following are a summary of those findings:

- This trade area is a B-/C location (compared to a primary (A) trade area at 104th and Federal)



- Current retail appetite is for small pads (ground leases), not vertically mixed-use buildings
- Retail appetite for in-line retail is non-existent across the greater market given hard costs and capital markets. When it returns in the future, it will gravitate toward higher traffic intersections
- With additional rooftops and density, pads are the highest possibility use for the remaining commercial parcel at full or ¾ movement intersections

To respond to an increasingly selective commercial development market and help promote the growth of a complete neighborhood that allows much-needed housing to be built, Uplands requests two amendments to the 2040 Comprehensive Plan for areas within PA-C of the Uplands community.

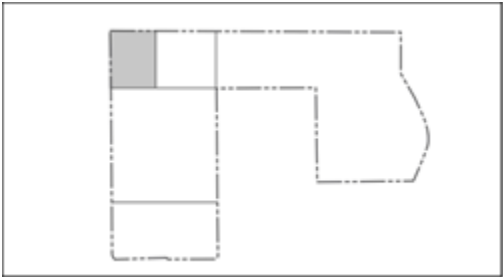
- Amend approximately 2.01 gross acres (1.64 net) of the northwest corner (a portion of PA-C(1B)) from Commercial Mixed Use to Commercial
- Amend approximately 8.04 gross acres (6.85 net) of the central portion (a portion of PA-C(1B) and PA-C(1C)) from Commercial Mixed Use to Urban Multi-Family

In addition to the proposed amendment to the comprehensive plan, an amendment to the existing Uplands Preliminary Development Plan (PDP) is also proposed. Changes reflect the same modifications listed above as part of the comprehensive plan amendment and need for clear delineation between commercial and multi-family residential uses within PA-C(1C) and PA-C(1D). The proposed PDP amendment aligns with the comprehensive plan amendments noted above. Key changes include:

- Revise sub planning area boundaries to reflect the lots created by the Uplands Filing No. 3 plat and its associated right-of-way dedications for West 87th Place and W 86th Place, which create a gridded street network
- Amend land uses, densities/FAR and maximum building heights to align with the comp plan amendment requests
- Additional small revisions have also been made in an effort to keep all graphics consistent across the plan set

The narrative sections below describe how these proposed comp plan amendments align with the intent statement and development standards for the two proposed comprehensive plan land use designations.

PROPOSED COMPREHENSIVE LAND USE PLAN AMENDMENT (PA-C(1B))



Request: Amend the northwest corner (a portion of PA-C(1B)) from Commercial Mixed Use (2040 Comp Plan) to Commercial (2040 Comp Plan)

Compliance: The table below outlines how this amendment complies with the intent statement and development standards for the ‘Commercial’ land use designation.

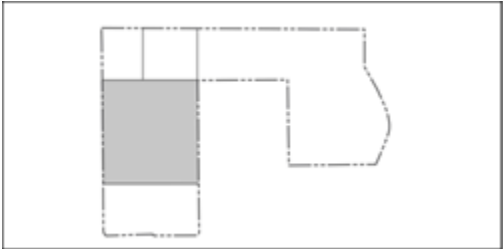

PA-C(1B): Commercial Development Standards

	2040 Comprehensive Plan	How Uplands PA-C(1B) Complies
Intent Statement	Retail uses shall be located within walking distances of residential neighborhoods or in areas where retail uses are already established.	The proposed Commercial land use designation is located within walking distance of existing residential neighborhoods (including Prospectors Point and the Highview mobile home community) and proposed affordable and market-rate homes within Uplands PA-C and within close proximity to established retail uses (including Summit Square).
Primary Uses	Retail stores; Eating Establishments; Banks; Supermarkets; Professional Offices	Existing PDP allows Retail stores, Eating Establishments, Banks, Supermarkets, Professional Offices
Secondary Uses	Auto-Oriented Uses; Stand-alone uses with vehicle drive-throughs; Hotels; Child Care Facilities; Microbreweries; Live Entertainment; Medical Facilities	Existing PDP allows Auto-Oriented Uses, Stand-alone uses with vehicle drive-throughs, Hotels, Child Care Facilities, Microbreweries (as a special use), Medical Facilities
Form and Guidelines	Buildings 1 to 3 stories depending on context, however, certain secondary uses may allow greater height;	Proposed PDP amendment reduces height to a maximum of three stories to comply with this standard
	Parking preferred at rear, though some parking in front is typical;	The enclosed concept site plan shows a potential layout for this site, which shows the majority of the parking located behind the building. Site plan details will be determined at time of ODP for this planning area, which will go to public hearings in front of Planning Commission and City Council.
	Direct linkages between residential and commercial uses;	The Uplands PDP includes pedestrian and bicycle infrastructure improvements to connect existing and future residents to adjacent commercial services, parks, open spaces and trail systems. In this location, bike and pedestrian improvements are included along W 88 th Avenue. Detached sidewalks are included along Federal Boulevard and along the Uplands-adjacent frontages of Decatur Street. Further, the proposed Filing No.3 Plat dedicates W 87 th Place and W 86 th Place rights-of-way, creating a gridded street system across PA-C(1) that includes detached sidewalks to provide additional direct linkages between the mixed of uses within the area.



	Employee and customer amenity spaces	The enclosed concept site plan shows a potential layout for this site, which can accommodate employee and customer amenity spaces. Site plan details will be determined at time of ODP for this planning area, which will go to public hearings in front of Planning Commission and City Council.
Floor Area Ratio	Maximum 0.45 FAR	The proposed PDP amendment revises the maximum FAR for this planning area to 0.45 FAR.

PROPOSED COMPREHENSIVE LAND USE PLAN AMENDMENT (PA-C(1C))



Request: Amend the central portion (a portion of PA-C(1B) and PA-C(1C)) from Commercial Mixed Use (2040 Comp Plan) to Urban Multi-Family (2040 Comp Plan)

Compliance: The table below outlines how this amendment complies with the intent statement and development standards for the ‘Urban Multi-Family’ land use designation.

PA-C(1C): Urban Multi-Family Development Standards

	2040 Comprehensive Plan	How Uplands PA-C(1C) Complies
Intent Statement	Be located along arterial streets, adjacent to high-capacity transit and activity centers, where supportive neighborhood-serving uses and employment opportunities are available	The proposed Urban Multi-Family land use designation is located along an arterial street (Federal Boulevard) and adjacent to high-capacity transit. The comprehensive plan notes the existing bus route along Federal today along with the stop and station enhancements planned along this identified priority transit corridor. CDOT has begun the environmental study and design work on building a Bus Rapid Transit (BRT) route along Federal Boulevard from 120 th Avenue in Westminster to southern Denver, which includes the PA-C(1) frontage. Per CDOT’s website, this will provide reliable, high-frequency bus service along Federal Boulevard, which is one of the highest ridership transit corridors in the Denver region. Supportive neighborhood services include the commercial required with the development of PA-C(1A), the proposed commercial development in PA-C(1B), the existing and future expansion of Crown Pointe school to the



		<p>south, as well as the existing commercial buildings located in Summit Square at the northeast corner of W 84th Avenue and Federal Boulevard. Similar commercial designations are located at 104th and Federal, 92nd and Federal, 84th and Federal, 80th and Federal and 72nd and Federal.</p> <p>Existing Urban Multi-Family designations are located along Federal (just north of 97th Avenue) and along Wadsworth (just north of 90th Avenue).</p>
	Urban Multi-Family shall be located with pedestrian and bicycle infrastructure with connectivity to adjacent commercial services, parks, open spaces, and trail system.	The Uplands PDP includes pedestrian and bicycle infrastructure improvements to connect existing and future residents to adjacent commercial services, parks, open spaces and trail systems. In this location, bike and pedestrian improvements are included along W 88 th Avenue. Detached sidewalks are included along Federal Boulevard, on W 87 th Place, W 86 th Place and along the Uplands-adjacent frontages of Decatur Street.
Primary Uses	Multi-Family; Townhomes	Existing PDP allows Multi-Family, Townhomes
Secondary Uses	Non-commercial Recreational Uses; Child Care Facilities; Group Homes; Live/Work Units	Existing PDP allows Non-commercial Recreational Uses, Child Care Facilities, Live/Work Units
Form and Guidelines	Buildings 1 to 4 stories but allowed higher along arterial streets or within Focus Areas and, in all cases, lower heights on edge locations abutting lower density residential uses;	Proposed PDP amendment maintains the existing height up to five stories given the planning area's adjacent to Federal Boulevard, an arterial street.
	Access to community parks, trails and open space;	PA-C(1C) is located adjacent to the 3.0-acre public land dedication located at the northeast corner of W 87 th Place and Decatur Street.
	Gridded street system;	The proposed Filing No.3 Plat dedicates W 87 th Place and W 86 th Place rights-of-way, creating a gridded street system across PA-C(1).
	Engaged street orientation;	The enclosed concept site plan shows a potential layout for this site, which includes homes fronting on and activating the surrounding street network. Site plan details will be determined at time of ODP for this planning area, which will go to public hearings in front of Planning Commission and City Council.



	Structured or tuck-under parking, with some on-street or surface parking	The enclosed concept site plan shows a potential layout for this site, which includes tuck-under parking with some on-street and surface parking. Site plan details will be determined at time of ODP for this planning area, which will go to public hearings in front of Planning Commission and City Council.
Density	Maximum of 36 du/ac	PDP allows a maximum of 370 units within PA-C(1) overall. PA-C(1A) is currently under review for 70 units. With this proposed PDP amendment, PA-C(1C) would be allowed a maximum of 289 units (36 du/ac across 8.04 gross acres) for a total of 359 units across all of PA-C(1). This reduces the maximum unit count allowed within PA-C(1) overall by just 11 units, but encourages the development of these units by removing the commercial requirement that has prevented this site from being developed.
Minimum Lot Size	5.0 gross acres for multi-family	Gross acreage for the revised PA-C(1) is approximately 8.04 acres.

SUMMARY

In summary, the proposed Comprehensive Plan amendments and associated Preliminary Development Plan (PDP) amendment;

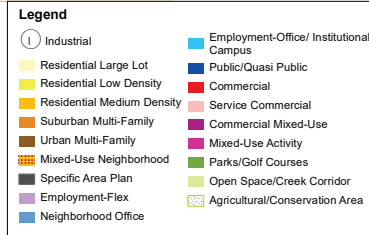
- Decouples the commercial and residential uses, allowing additional much-needed housing to be built sooner, while preserving commercial land and creating a complete, 20-minute neighborhood;
- Reduces the maximum allowed height in portions of PA-C(1) to align with Comprehensive Plan Development Standards and reflect the context of the existing neighborhood; and
 - PA-C(1B) reduced from 65' (5 stories max) to 3 stories maximum

The enclosed conceptual site plan shows how these amendments could inform a neighborhood site plan for PA-C(1). While the site plan details will be determined at time of ODP for this planning area, this plan shows how the proposed amendments reflect the context of both the existing neighborhood and the developments proposed within Uplands when considering height, density and a complete mix of uses.

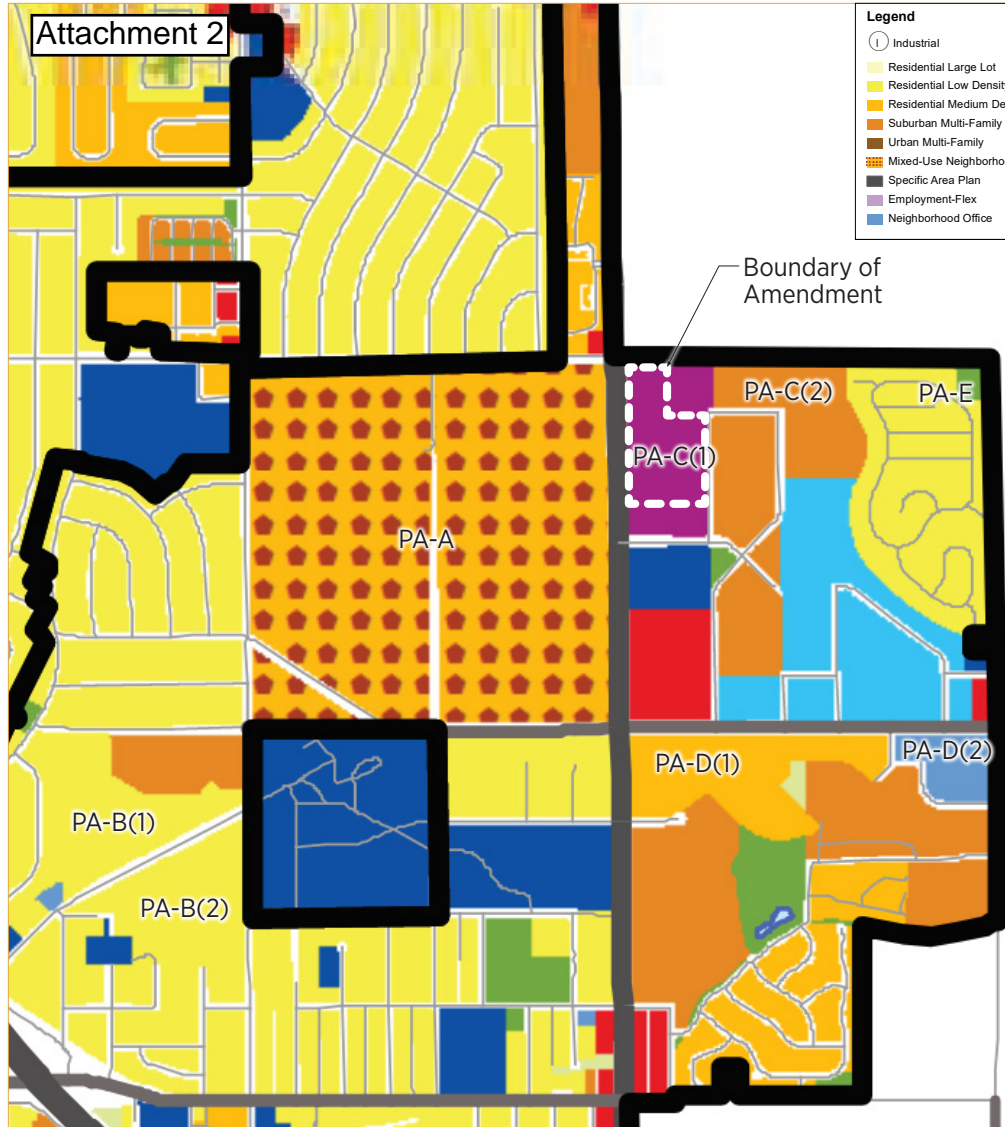
We look forward to continuing to work with the City of Westminster to make this new community a success.

Sincerely,

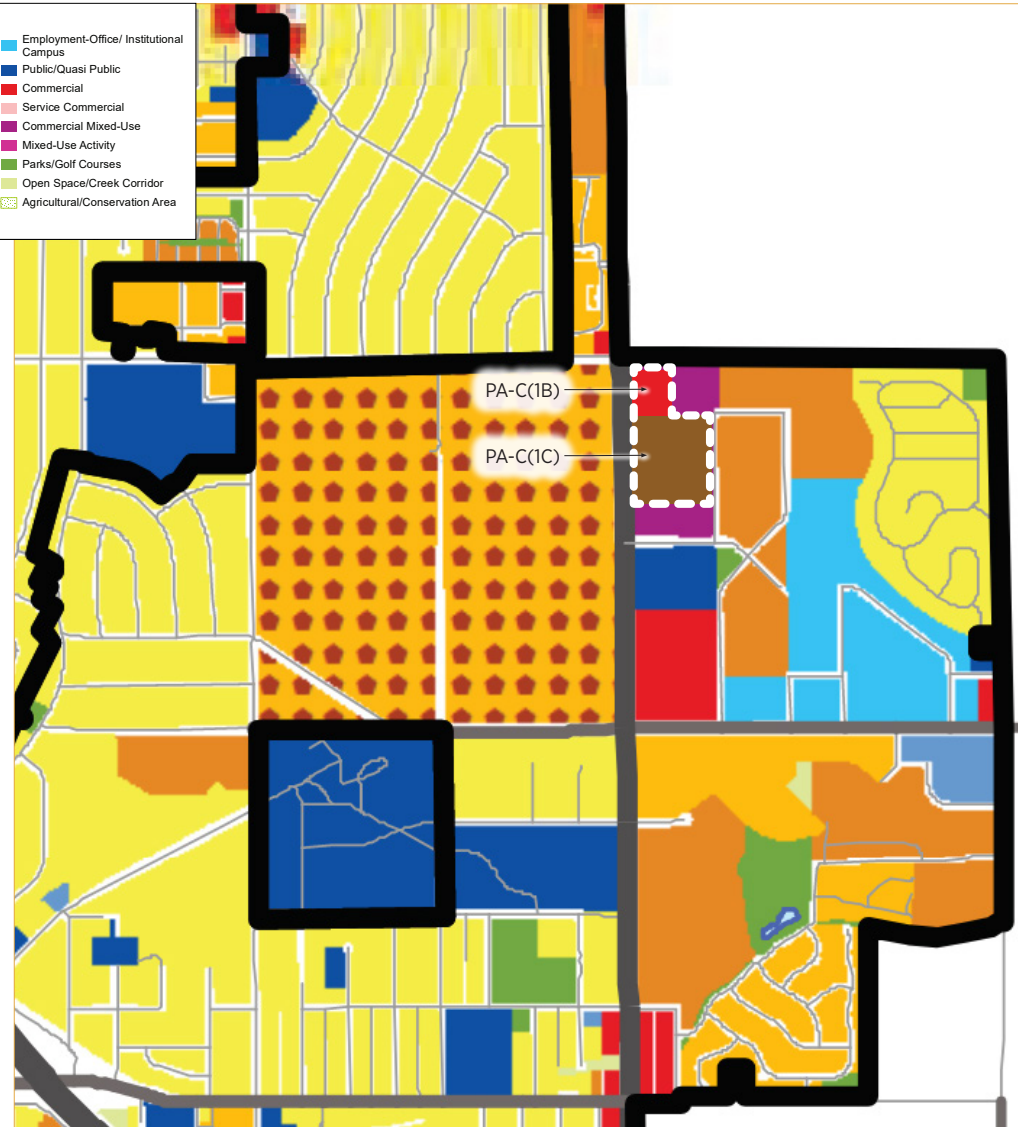
Brad Haigh, Principal
Norris Design



Boundary of Amendment



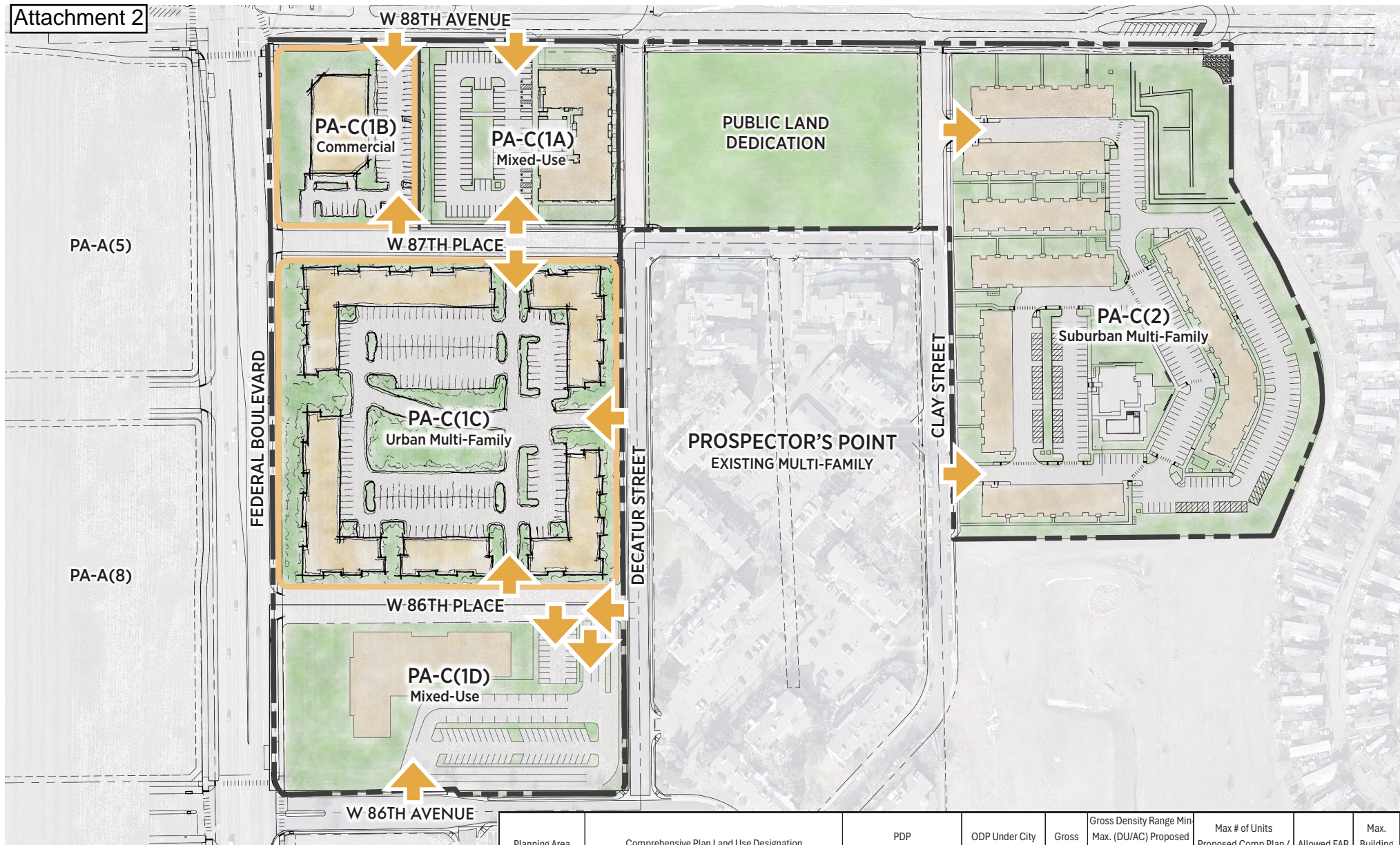
2040 Adopted Comprehensive Plan



2040 Comprehensive Plan Proposed Amendment

UPLANDS | PA-C(1) Comprehensive Plan Amendment





NOTES:

1. AC areas are rounded and may not equal 16.32

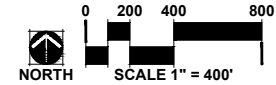
2. Bolded rows reflect changes in PDP Amendment. Double borders denote existing / in-progress ODPs.

*Planning area boundaries are proposed to change as part of this amendment. Approximately 1.70 AC have moved from 1B to 1C.

Planning Area	Comprehensive Plan Land Use Designation		PDP Land Use	ODP Under City Review?	Gross Area (AC)	Gross Density Range Min. Max. (DU/AC) Proposed Comp Plan / PDP Amendment	Max # of Units Proposed Comp Plan / PDP Amendment	Allowed FAR	Max. Building Height
	Existing	Proposed				Proposed	Proposed	Proposed	Proposed
PA-C(1A)	Mixed-Use (2015)	No Change	Mixed-Use / Commercial	Y	2.17	8.0-36.0	70	0.1-1.5	65'
PA-C(1B)	Mixed-Use (2015)	Commercial (2040)	Commercial	N	2.01*	0.0	0	0.45	3-story
PA-C(1C)	Mixed-Use (2015)	Urban Multi-Family (2040)	Residential	N	8.04*	0.0-36.0	289	0.0	5-story
PA-C(1D)	Mixed-Use (2015)	No Change	Mixed-Use / Commercial	Y	4.10	8.0-36.0	0	0.0	65'
PA-C(2)	Residential R-18 (2015)	No Change	Residential	Y	9.63	8.0-18.0	247	0.0	65'
Prospector's Point	Suburban Multi-Family (2040)	No Change	Residential	Approved / Built	21.57	0.0-18.0	420	0.0	3-story














FIRST AMENDED PRELIMINARY DEVELOPMENT PLAN
UPLANDS
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER,
 COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 14



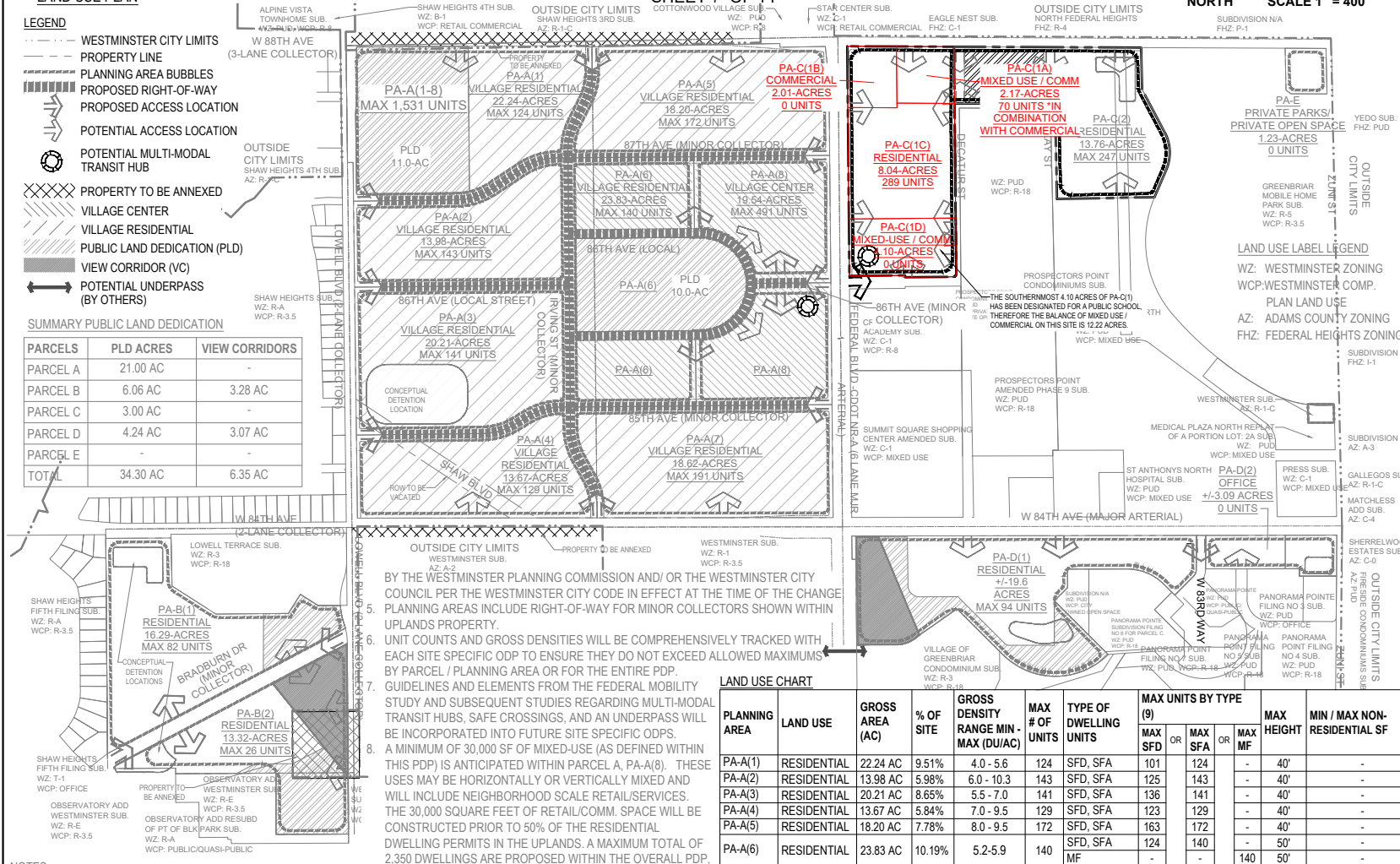
LAND USE PLAN

LEGEND

-  WESTMINSTER CITY LIMITS
 PROPERTY LINE
 PLANNING AREA BUBBLES
 PROPOSED RIGHT-OF-WAY
 PROPOSED ACCESS LOCATION
 POTENTIAL ACCESS LOCATION
 POTENTIAL MULTI-MODAL TRANSIT HUB
 PROPERTY TO BE ANNEXED
 VILLAGE CENTER
 VILLAGE RESIDENTIAL
 PUBLIC LAND DEDICATION (PLD)
 VIEW CORRIDOR (VC)
 POTENTIAL UNDERPASS (BY OTHERS)

SUMMARY PUBLIC LAND DEDICATION

PARCELS	PLD ACRES	VIEW CORRIDORS
PARCEL A	21.00 AC	-
PARCEL B	6.06 AC	3.28 AC
PARCEL C	3.00 AC	-
PARCEL D	4.24 AC	3.07 AC
PARCEL E	-	-
TOTAL	34.30 AC	6.35 AC



NOTES:

- | PROPOSED LAND USE CHART FOR PA-C(1) | | | | | | | | |
|-------------------------------------|------------------------|-----------------|-----------|---------------------------------------|----------------|------------------------|------------|------------------------------|
| PLANNING AREA | LAND USE | GROSS AREA (AC) | % OF SITE | GROSS DENSITY RANGE MIN - MAX (DU/AC) | MAX # OF UNITS | TYPE OF DWELLING UNITS | MAX HEIGHT | MIN / MAX NON-RESIDENTIAL SF |
| PA-C(1A) | MIXED-USE / COMMERCIAL | 2.17 | 0.93% | 8.0-36.0 | 70 | MF | 65' | FAR MIN 0.1 - 1.5 MAX COMM |
| PA-C(1B) | COMMERCIAL | 2.01 | 0.86% | 0.0 | 0 | - | 3-STORY | 0.45 MAX FAR |
| PA-C(1C) | RESIDENTIAL | 8.04 | 3.44% | 0.0-36.0 | 289 | MF, SFA | 5-STORY | - |
| PA-C(1D) | MIXED-USE / COMMERCIAL | 4.10 | 1.75% | 8.0-36.0 | 0 | - | 65' | FAR MIN 0.1 - 1.5 MAX COMM |
| PA-C(1) | | 16.32 | 6.98% | | 359 | | | |

PROPOSED LAND USE CHART FOR PA-C(1)

PLANNING AREA	LAND USE	GROSS AREA (AC)	% OF SITE	GROSS DENSITY RANGE MIN - MAX (DU/AC)	MAX # OF UNITS	TYPE OF DWELLING UNITS	MAX HEIGHT	MIN / MAX NON RESIDENTIAL SF
PA-C(1A)	MIXED-USE / COMMERCIAL	2.17	0.93%	8.0-36.0	70	MF	65'	FAR MIN 0.1 - 1.5 MAX COMM
PA-C(1B)	COMMERCIAL	2.01	0.86%	0.0	0	-	3-STORY	0.45 MAX FAR
PA-C(1C)	RESIDENTIAL	8.04	3.44%	0.0-36.0	289	MF, SFA	5-STORY	-
PA-C(1D)	MIXED-USE / COMMERCIAL	4.10	1.75%	8.0-36.0	0	-	65'	FAR MIN 0.1 - 1.5 MAX COMM

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LAND USE CHART

PLANNING AREA	LAND USE	GROSS AREA (AC)	% OF SITE	GROSS DENSITY RANGE MIN - MAX (DU/AC)	MAX # OF UNITS	TYPE OF DWELLING UNITS	MAX UNITS BY TYPE (9)			MAX HEIGHT	MIN / MAX NON-RESIDENTIAL SF	
							MAX SFD	OR	MAX SFA			OR
PA-A(1)	RESIDENTIAL	22.24 AC	9.51%	4.0 - 5.6	124	SFD, SFA	101		124	-	40'	-
PA-A(2)	RESIDENTIAL	13.98 AC	5.98%	6.0 - 10.3	143	SFD, SFA	125		143	-	40'	-
PA-A(3)	RESIDENTIAL	20.21 AC	8.65%	5.5 - 7.0	141	SFD, SFA	136		141	-	40'	-
PA-A(4)	RESIDENTIAL	13.67 AC	5.84%	7.0 - 9.5	129	SFD, SFA	123		129	-	40'	-
PA-A(5)	RESIDENTIAL	18.20 AC	7.78%	8.0 - 9.5	172	SFD, SFA	163		172	-	40'	-
PA-A(6)	RESIDENTIAL	23.83 AC	10.19%	5.2-5.9	140	SFD, SFA MF	124 -		140 -	-	50'	-
PA-A(7)	RESIDENTIAL	18.62 AC	7.96%	8.0 - 10.3	191	SFD, SFA	191		191	-	40'	-
PA-A(8)	RESIDENTIAL/ MIXED-USE / COMMERCIAL	19.54 AC	8.35%	20.0 - 25.2	491	SFA	-		203	-	50'	MIN 30,000 SF COMM. MAX 1.0 FAR
						MF	-		-	375	65'	
PA-B(1)	RESIDENTIAL	16.29 AC	6.96%	4.15 - 5.0	82	SFD, SFA	68		82	-	40'	-
PA-B(2)	RESIDENTIAL	13.32 AC	5.69%	1.0 - 2.0	26	SFD	26		-	-	40'	-
PA-C(1)	MIXED-USE / COMMERCIAL	16.32 AC	6.98%	15.0 - 22.7	370	MF	-		-	370	65'	MIN 11,000 SF OFFICE FAR MIN 0.4 - 1.5 MAX COMM
PA-C(2)	RESIDENTIAL	13.77 AC	5.89%	8.0 - 18.0	247	MF, SFD, SFA	111		165	247	65'	-
PA-D(1)	RESIDENTIAL	19.60 AC	8.38%	4.0 - 4.8	94	SFD, SFA	86		94	-	40'	-
PA-D(2)	OFFICE	3.10 AC	1.33%	-	-	-	-		-	-	65'	MIN 47,000 SF, MAX FAR 0.35
PA-E	PRIVATE O.S.	1.23 AC	0.53%	-	-	-	-		-	-	-	-
		233.92 AC	100%		2,350							

REVISIONS

REVIEWS		DESCRIPTION
NO.	DATE	
1	04.28.22	PRELIMINARY DEVELOPMENT PLAN AMENDMENT 01
2	09.29.22	PRELIMINARY DEVELOPMENT PLAN AMENDMENT 01
3	11.28.22	PRELIMINARY DEVELOPMENT PLAN AMENDMENT 01
4	02.16.23	PRELIMINARY DEVELOPMENT PLAN AMENDMENT 01
5	07.26.23	PRELIMINARY DEVELOPMENT PLAN AMENDMENT 01

OVERALL LAND USE PLAN

UPLANDS

1ST AMENDED PRELIMINARY DEVELOPMENT PLAN

COLORADO

WESTMINSTER