

UPLANDS PLANNING AREA C(1)
CONCEPT PLAN REVIEW
COMPREHENSIVE PLAN & PDP AMENDMENT

June 17, 2024

MEET THE TEAM

INTRODUCTIONS



MARCUS PACHNER
The Pachner Company



KAYLEIGH GILLESPIE
Norris Design



BONNIE NIZIOLEK
Peak Development



ERIC PEARSON
Cage Engineering

VICINITY MAP



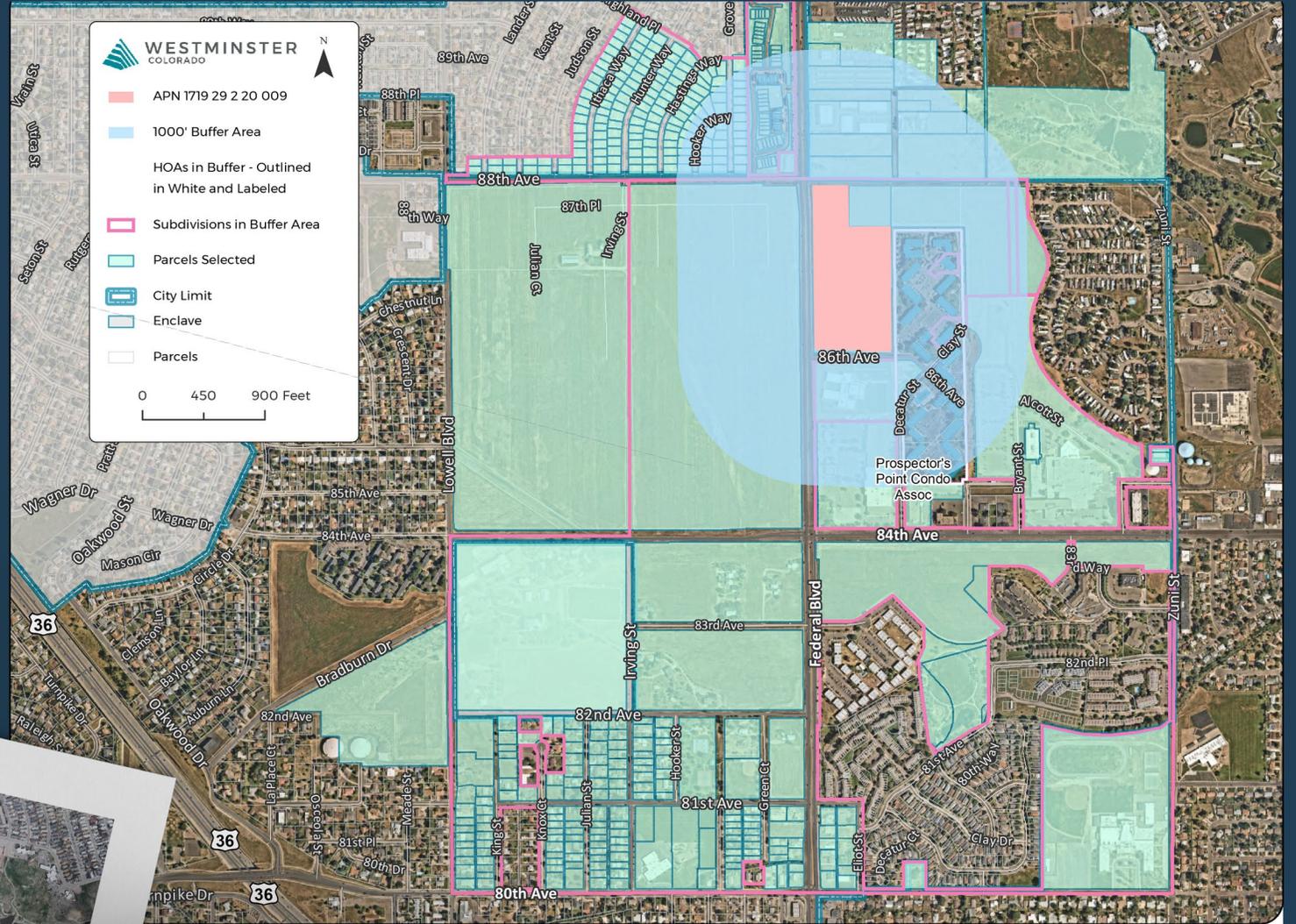
PUBLIC NOTICE

MAP & DELIVERY

**✓ FOLLOWED CITY STANDARD
CONCEPT REVIEW MEETING MAILING
REQUIREMENTS**

**✓ NUMBER OF NOTIFICATIONS SENT
+/- 985 to those within 1,000 feet
of the site**

✓ 4 SIGNS POSTED



NOTICE OF CONCEPT PLAN REVIEW - CITY COUNCIL STUDY SESSION

Notice is hereby given to all interested persons that a Concept Plan Review will be held by the City Council of the City of Westminster on Monday, June 17, 2024 at 6:30 p.m., at Westminster City Hall, located at 4800 West 92nd Avenue in Westminster, Colorado. The public is welcome to attend in person. See below for additional information.

The property owner of a portion of the southeast corner of West 88th Avenue and Federal Boulevard, has submitted a concept plan to the City for review. The property owner is requesting to amend the Comprehensive Plan Designation of the property from Commercial Mixed Use to Urban Multi-Family and Commercial. The property owner is also proposing an amendment to the Uplands Preliminary Development Plan to amend the land uses from Mixed Use/Commercial use on 2 acres at the corner of 88th Avenue and Federal Boulevard with the remaining 8 acres of the site Commercial. This would allow for a stand-alone commercial use on 2 acres of the site used for apartments.

City Council Action: City Council will review the proposed concept plan and provide comments to the applicant. No official actions will be taken. Any comment, suggestion, or recommendation made by the City Council on any concept review plan is entirely gratuitous and does not bind or otherwise obligate city staff, the planning commission, or the City Council to a development plan to the city for an applicant makes an official submittal of a development plan to the city for technical review.

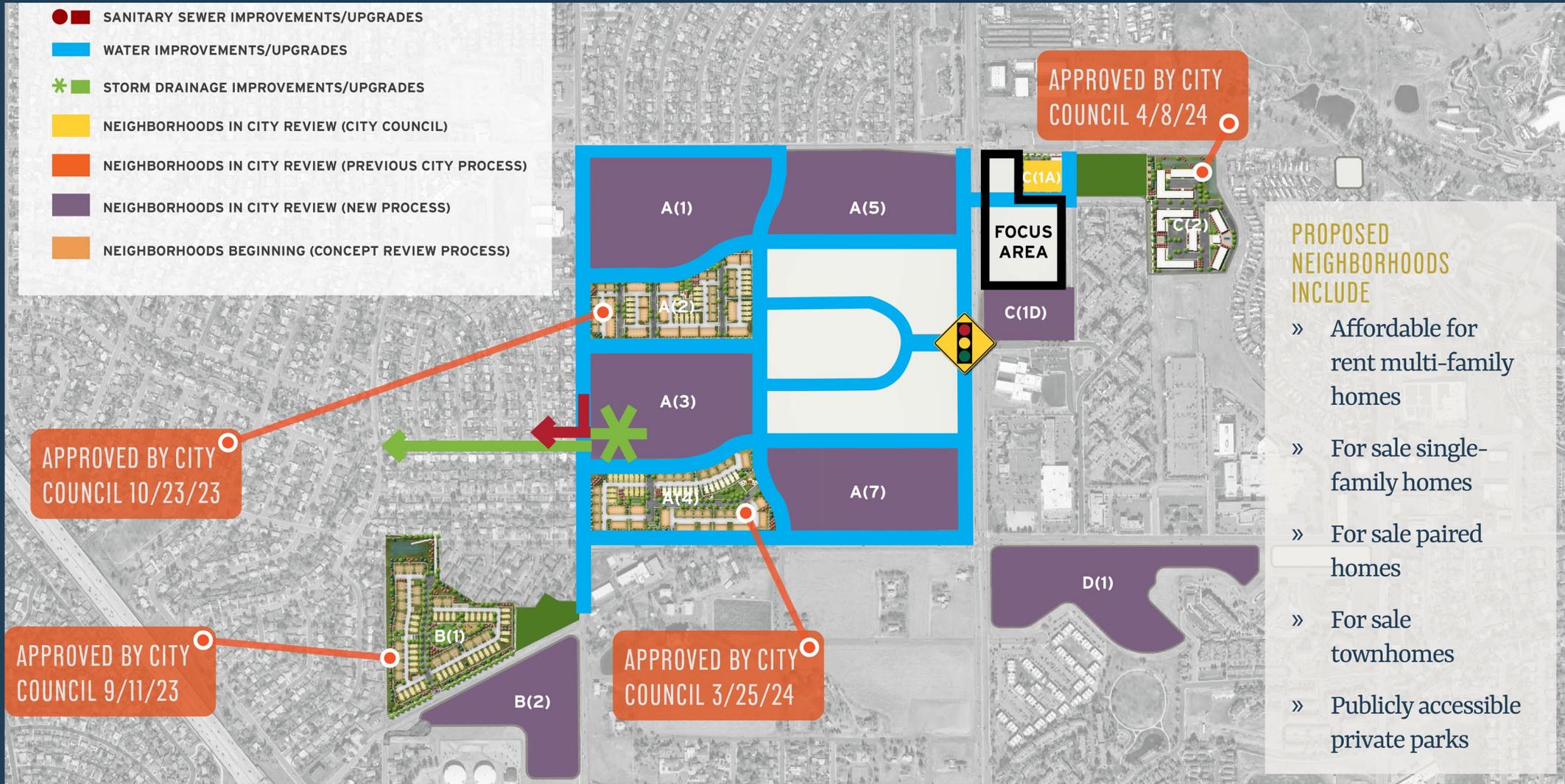
NOTE: A Concept Plan Review does not include a public hearing or public comment. Members of the public are allowed and encouraged to attend the meeting, but no public comment will be taken.



UPLANDS UPDATE

UPLANDS UPDATE

PROPOSED NEIGHBORHOODS



- PROPOSED NEIGHBORHOODS INCLUDE**
- » Affordable for rent multi-family homes
 - » For sale single-family homes
 - » For sale paired homes
 - » For sale townhomes
 - » Publicly accessible private parks

PROPOSED NEIGHBORHOODS INCLUDE:

FOR RENT

AFFORDABLE MULTI-FAMILY HOMES

FOR SALE

SINGLE-FAMILY HOMES

FOR SALE

PAIRED HOMES

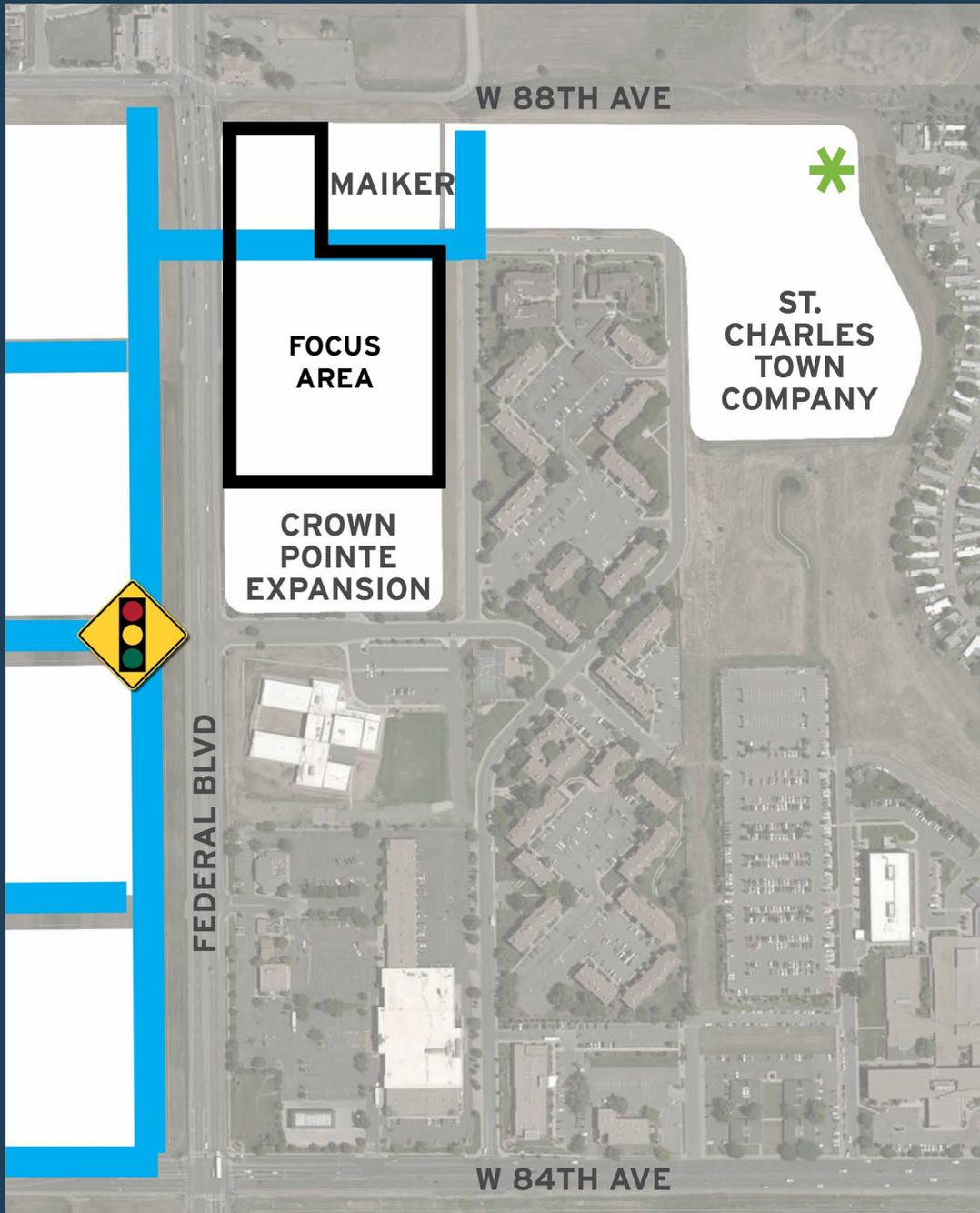
FOR SALE

TOWNHOMES

PUBLICLY ACCESSIBLE
PARKS & OPEN SPACE

UPLANDS UPDATE

PUBLIC IMPROVEMENTS



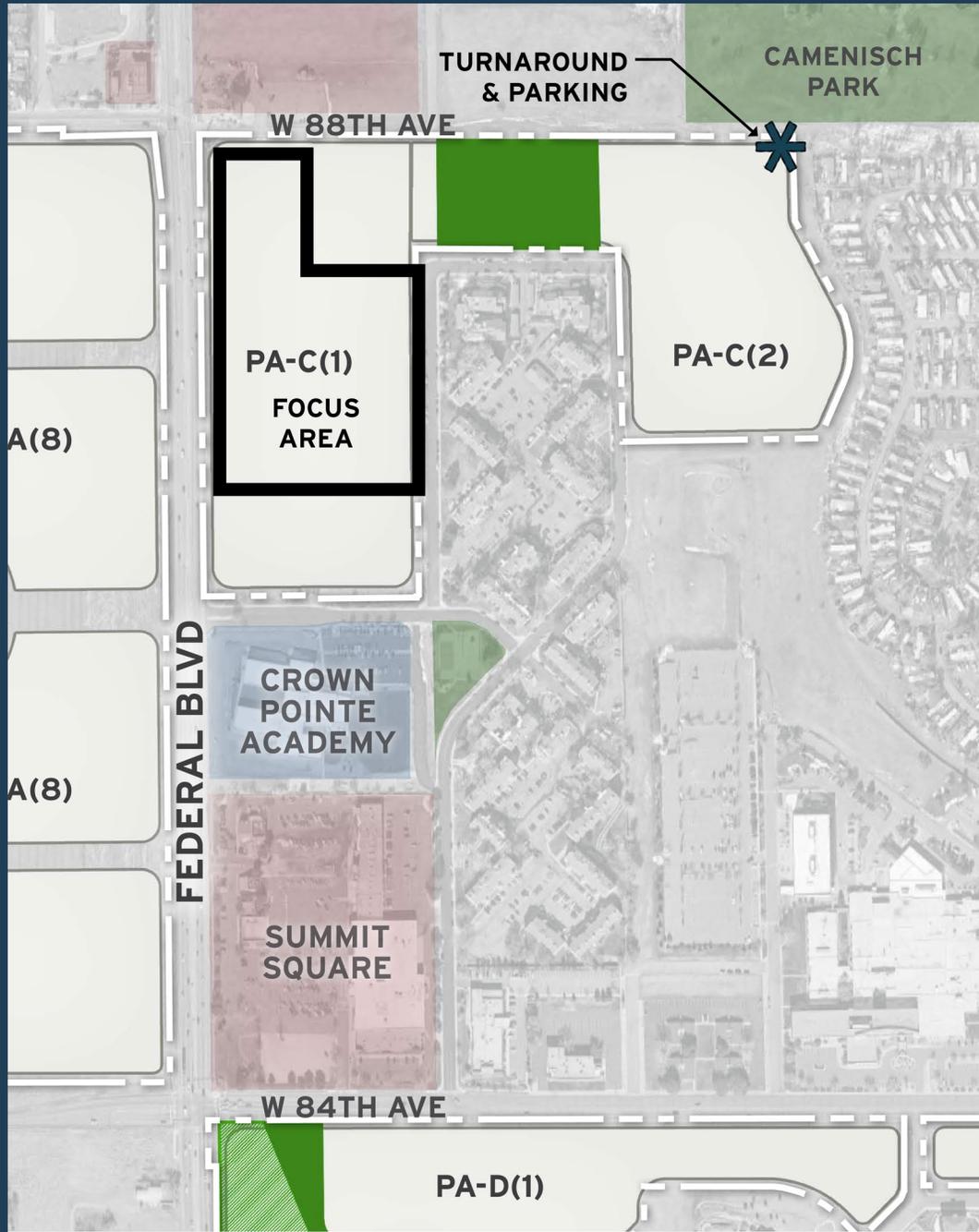
LEGEND

-  SANITARY SEWER IMPROVEMENTS/UPGRADES
-  WATER IMPROVEMENTS/UPGRADES
-  STORM DRAINAGE IMPROVEMENTS/UPGRADES

UPLANDS UPDATE

Public Land Dedication

11.00 ACRES	PARCEL A: NW
10.00 ACRES	PARCEL A: CENTRAL
6.06 ACRES	PARCEL B
3.00 ACRES	PARCEL C
4.24 ACRES	PARCEL D
34.30 ACRES	TOTAL PUBLIC LAND DEDICATION
6.35 ACRES	VIEW CORRIDOR



LEGEND

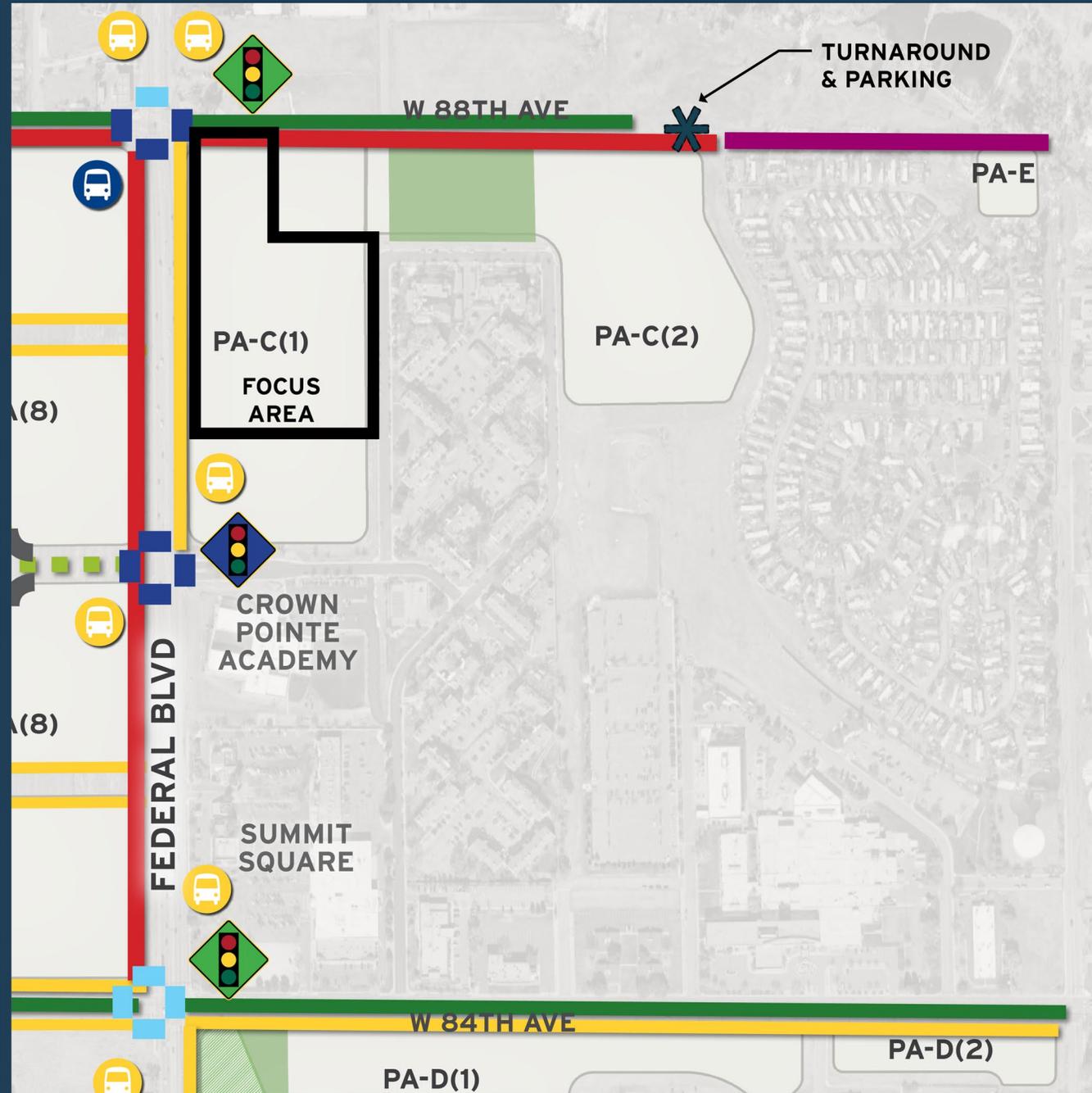
- VIEW CORRIDOR
- PUBLIC LAND DEDICATION

OVERALL UPLANDS CONNECTIVITY

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

LEGEND

-  PUBLIC LAND DEDICATION
 -  VIEW CORRIDOR
- TRAIL/WALK CONNECTIONS**
-  10' CONCRETE MULTI-USE TRAIL
 -  8' SIDEWALK
 -  6' LOCAL SIDEWALK
 -  OFF-SITE TRAIL CONNECTION
 -  STRIPED BIKE LANE
 -  SHARROW BIKE LANE
- PED & BIKE INFRASTRUCTURE**
-  EXISTING STRIPED X-WALK
 -  EXISTING, RE-STRIPING
 -  NEW STRIPED X-WALK
 -  PROPOSED CURB BUMPOUT
 -  PROPOSED FLASHING PED X-WALK
 -  EXISTING BUS STOP
 -  PROPOSED BUS STOP
 -  TRAILHEAD
- INTERSECTION INFRASTRUCTURE**
-  EXISTING SIGNALIZED INTERSECTION TO REMAIN - NO MODIFICATIONS
 -  EXISTING SIGNALIZED INTERSECTION, TRAFFIC SIGNALS TO BE REPLACED W/ INTERSECTION IMPROVEMENTS
 -  PROPOSED NEW SIGNALIZED INTERSECTION



UPLANDS PA-C

SITE PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

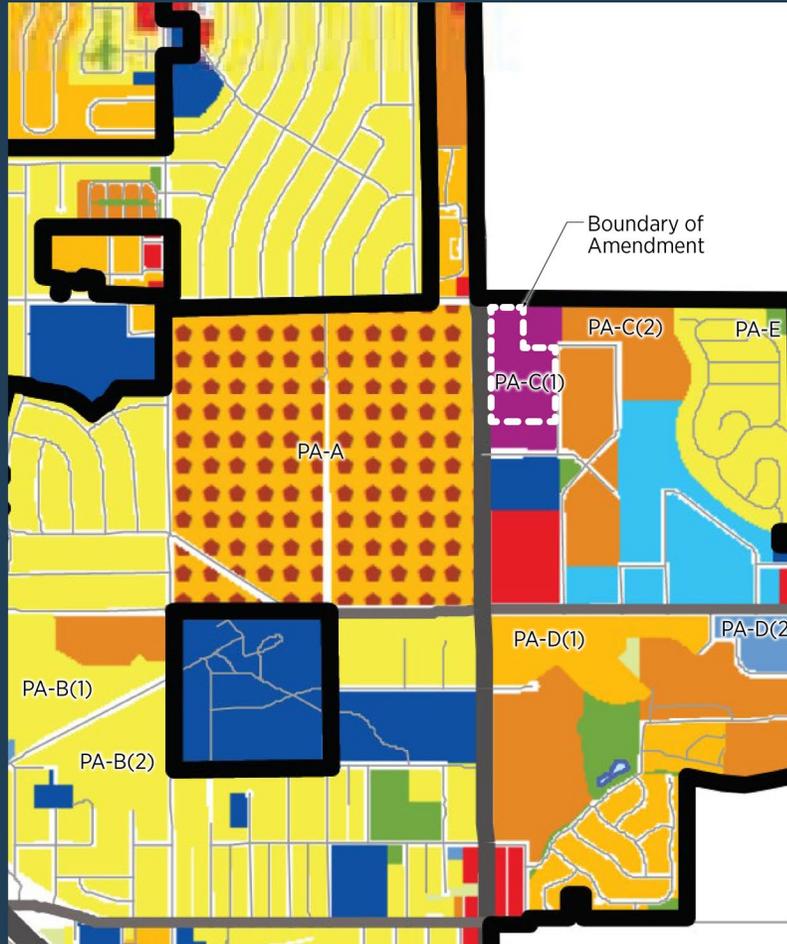


APPLICATIONS BEING PREPARED:
2040 COMPREHENSIVE PLAN AMENDMENT
UPLANDS PRELIMINARY DEVELOPMENT PLAN (PDP) AMENDMENT

COMPREHENSIVE PLAN AMENDMENT

COMPREHENSIVE PLAN AMENDMENT

EXISTING



COMMERCIAL MIXED USE

Primary Land Uses: Multi-Family, Retail Commercial, Offices

Building Height: 1-3 Stories, but allows for higher along arterial streets (Federal Blvd)

Density: 36.0 Du/Ac Max.

FAR: Min. 0.1 with Residential / Max. 2.0

CHALLENGES

- Development of housing requires a minimum of 43,780 SF of commercial
 - Equivalent size to the vacant grocer building within Summit Square
- Multi-family builders are deterred from development due to large commercial requirements
- Commercial development viability is limited in this location due to market demands (ground leases, not vertically mixed use buildings) and traffic patterns
- Land remains vacant without either commercial or residential development

PAST MARKETING EFFORTS

5,100+

NUMBER OF DEVELOPERS/INVESTORS
RECEIVING MARKETING MATERIALS

SPRING 2023

(INCLUDING MULTIFAMILY, MIXED USE, RETAIL,
HOSPITALITY, SENIOR HOUSING, AND MEDICAL OFFICE)

6

NUMBER OF MULTI-FAMILY
DEVELOPERS INTERESTED

(ALL WERE DETERRED FROM PROCEEDING DUE
TO EXTENSIVE COMMERCIAL REQUIREMENTS)

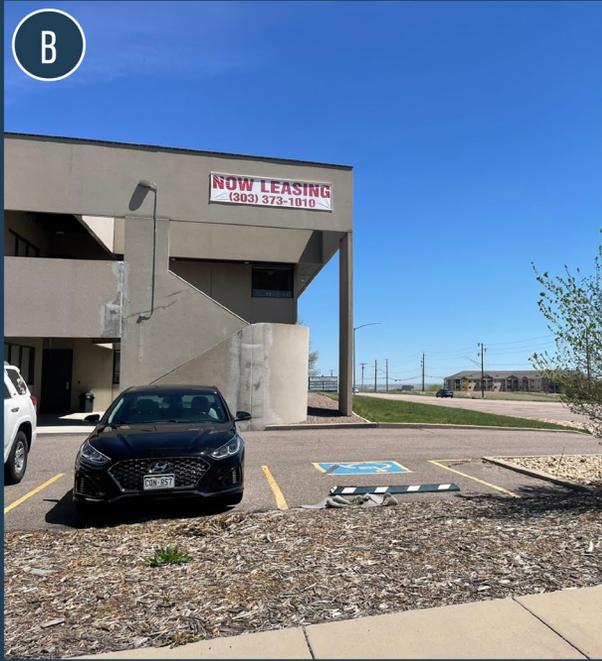
1

NUMBER OF COMMERCIAL
OFFERS RECEIVED

(UNSOLICITED GAS PAD OFFER RECEIVED)

WHAT WE HEARD RE: COMMERCIAL VIABILITY (SOURCE: CBRE CAPITAL MARKETS)

- 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 $\frac{3}{4}$ movement intersections

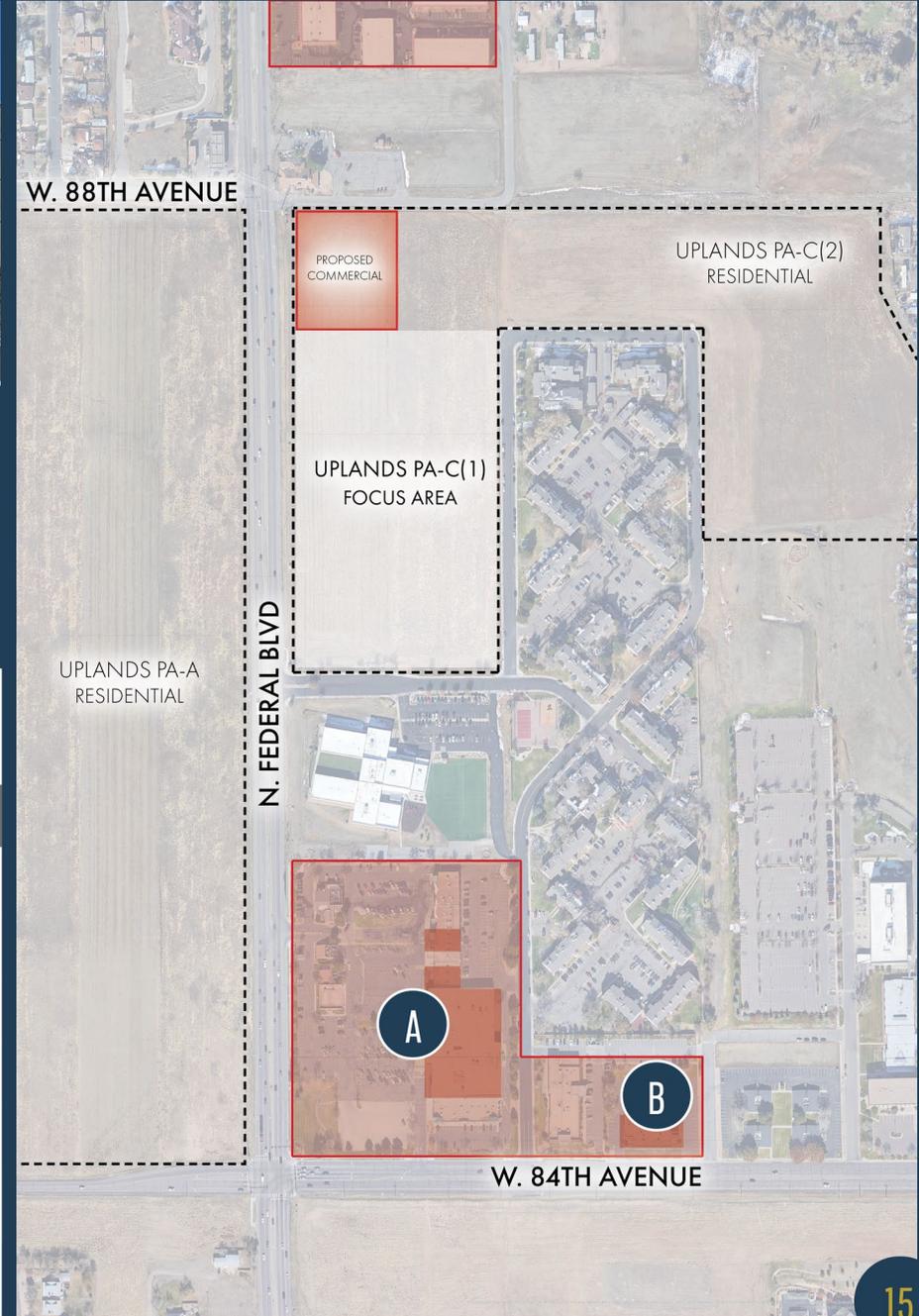


- Over 1.3 million SQFT vacant among Retail + Office Space
- Existing available inventory in Federal Corridor vicinity

Commercial Space in Westminster

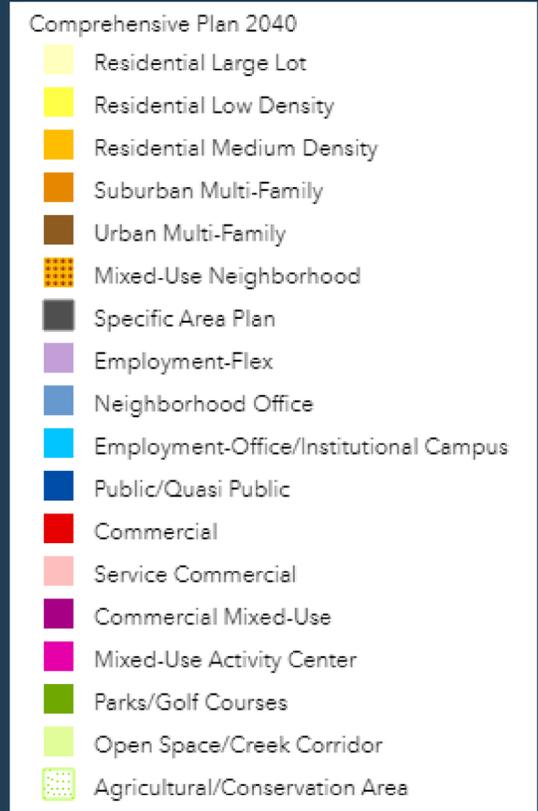
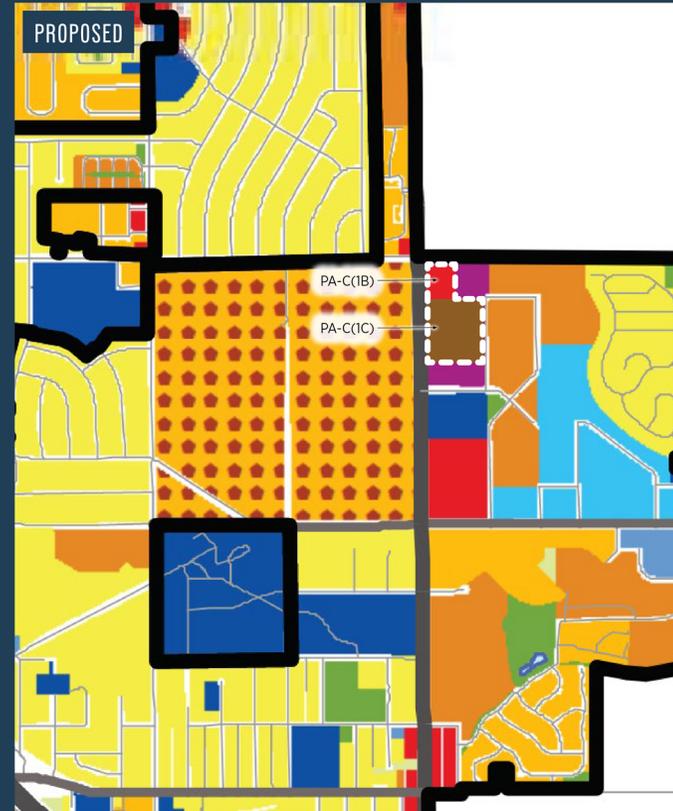
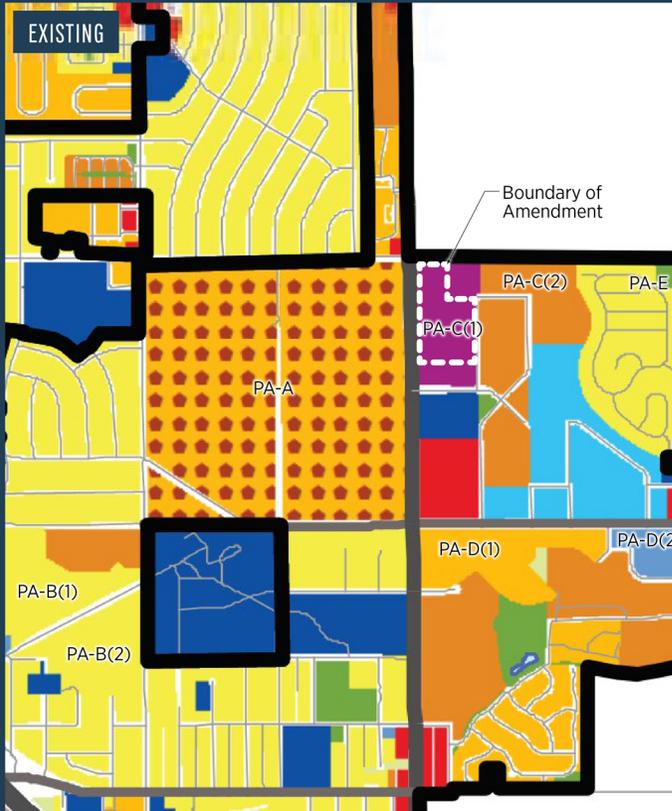
SPACE TYPE	TOTAL RENTABLE SQUARE FOOTAGE	VACANCY RATE	ESTIMATED SPACE AVAILABLE*
Industrial/Flex	3,582,581	2.4%	86,789
Retail	8,936,316	4.5%	404,415
Office Class A	2,640,460	15.2%	402,509
Office Class B	3,185,517	13.2%	419,394
Office Class C	387,373	7.1%	27,518

Source: CoStar, City of Westminster. September 2023. *Includes available space that may not be vacant.



COMPREHENSIVE PLAN AMENDMENT

EXISTING VS. PROPOSED



COMMERCIAL MIXED USE

- Primary Land Uses: Multi-Family, Retail, Commercial, Offices
- Building Height: 1-3 Stories, but allows or higher along arterial streets (Federal Blvd)
- Density: 36.0 Du/Ac Max.
- FAR: Min. 0.1 / Max. 2.0



COMMERCIAL

- Primary Land Uses: Retail, Offices
- Building Height: 1-3 Stories
- Density: N/A
- FAR: Min. N/A / Max. 0.45

URBAN MULTI-FAMILY

- Primary Land Uses: Multi-family
- Building Height: 1-4 Stories, but allows for higher along arterial streets (Federal Blvd)
- Density: Max. 36.0 Du/Ac
- FAR: N/A

COMMERCIAL CONCLUSIONS

City Support for additional residential as catalyst for revitalization: 2017 Housing Needs Assessment, Metro Vision 2035, 2040 CoW Comprehensive Plan:

→ WESTMINSTER HEIGHTS TRANSITION AREA:

- » Locate residential densities along the east side of Federal Boulevard

→ GOAL ER-3: PROMOTE REDEVELOPMENT OF TARGETED AREAS AS CATALYSTS FOR REVITALIZATION AND IMPROVED CONDITIONS THROUGHOUT THE COMMUNITY

- » Allowing mixed-use development along major commercial corridors
- » Promote walkability
- » Improve access to transit
- » Enhance surrounding existing development

→ GOAL ER-4: PROMOTE A BALANCE OF LAND USES, REVITALIZATION, AND REDEVELOPMENT OPPORTUNITIES THAT SUPPORT A DIVERSE ECONOMY.

- » Diversifying land uses and repurposing
- » Support redevelopment of older commercial centers that are no longer viable
- » Promote a balance of differing development types

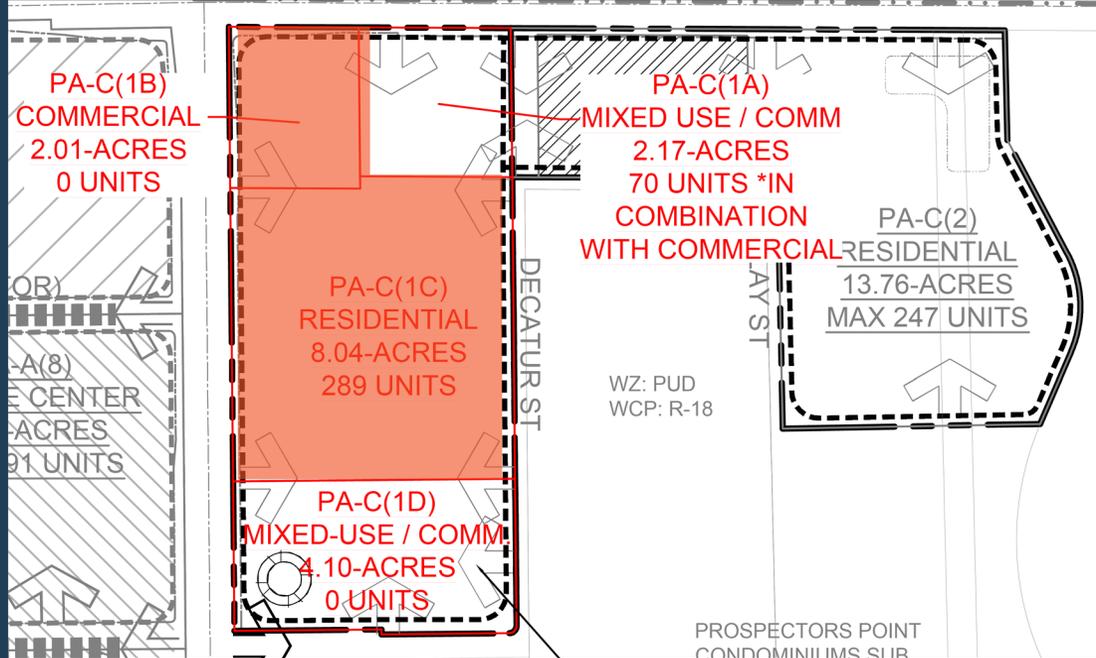
→ GOAL ER-8: SUPPORT PLANNING PROCESSES THAT ARE RESPONSIVE AND ADAPTABLE TO CHANGING INDUSTRY TRENDS.

- 1 Marketed property with no success
- 2 CBRE Marketing Analysis confirmed what we've seen that commercial development in this location is difficult
- 3 Separation of commercial requirements from MF allows for easier commercial absorption while creating rooftops to support retail success and provide much needed housing

PRELIMINARY DEVELOPMENT PLAN (PDP) AMENDMENT

PDP AMENDMENT

EXISTING VS. PROPOSED

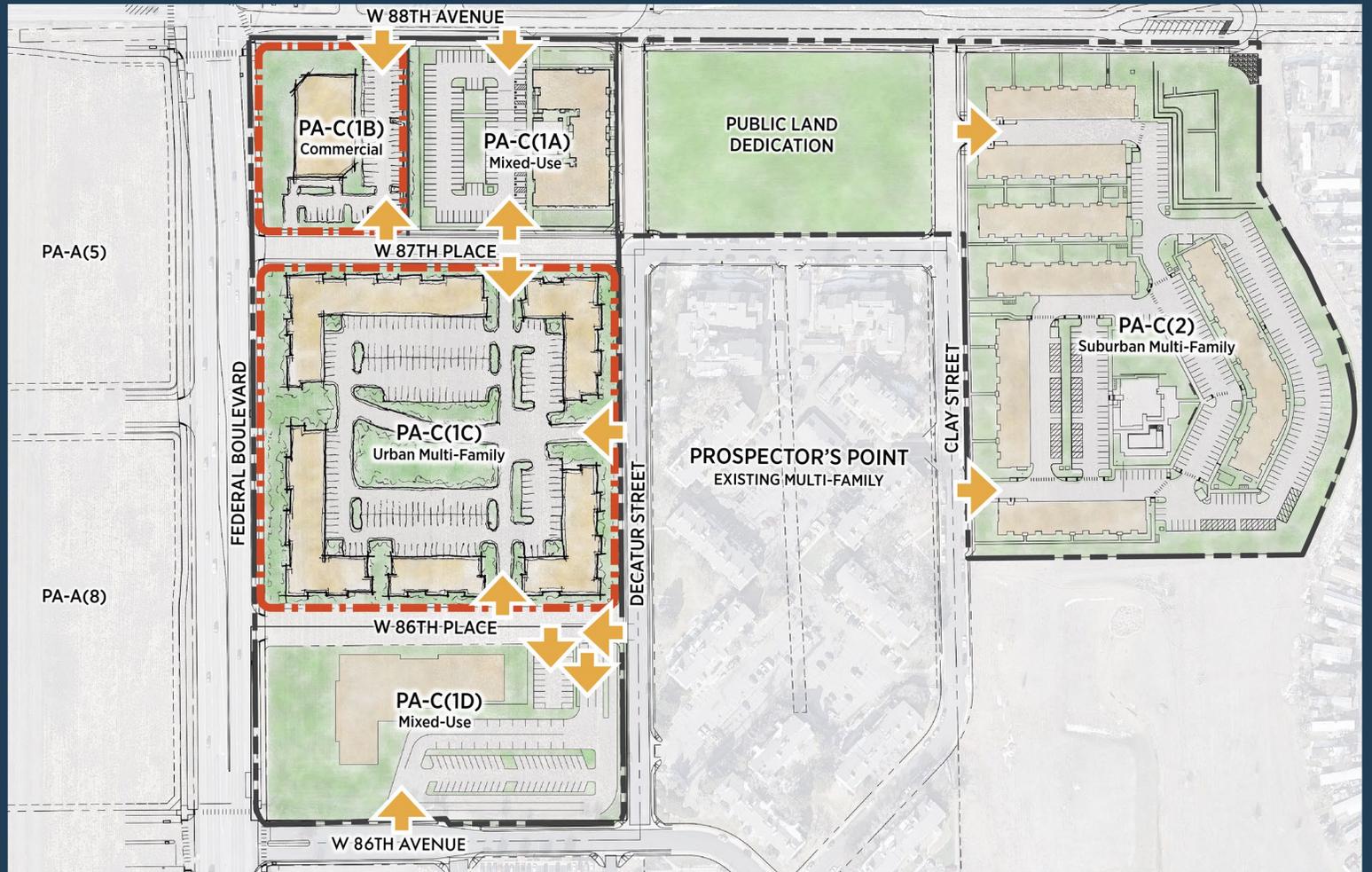


	EXISTING PDP	PROPOSED AMENDMENT	
		1(B)	1(C)
LAND USE	Mixed-Use / Commercial	Commercial	Residential
UNIT COUNT	300	-	289
HOME TYPE	MF	-	MF / SFA
MAX HEIGHT	5 Story / 65'	3 Story	5 Story
MIN/MAX COMMERCIAL	Min 11K SF Office FAR 0.1 - 1.5	0.45 Max FAR	-

CONCEPT PLAN

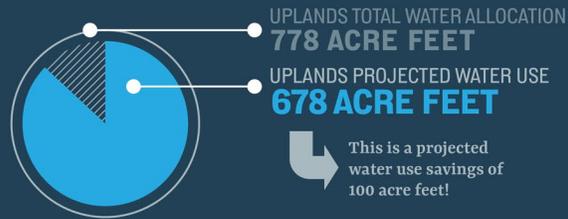
CONCEPT PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

	PROPOSED AMENDMENT	
	1(B)	1(C)
LAND USE	Commercial	Residential
UNIT COUNT	-	289
HOME TYPE	-	MF / SFA
MAX HEIGHT	3 Story	5 Story
MIN/MAX COMMERCIAL	0.45 Max FAR	-



UPLANDS | WATER CONSERVATION

WHAT WE SAID AT PDP:



OUR DEMONSTRATED SAVINGS SO FAR:

WATER USAGE BY NEIGHBORHOOD - APPROVED ODPS

PLANNING AREA	PDP PROJECTION	ODP COMPLIANCE
PA-A2	23 ACRE FEET	23 ACRE FEET
PA-A4	26 ACRE FEET	26 ACRE FEET
PA-B1	25 ACRE FEET	24 ACRE FEET

HOW WE ACHIEVE THE SAVINGS:

1 INTENTIONAL APPROACHES OUTSIDE THE HOME



UPLANDS APPROACH



- We use water smart practices for landscaping on lots and tracts:
- 25%-50% Typical lot size
 - Decrease in on-lot landscaping area
 - Further reduced turf areas
 - Special turf blend
 - Low water-use landscaping

2 INTENTIONAL APPROACHES INSIDE THE HOME



Proposed homes incorporate WaterSense appliances that save approximately 30% on water use.

With the approval and ultimate built environment both Uplands and the City solidify this savings!

WATER SMART LANDSCAPING EXAMPLES



Smaller lots utilizing native planting strategies and special turf blend to reduce water needs.



Tract areas make use of a wider array of softscape materials to add interest and decrease water reliance while thoughtfully deploying turf to accommodate park activities.

Planning Area C

Projected Water Usage Assumptions (Existing) = 81.4 Ac Ft

Projected Water Usage Assumptions (Proposed) = 81.6 Ac Ft

NET CHANGE = 0.2 Ac Ft

- Staff confirmed no utility, sewer or drainage study updates are needed with this amendment
- Existing Uplands infrastructure improvements accommodate this amendment
- Uplands is projected to exceed their overall projected water budget savings and will continue to track these savings throughout the development process

COMPREHENSIVE PLAN AMENDMENT
COMPLIANCE WITH COMPREHENSIVE PLAN AMENDMENT CRITERIA

	APPROVAL CRITERIA (WMC SECTION 11.5.14(A))	HOW UPLANDS MEETS THIS
✓	1. Consistent with the Comprehensive Plan and other adopted plans, policies and guidelines.	<ul style="list-style-type: none"> ✓ Goal LU-1: Achieves a balance of uses in the City ✓ Policy LU-3.3: Support a 20-minute neighborhood, where residents have access to retail services, schools, and other services ✓ Goal LU-3: Foster a sustainable mix of commercial and institutional uses accessible to neighborhoods and business districts ✓ Goal LU-9 Maintain the city’s high-quality design and development character ✓ 2023 Housing Needs Assessment: Expansion of infill development in neighborhoods along major roadways
✓	2. Serves a substantial public purpose and will not be substantially detrimental to the surrounding lands.	<ul style="list-style-type: none"> ✓ Creates a 20-minute neighborhood with nearby amenities (retail, open space, parks, schools) ✓ Harmonious density transition with the adjacency of Federal Boulevard and the plans for Bus Rapid Transit along this corridor
✓	3. Consider impacts on neighboring lands.	<ul style="list-style-type: none"> ✓ Support the proposed nearby commercial and existing adjacent commercial ✓ No change in the overall character of this planning area; re-allocated to address market conditions
✓	4. Necessary to address substantially changed conditions in the immediate area.	<ul style="list-style-type: none"> ✓ Land uses remain a combination of multi-family residential and commercial ✓ More marketable when developed as a single use
✓	5. Provides for the orderly physical growth of the city.	<ul style="list-style-type: none"> ✓ Infill development ✓ Additional housing supports a challenged commercial market
✓	6. Furthers an important public policy	<ul style="list-style-type: none"> ✓ Supports sustainability and housing goals by providing additional housing opportunities ✓ Provide a 20-minute, walkable neighborhood, which will reduce the need for the automobile, resulting in lower emissions and improved the air quality
✓	7. Addresses a uniqueness in the size, shape and character of the parcel in relation to neighboring lands.	<ul style="list-style-type: none"> ✓ Re-allocation of uses addressing changing market conditions ✓ Supports a need for commercial uses along W 88th Avenue and Federal Boulevard ✓ Supports a need for housing

COMPREHENSIVE PLAN AMENDMENT
COMPLIANCE WITH COMPREHENSIVE PLAN AMENDMENT CRITERIA

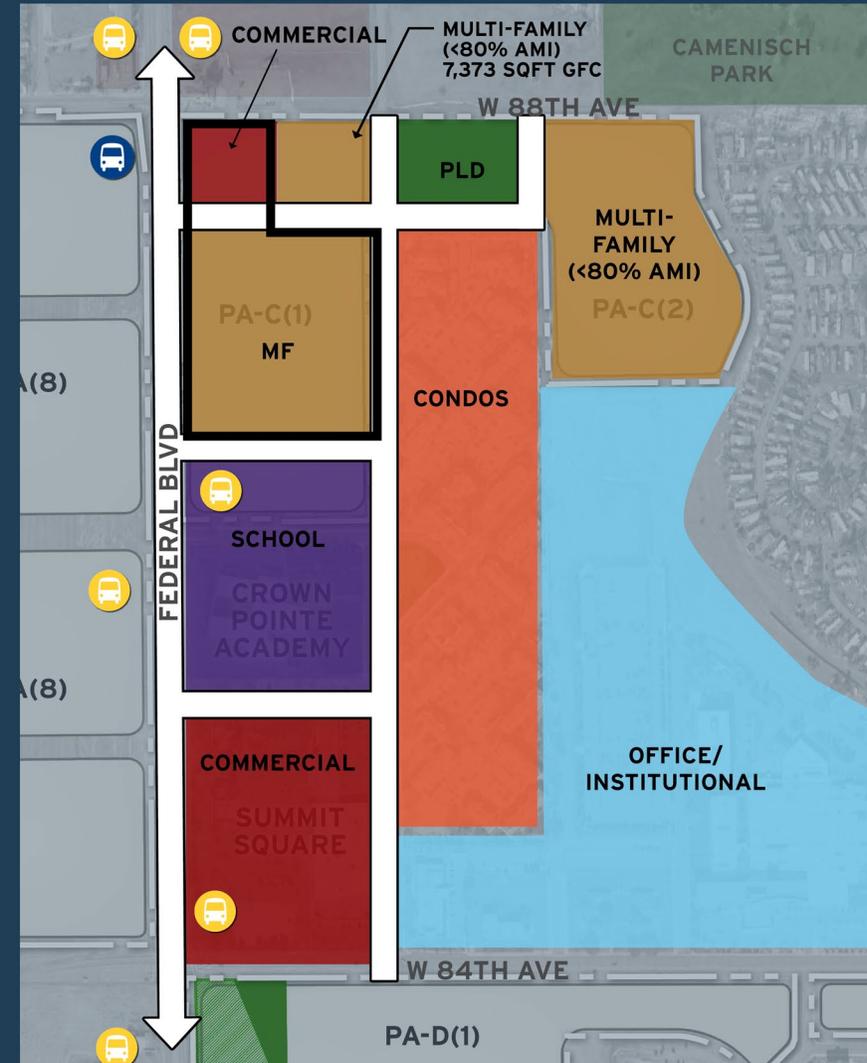
	APPROVAL CRITERIA (WMC SECTION 11.5.14(A))	HOW UPLANDS MEETS THIS
	8. Will not negatively impact the transportation system, infrastructure, water supply, fire and police services, parks and open space, or the City's general fund revenue.	<input checked="" type="checkbox"/> No change on impacts to City infrastructure, water supply, public services, or parks and open space in excess to their designed capacity or previously approved PDP
	9. Will not negatively impact the design capacity of public services or public infrastructure provided by referral agencies.	<input checked="" type="checkbox"/> Public services / public infrastructure have been designed to meet the original master plan and those same improvements are being provided with proposed amendment
	10. The proposed amendment establishes minimal environmental impacts.	<input checked="" type="checkbox"/> No environmentally sensitive characteristics were found within PA-C(1) that would create limitations on the ability to develop commercial and residential uses

	APPROVAL CRITERIA (WMC SECTION 11.5.21(B))	HOW UPLANDS MEETS THIS
	1. Consistent with the Comprehensive Plan and other adopted plans, policies and guidelines.	<ul style="list-style-type: none"> ✓ Goal LU-1: Achieves a balance of uses in the City ✓ Policy LU-3.3: Support a 20-minute neighborhood, where residents have access to retail services, schools, and other services ✓ Goal LU-3: Foster a sustainable mix of commercial and institutional uses accessible to neighborhoods and business districts ✓ Goal LU-9 Maintain the city’s high-quality design and development character
	2. Exhibits the application of sound, creative, innovative, and efficient planning principles.	<ul style="list-style-type: none"> ✓ Balances the needs of the community with the viability needs of future development.
	3. Exceptions	<ul style="list-style-type: none"> ✓ The proposed PDP Amendment does not include any exceptions
	4. The PDP is compatible and harmonious with existing public and private development in the surrounding area.	<ul style="list-style-type: none"> ✓ Harmonious with surrounding commercial and residential uses ✓ Thoughtful density transition with Federal Boulevard and the plans for Bus Rapid Transit along this corridor
	5. Protection from potentially adverse surrounding and internal influences.	<ul style="list-style-type: none"> ✓ Creation of uses that fit with the character of the area ✓ Strategically located adjacent to a major arterial and future transit
	6. No significant adverse impacts upon existing or future land uses.	<ul style="list-style-type: none"> ✓ Compatible with existing uses, planned uses per the Comprehensive Plan and Uplands PDP

	APPROVAL CRITERIA (WMC SECTION 11.5.21(B))	HOW UPLANDS MEETS THIS
	7. Circulation designed to promote safe, convenient, and free traffic flow on streets without interruptions, and minimum hazards for vehicles and pedestrian traffic.	<input checked="" type="checkbox"/> No changes to proposed circulation as part of this PDP amendment
	8. ROW and Easement Dedication.	<input checked="" type="checkbox"/> Proposed Amendment remains compliant with the currently approved PDP for ROW, Easement and Public Land Dedication
	9. Performance standards are included that ensure reasonable expectations of future ODPs.	<input checked="" type="checkbox"/> No change in Performance Standards
	10. The applicant is not in default or does not have any outstanding obligations to the City.	<input checked="" type="checkbox"/> The applicant is not in default and does not have any outstanding obligations to the City.

IN SUMMATION

- Preserves commercial at its most viable location (88th and Federal)
- Provides much-needed housing sooner
- Activates Bus Rapid Transit Corridor along Federal Boulevard
- Creates a complete and thoughtful neighborhood through:
 - » a mix of uses
 - » a diversity of housing types and price points
 - » context-sensitive building heights
 - » a gridded street network
 - » access to community parks, trails and open space



THANK YOU