

LEGAL DESCRIPTION

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

SURVEYOR'S CERTIFICATE

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

DATE _____ REGISTERED
LAND SURVEYOR & NO. _____

PROJECT TEAM

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

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

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

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

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

PERMITTED / PROHIBITED USES

PERMITTED USES:

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

PROHIBITED USES WITHIN BLOCK 1, TRACT B:

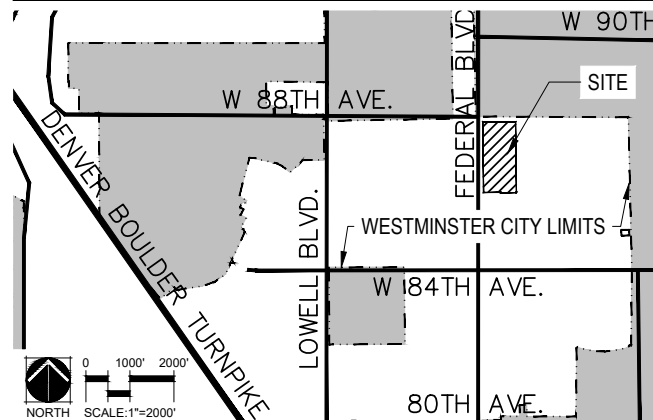
- COMMERCIAL USES OF WHICH REQUIRED PARKING EXCEEDS THE PROVIDED AMOUNT OF 1 SPACE/300 S.F.
- CHURCHES
- BAR/NIGHTCLUB/TAVERN (NO MORE THAN 5 BILLIARDS TABLES)
- INDOOR ENTERTAINMENT ESTABLISHMENTS

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

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

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

VICINITY MAP



ADJACENT ZONING, LAND USE & COMP. PLAN DESIGNATIONS

	ZONING	LAND USE	COMP. PLAN
PA-C(1):	PUD	VACANT	COMMERCIAL MIXED USE
NORTH:	C-1 (ADAMS COUNTY)	FRATERNAL ORDER OF EAGLES	(ADAMS COUNTY)
SOUTH:	C-1	CROWN POINTE ACADEMY	PUBLIC/QUASI PUBLIC
EAST:	PUD	PROSPECTORS POINT CONDOMINIUMS, VACANT	SUBURBAN MULTI-FAMILY
WEST:	PUD	VACANT	MIXED-USE NEIGHBORHOOD

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OWNER APPROVAL

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

SIGNATURE _____ TITLE _____

CITY APPROVAL

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

CHAIRMAN _____

ATTEST: CITY CLERK _____

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

MAYOR _____

ATTEST: CITY CLERK _____

CLERK AND RECORDER'S CERTIFICATE

RECEPTION NO. _____

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

ADAMS COUNTY CLERK AND RECORDER _____

BY: DEPUTY CLERK _____

DEVELOPMENT TIMING & PHASING

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

PHASE 1

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

FUTURE PHASES

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

CASE #: PLN23-0072

Attachment 2

NORRIS
DESIGN

1101 BANNOCK STREET
DENVER, CO 80202
P. 303.882.1100

UPLANDS

DATE: 07.01.2024

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

OFFICIAL DEVELOPMENT PLAN
PREPARED: 06.15.2023

REVISIONS

SUB02: 11/22/23

SUB03: 03/05/24

SUB04: 05/24/24

SUB05: 07/01/24

1 OF 39
COVER

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

Attachment 2



UPLANDS

DATE: 07.01.2024

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

OFFICIAL DEVELOPMENT PLAN
PREPARED: 06.15.2023
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SITE DATA

BLOCK 1, TRACT B - LOTS & COVERAGE

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

PROJECT / SITE DATA

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

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

BLOCK 1, TRACT B - PERIMETER SITE SETBACKS

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

NOTES

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

OVERALL UPLANDS RESIDENTIAL PRODUCT TRACKING TABLE

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

IMPROVEMENTS RESPONSIBILITY MATRIX

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

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

BLOCK 1, TRACT B - PARKING REQUIREMENTS

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

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

ON-STREET COMMERCIAL PARKING BREAK-DOWN

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

REFER TO PARKING EXCEPTION SHEET 5.

EV AND BIKE PARKING

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

*ABBREVIATIONS FOR INFRASTRUCTURE IMPROVEMENTS:

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

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

Attachment 2



1101 BARRACK STREET
DENVER, CO 80202
P.303.882.1168

UPLANDS

DATE: 07.01.2024

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

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

PROJECT NOTES

PARK DEVELOPMENT FEES

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

SCHOOL LAND DEDICATION

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

PUBLIC ART

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

RECOVERY COSTS

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

SERVICE COMMITMENTS

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

COMPLIANCE WITH CITY COUNCIL CONDITIONS OF APPROVAL

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

PUBLIC LAND DEDICATION

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

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

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

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

UPLANDS PUBLIC LAND DEDICATION TRACKING CHART:

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

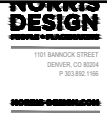
PROJECTED POPULATION AND CASH-IN-LIEU REQUIREMENT:

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

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

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

Attachment 2



UPLANDS

DATE: 07.01.2024

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

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

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NOTES

OFFICIAL DEVELOPMENT PLAN (ODP) GENERAL INTENT

THE GENERAL INTENT OF THIS ODP IS TO:

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

PROJECT SCOPE:

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

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

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

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

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

STANDARD STATEMENTS

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

STANDARD STATEMENTS, CONT.

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

STANDARD STATEMENTS, CONT.

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

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 5 OF 39

DESIGN EXCEPTIONS

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

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

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

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

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

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

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

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

CONFORMANCE WITH THE WESTMINSTER COMPREHENSIVE PLAN

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS SD-2

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

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

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

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

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

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

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

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

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

OFF-STREET PARKING:

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

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

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

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

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

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

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

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

SITE AMENITIES

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

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

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

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

Attachment 2



UPLANDS

DATE: 07.01.2024

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

OFFICIAL DEVELOPMENT PLAN
PREPARED: 06.15.2023

REVISIONS

SUB02: 11/22/23

SUB03: 03/05/24

SUB04: 05/24/24

SUB05: 07/01/24

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EXCEPTIONS

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

Attachment 2



UPLANDS

DATE: 07.01.2024

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

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023	REV IS I O N S			
	SUB02:	11/22/23		
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EXCEPTIONS

DESIGN EXCEPTIONS

SITE AMENITIES, CONT.

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

EXTERIOR DESIGN ELEMENTS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PATIOS/BALCONIES

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

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

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

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

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

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

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

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

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

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

PRIVATE LANDSCAPING

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

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

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

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

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

Attachment 2



UPLANDS

DATE: 07.01.2024

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

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023	R E V I S I O N S			
	SUB02:	11/22/23		
	SUB03:	03/05/24		
	SUB04:	05/24/24		
	SUB05:	07/01/24		

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EXCEPTIONS

DESIGN EXCEPTIONS

PRIVATE LANDSCAPING, CONT.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SCREENING

AN EXCEPTION TO RETAIL COMMERCIAL DESIGN STANDARDS AD-B1

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

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

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

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

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

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

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 8 OF 39

Attachment 2



UPLANDS

DATE: 07.01.2024

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

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

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EXCEPTIONS

DESIGN EXCEPTIONS

MECHANICAL SCREENING

AN EXCEPTION TO RETAIL COMMERCIAL DESIGN STANDARDS AD-B1

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

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

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

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

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

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

TRASH ENCLOSURES

AN EXCEPTION TO MULTI-FAMILY DESIGN STANDARDS SD-12

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

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

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

METER PIT LOCATIONS

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

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

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

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

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

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

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

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

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
A PLANNED UNIT DEVELOPMENT
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SHEET 9 OF 39

Attachment 2



UPLANDS

DATE: 07.01.2024

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

OFFICIAL DEVELOPMENT PLAN
PREPARED: 06.15.2023
REVISIONS
SUB02: 11/22/23
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EXCEPTIONS

DESIGN EXCEPTIONS

DIMENSIONAL STANDARDS: SETBACKS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

INTERIOR SETBACKS			
STANDARD	REQUIREMENT	PROVIDED	
PRIMARY BUILDING SETBACKS FROM INTERIOR PARKING LOTS	15' FROM ALL SIDES OF PRIMARY BUILDINGS	10' BETWEEN BUILDINGS AND INTERIOR PARKING LOT FOR 136' (63%) OF FRONTAGE	INCREASE TO 68' (37%) FOR BUILDING COURTYARD
DISTANCE BETWEEN ACCESSORY STRUCTURES	20' MIN.	15' MIN.	

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1, TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 10 OF 39

Attachment 2



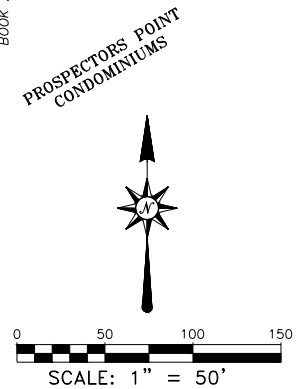
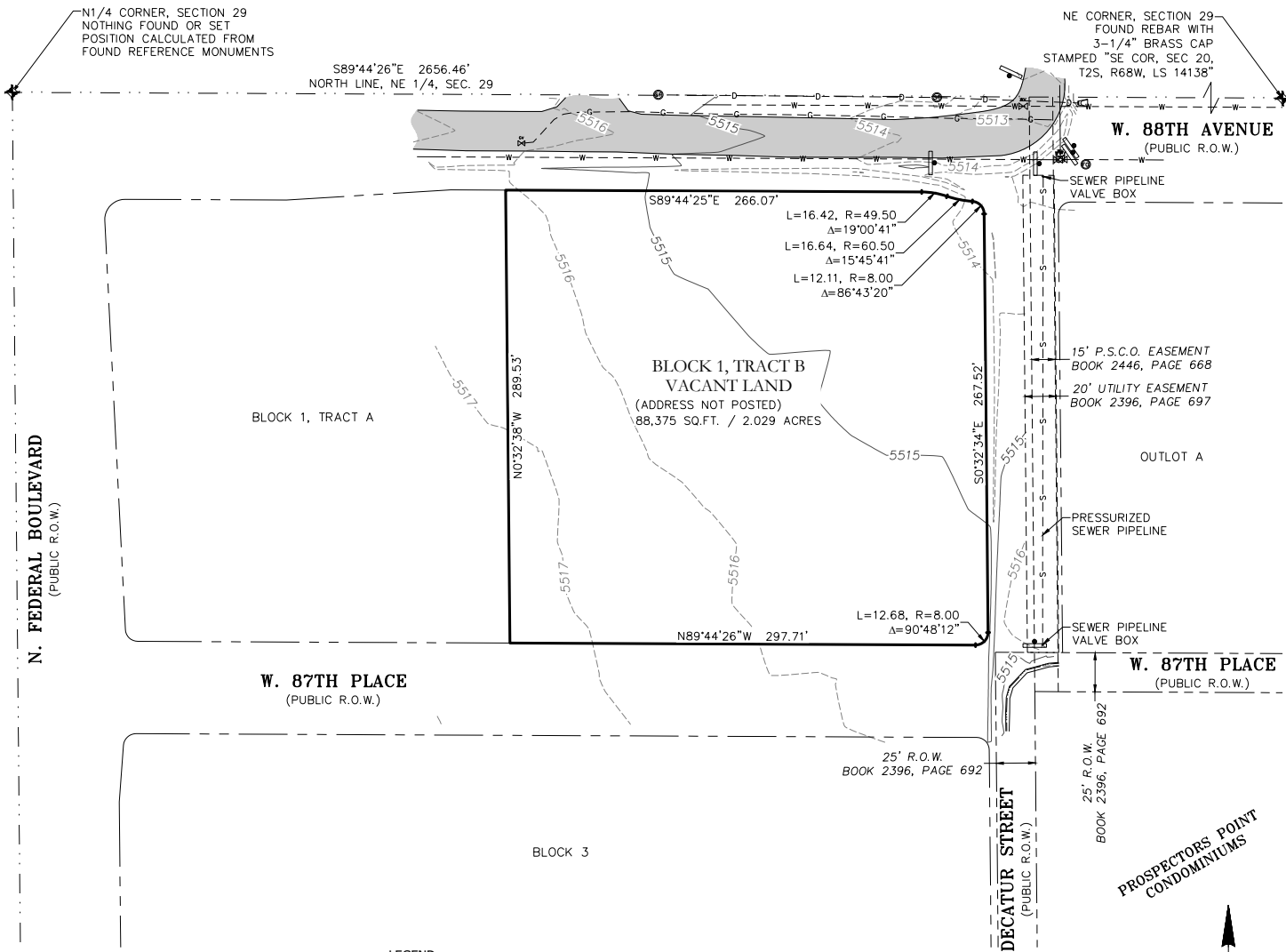
UPLANDS

DATE: 07.01.2024

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

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023	REVISIONS
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	SUB03: 03/05/24
	SUB04: 05/24/24
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 EXISTING
 CONDITIONS



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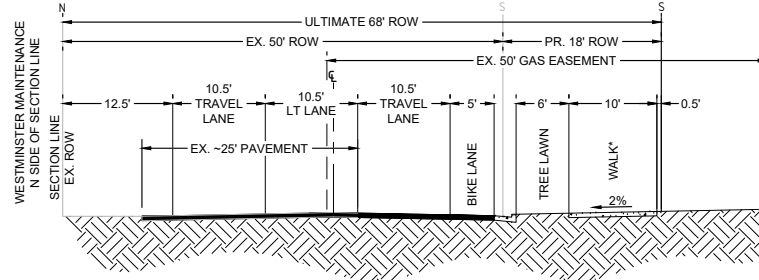
Attachment 2

WILSON & COMPANY

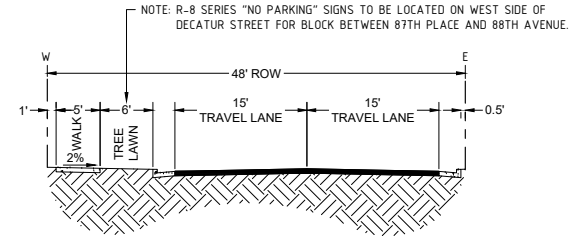
990 S. BROADWAY, SUITE 220
 DENVER, COLORADO 80209
 PHONE: 303-297-2976
 FAX: 303-297-2683
 www.wilsonco.com

SECTIONS BY OTHERS NOTE

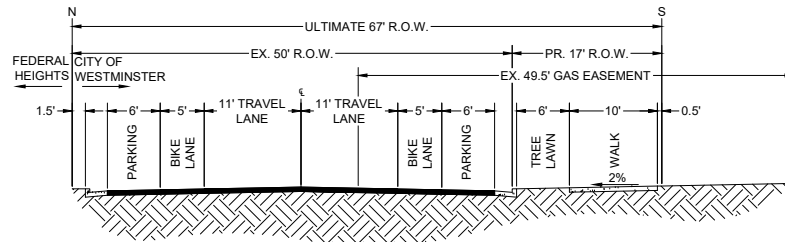
THESE STREET SECTIONS ARE BEING
 PROVIDED FROM THE APPROVED UPLANDS
 PDP, RECORDING NUMBER 2022000055313.



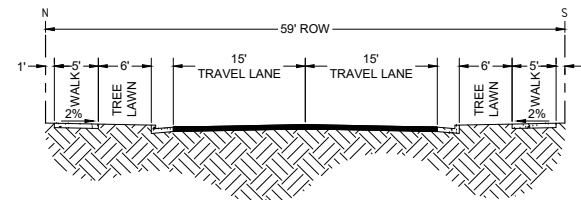
88TH AVE.
 (EAST OF FEDERAL AT INTERSECTION)
 2-LANE LOCAL
 (NO PARKING ALLOWED)



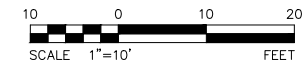
DECATUR ST.
 2-LANE LOCAL
 (PARKING ALLOWED ON THE EAST SIDE OF THE STREET - SHALL
 MAINTAIN A 26 FT UNOBSTRUCTED PATH OF TRAVEL FOR FIRE
 DEPARTMENT AERIAL APPARATUS ACCESS ROAD ON DECATUR STREET)



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



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



UPLANDS

DATE: 07.01.2024

**UPLANDS FILING NO. 3
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OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023	REVISIONS
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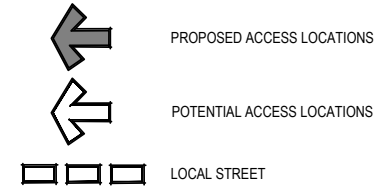
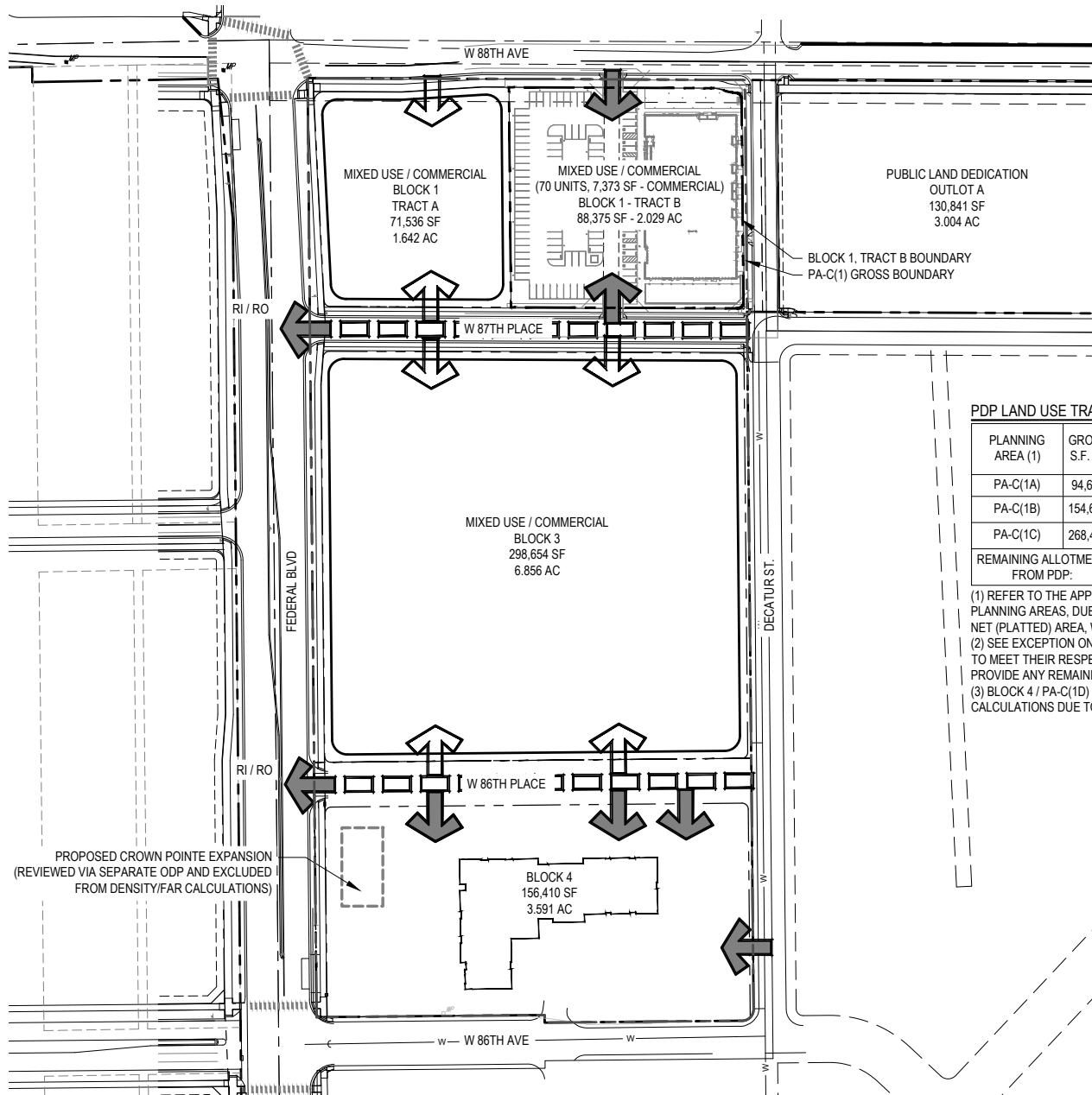
OFFICIAL DEVELOPMENT PLAN
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 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET 12 OF 39

Attachment 2

**NORRIS
DESIGN**
 1101 BARKOCK STREET
 DENVER, CO 80202
 P 303.882.1500

OVERALL SITE PLAN

LEGEND



PDP LAND USE TRACKING TABLE

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

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

NOTES:

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

UPLANDS

DATE: 07.01.2024

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

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 06.15.2023

REVISIONS

SUB02: 11/22/23
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 OVERALL SITE PLAN

LOT COVERAGE

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

SITE PLAN NOTES

*PUBLICLY ACCESSIBLE PRIVATE PARK INCLUDES A PUBLIC ACCESS EASEMENT

OFFICIAL DEVELOPMENT PLAN UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF ADAMS, STATE OF COLORADO SHEET 13 OF 39

GENERAL NOTES

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

ODP - SITE KEYNOTES

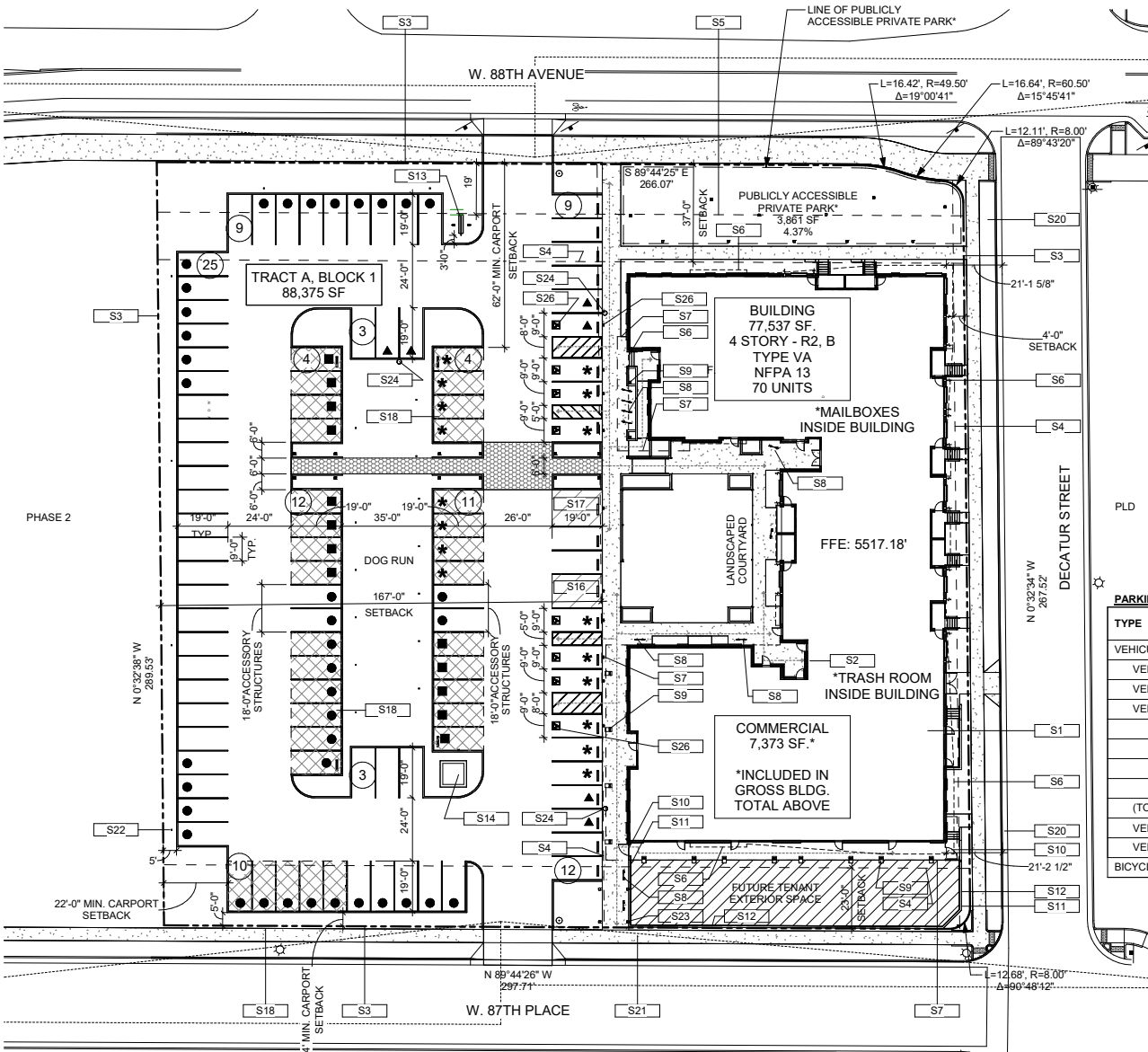
- S1 FIRE SPRINKLER RISER ROOM / DOMESTIC WATER F.D.C.
- S2 MAIN DISTRIBUTION PANEL
- S3 PROPERTY LINE
- S4 BUILDING SETBACK
- S5 UTILITY SETBACK
- S6 LINE OF BUILDING ABOVE
- S7 LINE OF CANOPY ABOVE
- S8 BICYCLE RACKS
- S9 COLUMN
- S10 GATE
- S11 FENCE
- S12 RETAINING WALL UP TO 3' HT.
- S13 MONUMENT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

PARKING

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

SITE PLAN LEGEND

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



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

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

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

Attachment 2

WILSON & COMPANY

990 S. BROADWAY, SUITE 220
DENVER, COLORADO 80209
PHONE: 303-297-2976
FAX: 303-297-2683
www.wilsonco.com

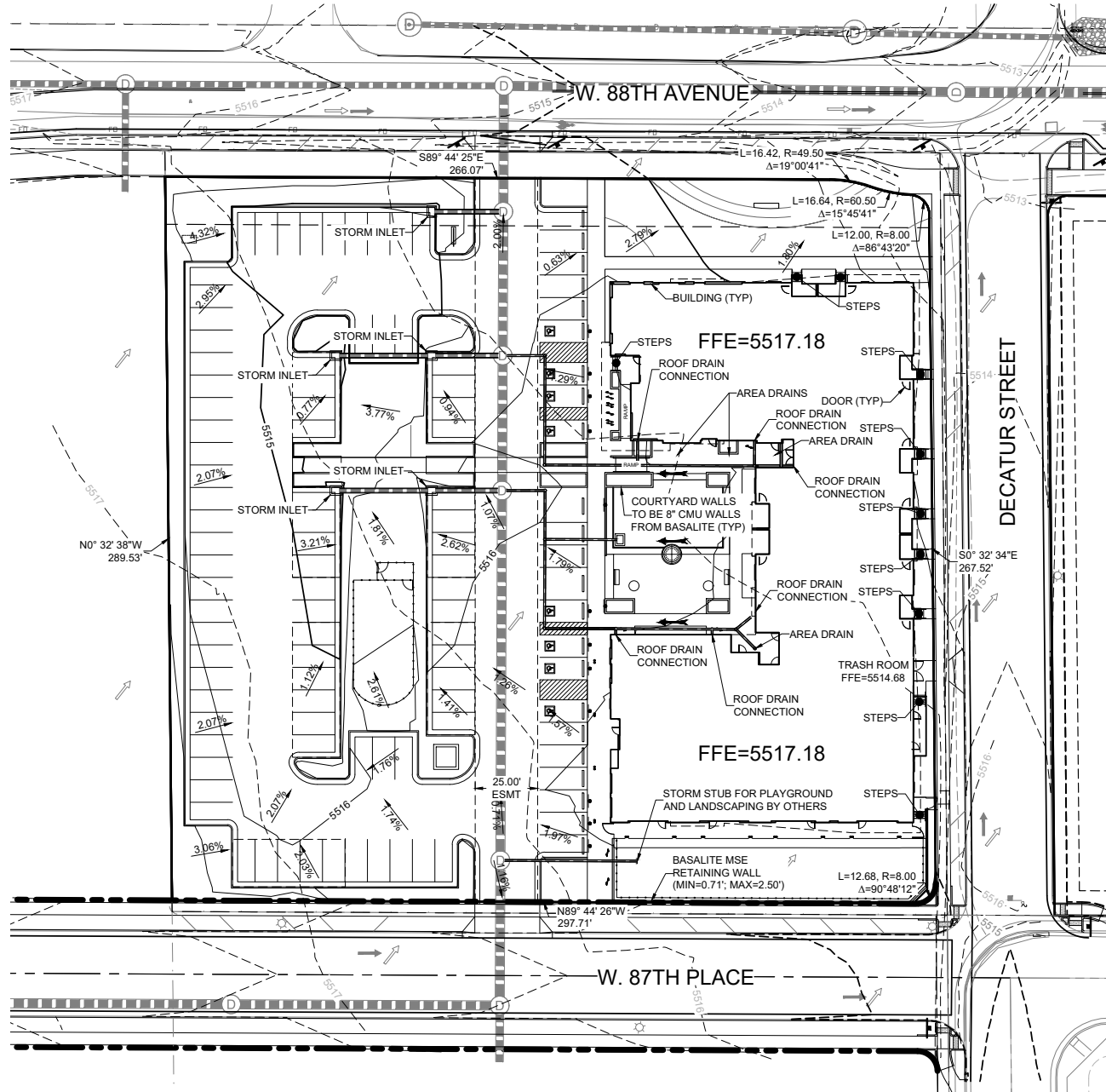
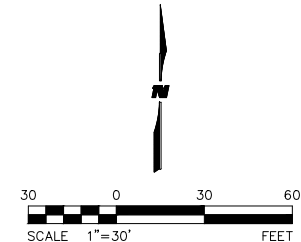
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DATE: 07.01.2024

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

GRADING BY OTHERS NOTE

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



OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023	REVISIONS
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FIRE FLOW DATA

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

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

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

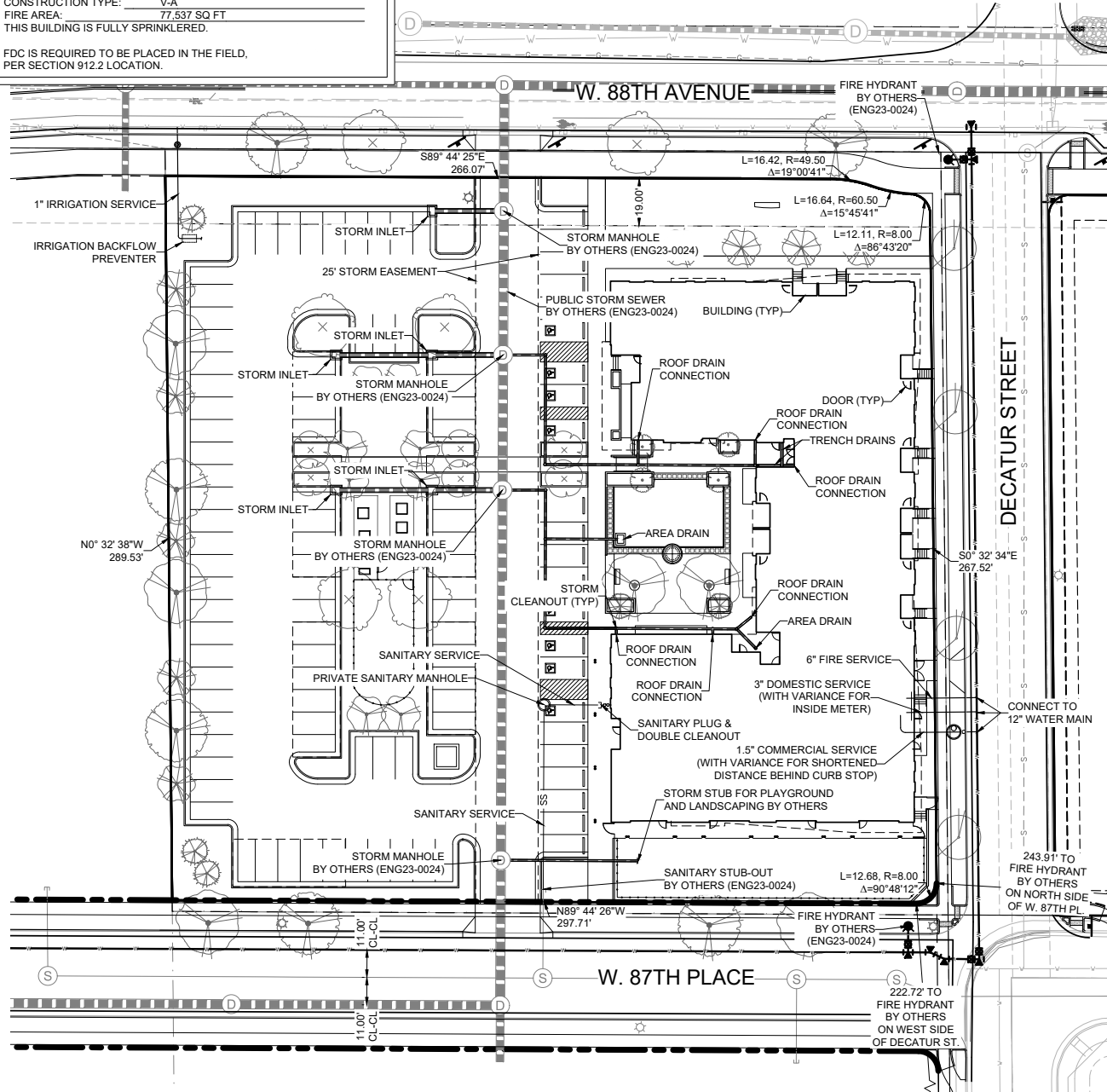
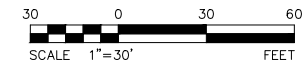
OFFICIAL DEVELOPMENT PLAN UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B A PLANNED UNIT DEVELOPMENT IN THE CITY OF WESTMINSTER COUNTY OF ADAMS, STATE OF COLORADO SHEET 15 OF 39

UTILITY LEGEND

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

UTILITIES BY OTHERS NOTE

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



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

OFFICIAL DEVELOPMENT PLAN
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UTILITY PLAN




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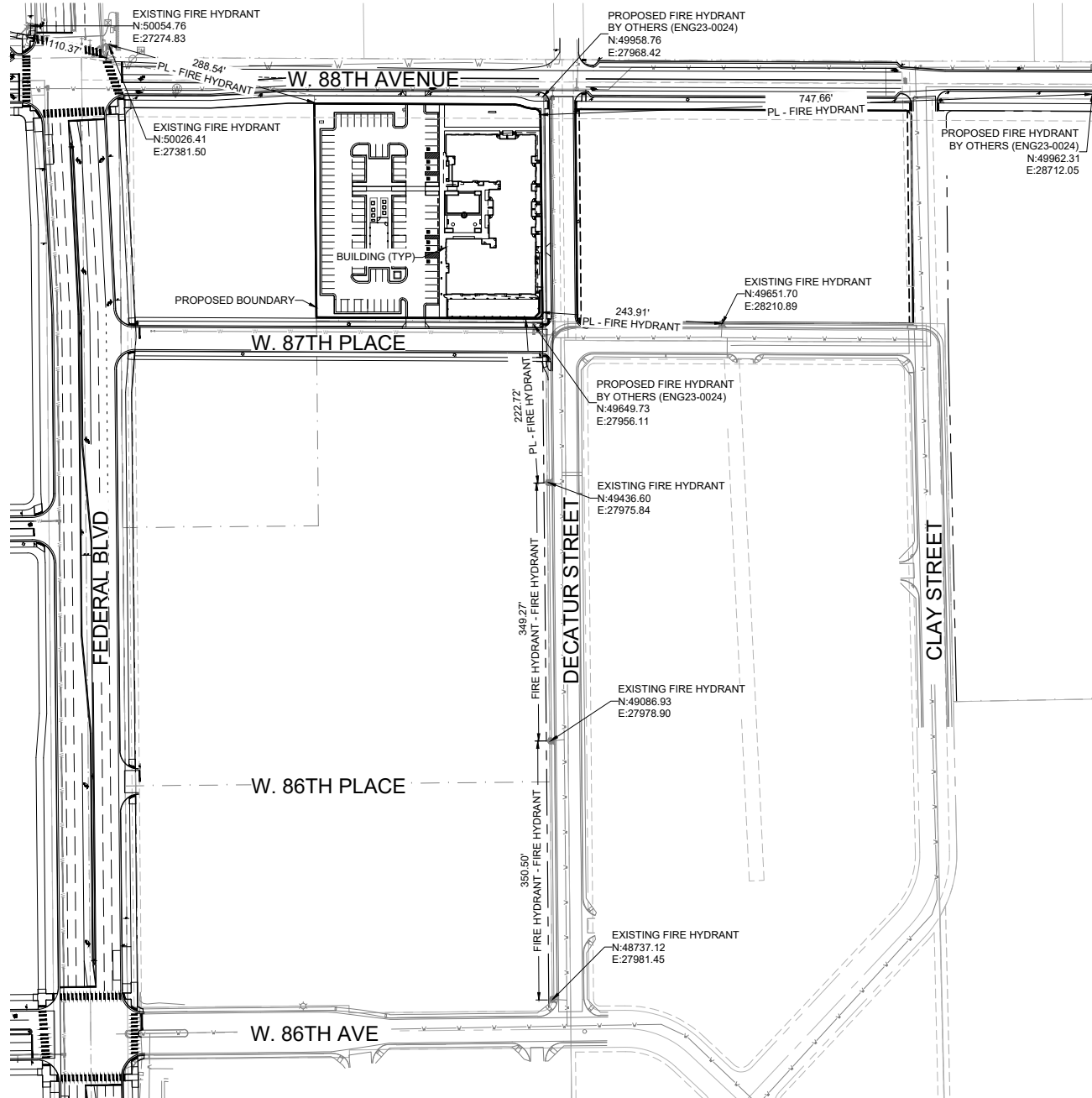
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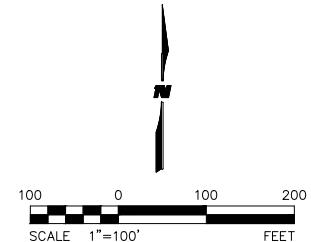
UTILITY LEGEND

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



UTILITIES BY OTHERS NOTE

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ARCHITECTURE | URBAN DESIGN ■ SAN FRANCISCO | DENVER | MINNEAPOLIS
1330 Broadway Street, Suite 300, Denver, CO 80202 T 303.733.3000

DATE: 07.01.2024

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WESTMINSTER, COLORADO

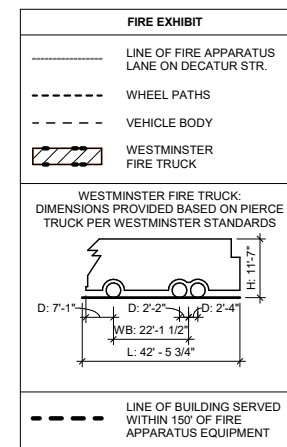
OFFICIAL DEVELOPMENT
PREPARED: 06.15.2023

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SUB04: 05/24/24

SUB04: 05/24/24

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FIRE EXHIBIT



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Attachment 2

1765 GAYLORD STREET, SUITE 300, DENVER, CO 80202
 landscape architecture urban design planning
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UPLANDS

DATE: 07.01.2024

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 WESTMINSTER, COLORADO

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 LANDSCAPE NOTES

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

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

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

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

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

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

STANDARD STATEMENTS:

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

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Attachment 2

1705 GAYLORD STREET, SUITE 300, DENVER, CO 80202
landscape architecture urban design planning
phone: 303.458.2887 web: www.3mllna.com

UPLANDS

DATE: 07.01.2024

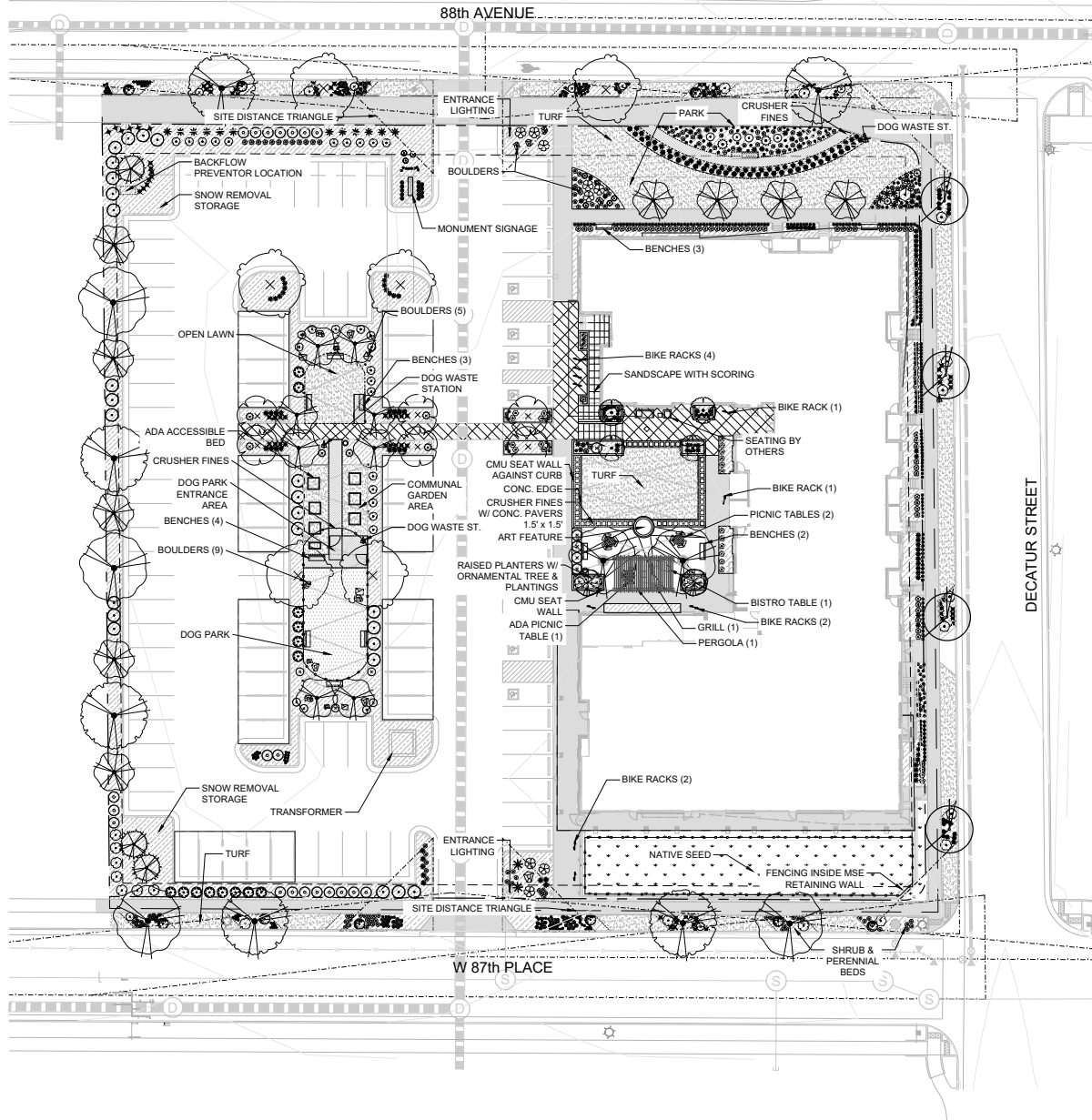
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LANDSCAPE PLAN

LEGEND

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



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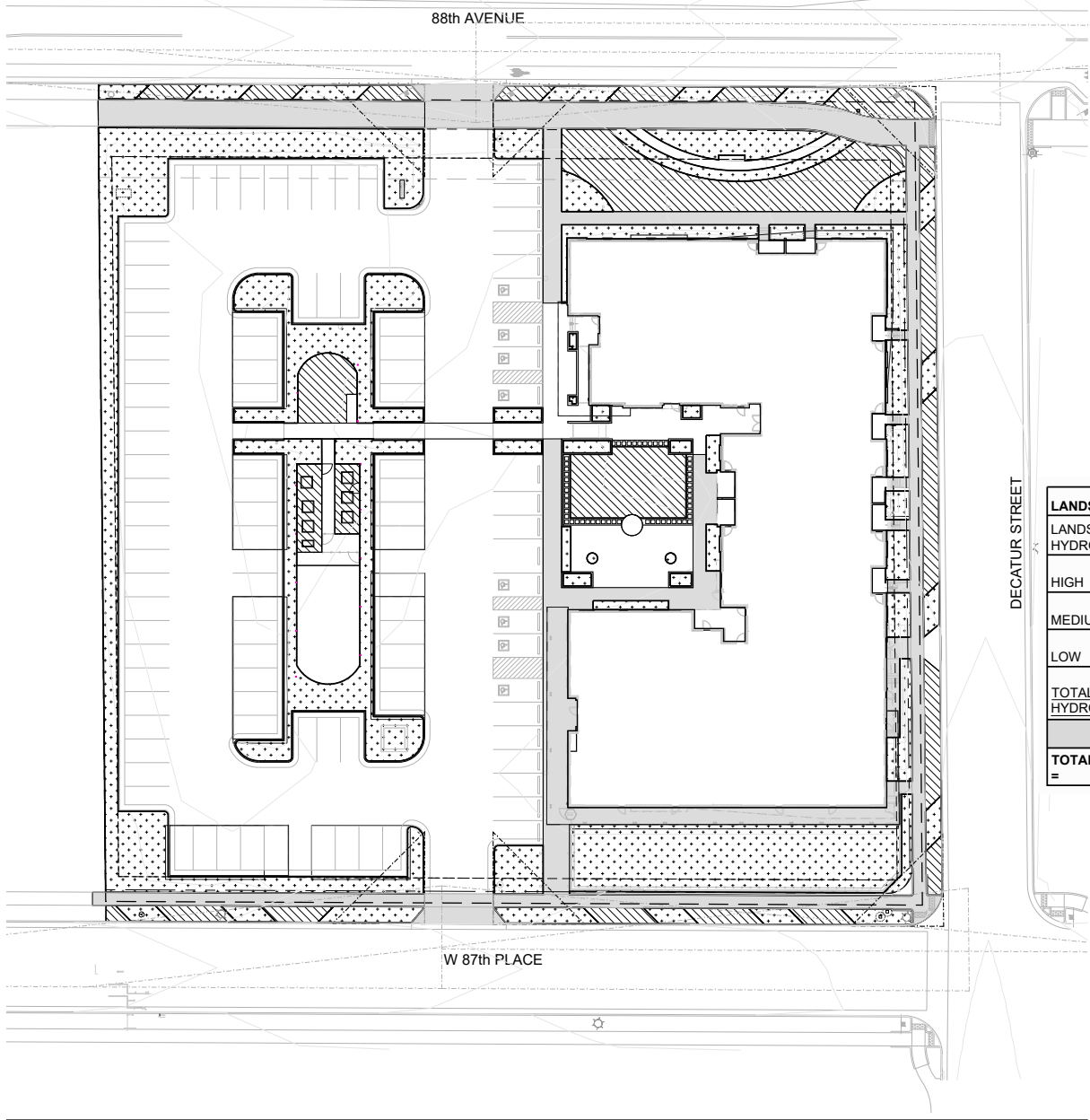
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HYDROZONE PLAN



LEGEND:HYDROZONES

	LOW	19,448 sf
	MEDIUM	7,563 sf

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

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

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Attachment 2

1760 GAYLORD STREET, SUITE 300 DENVER, CO 80202
 landscape architecture urban design planning
 phone: 303.456.2887 web: www.brtm.com

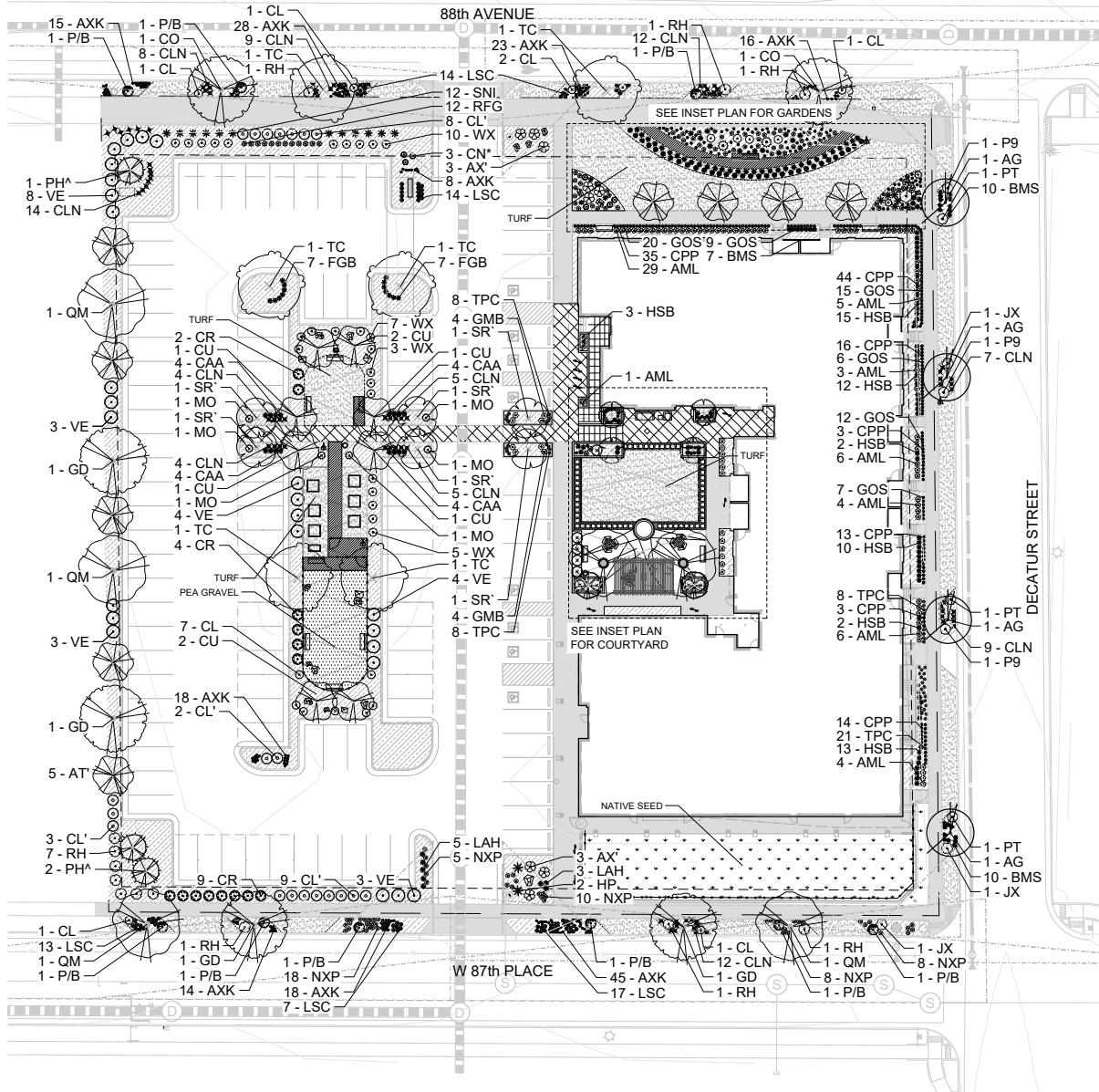
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 PLANTING PLAN



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Attachment 2

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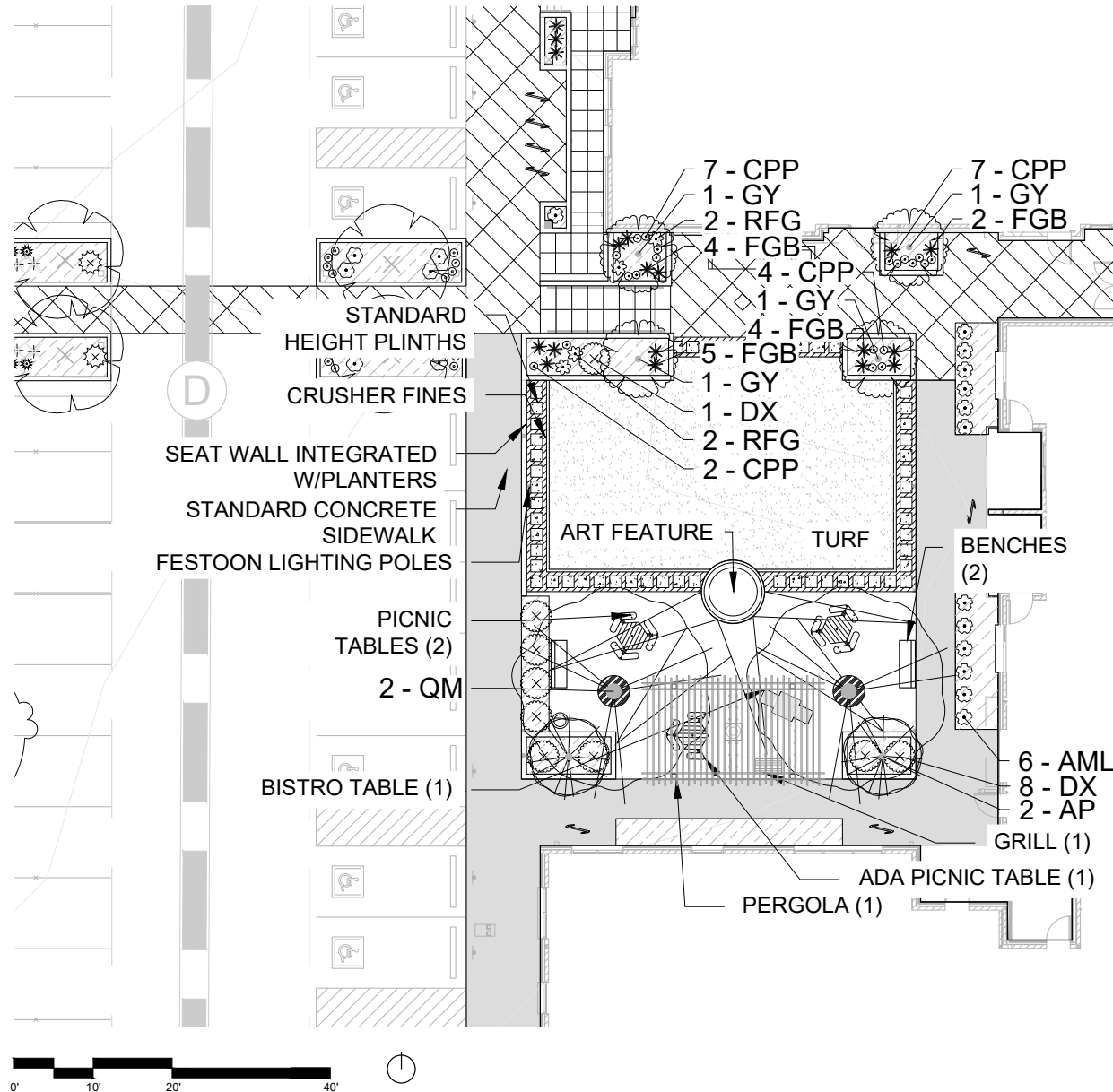
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 LANDSCAPE INSET



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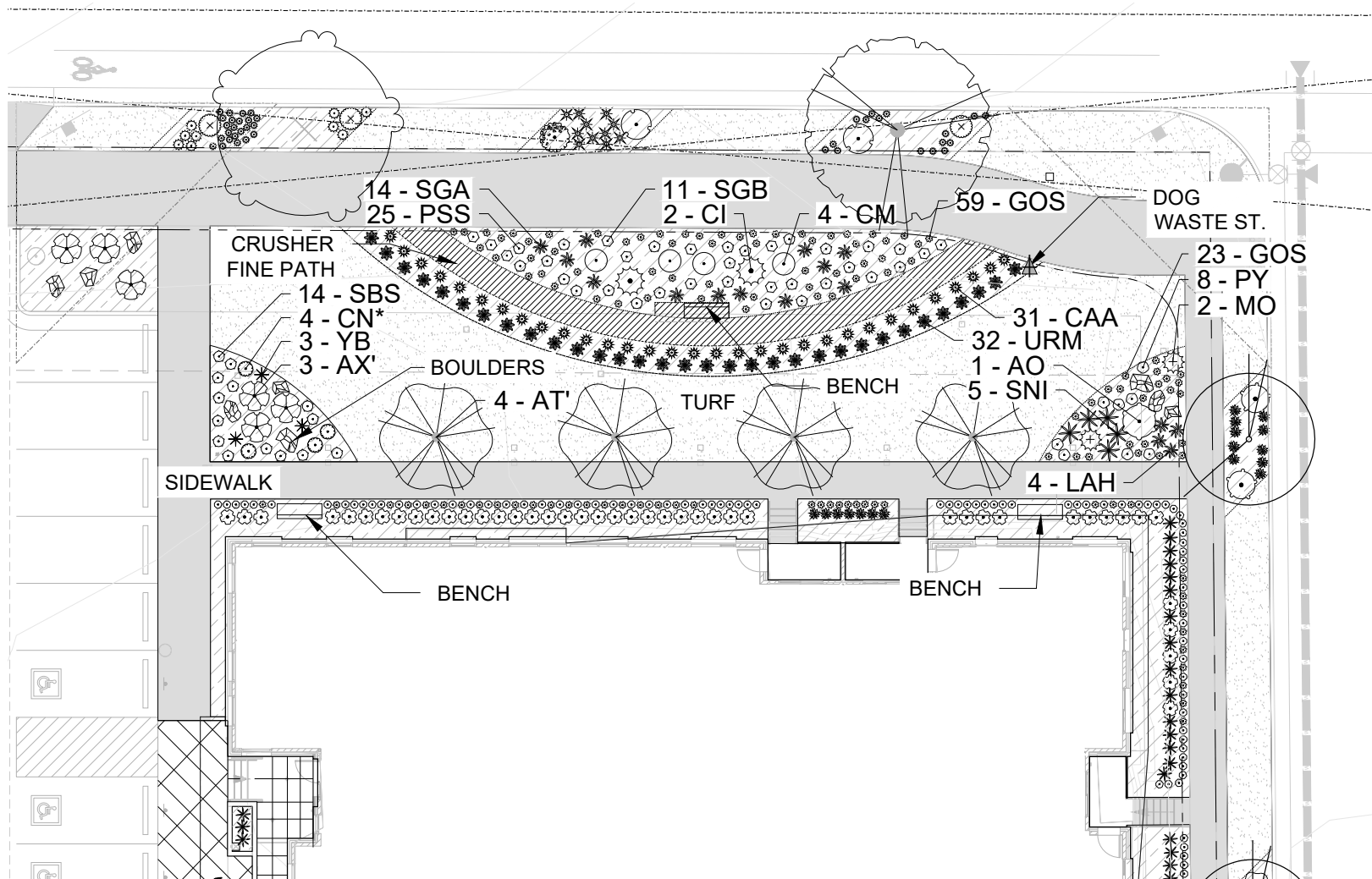
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 LANDSCAPE INSET



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 LANDSCAPE SCHEDULE

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

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 phone: 303.456.2887 web: www.brtina.com

UPLANDS

DATE: 07.01.2024

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

OFFICIAL DEVELOPMENT PLAN
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LANDSCAPE SCHEDULE

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

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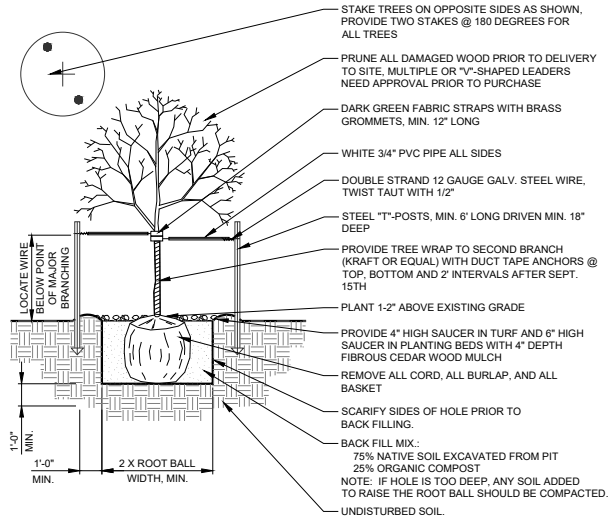
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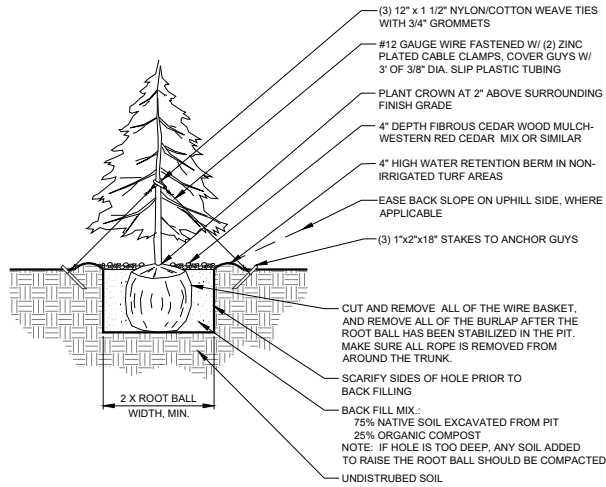
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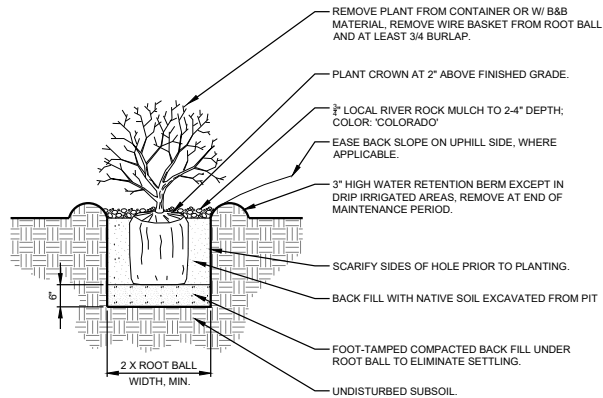
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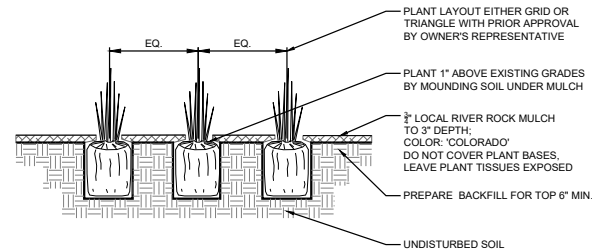
1 DECIDUOUS TREE PLANTING & STAKING
 SCALE: 1/4"=1'-0"



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



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



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

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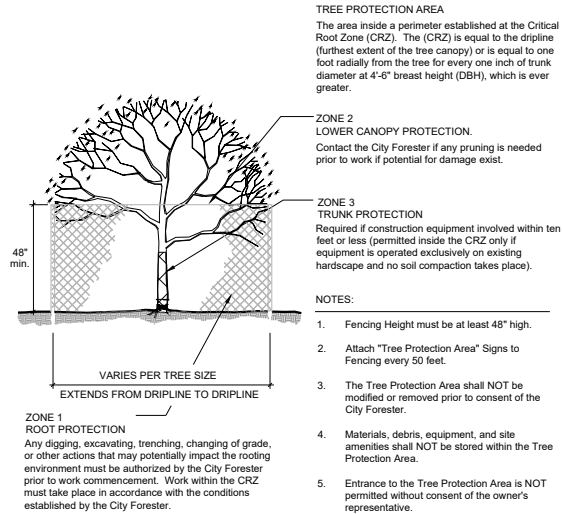
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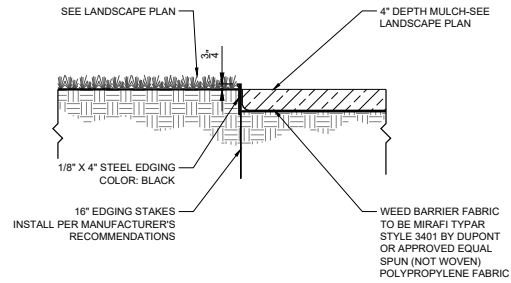
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LANDSCAPE DETAILS



5 TREE PROTECTION DETAIL
SCALE: NTS

NOTES:

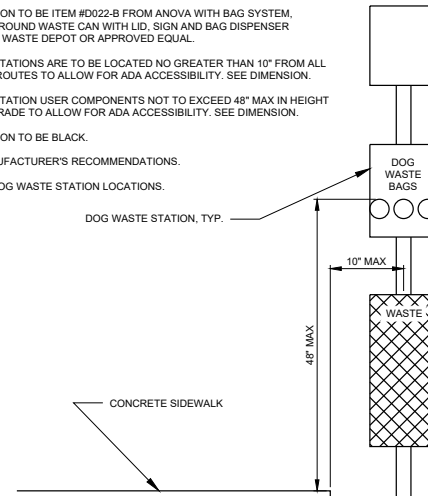
1. FINISHED GRADE FOR SOD TO BE 3/4" BELOW TOP OF EDGING.
2. TAMPER MULCH AT EDGING SO THAT IT DOES NOT SPILL INTO TURF.



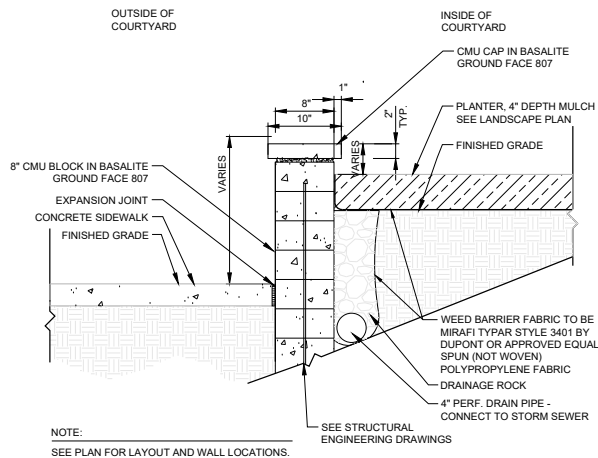
6 STEEL EDGING
SCALE: 1"=1'-0"

NOTES:

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



8 DOG WASTE STATION
SCALE: NTS



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

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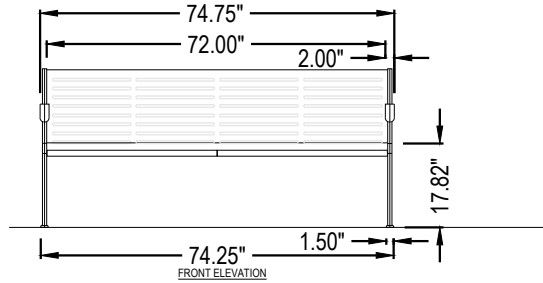
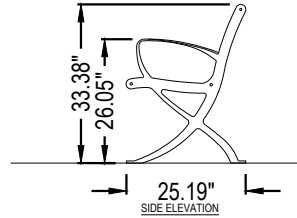
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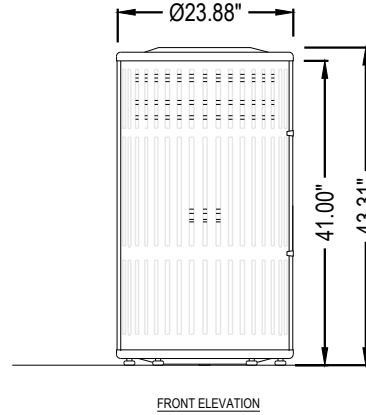
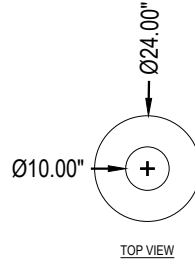
- SEE PLANS FOR BENCH LOCATIONS.
- ANOVA CONTACT INFORMATION:
PHONE: (314) 754-0835
WEBSITE: www.anovafurnishings.com
- MODEL: EXPOSITION 6' CONTOUR BENCH
PEDESTAL-SURFACE MOUNTED
DIMENSIONS: 74.77"x33.37"x25.16
FRAME COLOR: PEWTER
ITEM NUMBER: LEXC6
BENCHES TO BE SURFACE MOUNTED
- INSTALL PER MANUFACTURER'S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



9 PARK BENCH
SCALE: N.T.S.

NOTES:

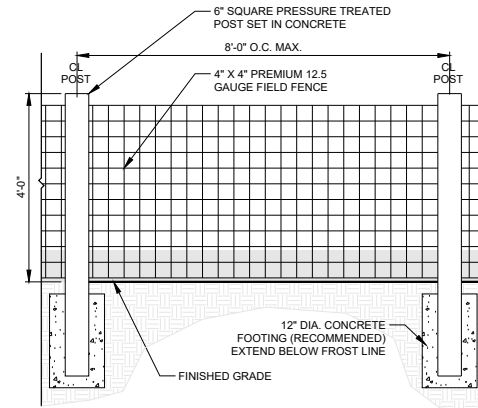
- SEE PLANS FOR RECEPTACLE LOCATIONS.
- ANOVA CONTACT INFORMATION:
PHONE: (314) 754-0835
WEBSITE: www.anovafurnishings.com
- MODEL: METRIX 40 GAL TRASH RECEPTACLE
DIMENSIONS: 44"H X 24" DIA
COLOR: TEXTURED PEWTER
ITEM NUMBER: L2019
- INSTALL PER MANUFACTURER'S
RECOMMENDATIONS.



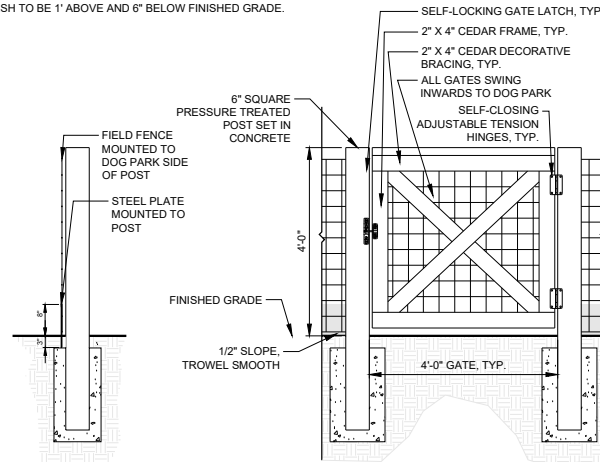
10 TRASH RECEPTACLE
SCALE: N.T.S.

NOTES:

- SEE PLANS FOR DOG PARK PERIMETER FENCE LOCATIONS.
- ALL FENCE AND GATE COMPONENTS TO BE ADA COMPLIANT AND MEET ALL
REQUIRED BUILDING CODES.
- CONTRACTOR TO PROVIDE STRUCTURAL ENGINEER STAMPED SHOP
DRAWINGS OF ALL FENCE, GATE AND FOOTING ELEMENTS PRIOR TO
CONSTRUCTION FOR REVIEW AND APPROVAL BY OWNER'S
REPRESENTATIVE



- PUNCHED STEEL MESH - 20 GAGE, 3/4" STAGGERED WITH 1/2" ROUND HOLES. MESH TO BE POWDERED COATED BLACK TO MATCH FENCE. CONTRACTOR TO SUBMIT SAMPLE FOR APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
- MESH TO BE WELDED TO POSTS AND GROUND SMOOTH.
- MESH TO BE 1' ABOVE AND 6" BELOW FINISHED GRADE.



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

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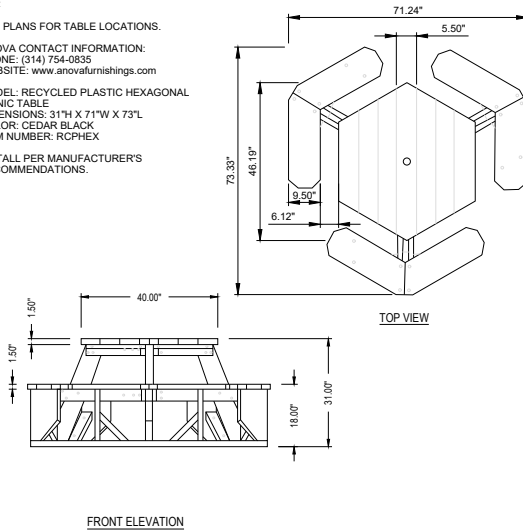
DATE: 07.01.2024

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 BLOCK 1 TRACT B
 OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023	REVISIONS
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NOTES:

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

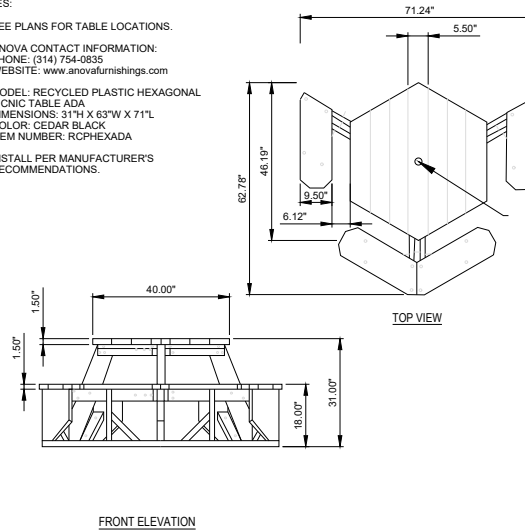


FRONT ELEVATION

12 PICNIC TABLE
 SCALE: NTS

NOTES:

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

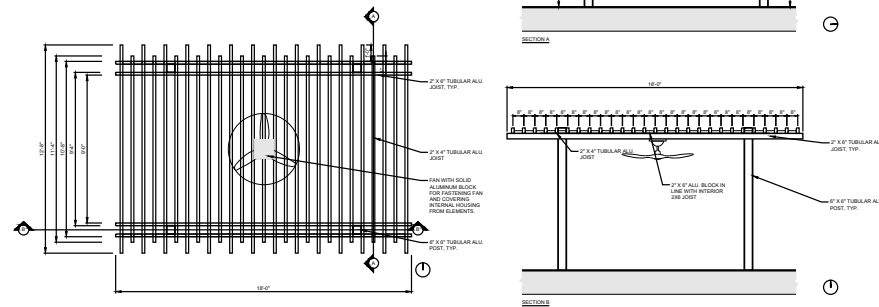


FRONT ELEVATION

13 ADA PICNIC TABLE
 SCALE: NTS

NOTES:

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



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

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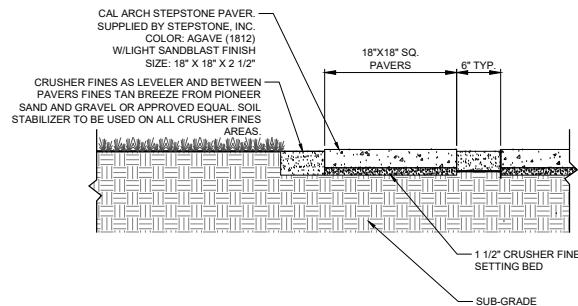
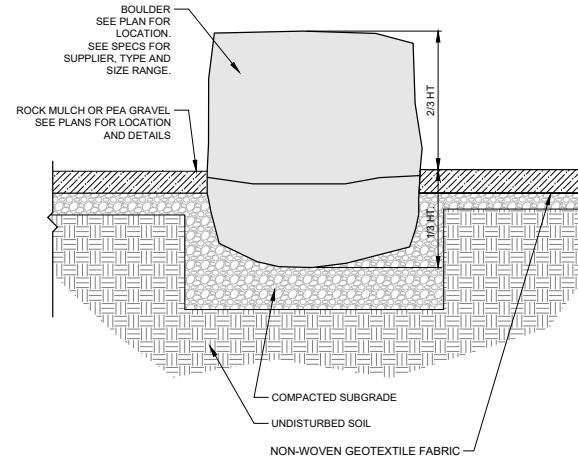
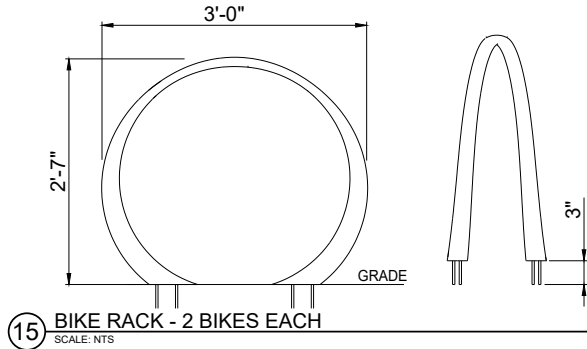
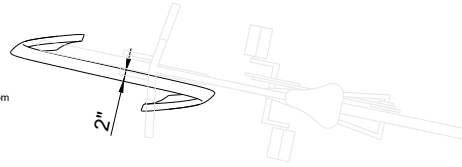
UPLANDS

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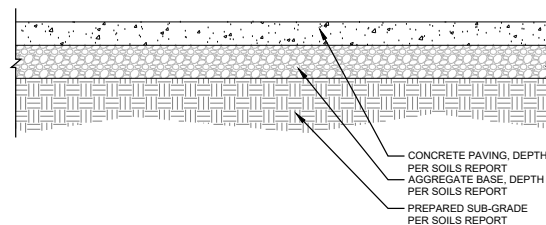
NOTES:

1. SEE PLANS FOR RACK LOCATIONS.
2. LANDSCAPEFORMS CONTACT INFORMATION:
PHONE: (269) 381-0306
WEBSITE: www.landscapeshforms.com
3. MODEL: 35 COLLECTION, LOOP BIKE RACK, EMBEDDED INTO CONCRETE
DIMENSIONS: 14"D X 36"L X 31"H
COLOR: TITANIUM METALLIC
4. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
5. 2 BIKES MAY BE LOCKED TO EACH RING.



NOTES:

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



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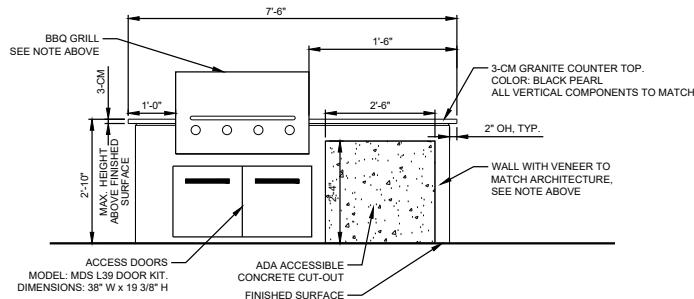
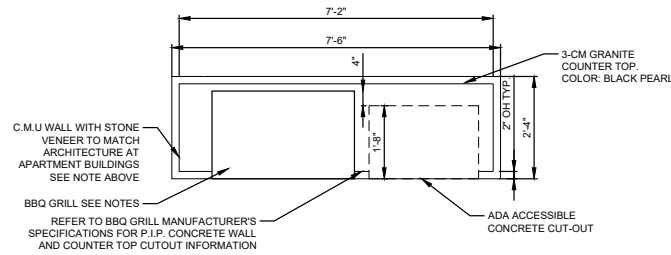
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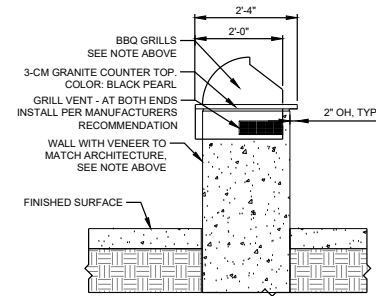
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LANDSCAPE DETAILS



GRILL STATION NOTES:

1. CONTRACTOR TO SUBMIT STRUCTURAL STAMPED SHOP DRAWINGS OF ALL OUTDOOR KITCHEN INCLUDING TOP, SIDEWALLS, FOOTINGS, REBAR, ETC AND COMPONENTS AND CONNECTIONS FOR REVIEW AND APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO INSTALL CANE DETECTION SAFETY RAILINGS AROUND ANY GRILL OVERHANGS EXCEEDING 4", TYP. TO COMPLY WITH ADA STANDARDS. CONTRACTOR TO SUBMIT STAMPED SHOP DRAWINGS FOR APPROVAL PRIOR TO INSTALLATION.
3. SEE MEP PLANS FOR GAS SERVICE, LIGHTING AND ELECTRICAL INFORMATION.
4. BBQ GRILL TO BE PGS S48T PGS T-SERIES GRILL WITH TIMER SUPPLIED BY: AEI CORPORATION CONTACT: (949) 474-3070
5. GRILL INSERT CUTOUT: CONTRACTOR TO CONFIRM ALL CUTOUT DIMENSIONS PRIOR TO FORMING GRILL STATIONS
6. INSTALL BBQ GRILL/VENT PER MANUFACTURER'S RECOMMENDATION
7. C.M.U WALL WITH STONE VENEER TO MATCH ARCHITECTURE BRICK VENEER - CONTRACTOR TO SUBMIT COLOR SAMPLES.



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

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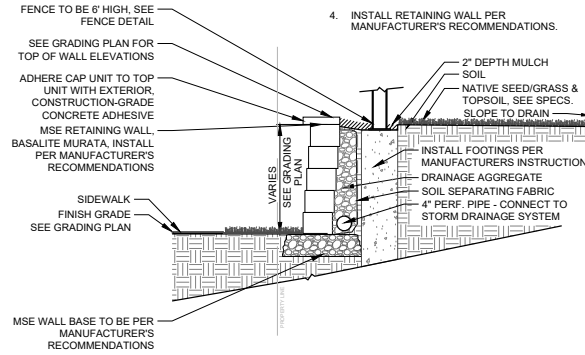
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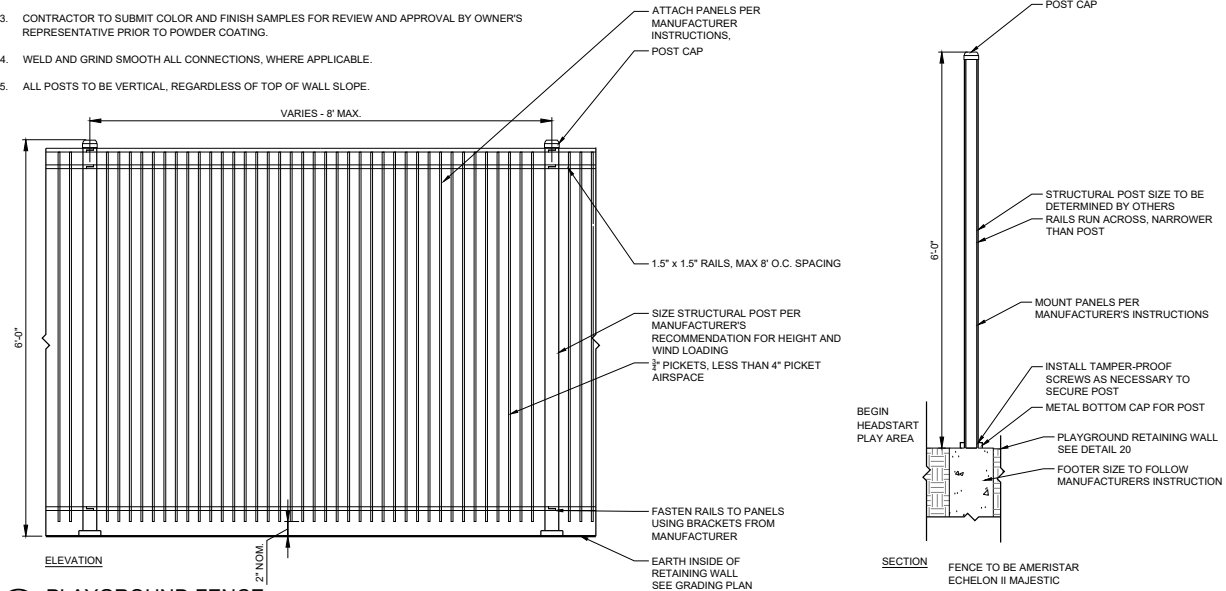
1. RETAINING WALL TO BE MSE WITH MURATA BLOCK FROM BASALITE. CONTACT: (303) 783-3864 BASALITE.COM COLOR: CAMBRIDGE
2. FENCE TO BE AMERISTAR ECHELON PLUS STYLE: MAJESTIC COLOR: BLACK HEIGHT: 6'
3. CONTRACTOR TO SUBMIT STAMPED SHOP DRAWINGS FOR WALL AND FENCE DETAILING PRIOR TO INSTALLATION.
4. INSTALL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



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

FENCING GENERAL NOTES:

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



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

Attachment 2

ARCHITECTURE | BRAUN DESIGN • SAN FRANCISCO | DENVER | MINNEAPOLIS
 415.774.2200 • BRAUNDESIGN.COM • 100 CALIFORNIA STREET, SUITE 200, SAN FRANCISCO, CA 94111

DATE: 07.01.2024

**OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO**

REVISIONS

SUB04: 05/24/24
SUB05: 07/01/24

1
33

SCALE: 1" = 20'-0"

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



SCALE: 1" = 20'-0"

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET **34** OF 39

Attachment 2

**WILLIAMS
 POLLACK**

ARCHITECTURE | INTERIOR DESIGN | LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | ENVIRONMENTAL SCIENCE
 1500 Maryland Street, Suite 300, Denver, CO 80202 | P: 303.733.1000

UPLANDS

DATE: 07.01.2024

UPLANDS FILING NO. 3 BLOCK 1

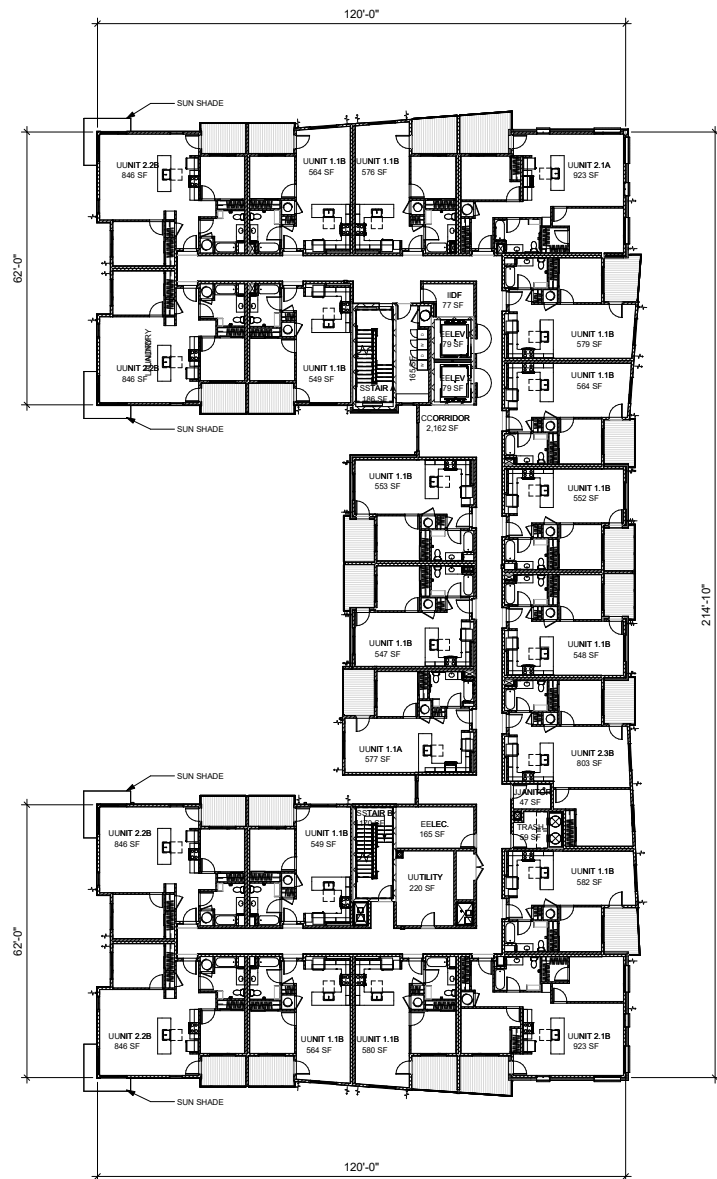
**OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**

OFFICIAL DEVELOPMENT PLAN
 PREPARED: 06.15.2023

REVISIONS

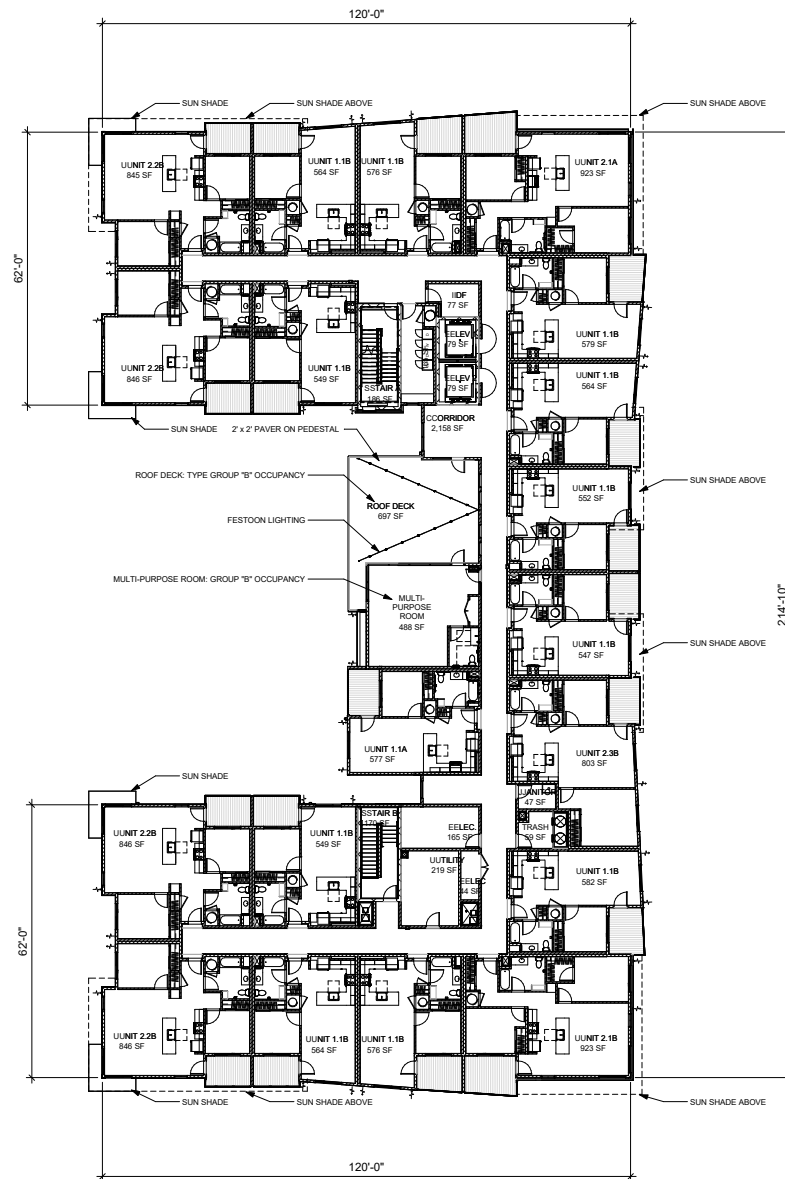
SUB02: 11/22/23
 SUB03: 03/05/24
 SUB04: 05/24/24
 SUB05: 07/01/24

**34 OF 39
 FLOOR PLANS**



1 THIRD LEVEL

SCALE: 1" = 20'-0"



2 FOURTH LEVEL

SCALE: 1" = 20'-0"

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET **35** OF 39

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

UNIT MINIMUM GROSS FLOOR AREA
 UNIT 1.1 558 SF UNIT 2.2 848 SF
 UNIT 2.1 931 SF UNIT 2.3 791 SF

Attachment 2

**WILLIAMS
 POLLACK**

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UPLANDS

DATE: 07.01.2024

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 WESTMINSTER, COLORADO**

OFFICIAL DEVELOPMENT PLAN
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REVISIONS

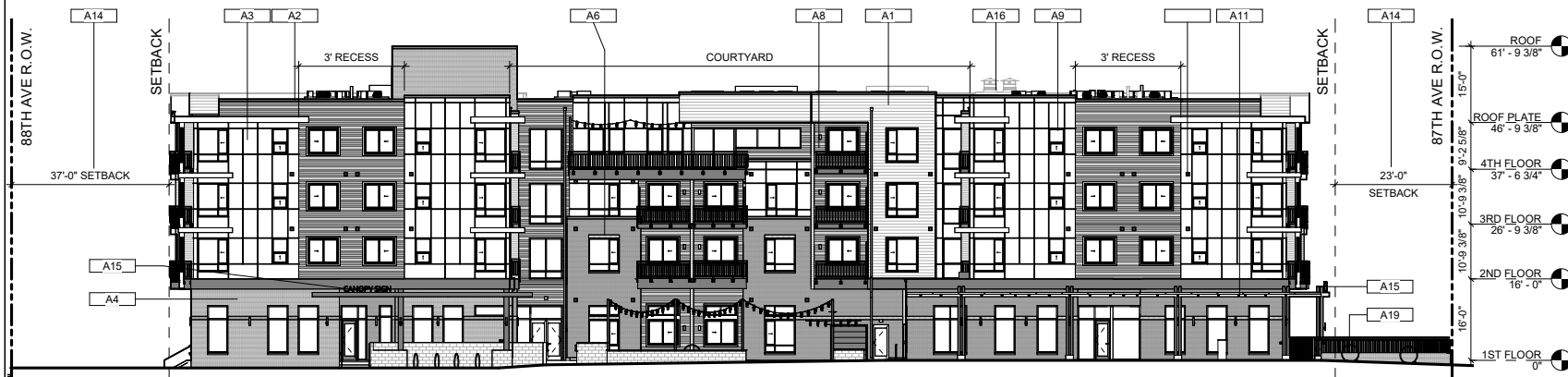
SUB02: 11/22/23

SUB03: 03/05/24

SUB04: 05/24/24

SUB05: 07/01/24

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 ELEVATIONS



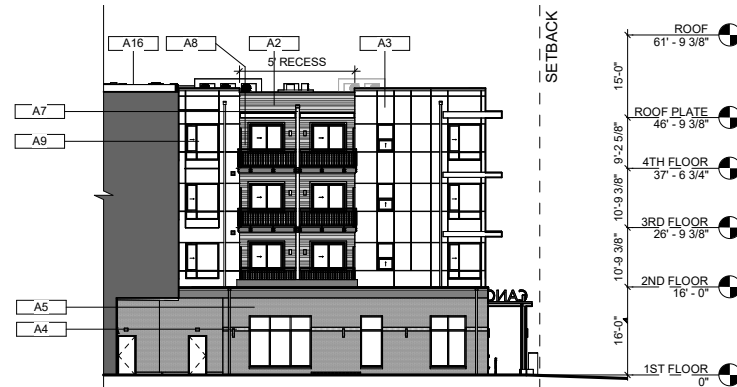
1 WEST ELEVATION

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



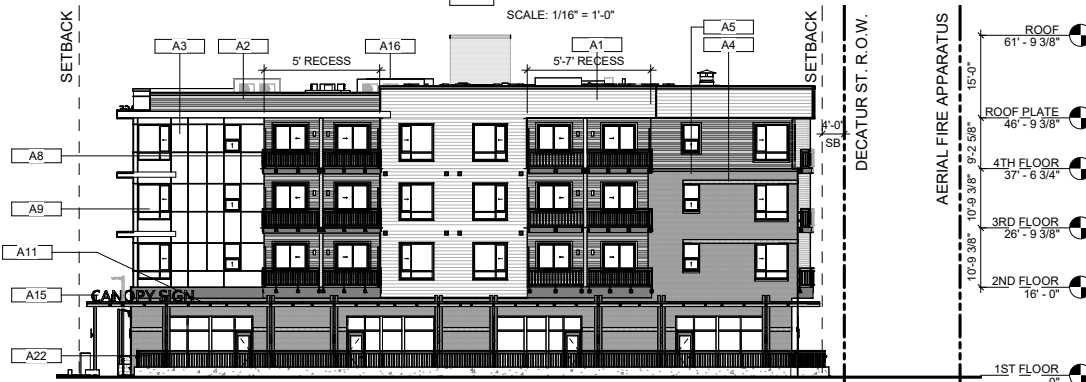
2 COURTYARD SOUTH ELEVATION

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



3 COURTYARD NORTH ELEVATION

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



4 SOUTH ELEVATION

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

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

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
 A PLANNED UNIT DEVELOPMENT
 IN THE CITY OF WESTMINSTER
 COUNTY OF ADAMS, STATE OF COLORADO
 SHEET **36** OF 39

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

UNIT MINIMUM GROSS FLOOR AREA
 UNIT 1.1 558 SF UNIT 2.2 848 SF
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1 EAST ELEVATION
 SCALE: 1/16" = 1'-0"

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



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

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

UPLANDS

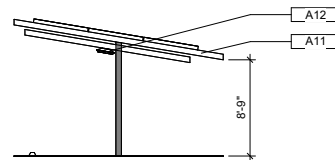
DATE: 07.01.2024

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

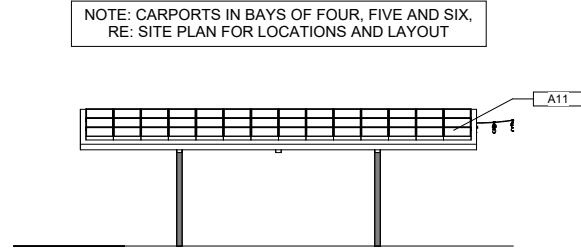
36 OF 39
 ELEVATIONS

- A1 HORIZONTAL CORRUGATED METAL IN GREY
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- A3 FIBER CEMENT PANEL IN ORANGE
- A4 TAN BRICK
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- A18 DOWNSPOUT
- A19 BICYCLE RACKS
- A21 MECHANICAL VENT
- A22 FENCE

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



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



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

OFFICIAL DEVELOPMENT PLAN
UPLANDS - FILING NO. 3 - BLOCK 1 TRACT B
A PLANNED UNIT DEVELOPMENT
IN THE CITY OF WESTMINSTER
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 37 OF 39

Attachment 2

WILLIAMS
POLLACK

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UPLANDS

DATE: 07.01.2024

UPLANDS FILING NO. 3 BLOCK 1

OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

OFFICIAL DEVELOPMENT PLAN
PREPARED: 06.15.2023

REVISIONS

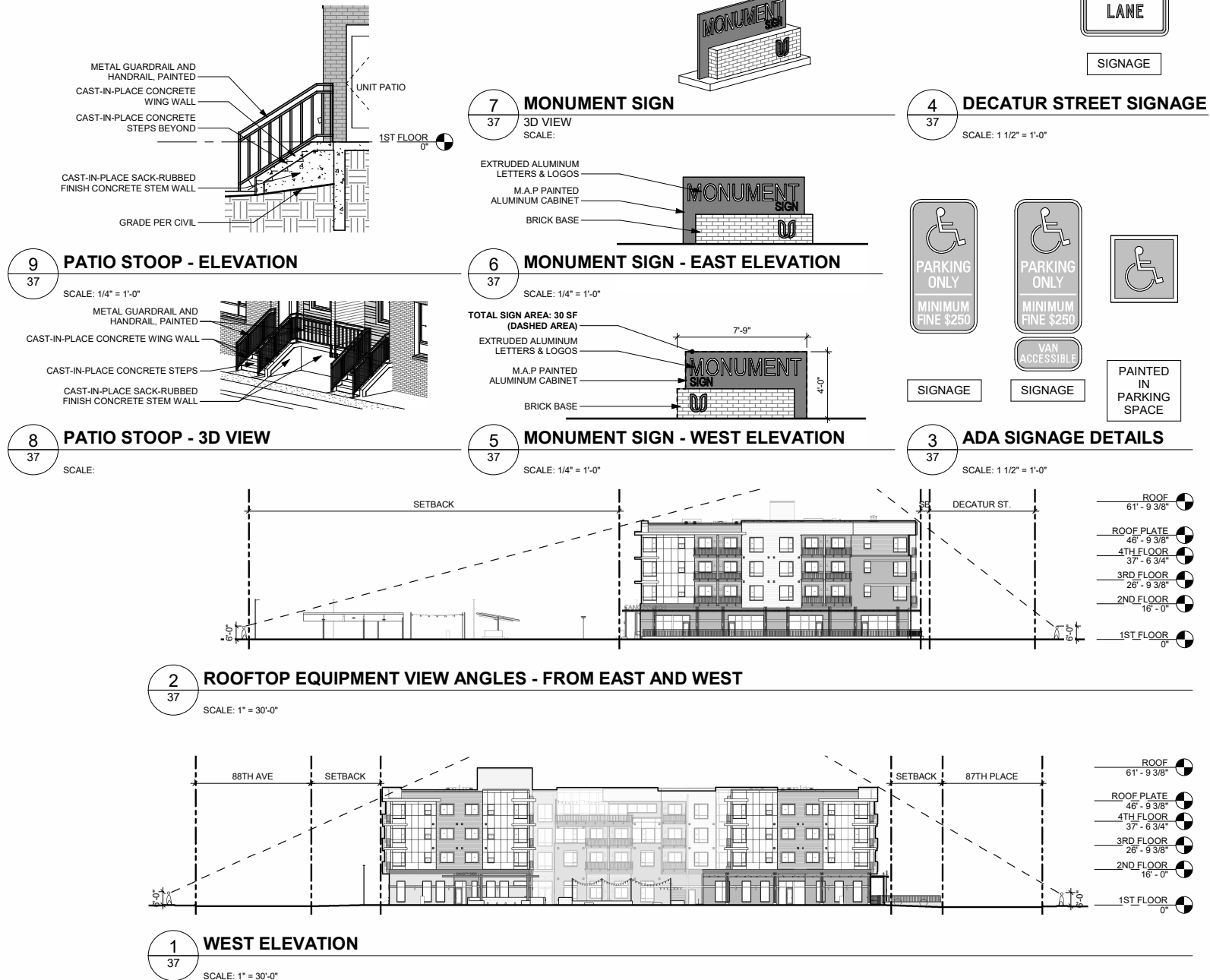
SUB02: 11/22/23

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SUB04: 05/24/24

SUB05: 07/01/24

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SCREENING



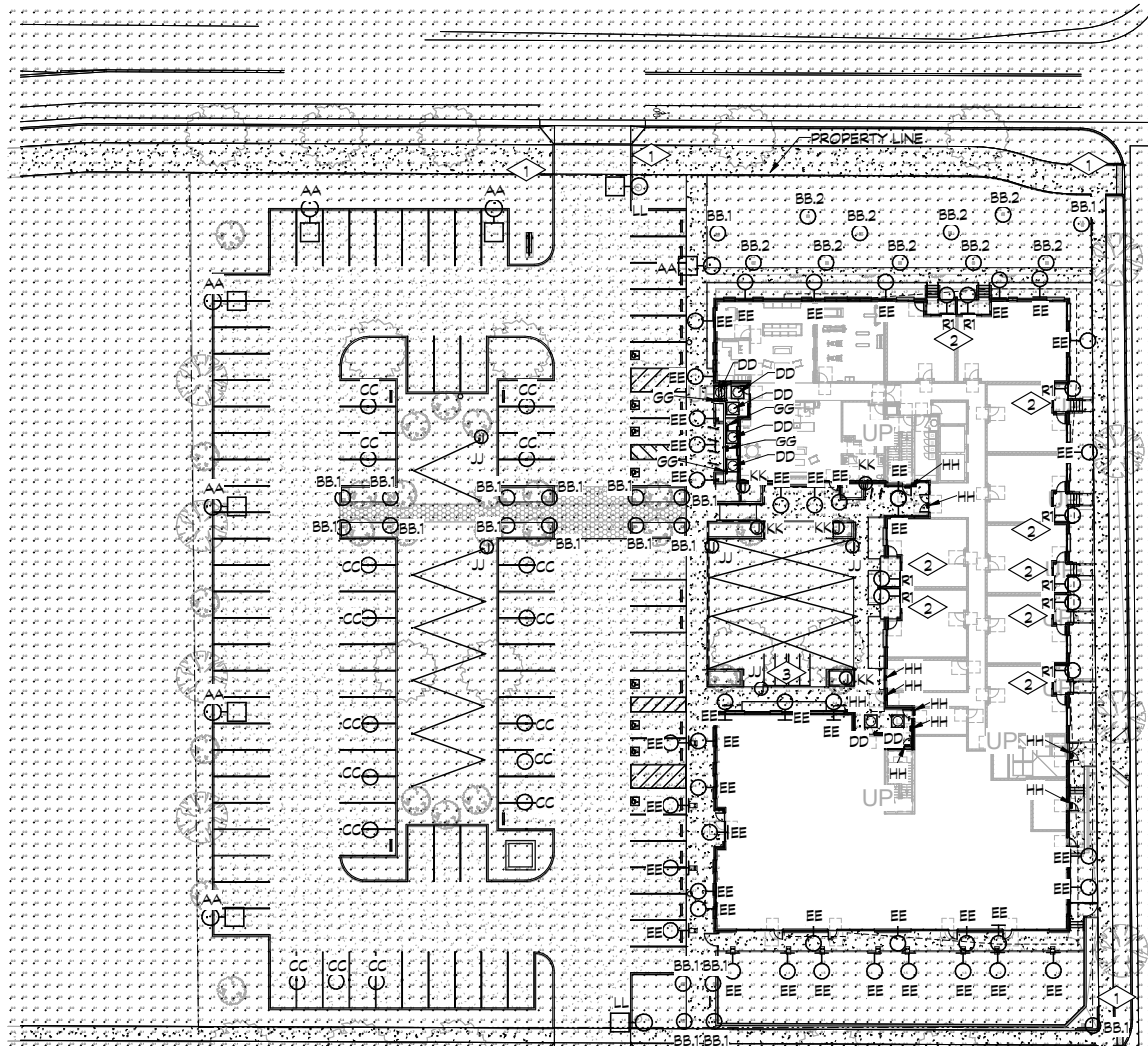
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GENERAL NOTES

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

DETAIL NOTES THIS SHEET

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



Attachment 2

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

UPLANDS

DATE: 07.01.2024

UPLANDS FILING NO. 3 BLOCK 1

**OFFICIAL DEVELOPMENT PLAN
 WESTMINSTER, COLORADO**

OFFICIAL DEVELOPMENT PLAN PREPARED: 06.15.2023	REVISIONS
SUB02 11/2/23	
SUB03 03/05/24	
SUB04 06/24/24	
SUB05 07/01/24	

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

Attachment 2

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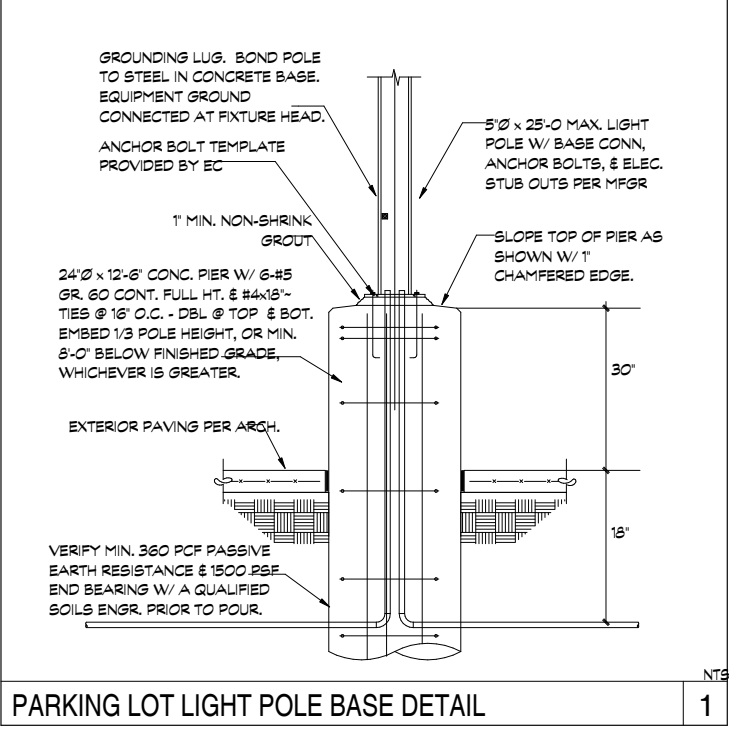
UPLANDS

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UPLANDS FILING NO. 3 BLOCK 1

OFFICIAL DEVELOPMENT PLAN
WESTMINSTER, COLORADO

EXTERIOR LUMINAIRE SCHEDULE					
KEY	LAMP	DESCRIPTION	CEILING (DEPTH)	MANUFACTURER/#	VOLT
AA	LED	POLE LIGHT, 72W, 8000LUM, 3000K	POLE (-18")	LITHONIA LTG / RSX1-LED-P2-30K-R2	120
BB.1	LED	PATH BOLLARD 16W, 388LUM, 2700K	BOLLARD (+34")	BEGA LTG / 84690	120
BB.2	LED	LANDSCAPING BOLLARD 16W, 388LUM, 2700K	BOLLARD (+14")	BEGA LTG / 84690	120
CC	LED	CAR PORT, 43W, 4500LUM, 3500K	SURFACE	LITHONIA LTG / VCP3-LED-P3-35K-80CRI-T5W	120
DD	LED	4" RECESSED DOWNLIGHT, 8W, 500LUM, 2700K	RECESSED	GOTHAM LTG / EVO4-27-05-AR	120
EE	LED	STAG WALL SCONCE, 16W, 789 DELIVERED LUM, 3000K, TRIAC/ELV DIMMING, DIMMED TO 80%	WALL (+5")	WAC LTG / WS-W2918-18	120
GG	LED	RECESSED EXTERIOR STEP LIGHT, 12.7W, 200LUM, 2700K	WALL	VISUAL COMFORT LTG / 7000-SKYSN-27120	120
HH	LED	CARPORT SERVICE DOOR WALL PACK, 7W, 694LUM, DIMMED TO 50%, 0-10V DIMMING	WALL (+5")	LITHONIA LTG / WDG51 PO 27K 80CRI 120V	120
JJ	LED	COURTYARD FESTOON LIGHTING, 60W MAX POWER, 0-10V DIMMING	SUPPLY STRING	TIVOLI LTG / LSL-B-CS-S-27-C-12	120
KK	LED	LOW VOLT LANDSCAPE TAPE LIGHT, 2W, 110LUM, 2700K	TAPE	WAC LTG / 8101-27-2W-220-BK	LOW
LL	LED	POLE LIGHT, 24W, 2400LUM, 3000K, 0-10V DIMMING	POLE (-18")	BEGA / 77180	120
RI	LED	SLANT 11" WALL SCONCE, 7W, 353 LUM DELIVERED, 3000K	WALL	WAC LTG / WS-W14911-XX	120
NOTES: NOTIFY ENGINEER OF ANY DISCREPANCIES BETWEEN MODEL NUMBERS AND DESCRIPTIONS PRIOR TO ORDERING VERIFY CEILING INSULATION W/ GC AND NOTIFY ENGINEER OF ANY IC RATING CONFLICTS PRIOR TO ORDERING					



PARKING LOT LIGHT POLE BASE DETAIL

NTS
1

OFFICIAL DEVELOPMENT PLAN	
PREPARED: 06.15.2023	
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SUB03: 05/05/24	
SUB04: 06/26/24	
SUB05: 07/01/24	