



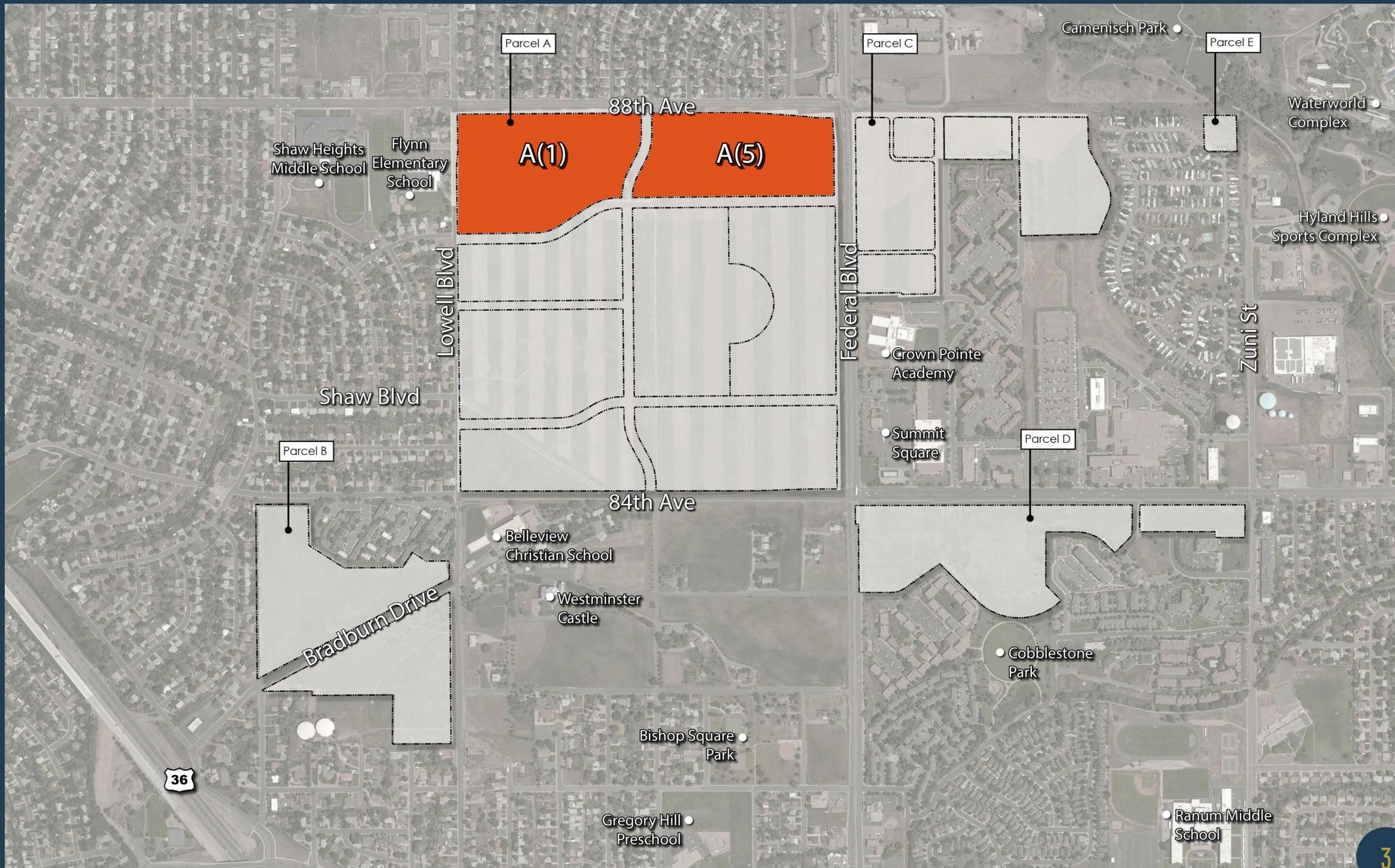
**UPLANDS PLANNING AREAS A(5)**  
CITY COUNCIL

September 9, 2024

## UPLANDS UPDATE: MODP COMPLIANCE

PLANNING AREA	PDP/MODP (MAX # OF UNITS)	SITE SPECIFIC ODP	DIFFERENCE
A(1)	124	78	-46
A(2)	143	135	-8
A(3)	141	127	-14
A(4)	129	125	-4
A(5)	172	166	-6
A(6)	140		
A(7)	191	180	-11
A(8)	491		
<b>Total</b>	<b>1531</b>		<b>-89</b>

# VICINITY MAP



# **Brookfield** **Residential**

**UPLANDS A(5)  
NEIGHBORHOOD**

# BROOKFIELD - DENVER

CREATING THE BEST PLACES TO CALL HOME.

CENTRAL PARK, DENVER

CASTLE PINES, DOUGLAS COUNTY

BAREFOOT LAKES, FIRESTONE

BRIGHTON CROSSINGS, BRIGHTON

MIDTOWN, DENVER

SOLTERRA, LAKEWOOD

ANTHEM, BROOMFIELD

INSPIRATION, AURORA



Many high-end projects, like Stables, are designed to be sustainable, with features like energy-efficient lighting, water-saving fixtures, and smart home technology. For more information, visit [www.brookfield.com](http://www.brookfield.com).

# CONCEPT REVIEW RECAP



## KEY DISCUSSION POINTS

- » Access into and parking for PLD
- » Finalize details of building height and roof decks
- » Improve masonry / enhanced materials

		EXCEPTIONS	
		CONCEPT REVIEW	ODP
Parking			Parking
SFD: 50% Yard Landscape Area			-
SFA: 40% Overall Landscape Area			SFA: 40% Overall Landscape Area
Lot Size & Private Outdoor Space			Lot Size & Private Outdoor Space
Roof Pitch			Roof Pitch
Building Height			Building Height
Masonry			Masonry

# PDP/MODP COMPLIANCE A(1)/A(5)



OVERALL	PDP/MODP	PROVIDED
PUBLIC LAND DEDICATION AND VIEW CORRIDOR	40.75 AC required	40.75 AC provided
PUBLICLY ACCESSIBLE PRIVATE PARKS	4% publicly accessible private parks = 4.5 Acres (B1, A1, A2, A4, A5, A7, C2)	<b>APPROVED</b> - 7.2% publicly accessible private parks 6.73 Acres provided (B1, A1, A2, A4, A5, A7, C2)
AFFORDABLE HOUSING	Minimum 300 for rent homes at no more than 80% AMI	In Process Maiker: ~70 for rent homes in ODP review <b>APPROVED</b> C(2): ~247 for rent homes



A5 NEIGHBORHOOD	PDP/MODP		PROVIDED	
UNIT COUNT	Max 172 homes Min 25% single-family attached Max 75% single-family detached		166 homes proposed 73 single-family attached proposed (44%) 93 single-family detached proposed (56%)	
GROSS DENSITY	Max. 8.0 - 9.5 du/ac		9.1 du/ac provided	
PUBLICLY ACCESSIBLE PRIVATE PARKS	Min. 4.0% required		4.8% provided	
PERIMETER SETBACKS	Federal Blvd.	50' (w/ mews) 65' (w/o mews)	Federal Blvd.	50' (w/ mews) 65' (w/o mews)
	88th Ave.	18'	88th Ave.	18'
BUILDING FORMS	2 required		2 provided	

# NEIGHBORHOOD PLAN A(5)

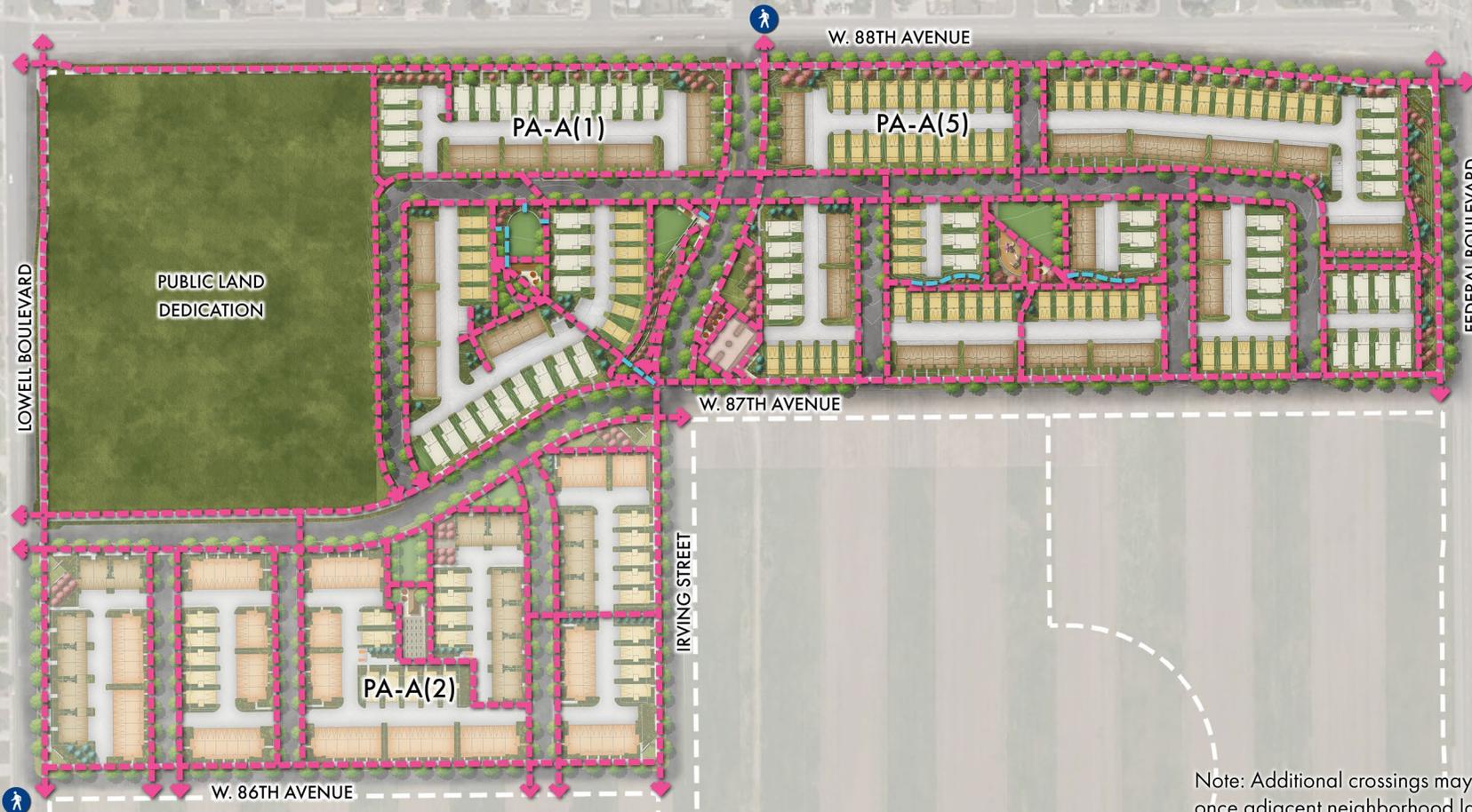


## LAND USE DATA CHART

- » 166 homes
  - 64 Single-Family Detached 2-Story
  - 29 Single-Family Detached 3-Story
  - 73 Single-Family Attached 3-Story Townhomes
- » 9.12 DU/AC
- » 39' max height/  
45' max building height for Modern Brownstone Townhomes to allow for roof top decks

# PEDESTRIAN CONNECTIVITY PLAN A(5)

CIRCULATION EXHIBIT LEGEND	
ACCESSIBLE PEDESTRIAN CIRCULATION ROUTES	
NON-ADA ACCESSIBLE CONNECTION	
CROSSWALK LOCATION	
PROPOSED FLASHING PED X-WALK	



Note: Additional crossings may be provided once adjacent neighborhood layouts are determined to promote safe pedestrian crossing.



# NEIGHBORHOOD AMENITIES A(5)



# FEDERAL BLVD

**ARCHITECTURAL DIVERSITY**  
**SINGLE-FAMILY DETACHED 2-STORY - A5**



4 FLOOR PLANS

~1,910 - 2,443  
SQUARE FOOT  
HOMES

2 CAR ALLEY  
LOADED GARAGE

TRANSITIONAL FARMHOUSE  
ELEVATION STYLES

**STANDARD FEATURES:**

TANKLESS WATER HEATERS

220V OUTLETS IN GARAGES

GENERAL COMMITMENT TO MEET AND EXCEED THE  
ENERGY AND BUILDING CODE REQUIREMENTS

ENERGY STAR AND WATERSENSE COMPLIANT

**ARCHITECTURAL DIVERSITY**  
**SINGLE-FAMILY DETACHED 3-STORY - A5**



4 FLOOR PLANS

~1,619 - 2,051  
SQUARE FOOT  
HOMES

3 CAR TANDEM ALLEY  
LOAD GARAGES  
PLAN 1 & 2

2 CAR ALLEY LOAD  
GARAGES  
PLAN 3 & 4

TRANSITIONAL FARMHOUSE  
ELEVATION STYLES

**STANDARD FEATURES:**

TANKLESS WATER HEATERS

220V OUTLETS IN GARAGES

GENERAL COMMITMENT TO MEET AND EXCEED THE  
ENERGY AND BUILDING CODE REQUIREMENTS

ENERGY STAR AND WATERSENSE COMPLIANT

**ARCHITECTURAL DIVERSITY**  
**SINGLE-FAMILY ATTACHED TOWNHOMES - A5**

SCANDINAVIAN



MOUNTAIN MODERN



MODERN BROWNSTONE



3 FLOOR PLANS

~ 1,500 - 1,980  
SQUARE FOOT  
HOMES

2 CAR  
ALLEY LOAD GARAGES  
(PLAN 1-3)

MOUNTAIN MODERN,  
SCANDINAVIAN &  
BROWNSTONE

**STANDARD FEATURES:**

220V OUTLETS IN GARAGES

GENERAL COMMITMENT TO MEET AND EXCEED THE  
ENERGY AND BUILDING CODE REQUIREMENTS

ENERGY STAR AND WATERSENSE COMPLIANT

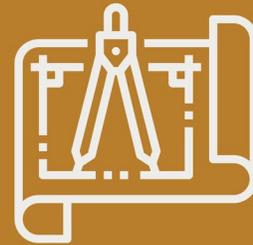
## EXCEPTIONS



HOUSING DIVERSITY  
MISSING MIDDLE HOUSING



PEDESTRIAN  
FRIENDLY

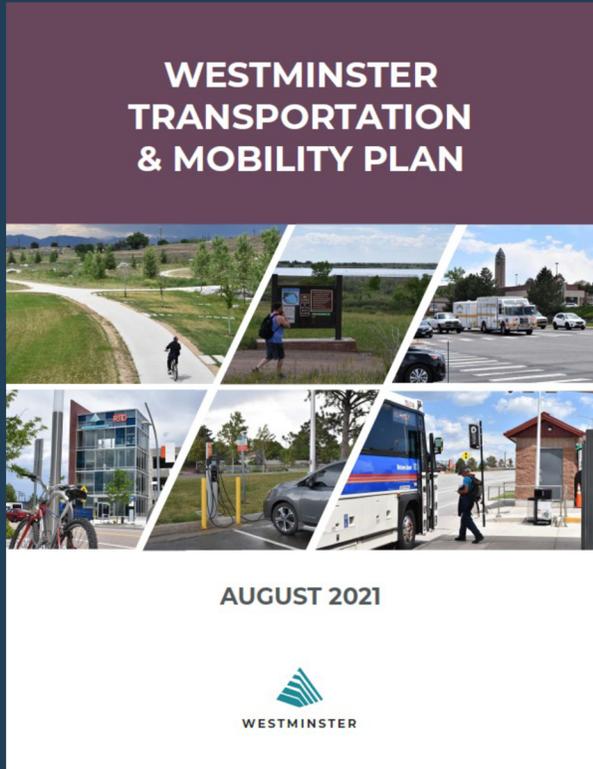


PUD DESIGN  
& INNOVATION



THOUGHTFUL  
WATER USE

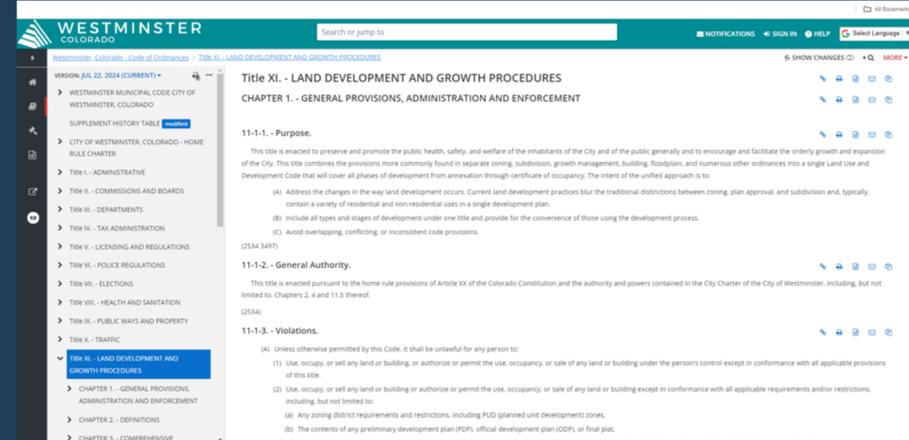
# PARKING EXCEPTION: PLAN SUPPORT



2021 Westminister  
Transportation  
& Mobility Plan



2040 Comprehensive Plan



Westminister Municipal Code

# PARKING EXCEPTION: PLAN SUPPORT

2021 Westminster Transportation and Mobility Plan

## HOW EASY IS IT TO GET AROUND WESTMINSTER?

Scored from 0 to 100, higher the score, the easier it is to get around the community by each of the modes of transportation.

Scores do not account for level of comfort and overall experience of the user such as conditions and street type.



**WALK  
SCORE:  
37**



**BIKE  
SCORE:  
51**



**TRANSIT  
SCORE:  
37**

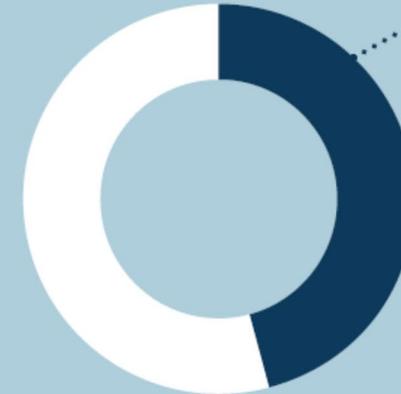
Source: WalkScore.com

**1.8**

Average number of cars per Westminster household



## HOUSING AND TRANSPORTATION AFFORDABILITY



**46%**

of Westminster household income spent on housing & transportation

**26%**

of Westminster household income spent on housing

**20%**

of Westminster household income spent on transportation

**\$13,420**

Annual average transportation cost for Westminster residents

Source: H+T Affordability Index, 2020

The Housing and Transportation Affordability Index provides a comprehensive way of thinking about the cost of housing and true affordability by factoring in transportation costs.

# PARKING EXCEPTION: PLAN SUPPORT

2021 Westminster Transportation and Mobility Plan

## Federal Boulevard BRT

- Per CDOT, Federal Boulevard is one of the busiest transit corridors in the metro area
- 18-mile route along Federal between 120th Avenue and Englewood
- Will provide reliable, high-frequency bus service including access to 4 light rail stations



## Uplands Bike and Pedestrian Improvements



# PARKING EXCEPTION: PLAN SUPPORT

## 2040 Comprehensive Plan

THRIVING CITY • HEALTHY PLACES • GREAT NEIGHBORHOODS • MANAGED GROWTH

**NEIGHBORHOOD UNIT**  
One of the strategies to ensure the Plan Conventions are followed through in future investments by the city and private parties is the "Neighborhood Unit." Through public engagement there was a preference for mixed-use development patterns, but in strategic locations and composition. Diversity of housing types—supported by nearby activities such as restaurants, retail and a park for community gathering—was identified as an element of the ideal neighborhood. This involves incorporating parks as social spaces and civic hubs. There was also an interest in walkable, well-connected environments with smaller, neighborhood services closer to housing. Westminster neighborhoods should also plan to address changing demographics and associated housing needs for households with various compositions and multiple generations. For more details about how to implement the Neighborhood Unit concept, see chapter 3: Land Use & Development.

settings and environments. The Plan will continue to foster a range of high-quality living options that support the city's active lifestyle. Parks, recreation facilities, libraries, neighborhood shopping and services, schools, and other community facilities will serve the needs of residents, reinforcing neighborhood character and cultural identity. Connections from residential neighborhoods to employment centers, transit, commercial centers, and the city's open space and trails system will be emphasized. Where new neighborhoods are planned, a mix of uses, and interconnected street network will further foster an active, walkable environment throughout the city. Westminster provides a balanced mix of housing opportunities for a range of incomes, age groups, and lifestyle choices. Providing a balanced mix of housing opportunities in the city will continue to be a focus of planning efforts. Accommodating a wide range of age groups and lifestyle choices will reinforce the city's identity as a diverse, attractive place in which to live and work. The Plan will focus on maintaining the quality of the existing housing inventory, support opportunities for home ownership, as well as locating complementary land uses and infrastructure to serve the needs of all community members. Policies that integrate housing with economic opportunity, a sense of belonging, and attention to the physical and mental health of residents will be supported throughout the Plan.

**MANAGED GROWTH**  
Westminster is a mature city that will continue to evolve and thrive through further employment development and vision-aligned infill and redevelopment. The city is quickly approaching its physical build out of existing vacant land. As Westminster continues to evolve and grow, much of the future development will focus on employment development. The Plan provides a framework for balancing economic



Neighborhood Unit conceptual illustration

6 2040 COMPREHENSIVE PLAN

development with preservation of established neighborhoods. New mixed-use development will be limited to key locations with access to a supporting transportation system and transit. Attention will be paid to fostering an active public realm with blocks sized for walkability, building design that shapes and activates the pedestrian environment, and parks and public spaces that reinforce and foster community identity. Supporting policies and implementation efforts will ensure future neighborhoods are vibrant and viable.

Westminster supports a multimodal transportation network that provides safe and well-connected transportation and mobility choices to connect people to local and regional destinations.

The City of Westminster supports a comprehensive transportation system that allows for safe and efficient travel for drivers, pedestrians, bicyclists, and transit riders. The Westminster Transportation & Mobility Plan provides a framework for travel through the city with a network of streets, sidewalks, bicycle lanes, and trails. The Comprehensive Plan integrates land use and transportation planning efforts to ensure mobility options throughout the city. The existing street network will be maintained and improved for safety and comfort of users. New street and trail connections and alignments will ensure the city's employment and activity centers are easy to access both locally and regionally. "First Mile, Final Mile" concepts will be supported by bicycle and pedestrian connections to transit stations, as well as development adjacent to stations, which will support and encourage transit ridership within the city.

Westminster responsibly manages water and natural resources, prioritizing environmental stewardship and understanding feasibility of infrastructure and resource availability.

The city's integration of land use with water supply and ongoing stewardship of resources, including water, energy, habitat, and natural areas, provide the framework for a sustainable environment that will continue to impact all aspects of physical planning in the city. The Plan emphasizes management of the city's water supply, with policies and land use planning that will maintain water availability at citywide buildout. Because Westminster is largely built out, the sustainability and resiliency of existing neighborhoods will become a more central focus as development of the few remaining vacant lands becomes less critical with time. In the few locations where new development is anticipated the city will encourage the efficient use of land and resources. These measures will all contribute to environmental resilience and public health.



CHAPTER 1: INTRODUCTION 7

**MIXED-USE NEIGHBORHOOD**  
This character type is intended for inclusive neighborhoods with a mix of residential and supportive non-residential uses in a walkable, pedestrian-oriented, village development pattern. Housing types range from medium and small-lot single-family homes to multi-family housing. Mixed or non-residential uses shall be blended with residential development to include offices, personal/business services, retail, and livework development. An interconnected grid of streets, pedestrian connections and public parks is emphasized. Mixed-Use Neighborhoods incorporate high quality architecture and design elements such as enhanced streetscapes, parks and plaza spaces, and buildings featuring a street orientation. Single-family homes are expected to be in alley-loaded format. The maximum density and intensity for this designation may be applied to an entire master planned development on contiguous parcels with the Mixed-Use Neighborhood designation as opposed to specific sites.

Examples: Broadrum Village, Hyland Village




Table 3-6. Mixed-Use Neighborhood Development Standards

Land Use	
Primary Uses	Single-Family Detached, Single-Family Attached, Townhomes, Professional Offices, Personal Services, Retail Commercial, Live/Work Units
Secondary Uses	Multi-Family, Non-Commercial Recreational Uses, Senior Housing, Child Care Facilities, Live Entertainment, Assembly Uses
Development Characteristics	
Form and Guidelines	Predominantly 1 to 2 stories but up to 4 stories at key edge locations where higher density is compatible; Civic, park and recreation spaces located throughout the neighborhood; Limited use of boundary walls, and internal fencing is predominantly open; Engaged street orientation, including at entrances, Alley-loaded format within a gridded street network; Blocks feature a mix of housing types
Density	Maximum 10.0 DU/AC

CHAPTER 3: LAND USE & DEVELOPMENT 37

**HOUSING DIVERSITY**

Goal HN-3 Provide opportunities for a range of housing types and affordability to accommodate all incomes, lifestyles, and age groups within the city.

- 1 Continue to provide a variety of neighborhood types with a diversity of housing choices.
- 2 Blend "missing middle" housing types within other types of development to ensure neighborhoods that are resilient over time to demographic changes.
- 3 Support diverse housing opportunities to serve a range of household sizes, compositions, and needs.
- 4 Strive to preserve and maintain existing affordable rental and ownership housing.
- 5 Maintain and improve the affordable housing options throughout the city, as detailed in the Affordable and Workforce Housing Strategic Plan.
- 6 Pair supportive community and neighborhood resources with affordable housing.

Goal HN-4 Continue Westminster's tradition as a caring community by ensuring housing options for seniors and residents with special needs.

- 1 Support housing options that meet the accessibility and functional needs of households with seniors and residents with special needs.
- 2 Expand housing options for the aging population to facilitate aging in place such as ADUs and intergenerational households and housing products for downsizing households.
- 3 Support a continuum of care from independent living to assisted living to transitional facilities.
- 4 Locate senior housing within residential areas to provide proximity to generations to support seniors and at locations with close proximity to senior services, medical facilities, and public facilities such as libraries.

**RENTAL HOUSING INSPECTIONS**  
The objective of the program is to eliminate deteriorating conditions resulting in blight and to improve the level of safety, stability and appearance of neighborhoods, as well as promote an increased pride in Westminster. Rental properties are systematically inspected if:

- They are six-years-old or older
- They contain four or more units
- Four or more rental dwellings within any low-income or condominium community owned by a single owner

Individual townhomes and condominiums (up to three units under a single ownership within any low-income or condominium community), duplexes, and single-family units are inspected on a complaint-only basis, or can be inspected on a proactive basis.

CHAPTER 7: HOUSING & NEIGHBORHOODS 77

## 1.0 Introduction & Vision

## 3.0 Land Use & Development

## 7.0 Housing & Neighborhoods

### 3.1 Neighborhood Unit

....other feedback indicated the need to **address changing demographics** and associated housing needs such as **housing formats for varying household types and ages.**

# PARKING EXCEPTION: PLAN SUPPORT

## Westminster Municipal Code

### 11-7-4. - OFF-STREET PARKING STANDARDS

(1) The council hereby finds, determines and declares that it serves the interest of the public to:

- (a) Lessen congestion upon the public streets of the City;
- (b) Provide adequate off-street parking that **balances parking demand with the need for multiple modes of travel**
- (c) Recognize the **parking efficiencies** gained through mixed-use development and **development proximate to rail and bus transit and their impact on parking demand**
- (d) Encourage adequate parking for land uses in Westminster **without creating excess vacant parking**; and
- (e) **Promote bicycle use by providing safe and convenient bicycle parking** through minimum requirements for bicycle parking facility type and amount

### 11-7-4. - OFF-STREET PARKING STANDARDS

(2) Minimum Off-Street Vehicle Parking Spaces:

- (a) Residential
  - (i) Single-Family Detached: Four spaces per unit, with two spaces enclosed in a garage and two spaces in driveway, **except that parking for neo-traditional developments may be reduced by the Planning Manager on a case-by-case basis, upon a finding that less parking is needed based upon the design of the development**

# EXCEPTION

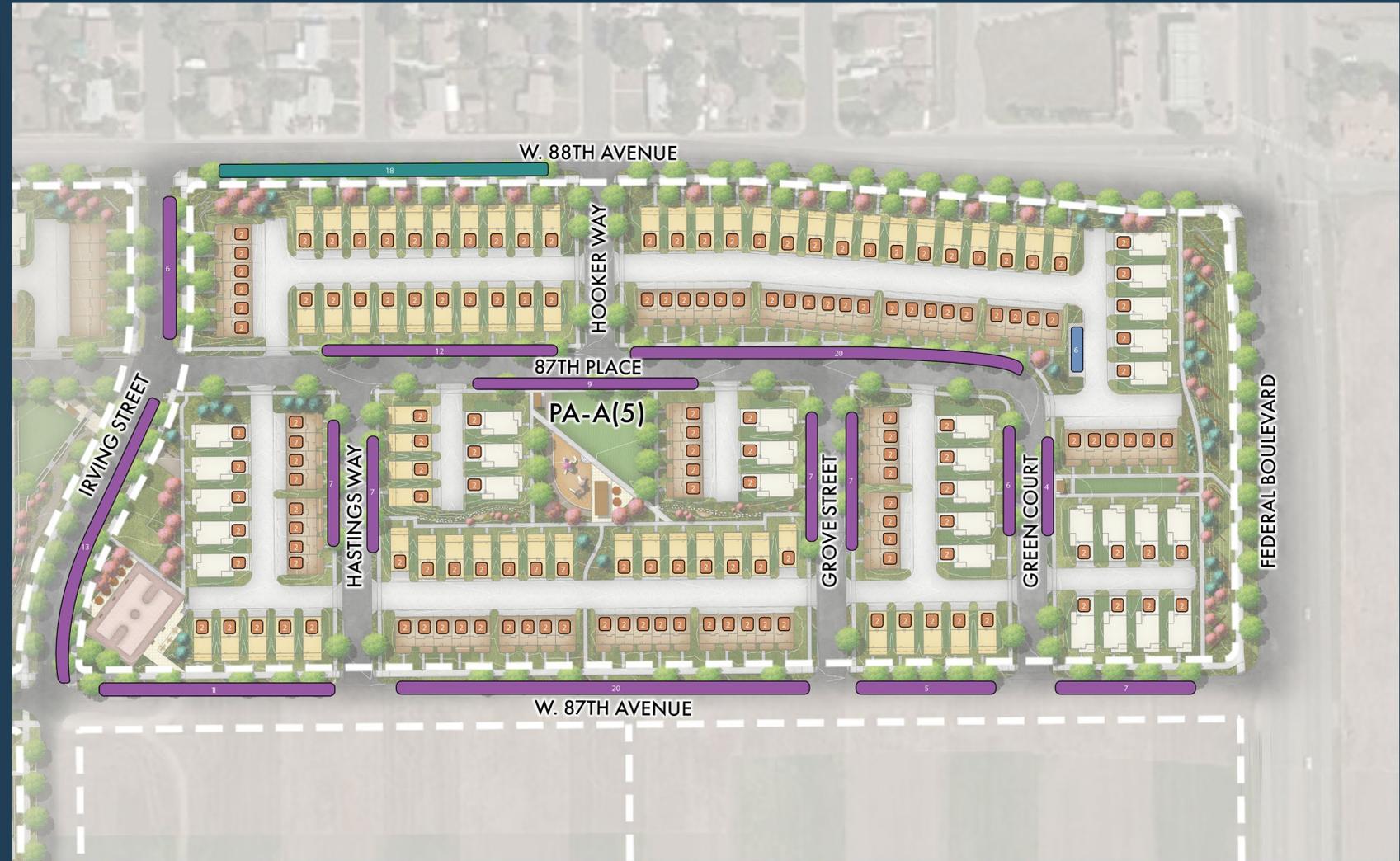
## GUEST PARKING

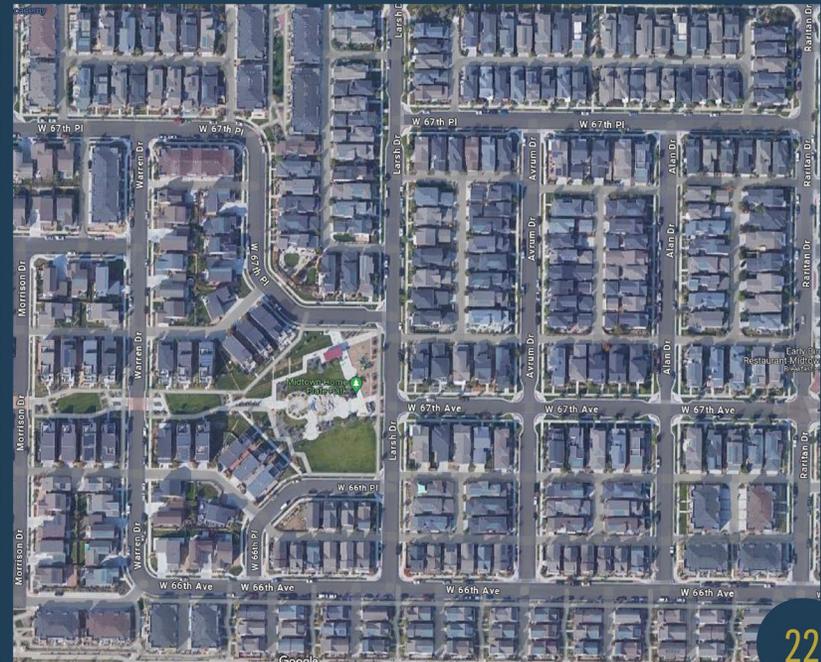
PARKING REQUIREMENTS				
	TYPE	UNIT CT	REQUIRED	PROVIDED
SFA	Off-street (2/unit)	73	146	146
	Guest (1/3)		25	147
SFD	Driveway (2/unit)	93	186	186
	Enclosed (2/unit)		186	186
<b>Total</b>		<b>166</b>	<b>543</b>	<b>479</b>

SHARED PARKING BREAKDOWN			
	TYPE	REQUIRED	PROVIDED
Internal ROW	Standard		137
	Accessible		4
	<b>Subtotal</b>		<b>141</b>
Surface	Standard	25	5
	Accessible	1	0
	Van-Accessible		1
	<b>Subtotal</b>	<b>26</b>	<b>6</b>
<b>Total</b>		<b>25 SFA / 186 SFD = 211</b>	<b>147</b>
<b>ADDTL. ROW Parking</b>	88th Ave	0	18

- ✓ Neighborhood benefits from BRT stops along Federal Blvd.
- ✓ 2-car garages are provided on all homes with option for 3-car garage on two floor plans
- ✓ 2.89 parking spaces/unit

# PA-A(5) PARKING SUMMARY





# EXCEPTION

## LANDSCAPE REGULATIONS

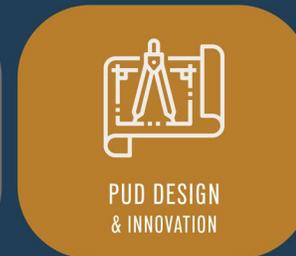
- Overall landscape area of site for single-family attached

## MODP BUILDING DESIGN

### CHARACTERISTICS:

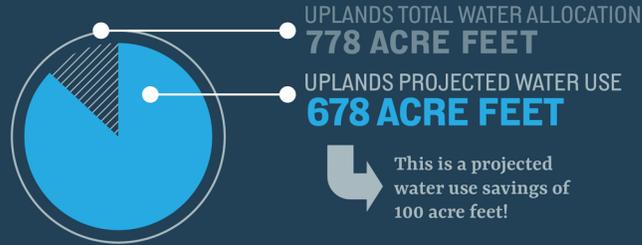
- Roof Pitch
  - Minor roofs on SFA and SFD
  - Flat roofs on Modern Brownstown elevation of SFA
- Masonry
  - Side and rear elevations of SFA townhomes
- Lot size, private outdoor space, and building height

LOT SIZE, PRIVATE OUTDOOR SPACE & BUILDING HEIGHT				
	MODP		UPLANDS A5	
	SINGLE-FAMILY ATTACHED TOWNHOME	SINGLE-FAMILY DETACHED	SINGLE-FAMILY ATTACHED TOWNHOME	SINGLE-FAMILY DETACHED
<b>LOT DEPTH</b>	80'	90'	Min 59'	Min 63'
<b>FRONT SETBACK TO LIVING AREA</b>	-	14'	-	13'
<b>REAR SETBACK</b>	-	5'	-	3'-7'
<b>SIDE SETBACK/CORNER</b>	-	7'/14'	-	5'/10'
<b>PRIVATE OUTDOOR SPACE</b>	15' min depth	20' x 20' rear yard	A5 - 237 SF combined porches, decks and yards	A5 - 404 SF combined porches, decks and yards
<b>BUILDING HEIGHT</b>	40'	-	45' Max limited to Modern Brownstone rooftop decks	-



# UPLANDS | WATER CONSERVATION

## WHAT WE SAID AT PDP:



## HOW WE ACHIEVE THE SAVINGS:

### 1 INTENTIONAL APPROACHES OUTSIDE THE HOME



UPLANDS APPROACH

We use water smart practices for landscaping on lots and tracts:

- 25%-50% Typical lot size
- Decrease on-lot landscaping area
- Further reduced turf areas
- Special turf blend
- Low water-use landscaping



### 2 INTENTIONAL APPROACHES INSIDE THE HOME



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

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

## DEMONSTRATED SAVINGS SO FAR:

WATER USAGE BY NEIGHBORHOOD/PLANNING AREAS - APPROVED ODPs

PA	PDP PROJECTION	ODP COMPLIANCE
PA-A2	23 ACRE FEET	23 ACRE FEET
PA-A4	26 ACRE FEET	26 ACRE FEET
PA-B1	25 ACRE FEET	24 ACRE FEET
PA-A1	20 ACRE FEET	20 ACRE FEET
PA-A5	42 ACRE FEET	42 ACRE FEET
PA-A7	47 ACRE FEET	43 ACRE FEET
PA-C2	32 ACRE FEET	32 ACRE FEET

## WATER SMART LANDSCAPING EXAMPLES



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



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

## 11-5-15. -- STANDARDS FOR APPROVAL OF OFFICIAL DEVELOPMENT PLANS AND AMENDMENTS TO OFFICIAL DEVELOPMENT PLANS.

(A) In reviewing an application for the approval of an Official Development Plan or amended Official Development Plan, the following criteria shall be considered:

- ☑ (1) The plan is in conformance with all City Codes, ordinances, and policies.
- ☑ (2) The plan is in conformance with an approved Preliminary Development Plan or the provisions of the applicable zoning district, if other than Planned Unit Development (PUD).
- ☑ (3) The plan exhibits the application of sound, creative, innovative, or efficient planning and design principles.
- ☑ (4) For plans in PUD zones, any exceptions from standard code requirements or limitations are warranted by virtue of design or special amenities incorporated in the development proposal and are clearly identified on the Official Development Plan.
- ☑ (5) The plan is compatible and harmonious with existing public and private development in the surrounding area.
- ☑ (6) The plan provides for the protection of the development from potentially adverse surrounding influences and for the protection of the surrounding areas from potentially adverse influence from within the development.
- ☑ (7) The plan has no significant adverse impacts on future land uses and future development of the immediate area.
- ☑ (8) The plan provides for the safe, convenient, and harmonious grouping of structures, uses, and facilities and for the appropriate relation of space to intended use and structural features.
- ☑ (9) Building height, bulk, setbacks, lot size, and lot coverages are in accordance with sound design principles and practice.
- ☑ (10) The architectural design of all structures is internally and externally compatible, in terms of shape, color, texture, forms, and materials.
- ☑ (11) Fences, walls, and vegetative screening are provided where needed and as appropriate to screen undesirable views, lighting, noise, or other environmental effects attributable to the development.
- ☑ (12) Landscaping is in conformance with City Code requirements and City policies and is adequate and appropriate.
- ☑ (13) Existing and proposed streets are suitable and adequate to carry the traffic within the development and its surrounding vicinity.
- ☑ (14) Streets, parking areas, driveways, access points, and turning movements are designed in a manner that promotes safe, convenient, and free traffic flow on streets without interruptions, and in a manner that creates minimum hazards for vehicles and pedestrian traffic.
- ☑ (15) Pedestrian movement is designed in a manner that forms a logical, safe, and convenient system between all structures and off-site destinations likely to attract substantial pedestrian traffic.
- ☑ (16) Existing and proposed utility systems and storm drainage facilities are adequate to serve the development and are in conformance with the Preliminary Development Plans and utility master plans.
- ☑ (17) The applicant is not in default or does not have any outstanding obligations to the City.

# PDP/MODP COMPLIANCE SUMMARY

<b>PA-A(5)</b>	<b>UNIT COUNT</b>	<b>Max 172 homes</b> <b>Min 25% Single-family attached</b> <b>Max 75% Single-family detached</b>		<b>166 homes proposed</b> <b>73 Single-family attached proposed (44%)</b> <b>93 Single-family detached proposed (56%)</b>		
	<b>GROSS DENSITY</b>	<b>Max. 8.0 - 9.5 du/ac</b>		<b>9.1 du/ac provided</b>		
	<b>PUBLICLY ACCESSIBLE PRIVATE PARKS</b>	<b>Min. 4.0% required</b>		<b>4.8% provided</b>		
	<b>PERIMETER SETBACKS</b>	<b>Federal Blvd.</b>	<b>50' (w/ mews)</b> <b>65' (w/o mews)</b>		<b>Federal Blvd.</b>	<b>50' w/ MEWS</b> <b>65' w/o MEWS</b>
		<b>88th Ave.</b>	<b>18'</b>		<b>88th Ave.</b>	<b>18'</b>
<b>BUILDING FORMS</b>	<b>2 required</b>		<b>2 provided</b>			



**THANK YOU**  
QUESTIONS?

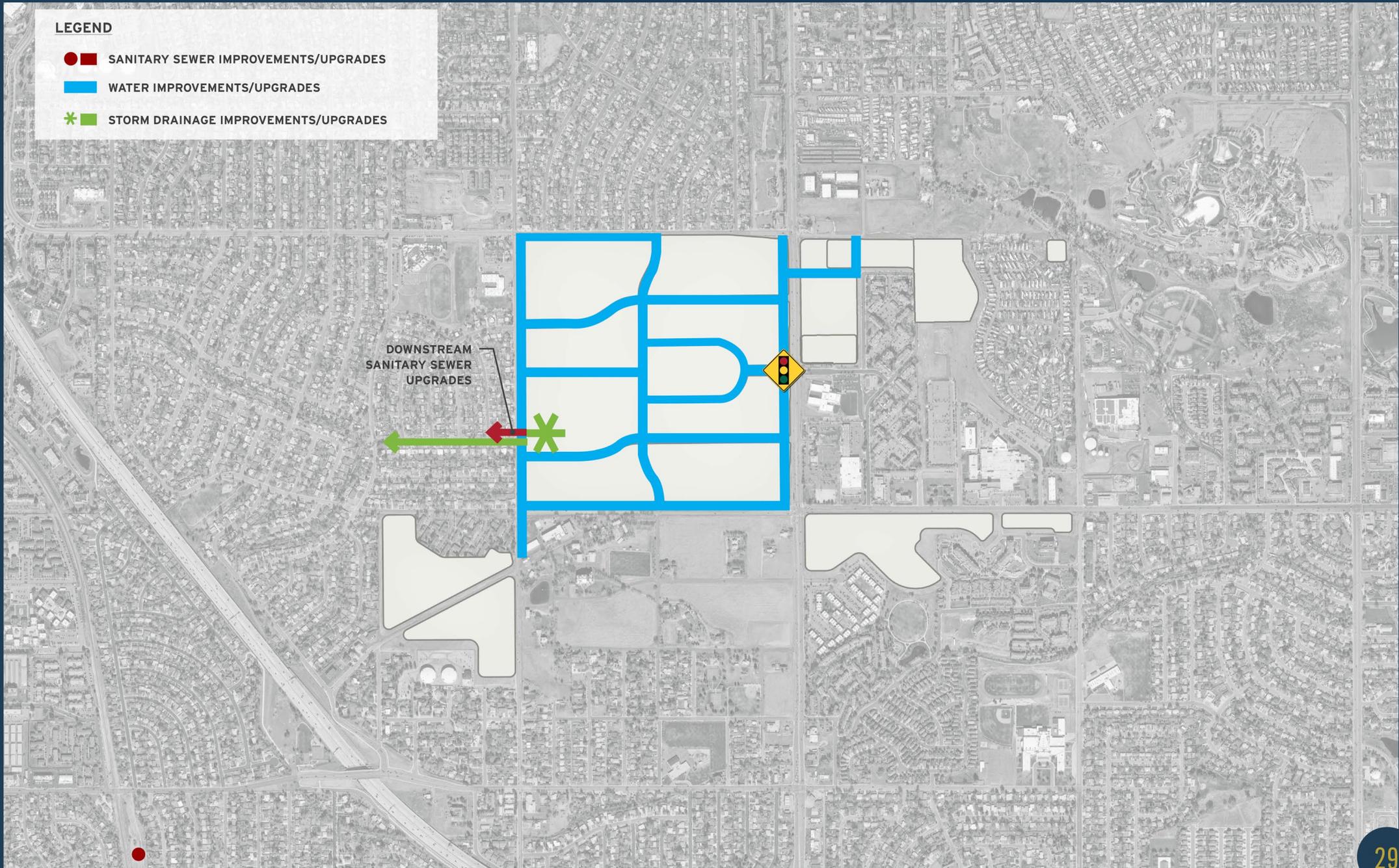
# BACKUP SLIDES

# UPLANDS UPDATE

PUBLIC IMPROVEMENTS

## LEGEND

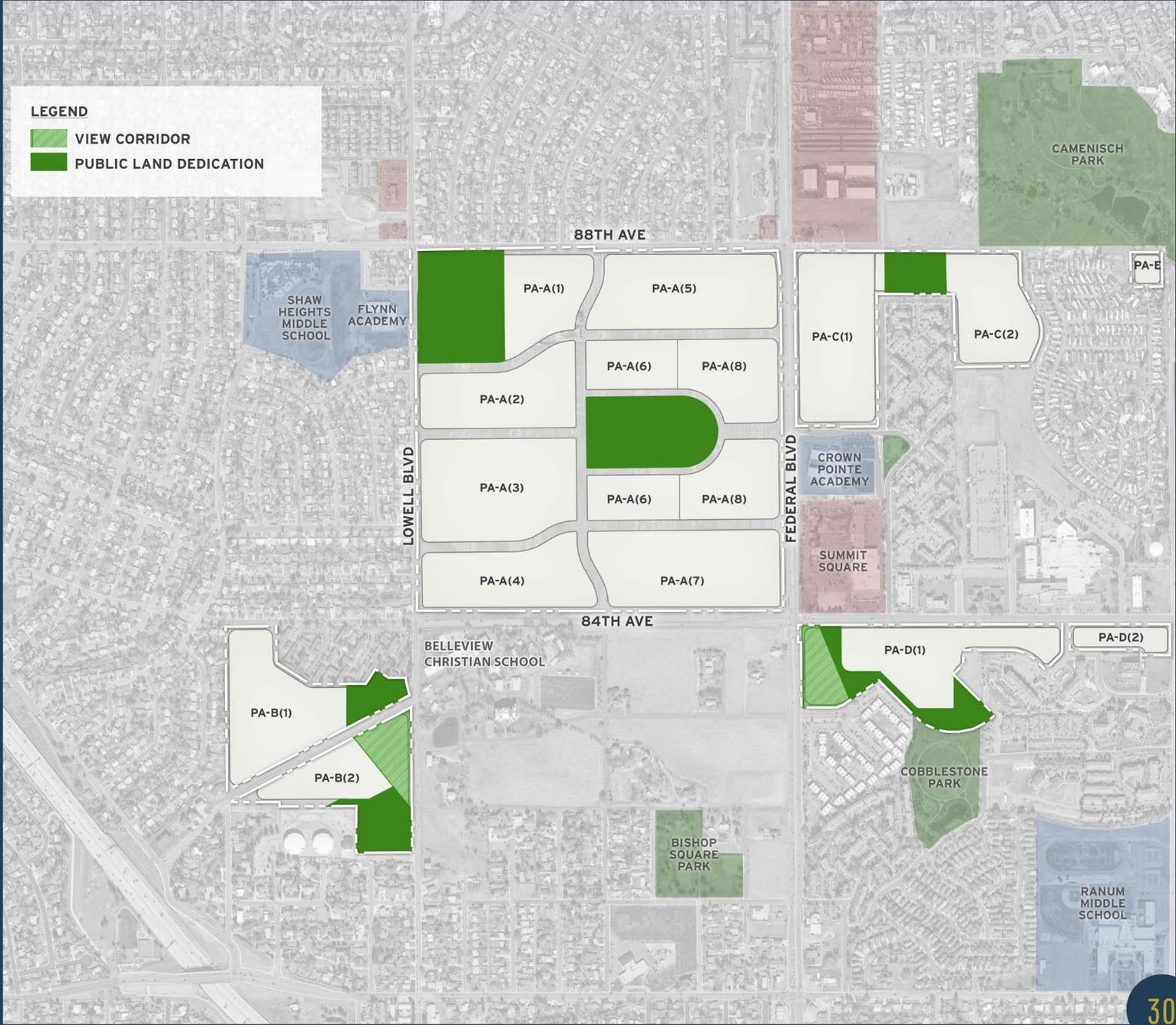
-  SANITARY SEWER IMPROVEMENTS/UPGRADES
-  WATER IMPROVEMENTS/UPGRADES
-  STORM DRAINAGE IMPROVEMENTS/UPGRADES



# UPLANDS UPDATE

## Public Land Dedication

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



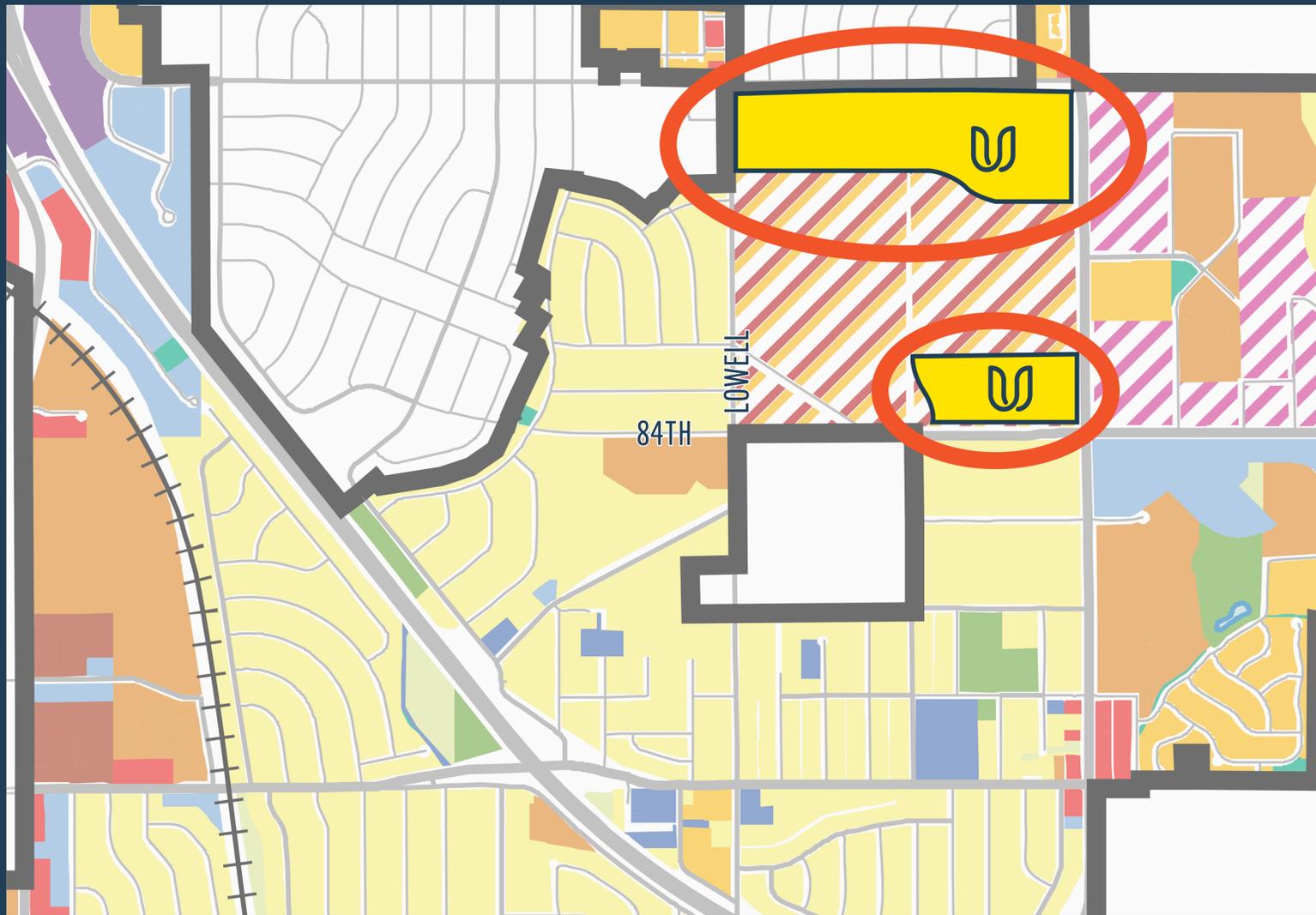
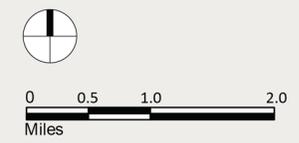


Figure 2-2: Land Use Diagram

Legend

- Residential R-1
- Residential R-2.5
- Residential R-3.5
- Residential R-5
- Residential R-8
- Residential R-18
- Residential R-36
- Traditional Mixed Use
- Mixed Use
- Mixed Use Center
- Retail Commercial
- Service Commercial
- Office
- Office/R&D Low Intensity
- Office/R&D High Intensity
- Flex/Light Industrial
- Public/Quasi-Public
- Public Parks
- City Owned Open Space
- Golf Courses
- Private Parks/Open Space
- Major Creek Corridor on Non-Public Land
- City Limits
- Water



Updated 4/13/15

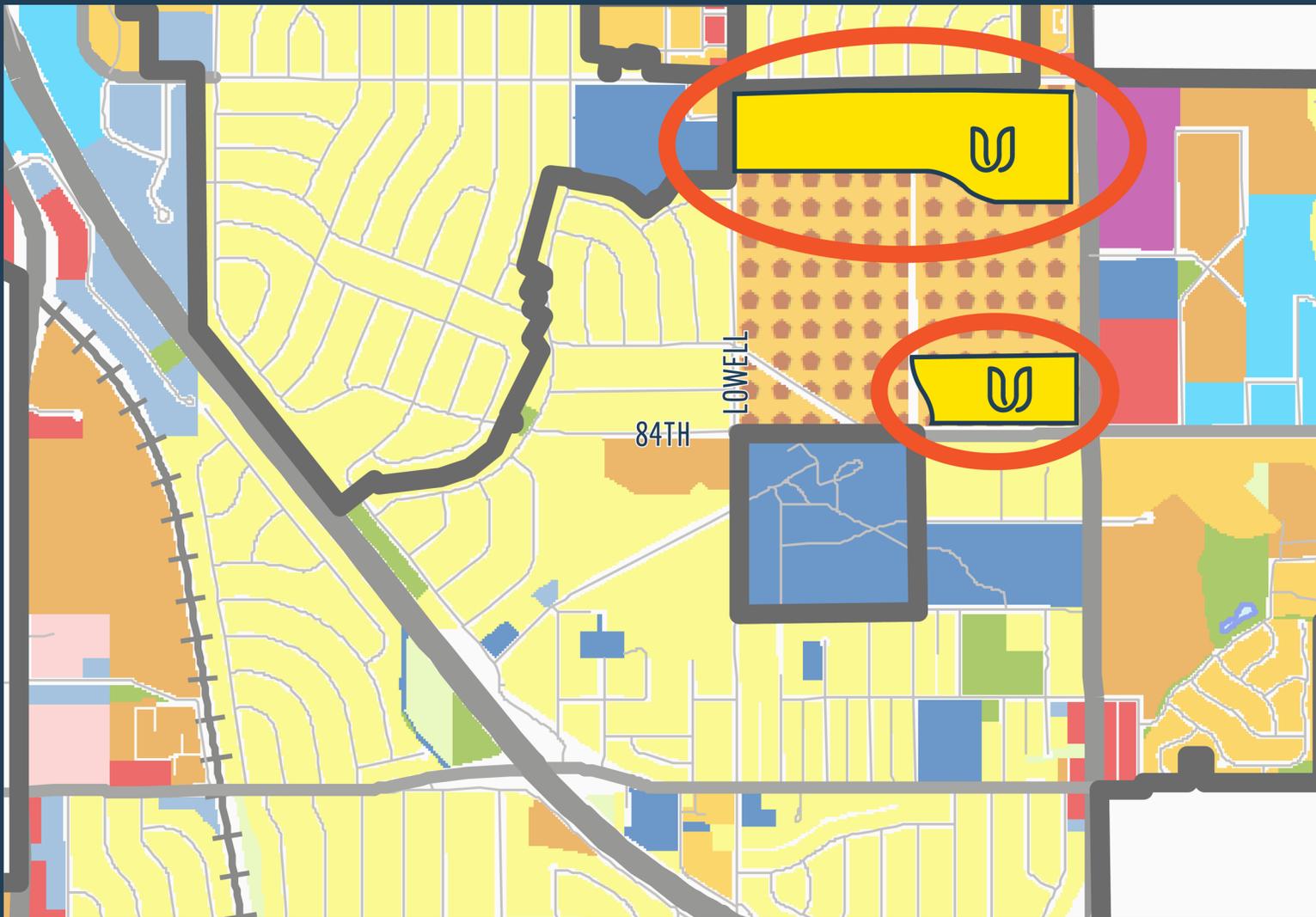
2-9

TRADITIONAL MIXED USE

DENSITY MAX: 18.0 DU/AC  
MAX 1.0 FAR

- PERMITTED USES:
- 👍 SINGLE-FAMILY DETACHED
  - 👍 OFFICE
  - 👍 SINGLE-FAMILY ATTACHED
  - 👍 RETAIL
  - 👍 CONDOMINIUMS
  - 👍 COMMERCIAL
  - 👍 APARTMENTS

# WESTMINSTER COMP PLAN 2040



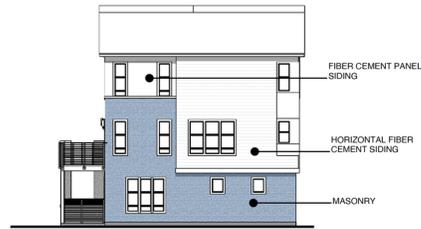
MIXED USE NEIGHBORHOOD

DENSITY MAX: 18.0 DU/AC

- PERMITTED USES:
- 👍 MULTI-FAMILY
  - 👍 TOWNHOMES
  - 👍 SINGLE-FAMILY
  - 👍 OFFICES
  - 👍 PERSONAL SERVICES
  - 👍 RETAIL
  - 👍 COMMERCIAL
  - 👍 LIVE/WORK

**BACKUP SLIDES**  
**A5**

**MOUNTAIN MODERN**



**RIGHT & LEFT ELEVATION**  
43% & 57% MASONRY COVERAGE



**REAR ELEVATION**  
25% MASONRY COVERAGE



**FRONT ELEVATION**  
50% MASONRY COVERAGE

**SCANDINAVIAN**



**RIGHT & LEFT ELEVATION**  
30% MASONRY COVERAGE



**REAR ELEVATION**  
21% MASONRY COVERAGE



**FRONT ELEVATION**  
50% MASONRY COVERAGE

**BROWNSTONE**



**RIGHT & LEFT ELEVATION**  
30% MASONRY COVERAGE



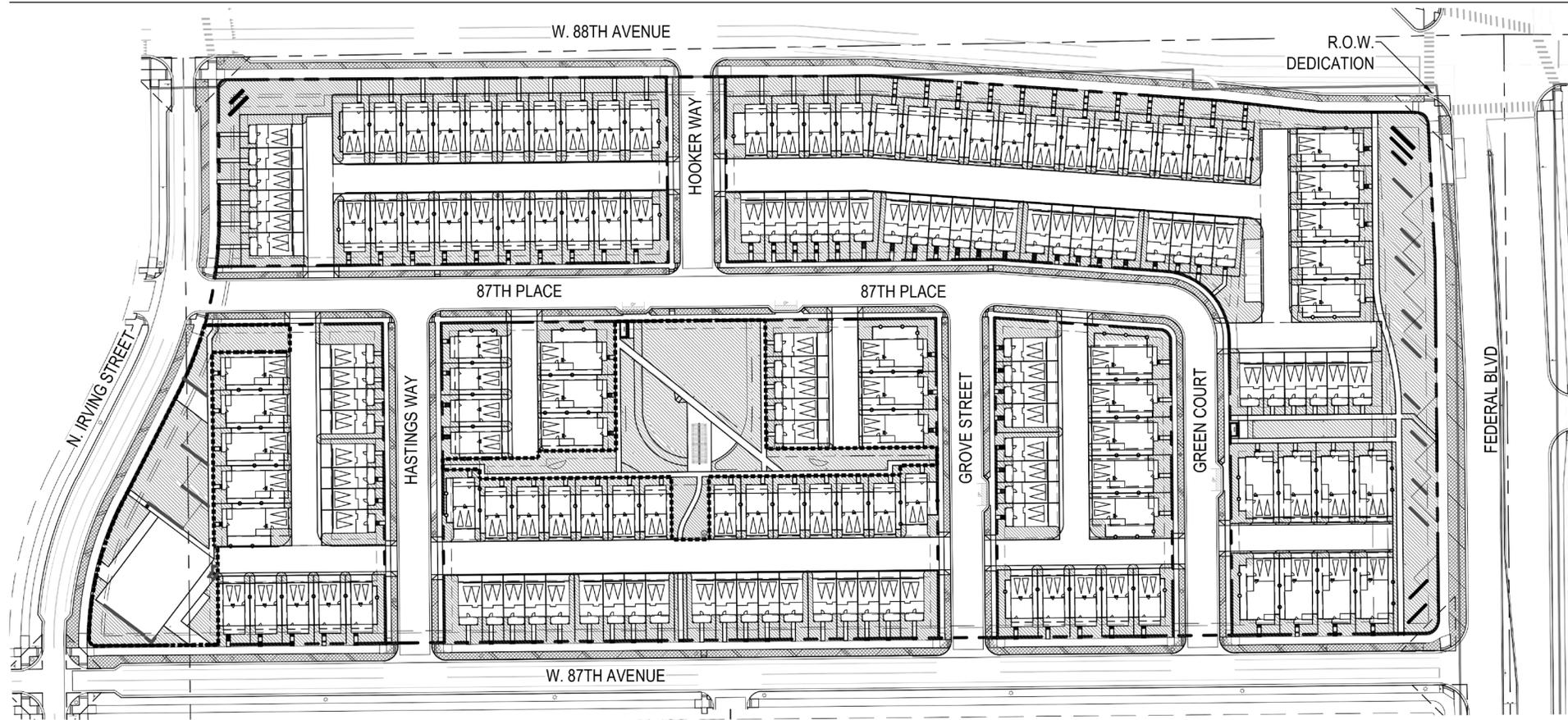
**REAR ELEVATION**  
11% MASONRY COVERAGE



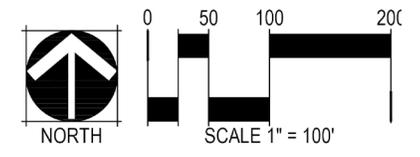
**FRONT ELEVATION**  
50% MASONRY COVERAGE

**MASONRY EXCEPTION SINGLE-FAMILY ATTACHED TOWNHOME**

PA-A(5) TOTAL LANDSCAPE AREA EXHIBIT



- LEGEND
- TOTAL LANDSCAPE AREA (ROW EXCLUDED)
  - RIGHT OF WAY
  - PRIVATE PARK BOUNDARY (61,376 SF)



# A(5) LANDSCAPE



PLAN 3 - ELEVATION 'A'

PLAN 4 - ELEVATION 'B'

PLAN 2 - ELEVATION 'A'

PLAN 1 - ELEVATION 'C'



PLAN 1 - ELEVATION 'C'

PLAN 2 - ELEVATION 'B'

PLAN 3 - ELEVATION 'A'

PLAN 4 - ELEVATION 'C'



# ROOF PITCH A(5)

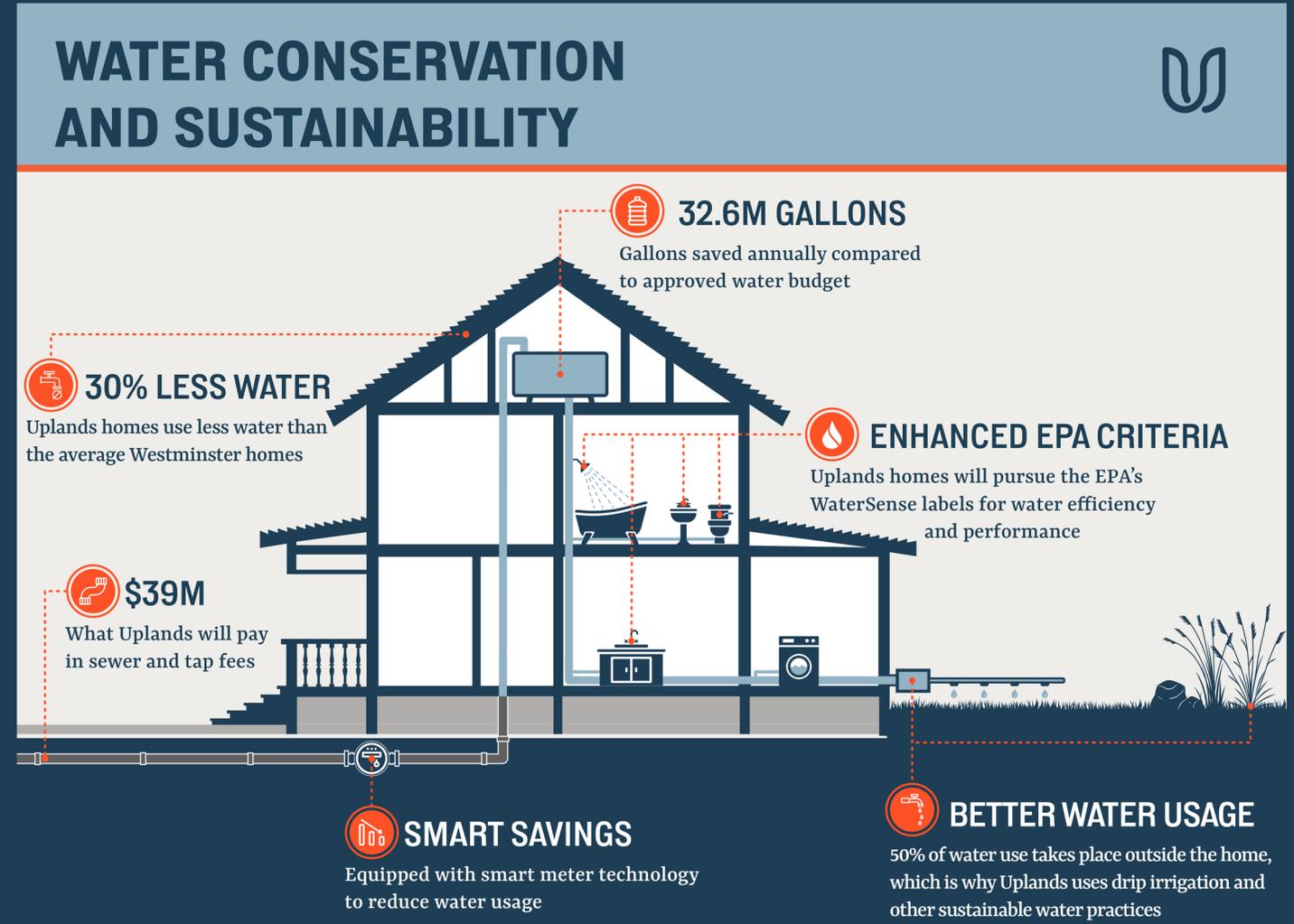
# PERIMETER SETBACKS A(5)



# SUSTAINABILITY

## Uplands Homes

- ✓ All single-family detached and single-family attached homes comply with EnergyStar and WaterSense
- ✓ All single-family detached and single-family attached homes feature Level 2 EV car charging in the garage
- ✓ All single-family detached homes with traditional roofs are designed as 'solar ready'
- ✓ Proposed landscape plan includes high water turf areas covering A1: 9.3% and A5: 4.5% and A7: 4.8% of the neighborhood (limited to active play areas), compared to the 20% coverage allowed in the City's landscape regulations
- ✓ All tree lawns consist of low water use shrub material and native seed instead of high-water use turf.
- ✓ The landscape design is focused on creating pollinator corridors throughout the site by way of species selection and linked green spaces.



# ENVIRONMENTAL

## ENVIRONMENTAL SITE ASSESSMENTS

### Phase I

- ☑ Completed a Phase I ESA for the entire Uplands site
- ☑ Identified the northwest corner of Parcel A for additional study

### Phase II

- ☑ Completed a Phase II ESA for the northwest corner of Parcel A

## FINDINGS & RECOMMENDATIONS

### Findings:

- ☑ Elevated levels of VOCs (Volatile Organic Compounds) in northwest corner of Uplands community

### Recommendations:

- ☑ If buildings are proposed in northwest corner: vapor mitigation system (similar to a radon collection system) is recommended to be installed for any future buildings
- ☑ If no buildings are proposed in the northwest corner: no further action or mitigation efforts are recommended

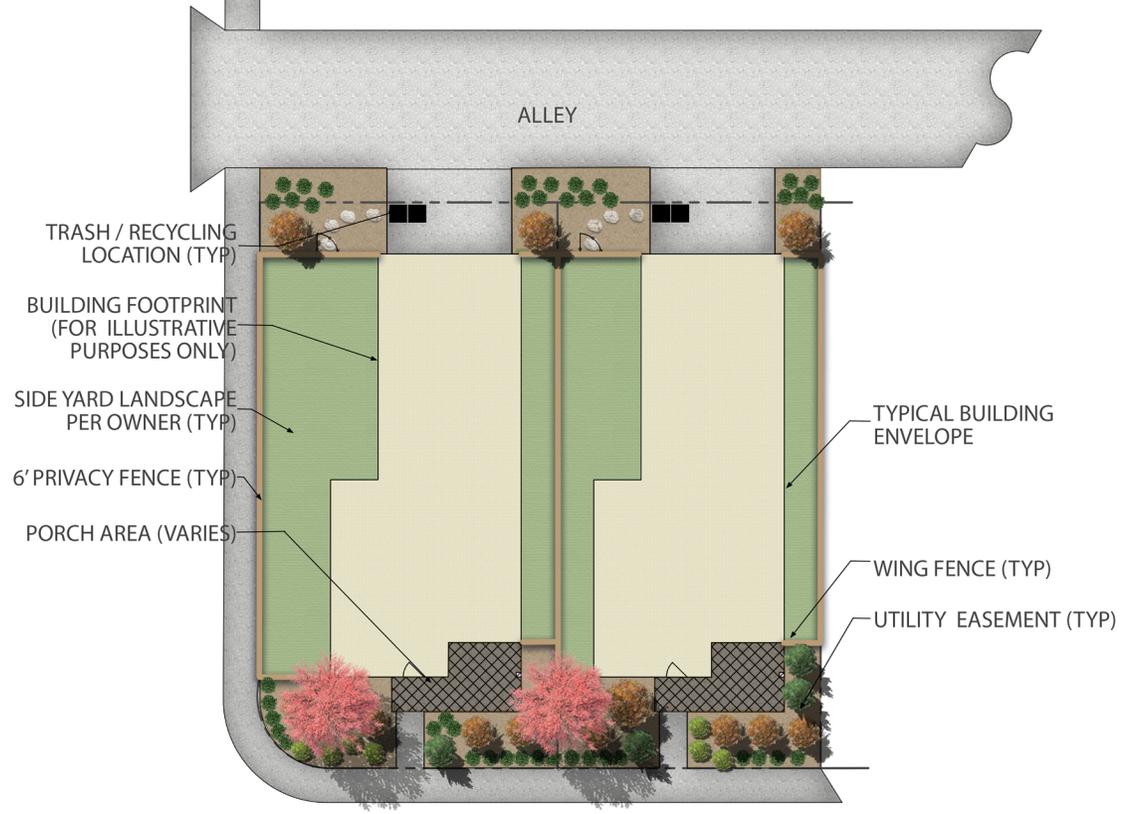
# MASTER AMENITIES

## COMMITMENTS

MODP / PDP Amendment Commitments to Shared Amenities:

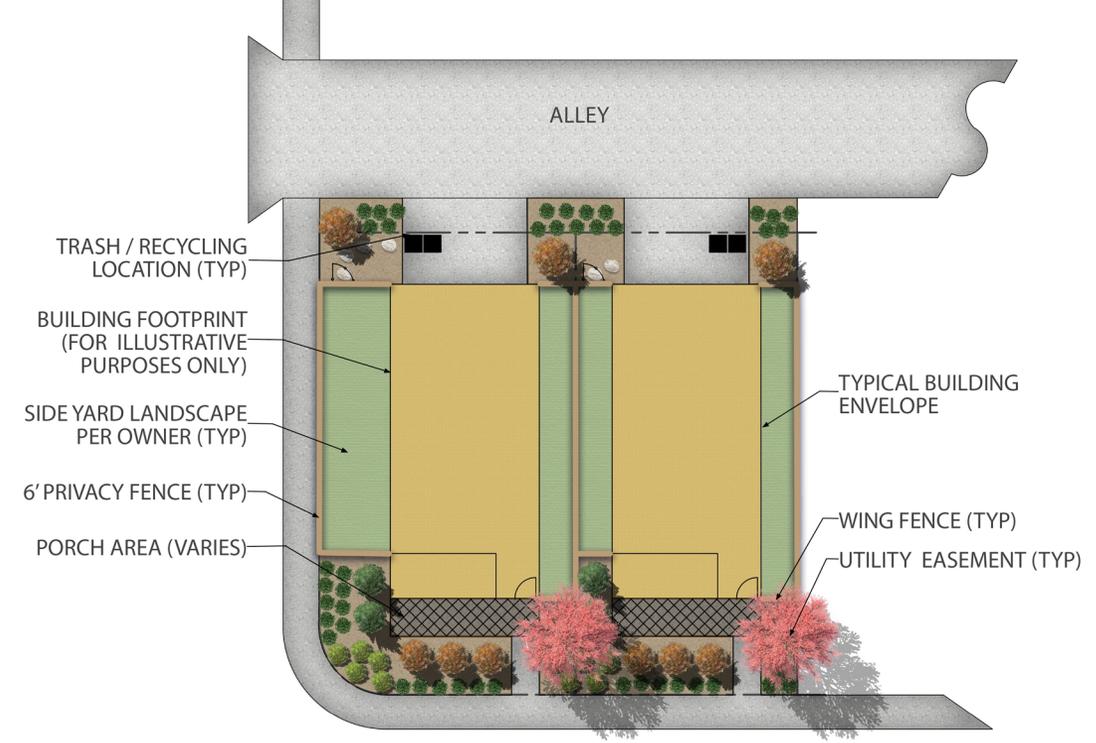
- ✓ Common shared amenities include a 2,000 SF minimum clubhouse / meeting facility, pool (25'x75' min size), hot tub, splash pad
- ✓ Will be designed as part of Village Center (PA-A(8)) ODP
- ✓ Will be constructed prior to 50% of the residential dwelling permits in Uplands
- ✓ Amenities will be open to all Uplands residents across the Uplands PDP

SINGLE FAMILY 2-STORY DETACHED HOME  
 (38' X 78/83' TYPICAL LOT/ 43' X 78/83' TYPICAL CORNER LOT)  
 (28' X 67' MAX. BUILDING ENVELOPE INCLUDING PORCH)



ROAD ROW OR OPEN SPACE TRACT

SINGLE FAMILY 3-STORY DETACHED HOME  
 (32' X 63'/72' TYPICAL LOT/ 37' X 63'/72' TYPICAL CORNER LOT)  
 (22' X 52' MAX. BUILDING ENVELOPE INCLUDING PORCH)



ROAD ROW OR OPEN SPACE TRACT

# LOT TYPICALS A(5)

SINGLE FAMILY 3-STORY ATTACHED TOWNHOME  
(21.3' X 59'/67.5' TYPICAL LOT/ 36.6' X 59'/67.5' TYPICAL CORNER LOT)  
(23.6' X 44' MAX. BUILDING ENVELOPE INCLUDING PORCH)



# LOT TYPICALS A(5)