

Attachment 8
Public Comments
Received as of
August 15, 2024

Kasza, Jacob

Subject: RE: [EXTERNAL] Uplands Planning Commission regarding Blocks 1,5,7 of Uplands Filing No. 1

From: Ian Craig <ixonpanther@gmail.com>

Sent: Tuesday, July 16, 2024 4:52 PM

To: PCPubComm <pcpubcomm@westminsterco.gov>

Subject: [EXTERNAL] Uplands Planning Commission regarding Blocks 1,5,7 of Uplands Filing No. 1

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With the planning commencing on the new subdivision, I have 2 comments that I wish to provide and hope to see at least addressed.

First, while I saw the construction on 88th from Lowell to Federal, will that be wide enough to work with the new increase of PA-A1 block? The road looks like it was widened, but still might only be a 2 lane road with a middle turn lane, and I'm not sure what the full expansion with traffic will look like when the land is sold off.

For the new construction itself, I'm all for new housing, however I was wondering if there was a plan for any new green spaces in the area? There are no parks in the Shaw Heights enclave, and areas for recreation are very limited to get to with only walking (I guess Oak park if you're on the south side? But I'm at Lander and 90th, so everything is about a mile and half from me which can be easily 40 minutes on foot).

Let me know, thank you

Ian

From: Vaughn, Josh
Sent: Thursday, June 6, 2024 4:16 PM
To: Kasza, Jacob
Subject: RE: Uplands - comment from a nearby resident

Oh, his phone # is 720-971-1288. Address is 8678 Decatur St.

Josh Vaughn (he/him)

Associate Planner

City of Westminster | Community Services Department

jvaughn@westminsterco.gov | 303.658.2101

4800 West 92nd Avenue, Westminster, CO 80031

City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.



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From: Kasza, Jacob <jpkasza@westminsterco.gov>
Sent: Thursday, June 6, 2024 4:13 PM
To: Vaughn, Josh <jvaughn@westminsterco.gov>
Subject: RE: Uplands - comment from a nearby resident

Ok, thanks!

From: Vaughn, Josh <jvaughn@westminsterco.gov>
Sent: Thursday, June 6, 2024 4:12 PM
To: Kasza, Jacob <jpkasza@westminsterco.gov>
Subject: Uplands - comment from a nearby resident

Hi Jacob,

I had a call from a resident of Prospector's Point regarding the Uplands development. The individual, Michael Contreras, asked for me to put his comment on the record. Mr. Contreras simply asked for us to consider the mountain views for Prospector's Point as well as for the nearby school. His concerns were Planning Area 7 and 8.

I did not go into detail on the entitlements that the Uplands development already has and told him I would pass his comments on.

Josh Vaughn (he/him)

Associate Planner

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From: Karen Kalavity <integradesign1@yahoo.com>
Sent: Friday, July 26, 2024 8:29 AM
To: Kasza, Jacob; McConnell, John
Subject: [EXTERNAL] The Uplands, or rather, the UP Westminster's A## Project

Follow Up Flag: Follow up
Flag Status: Completed

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Jacob & John:

The Uplands:

A few months ago, and I am guessing in anticipation of the fact that my apartment complex was planned and probably built around 1997...the year that Westminster stopped allowing construction in the Floodplains, I got a postcard from the City of Westminster talking about potential flooding etc. "where I live". At the time, I did not make the connection that a few months later, I would have to put a stop to proposed cutting down of wildlife habitat in the wetlands behind my unit at Westcliff Apartments because the apartment complex must have been built on top of a floodplain at the time of its construction ... making it more susceptible to flooding, etc.

That is, at the time I received the postcard from the city, all I could consider was that the Uplands was planning construction in a known floodplain – in 2024 – and no one was putting any kind of stop to it. The hypocrisy and just plain bad engineering and planning that has gone into the Uplands is just plain SICKENING ... and it just keeps on going and keeps on getting worse. When are these clowns EVER going to be held responsible for meeting current laws and guidelines? I am guessing NEVER!

The Uplands group is doing heavy earth work without approved construction plans. They are grading the hell out of the site and not revegetating in a timely manner ... they only do so when pressured from others, but not on their own. Their grading and "revegetation" have been so poorly executed that there is nothing but weeds growing on top of a torn-up site that constantly does not meet stormwater runoff standards. Their whole plan was rushed through with profit in mind for Varde Hedge Fund Investors out of Minnesota and to meet a time frame that will expire as far as "development" is concerned with regard to city requirements. It is definitely not being done for the benefit of the residents of Westminster, even though it entails the use and destruction of a beloved site in Westminster that many believed would be or should have been protected from such brazen and thoughtless destruction and was "sold" as a way of providing affordable housing to the area. In an effort to provide "housing", the Uplands promotes their nonsense over and over again to a city council - and city planning and engineering staff - that does not even know how to read a plan, or if they do, are so used to OK'ing anything that Norris Design or a powerful hedge fund firm is used to bulldozing through, that they don't care if the results are crap ... they just want to go along with WHATEVER!

Did the Uplands hacks even ever provide a Performance Bond for the project? I seriously doubt it.

God ... sickening all over again.

By the way, I am curious if the new pipeline replacement project that Representative Caraveo was highlighting in her newsletter (\$959,752 of national money) is the same one that the Uplands group is supposed to be paying for along Lowell Boulevard. I am also curious if recycled water pipes are being installed south of 92nd Avenue as a gesture of sustainability, or if the "improvements" just involve getting sewer and water pipelines to proposed Uplands properties. In other words, when the Uplands group continually talks about "improvements" I wish they would use the proper semantics ... getting the city to pay for and coordinate its own infrastructure needs, is what they are really talking about. And that is definitely not an "improvement".

At the last quarterly "update", the Uplands group mentioned that they are not using water infrastructure according to their plan, but, instead, water infrastructure that already exists. Is this Kosher? Who are they "stealing from". This time? The Uplands mentioned that they have access to water which will ensure that 500 units of their proposed development have the needed water for construction and use. This is when they are talking about fast-tracking the lots on Tract B, around 87 or so units, about 127 on Tract A, which brings us to around 217 with an added "affordable housing" portion entailing around 280 or so. It is **NOT RIGHT** for them to take away building/construction privileges for others in South Westminster, in the first place.

And the Uplands "affordable housing" that they say meets all the requirements... etc. Yeah, right. Here we go all over again:

Last year, John Palmer and I attended one of the "Listening/Study", or more aptly titled "Ignoring the Citizens", sessions involving the Uplands "Affordable Housing Project" slated for the East side of Federal at approximately 84th Avenue. The project is, in fact, nothing more than a typical version of Section 8 style rental housing. This kind of housing stigmatizes its residents and becomes a breeding ground for mistrust and crime ... just like the St. Marks housing project on 100th and Federal, etc. Be that as it may, the architect at the "meeting" announced that the project met all the city's requirements for it to be built. This, in fact, is not true either. Yet the Westminster City Council and Planning Department seem to be fine with letting the Uplands/Varde group get away with any kind of housing/construction, etc. it wants. Heck, the city even subsidizes it in the form of written-off fees to the city as well as other subsidies that the Uplands should be covering on their own accord. Besides the obvious contradiction of purpose for the Uplands ... both the "affordable and the non-affordable" aspect of the project, there are several obvious inconsistencies with what a multi-family project should contain in the form of stated requirements from the City of Westminster and what the Uplands resulting "affordable housing project" actually meets:

1. Parking lots without required landscaping. It is well understood that a traditional hallmark of low-income areas of a city is where the least amount of trees and other landscaping occurs. This is being borne out with the Uplands Affordable Housing plan as well. This area is

set to be a huge heat island without required parking lot islands, trees and plantings ... which is, in fact required, but not included.

2. Site plan is not supposed to place buildings in "barrack formation". Yet this is exactly what the site plan is offering. In fact, at first glance, when I first saw the drawings on the wall, I supposed we were looking at a proposed storage unit site plan. Yikes ... yes, it is a storage complex - for people! And it **SHOULDN'T** be! It is laid out with buildings in barrack formation, sitting **IN** the middle of parking lots, rather than with required landscape buffered areas around the proposed structures and no interest as to arrangement of the structures being offered.

3. A water quality pond is required for all new development calculated per each project. Don't remember seeing a water detention area designated. This is the same thing that happened on the larger "Parcel A" where the Uplands developers didn't even consider the necessary engineering requirement of a detention/retention pond. Instead, they just filled up the site plan with a bunch of boring rows of unsustainable and uninteresting "housing". Here we go again. After figuring out that the Uplands main project is, in fact, in the middle of a Floodplain (where they are not supposed to be building in, in the first place) the Uplands had to relegate a portion of their housing project site to a detention basin, which was never included within their approved ODP. **OOPS!** Unfortunately, the city of Westminster seems to be so desperate for "housing" or so used to bending over backwards (and other positions) that it even **PAYS** the Uplands to create eyesores and tenements. Good Grief!

Anyway, I guess we can now count on the Uplands "Affordable Housing" on Federal and 84th to be the most frequented location by Westminster's City Police, instead of it being St. Marks. **YIKES!**

And we can continue to count on the Uplands to violate stormwater management practices. Proper stormwater management procedures would have forced the Uplands out of doing construction in a floodplain, in the first place. And proper stormwater procedures would require any disturbed land to be revegetated within 60 days after "disturbance". Instead, the Uplands is being allowed to dump all their stormwater runoff into neighboring areas, with all sorts of silt and other contaminants into water sources such as downstream ditches, wetlands, etc. I am not sure if the City of Westminster understands that they can actually be sued for allowing this violation of the Clean Water Act. But, heck, who cares - they are so busy kissing Uplands ass that they cannot be bothered with such details!

YUCK!

Sincerely,

Karen Kalavity

Kasza, Jacob

Subject: RE: [EXTERNAL] Uplands Development

From: Lori Jencks <jenckslori@msn.com>
Sent: Saturday, July 27, 2024 10:17 AM
To: PCPubComm <pcpubcomm@westminsterco.gov>
Subject: [EXTERNAL] Uplands Development

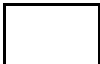
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Good morning. I missed the meeting on the 23rd, due to COVID, and hope you will consider my comments after the fact.

I am concerned that there appear to be NO options for single-story living for purchase, which, as a senior, I am interested in. I presently live in a townhouse with stairs, and am considering where to go next when the stairs may become more difficult. I do not wish to rent a home at this point, but wish to purchase a property. I am sure the developers will have vast numbers of townhouses of three stories with a very narrow footprint, so they can cram as many in as possible, but I hope the planning commission will consider the needs of people like me and require them to provide some single story living that is not necessarily a single-family home with a yard that would require more maintenance than I am capable of, or desirous of, at this point in my life. Adding condos, patio homes, and/or single-story townhomes, or options with elevators, would keep your seniors in Westminster, providing a valuable tax base for the city, as well as consumers who would likely remain in the area to shop.

Thank you for your consideration.

Lori Jencks
Arvada



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