

Attachment 3  
Public Comments  
Received as of  
August 15, 2024

**Kasza, Jacob**

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**Subject:** RE: [EXTERNAL] Tonight's meeting with regard to Uplands "Affordable Housing"

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**From:** Karen Kalavity <[integradesign1@yahoo.com](mailto:integradesign1@yahoo.com)>

**Sent:** Tuesday, July 9, 2024 10:40 AM

**To:** Planning <[planning@westminsterco.gov](mailto:planning@westminsterco.gov)>; McConnell, John <[jmconne@westminsterco.gov](mailto:jmconne@westminsterco.gov)>; Hott, Amber <[ahott@westminsterco.gov](mailto:ahott@westminsterco.gov)>; Ezeadi, Obi <[oezeadi@westminsterco.gov](mailto:oezeadi@westminsterco.gov)>

**Subject:** [EXTERNAL] Tonight's meeting with regard to Uplands "Affordable Housing"

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**With regard to tonight's meeting (Uplands Affordable Housing Plan),**

**John McConnell, Amber Hott (Planning liaison) and Commission Members:**

James Boschert (Chair), Acting Vice-Chair David Carpenter, Rick Mayo, Tracy Colling, Lawrence Dunn, David Tomecek, Chennou Xiong, Kevin Kinnear (Alternate #1), Tim Pegg (Alternate #2),

Please understand that as well as not meeting the basic requirement of providing affordable housing within the context of market rate housing, which would make this project a somewhat valuable project, this project has become a rote exercise of providing section-8 style housing in a segregated format to create more stigmatized housing. This means that we are creating tenement-style housing rather than meaningful and dignified housing for people.

That aside, this project does not even meet the basic Westminster criteria for multi-family housing:

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 - especially considering that the project is being backed by a profitable hedge fund investor ... the Varde company out of Minnesota. 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.

Also, where is the water coming from to provide for this project? The last I heard, the Uplands was still coordinating with the city to get the needed water lines in tow for their future developments, with the "affordable housing" being part of that "portfolio of projects". Unfortunately, and I believe without proper requirements, existing water lines providing water to residences and projects south of 92nd are being tapped into to provide for the Uplands projects.

The Uplands is supposed to be providing and paying for its own infrastructure, not using the city's existing infrastructure for its own projects.

This is not right!

AGAIN!

This affordable housing project does not meet basic Westminster criteria and should not be approved!

Sincerely,

Karen Kalavity

**From:** cnelson@nelsonappraising.com  
**Sent:** Thursday, February 8, 2024 6:08 PM  
**To:** Kasza, Jacob  
**Subject:** RE: [EXTERNAL] Uplands - Maiker Housing

Thanks Jacob – I appreciate it and did receive the link.

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**From:** Kasza, Jacob <[jpkasza@westminsterco.gov](mailto:jpkasza@westminsterco.gov)>  
**Sent:** Thursday, February 8, 2024 3:51 PM  
**To:** [cnelson@nelsonappraising.com](mailto:cnelson@nelsonappraising.com)  
**Subject:** RE: [EXTERNAL] Uplands - Maiker Housing

I will send you a link to download the PDP and the proposed Maiker ODP from our file transfer site. Yes, they have moved past a concept plan review.

Jacob

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**From:** [cnelson@nelsonappraising.com](mailto:cnelson@nelsonappraising.com) <[cnelson@nelsonappraising.com](mailto:cnelson@nelsonappraising.com)>  
**Sent:** Thursday, February 8, 2024 3:45 PM  
**To:** Kasza, Jacob <[jpkasza@westminsterco.gov](mailto:jpkasza@westminsterco.gov)>  
**Subject:** RE: [EXTERNAL] Uplands - Maiker Housing

Thanks Jacob,

If you can easily send the PUD that would be fine. I have seen the architects rendering.

Did Maiker take the application from Concept?

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**From:** Kasza, Jacob <[jpkasza@westminsterco.gov](mailto:jpkasza@westminsterco.gov)>  
**Sent:** Thursday, February 8, 2024 3:10 PM  
**To:** [cnelson@nelsonappraising.com](mailto:cnelson@nelsonappraising.com)  
**Subject:** RE: [EXTERNAL] Uplands - Maiker Housing

Hi Charles,

They actually have a development application under review for their Official Development Plan. Do you want a copy of the PUD document? It does allow the mixed use they are proposing. We call that a Preliminary Development Plan. It does allow the mixed use they are proposing.

Jacob

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**From:** [cnelson@nelsonappraising.com](mailto:cnelson@nelsonappraising.com) <[cnelson@nelsonappraising.com](mailto:cnelson@nelsonappraising.com)>  
**Sent:** Thursday, February 8, 2024 3:05 PM  
**To:** Kasza, Jacob <[jpkasza@westminsterco.gov](mailto:jpkasza@westminsterco.gov)>  
**Subject:** RE: [EXTERNAL] Uplands - Maiker Housing

Thanks Jacob,

This is helpful. I know Maiker is going through the Concept Plan stage, but it appears the underlying PUD allows mixed use.

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**From:** Kasza, Jacob <[jpkasza@westminsterco.gov](mailto:jpkasza@westminsterco.gov)>  
**Sent:** Thursday, February 8, 2024 10:35 AM  
**To:** [cnelson@nelsonappraising.com](mailto:cnelson@nelsonappraising.com)  
**Subject:** RE: [EXTERNAL] Uplands - Maiker Housing

Good morning Charles,

The overall Uplands development does have a metro district which provides financing for infrastructure for the entire development. The parcel that the Maiker Housing development is on, was not included in the metro district boundaries. I am not aware of any other financing mechanisms in place for this development.

**Jacob P. Kasza**  
**Senior Planner**

City of Westminster | Community Development  
[jpkasza@westminsterco.gov](mailto:jpkasza@westminsterco.gov) | 303.658.2400  
4800 West 92nd Avenue, Westminster, CO 80031



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**From:** [cnelson@nelsonappraising.com](mailto:cnelson@nelsonappraising.com) <[cnelson@nelsonappraising.com](mailto:cnelson@nelsonappraising.com)>  
**Sent:** Wednesday, February 7, 2024 6:18 PM  
**To:** Kasza, Jacob <[jpkasza@westminsterco.gov](mailto:jpkasza@westminsterco.gov)>  
**Subject:** [EXTERNAL] Uplands - Maiker Housing

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Good afternoon, Jacob

I wanted to find out if there is a metro district, TIF, or other mechanism in place to reimburse infrastructure for the attached project.

Thanks

**Nelson Appraisal and Consulting, LLC**

Charles Nelson, MAI  
2413 Washington Street Suite 100

Denver, Colorado 80205

Email: [cnelson@nelsonappraising.com](mailto:cnelson@nelsonappraising.com)

Phone: 303-380-7985