

UPLANDS UPDATE

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UPCOMING QUARTERLY MEETINGS

Q3 - COMPLETE

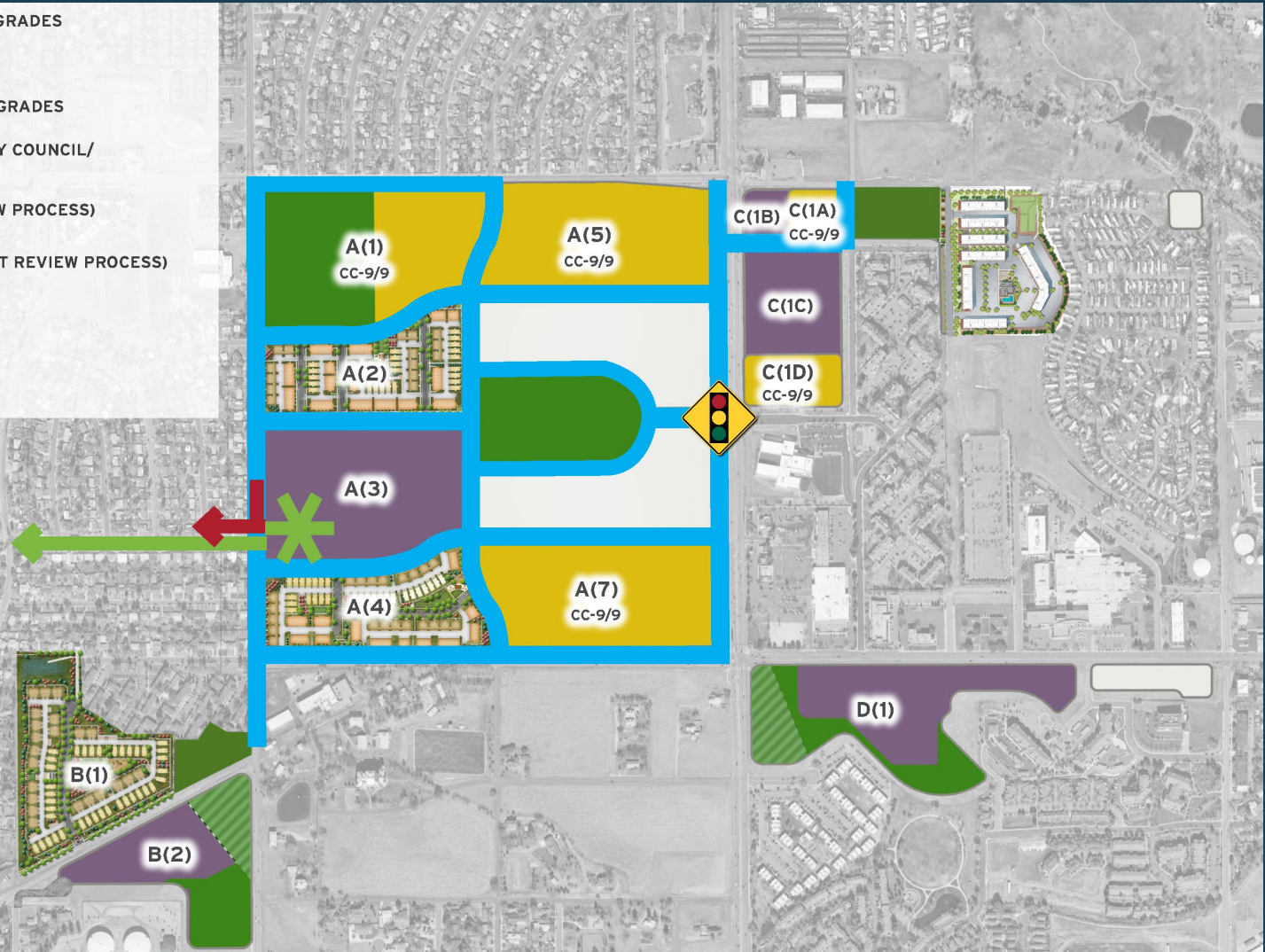
Q4 - NOVEMBER 21, 2024

UPLANDS UPDATE PROPOSED NEIGHBORHOODS

- SANITARY SEWER IMPROVEMENTS/UPGRADES
- WATER IMPROVEMENTS/UPGRADES
- ✱ STORM DRAINAGE IMPROVEMENTS/UPGRADES
- NEIGHBORHOODS IN CITY REVIEW (CITY COUNCIL/PLANNING COMMISSION)
- NEIGHBORHOODS IN CITY REVIEW (NEW PROCESS)
- NEIGHBORHOODS BEGINNING (CONCEPT REVIEW PROCESS)
- PUBLIC LAND DEDICATION
- ▨ VIEW CORRIDOR

PROPOSED NEIGHBORHOODS INCLUDE:

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



PROPOSED NEIGHBORHOODS INCLUDE:

FOR RENT



FOR SALE



PUBLICLY ACCESSIBLE
PARKS & OPEN SPACE

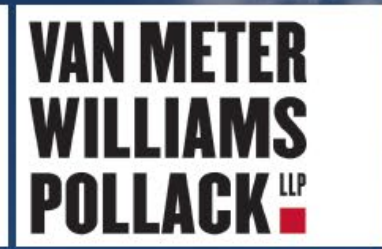
PRELIMINARY DEVELOPMENT PLAN

Bike and Pedestrian Connectivity

Uplands provides connections for existing and future residents to:

- ☑ Existing schools
- ☑ Existing bus stops
- ☑ Existing and proposed park and recreational amenities
- ☑ Existing and proposed businesses and services





CHUCK CHRISTIAN
Maiker Housing Partners

BRETT JACQUES
Van Meter Williams Pollack

MARCUS PACHNER
The Pachner Company

KAYLEIGH GILLESPIE
Norris Design

BOB COURI
Britina Design Group

KYLE GODWIN
Wilson & Company

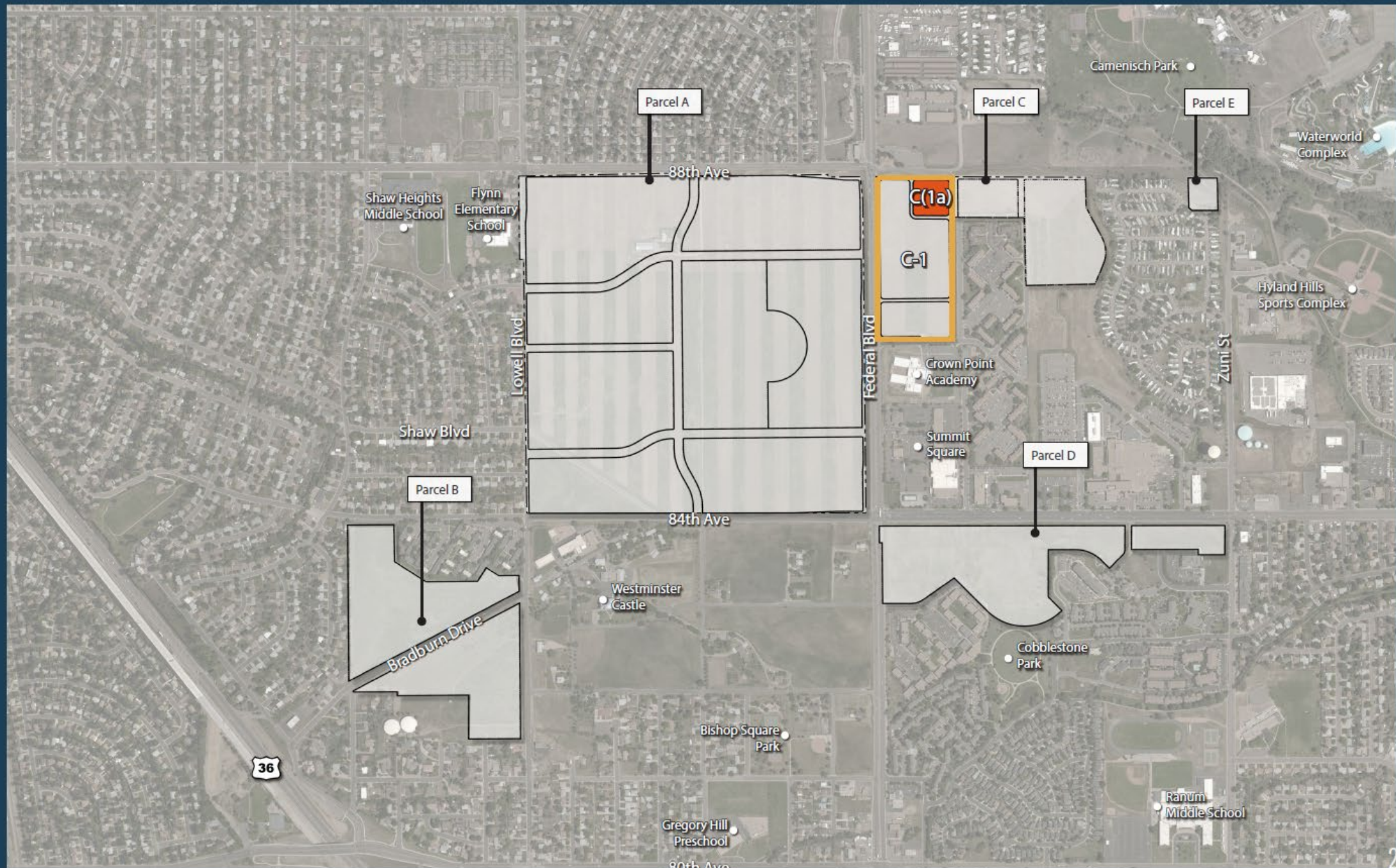


UPLANDS PLANNING AREA C(1A) AFFORDABLE HOUSING RESIDENTIAL NEIGHBORHOOD

CITY COUNCIL HEARING

September 9, 2024

VICINITY MAP



WHO ARE WE



- ADAMS COUNTY HOUSING AUTHORITY D/B/A MAIKER HOUSING PARTNERS
 - Quasi-governmental entity founded in 1974
- OWNS AND OPERATES 17 COMMUNITIES AND OVER 2,200 AFFORDABLE UNITS
 - Consistent Renovations and Modernizing for all properties
- CONCENTRATED FOCUS ON:
 - High-quality interior and exterior buildings
 - Community-oriented design
 - Sustainable, Active Lifestyle, and Zero Emission ready environments
 - Strong community engagement

CROSSING POINTE NORTH



ALTO



CARAWAY



ABOUT MAIKER HOUSING PARTNERS

SERVES ±25,000 ADAMS COUNTY RESIDENTS PER YEAR

- HOUSING VOUCHERS

- Emergency Housing Vouchers
- Project-based Vouchers
- Veterans Vouchers
- Family Reunification & Family Self Sufficiency Vouchers

- RENT AND UTILITY ASSISTANCE

- COVID Relief Assistance
- Internet Accessibility

- COMMUNITY ENGAGEMENT PROGRAMS

- Community Organizing & Resource Navigation
- Family Self-Sufficiency Programs / Financial Coaching
- Community Vitality & Beautification events
- Workshops, Job Training, Public Events



WHO WE SERVE: AREA MEDIAN INCOME (AMI)

MAX MONTHLY RENT (including Utilities)			INCOME LIMITS			
AMI	1-Bedroom	2-Bedroom	1-Person Household	2-Person Household	4-Person Household	Typical Occupations
30%	\$733	\$880	\$27,390	\$31,320	\$39,120	Seniors, Disability, Military Pensions
40%	\$978	\$1,174	\$36,520	\$41,760	\$46,960	Seniors, Disability, Military Pensions, Part-time Jobs
50%	\$1,223	\$1,467	\$45,650	\$52,200	\$58,700	Postal Workers, CNA Nurses, Retail, Restaurant/Food Service, Warehouse employees
60%	\$1,467	\$1,761	\$54,780	\$62,640	\$70,440	Educators, Nurses, Entry-level professionals/trade-schools
70%	\$1,712	\$2,054	\$63,910	\$73,080	\$82,180	Educators, Nurses, Professionals, Trades

WHO WE SERVE: UNIT MIX

UNIT MIX				
AMI	1-Bedroom	2-Bedroom	Capture Rate	Population
30%	17	1	1.2%	Intellectually / Developmentally Disabled
40%	8	3	0.4%	Families
50%	11	8	5.3%	Families
70%	12	10	4.8%	Families
	48	22	Average 3.32%	

Note: Unit Mix designed to collaborate & not overlap with Overlook at Uplands

PROJECT FUNDING



COMPETITIVE FUNDING APPLICATIONS

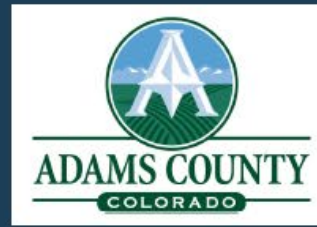
- Low Income Housing Tax Credits (4% Federal & State Credits)
- Private Activity Bonds
- State Grants
- Proposition 123



BANK LOANS & FINANCING

- Developer Loans
- Construction Loan
- Permanent Mortgage

WHO ARE WE: HEAD START



- FEDERALLY-FUNDED COMPREHENSIVE PRESCHOOL PROGRAM

- Serving Adams County children ages 3-5
- Available Primarily to Families with Low Incomes
- Provided at No Cost to Participants

- WHOLE-FAMILY APPROACH

- Services to increase well-being of the entire family

- HEAD START OUTCOMES

Research shows a pattern of positive impacts for children at the end of their Head Start enrollment. The economic impacts emerge as children become adults

- ENROLLED CHILDREN ARE MORE LIKELY TO:

- Graduate from High School
- Attend College
- Have improved social, emotional, and behavioral development
- Feel better equipped to be parents themselves



UPLANDS PRELIMINARY DEVELOPMENT PLAN (PDP)



MAX DENSITY PA-C(1): 22.7 DU/AC
MAX UNITS: 370 UNITS
MIN 11,000 SQUARE FEET OFFICE
FLOOR AREA RATIO MIN. 0.1 - 1.5 MAX
(COMMERCIAL)



PERMITTED USES:



MULTI-FAMILY*

*ONLY WHEN COMBINED WITH COMMERCIAL USES



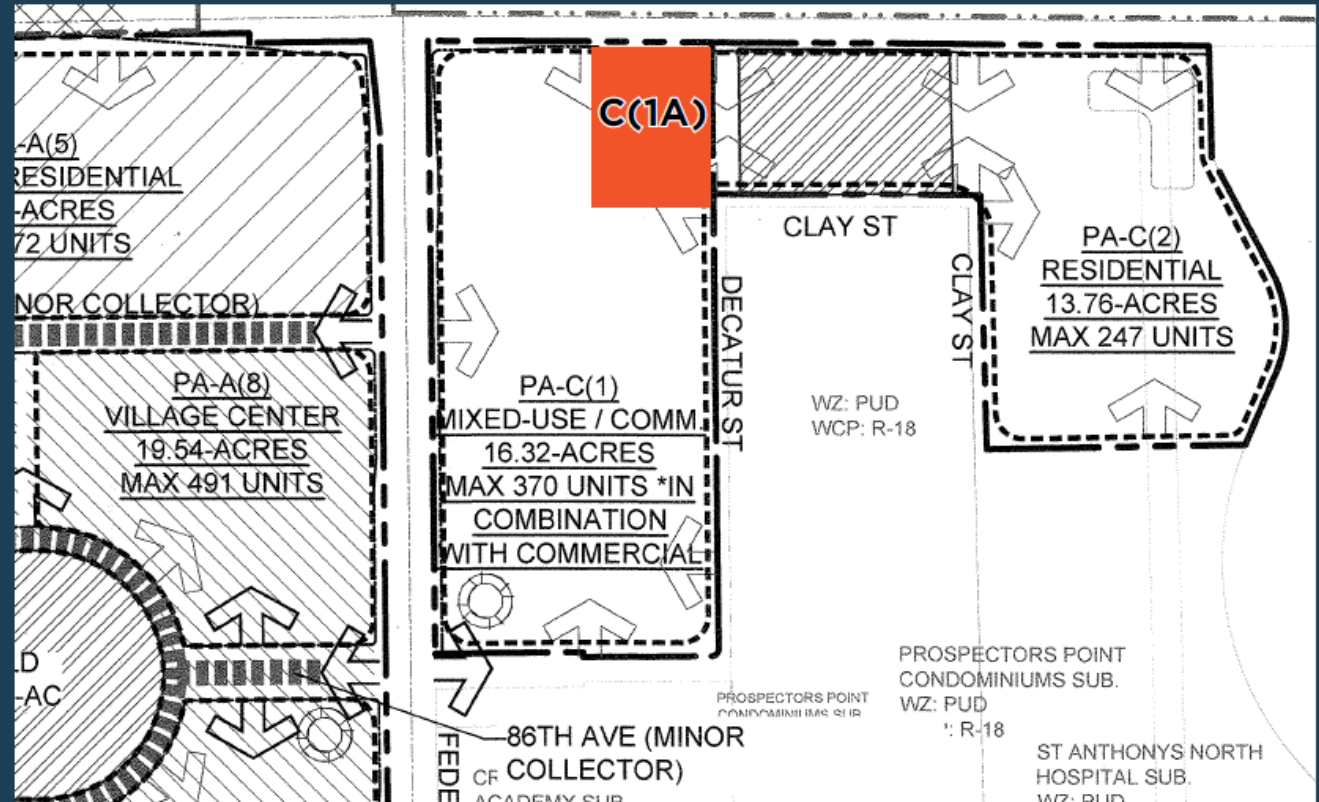
LIVE-WORK



OFFICE



BUSINESS AND COMMERCIAL USES



PDP COMPLIANCE

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 (B(1), A(2), A(4), C(2)) = 2.1 ac required A(1), A(5), A(7) = 2.4 AC required	APPROVED - 7.2% publicly accessible private parks (B(1), A(2), A(4), C(2)) = 3.7 ac provided UNDER REVIEW - A(1), A(5), and A(7) = 3.32 provided AC
AFFORDABLE HOUSING	Minimum 300 for rent homes at no more than 80% AMI	In Process Maiker: ~70 for rent homes in ODP review APPROVED C(2): ~247 for rent homes

C1 NEIGHBORHOOD	PDP/MODP	PROVIDED C(1A)
UNIT COUNT	Max 370 homes 100% Multi-family	70 homes proposed 100% Multi-family
GROSS DENSITY	Max. 22.7 du/ac	4.29 du/ac provided
PUBLICLY ACCESSIBLE PRIVATE PARKS	Min. 4.0% required	4.7% provided
PERIMETER SETBACKS	Federal Blvd. 50' 88th Ave. 50' Decatur St. 40' W. 87th Pl. 40'	Federal Blvd. N/A 88th Ave. 37' Decatur St. 4' W. 87th Pl. 23'

CONCEPTUAL NEIGHBORHOOD PLAN PA-C(1)

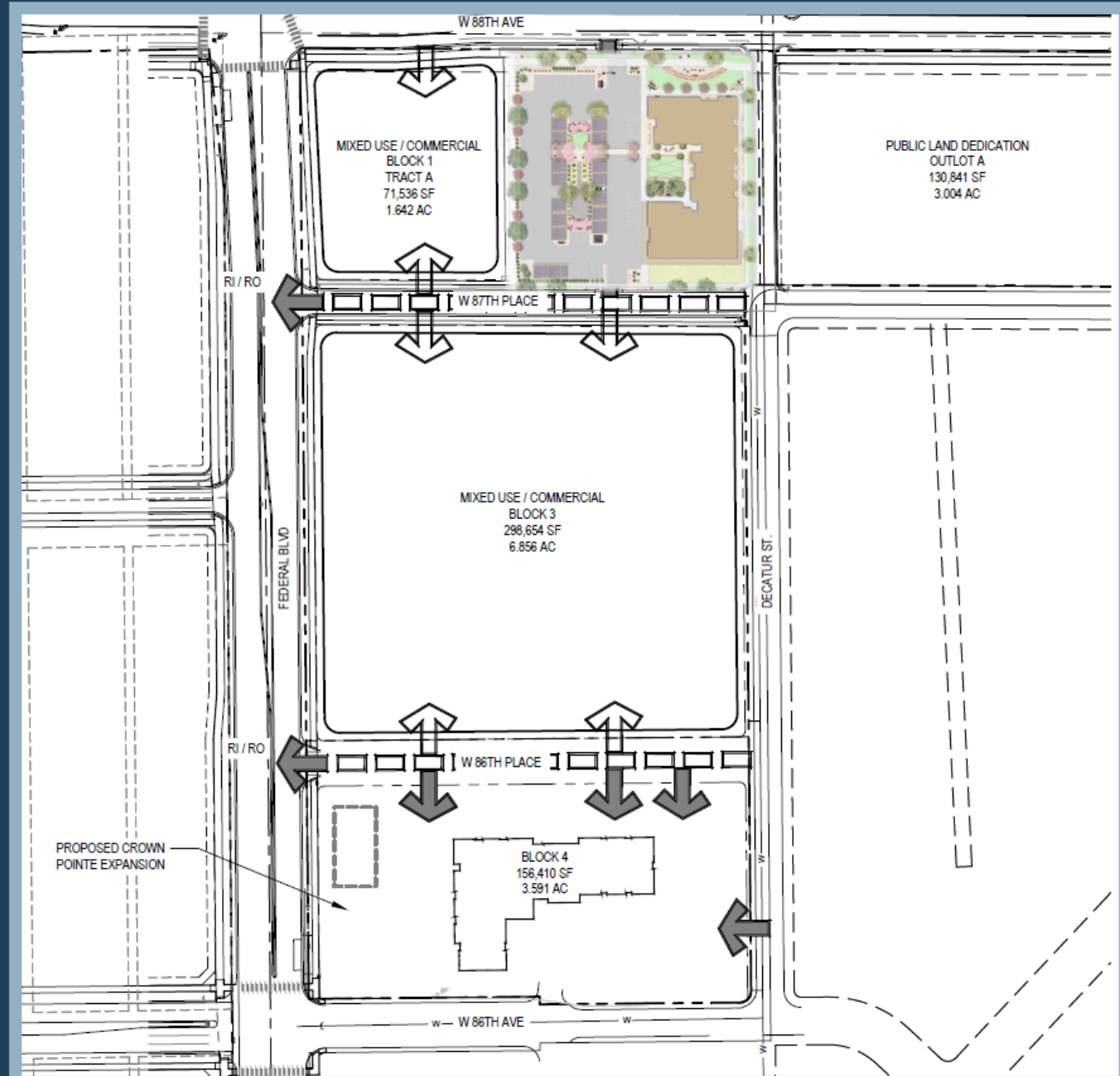
2.03 ACRES

4-STORY MIXED-USE BUILDING

- 70 residential units
 - 48 one-bedroom units
 - 22 two-bedroom units
- 7,373 SQFT Commercial for “Head Start” preschool
- Serves Families (52 units) & Intellectually / Developmentally Disabled Individuals (18 units)

PERFORMED STUDIES

- Traffic Study
(within expected capacity)
- Threatened/Endangered Wildlife
(no species observed on-site)
- Environmental Site Assessment
(no hazardous conditions located)



NOTE: ALL OTHER PORTIONS OF UPLANDS PLANNING AREA C ARE CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE THROUGH ODP PROCESS

CONCEPTUAL NEIGHBORHOOD PLAN PA-C(1A)

PARKING SPACES

- 81 Residential Spaces
- 14 Guest Spaces
- 25 Head Start Spaces

PLANNED AMENITIES


- Outdoor Courtyard
- Rooftop Patio & Lounge
- Community Kitchen
- Fitness Gym
- Business Center
- Garden Walk Path
- Dog Park & Community Garden
- Large Adjacent PLD

ZERO ENERGY READY HOME CERTIFICATION (ALL ELECTRIC)

- Solar panels on rooftop,
walkways, & carports



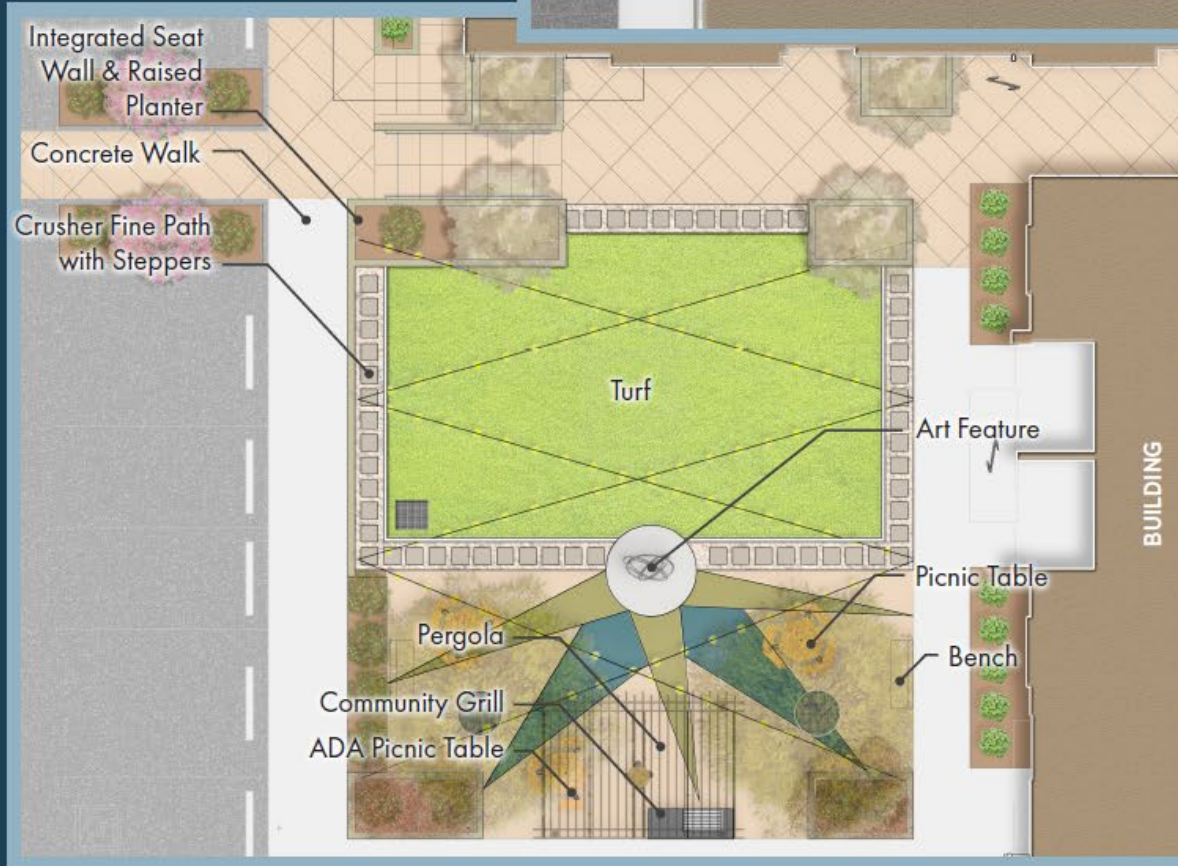
PEDESTRIAN CIRCULATION PA-C(1A)

CIRCULATION EXHIBIT LEGEND
ACCESSIBLE PEDESTRIAN CIRCULATION 

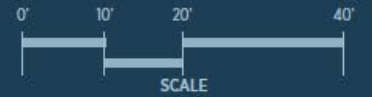


COMMUNITY AMENITIES

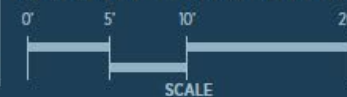
VICINITY MAP



SENSORY GARDEN ENLARGEMENT

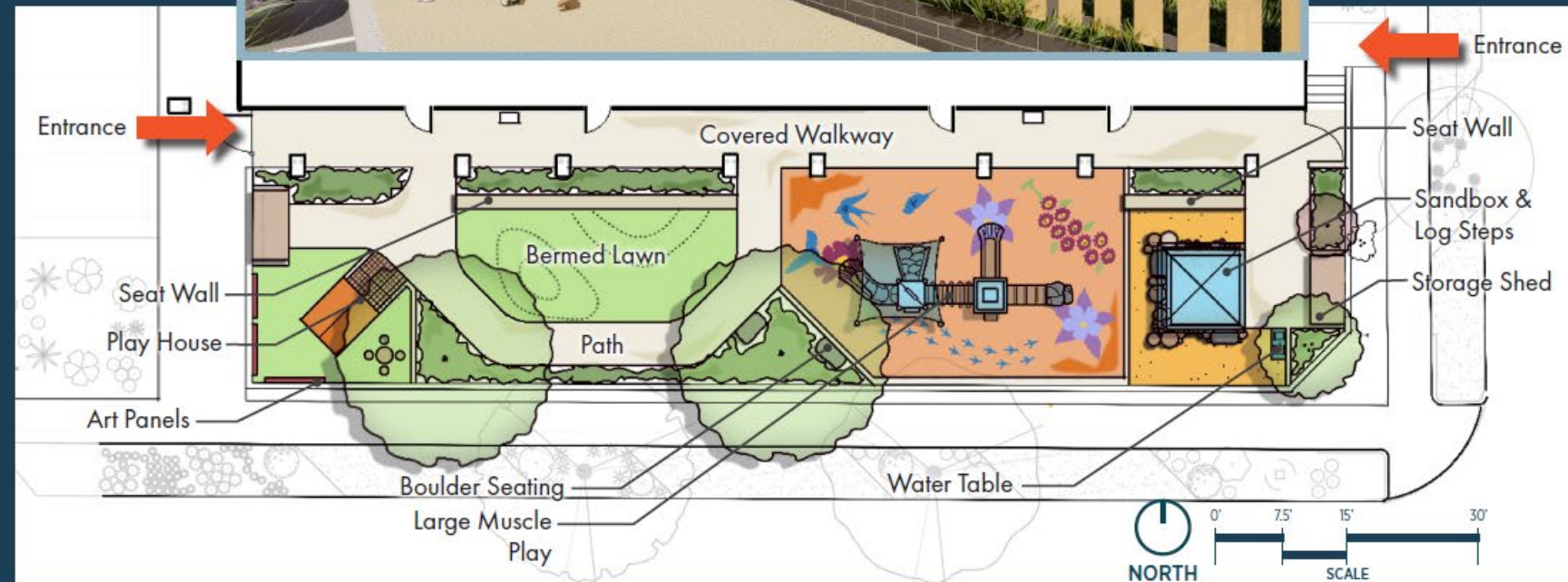


COURTYARD ENLARGEMENT



COMMUNITY AMENITIES

VICINITY MAP



ARCHITECTURAL CHARACTER

88TH & DECATUR VIEW



SOUTHWEST CORNER



NORTHWEST CORNER



COURTYARD VIEW



EXCEPTIONS

- MULTI-FAMILY DESIGN STANDARDS:

- Earth Berming
- Minimum Commercial F.A.R.
- Required Parking Counts
- Landscaped Entry Median
- Building Massing + Stepbacks
- Balcony Size + Cantilever
- Roof Pitch + Material
- Overall landscape area
- Parking Island Required Planting
- Trash Room Location



- RETAIL / COMMERCIAL DESIGN STANDARDS:

- Rooftop Mechanical Screening

- WATER ENGINEERING STANDARDS:

- Meter Pit Locations

EXCEPTIONS: BUILDING AND PARKING

PERIMETER SITE SETBACKS - PA-C(1A)

BUILDING

PA-C(1A)	REQUIRED	PROVIDED
W 88TH AVE	50'	37'
DECATUR ST	50'	4'
W 87TH PL	40'	23'
WEST PROP. LINE	40'	167'

PARKING

PA-C(1A)	REQUIRED	PROVIDED
W 88TH AVE	35'	5'
DECATUR ST	35'	N/A
W 87TH PL	35'	5'
WEST PROP. LINE	35'	5'

Uplands PA-C(1B)



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 COMPLIANCE

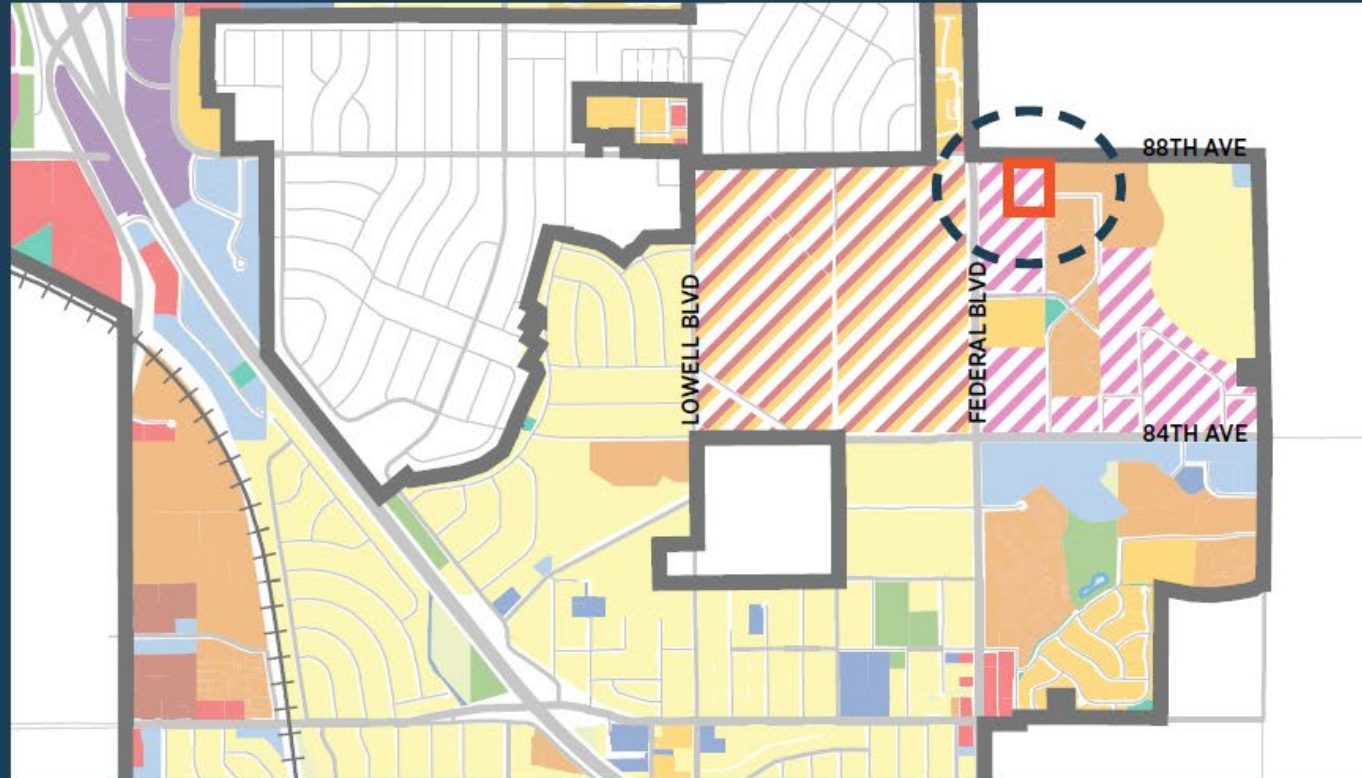
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THANK YOU
QUESTIONS?

DESIGNS ARE CONCEPTUAL AND SUBJECT TO CHANGE

WESTMINSTER COMP PLAN 2013



LAND USE DESIGNATION:
MIXED-USE

MAX 36.0 DU/AC
MAX 1.5 COMBINED
RESIDENTIAL & COMMERCIAL

PERMITTED USES:

- | | | |
|----------------|---------------------|-------------|
| 👉 APARTMENTS | 👉 TOWNHOMES | 👉 RETAIL |
| 👉 CONDOMINIUMS | 👉 OFFICES | 👉 LIVE/WORK |
| 👉 LOFTS | 👉 PERSONAL SERVICES | |

WESTMINSTER COMP PLAN 2040



LAND USE DESIGNATION:
COMMERCIAL MIXED-USE

MAX 36.0 DU/AC
(HORIZONTAL MIXED-USE)
MIN 0.1 - MAX 2.0
FAR COMBINED
RESIDENTIAL & COMMERCIAL

PERMITTED USES:

- | | | |
|--------------|-------------------------|-------------|
| 👍 APARTMENTS | 👍 CONDOMINIUMS | 👍 OFFICES |
| 👍 TOWNHOMES | 👍 PERSONAL SERVICES | 👍 RETAIL |
| 👍 LOFTS | 👍 EATING ESTABLISHMENTS | 👍 LIVE/WORK |

PUBLIC NOTICE MAP & DELIVERY



FOLLOWED CITY STANDARD
PLANNING COMMISSION
MAILING REQUIREMENTS

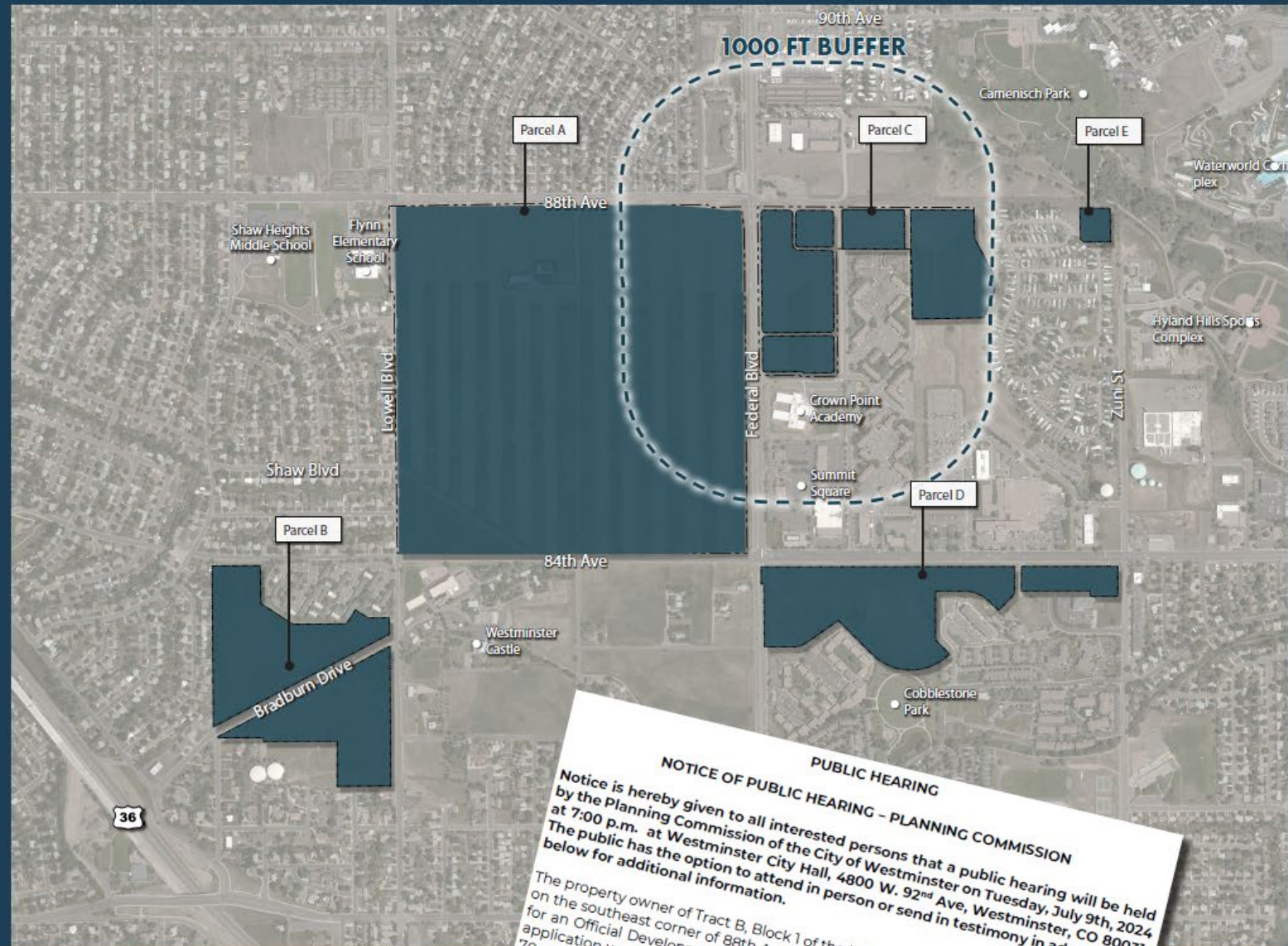


NUMBER OF
NOTIFICATIONS SENT

+/- 1,606 to those within
1,000 feet of the site



TWO SIGNS POSTED ON-SITE



PUBLIC HEARING
NOTICE OF PUBLIC HEARING - PLANNING COMMISSION
Notice is hereby given to all interested persons that a public hearing will be held by the Planning Commission of the City of Westminster on Tuesday, July 9th, 2024 at 7:00 p.m. at Westminster City Hall, 4800 W. 92nd Ave, Westminster, CO 80031. The public has the option to attend in person or send in testimony in advance. See below for additional information.

The property owner of Tract B, Block 1 of the Uplands Filing No. 3 Subdivision, located on the southeast corner of 88th Avenue and Federal Boulevard, has filed application for an Official Development Plan through the City of Westminster. If approved, the application would facilitate the construction of a four-story mixed use building with 70 units of affordable housing and a 7,000 square foot commercial space on the 2-acre vacant property.

Planning Commission Action: The Planning Commission will make a recommendation to City Council of approval or denial of the Official Development Plan for the property.

The City values public input on development applications and the public hearing will be accepted:

- By submitting written comments
- By leaving verbal comments
- By participating in the public hearing

ARCHITECTURAL ELEVATIONS

WEST ELEVATION



- | | |
|---|--|
| A1 HORIZONTAL CORRUGATED METAL IN GREY | A12 PREFABRICATED METAL CARPORT STRUCTURE |
| A2 HORIZONTAL LAP SIDING IN GREY | A14 SEE SHEETS 5 THROUGH 8 FOR MORE INFORMATION ON EXCEPTION |
| A3 FIBER CEMENT PANEL IN ORANGE | A15 CANOPY SIGNAGE |
| A4 TAN BRICK | A16 COOL ROOF MEMBRANE ROOFING |
| A5 BLACK BRICK | A17 ROOFTOP MECHANICAL UNITS |
| 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 | |
| A11 SOLAR PV PANEL ARRAY | |



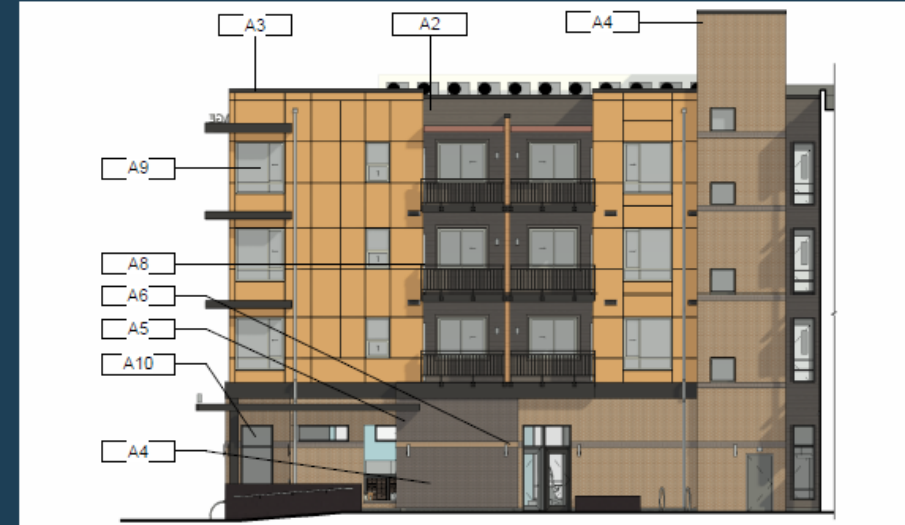
SOUTH ELEVATION

ARCHITECTURAL ELEVATIONS

COURTYARD NORTH

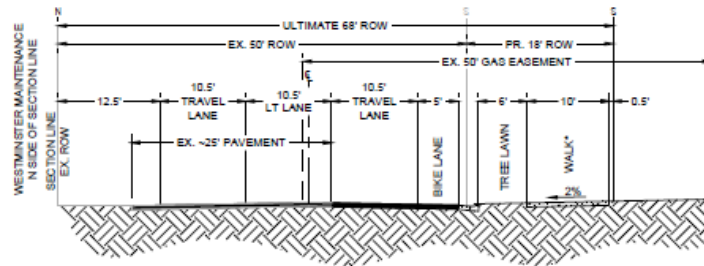


COURTYARD SOUTH

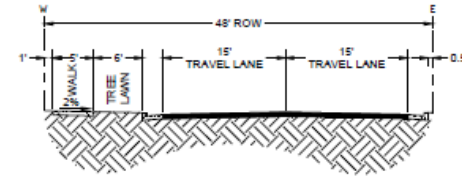


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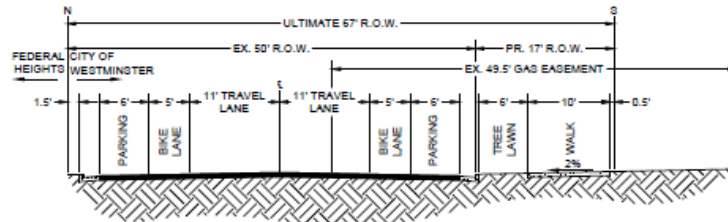
STREET SECTIONS



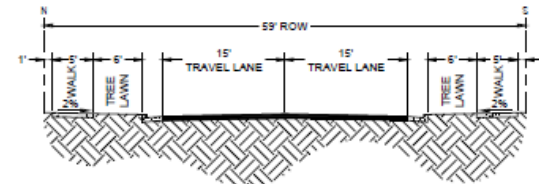
88TH AVE.
(EAST OF FEDERAL AT INTERSECTION)
2-LANE LOCAL
(NO PARKING ALLOWED)



DECATUR ST.
2-LANE LOCAL
(PARKING ALLOWED ON BOTH SIDES OF THE STREET)



88TH AVE.
(EAST OF DECATUR/ELM)
2-LANE LOCAL



87TH PL.
2-LANE LOCAL
(PARKING ALLOWED ON BOTH SIDES OF THE STREET)