

# UPLANDS

## SEPTEMBER 1, 2020 VIRTUAL COMMUNITY MEETING

Thank you to all our participants in the virtual community meeting. Below is a list of the Questions asked during the meeting via the Q&A zoom portal. We have provided our annotated response below the question in blue. Please note, some answers were updated with more details, to provide accurate and transparent information. If you would like to see the complete verbal response, please refer to the video's Q&A section.

### QUESTION & ANSWER SUMMARY

QUESTION	CATEGORY	APPLICANT WRITTEN RESPONSE
1. How will rodent/pest/animal control be managed during construction? Morgan Hilgendorf	Environmental	There are industry standards on how these types of issues are handled during the construction period. If a specific issue arises (for example rodents/pests) we will always have an open line of communication to address those issues. Hope that answer helps.
2. When will Parcel B construction begin? Morgan Hilgendorf	Timeline/Process	Exact timing is not easy to pin down at this early stage in the middle of the City's process. Best guess today would be late 2021 at the earliest.
3. What order will the parcels be developed? Morgan Hilgendorf	Timeline/Process	Within Parcel B, the land north of Bradburn Drive will be developed first. The overall phasing of the other parcels within Uplands has yet to be finalized.
4. If Uplands sell the project, what restrictions would the buyer be under (i.e. what promises uplands makes will have to be honored by future buyer?) Morgan Hilgendorf	Miscellaneous	We plan to be around for the long haul! The approvals we are processing through the City outline any "promises" we have been proposing for Uplands. Those approvals will remain with the land no matter the developer, and it will bind the builders introduced by us, or any developer.
5. Will presales for parcel b be available? Morgan Hilgendorf	Timeline/Process	Probably too early to answer this question and this is typically a homebuilder sales strategy. Stay tuned!
6. How will the design/aesthetic of the development be selected? Morgan Hilgendorf	Architecture	More details will be provided with the future village-specific Official Development Plans (ODP), but the Master Official Development Plan (available on Westminster's eTRAKiT system) has initial schematic theming and branding concepts for Uplands, as does <a href="http://www.uplandscolorado.com">www.uplandscolorado.com</a> .
7. What plans does the developer have to work	Traffic & Safety	The Uplands team is working closely with the City on mitigating impacts of the site to the adjacent

with the city for traffic/safety concerns on Bradburn? <b>Morgan Hilgendorf</b>		roadways if needed. As part of the project Bradburn will be formalized to enhance the roadway with dedicated bike lanes, tree lawns and sidewalks.
8. How long has uplands committed to funding the collective? <b>Morgan Hilgendorf</b>	Uplands Non-Profit	Uplands has committed to funding the Collective until the Collective becomes financially self-sufficient through grant funding and charitable contributions.
9. What will the set back from the road be on the south side of Bradburn? <b>Morgan Hilgendorf</b>	Traffic & Safety	Final plans are not ready to be finalized on the south side – setbacks will be set forth in future applications when that area is developed. We don't anticipate this area being developed soon - and if things change, we will let the neighbors know.
10. How will the view on the south side be preserved? <b>Morgan Hilgendorf</b>	Landscape & View Corridor	The views will be preserved as part of approximately 10 acres of view corridor and public land dedication per the presentation we shared tonight. Ultimately the City will design the improvements within the public lands, and neighbors will have input into the planning and design process. We hope for a 'sunset park' with safe parking and space for all to enjoy the amazing views.
11. What is the plot size, project density, and heights of the buildings on the south side of Bradburn nearest to Bradburn/ the single-family home residences? <b>Morgan Hilgendorf</b>	Site Plan	Nothing specific is planned in the area South of Bradburn at this point – details will be set forth in future applications; however, the parcel will be developed into no more than 26 single family detached homes.
12. Who will decide what plant types are planted in the development? <b>Morgan Hilgendorf</b>	Landscape	Norris Design is our landscape architect and will work with the City to focus plantings toward the sustainability goals of Uplands and the City of Westminster.
13. How will you prevent people from driving into La Place Court <b>Amy Van Court</b>	Traffic & Safety	We have taken this comment back to the City for further evaluation; if additional impacts are identified, the Uplands team will work with the City to formalize any additional improvements.
14. So, these (Parcel B dwelling units) are townhouses? <b>Morgan Hilgendorf</b>	Site Plan	The proposed homes are paired homes/duplexes.
15. Are you talking about La Place Court as one of the access points	Traffic & Safety	No access is being proposed to La Place Court.

to the parcel? <b>Amy Van Court</b>		
16. What space between the duplexes is required on B-1? <b>Morgan Hilgendorf</b>	Site Plan	15 feet between sides of buildings per Westminster design standards.
17. This new design dumps a bunch of traffic onto Bradburn. What's the plan for traffic control? Current residents' driveways face Bradburn. We have animals, children, and already have our cars hit by drivers. This seems to increase risk highly. <b>Morgan Hilgendorf</b>	Traffic & Safety	The Uplands team is working closely with the City on mitigating impacts of the site to the adjacent roadways if needed. Local traffic is projected to be distributed to and from 84 <sup>th</sup> Avenue, Bradburn, Lowell, and the internal north-south road within Parcel B-North. Bradburn has been designed to accommodate not only existing residents but the future residents of Uplands. Additionally, Bradburn will be enhanced along the frontage of Uplands with bike lanes, tree lawns and sidewalks.
18. What will town homes sell for? <b>Don</b>	Miscellaneous	At this point, it's too early to know the prices of the paired homes in Parcel B-North. We imagine it will be late 2021 or 2022 before pricing is known.
The statement it is causing a reduction in traffic makes no sense. <b>Chris Durham</b>	Traffic & Safety	During the virtual meeting, the Uplands team outlined the previous comprehensive plan land use projections for Parcel B, allowing more units than the lower unit count currently proposed - the proposed submittal is a reduction in total units and thus a reduction in traffic over earlier projections.
19. The comment that it's a downsize from original projected numbers isn't helpful. That doesn't answer the concerns that existed with both plans. Any additional traffic on Bradburn is problematic for current residents. <b>Morgan Hilgendorf</b>	Traffic & Safety	See the answer above regarding previous projections based upon allowable densities within the comprehensive plan.  As referenced above, the Uplands team is working closely with the City on mitigating impacts of the site to the adjacent roadways. With an additional access point along 84 <sup>th</sup> , Bradburn has been designed to accommodate not only existing residents but the future residents of Uplands.
20. I'm very happy with what I'm seeing in the plan you are showing so far. My concern is this, will these homes be restricted to owner occupied or will we have them bought up as rental properties filled	Miscellaneous	Thank you so much – we are very glad you're pleased!  We must however disagree that renters don't have community connections – some of the most active community participants we know are renters. To answer your question: this parcel is not contemplated to include rentals by design, however

<p>with occupants that don't have community connections? <b>Todd Harbin</b></p>		<p>an individual homeowner would not be prevented from renting out his or her home.</p>
<p>21. It's the residents on Bradburn that are concerned. Can a block be put up stop Bradburn being used as a dangerous cut through for those residences facing Bradburn. <b>Morgan Hilgendorf</b></p>	<p>Traffic &amp; Safety</p>	<p>The Uplands team is working closely with the City on mitigating impacts of the site to the adjacent roadways if needed. Local traffic is projected to be distributed to and from 84<sup>th</sup> Avenue, Bradburn, Lowell, and the internal north-south road within Parcel B-North. Bradburn has been designed to accommodate not only existing residents but the future residents of Uplands. Additionally, Bradburn will be enhanced along the frontage of Uplands with bike lanes, tree lawns and sidewalks.</p>
<p>22. People are naturally going to cut through. Just look at the map — the most direct route to your parcel is La Place. You are going to need to do more than what is currently in place. It's already used as a cut through and folks drive 40+ mph up that hill, more houses will only worsen the problem. We either need physical obstructions or a VASTLY improved amount of police traffic coverage. We'll be left with this problem long after you're gone. <b>Amy Van Court</b></p>	<p>Traffic &amp; Safety</p>	<p>We will take this comment back to the City for further evaluation. At a minimum, however, future buyers will be educated on the nuances of this roadway. Also, if additional impacts are identified the Uplands team will work with the City to formalize any additional improvements.</p> <p>Part of your comment also pertains to enforcement of local traffic laws - please contact the City with details so they can assist.</p>
<p>23. The revised plan for Parcel B looks greatly improved and we appreciate that, but we are really concerned about the impact on La Place. <b>Amy Van Court</b></p>	<p>Traffic &amp; Safety</p>	<p>Thanks for the positive input! Regarding La Place – we noted your comment, and communicated it to the City.</p>
<p>24. Stone and natural and gray is great. (Minus the sienna). Much better improvement over those images on the Facebook. Pity, the</p>	<p>Architecture</p>	<p>There will be many different home and style options developed for the paired homes on Parcel B-North, not just the few images shown on our materials. Also, the bottom right elevation is shown in our materials here and the builder intends to use it. Thank you for the feedback.</p>

bottom right was the most attractive. <b>Morgan Hilgendorf</b>		
25. The pics are of houses, it was said that the dwellings will be condo/duplex, so these pics don't tell us anything. <b>Chris Durham</b>	Architecture	The pictures shown were all duplexes with two units' side by side. They are very similar in width and size to the homes proposed in the site plans shown. It's good that your impression is that the photo was of a single family detached home – they are designed to look and feel like a traditional neighborhood.
26. What about adding solar to the homes as is being done in other developments? <b>Chris Durham</b>	Environmental	The use of solar will be encouraged, but that cost, and decision, is typically up to the builder/end homebuyer.
27. Have you done a thorough soil discovery? Huge bentonite issues here to be aware of. <b>Amy Van Court</b>	Environmental	Detailed soils reports have been conducted, and the foundations will be designed to follow the criteria contained in the current and future samples and corresponding reports.
28. I appreciate the video meeting. Thank you. <b>Chris Durham</b>	Miscellaneous	We appreciate your participation! If you'd like to follow up on any issues, please reach out to us directly at <a href="mailto:info@uplandscolorado.com">info@uplandscolorado.com</a>
29. Does the Community Collective please have a different name? "Collective" brings to mind farms in the old USSR and in Communist China. <b>Laura Nokes Lang</b>	Uplands Non-Profit	Haha - noted. We workshoped several names and everyone liked the Uplands Community Collective best as it emphasizes our collective vision, collective voice, and collective action!
30. Any chance of making those houses lower - do they need to have such high roofs?? <b>Laura Nokes Lang</b>	Architecture	The roof heights shown were all underneath the maximum heights allowed by the City in this location. To provide diversity, there will be a variety of roof pitches in the eventual homes. The statement of steeper roof pitches was in reference to the City's existing minimum roof pitch/dimension requirements, which result in more traditional styles, in lieu of low-sloped modern styles.
31. Who is the builder you are selling to? Are these their concept designs? <b>Richard S</b>	Miscellaneous	When we looked at this site, we were sensitive to the transition between existing single family detached and multifamily buildings. Therefore, through an extensive vetting process, we identified the builder who had the most and best experience with paired homes, an appropriate home type for the transition between the existing densities. KB Home fit the mold – they've built an impressive number of these homes in other Denver Metro

		<p>traditional new urbanist neighborhoods. While they are a national company, with large resources, KB Home employs a long-tenured local team, and the company's prior Division President of Colorado is now KB Home's Chief Operating Officer in their California HQ. We are confident they'll continue their track record of quality on these attractive paired homes</p>
<p>32. Are you still planning a special Metro Tax District in your development?" <b>Richard S</b></p>	<p>Miscellaneous</p>	<p>The City's policy regarding Metropolitan Districts is to consider them only once an Official Development Plan has been approved. At this time, the City is not processing any Metropolitan District documents for Uplands.</p> <p>The Uplands pays for utility system upgrades, roadway improvements, and fixes a long-standing, pre-existing stormwater/flooding issue on Shaw Boulevard. Those items, along with the installation of miles of pedestrian and biking connections, safety improvements, etc., don't cost the City or its existing residents anything. Altogether, Uplands' collective public infrastructure obligations require a Metropolitan District in order to cover those costs, as contemplated by the City's Metropolitan District policies for traditional mixed use neighborhood communities (e.g. Bradburn).</p>
<p>33. So, Todd's response to traffic safety, he said nothing. Why not say you don't have those answers yet? <b>Chris Durham</b></p>	<p>Traffic &amp; Safety</p>	<p>As discussed during the virtual meeting, the sight distance will be evaluated, and if improvements are needed, the Uplands team will work with the City on adjustment of any vertical or horizontal improvements to the roadway.</p>
<p>34. There are many accidents at 84th and Lowell now, what will make that better? Why not a signal at Bradburn and Lowell? <b>Laura Nokes Lang</b></p>	<p>Traffic &amp; Safety</p>	<p>The Uplands team is working closely with the City regarding impacts and potential improvements. Accident data is also analyzed and any improvements that can improve safety are considered. Signalization and alternative treatments are evaluated per local and Federal criteria.</p>
<p>35. You keep mentioning that you have a great working relationship with the city, I assume that means you are trying to meet the Comp plan. But your words imply that the City is</p>	<p>Miscellaneous</p>	<p>In no way we are suggesting the City is supporting us. The speakers, many of them external consultants and designers, mentioned many times that they 'work closely' with the City, which is critical for a complicated community development like Uplands.</p> <p>The City has a very defined role and they are honoring that role. We are progressing deliberately,</p>

<p>supporting this development? <b>Stephen and Karen Gay</b></p>		<p>according to their defined procedures, and greatly expanding the process to gather feedback with all of you in individual neighborhoods, and the broader community.</p> <p>Our focus has been to be as transparent as possible, and open to build great working relationships. The City has been very mindful of the comments they have received from the neighbors, as have we. Our plans have changed drastically to account for the feedback we've received. We hope to continue to foster great working relationships with all stakeholders in the area.</p>
<p>36. Can you explain what the process is for getting from where you are today to actually building? I'm not sure, so I'm not sure others know. <b>Stephen and Karen Gay</b></p>	<p>Timeline/Process</p>	<p>The process started with a comprehensive land use plan amendment, which was completed in February 2020. At the comp plan hearing we were able to obtain the R-5 land use designation for Parcel B.</p> <p>Where we are today is the Preliminary Development Plan (PDP) which sets the next level of details and creates a framework for the overall plan. It sets key street locations, access points, maximum building heights, densities, and topics similar to that. These plans will be sent to the City for feedback and comments.</p> <p>The next part of the process is the Site Specific Official Development Plan (ODP) which details very site-specific plans showing elevations for the proposed homes, grading, landscape, lotting, and provides details of what this parcel is going to look like. We have submitted for a pre-application meeting for the Site Specific ODP to get the City's initial feedback on the layout shown here tonight.</p> <p>Following these processes, we will have two technical processes to go through - the final plat and the construction documents for engineering and building.</p> <p>Once all these have been completed then construction may start.</p>
<p>37. What is the estimated cost of the purchase price? <b>Chris Durham</b></p>	<p>Timeline/Process</p>	<p>At this point, it's too early to know the sales prices or rents of homes within Parcel B-North. We imagine it will be late 2021 or 2022.</p>
<p>38. When is construction expected</p>	<p>Timeline/Process</p>	<p>Late 2021, into 2022 for Parcel B. Other Parcels would be on a similar schedule at the earliest.</p>

<p>to begin for parcel B and the others? Thanks" <b>Chris Durham</b></p>		
<p>39. Do you have or are you developing a mailing list so we can be kept in the loop via email vs. the flyers left on doors? <b>Amy Van Court</b></p>	<p>Community Outreach</p>	<p>"Please stay connected" If you'd like to reach out to us please email us directly at <a href="mailto:info@uplandscolorado.com">info@uplandscolorado.com</a> or visit our webpage to register for the email list: <a href="http://www.uplandscolorado.com">www.uplandscolorado.com</a></p> <p>If you want to know more about the <b>Uplands Collective</b> visit: <a href="http://www.uplandscollective.org">www.uplandscollective.org</a> or email the Director at: <a href="mailto:eric@uplandscolorado.com">eric@uplandscolorado.com</a></p>
<p>40. I appreciate the flyer, that's how I found out about this and worked for me. <b>Chris Durham</b></p>	<p>Community Outreach</p>	<p>We appreciate your feedback on notification methods. We will continue to incorporate flyers as a method of notification in the future. We placed flyers on each door within Observatory Heights. Note that we did not place flyers on Shaw Heights' doors for this meeting, as we will host a future Shaw Heights-specific meeting to solicit their feedback on Parcel B-1 and the broader Uplands plans.</p>

We appreciate all our participants for joining us on September 1<sup>st</sup>. If you were not able to join us or would like us to come present to your neighborhood please email [info@uplandscolorado.com](mailto:info@uplandscolorado.com) or call **(303)825-1671**.

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