



Thank you for including the Adams County Community and Economic Development Department in this review. Adams County has reviewed all the attached documents and while the County is not in opposition to the subject request, we would like to provide the following comments:

1. Adams County requests that the Developer consider the surrounding properties by providing a development that is compatible with the surrounding established neighborhoods. Additional buffering or landscaping is recommended to help mitigate including impacts this development may have on the surrounding properties.
2. The developer proposes to improve all perimeter roadways. Portions of W 84th Ave. and W 88th Ave. appear to be within Adams County's Jurisdiction. If an Inter-Governmental Agreement (IGA) does not exist for the maintenance and permitting for these roadways, one should be created between Adams County and the City of Westminster. Otherwise, the developer will be required to have all improvements within the Adams County Jurisdiction permitted through the County.
3. The Traffic Impact Study shows several intersections operating at a Level of Service (LOS) below D. The developer should be required to improve these intersections to operate at a LOS of D or better.
4. The "Uplands Phase I Drainage Report" shows the entire area west of Federal Blvd, between W 84th Ave. and W 88th Ave. being drained to the West into the Clear Creek Major Basin. However, the contours and Mile High Flood District Clear Creek FHAD Study show approximately 40 acres of area (portions of PA-A(5), PA-A(6) & PA-A(7)), located west of Federal Blvd historically drains to the East, into the Niver Creek Major Basin. This constitutes a major basin transfer and should not be allowed.
5. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The installation of erosion and sediment control BMPs is expected for any ground disturbance. Applicant is responsible for providing stormwater quality for all areas of improvement, including roadway improvements.
6. All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:
 - On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
 - Minimization of Directly Connected Impervious Area (MDCIA),
 - Green Infrastructure (GI),
 - Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
 - Use of vegetation, soils, and roots to slow and filter stormwater runoff.

- Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
- Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

7. To the maximum extent practicable, new buildings are encouraged to incorporate one or more of the following features:
 - Opportunities for the integration of renewable energy features in the design of buildings or sites, such as: solar, wind, geothermal, biomass, or low-impact hydro sources;
 - Energy-efficient materials, including recycled materials that meet the requirements of these regulations;
 - Materials that are produced from renewable resources;
 - Low-Impact Development (LID) stormwater management features;
 - A green roof, such as a vegetated roof, or a cool roof;
 - Materials and design meeting the U.S. Green Building Council's LEED-NC certification requirements;
 - A greywater recycling system.

Please do not hesitate to reach out to Adams County with any questions or concerns.

Thanks,

A handwritten signature in cursive script that reads "Layla Bajelan".

Layla Bajelan, Long Range Planner II