

January 9, 2021

**HELLO,**

Thank you for your invaluable input and interest in Uplands. The past few years we've been working with stakeholders and residents surrounding Historic Westminster - it has been challenging at times but also immensely gratifying.

Please find enclosed a printed copy of the **Landscape Schematic Design** - I thought the team effectively incorporated the values, priorities, and aspirations of the community. In this document you'll find numerous concepts and ideas that will help bring Uplands to life, all of which were informed by conversations with key stakeholders like yourself, City staff, and Westminster residents. Here are just a few highlights, all of which are subject to change as we continue our collaboration with the City and the community:

- ✓ 40 acres of publicly-dedicated parks and shared view corridors (celebrating the best views in the Metro)
- ✓ A walkable village center with neighborhood-scale shops and services
- ✓ Miles of pedestrian connections - sidewalks, trails, and greenways
- ✓ Landscape buffers and streetscape plantings will line the walkable streets with water-saving, pollinator-friendly, perennial grasses and flowers
- ✓ Intimate spaces to gather in the shade, on swings, or in shared plazas
- ✓ Community agriculture, gardening, and community farm-to-table dining areas

We had anticipated our next hearing before the City Council would have occurred by now, but 2020 has thrown a few kinks into the schedule. We decided to use this time to gather more community input via neighborhood meetings (full videos and Q&A are available at [www.UplandsColorado.com/Resources](http://www.UplandsColorado.com/Resources) if you're interested).

Additionally, we just launched a new digital platform to collect preferences on elements of the landscape design, architectural character, and the village center. We would like to ensure your input is tracked and invite you to participate by visiting [www.MyUplandsInput.com](http://www.MyUplandsInput.com). And we'd appreciate it if you can share with others in community organizations with which you're involved. Or tell us the best way to spread the word!

Finally, you'll find enclosed a fact sheet on Uplands - I hope this will be useful for you.

**I'd be happy to answer any questions you may have.** You can reach me at: [Jeff.Handlin@oreadcapital.com](mailto:Jeff.Handlin@oreadcapital.com) or 813-787-9000.

Sincerely,



## A NEW TRADITIONAL COMMUNITY THAT BENEFITS EVERYONE

Located in the heart and soul of Westminster, Uplands will create a thriving community of walkable pocket neighborhoods, view corridors, and accessible local shops and services connected by natural landscapes, thoughtful streetscapes, and pedestrian-friendly corridors.

With 2,350 small to mid-sized dwellings and an intimate village commercial center, Uplands is a traditionally-designed community that will offer a variety of sustainable housing types for buyers with a diversity of budgets.

But Uplands is not just another development.

Uplands will catalyze Historic Westminister with significant investments in infrastructure, education, parks and view corridors that will benefit all residents and businesses in surrounding communities for decades.



### THRIVING LOCAL ECONOMY

The residents of Historic Westminister cherish its long-time local businesses. Uplands will bring more customers to established businesses while creating demand to fill current gaps and accommodating hyper-local shops and services and new business ideas.

Through the Uplands Community Collective, we'll hire local and create and sustain new jobs to support on-site agriculture / food production.

### INVESTMENTS IN INFRASTRUCTURE

Uplands pays its own way. No current business or resident will bear a burden for the millions of dollars we're investing towards infrastructure improvements as part of our commitment to the community.

**These investments will benefit all of Westminister and include improvements to:** (1) existing roadways, (2) sanitary sewer, (3) storm drainage, and (4) water systems

### REIMAGINED PUBLIC PARTICIPATION

Although Uplands is delivering on the City's strategic housing and land-use priorities, this represents a significant change for the existing community. That's why we set out to build an intentional public process that invites neighbors and stakeholders to help us imagine what Uplands should and could become.

**In the past two years, here's some of the accomplishments we've made:**

65  
MEETINGS  
HOSTED

100+  
ONE-ON-ONE  
CONVERSATIONS

6,600+  
FLYERS  
DELIVERED

800+  
EMAILS  
SENT

400+  
SOCIAL MEDIA  
FOLLOWERS

180+  
DOCUMENT  
DOWNLOADS

### SUPPORT FOR SCHOOLS

Uplands will donate \$250 from every home sold to Westminister Public Schools. WPS will benefit from increased property taxes and fees from new homes and businesses, and new students will significantly expand WPS's State funds.

Through a formal WPS / Uplands Community Collective partnership, local high school students will build skills through jobs and internships.

### SHARED SPACES

Although this land has been privately owned and farmed for 100+ years, nearby residents value it as open space.

For the first time in its history, we have the opportunity to make this private land accessible to the entire community through 40 acres of protected view corridors, parks, and pedestrian connections.

### CONNECT WITH US

We're in this for the long-haul and committed to keeping the community conversations going. If you have questions or input, please reach out to us at [info@UplandsColorado.com](mailto:info@UplandsColorado.com).