

THE COMMUNITY

231 ACRES	Walkable neighborhoods connected by paths, parks, and public spaces
2,350	Residences Affordable, Workforce, and Market Rate
40 ACRES	Public Parks & View Corridors
57,000 SQFT	Retail, Restaurants, & Commercial
58,000 SQFT	Office Space

JOB CREATION



**655 JOBS
IN CONSTRUCTION/MANAGEMENT**

**337 JOBS
IN RETAIL**

**2,216 JOBS
IN OFFICE/INSTITUTIONS**

ECONOMIC OUTPUT

\$1.8B

Economic Output from
15 Year Construction Period

655

Permanent
Construction/Management Jobs

\$359M

In Annual Economic Impact
for Denver Metro Area

\$183M

Annually for Adams County

\$38.7M

In Annual Sales from Uplands Retailers
& Restaurants at Stabilization

REVENUE FROM FEES AND TAXES

**\$70
MM**

CITY OF WESTMINSTER

\$70 MILLION paid in fees
(Includes \$39MM in water and tap fees)
\$2.9 MILLION in annual tax revenue

**\$16.8
MM**

WESTMINSTER PUBLIC SCHOOLS

\$16.8 MILLION ANNUALLY

\$434K

HYLAND HILLS RECREATION DISTRICT

\$434,000 ANNUALLY
via property taxes

INFRASTRUCTURE INVESTMENT

\$40M

For utility system upgrades, roadway improvements, street safety measures, including bike lanes and safe sidewalks, and to address pre-existing stormwater/flooding issues on Shaw Boulevard.

ABOUT THE FISCAL IMPACT ANALYSIS

Uplands hired Economic & Planning Systems, Inc. (EPS), a national land economic consulting firm with experience in real estate, public infrastructure, government services, and land use and conservation planning, to quantify the economic impact Uplands will have on the City, the community, the school district, and the recreation district. EPS is a well-respected firm that regularly works with municipal governments, including Westminster. Their report was first issued in February 2021 and finalized in May 2021.