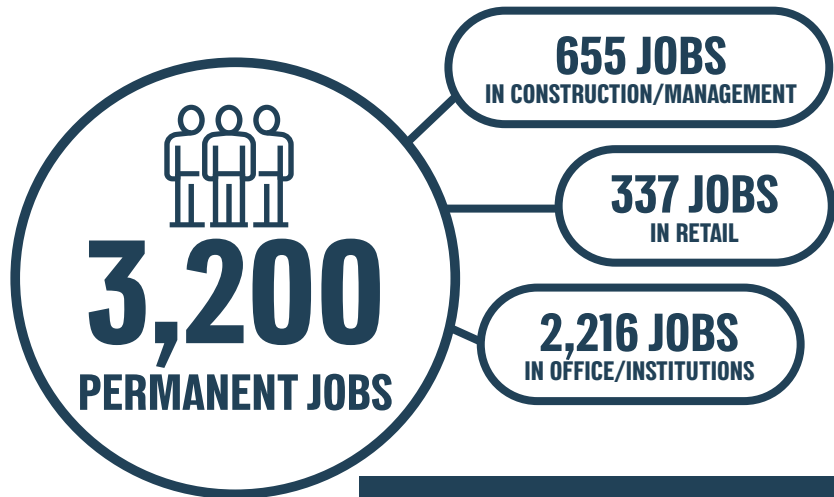


THE COMMUNITY	231 ACRES	Walkable neighborhoods connected by paths, parks, and public spaces
	2,350	Residences Affordable, Workforce, and Market Rate
	40 ACRES	Public Parks & View Corridors
	57,000 SQFT	Retail, Restaurants, & Commercial
	58,000 SQFT	Office Space

JOB CREATION



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 at completion of buildout
- \$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.

ECONOMIC OUTPUT

- \$1.8B** Economic Output from 15 Year Construction Period
655 Permanent Construction/Management Jobs
- \$359M** In Economic Impact at Buildout for Denver Metro Area
- \$183M** Annually for Adams County
- \$38.7M** In Annual Sales from Uplands Retailers & Restaurants at Stabilization

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 Westminister. Their report was first issued in February 2021 and finalized in April 2021.