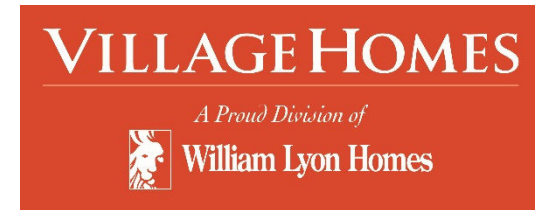


# Denver Connection West Metropolitan District

**Presented By:**

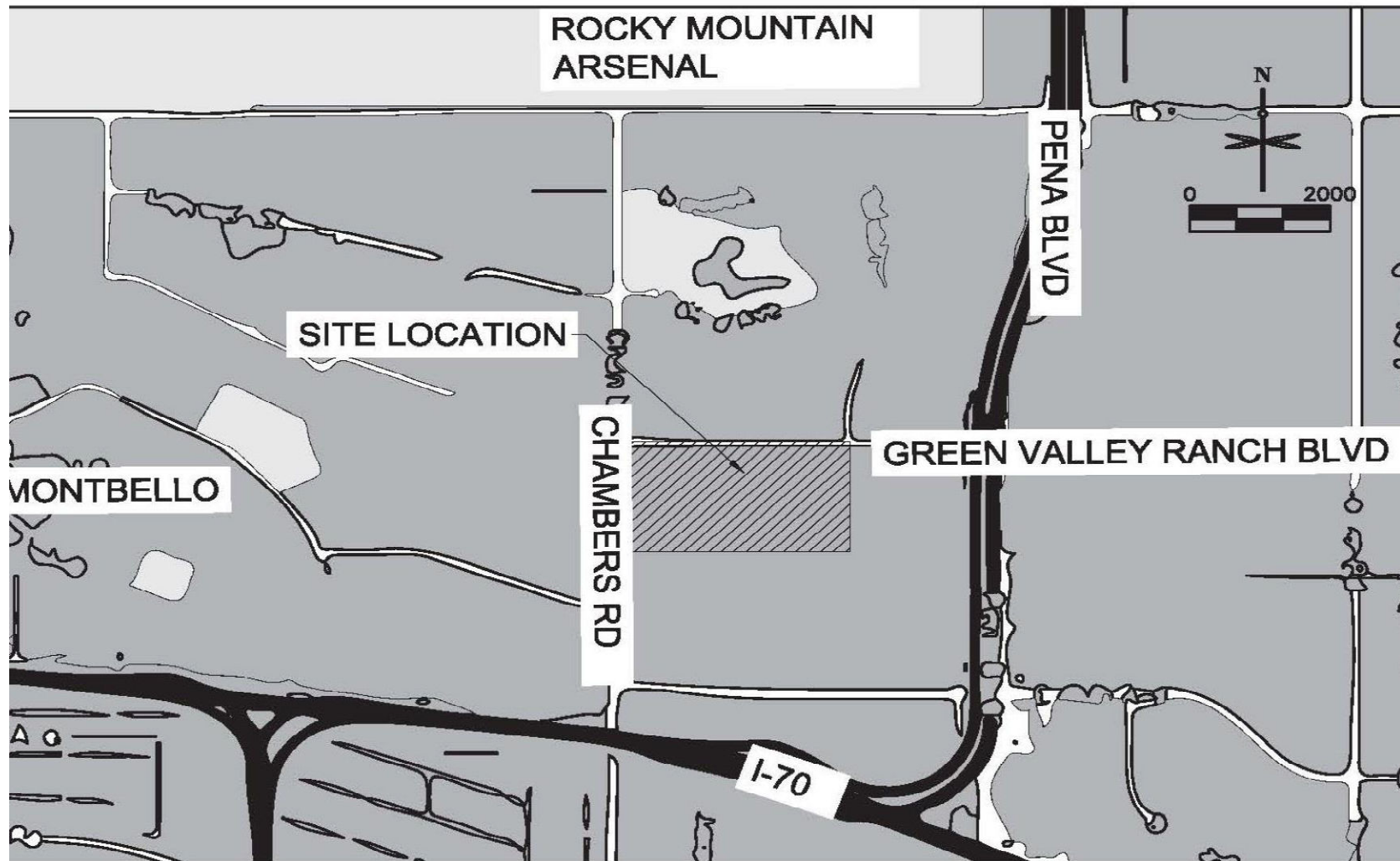


MaryAnn McGeady  
Martin Plate



Rob Johnson

# Proposed Development – Vicinity Map



**SITE MAP**

1" = 2000'

# Proposed Development – Land Uses



- ◆ Generally located South of Green Valley Ranch Blvd (48<sup>th</sup> Avenue), East of Chambers Road and West of Pena Boulevard
- ◆ Approximately 115.66 acres proposed for residential development to include:
  - Residential – 698 Units
  - Open Space/Parks – 40 acres

# Residential – Projected Base Pricing

<b>Product</b>	<b># Units</b>	<b>Starting Price Point</b>
Single Family Detached - Front Load Garages • 1,655 to 2,400 SF	93	\$312,000
Single Family Detached - Alley Load Garages • 1,245 to 2,070 SF	191	\$287,000
Townhomes – 24' Wide - Single Family Attached • 1,544 to 1,836 SF	101	\$262,000
Townhomes – 20' Wide - Single Family Attached • 1,244 to 1,515 SF	313	\$237,000
<b>TOTAL</b>	<b>698</b>	<b>Range \$237k - \$312k</b>



# Single Family Detached - Front Load Garages 1,655 to 2,400 SF



35C1 - MOUNTAIN



35C1 - FIBRO



35C1 - CRAFTSMAN



35C1 - TRADITIONAL

**Plan 35C1 - 1,855**



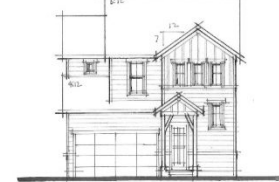
35C2 - MOUNTAIN



35C2 - FIBRO



35C2 - CRAFTSMAN



35C2 - TRADITIONAL

**Plan 35C2 - 2,048**



35C4 - MOUNTAIN



35C4 - FIBRO



35C4 - CRAFTSMAN



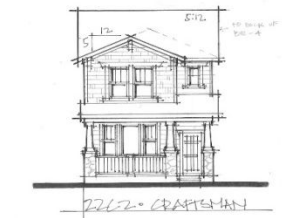
35C4 - TRADITIONAL

**Plan 35C4 - 2,329**

# Single Family Detached - Alley Load Garages 1,245 to 2,070 SF



**Plan 22C1 - 1,594**



**Plan 22C2 - 1,764**

# Townhomes – 24' Wide - Single Family Attached 1,544 to 1,836 SF



# Townhomes – 20' Wide - Single Family Attached 1,244 to 1,515 SF

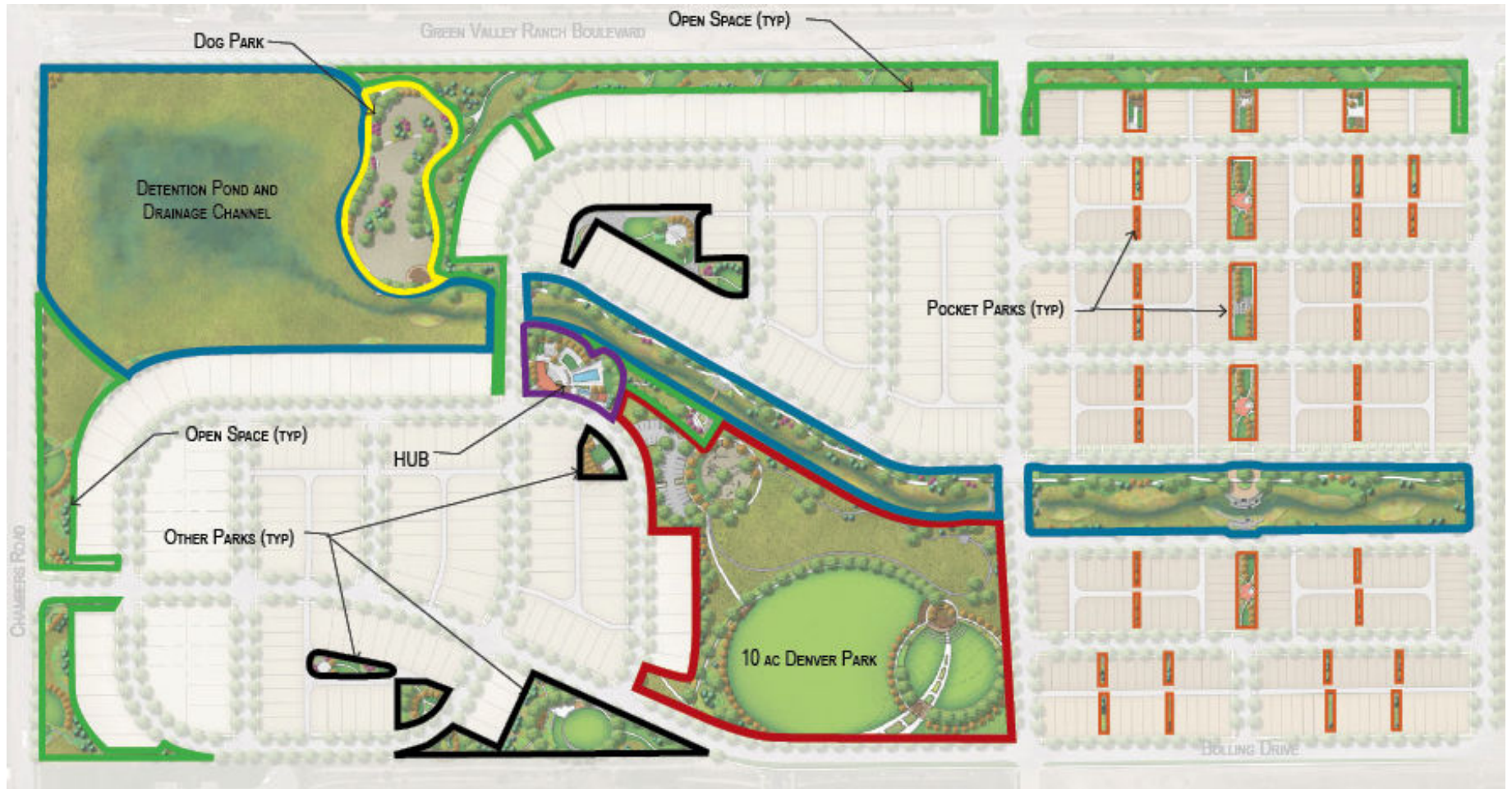




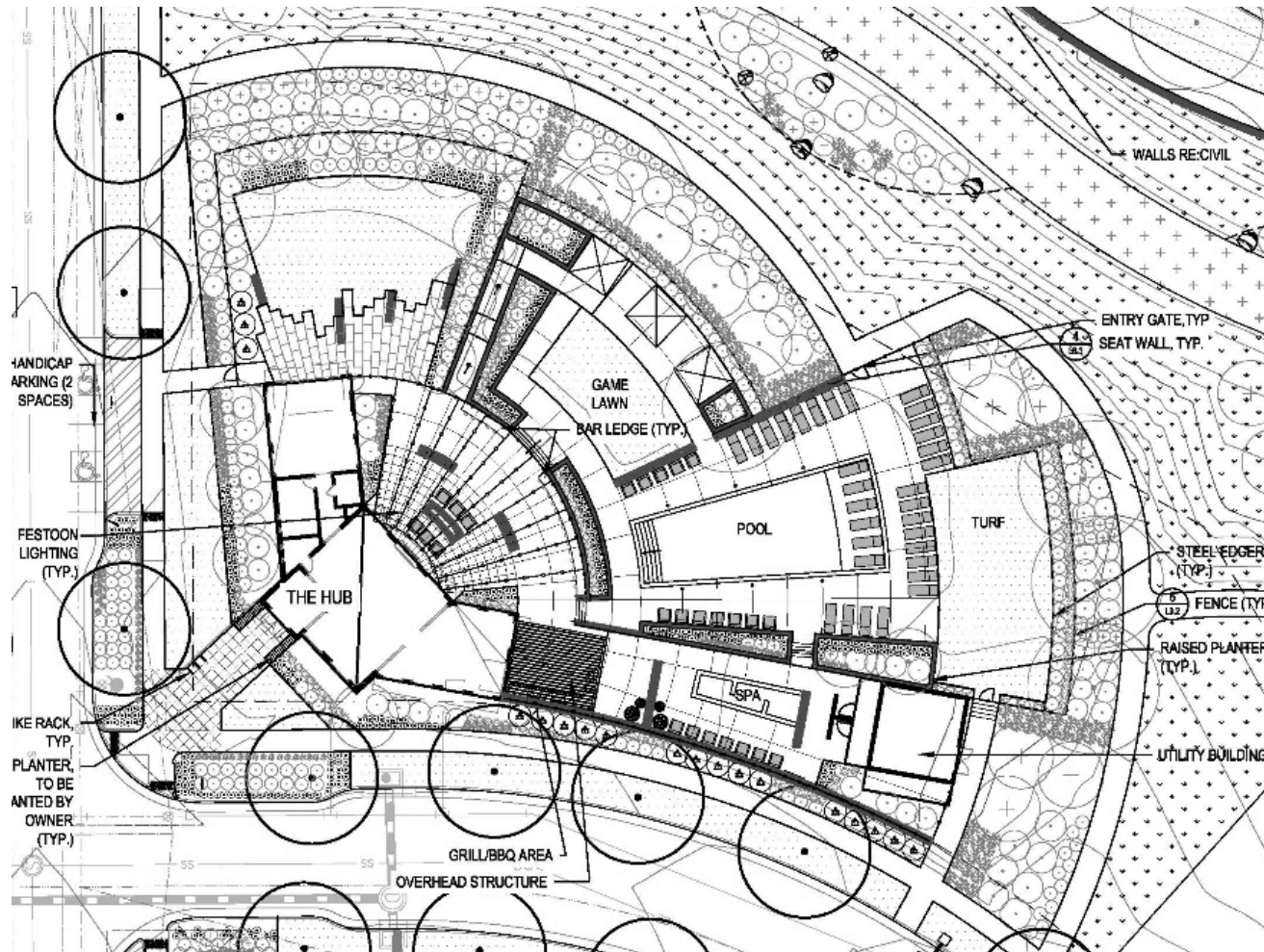
# Open Space and Parks

Open Space Type	Acres
Detention Pond	8.1 Acres
Drainage Channel	5.7 Acres
Denver City Park	10.1 Acres
Dog Park	2.3 Acres
Pocket Parks	1.7 Acres
Other Park Areas	1.6 Acres
Open Space	9.7 Acres
HUB Community Facility	1.1 Acres
<b>Total Open Space</b>	<b>40.3 Acres</b>

# Open Space and Parks



# The HUB



# Denver Connection - Need for Metropolitan District

- ◆ District will coordinate and manage the financing, acquisition, construction, completion and maintenance of public infrastructure & services
  - Traffic safety protection improvements
  - Waterlines
  - Sanitary sewer, storm sewer and detention facilities
  - Parks and open space
  - Mosquito Control
- ◆ District Generates independent revenues; “Growth pays its own way”
- ◆ Tax-exempt financing for public improvements positively impacts project viability and competitiveness
- ◆ Governmental entity other than the City in place for perpetual operation and maintenance of enhanced public improvements

# District Finance Plan

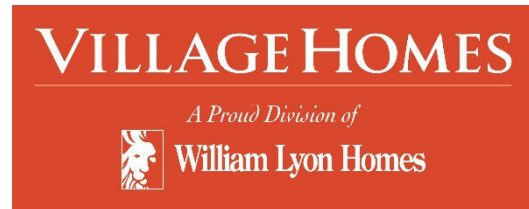
- ◆ **Total Cost of Improvements:** \$55,701,141 plus adjusted in accordance with the construction cost index utilized by the Colorado Department of Transportation
- ◆ **Total District Debt Authorization:** \$20,000,000
- ◆ **Revenue Sources**
  - District Property Taxes
  - District Fees
  - Specific Ownership Taxes
- ◆ **Mill Levy Levels**
  - Proposed Debt Mill Levy of 40 mills
  - Proposed O&M Mill Levy of 10 mills
  - Total Mill Levy Cap of 50 mills
  - O&M mills cannot be increased unless approved by Board of Directors controlled by District residents



# Questions and Answers



MaryAnn McGeady  
Martin Plate



Rob Johnson