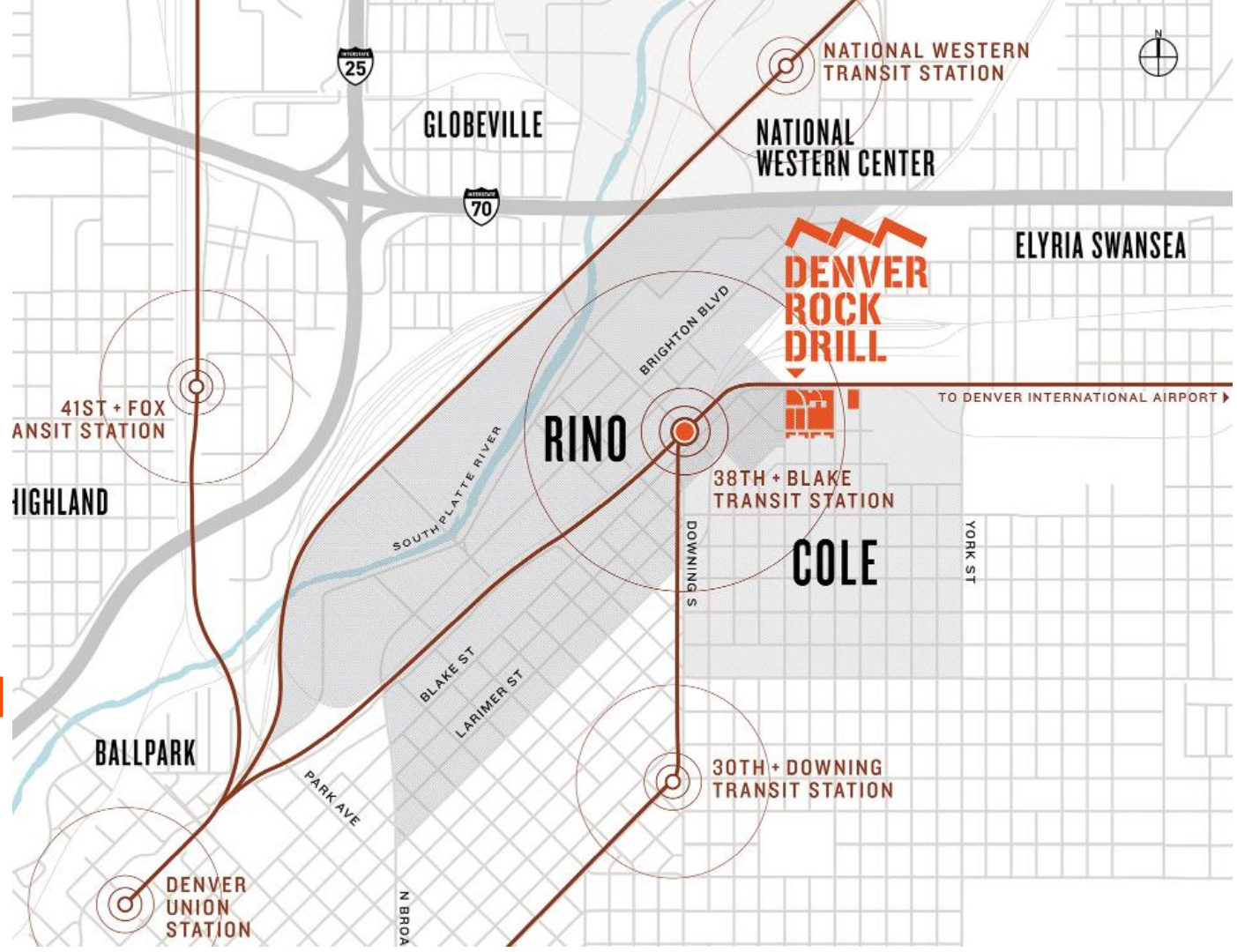
An aerial night view of Denver, Colorado, showing the city skyline with illuminated skyscrapers and a dense grid of city lights. The foreground features a large industrial or commercial area with several multi-story buildings, some with glass facades reflecting city lights, and a parking lot filled with numerous semi-trailers. The sky is a mix of dark blue and orange from the setting or rising sun.

Denver City Council Finance & Governance Committee

The logo for Denver Rock Drill, featuring a stylized white mountain range icon above the text "DENVER ROCK DRILL" in a bold, white, sans-serif font.

**DENVER
ROCK
DRILL**

SITE LOCATION



SITE PLAN & ANTICIPATED BUILD OUT

UNIVERSITY OF COLORADO A-LINE



- 1 TOOL ROOM
- 2 FACTORY OFFICE
- 3 MACHINE SHOP 3
- 4 MACHINE SHOP 4
- 5 THE LOFTS
- 6 TIMBER BUILDING
- 7 ASSEMBLY TOWER
- 8 MACHINE ASSEMBLY
- 9 HEAT TREAT
- 10 FORGE SHOP
- 11 BOILER ROOM
- 12 HOTEL
- 13 EXPERIMENTAL DEPARTMENT
- 14 THE SILO
- 15 THE SHALE BUILDING
- 16 MACHINE SHOP 38
- 17 RECEIVING BUILDING
- 18 STRUCTURED PARKING

INITIAL PROGRAMMING STUDY

| | |
|---|------------------|
| ■ MAKER/OFFICE | 14,000 SF |
| ■ OFFICE | 422,000 SF |
| ■ ANCHOR RETAIL | 9,000 SF |
| ■ RETAIL | 56,000 SF |
| ■ RESIDENTIAL | (Existing Condo) |
| ■ HOTEL | 175 Keys |



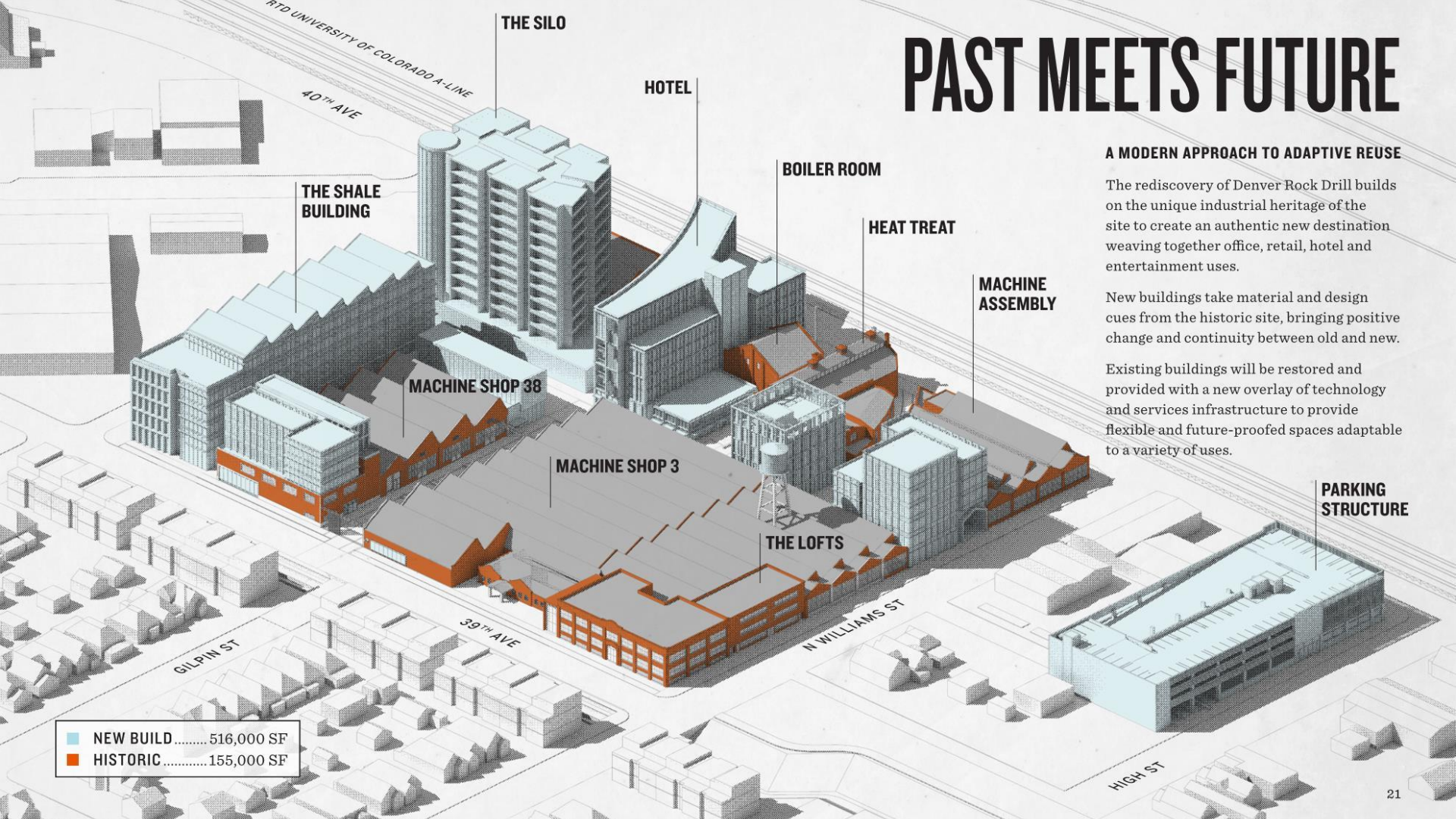
PAST MEETS FUTURE

A MODERN APPROACH TO ADAPTIVE REUSE

The rediscovery of Denver Rock Drill builds on the unique industrial heritage of the site to create an authentic new destination weaving together office, retail, hotel and entertainment uses.

New buildings take material and design cues from the historic site, bringing positive change and continuity between old and new.

Existing buildings will be restored and provided with a new overlay of technology and services infrastructure to provide flexible and future-proofed spaces adaptable to a variety of uses.



| | |
|-----------|------------|
| NEW BUILD | 516,000 SF |
| HISTORIC | 155,000 SF |

DENVER ROCK DRILL FEATURES



Adaptive reuse of 100+ year old buildings will maintain the historic fabric of the site and it's context in the Cole neighborhood.



Community amenities planned include dining, retail and entertainment uses.



Five minute walk from 38th & Blake Transit Station, and easily walkable from the Cole Neighborhood.



1.6 acres of planned courtyard, amenity, walkways and event space accessible to the public all hours of the day.



Investing in the Community by utilizing small business, first source hiring and prevailing wages for public infrastructure, even if DURA funds are not obtained



Denver Rock Drill will continue to be a partner with local artists and to promote uses that benefit the community





THE
TATTLER
DISTILLERY
EST. 2010
TRADITIONAL SPIRITS



DENVER
ROCK
DRILL

BUTCHER

COFFEE

Butcher's Choice

CHICKEN
SHEEP
PIG
COW

703-148-7000-8011

District will follow City and County of Denver Metropolitan District Model Service Plan

- Single Commercial Only District
- 50 Mill Cap
- 10 Mills Operations and Maintenance
- 40 Year Time Limit to Impose Debt Mills
- Regional 5 Mill Levy for 39th Ave Greenway

METROPOLITAN DISTRICT RESPONSIBILITIES



Metropolitan District will **design, finance, construct, operate and maintain**

- Alleys, Courtyards, Drive Aisles
- Utilities (Water, Sewer, Storm)
- Rain Gardens
- Drainage Improvements
- Parking (selected areas)

Metropolitan District will **design, finance and construct**

- Public right of way areas along exterior of the property (sidewalks, curb and gutter, etc.)

PLANNED METRO DISTRICT INFRASTRUCTURE COSTS



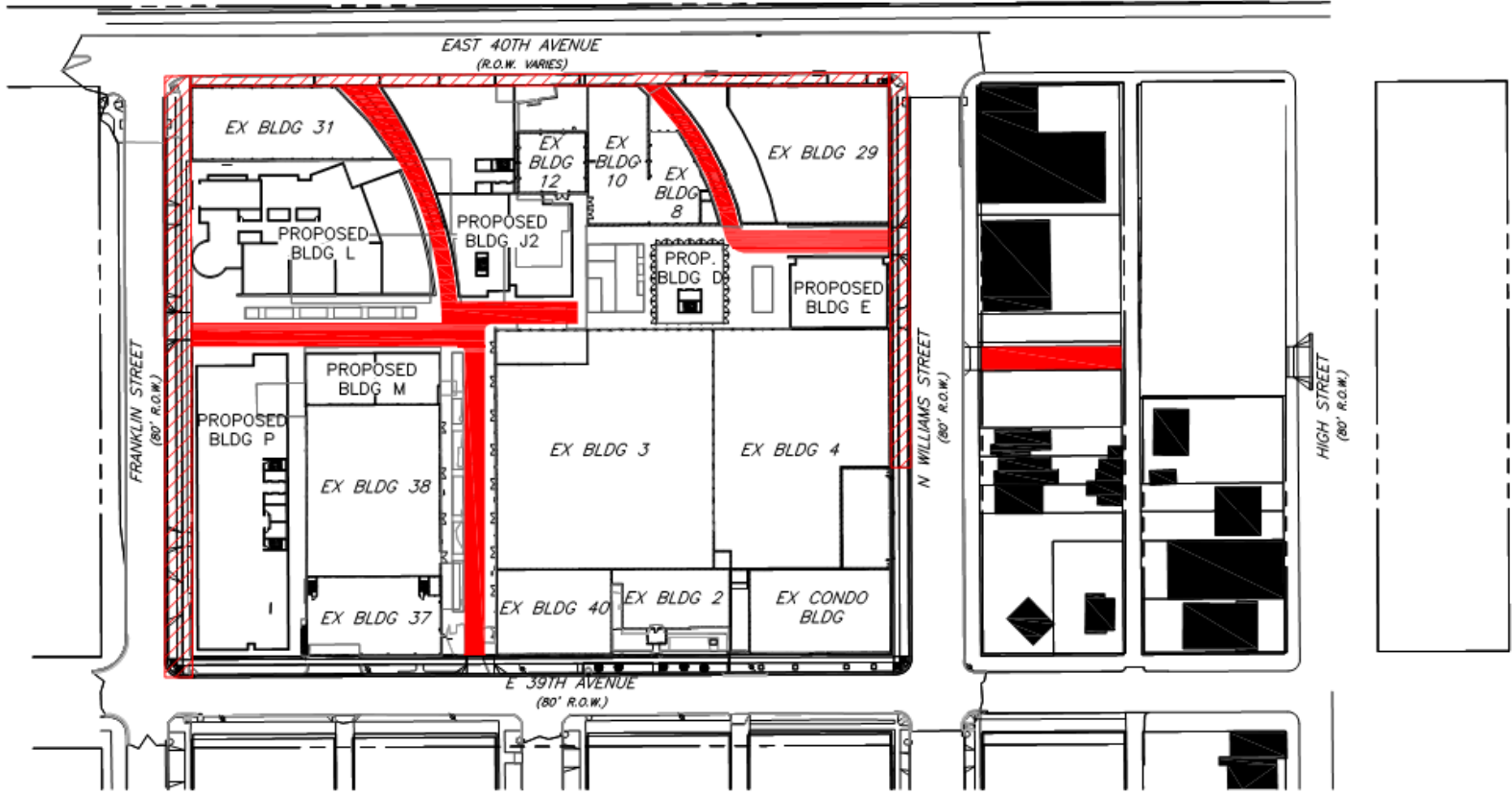
INFRASTRUCTURE SOFT COSTS

- Environmental
- Geotechnical & testing
- Legal Management and administration



INFRASTRUCTURE HARD COSTS

- General conditions
- Environmental remediation
- Demolition
- Excavation
- Grading
- Soil Treatments
- Williams Street Drive Lane
- Stormwater detention
- Sanitary sewer & storm sewer
- Water service and distribution
- Street paving
- Street sidewalks
- Hardscaping, sidewalks and paving
- Fencing and enclosures
- Landscape and irrigation
- Site signage
- Site furnishings
- Street lighting
- Site lighting
- Traffic signals

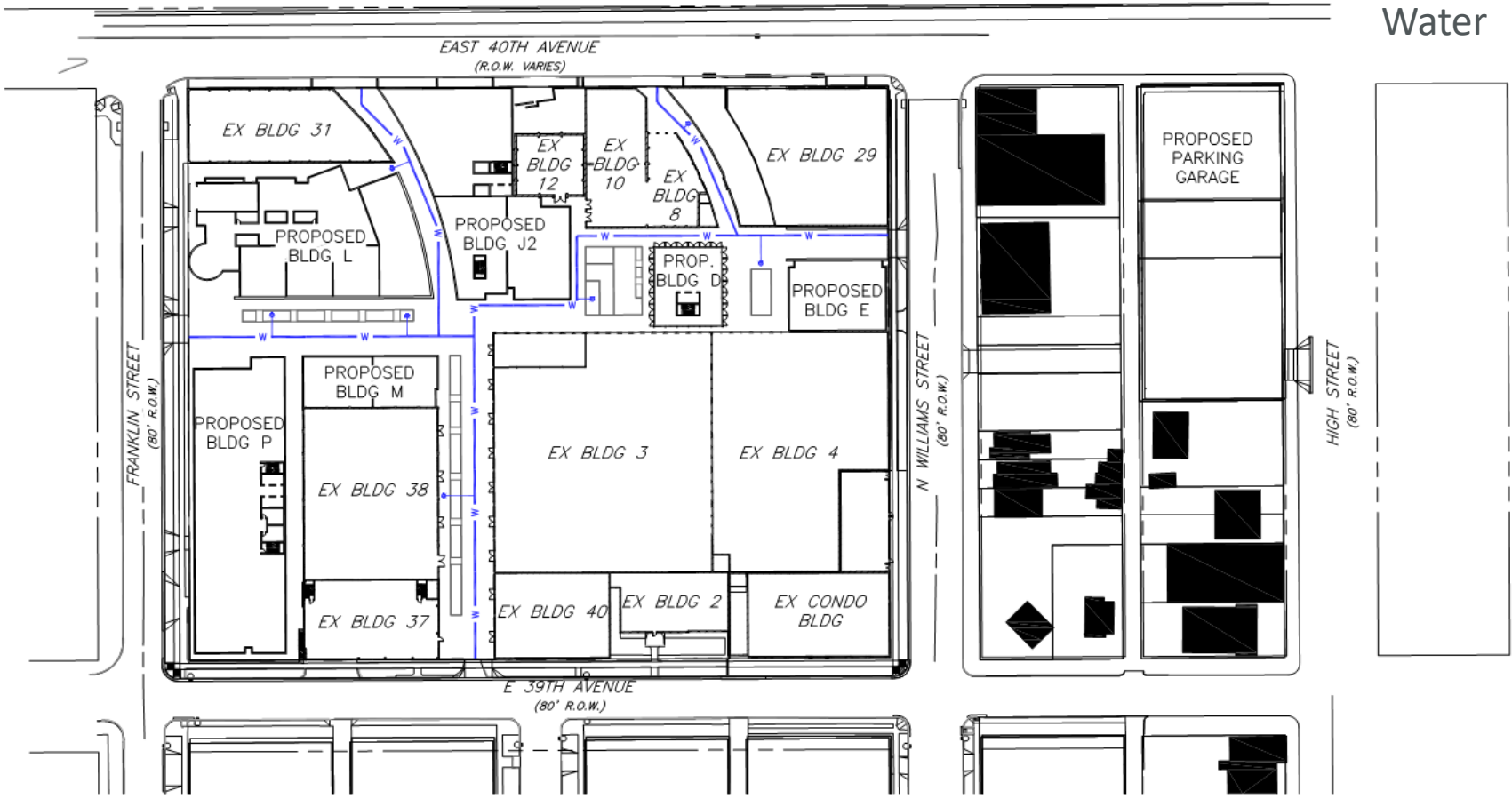
Streets



LEGEND

- PROPOSED ROADWAY IMPROVEMENTS 
- PUBLIC R.O.W. STREETScape ENHANCEMENTS 

Water



EAST 40TH AVENUE
(R.O.W. VARIES)

FRANKLIN STREET
(80' R.O.W.)

N WILLIAMS STREET
(80' R.O.W.)

HIGH STREET
(80' R.O.W.)

E 39TH AVENUE
(80' R.O.W.)

EX BLDG 31

EX BLDG 12

EX BLDG 10

EX BLDG 8

EX BLDG 29

PROPOSED BLDG L

PROPOSED BLDG J2

PROP. BLDG D

PROPOSED BLDG E

PROPOSED BLDG P

PROPOSED BLDG M

EX BLDG 3

EX BLDG 4

EX BLDG 38

EX BLDG 37

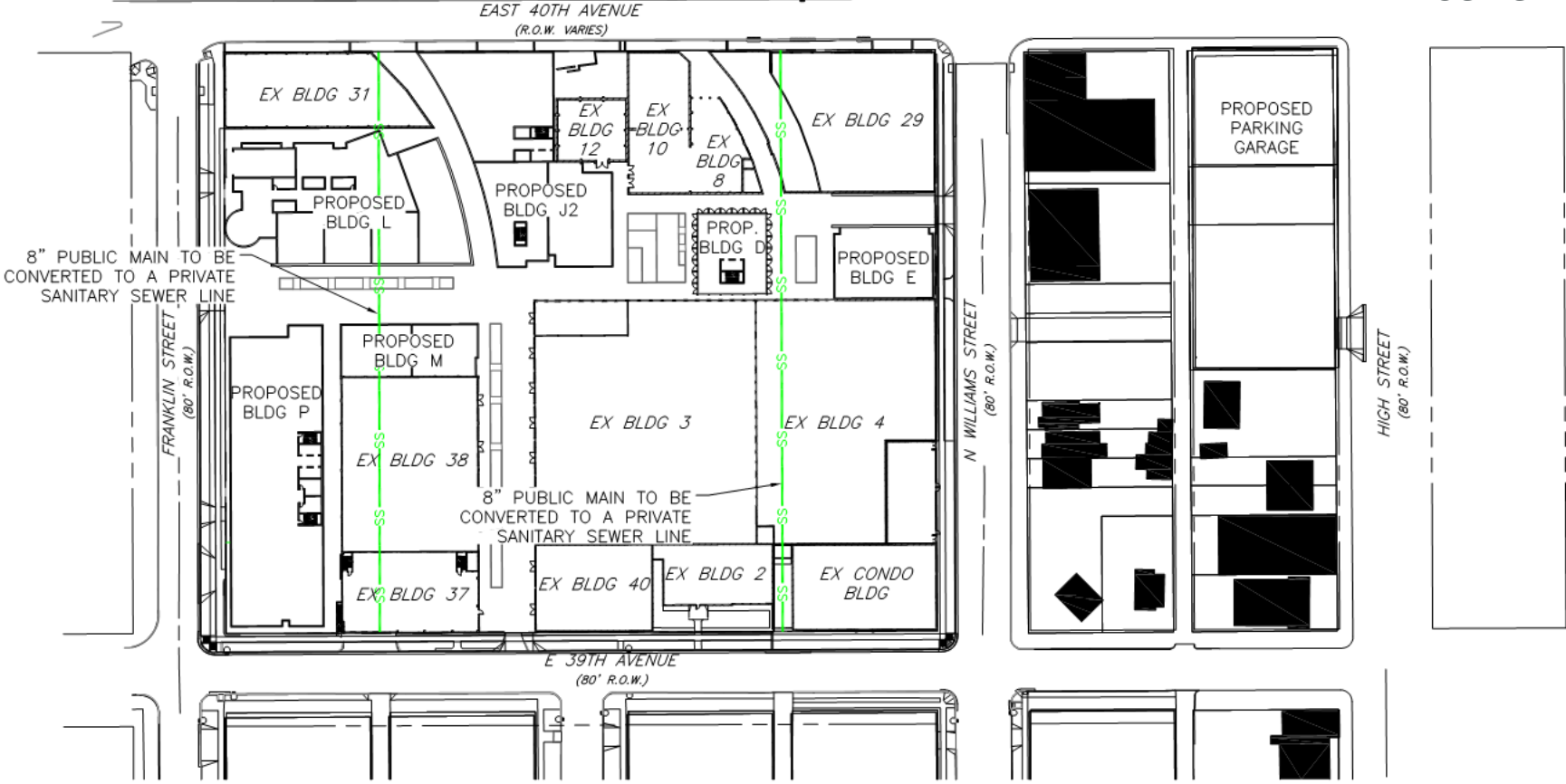
EX BLDG 40

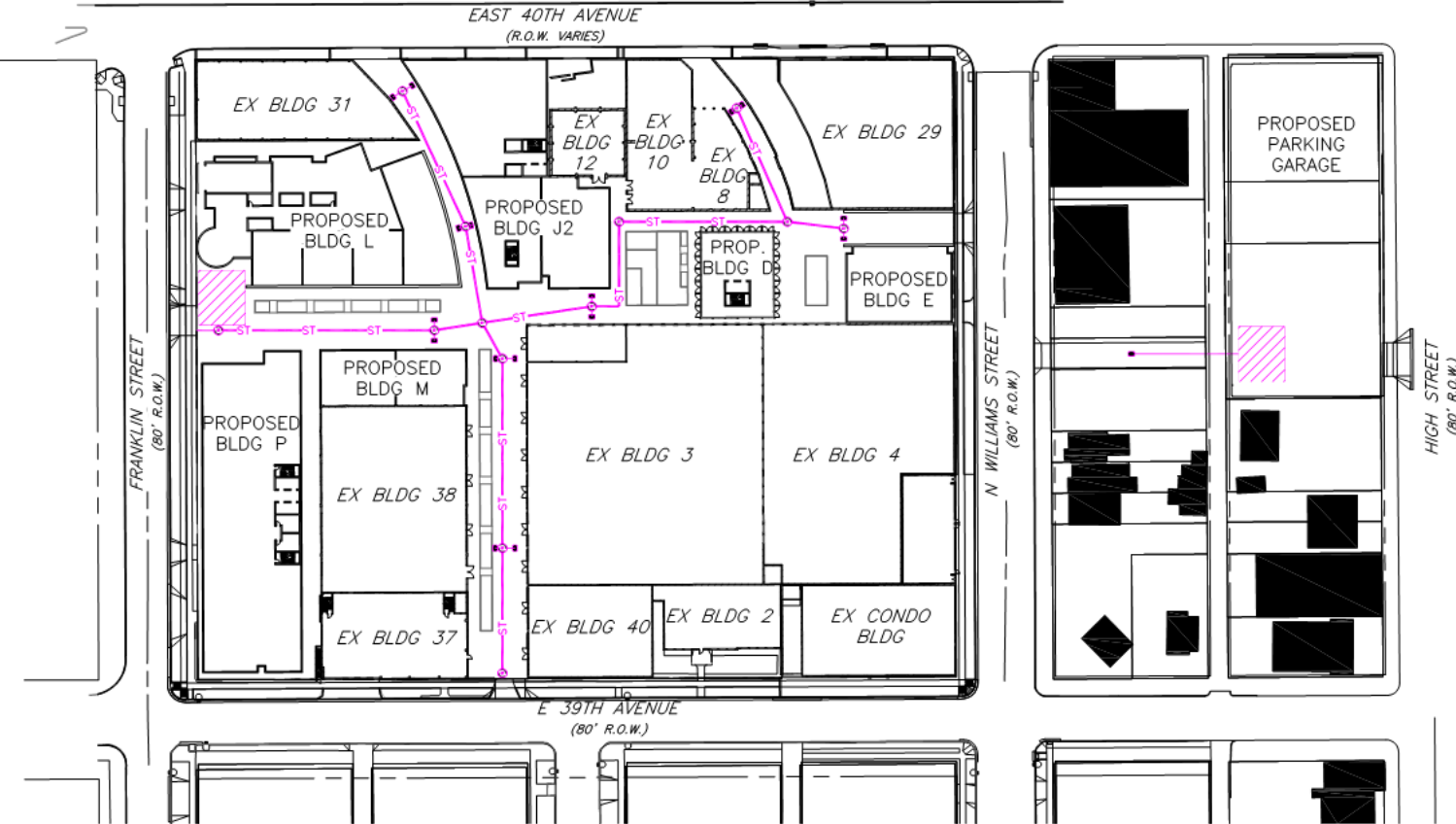
EX BLDG 2

EX CONDO BLDG

PROPOSED PARKING GARAGE

Sewer





Plazas and Open Spaces



39th AVENUE GREENWAY

- Proposed regional Mill Levy (5 Mills)
- Benefits community by contributing to ongoing maintenance costs
- Intended to fund Greenway maintenance for areas adjacent to Denver Rock Drill



- **Denver Rock Drill DURA Application in Review**

- **TIF Request is to fund:**
 - Environmental Remediation
 - Historical Structure repurposing
 - Parking
 - Restoration of Water Tower

AFFORDABLE HOUSING & MOBILITY



- **Size is Zoned I-B**
 - Residential is not allowed use
 - Not seeking rezoning

- **Affordable housing fees**
 - Commitment to pay linkage fee on all new construction as residential not permitted

- **Housing Options in RiNo/Cole**
 - Numerous housing projects are planned or underway in RiNo, and Rock Drill provides more employment opportunities for local residents
 - Rock Drill will be a “walk to work” location for Cole residents

A DESTINATION REDISCOVERED

An aerial night view of a city skyline, likely San Francisco, with a transit station and modern buildings in the foreground. The city lights are visible against a dark sky, and the mountains in the background are silhouetted against the horizon. The foreground shows a mix of modern glass-fronted buildings and older brick structures, with a transit station and parking lot visible on the right.

422,000 SF OFFICE

65,000 SF RETAIL

175 KEY HOTEL

38TH + BLAKE
TRANSIT STATION