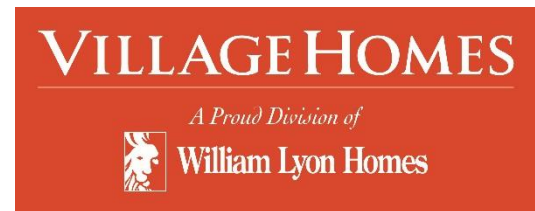


Denver Connection West Metropolitan District

Presented By:

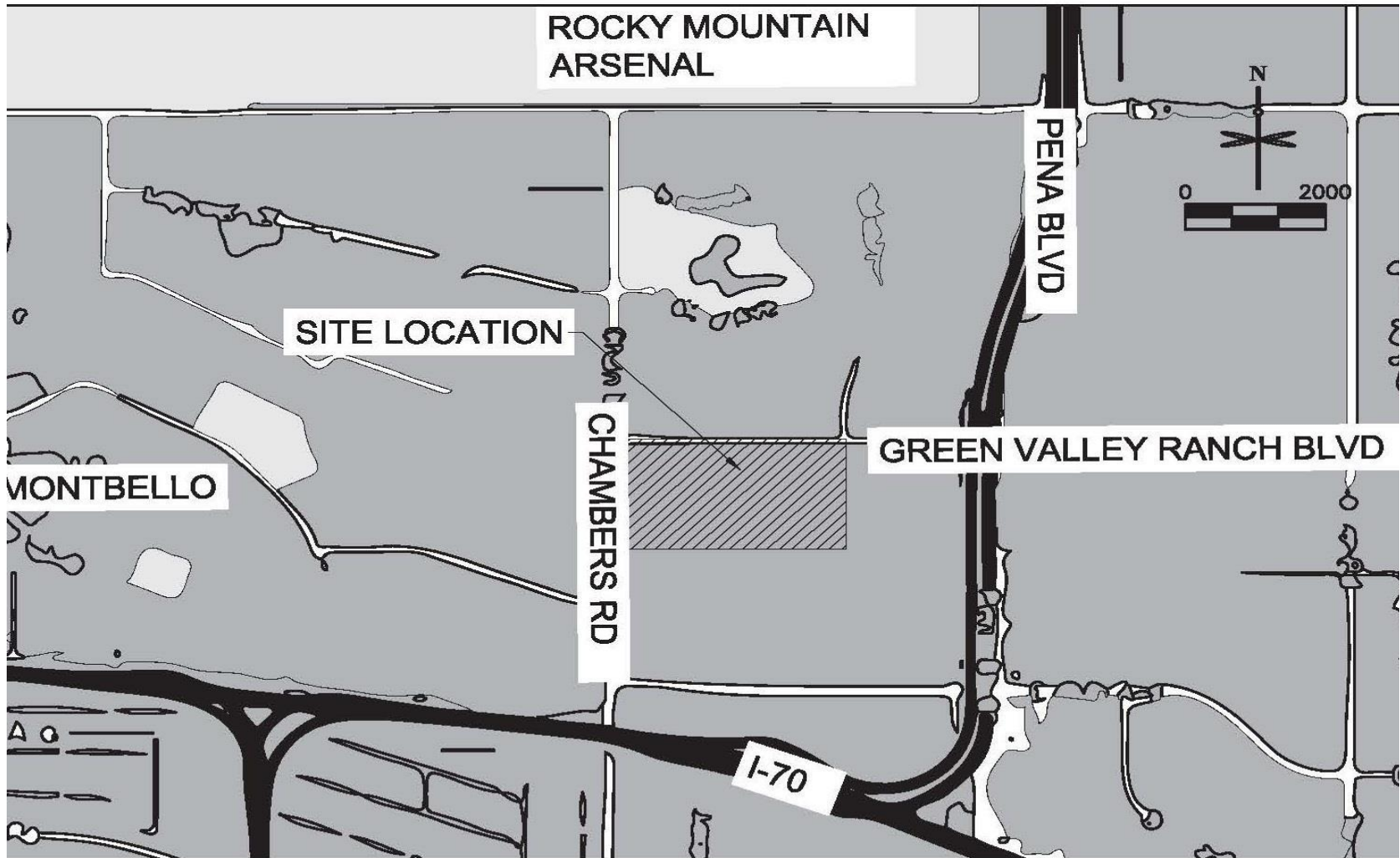


MaryAnn McGeady
Martin Plate



Rob Johnson

Proposed Development – Vicinity Map



SITE MAP

1" = 2000'

Proposed Development – Land Uses



DENVER CONNECTION WEST | OVERALL SITE PLAN
05.11.16 PRELIMINARY SUBJECT TO CHANGE

VILLAGE HOMES

William Lyon Homes

NORRIS DESIGN



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

Residential – Projected Base Pricing

Product	# Units	Starting Price Point
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
TOTAL	698	Range \$237k - \$312k

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



35C1 - MOUNTAIN



35C1 - FIELD



35C1 - CRAFTSMAN



35C1 - TRADITIONAL

Plan 35C1 - 1,855



35C2 - MOUNTAIN



35C2 - FIELD



35C2 - CRAFTSMAN



35C2 - TRADITIONAL

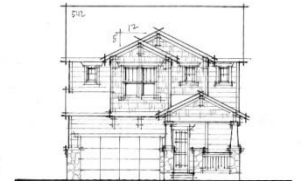
Plan 35C2 - 2,048



35C4 - MOUNTAIN



35C4 - FIELD



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



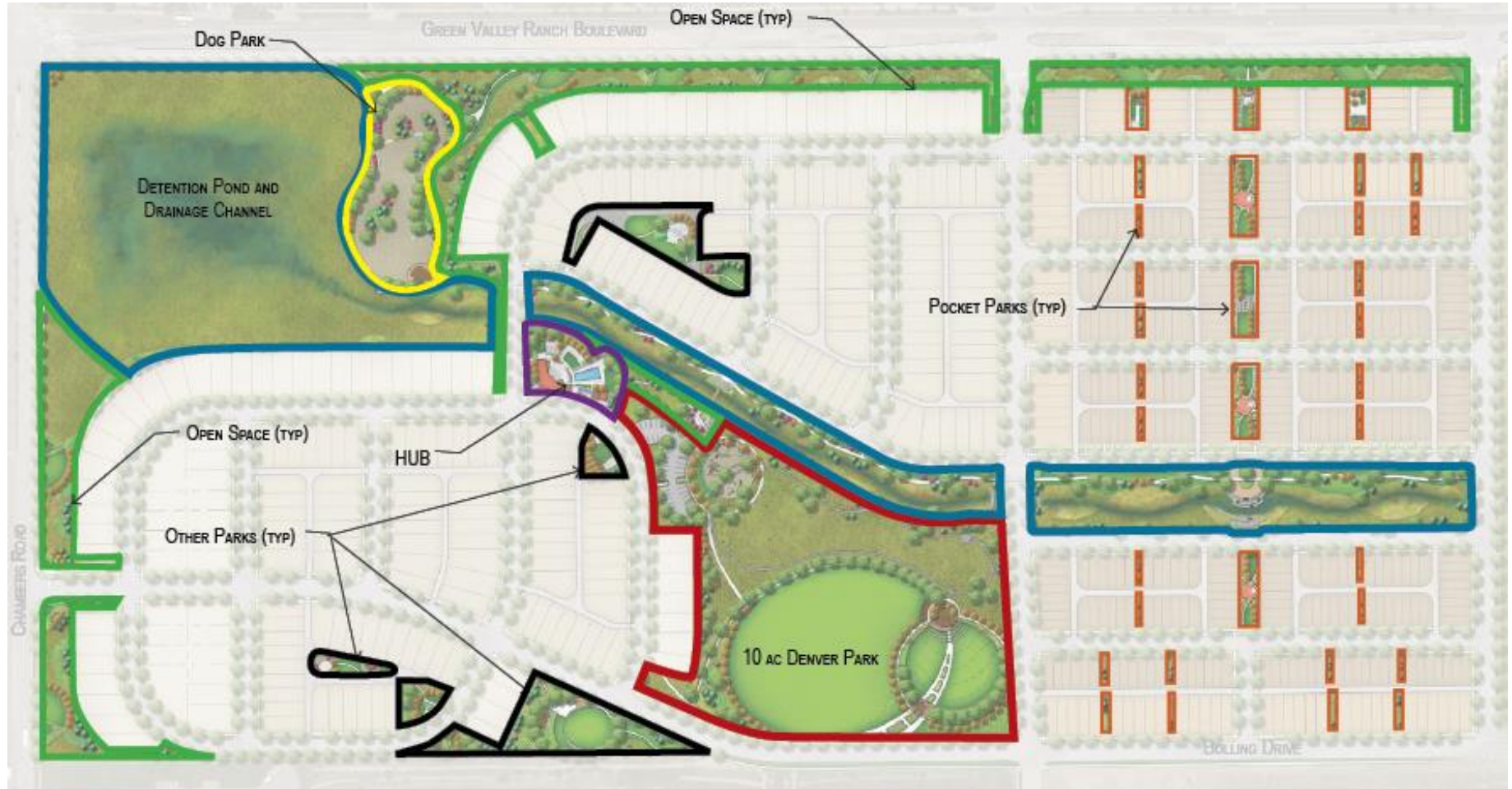
Townhomes – 20' Wide - Single Family Attached 1,244 to 1,515 SF



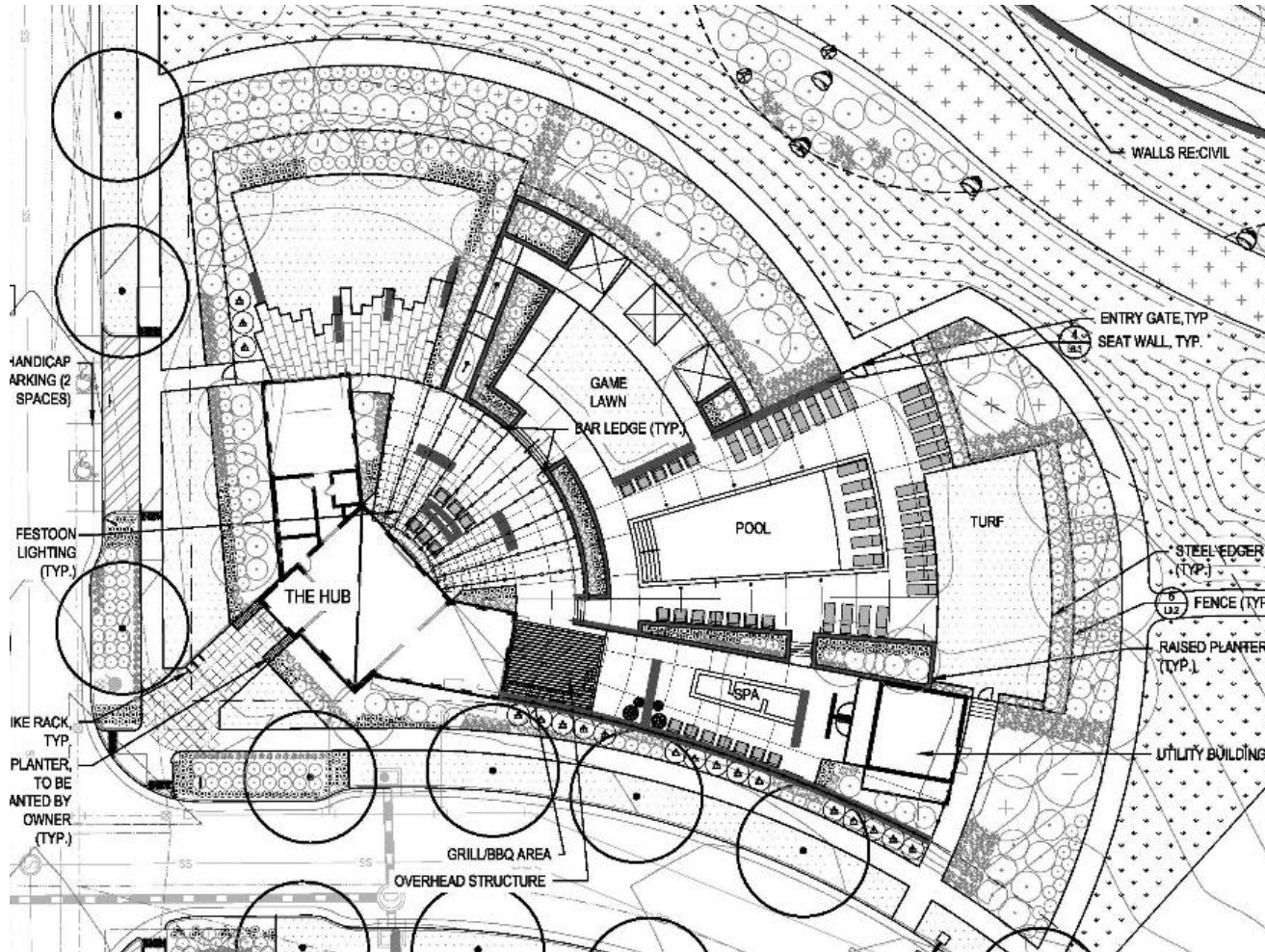
Open Space and Parks

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
Total Open Space	40.3 Acres

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

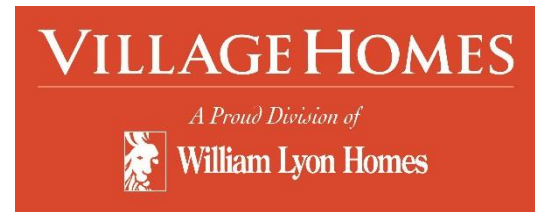
District Finance Plan

- ◆ **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