

WEST LOT



West Lot

- ◆ **Coors Field:** Initial Lease Expired at the beginning of 2018
- ◆ **Lease Renewal Issue: How to Fund Future Capital Needs**
 - \$200mm Estimate
- ◆ **Stadium District:** No Taxing Authority
- ◆ **Solution:** Develop West Lot
 - RFP to Private Developer
 - Rockies 99 Year Lease With Payments Over 1st 30 years
- ◆ **Separate Development Entity:** Rockies Sub-Lease Ground Lease

Stadium Lease – 30 Years (2017 – 2047)

◆ Rent: \$1.0mm annual

◆ Capital Fund: \$1.5mm

◆ (Parking & Non-Baseball Events (Split))

30 Year Total

\$75.0mm

West Lot Ground Lease – 98 Years (2017-2116)

• 5 Years \$7.5mm annually

• 15 Years \$5.0mm annually

• 10 Years \$1.25mm annually

Total \$125mm

• 68 Years \$100 annually

Desired Outcomes

HOME BASE Denver's Next Great Place

Become a **gateway to Colorado** and the Rockies

Be the **first place** that locals bring visitors

Be an **iconic experience** and unlike any other place

Celebrate and respect the **region's environment**

Be the "Second Home" for regional visitors seeking the **Colorado lifestyle vision, and experience**

DESTINATION VALUES Transcend Game-Day Family, Fans & Faith

Create an adaptable and flexible place that improves with time and is **relevant year-round**

Be a **real place** that draws and retains a diverse group of uses that appeals to locals and visitors alike

Own winter...program and design events, spaces and buildings to maximize wintertime comfort, engagement, and immersion

Be a world class extension of Coors Field's successes and the **LoDo community**

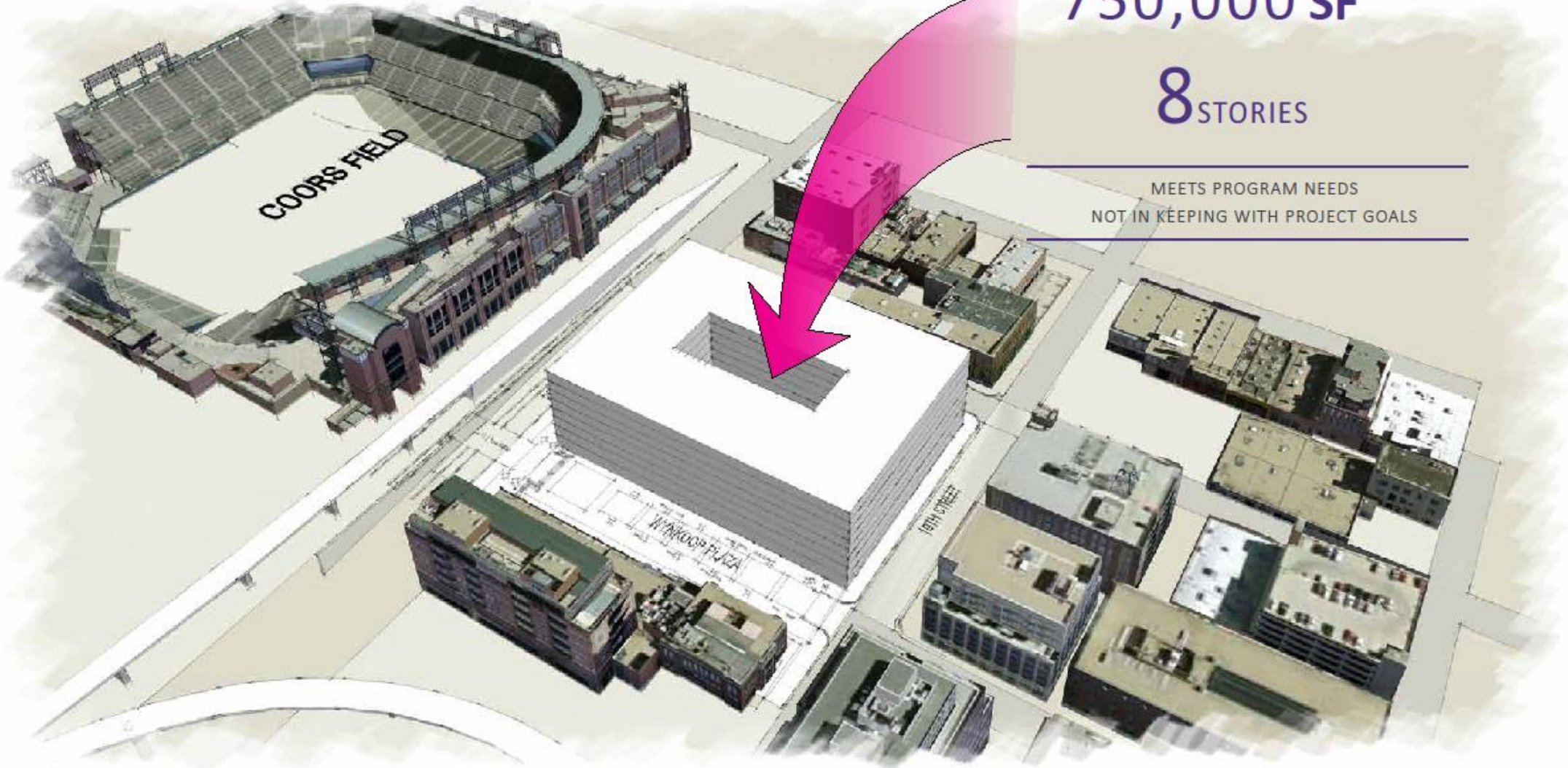
Be the place in Denver to bring **families & children**

Reflect great pride of place by emphasizing **safety, security and cleanliness**

Embody the Rockies' **family legacy**

Extend the **Rockies game day experience**

MASSING STUDY

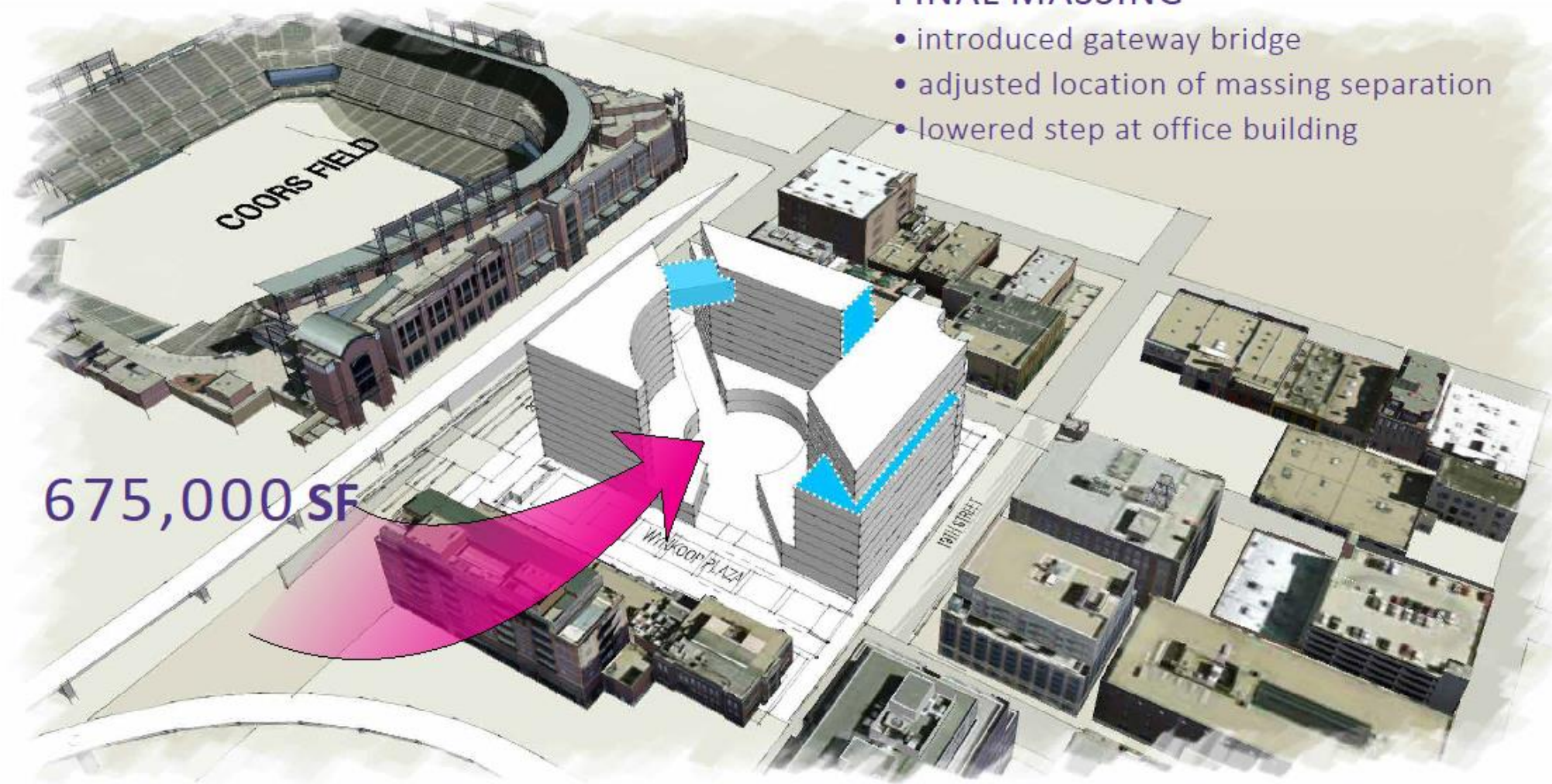


750,000 SF

8 STORIES

MEETS PROGRAM NEEDS
NOT IN KEEPING WITH PROJECT GOALS

MASSING STUDY



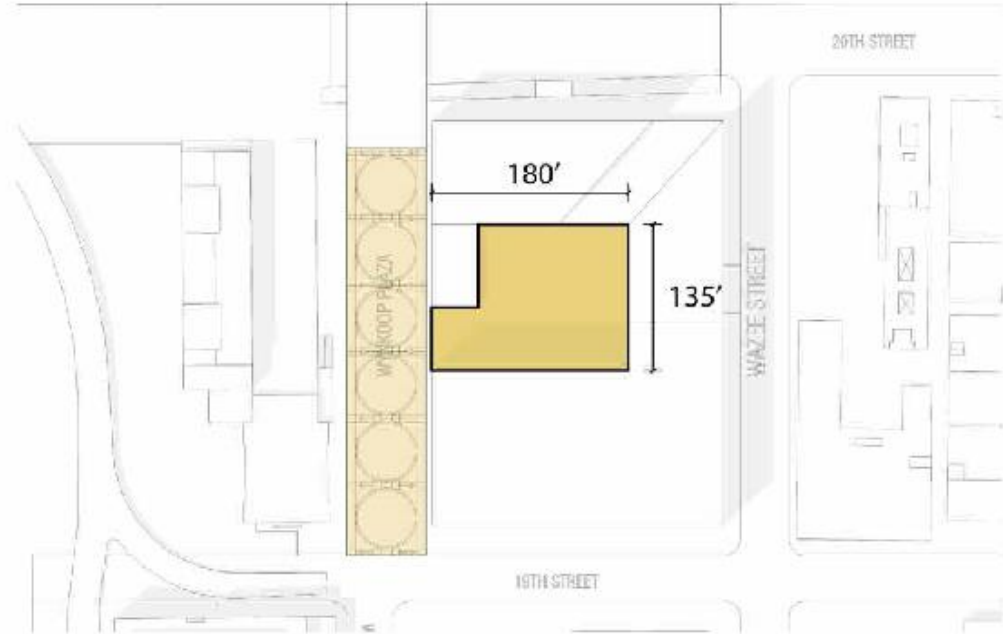
FINAL MASSING

- introduced gateway bridge
- adjusted location of massing separation
- lowered step at office building

EXPERIENCE PRECEDENTS



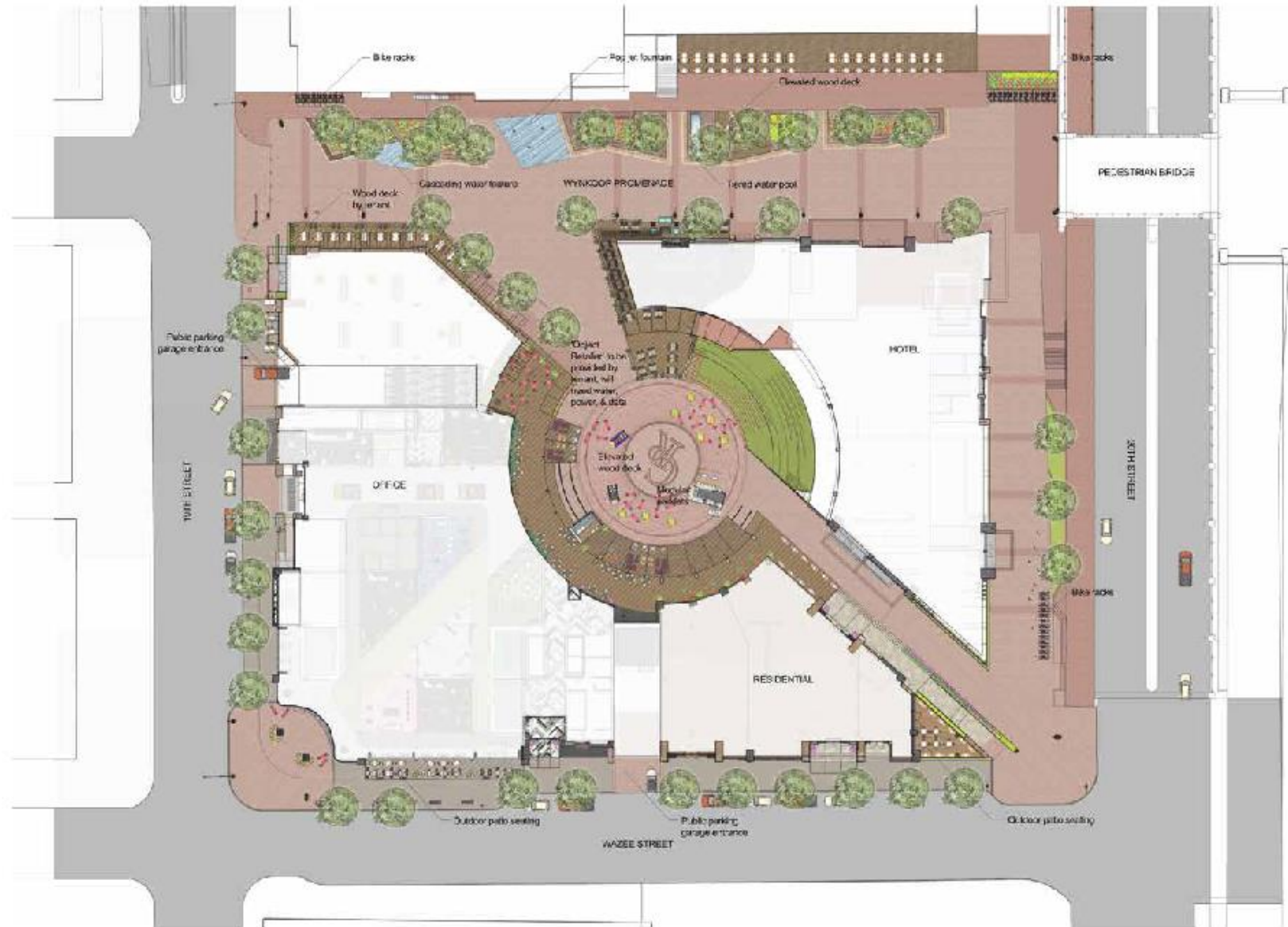
Rockies Content Plaza: ~20,000 - 40,000 sf



AERIAL VIEW



SITE PLAN



PERSPECTIVES

FAMILY GATHERING

extend beyond the gameday experience



West Lot Metropolitan District Nos. 1 and 2

One (1) Commercial District, West Lot Metropolitan District No. 1

- Maximum Mill Levy: 60.000 mills
- Service Plan District Debt Issuance Limit: \$50,000,000

One (1) Residential District, West Lot Metropolitan District No. 2

- Maximum Mill Levy: 60.000 mills
- Service Plan District Debt Issuance Limit: \$50,000,000

District Structure

◆ West Lot Metropolitan District No. 1

◆ Anticipated to act as the “Coordinating District” to coordinate and manage the financing, acquisition, construction, completion, operation and maintenance of all public infrastructure and services throughout the project.

◆ West Lot Metropolitan District No. 2

◆ Anticipated to coordinate with West Lot Metropolitan District No. 1 in providing revenue to be applied to the payment of (i) the acquisition, construction, and financing of the public infrastructure; and (ii) the costs of administration, operation and maintenance of the public infrastructure constructed, owned, operated and/or maintained by the Coordinating District.

Why we are seeking Metropolitan Districts:

- ◆ Construction and Financing of Extraordinary Public Infrastructure
- ◆ Operation of Unique Public Amenities
- ◆ Public and Private Finance Considerations
- ◆ Covenant Enforcement and Design Review

Estimated Costs and Phasing of Improvements

- ◆ Costs: Initial estimates for the costs associated with the construction of the Public Improvements are anticipated as follows:

Public Space	Costs
I. Plaza	\$10,468,489
II. Wynkoop Walkway	7,312,033
III. Public Parking	9,030,805
IV. Green Roof	700,000
V. Perimeter Site Improvements	4,847,707
TOTAL	\$ 32,359,034

- ◆ Phasing: The public infrastructure will be completed in one (1) single phase with construction anticipated to begin in the fourth quarter of 2018 and to be complete by the fourth quarter of 2020.

Questions?