Utilizing the Public/Private Partnership to Facilitate Quality Development

1:15—2:30 p.m.
Friday, March 10, 2006
Sturm College of Law/Frank J. Ricketson Law Building

Panelists discuss effective use of various public financing mechanisms to provide for public infrastructure needs, promote economic development and provide high quality development.

Moderator: Saranne Maxwell
Kutak Rock
Bond Counsel for Arista Metropolitan District
Denver, Colorado

Panelists: Sam Sharp
Kirkpatrick Pettis, a division of D.A. Davidson & Co.
Denver, Colorado

Timothy Wiens
Wiens Capital Management
Broomfield, Colorado

Charles Ozaki
Deputy City and County Manager
City and County of Broomfield, Colorado
Arista

- 215-acre multi-use, transit-oriented, land development located in Broomfield, Colorado (located halfway between Denver and Boulder)
- Arista will include residential, office, restaurant, entertainment and retail space
- Master-planned, premier, urban residential community featuring Trammell Crow and Hibernia
- Anchored by the $45 million 6,000-seat Broomfield Event Center
- Supporting Arista Place, the Broomfield Event Center, and an RTD Park' n Ride will be the Arista Grande Parkade, a 1,500 stall parking structure
History of Project

1995: Broomfield Master Plan calls for “transit-oriented development” at U.S. 36 and Wadsworth Blvd

April 2000: Broomfield Urban Transit Village plans were presented to City Council to set zoning

December 2004: Developers proposed the idea of an event center for the development

April 2005: The name Arista is announced for the development

April 2005: Initial marketing begins

May 2005: City Council reviewed the development plans for the Broomfield Event Center

June 2005: Developers announced the signing of a deal with the CHL and CBA for minor-league hockey and basketball franchises to play at the Broomfield Event Center

June 2005: City Council approved a $91 million incentive deal for the Broomfield Event Center, RTD, and infrastructure for the entire Arista development

July 2005: Land Use Review Commission recommended approval of the Broomfield Event Center

Guiding Design Principals driving the Arista vision

1. West Urbanism (creation of a “west urban” community and integrated lifestyle)
2. Connectivity
3. Quality and authenticity
4. Environmental stewardship
5. Landscape design and architecture inspired by the foothills (or martinis)

Residential

Commercial & Retail

- Commercial – 300,000-400,000 sq. ft. of office
- Regional/Neighborhood – 600,000-800,000 sq. ft. of retail
- Specialty – 80,000 sq. ft.
Specialty Retail

Entertainment

Activity-to-Date

- Initial Land Acquisition – July 2002
- Planning and Entitlements
- Infrastructure Financing – October 2005
- Infrastructure Construction – Commenced October 2005 – Completion Fall 2006
- Event Center Financing – October 2005
- Event Center Construction – Commenced October 2005 – Completion Fall 2006

Activity-to-Date

- Parking Structure Financing – Completion April 2006
- Parking Structure Construction - Commenced - Completion Fall 2006
- Residential Contracting/Approval – In Process
- Arista Place Final Design and Contractor Selection
- Ongoing Pursuit and Negotiations with Retailers, Other Entertainment and Office Uses

Live Work

Shop Play