

FRIDAY SESSION: 1:15–2:30 PM

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

Live

Work



Shop

Play

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

Arista



Arista



Arista



Broomfield Event Center



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

History of Project

- 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

History of Project

- 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



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

CITY AND COUNTY OF BROOMFIELD 2005 COMPREHENSIVE PLAN LAND USE MAP

- Integrating sub area plans:
- I - 25
 - U.S. 36
 - 96th Street/Northwest Parkway
 - Broomfield Interchange
 - W. 120th Avenue Gateway Corridor



LEGEND

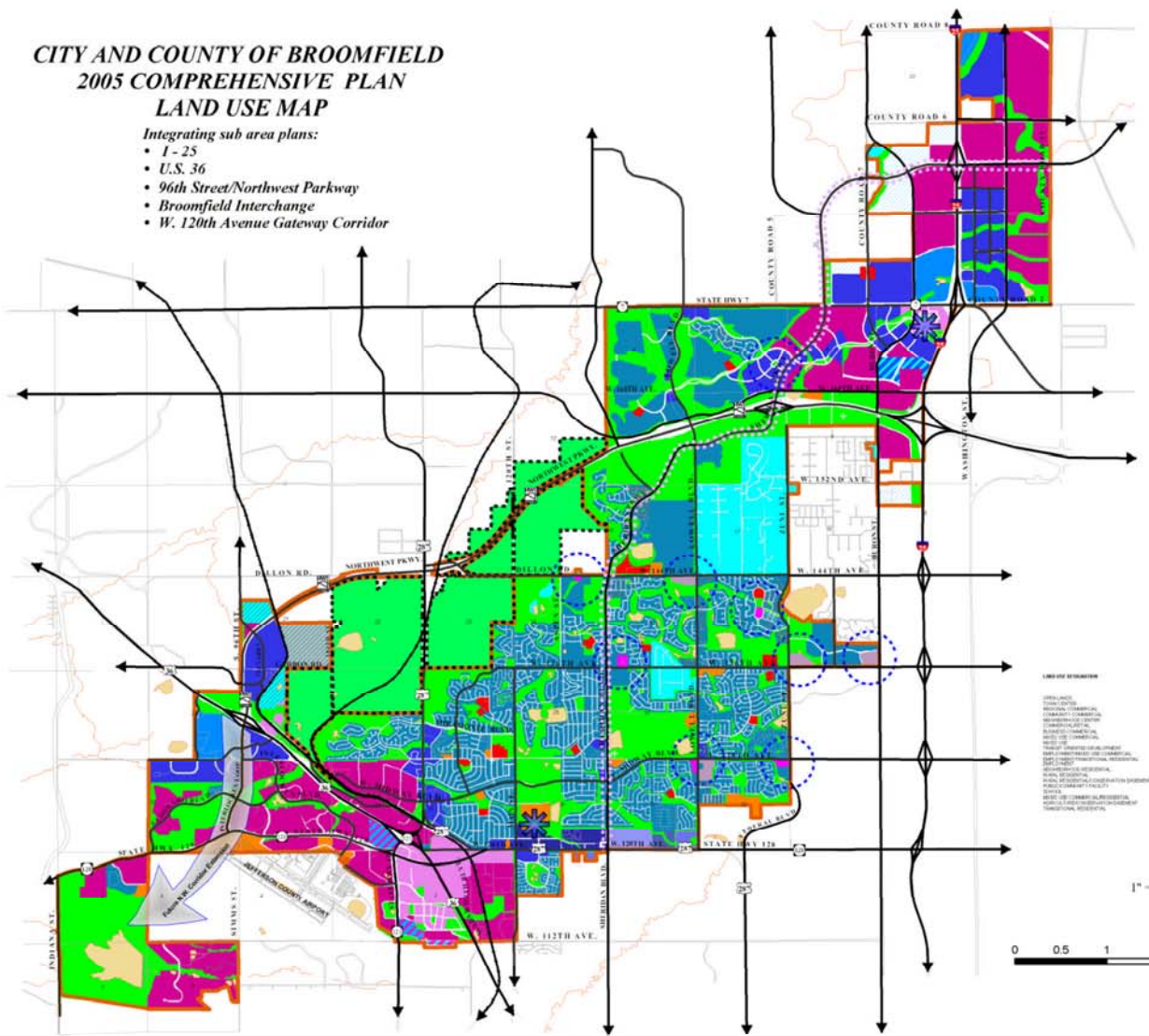
- IGA BOUNDARY LINE
- == MAJOR ROADWAYS
- CITY/COUNTY LIMIT
- ROADS
- RR RR
- SHERIDAN PARKWAY
- VILLAGE RESIDENTIAL AREA
- CEMETERY
- 36 SECTION NUMBERS
- ★ CITY CENTER DISTRICT

LAND USE DESIGNATION

- OPEN LANDS
- TOWN CENTER
- REGIONAL COMMERCIAL
- COMMUNITY COMMERCIAL
- NEIGHBORHOOD CENTER
- COMMERCIAL RETAIL
- BUSINESS COMMERCIAL
- MIKED USE COMMERCIAL
- MIKED USE
- TRANSIT ORIENTED DEVELOPMENT
- EMPLOYMENT/MIKED USE COMMERCIAL
- EMPLOYMENT/TRANSITIONAL RESIDENTIAL
- EMPLOYMENT
- NEIGHBORHOOD RESIDENTIAL
- RURAL RESIDENTIAL
- RURAL RESIDENTIAL/CONSERVATION EASEMENT
- PUBLIC/COMMUNITY FACILITY
- SCHOOL
- MIKED USE COMMERCIAL/RESIDENTIAL
- AGRICULTURE/CONSERVATION EASEMENT
- TRANSITIONAL RESIDENTIAL

LAND USE DESIGNATION	AREA	% Land Area	% Land Use
OPEN LANDS	1,234,567	12.3	15.2
TOWN CENTER	123,456	1.2	1.5
REGIONAL COMMERCIAL	234,567	2.3	2.8
COMMUNITY COMMERCIAL	345,678	3.4	4.2
COMMERCIAL RETAIL	456,789	4.5	5.6
NEIGHBORHOOD CENTER	567,890	5.6	7.0
COMMERCIAL RESIDENTIAL	678,901	6.7	8.4
BUSINESS COMMERCIAL	789,012	7.8	9.7
MIKED USE COMMERCIAL	890,123	8.9	11.1
MIKED USE	901,234	9.0	11.2
TRANSIT ORIENTED DEVELOPMENT	1,012,345	10.1	12.6
EMPLOYMENT/MIKED USE COMMERCIAL	1,123,456	11.2	14.0
EMPLOYMENT/TRANSITIONAL RESIDENTIAL	1,234,567	12.3	15.4
EMPLOYMENT	1,345,678	13.4	16.7
NEIGHBORHOOD RESIDENTIAL	1,456,789	14.5	18.1
RURAL RESIDENTIAL	1,567,890	15.6	19.5
RURAL RESIDENTIAL/CONSERVATION EASEMENT	1,678,901	16.7	20.9
PUBLIC/COMMUNITY FACILITY	1,789,012	17.8	22.3
SCHOOL	1,890,123	18.9	23.7
MIKED USE COMMERCIAL/RESIDENTIAL	1,901,234	19.0	24.1
AGRICULTURE/CONSERVATION EASEMENT	2,012,345	20.1	25.5
TRANSITIONAL RESIDENTIAL	2,123,456	21.2	26.9

1" = 2700'



This map is for illustrative purposes only and is not intended for parcel specific decision-making. The City and County of Broomfield has made every effort to ensure the accuracy of the data. Use of this information is at the user's discretion. © The City and County of Broomfield 2005. All rights reserved.

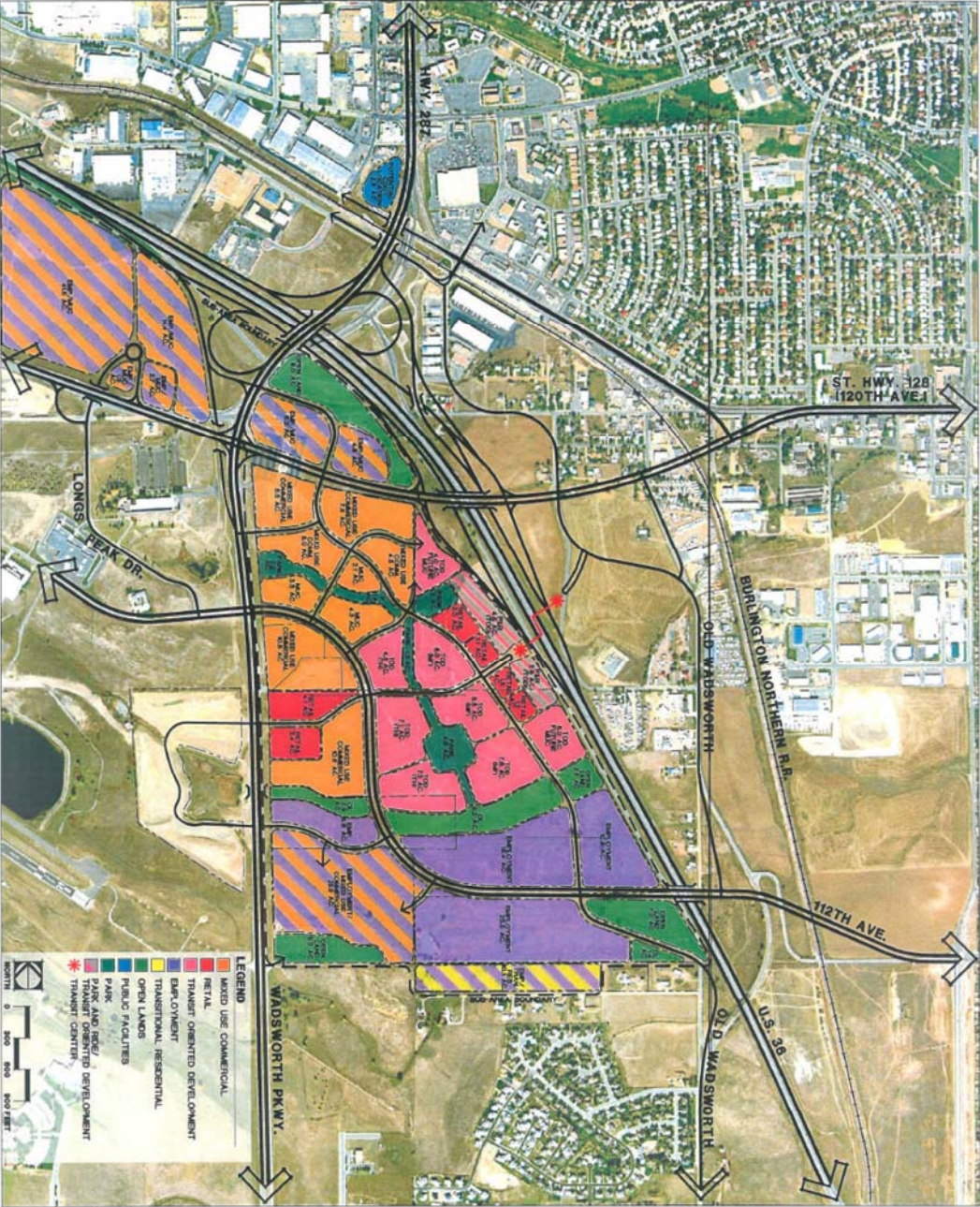


Exhibit D: Sub-Area Land Use Plan