



OAKWOOD

HOMES

Reunion Update

City Council Study Session

April 11, 2022

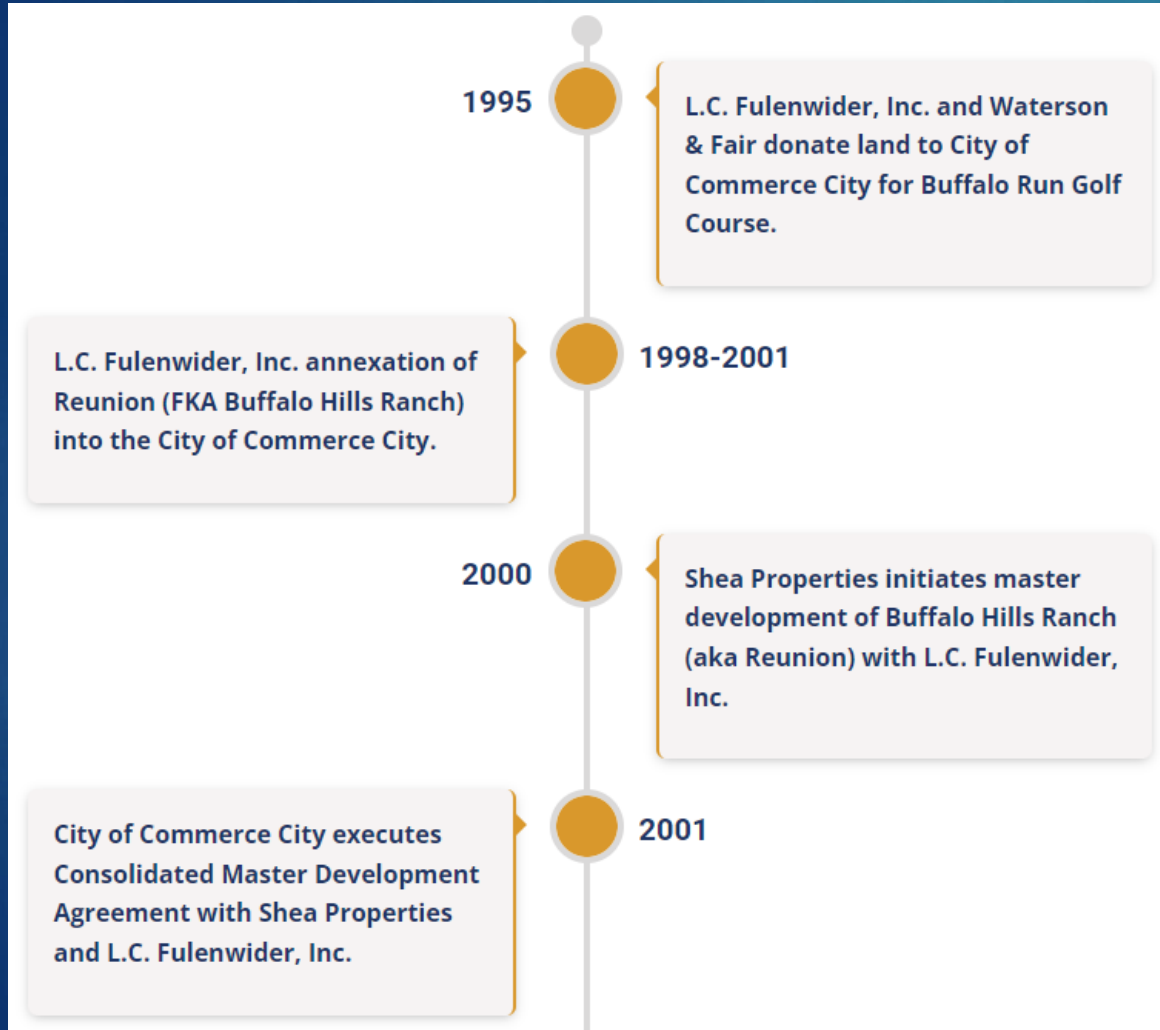
Reunion

Agenda

- ▶ Reunion History
- ▶ Metropolitan District(s)
 - ▶ *Break for questions/comments*
- ▶ Reunion Village Plans
 - ▶ Village 7
 - ▶ Village 9 – Reunion Ridge
 - ▶ Village 8 – Active Adult and Traditional Neighborhood
 - ▶ Village 10 – School/Park site
 - ▶ *Break for questions/comments*
- ▶ Reunion Center (Village 1)
 - ▶ Commercial property demand
 - ▶ Capital Improvements maps
 - ▶ *Break for questions/comments*
- ▶ Regional infrastructure projects: completed
- ▶ Regional infrastructure projects: future
- ▶ School Locations
 - ▶ *Break for questions/comments*
- ▶ Home Collections by Builder
- ▶ Conclusion / Final questions and comments

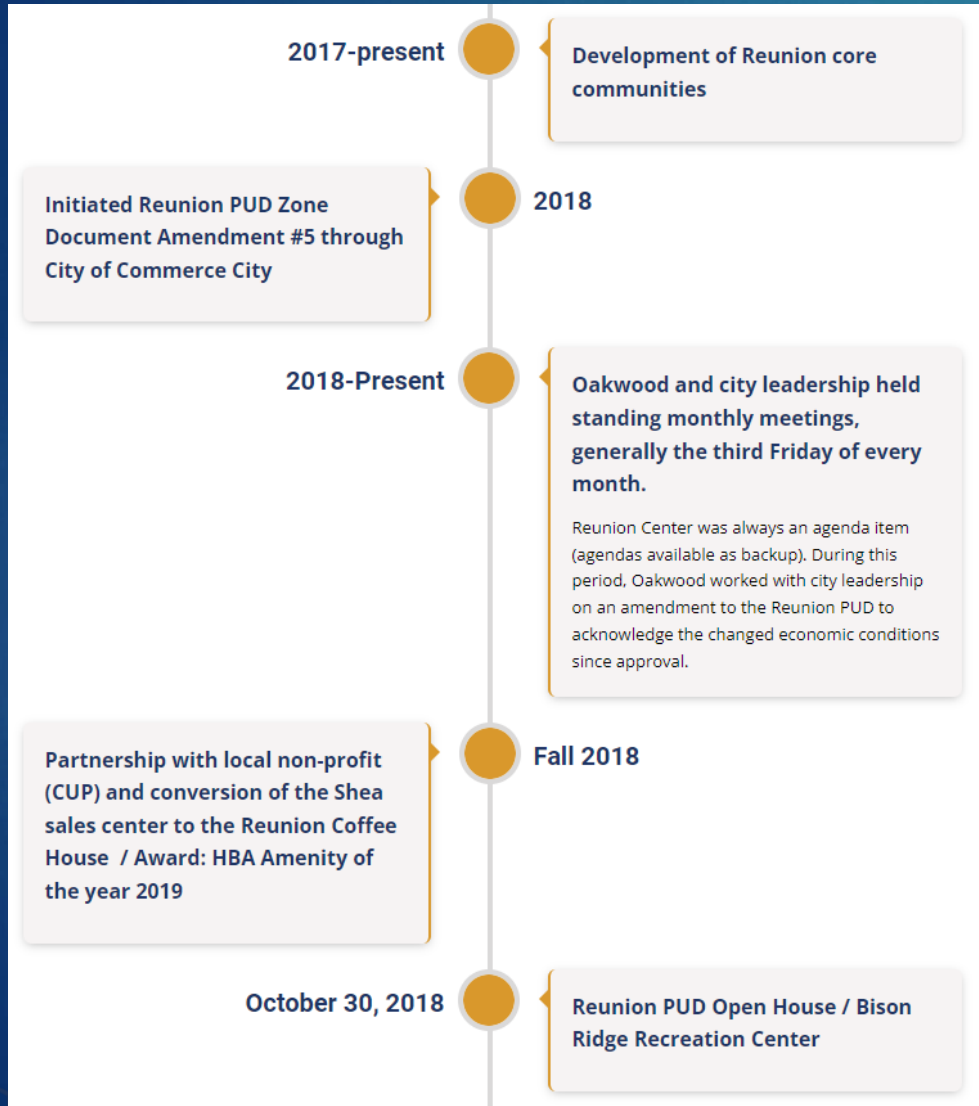
Reunion

History 1995- Aug 2017



Reunion

History Aug 2017-Aug 2019



Reunion

History – Aug 2019

Reunion Center partnership meeting – Buffalo Run GC

CM McBroom, DCM Tinklenberg, Kelly Leid, James Hayes

Reviewed concept of exchanging up to 40 acres of development land in Reunion Center with 40 acres of park land in Village 10 – near HS/Park site

Total of 100 acres in the RSECD

It was made clear to City staff that the entire sports fields complex only works with the following:

- Land exchange
- Approval of Metro District
- Creation of Sports Authority w/ City as partner/board members
- Joint Use Agreement(s)
- Partnerships with sports facility operators
- Revenue bond based district financing – no increase in property taxes on residents/businesses
- RESCD to have design, build, operate, maintain, and finance functions

August 16, 2019

August 19, 2019

City Council approval of resolutions approving the Consolidated Service Plans and IGA with the City

1) Reunion Village Metropolitan Districts No. 1-5; 2) Reunion Center Metropolitan Districts Nos. 1-5; 3) Reunion Sports, Entertainment, and Cultural Metropolitan District; 4) Reunion Ridge Metropolitan Districts Nos. 1-4; and 5) Reunion Natural Resource Metropolitan District.

- The District and City enter into an IGA for the establishment of the Authority
- The Service Plan has been amended to reflect the financial authorization set forth in the Authority IGA
- In the interim, District is restricted to operational mill levy of 25 mills.
- Implementation of the Reunion Sports, Entertainment, and Cultural District was contingent upon execution of a Sports Authority agreement between the District and Commerce City

- [Video](#)
- [Minutes](#)

Reunion

History

- ▶ 2017-Present
 - ▶ Oakwood entitlement and development of Reunion
 - ▶ “Core” Filings 18, 20, 26, 26A, 27, 34, 35, and 36
 - ▶ “New” Filings 37, Reunion Ridge Filing 1
- ▶ 2019-2021 – Ongoing discussions with City staff leadership regarding development of Reunion Center, City concessions, and partnering on regional improvements (i.e. 112th Avenue IGA)
 - ▶ List of regional projects presented to City Council June 15, 2020
 - ▶ City Council (individual meetings) updates Nov/Dec 2020
 - ▶ March 1, 2021 – Letter to City summarizing partnership accomplishments
- ▶ March 2020-Present
 - ▶ COVID-19 worldwide pandemic affects commercial real estate markets
- ▶ July 12, 2021 – City Council review of regional infrastructure projects / NIGID ballot measure
- ▶ Sept-Dec, 2021 – Consolidated Development Agreement
 - ▶ Sept-Dec 2021 - Short-term extension negotiations
 - ▶ December 17, 2021 – CDA expires

Reunion

City Council Goal Alignment

City Council Goals:

- ▶ 1) Promote a balanced and thriving city economy
- ▶ 2) Promote efficient and effective city government to improve levels of service
- ▶ 3) Develop and maintain the public infrastructure to improve community appearance and encourage continued development
- ▶ 4) Promote resident health, safety, and education
- ▶ 5) Improve community involvement and trust

Oakwood has the similar goals for Reunion as the City Council has citywide

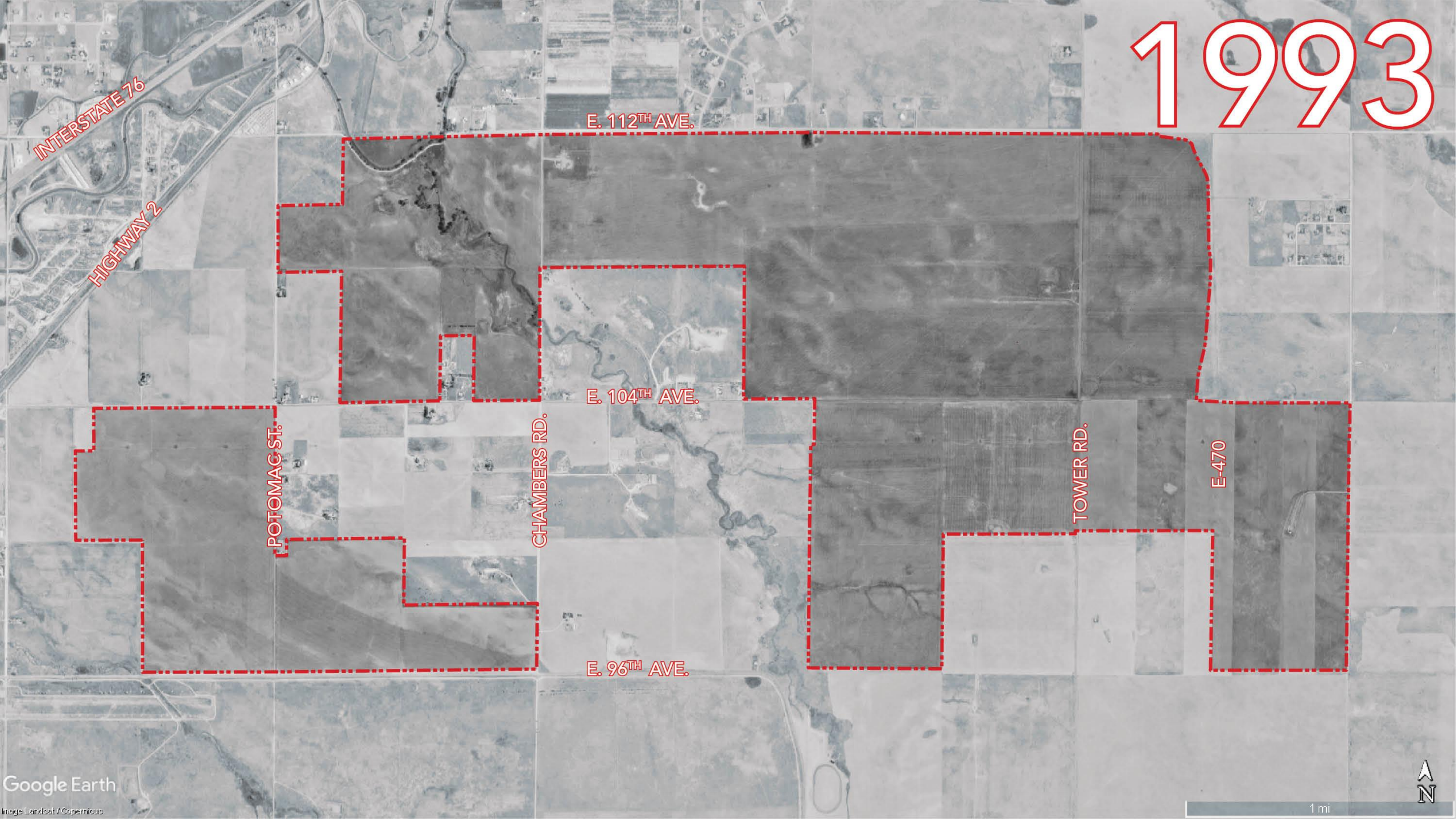
- ▶ Balance of housing types and price ranges for a thriving community
- ▶ Leveraging metro districts to provide efficient and effective levels of service
- ▶ Develop and maintain public and private infrastructure to improve community appearance and encourage continued development
- ▶ Promote resident health, safety, and education through the provision of recreational and school amenities
- ▶ Improve community involvement and trust with community events, investment, and transparency

Reunion

Development Progression / 1993 to the Present

- ▶ Aerial photos and residential and commercial development over time
- ▶ Original PUD – 15,000 Homes
- ▶ 2019 PUD Amendment – 10,000-11,000 homes
- ▶ Acreage by Land Use
 - ▶ Residential – approximately 1,900 acres
 - ▶ Commercial/Mixed Use – approximately 600 acres
- ▶ Buffalo Run Golf Course opened 1996
- ▶ First Reunion home closed 2003
- ▶ King Soopers opened 2012
- ▶ Approximately 35% built out as of 2021
 - ▶ Northern Range has 35,000-40,000 residents, approximately 10,000-12,000 in Reunion
- ▶ Depending on market conditions, full build out make take 12-20 more years

1993



INTERSTATE 76

HIGHWAY 2

E. 112TH AVE.

E. 104TH AVE.

POTOMAC ST.

CHAMBERS RD.

E. 96TH AVE.

TOWER RD.

E-470



1999



INTERSTATE 76

HIGHWAY 2

E. 112TH AVE.

E. 104TH AVE.

POTOMAC ST.

CHAMBERS RD.

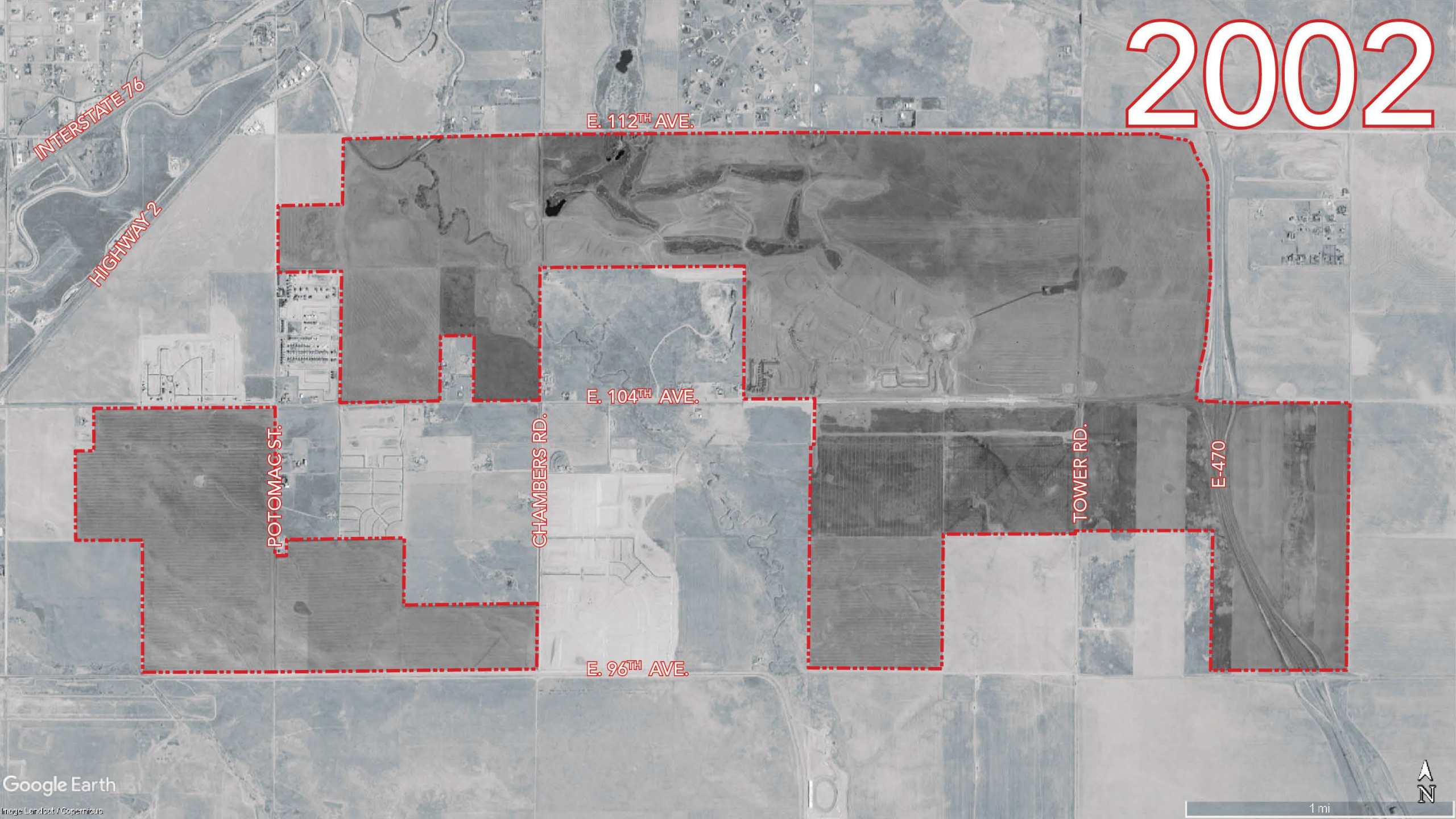
E. 96TH AVE.

TOWER RD.

E-470



2002



INTERSTATE 76

HIGHWAY 2

E. 112TH AVE.

E. 104TH AVE.

POTOMAC ST.

CHAMBERS RD.

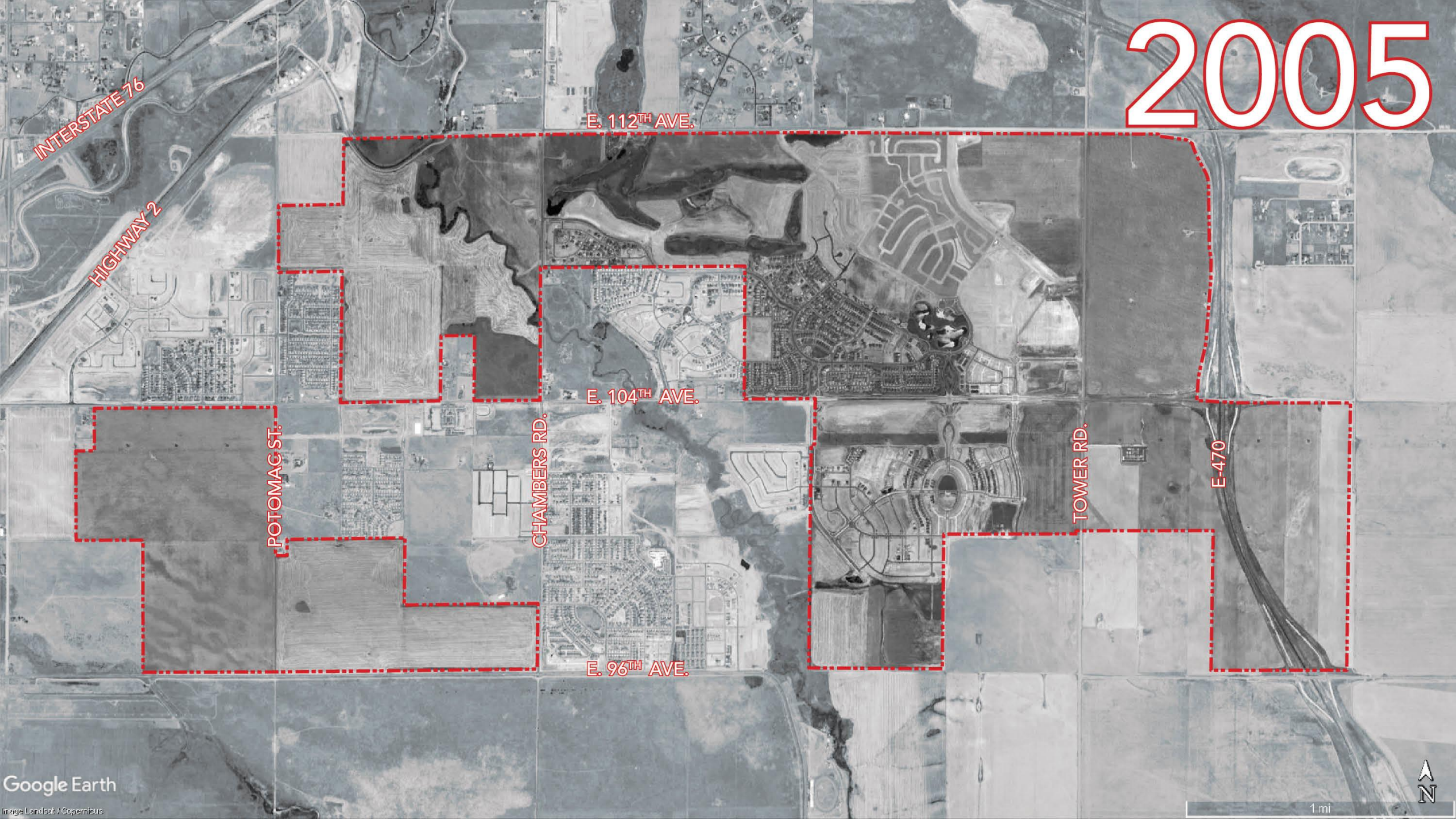
E. 96TH AVE.

TOWER RD.

E-470



2005



INTERSTATE 76

HIGHWAY 2

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E. 104TH AVE.

E. 96TH AVE.

POTOMAC ST.

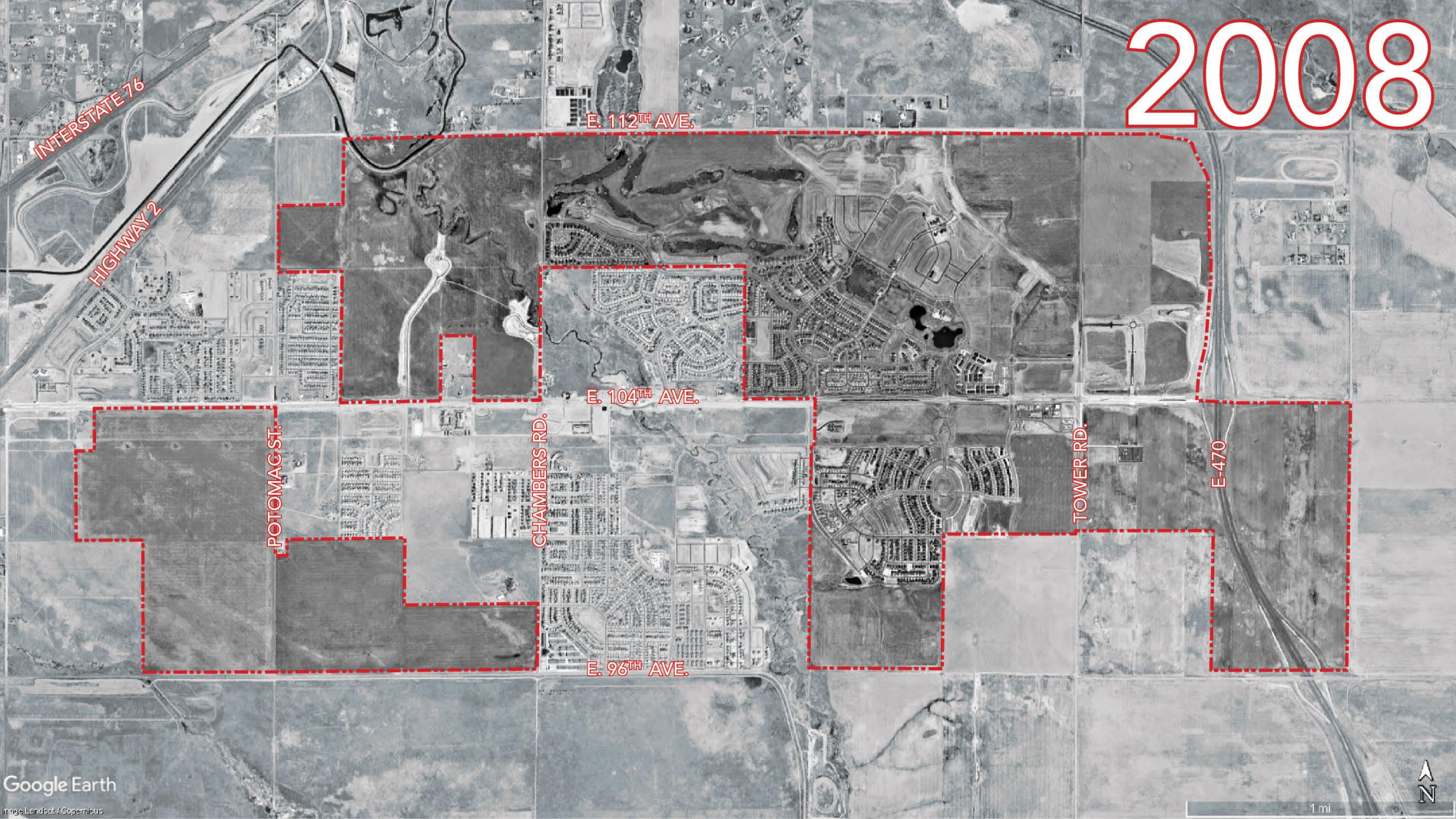
CHAMBERS RD.

TOWER RD.

E-470



2008



INTERSTATE 76

HIGHWAY 2

E. 112TH AVE.

E. 104TH AVE.

E. 96TH AVE.

POTOMAC ST.

CHAMBERS RD.

TOWER RD.

E-470



2012

INTERSTATE 76

HIGHWAY 2

E. 112TH AVE.

E. 104TH AVE.

POTOMAC ST.

CHAMBERS RD.

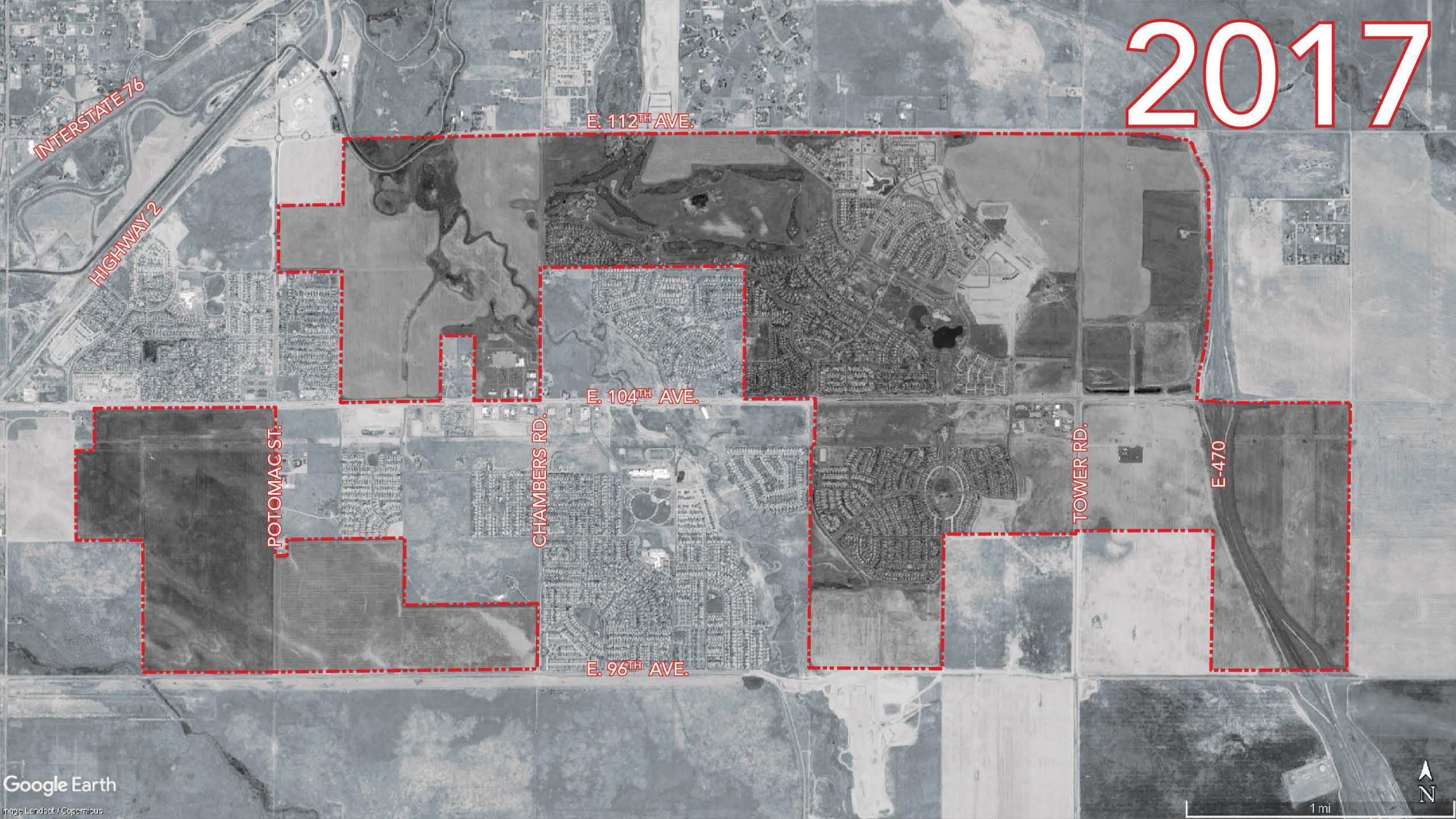
TOWER RD.

E-470

E. 96TH AVE.



2017



INTERSTATE 76

HIGHWAY 2

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E. 104TH AVE.

POTOMAC ST.

CHAMBERS RD.

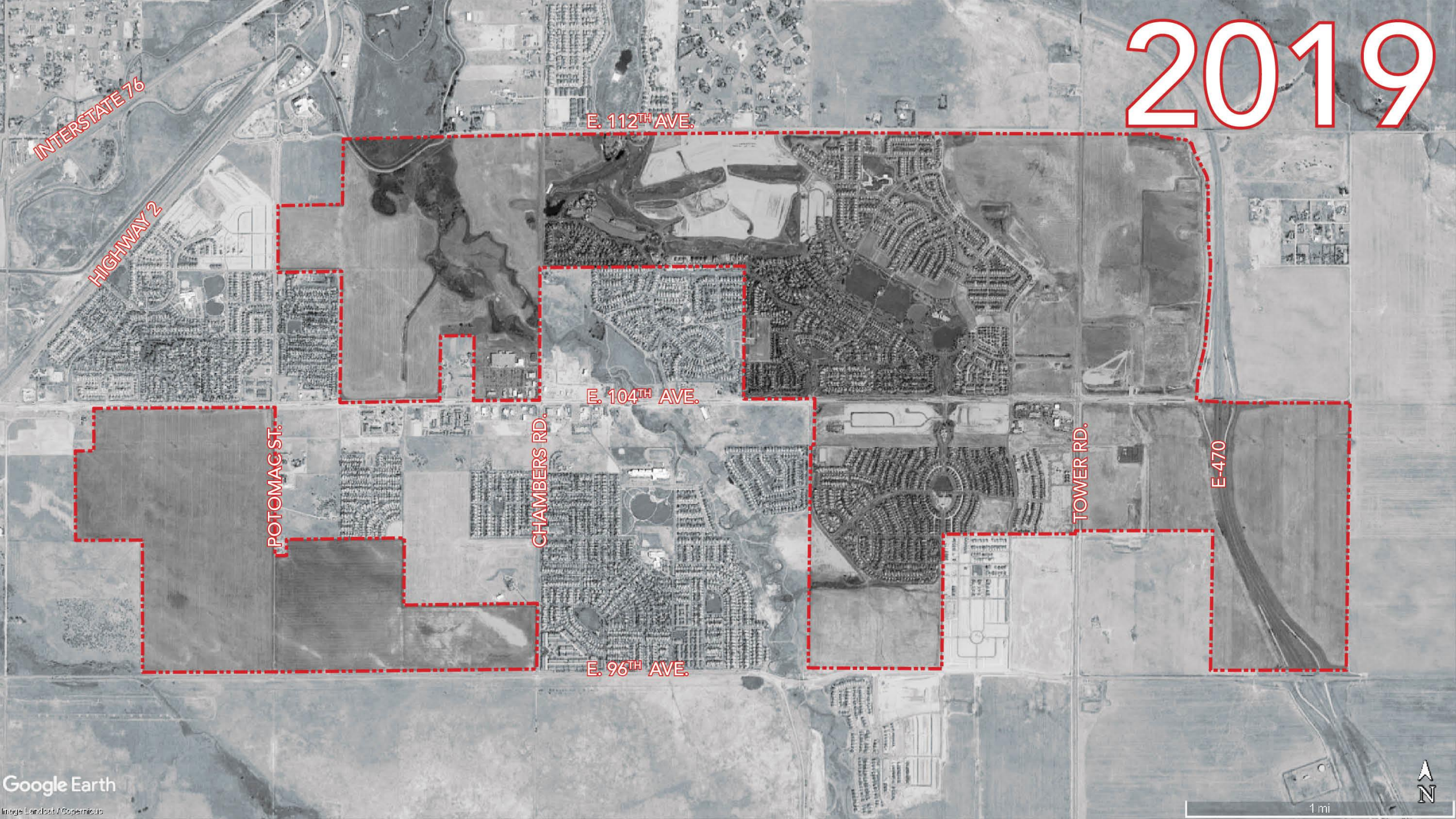
TOWER RD.

E-470

E. 96TH AVE.



2019



INTERSTATE 76

HIGHWAY 2

E. 112TH AVE.

E. 104TH AVE.

POTOMAC ST.

CHAMBERS RD.

E. 96TH AVE.

TOWER RD.

E-470



2021

INTERSTATE 76

HIGHWAY 2

E. 112TH AVE.

E. 104TH AVE.

POTOMAC ST.

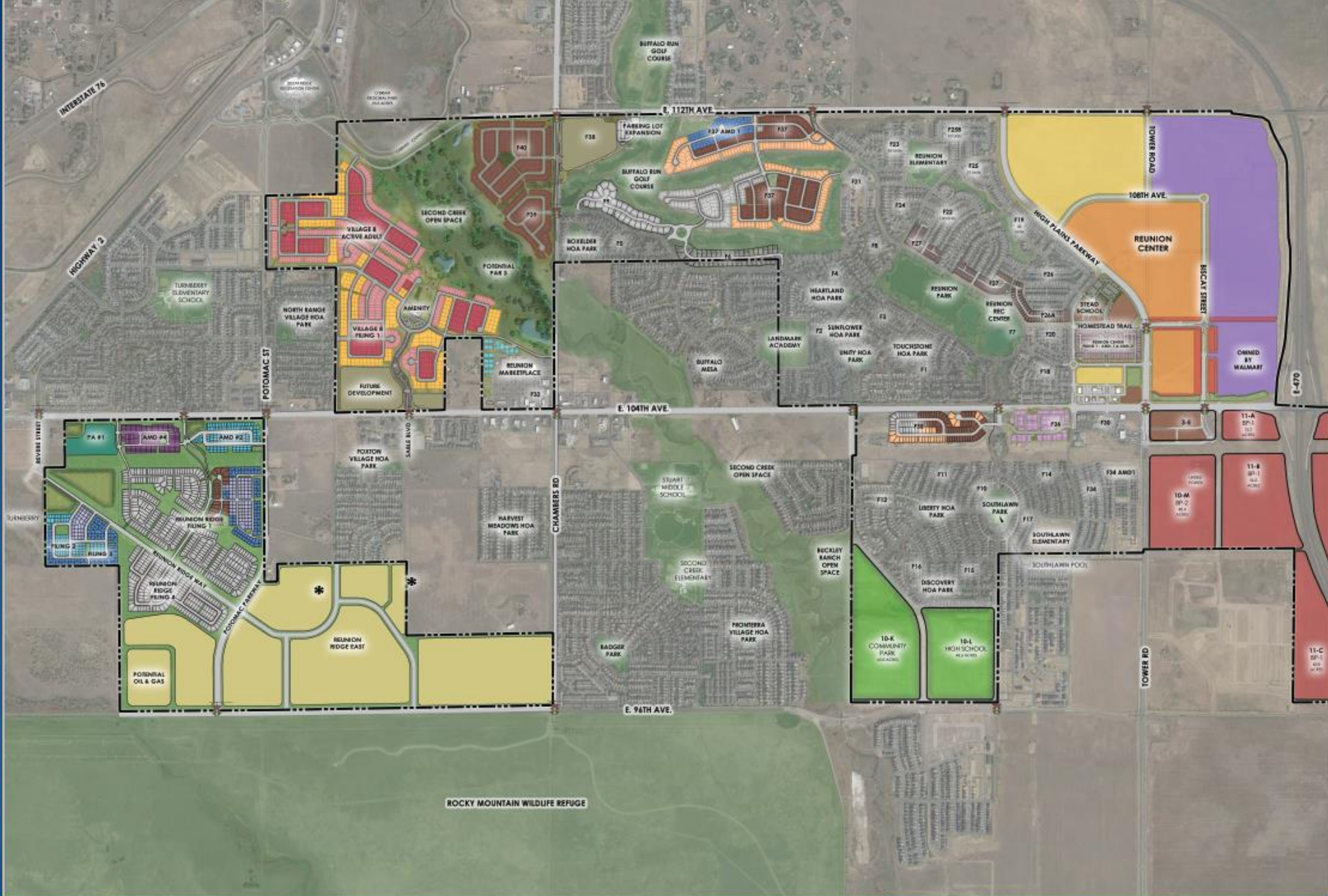
CHAMBERS RD.

TOWER RD.

E-470

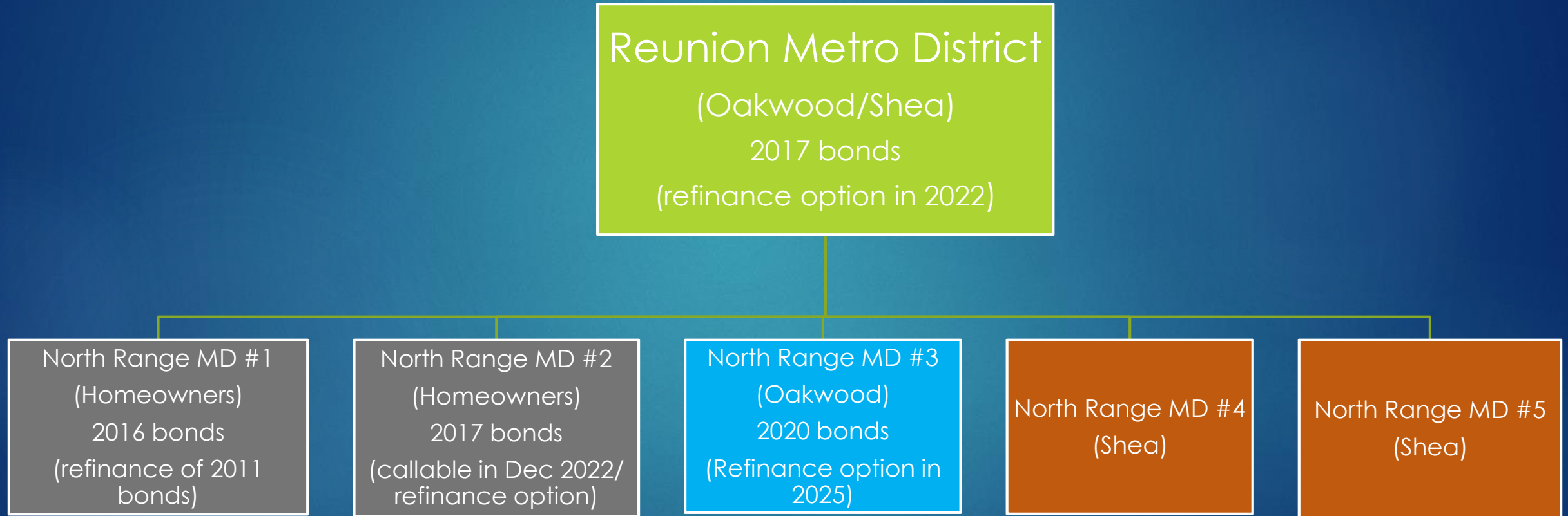
E. 96TH AVE.





Reunion

Original Metropolitan Districts



Reunion

Mill Levy breakdown

North Range Metropolitan District No. 1, 2, and 3

Taxing Entity (Existing)	Mill Levy	% of Total Taxes
Adams County	27.069	12.90%
Commerce City	2.920	1.39%
Commerce City Northern Infrastructure GID	20.000	9.53%
<i>North Range Metropolitan District No. 1, 2, and 3 (Debt)</i>	<i>63.986</i>	<i>30.49%</i>
<i>North Range Metropolitan District No. 1, 2 and 3 (Operating)</i>	<i>24.320</i>	<i>11.59%</i>
Rangeview Library District	3.689	1.76%
Regional Transportation District	0.000	0.00%
School District 27J	49.866	23.76%
South Adams County Fire	14.750	7.03%
South Adams Water and Sanitation	2.277	1.08%
Urban Drainage and Flood Control	0.900	0.43%
Urban Drainage South Platte	0.100	0.05%
Sub-Total	209.877	100.00%

Property Tax Calculation

Home Value	\$100,000	\$200,000	\$300,000	\$400,000	\$500,000	\$600,000
Assessment Rate	7.15%	7.15%	7.15%	7.15%	7.15%	7.15%
Assessed Value	\$7,150	\$14,300	\$21,450	\$28,600	\$35,750	\$42,900
Mill levy	209.877	209.877	209.877	209.877	209.877	209.877
Divided by 1000	1000	1000	1000	1000	1000	1000
Annual Property Taxes	\$1,500.62	\$3,001.24	\$4,501.86	\$6,002.48	\$7,503.10	\$9,003.72

REUNION METROPOLITAN DISTRICT

NORTH RANGE METROPOLITAN DISTRICTS

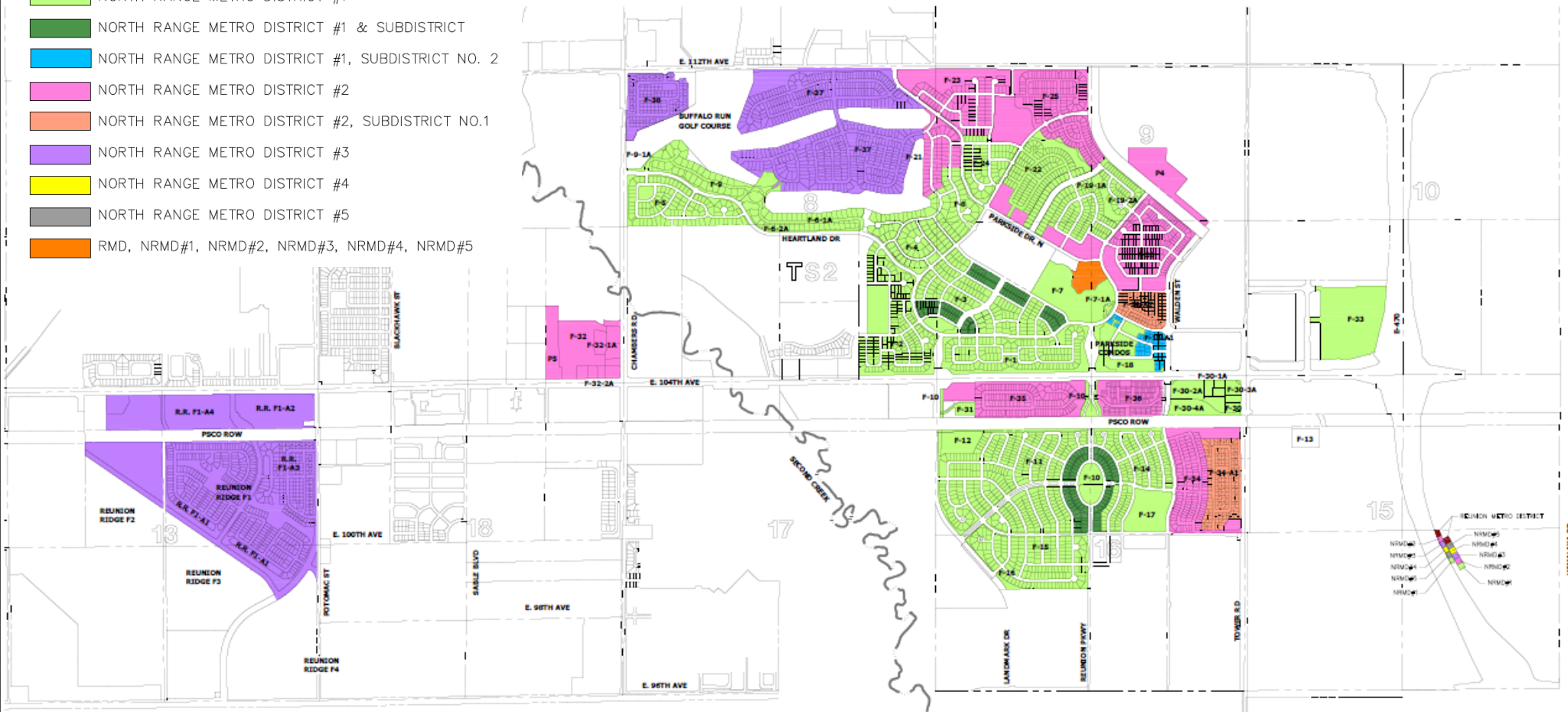
COMMERCE CITY, COLORADO

OCTOBER 19, 2020

BOUNDARY MAP

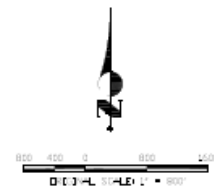
LEGEND

- REUNION METRO DISTRICT
- NORTH RANGE METRO DISTRICT #1
- NORTH RANGE METRO DISTRICT #1 & SUBDISTRICT
- NORTH RANGE METRO DISTRICT #1, SUBDISTRICT NO. 2
- NORTH RANGE METRO DISTRICT #2
- NORTH RANGE METRO DISTRICT #2, SUBDISTRICT NO.1
- NORTH RANGE METRO DISTRICT #3
- NORTH RANGE METRO DISTRICT #4
- NORTH RANGE METRO DISTRICT #5
- RMD, NRMD#1, NRMD#2, NRMD#3, NRMD#4, NRMD#5



LEGEND

- REUNION METRO DISTRICT
- NORTH RANGE METRO DISTRICT #1
- NORTH RANGE METRO DISTRICT #1 & SUBDISTRICT
- NORTH RANGE METRO DISTRICT #1, SUBDISTRICT NO. 2
- NORTH RANGE METRO DISTRICT #2
- NORTH RANGE METRO DISTRICT #2, SUBDISTRICT NO.1
- NORTH RANGE METRO DISTRICT #3
- NORTH RANGE METRO DISTRICT #4
- NORTH RANGE METRO DISTRICT #5
- RMD, NRMD#1, NRMD#2, NRMD#3, NRMD#4, NRMD#5



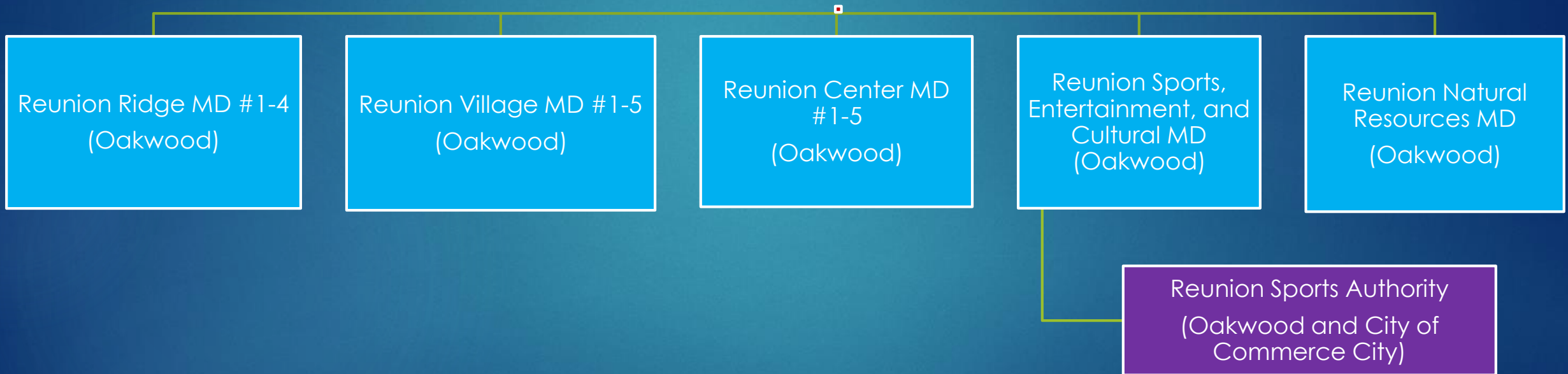
BOUNDARY MAP
 REUNION METRO DISTRICT
 JOB NO. 14421.15
 10/19/2020
 SHEET 1 OF 1

J.R. ENGINEERING
 A Westcon Company

303.425.4400 • 303.425.4401 • Fax 303.425.4402
 10001 E. Hampden Ave. Suite 100 • Denver, CO 80231

Reunion

New Metropolitan Districts (2019)



Reunion

Break for questions

▶ Questions or comments?

Reunion

Village 7 / Filing 37



► 2022 Focus

- Land Development
- Home Sales and Construction

► Filing 37 / Village 7B and 7E

► Oakwood

- Carriage House
- Meridian
- Horizon

► Lennar – 29 homesites

► Richmond – 50 homesites

- Plus 19 homesites in the Gallery

Reunion Village 7A

Filing No. 38 / 153 homesites



▶ 2022/2023 Focus

▶ Land Entitlements

▶ Land Development

▶ Approx. 20 acres / SE of 112th/Chambers

▶ Originally planned for:

▶ 93 Carriage House

▶ 60 Porchlight

▶ Planned as next phase for these collections

▶ Metro District improvements complete 2021/2022

▶ Final Plat denied March 7, 2022

▶ Oakwood re-evaluating land use plan that conforms with current zoning for the property

Reunion Ridge

Village 9 – Filing No. 1



- ▶ **2022 Focus**
 - ▶ Land development
 - ▶ Home sales and construction
- ▶ Filing No. 1
- ▶ Oakwood
 - ▶ Carriage House/Porchlight
- ▶ Lennar
- ▶ Tri Pointe
- ▶ Amendment 2 – American Dream
- ▶ Amendment 4 – ON2 for Sale
- ▶ PA1 – ON2 for Rent

Reunion Ridge

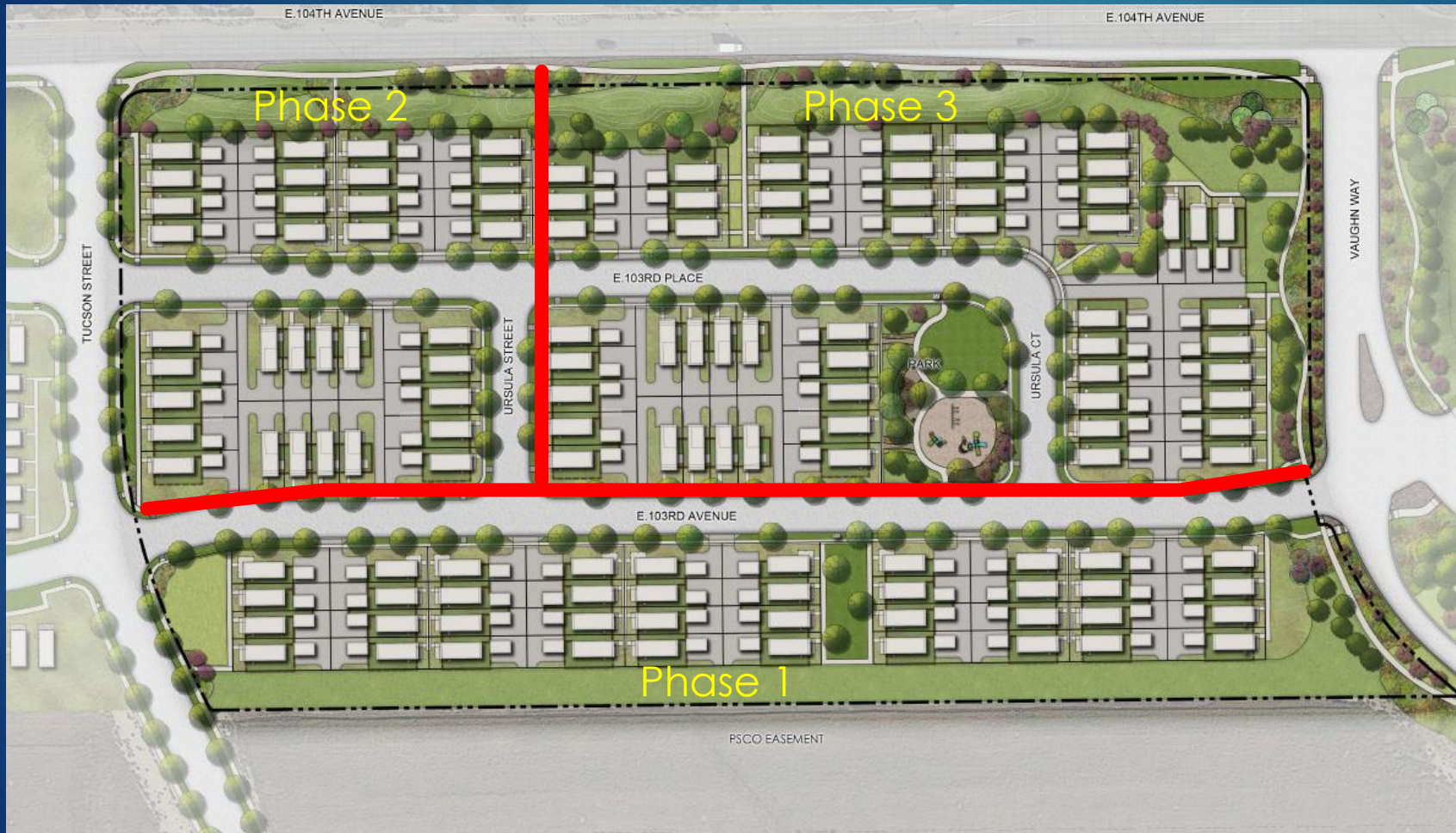
Village 9 – Filing No. 1 Amend. No. 2 – American Dream



- ▶ **2022 Focus**
 - ▶ Land Development
 - ▶ Home Sales and Construction
- ▶ 139 homesites – delivery in 4 phases
- ▶ 111 homesites to be delivered in 2022
- ▶ Replat for final 28 homesites in 2023
 - ▶ O&G restriction

Reunion Ridge

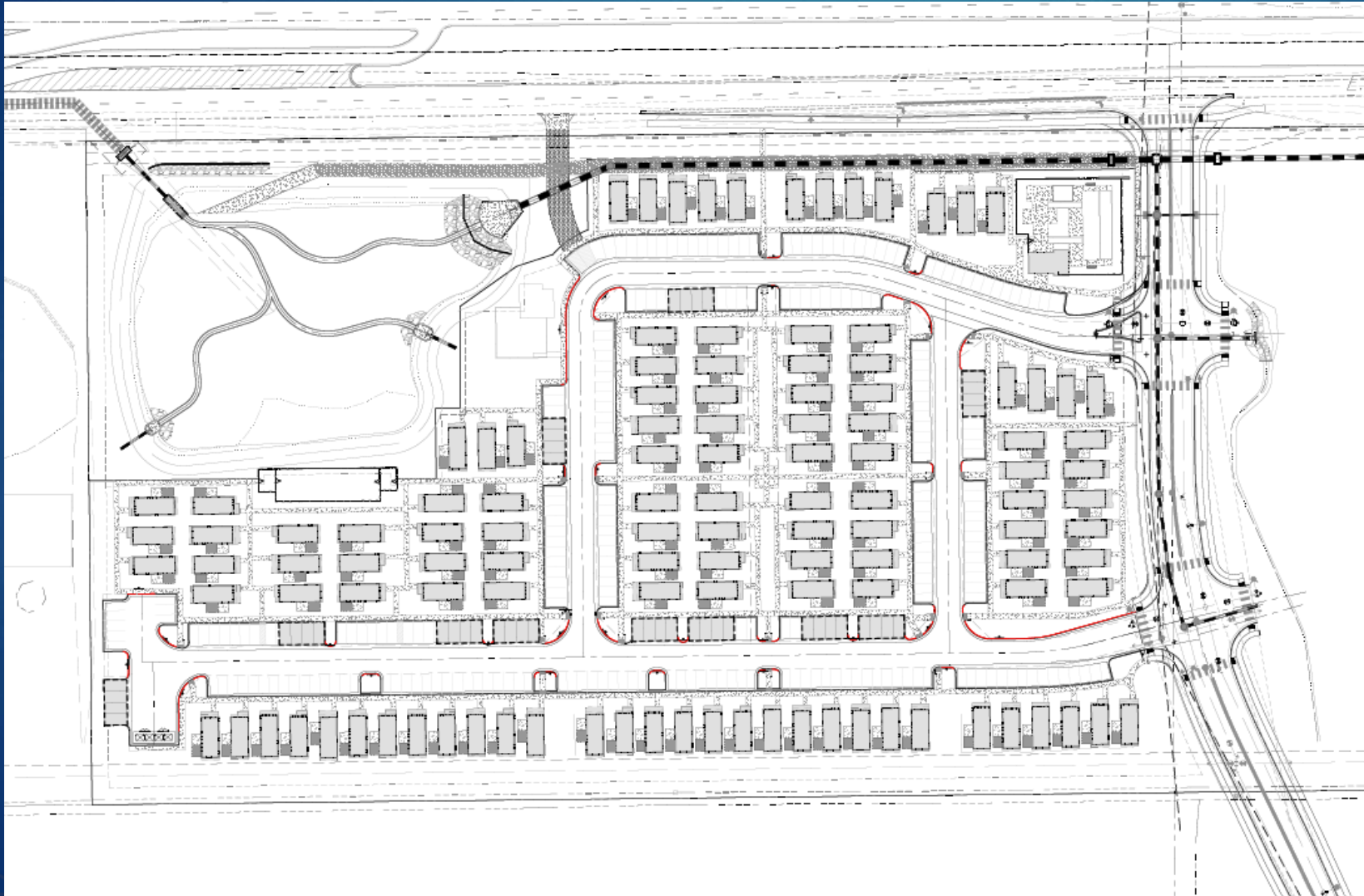
Village 9 – Filing No. 1 Amend. No. 4 – ON2 For Sale



- ▶ **2022 Focus**
 - ▶ Land Development
 - ▶ Homes Sales and Construction
- ▶ Final Plat approved by City Council in September 2021
- ▶ 129 homesites – delivery in 3 phases

Reunion Ridge

Village 9 – Filing No. 1 PA1 PUD Permit – ON2 Build to Rent



- ▶ **2022/2023 Focus**
 - ▶ Land Entitlement
 - ▶ Land Development
- ▶ Single-family homes for rent in 2023
- ▶ On Site Amenity

Reunion Ridge

Village Plan South



▶ 2022 Focus

▶ Filing 2, 3, and 4 Entitlements

- ▶ Seeking to finalize road network and superblocks for future filings
- ▶ Realignment of Potomac Pkwy.
- ▶ Dedication of School/Park site to City
- ▶ Resolve issues around Oil and Gas site
 - ▶ 1,000-foot Reverse setback
 - ▶ Timing of Civitas/Extraction application

Reunion Ridge

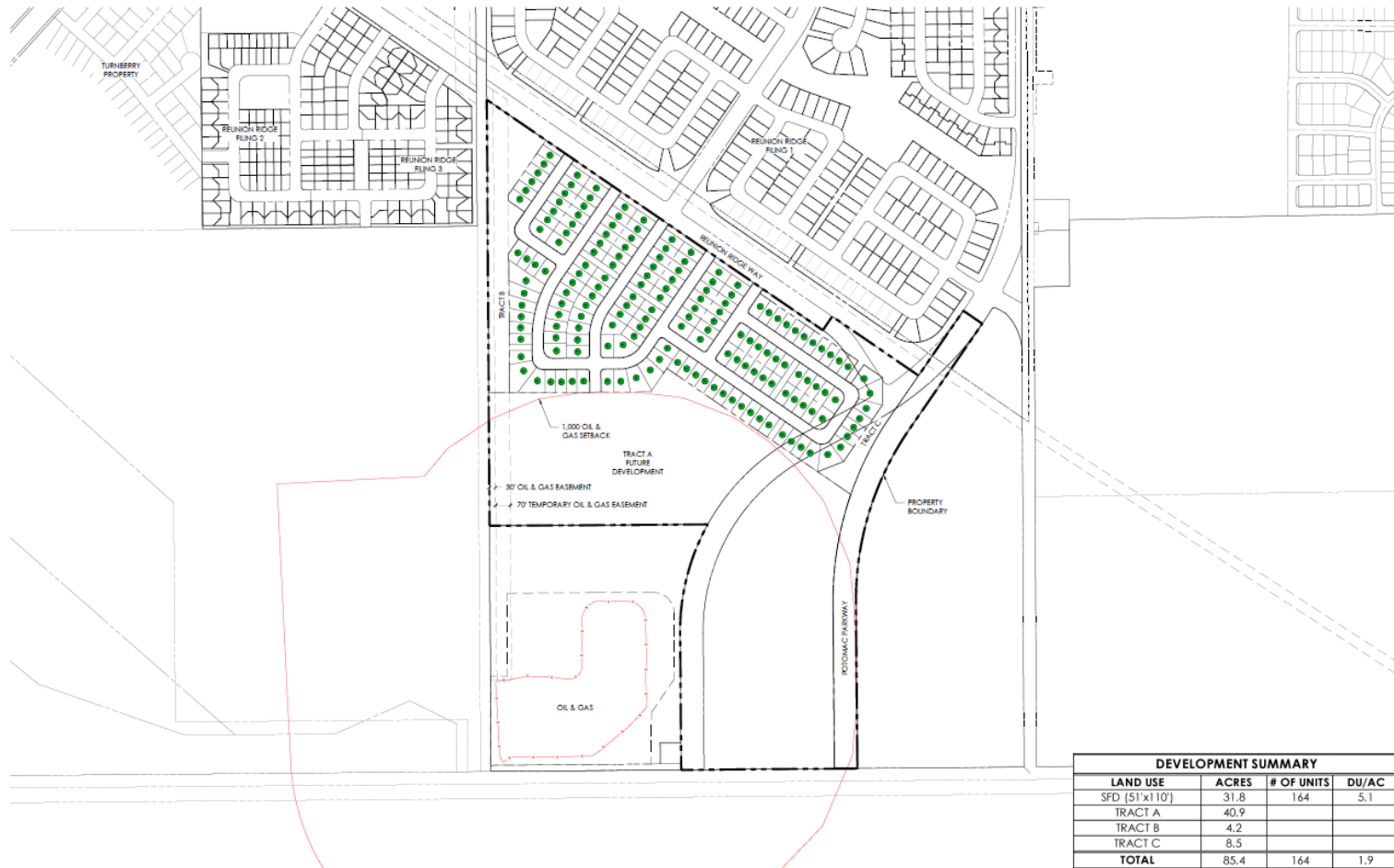
Village 9 – Filing No. 2 and 3



- ▶ **2022/2023 Focus**
 - ▶ Land Entitlements
 - ▶ Land Development
- ▶ Carriage House (45%)
 - ▶ Planned as next phase after F38
- ▶ Porchlight (14%)
 - ▶ Planned as next phase after Filing 38
- ▶ American Dream (41%)
 - ▶ Planned as next phase after RR F1 A2
- ▶ Not impacted by oil and gas ordinance

Reunion Ridge

Village 9 – Filing No. 4



DEVELOPMENT SUMMARY			
LAND USE	ACRES	# OF UNITS	DU/AC
SFD (51'x110')	31.8	164	5.1
TRACT A	40.9		
TRACT B	4.2		
TRACT C	8.5		
TOTAL	85.4	164	1.9

- ▶ 2022/2023 Focus
 - ▶ Land Entitlements
 - ▶ Land Development
- ▶ 51' wide homesites (164)
- ▶ Requires vacation and realignment of Potomac Pkwy ROW
- ▶ Not impacted by oil and gas ordinance and 1000 foot reverse setback
- ▶ Target market is third-party builders

FILING 4

REUNION RIDGE
COMMERCE CITY, CO

February 22, 2022

terrachina design
30300 E. Grand Ave., Ste A-214
Denver, CO 80239
PH: 303.432.8847

Scale: 1" = 200'-0"
0 100 200 400

Reunion Village 8

Active Adult and Traditional Neighborhood



- ▶ **2022/2023 Focus**
 - ▶ Land Entitlements and Development
 - ▶ Home Sales in 2023
- ▶ Active Adult Village Plan approved Q3 2020
- ▶ 917 homesites
 - ▶ Sanctuary (standard SFD)
 - ▶ Explorer (Cluster)
 - ▶ Fairmont Duet (SFA)
- ▶ Filing No. 39 & 40 / Trad. Neigh.
 - ▶ 287 homesites / 46', 51' and 56' wide
- ▶ American Dream – 52 homesites
 - ▶ Combo of LCF/Shea land acquisition

Reunion Village 8

Active Adult and Traditional Neighborhood – Filing No. 1



- ▶ **2022/2023 Focus**
 - ▶ **Land Entitlements and Development**
 - ▶ **Home Sales in 2023**
- ▶ Metro District infrastructure start Q2 2022
 - ▶ Drainage and sanitary sewer
 - ▶ Sable/104th intersection and signal
- ▶ Filing 1
 - ▶ 181 homesites
 - ▶ Amenity parcel
 - ▶ Perimeter gates, fencing, and landscaping
 - ▶ Finish land development in 2023
- ▶ Commence amenity construction in mid-2023

Reunion Village 8A/8D

Filing No. 39 and Filing No. 40



▶ 2022/2023 Focus

▶ Land Entitlements
2022

▶ Land Development
2022/2023

▶ Planned as next phase for these collections after Filing 37

▶ 287 homesites

▶ 46', 51' and 56' wide homesites

▶ Meridian w/ standard lot, expanded lot, and 3 car garage options

Reunion

Altura mixed use



▶ 2022 Focus

▶ Land Entitlements and Acquisition

- ▶ Finalizing contract negotiations with Shea
- ▶ 3 acres of commercial (Shea)
- ▶ 3.4 acres of residential (Oakwood)
- ▶ Includes construction of Altura Street (104th/106th)
- ▶ Additional residential in Phase 2 off 106th Ave

Reunion Ridge

Village 10 High School/Regional Park site



- ▶ City/SD27J meeting March 16, 2022
- ▶ Oakwood/Fulenwider working on legal description and deed to City
 - ▶ City will finalize road alignment and legal descriptions for park and school sites
 - ▶ Subsequent dedication by City to SD27J
- ▶ Land uses consistent with PUD Zone Document

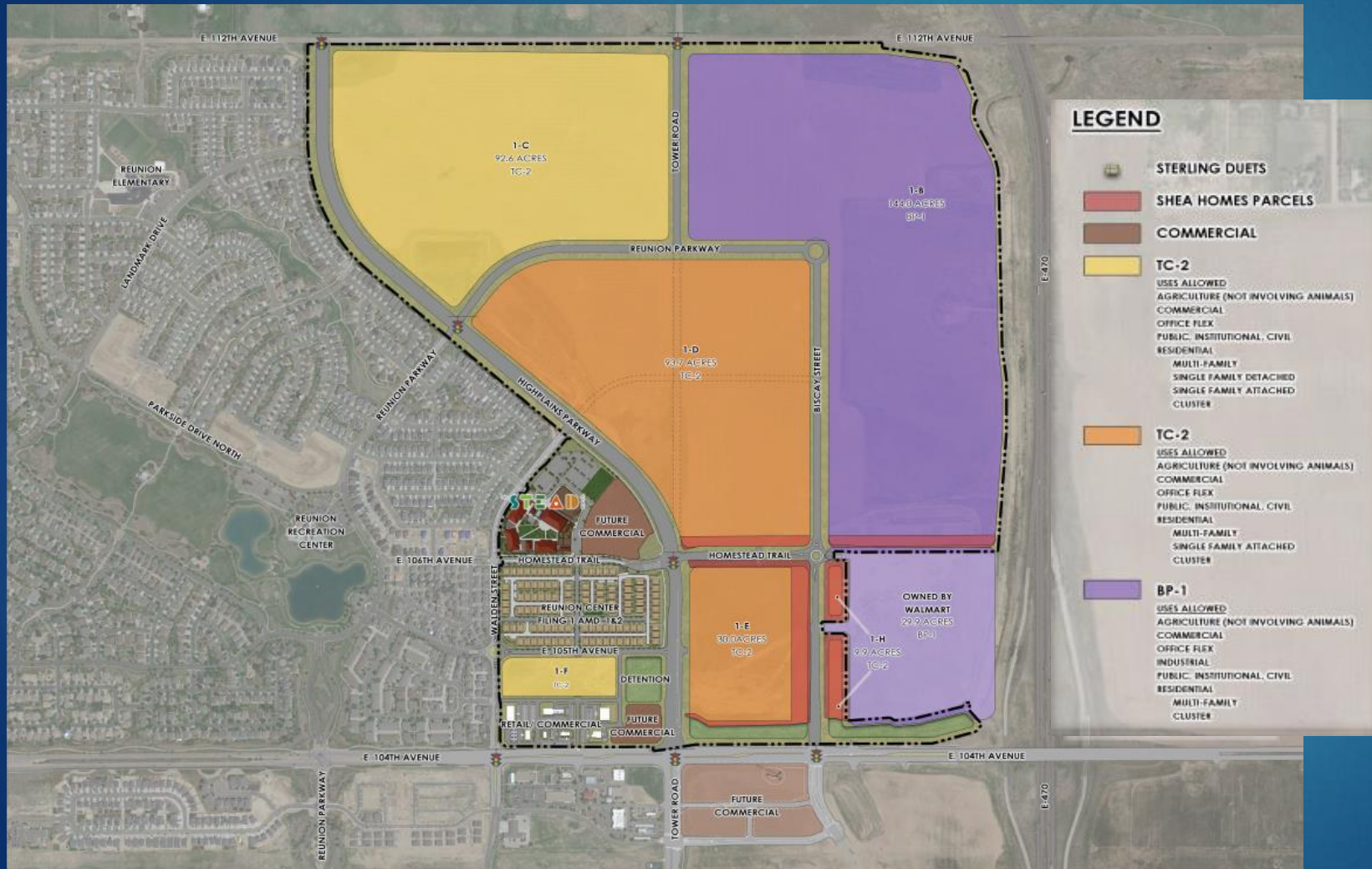
Reunion

Break for questions

▶ Questions or comments?

Reunion Center

Village 1 – 2019 Zoning Plan



▶ 2022 Focus

▶ **STEAD High School Phase 2 Construction**

▶ **Village 1F North Entitlements and Land Development**

▶ **Village 1F South Entitlements and third-party land sale**

▶ **Future Phases based on allowed zoning**

▶ **TC-2**

▶ **Yellow – SFD**

▶ **Orange – SFD (non cluster) not allowed**

▶ **BP-1 – SFA/SFD (non cluster) not allowed**

Reunion Center

Filing No. 1 / Village 1G, Village 1F North, and Village 1F South

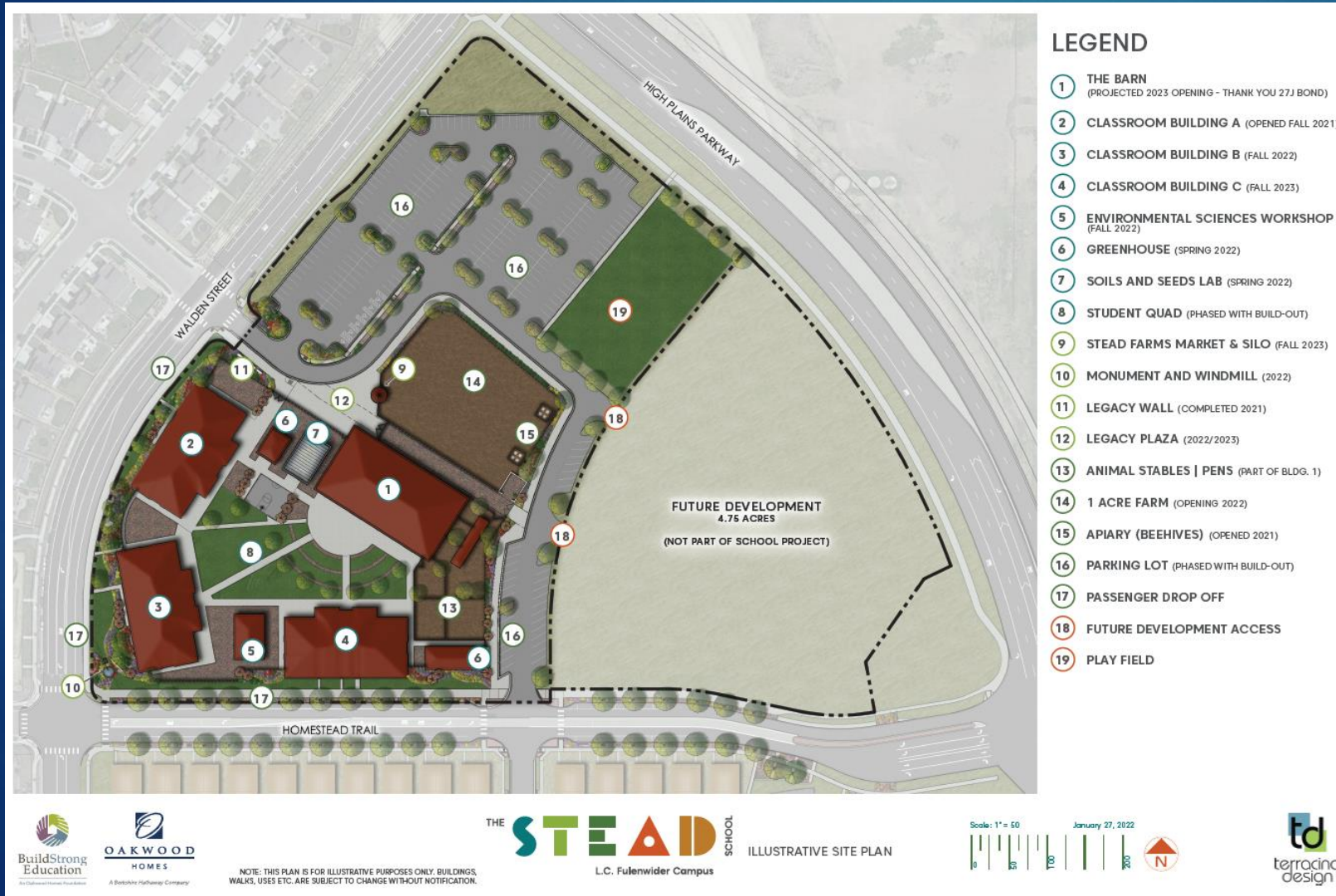


► 2022 Focus

- STEAD School Construction
- Village 1F North Entitlements and Land Development
- Village 1F South Entitlements and third-party land sale
- Phase 1 based on existing infrastructure (water, sewer, drainage)
- No connections to Tower Road until High Plains Parkway funding resolved and construction commencement

Reunion Center

Filing No. 1 / Village 1G – STEAD School – Library/Commercial site



► 2022/2023 Focus

► Phase 2 STEAD School

► Acquisition and disposition of commercial site

► STEAD School – 10 acres

► Former Library site – 5 acres

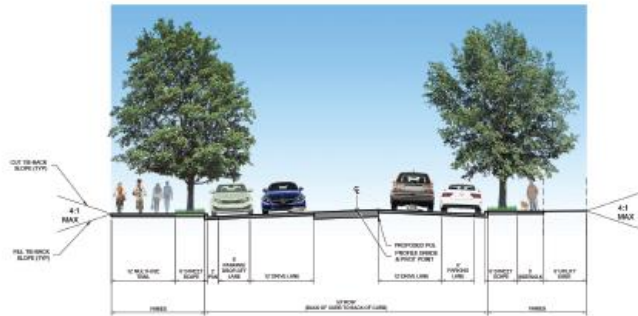
► Library mill levy failed twice

► Option for commercial development

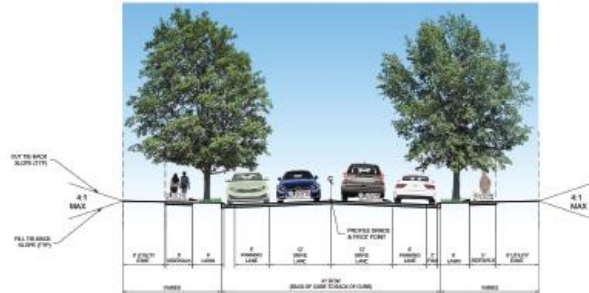
► Homestead connections to Tower/High Plains Pkwy delayed until future regional project

Reunion Center

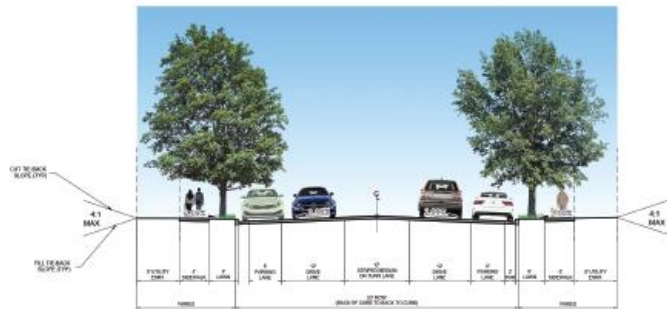
Street Cross Sections



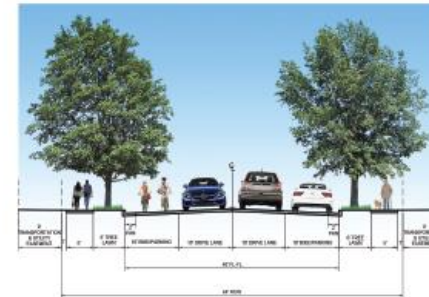
HOMESTEAD TRAIL TYPICAL CROSS SECTION



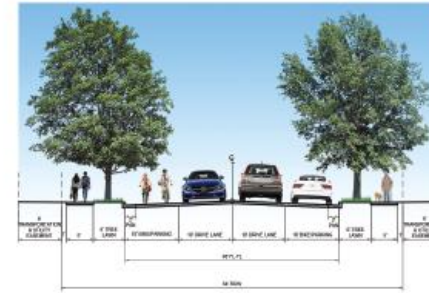
105TH AVENUE TYPICAL CROSS SECTION



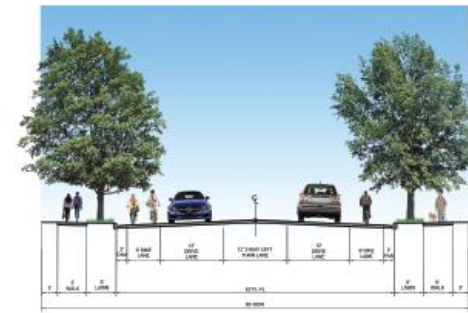
WALDEN STREET TYPICAL CROSS SECTION



MINOR COLLECTOR



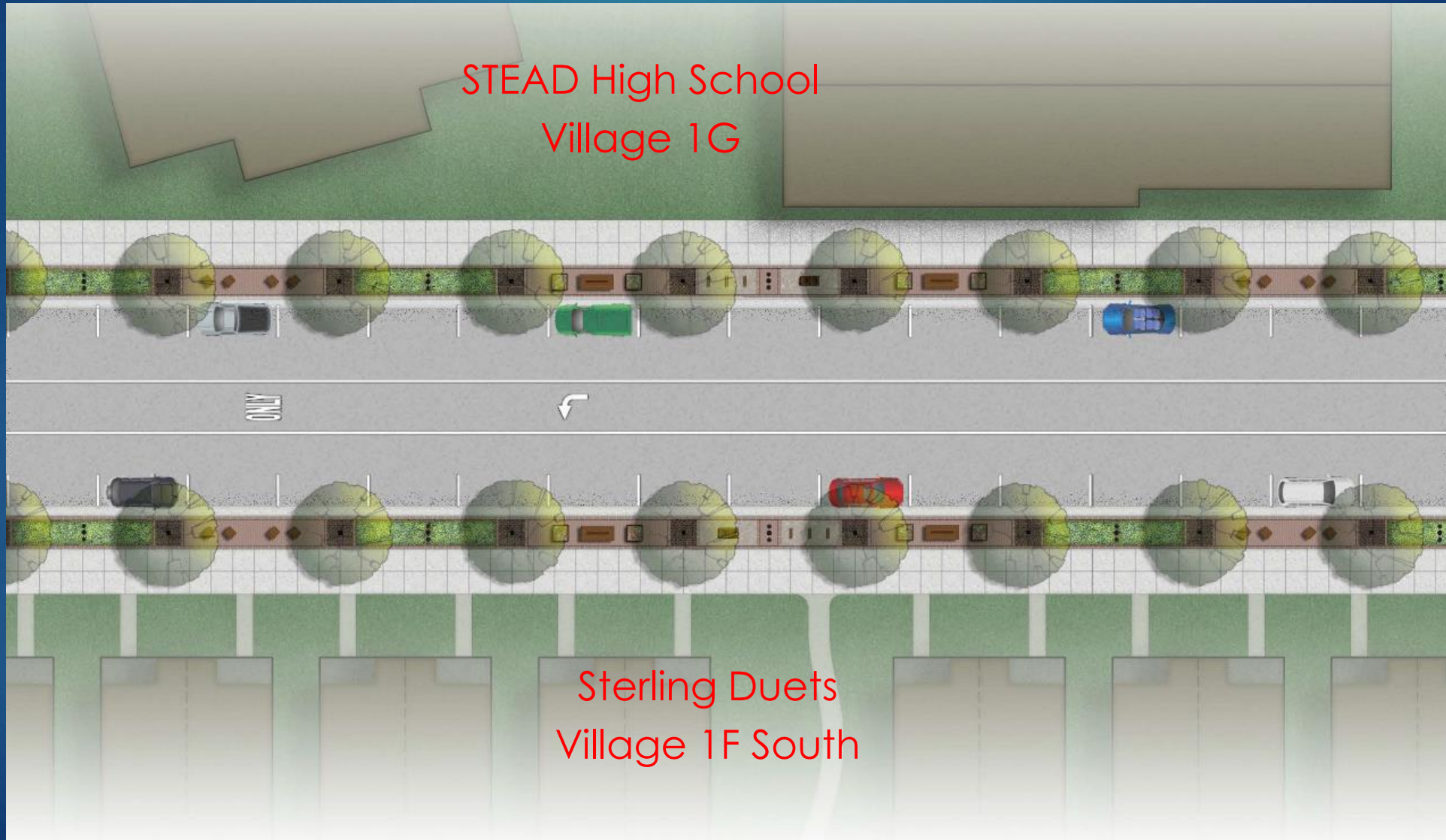
MINOR COLLECTOR



MAJOR COLLECTOR

Reunion Center

Homestead Trail plan view



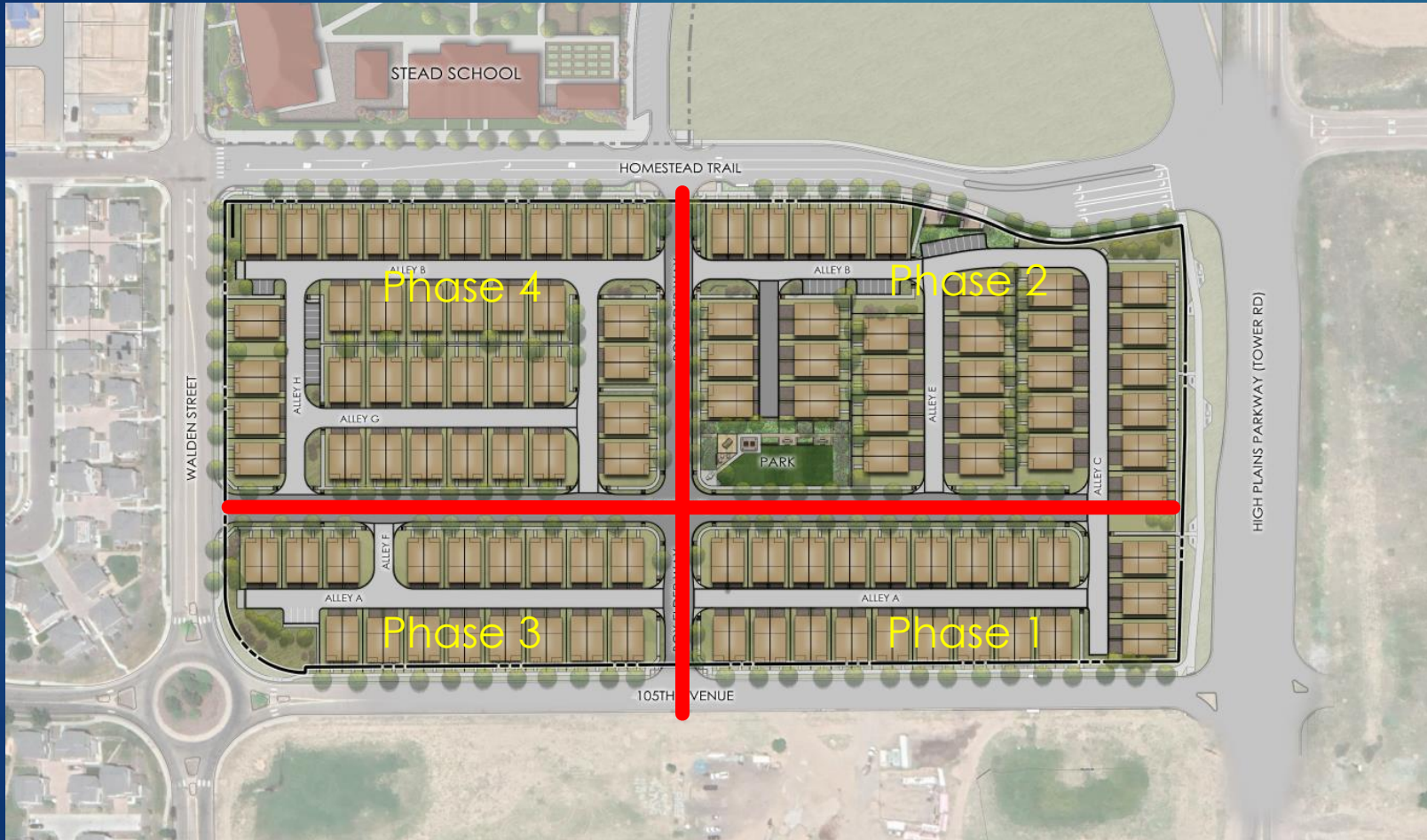
Reunion Center

Homestead Trail street view – facing south



Reunion Center

Filing No. 1 Amend. No. 1 and No. 2 / Sterling Duets



▶ 2022/2023 Focus

- ▶ Land Entitlements and Development
- ▶ Home Sales and Construction
- ▶ Entitlements underway
 - ▶ 2 filings / 210 homesites
 - ▶ 4 Phases from SE to NW
- ▶ Unique architectural treatment on Walden and Homestead
- ▶ Homestead and 105th connections to Tower delayed until future regional project

Reunion Center

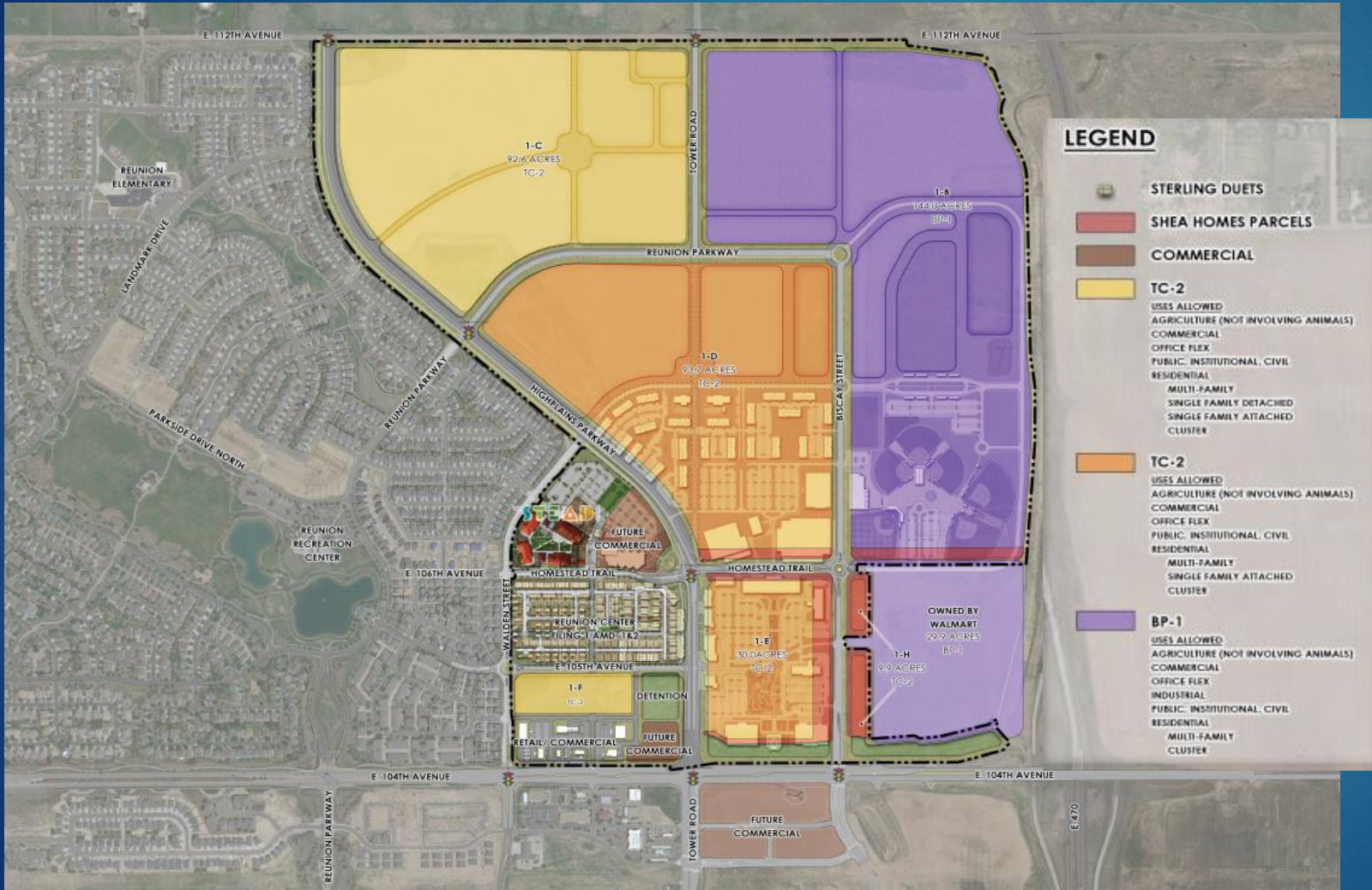
Filing No. 1 Amend. No. 3/ Village 1F South Mixed Use



- ▶ **2022/2023 Focus**
 - ▶ **Metro District improvements**
 - ▶ **Land Entitlements**
 - ▶ **Land Acquisition and Disposition**
- ▶ Metro District improvements starting Q2 2022 - \$5 million
- ▶ Sketch Plat submittal April 2022
- ▶ Will be marketing "hard corner" separately

Reunion Center

Village 1 – 2019 Zoning Plan

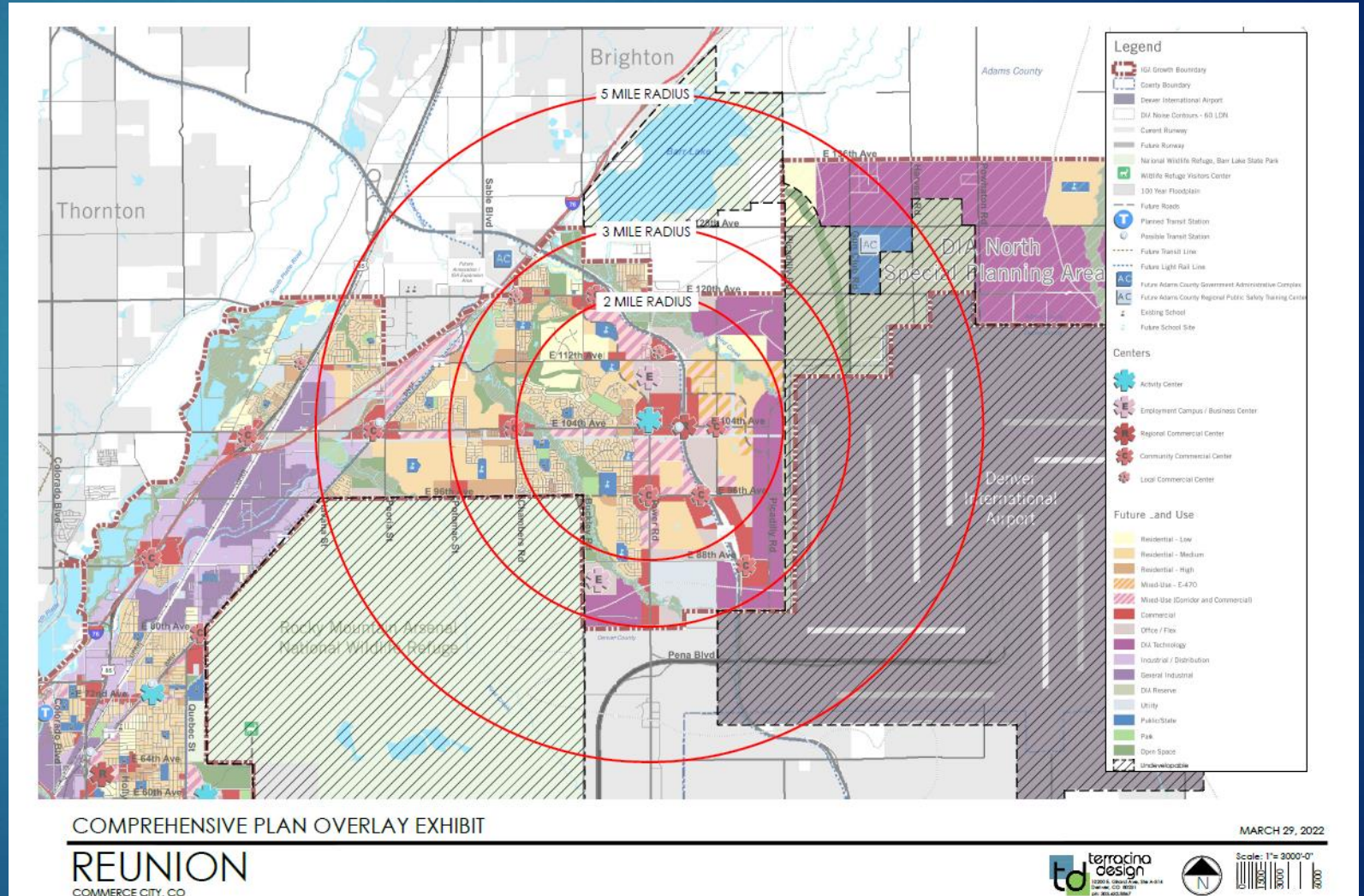


- ▶ Zoning overlay on 2019 Vision Plan/Proposal
 - ▶ Phase 1 does not impact sports facilities
 - ▶ Demonstrates need to partner with Shea on remnant parcels
- ▶ Future Phases based on allowed zoning
 - ▶ TC-2
 - ▶ Yellow – SFD
 - ▶ Orange – SFD (non cluster) not allowed
 - ▶ BP-1 – SFA and SFD (non cluster) not allowed

Reunion

Commercial Property Demand

- ▶ Retail Trade Area is a geographic region that a store, restaurant, or business draws from
- ▶ Size depends on both the variety of goods and services available and other retail stores in the area
- ▶ Retailers use this information to analyze potential markets



Reunion

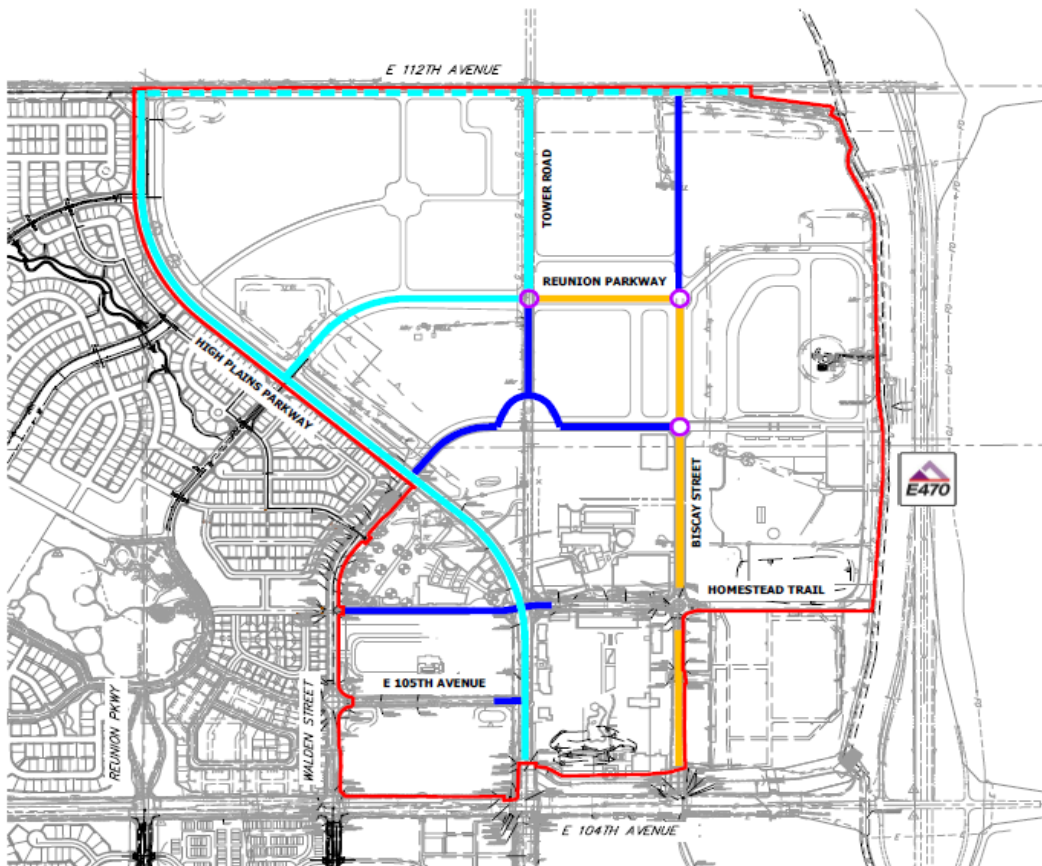
Commercial Property Demand / Reunion Center

- ▶ Convenience Retail – 1-2 mile trade area, high traffic corridors
- ▶ Fast Food / Fast Casual – 2-3 mile trade area, high traffic corridors
- ▶ Casual Dining (national chain) – 5 mile trade area (minimum), 100-150,000 pop, \$50K Med HI
- ▶ Fine Dining – 5 mile trade area (minimum), 100-150,000 pop, \$75K Med HI, 30-50,000 Avg daily traffic
- ▶ Conventional Grocery – 40-123,000 SF, 2 mile trade area, 15-25 acre project size
- ▶ Alternative Grocery – 13-50,000 SF, broader trade area than conventional, 5-10 acre project size
- ▶ Power Retail (Sub-regional) 5-7 mile trade area, 25-40 acre project size, 30-100,000 pop, high profile/interstate visibility and access
- ▶ Box Membership Stores – 250,000 population trade area, not near other similar branded stores, high profile/interstate visibility and access

* Source: Katy Press, BREDAC presentation February 23, 2022

Reunion Center

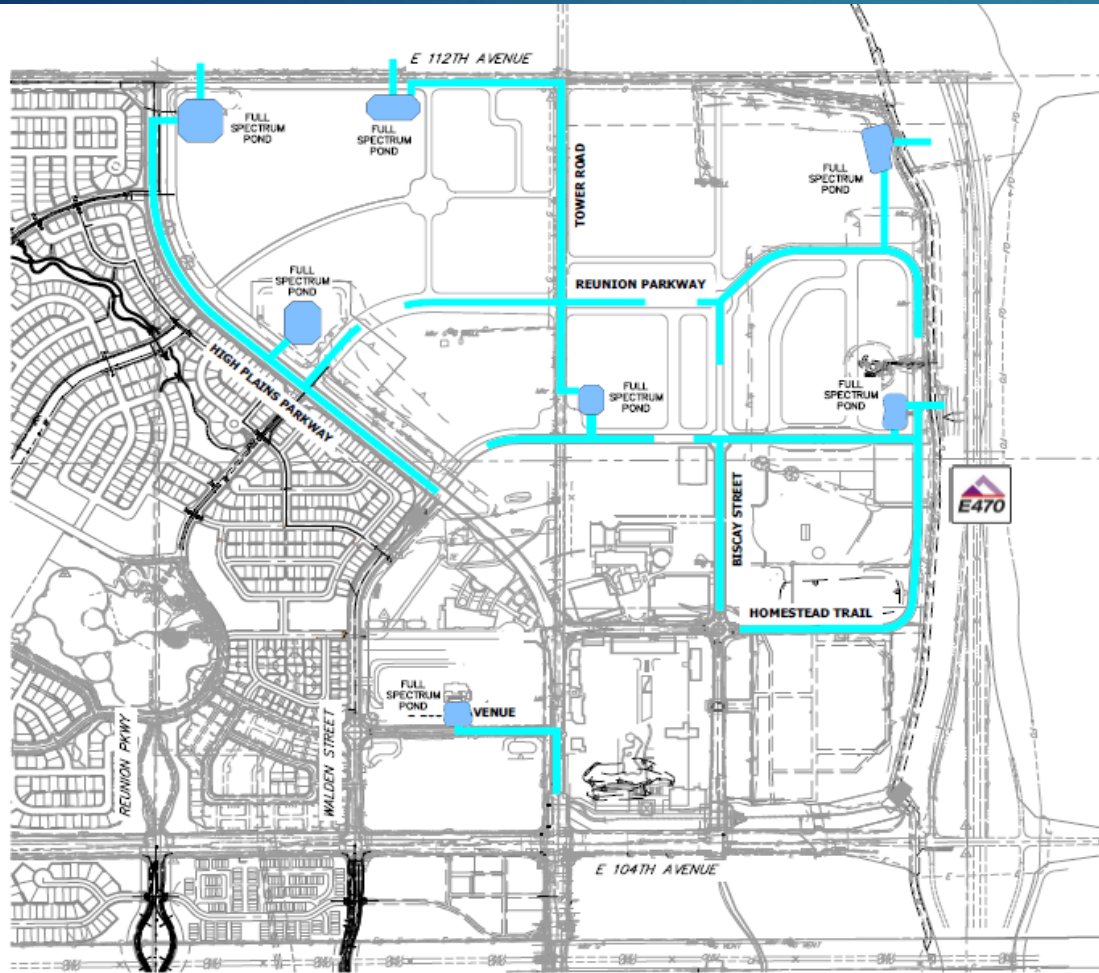
Street Improvements



- ▶ 2020 Estimate: \$34 million
- ▶ High Plains Parkway – 104th to 112th Ave
 - ▶ Aug 2021 estimate: \$16.6M
- ▶ 112th Avenue – HPP to E-470
 - ▶ Aug 2021 estimate: \$23.8M (Parkside Drive to E-470)
- ▶ Reunion Parkway
- ▶ Homestead Trail (fka 106th Ave)
- ▶ 108th Avenue
- ▶ Biscay Street

Reunion Center

Storm Drainage Improvements



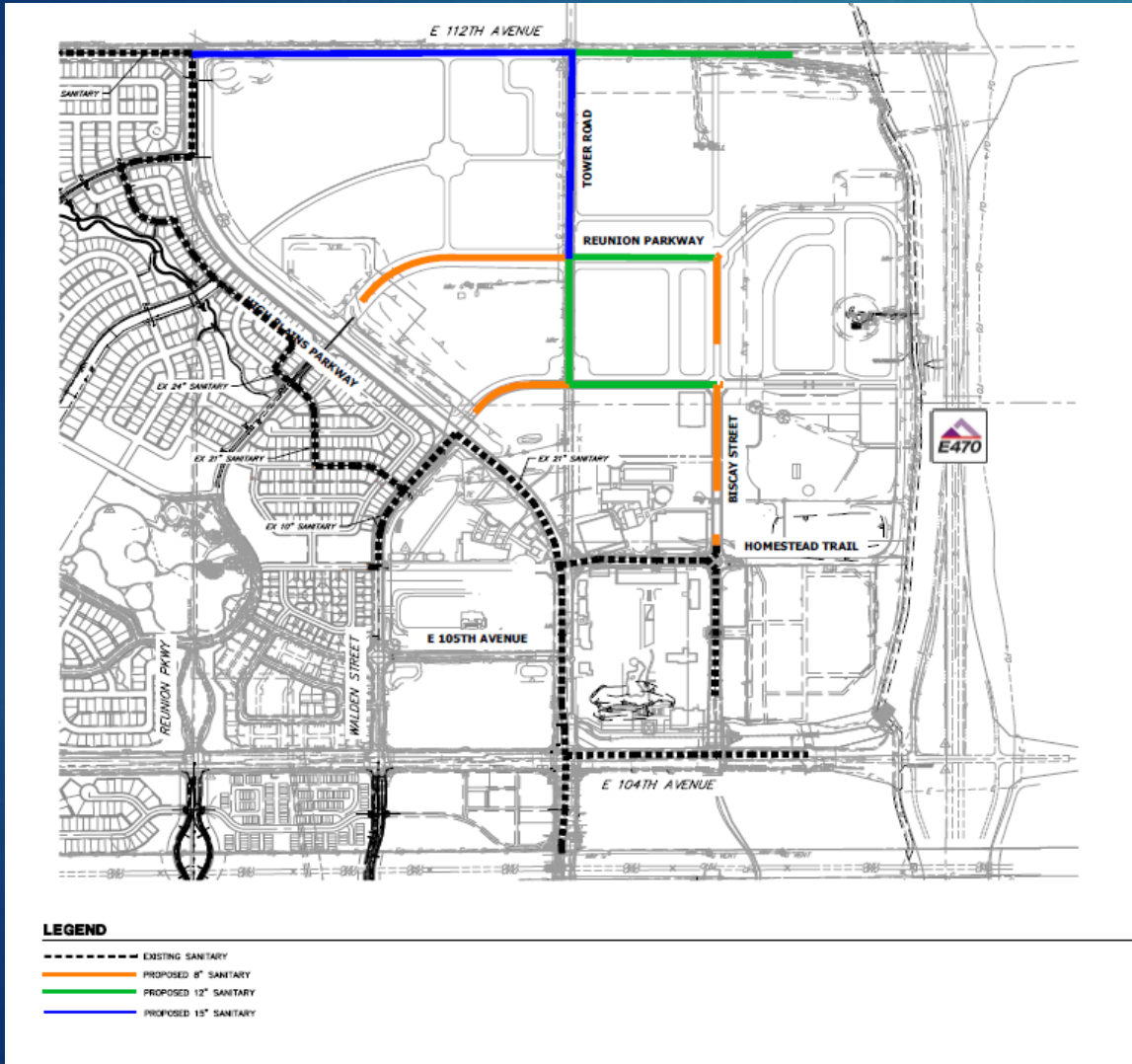
- ▶ 2020 Estimate: \$16 million
- ▶ Phase 1 improvements – to be completed in 2022
- ▶ East Phase – tie into T-88 system at E-470
- ▶ Northwest phase – Third Creek outfall system through Buckley Crossing

LEGEND

STORM SEWER

Reunion Center

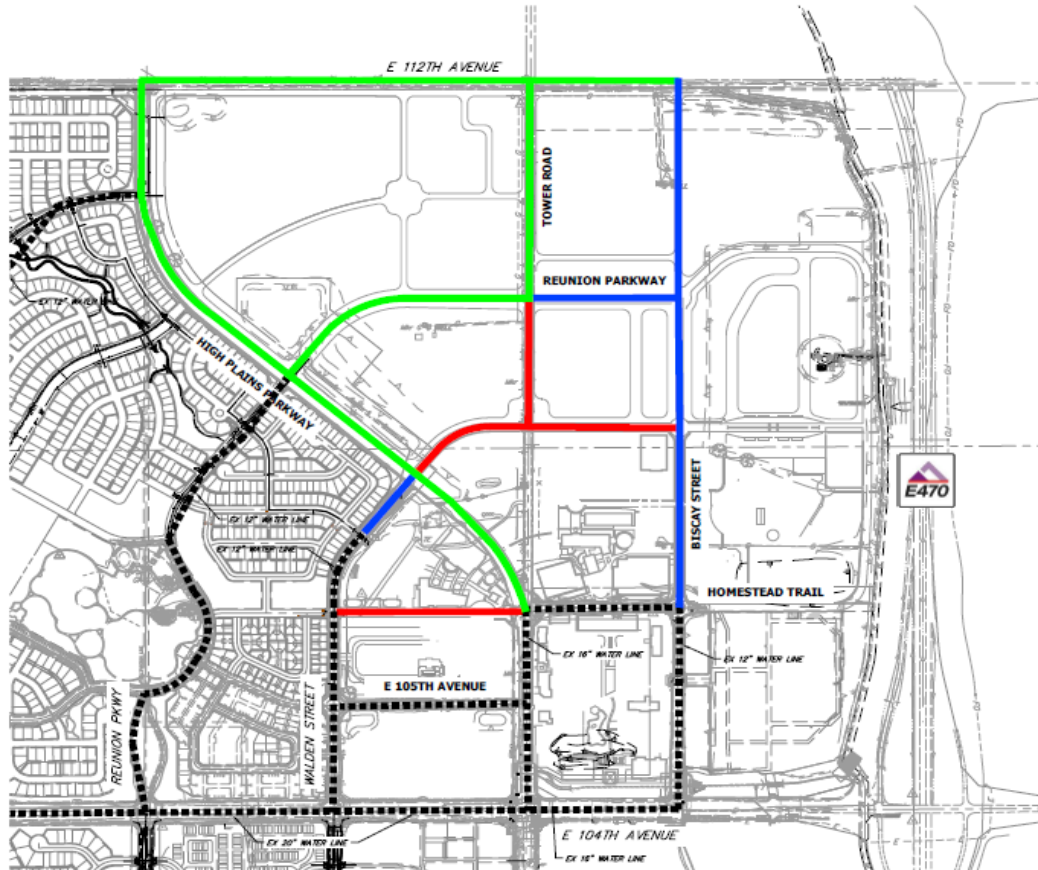
Sanitary Sewer Improvements



- ▶ 2020 Estimate: \$2 million
- ▶ Phase 1 improvements – completed by Shea to serve west of High Plains Parkway and Walmart site
- ▶ Northwest phase to be completed from High Plains Pkwy/112th Avenue
 - ▶ Proceeding south and east

Reunion Center

Water Improvements



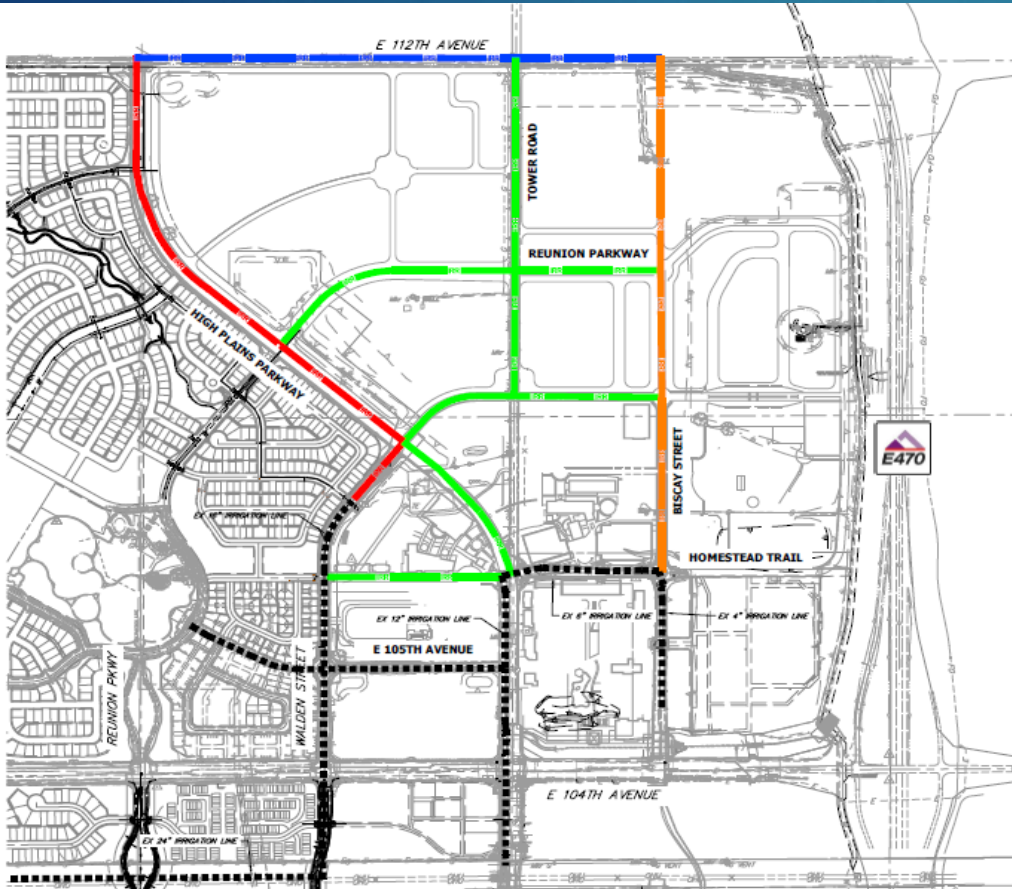
LEGEND

- EXISTING WATER LINE
- PROPOSED 8" WATER LINE
- PROPOSED 12" WATER LINE
- PROPOSED 16" WATER LINE

- ▶ 2020 Estimate: \$6 million
- ▶ Phase 1 improvements – completed by Shea to serve west of High Plains Parkway and Walmart site
- ▶ Future Phases
 - ▶ 16" line in High Plains Pkwy;
 - ▶ 16" line in 112th Ave, Tower Road, Reunion Pkwy;
 - ▶ and as development occurs

Reunion Center

Irrigation Improvements



LEGEND

- EXISTING IRRIGATION LINE
- PROPOSED 4" IRRIGATION LINE
- PROPOSED 6" IRRIGATION LINE
- PROPOSED 12" IRRIGATION LINE
- PROPOSED 16" IRRIGATION LINE
- PROPOSED 20" IRRIGATION LINE

- ▶ 2020 Estimate: \$5.4 million (including water rights)
- ▶ Additional \$12 million in streetscape and pedestrian landscaping
- ▶ Phase 1 improvements – completed by Shea to serve west of High Plains Parkway and Walmart site
- ▶ Future Phases
 - ▶ 16" line in High Plains Pkwy;
 - ▶ 12" line in 112th Ave;
 - ▶ and as development occurs

Reunion

Break for questions

▶ Questions or comments?



REUNION

REAL HOMETOWN

AN OAKWOOD HOMES COMMUNITY



PARKS



SOUTHLAWN POOL
Opened 2021

Award: HBA Amenity of the Year 2019

Partnered With
Local Non-
Profit (Cup) To
Convert The Shea
Sales Center To
The REUNION
COFFEE HOUSE



Financing & Capital Construction Of
STEAD HIGH SCHOOL



NOW
OPEN

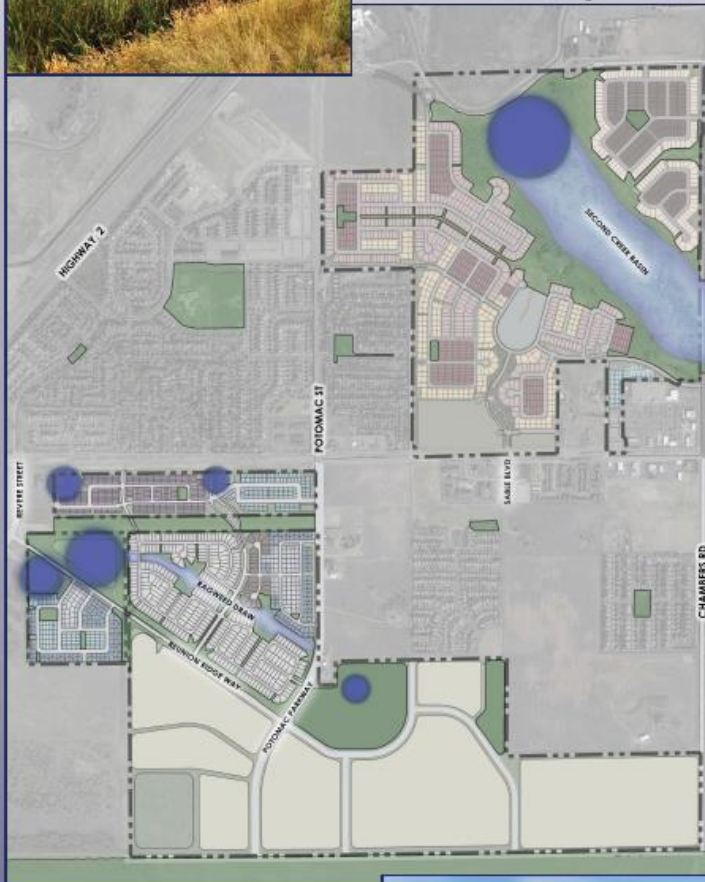


COMMUNITY INVESTMENT



Design and engineering of the
**SECOND CREEK REGIONAL
DRAINAGE BASIN** including,
coordination with the city and
external review agencies.

HQ



Implementation of regional
drainage improvements in the
RAGWEED DRAW BASIN.

- Accepts more flows from upstream properties
- Reduces the historic rate and volume of stormwater off-site



REGIONAL STORM WATER SYSTEMS



Signalized intersections and turn lanes added to major corridors.



REAL
IMPACT

Partnerships with the city on design and construction of major transportation networks.



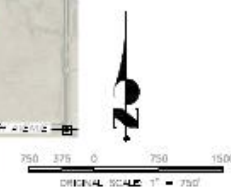
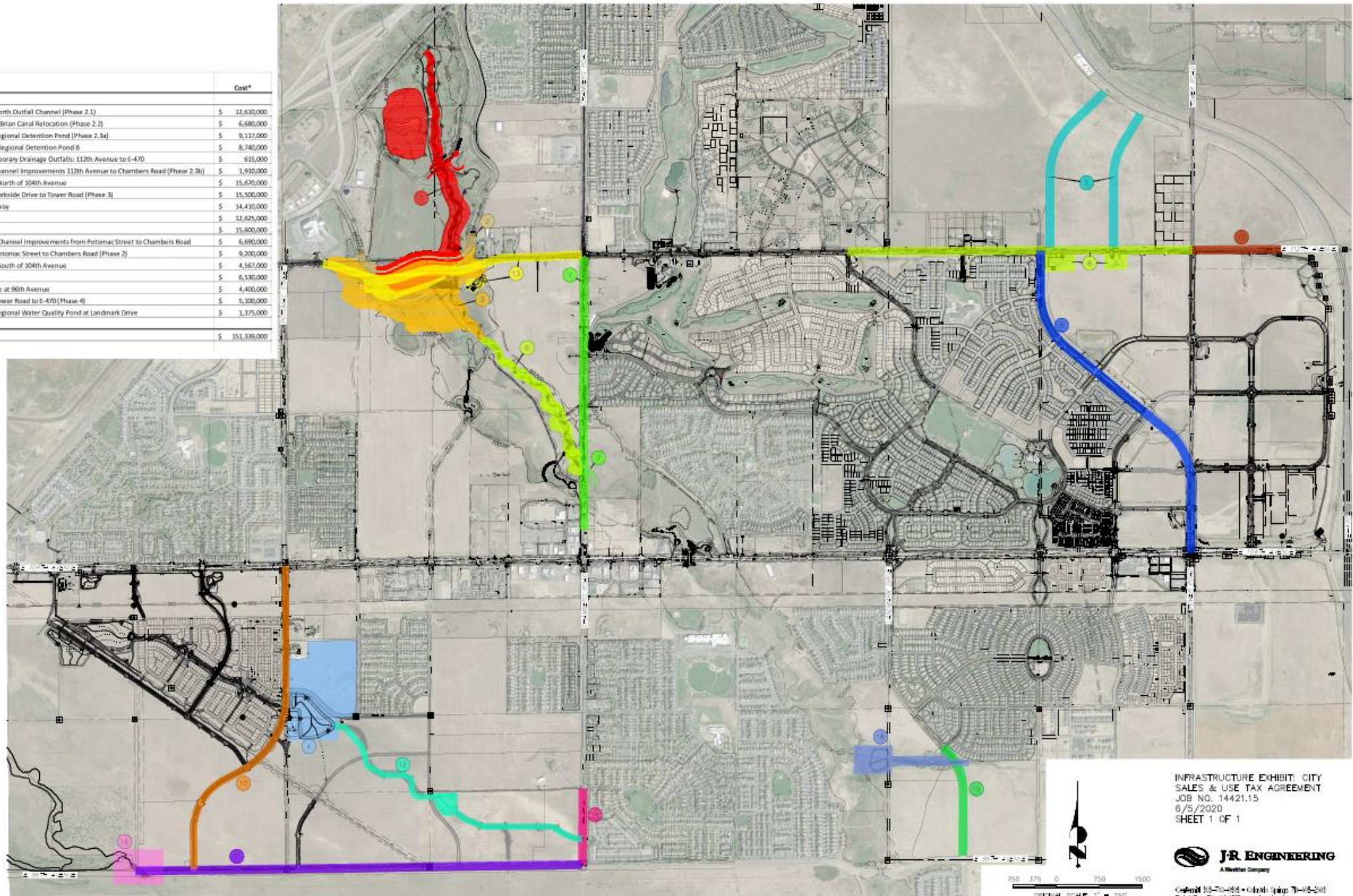
Enhancements to streetscapes along major corridors.

TRANSPORTATION CORRIDORS

CONCEPTUAL INFRASTRUCTURE EXHIBIT

Project Identifier	Project	Cost*
1	Second Creek: North Outfall Channel (Phase 2.1)	\$ 12,630,000
2	Second Creek: O'Brian Canal Relocation (Phase 2.2)	\$ 6,680,000
3	Second Creek: Regional Detention Pond (Phase 2.3a)	\$ 9,117,000
4	Ragweed Draw: Regional Detention Pond B	\$ 8,740,000
5	Third Creek Temporary Drainage Outfalls: 112th Avenue to E-470	\$ 615,000
6	Second Creek: Channel Improvements 112th Avenue to Chambers Road (Phase 2.3b)	\$ 1,930,000
7	Chambers Road North of 304th Avenue	\$ 15,670,000
8	112th Avenue: Parkside Drive to Tower Road (Phase 3)	\$ 15,500,000
9	High Plains Parkway	\$ 14,430,000
10	Potomac Street	\$ 12,625,000
11	99th Avenue	\$ 15,600,000
12	Ragweed Draw: Channel Improvements from Potomac Street to Chambers Road	\$ 6,690,000
13	112th Avenue: Potomac Street to Chambers Road (Phase 2)	\$ 9,200,000
14	Chambers Road South of 304th Avenue	\$ 4,567,000
15	Landmark Drive	\$ 6,530,000
16	First Creek Bridge at 96th Avenue	\$ 4,400,000
17	112th Avenue: Tower Road to E-470 (Phase 4)	\$ 5,300,000
18	Second Creek: Regional Water Quality Pond at Landmark Drive	\$ 1,375,000
TOTAL		\$ 151,339,000

*Total Hard and Soft Costs



INFRASTRUCTURE EXHIBIT: CITY
SALES & USE TAX AGREEMENT
JOB NO. 14421.15
6/5/2020
SHEET 1 OF 1



Central 313-701-4444 • Colorado Springs 719-585-2348
Ft. Collins 970-221-8888 • www.jr-engineering.com

Reunion

Capital Infrastructure / Commerce City

Project No.	RMD Project No.	Transportation Project	Total Project Cost Estimate 2022
7	9D/9C	Chambers Road / North	\$ 18,223,726
8	8D/8C	112th Avenue Phase 3	\$ 17,977,500
9	N/A	High Plains Parkway	\$ 16,643,550
10	N/A	Potomac Parkway	\$ 14,581,875
11	N/A	96th Avenue	\$ 18,018,000
13	6D/6C	112th Avenue Phase 2	\$ 10,493,373
14	N/A	Chambers Road / South	\$ 5,274,885
15	N/A	Landmark Drive	\$ 7,542,150
16	N/A	First Creek Bridge at 96th Avenue	\$ 5,082,000
17	N/A	112th Avenue Phase 4	\$ 5,890,500
		Sub-Total Transportation	\$ 119,727,559
		Drainage Project	
1	3D/3C	Second Creek North Outfall Channel Phase 2.1	\$ 14,561,550
2	4D/4C	Second Creek O'Brien Canal Relocation Phase 2.2	\$ 7,719,400
3	5D/5C	Second Creek Regional Detention Pond Phase 2.3A	\$ 10,528,285
4	N/A	Ragweed Draw Regional Detention Pond B	\$ 10,094,700
5	N/A	Third Creek Drainage Outfalls	\$ 710,325
6	N/A	Second Creek Channel Improvements Phase 2.3B	\$ 2,206,050
12	N/A	Ragweed Draw Channel Improvements	\$ 7,726,950
18	N/A	Second Creek Water Quality Pond	\$ 1,588,125
		Sub-Total Drainage	\$ 55,135,385
		Total	\$ 174,862,944
		<i>* estimated hard and soft costs</i>	

► 2022 Focus

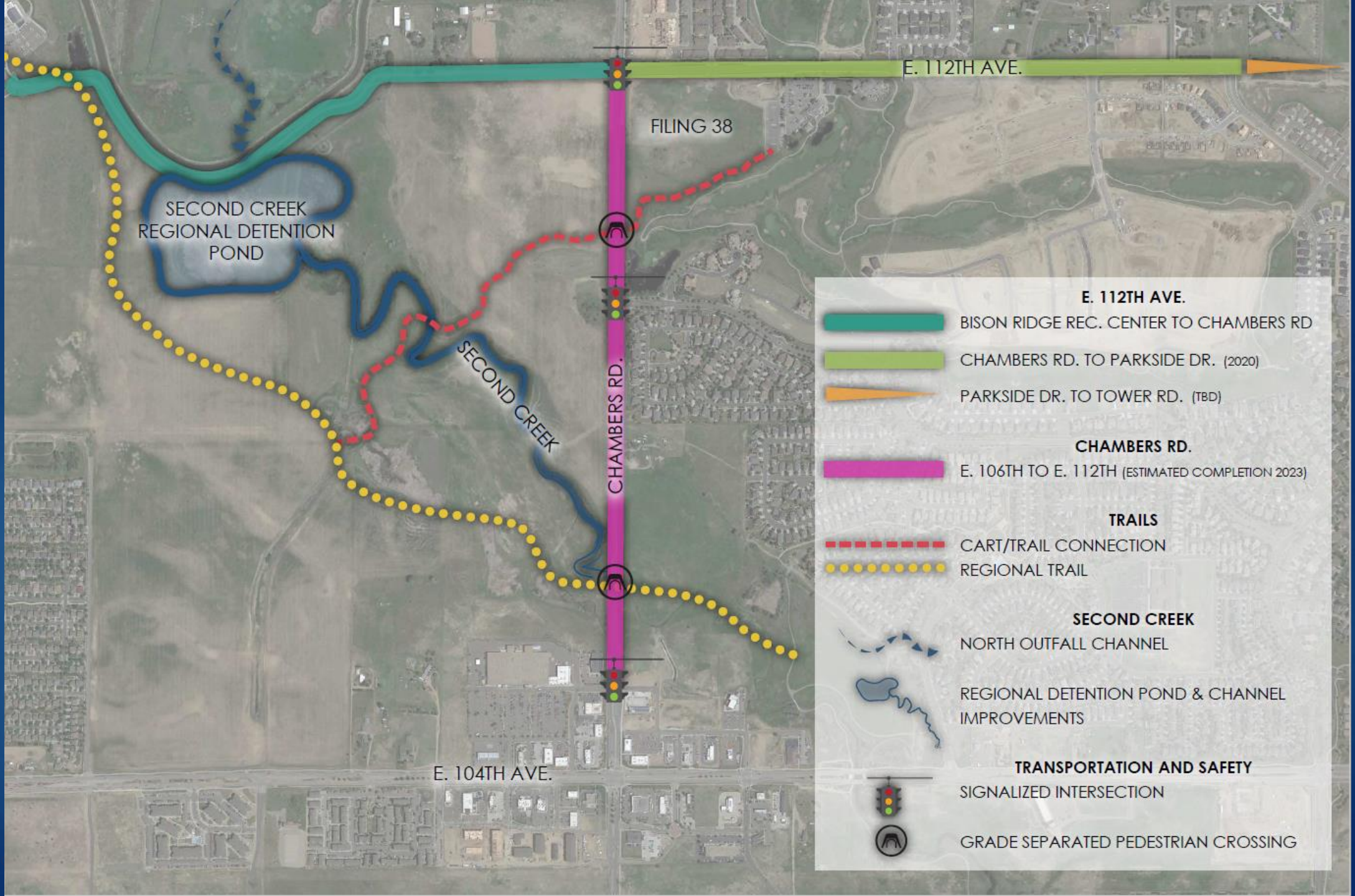
- Individual IGA for Chambers Road
- Negotiation of new Master Development Agreement
- \$174 million in public projects
 - Drainage projects
 - Transportation projects
 - Evaluating cost sharing options
 - Engineers estimates Aug 2021

Reunion

Capital Infrastructure / Funding Sources

Project No.	RMD Project No.	Transportation Project	Total Project Cost Estimate 2022	Funding Sources	Specific Metro Districts
7	9D/9C	Chambers Road / North	\$ 18,223,726	City/NIGID/SACWSD/RMD	NRMD #3, Reunion Village MD
8	8D/8C	112th Avenue Phase 3	\$ 17,977,500	City/NIGID/SACWSD/RMD	NRMD #2, Reunion Center MD
9	N/A	High Plains Parkway	\$ 16,643,550	City/NIGID/SACWSD/RMD	Reunion Center MD
10	N/A	Potomac Parkway	\$ 14,581,875	City/NIGID/SACWSD/RMD	NRMD #3, Reunion Ridge MD
11	N/A	96th Avenue	\$ 18,018,000	City/NIGID/SACWSD/RMD	Reunion Ridge MD
13	6D/6C	112th Avenue Phase 2	\$ 10,493,373	City/NIGID/SACWSD	N/A
14	N/A	Chambers Road / South	\$ 5,274,885	City/NIGID/SACWSD/RMD	Reunion Ridge MD
15	N/A	Landmark Drive	\$ 7,542,150	City/NIGID/SACWSD/RMD	TBD
16	N/A	First Creek Bridge at 96th Avenue	\$ 5,082,000	City/NIGID/SACWSD/RMD	Reunion Ridge MD
17	N/A	112th Avenue Phase 4	\$ 5,890,500	City/NIGID/SACWSD/RMD	Reunion Center MD
Sub-Total Transportation			\$ 119,727,559		
Drainage Project					
1	3D/3C	Second Creek North Outfall Channel Phase 2.1	\$ 14,561,550	City/NIGID/RMD	TBD
2	4D/4C	Second Creek O'Brien Canal Relocation Phase 2.2	\$ 7,719,400	City/NIGID/RMD	TBD
3	5D/5C	Second Creek Regional Detention Pond Phase 2.3A	\$ 10,528,285	City/NIGID/RMD	TBD
4	N/A	Ragweed Draw Regional Detention Pond B	\$ 10,094,700	City/NIGID/RMD	Reunion Ridge MD
5	N/A	Third Creek Drainage Outfalls	\$ 710,325	City/NIGID	N/A
6	N/A	Second Creek Channel Improvements Phase 2.3B	\$ 2,206,050	City/NIGID	N/A
12	N/A	Ragweed Draw Channel Improvements	\$ 7,726,950	City/NIGID/RMD	Reunion Ridge MD
18	N/A	Second Creek Water Quality Pond	\$ 1,588,125	City/NIGID/RMD	TBD
Sub-Total Drainage			\$ 55,135,385		
Total			\$ 174,862,944		
<i>* estimated hard and soft costs</i>					

- ▶ City of Commerce City – CIP/General Fund
 - ▶ 2K bond refinancing
- ▶ Northern Infrastructure General Improvement District (NIGID)
 - ▶ Future ballot measure
- ▶ RMD, NRMD #1, 2 and #3
- ▶ Reunion Metro District(s) – established 2019
 - ▶ Reunion Ridge No. 1-4
 - ▶ Reunion Village No. 1-5
 - ▶ Reunion Center No. 1-5
 - ▶ Reunion Sports, Entertainment, and Cultural District
 - ▶ Reunion Natural Resources District



SECOND CREEK
REGIONAL DETENTION
POND

FILING 38

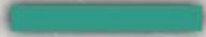
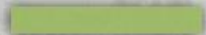

SECOND CREEK

CHAMBERS RD.


E. 112TH AVE.

E. 104TH AVE.



E. 112TH AVE.

-  BISON RIDGE REC. CENTER TO CHAMBERS RD
-  CHAMBERS RD. TO PARKSIDE DR. (2020)
-  PARKSIDE DR. TO TOWER RD. (TBD)



CHAMBERS RD.

-  E. 106TH TO E. 112TH (ESTIMATED COMPLETION 2023)



TRAILS

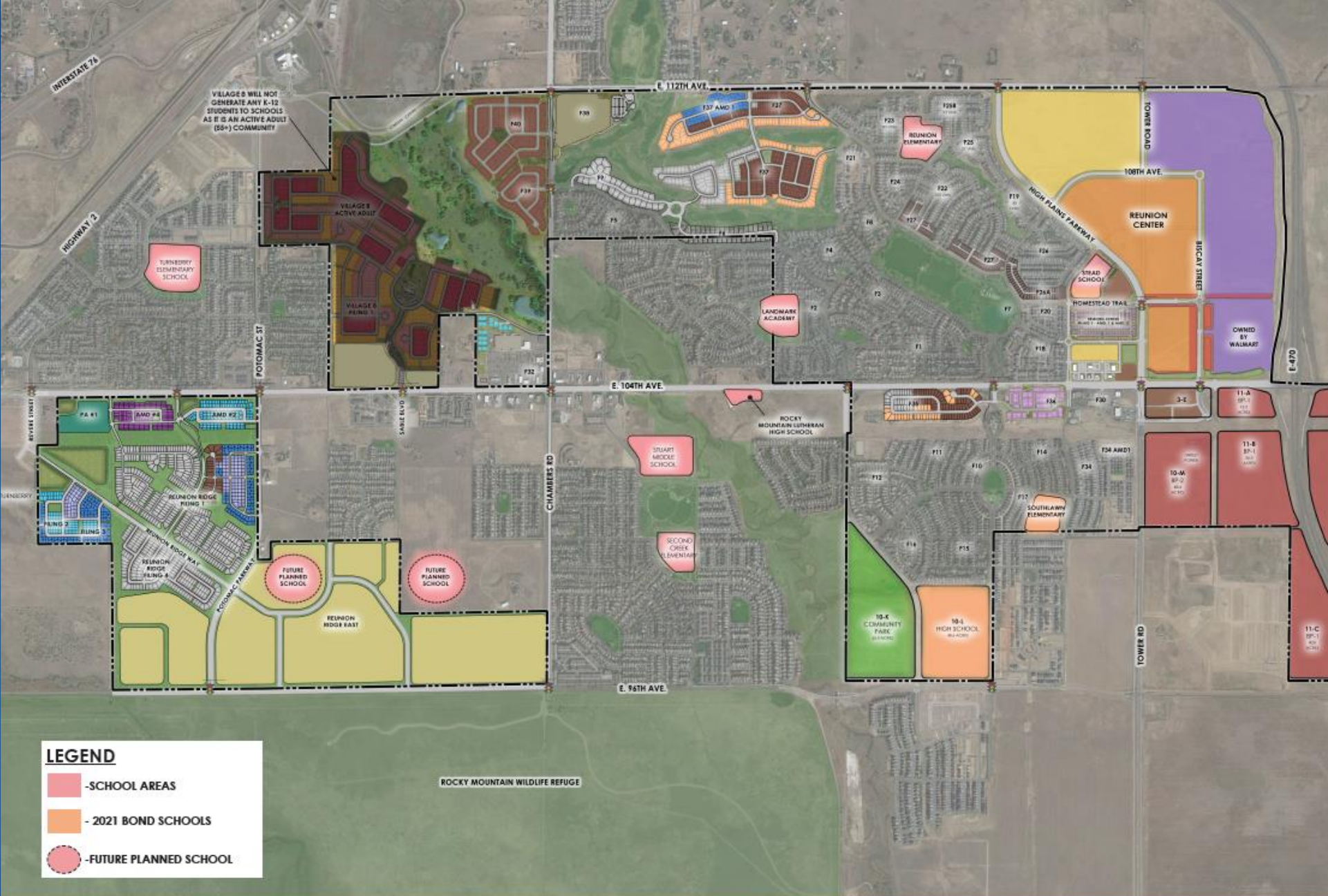
-  CART/TRAIL CONNECTION
-  REGIONAL TRAIL

SECOND CREEK

-  NORTH OUTFALL CHANNEL
-  REGIONAL DETENTION POND & CHANNEL IMPROVEMENTS

TRANSPORTATION AND SAFETY

-  SIGNALIZED INTERSECTION
-  GRADE SEPARATED PEDESTRIAN CROSSING



LEGEND

- SCHOOL AREAS
- 2021 BOND SCHOOLS
- FUTURE PLANNED SCHOOL

Reunion

Break for questions

▶ Questions or comments?

Reunion

Home Collections by Builder

▶ Oakwood

- ▶ ON2 (for sale and for rent)
- ▶ American Dream (cluster/alley)
- ▶ Carriage House (cluster/motor court)
- ▶ Porchlight (cluster/motor court)
- ▶ Sterling Duets (paired)
- ▶ Meridian and Horizon
- ▶ Fairmont Duets (Active Adult/paired)
- ▶ Explorer (Active Adult/cluster/motor court)
- ▶ Sanctuary (Active Adult)

▶ Richmond

- ▶ Filing 37
- ▶ Filing 9 - Gallery

▶ Lennar

- ▶ Filing 37
- ▶ Reunion Ridge Filing 1

▶ Tri Pointe

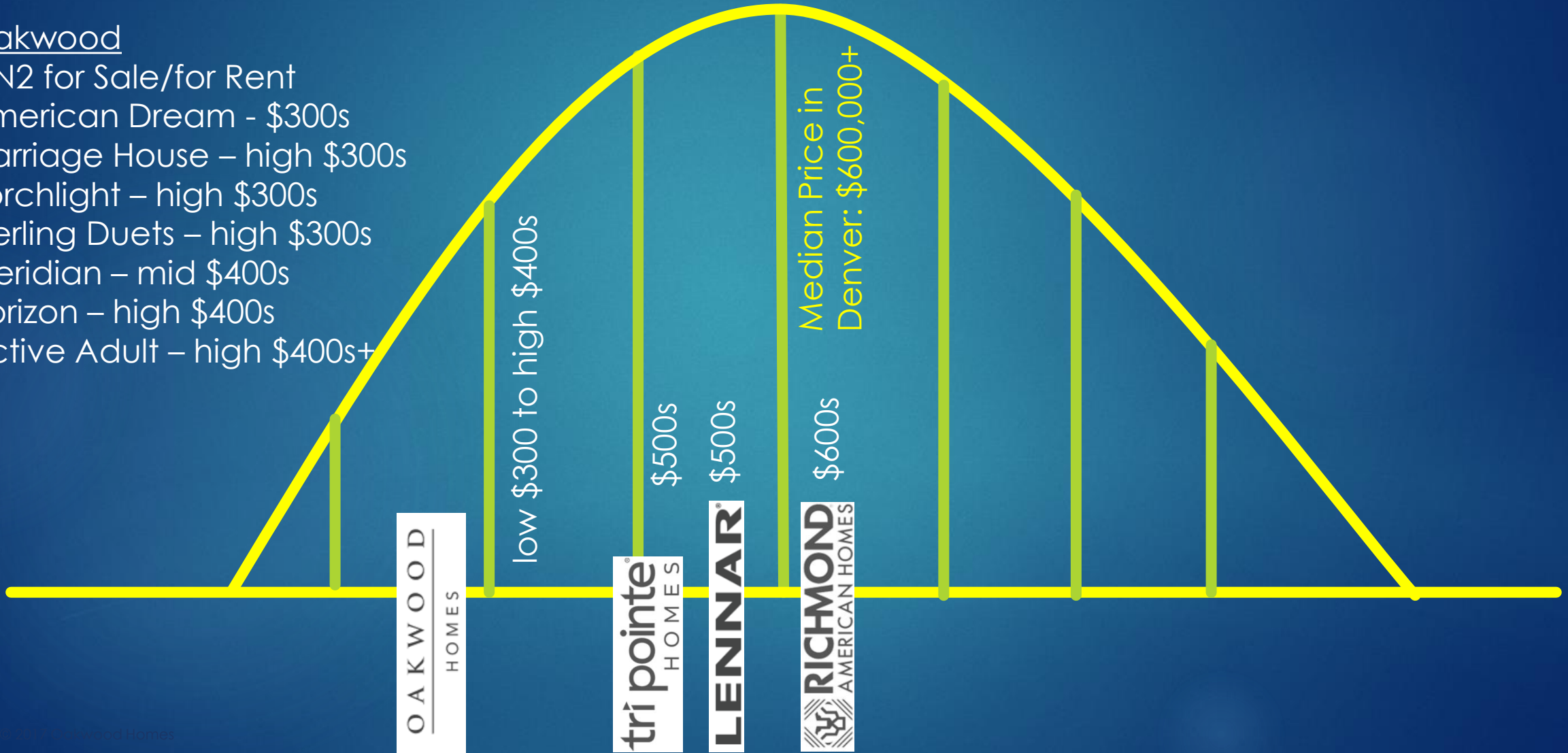
- ▶ Filing 26A/27 – Alley loaded
- ▶ Reunion Ridge Filing 1

Reunion

Master Plan Community Pricing Graph

Oakwood

- ON2 for Sale/for Rent
- American Dream - \$300s
- Carriage House – high \$300s
- Porchlight – high \$300s
- Sterling Duets – high \$300s
- Meridian – mid \$400s
- Horizon – high \$400s
- Active Adult – high \$400s+



Oakwood

ON2 Homes (Cluster homes/alley/for sale and for rent)/ Reunion Ridge Fling 1



Oakwood

American Dream (Cluster homes/alley) / Reunion Ridge Filing 1



Oakwood

Carriage House (Cluster homes/motorcourt) / High \$300s
Filing 37 / Reunion Ridge Filing 1



Oakwood

Porchlight (Cluster homes/motorcourt) / High \$300s / Reunion Ridge Fil. 1



Oakwood

Sterling Duets (Paired homes) / High \$300s



DISCLAIMER: THIS RENDERING IS FOR ILLUSTRATIVE PURPOSES ONLY. ARCHITECTURAL ELEMENTS INCLUDING (BUT NOT LIMITED TO) COLORS, MASSING, AND ORIENTATION ARE SUBJECT TO CHANGE.

Oakwood

Meridian / Mid \$400s

Horizon / High \$400s

Filing 37



OAKWOOD

HOMES

A Berkshire Hathaway Company

MERIDIAN AT REUNION

NOW SELLING! FIVE FLOORPLANS TO CHOOSE FROM

RANGING FROM 1,434 – 3,776 SQ. FT.

FROM THE MID \$400S



OAKWOOD

HOMES

A Berkshire Hathaway Company

HORIZON AT REUNION

NOW SELLING! FIVE FLOORPLANS TO CHOOSE FROM

RANGING FROM 1,772 – 4,333 SQ. FT.

FROM THE HIGH \$400S



Oakwood

Fairmont Duets (Active Adult) / Pricing TBD



Oakwood

Explorer (Active Adult) / Pricing TBD



Oakwood

Sanctuary (Active Adult) / Pricing TBD



Richmond

Filing 37/Filing 9



EIGHT FLOORPLANS TO CHOOSE FROM
RANGING FROM 2,350 TO 3,930 SQ. FT.
FROM THE LOW \$600S

Lennar

Filing 37 and
Reunion Ridge Filing 1



LENNAR®

SEVEN FLOORPLANS TO CHOOSE FROM
RANGING FROM 1,882 TO 2,765 SQ. FT.
FROM THE \$500S

Tri Pointe

Filing 26A/27 and
Reunion Ridge Filing 1



tri pointe[®]
HOMES

FIVE FLOORPLANS TO CHOOSE FROM
RANGING FROM 1,800 TO 2,600 SQ. FT.
FROM THE \$500S

Reunion

Conclusion

▶ Final questions or
comments?



Thank you

— OAKWOODHOMESCO.COM —

