



Completing the Reunion Community's Bold Vision
The Creation of New Metropolitan Districts: An Overview
An Oakwood Homes Community

Presentation Purpose: An overview regarding new metro district's to complete Reunion as a master planned community

A regionally located master planned community

Unique and diverse housing options and shared amenities located in one community

Reunion's Metro District(s) Legal Framework Past, Present & Future

Existing Metro Districts Map and proposed New Districts Map

- Reunion Ridge (Village 9)
- Reunion Active Adult (Village 8)
- Reunion Sports, Entertainment & Cultural District (Reunion Center)
- Natural Resource District

District Advancement Milestones

Our Objective and Closing Thoughts

IN REAL *time.* Location Matters

LIVE AT REUNION AND BE CLOSE TO EVERYTHING THAT IS IMPORTANT TO YOU.



DRIVE TIMES

- 1 5 minutes to Gaylord Rockies (opens 2018)
- 2 10 minutes to DIA
- 3 10 minutes to 61st & Peña Commuter Rail Station
- 4 20 minutes to Downtown Denver
- 5 35 minutes to the Denver Tech Center
- 6 30 minutes to Boulder
- 7 90 minutes to mountain resorts

CONVENIENCE RETAIL

8 Reunion Marketplace

- King Soopers Marketplace – one of the largest grocery stores in Colorado – with drive-thru pharmacy, Starbucks, jewelry store, home decor & more.
- A variety of restaurants, services, financial institutions & other popular retailers:
 - McDonalds
 - Les Schwab Tires
 - Auto Zone
 - Great Clips
 - Ace Hardware & more...

9 Reunion Village

- Medical & dental clinics
- Convenience retail center with local & national retailers:
 - Wells Fargo Bank
 - Starbucks
 - Subway
 - Sonic
 - Conoco Gas Station
 - Supercuts & more...

REAL OUTDOORS

- 12 10 minutes to Barr Lake State Park
- 11 10 minutes to Rocky Mountain Arsenal National Wildlife Refuge



REUNION: REGIONAL LOCATION TO LIVE, WORK AND PLAY

REUNION

GROUNDING IN OUR UNIQUELY COLORADO HERITAGE, BUT
LOOKING TOWARDS THE
FUTURE OF THE REGION

- It was once part of a 40,000 acre farm called “Box Elder Farms” owned by L.C. Fulenwider
- This highly amenitized community was established in 2002; home to over 2,500 homes and over 5,000 residents – **this is the region’s only large-scale, master-planned community**
- The community has thoughtfully incorporated the best of urban and suburban living principles
- At 2,500 acres, Reunion includes 1,600-acres of residential and over 900-acres for mixed-use and commercial development

**Diverse offerings within
one community**



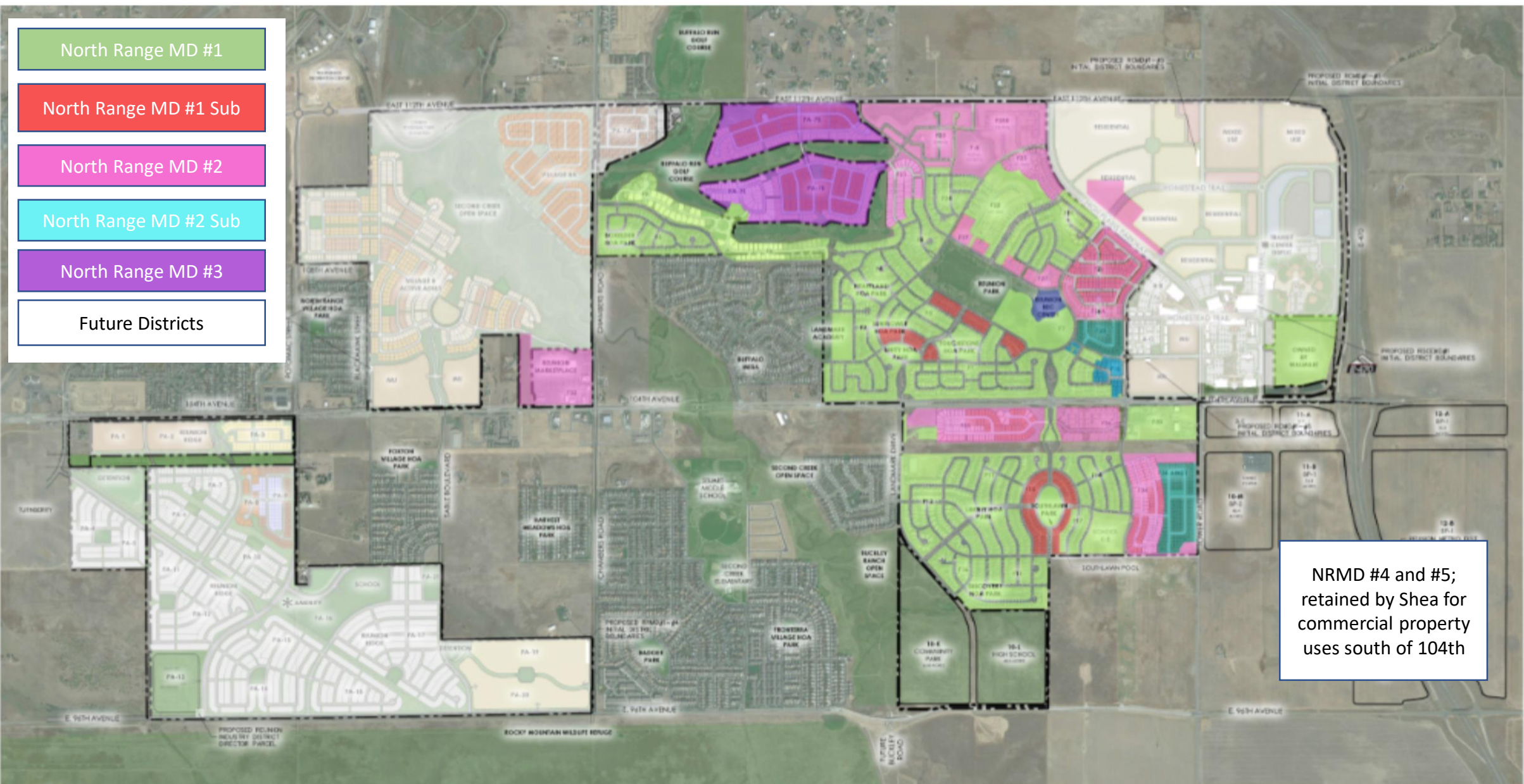
WHAT'S HERE TODAY

- 52-acre central park
- 21,000 rec center with outdoor pool
- 10-miles of trails & 8-acres of lakes
- 10 neighborhood pocket parks
- 18-hole Buffalo Run Golf Course
- Reunion Coffee House

WHAT DOES THE FUTURE HOLD?

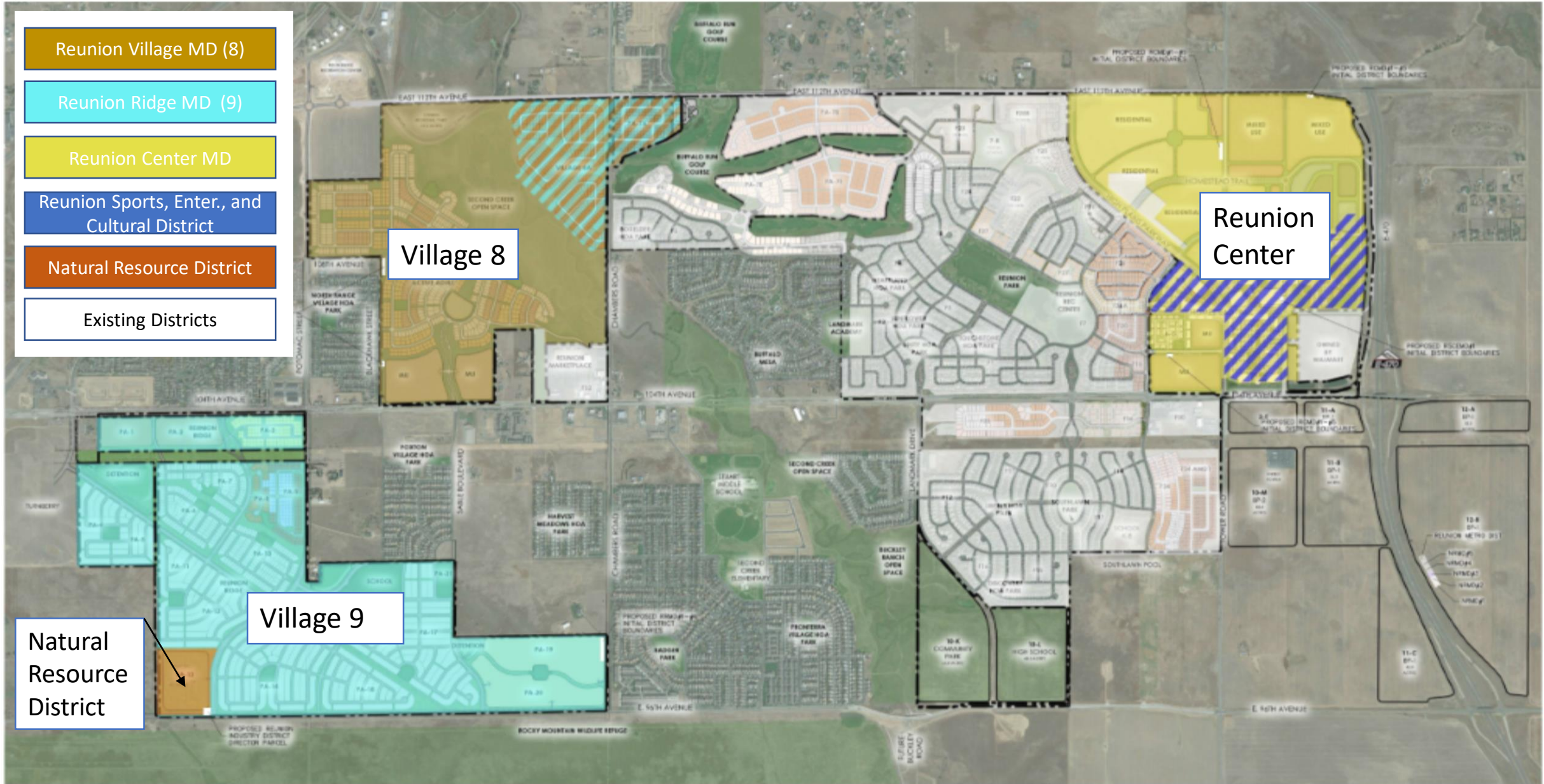
- A total projected build out of nearly 10,000 homes and 20,000 + residents
- The Reunion Center, a 430-acre development with a range of urban style housing, sports facilities, food & retail options
- A growing list of home builders through a 3rd party builders program
- The proposed **STEAD School**, a 660 student 9th – 12th grade next generation ag school (charter application submitted)
- Large active adult community
- New attainable housing products tailored toward teachers & first responders

REUNION: COMMUNITY MASTER PLAN



REUNION'S CURRENT METRO DISTRICTS

- Reunion Village MD (8)
- Reunion Ridge MD (9)
- Reunion Center MD
- Reunion Sports, Enter., and Cultural District
- Natural Resource District
- Existing Districts



REUNION'S PROPOSED DISTRICTS

Reunion Village Metro District

1 operating district

4 taxing districts (3 res/1 com/mu)

476 acres

Buffalo Run Par 3

Open space and habitat

800 Active Adult homesites

Gated, community amenity

200 homesites Village 8A

150 homesites Village 7A

Option to include in RRMD

104th Avenue up to:

400-500 high density homesites or

100,000 square feet of commercial

Final land use mix TBD



ACTIVE ADULT (Village 8)

Reunion Ridge Metro District

1 operating district

3 taxing districts

669 acres

33 acre school / park site

2,600 Active Adult homesites

Large community amenity

Regional drainage and
transportation infrastructure

Extensive additional site constraints



REUNION RIDGE (Village 9)

Reunion Ridge Infrastructure

Initial estimates of \$131 million in infrastructure improvements

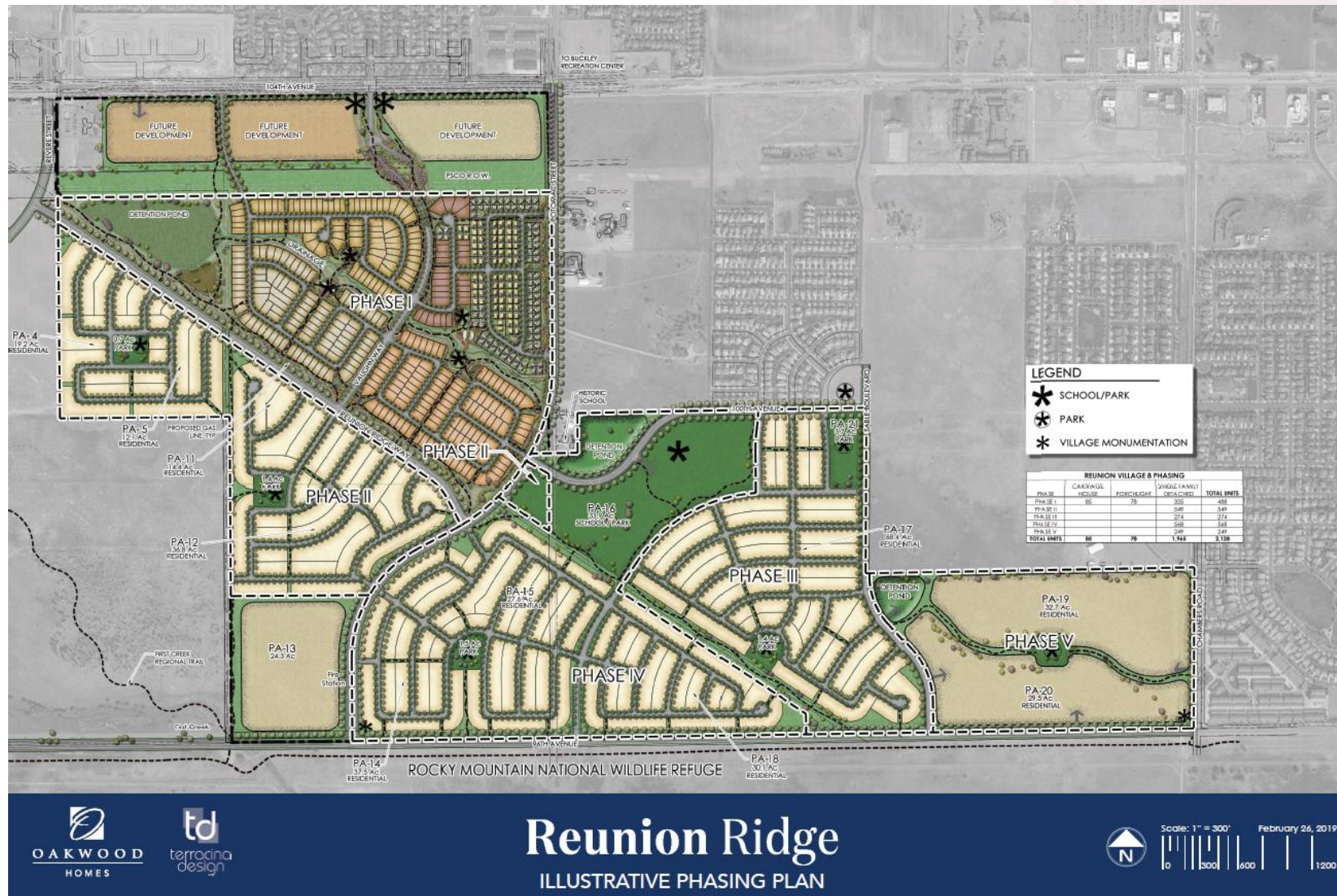
Will increase over time – build out over several years

Site constraints

- Ragweed Draw regional drainage
- Extensive site grading
- Xcel Energy – corridor crossings
- Gas line relocation

Opportunities

- Complete critical infrastructure
- Regional Drainage and Transportation linkages
- Provision of additional amenities
- School/ Park site-ready



REUNION RIDGE (Village 9)

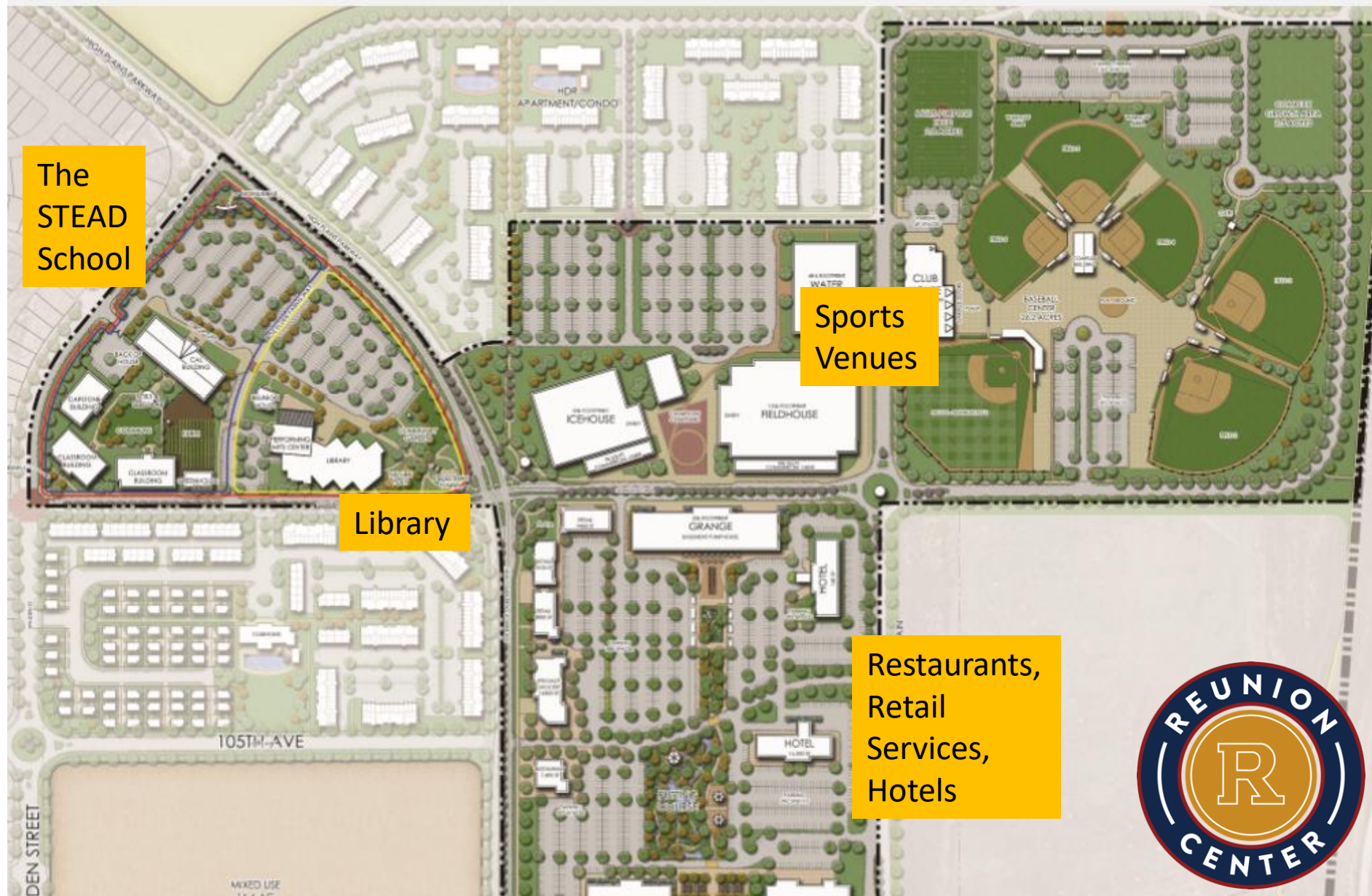
1 district

The RSECD represents approximately 100-acres

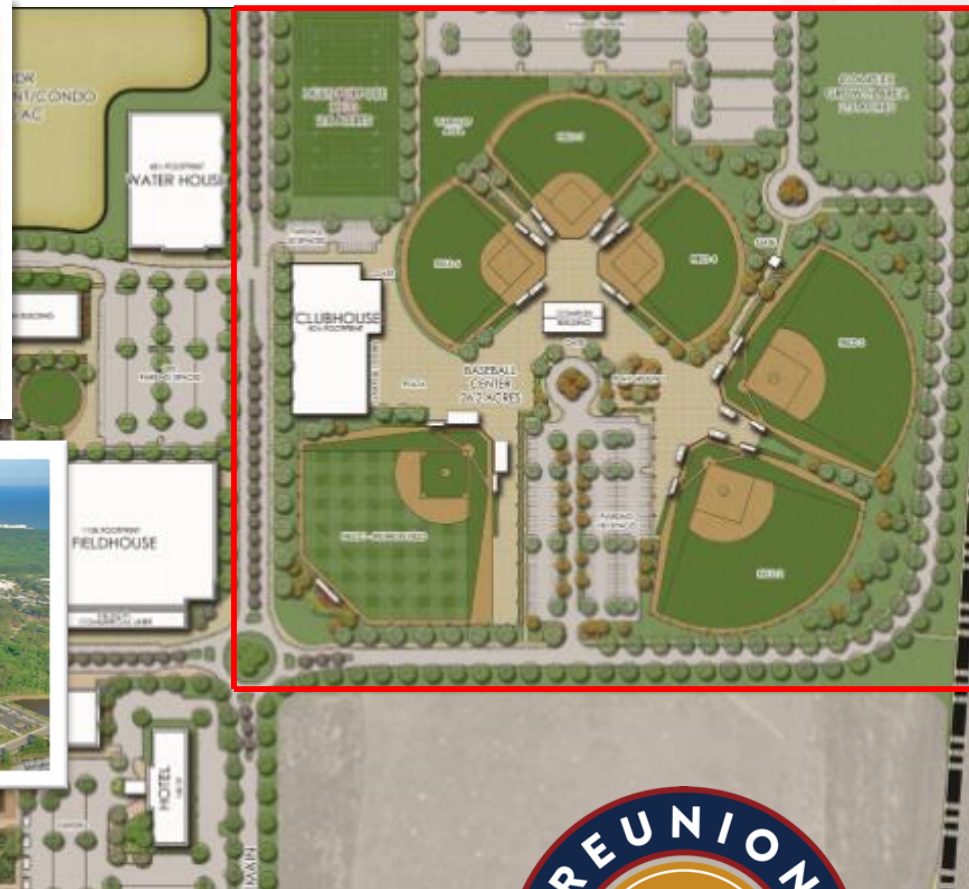
RSECD to create an integrated and transparent governance & funding platform

RSECD to have design, build, operation, maintain and finance functions

Each venue within the RSECD will be considered its own project, using a variety of funding streams (i.e. **REVENUE BONDS** paid by users)



REUNION SPORTS, ENTERTAINMENT AND CULTURAL DISTRICT (RSECD)



Phase 1A, B, C

With a total of 6 baseball/softball fields proposed features include (Phase 1A):

- 2 adult sized baseball/softball fields with dirt infields
- 1 Reunion Field, honoring baseball's rich history with a grass infield, manual scoreboard and old-school outfield wall
- 3 softball/youth baseball fields with artificial turf for year-round play
- All fields have large open dugouts
- Portable mounds and officials' locker room(s)
- Covered bleachers
- Concessions
- Playground and Shade Structures
- ADA accessible restrooms
- Multipurpose field for football, soccer, lacrosse, field hockey (1B)
- All fields lighted with state-of-the-art LED system
- Academy has indoor turf field and multiple batting and pitching tunnels (phase 1C)

REUNION CENTER SPORTS COMPLEX: FIELDS + INDOOR TRAINING CENTER

GRANGE - 12.2 AC

- ① GRANGE
- ② HOTEL
- ③ RETAIL
- ④ SPECIALTY RETAIL
- ⑤ OUTDOOR DINING
- ⑥ PLAY
- ⑦ GARDEN
- ⑧ PARKING

MIXED USE - 12.2 AC

- ⑨ HOTEL
- ⑩ RESTAURANT
- ⑪ BOWLING ALLEY
- ⑫ THEATER
- ⑬ RETAIL/RESTAURANT
- ⑭ SOCIAL GARDEN
- ⑮ PARKING
- ⑯ PUTTING COURSE
- ⑰ DRAINAGE

KEY MAP



PUBLIC/PRIVATE PARTNERSHIPS SET THE STAGE FOR RETAIL SERVICES

The Reunion Center jumpstarts these opportunities through the creation of a year-round sports tourism destination, bringing thousands of visitors weekly via local, regional and national tournaments, along with continued residential growth within a 5-mile radius of Reunion. With 24-acres initially, the Reunion Center includes the following proposed programming -

- The Grange Market & Food Hall (a community centerpiece)
- (2) Hotel sites
- Specialty Retail (*supporting local and destination needs*)
- Family Entertainment sites (i.e. bowling, movie theater, etc)



REUNION CENTER: DESTINATION FOOD, RETAIL, AND ENTERTAINMENT

Natural Resource District

- 1 district
- 24-acres
- Consolidates Reunion's existing and future oil sites into one (isolated) location
- No development can occur west or south of site
- Site landscaped and secured
- New Metro District generates revenue to complete important community infrastructure



NATURAL RESOURCE DISTRICT

Milestones

- June - Initial Service Plan submittal to City began the review process
- June/July – refinement of submitted Service Plans
- August 19 – target month and date for public hearing
- September – Various “Notice of Hearing Requirements” with District Court
- November – Election Day

Objective:

Oakwood Homes seeks the approval from Commerce City to establish the required special districts necessary to fulfill the vision of the Reunion master planned community for the purpose of - *“the acquisition, design, construction, installation, financing and/or maintenance of certain capital improvements, and for the provision of certain services which may be required to complete Reunion as a unified, master planned community”*. (Source: Consolidated Development Agreement, Article 7, December 2001).

Closing Points:

- The establishment of these new districts is consistent with previously approved actions per the master development agreement and in fulfillment of the community's vision
- These new districts allow for the completion of Reunion
- The new districts provide uniformity across taxing entities within the community (residential specifically) and appropriate scaling to identify needed improvements for a given area
- New Sports, Entertainment and Cultural District sets the stage for the future Reunion Center, a regional sports tourism destination that includes the City as an active partner
- New natural resource district will generate funds to complete important community infrastructure