

METROPOLITAN DISTRICTS COMPETITIVE SET

Metropolitan District	Development	Product Type Included	County	Non-District Mills	District Mills	Total Mill Levy	Comments
<i>Subject Project</i>	<i>Nawatny Ridge</i>	<i>Corporate Campus, Senior Living, Retail Mixed-Commercial</i>	<i>Boulder</i>	<i>89.34</i>	<i>30.00</i>	<i>119.34</i>	
Colorado Tech Center MD	CTC	Industrial	Boulder	89.34	12.04	101.38	District is approximately 456 acres located northeast of the intersection of Dillon Road and South 95th Street in Louisville, CO. It contains approximately 5 million square feet of industrial and commercial development.
Parkway Circle MD	Parkway Circle	Residential, Retail, Office	Broomfield	94.39	33.17	127.56	
Interlocken MD	Interlocken	Office, Multifamily	Broomfield	94.39	33.50	127.89	District is located along HW 36 in Broomfield, CO, approximately 16 miles northwest of Denver and 12 miles southeast of Boulder. The 945 acre area for the district consists of a master-planned business park of over 1.6 million square feet of office and other commercial space
Takoda MD	Steel Ranch	Residential, Retail	Boulder	89.34	44.22	133.56	District is located within Boulder County between the City of Boulder and the City Broomfield. Planned development includes 84 single family detached homes, 68 low maintenance patio homes, 58 townhomes and a 228-unit apartment complex. The District also encompasses an approximately 5.8 acre parcel of vacant land owned and to be developed as 32 condominium units, approximately 21,500 square feet of in-line commercial space, an approximately 17,500 square foot flex building with areas for approximately 4-8 retail/restaurant tenants, a landscaped plaza area and associated public and private parking.
Midcities MD No.2	Main Street at Flatirons	Retail	Broomfield	94.39	42.32	136.71	District is located in Broomfield, CO approximately 10 miles southeast of Boulder and 15 miles northeast of Denver. The Development contains approximately 247 acres. Main Street at Flatirons is a master-planned, mixed use development consisting of retail, commercial and multi-family residential uses.
Anthem West MD	Anthem	Residential	Broomfield	117.93	29.50	147.43	District is located in the northwest portion of Broomfield, with access to I-25, State HW 287, State HW 7 and NW Parkway. At build out, the Development is expected to include approximately 3,000 single-family homes and limited commercial development. Additional amenities within Anthem West include two private recreation centers, 43 miles of trails, and 37 acres of parks and open space.
Broomfield Village MD No.2	Flatiron Marketplace	Retail	Broomfield	94.39	55.00	149.39	The Retail Development is located at the south east corner of US HWY 36 and 96th Street. The retail development consists of a mixed-use commercial project that includes approximately 442,000 sf of constructed and occupied retail and restaurant uses and approximately 10.3 acres of vacant land zoned for a variety of commercial and multi-family residential uses.
BBC MD	Broomfield Business Center	Office, Retail	Broomfield	94.39	55.00	149.39	The project was planned to contain approximately 500,000 sq ft of office space, 50,000 sq ft of retail space, and a hotel, but has not been developed to date.
Palisade MD No. 2	Palisade Park	Retail, Residential	Broomfield	101.08	52.02	153.10	The District is generally located north of State HW 7 and west of Interstate 25. The development is planned to include approximately 400,000 sf of office/commercial space, 37,800 sf of commercial/retail space, approximately 237,275 sf of hospital/medical office space, a 216 unit multi-family apartment complex, a 108-120 room hotel and 160 for-rent townhomes
Wyndham Hill MD No.2	Wyndham Hill	Retail, Residential	Weld	99.33	55.28	154.60	The Residential Development consists of approximately 542 acres approved for 1,300 residential units of varying lot size and 400 multi-family units and is part of a master planned development which also includes approximately 120 acres for up to 630,000 sf of commercial buildings
Vista Ridge MD	Vista Ridge	Retail, Residential	Weld	107.03	48.06	155.09	The development is a master-planned residential community which is expected to include approximately 2,275 residential units and 78 acres of commercial development. A 7,300 sf community center and a privately owned 18-hole golf course are located within the Development.
STC MD No.3	Superior Town Center	Office, Hotel, Retail, Residential	Boulder	104.59	54.00	158.59	The District is located at the Southeast corner of McCaslin Blvd. and US HW36. STC development is a master-planned mixed use project comprising approximately 156 acres. At full build-out STC would consist of approximately 1,132 residential units, 45,000 sf medical office, 160,000 sf of office space, 72,000 sf of retail, and 172,000 sf indoor private recreation center, and one or more hotels with around 275 rooms
Flatiron Meadows MD	Flatiron Meadows	Residential	Boulder	109.31	50.00	159.31	District is located in the western portion of Erie, bounded on the west by North 11th Street and on the North by Isabelle Road. The development is an approximately 367 acre planned residential community. At full build out, it is expected to include approximately 820 residential dwelling units, 132 acres of parks and open space, and 5.4 miles of recreational hard and soft surface trails
North Park MD No. 3	Baseline	Office, Hotel, Retail, Residential	Broomfield	117.93	50.00	167.93	The North Park Areas are generally located at the intersection of Colorado HW 7 and Interstate 25. Baseline is one of the largest master planned communities in Northern Denver with approximately 892 acres of land. Proposed developments include a mix of attached/detached single family housing, apartments, flex industrial buildings, and a data center owned and operated by JP Morgan Chase.
Arista MD	Arista	Retail, Residential	Broomfield	93.84	80.50	174.34	District is generally located at the intersection of US HW 36, Wadsworth Parkway and West 120th Ave. The Development is planned to contain approximately 1,270 units of multifamily residential housing, 150,000-300,000 sf of retail space and approximately 300,000-900,000 sf of office space.
Erie Highlands MD No.1	Erie Highlands	Retail, Residential	Weld	107.01	77.39	184.40	The District encompasses approximately 171 acres located south off of Erie Parkway in Erie, CO. The property within the District is expected to include approximately 527 homes, including single-family residences and townhomes
Average				99.88	47.18	147.06	