

Overview and Vision – District Formation

NORTH MEADOW METROPOLITAN DISTRICT



OUR VISION:



AN ICONIC MIXED-USE VILLAGE FLOURISHING AT THE CENTER OF LIFE.



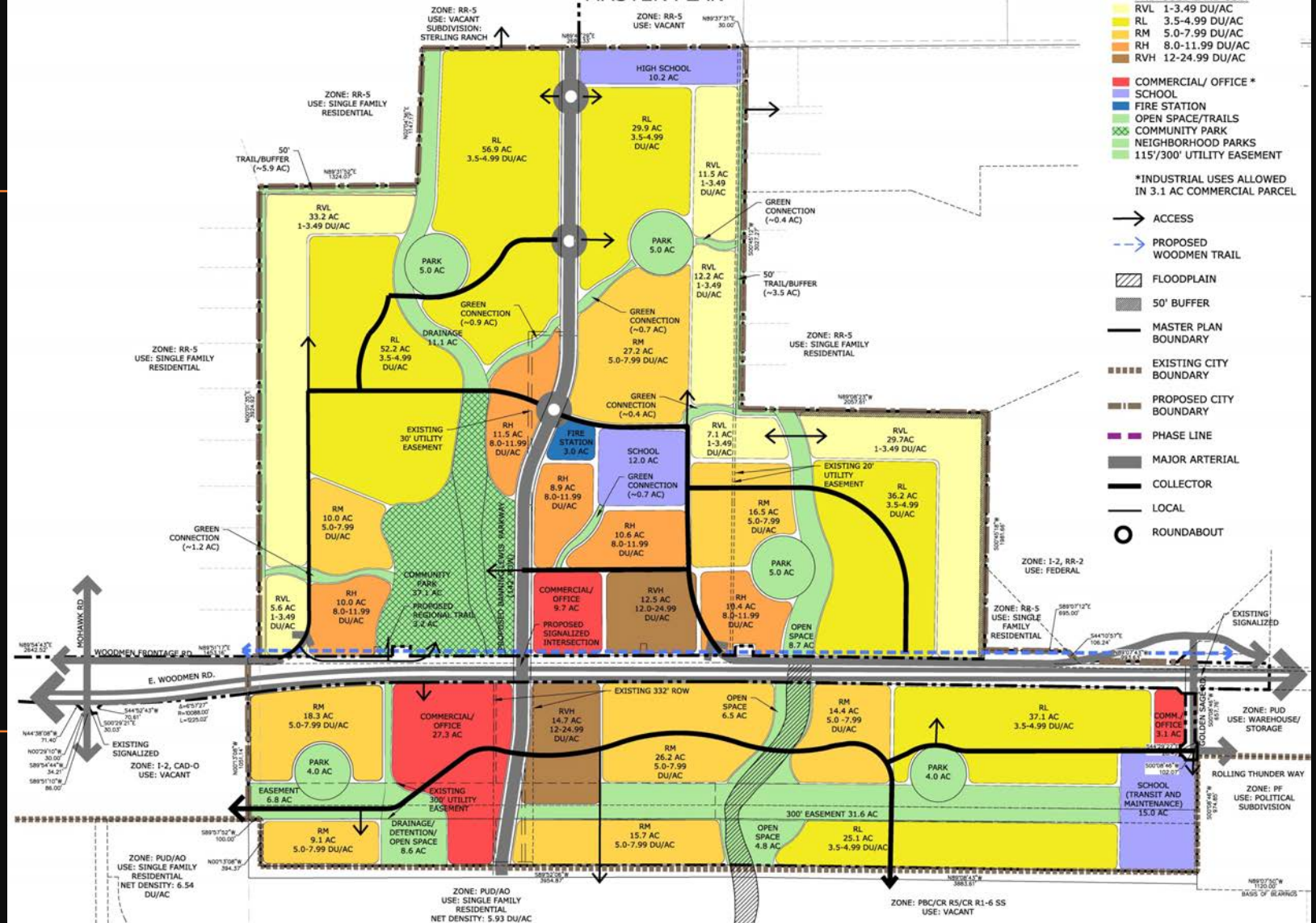


BANNING LEWIS RANCH NORTH

CITY OF COLORADO SPRINGS, COLORADO

MASTER PLAN

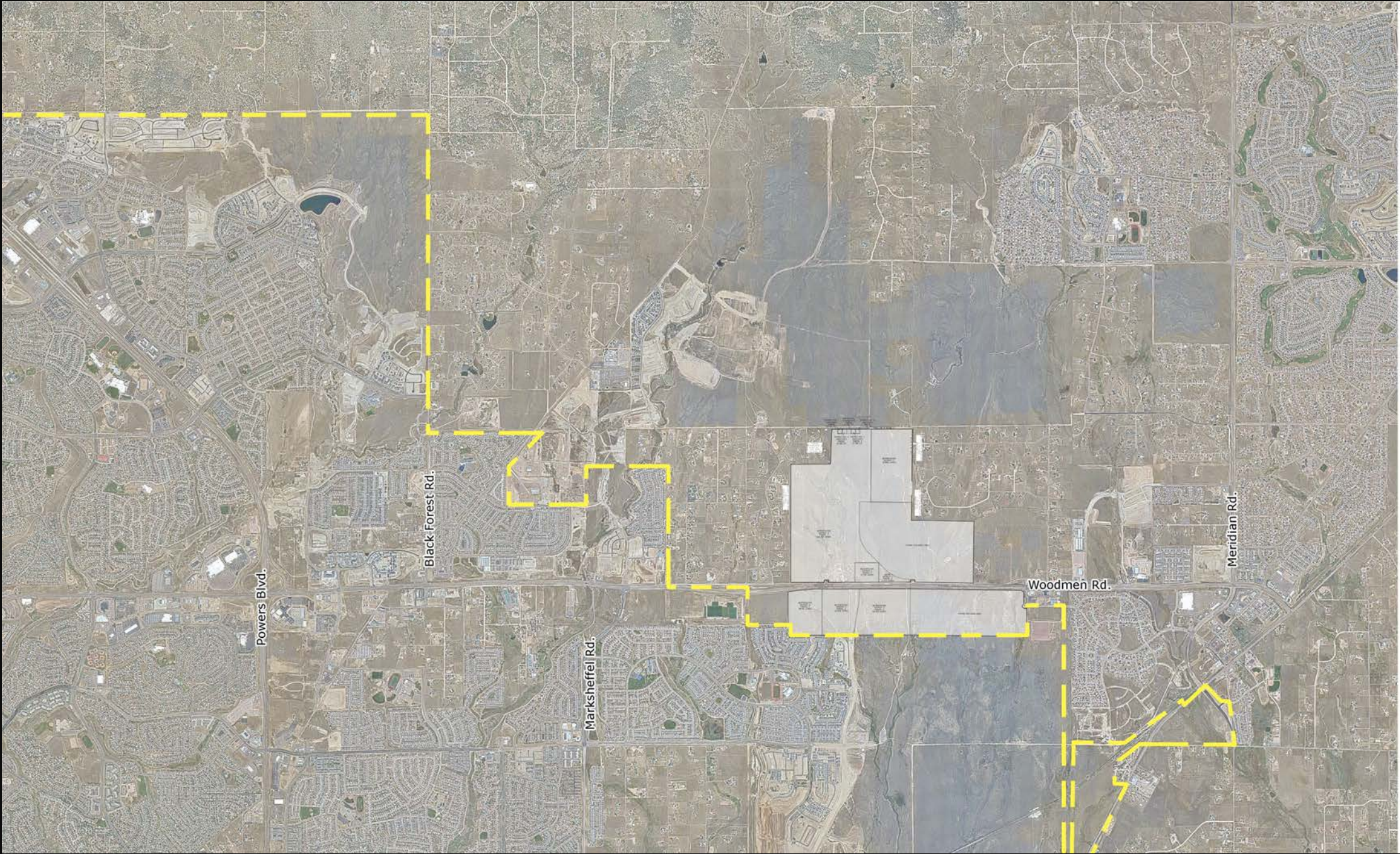
OVERALL TOTAL: 808



- LEGEND**
- PROPOSED LAND USE:
 - RVL 1-3.49 DU/AC
 - RL 3.5-4.99 DU/AC
 - RM 5.0-7.99 DU/AC
 - RH 8.0-11.99 DU/AC
 - RVH 12-24.99 DU/AC
 - COMMERCIAL/ OFFICE * (Red)
 - SCHOOL * (Blue)
 - FIRE STATION (Green)
 - OPEN SPACE/TRAILS (Light Green)
 - COMMUNITY PARK (Dark Green)
 - NEIGHBORHOOD PARKS (Light Green with Dotted Pattern)
 - 115'/300' UTILITY EASEMENT (Green with Dotted Pattern)
- *INDUSTRIAL USES ALLOWED IN 3.1 AC COMMERCIAL PARCEL

- ACCESS (Arrow)
- PROPOSED WOODMEN TRAIL (Blue Arrow)
- FLOODPLAIN (Hatched Area)
- 50' BUFFER (Grey Line)
- MASTER PLAN BOUNDARY (Thick Black Line)
- EXISTING CITY BOUNDARY (Dashed Line)
- PROPOSED CITY BOUNDARY (Dotted Line)
- PHASE LINE (Purple Line)
- MAJOR ARTERIAL (Thick Black Line)
- COLLECTOR (Medium Black Line)
- LOCAL (Thin Black Line)
- ROUNDBOUT (Circle with Center Dot)





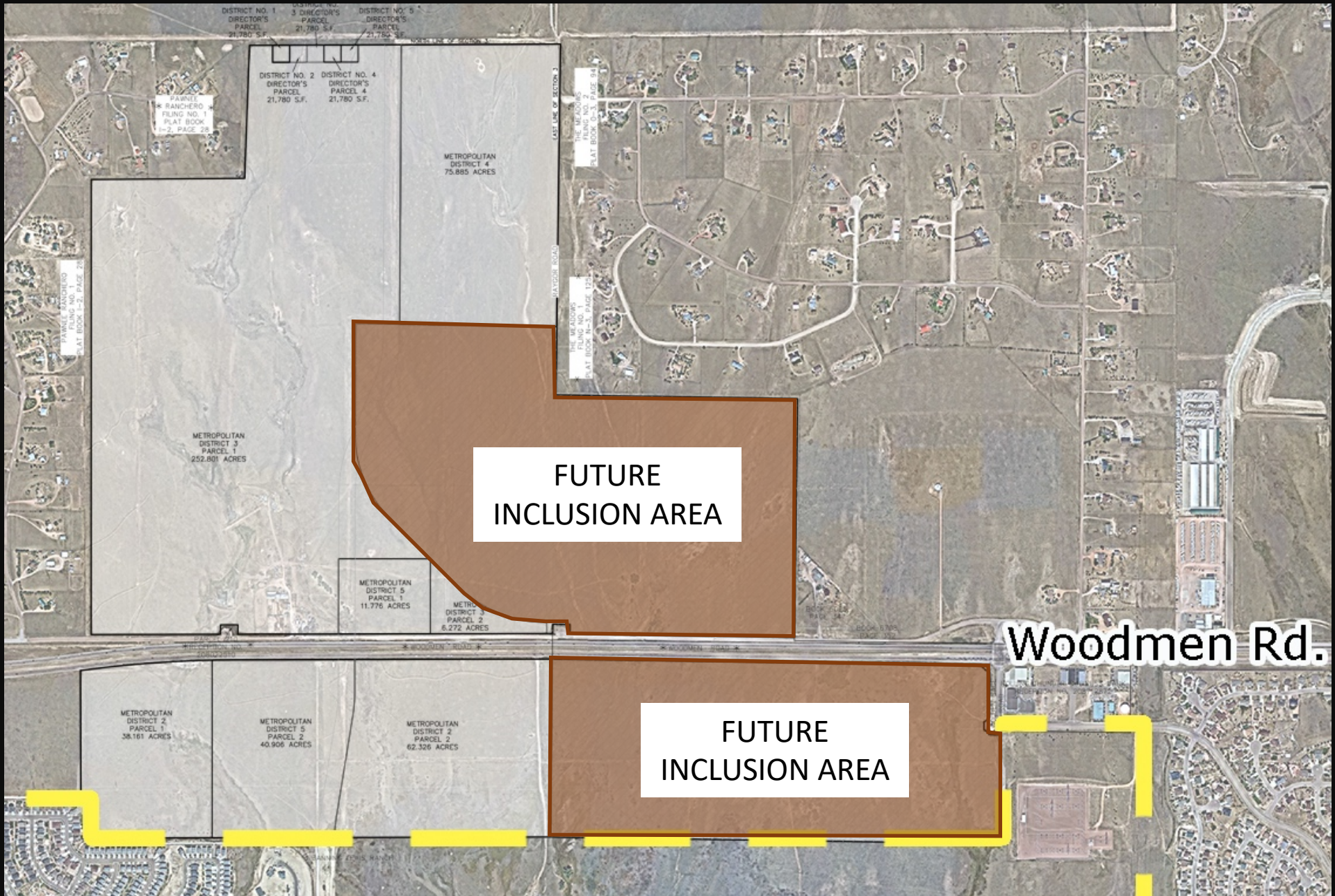
Powers Blvd.

Black Forest Rd.

Marksheffel Rd.

Woodmen Rd.

Meridian Rd.



FUTURE
INCLUSION AREA

FUTURE
INCLUSION AREA

Woodmen Rd.

SUMMARY

- **FOUR RESIDENTIAL DISTRICTS**
- **ONE COMMERCIAL DISTRICT**
- **807 ACRES**
 - **FUTURE INCLUSION AREA (eastern portion)**
- **OVERALL IMPROVEMENT COSTS**
 - **\$141,000,000 FOR ALL DISTRICTS**
 - **ANTICIPATED BONDING CAPACITY: \$50-\$60 MILLION**

North Meadow Metropolitan District Summary

District	Total
District 2	\$ 46,100,000
Current Area	\$ 16,700,000
Future Inclusion (South of Woodmen)	\$ 22,500,000
District 3	\$ 40,700,000
District 4	\$ 35,600,000
Current Area	\$ 13,100,000
Future Inclusion (North of Woodmen)	\$ 29,400,000
District 5 (Commercial)	\$ 18,600,000

Total \$ 141,000,000

	District 2	District 3	District 4	Comm'l Dist.	Total
Residential values	440,752,381	367,554,762	286,182,381		1,094,489,524
Commercial values				50,451,192	50,451,192
Total Market Values	440,752,381	367,554,762	286,182,381	50,451,192	1,144,940,716
Assessment Rate	7.15%	7.15%	7.15%	29%	
Assessed Value	31,513,795	26,280,165	20,462,040	14,630,846	92,886,847
Mills	30	30	30	50	
Metro District Annual Revenue from mills	945,414	788,405	613,861	731,542	3,079,222
Add 10% Specific Ownership tax	94,541	78,840	61,386	73,154	307,922
Total Metro District Annual Revenue for Bonds	1,039,955	867,245	675,247	804,697	3,387,145
Debt @ 30 year, 6%, 1.05 DSC	13,633,151	11,369,036	8,852,062	10,549,059	44,403,307
x 1.5 for inflation =	20,449,726	17,053,553	13,278,094	15,823,588	66,604,961

Questions/Comments



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