

## **Banning Lewis Ranch**

Metropolitan District #8 and Regional Metropolitan District #2  
Public Improvements Projections

The proceeds from the Regional Metro District #2 bond issuance will be used exclusively to fund Regional Improvements. The proceeds from the BLR Metro District #8 bond issuance will be used to fund improvements identified herein as “Metro District #8 Improvements” and other public improvements properly allocable to District #8. The following cost estimates improvements are subject to change.

### **Regional Improvements**

#### **Sanitary Sewer Main Line Extension**

Colorado Springs Utilities (CSU) requires a significant extension of a sanitary sewer main line from the project south to an outfall facility located near Constitution Avenue and Powers Boulevard. This section of sanitary sewer line will primarily be 18” diameter pipe and will extend approximately 3.5 miles from Stetson Hills Boulevard to the connection point.

This facility is an important part of the Colorado Springs utilities sanitary sewer system for the entire eastern portion of Colorado Springs. Once constructed and accepted for service by CSU, the pipeline will be contributed to the utility. Construction will begin immediately for completion in late 2021.

Costs are estimated at \$3,591,000.

**Banning Lewis Parkway** is planned as principal arterial street from the north property line south to Stetson Hills Boulevard, with six travel lanes and additional turn lanes that extends for 9,700 feet along the west boundary of the District within the existing Right of Way. The District will reimburse or pay for ½ the cost of the roadway adjacent to the District property for the entire 9,700-foot length.

Costs are estimated at \$4,321,000.

**Dublin Boulevard** is also planned as principal arterial street with six travel lanes and additional turn lanes that will ultimately extend for about 10,000 feet to Falcon and Colorado Highway #24.

The street profile includes bike lanes in each direction, detached sidewalks and landscaped shoulders. The location is set with advance right of way dedications to the City. The portion of Dublin that is expected to be financed by the District is a 3,950 foot full width extension beginning east of Banning Lewis Parkway.

Costs are currently estimated at \$3,519,000.

**Stetson Hills Boulevard** is planned as principal arterial street with six travel lanes and additional turn lanes that will ultimately extend for about 9,400 feet from Banning Lewis Parkway to Colorado Highway 24 and Garret Road. The street profile includes bike lanes in each direction, detached sidewalks and landscaped shoulders. The location is set with advance right of way dedications. The street is the southern boundary of the District and costs are expected to be shared with the adjacent developer.

The portion of Stetson Hills Boulevard that is expected to be financed by the District is a 5,080-foot section from Banning Lewis Parkway to future Falcon Meadow Boulevard.

Estimated Costs for the half road section are \$2,264,000.

### **Storm Water Management Facilities**

A number of significant storm drainage facilities will be required by the City of Colorado Springs to be constructed to serve the development of property within Regional Metro District #2 boundaries. The following stormwater management facilities are regional in nature serving much of the eastern portion of Banning Lewis Ranch. The facilities will be constructed within the City studied Sand Creek Drainage Basin and will be subject to all the Federally imposed requirements by the Army Corps of Engineers and others.

Stormwater facilities include construction of:

- 13,420 feet of improved drainage channels that will include separate structures and reinforcement measures to slow the velocity of storm drainage as well as protect the stream from erosion. The channels include landscaping and seeding treatments.
- 7 large detention ponds – The City requires the construction of full spectrum detention ponds to hold and release storm water at predetermined rates to address water velocity and water quality.
- 3 large Box culverts will be required for major arterial streets to cross the drainage channels.

The drainage facilities will be constructed as required by the City as development plans are approved, and as streets and utility extensions are completed. The facilities will all be owned by the City of Colorado Springs.

Stormwater Costs are estimated at \$10,286,000.

### **Oversize Water Line Extension**

Colorado Springs Utilities will require a significant 36” potable water main line planned to be located and constructed in the westerly 4,460 feet of right of way of Stetson Hills Blvd from Banning Lewis Parkway. This water line will serve a significant area within Banning Lewis Ranch north and south of Stetson Hills Boulevard. The main line will be constructed in conjunction with the extension of Stetson Hills Blvd.

The projected cost of this water line is estimated at \$1,226,000.

### **Metropolitan District #8 Improvements**

The following improvements will serve the more immediate infrastructure needs of the residents of Metro District #8.

#### **Collector Streets**

Collector streets are generally 38 feet from curb to curb within a 67-foot City right of way and are part of the overall transportation system, collecting traffic from individual neighborhoods and then connecting those with arterial streets.

- Red Cloud Peak / Vista Del Oro - 3,350 linear feet
- Vista Del Prado - 3,750 linear feet

BLR Metro District Improvements  
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- Unnamed Collector – 1,600 linear feet
- Falcon Meadow 2,750 – linear feet

The projected cost of constructing the collector streets is \$6,299,000.

**Water Mainlines**

Extensions of Colorado Springs Utility water mainlines will be necessary to serve the development in Metro District 8. 8,720 linear feet of mainlines between 12” and 24” are planned to be constructed.

The projected costs are estimated at \$1,244,000.

**Storm Water Management Facilities**

A number of smaller storm drainage facilities identified in the Sand Creek Drainage basin will be required to be constructed to serve the development of property within Metro District #8. 2,400 feet of improved drainage channels including landscaping and seeding treatment and two smaller box culverts will be required for collector streets to cross the drainage channels.

The gross costs of the identified stormwater management facilities that are more community in scope is estimated at expected at \$1,675,000.

**Parks and Amenities**

Parks will be constructed within the District #8 in compliance with the City's Parkland dedication ordinance. Two neighborhood parks are planned in Village A totaling 12.9 acres. The parks will be located on City tracts but will be maintained by the Metro District. A Community Center is slated to be constructed adjacent to the northern park site. The Community Center will be approximately 10,000 square feet and will feature sports courts, exercise facilities and a swimming pool. The center will be owned and maintained by the Metro district and will serve area residents.

The cost estimates for the parks and community center are projected at \$7,422,000.

**Public Improvement Cost Summary**

Category	MD #8	Regional	Collective
Sanitary Sewer		\$3,591,000	\$3,591,000
Arterial and Collector Streets	\$6,299,000	10,105,000	16,404,000
Water Main Lines	1,244,000	1,226,000	2,740,000
Storm Water Facilities	1,675,000	10,286,000	11,961,000
Parks and Amenities	7,422,000		7,422,000
Total	\$16,640,000	\$25,208,000	\$41,848,000
Projected Bond Proceeds	\$14,546,947	\$8,321,761	\$22,868,708