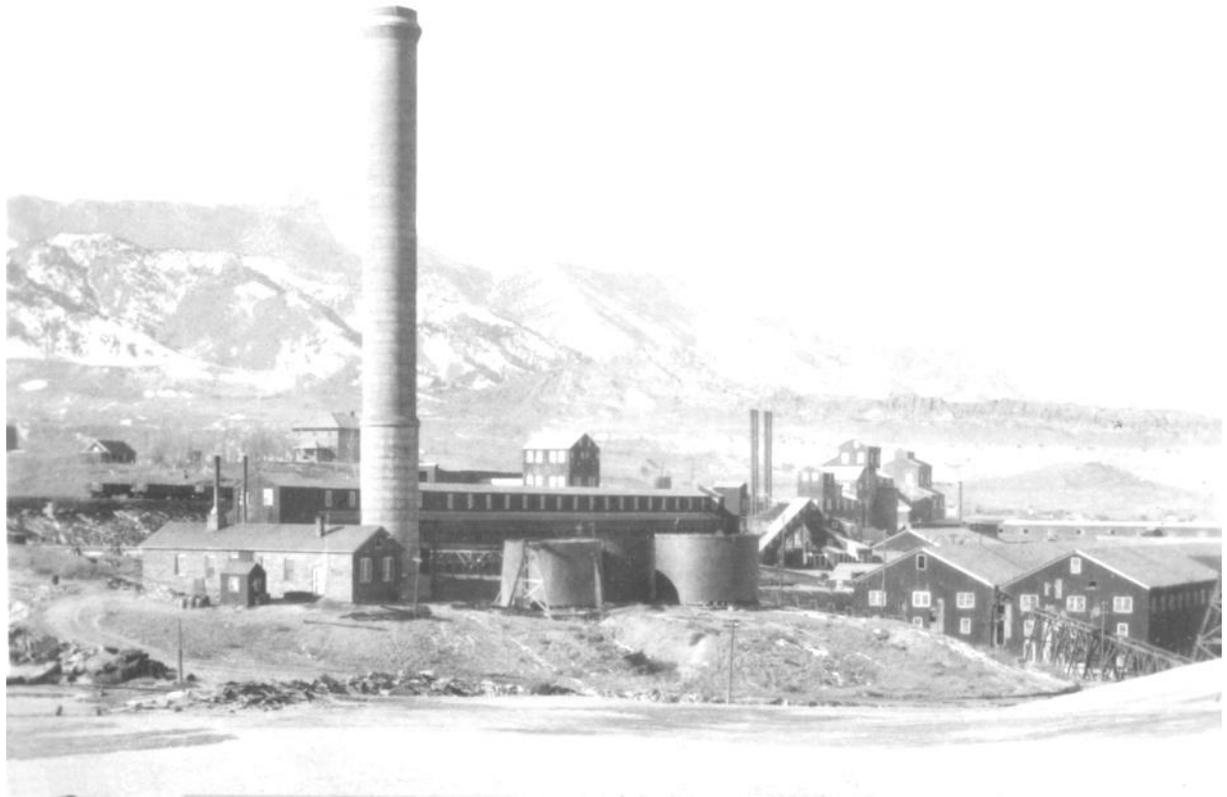


# History

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- Former site of Golden Cycle Mill – A gold processing facility
- Mill operated from 1906 to 1949
- By Mid-1900's – Had processed more gold than any other mill, worldwide.



# Current Conditions

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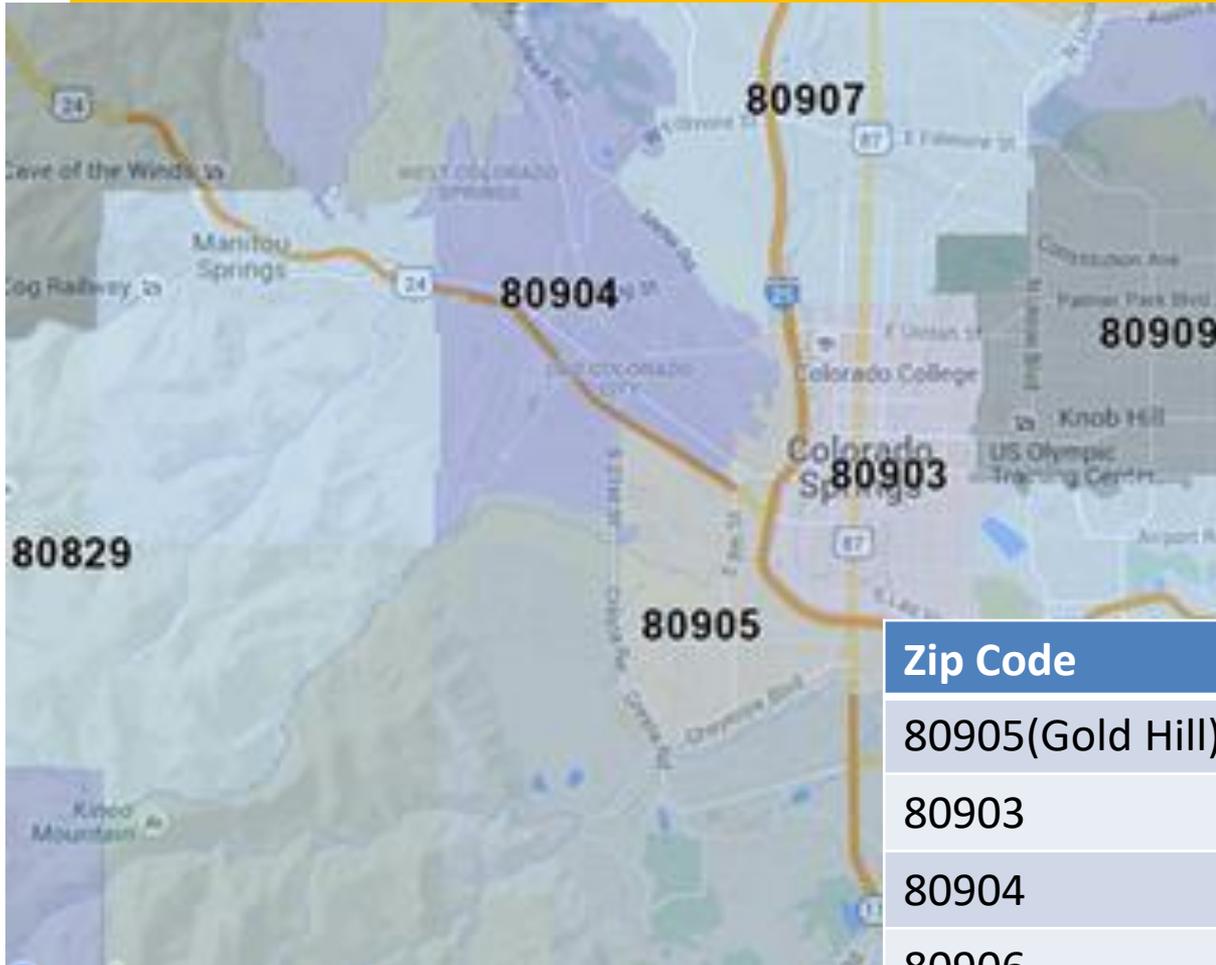


# Missed Opportunity

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# Surrounding Home Prices



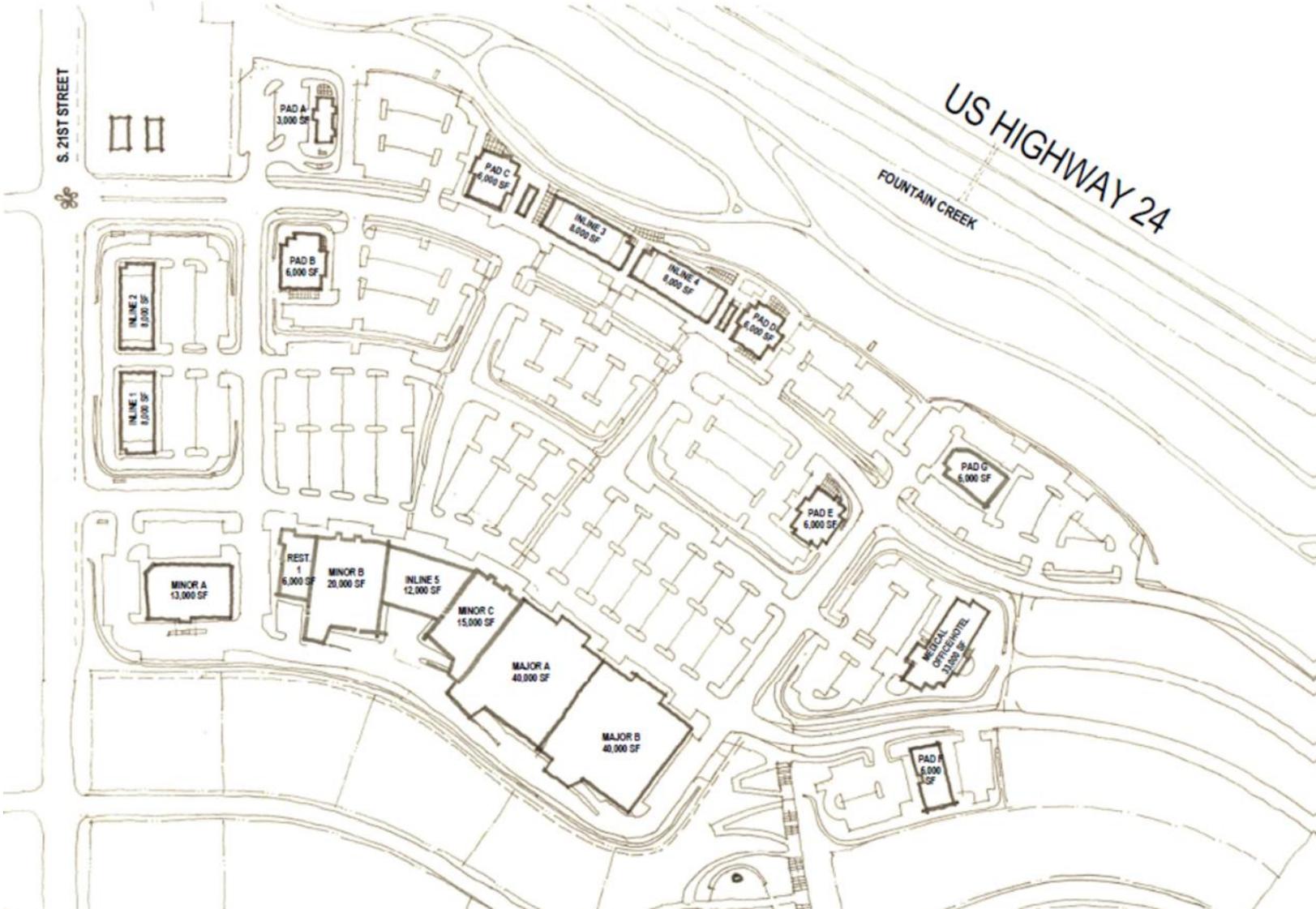
Zip Code	Median \$	Avg. \$/SF
80905(Gold Hill)	\$165,000	\$159
80903	\$193,000	\$169
80904	\$216,400	\$173
80906	\$280,000	\$176

# Project Goals

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- Redevelopment of desirable infill real estate
- Eliminate blighted conditions
- Serve a significant demand for goods and services for residents living west of I-25

# Site Plan



# Key Public Improvements

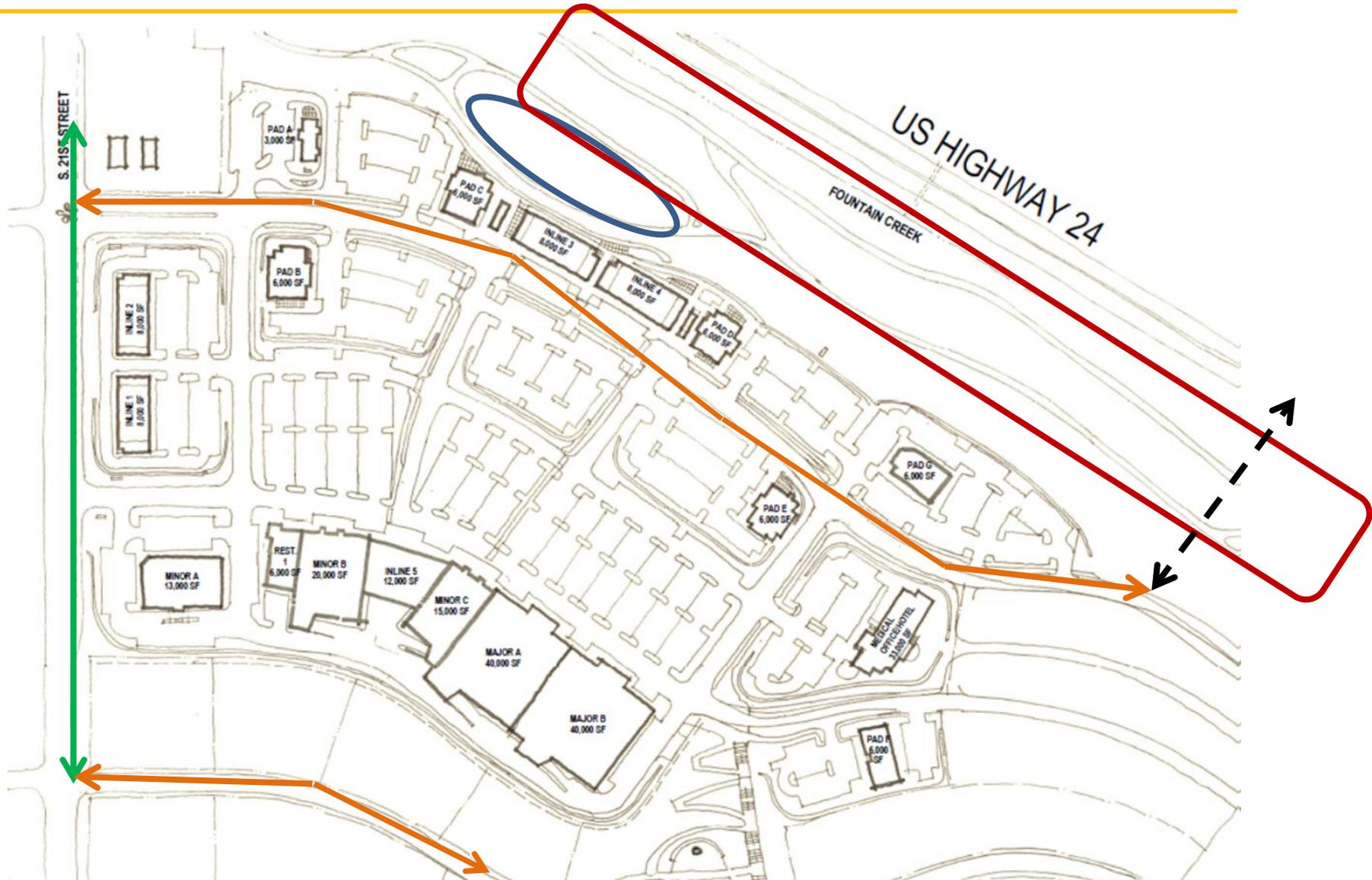


EXHIBIT A



Bio-Swales



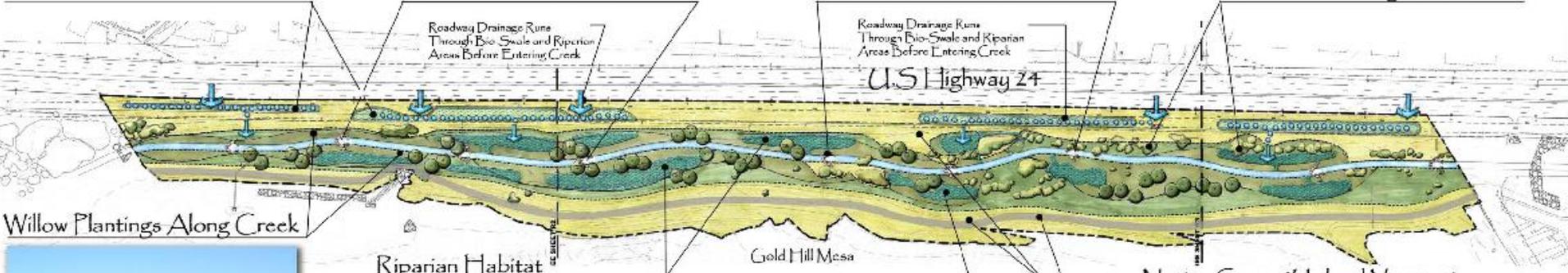
Grade Control Structures



Grade Control Structures



Preserve Existing Trees



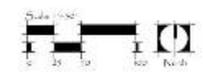
Restoration Plan



Riparian Habitat



Gold Hill Mesa Aquatic Plantings



# Blight Survey

	Site Condition	Gold Hill Mesa	IvyWild	Vineyard	N. Nevada Ave	SW Downtown	Copper Ridge	City Gate	City Auditorium Block
(a)	Slum, Deteriorating Structures		X	X	X	X		X	X
(b)	Defective Street Layout	X	X	X	X	X	X	X	X
(c)	Faulty Lot Layout	X	X	X	X		X	X	X
(d)	Unsafe/Unsanitary Conditions	X	X	X	X	X		X	X
(e)	Deteriorating Site/Improvements	X	X	X	X	X	X	X	X
(f)	Unusual Topography/Inadequate Improvements/Utilities	X	X	X	X			X	X
(g)	Defective Title Problems		X						
(h)	Life Endangering Conditions	X	X	X	X	X		X	X
(i)	Unsafe/Dilapidated Buildings		X	X	X	X		X	X
(j)	Environmental Contamination	X						X*	X**
(k.5)	Health, Safety or Welfare factors requiring high levels of municipal services or physical underutilization/vacancies	X		X	X	X	X		

# Extraordinary: Soil

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# Extraordinary: Foundations

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# Extraordinary: Foundations

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# Extraordinary: Foundations

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# Extraordinary: Foundations

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# Community Benefits

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- Remediate the blight -
  - Relieve drag on the surrounding area
  - Improved western gateway to city
  - Make the 21<sup>st</sup> / Hwy 24 area more attractive for additional re-investment, development, settlement
- Improved surrounding transportation network, open spaces and regional infrastructure
- Provide an amenity for the nearby neighborhoods

# Community Benefits (Cont'd)

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- Create employment opportunities in the construction trades as well as post-construction continuing employment.
- Reduced tendency for sprawl by making the urban environment more attractive.

