

SERVICE PLAN

FOR THE

PINERY EAST

METROPOLITAN DISTRICT

MARCH 1986

AGENDA

Pinery East Metropolitan District
40 Inverness Drive East
Englewood, CO 80112
Thursday, November 20, 1986 at 1:30 p.m.

1. Organizational Report. ✓
2. Directors' Oaths and Conflict Forms. ✓
3. Election of Officers. ✓
4. District Seal. ✓
5. Directors' Bonds. ✓ \$5,000 * \$5,000 Treasur.
6. Schedule of Regular Meetings. ✓
7. District Consultants. ✓ Legal - Coulkins Kramer
Account. -
8. Insurance. - Director's office \$50,000 / Casualty
9. Financing of Bonds. ✓
10. Transfer of Bingham Lake. ✓ Senior to PEMA
improve dam + funds
insurance.
11. Other Business. ✓
12. Adjournment. ✓

CALLEN, KRAMER, GRIMSHAW & HARRING

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December 2, 1987

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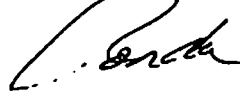
RE: Pinery East Metropolitan District Service Plan

Dear Board of Directors:

Enclosed for your information is a copy of the Pinery East Metropolitan District Service Plan. Also, I want to remind you that the Board of Directors meeting of November 17, 1987, was continued until December 9, 1987 at 1:30 p.m. The main topic for discussion on December 9, 1987 is the Pinery East Metropolitan District's debt election.

Cordially,

CALKINS, KRAMER, GRIMSHAW & HARRING



Ronda L. Sandquist

RLS/lm
Enclosures
9851.001

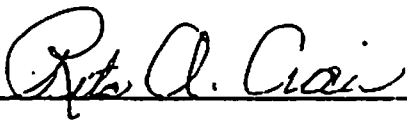
CERTIFICATE OF FILING

IN RE THE ORGANIZATION OF PINERY EAST METROPOLITAN DISTRICT
DOUGLAS COUNTY, COLORADO.

It is hereby certified by the undersigned that on the 18th day of December, 1986, I did receive, in my official capacity as Clerk and Recorder of said Douglas County, an approved service plan of the PINERY EAST METROPOLITAN DISTRICT, Douglas County, Colorado filed pursuant to Section 32-1-306, Colorado Revised Statutes, as amended.

IN WITNESS WHEREOF, I hereunto set my hand this
19th day of December, 1986.

CLERK & RECORDER
Douglas County, Colorado

By: 
Title: Clerk and Recorder

SERVICE PLAN OF
PINERY EAST METROPOLITAN DISTRICT

Prepared for: SENIOR CORP.

Prepared by: CALKINS, KRAMER, GRIMSHAW & HARRING
March 20, 1986

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PINERY EAST METROPOLITAN DISTRICT
SERVICE PLAN

I. INTRODUCTION

This service plan ("Service Plan") sets forth a proposal for the formation of the Pinery East Metropolitan District ("District") in Douglas County, Colorado. The proposed District will serve a development project known as "Pinery East" ("Project"). The Project contains approximately 1,560 acres of land to be developed for primarily residential use, with some commercial/business, park and open space sites. The District will perform an integral role in the Project by providing necessary public services such as roads and street, safety protection, transportation, park and recreational improvements and facilities.

The Service Plan is submitted in accordance with the requirements of Article 1 of Title 32 of the Colorado Revised Statutes, as amended (the "Special District Act"). The major purpose of the Service Plan is to produce satisfactory evidence that the following requirements for County approval, as set forth in Sections 32-1-203(2) and (2.5), C.R.S., as amended, have been met:

"(2)(a) There is sufficient existing and projected need for organized service in the area to be serviced by the proposed special district;

(b) The existing service in the area to be served by the proposed special district is inadequate for present and projected needs;

(c) The proposed special district is capable of providing economical and sufficient service to the area within its proposed boundaries;

(d) The area to be included in the proposed special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

(2.5)(a) Adequate service is not, or will not be, available to the area through the county, other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis;

(b) The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party under section 32-1-204(1);

(c) The proposal is in substantial compliance with a master plan adopted pursuant to section 30-28-106, C.R.S.;

(d) The proposal is in compliance with any duly adopted county, regional or state long-range water quality management plan for the area;

(e) The creation of the proposed special district will be in the best interests of the area proposed to be served."

II. NEED FOR THE DISTRICT

The land in the District is within the boundaries of the Denver Southeast Suburban Water and Sanitation District ("Denver Southeast"). Denver Southeast will provide water and sewer services to inhabitants of the Pinery East Metropolitan District. However, the Pinery East District is needed to provide street, safety protection, transportation, park and recreational facilities and improvements which Denver Southeast is not empowered to provide to the Project. There are no special districts or municipalities in the immediate area which can feasibly provide the services the District will provide on a timely basis.

III. SCOPE OF SERVICES

This Service Plan contains guidelines for the orderly development of the facilities and services described within. The District shall have the ability to exercise all powers within the framework of this Service Plan in accordance with the Special District Act, as either may be amended from time to time. Those powers are:

1. The design, acquisition, installation, construction, operation, and maintenance of parks and recreational facilities and programs.

2. The design, acquisition, installation, construction, operation, and maintenance of street improvements, including, but not limited to, curbs, gutters, culverts, and other drainage facilities, and sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping, and other street improvements.

3. The design, acquisition, installation, construction, operation and maintenance of safety protection facilities and services through traffic and safety controls and devices on streets and highways and at railroad crossings.

4. The design, acquisition, installation, construction, operation and maintenance of a system to transport the public by bus, rail, or any other means of conveyance, or any combination thereof, and to contract pursuant to the provisions of Part 2 of Article 1 of Title 29, C.R.S.

The powers of the District, as listed above, will be used to the extent necessary to provide the services described within this Service Plan. In addition to the above powers, the Board of Directors of the District shall have the following authority:

1. To amend the Service Plan as needed, subject to applicable statutory procedures.

2. To forego the financing and construction of certain improvements if such improvements would be best developed by another entity.

3. To provide additional services or exercise additional authority in order to perform all functions permitted by implication of the Special District Act.

4. To cooperate or contract with other governmental entities to provide regional services or facilities, and to share the costs involved.

All District activities will be undertaken in accordance with and pursuant to the procedures and conditions contained in provisions of the Special District Act, as the same may be amended from time to time, and other applicable statutes.

IV. DISTRICT BOUNDARIES

The District will be known as the Pinery East Metropolitan District. The property to be included within the District is entirely within unincorporated Douglas County, Colorado, and generally includes a 1,560 acre area located approximately three miles north of Franktown, Colorado, four miles south of Parker, Colorado, and east of Parker Road. (See: Vicinity Map, Figure 1.) A map of the District's boundaries is shown. (Figure 2.) Reference

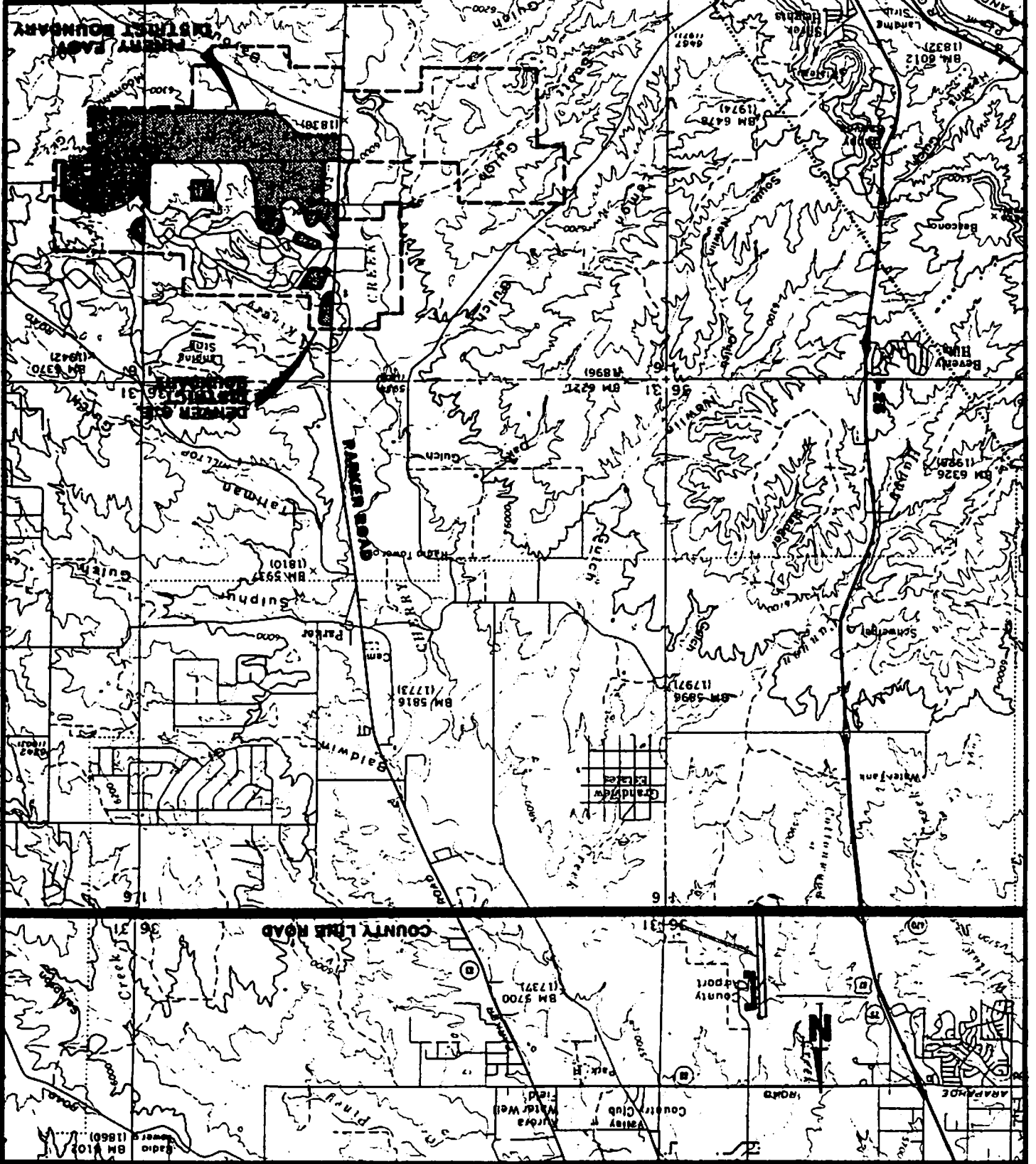
should be made to the detailed legal description attached as Appendix A to the Service Plan for a more precise description of the District boundaries. The current assessed valuation for the property to be included within the proposed District is estimated to be \$120,000.



JANUARY 1968
PROJ. NO. 88-019

**PINERY EAST
METROPOLITAN DISTRICT
SERVICE PLAN**

**FIGURE 1
VICINITY MAP**



V. DEVELOPMENT PROJECTIONS

The Project is located on undeveloped land in Douglas County, Colorado. Douglas County approved the zoning for the Pinery P.D. Master Plan on July 26, 1972, and adjustments to the Project, referred to as the Pinery P.D. Master Plan Adjustment (May 31, 1984) Area. (See; Figure 7, page 25.) The zoning for the planned community includes residential, commercial/business uses, and open space/recreational areas. The zoning permits 5,072 residential units to be constructed, including 2,821 multi-family units, 2,151 single-family units, and 100 estate residential units. This zoning is current and valid, however, for the purposes of planning and preparation of the financial analysis, a build-out of 2,620 dwelling units has been utilized, including for planning purposes only, 660 multi-family units, 1,845 single-family units and 115 estate residential units. At build-out, population within the Project is projected to be approximately 8,500 persons. As presently planned, the Project will proceed in several phases, each of which will involve extensions of certain public facilities and improvements. The District and the planned facilities and improvements are intended to provide the necessary services to accommodate the ultimate land uses and population projections within the Project.

VI. DESCRIPTION OF IMPROVEMENTS AND COST SUMMARIES

A. Introduction

Pinery East Metropolitan District will design, acquire and construct the streets, safety protection, transportation, park and recreational improvements within the Project, as described below. Construction of the planned facilities and improvements will allow for proper sizing and phasing to keep pace with the need for service. All descriptions of the specific facilities and improvements to be constructed, and their related costs, are estimates only and are subject to modification as engineering, development plans, and construction scheduling may require. Actual construction of all improvements by the District will be phased to keep pace with the Project, and the cost of such improvements will vary accordingly.

B. Street and Safety Protection Improvements

The District plans to construct the Pinery Parkway, a four-lane arterial road extending from Parker Road through the District, and certain collector streets or portions thereof, with associated drainage improvements, within the District. The District also plans to construct landscaping improvements to the proposed Pinery Parkway. Turn lanes and signalization improvements to the intersection of Pinery Parkway and State Highway 83 (Parker Road), if necessary, are planned to be constructed by the District.

A summary of the anticipated street and safety protection improvements intended to be constructed are more particularly described in the chart following this section. (Figure 3.) Figure 4 shows a layout of the proposed improvements. The exact improvements to be constructed will depend on the nature of the bonds issued and the needs of the District. Actual road locations may be altered during final design.

The ultimate estimated construction cost for the various improvements will be approximately \$5,516,000 in 1986 dollars. The District intends to dedicate the streets within the Project to Douglas County. As the owner of these streets, Douglas County will be responsible for maintenance of the street and road improvements.

FIGURE 3

Street and Safety Improvements

<u>DESCRIPTION</u>	<u>COST ESTIMATE</u>
1. Pinery Parkway	\$3,150,000
2. Lakeshore Extension Collector Street	631,000
3. Loop Road Collector Street	575,000
4. Democrat Collector Street	302,000
5. Landscaping of Pinery Parkway	520,000
6. Parker Road Turn Lane Improvements	290,000
7. Signalization of Intersection of Pinery Parkway and Parker Road	<u>48,000</u>
TOTAL	\$5,516,000

C. Park and Recreational Improvements

The District plans to design, acquire, construct, operate and maintain a variety of park and recreational improvements including, but not limited to, a pedestrian/equestrian trail system, ponds, open space landscaping and parks, and will provide support services such as irrigation to those improvements. The District will operate and maintain Bingham Lake, an existing lake in the Project, and the surrounding open space buffer. The District may design, acquire, and construct improvements to Bingham Lake and the recreational/open space buffer.

A summary of the ultimate park and recreational improvements contemplated by the Project is contained in Figure 5 and shown on Figure 6, immediately following this section. The exact improvements to be constructed will depend on the nature of the bonds issued and the needs of the District. Actual locations of park and recreation improvements may be altered during final design. The ultimate estimated construction cost of park and recreational improvements necessary to serve the Project at build-out in 1986 dollars is \$2,485,000.

FIGURE 5

Park and Recreational Improvements

<u>DESCRIPTION</u>	<u>COST ESTIMATE</u>
1. Park/Open Space Landscaping and Recreational Amenities	\$1,573,000
2. Ponds	<u>912,000</u>
TOTAL	\$2,485,000

D. Transportation Improvements

To the extent determined by its Board of Directors, the District may participate with other governmental or private entities on the design, acquisition, construction, operation and maintenance of regional roadway improvements and public transportation systems. The District may contribute to roadway improvement and public transit studies. The costs of all such activities are unknown at this time, but for purposes of planning and preparation such costs are estimated to be \$250,000.00.

VII. DESIGN AND CONSTRUCTION STANDARDS

All street and safety protection improvements, and other improvements authorized under the Service Plan, will meet the design, construction, installation, operation and maintenance requirements of Douglas County and all other applicable regulatory agencies. The preliminary design criteria for the improvements will be available and provided to the County upon request.

VIII. FINANCIAL ANALYSIS

The estimated costs, including engineering and contingency costs, of the facilities and improvements to be acquired, constructed and installed are set forth in Section VI of the Service Plan. The estimated costs of the

organization of the District, including legal, financial and engineering services, are approximately \$80,000. These costs have been advanced on behalf of, and will be paid by the District from its initial general obligation bond issue.

It is anticipated that the costs of acquiring, constructing and installing the facilities and improvements contemplated by this Service Plan will be financed primarily by the issuance of general obligation bonds or other evidences of indebtedness in accordance with the Special District Act. (The District may, however, choose to use special revenue or other notes where feasible, or may make improvements out of ordinary cash-flow revenue.)

The bonds, when issued, will have a final maturity of not more than twenty (20) years from the date of issuance, with the first maturity or sinking fund payment being no later than three (3) years from the date of their issuance, as currently required by the Colorado Revised Statutes. The proposed maximum interest rate for the bonds will be 18% and the maximum underwriting discount will be 6%. The exact structure, interest rate and discount will be established at the time the bonds are sold by the District and will reflect market conditions at the time of sale.

It is proposed that a total of \$16,000,000 of indebtedness be submitted to the electors of the District for their approval to fund a portion or all of the necessary

facilities and improvements. This figure includes authorization for contract, bond and other kinds of indebtedness. The financing plan assumes an immediate ability to issue \$8,000,000 in bonded indebtedness. The balance of the District's bond authorization is necessary to cover later construction and cost inflation. The amount of bonds issued will be based on final engineering estimates and actual construction costs. The proceeds of the District's bond issues may also be used to capitalize up to three years' interest, and to pay bond-related legal services and issuing expenses.

Operation and maintenance costs associated with the various facilities and improvements will be primarily financed by the imposition of a general operations mill levy against all taxable property within the District's boundaries. Other sources of revenue, including service charges, fees, rates, tolls and penalties imposed by the District, may also be used to meet operation and maintenance obligations.

The proposed District will have the fees and charges discussed above and a general obligation mill levy as its sources of revenue to retire the indebtedness. The financial analysis attached as Appendix B to the Service Plan shows the projected assessed valuation of the District and other financial projections which demonstrate the economic viability of the District.

IX. CONCLUSION

It is submitted that this Service Plan for the Pinery East Metropolitan District meets the requirements of the Special District Act relating to service plans (Section 32-1-201 et seq., C.R.S. as amended). It is further submitted that, based upon the above information and the counsel of financial and land use advisers, the following conclusions can be made with regard to the proposed District:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District.

2. The existing service in the area to be served by the proposed District is inadequate for present and projected needs.

3. The proposed District is capable of providing economical and sufficient service to the area within its proposed boundaries.

4. The area to be included in the proposed District will have the financial ability to discharge the proposed indebtedness on a reasonable basis.

5. Adequate service is not, or will not be, available to the area through the county, other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

6. The facility and service standards of the proposed special district are compatible with the facility and service standards of each county within which the proposed special district is to be located and each municipality which is an interested party under section 32-1-204(1).

7. The proposal is in substantial compliance with a master plan adopted pursuant to section 30-28-106, C.R.S.

8. The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.

9. The creation of the proposed special district will be in the best interests of the area proposed to be served.

THEREFORE, it is requested that the Board of County Commissioners of Douglas County, which has jurisdiction to approve the Service Plan by virtue of the Special District Act, adopt a resolution approving this Service Plan as submitted.

