

LIVERPOOL METROPOLITAN DISTRICT

SERVICE PLAN

ARAPAHOE COUNTY

1994

Revised and Approved

June 28, 1994

LIVERPOOL METROPOLITAN DISTRICT

Submitted

April 18, 1994

Revised and Approved

June 28, 1994

**Arapahoe County
Colorado**

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TABLE OF CONTENTS

	<u>Page</u>
CHAPTER I - Introduction.....	1
Background.....	1-4
Legal Description.....	4
Planning Description.....	4-6
Intergovernmental Agreement with Arapahoe County.....	6
CHAPTER II - Land Use Plan.....	7
Residential.....	7-8
Single Family Detached	
Single Family Attached	
Commercial/Office Site.....	8-9
Schools and Parks.....	9
Open Space.....	9-10
Piney Creek Wilderness Area.....	10
CHAPTER III - Master Plan for District Services.....	11
a. Street Improvements.....	11
b. Safety Protection.....	11
c. Descriptive Detail of Services of Liverpool Metropolitan District.....	11-14
i. Smoky Hill Road	
ii. Liverpool Street - Phase I	
iii. Collector Road	
iv. Liverpool Street - Phase II	
v. Bridge/Box Culvert	
vi. Arapahoe Road	
vii. Maintenance of Landscaping	
viii. Signals and Signage	

	<u>Page</u>
CHAPTER IV - Cost Estimates and Phasing	15
Table IV - 1.....	16
Table IV - 2.....	17
Table IV - 3.....	18
Table IV - 4.....	19
Table IV - 5.....	20
Table IV - 6A.....	21
Table IV - 6B.....	22-23
Table IV - 6C.....	24-25
CHAPTER V - Financial Detail for the Liverpool Metropolitan District	26-36
Major Assumptions.....	26-27
Capital Costs and Construction Schedule.....	29
Annual Debt Service.....	31
Cash Flows of the District.....	34
CHAPTER VI - Statutory Compliance	37-38

INDEX OF ILLUSTRATIONS

	<u>Page</u>
Figure 1 - Vicinity Map.....	2
Figure 2 - Aerial Photograph.....	3
Table IV-1 - Cost Estimate for 1995.....	16
Table IV-2 - Cost Estimate for 1996.....	17
Table IV-3 - Cost Estimate for 1997.....	18
Table IV-4 - Cost Estimate for 1998.....	19
Table IV-5 - Cost Estimate for 1999.....	20
Table IV-6A - Cost Estimate Summary.....	21
Table IV-6B - Cost Estimate Phase I.....	22-23
Table IV-6C - Cost Estimate Phase II.....	24-25
Table 5-1 - Type of Development Planned and Population Estimate.....	28
Table 5-2 - Calculation of Assessed Valuation.....	30
Table 5-3 - Debt Service Schedule for series 1994 Bond Issue.....	32
Table 5-4 - Debt Service Schedule for Series 1997 Bond Issue.....	33
Table 5-5, Part I - Cash Available for Debt Service.....	35
Table 5-5, Part II - Bond Issues Detail.....	36
Exhibit A - Land Use Plan for Greenfield Community.....	39
Exhibit B - Legal Description.....	41
Exhibit C - Absorption Letter and Growth and Sales Assumption Table.....	43
Exhibit D - Engineer's Letter and Cost Estimates.....	52
Exhibit E - Land Donation Letter.....	59
Exhibit F - Developer's Fee Letter.....	61

CHAPTER I

Introduction

BACKGROUND

The proposed Liverpool Metropolitan District is a result of the planned Greenfield community development. A location vicinity map is shown in Figure 1. Also refer to Figure 2, an aerial photograph of the site.

The purpose of the Liverpool Metropolitan District is to supply the necessary improvements of collector and arterial roads, related drainage, landscape areas, signage and signalization, and landscape maintenance. The State Legislature, as provided in the Colorado Revised Statutes 32-1-201 and 32-1-301, as amended, has recognized that a centralized public authority can promote comprehensive planning of community needs and provide a program of municipal debt financing to equally distribute the costs over an extended period of time. It is believed that the Liverpool Metropolitan District will provide the best possible vehicle for the provision of these services. While meeting the community needs, no peripheral financial burden will be placed on other residents of Arapahoe County.

This service plan has been prepared to show the staged planning and financial analysis for the proposed Liverpool Metropolitan District. In accordance with the State of Colorado's "Special District Control Act", this plan includes the following.

1. Description of service plan area
2. Maps of proposed service plan area
3. Description of the type of development planned and estimate of population
4. Description of facilities to be installed

5. Standards of construction
6. Estimate of costs and phasing schedule
7. Financial projections

LEGAL DESCRIPTION:

Exhibit A is a map showing the land areas to be included in the service area. The specific area is described in the accompanying legal description and contains approximately 308 acres. Exhibit B is the legal description of the land.

PLANNING DESCRIPTION:

In order to develop this master plan, it is necessary that some basic assumptions be made concerning growth and sales of homes. Most of these growth and sales assumptions have been confirmed by the Genesis Marketing Group, (See Exhibit C).

This service plan will parallel, within legal and physical limits, the objectives of the Arapahoe County Comprehensive Land Use Plan, as most recently revised in July 1993. This zone is approximately 308 acres in total area. The following specific objectives are addressed.

1. Services for all possible land uses, i.e. commercial, residential, school and park uses.
2. An integrated roadway system serving new development through phased expansion.
3. Promotion of southeast Arapahoe County regional transportation systems.
4. Access to parks and recreation systems.

5. Promote coordination with other service bodies to ensure services outside the scope of Metro District capabilities (i.e., water, sewer, and fire protection).

The proposed Liverpool Metropolitan District intends to provide the two services of Street Improvements and Safety Protection as enumerated below as they are needed within the District's boundaries. The District intends to cooperate with others whenever possible via intergovernmental contracts.

The District plans to provide the following public services:

STREET IMPROVEMENTS

- South 26' of Smoky Hill Road, including asphalt plus acceleration and deceleration lanes, curb, gutter, sidewalk, pavement markings, signage all grading and utility relocation, and landscaping
- West 26' of Liverpool Street, including asphalt plus acceleration and deceleration lanes, curb, gutter, sidewalk, pavement markings, signage all grading and utility relocation, and landscaping
- Collector greenway, including asphalt plus acceleration and deceleration lanes, curb, gutter, sidewalk, pavement markings, signage all grading and utility relocation, and landscaping
- North 26' of Arapahoe Road, including asphalt plus acceleration and deceleration lanes, curb, gutter, sidewalk, pavement markings, signage all grading and utility relocation, and landscaping
- Maintenance of landscaping installed by this District.
- All streets will be constructed to the standards of Arapahoe County and then dedicated to the county for maintenance.

SAFETY PROTECTION

- Signals, signage, and safety facilities

It is expected that the Greenfield area will contain office, commercial, residential, school, and open space uses. The proposed District boundaries include enough land for a buildout estimated to be completed by the year 2000. The area of proposed development is shown on the Land Use Plan, Exhibit A. Exhibit C shows the land absorption for build out by the year 2000.

INTERGOVERNMENTAL AGREEMENT WITH ARAPAHOE COUNTY

In accordance with a request from County staff, the District will execute an Intergovernmental Agreement with Arapahoe County providing assurances that the promised improvements will be constructed, or that Arapahoe County may utilize District funds to construct the improvements.

CHAPTER II

Land Use Plan

The approved land use plan for the 308.0 acre Greenfield community, which will be serviced by the Liverpool Metropolitan District, is as follows (Refer to Exhibit A):

Residential

Detached Single Family	194.3 acres
Attached Single Family	24.9
Commercial/Office Use	12.5
Schools and Parks	12.6
Open Space/Drainage Use	36.5
Piney Creek Wilderness Area	<u>27.2</u>
TOTAL	308.0 acres

The Greenfield community will utilize the 308.0 acres in the following manner:

Residential

Single Family Detached

This area will comprise 194.3 acres with a total of 608 units. It will be designed into six separate neighborhoods with a mix of the four projected product lines in each.

These product lines are as follows:

- A** 160 units
Approximate Lot Size: 60 ft. x 100 ft.
Average Price: \$160,000
Square Footage: 1,740 to 1,968

B 175 units
Approximate Lot Size: 65 ft. x 100 ft.
Average Price: \$176,000
Square Footage: 1,950 to 2,200

C 149 units
Approximate Lot Size: 70 ft. x 100 ft.
Average Price: \$195,000
Square Footage: 2,350 to 2,700

D 124 units
Approximate Lot Size: 65 ft. x 100 ft.
Average Price: \$215,000
Square Footage: 2,528 to 3,127

Single Family Attached

This area will consist of 24.9 acres which allow 190 units. There are two plans currently under consideration for this area. The first is the construction of townhomes at a density of 8 units per acre, with four to six unit buildings. These units would range in size from 1,200 to 1,700 square feet and average price \$145,000. Because the zoning allows single family homes, a higher density single family detached product could be constructed, which would be similarly sized and priced.

Commercial/Office Site

This area will comprise the northeast corner of the property. It is located at the southwest corner of the intersection of Smoky Hill Road and Liverpool Street. Smoky Hill Road extended to the east is a major arterial and will intersect the planned E-470 approximately two miles east of Greenfield.

This parcel allows retail shopping, professional offices, public uses, and quasi-public uses. Uses not allowed are auto sales or service uses, auto laundry, service stations, or drive-through restaurants. Development criteria includes a 50 foot buffer strip along Smoky Hill Road and Liverpool Street, part of which will be included in the District.

Schools and Parks

This parcel will comprise 12.6 acres along the western boundary of the property. The current plan is for an elementary school, which the Cherry Creek School District indicates that it needs in the area, especially with this community. This school will be accessed by both the Collector Road, a District Street, from within the community and from the community to the west. The school will be most convenient to the Greenfield community. The elementary school is planned to be adjacent to a middle school/junior high school that the school district proposes to build on the property immediately to the west.

Open Space

The total area of open space will be 36.5 acres and will consist primarily of linear greenbelts, drainage areas, and detention ponds. The two main corridors will run from northeast to southwest through the center of the property, roughly parallel to each other, before opening into the Piney Creek Wilderness Area. Exceptional views open along these corridors to the mountains to the southwest.

These open space areas will not only provide drainage areas for the property, but will also create buffer areas between the different neighborhoods. Either the Homeowner's Association of the Greenfield community or the local park district will own and maintain these open space areas.

Piney Creek Wilderness Area

This area will comprise 27.2 acres near the south end of the property. Piney Creek itself runs from east to west near the south end of the property and is totally encompassed in the wilderness area. Wildlife corridors will be preserved and minimal enhancement to preserve slopes is envisioned. However, trails will be added to accommodate horses, bicycles, and foot traffic, with ownership and maintenance of the entire area most likely to be provided by the Arapahoe Park and Recreation District.

CHAPTER III

Master Plan for District Services

a. Street Improvements

The District will control, design, and construct major roads and storm drainage facilities related thereto. These would include, but are not limited to, collector roads (80' R.O.W.) and arterial roads (110' and 140' R.O.W.) up to and including participation in the cost of highway improvements. These roads will all be built to applicable Arapahoe County Standards and dedicated to Arapahoe County after appropriate warranty periods.

b. Safety Protection

The District will provide for future major road signalization, such as intersection traffic lights and other traffic control devices. Street signs and minor traffic control (i.e. stop signs, speed limit, etc.) will also be provided by the District, and maintained by Arapahoe County.

c. Descriptive Detail of Services of Liverpool Metropolitan District

i. SMOKY HILL ROAD

Smoky Hill Road will be designed and improved on the north property boundary from the northwest property corner to the intersection with Liverpool Street. This distance is approximately 1,475 LF. Two lanes of asphalt roadway will be added to the south side of Smoky Hill Road, each 13' wide, plus curb and gutter, and an estimated 12" in depth. Acceleration and deceleration lanes, as required, will be installed. There will be a 15' wide landscape buffer that will be fully improved along with a 5' wide detached sidewalk that will run through this buffer area.

Included in the cost estimates for Smoky Hill Road is an estimate for dirt work and for engineering.

ii. LIVERPOOL STREET - Phase I

Liverpool Street will be designed and improved from the intersection with Smoky Hill Road at the north to the central open space corridor (See Exhibit A). This distance is approximately 2,000 LF. The improvements will include two lanes of asphalt, each 13' wide and an estimated 12" deep, acceleration and deceleration lanes, vertical curb and gutter along the west side of Liverpool Street, and a 43' landscape buffer, which will include an 8' detached sidewalk. The cost estimates for Liverpool Street also include estimates for dirt work and for engineering.

iii. COLLECTOR ROAD

The collector road will form a loop from Liverpool Street to Smoky Hill Road through the interior of the Greenfield community. There will also be a connector road from the main collector to the west property boundary. This connection will provide access to the school site located in the Greenfield community as well as to future development to the west and eventually Orchard Road. The Collector Road will be designed and constructed with an asphalt section measuring 32' as well as vertical curb and gutter on both sides. The sidewalk will be detached and will be included in the 20' wide landscape buffer along both sides of the street. The length of the Collector Road will be approximately 5,500 LF. The cost estimates also include estimates for dirt work and for engineering.

iv. LIVERPOOL STREET - Phase II

Liverpool Street will be designed and improved south from the central open space corridor (See Exhibit A) to the bridge approach, just north of the intersection with

Arapahoe Road. This distance is approximately 2,700 LF. The improvements will include two lanes of asphalt, each 13' wide and an estimated 12" deep, vertical curb and gutter along the west side of Liverpool Street, and a 43' landscape buffer, which will include an 8' detached sidewalk. Acceleration and deceleration lanes, as required, will be installed. The cost estimates for Liverpool Street also include estimates for dirt work, engineering, and for soil stabilization and landscaping at the bridge approach. This bridge approach will rise above the current grade of the south end of Liverpool Street which necessitates the soil stabilization and landscaping.

v. BRIDGE/BOX CULVERT

The bridge/box culvert will be constructed at the intersection of Liverpool Street and Arapahoe Road. The structure will be raised above current grade enough to allow Piney Creek as well as a path for horses to pass underneath. The bridge/box culvert construction will include the structure as well as lights, hand rails, and guard rails. The District will be responsible for 25% of the costs, including design costs, with the remaining 75% being allotted to the other developers that will have direct access to the bridge/box culvert.

vi. ARAPAHOE ROAD

Arapahoe Road will be designed and improved from the west property boundary to the bridge approach, just west of the intersection with Liverpool Street. The distance is approximately 2,650 LF. The improvements will include two lanes of asphalt, each 13' wide and an estimated 12" deep, acceleration and deceleration lanes, as required, vertical curb and gutter along the north side of Arapahoe Road, and a 15' landscape buffer, which will include a 5' detached sidewalk. This buffer area will cover the area from the west property boundary to the section of

Arapahoe Road that directly borders Piney Creek, an approximate distance of 1,200 LF. The remaining frontage will be slope stabilization, a distance of 1,450 LF, along Piney Creek. The cost estimates also include estimates for dirt work and for engineering.

vii. MAINTENANCE OF LANDSCAPING

The District will be responsible for maintaining the landscape improvements along District roads. These include the buffer areas along Smoky Hill Road, Liverpool Street, and Arapahoe Road, as well as along the Collector Road, located on the interior of the Greenfield community. This maintenance will include the cost of water, maintaining the landscaped portions of the buffer areas, and also the detached sidewalk which will run throughout these areas.

viii. SIGNALS AND SIGNAGE

The signals and signage that will be provided for the Liverpool Metropolitan District will include traffic and street signs as well as any traffic signals that will be necessary for the increased use of Smoky Hill Road, Arapahoe Road, Liverpool Street, and the Collector Road.

This is an abridged version. Due to size, the complete Service Plan could not be posted on the website. The complete Service Plan is available for review at the offices of R.S. Wells L.L.C., located at 6399 S. Fiddler's Green Circle, Suite 102, Greenwood Village, CO 80111 and at The Arapahoe County Records office.