

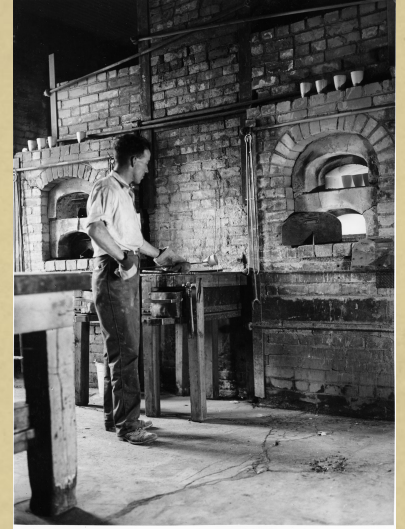


From Booming to Barren and Back



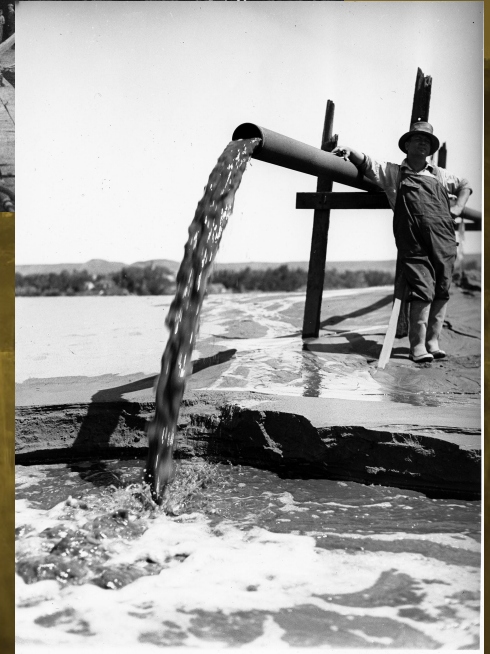
The Great Golden Cycle Mill

- The most highly producing mill in the nation, 1906 - 1949
- Burned in 1907 from coal dust explosion; reconstructed with better automation.
- Processed 15 Million tons of ore, from Cripple Creek Mining District.
- Produced 483,771 pounds of gold/ \$200 million of gold bullion (Worth over \$9 Billion in today's dollars)
- Mill process entailed crushing, roasting and chemical treatment, efficient for extracting gold from silver and tellurium based ore, known as 'sylvanite'



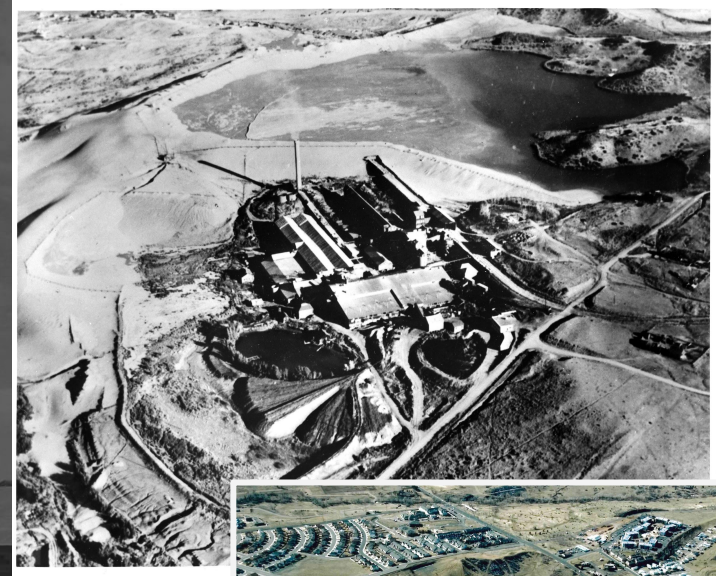
Remains of an Era

- Mill closed permanently in 1949 after production was diverted for war effort
- Buildings disassembled; foundations left behind
- Smokestack stands as a monument, 130 foot tall
- Crushed ore left fine sand known as 'tailings'



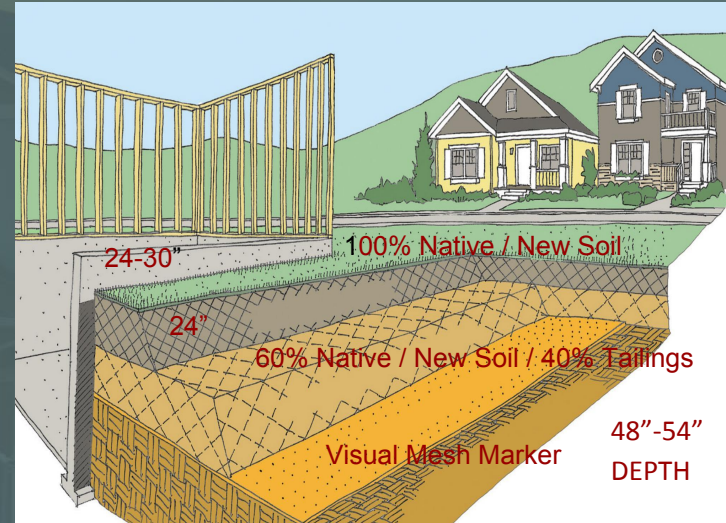
The Barren Years

- 210 acre site sat dormant for over 50 years
- Subject to erosion
- Approximately over 300K cubic yards of concrete rubble
- Underutilized land attracted vandalism and pollution
- Native vegetation did not grow on blighted land depleted of topsoil



Mechanisms for Redevelopment

- Reclaimed Brownfield - 1998
- Voluntary Clean-Up Plan - 2003
- CHFA - Revolving loan
- Urban Renewal Designation - 2004



Remediation Process

Smart Growth

- Following Neo-Traditional Neighborhood Development principles
- The only TND zoned neighborhood in Colorado Springs
- Creates a more sustainable, functional neighborhood



Refining the Future by Honoring the Past

- Homes built with seven classic architectural styles
- Design-based setbacks
- Walkable neighborhood, built on grid
- Alley loaded garages
- Green-ways and connecting public spaces
- Tree-lined Street (over 2,000 planted at Completion)



Renewed Purpose: Connecting Community

- Gathering spaces & community center
- Fitness center and mailroom
- Vitality through community activity
- Art on the Mesa
- Music on the Mesa
- First 1-Gigabit Fiber Optic neighborhood in Colorado Springs



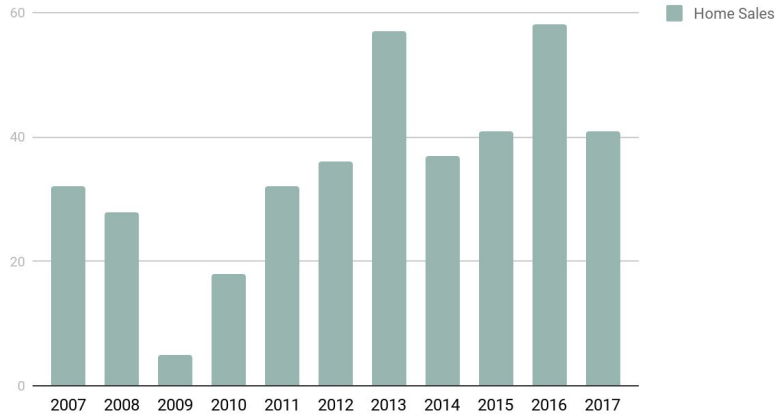
Residential Growth

- 4 residential builders: JM Weston Townhomes, Hi-Point Homebuilders, CreekStone Homes, introducing David Weekley Homes (national builder model opens December 2017)
- 385 occupied homes
- 614 at full build out
- Single family/ multi-family product mix

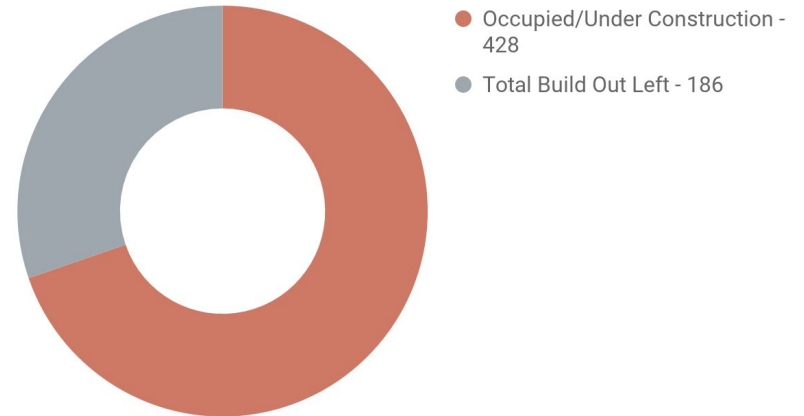


By the Numbers

Home Sales



Stage of Completion



Adaptive Planning: Mixed-Use Commercial Concept

- Reimagining retail; digital disruption and e-commerce impact
- Mixed-Usage - combines residential, commercial and hospitality.
- Integrate experiential entertainment and restaurants
- Forward-looking possibilities: adapt and prepare for a dynamic future market
- Challenge: design and build to changing commercial landscape to stay relevant



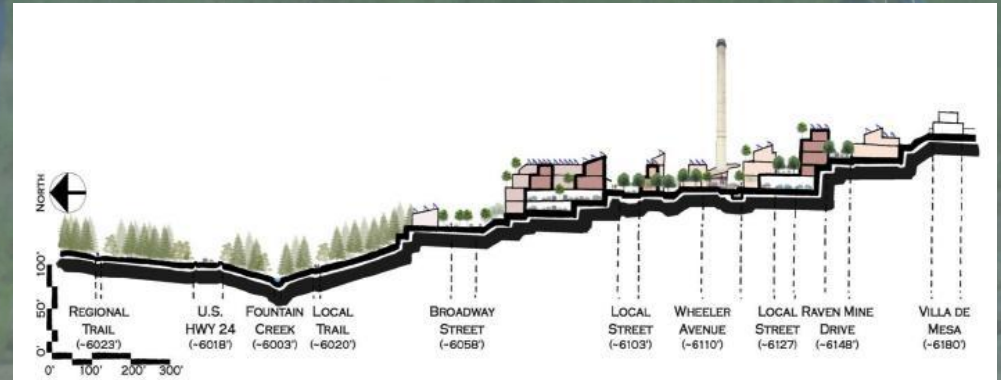
Commercial Site Preparation

- Environmental
- Geo-technical
- Infrastructure design challenges
- Slope and grading
- Concrete debris removal



Fountain Creek Restoration

- Public – Private Partnership: CDOT, City of Colorado Springs, Gold Hill Mesa
- Armored 3,000 linear feet of streamside against 50-year storm event in the 100-year floodplain
- Keepers of the Creek Annual clean-up





AREA ID	SF	AC
GROSS PROJECT AREA	3,177,715	72.95
GROSS RETAIL AREA	1,515,784	34.80
1	108,495	2.49
2	125,869	2.89
3	74,112	1.70
4	83,307	1.91
5	50,400	1.16
6A	92,373	2.12
6B	120,455	2.77
6C	172,819	3.97
7	82,206	1.89
8	86,016	1.97
9	54,152	1.24
10	154,280	3.54
11	75,027	1.72
RETAIL ROW & TRACT	236,273	5.42

Commercial Concept Plan