



Broomfield Civic Center

Broomfield, Colorado

REAL | CAPITAL | SOLUTIONS

The Broomfield Civic Center Property – and more.....

Think about the places you have visited where you felt a strong connection. If you take away the places of natural wonder, it's a good chance that those places stand out to you not because of the design of a particular building, but because of the people and activities taking place. Memorable places occur where the buildings and the outdoor rooms they create set a stage for people to feel comfortable, vitalized, and encourage them to stay for a while – and to return.

The concept for the RCS proposal is rooted in the Broomfield Civic Center Master Plan integrated with new opportunities presented by RCS's proposed incorporation of the Safeway property south of the Civic Center on 120th Avenue. The expansion of the project to the south opens up new possibilities regarding connections, shopping, and placemaking.

The proposed design of the Civic Center and Safeway Property is based on several of the proposed goals put forth by the RFP along with long established placemaking principles:

- Create a place for people to gather and linger for extended periods of time
- "Right Size" it. Make it compact enough that it feels energized with just a few people present and large enough for bigger events.
- Incorporate a mix of uses to extend the hours of use 24/7
- Provide a variety of choices for activities for all ages
- Provide opportunities for local eateries and retail outlets
- Provide professional office space – customers for the restaurants/retail and users for the open spaces during the day
- Provide a mix of residential types – customers for the restaurants/retail and users for the open spaces nights and weektends.
- Complement the park-like setting of the Civic Center area

Additionally, the RFP requests consideration for the surrounding context of retail, housing and civic uses. There are a number of guiding principles in creating a successful mixed-use place:

- Successful retail needs to have access and visibility to main thoroughfares
- Thriving mixed use projects must have operational vision, physical form giving, destination uses, and a residential population to create the critical mass required to enliven the street and support the businesses
- A true mixed-use place engages the pedestrian and automobile equally
- People Places are created by flexible environments that set the stage for a multitude of opportunities
- Provide opportunities for delight and surprise – allow for some unpredictability to add spice and excitement.
- Include enough "soft infrastructure" to get the place activated
- Use buildings to create outdoor rooms – the backdrop and containment created by the architecture can provide a more dynamic environment than a space that is too wide open

Two alternatives are presented as part of this proposal. Both alternatives implement these principles to create a unique place for Broomfield. The proposal is based on the vision of creating a mixed-use center that becomes the connecting tissue between Broomfield's Civic Center, Community Park, and the retail corridor of 120th Avenue. The plan expands beyond the boundaries of the RFP by incorporating the adjacent Safeway property into the development, allowing for a larger and more cohesive town center concept, drawing activity from 120th Avenue into the broader neighborhood and activating the public spaces beyond.

The designs emphasize a pedestrian-friendly "main street" environment, drawing some of the 40,000 vehicles that pass by each day on 120th Avenue. This street becomes a primary gateway and connection between 120th Avenue and Broomfield's Community Park, drawing pedestrians and vehicles alike into this vibrant new neighborhood. While providing space for cars, the street also gives pedestrians equal consideration. Both options establish a significant outdoor gathering place as its main focus along the street, just north of the intersection of the "main street" and 1st Avenue.

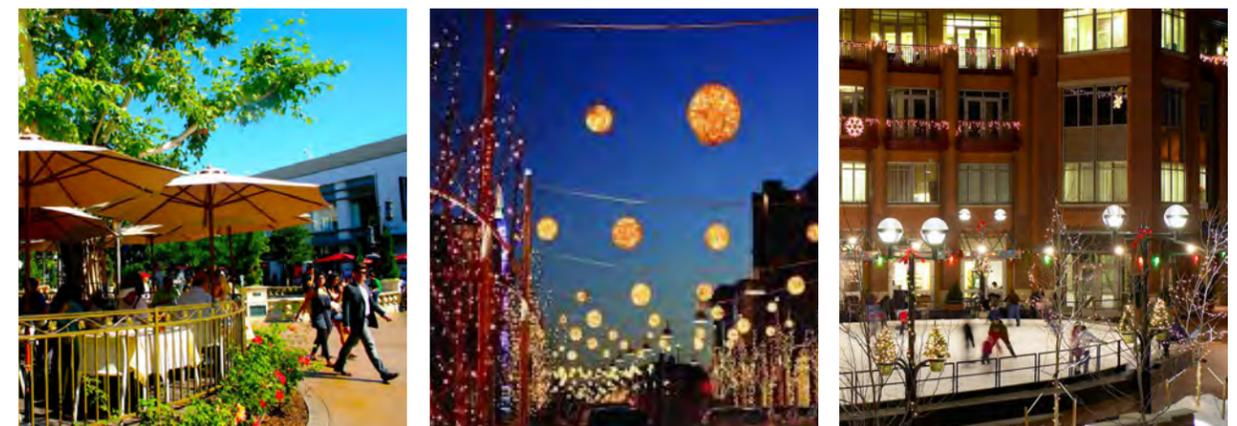
The intersection of 1st Avenue and "main street" will be framed by retail and retail/office buildings at each of the four corners, creating a focal point for the neighborhood where residents can walk to lunch at an outdoor patio or enjoy a latte at the local coffee shop. Combined with the outdoor green, these streets can be closed for special events, effectively providing a large area for festivals, concerts, farmer's markets and art fairs. Convenient on-street parking, patterned paving and large pedestrian zones will dominate the streetscape, turning this formerly auto-centric area into a pedestrian zone that is the fabric of the Civic Center neighborhood.

An essential part of the success of a mixed-use center, the project seeks to create enough critical mass of local residents and visitors to support an enlivened street environment. The 2 and 3 story building forms will provide an appropriate level of scale to give an urban sense of place to the outdoor gathering green. Residents and visitors alike will appreciate the opportunities for a sandwich or coffee here, and allow the kids to enjoy themselves in the pop jet fountain and play areas. Professional office occupants will seek out the area due to the mix of uses, access to major thoroughfares, exposure during events and convenience to a lunch time walk around the park. Local businesses will be favored in the tenant mix that will be enticed by the event programming, residential density and exposure to 120th Avenue.

The plan connects the central gathering space/green to Broomfield's Community Park. The public spaces will include plazas that support outdoor dining, a children's spray park, a small "band on the bricks" performance stage, and public art. The project will embrace the technology requirements of today's young professionals with Wi-Fi connections at coffee shops or other eateries. The streets in the core could act more like a plaza than a street. These blurred lines allow public spaces to become a workplace, concert floor, farmer's market, or an art walk. Local examples of this type of pedestrian-friendly retail environment include Belmar in Lakewood, Pearl Street in Boulder, 29th Street Mall in Boulder, Old South Pearl in Denver, and Main Street in Louisville. By providing these types of flexible spaces, the design creates an environment that allows for many events and uses, which is how successful "people places" are created.

Edges are also an important consideration in the proposal. In particular, the Main Street edge will be lined with townhomes serving as a sensitive transition from the single family neighborhood to the west.

The Civic Center project is an outstanding opportunity for the City and County of Broomfield to capitalize on a terrific location, accessibility, and amenities to create a vibrant town core. This project can become a signature development and a successful partnership with the City. Both DTJ and RCS hope to continue our long lasting relationship with the community of Broomfield through collaboration on this exciting development.



Broomfield Civic Center

Broomfield, Colorado

January 20th, 2015

Real Capital Solutions

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Option 1 - Large Central Green

- Create strong pedestrian and vehicular connection to existing City Library/Community Park.
- Provide Large Central Green Space surrounded by Retail uses.
- 'Main Street' terminates at large Central Green with Iconic Tower element.
- Central Green provides opportunity for stage, amphitheater, performances, open play area, play structure, water feature etc.
- Central Green loop road and East 1st Avenue could be easily closed for larger festival events.
- Townhomes on Main Stret helps transition to existing single family to the west.
- Multi-family buildings placed to greet the street and support the Retail uses.

Option 1 Large Central Green

Northern Block

Commercial Uses:	SqFt	Parking Req.	Spaces Req.	Provided
Stand Alone Retail	18,100sf	5/1000	91 sp	100 sp (over parked by 9 spaces)
Residential Uses:		Parking Req.	Spaces Req.	Provided
26 units Townhomes 3 & 4 Plex		3 BR/2.5 sp	65 spaces	101 spaces (52 gar/49 sp)
162 units Multi-family 3 stories		2BR/2 sp	324 spaces	314 spaces
182 total units			389 spaces req.	415 provided (over parked by 26 spaces)
Northern Block over parked 35 spaces				

Southern Block

Commercial Uses:	SqFt	Parking Req.	Spaces Req.	Provided
Existing Retail	26,000sf	5/1000	130 sp	
Mixed Use				
Retail	28,800sf	5/1000	144 sp	
Office	28,800sf	3.3/1000	96 sp	
Stand Alone Retail	19,200sf	5/1000	96 sp	
	102,800sf		466 sp req.	398 provided (under parked by 68 spaces)

Southern Block under parked 68 spaces

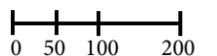
Total Summary

	SqFt	Spaces Req.	Provided
Commercial Uses:	122,300sf	557 spaces	498 provided
Residential Uses:	182 units	389 spaces	415 provided
		946	913
Combined North and South Blocks under parked 33 spaces			



Broomfield Civic Center - Site Plan Option 1

Broomfield, Colorado



January 20th, 2015

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Option 2 - 'Main Street' with Pocket Green

- Create strong pedestrian and vehicular connection to existing City Library/ Open Space.
- Provide dominant Retail/Pedestrian Street with direct route to Existing Park.
- Small Pocket Green provides opportunity for small festival green, open play, play structure or water feature.
- 'Main Street' and East 1st Avenue could be easily closed for larger festival events.
- 'Main Street' is anchored with two Iconic Tower features.
- Townhomes placed to help transition to existing single family to the west.
- Multi-family buildings placed to greet the street and support the Retail uses.

Option 2 Main Street with Pocket Green

Northern Block

Commercial Uses:	SqFt	Parking Req.	Spaces Req.	Provided
Stand Alone Retail	21,500sf	5/1000	108 sp	99 provided (under parked 9 spaces)
Residential Uses:		Parking Req.	Spaces Req.	Provided
26 units Townhomes 3 & 4 Plex		3 BR/2.5 sp	65 spaces	101 spaces (52 gar/49 sp)
168 units Multi-family 3 stories		2BR/2 sp	336 spaces	349 spaces
194 total units			401 spaces req.	450 provided (over parked by 49 spaces)

Northern Block over parked 40 spaces

Southern Block

Commercial Uses:	SqFt	Parking Req.	Spaces Req.	Provided
Existing Retail	26,000sf	5/1000	130 space	
Mixed Use				
Retail	28,800sf	5/1000	144 spaces	
Office	28,800sf	3.3/1000	96 spaces	
Stand Alone Retail	19,200sf	5/1000	96 spaces	
	102,800sf		466 spaces req.	392 provided (under parked by 74 spaces)

Southern Block under parked 74 spaces

Total Summary

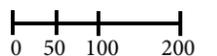
	SqFt	Spaces Req.	Provided
Commercial Uses:	124,300sf	574 spaces	491 provided
Residential Uses:	194 units	401 spaces	450 provided
		975	941

Combined North and South Blocks under parked 34 spaces



Broomfield Civic Center - Site Plan Option 2

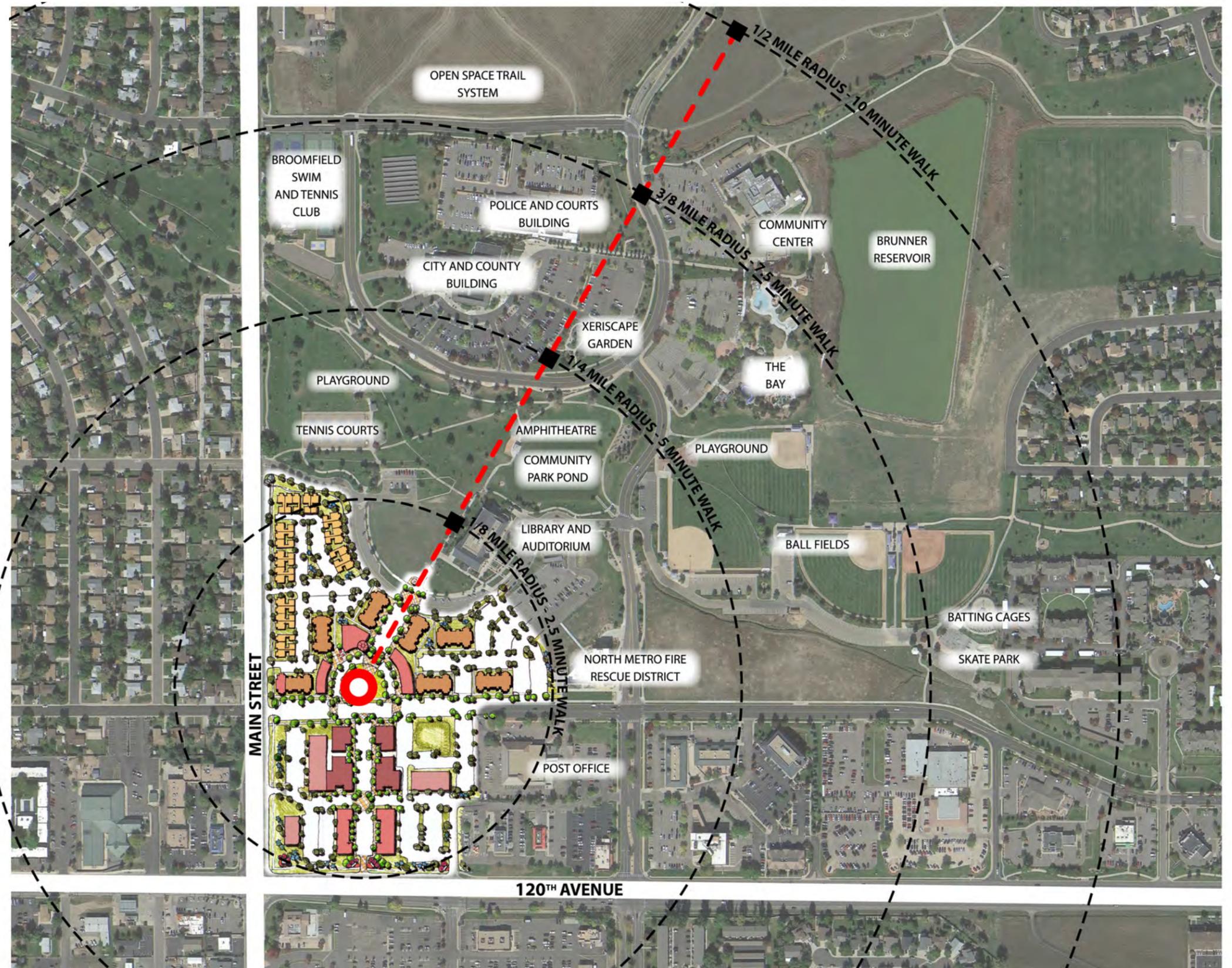
Broomfield, Colorado



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Broomfield Civic Center - Amenity and Recreation Context Plan

Broomfield, Colorado

January 20th, 2015

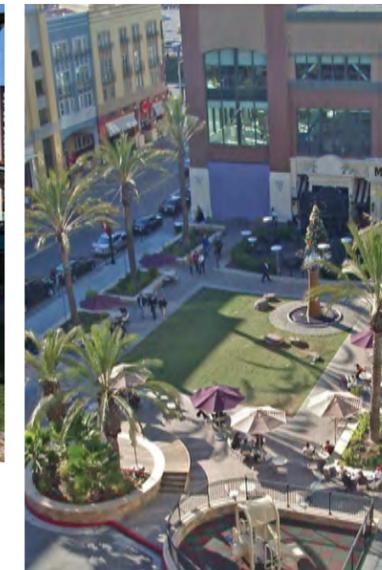
Real Capital Solutions



SHOP



LIVE



GATHER



GATHER

Broomfield Civic Center - Character Images Broomfield, Colorado

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PLAY



CREATE



GROW

Broomfield Civic Center - Character Images Broomfield, Colorado



MOVE

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Public Plaza



Townhome



Multi-family Residential



Central Green



Pedestrian Streetscape

Broomfield Civic Center - Character Sketches

Broomfield, Colorado

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View Orientation from Southwest

Broomfield Civic Center - Aerial Perspective (Option 1)

Broomfield, Colorado

January 20th, 2015

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CIVIC CENTER PROJECT



Broomfield Urban Renewal Authority RFQ - Civic Center Property



Revised January 21, 2015





One Boulder Plaza; Boulder, Colorado
DTJ DESIGN

November 24, 2014

Broomfield Urban Renewal Authority
Attention: Kevin Standbridge
George DiCero City and County Building
One DesCombes Drive
Broomfield, CO 80020

RE: Civic Center Mixed Use Development RFP

Dear Kevin and Members of the Selection Committee,

We are pleased to submit our proposal for BURA's Civic Center RFP, a project which stands to bring a vibrant and active town core to the City of Broomfield. Real Capital Solutions has been pursuing development sites in Broomfield for the past 12 months, and we are fortunate to have found the opportunity to team with the City of Broomfield to achieve its economic development goals. Our team has put together a vibrant urban infill development that fits with the City's stated goals and master plan, as well as the Civic Center Master Plan. We believe our project can be a centerpiece of Broomfield's urban landscape, incorporating affordable, high class living amenities, Class-A retail & dining experiences, and public amenities that will benefit all citizens of Broomfield.

Project Highlights:

- **Main Street/Town Center:** This proposal creates a badly needed "main street" stretching between 120th Avenue and Community Park. By orienting this new main street perpendicular to the highly trafficked 120th Avenue, passerbys will be drawn into our retail district and to the public spaces beyond. Ground-floor retail and a pleasant pedestrian environment will maximize the site's potential and add vibrancy to our community.
- **Incorporation of Safeway:** This proposal considers the demolition and redevelopment of the vacant Safeway eyesore, growing the scope of the RFP and leveraging the City's land sale into something grander.
- **Mixed-Use:** Our proposed development interlaces retail, office, residential, and public uses, making our development a truly livable mixed-use neighborhood. By stacking office on top of retail, we are able to maximize the highly desirable street-front shopping spaces with more active users such as restaurants and coffee shops. Our office spaces will prove to be highly desirable, the tenants benefitting from the vibrant town center where employees want to work and clients wish to visit.
- **Financing & Experience:** Real Capital Solutions has the unique capability of being a local company (Louisville) that offers a full-service team of over 80 employees, brining the horsepower required to undertake a mixed-use project of this size. Additionally Real Capital Solutions has plentiful access to capital (equity and debt) meaning financing will not stall this project.

With Broomfield's steady employment and population growth, vibrant local economy, and efficient transportation network, we are confident in the economic viability of our development plan. We believe our project meets or exceeds each of the City's desired objectives for the redevelopment of this site, and we look forward to working with the City of Broomfield to make our development a reality.

We hope you find our proposal an exciting opportunity for responsible growth in Broomfield, and we look forward to working with you on this project. Thank you for considering Real Capital Solutions as your development partner.

Regards,

Marcel Arsenault

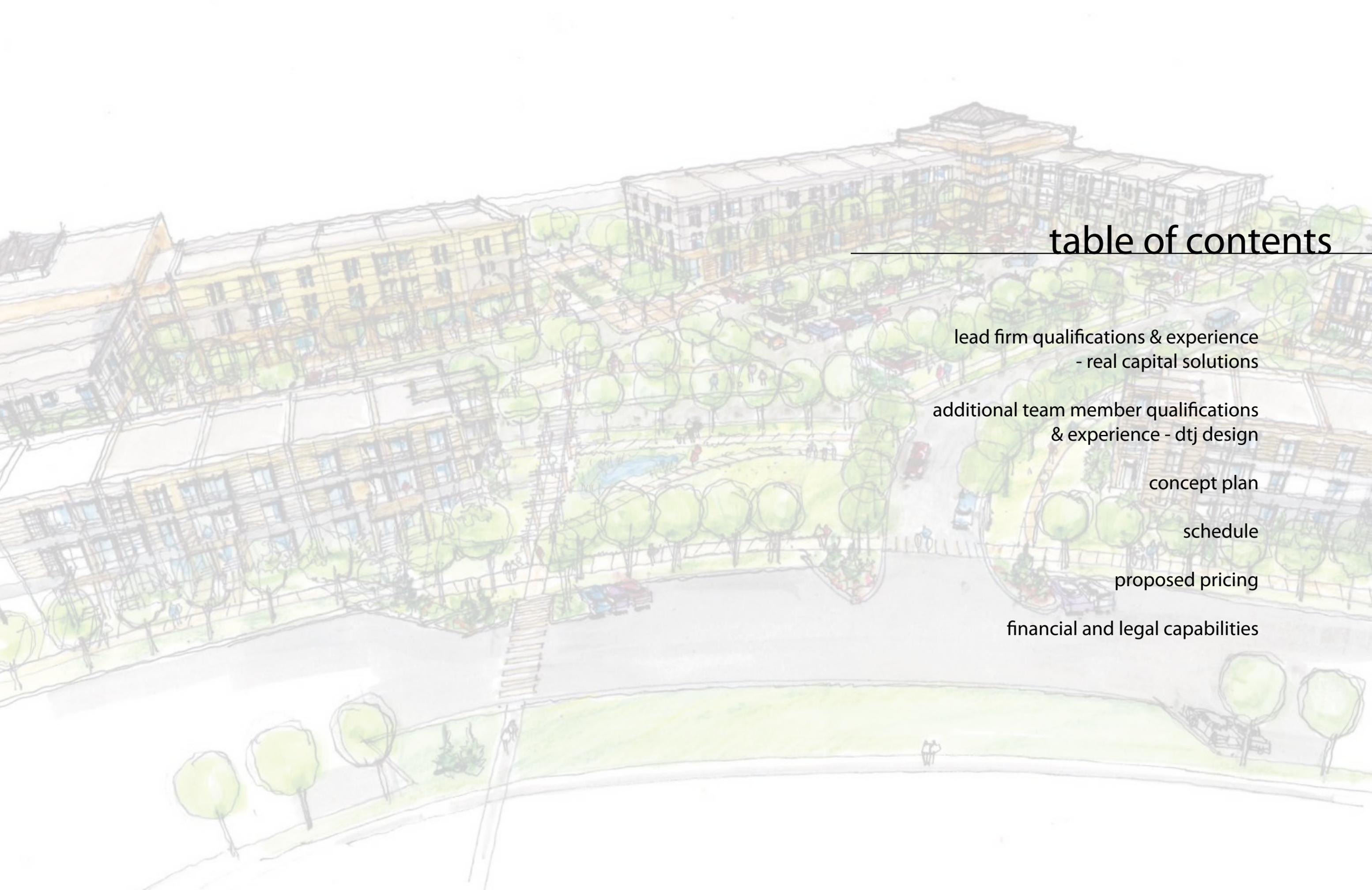


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Midtown; Denver, Colorado
DTJ DESIGN

lead firm qualifications & experience real capital solutions



Real Capital Solutions was founded by Marcel Arsenault in 1984 under the name Colorado & Santa Fe Land Company. Since inception, the Company has evolved from the dominant regional real estate investment company into a nationally-focused real estate investor and developer. Using an entrepreneurial approach to both management and leasing, our portfolio quickly grew to over 4.5 million square feet, making us one of the largest real estate investment companies in the Rocky Mountain region. Real Capital Solutions now employs 80 people, with a full-service team including asset management, acquisitions, development, accounting, and legal services.

"Real Capital Solutions creates exceptional value in real estate"

Primary Contact:

Jarvie Worcester – VP of Development
303-533-1639
jworcester@realcapitalsolutions.com



Marcel Arsenault
CEO - Real Capital Solutions

- Marcel has been a life-long problem solver and serial entrepreneur. He has 30 years experience in the real estate business as owner of Real Capital Solutions, one of the largest private commercial real estate companies in Colorado.
- Never lost outside investor money on a real estate deal.
- Passionate about his industry, he is tough, tenacious, driven, entrepreneurial, and lives for problem solving



Jarvie Worcester
VP – RCS Development

- Entitlement and pre-development for over \$700 million of projects while at Vail Resorts Development Company
- Management of projects as large as \$243 million
- BA from the University of Arizona Eller College of Business Administration



Tim Fredregill
Associate – RCS Development

- Civil engineering degree from the University of Iowa (honors)
- MBA from the University of Colorado Leeds School of Business
- 3 years experience as a structural engineer
- Former Redevelopment Authority member



Ken Cope
VP – Apartment Capital Solutions

- Managed apartment portfolios in excess of 3,000 units
- Acquired over \$600 million in multifamily assets throughout the U.S.
- MBA in Finance from Indiana University, graduating Cum Laude



Graham Riley
VP – Commercial Capital Solutions

- Over 18 years of commercial real estate and development experience.
- Developed 1,000,000 sf of industrial, office and flex product
- Executed \$600MM+ in acquisitions, sales and developments
- Graduate of the University of Wisconsin, Madison with a BA in Real Estate/Risk Management and Insurance. Certified Commercial Investment Member (CCIM)

Joe Bowar
VP - Commercial Capital Solutions

- Over 18 years of commercial real estate experience including roles in acquisitions, dispositions and portfolio management.
- Involved in over \$4.2 billion of deals throughout his career
- Point person on a 2007 \$1 billion asset disposition of 25 properties at the market peak
- MS in Real Estate Appraisal & Investment Analysis from the University of Wisconsin-Madison. Retired from the U.S. Navy Reserve.



Judy Lawson
VP - Commercial Capital Solutions

- Over 27 years of commercial real estate experience; Joined the RCS team in 1989.
- Responsible for over \$200M of dispositions between 2005 and 2008, along with the acquisition of more than \$150M of NNN exchange properties during the same period.
- More recently directed the disposition of the company's NNN portfolio for redeployment into higher return work-out properties.
- B.A., Northwestern University, Evanston, IL.



Brian Wilson
VP - Condo Capital Solutions

- B.S. in Residential Property Management from Virginia Tech
- Brian is skilled at strategically allocating condo versus apartment mix and determining optimal pricing and design
- 10 years experience in apartment/condo management, managing portfolios as large as 1,600 units
- Real Capital Solutions employee since 2004



Rudy Fettig
General Counsel – Real Capital Solutions

- Has extensive experience in all phases of complex real estate transactions, including major acquisitions, real estate finance and commercial leasing.
- Responsible for all legal aspects of the acquisition, structuring and finance of each of the Real Capital Solutions investment.
- Rudy received his Juris Doctorate from the University of Denver.





Park Terrace - San Diego

- 223 unit residential over 22,000 square feet of retail
- 14 & 8 story towers located in San Diego's Gaslamp District
- Built to suit the active and cosmopolitan lifestyle of the area: Petco Park, fine dining, high end retail within blocks
- Located across the street from the (at the time) newly constructed Petco Park, which presented significant ROW challenges during entitlement and construction.
- Built during an active time in the San Diego market with several projects to compete and coexist with.
- Land and Construction Loan with CA Bank and Trust, Equity with The Carlyle Group
- Project Completion Spring of 2006
- Duties (Jarvie Worcester): Acquisition, entitlement, construction reporting, sales & marketing
- Contact: Jarvie Worcester (jworchester@realcapitalsolutions.com, 303-533-1639)

Strata – San Diego, CA

- 236 unit residential with 12,000 square feet of retail
- 28 story high rise with ground level townhomes in the East Village
- Luxury apartments and high class living in an active urban environment
- Unique postage stamp site on busy downtown Market Street, with subsurface soil conditions and contamination.
- 5 neighbors on the block which required several agreements including air rights, tie backs, etc.
- \$127M in project Costs
- A&D and Construction loan with ING, Equity from ING.
- Project Completion Spring of 2009
- Duties (Jarvie Worcester): Acquisition, entitlement, project management, financing, sales & marketing
- Contact: Jarvie Worcester (jworchester@realcapitalsolutions.com, 303-533-1639)

1620 Central Street – Evanston, IL

- \$13.4 million, 47 unit Class A apartment development on Chicago's suburban north shore
- TOD: Has both Metra commuter rail and "L" rapid transit, each within 4 blocks
- Completion scheduled for spring, 2016
- 4 story walk up style multi-family development with storefront amenity space on Evanston's "main street" (Central Street)
- Challenges: Rezoning and Comprehensive Plan amendment. Entitlement currently underway, with over 14 meetings with local residents and community groups/committees already completed.



- Duties: Acquisition, entitlement, financing, project management, lease-up management
- Contact: Tim Fredregill (tfredregill@realcapitalsolutions.com, 303-533-1643)

Vail's Front Door (Lodge at Vail Chalets, Vail Mountain Club, Mountain Plaza, Lodge at Vail Spa/Fitness/Guest Room expansion) – Vail, CO

- 260k Square foot mixed-use project at the base of Vail Mountain in Vail, CO including; 13 luxury townhomes, High-end Ski Club, mountain retail, parking, office, 14 bay loading and delivery facility, employee locker rooms, spa, fitness and guest room expansion.
- Challenging 7 acre site up against the hill side of the ski mountain, while tying into three existing 50 year old buildings.
- Several (4) development agreements with neighbors and the Town of Vail.
- Contact: Jarvie Worcester (jworchester@realcapitalsolutions.com, 303-533-1639)

Millennium – Norman, OK

- \$42 million, 196 unit apartment development near the University of Oklahoma
- Completion scheduled for July, 2015
- 5-Story construction with 602-stall parking structure
- Challenges: Acquisition of four distinct properties from three different property owners, rezoning, removal of CCR's, replatting, creation of a new public park, and site challenges including steep topographic changes and completion of a new 54" storm main. All successfully completed through coordination with the City, design team, and local residents (including obtaining signatures from over half of the residents in the subdivision supporting the project through door to door visits).
- "I'm hopeful this project will set an example for other future projects" - Ward 7 Council member Stephen Holman
- Duties: Acquisition, entitlement, project management, financing
- Contact: Tim Fredregill (tfredregill@realcapitalsolutions.com, 303-533-1643)

Presidential Ridge & Colony Ridge – Thornton, CO

- \$46 million, 280 unit apartment development
- Transit Oriented Development adjacent to 104th Avenue Light Rail Station, North Metro Rail Line (delivery 2018)
- Completion scheduled for Spring 2016
- LEED
- Challenges to date include coordinating with municipality, RTD and Station Area Plan, and local residents to produce an appealing



development appropriate for the location. Met the challenge with numerous meetings with municipality, station area planners, HOA boards, and local residents. Other challenge includes replatting, zoning amendments, and Developer's Agreement rewrite necessary to successfully develop the project.

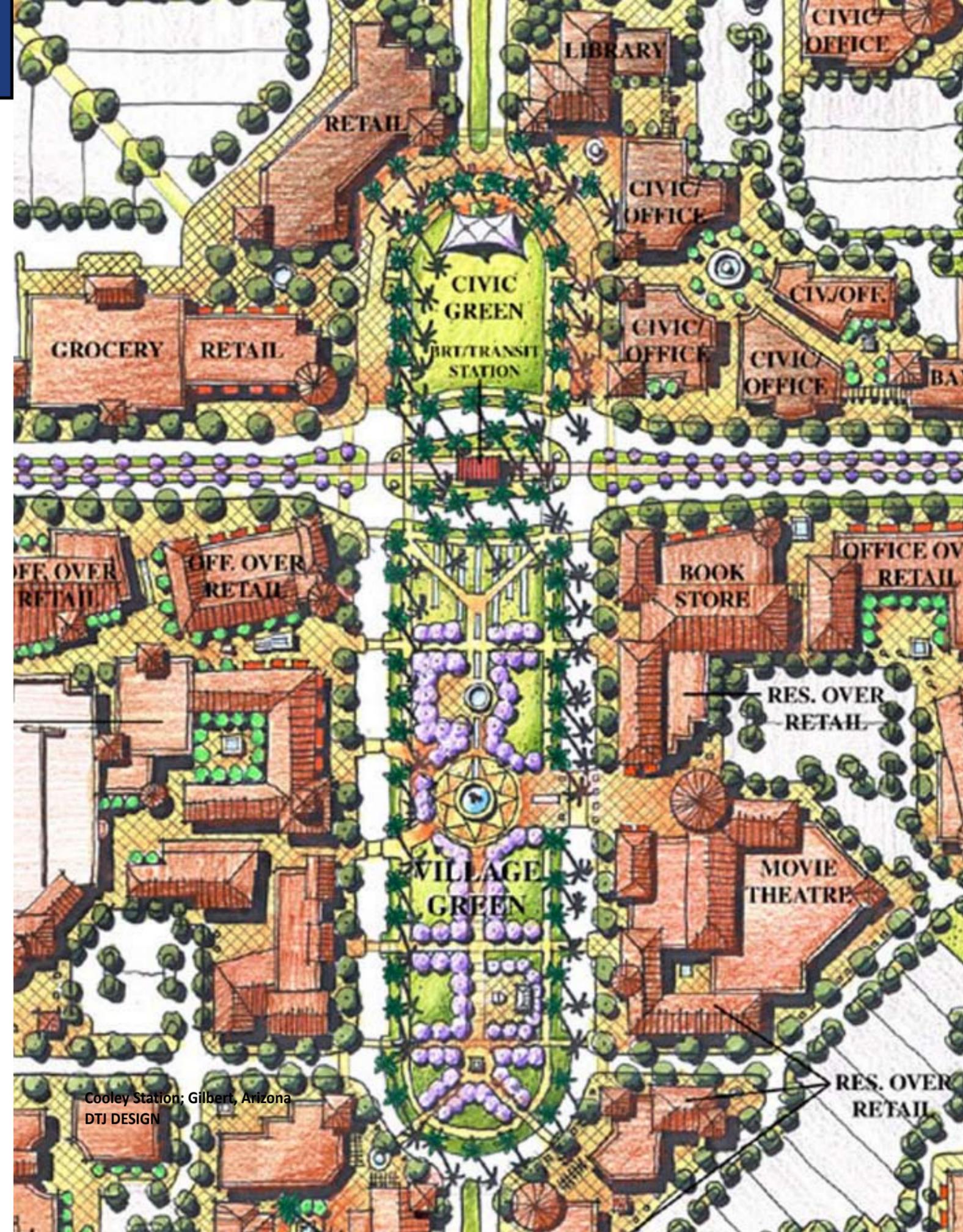
- Duties: Acquisition, entitlement, project management, financing
- Contact: Tim Fredregill (tfredregill@realcapitalsolutions.com, 303-533-1643)

One Hill Ski Place – Breckenridge, CO

- 88 luxury condominiums with hotel amenities
- 3,000 sq ft office, 2,200 sq ft retail, 15,000 restaurant
- Mountain resort lifestyle in heavily trafficked ski area
- Duties: Project management, construction management, project closeout, sales & marketing
- Contact: Jarvie Worcester (jworcester@realcapitalsolutions.com, 303-533-1639)

Four Corners – Telluride, CO

- 85,821 sq ft mixed use residential with 22,300 sq ft retail and commercial acquired in August 2013
- Planned for townhomes, condos, retail, restaurant, nonprofit art campus.
- Estimated project costs of \$49.9 million to be built in three phases with an estimated completion of September 2018
- Peak equity estimated at \$12.15 million; land loan during entitlement process; converting to revolving construction loan for build process
- Challenges to date include working with City for PUD approval to increase F.A.R. – approach has been to work closely with staff, HARC and the public to understand exactly what they are looking for, and don't want to see, in terms of public benefit and design schematics, then tailor our plan to meet their needs/wants
- Duties: Acquisition, entitlement, project management
- Contact: Brian Wilson (bwilson@realcapitalsolutions.com, 303-533-1689)



Cooley Station; Gilbert, Arizona
DTJ DESIGN



Midtown; Denver, Colorado
DTJ DESIGN

additional team member qualifications & experience - dtj design

DTJ DESIGN, Inc. (DTJ) is a Colorado-based design firm with offices in Boulder, Colorado and Atlanta, Georgia. An experienced staff of 50 provides Planning, Landscape Architecture and Architecture services to private and public sector clients, throughout the United States and internationally.

DTJ's approach is to deliver quality design from concept to implementation, which will stand the test of time in terms of aesthetics, economics and the environment. We are committed to designing contextually appropriate and memorable places that match the requirements of the client, climate and end-user. Over a 40-year business history, DTJ has evolved from its roots as small design-build firm to focus on comprehensive design integrating planning, architecture, and landscape architecture. With a strong international practice, we have many rich experiences to draw from, as we collaborate on thoughtful, creative, and appropriate design solutions.

Nine design principals serve as a source of inspiration and leadership for each project, bringing development experience, market awareness, and inventive solutions for commercial, residential and resort uses. The direct involvement of the principals from concept design through construction documents and administration ensures implementation of the project vision.

DTJ understands the important relationship among sensitive site planning, distinctive architecture, notable amenities and thematic landscape elements to define the project character, inspire the users of the site and position it in the marketplace. In a collaborative process with the Client, DTJ provides multi-discipline services for the following project types:

- Mixed-Use / Retail – architecture, visioning, master planning, and site design for mixed-use environments including village and town centers with residential, retail, restaurant, and office components.
- Residential and Seniors Communities – master planning and visioning, site design, architecture and landscape architecture for amenitized residential communities. DTJ is especially known for its expertise in site sensitive planning and architecture.
- Commercial/Business Environments – master planning, architectural design, and landscape architecture for corporate campuses, business and industrial parks, and new and renovated buildings with a focus on employee inspiration, efficiency, and sustainability.
- Resort / Golf Course Communities and Hospitality – master planning and visioning, site design, architecture, and landscape architecture for resort/golf communities, with a special emphasis on the village core, including hospitality architecture and landscape architecture.

Numerous awards programs including Urban Land Institute, American Institute of Architects, American Society of Landscape Architects, Builders Choice, Gold Nugget, Best in American Living, NAHB's 50+ Housing, and MAME have recognized DTJ's work.



Bill Campie, RLA
President
Master Planning/Urban Design

Bill Campie is a designer with a wide range of experience in planning, architecture, and landscape architecture. Bill has been involved with land development and planning projects in both the public and private sectors, including many comprehensive plans. Acting as both the lead designer and project manager, Bill has developed design guidelines, land use plans, streetscape patterning, and trail master plans as integral parts of the planning process. His various project experiences include community development, apartment and townhome development, seniors living, education, healthcare, and public parks.



David S. Williams, AIA
Principal
Director of Architecture and Urban Design

Dave Williams has been at DTJ since its 1988 founding and has over 25 years of professional expertise spanning the total design process. A licensed architect since 1985, his varied experience includes planning and design of both commercial and residential projects, with an emphasis on DTJ's specialty in mixed-use and urban design. Dave has headed some of DTJ's most complex and challenging projects, for which Dave's management skills and keen design sense are valued assets to both DTJ and its clients. He is also a key resource regarding planning and design for sustainable buildings and development.



Rick Volpe, RLA, APA
Principal
Director of Resort Planning

Rick has been leading, managing and marketing DTJ's community design and planning services for over 20 years. Rick's focus is on developing master planned communities that fit the unique lifestyle, culture, and local market conditions, while respecting the land and environment, to create sustainable and successful projects. His expertise includes site analysis and evaluation, master planning and strategic programming, site planning, entitlement and approval processing, community visioning, and design guidelines. Rick is committed to designing quality mixed-use, residential, and resort places that are strategically positioned within the market.



Planning Consultant to DTJ - Nancy Blackwood
Blackwood & Company

Nancy's work has encompassed both public and private urban mixed-use projects, land use planning for large-scale residential/commercial projects, urban planning, design guidelines, downtown redevelopment plans, corridor master planning and streetscape design concepts. She has an extremely successful entitlements track record for projects large and small. Nancy's ability to grapple with big-picture goals and issues, coupled with her strong project management, organizational and communication skills, make her a natural choice for directing a wide range of projects.

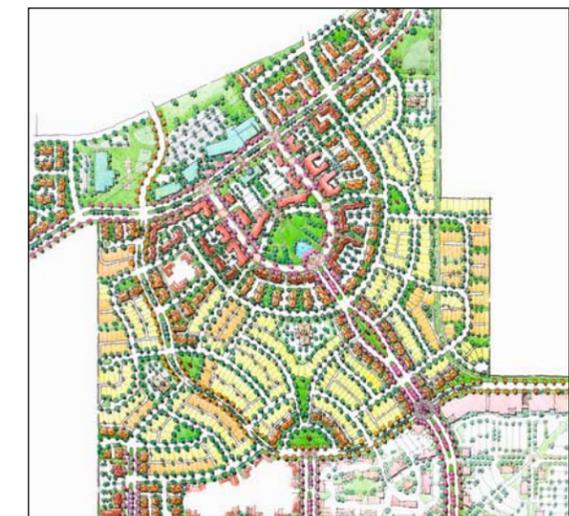
North Park - Broomfield, Colorado

North Park is envisioned as a vibrant urban district, defined by a series of connected mixed-use urban centers. It will include a balance of retail, restaurant, entertainment, office, hotel, medical, residential, cultural, recreational and R&D uses. The plan places a priority on pedestrian walkability and connectivity, utilizing an urban grid pattern of streets and diverse land uses focused on a central linear park. The grid is rotated to focus on mountain views and allows all uses within each urban center to be within a 1/4 mile walking distance to a village green or plaza. An internal bus system will connect to regional transit centers in two locations.



Herriman Town Center - Herriman, Utah

DTJ worked with The Sorenson Group and the City to create a true town center for a community that never had a downtown. The focus of the town core is a new city hall, community recreation center and library. Mixed-use buildings line the town center loop, with café's and retail space animating the street, and residential and office uses above. Emanating from the large community park is a series of mixed housing residential neighborhoods, each with their own neighborhood park. Locations for three churches have been identified in the plan, as well as provision for an extension of the TRAX light rail system.



Garden Crossing - Boulder, Colorado

Garden Crossing was designed and priced to accommodate the lifestyle of a young professional. Bold architecture, dynamic colors, and environmental features, within an urban infill neighborhood, set the pace for brisk sales. The site was once home to Boulder's twin screen Holiday Drive-In Theater. The old drive-in sign was preserved and is a prominent landmark throughout the community. All of the Garden Crossing units boast energy, water, and resource conservation. With 38 percent of the units targeted as permanently affordable, Garden Crossing offers first-time home buyers a great value without sacrificing design details.





Midtown - Denver, Colorado

This is one of three homes plans designed by DTJ for this midurban redeveloped brownfield site just 5 miles from downtown Denver. The spirit of this home evolves around a central courtyard bringing light to the entire floor plan. Full use of the side yard, accomplished with use easements, extends the courtyard the full length of the home.



The amenity for this urban infill neighborhood is a retail center, community garden, and community center, which will host cooking classes, farm-to-table, and other community events. There is an outdoor plaza for lectures, music and seating within the garden.



Seminole Paradise Retail - Hollywood, Florida

Upscale dining, Latin dancing and alligator-wrestling come together in an unusual and ritzy entertainment complex the Seminole Tribe hopes will take any money you've got left over from its casino. The \$80 million, 150,000-square-foot entertainment and shopping complex tucked beside the Seminole Hard Rock Hotel and Casino features 24 retail stores, 13 nightclubs and 11 restaurants. The scope of services included landscape architectural design for the outdoor retail/entertainment complex, including the development of a themed educational Village.

Sanbay Linear Park - Dalian, China

This community park was designed to celebrate the coastal community of Dalian by creating a place of celebration, shopping and entertainment. This regional destination includes ocean themed play, outdoor concert venues, a retail promenade, and celebration plazas. An important goal was to leverage this open space to create an amenity for the surrounding community (also designed by DTJ) that has something for everyone. In an effort to provide and address as many outdoor needs of a large community, the park incorporates over 10 sports fields/courts, 5 large themed playgrounds, an amphitheater, outdoor dining, game tables, adult exercise, Tai Chi plazas, interactive water features, garden walks, running paths and an iconic community landmark tower.



One Boulder Plaza - Boulder, Colorado

The 400,000 square-foot, four-building complex of One Boulder Plaza includes retail, restaurants, residential condominiums, office space, and underground parking, all organized around a public plaza. The two-square block project is located close to Boulder's Downtown Pedestrian Mall. The project consists of three new mixed-use buildings and an extensive addition and remodel to a former bank building. The oval plaza hosts civic activities, and restaurant seating in summer months, and converts to an ice skating rink during winter.





concept plan

The design of the Civic Center Property is based on several of the proposed goals put forth by the RFP:

- Create a mixed use activity center
- Provide eateries and retail outlets
- Provide professional office
- Provide residential units
- Complement the park-like setting

Additionally, the RFP requests consideration for the surrounding context of retail, housing and civic uses. There are many challenges in creating a mixed-use project on the Civic Center property to consider:

- Successful retail needs to have access and visibility to main thoroughfares
- Thriving mixed use projects must have operational vision, physical form giving and residential population to create the amount of energy required to enliven the street and support the businesses
- A true mixed-use place engages the pedestrian, commuter and automobile as a whole
- People Places are created by flexible environments that set the stage for a multitude of opportunities

RCS and DTJ have sought to create a place that addresses these challenges as an opportunity to create a unique place. The proposed plan is based on the vision of creating a mixed-use center that becomes the connecting tissue between Broomfield's Civic Center, Community Park, and the vibrant retail corridor of 120th Avenue. The plan expands beyond the boundaries of the RFP by incorporating the adjacent Safeway property into the development, allowing for a larger and more cohesive town center concept, drawing activity from 120th Avenue into our neighborhood and activating the public spaces beyond.

The design emphasizes a pedestrian-friendly street environment that becomes a primary gateway between 120th Avenue and Broomfield's Community Park, drawing pedestrians and commuters alike into this vibrant new neighborhood. While providing space for cars, these streets also give pedestrians equal consideration. In fact, the connection between 1st Avenue and Community Park Road blurs the line between street and sidewalk. Modeled after "woonerfs", common in the Netherlands, this roadway uses pavement design, planters, street furniture and lighting to create a sense of pedestrian dominance, but also allows vehicular traffic.

Drawing some of the nearly 40,000 vehicles that pass by each day on 120th Avenue and funneling them down our new "main street" will serve to drive activity to the much ignored 1st Avenue corridor, an area of high focus in the Civic Center Master Plan. The intersection 1st Avenue and our "main street" will be framed by retail and office buildings at each of the four corners, creating a focal point for the neighborhood where residents can walk to lunch at an outdoor patio or enjoy a latte at the local coffee shop. These streets can be closed for special events, effectively providing a large area for festivals, concerts, farmer's markets and art fairs. In summary, on-street parking, patterned paving and large pedestrian zones will dominate the streetscape, turning this formerly auto-centric community into a pedestrian zone that becomes the fabric of the Civic Center neighborhood.



Option 1 - Large Central Green

- Create strong pedestrian and vehicular connection to existing City Library/Community Park.
- Provide Large Central Green Space surrounded by Retail uses.
- 'Main Street' terminates at large Central Green with Iconic Tower element.
- Central Green provides opportunity for stage, amphitheater, performances, open play area, play structure, water feature etc.
- Central Green loop road and East 1st Avenue could be easily closed for larger festival events.
- Townhomes on Main Street helps transition to existing single family to the west.
- Multi-family buildings placed to greet the street and support the Retail uses.

Option 1 Large Central Green

Northern Block			
Commercial Uses	SqFt	Parking Req.	Spaces Provided
Stand Alone Retail	18,300sf	5/2000	91 sp
100% over parked by 9 spaces			
Residential Uses			
26 units Townhomes 2 & 4 Plus	3,862.5 sq	85 spaces	101 spaces
182 units Multi-Family 3 stories	285,2 sq	314 spaces	313 spaces
182 total units			
399 spaces req. 413 provided (over parked by 26 spaces)			
Northern Block over parked 25 spaces			
Southern Block			
Commercial Uses	SqFt	Parking Req.	Spaces Provided
Mixed Use	28,000sf	5/2000	144 sp
Office	28,000sf	3.3/2000	96 sp
Stand Alone Retail	19,200sf	5/2000	96 sp
100,000sf			
466 spaces req. 336 provided (under parked by 68 spaces)			
Southern Block under parked 68 spaces			
Total Summary			
Commercial Uses	SqFt	Spaces Req.	Spaces Provided
Existing Retail	122,300sf	157 spaces	498 provided
Residential Uses	182 units	399 spaces	413 provided
946 913			
Combined North and South Blocks under parked 33 spaces			



Broomfield Civic Center - Site Plan Option 1

Broomfield, Colorado

January 20th, 2015



Option 2 - 'Main Street' with Pocket Green

- Create strong pedestrian and vehicular connection to existing City Library/ Open Space.
- Provide dominant Retail/Pedestrian Street with direct route to Existing Park.
- Small Pocket Green provides opportunity for small festival green, open play, play structure or water feature.
- 'Main Street' and East 1st Avenue could be easily closed for larger festival events.
- 'Main Street' is anchored with two Iconic Tower features.
- Townhomes placed to help transition to existing single family to the west.
- Multi-family buildings placed to greet the street and support the Retail uses.

Option 2 Main Street with Pocket Green

Northern Block			
Commercial Uses	SqFt	Parking Req.	Spaces Provided
Stand Alone Retail	21,500sf	5/2000	108 sp
100% over parked by 9 spaces			
Residential Uses			
26 units Townhomes 2 & 4 Plus	3,862.5 sq	85 spaces	101 spaces
182 units Multi-Family 3 stories	285,2 sq	314 spaces	313 spaces
184 total units			
401 spaces req. 410 provided (over parked by 49 spaces)			
Northern Block over parked 49 spaces			
Southern Block			
Commercial Uses	SqFt	Parking Req.	Spaces Provided
Existing Retail	28,000sf	5/2000	144 spaces
Mixed Use	28,000sf	5/2000	144 spaces
Office	28,000sf	3.3/2000	96 spaces
Stand Alone Retail	19,200sf	5/2000	96 spaces
100,000sf			
466 spaces req. 382 provided (under parked by 74 spaces)			
Southern Block under parked 74 spaces			
Total Summary			
Commercial Uses	SqFt	Spaces Req.	Spaces Provided
Existing Retail	124,300sf	154 spaces	491 provided
Residential Uses	184 units	401 spaces	410 provided
955 901			
Combined North and South Blocks under parked 34 spaces			



Broomfield Civic Center - Site Plan Option 2

Broomfield, Colorado

January 20th, 2015





Sanbay Linear Park; Dalian, China
DTJ DESIGN

proposed pricing

Option 1

Civic Center Property Purchase Price Calculation			
	Units	\$/Unit	Value
Multifamily	162	\$ 12,000	\$ 1,944,000
Townhome	26	\$ 15,000	\$ 390,000
Calculated Purchase Price			\$ 2,334,000

Option 2

Civic Center Property Purchase Price Calculation			
	Units	\$/Unit	Value
Multifamily	168	\$ 12,000	\$ 2,016,000
Townhome	26	\$ 15,000	\$ 390,000
Calculated Purchase Price			\$ 2,406,000



All of **us** serving you[®]

Marcel Arsenault
Chairman, CEO, and Founder
Real Capital Solutions
371 Centennial Parkway, Suite 200
Louisville, CO 80027

November 21, 2014

Marcel,

As you know, US Bank has enjoyed a long-standing lending relationship with you dating back to 1996. Over the last few years, our relationship has grown to an extensive nine figure lending level associated with multiple real estate projects throughout the United States. Real Capital Solutions and you personally, have performed as agreed on all our loans. Thank you for informing US Bank of your possible involvement with the Broomfield Civic Center mixed-used development. We have an interest in such construction financing and look forward to further discussing the loan as the project materializes in coming weeks.

We greatly appreciate our long-standing relationship and look forward to doing additional business with you and Real Capital Solutions in the future.

Sincerely,

Drew Hyde
Vice President
Colorado Market Manager – US Bank Commercial Real Estate

financial & legal capabilities

- Owner: Real Capital Solutions or an affiliated entity
- Equity Financing: Marcel Arsenault, CEO & Founder of Real Capital Solutions, maintains over \$100 million in liquid assets and a net worth in the mid-nine figure range as of mid-year 2014. Selecting Real Capital Solutions as the preferred developer for the Civic Center development ensures the equity required to complete this ambitious project is available without having to rely on outside financing sources.
- Construction Financing: Access to construction loans is readily available for Real Capital Solutions. We currently maintain loan capacity of more than \$1 billion between our different lending relationships (loans allocated to Real Capital Solutions but not yet devoted to any given project). A list of lender references is included below, including most of the major national lenders. Real Capital Solutions takes pride in their impeccable reputation with real estate lenders, which affords them favorable financing on even the largest of construction loans (+\$100 million).

Lender References		
Contact	Title, Firm	Phone
Peter F. C. Armstrong	Vice President, Commercial Real Estate, TCF Bank	(720) 200-2461
Jane Reed	Sr. Vice President, JP Morgan Chase Bank	(303) 244-3019
Todd Grover	Sr. Vice President and Manager, Compass Bank	(303) 217-2224
Steve Bye	Exec. Vice President, Sr. Managing Director, NorthMarq Capital, Inc.	(303) 225-2100
John Perkins	President – Collegiate Peaks Bank	(303) 481-1301
Ralph Pace	US Bank	(303) 505-4170
Wes Carrington	Wells Fargo	(720) 947-6622

Business & Investor References		
Contact	Title, Firm	Phone
Robert Schuberth	Principal, Schuberth Real Estate	(773) 248-3343
Conrad Schuberth	Principal, Schuberth Real Estate	(773) 248-3343
Blair Richardson	Principal, Bow River Capital	(303) 861-8466
Joel Pitlor	CEO, Pitlor Associates	(617) 549-9255
Larry Mizel	Chairman, MDC Holdings	(303) 804-7702
(If unavailable):		(303) 773-1442
Ray Baker		
Wayne Hutchins	President & CEO, CU Foundation	(303) 813-7905

- Competitive Advantage: Real Capital Solutions has the unique ability to finance and manage a project of this magnitude from start to finish. No additional resources are required for successful project completion of the development:
 - o Equity is internal to Real Capital Solutions/does not need to be sourced from outside parties. This is an advantage that few, if any, competing developers will have. Choosing a team that does not have capital allocated for the project introduces risk and may lead to project delays or failure to launch the project altogether should capital fail to materialize.
 - o Construction debt at favorable terms is crucial to a successful development. Our long-standing track record of success breeds confidence with lenders and typically results in several interested lenders on any given development project.
 - o Development Track Record: Currently Real Capital Solutions has over \$700 million of land and vertical development underway in diverse projects located throughout the country. We boast a full-service staff of 80 employees including four in-house attorneys, an accounting team of nearly 20, and several project managers with broad ranging development experience (key management team members listed in the Team section of this proposal).



