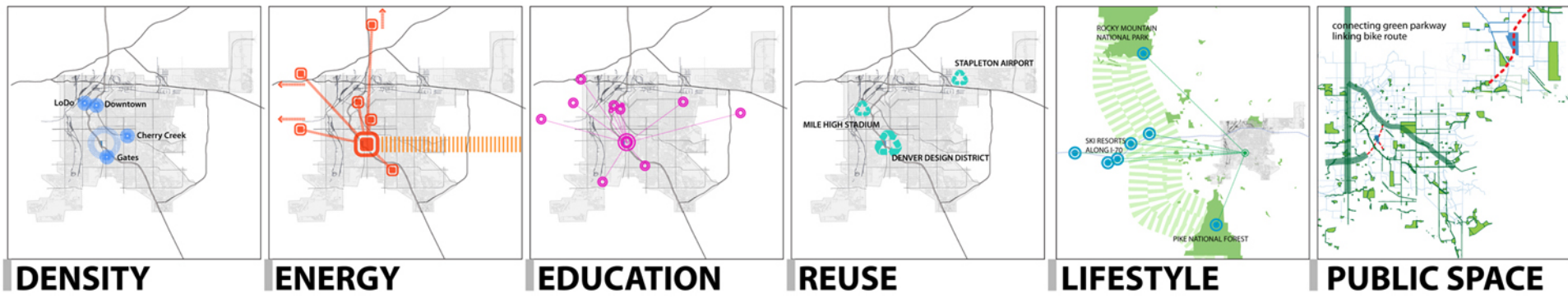


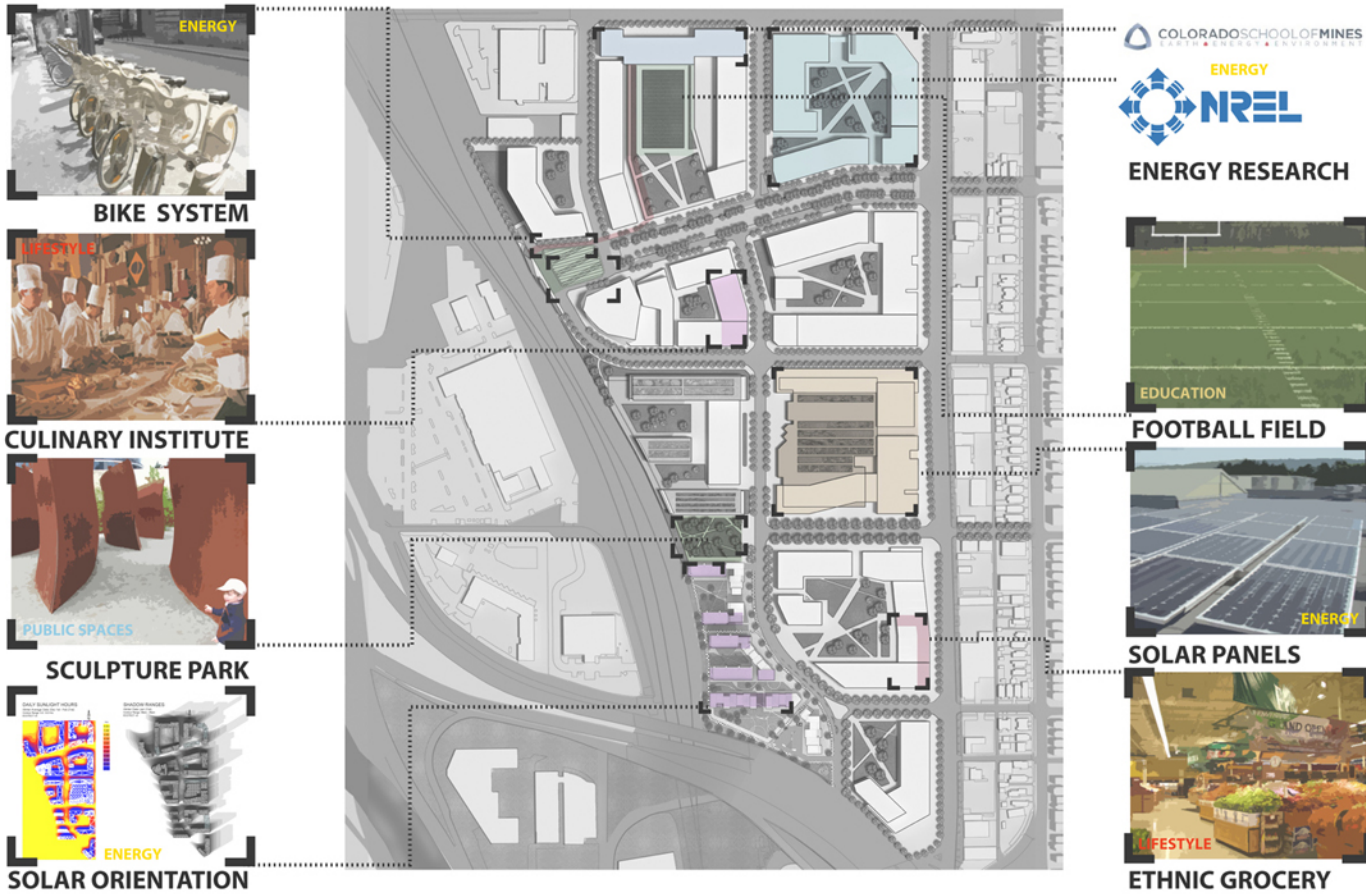
CITYWIDE TRENDS IN DENVER

OUR SIX DESIGN PRINCIPLES WERE DERIVED FROM STUDYING EXISTING TRENDS IN DENVER. OUR GOAL IS TO ADOPT RELEVANT AND EMERGING STRATEGIES FROM THIS KNOWLEDGE.



THE NEW PARADIGM FOR INFILL DEVELOPMENT

AFTER ANALYZING LOCAL TRENDS, WE DESIGNED OUR SITE PLAN ACCORDING TO SIX KEY PRINCIPLES. ULTIMATELY, THIS WILL HELP CREATE AN ENDURING AND RELEVANT VISION FOR THE FUTURE.



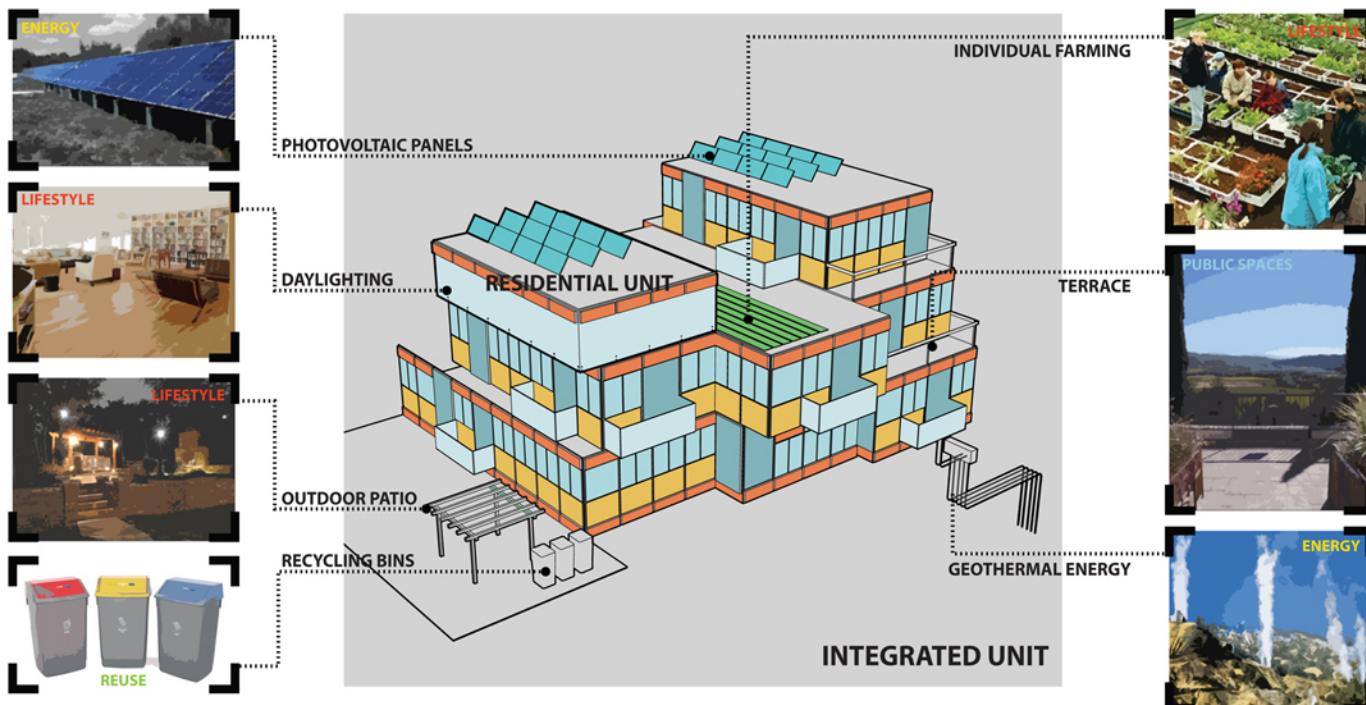
ENERGY RESEARCH: "Colorado School of Mines...has the **highest admissions standards** of any public university in Colorado and among the highest of any public university in the U.S. Mines has distinguished itself by developing a curriculum and research program geared towards responsible **stewardship of the earth** and its resources." Source: School of Mines website

BIKE SYSTEM: "Denver is getting a **bicycle-sharing program** next summer. Some 500 bikes will be available this summer at 30 to 40 stations around Denver. The program, Denver B-Cycle, got initial funding from a **\$1 million donation** from the Denver 2008 Convention Host Committee." Source: Denver Post

ETHNIC GROCERY: "Metro Denver's overall ethnic population, which is **largely Hispanic**, grew 82 percent from 1990 to 2000, according to the Metro Denver Economic Development Corp. As of 2004, **21.7 percent** of metro Denver's 2.22 million population -- or roughly 480,000 people -- was Hispanic, up from 18.9 percent four years earlier." Source: Denver Business Journal

THE MILE HIGH LIFESTYLE

OUR FOCUS ON KEEPING A UNIFIED AND CONSISTENT APPROACH TO SITE DESIGN WAS EXTENDED TO THE SMALLEST ELEMENTS OF OUR SITE, THE UNIT LEVEL. UNIT LEVEL DESIGN FOR OUR SITE METHODICALLY IMPLEMENTS OUR SIX DESIGN PRINCIPLES.



PHOTOVOLTAIC PANELS: "Solar-powered homes could be within reach for thousands more Coloradans under a bill...[which] would permit the state and county and city governments to set up **financing programs** for homeowners wanting to install solar panels. "I think that this bill is brilliant," Rep. Claire Levy, D-Boulder, said during a committee hearing. "We've needed to do something like this." Source: Denver Post

OUTDOOR LIFESTYLE: "Denver is a **young cultural diverse** city populated with citizens that love sunshine, fresh air, sports, physical fitness and acres of open green space. The citizens of Denver have inherited a rich legacy of beautiful **parks, parkways and recreation centers** and enjoy these benefits and a daily basis." Source: WashPark.com

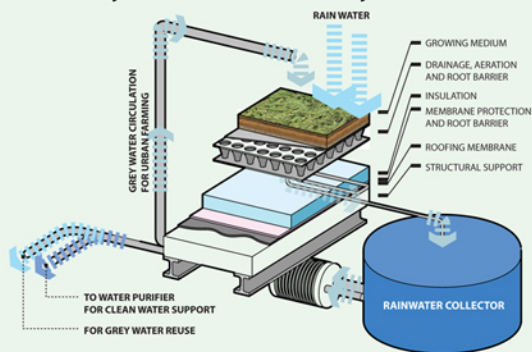
FARMERS MARKET + URBAN FARM



BIG BOX REIMAGINED



Graywater Reclamation System



Sustainable Development Strategy

GREEN ROOF

- A GREEN ROOF CAN SAVE UP TO 20% IN ANNUAL ENERGY COSTS.
- STORM WATER RUNOFF IS ALSO GREATLY REDUCED

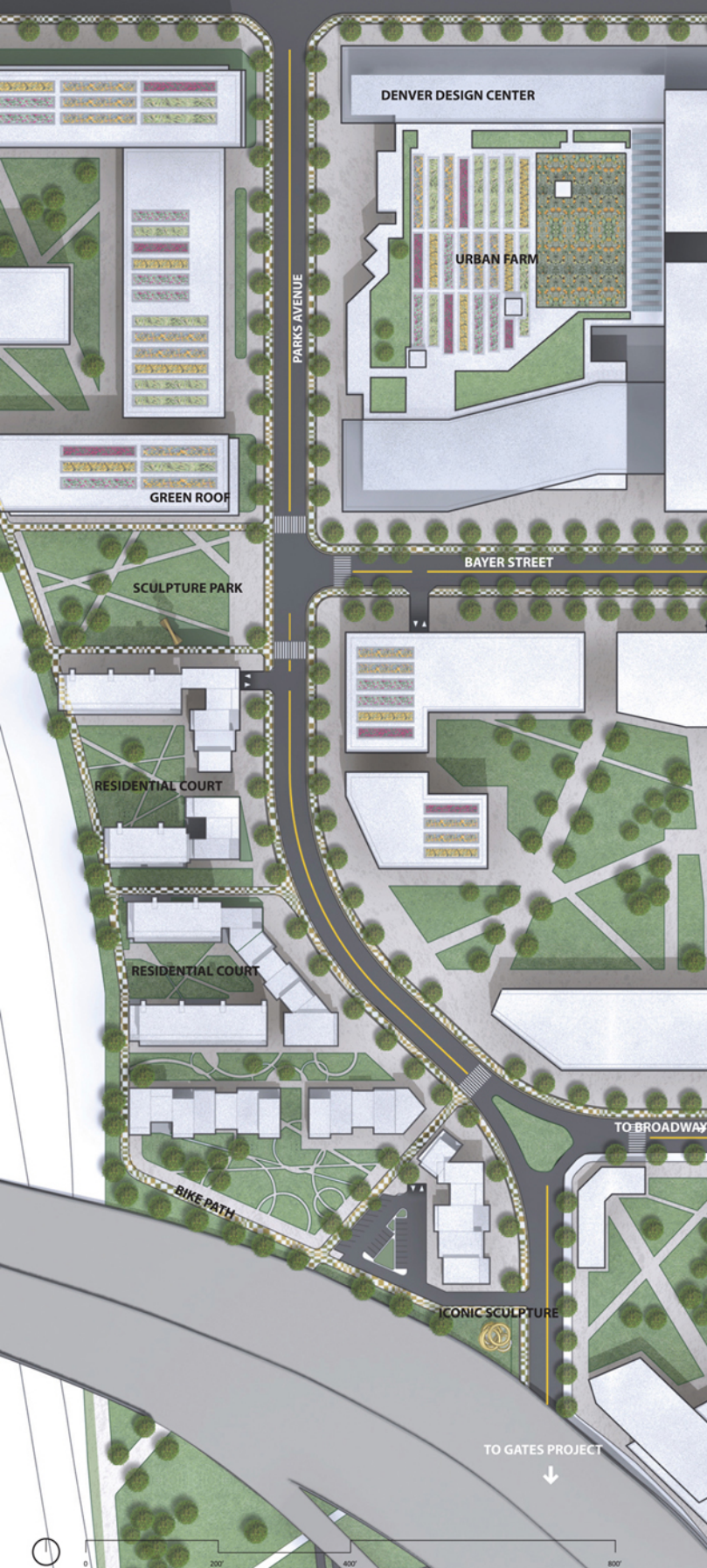
SOLAR ARRAYS

- SOLAR PANELS PROVIDE A FIXED ENERGY RATE FOR MORE THAN 20 YEARS
- UPFRONT COSTS FOR SOLAR POWER ARE COMING DOWN AS THE TECHNOLOGY IMPROVES

GRAY WATER RECLAMATION SYSTEM

- THE IMPLEMENTATION OF A GRAY WATER RECLAMATION SYSTEM CAN SAVE THE TENANT 40% ON THEIR WATER BILL.
- RECYCLING WATER CAN SAVE THOUSANDS IN OPERATING EXPENSES

SOLSTICE 5280: CAPITALIZING ON THE MILE HIGH LIFESTYLE



ALTERNATIVE TRANSPORTATION

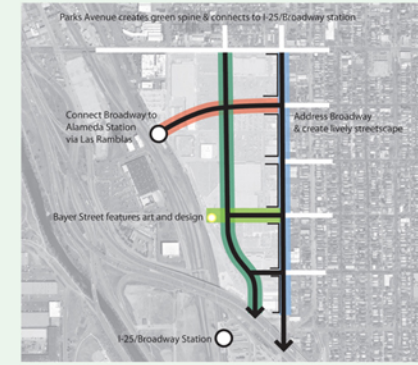


JOB CREATION & AFFORDABILITY ANALYSIS

Job Creation					
Use	Gross Sq. Ft.	Net Sq. Ft.	Permanent Jobs Created	Construction Jobs Created	Total Jobs Created
Residential	1,861,460	1,582,241			
Office	1,883,969	1,601,374	4,575		
Retail	1,478,733	1,256,923	2,314		
Hotel	209,000	150,000	88		
Institutional/Education	1,448,539	1,231,258	4,104		
Total Cultural	173,833	147,758	99		
Total Space	7,055,534	5,997,204	11,450	5,997	17,447

Affordability Analysis					
Rent	Position Created	Salary	% AMI	Max Payment	Affordable Units
	Administrative Assistant	\$34,000	47%	\$850	\$845
	Teacher at Colorado Pre	\$41,000	57%	\$1,025	\$845
	Waitress at Las Ramblas	\$37,000	52%	\$925	\$845
	Assistant Manager at Sai	\$43,000	60%	\$1,075	\$845
	Institutional Researcher	\$79,000	110%	\$1,975	\$845
Own	Position Created	Salary	% AMI	Max Price	Affordable Units
	Administrative Assistant	\$34,000	47%	\$131,530	\$142,500
	Teacher at Colorado Pre	\$41,000	57%	\$152,742	\$142,500
	Waitress at Las Ramblas	\$37,000	52%	\$140,621	\$142,500
	Assistant Manager at Sai	\$43,000	60%	\$158,803	\$142,500
	Institutional Researcher	\$79,000	110%	\$282,144	\$142,500

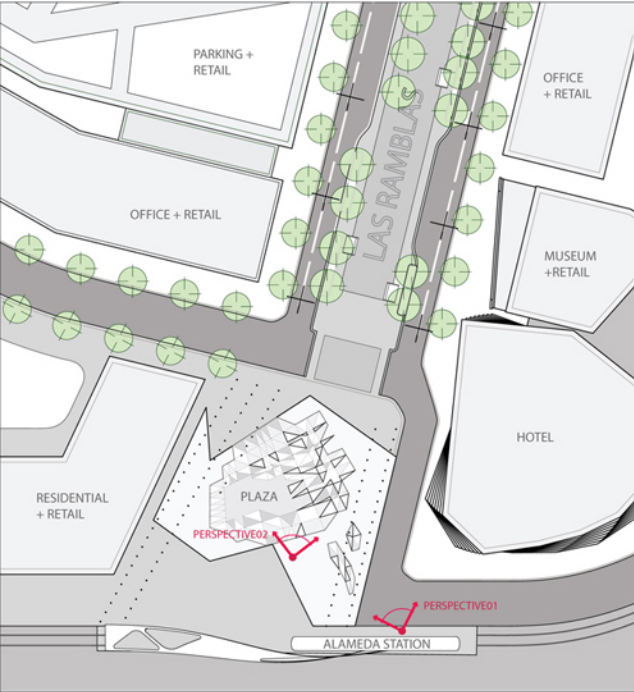
CONCEPT DIAGRAM



PARKS AVENUE VIEW NORTH



GENERATION PLAZA



DENVER'S EMERGING TREND

VEHICLE MILES TRAVELLED ↑ RESIDENTIAL EMISSIONS ↓

RECENTLY, DENVER RANKED 42ND OUT OF THE TOP 100 METROPOLITAN AREAS IN PER-CAPITA GREENHOUSE CARBON EMISSIONS. FROM 2000 TO 2005 DENVER RESIDENTIAL EMISSIONS DECLINED 2.4%, BUT UNFORTUNATELY THE EMISSIONS FROM HIGHWAY TRANSPORTATION ROSE 7.4% TO 1.4 TONS PER CAPITA.

TO COMBAT THIS TREND, OUR PROPOSED MIXED-USE DESIGN, ACCOMPANIED BY THE AFFORDABILITY OF OUR RESIDENTIAL UNITS, HAS THE POTENTIAL TO REDUCE VEHICLE MILES TRAVELLED BY AS MUCH AS 80% PER PERSON. THIS POSITIVE JOBS-HOUSING BALANCE ALLOWS EMPLOYEES TO LIVE WITHIN WALKING DISTANCE OF THEIR WORK.

THE DENVER DESIGN DISTRICT SEEKS TO IMPLEMENT A JOBS-HOUSING BALANCE RATIO OF 6.8. THE TYPICAL BALANCE SOUGHT IS 1.4; HOWEVER, THE SITE IS SURROUNDED BY RESIDENTIAL NEIGHBORHOODS WITH NO OTHER EMPLOYMENT CENTERS IN THE IMMEDIATE VICINITY. IN OUR STRATEGY, WE FOCUS ON CREATING A LARGE EMPLOYMENT CENTER FOR THE RESIDENTIAL POPULATION LOCATED IN THE ADJACENT NEIGHBORHOODS. THIS TYPE OF PLANNING WILL ULTIMATELY LOWER VEHICLE MILES TRAVELLED FOR RESIDENTS IN THE SURROUNDING NEIGHBORHOODS BECAUSE JOBS, SERVICES, AND ENTERTAINMENT ARE ALL CLOSER NOW.

