



Welcome to the New West

Amara Annexation Summary

La Plata Cruz Holdings, LLC and Tee Cross Ranches, LLC are seeking to annex into the City of Colorado Springs a new master planned community known as Amara

LAND

Amara encompasses approximately 3,200 acres of undeveloped vacant land, consisting of one parcel containing 2,844 contiguous acres and a nearby parcel containing 329 acres and lying to the north of the larger parcel. The two parcels are separated by open land owned by the State of Colorado. The property boasts spectacular views of Pikes Peak, the Front Range, the Spanish Peaks and the eastern plains of El Paso County. It is comprised of picturesque rolling hills and pasture land and has significant frontage along the Jimmy Camp Creek corridor. Jimmy Camp Creek traverses through a small portion of the overall property but is an important feature due to the large mature trees and vegetation along the creek's banks and drainageway. Williams Creek is also a significant natural drainageway located on the property.

LOCATION

Amara is in unincorporated El Paso County in the southerly portion of the Colorado Springs metropolitan area, east of Interstate 25 and south of the Colorado Springs Airport. The relative location of the property and its proximity to existing development and transportation corridors make it the next logical phase of the City's growth.

- The entire property is within a three-mile radius of existing city boundaries, making it eligible for annexation. Both parcels referred to above are within close proximity to the current City boundary. The 329-acre parcel is approximately a half mile from the City limits and the 2,844-acre parcel is within three quarters of a mile of the City Limits. The legal contiguity of the parcels to be annexed has been reviewed by City of Colorado Springs legal staff.
- The distance from downtown Colorado Springs south to Amara is almost exactly the same as the distance from downtown Colorado Springs north to Briargate.

- Exit 132 on Interstate 25, Mesa Ridge Parkway, leads to the main entrance of Amara, which is 4.4 miles east of I-25. This is approximately the same distance as the distance from I-25, via Briargate Parkway, to Briargate Crossing and Cordera in Briargate.
- Powers Boulevard intersects Mesa Ridge Parkway about 2 miles northwest of Amara's initial entrance. Both Mesa Ridge Parkway and Powers Boulevard are state highways.
- The initial main entrance of Amara lies just east of the intersection of Mesa Ridge Parkway and Marksheffel Road.
- The land surrounding the Amara property is a combination of active and entitled development parcels, ranchettes, ranchland and thousands of acres owned by the State of Colorado. Amara is in the path of development.
- Colorado Springs Airport, Fort Carson [Gates 3 and 4] and Peterson Space Force Base are all less than a 15-minute commute to Amara, and downtown Colorado Springs and Schriever Space Force Base are both less than 20 minutes away.

DEVELOPMENT

The development of Amara will be managed by La Plata Communities, Inc. Since 1995, La Plata has developed the extremely successful Briargate master planned community in northern Colorado Springs, including the Briargate Business Campus and Briargate Crossing commercial centers, and the residential communities of Pine Creek, Cordera and North Fork. La Plata is also the creator and developer of The Farm and The Farm Business Campus in northern Colorado Springs.

- The Amara annexation will be in compliance with the recently passed ordinance pertaining to the extension of water service.
- Amara will be a master planned community developed in accordance with an overall master

plan, to be approved by the City of Colorado Springs concurrent with annexation, and will include a broad spectrum of residential housing, along with commercial, office, industrial, civic and cultural uses, open space, parks and recreational facilities.

- Annexation of Amara will help address issues of housing supply shortages, attainability and affordability. A minimum of 7%, or approximately 650 of Amara's housing units, will be classified as affordable housing.
- An affiliate of La Plata Communities, Inc. has a contract to acquire approximately 2,400 acres of additional land adjacent to the southern boundary of Amara, known as The Kane Ranch. The Kane Ranch is owned by Corundum Properties V, LLC, a local company. The Kane Ranch is located within the City of Fountain. The Kane Ranch is not part of the pending annexation petition for Amara.

TRANSPORTATION

Amara will be a key cog in the regional transportation connectivity. If Amara is annexed into Colorado Springs, it and the surrounding region will be served by several existing and to-be-built roads.

- Amara is less than a 10-minute drive from I-25 via Mesa Ridge Parkway
- Mesa Ridge Parkway will be extended by La Plata from Marksheffel Road to the property's northwesterly boundary and initial main entrance with the first phase of development in Amara.
- North - South traffic to, from and through Amara will be provided by Powers Boulevard, Marksheffel Road, Meridian Road and Amara Parkway [which is a new road to be built by La Plata].
- East - West traffic will be handled primarily by Mesa Ridge Parkway, Squirrel Creek Road, Marksheffel Road and Norris Parkway [another new road to be built by La Plata].
- La Plata will be responsible for funding or constructing all roads within the property, except for Powers Blvd, and for improving roads adjacent to or in the vicinity of the property, as identified by the Amara master transportation plan prepared by Wilson and Company and specified in the Annexation Agreement with the City of Colorado Springs.

- Powers Boulevard is planned to run through the westerly portions of Amara and Kane Ranch to a vital new south interchange on Interstate 25. Annexation and development of Amara are likely to accelerate the construction of the south extension of Powers Boulevard. The Powers Right-Of-Way ["ROW"] will be dedicated with the approvals of Amara development plans and constructed by the Colorado Department of Transportation ["CDOT"].
- Meridian Road is located on the eastern portion of Amara and will provide an integral North/South link from Banning Lewis Ranch south to the future Powers Boulevard connection to I-25.

UTILITIES

If annexation occurs, water, sanitary sewer, natural gas and electricity to serve Amara will be provided by Colorado Springs Utilities ["CSU"].

- Costs of extending utility infrastructure to the property will be paid by the developer in accordance with policies and requirements of CSU.
- CSU is the only entity or authority in the Pikes Peak Region that can provide adequate water for urban development on the property.

POLICE AND FIRE DEPARTMENT

In response to information submitted to the City in connection with the Amara annexation petition:

- The Colorado Springs Police Department stated that it will be able to provide police services as the area begins to be developed, and stated that a new police substation will not be necessary in Amara due to being able to adequately serve Amara out of existing and future-planned substations. In fact, current response times to the outer boundaries of Amara will be less than response times in other areas of the City.
- The Colorado Springs Fire Department stated that the submittals for Amara reflect that the developer will work with the CSFD to provide the necessary facilities that CSFD has requested to serve the property. There are currently two fire stations planned within Amara, and La Plata has committed to contribute the land needed for the stations to the City, in addition to paying the required impact fees for public safety.

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