



AMARA

Welcome to the New West

Key Benefits of Amara

- **Projected Growth:** Growth projections for El Paso County estimate that the region's population will increase by 250,000 people and will be just shy of one million people in 2050, an approximate 34% increase from today's population, making it the largest county in Colorado. This equates to a growth of approximately 100,000 households. Amara is planned to be approximately 9,500 dwelling units, so this community would account for over 9% of the future growth in the County by 2050.
- **Smart Growth:** Much of the region's projected growth will be in the eastern and southern portions of the county where there is a real need for fresh supplies of residential lots and homes, as well as commercial activity, in order to serve the expected city growth. The smartest way to grow is through planned communities on large, integrated tracts of land within the city of Colorado Springs, like Amara.
- **Southeast Colorado Springs residents deserve quality residential communities:** Families who live or desire to live in the southeast part of the City deserve the opportunity to live in quality communities like those elsewhere in Colorado Springs. The development of Amara provides the opportunity for the citizens of southeast Colorado Springs to enjoy the lifestyle and home choices they are currently lacking. The Amara master-planned community is responding to market needs, addressing the demand for residential options in a responsible, well-designed and planned manner.
- **Master-Planned Community Benefits:** Amara will be developed as a master-planned community with a mix of distinctive neighborhoods and home designs as well as a wide range of amenities and lifestyles, creating a true sense of community. In a John Burns study published in November 2019, 61% of homeowners and single-family renters believe master planned communities (MPC's) are safer than homes outside of a master planned community. The study also found that nearly two-thirds of homeowners and single-family renters agree that MPCs offer a superior lifestyle. Through a broad spectrum of residential housing products, multi-family, retail and commercial uses, recreation amenities, and civic and cultural uses, Amara will be a community where residents will be proud to live, work and play.
- **La Plata's reputation, building responsible, quality communities:** Amara will be developed by La Plata Communities, one of Colorado Springs' local premier master-planned community developers. La Plata is the developer of the highly successful 5,000-acre Briargate (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 Campus at Foothills Farm Business Campus in northern Colorado Springs. La Plata's vision is to enhance southeast Colorado Springs by bringing the same exceptional level of thoughtful planning to Amara as it did to northern parts of the city, but updated to meet current needs. La Plata has significant roots and history in the Colorado Springs market, starting with the development of Briargate in 1995. This longevity and commitment to Colorado Springs is essential to ensure a development of a community worthy of the residents of the City's south side.
- **Attainable Housing:** Amara will offer the same high standards of living as Briargate and The Farm have enjoyed, but with an even broader product mix and price range of housing options, with the goal of offering more attainable housing prices and addressing the "missing middle," which is essential for fostering a balanced community.

- **Affordable housing:** La Plata is working with various governmental and non-governmental partners to develop a viable program to provide work-force housing and other affordable options. La Plata has committed to provide a minimum of 7%, or approximately 650 of its housing units, as affordable housing.
- **Reducing the cost of new homes:** The City is in desperate need of additional lots and housing options to meet the existing and upcoming demand, and to help reduce the cost of housing. The best way to reduce the cost of housing is to increase the supply of available lots. Amara will do just that.
- **Supporting our military families:** One reason cited for Colorado Springs not being selected for the permanent Headquarters of U.S. Space Command is the lack of reasonably priced homes available for our military families close by where they work on the military installations. Amara will be strategically located to provide reasonably priced homes with easy and close access to Fort Carson (15 min), Peterson Space Force Base (13 min), and Schriever Space Force Base (19 min).
- **Utilities:** Colorado Springs Utilities has prepared for growth of the community and can support the annexation of Amara. Colorado Springs Utilities can provide utility service for Amara and La Plata will be responsible for paying for the extension of required utilities to the project. The Amara development will also contribute substantially to regional facilities that will add to capacities and reduce per unit costs to other contributing projects.
- **Water:** Colorado Springs does have adequate water supplies to serve Amara. Amara will implement water-wise policies to conserve water resources. Amara's annexation will be in compliance with the recently passed ordinance pertaining to the extension of water service.
- **Community options:** It is important that the residents of Colorado Springs have alternatives with respect to communities and housing options. Amara will offer a broad mix and range of housing prices to address various homebuyer segments, including active adult, traditional single-family homes, rental housing products, including apartments and single family built-to-rent units.
- **Infrastructure responsibility:** La Plata will be responsible for all the infrastructure in the development, including roads, utilities, neighborhood parks, school land, fire station land, amenities, trails and open space, common areas and more, so this is a real asset to the residents and broader community.
- **Positive fiscal impact:** Amara will have a positive fiscal impact by expanding the tax base of Colorado Springs and increasing revenues to the City by amounts that will exceed the associated costs to the City. An independent Economic and Fiscal Study done for Amara estimated the overall fiscal impact to the City would be \$29.9 million for the life of the project (20+ years) and ongoing fiscal impact is projected to be \$1.8 million annually at full buildout. In addition, the Amara project is anticipated to add 3,334 jobs to the region.
- **Support for businesses:** Amara will be vital for supporting business development in the area such as the Colorado Springs Airport Business Innovation Park, Amazon and local military bases providing essential housing opportunities for those workers, who currently have limited, quality housing choices in the area.
- **Transportation:** Amara will benefit the transportation network by improving and/or contributing to the cost of improving roadways such as the south extension of South Powers Blvd., Meridian Road, Marksheffel Road, Squirrel Creek Road, Link Road and extending Mesa Ridge Parkway.
- **Recreation:** Amara will provide the opportunity for expanding open spaces and recreational areas such as Jimmy Camp Creek, Williams Creek, Kane Open Space and Williams Creek Reservoir. It will also provide many new parks and open spaces and an extensive network of trails.