ENGLEWOOD CITYCENTER REDEVELOPMENT

Recommended Master Development Team Introduction
Who We Are

SKB is a leading real estate developer and operator in the western United States.

- Established in 1993, we are focused on five major urban markets
- Current managed portfolio: 5M square feet
- Total transactions to date: 29.3M square feet
- Redevelopment portfolio totaling $4.5B of investment
- Strong long-term relationships with experienced capital partners
Our Approach

We are an experienced and disciplined commercial real estate investment team.

- Focused heavily in the Denver and Portland markets
- Vested in creating “the next great neighborhood” with experienced local teams
- Experienced with development and repositioning of office, retail, industrial, mixed-use, and multi-family
- Plan and develop with long-term operations and management in mind
Why is this project important to SKB?

- Develop and showcase Englewood’s unique assets
- Challenge and make use of multifaceted skills to bring together the public and private sector
- Execute the Englewood Vision using experience and relationships with local partners and stakeholders
- Serve the community and metro area through creation of dynamic, timeless public spaces
Why is this project important to Englewood?

- Revitalize and catalyze Englewood as a destination
- Create and execute a robust public process
- Respect Englewood’s history and plan for its future
- Develop a sustainable and enduring plan for the benefit of current and future residents
Building on Englewood CityCenter’s History

CINDERELLA CITY SHOPPING MALL, 1968

HAND RENDERING STUDY, MUSEUM OF OUTDOOR ARTS

RTD TRANSIT FACILITY STUDY MODEL

THE ROCKY MOUNTAIN NEWS, MARCH 5, 2000
Elevating Transportation Oriented Communities
Case Studies and Relevant Experience
The Round

**LOCATION**
Beaverton, OR

**PROJECT TYPE**
TOD/Redevelopment

**COMPLETION**
2014

**SIZE**
5.07 acres
146,027 SF

**PROJECT COST**
$35M

**Relevance to Englewood CityCenter**

- Original development started in 1997 (early stage TOD), became functionally obsolete.
- In 2012, SKB partnered with the City of Beaverton to re-envision the master plan, relocate City Hall and execute the full vision.
- Solved dysfunctional infrastructure issues, repositioned retail and office uses, and facilitated the City’s development of a Performing Arts Center.
- Spurred highly successful office, hotel and food & beverage amenities.
High Street

LOCATION
Phoenix, AZ

COMPLETION
2008

PROJECT COST
$300M

PROJECT TYPE
Mixed-use

SIZE
100 multifamily units
174,942 SF retail
33,369 SF office

Relevance to Englewood CityCenter
- “Broker” mixed-use development.
- Relocated parking to increase accessibility.
- Repositioned retail to a successful entertainment district concept.
- Heavy event programming and continuing community engagement.
3800 Steele Campus

LOCATION
Denver, CO

COMPLETION
2020

PROJECT TYPE
Industrial Repositioning

SIZE
483,000 SF

PROJECT COST
$125M

Relevance to Englewood CityCenter

- Close proximity to Denver’s urban core, the River North (RiNo) Arts District, I-70 and the A-Line to Denver International Airport.

- Unique multi-tenant urban office and manufacturing campus, designed by Tryba Architects, introduces innovative retail uses.

- Centralized community and tenant gathering areas.

- Events and community with outdoor space.

- Work with City to facilitate greenway development and restructuring of E. 39th to facilitate active uses, enhanced walkability.
The Glass Lab

LOCATION
Portland, OR

COMPLETION
2019

PROJECT TYPE
Industrial Repositioning

SIZE
46,396 SF

PROJECT COST
$6.3M

Relevance to Englewood CityCenter

- Adaptive reuse of a concrete and timber industrial building to provide affordable space to next generation of innovation focused businesses.

- Immediate access to local transit, including the Portland Streetcar, Trimet Lightrail, and the new OMSI/SE Water Max Station.

- Design and investment partnership with Tryba Architects.

- Active involvement in Portland’s Innovation Quadrant as a board member.
Project Planning and Engagement
Purpose-Driven Visioning

MASTER PLANNING

Discovery

Master Plan Team Formation Vision + Principles

Stakeholder Consultation

Stakeholder Consultation

Stakeholder Consultation

Stakeholder Consultation

Master Plan Concept Development

Proforma Refinement

IMPLEMENTATION
## Proposed Pre-Development Schedule

### 2020

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- **Develop Public Engagement Strategy**
- **Public Engagement and Master Planning**
- **Exclusive Negotiating Agreement**
- **Pre-Development Agreement**
- **Development Agreement**
- **PUD Update and Entitlement**
Public Engagement Strategy

We look forward to working with The City of Englewood to develop the Public Engagement Strategy.

Opportunities for Public Engagement include:

- Public Presentations
- Open Houses
- Site Tours
- Regular Meetings with key stakeholder committee
- Published Redevelopment Website with feedback collection
Proposed First Steps

1. Form key stakeholder committee with Council and Staff input
2. Explore formation of Metro District
3. Engage with RTD, Hospital District, neighboring property owners and organizations
4. Select Consultant Team members
5. Formalize the Public Engagement calendar and topics
Existing Site Plan

ENGLEWOOD CITY CENTER
SKB | TRYBA ARCHITECTS
Elevating Opportunity Zones

SKB understands Opportunity Zone redevelopment and the extensive possibilities and inherent challenges.

SKB currently has:

- Seven projects in varying stages of capitalization or development located within Opportunity Zones
- Experienced in structuring development and investment to maximize OZ benefits
72\textsuperscript{nd} and Dartmouth

**LOCATION**
Tigard, OR

**PROJECT TYPE**
Multi-family/retail

**COMPLETION**
Ongoing (Nov 2021)

**SIZE**
- 215 multifamily units
- 8,260 SF commercial and retail space
- 224 structured parking spaces

**Relevance to Englewood CityCenter**

- Catalytic development to anchor and revitalize the neighborhood.
- Continuing collaboration with economic development to design project elements including active, ground floor retail and streetscape that meet the vision, goals and objectives of City’s redevelopment plan.
- Transit oriented (future, approved light rail expansion) development in an Opportunity Zone.
KOIN Tower

**LOCATION**
Portland, OR

**COMPLETION**
2016

**PROJECT COST**
$88M

**PROJECT TYPE**
Mixed-use repositioning

**SIZE**
355,368 SF

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**Relevance to Englewood CityCenter**

- Property consists of a mixed-use office and residential tower.

- Renovated undersized, inwardly-focused lobby by capturing corner office space and expanding the footprint. Added unique media wall amenity.
Iron Fireman

LOCATION
Portland, OR

COMPLETION
2016

PROJECT COST
$27.3M

PROJECT TYPE
Industrial Repositioning

SIZE
139,952 SF

Relevance to Englewood CityCenter

- Pioneering project providing affordable, close-in space to local manufacturing community.

- Transit oriented development (light rail stop in front of the project).

- Creative problem solving with City leaders and staff to address various project and permitting challenges.
Current Institutional Capital Partners

- Goldman Sachs
- ARTEMIS Real Estate Partners
- LIONSTONE INVESTMENTS
- OAKTREE
- BLACK SALMON
- WHI William Harris Investors
- HMC Harbert Management Corporation
- Recap An RGA Company
- INVESTM CORP
- INDEPENDENCIA Fondos de Inversión
- Washington Capital Management, Inc.