



Welcome to Bella Mesa Metropolitan District's

Public Information OPEN HOUSE



Colorado Metro District Stats:

2400+

Colorado metro districts

87%

of Colorado Front Range new homes sold in 2023 were in a metro district

90%

of Colorado master-planned communities are within a metro district

What is a Metropolitan (metro) District?

- A local government entity approved by a city council or board of county commissioners
- Provides critical funding for roads, sidewalks, streetlights, water and sewer systems, parks, and recreational facilities
- Subject to local and state laws
- Residents pay property taxes for both basic public service and enhanced amenities
- Ensures growth is self-funded
- Residents in adjacent communities are not taxed for newcomers' impacts



Bella Mesa Metropolitan District

- Established in 2004, now serves about 180 homes, or about 20% complete
- Provides infrastructure development and maintenance and funds parks, water, sewer, and roads, roundabout for the Bella Mesa area
- Planning to develop trails, scenic overlooks and a nature park on vacant land north and east of Mesa Middle School
- New amenities open to all neighbors and will align with the developer's site plan

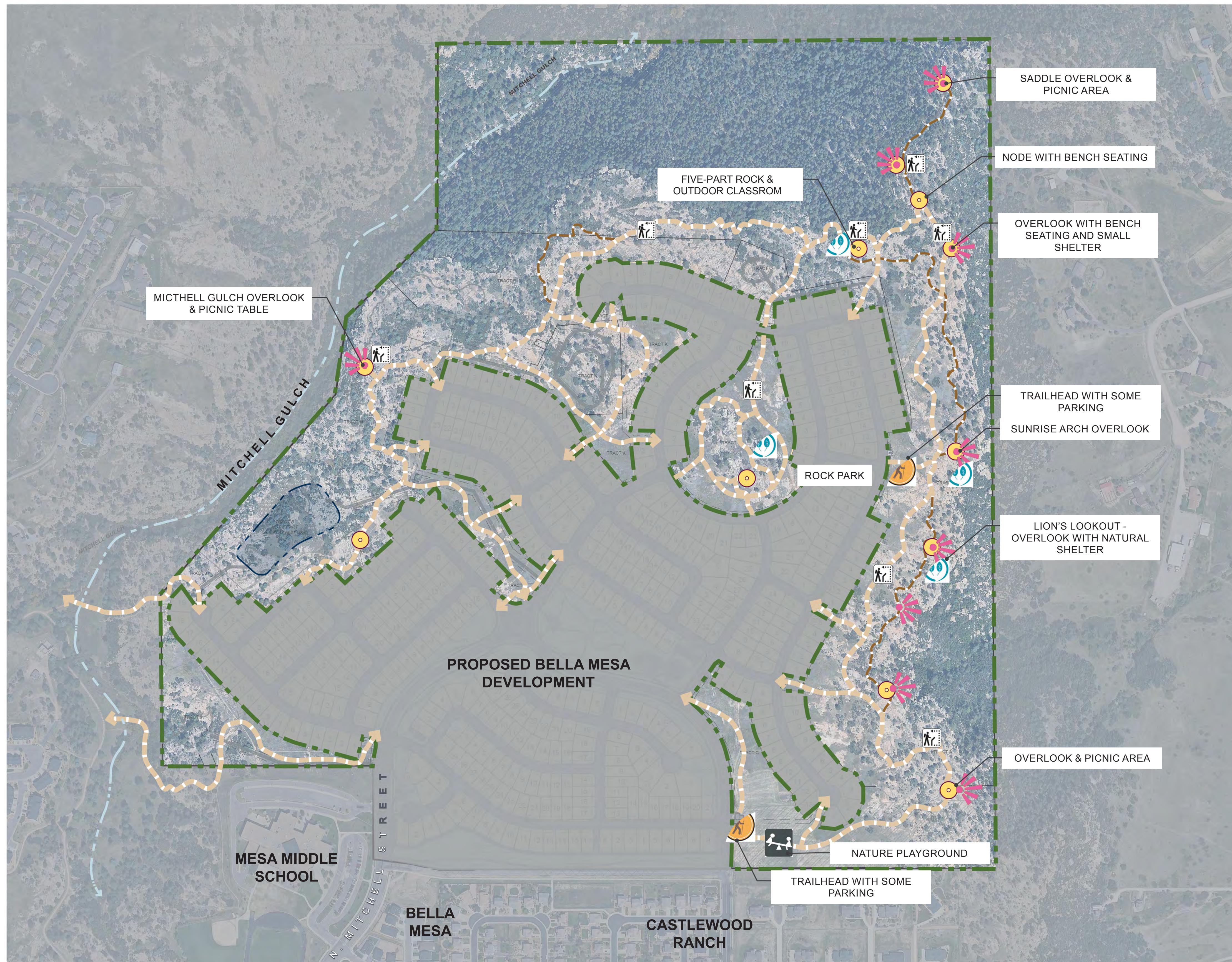




Paying for Infrastructure

- Metro Districts issue bonds to fund infrastructure for new homes
- Bonds are paid back over time by the residents who benefit (through property taxes)
- BMMD 2020 bonds – \$10 million used to develop the roads, water lines, sewers, and storm drains (valued at \$55,000 per Bella Mesa HOA lot)
- Builder able to sell homes at a lower price; the value of these homes increased 50% in last 4 years
- Refinancing the bonds in 2024 will pay for new trail system and other amenities benefitting all residents and add more property owners to pay off bonds
- Bond repayment will only be extended by 4 or 5 years
- No property tax rate/mill levy increase will occur

OVERALL TRAIL NETWORK & AMENITIES



BELLA MESA OPEN SPACE

a scenic sanctuary offering an engaging blend of natural beauty and outdoor amenities tied into the larger Castle Rock Open Space network.

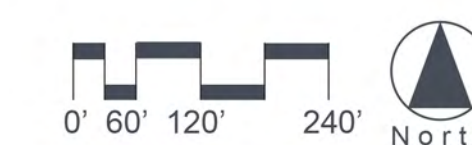
- highlights the unique natural rock formations, flora, and incredible views.
- provides a network of trails perfect for hiking, biking, and exploring.
- multiple breath-taking views of the surrounding area.
- haven for nature enthusiasts, offering opportunities to explore native flora and fauna in their natural habitats.
- a cherished amenity for local nature lovers and outdoor enthusiasts alike.

PROGRAM SUMMARY

- Multi-use and single track hiking trails
- A self-guided nature walk with informational signage
- Preserved open space areas
- Pedestrian nodes with seating and picnic opportunities
- Trail heads with limited parking
- An Open Space playground
- An Outdoor classroom for educational use
- Scenic overlooks with views of the mountains, plains, and Mitchell Gulch

LEGEND

- TRAIL HEAD
- NATURE / OPEN SPACE PLAYGROUND
- OVERLOOK
- PEDESTRIAN NODE
- SIGNIFICANT NATURAL FEATURE
- EDUCATIONAL SIGNAGE
- 4' TRAIL
- 2' TRAIL



ALL PLAN GRAPHICS AND SUPPORTING IMAGERY SHOWN ARE CONCEPTUAL IN NATURE AND USED TO CONVEY DESIGN INTENT. FINAL TRAIL ALIGNMENT AND PROGRAM FEATURES, QUANTITY, AND LOCATIONS ARE SUBJECT TO CHANGE.

OPEN SPACE OBJECTIVES

PRESERVATION

In addition to the more interactive educational and recreational offerings, a primary goal of the Open Space is to protect and sustain the area's unique geologic and natural ecosystem. These initiatives include habitat restoration projects focused on rehabilitating natural plant communities and controlling invasive species. Volunteer efforts encourage resident involvement in conservation efforts such as trail maintenance and clean-up events. The Open Space also creates the perfect environment to engage local schools in research and conservation projects.



EDUCATION



A variety of educational experiences can be offered throughout the Open Space area designed to engage and inform visitors of all ages. A nature walk educates visitors on the local flora, fauna, geology, and ecological significance of the area. Potential seasonal workshops and classes provide hands on learning experiences in topics such as bird watching, plant identification, and conservation practices. The open space can also host educational events for schools and youth groups featuring interactive activities that promote environmental awareness and stewardship.

RECREATION

A combination of active and passive recreational elements can be provided as part of the Open Space plan that cater to residents of all ages and skill levels. Miles of multi-use trails create a dynamic network ideal for walking, biking, and family-friendly exploration. Scenic overlooks and picnic areas provide space to relax and enjoy the picturesque landscape, while the nature play area and potential community workshops (such as guided nature hikes and photography workshops) engage visitors on a more active level.



OPEN SPACE PROGRAM

RECREATION



- TRAIL HEAD**
- Limited Parking
 - Boulder Seating
 - Small Arrival Plaza with Shade Structure



- SCENIC OVERLOOK**
- Boulder Seating
 - Overlook Signage



- PEDESTRIAN NODE**
- Pull off with bench seating
 - Picnic seating in select locations



- NATURE PLAYGROUND**
- Nature play
 - Educational content
 - Xeric, native plantings




4' SOFT SURFACE MULTI-USE TRAIL



OPEN SPACE PROGRAM

EDUCATION & PRESERVATION



-  NATURAL FEATURE
-  EDUCATIONAL SIGNAGE
-  SELF-GUIDED NATURE TRAIL



ECOLOGY AND GEOLOGY

BELLA MESA HAS BEEN SHAPED BY ECOLOGICAL PROCESSES ACTING OVER THOUSANDS OF YEARS TO CREATE THE HABITATS WE SEE TODAY

Over thousands of years, wind and water have sculpted distinctive **ROCK COLUMNS, ARCHES, AND HOODOOS**.

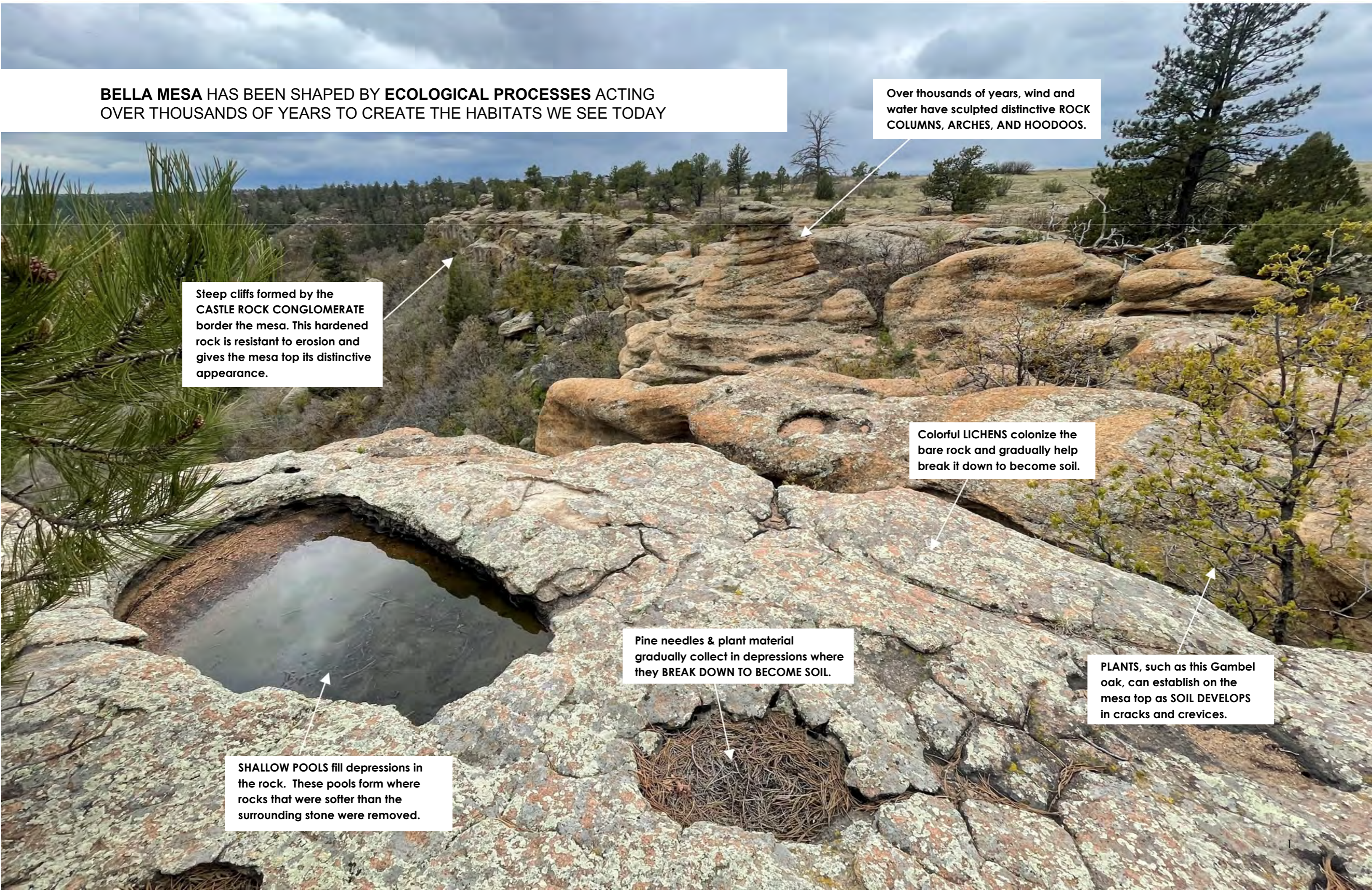
Steep cliffs formed by the **CASTLE ROCK CONGLOMERATE** border the mesa. This hardened rock is resistant to erosion and gives the mesa top its distinctive appearance.

Colorful **LICHENS** colonize the bare rock and gradually help break it down to become soil.

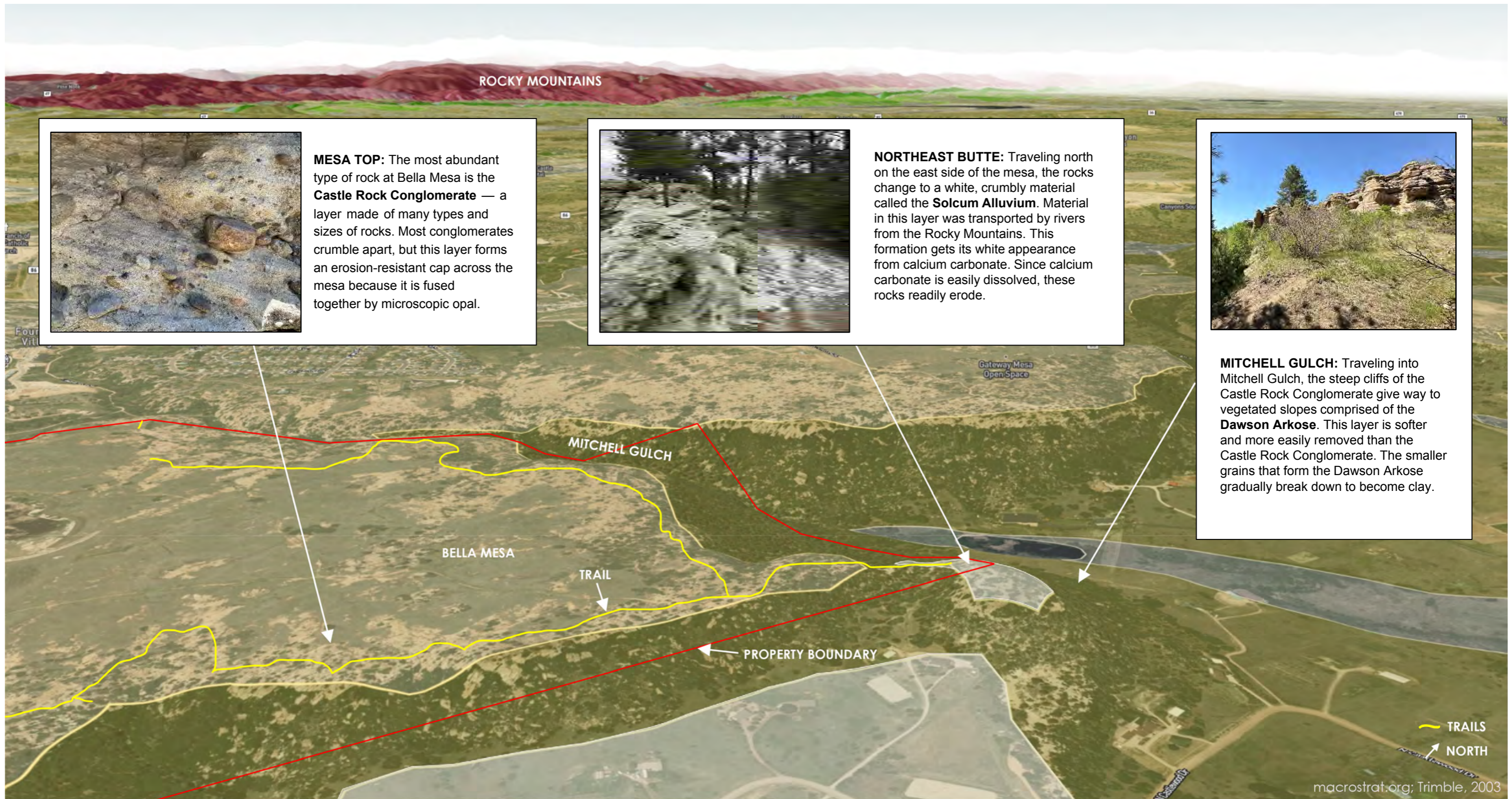
Pine needles & plant material gradually collect in depressions where they **BREAK DOWN TO BECOME SOIL**.

PLANTS, such as this Gambel oak, can establish on the mesa top as **SOIL DEVELOPS** in cracks and crevices.

SHALLOW POOLS fill depressions in the rock. These pools form where rocks that were softer than the surrounding stone were removed.



The **GEOLOGIC MAP** below shows the rock types that comprise Bella Mesa. Three major types are visible as you travel north from the east entrance gate down into Mitchell Gulch. The rock in this region is formed from material carried away from the Rocky Mountains.





THANK YOU!

To share feedback or ask questions:

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