



RED BARN METROPOLITAN DISTRICT

MEAD, COLORADO

Located In a Farm to Table Community

rm to Table Community

RED BARN SUBDIVISION

Red Barn is an Agrihood, comprised of single family homes with a producing small scale farm at its heart. A variety of single family home options appeal to multiple generations along with recreational facilities for all ages.



I-25 / HWY 66

I-25 / HWY 32

HIGHWAY 32

• LAKE THOMAS

COUNTY ROAD 13



DISTRICT OWNED AND OPERATED COMMUNITY FEATURES

Community Pool

Community Clubhouse

Produce Shed

6 1/3 Acre Farm Plots

9.64 Acres of Parks

31.94 Acres of Open Space

17.49 Acres of Native Detention Areas

4.86 Native Setback Areas

RED BARN METROPOLITAN DISTRICT

Facilities and Services:

- Water Improvements will be conveyed to the Little Thompson Water District
- Sanitary Sewer Improvements will be conveyed to the St. Vrain Sanitation District
- Street Improvements
 - Internal streets will be dedicated to the Town
 - Offsite - Hwy 66 Improvements will be dedicated to CDOT.
 - Offsite - WCR 13 Improvements will be dedicated to the Town of Mead
- Park and Recreation
 - Community Pool and Center – ownership and operation will remain with the District.
 - Parks, trails, open space – ownership and operation will remain with the District.
- Storm Sewer – ownership and operation will remain with the District.
- Produce Shed and Farm Plots – ownership and operation will remain with the District.

Total Estimated Capital Costs - \$26,752,091

RED BARN METROPOLITAN DISTRICT

Financial Limitations:

- Total Debt Cap - \$15,000,000 – Requested Increase - \$21,000,000
 - Authorized Mill levies:
 - Debt Service – 50 Mills Adjusted
 - Operations – 10 Mills Adjusted
 - Town O&M – 3 Mills Adjusted
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RED BARN METROPOLITAN DISTRICT

	Approved Service Plan		Amended Service Plan
Engineer's Cost Estimate	\$17,390,178		\$26,752,091
District Debt Limit	\$15,000,000		\$21,000,000
Percentage Increase in Debt Limit	0%		29%
Percentage of Costs Funded by District	86%		78%
Percentage of Costs Not Funded by District	14%		22%
Infrastructure Costs Not Funded by District	\$2,390,178		\$5,752,091

RED BARN METROPOLITAN DISTRICT

Pursuant to the Subdivision Improvement Agreement,
Red Barn Subdivision Final Plat Filing No. 2:

The neighborhood parks and farm plots must be
completed prior to conditional acceptance of Phase B.

The community pool, clubhouse and produce barn must
be completed prior to conditional acceptance of
Phase C1.