



shine

Winter 2007

The Centerra holiday lighting program

Winter Wonderland



Welcome

There is a place that brings together the best of life. Where work, play, home, and nature are in harmony with each other. Where your surroundings are inspired, and your potential is bright. This is Centerra, and it is with much excitement that I introduce and welcome you to our first edition of *Centerra Shine* magazine!

As the days get shorter and we close out this beautiful Colorado fall season, we anticipate this addition to your mailbox or doorstep will bring some welcomed warmth. While our community continues to expand and grow at Centerra, *Shine* will work as a tool to navigate you around different aspects of the 3,300 acre master-planned community — giving you an insider’s perspective and offering a never-before-seen look into the stories of individuals who live, work, and play at Centerra.

In this first issue, we dive into the holidays with its entire splendor specifically giving you an insider’s look at how Centerra created this year’s holiday light show. In addition, you will get an in-depth look at the creation of the Chapungu Sculpture Park and a comprehensive Centerra holiday shopping and dining guide. And, it wouldn’t be the holidays if we didn’t offer some other special surprises in this first edition.

A special thank you goes out to all of our advertising partners for *Shine*. You are very much an integral part of the Centerra family, and we appreciate your support. In addition, we invite readers of *Shine* to provide feedback and ideas on how to better capture the experience of being part of the Centerra community at www.centerracolorado.com.

As we prepare and enjoy the following months of celebrations and occasions, we wish the best to your loved ones — near and far.

Happy Holidays to all who live, work, and play at Centerra.

Robert (Rocky) Scott
President of McWhinney -Centerra



On the cover: need caption here

Who We Are

McWhinney, headquartered in Loveland, Colorado, is a team of talented people who are passionate about creating great places for people and providing fabled experiences to our customers. Thirteenth on the list of the 50 Best Small & Medium Companies to Work for in America by the Great Place To Work Institute, McWhinney develops innovative and sustainable master-planned communities and vertical commercial and mixed-use projects. Since 1991, McWhinney has planned and developed more than 5,000 acres in several master-planned communities and more than 3.3 million square feet of vertical commercial and mixed-use properties throughout the Rocky Mountain region and the West Coast.

Centerra, an award-winning master-planned community located in Loveland, Colorado, is a McWhinney development. Centerra offers Northern Colorado’s first lifestyle center — The Promenade Shops at Centerra, in a joint venture with Poag & McEwen Lifestyle Centers. Centerra is also home to The Medical Center of The Rockies, a state-of-the-art 136-bed cardiac and trauma specialty hospital that opened in February 2007 as one of only two LEED-certified hospitals in the nation. The Marketplace at Centerra, Northern Colorado’s largest contiguous power shopping center, is also located here. Centerra, which was recognized by the National Association of Industrial & Office Properties as the Colorado Chapter’s Development of the Year, embodies the company’s purpose of creating great places for people.

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Our History

The roots of McWhinney and their 3,300-acre master-planned community, Centerra, reach back to the 1860s when co-founders Chad and Troy McWhinney’s great-great grandfather, John Hahn, first settled in the Big Thompson Valley. Three miles east of what is now Downtown Loveland, John founded his homestead and farmed 160 acres. Over the years, his prosperity and participation in local business and politics grew, establishing the family’s Loveland history.

In 1993, when Chad and Troy realized their future was in real estate development, they seized an opportunity to option 488 acres of family-owned land that was part of the original homestead at Interstate 25 and Highway 34.

This 140-year connection to the land and to the Loveland community has set the tone as Chad and Troy McWhinney guide the company’s growth and success with a long-term vision of creating great places for people.

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It's All at Centerra!

From shopping to fine dining, it's everything you need this holiday season!

Bake cookies. Send cards. Buy mother-in-law's gift. Set up tree. Decorate the house. Buy secret Santa gift. Make travel accommodations. Wrap presents. The list goes on and on. Are you exhausted yet? Don't be. With hundreds of shopping and dining options in a one-mile radius, Centerra offers the convenience and variety you are looking for this Christmas to get it all done.



Shopping at Centerra

The Promenade Shops at Centerra

Developed in partnership with Poag & McEwen Lifestyle Centers, The Promenade Shops at Centerra is a shopper's paradise that features more than 70 stores and caters to distinguished shoppers of all ages. From Best Buy and Ann Taylor Loft to Banana Republic and Dick's Sporting Goods, you are destined to find the right gift for that hard-to-buy-for person here. As the premier shopping destination in Northern Colorado, the center is conveniently located on the east side of Interstate 25 and Highway 34. Take a shopping break and stroll through the Main Plaza where an ice skating rink will tempt you to test your skating skills, listen to carolers, or take a moment to rest and rejuvenate with some hot cocoa.

The Marketplace at Centerra

Are you a power shopper — the kind that likes to get in and get it done? Centerra has just the place to accommodate your style. As the largest "power" center in Northern Colorado, The Marketplace at Centerra offers convenience in one easy-to-find location off Highway 34. From Target and Old Navy to Pier One, JoAnn's, and everything in between — you're sure to find the right combination of holiday items to jingle all the way home.

The Motorplex at Centerra

Now, you may not be thinking "car" for Christmas — but one step into The Motorplex at Centerra might change your mind. With Co's BMW Center, Subaru of Loveland, Davidson-Gebhardt Chevrolet, Ferrero Chrysler Jeep Dodge, King Buick Pontiac GMC, and L2 Auto — the choices are endless. Representing the top marquees in the auto industry,



Store, Polo Ralph Lauren, and more than 40 other stores will provide not only the selection but the cost savings shoppers look for during the holiday season.

Dining at Centerra

All of this holiday shopping has certainly made you hungry, and Centerra has what it takes to quench your thirst and fill your belly. A variety of fine and family dining, fast food, and specialty food stores will offer what you are looking for whether you only have a few minutes pick up food or you want to take a break and enjoy the latest in seasonal culinary delights.

Fine Dining

An assortment of fine-dining establishments at Centerra offers the most distinctive customer a satisfying and unique culinary experience. Some choices include The Bent Fork Grill, Biaggi's Ristorante Italiano, and P.F. Chang's China

Bistro. They all offer both savory and sweet to satisfy your hunger. >>



It's All at Centerra!



Family Dining

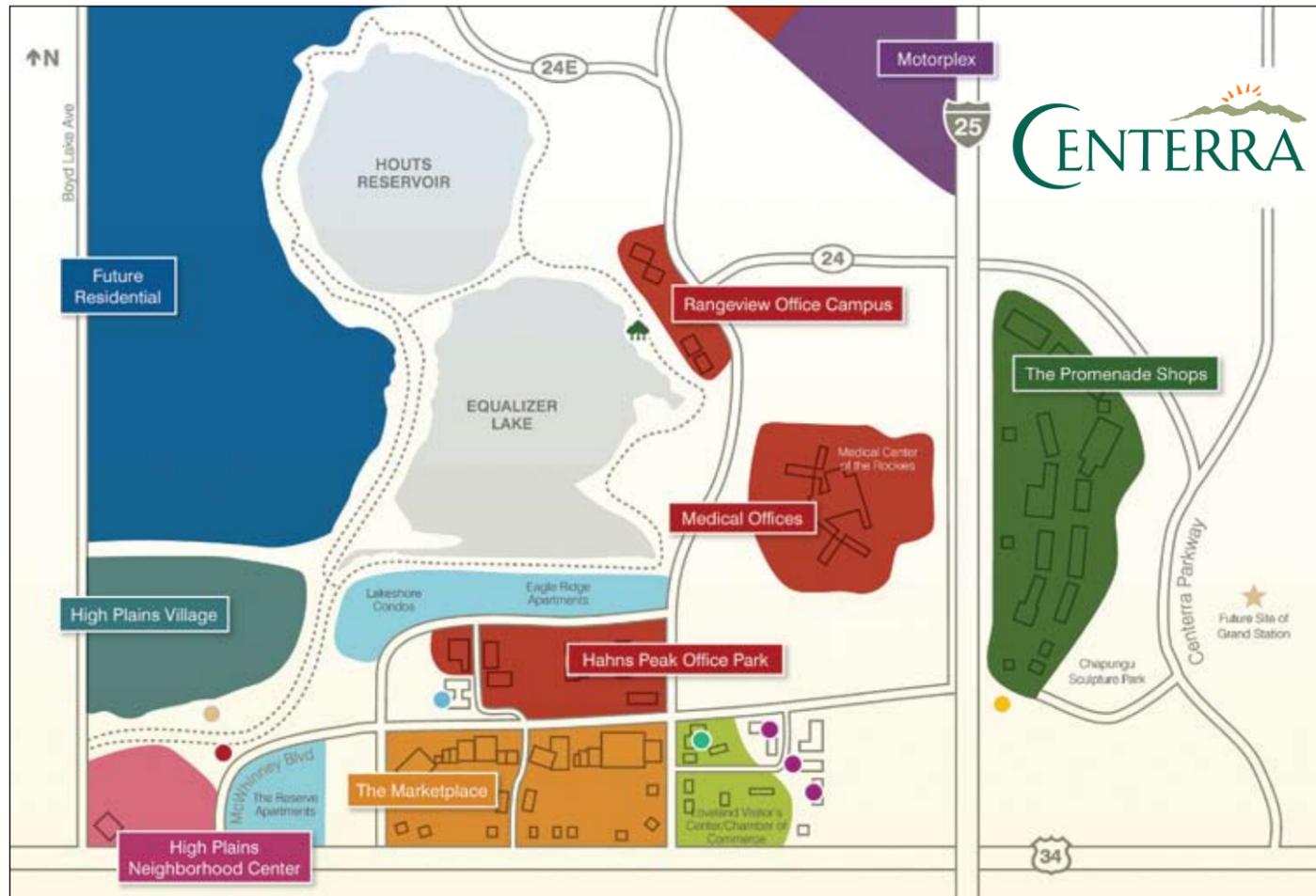
Take a trip to visit the holiday light show at Centerra with your family and choose from a variety of fun and casual restaurants that appeal to all ages. Choices include Johnny Carino's, On the Border, Red Robin, Chili's, and Panera Bread. This is just a taste of all the opportunities your family can choose for breakfast, lunch, or dinner.

Fast Food

In and out and on your way, that is often what you need when capturing a minute to shop during the holidays. Centerra has a plentiful selection of fast-food restaurants that will be happy to serve you. Good Times, Subway, Chick-fil-A, Wendy's, and Chipotle are just a few of the many options that you can eat at any time of the day.

Specialty Food

Oh, the weather outside may be frightful ... but Centerra has just what you need to take the chill off. From a piping hot latte to your favorite double-scoop sundae, you can choose from several specialty food stores to quench your craving. ColdStone Creamery, Loveland Coffee Company, and Paciugo Italian Gelato are just a few of the enticements waiting for you. ■



In every issue, we will feature a resident who embodies that sense of community and what it means to live, work, and play at Centerra.

Name: Damien Berg
Occupation: Sterile Processing Supervisor
Company: Medical Center of the Rockies
Neighborhood in Centerra: Lakeshore at Centerra
How many years in Centerra: A year and a half

When did you decide to move to Centerra?
What attracted you to the area?

I moved to Centerra from California after a tour in Iraq. I needed to get away. My wife, Shannon, and I relocated here because of the nice area, all the surroundings, and the growth potential both personally and professionally.

Which neighborhood did you choose and why?

We live at the Lakeshore at Centerra condominiums on Hahns Peak Drive. It is a great neighborhood because it is close to everything, and yet it still has that "nature" feel with the lakes and the walking and running trails.



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Nestled among 100-year-old cottonwood trees, natural wetlands, and Loveland's most vibrant shopping center, Chapungu Sculpture Park at Centerra is a unique treasure that brings worldly Zimbabwean sculpture to the Loveland landscape.

As the world headquarters of Chapungu sculpture, Africans Roy Guthrie and Marcey Mushore have teamed with McWhinney, developer of Centerra, to introduce Northern Colorado to a sculpture park unlike any other in the world. The entire exhibit is *"The Family: an African Perspective."*

Chapungu is defined as the "great spirit bird" or eagle of Zimbabwe, which protects and warns of danger and often brings an important message. The park, which spans 26 acres and

features 82 installments of stone Shona sculpture, orients visitors to eight universal themes, which are Nature and the Environment, Village Life, the Role of Women, the Elders, the Spirit World, the Family, the Children, and Custom and Legend.

Each sculpture is handmade from indigenous stones from Zimbabwe, the native country of the Shona tribe. Each piece is direct, powerful, and deeply expressive and elicits an experience that reminds the viewer of the matters so

important in traditional African families and all humankind.

The Chapungu Sculpture Park solidifies Loveland's title as one of the top eight "Great Art Destinations" in the United States, as named by *U.S. Art* magazine.

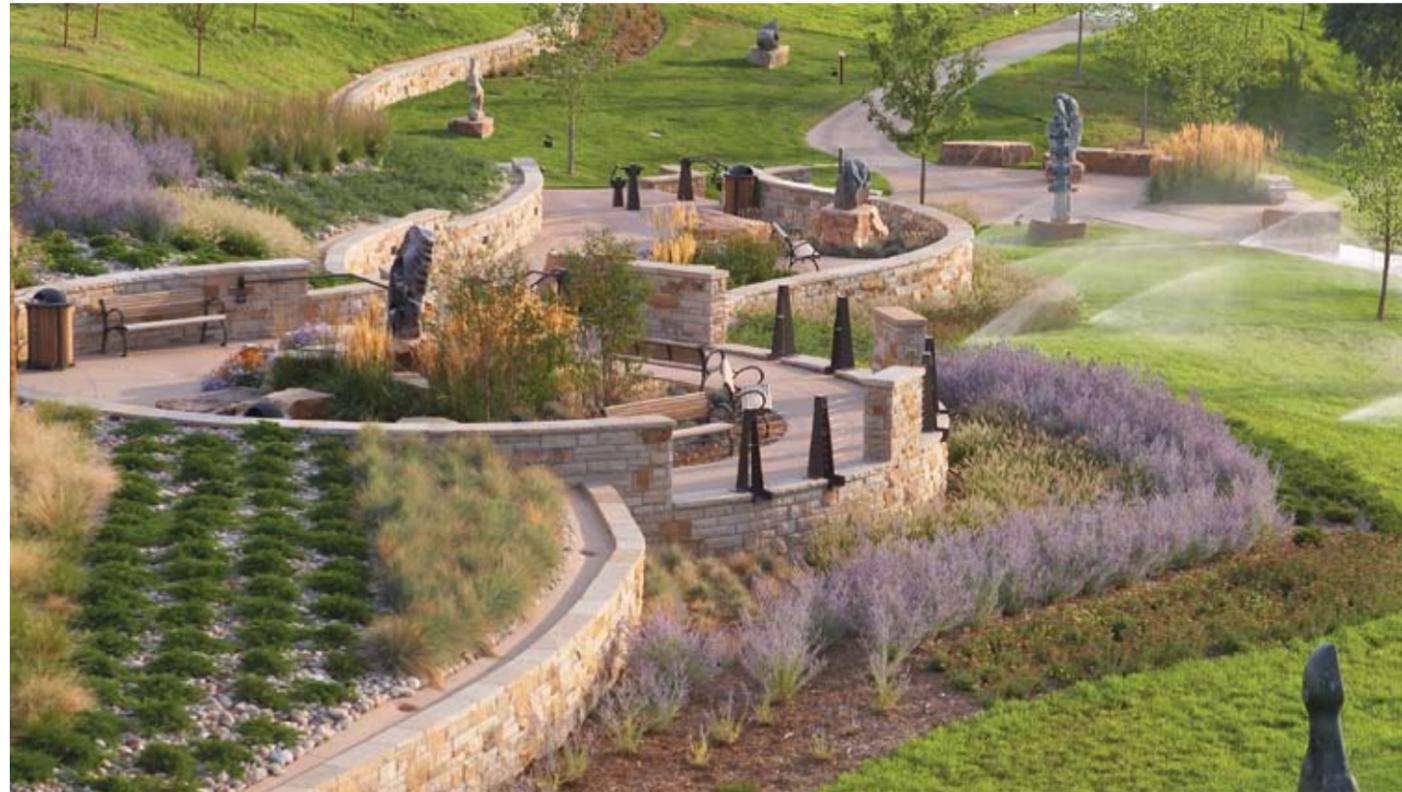
From Africa to Loveland by Way of Denver

McWhinney was exposed to Chapungu sculpture at an exhibit at the Denver Botanic Gardens in October 2004. There, a team of McWhinney leaders decided the art would be a perfect match for the type of experience they were creating at Centerra.

(continues on page six)

Chapungu Sculpture Park at Centerra

Art Meets Nature



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Coincidentally, Guthrie had been looking for an American home for the collection when he met McWhinney officials at the Denver exhibit. “We were instantly enamored with the pieces and felt it could be a natural extension and build-on for a community such as Loveland, which already has a world renowned culture of sculpture,” said Kim Perry, McWhinney’s vice president of community design.

It was this chance meeting that spawned the vision of the park, the Chapungu experience in Loveland, and eventually brought the extraordinary cultural addition to Centerra. McWhinney donated the land and infrastructure costs associated with the construction and development of the park, while Guthrie works as curator of the park.

Along with the High Plains Environmental Center at Centerra, the Chapungu Sculpture Park continues to dispel the myth that Centerra, McWhinney’s 3,300-acre, master-planned community, is only about shopping and dining. These unique natural elements make Centerra stand apart — for residents and visitors alike.

The grand plan for Centerra includes providing opportunities to experience the natural world and its tranquility. By bringing Chapungu Park to Centerra, McWhinney has continued its quest to capture a unique experience to the site, which is sandwiched between two major commercial retail centers — The Promenade Shops at Centerra, a 700,000-square-foot outdoor lifestyle center, and the future Grand Station at Centerra, a 500,000-square-foot mixed-used development.

“Chapungu Sculpture Park was created as a gift back to the community in Centerra. A place where one could enlighten their mind, appreciate the scenery, and take a break from the everyday scurry,” said Rocky Scott, president of Centerra. “We believe Chapungu will add a greater depth of cultural awareness and appreciation to our community that Centerra is very proud to offer.”

Guthrie agrees. “McWhinney is committed to making this area more than a commercial



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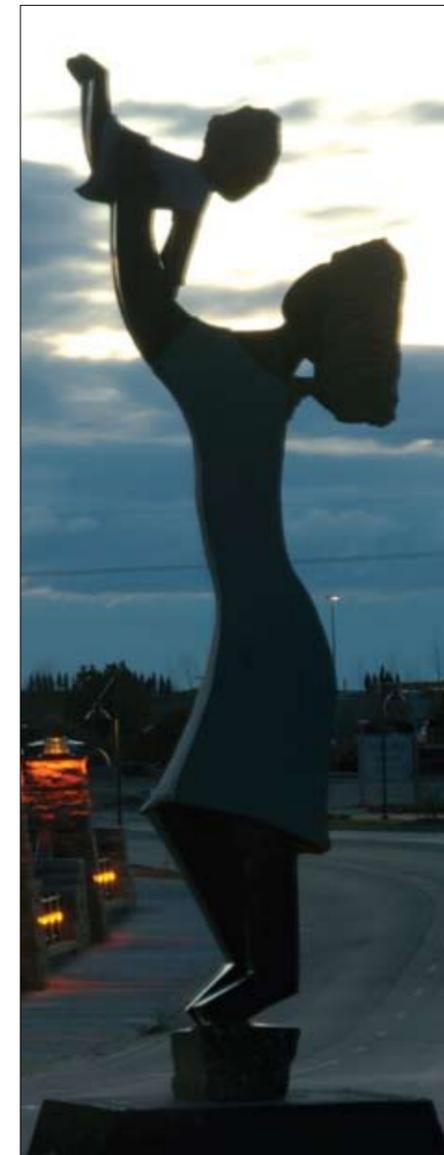
retail center,” the curator says. “They want to see an outdoor area developed to uplift people and asked us to bring this sculpture park and eventually a cultural center to Loveland, which has been proven to be a city of sculpture.”

Guthrie has poured his time and energy into managing Chapungu, the world’s largest

collection of Zimbabwean sculpture, for four decades. “The inspiration for me is to try and show that there are such things as contemporary African artists that can stand with anyone,” he said. “Sculpture in stone means you have one chance of getting it right. Once it’s gone, you can’t replace it.”

Touring the Park: A Living Landscape

Just as the pieces of stone sculpture elicit an emotional response at Chapungu, so does the living landscape. With more than 600 trees, 2,300 native shrubs, and 7,000 ornamental grasses planted in the park, the architectural landscape elicits calm and contemplation, provides a sanctuary for native plant and wildlife species, and invites visitors to experience pockets of space for reflection. As visitors meander through the 1.5 miles of trail winding through the park, they will have the chance to



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enjoy a sensory experience unlike any indoor gallery space.

“McWhinney designed this park to be a special place where not only one can come to experience African sculpture but also to appreciate the natural setting with its wildlife, wetlands, and groves of cottonwood trees,” said Bret Boulter, director of Centerra development. “The natural landscape is as much alive as the sculptures themselves — and in turn, brings the potential of a very real response to those who are open to its magic.”

Throughout the park, visitors can find 30 benches and boulders to sit on and enjoy a contemplative and interactive experience. The park, which is surrounded by a recreational trail, can accommodate walking, biking, and other active pursuits. Connected to the Promenade Shops at Centerra by six paths, the park offers the chance for a day of shopping to become a more dynamic cultural experience. In addition, a new bus stop on Centerra Parkway will be positioned on the east side of the park, providing easy access for school groups and other park visitors.

“With all the integrated connections within the park, visitors should find it to be a special place within Centerra to experience a quiet place in addition to a learning environment,” Boulter says. “It offers the opportunity to learn about African culture in a very symbolic and natural setting. This combination is very different from anything already offered at Centerra.”

Looking to the Future: Programing, Podcasts ... Possibilities

Future programming at Chapungu Sculpture Park is brimming with possibilities that will position it as a special learning environment for the young and young at heart. Special events will offer community members the chance to connect with Chapungu in unique ways throughout the year. Volunteer-led and self-guided tours will be offered in 2008; visitors will also have opportunities to meet and watch Chapungu artists at work. Children and community groups will be encouraged to choose Chapungu Sculpture Park as a learning field trip.

Chapungu at a Glance

Chapungu (Cha-POONG-goo) is the name given to the monumental stone sculptures produced by present-day Shona people in Zimbabwe.

- The park is 26 acres and includes 82 sculptures and eight family themes.
- All sculptures are handcarved.
- Chapungu Sculpture Park took a year to construct.
- Each sculpture is between 3- and 12-feet-high and weighs between 300 and 6,000 pounds.
- None of the sculptures are dyed.
- Each sculpture is crafted from indigenous African stones from Zimbabwe.
- Zimbabwe is a landlocked country in south-central Africa and is slightly smaller than California.
- Shona tribes make up the largest proportion of indigenous people of Zimbabwe.

The park is on east side of P.F. Chang’s China Bistro, parallel to The Promenade Shops at Centerra.

More info can be found at www.chapungusculpturepark.com or www.centerracolorado.com.

An online map and park photo gallery at www.centerracolorado.com gets visitors familiar with the park before they step foot on park grounds. To complete this storytelling, a walking tour podcast for your MP3 player will be launched for download in early 2008. This tool will offer visitors narration of the park’s installments from sculpture curators and Guthrie and Mushore. The podcast will allow visitors to experience a self-guided tour with the addition of the extraordinary storytelling of both Guthrie and Mushore. It will provide a unique look at the artists’ inspiration and motivation. This storytelling via podcast will transport walkers on the paths at Chapungu Park in Loveland to Africa and to the spiritual connection so vividly portrayed in each installment.

While the park is now open, Centerra is preparing for the official grand-opening festivities of Chapungu Sculpture Park in spring 2008. ■



The Centerra holiday lighting program

Winter Wonderland

Hundreds of thousands of sparkling hues of pure white and sapphire blue will twinkle at Centerra this Christmas season ushering in the magic of its much-anticipated holiday lighting program. Growing from 3,600 LED lights strands to almost 14,000 LED strands in 2007, the holiday lighting program at Centerra is a model for design innovation, sustainable development, and bringing back the magic of the season.

Dreamed from his experience growing up in a Chicago suburb, Phil Hodgkinson, Vice President of Property Management at McWhinney, believed the holiday lighting at Centerra could bring more than what was expected and offer an experience that families and visitors would anticipate year after year. Hodgkinson imagined Centerra as a place where people would take the time to go out of their way to “see the lights” at Centerra — bringing their entire family to witness the magic of the streetscapes, storefronts, and eventually neighborhoods during the holiday season.

Just as Centerra is a master-planned community, Hodgkinson knew the lighting program he was envisioning would take a long-term, master plan that would grow over time, involve a consistent design and theme, and would stir the magic of the holiday season for the surrounding community of Centerra.

Setting the Plan and Design

With a mission to turn a belief into a reality, Hodgkinson and team at Centerra set out to accomplish making its holiday lighting program extraordinary. The master developer of Centerra, McWhinney, did not have to search too far in partnering with an expert in the field of holiday lighting design. Loveland’s own Blazen Illuminations partnered with Centerra to design the five-year master-planned lighting program and to guide a sustainable lighting program that brings tremendous overall energy cost savings.

The company also installs, manages, and maintains the lighting show.

Behind the scenes, the holiday lighting program is a year-round planning process for McWhinney staff, Blazen Illuminations, and several outside contractors. From installing the right electrical outlet capacity to managing storage to planning future holiday entertainment features



Hundreds of thousands of sparkling hues of pure white and sapphire blue will twinkle at Centerra this Christmas.

throughout the development, the master plan of the project, and the ensuing “relationship equity” of the team are fundamental to the program’s implementation and success.

“At Centerra, the entire infrastructure team sits down at the table to communicate about the needs and plan for the upcoming year. This open communication is integral to covering all the placement details,” said Bret Boulter, Direc-

tor of Centerra Development, McWhinney. “Details such as electrical capacity, transformers, and back-ups are all discussed at the front end — saving us a lot of cost in the long run if we had to retrofit each part of the development for holiday lighting after the fact.”

The holiday lighting design plan includes just two color tones – a deep blue sapphire and a pure white hue to evoke the coolness of the winter season. Each deciduous tree is strung with white lights and the evergreens have the sapphire blue to carry this winter theme throughout the design. This color scheme will be carried year after year throughout the lifetime of the program.

Coincidentally, Nate Webb, owner of Blazen Illuminations, and Hodgkinson chose this color palette for a very specific reason. Over

the last several years, Northern Colorado has experienced drier than normal winter seasons with sporadic snow and higher than normal temperatures. That was, until 2006. Not only was last year the first year of Centerra’s holiday lighting program, but it also was the year the entire Front Range was slammed with double blizzards occurring within two weeks of each other. The storms brought over 60 inches of the white fluff to add to the overall “winter cool”

2007 Centerra Holiday Lighting Show Locations:

- Boulevard and Interstate 25
- Every major entrance to Centerra off Highway 34
- Sky Pond Drive into the Promenade Shops
- Fall River Drive into The Marketplace
- The Motorplex at Centerra – off Crossroads
- Medical Center of the Rockies **New!**
- Chapungu Sculpture Park **New!**
- Kroll Factual Data **New!**

the lighting design was attempting to evoke. “To say the least, our ‘winter cool’ theme in 2006 was quite successful!” said Hodgkinson.

In addition to this feeling of “winter cool,” Webb based his creative design on Walt Disney’s adages that, “Fantasy and reality often overlap,” and “If you can dream it, you can do it.” Transforming the everyday to the extraordinary, Webb is looking to exaggerate the wonder of what it feels like for a child during the winter holidays with its wide-eyed anticipation — bringing the belief that anything is possible. He believes the lights around Centerra during the holiday season welcome this escape from reality.

“Together, Blazen Illuminations and McWhinney based our holiday master design on the Disney philosophy of transforming the ordinary into the extraordinary and providing the unexpected around every corner. Centerra was a perfect landscape for creating such an experience during the holiday season,” said Webb.

The 2007 Design

Starting November 23rd, Centerra’s holiday lighting program is gearing up to being even more spectacular than its 2006 show. With over double the amount of strands being hung this year, Centerra is deepening the program to highlight more areas throughout its community and will be incorporating other unique features that will surprise and delight any harried shopper.



New features will not only include thousands more strands of the glowing sapphire blue and pure white lights, but the design will implement a special snowflake addition positioned along the bridge on Sky Pond Drive.



New features will not only include thousands more strands of the glowing sapphire blue and pure white lights, but the design will implement a special snowflake addition positioned along the bridge on Sky Pond Drive, a prominent entrance to The Promenade Shops at Centerra. The snowflakes, custom-made out of reflective acrylic and aluminum, will slowly fade from the sapphire blue back to the pure white giving a shimmering show effect to those traveling over the bridge and to those waiting to enter the shopping center. The snowflakes will be a combination of two-, three-, and four-foot in dimension.

Businesses throughout Centerra have also embraced the elements of the current holiday design through Blazen Illuminations. Medical Center of the Rockies has joined the show this year by implementing the design at the hospital’s entrance and its front patio, and The Promenade Shops has retrofitted all of its light posts and its ice skating plaza to LED lights. Likewise, Kroll Factual Data incorporated the lighting program on its grounds. “It is our hope that not only will the businesses in Centerra embrace the elements of the lighting design, but the residents who live at Centerra will as well,” said Hodgkinson. “Each addition, from a storefront to a front porch, will add to the overall experience of wonder at Centerra.”

Sustainable Design and Savings

In addition to being a model for planning and creative design, McWhinney continues to solidify its promise of sustainable development at Centerra through its holiday lighting program. “Centerra sets the standard in so many areas of development with its landscaping, water efficiency controls, and other property management activities – it just was a natural progression that we would look to setting the standard in our holiday lighting program for energy conservation and sustainability,” said Hodgkinson.

The difference between traditional incandescent lighting and LED lights is astounding in both cost and energy savings over the lifetime of a project. LED lights have an average

lifespan of 200,000 hours compared to the average lifespan of 2,000 hours for traditional incandescent lighting. Given their lifespan and their use at Centerra, LED lights will be useful for approximately 15-20 years compared to roughly 1-2 years for traditional strands. Saving over 80% in overall energy costs, one strand of Centerra’s LED lights draws 4.8 watts of electricity while traditional lighting zaps 50 watts per strand.

As a LED lighting specialist and a strong advocate for the energy efficiency and overall superior performance of LED lighting, Nate Webb recommends businesses and the general public to consider switching to LED lights for their displays for overall cost and energy efficiency savings. “Certainly, it does cost more to purchase LED lights compared to traditional lights at the start, but the investment will pay for itself many times over in the long run. In Centerra’s case, the savings the development will reap over the lifetime of the lighting program is significant,” said Webb.

Take a Ride and Enjoy the Show

“So many things go into making the program a delight — a show that brings the unexpected and encourages you to enjoy the holiday season with your family and friends,” said Webb. “We hope you take a moment to do just that.” As the blue and white light shimmers throughout Centerra, let the magic of the night glow remind you of the wonder and anticipation you once experienced as a child. And if you peer close enough, you might even witness the pulse of green energy moving through the streets and corridors of Centerra. ■

This year, it will become easier for Centerra residents and the general public to purchase LED lights. Blazen Illuminations will open its first retail store, Holiday Lighting Center by Blazen Illuminations, at The Marketplace at Centerra (located next door to Staples). The store will be stocked with many varieties of packaged LED light strands for purchase and will be open for business through December 24 (10 a.m.-10 p.m.). More information can be found at www.blazenilluminations.com or by calling 970-980-6725.



Centerra’s First Holiday Festival

Experience the joys of the season
December 8-9

Savor the season at Centerra’s inaugural Holiday Festival at Chapungu Sculpture Park, located east of The Promenade Shops at Centerra. Around each twist and turn, a holiday surprise will await and delight your senses. While strolling through the sparkling holiday light display at Chapungu, visitors will experience the sounds of singing carolers and the tastes of hot-roasted chestnuts and steaming cocoa. Kids of all ages will be enchanted with glowing light displays, cookies and cider, and the quintessential visit with Santa and his sleigh. Bring back the authentic joys of the season and join us on Saturday, December 8, from 1 p.m. to 8 p.m., and Sunday, December 9, from 1 p.m. to 6 p.m. And the best gift of all — admission is free.

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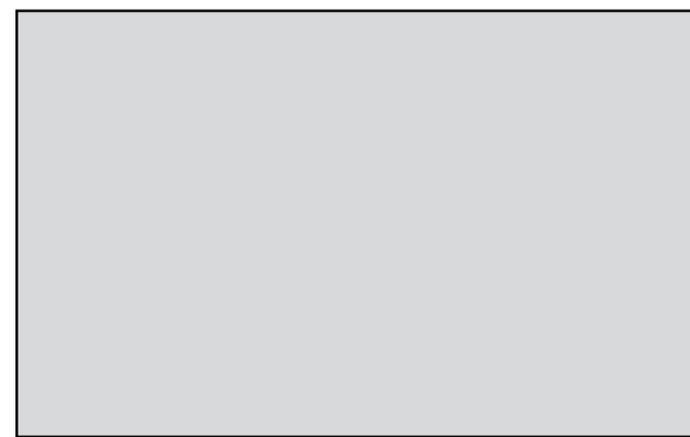


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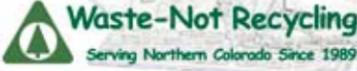
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The Great Outdoors

Scenic trails and parks bring community together

By Korrie Johnston, McWhinney

It was an old tire swing that swung over a rushing creek in a dense ravine for me. Growing up in the Midwest, I explored spaces just outside our family's screen door to stay connected to the world. Through these connections, I learned that an entirely different world pulsed outside our house, appreciated the sounds and smells of the outdoors, and savored the opportunity to swing in a tree that seemed to reach the clouds.

Every person has their own special place that connects them to something bigger and richer, something that they could potentially feel and taste. At Centerra, this "sense of place" is being built on the fulfillment of several community connections and gathering spots amid the growing master-planned community.

Several trail connections throughout Centerra have been completed in 2007, and those trails are physically connecting several parts of the community. On the west side of Centerra, a trail that encircles Houts Reservoir and Equalizer Lake was completed to allow runners, bikers, and walkers to enjoy the lakefront view. In addition, a trail segment was completed to allow people who work north of the Union Pacific Railroad to connect with the existing trail around Houts and Equalizer. This "connector" trail begins at Heska and runs south to the Rangview Office Campus along Rocky Mountain Avenue, which then winds all the way to The Marketplace via sidewalk.

While the walking trails guide pedestrians and bicyclists to different areas of Centerra, community-gathering spots are also an important element of staying connected. From The Promenade Shops at Centerra, several walking paths connect you to Chapungu Sculpture Park, Centerra's newest community park, and will eventually connect to Grand Station at Centerra, which is being developed to be the vibrant "heartbeat" of Centerra on the east side of Chapungu and Centerra Parkway. Likewise, walking trails at Medical Center of the Rockies feed into the greater trail system at Centerra. These feeder connections offer professionals, residents, and visitors alike the opportunity to enjoy Colorado scenery that offers an abundance of blue skies, comfortable temperatures, and spectacular Rocky Mountain views.

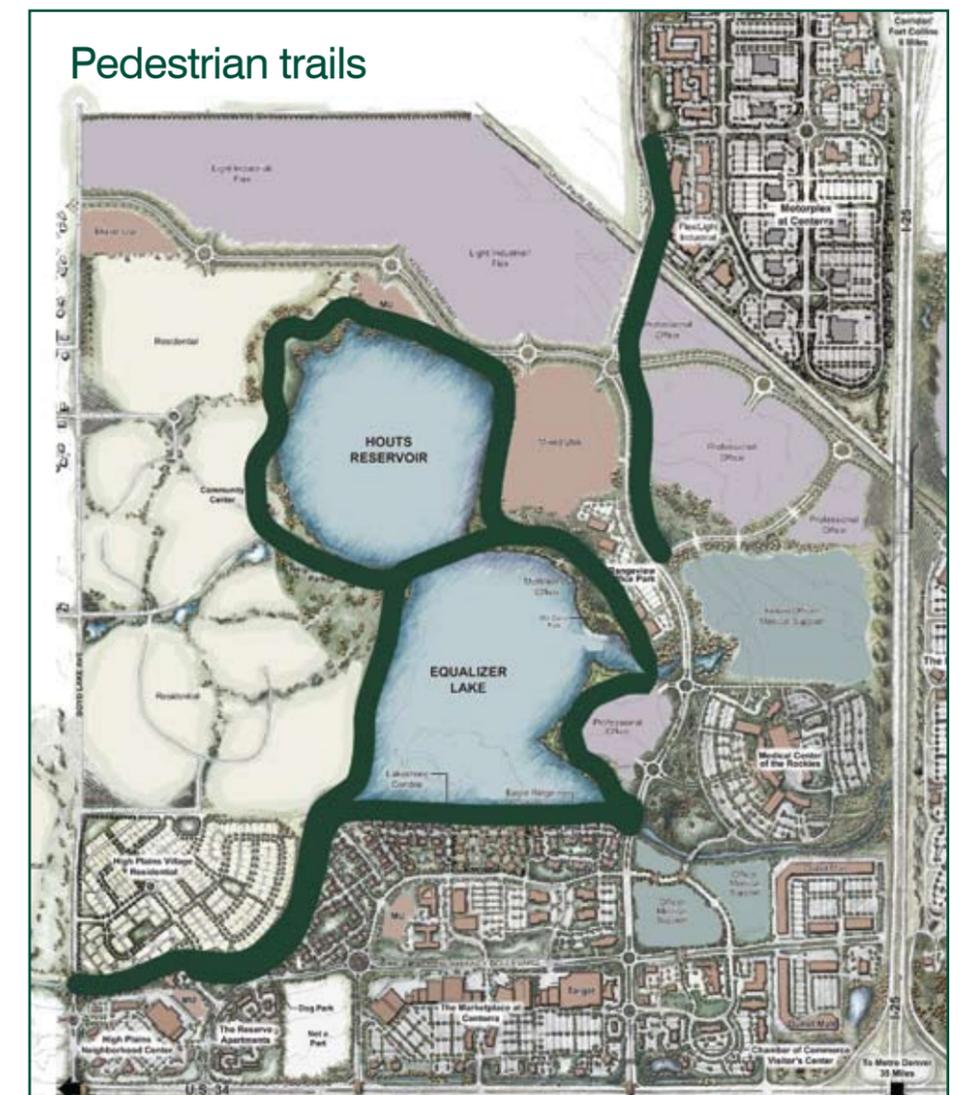
Despite Centerra's increasing ability to connect residents and visitors with its four-mile trail system, getting around Northern Colorado in a car is still an essential reality. Through Centerra's Master Financing Agreement (MFA), a partnership among McWhinney, the Centerra Metropolitan District, and the city of Loveland, several regional road

and interchange improvements are underway to connect residents and visitors by car — both within Centerra and to other parts of the region.

This October 2007, Centerra completed its first regional road improvement, a long-awaited 1.5 mile connection on Centerra Parkway (County Road 5) from Highway 34 to Crossroads Boulevard, which created a new north/south arterial east of Interstate 25. This connection allows for greater convenience and overall safety by diverting in-town traffic away from heavily traveled Interstate 25. Construction began in May 2006 for the \$12 million Centerra Parkway connection, and the project included building

a roadway underpass beneath the Union Pacific Railway, roadway grading, and paving. Funding for this improvement was generated from the fees, sales tax, and property tax revenue collected at Centerra through the Master Financing Agreement (MFA) with the city of Loveland.

Whether by trail to connect professionals from their office buildings to a quick bite to eat or by road to make getting around easier in a car, connections at Centerra are vital to responsible growth standards and creating a great place for people. As the community grows, these connections will continue to build a vibrant sense of place for all who live, work, and play at Centerra. ■



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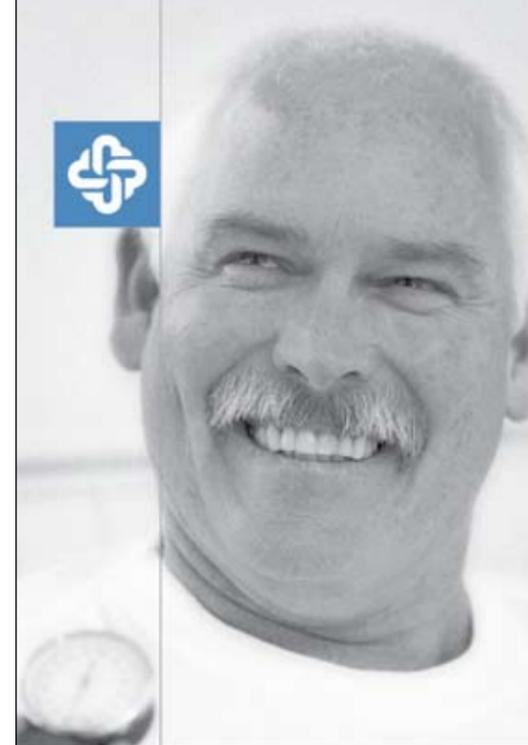
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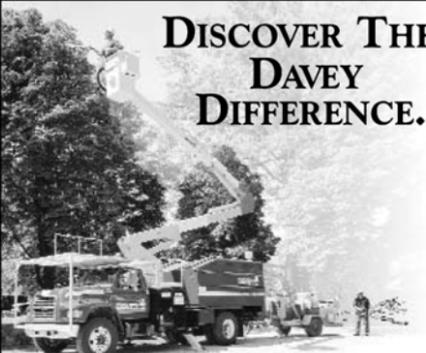
MEDICAL CENTER OF THE ROCKIES
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