

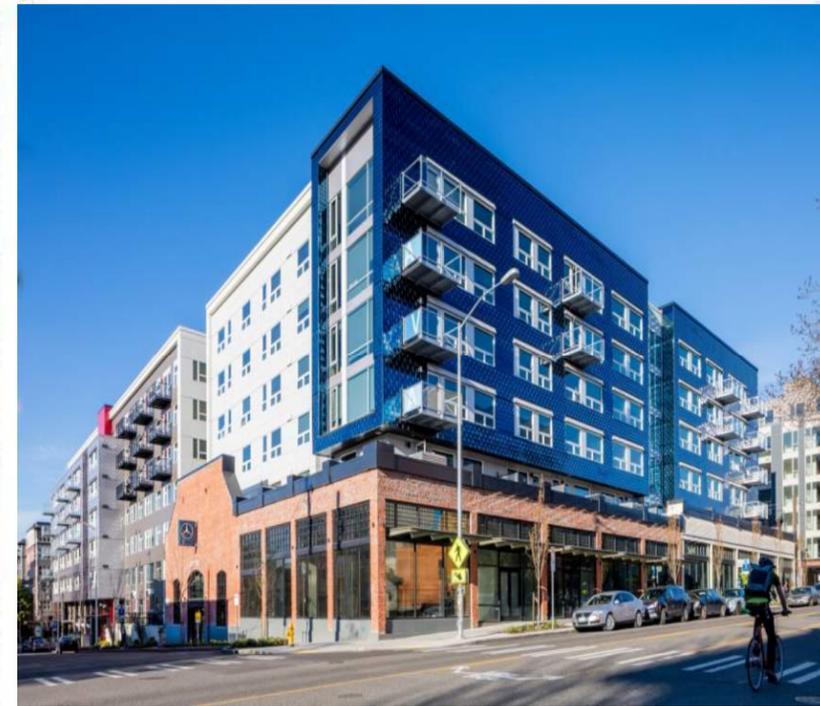
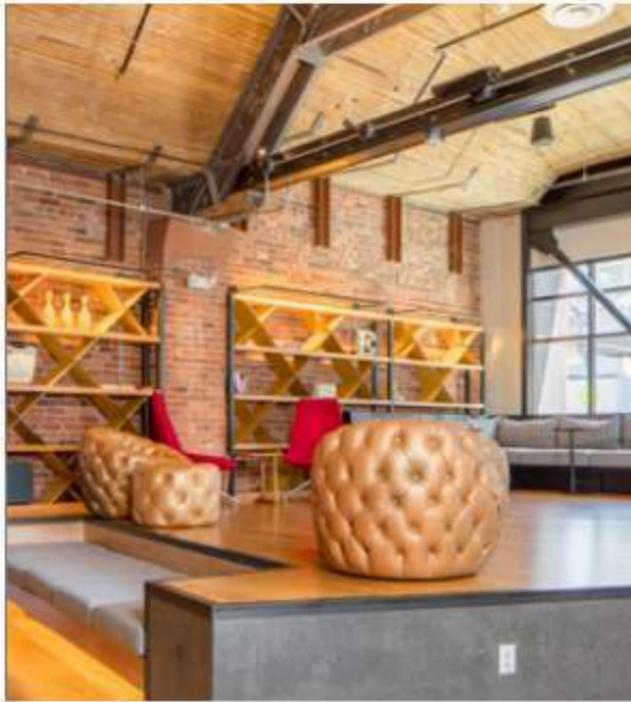
AVALON GOVERNOR'S PARK 200 EAST 7TH AVENUE

DENVER, CO
SEPTEMBER 30 , 2020



ABOUT AVALONBAY

AvalonBay Communities, Inc. has a 27-year history of developing, redeveloping, acquiring, and managing distinctive apartment homes in leading U.S. markets, including New England, New York/New Jersey metro, Mid-Atlantic, Pacific Northwest, and Northern and Southern California. In 2017, we entered the Denver market, where we now have a local team to develop, acquire, and manage apartments in Colorado.



AVALONBAY AT A GLANCE

- Publicly traded real estate company (NYSE: AVB)
- Own and operate 295 communities containing nearly 86,380 apartment homes across 18 markets
- High-quality, diverse portfolio
- High-Rise | Mid-Rise | Garden
- Colorado Portfolio: 1,086 units; 246 units currently under construction
- Newsweek's list of America's Most Responsible Companies in 2020
- 50 communities have achieved environmental certification and 39 more are pursuing certification

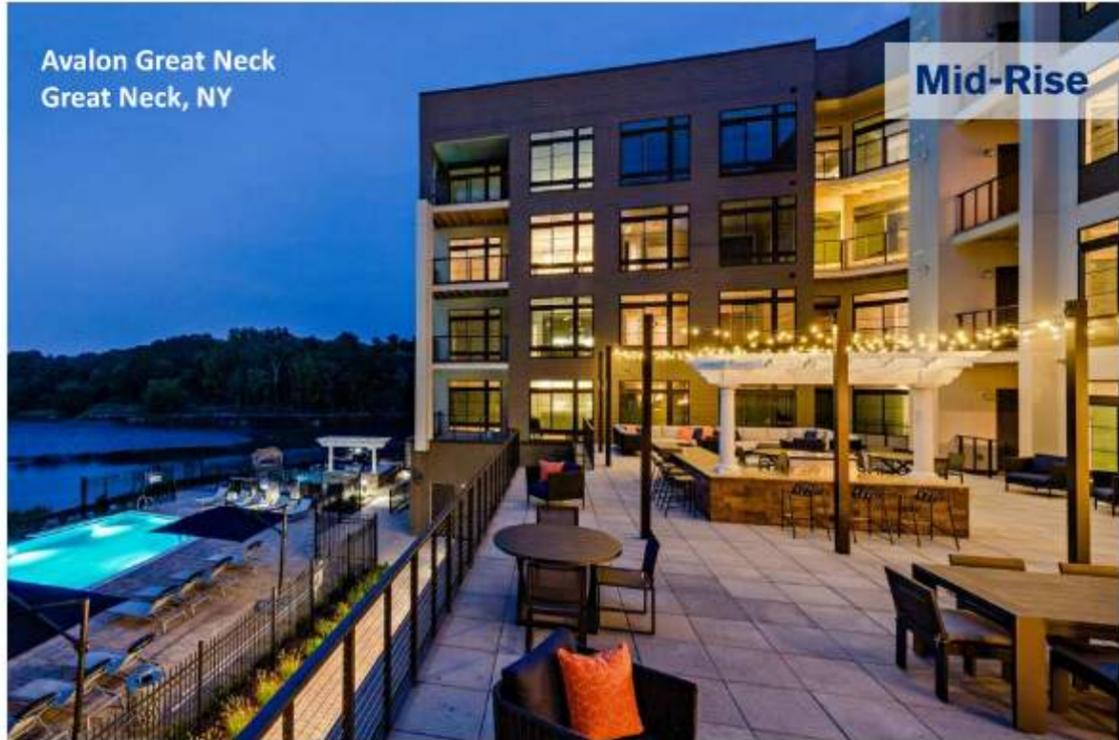


AVALON GOVERNOR'S PARK

200 7TH AVE. | DENVER, COLORADO

AVALONBAY

09/30/2020



Avalon Great Neck
Great Neck, NY

Mid-Rise



Avalon Berkeley
Berkeley, CA

Mid-Rise



Avalon Belltown Towers
Seattle, WA

High-Rise



Avalon Bowery
New York, NY

Mixed-Use



AVALON GOVERNOR'S PARK

200 7TH AVE. | DENVER, COLORADO

AVALONBAY
09/30/2020



Kanso



AVA RiNo

2600 Lawrence Street Denver, CO 80112

PEDESTRIAN SAFETY

Open air cargo containers with 24 hour lighting



NEIGHBORHOOD OUTREACH

Extensive outreach with Curtis Park Neighborhood to discuss design and impact on surrounding area.

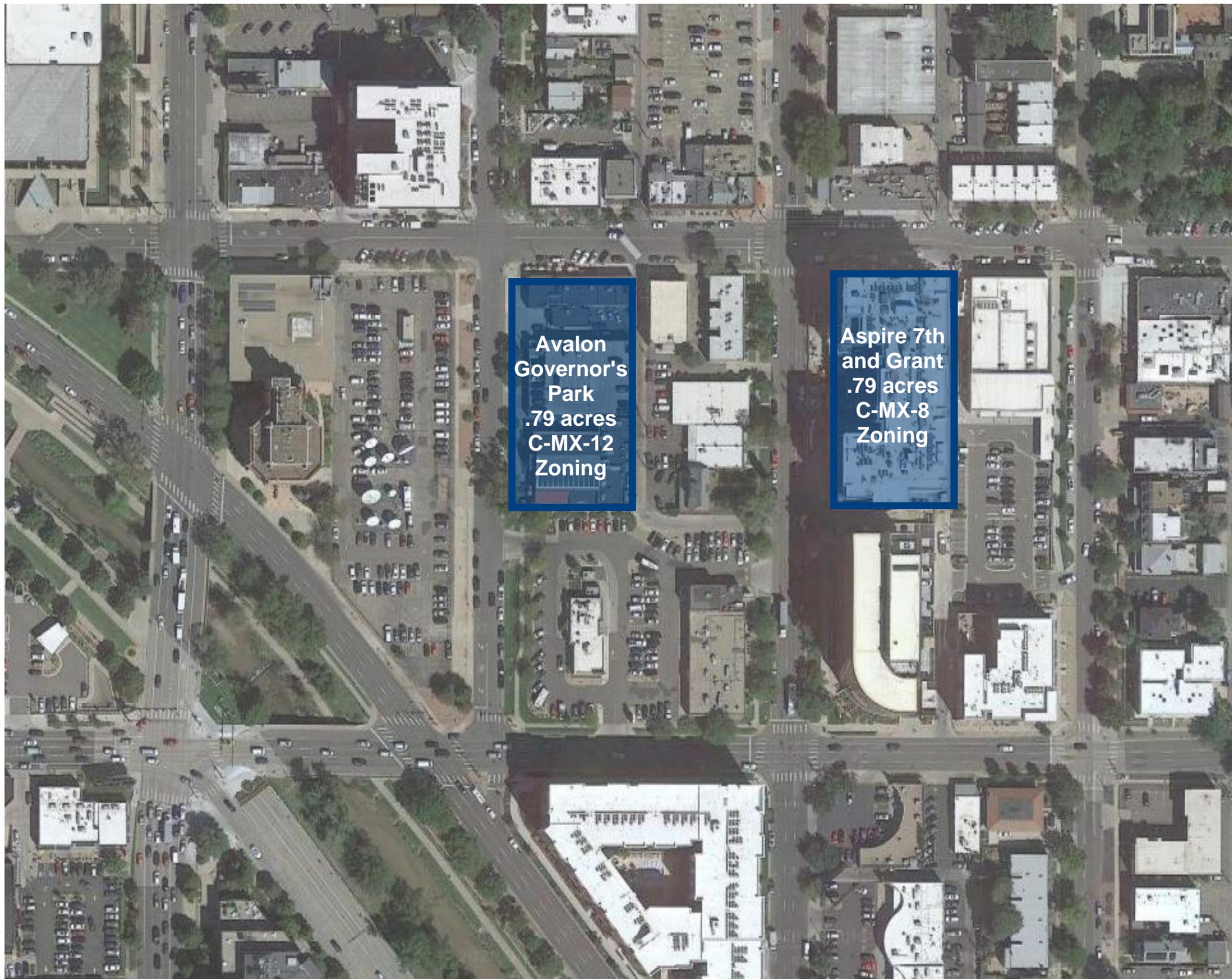


First Concept Submittal:

- Issued 04.09.2020
- Site area: 1.15 Acres
- Zoning: C-MX-12 + C-MX-8
- Multi-family Residential: 426 Units

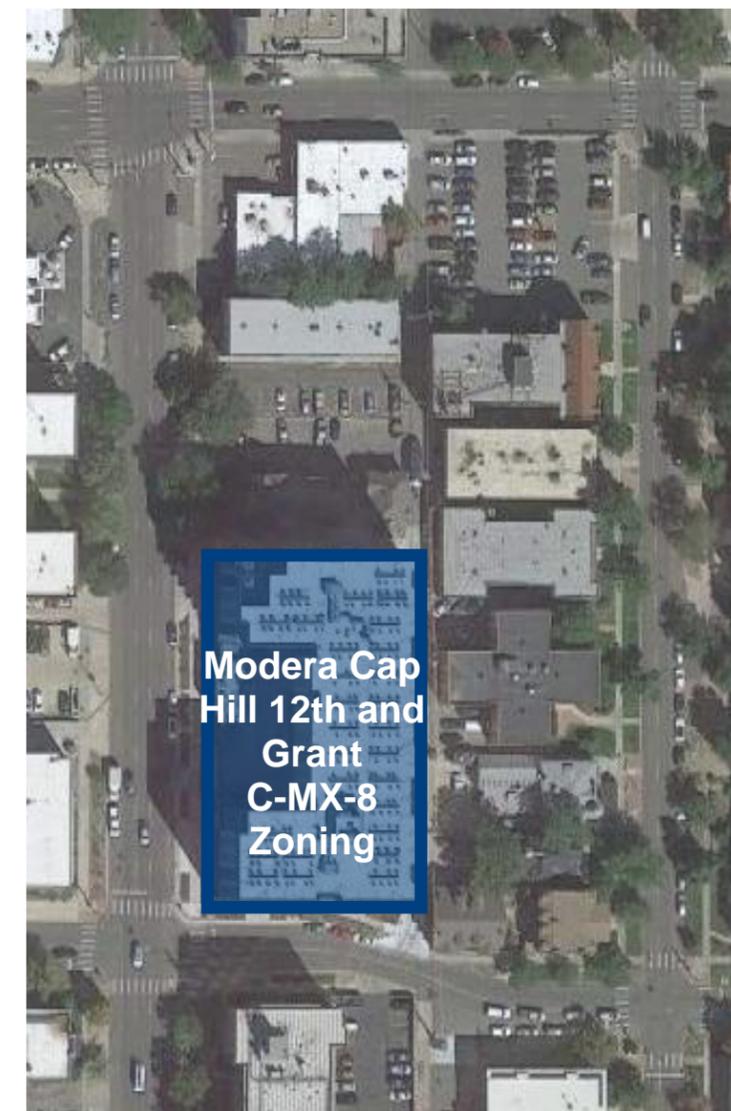
Second Concept Submittal:

- Issued 09.02.2020
- Site Area: .79 Acres
- Zoning: C-MX-12
- Multi-family Residential: 305 Units



Avalon
Governor's
Park
.79 acres
C-MX-12
Zoning

Aspire 7th
and Grant
.79 acres
C-MX-8
Zoning

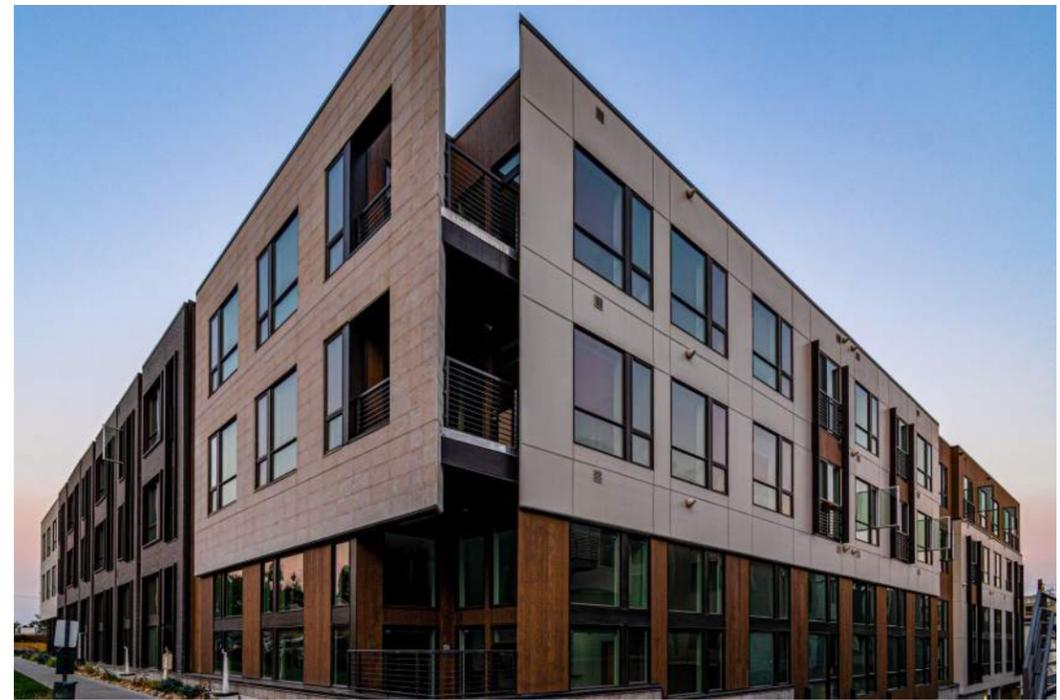


Modera Cap
Hill 12th and
Grant
C-MX-8
Zoning

The site of Avalon Governor's Park is the same size as the site of Aspire 7th and Grant located one block east. It is similar in size to the site of Modera Cap Hill located at 12th and Grant located five blocks north.



AMLI Riverfront Green
Developer: AMLI
Riverfront Park Neighborhood



Kasserman
Developer: Corum
LoHi Neighborhood

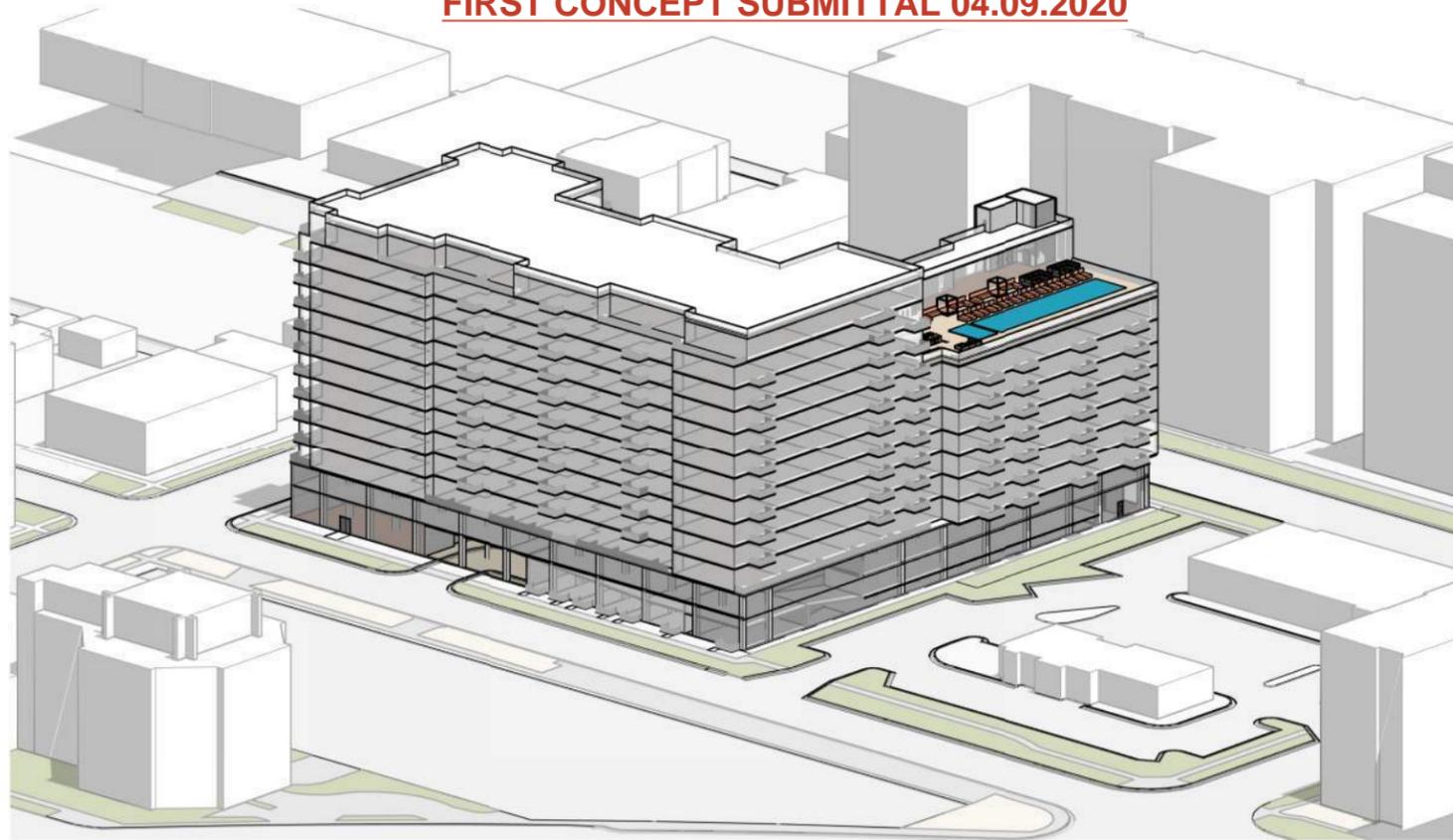


1880 Little Raven
Developer: Holland
Riverfront Park Neighborhood



AVA RiNo
Developer: AvalonBay
RiNo Neighborhood

FIRST CONCEPT SUBMITTAL 04.09.2020

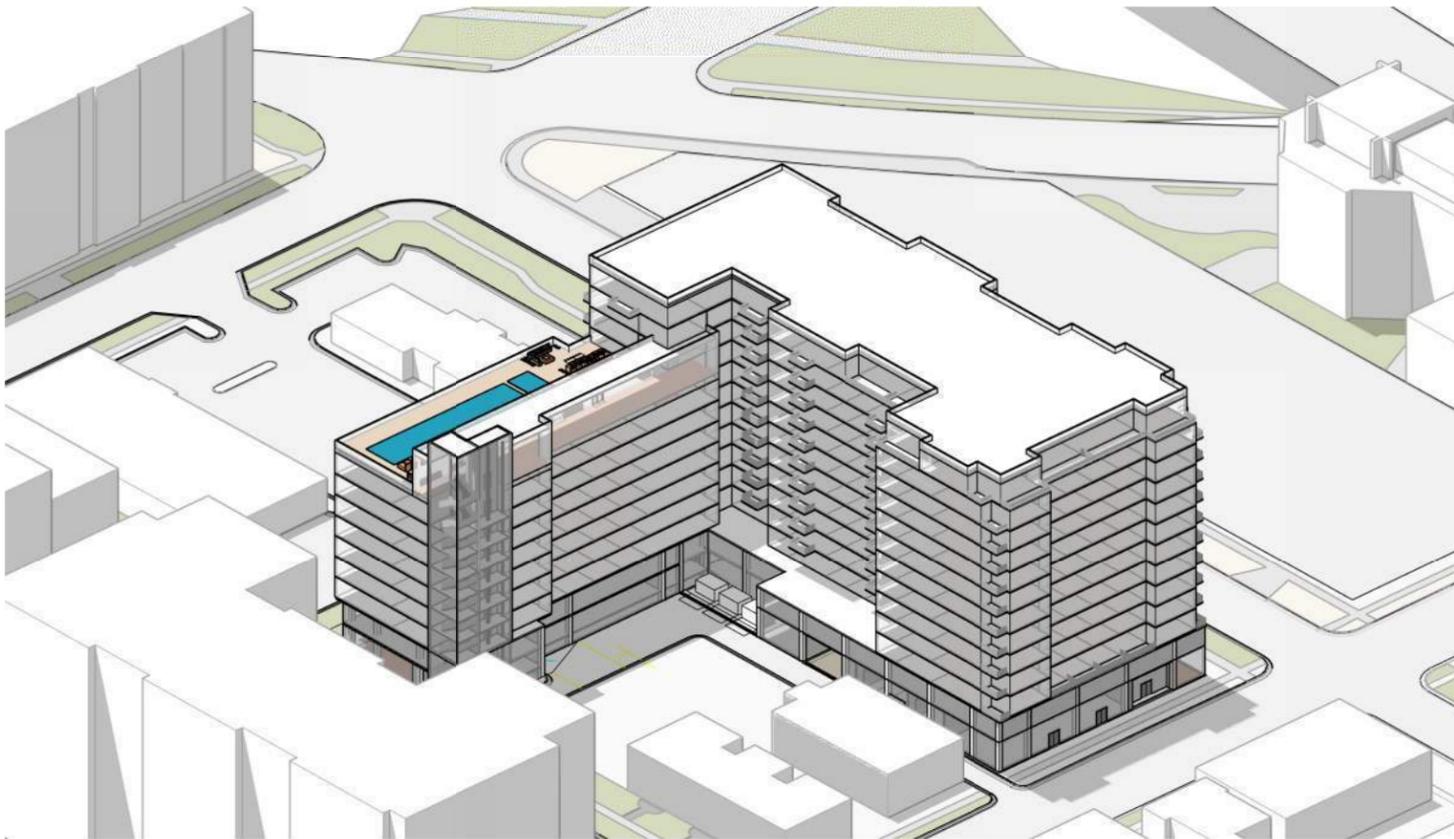


SOUTHWEST AERIAL

SECOND CONCEPT SUBMITTAL 09.02.2020



SOUTHWEST AERIAL



NORTHEAST AERIAL



NORTHEAST AERIAL



Google Earth

EAST 7TH AVE



NORTH SHERMAN STREET

AVALON GOVERNOR'S PARK

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GROUND FLOOR PLAN

09/30/2020



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NORTHWEST PERSPECTIVES

09/30/2020



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SOUTHWEST PERSPECTIVES

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SHERMAN STREET ELEVATION

09/30/2020



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EAST 7TH AVENUE ELEVATION

09/30/2020

PEDESTRIAN ORIENTED CITY

Providing 153 secured bicycle parking spaces

Bike lanes are planned for both 7th Avenue and Sherman Street.

No curb cuts onto either Sherman or 7th Avenue to prevent vehicle/pedestrian conflicts.

High visibility from first floor amenity space to visually connect interior and exterior activity.

Infrastructure provided for possible restaurant or other retail use in the future along 7th Street.

Vehicular parking ratio .95/per unit.



ENERGY EFFICIENT, GREEN BUILDING

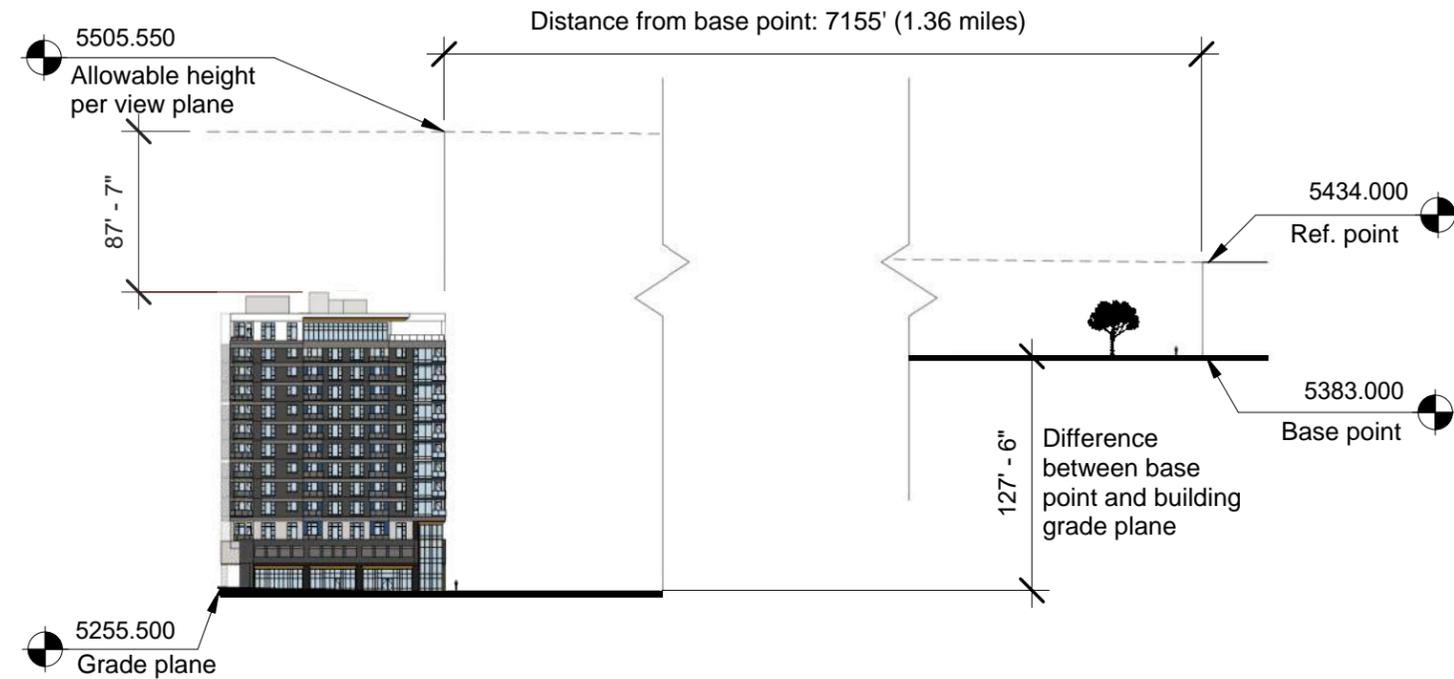
Project will be LEED Gold Certified

5% of parking spaces to have Electric (EV) charging capabilities at project opening

Remainder of parking to be EV ready for future demand



Cheesman Park - Botanic Gardens View Plane



Cheesman Park base point elevation = 5,383'
 Reference point elevation = 5,434'
 Height exception* = Ref. point + 1' vertical per 100 linear feet
 Linear distance = 7,155' (1.36 miles)
 Allowable height per view plane = 5,434' + 71.55 = 5505.55'

*Height exception per the Revised Municipal Code of the City and County of Denver, Colorado: Ch10, Article IV, Sec 10-59