

ARVADA URBAN RENEWAL AUTHORITY

Abbreviations & Acronyms

<u>Abbreviation</u>	<u>Definition</u>
ACM	Asbestos Containing Material
AEDA	Arvada Economic Development Association
AIA	American Institute of Architects
ALTA	American Land Title Association
AURA	Arvada Urban Renewal Authority
BID	Business Improvement District
BOMA	Building Owners and Managers Association
CAM	Common Area Maintenance
CBD	Central Business District
CCR	Conditions, Covenants & Restrictions
CDOT	Colorado Department of Transportation
CID	Community Improvement District
CMBS	Collateralized Mortgage Backed Securities
CML	Colorado Municipal League
CMO	Collateralized Mortgage Obligation
CO	Certificate of Occupancy
DCF	Discounted Cash Flow
DCI	Downtown Colorado Inc.
DCR / DSCR	Debt Service Coverage Ratio
DDA	Downtown Development Authority
DDA	Disposition and Development Agreement
DrCOG	Denver Regional Council of Governments
DURA	Denver Urban Renewal Authority
DUS	Denver Union Station
EAT	Economic Activity Taxes
ECR	Easements, Covenants & Restrictions
EIS	Environmental Impact Study or Statement
ENA	Exclusive Negotiating Agreement
EPA	Environmental Protection Agency
ESA	Environmental Site Assessment
FAR	Floor Area Ratio
FDP	Final Development Plan
FF&E	Furniture, Fixtures, and Equipment
FHA	Federal Housing Administration
FNMA	Fannie Mae
FTA	Federal Transit Administration
FTE	Full Time Equivalent
GID	General Improvement District
GLA	Gross Leasable Area
GP	General Partner
HOTA	Historic Old Town Arvada
HVAC	Heating Ventilation Air Conditioning

ARVADA URBAN RENEWAL AUTHORITY

Abbreviations & Acronyms

<u>Abbreviation</u>	<u>Definition</u>
ICSC	International Council of Shopping Centers
IRR	Internal Rate of Return
LEED	Leadership in Energy and Environmental Design
LLC	Limited Liability Company
LLLP	Limited Liability Limited Partnership
LOI	Letter of Intent
LP	Limited Partner
LTC	Loan to Cost Ratio
LTV	Loan to Value Ratio
MBS	Mortgage Backed Securities
MEP	Mechanical Electrical Plumbing
MOI	Memorandum of Intent
MOU	Memorandum of Understanding
MSA	Metropolitan Statistical Area
NAIOP	National Association of Industrial and Office Properties
NAV	Net Asset Value
NLA	Net Leasable Area
NNN	Triple Net Lease or Operating Expenses
NOI	Net Operating Income
NPV	Net Present Value
ODP	Outline Development Plan
OEA	Operating Easement Agreement
P&Z	Planning & Zoning
PDP	Preliminary Development Plan
PIC	Public Improvement Company
PIF	Public Improvement Fee
PILOT	Payment In Lieu Of Taxes
PSF	Per Square Foot
PUD	Planned Unit Development
REIT	Real Estate Investment Trust
ROW or R/W	Right of Way
RTD	Regional Transportation District
SHPO	State Historic Preservation Office
SPE	Special Purpose Entity
TCO	Temporary Certificate of Occupancy
TIF	Tax Increment Financing
TI's	Tenant Improvements
TOC	Transit Oriented Community
TOD	Transit Oriented Development
ULI	Urban Land Institute
URA	Urban Renewal Area