

# SEMSWA

## Land Development Program

Update – November 2012

Paul Danley, PE

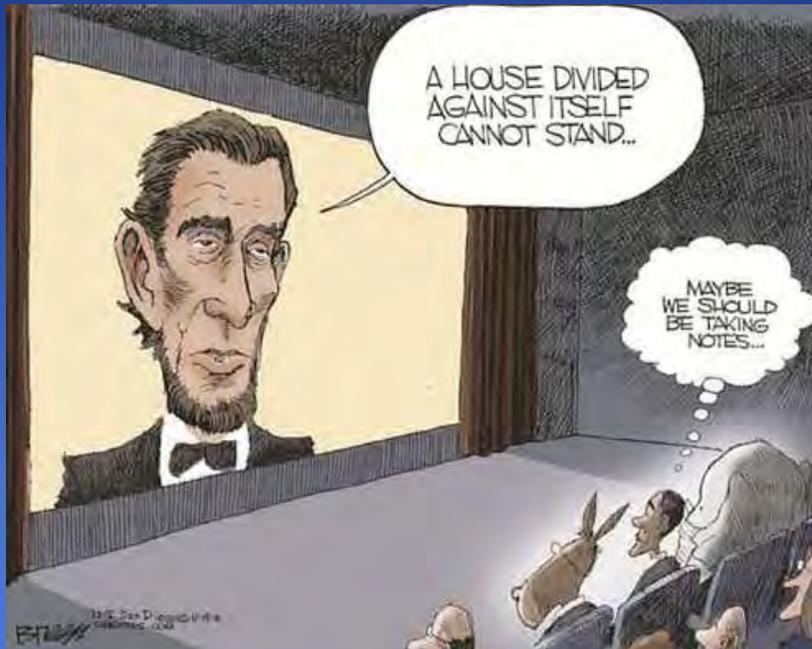
Land Development Program Manager

## Development Notes

From Metro Denver Economic Development Corp (EDC)  
Monthly summary for November 2012:

- Average Metro Denver employment is 2.5 % higher than the same time last year
- Existing home sales in June were 17.1 % higher than reported last year, and prices for detached homes and condominiums rose 7.5 % and 11.5% over the year respectively
- Office market rents have started to increase as vacancy rates have stabilized across the Metro area
- Construction activity across Metro Denver continues to rise with 46.5% more building permits issued through September than during the same period in 2011

# Development Notes



# Development Notes

## Recent Development Group Activities:

- Electronic Review process - City of Centennial
  - Significant time savings in review
  - Enhanced communication and timely comment response/revisions
  - Eliminated paper copies except for approval documents
- Evaluating Review, Permit and Basin Fees (SDFs)
- Pond retrofit projects: Southcreek in County; The Ridge in Centennial

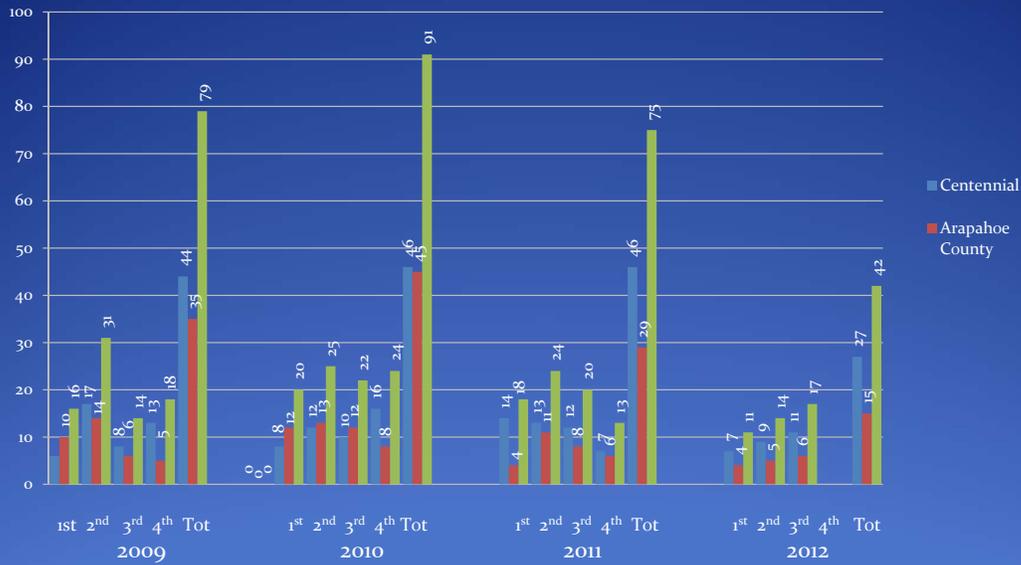
# Land Development Program - Quarterly Update

- Submittals Received
- Representative Projects

## Development Submittals

- New Case Submittals
- All Review Items Received

## New Development Cases Received at SEMSWA



## Development Submittal Items - All Reviews

2010: 658 review items (GESC Plans, Drainage reports, CDs , etc.)

2011: 908 review items

2012 (through 3<sup>rd</sup> quarter): 549 review items

# Representative Projects

## Arapahoe County Projects

### Parkside Villas – KB Home

- 4.1 acre site
- 42 Unit - Paired home (duplex) development
- Private storm drain system
- On site extended detention and water quality pond
- Status: Under review



# Arapahoe County Projects

## Colorado Center for Photomedicine

- 1.7 acre site
- 21,000 sf Medical office building in Inverness
- Site connects directly to the Inverness Drive West Pond
- Status: Under review



# Arapahoe County Projects

## Colorado Center for Photomedicine





# City of Centennial Projects

## Morning Star – Senior Living Facility

- Approx. 3.5 acre project
- 84-unit Senior Living Center
- Stormwater Detention and Water Quality provided by Regional Pond W-8, just downstream
- Water Quality enhancements provided on site
- Windmill Creek channel re-alignment
- Status: Under review

