



SEMSWA

Land Development Program

Update – November 2012

Paul Danley, PE

Land Development Program Manager

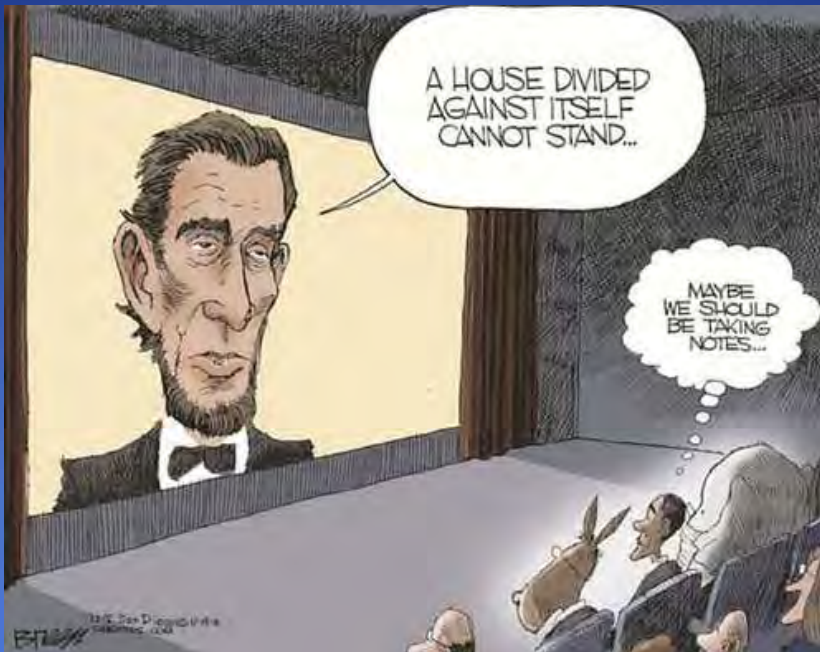


Development Notes

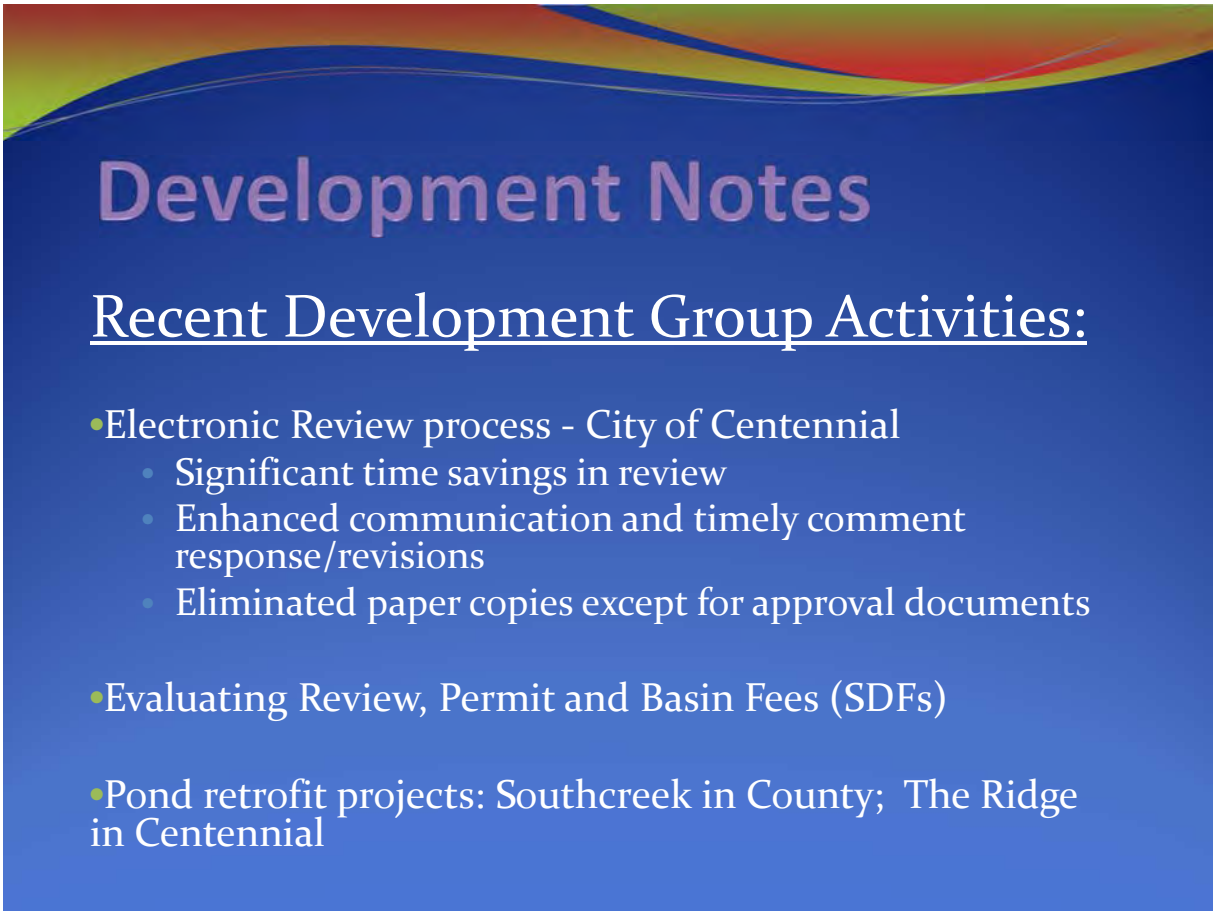
From Metro Denver Economic Development Corp (EDC)
Monthly summary for November 2012:

- 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



A cartoon illustration depicting a lecture hall. On the left, a large screen displays a portrait of Abraham Lincoln. A speech bubble emanating from the screen contains the text: "A HOUSE DIVIDED AGAINST ITSELF CANNOT STAND...". In the foreground, an audience is seated. A man and a donkey are visible, both looking towards the screen. A thought bubble from the man contains the text: "MAYBE WE SHOULD BE TAKING NOTES...". The cartoon is signed "B. K. San Diego, CA" in the bottom left corner.



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

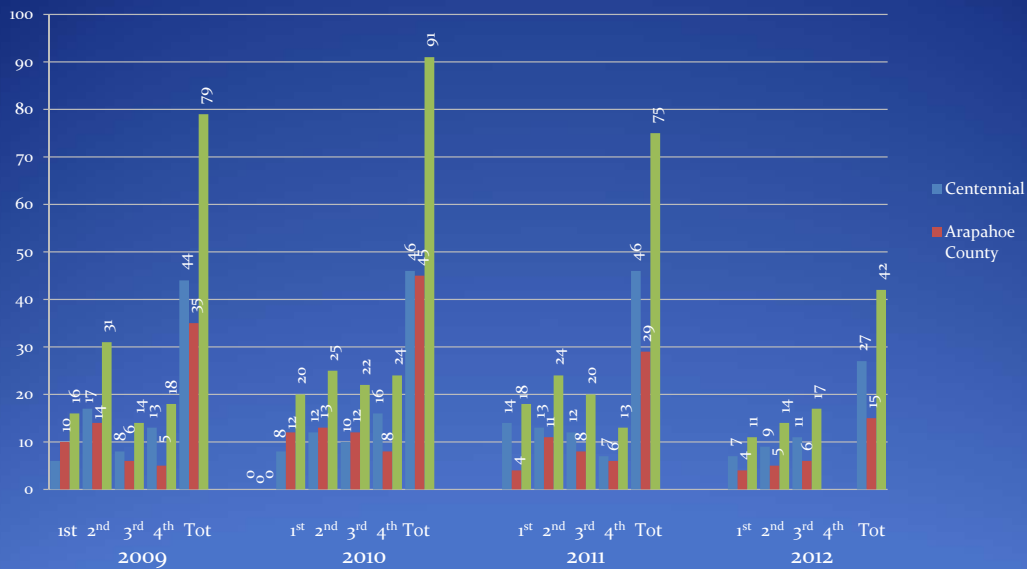
- Submittals Received
- Representative Projects



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 3rd 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

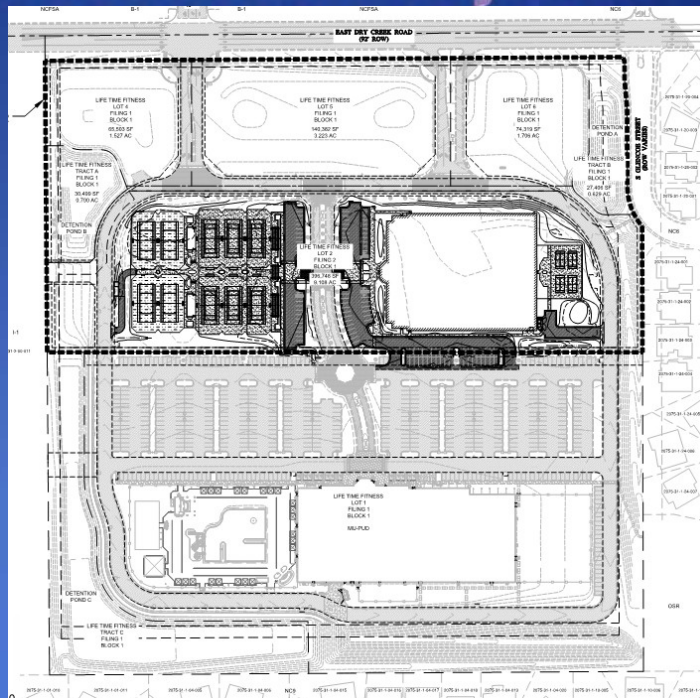
- 1.7 acre site
- 21,000 sf Medical office building in Inverness
- Site connects directly to the Inverness Drive West Pond
- Status: Under review



Arapahoe County Projects

Colorado Center for Photomedicine





Morning Star – Senior Living Facility

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