

# SEMSWA Land Development Program

Update – March 2013

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## Development Notes

### Metro Denver Economic Development Corp (EDC) Monthly Report for March 2013:

- Metro Denver employment for all of 2012 increased by 34,500 jobs or 2.5 % over 2011
- Strong December home resales contributed to a 17.5 % increase in sales closed in 2012 compared to 2011, and prices for single-family homes and condominiums rose 8.7% and 12.9% respectively over the 2011 average
- Office market leasing activity was strong in 2012 and rental rates should continue to increase during 2013
- Construction activity across Metro Denver continues to rise with 49.7% more building permits issued in 2012 than in 2011

## Recent Development Group Activities

- Amended Basin Fees (SDF/ ECFs) were adopted in January
- Review and Permit Fee recommendations soon
- Conceptual Design– Future improvements to Orchard Ave. near Franklin

## Development Review – Customer Service / Streamlining



## Development Review – Customer Service / Streamlining

### Land Development Program Role in Review Process:

- Primary Point of Contact for applicants and City / County Case Manager
- Stormwater Criteria review
- Coordinate / communicate review from all SEMSWA Programs (e.g. Water Quality, Floodplain, etc.)

## Development Review Streamlining Keys to Success

- Mindset to Collaborate and Assist
- Seek Solutions in Compliance with Regulations
- Communication Early in the Process
- Review Focus All the Way to Approval



## Development Review Streamlining Early Assistance Efforts

- Pre-submittal meetings required by the City and the County
- SEMSWA Early Assistance Meetings
  - Complex projects
  - Projects involving multiple program requirements
- Complete and Responsive First Submittal

## Development Review Streamlining Coordination and Focus

- Coordination throughout with City or County Case Manager
- Land Development Engineer coordinates / reaches solutions with other SEMSWA programs
- Additional meetings with applicants as needed
- “Getting to Closure” - phone, email, pdfs

## Development Review Streamlining “Real-time” Review



## Development Review Streamlining “Real-time” Review

- UDFCD and SEMSWA Maintenance Projects
- Retrofit Projects
- Quick Turnaround Review / Meet with Project Team

## Development Review – Customer Service / Streamlining

### Other Plans:

- Website update – more information online
- Customer feedback form

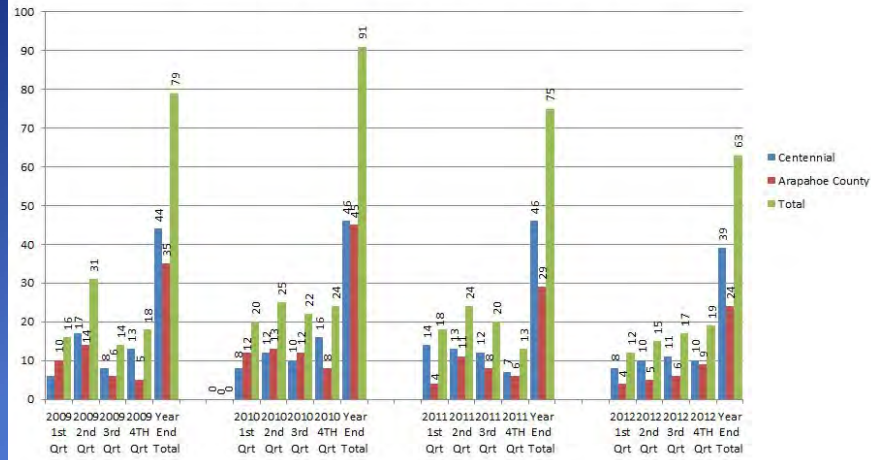
## Land Development Program - Quarterly Update

- Submittals Received
- Projects Under Construction



## Total New Cases - 2012

New Development Cases Received at SEMSWA



## New Case Submittals - First Quarter 2013

2011: 17

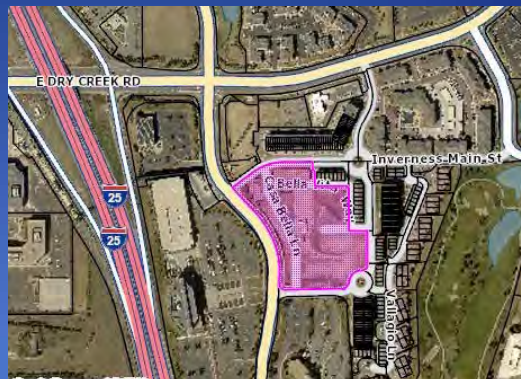
2012: 12

2013: 26

## Recent Development Projects - Under Construction

### Inverness Filing 59 -Vallagio Condos

- 6.5 acre site
- Four, 4-story buildings (304 units) and clubhouse
- Stormwater detention and water quality provided by Inverness Tributary C regional pond
- Water quality enhancement on site with grass swales
- Status: Under Construction





## Inverness Filing 59 -Vallagio Condos



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# Peakview Heights

## Peakview Heights Development

- 9.7 acre site (lot 2 Peakview Heights Subdivision Filing 2)
- Two, 4-story apartment buildings (300 units) with courtyard areas and parking structure
- Includes underground stormwater detention facility, grass swales, and water quality ponds
- Status: Under Construction



# Peakview Heights





## Peakview Heights



## Peakview Heights

