

## Development/Update Report

May – June, 2008

Below is a list of projects in the Parker area that are new, are in progress, or are planned for future development. **New information to the Development Report is listed at the beginning of the report. Updated information since the last report is shown in italics.**

This is not to be considered a complete list, and it is subject to change at any time. If you have updates or changes to this report, please contact the Parker Economic Development Council at 303.841.8683 or [info@parkercolorado.org](mailto:info@parkercolorado.org).

### **NEW TO THIS REPORT:**

#### **Pinery West Commercial Center** (150 acres NWC Parker Road and North Pinery Parkway)

**Contact: Mitch Trevey, Land Advisors, 303.318.4200**

- 150 ac grocery anchor retail/commercial/light industrial park
- 30 plus lots ranging from 1 acre to 5 acres each for nearly every commercial use
- 34 acres under contract for self storage and outdoor storage

#### **Victorian Park Centre** (South Pikes Peak Drive)

**Contact: Jim Anest, Bridgeport Companies, 303.618.1186**

- A collection of 16 building sites for office, residential, retail, and mixed use in Victorian Park
- Anchored by Victorian Peaks
- Available Summer, 2009

## COMMERCIAL DEVELOPMENT UPDATES

#### **18425 Pony Express Drive** (NEC Pony Express Dr and Twenty Mile Road)

**Contact: Transwestern**

- Under construction; delivers Spring 2008
- Retail/Office
- 24,000 s.f. available

#### **Broncos Parkway Plaza** (SWC Jordan and Broncos Parkway)

**Contact: CB Richard Ellis**

- Office Condominiums, units from 1130 s.f. to 15,060 s.f.
- Retail available, 11,400 s.f., divisible in 1300 s.f. increments

#### **Brunswick Zone** (Directly south of Twenty Mile Cinemas)

**Developer: Summit Companies**

- 4.37 acres
- 38 lanes of bowling
- *Building permit expected Summer, 2008*
- *Expected opening Spring, 2009*

#### **Circuit City** (portion of former Target space, Lincoln and Parker Rds)

**Contact: Hawkins Development**

- Approx. 35,000 s.f.
- Exterior improvements complete, currently undergoing interior improvements
- *Opening scheduled for June 26, 2008*

**Country Meadows Square** (11 acres on NWC of Parker and Hess Rds)

**Contact: Mitch Trevey, Land Advisors, 303.318.4200**

- Six lots ranging from 1 acre to 1.5 acres each zoned retail/commercial
- 7-11 under contract on corner (Lot #1)
- Children's Choice Child Care scheduled to open June 15, 2008
- Service Street Automotive has closed on Lot 4 and the site plan has been approved. Construction expected to begin in June, 2008.
- Two retail multi-tenant buildings approved totaling 25,000 s.f. are available for pre-lease

**Crown Point** (220-acre mixed development - E-470 and S. Parker Rd)

**Developer: Today Crown Point, LLC**

- **Parker Adventist Hospital** is working on its site improvements for Phase 2 which will include a new 75,000 s.f. medical office building; anticipating construction in 2008 and opening early 2009.
- **Life Time Fitness** has opened in January, 2008 with a 160,000 s.f. fitness and recreational facility, cafe, coffee shop, and spa. Memberships are now available on-line or on-site
- **SAXA** is planning the building of several medical office condominiums on a 6 acre parcel across from Parker Adventist Hospital.
- **Parker Skilled Nursing & Rehabilitation Center** has closed on a parcel across from the Parker Adventist Hospital; anticipated construction in 2008 and opening early 2009. Approximately 180 beds with multiple levels of care, including Skilled Nursing, Alzheimer's Care, Post Surgical Rehabilitation, and Physical Therapy.
- **Medical Office Building** developer has a parcel under contract next to Village Inn, and is planning on constructing a 20,000 s.f. building and opening in 2008.
- **Costco** (Parker Road/Cottonwood/E-470)
  - ◆ Costco has purchased land and received their site plan approval to construct a 152,000 s.f. store
  - ◆ Site work has begun
  - ◆ Planned opening in August, 2008

**Crown Point Professional**

**Contact: MARS, Rick Hill**

- **MARS Development** has completed the leasing of its 30,000 s.f Professional Office building and is preparing to break ground on a second one.

**Dransfeldt Place** (20 acres on Dransfeldt Road, just south of Lowe's off of Lincoln Ave.)

**Contact: Mitch Trevey, Land Advisors, 303.318.4200**

- 9 lots, 1 – 5 acres each, zoned for retail, commercial, and light industrial
- Lots available for sale, build-to-suit and land lease opportunities
- Lot #6 under contract for pet grooming/care facility

**FlatAcre MarketCenter Phase I** (SWC of Parker and Twenty Mile Rds)

**Developer: Developers Diversified Realty Corporation (DDR)**

- Kohl's, Bed Bath & Beyond, Sports Authority, Michael's
- Tan on the Boulevard opened in 1,635 s.f. on May 15, 2008

**FlatAcres MarketCenter Phase II** (38.6 acres - SWC of Parker and Twenty Mile Rds)

**Developer: Developers Diversified Realty Corporation (DDR)**

- 140,400 s.f. retail space
- Two anchor spaces at 30,000 s.f., 1 anchor at 28,000 s.f.
- Opening Spring, 2009 with over 141,000 s.f., including 4 anchor boxes of 15,000 to 30,000 s.f., and 2 multi-tenant outparcel buildings of 20,000 s.f. each

**Golf Zone** (SW Corner Twenty Mile and Pony Express Drive)

**Contact: G. Kirby Ross, Affiliated Real Estate Group**

- 36-hole miniature golf business for sale
- Re-development opportunity and/or build-to-suit opportunity
- 1.86 acres
- Site will allow up to 16,000 s.f. of office, retail, and/or service/yard uses
- Water, sewer, electrical utility taps in
- No offsite costs required (\$150,000 to \$200,000 savings)
- Access off Pony Express Drive; ½ block west of movie theatre and post office

**Jordan Commons** (SEC Jordan and E-470)

**Contact: WestStar Real Estate**

- Loaf 'n Jug
- In-line retail space
- Residential-style office condos
- Retail space, 22,376 s.f. available
- Lot 1B 57,236 s.f. available
- Lot 1C, 43,737 s.f. available

**Lincoln Center** (5.33 acres on NWC Lincoln St & Peoria St)

**Developer: Vallejo Investments**

- Two multi-tenant retail building = 16,400 s.f. with lease space from 1,500 – 2,220 s.f. Caribou, Quiznos, MVP Nails, cleaners, Parry's Pizza, and Max Muscle in the multi-tenant buildings; Lincoln Dentistry and Muttz N' Stuff are open.

**Lincoln Center East** (6 acres N Lincoln Ave – E of Peoria)

**Developer: Vallejo Investments**

- Infrastructure to begin spring, 2008
- Retail Development. Walgreens is done, Chase Bank will close sale in spring, 2008

**Lincoln Meadows – Phase I** (5.5 acres S of Lincoln Ave between Dransfeldt and Lincoln Meadows Pkwy)

**Developer: DCL Concepts**

- One lot (approximately 66,650 s.f.) is available.

**Lincoln Meadows – Phase II** (12 acres S of Lincoln Ave between Lincoln Meadows Pkwy & Twenty Mile)

**Developer: DCL Concepts**

- One 50,380 s.f. lot still available
- DCL Retail #3 is under construction. Shell completion in 4<sup>th</sup> quarter 2007. It is 40% leased.

**Lincoln Meadows III** (NWC Twenty Mile Rd and Lincoln Meadows Pkwy)

**Developer: DCL Concepts**

- A major retailer has purchased a 2 acre pad. Construction is planned for 2008.
- One 2 acre lot available

**Lincoln Town Center** (7.8 acres SEC of Lincoln Ave and Oswego St)

**Developer: Vallejo Investments**

- FirstBank open
- Carl's Jr is open, Mosaic Restaurant is open, Taco Bell in for permit, Goodyear Tire has started construction.
- Two 6,000 s.f. multi-tenant retail buildings will also be on site; Building 1, to have Countrywide Home Loans and Subway, is completed.

**Longs Way Landing** (10570 S. Twenty Mile Road)

**Contact: Great West Real Estate, 303.688.7300**

- Zoned for retail, restaurant, commercial, professional, light industrial
- Pre-designed 15,000 s.f. 2 story building included with this lot for rapid development potential
- Across from new tennis and skate park being built Spring, 2008

**Mark IV** (22,500 S.F. facility at Clark Rd & Dransfeldt)

**Owner: LH Development, LLC**

- Similar structure to Pump it Up will be built to the east of this building, and should be ready for tenants approx. Fall, 2008. Site plan ready for Town approval.

**Miller Creek** (behind Super Target, between Dransfeldt and Twenty Mile Roads)

**Contact: Colorado 1<sup>st</sup> Choice Real Estate**

- 196,088 total square feet
- 6 buildings
- Phase 1 Target Opening December, 2008

**Parker Adventist Hospital**

- Master plan for medical campus has been updated.
- Site development activities completed in May, 2007.
- Construction of a new road along south border of property is complete. The road provides access to Crown Crest Blvd. for future medical buildings, and connect existing service road behind the hospital.
- The medical office building is still in design phase; plans to include a 4 story building with up to 80,000 s.f. It will be a multi-specialty facility, perhaps including some outpatient services. Expected opening Summer 2009.

**Parker Auto Plaza Filing 1** (50 acres on NWC of Lincoln Ave and Dransfeldt Road)

**Developer: LGC Management, Inc.** (Burt Automotive Network)

- Commercial developments other than car dealerships will also be on these sites

**Parker Auto Plaza Filing 2** (55 acres on NWC Lincoln Ave and Twenty-Mile Rd to Cherry Creek)

**Developer: LGC Management, Inc.**

- Final Plat has three "super-blocked" areas to be replatted as end users are determined.
- It will feature the extension of Lincoln Meadows Pkwy, E of Twenty Mile Rd to intersect with Lincoln Ave
- Site development completed summer, 2007
- CarMax Auto Superstores is under contract to buy 15 acres at the northeast corner of Lincoln Ave, and Ponderosa. The sale is contingent of Town of Parker approval of the CarMax development plan.

**Parker Auto Plaza Filing 3** (3 acres on SWC of Twenty Mile and Pine Ln)

**Developer: LGC Management, Inc.**

- Site development of the 3 acres at the southwest corner of Twenty Mile Road and Pine Lane is scheduled for summer, 2008.

**Parker Crossroads Shopping Center** (NW Corner of Parker Road and Mainstreet)

**Owner: Oak Realty Partners**

- Retail center 100% leased.
- Tenants include: driving school, Kumon (math, reading, success), dance studio, Maid Pro, chiropractor, teriyaki restaurant, barber shop, tailor, cleaners, nail salon, picture studio, insurance, dentist, Keller's Auto, Anytime Fitness, child care, and Treads Bicycle.
- Adjacent to the Parker Library and Taco Bell

**Parker Gateway Marketplace** (2 acres north of the NEC of Lincoln and Parker Road)

**Developer: LGC Management, Inc.**

- 14,000 s.f. retail center with proposed Starbucks, Avis, and other national and local retailers and restaurants

**Parker Hilltop Town Square** (NEC Parker and Hilltop Roads)

**Contact: Allen Lampert, David, Hick, and Lampert Brokerage, 303.694.6082**

- Carpet Exchange under construction, 7,682 s.f. showroom
- Jack-in-the-Box and Del Taco restaurants planned south of Carpet Exchange
- Compass Bank coming soon
- Best Buy and Staples opened in 2007

**Parker Pavilions** (45-acre development NWC Parker Rd & Twenty Mile Rd)

**Developer: Developers Diversified Realty Corporation (DDR)**

- Wal-Mart Supercenter, Home Depot, PetsMart, Office Depot
- Unit # 6, 1280 s.f. available for lease
- Unit # 11, 1200 s.f. available for lease
- Unit # 15, 1200 s.f. available for lease
- Unit # 19 , 3,855 s.f. available for lease, divisible
- Unit # 21, 4046 s.f available for lease, divisible
- Unit # 23, 4200 s.f. available for lease, divisible

**Parker Professional Building** (10345 Parkglenn Way)

**Contact: Coldwell Banker, Jackie Pacheco/Dan King, 303.409.1400**

- 13,996 s.f. two story medical use building
- Offers additional storage space for tenants in basement
- Currently under construction; 90% leased, 1500 RSF available on garden level

**Parker Tech Center** (21 acres NEC Dransfeldt Road between Longs Way and Plaza Drive)

**Developer: Parker Tech Center, LLC and Mitchlen Properties**

- Land subdivided into 17 industrial and 2 commercial lots.
- 200,000 s.f. of commercial, light industrial, and mixed use space.
- 43,000 s.f. will be available January, 2008, divisible from 1,000 s.f. up to 10,000 s.f. in one building
- Ample parking, excellent access, central location

**Parker Trailer Annexation** (land between Dransfeldt & Parker Rds, with new Parkglenn Way road extension)

**Developer: Paul Howald & Associates**

- Parkglenn Storage Units has broken ground on 3.25 acres
- FirstTier Bank is open
- 3.2 acres fronting Dransfeldt are zoned commercial and are available at \$15.00 psf

**Parker Valley Center** (Dransfeldt and Twenty Mile Roads)

**Developer: Faestel Properties Co.**

- The 12,500 multi-tenant building on Lot 7 is available for immediate occupancy. We have an LOI outstanding with a 6,000 s.f. national restaurant tenant. The minimum space is 1,200 s.f. This building has a full-turn movement and is located directly adjacent to the Super Target.
- There is 1,800 s.f. available for immediate occupancy in the Junz and Edward Jones building. The space has 5 offices, a conference room, reception area, and cubical space.
- There is 2,500 s.f. available in the Panera Bread building with an attached patio and dual building signage. This space has direct visibility to the Twenty Mile Road and Dransfeldt Road signalized intersection.

**Parkglenn Medical Building** (10168 Parkglenn Way)

- 14,898 s.f.
- Largest contiguous space is 7722 s.f.
- *Construction commenced on May 5, 2008*
- *Estimated completion date for the core and shell is December, 2008*

**Pine Hill Crossing** (8+ acres on the SEC of Hilltop Road and Pine Drive)

**Developer: TS Holdings**

- Two development-ready parcels are available; lot 5a – 1.04 acres, and Lot 3 – 1.74 acres. Lot 5a is under contract for a scheduled closing in March.
- 7-Eleven opened in December, 2007
- 11,738 s.f. retail building is under construction on Lot 2, will be completed in February, 2008. Pre-leased so far with nail salon, dry cleaner, and liquor store. End-cap opportunities available with outdoor patios.
- Hilltop Family Practice, an 8000 s.f. Medical Office Building, is complete and occupied on Lot 4
- Goddard School, an 8,000 s.f. Day Care/Pre School is complete and open on Lot 5b
- Now pre-leasing a 14,200 s.f. building on Lot 3 for retail, medical, and restaurant uses

**Reata West** (SWC of Parker Rd & Stroh Rd)

**Developer: Anxon Development (Minneapolis, MN)**

- Phase I – 3 pads sold, Walgreens opened on corner parcel in 2006
- **Chase Bank** is open on the SWC; purchased more land than necessary and will be making additional s.f. available with Parker Road frontage.
- Valero Energy Corporation has closed on their parcel south of Chase and is now under construction. Gas and convenience store will open in Spring 2008
- Parker Fire District opened a new station at the west of the development in 2007
- Phase II includes 35 acres possible opportunity for development, please call broker (Dax Gergen, Grubb-Ellis, 303.572.5563) for further details

**Reata West Phase II** (SWC of Parker and Stroh Roads)

**Developer:**

- Phase II will be a 35 acre development and is currently under contract

**Shops at Olde Town** (SEC Jordan and Mainstreet)

**Contact: Peter Licata, Hunington Properties, 800.357.1031**

- *Nail salon, dentist, and dry cleaner have signed leases.*
- *Medical office building and convenience store have pads under contract*
- *4 pads sites*

**Shops at Robinson Ranch** (13.32 acres – SEC of Parker and Hess Rds)

**Contact: Peter Licata, Hunington Properties, 800.357.1031**

- *Building 1 – Restaurant, dry cleaners have signed leases; 14,920 s.f. available for lease*
- *6 pad sites; 1 under contract to a daycare; 5 pads for sale*

**Solar Circle Office Park** (1.73 acre lot NEC Sun Way and Solar Circle)

**Contact: Grubb & Ellis**

- *Three 7,932 s.f. office buildings planned*
- *Located in Lot 1 of Parker Square*
- *Building One complete; first 2400 s.f. unit sold (30% occupied)*
- *Condo sales prices at \$220/s.f.; 2% broker bonus*

**Sprouts Farmers Market** (to lease portion of former Albertson's at NWC Lincoln and Parker)

- *Expected opening Fall, 2008*
- *25,000 s.f.*

**Stonegate Business and Commercial Park** (200 acres S of E-470, between Chambers & Jordan Rds)

**Developer: Newland Communities**

- *The **Market at Stonegate** is located at the SWC of E-470 & Jordan Rd and its 28 acres will be the commercial, entertainment and urban center for Stonegate. Currently seeking anchor store and prospective tenants for retail, office, and light industrial sites.*
- *The **Stonegate Business Park** is located with frontage along E-470 and Jordan Road with sites available from 1– 64 acres*

**Stroh Ranch Office / Business Circle** (32 acres at S. Parker and Stroh Rds)

**Contact: Mitch Trevey, Land Advisors, 303.318.4200**

- *14 Prime retail/commercial lots available for immediate construction*
- *Lots range from 1 acre to 4 acres each with Stroh Road and Parker Road frontage*
- *Major tenants include King Soopers, Blockbuster, Karl's Junior, Pizza Hut and La-Z-Boy*

**Town Hall Village** (NWC Pine Drive and Mainstreet, historical downtown Parker, across street from Town Hall)

**Contact: CB Richard Ellis, Matthew DeBartolomeis – Retail Leasing Agent, 720.528.6324**

**1<sup>st</sup> Asset Management, Justin Van Landschoot – Office Leasing Agent, 303.805.0047**

**Developer/Owner, Mainstreet & Pine LLC, Steve Parry, 303.931.4498**

- *Mixed use, retail and office*
- *76,924 s.f.(Phase 1)*
- *4 buildings*
- *3 Retail buildings totaling 27,724 s.f.*
- *1 3-story building (office and retail) 49,200 s.f.*
- *Pad sites available in Phase 2*
- *Now pre-leasing Phase 1 retail and office*
- *Target Occupancy – Fall 2009*

**Twenty Mile Commerce Center** (NEC Twenty Mile Road and Longs Way)

**Developer: Panattoni Development Company**

- Two Class A Office/Light Industrial buildings
- Available for sale or for lease
- Building 1 – Lease has been signed; 17,143 s.f. currently available
- Building 2 – 31,630 s.f., divisible to 5,000 s.f. Now available
- Lot 2 – 2.5 acres building to suit. Up to 38,100 s.f.
- For additional information, please call Mitch Zatz, Kirk Vanino, or Dawn McCombs at Cushman & Wakefield, 303.813.6400

**Twenty Mile Industrial Park** (SEC Twenty Mile and Longs Way)

- Lot 6 – 1.25 acres for sale. Zoned Commercial, Retail, or Light Industrial. Utilities and soil test completed. Partial building plans for 2 story multi-use building included.

**Twenty Mile Mercantile** (NEC of Twenty Mile Rd and Mainstreet)

**Contact: Pace Properties**

- 6100 s.f. is still available for lease

**Twenty Mile Office/Warehouse** (Longs Way, between Twenty Mile and Dransfeldt)

**Contact: Tim Price, Great West Real Estate**

- *Divisible to 3550 s.f., 3500 s.f. leased – 10,900 leased/3,500 available*
- Completion May, 2008

**Twenty Mile Station** (Dransfeldt and Mainstreet)

**Developer: Faestel Properties Co.**

- The Egg & I leased the 3,300 s.f. endcap space formerly occupied by LePeep. This upscale breakfast and lunch restaurant is expected to open June 1.
- Within the 25,000 s.f. office building at Twenty Mile Station, there is currently 1,200 s.f. available in Suite 185.
- A 1,500 s.f. retail space is available for immediate occupancy in Suite B next to the new Egg & I restaurant.

**Victorian Peaks** (11020 South Pikes Peak Drive)

**Contact: Jim Anest, Bridgeport Corp., 303.638.11863, [www.victorianpeaks.com](http://www.victorianpeaks.com)**

- Construction underway, scheduled completion Fall, 2008
- Keller William Action Realty – signed 5000 s.f. lease to take corner location.
- Jay Moore Art Gallery has signed lease for 805 s.f.
- Pine Tree Jewelry signed lease for 1200 s.f. and Mallory Construction for 1500 s.f.
- Anest & Brown, PC has 2500 s.f. signed
- Peaks Design Center has signed for 1500 s.f.
- Storie Agency – Farmers Insurance signed for 920 s.f.
- 55% preleased/presold
- Office and retail space available from 1000 to 6500 s.f.

# RESIDENTIAL DEVELOPMENT UPDATES

**Antelope Heights** (two filings/93 acres at SWC of Jordan and Eland Rds)

**Builder: Richmond American Homes**

- Product price points for the Seasons Collection are \$257,495 - \$287,495; for the American, Heritage, and Infinity collections are \$287,995 - \$386,995.
- Filing Number 2 will consist of 133 houses, a 4½-acre park, an elementary school, and 8 acres of open space

**Badger Gulch at Meridian Estates** (Meridian Village at Lexington Lane)

**Builder: Richmond American Homes**

- Heritage collection starts at \$450,995; Classic Collection \$467,999 - \$499,995; Colorado Collection \$480,995 - \$588,995; Colorado Craftsman Collection starts at \$455,995; Masters Collection starts at \$621,995

**Carousel Farms** (40 acres NWC of Mainstreet and Newlin Gulch Rd)

**Builder: Woodcrest Homes**

- Zoned for 142 single family residents
- Rezoned from Douglas County A-1 to PD
- Planned traffic signal at Newlin Gulch and Mainstreet
- Town approvals expected Q1 08

**Cherry Creek Crossing** (45 acres SWC Stroh Road and J. Morgan Blvd) (fka Woody Creek)

**Developer: AmeriWest Communities**

- 214 single family detached lots
- 4 acres zoned commercial
- Still in process of annexing and zoning; site plan will then need to be approved. Projected 2008 start.

**Colorado Golf Club** (1700 acres SEC of Parker and Stroh Rds)

**Developer: Colorado Golf Club, LLC**

- Gated community to include 170 custom homesites, an 18-hole private golf course and related practice facilities, clubhouse, pool, tennis, trails, and 1300 acres of protected open space
- Lot infrastructure complete Spring 2007
- Club Complex construction began Spring 2007

**Enclave at Cherry Creek** (35.5 acres Pine Ln between Jordan Rd and Cherry Creek, S of E-470)

**Developer: AmeriWest Communities**

- Annexed and zoned for 270 units.
- Looking for builder in order to site plan it for their product
- Pine Lane bridge over Cherry Creek completed in December, 2007; will enhance circulation and allow builder to market from Parker Road as well as Jordan and E-470.

**Garden Plaza at Stonegate** (E-470/Chambers Road)

**Contact: Newland Communities, LandCorp**

- Senior services campus on 21 acres
- 153-unit independent living center, approx. 177,543 s.f.
- 104-unit assisted living facility, approx, 80,713 s.f.
- 123-bed skilled nursing center, approx. 62,203 s.f.
- Phased construction of patio homes
- Groundbreaking expected late spring 2008; completion expected Summer, 2009

**Heathstead at Canterbury** (Canterberry Parkway, N of Idyllwilde)

**Contact: Village Homes**

- 63 units, golf course luxury patio homes
- Pricing from \$450,000 to \$520,000
- Square footage 2000 s.f. to 2700 s.f.

**Highlands at Stonegate** (100 acres between Jordan and Chambers Rds, S of E-470)

**Developer: C&A Companies**

- Approximately 446 Craftsman Style condominiums and townhomes. Condos priced from the \$150's, and town homes from the low \$200's. Located at the north end of Stonegate.
- The development includes a 2.5 acre park, swimming pool, hot tub, cabana and access to all Stonegate Amenities including 2 pools, tennis courts, playing fields, and miles of trails.
- 73 homes left to sell in phase III

**Hillside at Meridian Village** (Lincoln and Meridian Village to Bristleridge Street)

**Builder: Richmond American Homes**

- Opened August, 2007
- American Collection starts at \$386,495; Colorado Lakes Collection starts \$367,995 - \$425,995

**Idyllwilde (1.5 miles E of Parker and Hess Rds)**

**Developer: Village Homes of Colorado**

- Construction expected to be completed in phases over seven to ten years.
- The site will have about 900 homes, a high school, a 12-acre park, six pocket parks and 297 acres of open space.
- Open for sales with 12 professionally decorated model homes now open; price points from \$302,000 to \$750,000

**Lincoln Creek Village** (SWC Pine Drive and Lincoln Ave)

**Contact: Creekside Homes**

- Condos from \$130s
- Patio homes from mid \$300s
- Urban homes from low \$300s
- Town homes from the \$240s

**Neu Towne at Parker** Located on the SE corner of Jordan Rd and Mainstreet.

**Developer: Neumann Homes of Colorado LLC**

- The development will surround a 7.5-acre park/playground and open space that will include three water-feature swimming pools, cabana, and a sand volleyball court. Over 23 acres of open green space and 3 1/2 miles of walking/biking trails wind through the community and next to the Cherry Creek trail.
- Residential development to include 180 detached single-family homes, 163 patio/ courtyard homes, and 193 attached town home condominiums, with an overall density of five units per acre. Homes will range from 1,345 to 3,009 s.f.

**Overlook at Cherry Creek, The** (83 acres E of Motsenbocker Road and S of Mainstreet)

**Owner: The Overlook at Cherry Creek, LLC**

- The development is based upon a concept known as a Continuing Care Retirement Community (CCRC). The site is connected together with private roadways, greenways, and a trail system.
- Planning area 1 will be An Active Adult Gated Community for residents 55 and over. The site is zoned for 196 Single Family Detached and Attached homes
- Planning area 2 is zoned for 648 Multi-Family homes - Independent Living (IL), Assisted Living (AL) and Skilled Nursing Facility (SNF) a senior living area
- Private Recreation, Park and Open Spaces. The development is based upon a traditional gated adult community with a secured walking village concept and pedestrian-friendly tree-lined streets

**Park Guell** (NWC Jordan Rd and Market Street)

**Developer: Metropolitan Homes**

- 204 units ranging from 838 s.f. – 1,577 s.f. One, 2, and three bedroom plans, all include garages
- *Price points from \$139,900 - \$228,900*
- Amenities include an outdoor fire pit and living area, swimming pool, large grill, and Jacuzzi
- *192 homes currently sold or under contract*

**Pradera** (1,500 acres W of Parker Rd at Bayou Gulch Rd)

**Developer: D R Horton**

- Custom collection homes from 1 – 3 acre lots starting at \$800,000
- *Craftsman collection homes from 1/3 – 3/4 acre lots starting at \$500,000*
- *Continental Collection and Golf Villas - homes from 1/4 – 1/2 acre lots. Golf Villas starting from \$460's*
- 18 hole Jim Engh designed golf course
- 2,100 s.f. Community Center, competition size swimming pool, sports courts and ball fields
- Also homes by Joyce, Bainbridge, other builders.
- *Prices from \$460's to \$3 million*
- Paired patio homes on the golf course starting at the \$460's

**Prairie Meadows** (25 acres NW of Parker at Jordan and Parkerhouse Rds, N of E-470)

**Developer: KB Homes**

- Zoned Planned Development for housing. Approximately 10% is slated for attainable housing. Price points from \$154,000 - \$217,000
- 320 single-family attached homes ranging from 1,110 s.f. to 1,822 s.f.
- Will share a public park, featuring a tot lot, basketball and volleyball courts, and a picnic shelter, with Prairie Walk on Cherry Creek

**Prairie Walk on Cherry Creek** (22.5 acres at Jordan and Parkerhouse Rds, N of E-470)

**Developer: Frontier Communities LLC**

- Zoned Planned Development for housing. Approximately 10% is slated for attainable housing
- 408 Condos affordably priced from the mid to upper \$100,000, ranging from 1,003 s.f. to 1,579 s.f.
- Community includes 5000 s.f. clubhouse with exercise room, swimming pool, hot tub and a 24 hour business center
- Currently shares a public park, featuring a tot lot, basketball and volleyball courts, and a picnic shelter, with Prairie Meadows
- Teamed up with Douglas County Housing Partnership to provide Douglas County residents and employees with down payment assistance. New incredible prices on existing inventory program being offered.
- Only a few Park/Open Space condos left

- New Ranch style “C” plan available to view

**Salisbury Heights** (38.5 acres W side of Motsenbocker Rd 1/4 mile N of Hess Rd)

**Developer: AmeriWest Communities**

- Annexed into Parker
- 6.01 acres for open space
- Received preliminary plat for 134 single, detached units.
- Final plat approval 2<sup>nd</sup> quarter, 2008
- Currently marketing builders

**Spirit Ridge** (475 acres Buffaloberry Dr between Canterbury Pkwy and Tomahawk)

**Developer: Spirit Ridge**

- 114 custom homes on 1.5 – 3.4 acre lots
- 50% of land is set aside for natural open space
- Building in the final filing

**SunMarke Townhomes** (SWC Motsenbocker & French Creek)

**Contact: Re/Max Masters – Jim Wanzeck**

- 64 Town Homes, 1,200 – 1,400 s.f.
- Price points \$230,000 - \$250,000
- Under construction with availability now

**Tallman** (From Parker Road, take Hess Road 3.5 miles east to the entrance on Merryvale Trail)

**Contact: 7703 Grande River Court, Parker, 303.841.2540, [www.TallmanColorado.com](http://www.TallmanColorado.com)**

- 1.5 acre custom-home sites
- 121 homesites on 454 acres
- 230 acres of natural open space
- Community pool and clubhouse
- Community trails connect to existing Parker trails

**Townhomes at Canterbury** (8.817 acres S of Sulphur Gulch, W of Canterbury Trail)

**Developer: Bristol Homes, LLC**

- 60 single-family attached units
- The overall site proposes eight Type II 3-unit buildings and nine Type III 4-unit buildings
- An eight foot concrete trail will run along the northern border of the site adjacent to Sulphur Gulch and connect to Canterbury Trail sidewalk.

## **COMMERCIAL + RESIDENTIAL DEVELOPMENTS**

**Anthology-Stories of the New West (formally SunMarke)** (3000 acres at Motsenbocker and Stroh Rds)

**Developer: Pivotal Parker Investments, LLC**

- Master planned mixed use community
- Site approved for over 6,000 residential units and over 500,000 s.f. of commercial uses. Richmond American Homes, Colonnade Communities, and Legend Homes currently building.
- A new land plan that includes approximately 6,000 home sites, an 18-hole public golf course, a lifestyle retail village center, and over 865 acres of open space and 70 acres of parks connected by 20 miles of pedestrian, biking, and horse trails was approved by the Parker Town Council in June, 2007.

**Cottonwood Highlands** (222 acres at the NWC and SWC of Jordan Rd and Cottonwood Dr)

**Contact: Scott Carlson; (consultant) Plan West**

- 120 acres commercial development is planned
- 70 acres residential planned - one parcel is zoned for multi family condos
- Cottonwood Drive will be extended west to Chambers Road as a four lane arterial street. A traffic signal would be placed at Jordan Road and Parkerhouse Road.
- Plan began development in Spring, 2007
- All of the property is currently available for sale

**Horse Creek (formerly Douglas 234)** (N of Hess Rd W of Jordan Rd)

**Builders: D R Horton & Richmond American Homes**

- A residential development to include 439 houses, a 3-acre elementary school site, a 10-acre middle school site, a 14-acre commercial site, a centrally located 8-acre park, a tot lot, and a swimming pool. The pool is built.
- DR Horton models open. Prices range from the low \$300's to high \$300's. Infrastructure going in section 2 and 3 (NWC of Hess & Chambers)
- Richmond American Homes has 92 lots with price points from \$366,995 - \$484,995 - models are open

**Horseshoe Ridge** (131 acres NWC of Hess and Molsenbocker Rds)

**Developer: MSP Companies**

- 291 single family units & 84 multi family units
- 13.5 commercial acres w/ 30 multi-family dwelling units
- Development and construction of single family homes is underway.
- *Commercial pad sites completed in April, 2008; available for users and builders*

**Meridian Village** (810 acres S of Lincoln Ave – W of Chambers Rd)

**Developer: Shea Properties**

- Two 13.5 acre lots zoned commercial
- 550 acres for residential development
- Will include a community park & rec center with a tot lot, splash park and pool
- 68 acres reserved for open space with two ponds
- A school with surrounding park is also planned
- Richmond American open for pre-construction sales. Price points are \$435,995 - \$621,995. 102 homes planned.
- Hillside at Meridian Village. Price points are \$364,995 to \$415,995.

**Newlin Meadows** (129 acres S of Newlin Gulch Road, W of Bradbury Ranch)

**Developer: JF Companies**

- Filing 1 and 2 include a 267-house, residential development. The site includes 14 acres for a middle school and 16 acres for commercial development.
- Ryland Homes (104), David Weekly Homes (65), and Meritage Homes (98) are the builders at this location and currently have lots available. Ryland is closing out with only 3-4 homes remaining for 2007.
- Development work is complete; homes are being built and sold to homeowners
- Development for infrastructure for commercial site has begun
- Filing 3 includes 16 acres commercial development divided into 5 sites. A church has purchased 5.45 acres – Lot 1
- Lot 2, 1.41 acres
- Lot 3, 1.26 acres
- Lot 4, 1.64 acres

- Lot 5, 1.66 acres

**Pine Bluffs** (194 acres mixed use at Hess Rd between Parker and Hilltop Rds)

**Developer: Koelbel and Co.**

Master planned community to include:

- Filing No. 1: Toll Brothers will build 88 semi-custom homes with average lot size of 1/3 – 1/2 acre, with square footage ranging from 3,262 – 4,247. Pricing to start in the mid \$500,000.
- Filing No. 3: Colonnade Communities will build 104 lifestyle, all ranch living, single-family homes and 84 town homes amid a rolling terrain and open space with mature trees. Sales to begin third/fourth quarter of 2008
- Development will include playground, trail system, cabana with pool
- 19.43 acres commercial at NEC Hess & Parker Rds
- Site plan approved for Kaiser Medical Building. Construction to begin Summer, 2008. 10,500 s.f building will include up to 8 primary care physician practices, a full pharmacy, and limited laboratory services.

**Reata Ridge Village Center** (NEC of Parker Rd & Stroh Rd)

**Developer: ServiceStar Development Company**

- 50 acre mixed-use development with retail, office, and residential available.
- Presently searching for medium-sized anchor tenants, no main anchor
- Retail space and pad sites available for Local, Regional, or National Business

**Sierra Ridge** (319 acres SWC of Lincoln Ave and Chambers)

**Developer: ADM Lincoln Investments**

- Zoned in Douglas County for 1600 units - 1228 dwelling units in current sketch plan
- A total of 86.7 acres of open space with multiple parks from 2.6 acres to 15.4 acres and a rec center
- 10 acres slated for an elementary school
- Will have some neighborhood commercial retail

**Victorian Commons** (1.42 NW of Mainstreet and Victorian Dr)

**Developer: BrokenNeck Parker Properties, Inc.**

- An innovative live/work configured row housing development consisting of 19 row houses in 4, three story buildings
- Victorian Commons will make historical reference to the town by incorporating pedestrian friendly home office space and architectural Victorian details in the exterior building

**Village at Compark** (50+ acres W of Jordan Rd, N of E470 and E & W of Chambers Rd)

**Developer: MDXA Development**

- A destination office, warehouse, retail and residential mixed use development
- Proposed plan to include first floor retail with mid rise residential 3 – 7 levels (520 units)
- Parking will be multi level above and below ground
- 52 acres district open space
- Part of a larger master plan including commercial and residential uses on a total of 488 acres

**Village on the Green** (20 acres NEC Stroh Rd and J. Morgan Blvd)

**Developer: AmeriWest Communities**

- 15 acres residential with 5 acres zoned commercial; minor development plat approved
- 147 Triplex Units; no builder currently under contract; minor development plat approved
- Site for commercial portion should begin very soon
- Commercial center will have free standing restaurant, jewelry store, and approximately 20,000 s.f. in-line retail

**Westcreek, LLC** (West side of Parker Rd, S of E-470)

**Developer: Midtown Group**

- Mixed development of retail, town houses and office buildings on 45 acres
- 15,000 to 20,000 s.f. of inline space
- 9 acres of traditional retail pads
- 13.5 acres zoned Mixed-Use
- 7.2 acres multi-family
- 10.1 acres open space
- Plans include a three story, 54,000 s.f. medical office building
- Roadway improvements include extension of Twenty Mile Rd and Pine Lane Bridge Construction
- A new street, Silverado, will exit off Parker Road

## **OTHER UPDATES**

**Douglas County High School # 9 – Legend High School** (NEC Hilltop & Canterbury Pkwy)

- Currently under construction
- Student parking lot complete. Work on foundation grade beams, storm drain/sanitary sewer lines, joists and decks, masonry, and site grading continues.
- Will open in phases; first phase to open August 2008, 2<sup>nd</sup> phase in January 2009.

**Douglas County Middle School # 9 – Cimarron Middle School** (26.2 acres Canterbury Pkwy & Buffaloberry Dr)

- Currently in planning stages
- Will bid to contractors in Spring 2008; completion in Spring 2010

**Elementary School # 44 - Goldrush Elementary School** (Antelope Heights, 12021 S. Swift Fox Way)

- Currently under construction
- Earthwork nearly complete, site utilities in progress
- Scheduled opening date August, 2008

**Parker Fire Station** (11685 N. Tomahawk Road)

- Will be staffed with one crew consisting of firefighter/EMTs and/or paramedics
- Open in 2008

**Parker Fire Station** (Buffaloberry)

- Still in investigative phase
- Possible ground breaking in 2009

**Parker Police Department** (South of Lowe's, between Twenty Mile and Dransfeldt Roads)

- Part of Lincoln Meadows Commercial Development
- 10 acres purchased by Town in 2007
- Anticipated opening in 2011

### **Rocky Vista University (8401 Chambers Road)**

- Part of Compark Master Planned Development at E-470 and Chambers
- 145,000 s.f. medical school now under construction
- Expected opening August, 2008, with 150 students in first class of osteopathic medicine. Anticipate additional programs in Allied Health (including PA and MPH) and Nursing by 2010.
- The 27<sup>th</sup> Osteopathic medical school in the US, may be 28<sup>th</sup>, depending on completion
- Likely to have 6 buildings and eventual enrollment of 3,000 in at least 6 health care related colleges
- Anticipated employment of ~300 faculty and staff at that time
- Will work closely with local area hospitals and 4-year colleges across the state

**Rueter-Hess Reservoir** - Construction began in November 2004. The capacity has been expanded from 16,000 acre-feet to 71,000 acre-feet to allow other districts to store water, including Castle Rock for 10,000 acre-feet. In addition, a recreation enterprise has been created to allow recreational opportunities on about 3,000 acres of open space surrounding the reservoir. The reservoir will be stocked with fish, and non-motorized boats will be allowed. Trails surrounding the reservoir will connect to local and regional paths. Date for completion has been extended to 2010 to accommodate the increased capacity.

**Salisbury Equestrian Park – Phase II Project** - Project consists of constructing four new ball fields, equestrian facilities, parking lot/access road and a concession building at the Salisbury Park facility on Motsenbocker Road. The design for Phase II (equestrian portion) of the Salisbury Park improvements is currently being reviewed to allow multiple equestrian and community uses at the site. Following completion of this design review, the Town will proceed with processing of the site plan through the Town's Community Development department. Staff has met will be meeting with representatives of the equestrian community to gather input regarding arena design and construction phasing. Based on this input, the Town's design consultants are finalizing the site plan and construction documents.

### **West Mainstreet**

West Parker Road is closed, and is not anticipated being re-opened due to Douglas County development in the area.

### **Hess Road to I-25**

Douglas County will extend Hess Road west to I-25 as an additional east-west corridor between Parker and I-25. Best case timing is for construction to occur in 2009 with completion of one lane in each direction by 2010. At full-build out, this will be a 4-lane arterial (2 lanes in each direction).