



Development/Update Report

September - October, 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.

NEW TO THIS REPORT:

CarMax (Ponderosa Drive and Lincoln Ave.)

- 15 acres purchased for new CarMax dealership

Civic Center

- \$21.7 million project
- 500 seat auditorium
- Conference rooms and meeting space

Corporate Park at Stonegate (NWC E-470 and Jordan Road)

Contact: Fuller Company

- Two buildings for sale and lease
- Building One under construction: 37,580 s.f. multi-tenant office warehouse
- Expected completion of Building One 4Q 2008

COMMERCIAL DEVELOPMENT UPDATES

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

Contact: Transwestern

- *Under construction; delivering Fall, 2008*
- Retail/Office
- *2000 s.f. leased; 22,000 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 Fall, 2008*
- *Expected opening Summer, 2009*

Compark, Land Available.

Contact: Tim Price, Great West Real Estate

- 20 acres
- Can be subdivided

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

Contact: Mitch Trevey, Land Advisors, 303.318.4200

- Four lots left ranging from 1 acre to 1.5 acres each zoned retail/commercial
- 7-11 has broken ground on the corner (Lot #1)
- Children's Choice Early Learning Center now open
- Service Street Automotive has broken ground on Lot 4.
- 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 80,000 s.f. medical office building; groundbreaking is on schedule for October, 2008, for occupancy in Summer, 2009. In addition, the Hospital is preparing to expand its operating rooms and Women's Center by 30,000 s.f.
- **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. Approximately 9 acres available – please contact Robin Nicolson at 303.534.0900 for more details.
- **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 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)
 - ◆ Opened August 22, 2008, and includes Liquor, Tire, and Gasoline.

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

FlatAcre 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 approved by planning commission August, 2008
- 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

Highway 83/Parker Square Drive

Contact: Tim Price, Great West Real Estate Company

- .95 acres

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 shell is completed, with Everything TRI triathlon store open and Mt. Fuji restaurant open. Center is 55% 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: Tim Price, 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. Site plan ready for Town approval.
- This project is currently on hold – possible completion in mid 2009.

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

Contact: Colorado 1st Choice Real Estate

- 196,088 total square feet
- 6 buildings
- *Phase 1 Target Opening May, 2009*

Parker Adventist Hospital

- *Reconfiguration of front entry drive and parking lot underway and to be completed in November, 2008*
- 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 has purchased 15 acres at the northeast corner of Lincoln Ave, and Ponderosa.

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 fall, 2008.

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

Owner: Oak Realty Partners

- Former Anytime Fitness Center now available, 6,331 s.f. of space available
- Excellent visibility, pylon signage available on Parker Road
- Center is almost 90% 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, 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 is under construction

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Parker Hilltop Town Square (NEC Parker and Hilltop Roads)

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

- Carpet Exchange is open, 7,682 s.f. showroom
- Jack-in-the-Box is open
- Del Taco restaurant 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 Pet Resort (E-470 /Parker Road)

Contact: Tim Cruser, 720.530.6830

- Approved by Town
- Expected opening Spring, 2009
- Doggie day care and overnight stays
- Indoor pool
- Includes cattery, and room for exotic pets

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
- 1500 s.f. available

Parker Road/E-470, Land Available

Contact: Tim Price, Great West Real Estate

- 2.84 acres
- Zoned commercial

Parker Station Professional Office Building Expansion (19751 E. Mainstreet)

Contact: Justin Van Landschoot, 303.885.2115

- 13,800 rentable s.f.
- North expansion on 3 levels
- Occupancy Summer 2010
- Space size 1200 s.f. to 4800 s.f.
- All tenant improvements included with lease terms of at least 5 years
- Leasing brokers welcomed

Parker Square, Land Available

Contact: Tim Price, Great West Real Estate

- .568 acres
- Zoned commercial

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 opened September 11, 2008
- FirstTier Bank is open
- 3.2 acres fronting Dransfeldt are zoned commercial 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. The minimum space is 1,200 s.f. This building has a full-turn movement and is located directly adjacent to the Super Target.
- *Learning Rx has expanded into the 1,800 s.f. space in the Junz and Edward Jones building.*
- *There is a 1,360 s.f. endcap space available in the Panera Bread building with dual signage opportunity, and a 2,500 s.f. space with an attached patio 500 s.f. patio with dual building signage.*
- *5,000 s.f. is available in the Party America building. This space is located directly adjacent to the Super Target.*
- *A 2,200 s.f. endcap with an attached 1,200 s.f. patio is available in the former Big D's BBQ space.*

Parkglenn Medical Building (10168 Parkglenn Way)

Contact: JHL Constructors

- 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 January 15, 2009*
- *Kaiser Permanente will occupy entire building*

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

Developer: Pine Hill Holdings

- Development-ready parcel available; Lot 3 – 1.74 acres.
- 7-Eleven opened in December, 2007, on Lot 1.
- 11,738 s.f. retail building completed on Lot 2. Pre-leased so far with nail salon, dry cleaner, liquor store, and Mediterranean Grill restaurant. End-cap opportunity available with outdoor patio.
- 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, soon to expand on Lot 5a.
- Now pre-leasing a 14,200 s.f. building on Lot 3 for retail, medical, and restaurant uses

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

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)

- *Opens October 22, 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

1st 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

Twenty Mile Building (19563 E. Mainstreet)

Contact: Charter Investment Partners, 303.756.5585

- 3854 s.f. (3095 s.f. show room space)
- Adjacent parking lot
- Corner location in historic Old Town Parker

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 – 2 leases signed; 11,742 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. Land can also be made available for sale at \$8psf.
- Outside storage available on site.
- 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 1750 s.f., 3500 s.f. leased – 10,900 leased/3500 available
- Completion May, 2008
- 2nd Building – 14,200 total s.f., 9000 s.f. available, divisible to 1750 s.f.

Twenty Mile Station (Dransfeldt and Mainstreet)

Developer: Faestel Properties Co.

- Within the 25,000 s.f. office building at Twenty Mile Station, there is currently 1,200 s.f. available in Suite 185.
- *The Taste of Philly, located next to the Egg & I, is now open.*

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, join Victorian Peaks, Mallory Construction, and Pine Tree Jewelry*
- Available Summer, 2009

Victorian Peaks (11020 South Pikes Peak Drive)

Contact: Jim Anest, Bridgeport Corp., 303.638.11863, 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.
- *Fly Fish for Life signed lease for 1652 s.f.*
- Anest & Brown, PC has 2500 s.f. signed
- Peaks Design Center has signed for 1500 s.f.
- *Storie Agency – Farmers Insurance signed lease for 1410 s.f.*
- Gaspare's Fine Italian Foods and Bakery/Deli signed lease for 2800 s.f.
- Colorado Western Title Company signed lease for 1340 s.f.
- *World Access Construction signed lease for 1582 s.f.*
- *Design Center at Victorian Peaks signed lease for 1700 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

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 (Canterbury 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:

- 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

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

Owner: Ascent Development

- Parker's first community for mature residents offering patio homes, townhomes, apartment/condominiums, and assisted/independent living. Located east of Motsenbocker Road along the Cherry Creek open space just south of Mainstreet, Legato offers convenient access to shopping, dining, entertainment, recreation, and healthcare. Designed for connectivity to the natural open space, creek environment, and extensive trail system, Legato inspires a way of living in harmony with its environment.

Lincoln Creek Village (SWC Pine Drive and Lincoln Ave)

Contact: Creekside Homes

- Condos from \$130s
- *Patio homes from mid \$300s – now open*
- *Urban homes from low \$300s – now open*
- 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.

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
- 195 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 sites priced from the \$900's to over \$2 million. 720.851.9411*
- *Craftsman collection homes from 1/2 – 1 1/2 acre sites starting from the high \$500's*
- *Joyce Homes 303.840.6097*
- *Renaissance Homes 303.840.9008*
- *Bainbridge, Inc. 303.805.4905*
- *DR Horton Continental Collection homes from 1/3 – 1/2 acre sites, starting from the high \$400's, 303.840.5981*
- *DR Horton Golf Villas on the 10th Green, starting from the high \$400's, contact 303.805.4222*
- 18 hole Jim Engh designed golf course
- 3,100 s.f. Community Center, competition size swimming pool, sports courts and ball fields
- Also homes by Joyce, Bainbridge, other builders.
- *Prices from the high \$400's to over \$2 million*

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 2nd 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

- 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.

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.

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 land 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 Motsenbocker 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. *David Weekly Homes has 22 homes remaining.*
- Development work is complete; homes are being built and sold to homeowners

- *Development for infrastructure for commercial site is complete.*
- 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 second quarter of 2009.*
- Development will include playground, trail system, cabana with pool
- 19.43 acres commercial at NEC Hess & Parker Rds

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
- Filing 1 is approved; Filings 2 and 3 are near Final Plat approval

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
- Users include Big 5 Sporting Goods, My Noah's, Smiling Moose Deli, and Mile High Bank. The developer is working is a national day care, national QSR, and a national coffee shop on deals.
- 16,400 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)

- First phase opened August, 2008
- Includes DCSD's newest Tech Lab which will house the Expert Technician Academy. The ETC will provide students opportunities to work towards college and work force readiness.
- *2nd phase will open January, 2009*

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

- *JHL Constructors awarded project*
- *Scheduled completion Spring, 2010*
- Students attending classes at Legend High School

Douglas County School's newest stadium (located in Parker at Newlin Gulch and Chambers Roads)

- Fully funded stadium with expected completion in 2009
- Football, lacrosse, and track use
- Home and visitor stands, artificial turf
- Primarily scheduled as a home site for Parker area high schools
- *Under construction; expected completion Fall, 2009*

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

- *Opened September 2, 2009*

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
- \$21.7 million project

Rail Bender Park (west of Fieldhouse, along Cherry Creek Trail)

- 6 lighted tennis courts
- Lighted skatepark includes bowl and plaza
- *Playground, parking, 2 picnic/shade shelter areas, and public restrooms*
- Access to Cherry Creek Regional Trail
- Expected completion end of October, 2008

Rocky Vista University (8401 Chambers Road)

- Grand Opening July 12, 2008
- Part of Compark Master Planned Development at E-470 and Chambers
- 145,000 s.f. medical school now under construction
- Expecting 150 students in first class of osteopathic medicine. Anticipate additional programs in Allied Health (including PA and MPH) and Nursing by 2010.
- The 27th Osteopathic medical school in the US, may be 28th, 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.

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 late 2009 with completion expected late 2010 or early 2011. At full-build out, this will be a 4-lane arterial (2 lanes in each direction).

Hess Road Bridge over Cherry Creek

The Town of Parker is constructing a 2-lane bridge over Cherry Creek between Parker Road and Molsenbocker Road. The roadway is anticipated to be open to the traveling public in December, and the project will be completed Summer, 2009.

Chambers Road

A joint project between the Town of Parker and Douglas County, this will complete Chambers Road between Mainstreet and Newlin Gulch Blvd. Construction is expected to commence Spring, 2009.