

Development/Update Report

September – October, 2007

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:

Broncos Parkway Plaza (SWC Jordan and Broncos Parkway)

Contact: CB Richard Ellis, www.homeofficecondos.com

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

Circuit City (former Target space, Lincoln and Parker Rds)

- Approx. 35,000 s.f.
- Currently undergoing exterior improvements

Dransfeldt Place (Dransfeldt Road, just north of OraLabs)

- Build-to-suit sale and lease opportunities
- 7 lots, 1 – 5 acres
- 6 buildings, 6,500 – 11,000 s.f., divisible
- Office condos for sale/lease

Jordan Commons (SEC Jordan and E-470)

Contact: Weststar

- 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

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 December, 2008

COMMERCIAL DEVELOPMENT UPDATES

Brunswick Zone (Directly south of Twenty Mile Cinemas)

Developer: Summit Companies

- 4.37 acres
- 38 lanes of bowling

- Plan to break ground in November, 2007
- Expected opening June, 2008

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

Developer: TS Holdings, LLC

- Six lots ranging from 38,000 s.f. to 55,800 s.f. zoned commercial/retail
- Two retail multi-tenant buildings approved totaling 25,000 s.f. are available for pre-lease
- Corner lot slated for construction of bank
- Lot 3 under contract for a day-care user
- Lot 4 under contract to an automotive user

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 medical office building; anticipating construction in 2008 and opening early 2009.*
- **Life Time Fitness** has begun site work on its 12 acre parcel and plans on opening in December, 2007 for its 180,000 s.f. fitness and recreational facility. Memberships are now available on-line.
- **Shea Commercial** 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.*
- Negotiations are in process for a user on a 5.7 acre parcel across from Parker Adventist Hospital
- *Negotiations are in process with a user for a 4.4 acre site on E-470*
- **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.
- **Daycare operator** has a parcel under contract in the restaurant park and is planning on construction and opening in 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.

FlatAcres 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

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

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; dentist and pet groomer moving in.

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

Developer: Vallejo Investments

- Infrastructure to begin summer, 2007
- Retail Development. Walgreens is done, working with Chase Bank

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 4th 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 under construction, Mosaic Restaurant under construction, Taco Bell, Goodyear Tire in for permit
- Two 6,000 s.f. multi-tenant retail buildings will also be on site; Building 1 to have Countrywide Home Loans and Subway.

Mark IV (25,000 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. Summer, 2008. Site plan ready for Town approval.

Parker Adventist Hospital

- Master plan for medical campus has been updated.
- Site development activities completed in May.
- 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 3 or 4 story building with up to 80,000 s.f. It will be a multi-specialty facility, perhaps including some outpatient services. Expected opening in early 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 to be completed summer, 2007

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

Developer: LGC Management, Inc.

- Site development to begin summer 2007.

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

Owner: Oak Realty Partners

- Retail center 98% leased. One space remaining, 1200 s.f. adjacent to Keller Auto
- Just completed lease with new 2400 s.f. nail salon
- Other tenants include: driving school, Kumon (math, reading, success), dance studio, Maid Pro, chiropractor, teriyaki restaurant, barber shop, tailor, cleaners, picture studio, insurance, dentist, Keller's Auto, Anytime Fitness, child care, and Treads Bicycle.
- Adjacent to the Parker Library and Taco Bell

Parker Gateway Center (18 acres at NEC of Lincoln and Parker Road)

Developer: LGC Management, Inc.

- There is one commercial pad site for sale
- The pad site at Parker Road has been sold to a retail developer

Parker Hilltop Town Square (NEC Parker and Hilltop Roads)

Contact: Lampert Properties, Allen Lampert

- Best Buy, 30,000 s.f. now open
- Staples, 15,000 s.f. now open

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 # 19 , 3,855 s.f. (divisible), available for lease
- Unit # 11, 1200 s.f. available for lease.
- Unit # 15, 1200 s.f. available for lease
- Unit # 6, 1280 s.f. available for lease
- Unit # 21, 4000 s.f.(divisible) available for lease
- Unit # 23, 4200 s.f. (available 9.1.07) available for lease

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 (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.

Parker Trailer Annexation (10 acres 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 has broken ground on 2.2 acres fronting Parker Road
- 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 has completed construction. The minimum space is 1,200 s.f. This building has a full-turn movement and is located directly adjacent to the Super Target.

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

Developer:

- *Two development-ready parcels are available; lot 5a – 1.04 acres, and Lot 3 – 1.74 acres*
- *7-Eleven is under construction on Lot 1, will be completed December, 2007*
- *11,738 s.f. retail building is under construction on Lot 2, will be completed in January, 2008*
- 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 7,500 s.f. medical office building on Lot 5a*

Reata West (SWC of Parker Rd & Stroh Rd)

Developer: Anxon Development (Minneapolis, MN)

- Phase I – 3 pads sold
- **Chase Bank** is open on the SWC; purchased more land than necessary and will be making additional s.f. available with Parker Road frontage.
- Diamond Shamrock has closed on their parcel, but has not disclosed when construction will commence.
- 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: Propp Property

- 21,440 s.f. retail
- 7 pads sites

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

Contact: Propp Properties

- Building 1 - 20,100 s.f. retail
- Building 2 – 8,574 s.f. retail
- 6 pad sites; 3 under contract

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

Developer: Overthrust II, LLC

- Three 7,932 s.f. office buildings planned; 1 unit under contract (2400 s.f.)
- Located in Lot 1 of Parker Square
- First building in shell condition

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 along E-470 frontage with sites available from 1– 64 acres
- City Bark, a doggie daycare, has bought space and is expected to break ground in 2007.

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

Contact: Intergroup Architects/Parker Pivotal Development

- **La-Z-Boy Furniture** has three new buildings completed, with La-Z-Boy occupying one of the buildings. One building has been leased to Curves for Women, another to Comfort Dental, with one space still available in the building
- One 7,340 s.f. building is still for lease
- **The Shops At Stroh Ranch** – 14,400 s.f. multi tenant building with retail shopping center, the anchor tenant, South Garden restaurant, is open. Other occupancies currently leasing.

Town Hall Village (Pine Lane and Mainstreet)

Contact: CB Richard Ellis/Steve Parry

- Mixed use
- 75,200 s.f.
- 4 buildings
- 3 Retail buildings totaling 21,600 s.f.
- 1 3-story building (office and retail) 32,400 s.f.
- Pad sites available
- Now pre-leasing
- Target Occupancy – Spring/Summer 2008

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

Developer: Panattoni

- Three office/industrial buildings
- Building 1 – 23,460 s.f., divisible
- Building 2 – 31,630 s.f., divisible
- Building 3 – 38,100 s.f., divisible (potential build to suit)
- Available 1st Quarter, 2008

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

- 14,000 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
- Completion September, 2007

Twenty Mile Station (Dransfeldt and Mainstreet)

Developer: Faestel Properties Co.

- Within the 25,000 s.f. office building at Twenty Mile Station, Ellis & Associates, Inc. leased the 2000 s.f. Suite 180. There is currently a lease pending for the 1,200 s.f. Suite 185.
- *There is a 3,300 s.f. endcap space available with an attached patio for a restaurant use in the former LePeep space.*
- *A 1,500 s.f. retail space is available for immediate occupancy. This space is next to the former **LePeep** restaurant on Mainstreet. Both spaces can be combined into one 4,800 s.f. space.*

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

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 July, 2007

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 begin 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 currently under construction; 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 Winter, 2007; completion expected Summer, 2009*

Heathstead at Canterbury (Canterberry Parkway, N of Idyllwilde)

Contact: Village Homes

- 63 units, golf course luxury patio homes
- Pricing from \$440,000 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 \$140'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.
- 96 homes left to sell in phase III

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

Jordan Crossing (30.1 acres SEC of Jordan Rd & Todd Dr)

Developer: AmeriWest Communities

- 103 single family detached residential lots
- Site will include a 2.3 acre park that will include playground equipment, picnic tables, and outdoor grills.
- Some acreage will be preserved as open space
- Under construction with homes by Morrison Homes

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 \$137,900 - \$224,900
- Amenities include an outdoor fire pit and living area, swimming pool, large grill, and Jacuzzi
- *165 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 1/2 – 1-1/2 acre lots starting at \$500,00
- Continental collection homes from 1/4 – 1/2 acre lots starting at \$400,000
- 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 \$450,000 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 clubhouse with exercise room, swimming pool, hot tub and a 24 hour business center
- Will share 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 \$1 down program being offered.
- Only a few Park/Open Space condos left
- New Ranch style "C" plan available to view

Regency, The (80 acres on both sides of Newlin Gulch Blvd, 1/4 mile S of West Parker Rd)

Developer: AmeriWest Communities

- Annexed into Parker
- 192 single family detached residential lots – under construction
- There are two private parks totaling a little over four acres
- Thirty-four percent of the site will be open space. Some of the open space will be public and the rest of it will be owned and maintained by the Homeowners Association. Trail connections have been identified within these open space corridors to make connections to parks, residential planning areas and regional trails located east and west of the Regency
- Site is under construction for site development; homes will be built by Morrison Homes and Standard Pacific Homes

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 in June, 2007
- Currently marketing builders

Spirit Ridge (475 acres Buffaloberry Dr & Canterbury Pkwy)

Developer: Spirit Ridge

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

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 Gulch (N Hilltop at Crestview)

Contact: 720.810.3110

- *1.5 acre custom-home sites*
- *121 homesites on 454 acres*
- *230 acres 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 planed 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 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.
- On-site development of commercial pad sites should commence in 2007

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.

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
- 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 single family homes, 84 town homes amid a rolling terrain and open space with mature trees. Sales to begin Spring, 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 late 2008.

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

Victorian Peaks (Pikes Peak Drive and Pikes Peak Court – 11020 South Pikes Peak Drive)

Contact: Jim Anest, Bridgeport Corp., 303.307.6683, www.victorianpeaks.com

- Construction underway as of July 31, 2007; scheduled completion Summer, 2008
- Anchored by 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.
- 55% preleased/presold
- Office and retail space available from 1000 to 6500 s.f.
- 2 residential units

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 – Creekside Dr. will exit off of Parker Rd

Woody Creek (45 acres SWC Stroh Road and J. Morgan Blvd)

Developer: AmeriWest Communities

- 125 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.

OTHER UPDATES

Camp Bow Wow (10325 Progress Way, behind Hickory House)

- Doggie daycare facility
- Overnight camp
- *Now Open*

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

- 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, 2nd phase in January 2009.

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

- Will bid to contractors in Spring 2008; completion in Spring 2010

Library and Performing Arts Center (SEC E Mainstreet & Pine Dr)

The Town, Douglas County, Library District and Douglas County School District are working together on a vision for a joint library/performing arts center near the Town Center complex. The town has purchased 5 acres for this center. Humphries Poli Architects with Semple Brown Design has been selected as the architect for this project. Information can be viewed at: www.parkeronline.org/archive/pdf_files/performing_arts_project/humphriespoli2.pdf

Mammoth Heights Elementary School (Stonegate)

- Exterior sheathing and interior framing are nearing completion
- Utilities, masonry, and roofing are in progress
- Currently scheduled for completion in November, 2007

Medical Building (10168 Parkglenn Way)

- 14,898 s.f.
- Groundbreaking Summer, 2007
- Available Winter, 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

Rocky Vista University (8401 Chambers Road)

- 145,000 s.f. medical school
- 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 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

Parker Fieldhouse, 18700 E. Plaza Drive

This facility is now open. The primary components of the facility will be a four-court gymnasium, a multipurpose sport court, an indoor synthetic turf field, in-line skating, and batting cages. Climbing and bordering walls, multipurpose classrooms, fitness center and indoor running track are also included. Some venues are available for rental. Now open.

Rueter-Hess Reservoir - construction began in November 2004. Planned 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 at 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. Completion has been extended due to 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.

Chambers Road / West Mainstreet

Chambers Road is now open from Lincoln to W. Mainstreet.

Meridian Village will build a road from their Residential Development to connect to Lincoln Avenue. This road will match up with 3rd St. at Grandview Estates. Road will open mid-October, 2007.

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 use Hess Road as the major east-west connector between Parker and I-25.

Inspiration Drive

Autumn, 2006 - Douglas County began the first phase of improvements along Inspiration Drive, from Antelope Trail to the western edge of RockingHorse Development, which is now under construction north of Inspiration Drive.

Pine Lane Extension Project

Both the roadway and bridge are under construction. The anticipated opening is late 2007. Some temperature sensitive work will be completed in the spring of 2008.