

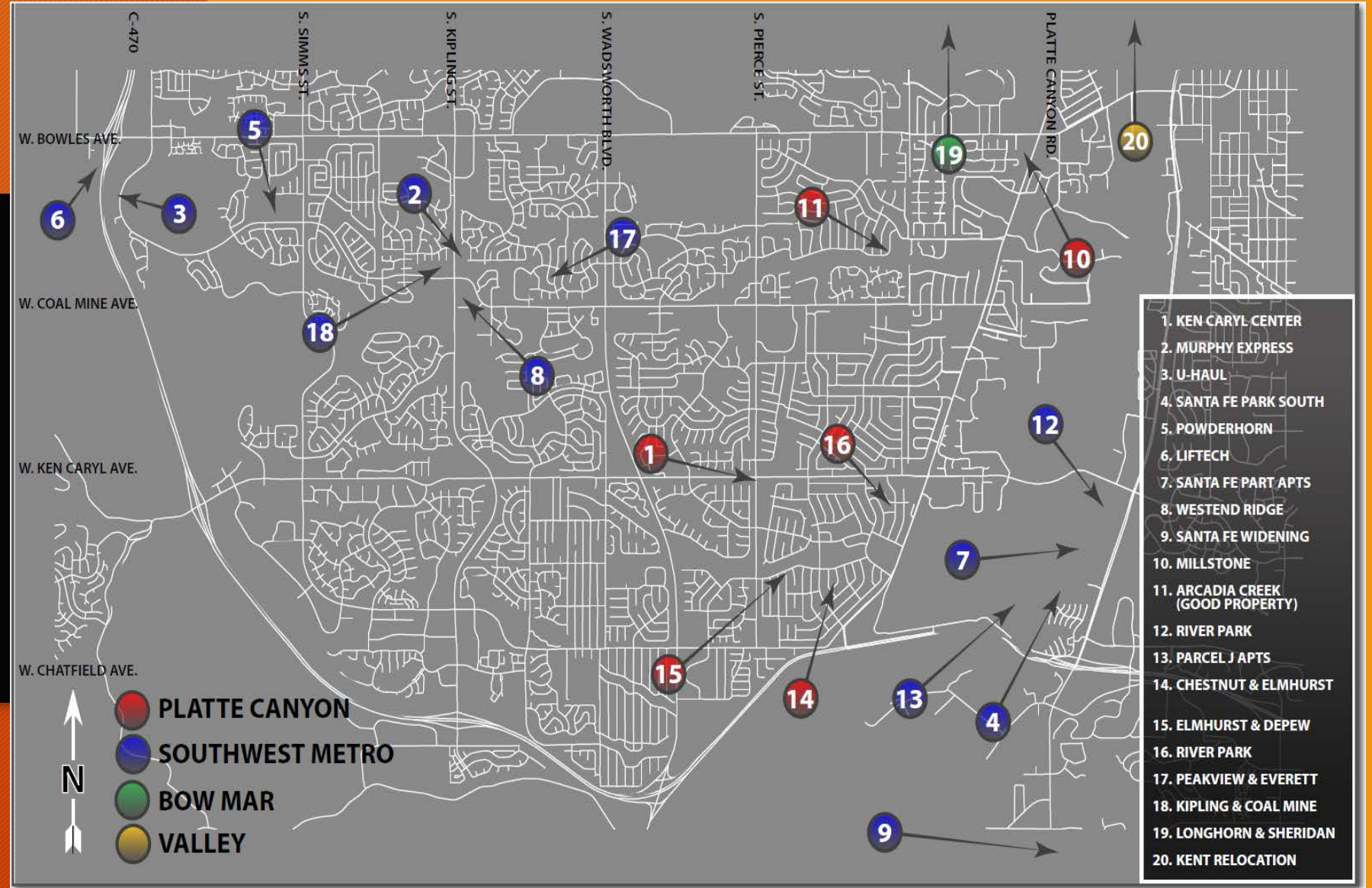
**PLAN REVIEW  
AND  
CONSTRUCTION  
STATUS REPORT**  
**April - 2022**

SUMMARY of projects in  
design or under construction





# Overall Project Map



# *NEW DEVELOPMENT PROJECTS IN DESIGN/PLAN REVIEW:*

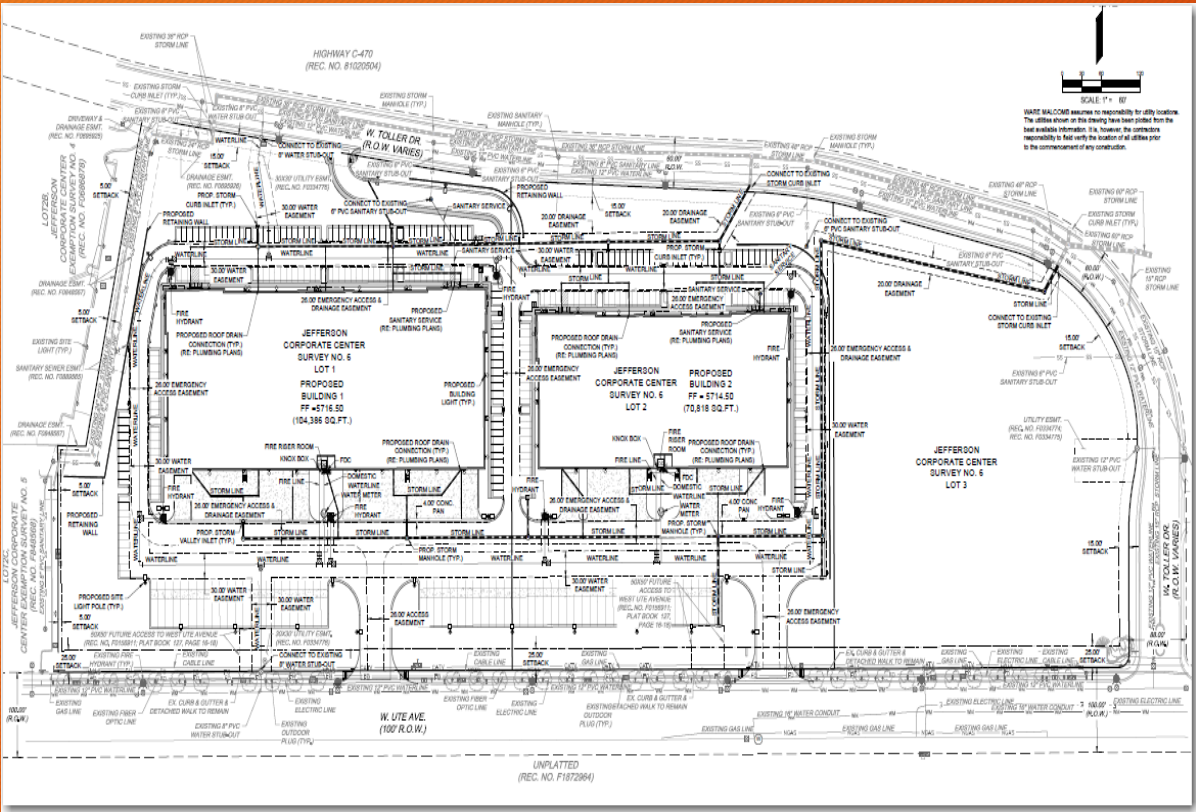
Below are developer originated, developer funded, projects in various stages of plan review by District Staff, District Engineer and Denver Water

- 1. Murphy Express - Kipling and Coal Mine – Gas Station*
- 2. Ken Caryl Center Fil 2 - Ken Caryl & Pierce – Commercial Development*
- 3. Powderhorn Elementary - Simms and Coal Mine – School Expansion*
- 4. Santa Fe Park Apartments - Mineral & Santa Fe - Multi Family Development*
- 5. River Park - Mineral and Santa Fe – Multi-family and Commercial*
- 6. Parcel J Apartments - Mineral & Santa Fe – Multi Family*
- 7. Santa Fe Park South - Mineral & Santa Fe – Anticipated Revenue - \$3,000,000*
- 8. Millstone at Columbine - Bowles and Platte Canyon – Anticipated Revenue - \$93,000*
- 9. Liftech - C-470 and Bowles (warehouse)*
- 10. Westend Ridge - Coal Mine and Independence – Multi-family - Anticipate Revenue - \$901,000*
- 11. U-Haul - Coal Mine and Bowles (Storage Facility)*
- 12. Blakeland & Santa Fe Dr CDOT (Storage Building)*
- 13. Whistling Hare Distillery – Bowles and C-470*
- 14. Ken Caryl Commerce – Ute & Toller - Warehouse*

**The following slides highlight the some of the active projects:**



- **PROJECT NAME:** Ken Caryl Commerce
- **LOCATION:** Ute and Toller
- **STATUS:** Preliminary Plan Submittal
- **SCOPE:** Water Main Extension



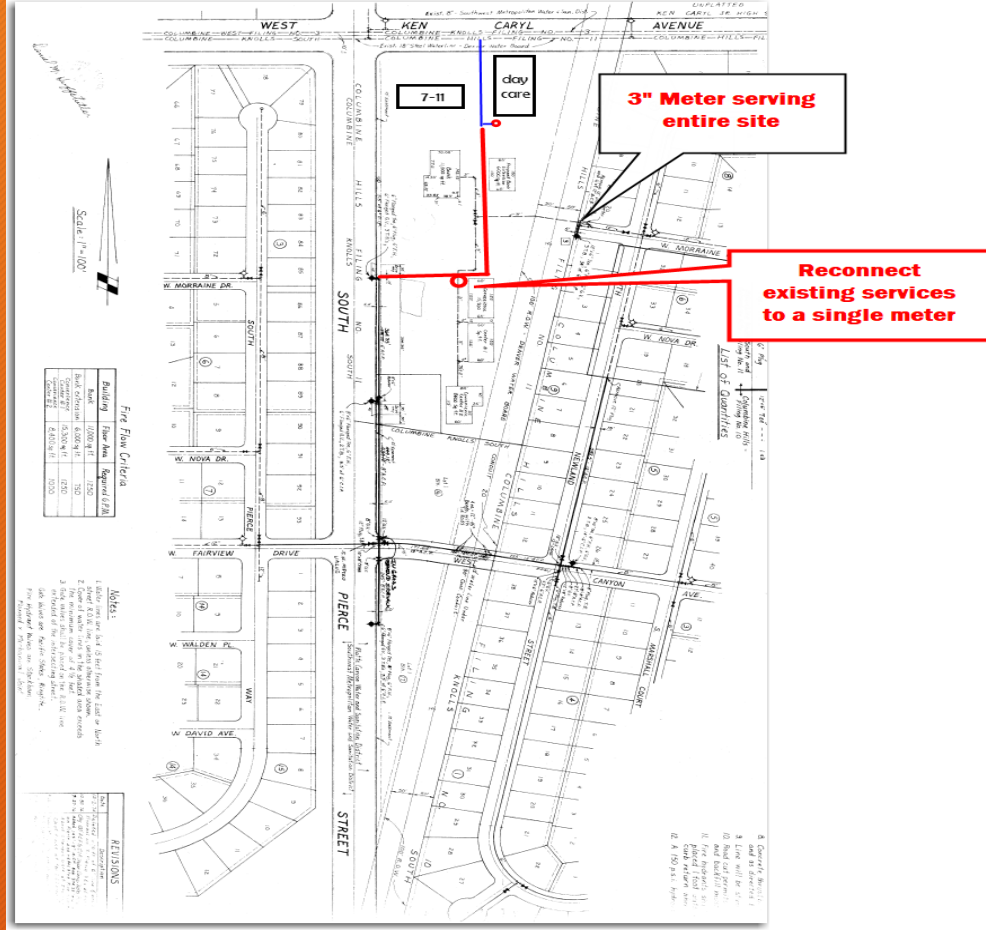
Preliminary Lot Layout



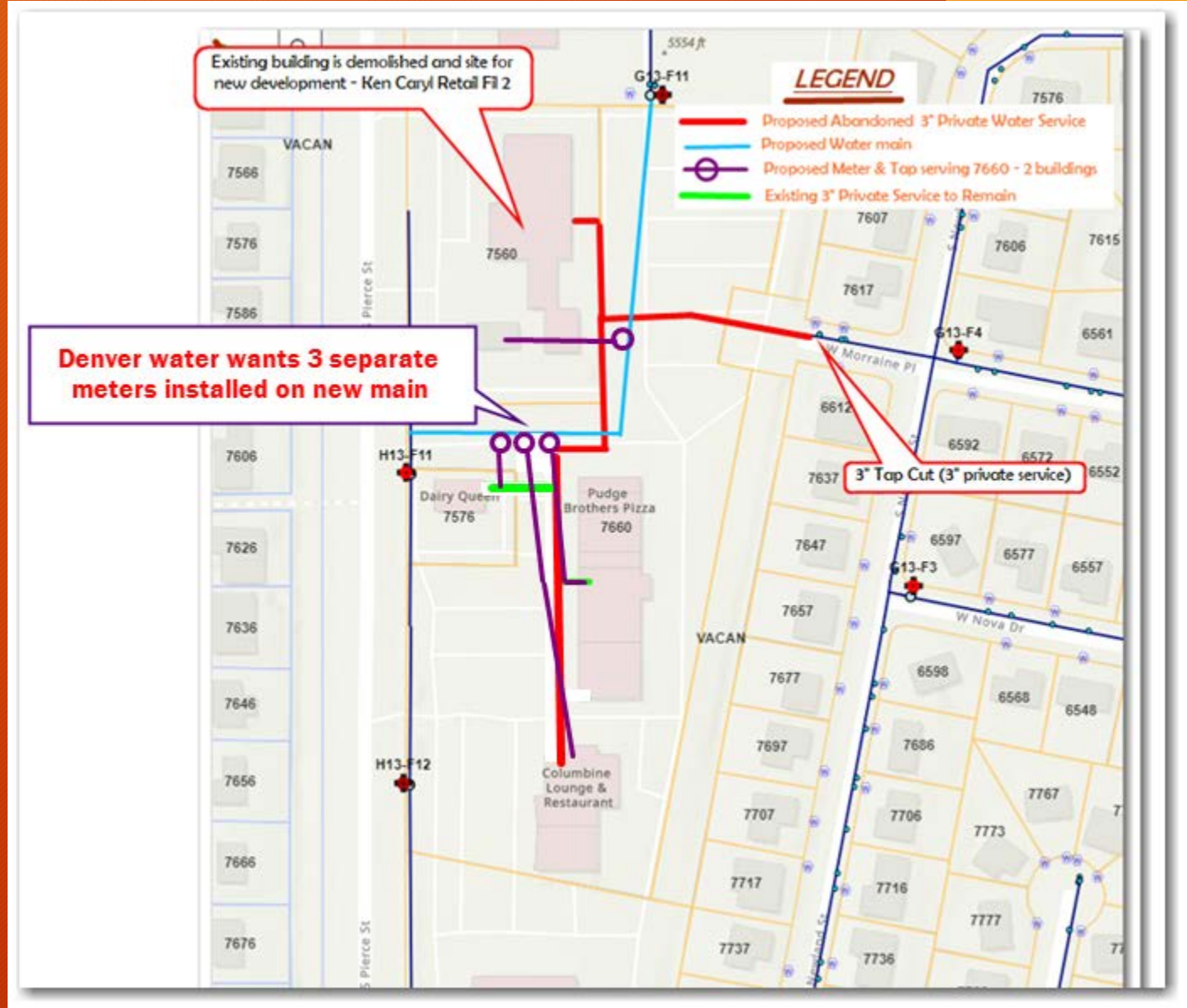
Existing Water Main and Hydrants



- PROJECT NAME: Ken Caryl Center
- LOCATION: Southeast corner of S. Pierce St and W. Ken Caryl Ave
- STATUS: In Design
- Water- In Review with Staff, RG and Denver Water
- Sewer - In Review with Staff and RG
- SCOPE: Commercial Development



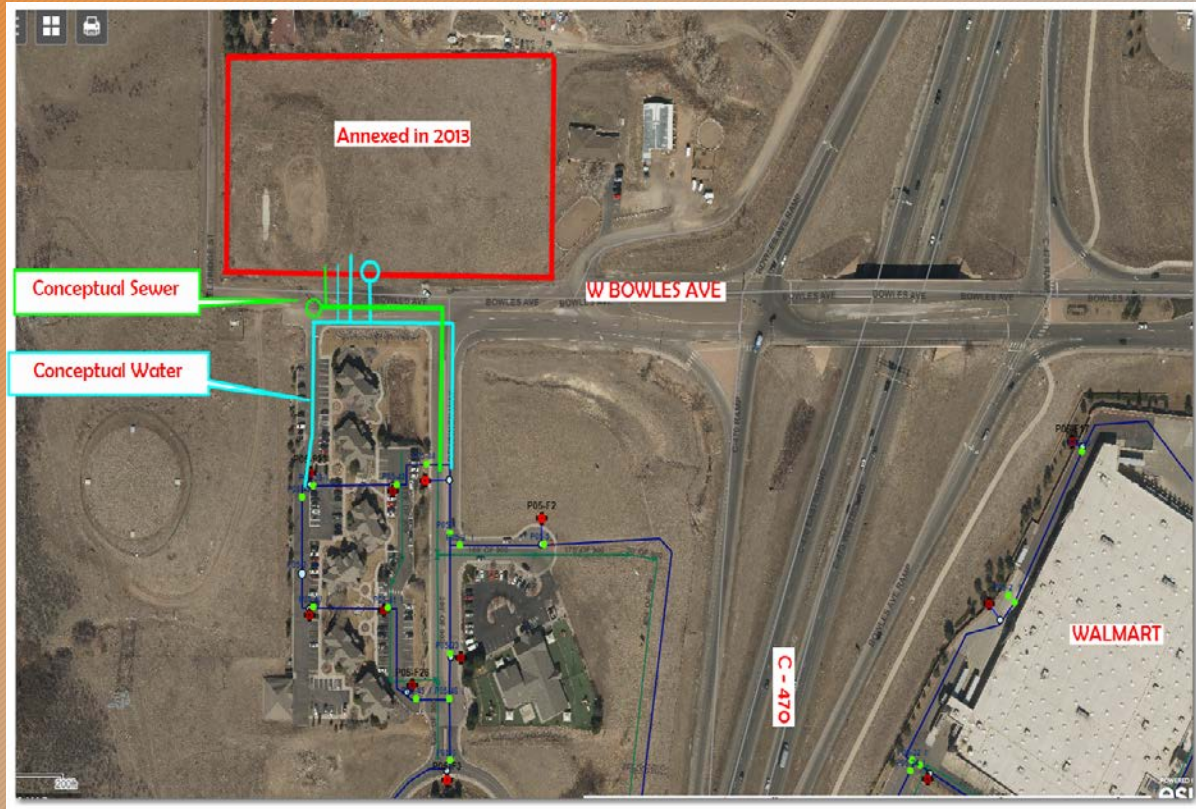
Suggested Existing Service Configuration



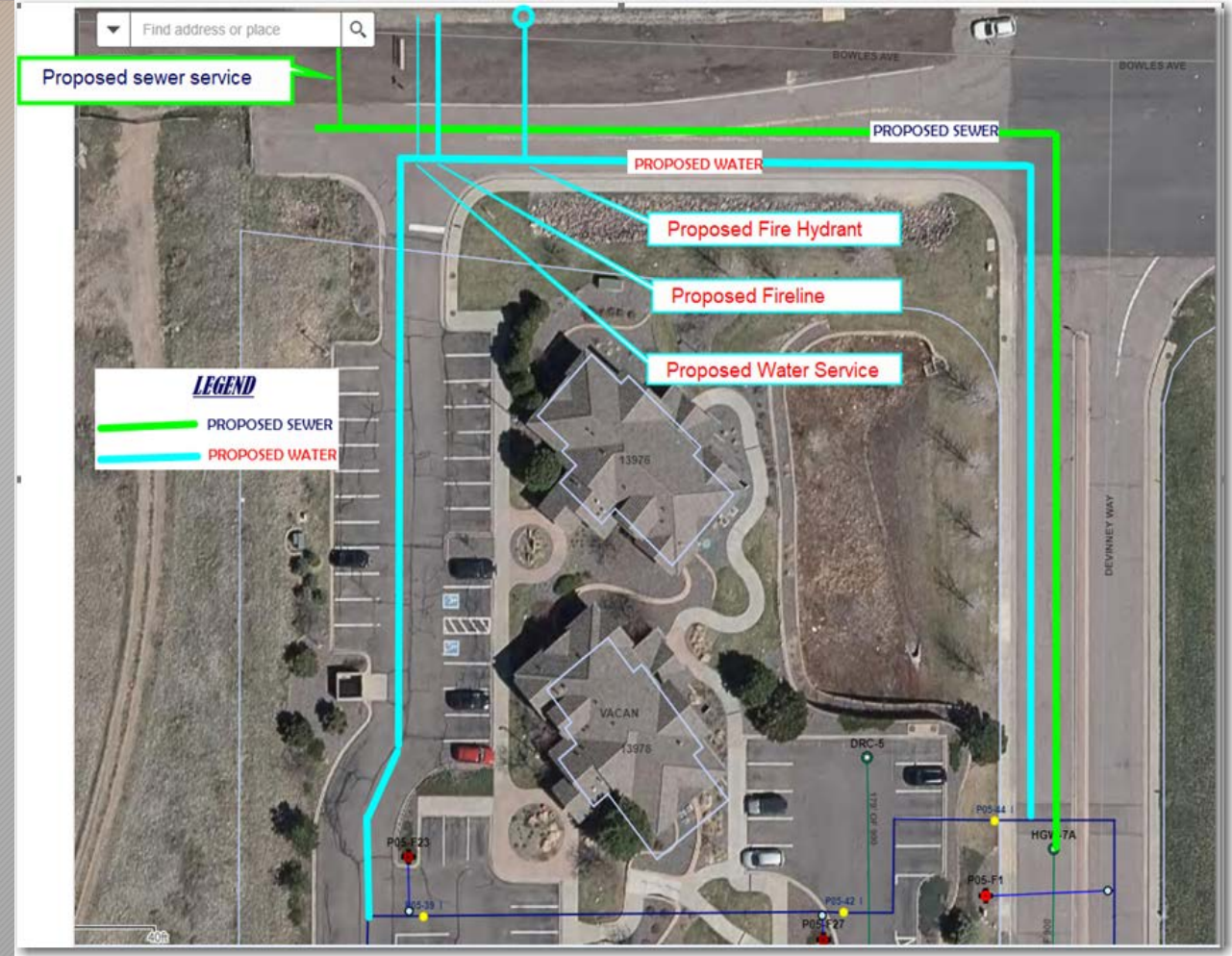
DW Reconfigured Water Service taps



- PROJECT NAME: Whistling Hare Distillery
- LOCATION: C-470 and W Bowles
- STATUS: Conceptual Design
- SCOPE: 782' of Water and 560' of Sewer



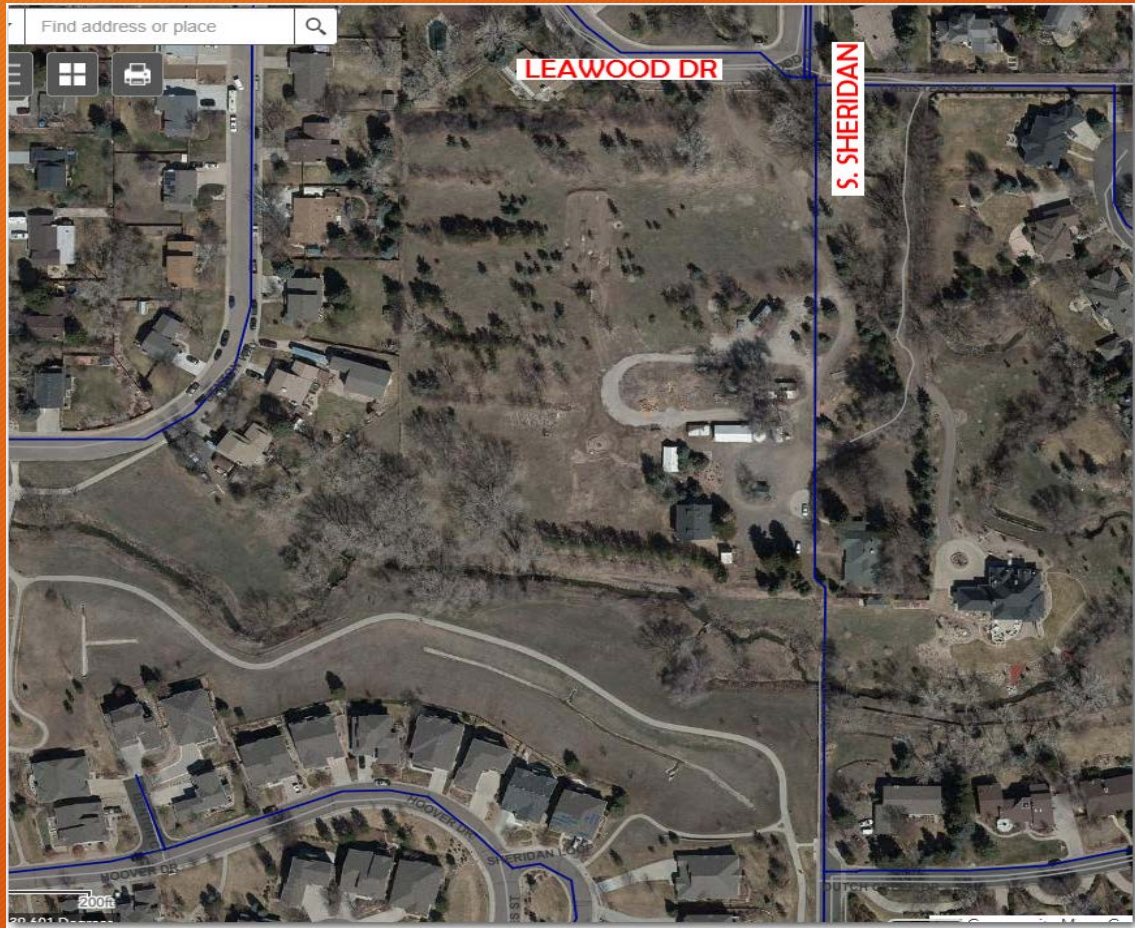
PROJECT LOCATION



Planned Sewer and Water Extension



- PROJECT NAME: Arcadia Creek (Good Property)
- LOCATION: W. Leawood Dr and S. Sheridan Blvd
- STATUS: Preliminary Design – East portion of site needs annexation into Platte Canyon
- SCOPE: 25 Single Family homes on 10,000 sq ft lots
- Anticipated Revenue: sewer \$33,000 – water \$72,500



CONCEPTUAL PLAN



PROJECT NAME: From north to south – River Park – (Evergreen Development/HKS) & Santa Fe Park South – (Toll Brothers/CVL)

LOCATION: Mineral Ave and Santa Fe (from Mineral to Wolhurst)

Status of Developments:

River Park – Preliminary – Lawsuit Settled

- Engineer requested easement requirements

Santa Fe Park South – Sewer and Water plans in design –

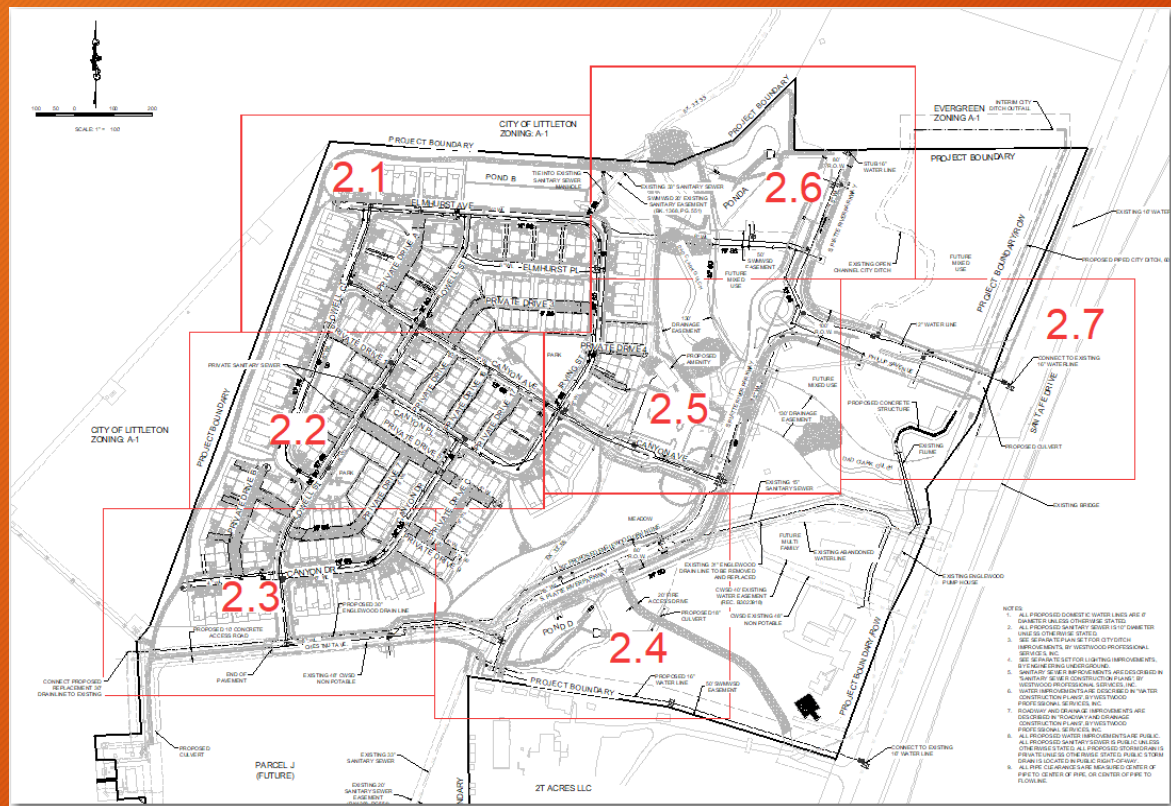
- Metro District formation – Santa Fe Park South (Tim completed Service Plan, Resolution of Consent)

- Water- In Design – #4 Submittal to Staff

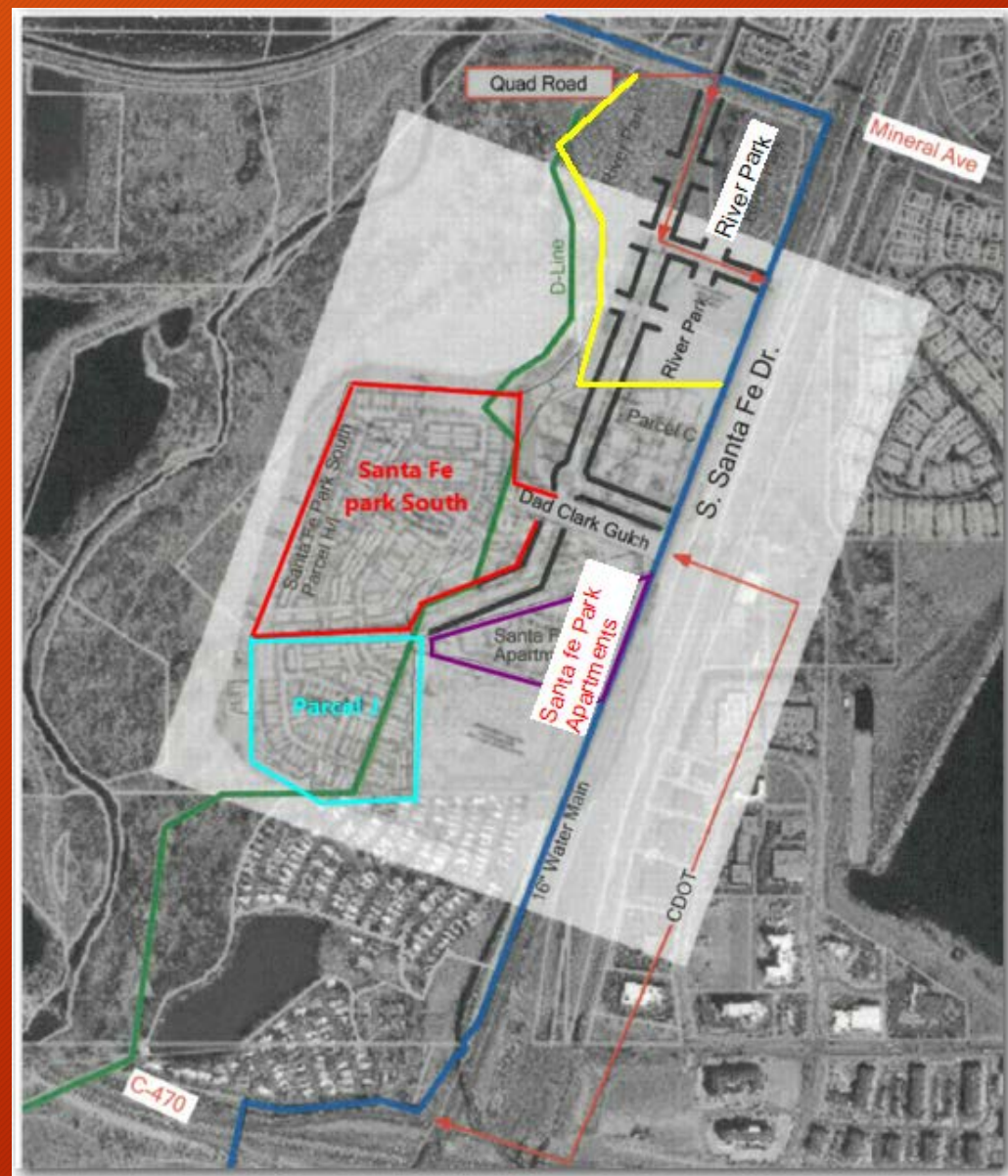
- Sewer – In Design #2 Submittal – Plans more in-line with District Standards RG reviewing plans

- SCOPE: Multi Family (336 units) and Townhome (403) Development -

- ANTICIPATED TAP REVENUE (South): sewer - \$989,658.00 & water (size TBD) - \$2,140,200.00



Santa Fe Park South - Overall Site Plan



Project Area - River Park, Santa Fe Park South

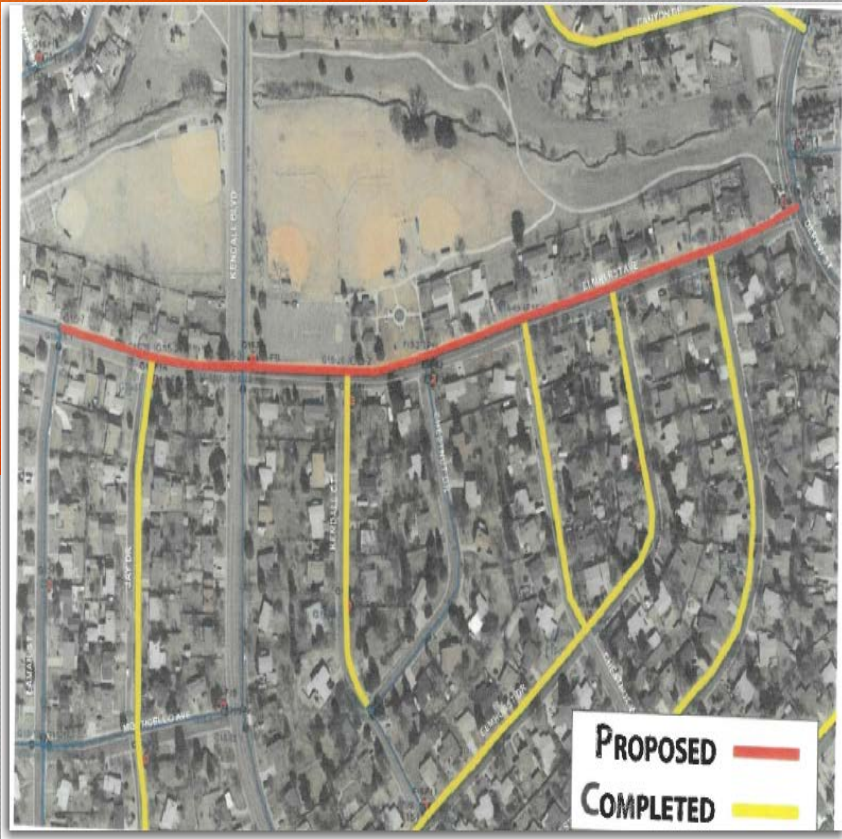


**THE FOLLOWING ARE 2022 CAPITAL PROJECTS IN  
DESIGN  
and/or  
CONSTRUCTION**

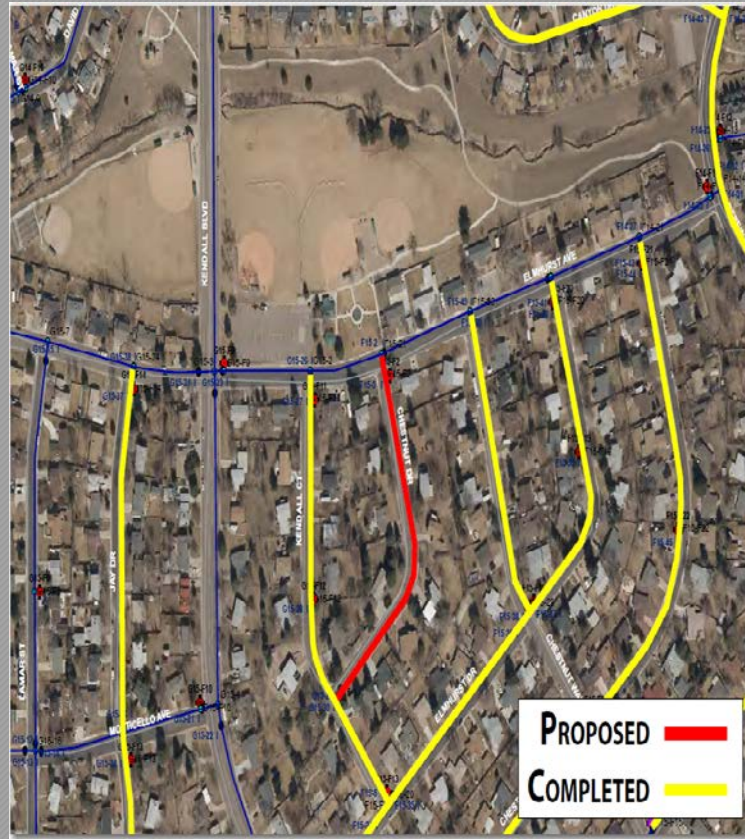


## ➤ Platte Canyon Three Water Projects:

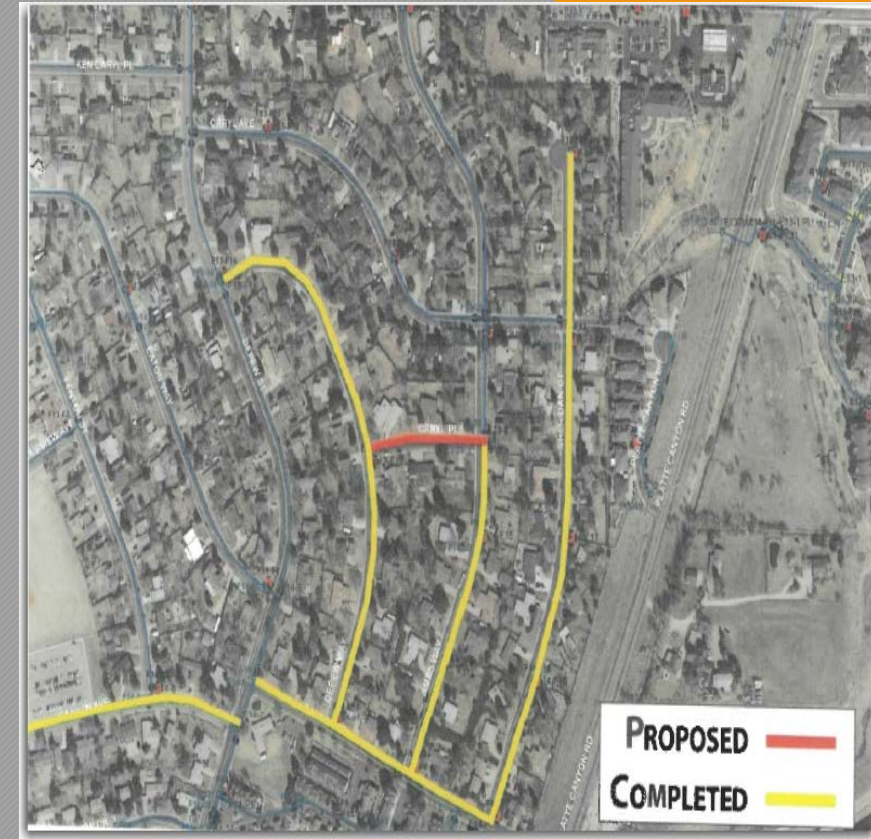
- Pre-construction meeting held 4/14 - Discussed regu
- Schedule – Begin on Caryl PI end of May



Elmhurst between Lamar and Depew  
2300' 12" PVC



Chestnut and Elmhurst  
821' 6" PVC



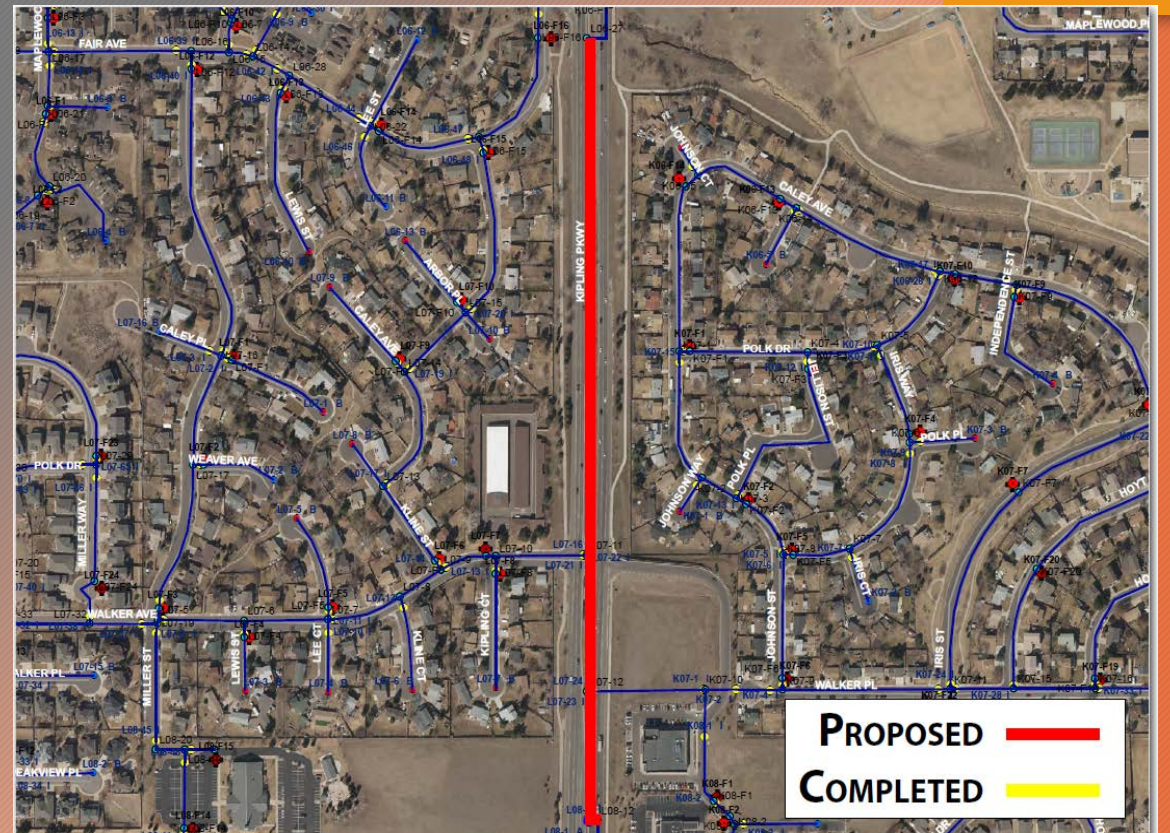
Caryl PI Depew to Ames  
404' 6" PVC



- **SWM – Sewer Project – Everitt Way and Peakview Dr**
- Bid Opening (date changed) – 5/13/2022
- Design Complete
- **SWM – Water Project – S. Kipling St from W. Coal Mine Ave to W. Fair Ave**
- Bid Opening (date changed) – 5/13/2022
- Design Complete



Everitt Way north of Peakview Dr  
Replace 227' of 8" Sewer main

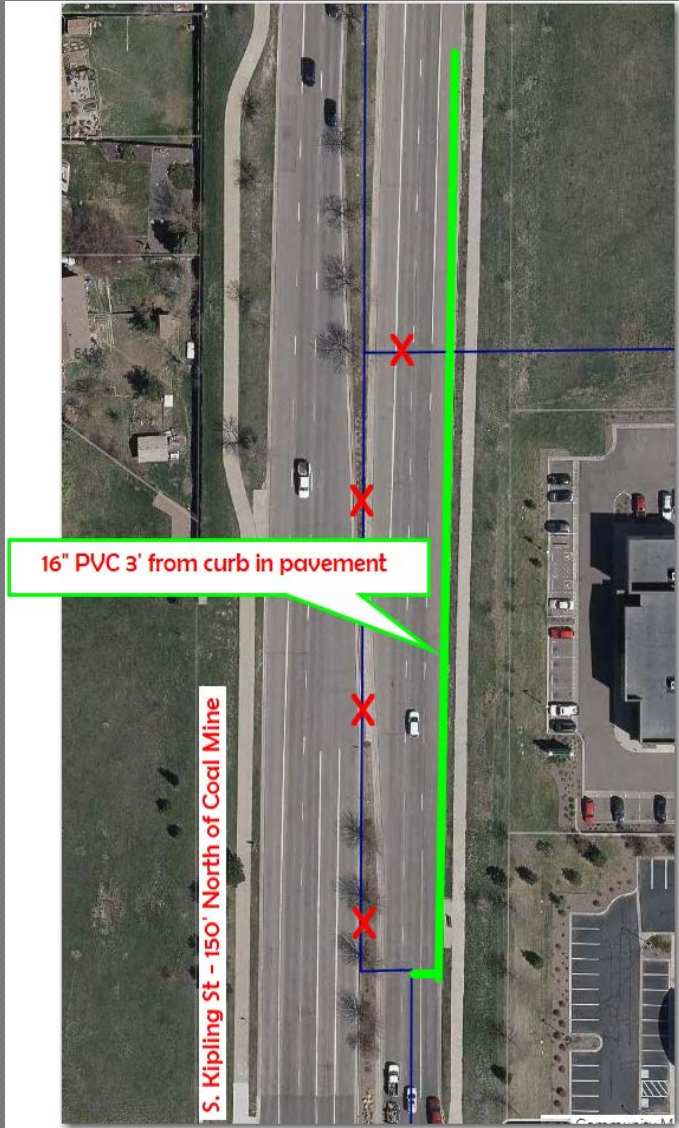


Kipling from Coal Mine to Fair Ave  
Replace 2340' of 16" Water Main

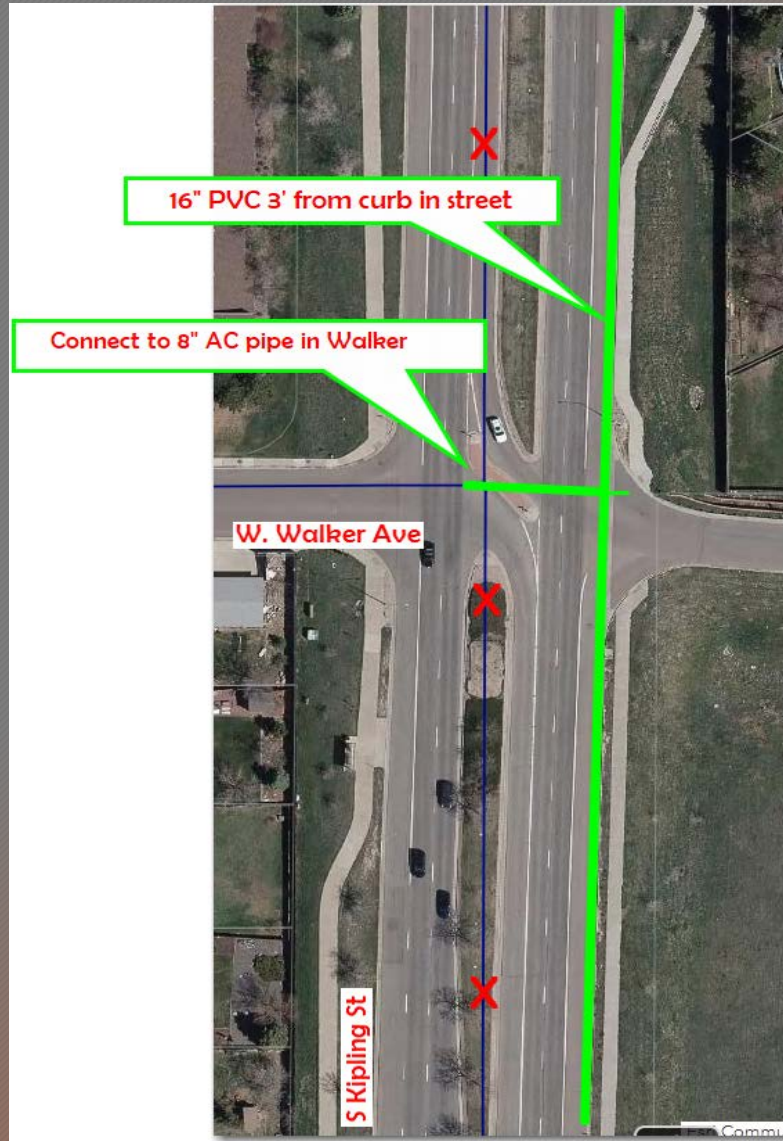


# ➤ SWM – 16" Water Layout in S. Kipling St.

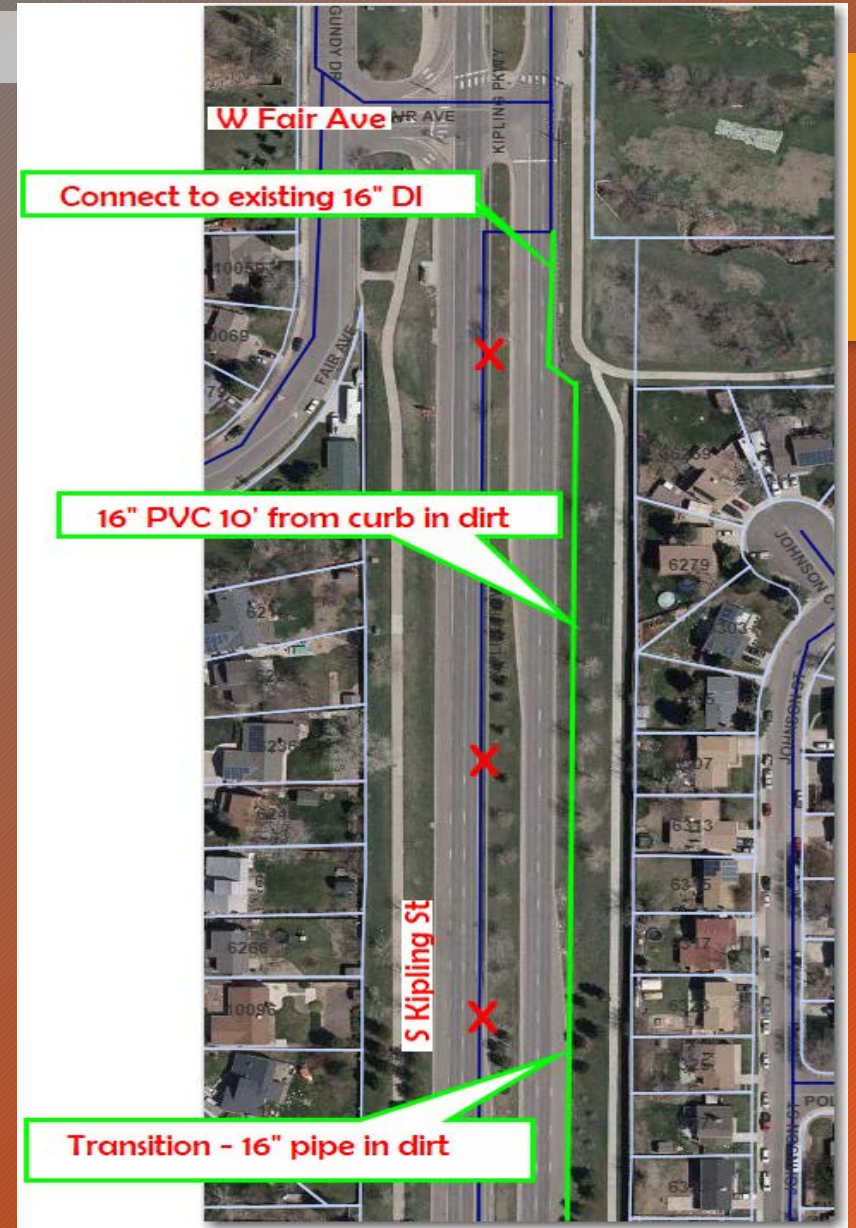
➤ Minimized Traffic Impact – safety and cost



Kipling - Coal Mine to the north



Kipling – Connection at Walker

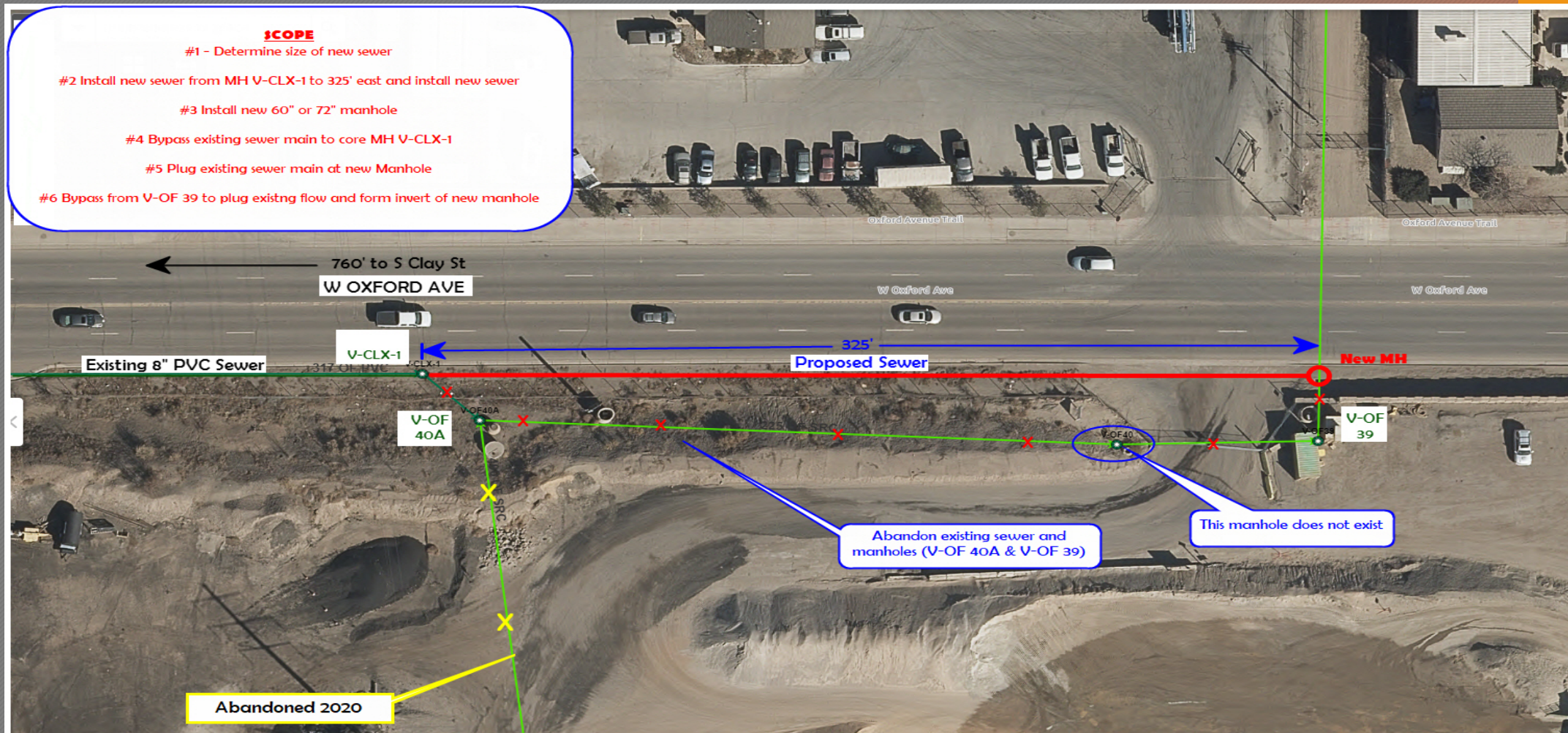


Kipling – Connection at Fair



## ➤ Valley – Sewer Replacement – North of Kent Property

➤ Bid Opening – To be determined

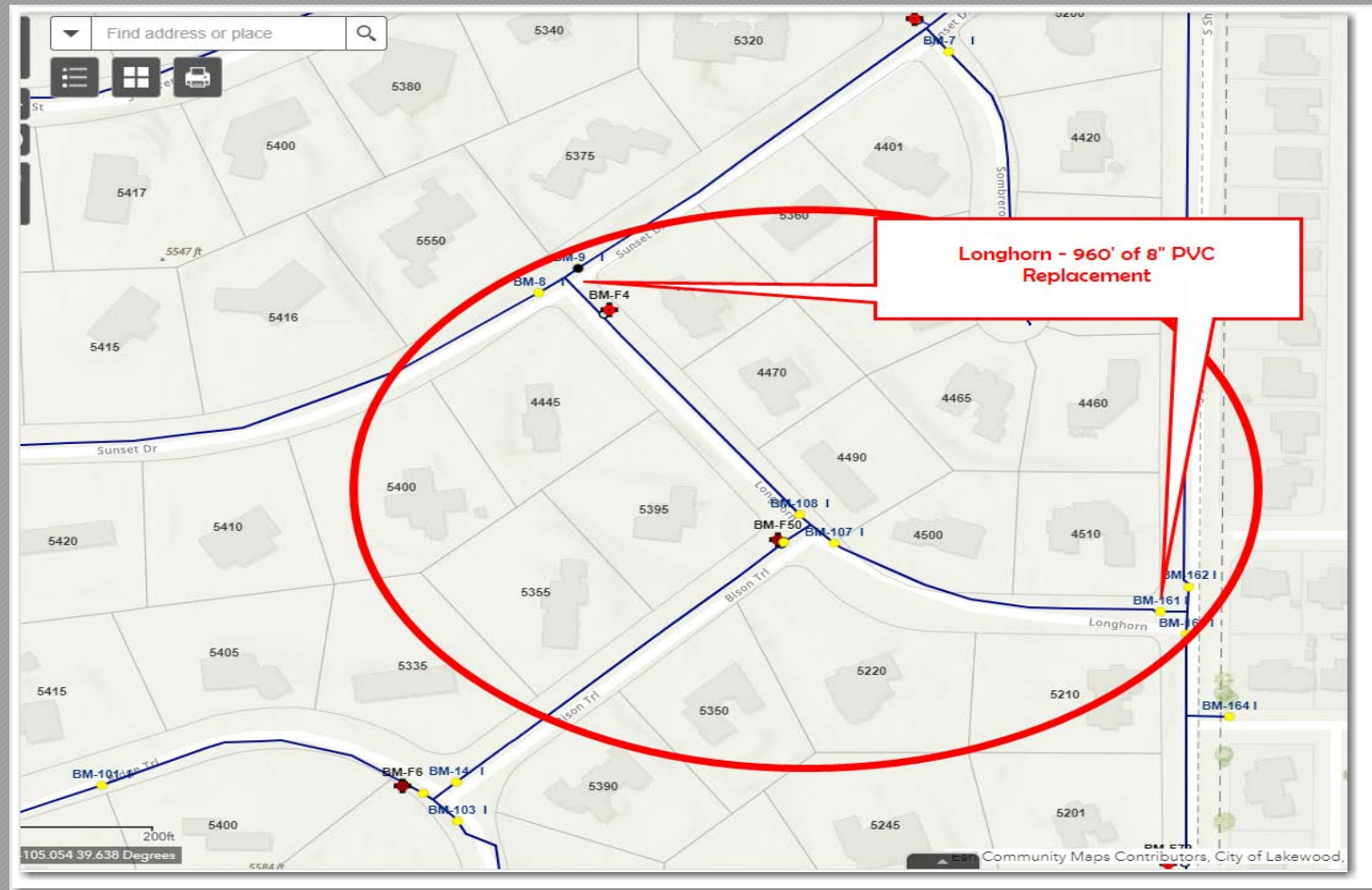


CONCEPTUAL PLAN



## ➤ Bow Mar – 1 Water Project

- Plan in design – submittal to Denver Water
- Bid Opening 5/13/2022



Longhorn – Sunset to Sheridan



QUESTIONS?