

# PLAN REVIEW AND CONSTRUCTION STATUS REPORT October - 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. Ken Caryl Center Fil 2 - Ken Caryl & Pierce – Commercial Development*
- 2. Santa Fe Park Apartments - Mineral & Santa Fe - Multi Family Development*
- 3. River Park - Mineral and Santa Fe – Multi-family and Commercial*
- 4. Parcel J Apartments - Mineral & Santa Fe – Multi Family*
- 5. Santa Fe Park South - Mineral & Santa Fe – Anticipated Revenue - \$3,000,000*
- 6. Westend Ridge – (New Owner; similar product) - Coal Mine and Independence – Multi-family - Anticipate Revenue - \$901,000*
- 7. Arcadia Creek – Good Property Development (Residential) Anticipated Revenue: sewer - \$30,525 & water - \$70,500*
- 8. Blakeland & Santa Fe Dr CDOT (Storage Building)*
- 9. Artisan Village Distillery– Bowles and C-470*
- 10. Ken Caryl Commerce – Ute & Toller – Warehouse*

# ***NEW DEVELOPMENT PROJECTS IN CONSTRUCTION:***

**Below are developer projects in the construction phase (Plans are approved by DW and District)**

- 1. Murphy Express - Kipling and Coal Mine – Gas Station – Water main and building under construction*
- 2. Millstone at Columbine - Bowles and Platte Canyon – Pre-construction meeting 10/31*
- 3. Santa Fe Widening – CDOT – Started construction 10/1/2022*



- **PROJECT NAME:** Arcadia Creek (Good Property)
- **LOCATION:** W. Leawood Dr and S. Sheridan Blvd
- **STATUS –** Preliminary Design with District
- **SCOPE:** 22 Single Family Homes on 10,000 sq ft lots
- **ANTICIPATED REVENUE:** sewer - \$30,525 & water - \$70,500



## Project Status

1. Annexation into Platte Canyon
2. Agreement with Columbine PC and SWM for sewer connection

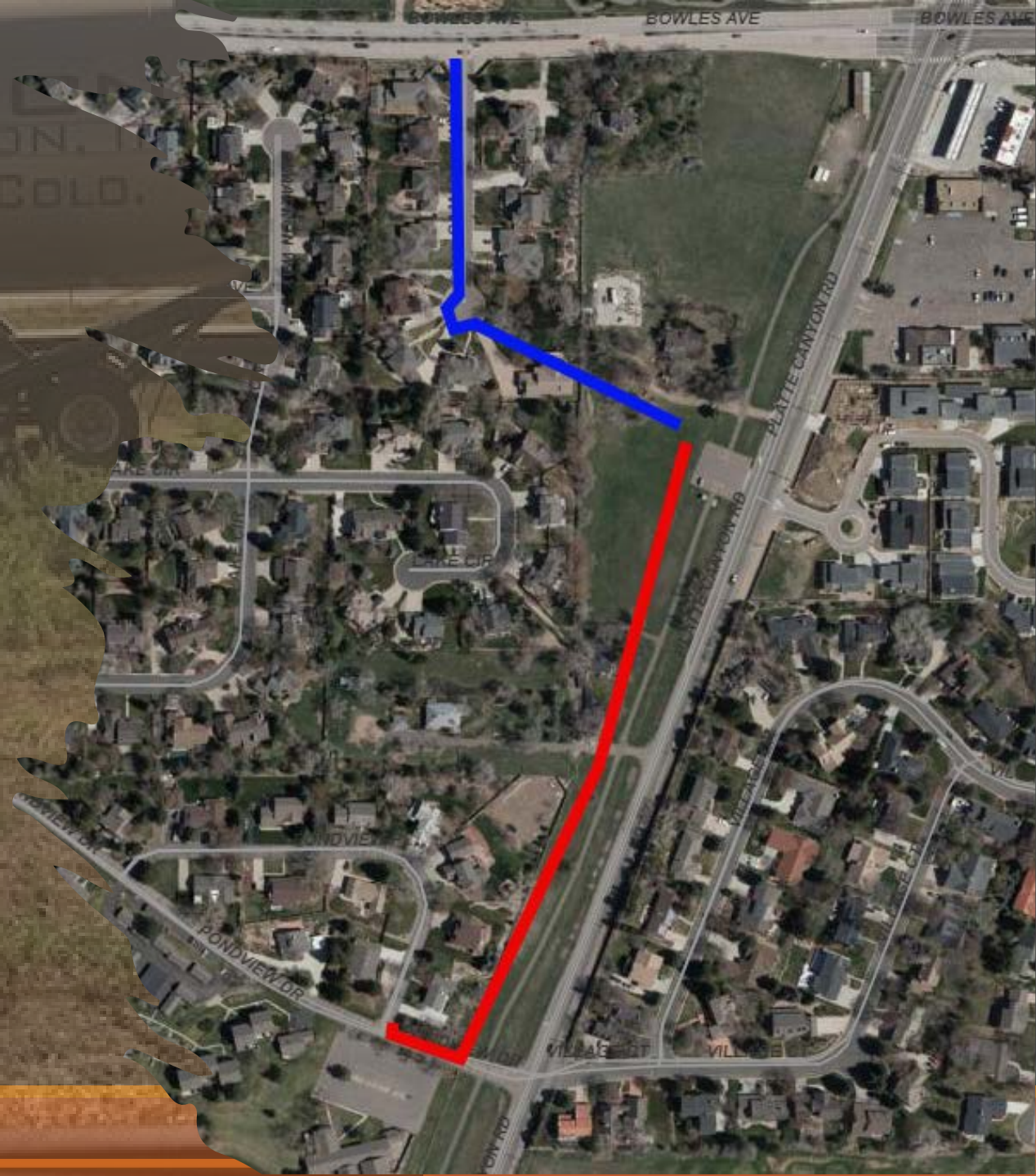
PROJECT AREA



# Millstone @ Columbine

GRADING SITE – PULLING WATER FOR TANK  
FROM DENVER TS14 ON BOWLES – BLUE LINE

PRECONSTRUCTION SET FOR 10/31





# Santa Fe Park South – D/A-Line Upsize:

District Standards dictate maximum capacity at 50% full.

The following runs over or near capacity limit with SFPS contribution are (see map below):

D-12 to D-11.1, currently 33" – 70.3% full. With 36" size increase the capacity will be 68.0% full

D-11.1 to D-11, currently 33" – 47.0% full. With 36" size increase the capacity will be 49.8% full

D-10.1 to D-10, currently 33" – 70.3% full. With 36" size increase the capacity will be 68.0% full

D-9 to D-8, currently 33" – 51.9% full. With 36" size increase the capacity will be 50.6% full

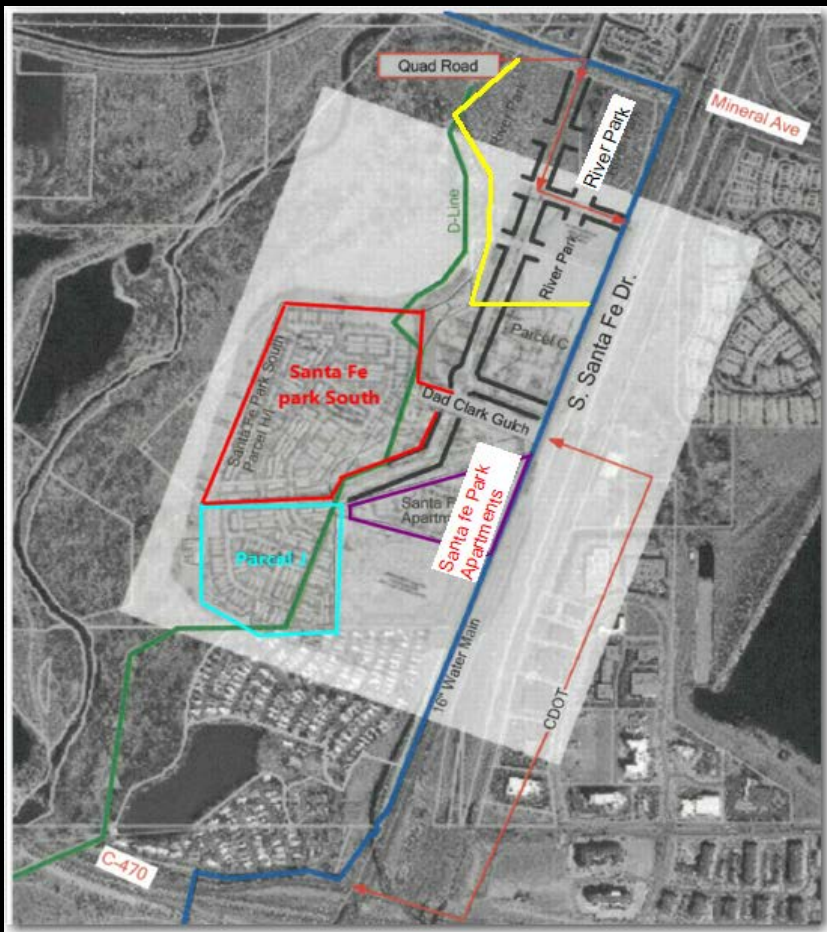
A-35 to A-34-1 currently 42" – 52.1% full. With the inclusion of the added flow the capacity increases to 55.9% full

A-6 to A-5 Currently 48", existing capacity is 54.3% full. With the inclusion of the added flow the capacity increases to 58.4% full

**Cost estimate = 1.7 Million**  
**Initial upsize cost 33" Diameter to 36" Diameter**

**Payment reimbursement – Participation Agreement with surrounding developments**

**Toll Brothers will pay to increase sections of the 33" diameter outfall pipe to 36". The size increase will establish a baseline and maintain our current capacity situation. As further development occurs (River Park, Aspen Grove, Santa Fe Park Apartments) the monetary contribution can be determined and charged to the developer according to pipe size increase needed to maintain 50% capacity**



# THE FOLLOWING ARE 2022 CAPITAL PROJECTS IN CONSTRUCTION

## CONSTRUCTION AHEAD

FOR MORE INFORMATION PLEASE VISIT:  
[www.plattecanyon.org/construction-corner](http://www.plattecanyon.org/construction-corner)  
or call **303-979-2333**





➤ *Platte Canyon Three Water Projects:*

➤ *All pipe construction is complete – Final paving pending*

➤ *Southwest Metro – Water Project:*

➤ *Clearwater test results: failed 2 test – final connection pending positive results*

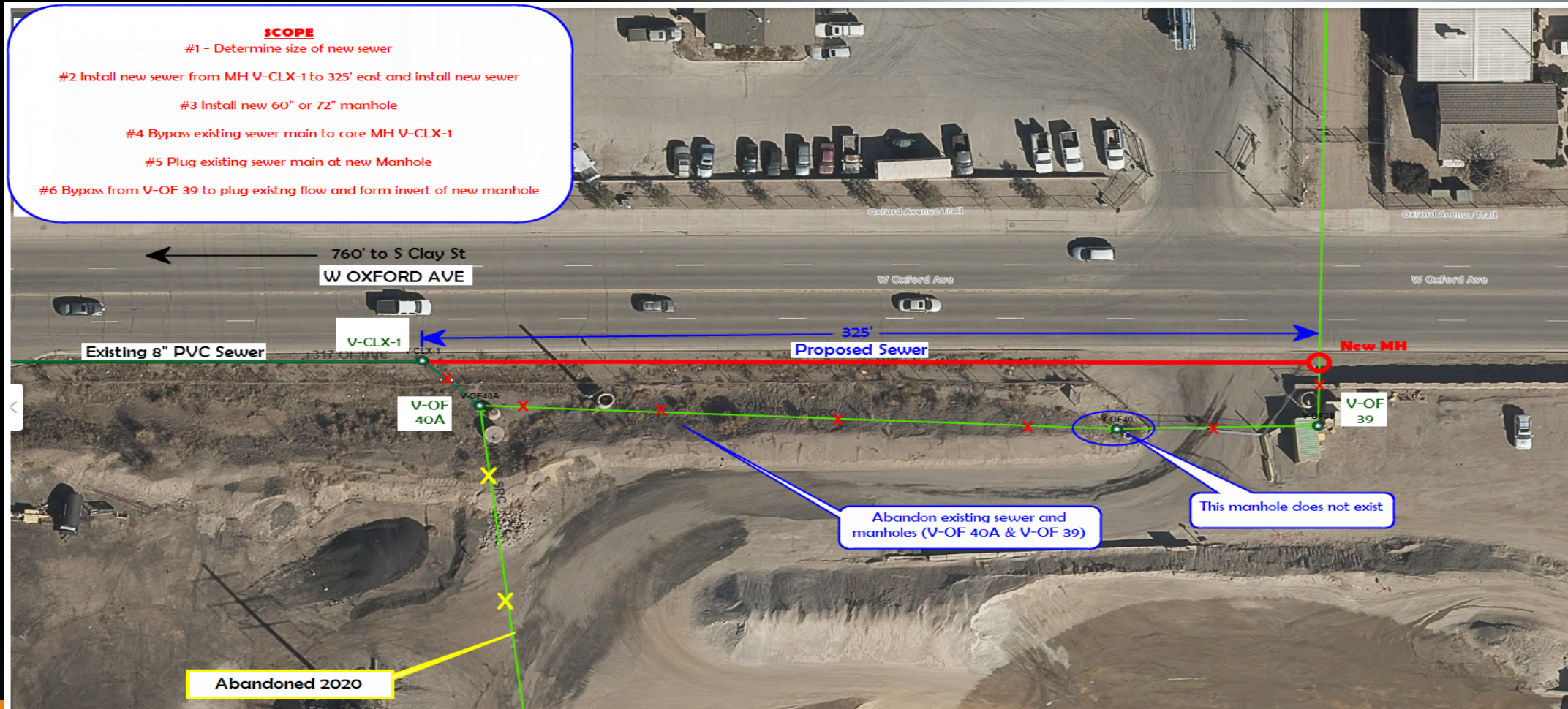
➤ *Final paving once connections to existing pipe in Coal Mine and Walker*





# Valley – Sewer Replacement – North of Kent Property

- Project design with RG
- Project contingent on Valley's effort to de-Bruce and Budget limitations



CONCEPTUAL PLAN



QUESTIONS?