



September 7, 2021

To: Lisa Johnson

From: Patrick Chelin, PE -AACMD Program Management Team

RE: AACMD August Status & Planning Window Report

Dear Lisa,

AACMD is providing a status report for activities and costs to date related to the approved AACMD projects.

Residential Development Status:

Inventory Update		
	July	Current
Site Traffic (Visitors)	1003	1082
Richmond Single Family (1st Rel)		
Sales	82	78
Vacant Developed Lots (VDL)	14	5
Builder's Released Lots	84	84
Starts	70	79
Average Sale Price	\$573,505.00	\$560,675.00
Richmond Single Family (2nd Rel)		
Sales		15
Vacant Developed Lots (VDL)		181
Builder's Released Lots		182
Starts		1
Average Sale Price		\$698,584.00
Richmond Urban Collection		
Sales	6	12
Vacant Developed Lots (VDL)	42	40
Builder's Released Lots	44	44
Starts	2	4
Average Sale Price	\$432,629.00	\$424,314.00
Lots Approved by COA	319	319
Lots in Process with COA	1347	1347
Total Lots	2915	2915

AACMD Project Status

- The following projects are in design for Homebuilders:



1	Richmond, phase 1	DA, CP, MLA approved
2	Richmond, phase 2	DA, CP, MLA approved
4	Pulte, phase 1	DA, PD, CP, MLA approved
5	Pulte, phase 2	DA, PD, CP, MLA approved (DA pending recordation)
6	Richmond, floodplain lots	DA, PD in process; DF, CP, MLA pending
7	DR Horton, phase 1	DA, PD, DF, CP, MLA pending
8	Pulte, phase 3	DA; MLA pending; DR, CP approved
10	Bridgewater, phase 1	DA, PD, MLA approved; CP in process; DF pending
13	Pulte, floodplain lots	DA, PD in process; DF, CP, MLA pending
14	Richmond, phase 3	DA, PD approved; DF, CP, MLA approved
15	Taylor Morrison	DA, PD, DF, MLA in process; CP pending
16	Tri Pointe	DA, PD, CP, DF, MLA in process, PD approved
17	Century Communities	DA, PD, DF, CP, MLA pending

The following projects for AACMD are in design for the District:

- Phase 3 SWMP – southern end, working on resolving drainage south of 26th Avenue which will allow SWMP to submittal final
- Filing 9 – Warm Springs and Highlands Creek Blvd – once drainage solution is resolved, this project will be able to move into CD Review
- 38th Parkway - CD's recently approved. Last issue to resolve is with Xcel and drainage
- Recreational Center 01 – project is moving forward, currently informal interviews with designers
- Park Site F18 – located just north of current District office, moving into Site Plan and CD's. Includes District access road along the southern edge that will provide access to future Rec Center
- Area north of 42nd – from 470 to reserve, 42nd to 48th – approximately 640-acres, submitted for presub meeting, scheduled for 9-16-21
- 32nd Avenue – from TAH Parkway to Warm Springs. Starting design process.
- ATEC (Section 21) – Grading (Pending Stormwater Plan Approval)



Please feel free to contact me at 303-572-0200 or patrick_chelin@matrixdesigngroup.com with any questions or additional information you may need.

Respectfully,

Patrick Chelin, P.E.
AACMD Program Management Team
Matrix Design Group