



## City of Lone Tree Planning Commission Agenda Tuesday, March 25, 2014

---

**Meeting Location:**  
**Meeting Procedure:**

City Council Meeting Room, Lone Tree Civic Center, 8527 Lone Tree Parkway

The Lone Tree Planning Commission and staff will meet in a public Study Session at 6:00 p.m. in the lower level of the Civic Center. The Regular Meeting will be convened at 6:30 p.m. in the City Council meeting room. Contact Kelly First, [Kelly.first@cityoflonetree.com](mailto:Kelly.first@cityoflonetree.com) if special arrangements are needed to attend (at least 24 hours in advance). Comments from the public are welcome during the Public Comment portion of the meeting (brief comments on items not appearing on the regular meeting agenda). Those persons requesting to comment on an agenda item will be called upon by the Chair. If you have any questions please contact Kelly First, Community Development Director, at [Kelly.first@cityoflonetree.com](mailto:Kelly.first@cityoflonetree.com), or 303-708-1818.

---

### 6:00 p.m. Study Session Agenda

1. Administrative Matters
- 

### 6:30 p.m. Regular Meeting Agenda

1. Opening of Meeting / Roll Call
2. Conflict of Interest Inquiry
3. Public Comment
4. Minutes of the March 11, 2014 Planning Commission Meeting
5. Presentations - None
6. Charles Schwab Office Campus SIP, 2nd amendment (Phase 2) RidgeGate Section 15 Filing 19, Lot 1, #SP14-11R. [Vicinity Map](#)
7. Adjournment

**MINUTES OF THE**  
Lone Tree Planning Commission Meeting  
March 11, 2014

**Lone Tree Civic Center**

**1. Attendance**

In attendance were:

Dave Sauder, Chair  
Martha Sippel, Vice-Chair and Secretary  
Rhonda Carlson, Planning Commissioner  
Gary Godden, Planning Commissioner  
Dave Kirchner, Planning Commissioner  
Stephen Mikolajczak, Planning Commissioner

Also in attendance from City staff were:  
Steve Hebert, Community Development Director  
Kelly First, Planning Manager  
Jennifer Drybread, Senior Planner

Commissioner Herb Steele was absent.

**2. Regular Meeting Call to Order**

Chair Sauder called the meeting to order and noted there was a quorum.

**3. Conflict of Interest**

Commissioner Godden noted that he had a conflict of interested related to item 7 on the agenda and would recuse himself from those proceedings.

**4. Minutes of the February 25, 2014 Planning Commission Meeting**

Commissioner Sippel moved, and Commissioner Kirchner seconded, to approve the minutes. The motion passed with six affirmative votes.

**5. RidgeGate Section 15, Filing 5, Second Amendment, Lot 1-E1, Lincoln District East SIP 11<sup>th</sup> Amendment, a part of Phase II at Lincoln Commons – (Snooze), Project File #SP14-14R**

Ms. Drybread introduced the item as a request for approval of a Site Improvement Plan (SIP) amendment for a single-story, 6,000-square-foot building on 1.1 acres, proposed to accommodate two restaurant tenants. She

noted the property is located within the Lincoln Commons in RidgeGate, which is located generally south of Lincoln Avenue and east of Commons Street. She showed the Commission an aerial photo of the area, describing the site's location and surrounding uses. She also showed several photographs of the site of the proposed building from several vantage points. She showed the Commission the site plan, the landscaping plan and architectural renderings.

Ms. Drybread indicated staff finds the application is in conformance with the SIP requirements of the Lone Tree Zoning Code, the Subdivision Code, the Comprehensive Plan, and the RidgeGate Retail District West Village Sub-Area Plan. She indicated staff recommends the Planning Commission approve the SIP amendment, subject to final approval by the City Public Works Department.

Ms. Drybread introduced Steve Mulhern of Coventry Development. Mr. Mulhern addressed the Commission, discussing the developer's objective for this parcel and the fact the applicant has selected the same architect that worked on the original master SIP.

Mr. Rick Will of Legend Retail Group addressed the Commission. He talked about the one committed tenant, Snooze, and described their restaurant concept. He also noted they were in search for another tenant.

Ms. Liz Peterson from the Mulhern Group, architect for the applicant, addressed the Commission. She showed the Commission the overall master SIP and photographs of various existing buildings in Lincoln Commons as well as street furniture in the area. She also showed various photographs of the vacant site, describing the general location of the proposed building. Ms. Peterson reviewed the proposed building program and design elements as well as an illustrative site plan and how the proposal integrates into the existing commercial center. She described in more detail the proposed landscape plan and site furnishings. Ms. Peterson showed the Commission the architectural elevations of each side of the building. She mentioned that the site was three parking spaces less than the master SIP to accommodate an outdoor patio.

Commissioner Godden asked if there were grading and drainage plans for this SIP. Ms. Drybread indicated those plans were part of the master SIP. Commissioner Godden said he was concerned that if drainage were directed to Willow Creek there may be a water quality issue. He asked that the drainage issue be raised with Public Works to assure there was not a water quality issue.

Commissioner Sippel stated that she liked the design, the landscaping materials and the addition of the patio. She also said she liked that rain sensors were included for the irrigation system. She expressed concern that the proposed Autumn Blaze Maple trees might encroach upon the building as they mature. Ms. Petersen indicated that the trees are spaced 30-feet apart but that they would take a closer look at that issue.

Commissioner Mikolajczak asked the applicant to describe the materials and colors in more detail. Ms. Petersen referenced the sample board and described that the materials and colors are the same as used throughout the center. She also provided a sample of the retaining wall and said it would be an ashlar pattern for a more natural look. Commissioner Mikolajczak asked about connections between the two tenant buildings to ensure that there would be pedestrian circulation around the patios. He asked about the parking and whether the surplus of spaces applies to the overall area. Ms. Drybread said that the master plan considered parking counts for the area as a whole. She stated that staff had looked at parking demands for the entire area and feels there is sufficient parking, but it is something that will be evaluated again as new development occurs. Mr. Mulhern said the RidgeGate Development Review Committee also had a similar concern but they have taken into account that the dental office building to the north does not generate much demand for parking, especially on weekends. He feels the uses in the area are complimentary in terms of parking demand.

Commissioner Mikolajczak asked whether Snooze would definitely be a tenant. Mr. Will said the contract is not signed yet, but Snooze is very excited to be coming to Lone Tree and that is the intent. Commissioner Mikolajczak said he is happy to see the outdoor patios, such as at It's Brothers and Mellow Mushroom. He said the patios bring energy and visibility to the site.

Commissioner Mikolajczak asked how pedestrians from the east and the Charles Schwab campus would arrive at the site. Ms. Peterson and Ms. Drybread described the existing pedestrian bridge connection and trail that leads directly to the site. Additional trail connections are also being provided in association with the Charles Schwab campus.

Commissioner Kirchner said he was pleased with the proposal and thinks it will be successful, especially with the proximity to Schwab. He expressed concern that this building seems to have a more predominant use of green than other buildings in the area, where green is more of an accent. Ms. Peterson agreed and attributed that decision to the proposed users wanting something a little more fun and lively. Commissioner Kirchner suggested they might limit some of the green areas. He indicated he liked the landscape plan. He confirmed that Public Works will be reviewing the drainage. He also stated the need to continue to monitor the parking.

Commissioner Carlson said she was pleased with the proposal. She doesn't have any concern about the parking. She said she and others will walk and bike to the restaurant. She liked the bike racks provided. She said she didn't have any overall concerns, and liked that the buildings match others in Lincoln Commons. She asked for confirmation that trees around the patio would not block mountain views. Ms. Petersen indicated the trees on the north side were

intended to provide some buffer from Lincoln Avenue and that they were pleased with their visibility from Lincoln Avenue.

Chairman Sauder said he also supported the project. He said he also had a concern about the predominance of green on this building. He said he thought the proposed number of bike parking spaces was too low. Ms. Peterson indicated they are exceeding the minimum number required, but agreed they may need to add more.

Chairman Sauder asked if there were any comments or questions from the public. There were none.

Commissioner Kirchner reiterated his concern about the green color and suggested a recommendation to reduce the amount of green on the building.

Commissioner Sippel moved to approve the application subject to the condition of final approval by the City Public Works Department, and the recommendation that the amount of green proposed on the building be reduced to be more in line with how it is applied on other buildings in the area. Commissioner Kirchner seconded. The motion passed unanimously.

#### **6. Westbrook Entertainment & Sports District PD, Rezoning Presubmittal, File #ZR14-10**

Ms. Drybread introduced this item as a preliminary review by the Planning Commission of a request to eventually rezone a 2-acre lot in the Westbrook Sports & Entertainment District Planned Development (the Entertainment District). The property subject to the rezoning request is located on what is presently the Go Putt! Miniature Golf course located at 9741 Park Meadows Drive. She stated if the applicant chooses to proceed beyond this step, the request would be to amend the Planned Development zoning to allow multi-family residential uses on this lot only. She said the request would also include an increase in the allowable maximum building height from 60 feet to 75 feet, and that it would be applied on this lot only. She showed an aerial photo of the site and the surrounding land uses as well as the major streets.

Ms. Drybread referred to the City's Comprehensive Plan and indicated that is where we get direction when considering rezonings. Ms. Drybread also discussed the Urban Land Institute Technical Advisory Panel and the Vision Book that was created for this area, suggesting a neighborhood concept. She indicated that the visioning process suggested support for infill development and residential infill in this area in particular. She described the concept of an east-west promenade and pedestrian orientation.

Ms. Drybread showed a conceptual architectural rendering of the proposed building. The proposed development concept is for a 5 or 6-story multi-family apartment building, with the potential for ground-floor commercial uses and under-structure parking.

Ms. Drybread reviewed a list of some of the issues identified in staff's initial review, including confirmation of legal public access to the lot; evaluation of traffic impacts; demonstration of adequate parking; integration of pedestrian plaza with potential pedestrian promenade; satisfaction of school and park dedication requirements; and, further evaluation of building height.

Ms. Drybread reviewed staff's conclusion that multi-family is an appropriate use for this area, and that the issues identified by staff would be further explored at the next stage of the process.

Mr. Ken Marsh, applicant, addressed the Commission and introduced his development team. Mr. Marsh talked to the Commission about the various properties they have in the area including the Bridge Centers, the Mellow Mushroom property, the Key Bank ATM kiosk property and a residential property near Lincoln Station that is in unincorporated Douglas County. He talked about the research they have completed and how they can help fulfill the vision for the area.

Mr. Paul Brady, of Godden Sudik Architects, reviewed the intent for the project as a multi-family residential building, up to 90 dwelling units per acre, and a maximum height of 75 feet. He referred to the Comprehensive Plan as well as the Vision Book and how the proposed use meets the intent of those two documents. He showed the Commission several graphics from the City's Vision Book as well as several quotes from the book and how their project relates to the vision. He then showed images of the Streets at Southglenn and the redeveloped Villa Italia Shopping Center which has now become the mixed-use Belmar project. He described the how those areas share similar elements with the Entertainment District such as anchors and retail, but that residential is the missing piece here. He said residential uses are important in both of those projects to activate them day and night.

Mr. Brady reviewed a number of issues they were looking for feedback on including parking, circulation, access to the building, building height and concept architecture. He proposed that parking ratios for this site could follow those approved in RidgeGate and that parking would be accommodated in a 2-level subterranean parking garage. He indicated they may fall short by approximately 20 parking spaces, but were evaluating a number of considerations such as the potential for shared parking with adjacent uses. Mr. Brady also suggested that the theater might evolve into a theater that offers larger seats and more amenities (and therefore fewer patrons), resulting in less parking demand. He also showed that the Vision Book depicted a potential parking garage adjacent to

this site that might also help address parking needs. He mentioned that a sidewalk, and not the promenade, would not be on their site. He described the proposed building height in terms of the context with the surrounding area and grade of the site. He indicated the architectural concept is still at an early stage, but it is envisioned as a high-quality project with distinguishing features such as a porte cochere, underground parking, fitness center and rooftop patio.

Mr. Hebert reiterated that the purpose of the discussion tonight was to garner initial feedback and direction. The Commission would not be bound by their comments.

Commissioner Mikolajczak received clarification that the potential for infill development of a parking garage west of this property was not part of this proposal and the multi-parking plan would not assume construction of that garage.

Mr. Hebert indicated that the Vision Book is a catalyst for discussion about redevelopment. He described some of the discussions currently underway with the owner of the theater property and that the timing and nature of other redevelopment in the area is unknown. For that reason, staff has approached review of the current proposal with the premise that it could work as a stand-alone project, or it could work as part of the future vision for the overall area.

Commissioner Mikolajczak asked for comparison of this project with Miramont Apartments, or the Vue and it was noted that the smaller building footprint in this case dictated a taller building. Commissioner Mikolajczak asked about the impact of highway noise on the units. Mr. Brady described the HUD requirements for sound attenuation and that an acoustical engineer would be retained to make recommendations for mitigation, which may include certain types of glazing and insulation. Mr. Mikolajczak asked why they were proposing rental versus condominiums for this project. Mr. Brady responded with background of the construction litigation issue and impact on the ability of most builders to take on the risk at this time.

Commissioner Mikolajczak indicated he was very excited about residential here and how important it is for the area, comparing the mix of uses to that in Cherry Creek North and Louisville, where residents walk to the main street activities. He said it was essential to have this urban style of architecture, especially the flush decks and the roof-top patio and that the promenade concept was an essential part of the overall area and would ensure that this project does not appear isolated.

Commissioner Kirchner expressed some concern about the proposed height relative to the height of the Element Hotel and the Crest Apartments. He cautioned that anything higher than 5 stories here might be met with resistance.

He also expressed support for the roof-top patio and agreed that residential here is necessary to make the area viable.

Commissioner Carlson also expressed concern about increasing the height limitation. Mr. Brady described the transition of building height based on the various grade points on the site. The building would essentially be 5 stories on the south side and 6 on the north side. The design of the architecture would be such that the south side would read as 4 stories with some 5 story elements. Commissioner Carlson indicated the upper deck patio concept was very appealing. She asked what the applicant's contribution would be to the promenade. Mr. Hebert indicated that is yet to be determined, although it could be some type of public-private partnership. Commissioner Carlson said it was helpful to see the master plan for the promenade and how it all fits together. She also inquired about school and park dedication requirements. Ms. Drybread indicated there are formulas for student generation and park land that will be determined at the next phase.

Commissioner Sippel said her biggest concern is the height increase and that it could set a precedent. She said she would be comfortable with 5 stories but not 6 stories. She also indicated that the plaza should be fully investigated. She agrees with the issues identified by staff as needing further consideration. She recommended that effort be made to incorporate retail on the ground floor. She indicated that traffic and circulation patterns would need to be evaluated and that underground parking would be necessary.

Mr. Brady described the relationship of the lot line to the access drive and potential position of the future plaza. Commissioner Sippel stated that the plaza and promenade was very important and that care should be taken to ensure that development of this parcel does not impede their development. She also commented that the Vision Book described a potential park in the drainage area south of Park Meadows Drive and that would seem to be a safety concern that would need to be looked at carefully. Commissioner Sippel said it would be good to know the strength of leasing at the Portolo residential project at Streets at Southglenn.

Commissioner Sippel asked about the status of the Entertainment District planning overall. Mr. Hebert indicated that the priorities and timing of the project depend largely on understanding the theater's plans, as they are a major property owner. The City has recently been in contact with representatives of the theater property and plans to meet with them to share the Vision Plan.

Commissioner Sippel indicated she is not opposed to the multi-family use but had concerns that if this project falls through, the new 75' height limit would be in place for different user.

Chair Sauder said he appreciated the presentation and the opportunity to have input at this early stage. He liked the architectural rendering and noted the importance of the promenade. He felt that residential was appropriate in this location. He questioned whether a taller building here could create a canyon effect between it and Element Hotel to the east because of potential shadowing and ice-build up. Mr. Smith, representing the current property owner described the setback of the hotel and parking area from his property line and said he would not anticipate that as a concern.

Chair Sauder suggested that a 3-D model showing the buildings and hillside to the north would be helpful to see. He also stated that a future parking ramp west of this project would be detrimental to the view from these apartments, and to think about the relationship between those two sites as it relates to views. He said a model would also help the Commission see how the building height varies from front to back of building. Chair Sauder said he appreciates the comment about precedent and that perhaps the zoning could be structured to be very specific. He likes the roof-top patio concept, the design and massing and feels that the residential use fits in with the vision for the area, or as a stand-alone project. He said parking may be a big issue.

Commissioner Sippel inquired about whether there was a Sub-Area Plan for this area. Ms. First replied there was not. She stated that the Entertainment District PD zoning was the governing document, and would be amended in such a way as to address the multi-family use and building height specific to this lot only.

Commissioner Mikolajczak said he would be departing from his fellow commissioners on the issue of height and felt it was not a concern. He said he has visited the Athletic Club which is lower than the adjacent hotel and the difference in height is not an issue. He also said this site is lower in elevation and is setback from the street, unlike many of the taller residential projects along Park Meadows Drive. He said the tallest side of the building would be facing the highway and the Best Buy area beyond that.

Commissioner Kirchner suggested the applicant take a look at a project on 8<sup>th</sup> and Acoma in Denver relative to the design and patio treatment.

Commissioner Carlson suggested the project incorporate some retail at the lower level, such as a coffee shop that would serve the residents as well as people who may come over from the hotel.

## **7. Adjournment**

There being no further business, Chair Sauder adjourned the meeting at 8:50 p.m.

These minutes have been reviewed and confirmed by

\_\_\_\_\_ (name), on \_\_\_\_\_ (date)



CITY OF LONE TREE  
STAFF REPORT

**TO:** City of Lone Tree Planning Commission  
**FROM:** Kelly First, Community Development Director  
**DATE:** March 18, 2014  
**FOR:** March 25, 2014 Planning Commission Meeting  
**SUBJECT:** Charles Schwab Office Campus SIP, 2<sup>nd</sup> amendment (Phase 2)  
RidgeGate Section 15 Filing 19, Lot 1  
#SP14-11R

Owner:  
Charles Schwab Co., Inc.  
211 Main Street  
San Francisco, CA 94105  
Lone Tree, CO 80124  
415-667-4712

Representative:  
Fentress Architects  
421 Broadway  
Denver, CO 80203  
303-282-6088

---

<b>Planning Commission Meeting Date:</b>	<b>March 25, 2014</b>
<b>City Council Meeting Date:</b>	<b>April 15, 2014</b>

---

**A. REQUEST:**

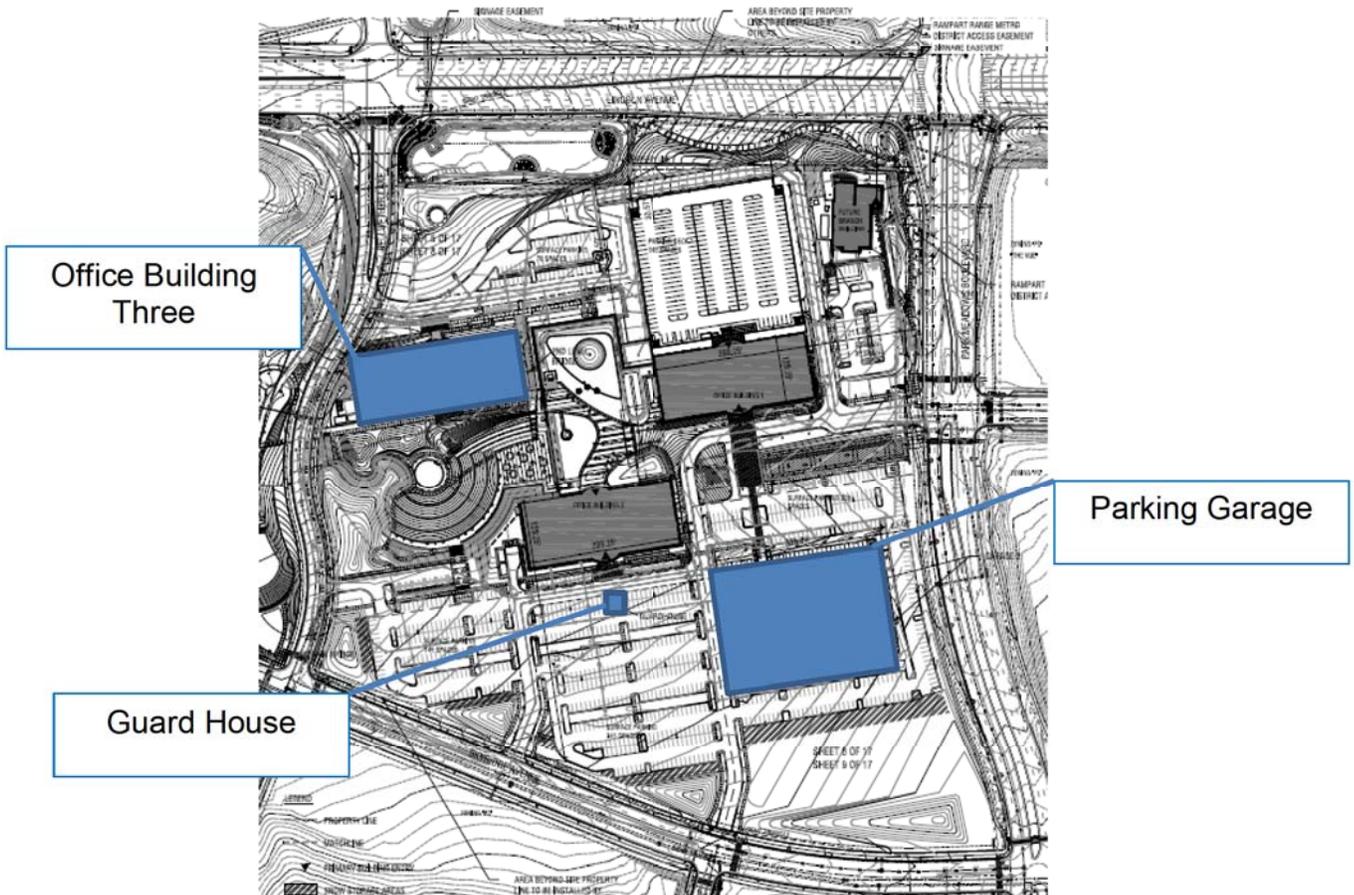
Approval of a Site Improvement Plan (SIP) amendment for Phase 2 of the Charles Schwab Office Campus located on 32 acres in RidgeGate. This application involves a third, 187,500 square-foot office building, a second parking garage that will house 1,233 vehicles, an enclosed pedestrian bridge connecting the third office building to the amenities building, and a small guard house.

**B. LOCATION:**

The campus is located south of Lincoln Avenue, west of Park Meadows Boulevard and north of Sky Ridge Avenue. Undeveloped property also owned by the applicant is located south of Sky Ridge Avenue. The extension of Bellwether Lane north to Lincoln Avenue will also be completed with this project and will form the western boundary of the site.

The Willow Creek detention area and the Lincoln Commons commercial area are located beyond Bellwether Lane to the west.

Within the site, the third office building is located on the west side of the site, just east of Bellwether Lane. The proposed parking structure is located to the southeast of Building Two and adjacent to Park Meadows Boulevard. The proposed guard house is located within the parking lot just south of Building Two.



**C. SITE CHARACTERISTICS:**

The site slopes generally from the south down to the northwest, with over 30 feet of fall from the southeast corner of the site to the northwest corner. The buildings on the campus are designed to step down with the topography from east to west. The site is currently under construction with Phase 1 improvements.

**D. SERVICE PROVIDERS:**

Water:	Southgate Water District
Sanitation:	Southgate Sanitation District
Police:	Lone Tree Police
Fire:	South Metro Fire Rescue Authority
Special Districts:	Rampart Range Metropolitan District

**E. BACKGROUND:**

The original SIP was approved by the City Council on March 19, 2013 and serves as the master plan for the campus. The master plan includes the overall site and building layout, parking, landscaping, grading, lighting and utility plan for the campus, as well as building details for Office Buildings One and Two, the amenities center and first parking garage. An amendment to the SIP was approved on June 25, 2013 for the retail branch building located at the southwest corner of Lincoln Avenue and Park Meadows Boulevard.

The Phase 2 improvements associated with this SIP amendment are consistent with the master plan. The guard house and pedestrian building connection were not originally anticipated and are detailed in this amendment.

This parcel is platted as Lot 1, RidgeGate Section 15, and Filing 19, which was approved by the City Council on September 18, 2012. The SIP is consistent with the plat, which established the lot, tracts and right-of-way alignments shown on this SIP. The use of the property is consistent with the RidgeGate PDD zoning.

**F. DESCRIPTION:**

**Zoning.**

The project is compliant with RidgeGate Planned Development District (PDD), 4<sup>th</sup> Amendment Development Plan. The site is within Commercial Mixed Use (C/M-U) Planning Area #2 of that PDD, which allows for a broad range of commercial/office/multi-family and other non-residential uses including office. The proposed building heights are less than that which is permitted by zoning (the office buildings are 5-stories; the PDD permits approximately 12-story buildings in this area). The project is in substantial compliance with the RidgeGate Office District Sub-Area Plan, with the general exception that it does not place buildings along Park

Meadows Boulevard and a portion of Sky Ridge Avenue. That issue was evaluated as part of the original SIP and was determined to be an acceptable variation.

### **Access.**

There are five vehicular access points into the site providing for multiple ways to distribute traffic. The main entrance from Park Meadows Boulevard aligns with Chatham Street to the east and will be a full signalized intersection. Two points of access are from Bellwether Lane and two others from Sky Ridge Avenue. Visitors will primarily use the northernmost entries from Park Meadows Boulevard and Bellwether Lane, while employees will more often use the other points.

Pedestrian access and circulation are provided through an integrated system of trails and sidewalks throughout the site and with links to surrounding sites. The future traffic signal at Park Meadows Boulevard and Chatham will facilitate pedestrian connection between the site and uses to the east including the future Sky Ridge light rail stop. Access to the park and trail system and retail to the west of the site can be accommodated at the intersections of Bellwether Lane and Lincoln Avenue and Bellwether Lane and Sky Ridge Avenue.

### **Parking.**

Parking for the campus will be accommodated by a combination of structured and surface parking. A parking variance was granted in conjunction with the master SIP that allows the campus to park at a much higher ratio than that which the City would typically require for office buildings. The City Zoning Code requires a ratio based on 1 space/300 square feet. However, based on the higher density associated with this use, a parking ratio of just under 6 spaces/1000 was requested and was approved. This SIP amendment is consistent with the parking approved with the original SIP.

During review of the original master SIP, staff had expressed concern about the extensive use of surface parking associated with Phase 1. At the time, the southeast portion of the site was planned as surface parking in the interim until it would be replaced with a parking garage as part of Phase 2. However, the accelerated timing of Phase 2 has allayed that concern. At full build out of Phases 1 and 2, the total amount of parking on site will be 3,000 spaces. Of that, 2,182 spaces or approximately 73% of the total parking will be provided in the two parking garages. This helps reduce the visual and environmental impacts of surface parking while still meeting the projected parking demands of the campus. Additionally, the owner believes that parking demand may be reduced over time as employees take advantage of the future light rail and adjust driving habits.

If that is the case, surface parking could be further reduced with later building phases on the south side of the site.

### **Building Design.**

#### Office Building Three:

The office building size, height, massing and architectural design is replicated on all three buildings of the campus with materials consisting of earth-toned, pre-cast concrete and glass curtain wall systems. The third office building is consistent with this design approach, as approved with the original SIP. The third office building will incorporate an enclosed pedestrian bridge at the east end, connecting it at the second floor with the upper level of the amenities building. The design of the bridge is in keeping with the overall architectural character of the buildings.

#### Parking Garage:

The parking garage will be 5 levels (approximately 30 feet lower than the height of the 5-story office buildings), and will accommodate 1,233 vehicles. Like the first parking garage, materials consist of architectural precast panels. A darker, textured precast will be used at the lower level to serve as a base, and the upper levels will have a smoother buff-colored precast. The primary pedestrian entry into the garage is marked by a vertical circulation tower near the northeast corner of the structure. The height of the tower projects above the main height of the structure, serving as a focal point, and the tower will contain the elevator and stairs will a glass curtainwall.

Given the character of the architecture that has already been approved for the campus, and the context of the garage location as a secondary focus of the campus, staff feels that the design of the garage is appropriate and consistent with the City's Design Guidelines. Landscaping around the perimeter of the structure, combined with landscaping along Park Meadows Boulevard, will help soften the appearance of the garage. The RidgeGate DRC has reviewed and approved the design.

#### Guard House:

The proposed 80 square-foot guard house is positioned central within the campus, just south of Office Building Two and is aligned with the entrance to that building. This small structure incorporates the same materials and colors used elsewhere on the office buildings, including a sandstone base, which is also used for the retail branch building. Staff supports the guardhouse location and design as it appears integrated with the campus and will be constructed with the same level of quality materials as the main buildings. The RidgeGate DRC also approved the design of the guardhouse.

**Landscaping.**

The landscape associated with Phase 2 is largely consistent with the approved Phase 1 landscaping. A minor refinement has been made along the north side of Office Building Three, with some adjustment from evergreen to deciduous trees, resulting in a net increase of 5 trees in that area. The modified design helps reinforce the formal pedestrian route and entry to the building.

Rows of elm trees are planned along the north and south sides of the parking garage, and oak trees will be planted in the medians on the east and west sides of the garage. A mix of evergreen and deciduous trees along Park Meadows Boulevard will help break up views of the garage from the east. The applicant is coordinating with the Rampart Range Metro District on streetscape plans and how they are integrated with landscaping on site.

One tree will be eliminated as a result of the guardhouse. The applicable landscape sheet will be updated in time for the Planning Commission meeting.

**Lighting.**

All lighting associated with the site is consistent with the master SIP and City requirements. Light poles will be included on the top deck of the parking garage. They are 15' tall poles and will have cutoff, LED fixtures that match the type used elsewhere on the campus. Lighting is detailed on Sheet 14 of the SIP.

**Signage.**

As part of the original SIP, the applicant sought and received approval by the Planning Commission to allow a fifth freestanding sign for the campus. That request was approved, provided that the office building wall signage would be limited to no more than two signs per office building. A condition of approval has been added to track that requirement specific to Office Building Three.

**G. REFERRALS:**

The RidgeGate DRC has approved this project and a letter is included in the packet.

Referral agency comments received to date have indicated no objections to the project or have included general comments of a procedural or technical nature that are not expected to significantly impact the SIP.

A standard condition of approval is recommended to ensure approval by the City's Public Works Department prior to final SIP approval.

**H. STAFF FINDINGS AND RECOMMENDATION:**

Staff finds that the application is in conformance with the SIP requirements of the Lone Tree Zoning Code, the Subdivision Code, the Comprehensive Plan, City Design Guidelines and the RidgeGate Sub-Area Plan.

Staff recommends the Planning Commission recommend approval of the SIP to City Council, subject to the following conditions:

1. Final approval by the City of Lone Tree Public Works Department.
2. The maximum amount of office building signage shall be limited to no more than two wall mounted identification signs per office building. It is understood that all signage is subject to administrative sign permit approval.

END

## Project Narrative: Charles Schwab Colorado Campus

Lincoln Avenue, Lone Tree, Colorado  
20140006 | Fentress Architects | 18 March 2014

Charles Schwab Co., Inc. sees great potential for business in the Colorado market. Their existing building leases are expiring, and they wish to make a greater commitment to the Colorado market by building a campus. As a result of this decision, Schwab hired several architects to perform exhaustive studies of potential sites in the south metro area. Subsequently, Schwab selected the RidgeGate site for the new facility.

### General Information

The new campus is being developed by Charles Schwab Co., Inc. out of their headquarters at 215 Main Street, San Francisco, California. The following team that has been selected to design and document the campus and the buildings for Schwab:

- Architect: Fentress Architects, 421 Broadway, Denver, Colorado 80203
- Landscape Architect: Civitas, Inc., 1200 Bannock Street, Denver, Colorado 80204
- Civil Engineer: Martin/Martin, 12,499 W Colfax Avenue, Lakewood, CO 80215

### Legal Description

Lot 1, RidgeGate-Section 15 Filing No. 19, located in the north half of Section 15, Township 6 South, Range 67 West of the 6<sup>th</sup> Principal Meridian, City of Lone Tree, County of Douglas, State of Colorado.

### Zoning

The site that Schwab has selected for the campus is located within the RidgeGate Planned Development District, and subsequently, under the Sub-Area Plan, presented by Coventry Development and approved by the City of Lone Tree. Existing adjacent uses include multifamily residential uses to the east, institutional to the southeast, commercial uses west of Willow Creek Open Space, and single family residential north of Lincoln Avenue. RidgeGate is envisioned to be a “city in the landscape,” and this campus will provide a focal point in the district.

### Development Impacts

The Schwab Campus will be integrated into the RidgeGate Planned Development District. The campus design is based on optimizing the “Colorado Lifestyle” for employees and clients. This principle creates a pedestrian campus that expresses the values, reputation, and culture of the Schwab organization. The campus itself is designed to create a beautiful and strong identity within the community.

The buildings have been located for solar orientation and to optimize the views to Mount Evans, Indian Peaks, Longs Peak, and the downtown Denver skyline from within the site and within the buildings. In addition to maximizing views, this strategy also nestles the buildings into the existing site topography, and allows use of the buildings to step down in elevation as one

move from east to west. The northern parking garage will be built into the existing topography and trees are strategically placed along the Lincoln Avenue edge to minimize view impacts of the parking garage while traveling toward the east along Lincoln Avenue, and the southern parking garage will be integrated into the landscape and concealed from Park Meadows Boulevard by the streetscape berms.

Close attention has been given to how employees, visitors, and residents surrounding the campus will move into and through the campus to retail areas to the west and north. The pedestrian system developed for the site links directly to adjacent amenities including future light rail, daycare, restaurants, and the park/open space system of the City of Lone Tree. The perimeter landscape expresses the character of the Colorado foothills prairie, visually linking the campus to the mesas and foothills beyond and includes a wide trail system that promotes a healthy lifestyle by supporting lunchtime walks. These same values are found in the RidgeGate Master Planning documents. To this end, the campus will fit seamlessly within the larger mixed use community.

Carefully planned arrival and departure sequences are designed to distribute vehicular traffic and lessen impacts of traffic on neighboring uses. The site has two driveways exiting onto Bellwether, and exiting two onto SkyRidge. The main driveway exiting onto Park Meadows will be signalized at the time of the campus occupancy. The Bellwether-Lincoln and Park Meadows-Lincoln intersections are also signalized.

The highly organized plan is designed to allow for future expansion beyond Phase 1 and 2 to occur without disruption of the previously constructed areas. These future phases might be developed along the south edge of the site, creating a more urban edge along Sky Ridge Avenue and strengthening the connection between the future light rail stop and Willow Creek Open Space.

### **Compliance with Intent and Approved Standards**

The Schwab campus design embraces and aligns with the City's desire to promote quality design that strengthens the economy and promotes a healthy and sustainable community. The campus will provide a substantial job base within an emerging residential and commercial mixed use community and will attract new residents who wish to relocate closer to their jobs.

The site design supports a healthy lifestyle and contributes to a healthy community by prioritizing access to local and regional pedestrian and bicycle connections. In addition, site access is designed to tie into the existing and future neighborhood street network to provide continuity of the pedestrian sidewalk network. The site is also designed to provide strong connectivity to the future light rail station. The primary site entry from Park Meadows Boulevard includes a tree lined, pedestrian scale promenade that connects the core of the campus to bus routes along Park Meadows and to the future light rail stop east of the campus. Until the SkyRidge light rail station opens, the Schwab campus will be served by a shuttle that will give employees a ride to the Lincoln light rail station. The southern edge of the campus along Sky Ridge Boulevard is designed as an extension of Willow Creek Open space and will include a multi-use path connecting the regional trail system to Park Meadows Boulevard and the future light rail stop.

The City of Lone Tree's Comprehensive Plan vision statement "Ensure a lasting, quality environment for the evolving Lone Tree Community" is one of the reasons the site was chosen for this new Schwab campus. When studying options for the new campus location, Schwab considered several sites in the south metro area. Selection of the RidgeGate site was based upon the vitality of the community, the ease of access to the campus by car, rail, bicycle and foot, and the adjacent amenities.

## Project Scope

In 2013, the RidgeGate Design Review Board and the City of Lone Tree Schwab approved the Master Plan for the campus, and construction started on Phase 1 of the campus, which consists of:

- Two Office Buildings – approximately 187,500 square feet of office space, 5-stories, precast structure and skin and curtainwall windows. The office buildings are targeting LEED Gold Certification.
- The Amenities Center – approximately 75,000 square feet, consisting of a large cafeteria and training center, as well as central services for the entire campus. The Amenities Center is also targeting LEED Gold Certification.
- The Retail Branch – approximately 17,000 square feet, consisting of offices and conference and seminar rooms in which Schwab customers are able to get one-on-one help to make decisions about their money. The retail Branch is targeting LEED Platinum Certification.
- One Parking Garage – parking 949 cars on four levels.

The next stage of the build-out of the campus adds a third office building and a second garage as Phase 2 of the campus development, and Schwab has now authorized their design team to move forward with those buildings. The new construction will consist of:

- A Third Office Building – approximately 187,500 square feet, located on the west side of the campus as shown on the approved Master Plan. The building will be identical to the first two buildings in size, height, and materials. We understand that no approval process is required for this building.
- A Bridge – running between Office Building Three and the Amenities Center, the bridge provides an enclosed link between the buildings, allowing the employees to move through the campus in a protected manner when there is inclement weather.
- A Second Parking Garage – parking 1,233 cars in five levels, and located as shown on the approved Master Plan. The design of this garage will be precast spandrels that carry through the aesthetic vocabulary created by the other campus buildings. We understand that Schwab is entitled to build this building, and the approval process will consist only of review of the design of the building.
- A Small Guard House – the guard house will be approximately 45 square feet and will be located to the south of Schwab Way and aligned with the entrance to Office Building 2. This small structure will be designed to continue the aesthetic vocabulary of the Retail Branch, with a base of Colorado Buff sandstone, a ribbon of windows for 360 degree visibility, and a membrane roof with aluminum fascia. This is a new building, not previously shown on the Master Plan, and we understand that it will require approval for its location and design.

## Development Phasing

The Schwab campus is approximately 32 acres and is being developed in two phases. The first phase consists of the retail branch, two office buildings, the Amenities Center, and one parking garage. These two office buildings will accommodate the current Colorado staff of about 2,100 people. Schwab intends to officially relocate their address upon opening the Branch on May 5, 2014. The balance of the Schwab RidgeGate campus is planned for occupancy beginning in September 2014.

The second phase, which is the subject for this SIP consists of Office Building 3 and Parking Garage 2. Additionally, the project will have a bridge that connects Office Building 3 to the Amenities Center, and a Guard House that is central to the campus.

The site has been carefully designed in a manner that fulfills the clients desire to create a cohesive campus core while preserving the periphery of the site for potential future build-out in a more urban form.

## **Sustainability**

Schwab is acutely aware of their responsibility to the community and to their employees to create a sustainably designed campus. One of the reasons they chose to build their new facility in RidgeGate is the opportunities offered for public transportation and engagement in the community. The Office Buildings and the Amenities center are currently targeting LEED Gold Certification and the Retail Branch is Targeting LEED Platinum Certification. Among the ways that Schwab is implementing sustainability in the campus are:

- Schwab plans to encourage the use of public transportation by implementation of a coupon incentive system for employee use of the light rail. Initially, they will provide a shuttle service to the Lincoln rail station, and when the Sky Ridge station is built, their employees will use that station.
- Schwab will support the use of electric vehicles and ride-sharing by providing preferred parking.
- Schwab will be providing secure bicycle storage, locker rooms, and showers for employees to support the use of the regional bicycle path network.
- With these measures implemented, Schwab will continue to assess the parking needs garage in anticipation that incentives for alternate transportation modes will result in a decreased need for parking.
- The Schwab campus will be designed with a significant area of native plant materials in order to reduce usage of irrigation water.
- Water-saving plumbing fixtures will be used throughout the campus.
- Schwab has a strong recycling program. In their existing facility, their waste hauler (Alpine Waste Management, who also handles their recycle materials) reports that many months, the facility recycles as much as 60% of their waste. This is over and above the shred service required to handle sensitive documents, which are also recycled. Alpine accepts comingled recycling, so paper, glass, plastics, and, metals are included in the recycling program.
- In the café, Schwab will be implementing a composting program. This program, also provided by Alpine, accepts all vegetable and animal products, as well as tissue paper, for composting. Compost material will be removed from the site daily. As a result of the waste-handling by recycling and composting, Schwab expects to significantly reduce the materials that go into the landfill.

## **Variations**

As a part of this SIP, Schwab is requesting a variance from the city of Lone Tree parking regulations. The campus will be very dense, as several areas contain call center employees. Although Schwab encourages use of public transportation, they must accommodate employees that drive to work, and thus, the campus has parking that far exceeds the Lone Tree required parking ratios.

## Statement of Design Intent: Charles Schwab Colorado Campus

Lincoln Avenue, Lone Tree, Colorado  
20140006 | Fentress Architects | 18 March 2014

### Overall Design Concept

*Briefly describe the **use and overall concept** for the project as a whole.*

The Schwab campus design embraces and aligns with the City's desire to promote quality design that strengthens the economy and promotes a healthy and sustainable community. The campus will provide a substantial job base within an emerging residential and commercial mixed use community and will attract new residents who wish to relocate closer to their jobs. The City of Lone Tree's Comprehensive Plan vision statement "Ensure a lasting, quality environment for the evolving Lone Tree Community" is one of the reasons the site was chosen for this new Schwab campus. Selection of the RidgeGate site was based upon the vitality of the community, the ease of access to the campus by car, rail, bicycle and foot, and the adjacent amenities.

The campus is designed to relate to the characteristics of the surrounding environment, taking advantage of the landscape, views, and amenities that surround the campus. Nested into the existing topography, the complex creates outdoor spaces that encourage gathering, including dining terraces and an events garden. The refined central areas give way to native landscape, blending into the nearby Willow Creek green belt and supporting passage into those natural areas. Buildings are oriented to maximize views and solar exposure, and their envelopes recall the native colors and textures found in the natural context.

The highly organized plan is designed to allow for future expansion beyond Phase 1 and 2 to occur without disruption of the previously constructed areas. These future phases might be developed along the south edge of the site, creating a more urban edge along Sky Ridge Avenue and strengthening the connection between the future light rail stop and Willow Creek Open Space.

### Context and Site

*Describe how the project relates **functionally and visually to the context** of the surrounding area (consider issues of form and character; the natural environment; vehicular and pedestrian access and circulation systems, etc.).*

The Schwab Campus will be integrated into the RidgeGate Planned Development District. The campus design is based on optimizing the "Colorado Lifestyle" for employees and clients. This principle creates a pedestrian campus that expresses the values, reputation, and culture of the Schwab organization. The campus itself is designed to create a beautiful and strong identity within the community.

Materials throughout the campus have been selected to recall the colors and textures present in the Colorado landscape. Buildings are designed to recall the color of Colorado Buff sandstone, and simple powerful forms rest quietly in the landscape. The envelope of the Amenities Center and Parking Garage 1 express the stratification found in the earth forms in the area.

Landscape, particularly at the perimeter of the site, draws on the native plants and grasses that require little water, and enhance the environment year-round.

## Public Realm

*Describe how the project **contributes to an inviting, safe and functional** public realm (consider public spaces, street/sidewalk – level experience, lighting, landscaping and signage).*

The site design supports a healthy lifestyle and contributes to a healthy community by prioritizing access to local and regional pedestrian and bicycle connections. In addition, site access is designed to tie into the existing and future neighborhood street network to provide continuity of the pedestrian sidewalk network. The site is also designed to provide strong connectivity to the future light rail station. The primary site entry from Park Meadows Boulevard includes a tree lined, pedestrian scale promenade that connects the core of the campus to bus routes along Park Meadows and to the future light rail stop east of the campus. Until the SkyRidge light rail station opens, the Schwab campus will be served by a shuttle that will give employees a ride to the Lincoln light rail station. The southern edge of the campus along Sky Ridge Boulevard is designed as an extension of Willow Creek Open space and will include a multi-use path connecting the regional trail system to Park Meadows Boulevard and the future light rail stop.

Close attention has been given to how employees, visitors, and residents surrounding the campus will move into and through the campus to retail areas to the west and north. The sustainably lit pedestrian system developed for the site links directly to adjacent amenities including future light rail, daycare, restaurants, and the park/open space system of the City of Lone Tree. The perimeter landscape expresses the character of the Colorado foothills prairie, visually linking the campus to the mesas and foothills beyond and includes a wide trail system that promotes a healthy lifestyle by supporting lunchtime walks. To this end, the campus will fit seamlessly within the larger mixed use community.

## Architectural Design

*Describe how the architectural design contributes to the unique qualities of the area and how design concepts result in a **unified, functional and high quality design** (consider building form and composition, façade composition and articulation, materials and colors and lighting).*

The Schwab Lone Tree Campus is designed to seamlessly integrate into the Colorado landscape that surrounds it. Materials and textures, throughout the campus, have been chosen for compatibility with the surrounding landscape and architecture. The architectural design herein will address the buildings that are proposed to be a part of Phase 2.

### Office Building 3

The core of the campus consists of three office buildings that match in scale, color, and architectural expression. The function of the office buildings requires a large, 37,500 square foot, floor plate, however, the façade of the buildings is broken down to be human-scale, with 30 foot bays expressed in the facade. Buildings have a base, middle, and top, expressed in the precast envelop material. The base of the building is developed into fifteen foot modules, further breaking down the scale at pedestrian level. In addition, the base of the office buildings is a textured precast in a dark color that further reinforces and anchors the building base. As one moves up along the building facade, the precast expression, recessed to break up the façade, becomes a smoother, lighter precast that recalls the colors of Colorado Buff sandstone. The expression of the columns and reveals along the top of the building provide a cornice. These buildings have no back, and as such, the buildings apply the design vocabulary on all sides.

Windows in the building are outfitted with insulated clear glass, and a low-e coating provides heat reduction that contributes to the building's sustainable design goals. The curtainwall is recessed within each structural bay, and it indicates floor levels with accent bands. Vertically, a five foot module allows flexibility in interior layout and scale reduction on the building

Building entries can be indentified from a distance by the gently curved curtainwall barrel at the center of the building. The "Charles Schwab" sign is integrated into a chocolate-colored metal band that forms the top of the barrel. At the base, canopies that are appropriate in height and scale to their specific users anchor the base of the barrel, reducing the scale and providing cover from the weather.

The penthouses for the building mechanical equipment are centered on the roofs, and due to the height of the parapets, are, for the most part, concealed. Major mechanical equipment is enclosed with metal panels that recall the color of the precast.

A connector bridge will also be a part of the Office 3 construction. This Bridge will provide an enclosed connection from Office 3, second floor, to the Amenities Center, where the campus cafeteria and training center are located. The Bridge is about 1,200 square feet. The enclosure of the Bridge will be curtainwall that matches the curtainwall of the Office Buildings.

### **Parking Garage 2**

Parking Garage 2, located to the south of Office 1 and east of Office 2, will be five levels and will house 1,233 cars. Like parking garage 1, it will be a precast structure and skin, however, its relationship to the office buildings has resulted in a different precast expression. Parking Garage 2 will, like of offices, have a base textured precast in a dark color anchoring the structure, and like the office building, the upper part of the garage will have the smoother buff-colored precast. The expression of the columns and reveals will continue on this building as well, creating a cap to the structure.

The primary pedestrian entry to the garage will be the vertical circulation tower near the northeast corner of the building. This tower will contain elevator and stairs. The tower will continue the architectural expression begun in the office and in the body of the garage, but will additional height, will serve as a focal point. Recalling the office entry, the entry area will have curtainwall. The glass will be clear with a low-e coating and floors level will be expressed in the mullion patterns.

### **Guard House**

The Guard House will be central to the campus and give the Schwab security staff a touchdown space with a view of the major vehicular circulation through the campus. The guard house will be approximately 80 square feet and will be located to the south of Schwab Way and aligned with the entrance to Office Building 2. This small structure will be designed to continue the aesthetic vocabulary of the Retail Branch, with a base of Colorado Buff sandstone, a ribbon of windows for 360 degree visibility, and a membrane roof with aluminum fascia. This is a new building, not previously shown on the Master Plan, and we understand that it will require approval for its location and design.

**City of Lone Tree**

Department of Community Development  
9220 Kimmer Drive Suite 100  
Lone Tree, CO 80124  
Ph: 303-708-1818 Fax 303-225-4949

**DEVELOPMENT APPLICATION FORM**

◆ OFFICE USE ONLY ◆

PROJECT NAME: Schwab Lone Tree

PROJECT FILE # SP14-112

REQUEST: Site Improvement Plan (SIP) Revision 2  
Major Amdt to SP12-592

**SITE LOCATION:** Lincoln Ave and Park Meadows Blvd  
(Nearest Intersections)

DATE SUBMITTED: 3 March 2014

**OWNER:**

Name: Charles Schwab Co., Inc.  
Address: 211 Main Street  
San Francisco, CA  
Phone: 415-667-4703 FAX:

FEES: \$1000 - PD  
(Engineering fees are not included)

**AUTHORIZED REPRESENTATIVE:**

Name: Fentress Architects Fax: 303-722-5080  
Address: 421 Broadway, Denver, CO 80203 Email: dunn@fentressarchitects.com  
Phone: 303-282-6088 Business/Project Name: Schwab Denver Service Center

**LEGAL DESCRIPTION (site address):** 9800 Schwab Way, Lone Tree, CO 80124

**PROJECT INFORMATION:**

Subdivision Name: RidgeGate Section 15 Filing #: 19 Lot # (if 1 Block #:  
Planning Area # (if PD) appropriate):

PRESENT ZONING: CM-U (When rezoning) - PROPOSED ZONING N/A

GROSS ACREAGE: 32 acres # of units (residential)

Unit type:

FIRE DISTRICT: South Metro METRO DIST: Rampart Range

WATER: SouthGate ELEC: Xcel

SEWER: SouthGate GAS: Xcel

Further submissions pursuant to this application may include any and all development proposals, submissions, applications and procedures that may be made or initiated under the City of Lone Tree Charter, ordinances, rules, regulations, guidelines or policies including, without limitation, those for any of the following: (i) annexation; (ii) zoning or re-zoning, including any development plan for zoning within the Planned Development (PD) District; (iii) preliminary PD or PUD site plan, or related design guidelines or development standards; (iv) final PD or PUD site plan; (v) Site Improvement Plan; (vi) any master or general development plan, sub-area plan, site plan or similar development plan, however denominated, which may be provided for under any PD development plan or any other zoning; (vii) Sketch Plan, Preliminary Plat or Final Plat; or (viii) any amendment made to any of the foregoing, as applied for or as approved. *To the best of my knowledge, the information contained on this application is true and accurate.*

APPLICANT SIGNATURE: Catherine H. Dunn

Date: 3 March 2014

APPLICANT'S NAME (PRINTED): Catherine Dunn



February 19, 2014

Kelly Dunn  
Fentress Architects  
421 Broadway  
Denver, CO 80203

**RE: RidgeGate Design Review Committee Office Building 3, Parking Garage 2 and Guard House**

Dear Kelly:

The RidgeGate Commercial Design Review Committee (DRC) has reviewed Charles Schwab's submittal materials for the third office building, second parking structure and guard house. The DRC generally supports the project with the following architectural and landscape comments:

- 1) The exposed aggregate pattern (only – no sanded) is the same as the exposed aggregate pattern on the base of the office building (for parking structure #2).
- 2) Landscape plans to be coordinated with the Rampart Range Metro District landscaping.

This correspondence serves as formal approval of the project by the RidgeGate Commercial Design Review Committee.

Should you have any questions or concerns, please do not hesitate to contact me.

Sincerely,



Daryl Jones,  
DRC Administrator

cc: Kelly First, City of Lone Tree  
File

RECEIVED MAR 10 2014



CITY OF LONE TREE  
Community Development Department

# REFERRAL REQUEST

Today's date: March 10, 2014

**Project Name and File Number:** RidgeGate Sec. 15 Filing 19, Lot 1 (Charles Schwab) SIP amendment for second parking garage and third office building. Project #SP14-11R

**Project Type:** Major Amendment to SIP #SP12-59R

**Comments Due By:** March 31, 2014

If you are unable to respond by the due date, please contact the project planner

Dear Referral Organization:  
Information on the above referenced proposal in the City of Lone Tree is provided for your review and comment. Please submit your response no later than the due date to ensure adequate time to consider comments and enter them into the public record.

If you have difficulty viewing or understanding any of the information or have questions, please contact me at 303-708-1818. Printed materials and extra sets of materials are available upon request. Plans may also be viewed at the City offices from 8am-5pm.

We have no comments regarding this proposal

Please note the following concerns this organization has:

---



---

See attached letter for comments regarding this proposal

Organization Name: Lone Tree Public Works/Engineering

Your name: Gregory Woods, City Eng.

Your signature: [Signature] Date: 3/11/14

This project may be subject to public meetings. Please check the City's web site ([www.cityoflonetree.com](http://www.cityoflonetree.com)) for posted agendas or contact this office. Thank you for your consideration.

Kelly First  
Planning Manager

**PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:**

City of Lone Tree Community Development Dept.  
9220 Kimmer Drive Suite 100  
Lone Tree, CO 80124  
Ph: 303-708-1818  
Fx: 303-225-4949  
[kelly.first@cityoflonetree.com](mailto:kelly.first@cityoflonetree.com)

9222 Teddy Lane  
Lone Tree, Colorado 80124



Ph: 303-662-8112  
Fax: 303-792-9489  
www.cityoflonetree.com

# CITY OF LONE TREE

Department of Public Works

March 11, 2014

City of Lone Tree  
Kelly First, Planning Manager  
9220 Kimmer, Suite 100  
Lone Tree, CO 80124

Re: SP14-11R  
RidgeGate Filing 19  
Charles Schwab Office Campus – Phase II  
Major Amendment to SP12-59R  
Project No. 061-371

Dear Kelly:

We have reviewed the SIP referral for the above referenced Project.

The package submitted and reviewed consists of the following documents:

- Site Improvement Plan (17 sheets), dated 3/7/14, by Fentress Architects.
- Project Narrative, dated 2/24/14, by Fentress Architects.

Our comments on the SIP documents are provided below.

## **General**

1. The Engineering SIP review fee (Major SIP Amendment) normally would be \$9,500 (see attached Fee Schedule). However, given the specifics of this application, we are requesting a fee of 25% of the standard fee (e.g. \$2,375). This reduced fee will cover the SIP, and reviews for the updated Civil CD's, Drainage Letter, and GESC Plans updates. The fee should be submitted with, or in advance of, resubmittal of the associated engineering documents. The fee should be made payable to "The City of Lone Tree" and submitted to Public Works to my attention.
2. A Site Improvement Plan Improvements Agreement (SIPIA) previously has been submitted for the overall campus work. An additional, or amended, SIPIA will not be required for the Building No. 3 and Parking Structure No. 2 development as identified in the current SIP submittal.
3. A Grading, Erosion and Sedimentation Control (GESC) Permit has been issued for the overall Campus project. A modification of the existing permit to encompass the Branch addition will need to occur.
4. A State Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE) (# COR03K150) has been obtained by Mortenson Construction for the overall campus development. A separate CDPHE permit for the Branch should not be required. However, Mortenson should appropriately update their Permit documentation to incorporate the additional work.

5. Comments provided below by individual plan sheet number also may apply to other sheets/locations in the SIP documents. We have referenced a comment to a specific sheet primarily as a reference location. The applicant should verify that the item(s) are addressed throughout the Project documents consistently, as applicable.

### **Sight Improvement Plan**

#### **Sht. 2 – Composite Plan:**

1. The Phase I and Phase II parking tabulations for Garage 1 do not match. Clarification regarding how 8 additional parking spaces are being created in the existing Garage 1 may be appropriate.

#### **Sht. 3 – Phasing Plan:**

2. Drainage associated with the currently proposed “Phase 2” improvements is provided for generally within the current Phase III Drainage report previously approved for the CS Campus, and will be addressed by a Drainage Letter modification to the Report. The additional improvements shown in the “Potential Build-Out” and “Complete the Urban Edge” phases are not addressed within the current Phase III Drainage Report, and will require more extensive evaluations before those additional phases may proceed.

#### **Sht. 5 – Site Plan – Office Building:**

3. This sheet (and others) has several graphic symbols shown which are not identified with either individual labels or within a drawing Key. This should be addressed for clarity. For example:
  - a. Cross-hatched rectangles (2 locations) – near northern entrance to Amenities Building and at SE corner of drive entrance off of Bellwether.
  - b. Cross-hatched circle – which appears to be a “Property Corner” identifier (7 locations).
  - c. Solid black circles – (4 locations) – at SW corner of Bellwether and Lincoln.
  - d. Others.

#### **Sht. 6 – Site Plan – Garage 2:**

4. The ADA Parking note is not completed.

#### **Sht. 13 – Grading and Utility Plan:**

5. There are two parking islands in the surface parking at the north-east corner of proposed deck #2 – south side of the parking, which appear to show what may be curb cuts for drainage. On the prior site construction plans, the western one was labeled at having a 12-inch chase, while the eastern (end) one was shown without a curb or curb cut through the island. This current plan does not “agree” with the prior plans. Appropriate update/labeling of the current plan should be addressed.

### **SIP Project Narrative**

The follow observations regarding the Narrative are offered as informational only. Public Works/Engineering does not formally review nor approve the Project Narrative.

1. Page 3 – Compliance with Design Guidelines Section: This section appears to have been truncated, and is incomplete.
2. Page 3 – 2<sup>nd</sup> bullet, and Page 5 – 1<sup>st</sup> bullet: These two sections appear not to be in agreement with each other (e.g. 200,000 SF/office building vs. 187,500 SF/building). Also, on the Page 5 description, addition of “each building” (e.g. each the SF identified is “per each building”) may assist with clarity.

3. Page 4 – There are two (separate?) footnotes, each with “\*\*\*” - but with no corresponding note(s) tied to the “\*\*\*”. This is somewhat confusing, apparently implying that the separate notes cross-reference the same “missing” note(s).
4. Page 5 – 4<sup>th</sup> Bullet “approximately 975 cars” in parking garage #1 and 6<sup>th</sup> bullet “approximately 1250 cars” in parking garage #2 do not agree with the parking totals indicated on Sheet 2 of the SIP. It may be appropriate to edit for consistency.

## CONCLUSION

The general concept of the proposed Charles Schwab Office SIP Amendment for addition of Office Building #3 and Parking Deck #2 as presented in the SIP appears acceptable to Engineering/Public Works. We have no objection to recommendation of approval for SIP SP14-11R subject to the above noted issues being appropriately addressed.

Please feel free to call me with any questions or comments at 303-662-8112.

Sincerely,



Gregory A. Weeks, PE, LEED ® AP  
City Engineer



# SOUTH METRO FIRE RESCUE AUTHORITY

## LIFE SAFETY BUREAU

9195 E Mineral Ave, Centennial, CO 80112

PHONE: 720.989.2230 [www.southmetro.org](http://www.southmetro.org) FAX: 720.989.2030

Kelly First, Project Manager  
City of Lone Tree, Community Development Department  
9220 Kimmer Drive, Suite 100  
Lone Tree, CO 80124  
(303) 708-1818  
(303) 225-4949 FAX

Project Name: **SP14-11R RidgeGate, Section 15, Filing 19, Lot 1**  
Project Type: **Charles Schwab Site Improvement Plan Amendment**  
Referral Received: March 10, 2014  
Comments Due: March 31, 2014

SMFRA Review #: **2018693**  
Review Date: March 19, 2014  
Reviewer: Criss Dickhausen, Plan Reviewer  
(720) 989-2246  
[criss.dickhausen@southmetro.org](mailto:criss.dickhausen@southmetro.org)

**Narrative:** Phase 2: Proposed construction of a 187,500 square foot, fully sprinklered building (identical to the first two buildings in size, height and materials), a five level, 1,250 car parking garage and a small "guard house" (45 square feet) located to the south of Schwab Way and aligned with the entrance to Office Building 2.

Code Reference: **2009 International Fire Code**

South Metro Fire Rescue Authority's Life Safety Bureau has reviewed the submittal for the project noted above and approves the submitted plans with the following comments:

1. Per the 2009 International Fire Code, table B105.1, with a construction type of I-A (Building 3/D), this structure would require a fire flow of 4,750 gallons per minute. A 50% reduction is given for buildings provided with an automatic fire sprinkler system (which this building will provide), so the actual fire flow would be 2,375 gallons per minute. Referencing table C105.1 of the 2009 International Fire Code, **three (3)** fire hydrants will be required to provide the required fire flow for this building.
2. The fire sprinkler control room appears to be located in the northwest area of the office building and provided with exterior access. As the building construction drawings have already been submitted to South Metro Fire Rescue Authority for review, the location of the fire sprinkler control room (not exactly in the corner of the structure) indicates that the fire and domestic lines will run under the building to this room which will not be permitted. Either the room needs to be relocated to accommodate the water line entry locations, or the waterlines must enter the structure on the WEST side, directly into the water entry room. Please clarify this issue ASAP.
3. The fire department connection shown on the west face of the office building appears to be located in a landscaped area behind a retaining wall. There appears to be a significant grade difference between the street level and where the FDC is shown – logistically, this will not function for emergency response. In addition, hardscaping that will be maintained shall be provided to and around the FDC to provide 3 feet of clearance.

4. More detailed information is needed regarding the access road on the west side of the proposed office building. Please provide the width of this roadway and provide an AutoTurn simulation showing that our fire apparatus can negotiate this area (adequate turn around distances have been provided).

**GENERAL COMMENTS (No Reply Necessary)**

All engineering documents submitted to the Fire District shall bear the wet signature and seal of the engineer or architect in responsible charge of the design.

Water distribution and site access components shall be installed and in service prior to the construction of any portion of the structure, except by special permit issued by the Fire District.

Underground Fire Line

When thrust blocks are used as part of the pipe restraint system, submitted plans for permit shall provide detailed documentation that the thrust blocks satisfy all requirements of the 2010 edition of NFPA 24, Section 10.8.2, including specific thrust block dimensions and mathematical calculations for block dimensions per guidelines provide in Annex A.10.8.2.









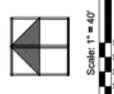
# RIDGEGATE SECTION 15, FILING NO.19, LOT 1

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M - U #2  
32 ACRES

2ND AMENDMENT TO SIP #SP12-59R ADDING SECOND PARKING GARAGE  
SIP # SP14-11R



**NOTE:**  
ALL RETAINING WALL EXCEEDING 4'-0" IN HEIGHT (AS MEASURED FROM THE TOP OF THE WALL) SHALL BE PROVIDED WITH A RETAINING WALL DESIGN DOCUMENT, SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN COLORADO WILL BE PROVIDED AT COMPLETION OF THE PROJECT. THE DESIGN DOCUMENT IS TO BE PROVIDED TO THE CITY OF LONE TREE FOR REVIEW. WALLS WITHIN A 1:1 ZONE OF INFLUENCE OF EACH OTHER, AND THE CUMULATIVE HEIGHT OF SUCH ADJACENT WALLS EXCEEDS 4'-0" HEIGHT.



Warning: This is a revision of the plan for any person, unless noted, under the direction of a licensed architect, to alter in any way. If it is found in this document to be altered, the architect is not responsible for the accuracy of the plan. The architect is not responsible for the accuracy of the plan.

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	05.28.24
2	REVISION	05.28.24
3	REVISION	05.28.24
4	REVISION	05.28.24
5	REVISION	05.28.24
6	REVISION	05.28.24
7	REVISION	05.28.24
8	REVISION	05.28.24
9	REVISION	05.28.24
10	REVISION	05.28.24
11	REVISION	05.28.24
12	REVISION	05.28.24
13	REVISION	05.28.24
14	REVISION	05.28.24
15	REVISION	05.28.24
16	REVISION	05.28.24
17	REVISION	05.28.24
18	REVISION	05.28.24
19	REVISION	05.28.24
20	REVISION	05.28.24

# RIDGEGATE SECTION 15, FILING NO.19, LOT 1

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M - U #2

32 ACRES

2ND AMENDMENT TO SIP #12159R ADDING SECOND PARKING GARAGE  
SIP #1411R



PARKING GARAGE 2 INCLUDES 1,235 PARKING SPACES, INCLUDING 25 ADA SPACES DISTRIBUTED ON ALL LEVELS.

NOTE:  
ALL RETAINING WALL EXCEEDING 4'-0" IN HEIGHT (AS MEASURED FROM THE TOP OF THE WALL) SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH ALL DESIGN DOCUMENTS, SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN COLORADO. ALL RETAINING WALLS SHALL BE CONSTRUCTED WITH REINFORCED CONCRETE OR TRUE TIERED WALL SYSTEMS AS WELL AS WHERE THE ADJACENT WALLS ARE WITHIN A 1:1 ZONE OF INFLUENCE OF EACH OTHER, AND THE CUMULATIVE HEIGHT OF SUCH ADJACENT WALLS EXCEEDS 4'-0" HEIGHT.



Scale: 1" = 40'

FENTRESS ARCHITECTS

CIVITAS

CS LONE TREE

LONE TREE, COLORADO

NO.	REVISION	DATE
1	ISSUE FOR PERMIT	05.26.14
2	ISSUE FOR CONSTRUCTION	02.07.14
3	REVISION 2	03.13.14

DRAWING TITLE  
SITE PLAN - GARAGE 2  
PROJECT #  
SHEET NUMBER

# RIDGEGATE SECTION 15, FILING NO.19, LOT 1

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M - U #2  
32 ACRES  
2ND AMENDMENT TO SIP #SP12-59R ADDING SECOND PARKING GARAGE  
SIP # SP14-11R

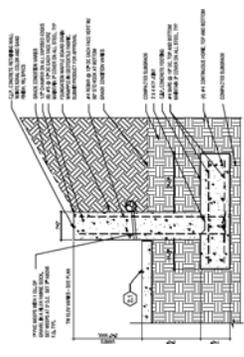
NOTE:  
ALL REMAINING WALL EXCEEDING 4'-0" IN HEIGHT SHALL BE REINFORCED WITH #4 BARS AT 12" ON CENTER FROM FOOTER TO TOP OF THE WALL, DETAIL WALL DESIGN DOCUMENTS, SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF COLORADO. THE REINFORCEMENT SHALL BE SHOWN IN THE SECTION OF CONSTRUCTION DOCUMENTATION. THIS IS TRUE FOR TIERED WALL SYSTEMS AS WELL. WHERE THE ADJACENT WALLS ARE WITHIN A 1:1 RATIO OF INFLUENCE OF EACH OTHER AND THE COMBINED HEIGHT OF SUCH ADJACENT WALLS EXCEEDS 4'-0" HEIGHT.

CONSULTANT  
**FENTRESS ARCHITECTS**

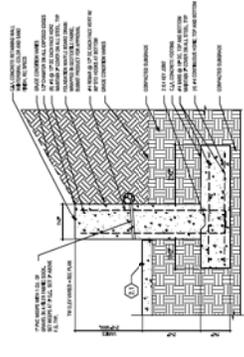
CS LONE TREE  
LONE TREE, COLORADO

NO. REVISIONS  
DATE  
BY  
CHECKED BY  
DATE  
BY  
CHECKED BY  
DATE  
BY

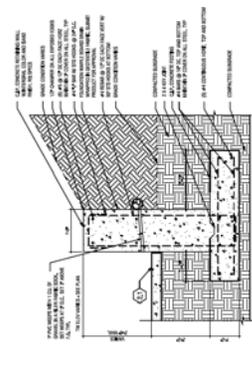
DRAWING TITLE  
SITE SECTIONS  
PROJECT #  
SHEET NUMBER  
7 of 17



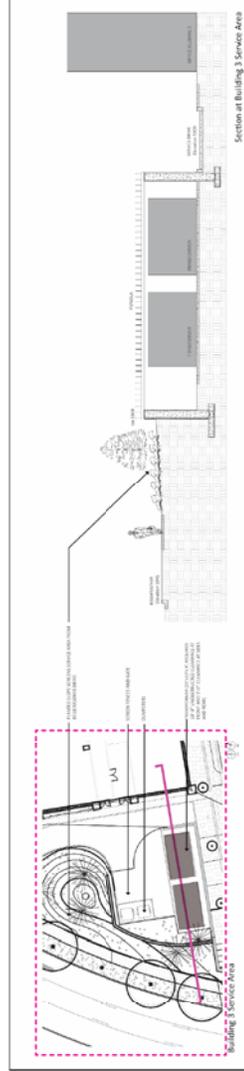
1 1'-0" WIDE WALL NTS



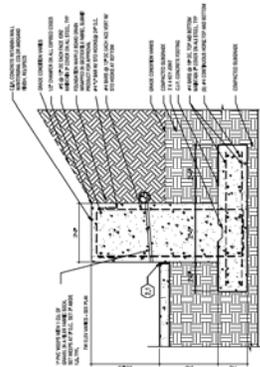
2 1'-3" WIDE WALL NTS



3 1'-6" WIDE WALL NTS



TRASH ENCLOSURES ELEVATIONS



4 2' WIDE WALL NTS

FOR ILLUSTRATIVE PURPOSES ONLY

Warning: This is a submission of the law for any person, unless noted, under the direction of a licensed architect, to alter as item in any way. If an item in this document is altered, the altering architect, if other than the architect of record, shall call it to the firm. No seal and the words, "altered by" followed by the signature and the words, "altered by" shall be used. The specific description of the alteration.









# RIDGEGATE SECTION 15, FILING NO.19, LOT 1

RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA C/M - U #2

32 ACRES

2ND AMENDMENT TO SIP #SP12-59R ADDING SECOND PARKING GARAGE

SIP # SP14-11R



**LEGEND**

EXISTING	PROPOSED
PROPERTY LINE	PROPERTY LINE
RIGHT-OF-WAY LINE	RIGHT-OF-WAY LINE
SECTION LINE	SECTION LINE
EASEMENT	EASEMENT
RETAINING WALL	RETAINING WALL
CURB & GUTTER	CURB & GUTTER
CONTOURS	CONTOURS
STORM SEWER	STORM SEWER
STORM MANHOLE	STORM MANHOLE
ROOF DRAIN	ROOF DRAIN
INLET	INLET
FLARED END SECTION	FLARED END SECTION
SIGN	SIGN
GRADING ARROW	GRADING ARROW
DECIDUOUS TREE	DECIDUOUS TREE
EVERGREEN TREE	EVERGREEN TREE
BUSH/SHRUB	BUSH/SHRUB
DESCRIPTIONS	DESCRIPTIONS
SPOT ELEVATIONS	SPOT ELEVATIONS

**NOTE:**  
1. SEE SHEET 13 FOR SECOND PARKING GARAGE INFORMATION



ALL DIMENSIONS SHOWN ARE U.S. SURVEY FEET  
LONE TREE ARCHITECTS ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS UNLESS SHOWN AS SUCH. CONTRACTOR SHALL VERIFY THE CONTRACTOR'S RESPONSIBILITY TO FIELD VERIFY THE SIZE, LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

NO.	ISSUED FOR	DATE
1	FOR REVIEW	05/28/14
2	FOR REVIEW	05/27/14
3	FOR REVIEW	05/19/14

Warning: This is a tabulation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way, if an item in this document is altered, the altering architect, other than the author of record, shall affix to the item his seal and the date and the date of such alteration, and the specific description of the alteration.

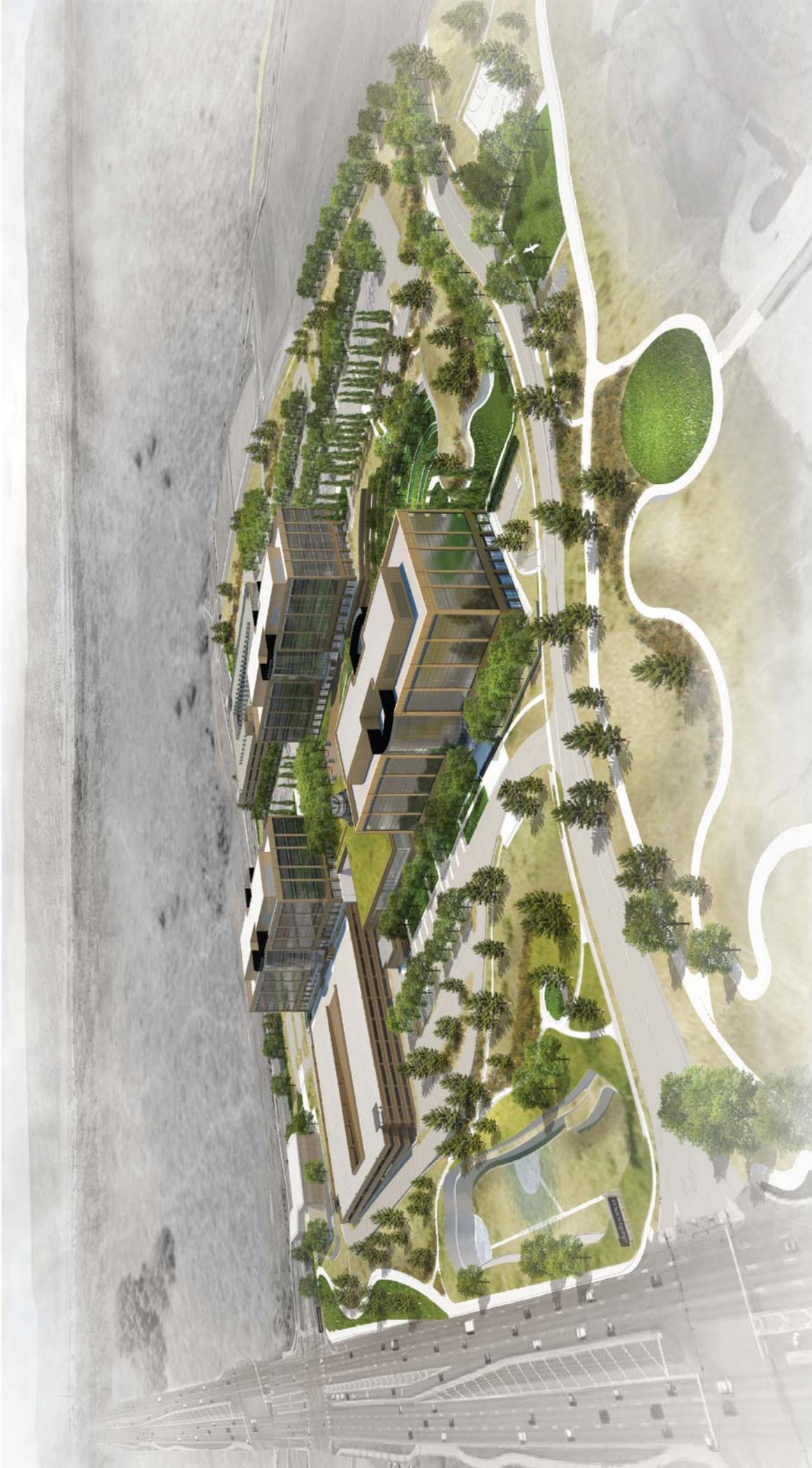
















## Project Summary

### Phase 1

Office Building 1: 187,500 sf  
Office Building 2: 187,500 sf  
Amenities Center: 75,000 sf

Retail Branch: 17,000 sf

Parking Garage 1: 949 cars

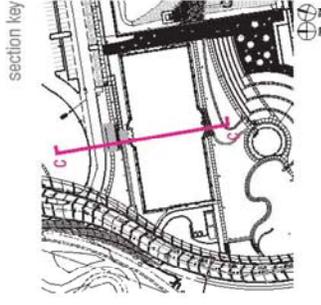
### Phase 2

Office Building 3: 187,500 sf  
Bridge: 1,200 sf

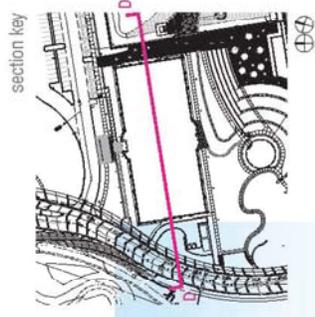
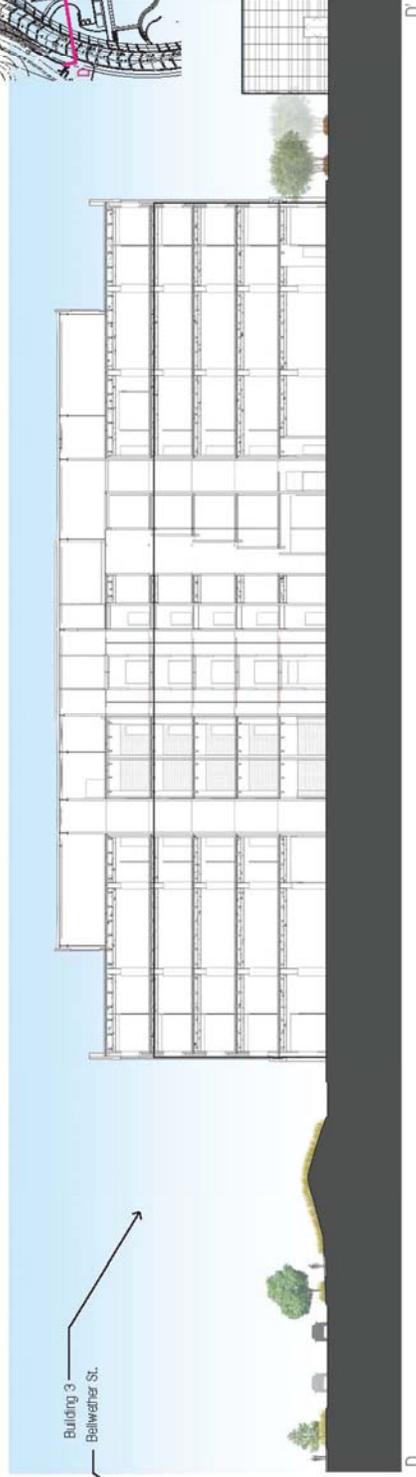
Guard House: 50 sf

Parking Garage 2: 1,233 cars

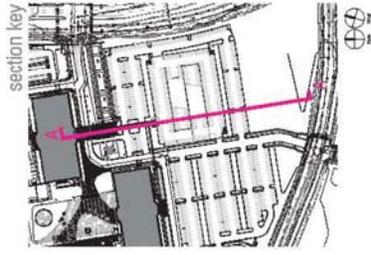
PHASE II  
Section C-C' - Office Building 3 looking East



Phase II  
Section D-D' - Office Building 3 looking North

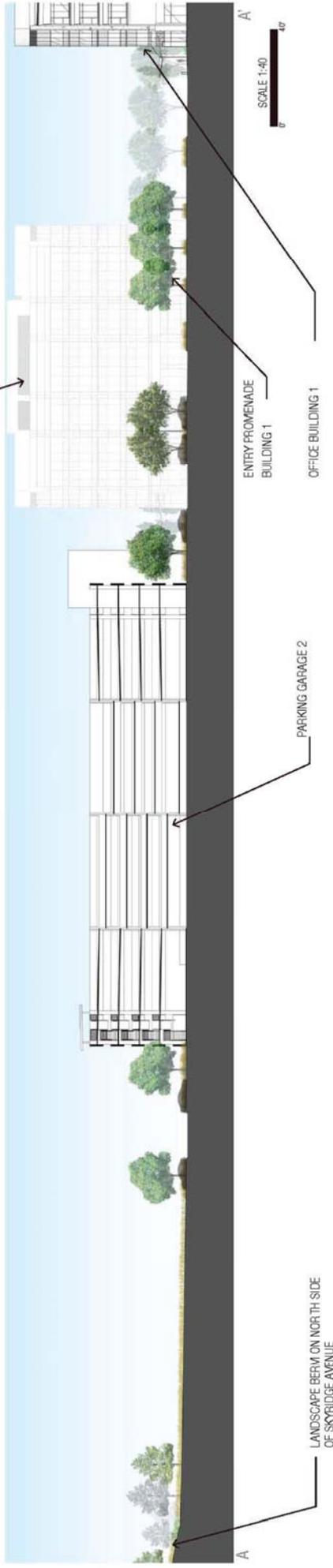


SCALE 1:30

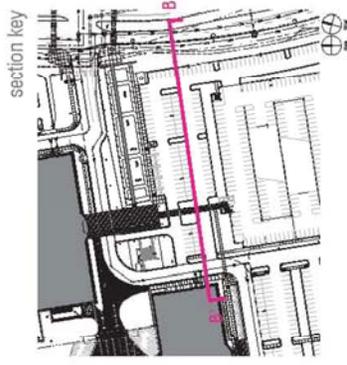


OFFICE BUILDING 2 BEYOND

Phase II  
Section-Elevation A-A' - Looking West to Parking Garage 2



# DENVER SERVICE CENTER Parking 2 Site Section



PHASE II  
Elevation B-B' - South to Parking Garage 2





**DENVER SERVICE CENTER Office 1 Visualization (Office 3 to match)**



**DENVER SERVICE CENTER Parking Garage 2 from Park Meadows**



2 March 2014  
(revised 7 March 2014)



**DENVER SERVICE CENTER Parking Garage 2 from Office 1**

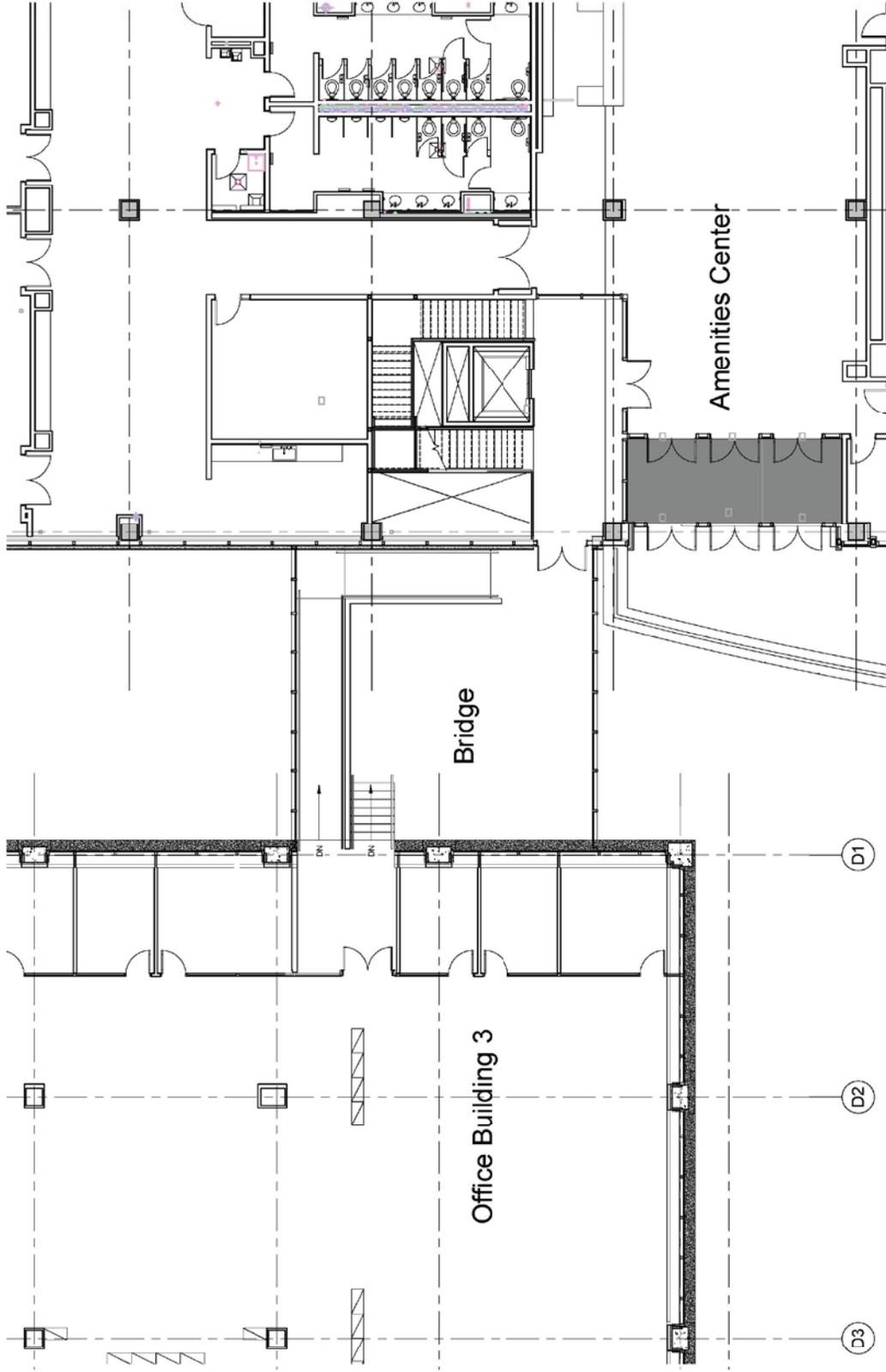


FENTRESS

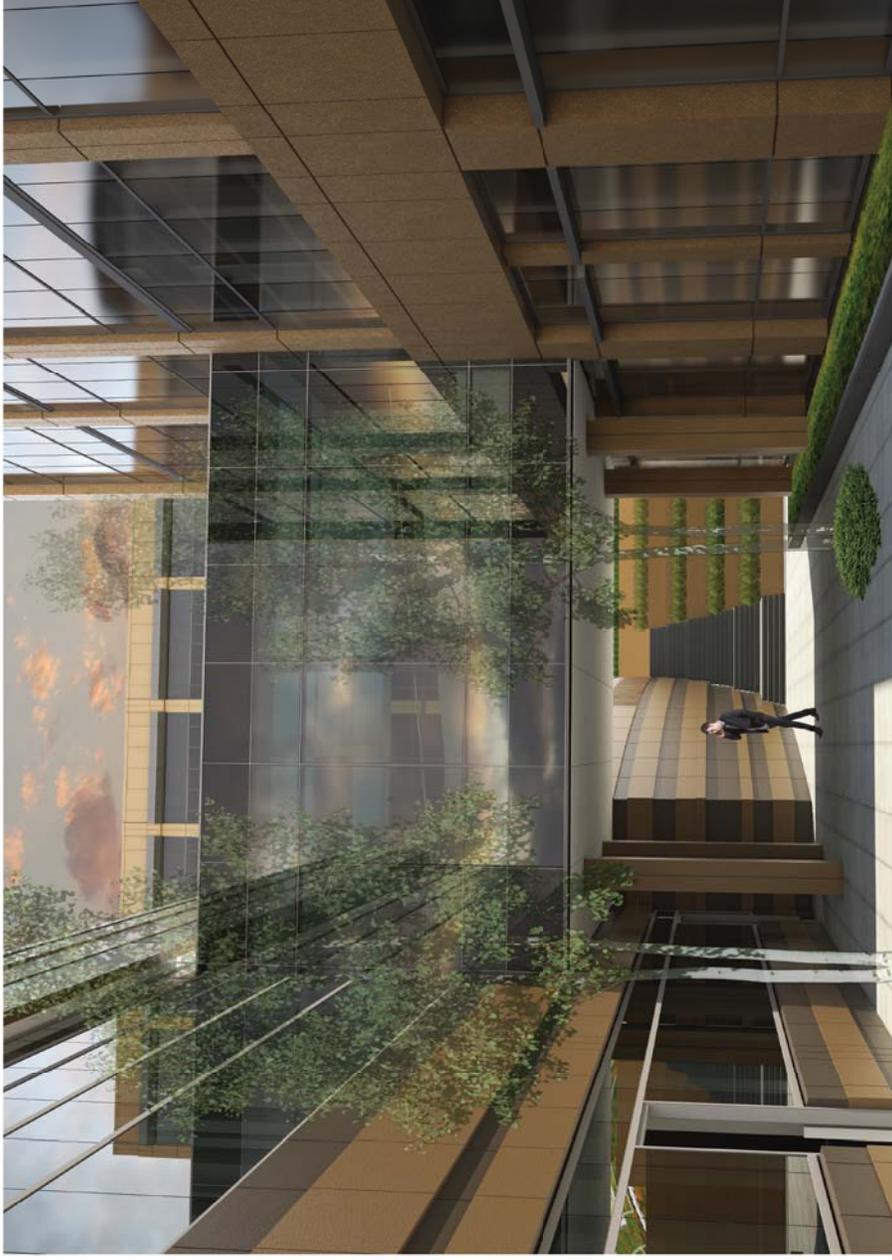
# DENVER SERVICE CENTER Parking Garage 2 Core

charles  
SCHWAB

2 March 2014  
(revised 7 March 2014)



**DENVER SERVICE CENTER Amenities / Office 3 Bridge Plan**



## Amenities / Office 3 Bridge

Approximately 30' long x 40' wide

Connects the second floor of Office 3 to the upper level of the Amenities Center

Enclosure of curtainwall to match the remainder of the campus buildings



**DENVER SERVICE CENTER | Amenities / Office 3 Bridge South**



2 March 2014  
(revised 7 March 2014)



## Guard House

Approximately 10' long x 8' wide

Located across Schwab Way from Office Building 2.

Enclosure of curtainwall and Colorado Buff Sandstone with metal panel fascia to match the Branch.



**DENVER SERVICE CENTER Guard House from South**

2 March 2014  
(revised 7 March 2014)

