



## City of Lone Tree Planning Commission Agenda Tuesday, October 13, 2015

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**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 Jennifer Drybread, [jennifer.drybread@cityoflonetree.com](mailto:jennifer.drybread@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 Jennifer Drybread, Senior Planner, at [jennifer.drybread@cityoflonetree.com](mailto:jennifer.drybread@cityoflonetree.com), or 303-708-1818.

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

1. Administrative Matters
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### 6:30 p.m. Regular Meeting Agenda

1. Opening of Meeting / Roll Call
2. Conflict of Interest Inquiry
3. Public Comment (For Items NOT appearing on the agenda)
4. Minutes of the September 22, 2015 Planning Commission meeting
5. RidgeGate Filing No. 18, Lot 4A, Site Improvement Plan (Sierra Grill Restaurant) Project SP15-72R. *This project is located at RidgeGate Parkway and Cabela Drive in the RidgeGate Commons commercial area.*
6. RidgeGate Section 22, Filing 1(Also known as Tract GG or The Retreat at RidgeGate) Project SB15-57R. *This project is generally located in RidgeGate, at the southern end of Cabela Drive.*
7. Adjournment

**MINUTES OF THE**  
Lone Tree Planning Commission Meeting  
September 22, 2015

**Lone Tree Civic Center**

**1. Attendance**

In attendance were:

Martha Sippel, Chair  
Dave Kirchner, Vice-Chair  
Rhonda Carlson, Planning Commissioner  
Andrew Dodgen, Planning Commissioner  
Herb Steele, Planning Commissioner  
Stephen Mikolajczak, Planning Commissioner

In attendance from city staff were:

Kelly First, Community Development Director  
Jennifer Drybread, Senior Planner  
Hans Friedel, Planner II

**2. Regular Meeting Call to Order**

The meeting was called to order at 6:30 p.m. with a quorum.

**3. Conflict of Interest**

There were no stated conflicts of interest.

**4. Public Comment**

None.

**5. Minutes of the August 11, 2015 Planning Commission meeting**

Commissioner Steele moved to approve the minutes of the August 11, 2015 meeting. Commissioner Dodgen seconded, and the motion passed unanimously.

**6. Parkway, Filing 3, 1<sup>st</sup> Amendment, Block 2, Most of Lot 4, Project SP15-59, located in the Meadows Marketplace shopping center (on the Home Depot lot), at the southwest corner of Yosemite St. and Parkland Road. Application proposes an SIP for a 3,966-square foot retail/restaurant building.**

Ms. Drybread introduced the proposed, single-story, restaurant/retail building, its location, and context. She stated that the architecture was consistent with the existing shopping center. She stated that the access would be modified to include stop signs and striping (when motorists turn right from Yosemite) to protect pedestrians and put drivers

on notice that people will be crossing. The landscape plan shows fairly dense plantings. There were no concerns from referrals. She stated that staff finds the application in conformance with with the SIP requirements of the Lone Tree Zoning Code, the Subdivision Code, the Comprehensive Plan, and the City's Design Guidelines. Staff recommended approval subject to final approval from the Public Works Department.

Ms. Drybread introduced Chad August, the applicant's representative for the property. Mr. August provided an overview of the entire shopping center site. His presentation included a graphic comparing existing conditions with what is proposed, and their intention to retain as many existing trees as possible. The parking islands would be redone to accommodate the new drive isle. The building would be finished in EIFS.

Commissioner Dodgen noticed that the corners of the existing retail center buildings protrude, with recessed signs, whereas on this proposal the corners are recessed, and the signs are more prominent.

Mr. August stated that they were trying to coordinate the design of this building to the most recent addition to the center, Roadrunner Sports; mimicking that building's architecture. Commissioner Dodgen reiterated that he preferred the architecture with more prominent corners as opposed to the proposal.

Commissioner Dodgen also expressed concern with the traffic circulation in the parking lot. He stated that he had difficulties with the location of the building due to cars speeding around the corner as they enter the retail center from Yosemite Street. He felt that the proposed stop signs, though a positive, would create a potential for fender-benders.

He asked if they had considered locating the building south of Party City instead of at this site. Mr. August stated that they did consider other locations within the center, but it was the client's intent to site the building in a visible location, where parking is currently underutilized.

Vice Chair Kirchner echoed Commissioner Dodgen's concerns about traffic flow. He hoped that the stop signs would mitigate some of the pedestrian safety issues, with the building being sited so close to the entrance to the center. Mr. August responded that the proposed condition would tighten the turn radius at the main entrance, effectively calming traffic flow.

Commissioner Kirchner worried about the practicality of locating the trash enclosure 25 yards from the main building, and felt it should be closer. Mr. August stated that the intent was to maximize parking closer to the building. Commissioner Kirchner felt it seemed excessively far from where the building was located.

Vice Chair Kirchner asked whether the total number of parking spaces was adequate, Ms. Drybread stated that they were. Vice Chair Kirchner stated that he differed from Commissioner Dodgen's opinion about the building design in that he likes the proposed architecture.

Commissioner Steele stated that though he liked the architecture, and understands the location of the building from a visibility standpoint, he wrestled with the siting of the building. He inquired about the ownership of the center – whether Home Depot was an

owner or a tenant. Mr. August responded that the center was under common ownership; therefore, reciprocal parking easements would not be required.

Commissioner Steele asked if it would be a restaurant or retail use. Mr. August responded that specific tenants have not been selected yet. Grease traps would be included in both spaces to accommodate small restaurants.

Commissioner Steele inquired about loading and docking. Mr. August added that the site would be front-loaded, with rear doors for exits, consistent with the other buildings in the center.

Commissioner Steele asked if there was a difference between required restaurant parking and retail uses. Ms. First responded that the Zoning Code scheduled restaurant parking at one space per every 100 square feet and retail at one space for every 250 square feet; and that the proposal was parked for restaurant.

Ms. Drybread stated that 55 spaces would be required for the restaurant use, but that it would take into account shared parking within the shopping center. There would be 17 spaces provided adjacent to the restaurant.

Commissioner Steele stated that drivers tend to stall when they enter the center from Yosemite Street because they are not sure where they are going or what the signalization is. He expressed concern that the intersection was already too complicated, and that the added stop signs would further confuse circulation. Mr. August stated that the two new stop signs were added over concerns about pedestrian safety. Commissioner Steele expressed concern that additional stop signs would exacerbate stacking and traffic flow problems.

Commissioner Steele said he supported outdoor seating and asked where the patios were located. He inquired as to what the barrier was at the patio, and Mr. August responded that it had a metal railing. He stated that Verizon and Party City had more self-contained parking. He stated that if Mr. August could ameliorate any of his anxiety about traffic circulation, he was open to his comments. Mr. August responded that additional, longer striping at the entrance from Yosemite Street could possibly improve the traffic safety of the site.

Commissioner Steele theorized that moving the westernmost proposed stop sign one curb island over to the east would create a common stopping point at the cross-access drive aisle closest to the building. This would increase the visibility of the stop signs for the pedestrians and for cars and simplify traffic flow at the parking lot intersection nearest the proposed building.

Commissioner Dodgen inquired where the pedestrians would actually cross. Ms. Drybread stated that the pedestrians would cross where the stripes were indicated. Mr. August suggested tightening up the crosswalk striping, focusing pedestrian flow.

Vice Chair Kirchner suggested making the crossing point a four-way stop at the intersecting drive isle to the building, protecting pedestrians and focusing pedestrian traffic.

Commissioner Carlson inquired what the rationale was for placing the stop sign at the end of the retaining wall, parking lot island. She inquired if they were trying to create a pedestrian connection to the portion of the shopping center that was located below the retaining wall – Bed Bath and Beyond and Lucas Liquors. Mr. August responded that there were stairs traversing the retaining wall; but that no additional connections were being considered.

There was a consensus among the Commissioners that the cross-isle should have a four-way stop.

Commissioner Carlson inquired about shading for both patios. Mr. August responded that they would leave the provision of shading to tenants – to be accommodated with outdoor furniture canopies, etc.

Commissioner Mikolajczak inquired if it was predetermined to be a restaurant. Mr. Hunsinger of MAH Architectural Group responded that it was designed to support restaurant uses; however, there were no signed leases.

Commissioner Mikolajczak also wished that the building could face south to relate better with Party City and Verizon, and wished that the red could be bolder on the building striping. He did however recognize that building orientations typically relate to their parking. He said he was initially concerned about the parking but is no longer concerned. He wished that the trash enclosure would be closer, but felt that you can't move it over due to drainage.

Commissioner Mikolajczak wanted a pedestrian refuge. He does not like retail centers that have stop signs, crosswalks, and clutter everywhere, because too much causes people to disregard the signs. He supported the other Commissioner's idea of focusing the pedestrian crossing on one area. He noted that tightening up the stop signs would declutter circulation, causing motorists to pay more attention to pedestrian and vehicular safety.

Commissioner Mikolajczak inquired why the sidewalk along Yosemite west of the center entrance did not continue adjacent from the proposed building. The applicant responded that the intersection had been redesigned several years ago, before this retail building was planned. He pointed out the new pedestrian connection into the site along Yosemite Street.

Chair Sippel supported the four-way stop sign. She stated that she has observed people doing all sorts of things, stopping, turning the other way, and almost crashing in this area. She felt that it was dangerous for pedestrians, and would like to see something in addition to the stop signs and striping to protect pedestrians.

She also inquired about whether the existing landscaping would be replaced. Mr. August stated that the intent was to keep as much of the original as possible. She wanted the red bark mulch changed to a natural color as the red fades to pink over time.

Vice Chair Kirchner made a motion to recommend approval of SIP SP15-59 subject to approval by the Public Works Department and conditioned upon modifying the plans to create a four-way stop intersection with shortened crosswalk, and improving the striping of the lanes at the center entrance. Commissioner Mikolajczak inquired whether these

conditions were acceptable to the applicant. Mr. Hunsinger of MAH Architectural Group replied that he would have to check with property management, but the owner would probably not have a problem with the conditions. Ms. First stated that design changes would be made in consultation with the Public Works Department to meet traffic standards. The motion was modified by Vice Chair Kirchner so that the striping changes at the entrance are a recommendation, rather than a condition of approval. Commissioner Steele seconded, and the motion passed unanimously.

## **7. Adjournment**

There being no further business, Commissioner Dodgen moved to adjourn, and Chair Sippel seconded, and the meeting was adjourned at 7:30 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  
Hans Friedel, Planner II

**DATE:** October 4, 2015

**FOR:** October 13, 2015 Planning Commission Meeting

**SUBJECT:** RidgeGate Filing No. 18, Lot 4A  
Site Improvement Plan (Sierra Grill)  
Project SP15-72R

#### Owner

William and Mark Brinkerhoff  
Brinkerhoff Hospitality, Inc.  
8001 South Interport Boulevard  
Suite 260  
Englewood, CO 80112

#### Representative

Kevin Stephenson and Chris Davis  
BOSS.architecture, LLC  
2546 15th Street  
Denver, CO 80211

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**Planning Commission Meeting Date:** October 13, 2015  
**City Council Meeting Date:** November 3, 2015

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#### A. REQUEST:

Approval of a Site Improvement Plan (SIP) to construct a single-story, 8,445 square-foot, restaurant with a courtyard and exterior deck, on a 1.923 acre parcel in RidgeGate.

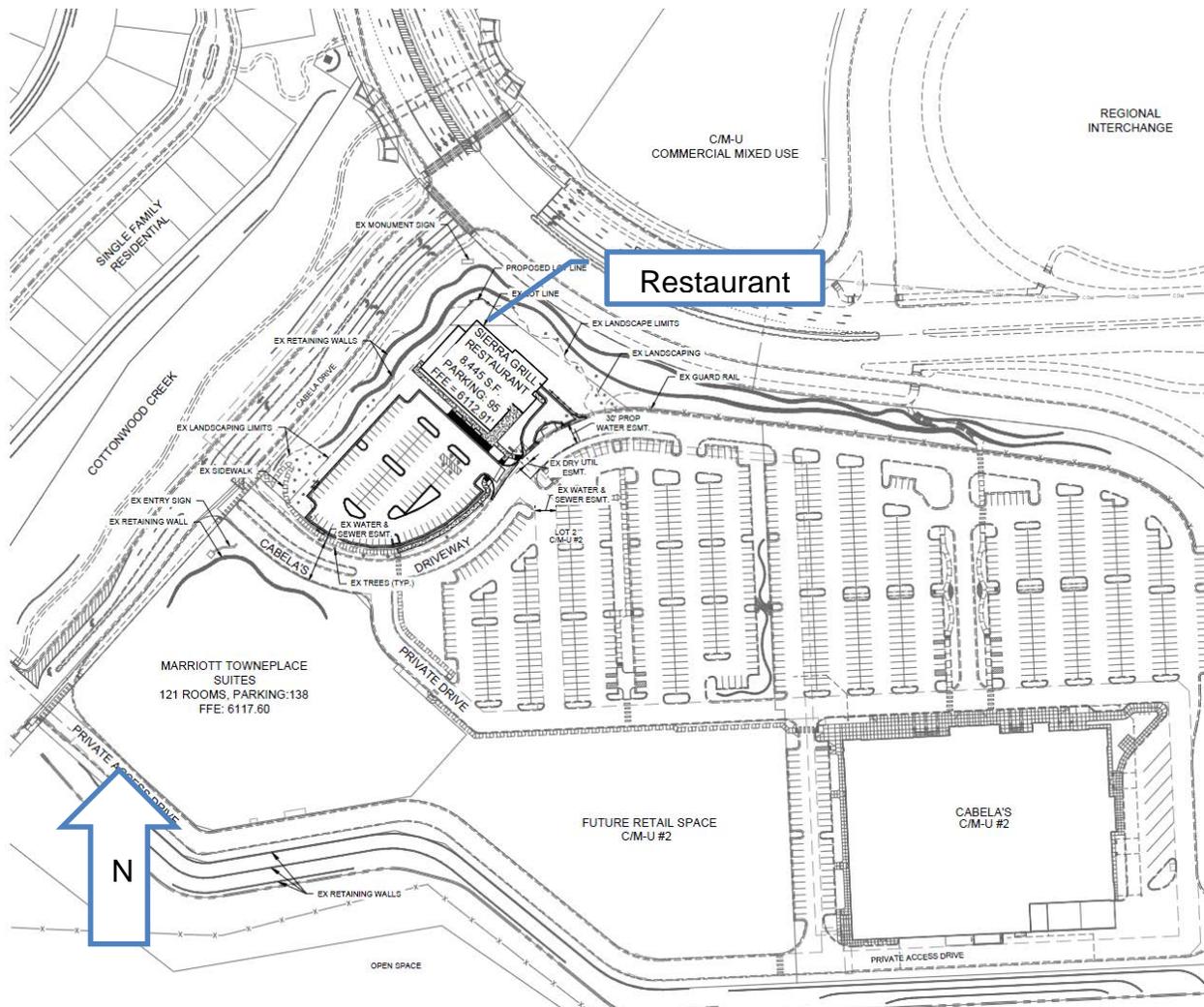
#### B. LOCATION:

The site is located in a master-planned commercial area called RidgeGate Commons generally west of Cabela's being west of I-25 and south of RidgeGate Parkway in the RidgeGate Planned Development.

### Area Zoning and Land Uses

Direction	Zoning	Land Use
North	RidgeGate PD	Commercial mixed-use planning area, undeveloped
South	RidgeGate PD	Future Marriott TownePlace Suites hotel, future retail space
East	RidgeGate PD	Existing parking for Cabela's and future commercial uses
West	RidgeGate PD	Detached single family residential (Montecito)

Exhibit 1: Vicinity Map



**C. SITE CHARACTERISTICS:**

The site is at the northernmost lot of the RidgeGate Commons master planned development. It is elevated and above a series of existing retaining walls at the southeast corner of RidgeGate Parkway and Cabela Drive. The property has been overlotted graded, and it has been revegetated with prairie grass. Elevation contours range from approximately 6,100 feet to 6,110 feet above sea level, with the site generally higher along the northeastern portion and sloping down towards the southwest perimeter.

**D. SERVICE PROVIDERS:**

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

**E. BACKGROUND:**

The site was envisioned as a future restaurant use site on the approved site plan for Cabela's (project number SP12-18R). This project has been reviewed and approved by the RidgeGate Design Review Committee (DRC). It underwent architectural, site plan, and landscaping enhancements throughout the DRC process. The DRC meeting minutes are attached. Proposed architectural features for the restaurant's roof required a stand-alone structural buttress foundation that will be separated from the building. The buttress will extend into a portion of Tract A at the northwest corner of the site, owned and maintained by the Rampart Range Metropolitan District. Therefore, an administrative lot line adjustment is being processed concurrently with this SIP to increase the size of Lot 4A by 0.165 acres to accommodate the structure entirely on private property. Rampart Range is the applicant for the lot line adjustment application.

**F. DESCRIPTION:**

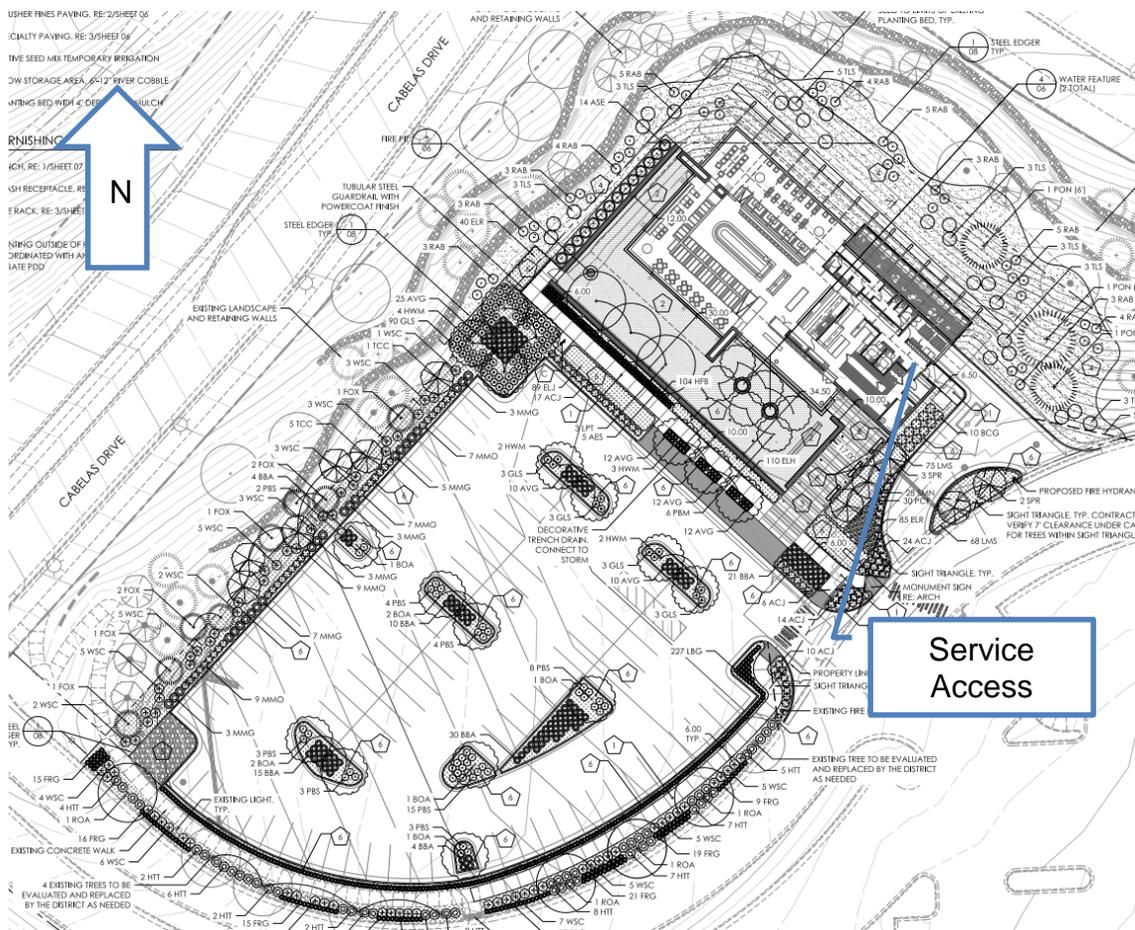
**Zoning.** The site is zoned Planned Development (PD) under the RidgeGate Planned Development 4<sup>th</sup> Amendment. The proposed use is in conformance with zoning, as it is located within Planning Areas C/M-U #2, which lists "eating place" as a permitted use.

**Access.** Access will be provided via Cabela Drive and private internal drives within RidgeGate Commons. Adequate circulation is provided around the building and parking area. Vehicular access is provided by a driveway immediately southeast of the restaurant near the entrance. Pedestrian access is via a detached sidewalk extension to the existing sidewalk running along Cabela Drive to the south and a crossing connecting to the future retail lot to the east. An existing crosswalk to the south of the site links the site to the future retail area and Cabela's, and a proposed crosswalk immediately southeast of the building, near the entrance, crosses the restaurant driveway and connects to the future retail parking lot. The site features a bicycle rack near the southwest corner of the building.

**Parking.** The amount of parking proposed is compliant with the City's minimum requirements for a restaurant use.

**Site Design.** The building is positioned at the northeast portion of the site, with a walled patio on the southwest side facing the parking lot, and a deck overlooking northeast, generally towards Centennial airport. A snow storage area is located opposite the restaurant on the southwest corner of the property. The service delivery drive and service entrance are on the building's southeast elevation – opposite the residences to the west. The dumpster is internal to the building and therefore screened from view from the outside.

### Exhibit 2: Site Plan



**Building Design.** The building design is in conformance with the overall intent of the Lone Tree Design Guidelines which call for high quality and enduring architecture. Furthermore, the guidelines with respect to corner sites, state that they can “serve as gateways or focal points and should be used to their greatest advantage (p. 21).” The architecture is intended to be dramatic and timeless. The building itself features a prominent, A-frame-like, peaked roof clad in corrugated, perforated COR-TEN – a weathered, corrosion resistant, steel that develops a rust-like patina over time. The architecture is composed of materials including natural limestone, cementitious stucco,

cedar wood siding, glazing, COR-TEN, and exposed steel primed and painted. Three-hundred and sixty degree architectural treatment has been applied to the building design. The variety of materials combined with the proposed variations in building forms and colors, will help break up the mass of the building against the bluffs and provide visual interest. The building features a large, enclosed outdoor patio and a deck.

### **Exhibit 3: Photo Simulation Looking South and Northeast Elevation**



**Landscaping.** The applicant has provided a variety of trees and shrubs to help screen the parking and enhance the building and site design. There is a mix of evergreen and deciduous landscape trees and shrubs for seasonal variety. The landscaping is in conformance with the City of Lone Tree Landscaping and Irrigation Requirements from the Zoning Code. The existing retaining walls will remain.

**Lighting.** The location of parking lot lighting and associated specifications are included on the SIP. Lighting is compliant with City requirements. The exterior parking lot light fixtures are cowed LEDs and the site will feature lighted bollards along the pedestrian sidewalk.

**G. REFERRALS:**

Staff received referral comments of a technical nature from Douglas County, Southgate Water and Sanitation Districts, and the City's Public Works Department. Rampart Range Metro District offered its support of the project. Comments from the Lone Tree Public Works Department will be addressed prior to final approval, as is standard practice and tracked with a condition of SIP approval.

The Montecito HOA referral response sought commitments that all exterior lights be cowed, that signage would not be large and distracting, that the area be regularly policed for trash, and that dumpsters are regularly cleaned. Their letter also requested a prohibition on bands or other loud music playing in the exterior area due to its proximity to residences. Finally, they inquired about appropriate storm water restrictions being in place, particularly regarding the parking lots to prevent environmental impact from the run-off. These referral comments were forwarded to the applicant. The referral responses are attached.

The RidgeGate Design Review Committee (DRC) reviewed the project and have approved the plans. The DRC minutes are attached.

**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, and the RidgeGate Office District Subarea Plan.

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

1. Final approval of the Site Improvement Plan is subject to City of Lone Tree Public Works approval.
2. Prior to final SIP approval, the related lot line adjustment (SB15-75R) shall be approved by City staff and recorded.

**I. ATTACHMENTS:**

1. Development Application
2. Letter of Authorization
3. Narrative
4. Statement of Design Intent
5. Referral Comments Including Applicant Responses
6. SIP
7. Renderings

END

**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: Sierra Grill SIP

PROJECT FILE # SP15-72R

REQUEST: Approval of a site a site improvement plan for a new restaurant

**SITE LOCATION:** Ridgegate Parkway / Cabela Drive

(Nearest Intersections)

**OWNER:**

Name: Sierra Holdings, LLC

Address: 8001 S. Interport Blvd., Suite 260  
Englewood, CO 80112

Phone: 310-804-7515

FAX:

DATE SUBMITTED: 8/21/2015

FEES: \$3,200

(Engineering fees are not included)

**AUTHORIZED REPRESENTATIVE:**

Name: Kevin Stephenson & Chris Davis

Fax: 303-377-6326

Address: 2546 15th Street, Denver CO 80211

Email: kevin@BOSSarch.com & chris@BOSSarch.com

Phone: 303-377-6322

Business/Project Name: Sierra Grill Restaurant

**LEGAL DESCRIPTION (site address):** 10674 Cabela Drive, Lone Tree, CO 80124 (Lot 4, Section 15, Filing no. 18)

**PROJECT INFORMATION:**

Subdivision Name: <u>Ridgegate</u>	Filing #: <u>18</u>	Lot # (if 4-A appropriate):	Block #:
Planning Area # (if PD) <u>C/M-U no.2</u>			
PRESENT ZONING: <u>Commercial Mixed-Use</u>	(When rezoning) – PROPOSED ZONING		
GROSS ACREAGE: <u>1.758 acres</u>	# of units (residential)	<u>n/a</u>	
	Unit type:		
FIRE DISTRICT: <u>South Metro Fire Rescue District</u>	METRO DIST:	<u>Rampart Range Metro Dist.</u>	
WATER: <u>Southgate Water District</u>	ELEC:	<u>Xcel Energy</u>	
SEWER: <u>Southgate Sanitation District</u>	GAS:	<u>Xcel Energy</u>	

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: Mark Brinkerhoff

Date: 8/19/15

APPLICANT'S NAME (PRINTED): Mark Brinkerhoff

Letter of Authorization  
SIP#SP15-72R  
Sierra Grill  
10.13.15

# Letter of Authorization

Regarding Development Applications for Land Use Entitlements

City of Lone Tree  
9220 Kimmer Drive #100  
Lone Tree, CO 80124

RE: Property Address: 10674 Cabela Drive, Lone Tree, CO 80124

Assessor's Parcel Number (SPN): 2231-154-10-004

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Kevin Stephenson & Chris Davis  
of BOSS.architecture, LLC to act as an agent on my/our behalf for the purpose of  
creating, filing and/or managing an application for Site Improvement Plan  
\_\_\_\_\_ (type of development or permit application).

The undersigned hereby certifies to being the fee owner(s) or legally authorized representative of the fee owner(s) of the real property described above.

Mark Brinkerhoff  
(Print Name of Owner)

Mark Brinkerhoff  
(Signature of Owner or Authorized Representative)

State of Colorado  
County of ADAMS

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of August, 2015  
by Mark Brinkerhoff.

Sami Stornelli  
(Notary's official signature)

4/17/2018  
(Commission expiration date)

NOTARY SEAL

**SAMI STORNELLI**  
**NOTARY PUBLIC**  
**STATE OF COLORADO**  
**NOTARY ID # 20144018473**  
**MY COMMISSION EXPIRES APRIL 17, 2018**

Project Narrative  
SIP#SP15-72R  
Sierra Grill  
10.13.15

# SIERRA GRILL RESTAURANT

## SIP Narrative

The applicant shall provide a written narrative describing their project.  
Please use the following outline (Sec. 16-27-60) as a guide when formulating your response:

### 1. General information.

- a. Provide the name and address of the landowner, the developer or representative, and the person preparing the site plan, if different than the owner.

Landowner : William and Mark Brinkerhoff  
BRINKERHOFF HOSPITALITY, INC.  
8001 South Interport Boulevard, suite 260  
Englewood, CO 80112

Representative, architect,  
(and entity preparing SIP submittal) : Kevin Stephenson and Chris Davis  
BOSS.architecture, LLC  
2546 15<sup>th</sup> Street  
Denver, CO 80211

- b. Provide the following :

subdivision name Ridgegate  
filing number 18  
planning area number C/M-U no. 2  
lot and block number Lot 4A, Section 15, Filing no. 18  
street address 10674 Cabela Drive, Lone Tree, CO 80124  
name of project Sierra Grill Restaurant

- c. Indicate zoning of the site, zoning of adjacent land, and current uses of adjacent land. Commercial Mixed - Use  
Commercial Mixed - Use  
Cabela's (Retail) and Marriott Townplace Suites (Hotel)

### 2. Development impacts.

Describe overall impacts of the proposed development on adjacent lands, and methods for mitigating those impacts.

In addition to this project having an overall positive impact, and becoming a great amenity to its adjacent properties, projects, and neighbors, the development of this site also comes with a few challenges :

- . A large portion of the site will be developed as a parking lot, (for the required parking component). However, the extensive and well-composed landscape design will help to screen both views from the adjacent residences to the parking lot, as well as veil headlights from cars parked within the lot.
- . Additionally, (to blur the edges and boundaries of this site), several trees and plants will be added to the surrounding RRMD property, (with the District's approval).
- . A modest, simple, and sensitive lighting scheme has been proposed, so as to minimize the visual impact to the adjacent residential properties, including low-level lighting along the pedestrian pathway between Sierra Grill's property, and the new adjacent Marriott hotel.

3. Compliance with Intent and Approval Standards.  
Describe how the development complies with the Intent (Section 16-27-10), and Approval Standards (Subsection 16-27-90(a)) of this Article.

Great effort has been taken to understand, implement, and exceed the expectations articulated in Section 16-27-10, specific to creating a project type (and executing a high level of design) that enhances the quality of life, and sustainably fosters a strong economy and healthy community. (Please see the Statement of Design Intent below).

The project has been successful in receiving SD and DD approval from the Ridgeway Design Review Committee (DRC).

The project team is excited and optimistic to move forward with the SIP, Planning Commission, City Council, and Building Department review processes.

4. Development phasing.  
Describe the proposed development schedule, and phases of development for all proposed construction.

The project is currently in the process of SIP review. Upon receiving and addressing any staff comments, and the 21 day referral period, we will proceed with both the Planning Commission and City Council hearings for their respective considerations and approval.

Design production will be underway simultaneously, so that upon receipt of approval from the City Council the project team (Owners, Architects, and Contractors) will be ready to submit to the Building Department, for a building permit. Upon receipt of a building permit, our GC is estimating a construction duration of 10 months, (in one (1) single phase).

5. Other project data.

- a. Total number of employees on maximum shift when known (for parking purposes).

27

- b. Square footage of building.

8,445 SF	(building)
4,100 SF	(courtyard)
690 SF	(exterior deck)

- c. Lot area.

1.758 acres

- d. Anticipated opening date.

September 2016

6. Sustainability.

Highlight ways in which the project furthers the City's environmental goals regarding sustainability. This may include a general description of the project location relative to other uses, public transit, and trails; ease of travel to key destinations on foot or bicycle; water conservation and water quality measures; site layout; green building practices; or operational aspects of the use such as waste reduction, recycling or commuter trip reduction programs.

Sierra Grill Restaurant will be implementing the following practices regarding sustainability :

- . The exterior palate is composed almost entirely of natural materials, (resulting in a low maintenance, sustainable building).
- . Natural daylight is being captured and utilized to minimize interior lighting loads, and improve upon the quality of interior space, (for the well being of staff and guests).
- . Solar shading elements and deep roof overhangs will temper the unwanted solar gain.
- . Low water consumption trees and plants are being planted throughout the site.
- . RTI fry oil recycling lines and tanks are being installed on kitchen appliances, (resulting in a cleaner and more efficient oil recycling program).
- . Energy efficient LED lighting is being specified for the project.
- . Commercial grade energy smart machines and appliances will be used, where possible.
- . Dual flush toilets will be specified for the public and staff restrooms.
- . Recycling and composting will be implemented.
- . Recyclable materials will be used throughout the kitchen and bar, (such as floor mats).
- . The menu and beverage program will have a strong local and organic focus.

7. Variances if applicable.

For those SIPs for which a variance from the standards in this Chapter, the Design Guidelines or Sub-Area Plans is requested, the narrative shall also explain the need for the variance. (Public notice may be required, see Section 16-26-60).

No variances are being requested, however, there is a lot line adjustment currently in process for the property line between lot 4A and the adjacent Rampart Range Metro District property, (whereas, RRMD is conveying a portion of their property to lot 4A).

Additionally, we are requesting approval of building signage at the entry canopy, where said signage is proposed to project above the entry canopy edge. (The expressed purpose for this specific signage location is to identify and celebrate the building's main entry).

## City of Lone Tree Design Guidelines

### Statement of Design Intent

Using this form, or a separate page, please describe how the project meets the intent of the City of Lone Tree Design Guidelines, including the City's Core Design Principles. (If the project is located within a Planned Development that is governed by additional design standards or guidelines, please address how the project satisfies the intent of those standards and guidelines as well).

Please use the outline below as a guide in formulating your response. You may also use this opportunity to describe particular strengths, unique features, sustainable practices, or innovations that distinguish the design of the project, as well as any particular opportunities or challenges that should be considered. This Statement of Design Intent is intended to encourage thoughtful consideration of design guidelines and to give project reviewers and decision makers a more thorough understanding of the project.

Sierra Grill Restaurant will showcase William and Mark Brinkerhoff's vision for an upscale (yet casual) dining concept, that features captivating and comfortable space, exceptional cuisine, fresh ingredients, and fine wine and beverages, in a way that is original and unique.

The project design is context and site specific, and of a timeless character. It incorporates elements of simplicity and sustainability through a natural use of materials, and a clean, modern - agrarian aesthetic.

It also considers the entire site holistically, capitalizing gracefully on its opportunities. Beginning with the approach onto the lot, the arrival sequence for both the vehicle and the pedestrian is dynamic. Including a unique, intelligent, and sensitive entry into (and through) the *restaurant*. The entry procession is intentionally intimate, setting the tone for the rest of the experience.

The project addresses frontage to the street, solar exposure throughout the day (and across the year), views, and privacy issues, by incorporating exterior courtyards / patios / gardens / terraces (both covered and uncovered), that establish a real connection to the site, and a strong dialogue with interior spaces throughout.

Sierra Grill is composed of a single level, and into zones, to allow for privacy and separation between public / private functions. The design encourages indoor / outdoor living and eating, and blurs the distinction between the two. Natural daylight will be manipulated and maximized to create vibrant space. The *restaurant* is efficient, composed of a smart program, with well-crafted vignettes that include warm, wonderful space everywhere.

There will be a variety of comfortable dining experiences, including an open-air outdoor eating space that notably and tangibly increase the depth of the interior *restaurant*.

The design of the kitchen is functional and efficient, for both cooking and presentation.

The wine and tequila program is featured in a unique fashion, central to dining.

Walls are cleanly and thoughtfully articulated for the display of art throughout.

Fireplaces are incorporated into the primary dining space.

Bathrooms are well designed, and will add to the overall experience.

Order is being given to the land by introducing new trees, plantings, gardens, site walls, a modest yet beautiful water feature, and a fire element .. all drawing out the depth and beauty of this property, making it a truly incredible site.

Additional key components to the success of the design include the careful *prioritization* and selection of the materials palette and interior finishes, the crafting of clean and simple space, and the relationship of the structure to its site.

We have inventively explored the use of space, and *infused it* with a magnetic energy. It connects the dots between context, community, history, geography, food, ingredient, pedestrian, architecture, and design, resulting in an unforgettable experience.

Lastly, we believe that this project whole-heartedly embodies the City of Lone Tree's Design Guidelines and embraces the City's following Core Design Principles :

- Context and Local Character :  
The architectural vernacular is very contextual and agrarian in nature, and relating, yet recessive in scale to its partnering properties, Cabela's and Marriott.
- Economic Vitality :  
This building will be built to last.  
It is a flagship project, that will hopefully set the bar for new development in the area, and continue to feed and employ many people for years to come.
- Human scale :  
The building will be warm and inviting, and of a pedestrian scale.  
It will be accessible via vehicle, and an infrastructure of bike paths and sidewalks connected to the adjacent properties.
- Design Excellence :  
The project team and Ridgeway DRC are excited about this as a project and a piece of architecture. We are hopeful that it will be an example of quality architecture for the community to appreciate.
- Safety and Security :  
The project will be accessible, well connected, and well lit to its surrounding properties, promoting comfortable and safe access for everyone.
- Sustainability :  
As referenced above, this project will be implementing sustainable practices (in the construction and daily operation), wherever possible.
- Sense of Place :  
Sierra Grill Restaurant will be a destination location, with a sense of identity (both internally and externally), and a variety of spatial experiences that will draw customers back time and again.

### **Overall Design Concept:**

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

Sierra Grill Restaurant conveys a language and identity that personifies a focused, simple, and fresh environment, (with personality), bringing into alignment the inspirational quality of the building's surroundings with this exciting new piece of architecture.

The primary goal for this project is to foster a sense of community, and create a place of gathering. This restaurant will become a destination, as well as a key component in exposing a new breadth of clientele to the Ridgeway experience.

**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.).*

**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).*

**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).*

Sierra Grill Restaurant is located on the crest of the hill at the northern edge of its lot. This dynamic position allows for the building to be visible, and to visually 'bookend' the greater site, (with Cabela's). It also creates an exciting perspective from inside the building.

Contextually, the architecture is composed of a natural palate of materials, and takes inspiration from the roof forms and exposed structure of Cabela's.

The scale of this building is intentionally low and intimate, so as to respectfully buffer the property from adjacent residences.

There are strong connections to the adjacent properties, in the form of well lit and landscaped pedestrian sidewalks.

The landscape is thoughtful and elaborate. It creates edges and entries, it blocks views to and from the parking lot, and it extends beyond the borders of the property, to blur and blend the site's edges.

Sierra Grill will hopefully fill a large void in the Ridgeway community, by providing great food and drink, in an exceptional piece of architecture, on an amazing site.



August 13, 2015

Chris Davis  
Kevin Stephenson  
Boss Architecture  
2546 15<sup>th</sup> Street  
Denver, CO 80211

**RE: RidgeGate Design Review Committee – Sierra Grill**

Dear Chris and Kevin:

The RidgeGate Commercial Design Review Committee (DRC) reviewed the Design Development submittal drawings and materials samples on August 7<sup>th</sup> for the proposed restaurant building in Filing 18. The DRC approves the project with the refinements noted in the DRC minutes and supports the project being submitted to the City of Lone Tree for review subject to consideration of the comments provided by both the DRC and city staff.

This correspondence serves as formal approval of the project by the RidgeGate Commercial Design Review Committee. Please note that approval by the DRC does not indicate or confirm in any way that your project meets all of the requirements and/or restrictions under applicable City/County regulations or recorded covenants or restrictions that may affect your property. It is your responsibility to ensure that your project complies with all such requirements and restrictions.

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

Sincerely,



Darryl Jones,  
DRC Administrator

cc: Kelly First, City of Lone Tree  
File

**RidgeGate Commercial Design Review Committee  
Brinkerhoff Hospitality/Sierra Grill – Tract O  
Pre-Submittal  
April 22, 2015**

**In attendance from the Design Review Committee:**

Marc Applebaum, Applebaum Architects  
Keith Simon, RidgeGate

**In attendance from the City of Lone Tree:**

Kelly First  
Hans Friedel

**In attendance for Brinkerhoff Hospitality:**

William Brinkerhoff, Brinkerhoff Hospitality  
Mark Brinkerhoff, Brinkerhoff Hospitality  
Chris Davis, Boss Architecture  
Kevin Stephenson, Boss Architecture

**Applicant Overview:**

William Brinkerhoff gave a background history of the Brinkerhoff Hospitality brand and the overall direction of Sierra Grill in RidgeGate. Sierra Grill is conceptualized to fill a niche dining need in the southeast Denver restaurant market.

Chris and Kevin presented the architecture and site plan concepts. The overall architecture theme is Coloradoan with modern elements that complement the Cabela's store. The initial materials palette consists of stone, glass, wood and metal. The primary material for the building is stone, with stucco on the northeast corner. Roof materials are metal corrugated steel for the pitched roof element on the north side of the building and zinc or a warm metal fascia for the flat roof elements on the south side. Wood beams to underlay the entry roof detail. The bar area is located on the north side of the building and steps down from the dining room to allow views to the north. An exterior deck extends out on the northern elevation to the north and east. The south end of the building features the dining room with glass walls and an open courtyard allowing views to the bluffs. The courtyard is delineated by a stone wall on the west and south. A reflecting pool runs along the low southern wall on the interior of the courtyard.

The building is currently situated on the north end of the site with parking on the south end. The parking count is 107 parking spaces and may exceed the City's requirements, at this time. Patron vehicle entry aligns with the existing Cabela's drive and parking lot. Landscape is conceptually planned along the south edge of the courtyard wall. There is a small break in landscaping for customer drop off. A small retaining wall is planned for the northeast corner of the building. The trash enclosure is contained within at the northeast corner of the building and accessed through a garage style door. Mechanical equipment is expected to be screened by the pitched roof.

**DRC Comments:**

**Landscape/Site Plan**

- Engage landscape architect and develop landscape plans.

- Analyze alternatives to current service area ingress/egress and second point of access to the site.
- Explore opportunities for landscape island realignment in the parking lot. Consider shifting to the south.
- Consider opportunities to landscape the southeast corner rather than using hardscape material.
- Consider opportunities for pedestrian connections between Sierra Grill, the hotel and Cabela's.
- Include site context plan.
- Develop signage concepts.
- Coordinate with land owner and Rampart Range Metro District additional landscaping along the western and eastern parking edge to screen vehicles, as well as the property line adjustment on the northwest corner.
- Provide lighting plan and lighting details in next submittal.

### **Architecture**

- The Design Review Committee is comfortable with the direction of the proposed architecture. Continue to develop further for the next submittal.

### **Required materials for Schematic Design submittal:**

1. Site and Context Plans
2. Grading Plan
3. Building Floor Plans
4. Four sided elevations
5. Building and site sections to show relationship to the residential project to the west
6. Landscape Plan
7. Lighting and Signage Plan, with photometric plan

**The meeting ended at 11:45 pm. The applicant was approved to submit in the Schematic Design phase of the Design Review process.**

**RidgeGate Commercial Design Review Committee**  
**Brinkerhoff Hospitality/Sierra Grill – Tract O**  
**Schematic Design**  
**July 8, 2015**

**In attendance from the Design Review Committee:**

Marc Applebaum, Applebaum Architects  
Al Colussy, gkk Works  
Craig Karn, Consilium Design  
Dick Marshall, Landscape architect (not in attendance but provided comments)

**In attendance from the City of Lone Tree:**

Hans Friedel

**In attendance for Brinkerhoff Hospitality:**

Chris Davis, Boss Architecture  
Kevin Stephenson, Boss Architecture  
John Connelly, Merrick  
Scott Zimmermann, Merrick

**Applicant Overview:**

The applicant provided an overview of the revised plans since the PreSubmittal meeting in April.

Revisions and refinements include:

1. Introduced signage concepts: 1 monument sign along Cabela Drive, 1 pinned sign over the entry canopy, 1 sign that is internal to the restaurant and 1 sign embedded into the buttress structure on the north along RidgeGate Pkwy.
2. Adjusted parking lot flow and spaces due to fire department requirements. The City requires 95 parking spaces and there are currently 96. Handicap parking spaces were relocated closer to the entry.
3. Parking lot island spacing was staggered per previous comments.
4. The building footprint was pushed to the west 12 feet. This allowed for additional landscaping between the building and the service drive.
5. The grading was presented and a retaining wall may be needed at the southwest corner to level out the parking lot. The wall is expected to be approximately 3-1/2 feet tall
6. Architectural materials are cementitious stucco, buff stone, steel and small amounts of wood detailing at soffits, deck and dining area. The angled roof element will be corten steel. Portions of the roof will be transparent. The buttress will be cast in place concrete.
7. Continuing to develop mechanical equipment location(s).

**DRC Comments:**

**Landscape/Site Plan**

- Be mindful of sight triangles/lines in regards to signage.
- City will require a variance for the pinned signage on the entry canopy and that signage piece will need to be submitted with the SIP.
- Consider smaller Rosetta retaining wall block material or material that will blend with the existing walls and current architecture. Provide sample of selected material at next meeting.

- Consider extending the retaining wall to help with snow storage and site drainage.
- Screen parking.
- Consider opportunities for signage at the west facing retaining wall.
- Designate and identify location for snow storage. Snow will need to be contained onsite in order to prevent erosion of hillside.
- Consider using hawthorns for screening.
- Consider alternatives to ornamental trees in the parking.
- Consider modifying the valet/drop off location. See attached sketch.
- Additional pedestrian connection between site and hotel, add lighting as well as lighting along southwest edge is encouraged.
- Coordinate the lighting and landscape plans.

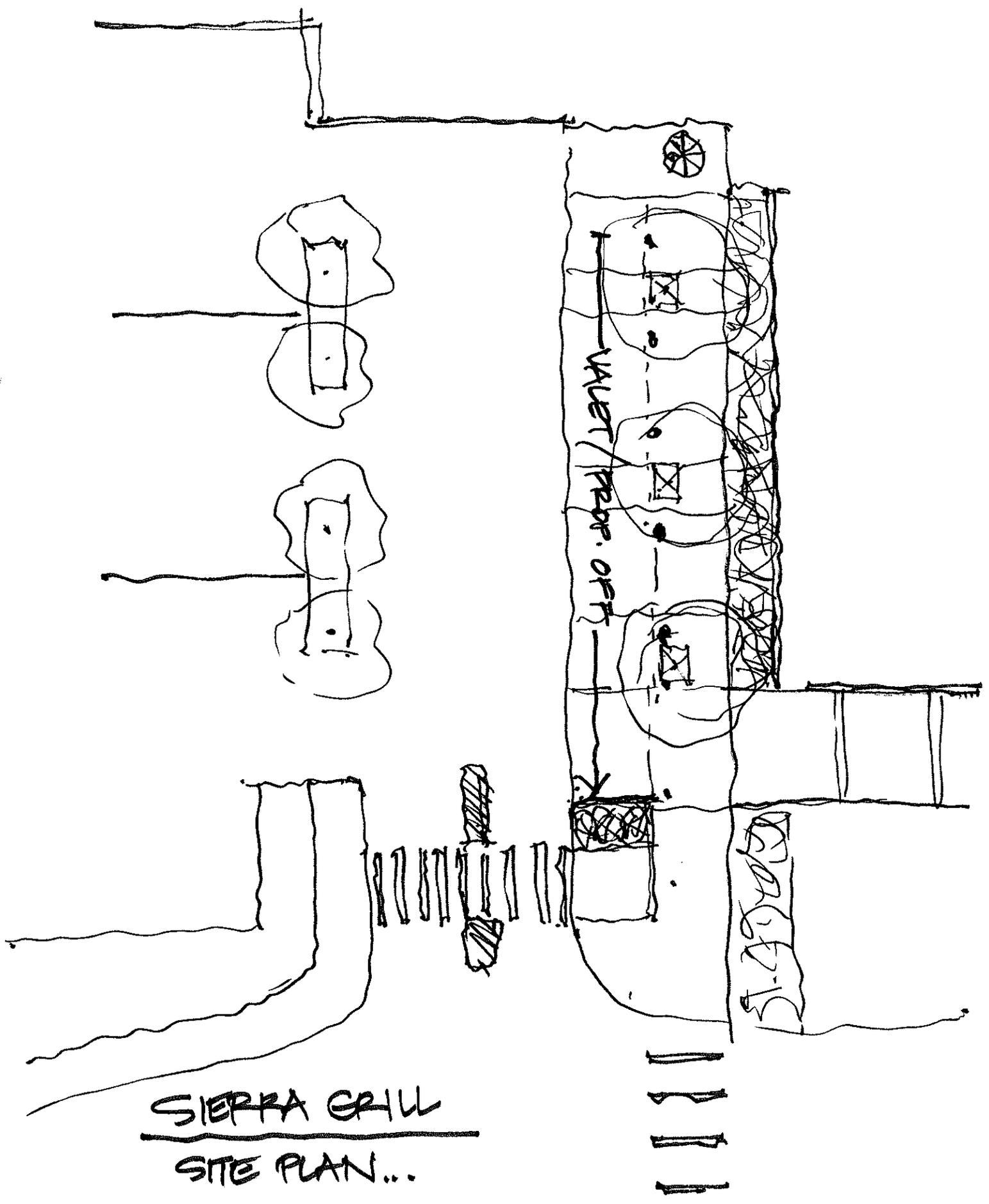
### **Architecture**

- Identify mechanical equipment locations. Screen mechanical equipment. Provide details in next submittal.
- Provide materials and color board at next submittal.

### **Required materials for Schematic Design submittal:**

1. Develop schematic design items to appropriate level:
  - a. Site and Context Plans
  - b. Grading Plan
  - c. Building Floor Plans
  - d. Four sided elevations
  - e. Building and site sections to show relationship to the residential project to the west
  - f. Landscape Plan
  - g. Lighting and Signage Plan, with photometric plan
2. Architectural details and treatments
3. Perspective rendering and/or 3D computer model and/or photo simulation
4. Building materials schedule, including sample board

**The meeting ended at 11:45 pm. The applicant was approved to submit in the Design Development phase of the Design Review process.**



SIERRA GRILL  
SITE PLAN...

**RidgeGate Commercial Design Review Committee  
Brinkerhoff Hospitality/Sierra Grill – Tract O  
Design Development  
August 7, 2015**

**In attendance from the Design Review Committee:**

Marc Applebaum, Applebaum Architects  
Al Colussy, gkk Works (not in attendance but provided comments)  
Craig Karn, Consilium Design  
Dick Marshall, Landscape architect  
Keith Simon, RidgeGate

**In attendance from the City of Lone Tree:**

Hans Friedel

**In attendance for Brinkerhoff Hospitality:**

Mark Brinkerhoff, Brinkerhoff Hospitality  
Chris Davis, Boss Architecture  
Kevin Stephenson, Boss Architecture  
John Connelly, Merrick  
Scott Zimmermann, Merrick

**Applicant Overview:**

The applicant provided an overview of the Design Development level plans and modifications made per the Schematic Design meeting in July 2015.

1. Clarified the height of the building. Total height is 35 feet without the design elements.
2. Signage remained unchanged. Discussion to occur later with the City regarding the pinned signage on the canopy entrance. Monument sign near building entrance was moved closer to the building due to changes in the property line and to clear sight lines.
3. Improved the pedestrian connection from the restaurant to the sidewalk (and hotel) by realigning the sidewalk at the driveway entry and added a ramp along south eastern property edge.
4. Applicant did not add a median at the entrance to parking lot due to limited amount of space to provide median and meet fire truck turning radius requirements.
5. Extended the valet drop off area with zero curb and extended planting area to the west. The drop off area is 10 feet wide on a 5% grade.
6. Merrick adjusted the parking lot grading and eliminated the need for retaining walls. The property line on the west was moved east 13 feet. This will still allow for landscaping to screen parking.
7. Utilities are located at the service entry.
8. Mechanical equipment locations were presented. There are vents and pipes on the rooftop and a unit that is screened by the roof element.
9. Material samples were presented:
  - a. Concrete for the buttress element to the north,
  - b. Stucco wraps the service and kitchen area (color will be a warmer tone than presented)
  - c. Natural limestone walls and chimney in a mix of tans and grays with smeared mortar

- d. Stained cedar canopy ceiling
  - e. Cortin roof with patina; solid in areas over the dining room and perforated in areas that are exposed to exterior.
  - f. Heavy timber framing material for the roof element structure
  - g. Dark bronze window mullions
  - h. Crusher fines in courtyard
10. Noted three snow storage locations in the parking lot.
  11. Presented detailed landscape plans. Added shade trees at drop off, changed parking island trees to ornamentals, and added canopy trees in the internal courtyard.
  12. Light poles to be LED cortin material. Lighting to be warmer amber color. Up-lighting under roof.

**DRC Comments:**

**Landscape/Site Plan**

- The DRC has concerns regarding the 5% grade at the valet drop off area.
- Consider modifying the curb line at the old valet drop off location.
- Use context aerial photo in presentations to the City.
- Discuss snow storage and parking requirements with the City, specifically Hans and Greg Weeks.
- Screen parking in the 2 foot overhang on east side of the parking lot with more than just native seed. Consider Colonel Forester or Arnold Sentinel. Submit new plans for that area to Darryl for review.
- Consider alternative material to yellow dogwood.
- Screen west and southwest parking areas. Consider using same planting plan as that at the northwest corner of site. Consider using larger evergreens.
- Work with Rampart Range Metro District regarding agreement to supplement planting outside the property line to the west.
- Use permanent irrigation rather than temporary on the west.
- Match paving at valet drop off.
- Confirm interior parking lot light pole bases are no more than 6 inches in height.
- Add pedestrian lighting along sidewalk. Confirm these have been added to the photometric plan.
- Include site furnishing specs, cut sheets, etc. with submittal to the City.
- Consider adding planting pots to entry to draw attention.

**Architecture**

- Paint rooftop vents and screen.
- Updated plans with final details, i.e. operable windows.
- Provide glazing sample to the City.
- Include sustainability attributes in narrative to the City.
- Provide photo simulation for building on the site at ground or eye elevation for Planning Commission.

**The meeting ended at 11:30 am. The applicant was approved to submit to the City's Site Improvement Plan process.**

Referral Comments Response Package  
SIP #SP15-72R  
Sierra Grill  
10.13.15

To: jfletcher@pcms.net; David.E.Williams@innospecinc.com  
Subject: RE: Re: SP15-72 Referral

From: Hans Friedel  
Sent: Monday, September 21, 2015 10:41 AM  
To: jfletcher@pcms.net; David.E.Williams@innospecinc.com  
Cc: Hans Friedel <Hans.Friedel@cityoflonetree.com>  
Subject: Re: SP15-72 Referral

David and James,

Thank you for your review and comments regarding the proposed Sierra Grill (SP15-72R). I will forward your response and concerns to the applicant. I have offered some clarifying information in red below. If you have further questions or comments, feel free to contact me.

From: James Fletcher [mailto:jfletcher@pcms.net]  
Sent: Thursday, September 17, 2015 9:26 AM  
To: Hans Friedel <Hans.Friedel@cityoflonetree.com>  
Subject: FW: Lone Tree Referral Request - Sierra Grill SP15-72R

Hans,

Please see the comments below from the Montecito community.

James Fletcher  
PCMS  
Community Representative  
jfletcher@pcms.net

From: David E Williams - Vice President, General Counsel [mailto:David.E.Williams@innospecinc.com]  
Sent: Wednesday, September 16, 2015 1:41 PM  
To: James Fletcher; 'Kevin Spencer'; Jeff Nodland  
Subject: RE: Lone Tree Referral Request - Sierra Grill SP15-72R  
James,

Sorry for the delayed response, but I just returned last night. I have a few comments:

- \* I appreciate the lighting concessions, and would like a commitment that all exterior overhead lights will be cowled as shown in the diagram.
- \* I don't see a good description of the proposed signage, and would like a commitment that this will not be large and distracting. Cabela's is intrusive, and every effort should be made to ensure this fits the community. The developers may want to "celebrate the building's main entry", but that celebration should not come at a cost to residents' ability to continue to celebrate the view they purchased. Many will now be forced to look out at the planned hotel, and I am certain this is well beyond what they had hoped to see when they paid their lot premiums. Signage is not reviewed as part of a site improvement plan (SIP), only the location of monument signs and the general location of signs relative to the project's architecture. Signs are

reviewed and processed through a separate permit application and will have to comply with Lone Tree's Design Guidelines and Sign Standards within the Zoning Code. Your concerns will be considered during this review. From what we have seen in the concept renderings, the proposed signage is very conservative with the building's unique architecture intended as advertising the site.

\* We should also consider noise given the proximity to existing and proposed residential space. There should be a prohibition on bands or other loud music playing in the exterior areas. The City has noise ordinances and this operation will have to comply with those. Further restrictions may be possible during the SIP process.

\* I would also like a commitment that they will agree to regularly police the area for trash and ensure dumpsters are regularly cleaned. The City requires all improvements on a property shall be maintained in a state of good repair consistent with the approved SIP and free of litter and debris. The City employs a Zoning Enforcement Coordinator who regularly patrols commercial locations within the City.

\* I presume there will be appropriate stormwater restrictions in place, particularly regarding the parking lots to prevent environmental impact from the run-off. Can this be confirmed? All Site Improvement Plans are reviewed by the Public Works Department. They, among other things, review for the impact of drainage and stormwater management so that sites don't negatively impact neighboring sites. All SIPs, when approved, are subject to final approval by Public Works. If you have specific concerns, or for a more detailed response, feel free to contact the City Engineer, Greg Weeks. His email is Gweeks@ttgcorp.com. I will include a copy of their referral response to the project for your records.

Best regards,

David E. Williams  
Vice President, General Counsel & Chief Compliance Officer  
Innospec Inc.  
8310 South Valley Highway, Suite 350  
Englewood, CO 80112  
Phone: (303) 792-5554  
Fax: (303) 792-5668

1.) All exterior lights are intended to be cowed, full-cut off fixtures. Fixtures will be selected and aim with the goal of preventing glare and light bleed that would effect the Montecito community.

2.) Signage will comply with Lone Tree's Design Guidelines and Sign Standards. Signage scale and illumination levels have been designed to be legible from the surrounding streets and parking lots, not the interstate like Cabela's. Signage locations have been selected with the concerns of the Montecito community in mind. No signage faces across Cabela's Drive and towards the homes.

3.) Outdoor music will comply with The City of Lone Tree noise ordinances, and in keeping with an upscale dining experience, high volume are not anticipated.

4.) Sierra Grill is intended to be an upscale restaurant, and the operator knows that the entire site needs to reflect this. To that end, the dumpster will be located in an enclosed, chilled garage area. Not only will the dumpsters not be visible to passers-by, their interior location will prevent loose trash and even smells from spoiling the site.

5.) The civil engineer on the project will ensure that this project works with the Master Drainage Study for the surrounding area. The Public Works Department will review the project's civil plans to ensure that no adverse environmental impacts will occur.

Please see information below regarding a Referral Response Request from the City of Lone Tree for your review. Please advise of any comments you would like submitted to the City before September 28, 2015. Thanks!

James Fletcher  
PCMS  
Community Representative

From: Hans Friedel  
Sent: Thursday, September 10, 2015 9:58 AM  
To: AT & T-Thomas Jakse (tjakse@clearwaterconsulting.net); AT & T-Van DeCastro; Centennial Airport - (McLain, Chris); Comcast-Scott Moore; Douglas County (Boyd, Chris); DC Assessors - Marianne Woodward; Park Meadows Metro District (bob.blodgett@cliftoncpa.com); Qwest- Charles Place (Charles.Place@qwest.com); Rampart Range Metro District- Denise Denslow (denise.denslow@cliftoncpa.com); South Metro Fire Protection District- Vikki Seela; Southeast Public Improvement District- Bob Brooks (Bob.Brooks@CliftonCPA.com); Christina Baca; Tri-County Health Department (landuse@tchd.org); U. S. Post Office - Brent Todd (brent.o.todd@usps.gov); Xcel Energy - Donna George; Matt Archer; Julius Zsako  
Cc: Kevin Stephenson; Hans Friedel  
Subject: Lone Tree Referral SP15-72R Is Ready For Review  
Attachments: SP15-72R Referral Response Form.doc

Greetings,

There is a referral for your review. Please click on the following link to review this referral:  
<http://www.cityoflonetree.com/DocumentCenter/View/6849>

Project Name:  
RidgeGate Filing No. 18, Lot 4?A (Sierra Grill)  
Project File #:  
SP15-72R  
Project Summary:  
Proposed site improvement plan (SIP) for a restaurant at RidgeGate Commons (SP15-72R)

Please forward any comments to me by October 1, 2015 via email, fax or postal mail at the addresses below. You may use the Referral Request form attached if you prefer. If you would like a hard copy of the review materials or if you would like to request additional review time, please contact me.

Thank you for your time and please feel free to contact me with any questions.

Regards,

Hans G. Friedel  
Planner II

City of Lone Tree  
9220 Kimmer Drive, Suite 100  
Lone Tree, CO 80124  
303.708.1818 ext 1271  
hans.friedel@cityoflonetree.com  
www.cityoflonetree.com



CITY OF LONE TREE  
Community Development Department

RECEIVED SEP 10 2015

# REFERRAL REQUEST

Today's date: September 8<sup>th</sup> 2015

**Project Name and File Number:** RidgeGate Filing No. 18, Lot 4-A  
(Sierra Grill)

**Project Type:** Proposed site improvement plan (SIP) for a restaurant  
at RidgeGate Commons (SB15-72R)

**Comments Due By: October 1, 2015**

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:

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See attached letter for comments regarding this proposal

Organization Name: Lone Tree Public Works/Engineering

Your name: GREGORY A. WELLS, City Eng.

Your signature: [Signature] Date: 9-14-15

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

Hans Friedel

Planner II

**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

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

September 14, 2015

City of Lone Tree  
Hans Friedel  
9220 Kimmer, Suite 100  
Lone Tree, CO 80124

Re: SB15-72R (Sierra Grill)  
RidgeGate Sec 15, Fil. 18, Lot 4-A  
Project No. 061-425

Dear Hans:

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

The SIP package submitted and reviewed consists of the following documents:

- Site Improvement Plan (18 sheets), dated 9/3/15, by Boss Architecture.
- Drainage Conformance Letter, dated 8/20/15, by Merrick & Company.

As a separate action, either concurrent with, or following SIP consideration, the following engineering documents will be required to be submitted for City Engineering review, comments and approvals. Once submitted, we will work directly with the applicant's civil engineer, on achieving final engineering approval(s) on these documents.

- Civil Construction Plans (CD's)
- Grading, Erosion and Sedimentation Control (GESC) Plans.
- Grading, Erosion and Sedimentation Control (GESC) Report.

Our comments are provided below:

## GENERAL COMMENTS

1. The Public Works/Engineering SIP Review fee for this Project, per the adopted standard review fee schedule (attached - re: SIP) is \$3,000.00. The fee (check made out to "The City of Lone Tree") should be submitted to my attention at Public Works with, or prior to, resubmittal of the documents in response to the following comments. Review and comment on the SIP, GESC Plans, GESC Report and Drainage Report are covered under this SIP review base fee. A separate additional fee (amount to be determined upon submittal) will be required for the Civil CD's review.  
*So noted. The fee will be submitted with the resubmittal of the documents in response to the comments.*
2. A Site Improvement Plan Improvements Agreement (SIPIA) will not be required for the proposed Project.  
*So noted.*
3. A Grading, Erosion and Sedimentation Control (GESC) Permit will be required for this Project. The GESC Permit may not be obtained prior to final approvals of the GESC Plans / GESC Report and at least recommendation of SIP approval by the City Planning Commission. No site work may begin prior to issuance of the GESC Permit.  
*So noted. We understand that SIP approval by the Council will be contingent upon engineering approval of all CD's, GESC Plan & Report, and Final Drainage Report, as will issuance of a GESC permit.*

4. Since this site exceeds one (1) acre of disturbed area, the developer must obtain a State Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE), in addition to the City of Lone Tree issued GESC Permit.  
*So noted. A State permit will be sought once the GESC documents have been prepared.*
5. Only those sheets within the documents for which we have specifically identified comments are listed below. Comments provided also may apply to other sheets/locations in the Project documents. The applicant's professional(s) should verify that the item(s) are addressed throughout the related Project documents consistently, as applicable.  
*So noted.*

## **SPECIFIC COMMENTS**

### **Site Improvement Plan**

#### **Sheet 3 – Site Plan:**

1. The applicant may wish to correct the following typos:
  - a. Note #3: "... Rampant..." should be "...Rampart...".
  - b. Note below Site Data Table: "...ever 100 ..." should be "... every 100...".*So noted. The typographical errors have been reflected in the revised Site Plan.*
2. There is a note "See Note 4" in the main drive aisle near the front Pedestrian Dropoff. It might be clearer what this note pertains to if the note's leader arrow were extended to point more directly to the crosswalk. Currently, the arrow appears to point to the sanitary service line.  
*So noted. The leaders have been better centered on the cross walks in the revised Site Plan.*
3. The existing storm inlet and rip-rap at the west corner of the site parking lot should be removed (not shown). Rather, the proposed Type R storm inlets, and the storm line between them, should be shown.  
*So noted. The existing Type-C and riprap have been removed from the Site Plan, showing the connection of the existing storm sewer to the proposed Type-R inlet.*

#### **Sheets 4 – 12 (Landscape Related Sheets):**

4. I do not review and respond to Landscaping related issues, other than in a broad general sense or as pertains to potential conflict between the landscaping and other engineering related issues. There does not appear to be any such conflicts. Accordingly, I have no comments on these sheets at this time.  
*So noted.*

### **Drainage Letter**

**General Comment:** The proposed Sierra Grill development's drainage appears to be in general conformance with the drainage anticipated when the overall Filing 18 development master drainage system was designed. As such, we have no objections or major drainage related concerns with the proposed development.

#### **Specific Comments:**

5. The engineer may wish to correct the following typos on Page 2 of the letter:
  - a. Basin U-1: 1<sup>st</sup> line: "...basins..." should be singular (e.g. – "basin").
  - b. Basin Z-1: 1<sup>st</sup> line: "...basins..." should be singular (e.g. – "basin").
  - c. Basin Z5-1: 1<sup>st</sup> line: "...basins..." should be singular (e.g. – "basin").
6. Design sizing and supporting calculations need to be provided for the two proposed storm inlets, and for the storm line between them. It may be appropriate to assign design points to each of these two inlets for reference in the letter report documentation.
7. Discussion and supporting information to confirm that the resulting post Sierra Grill Project drainage to the existing 5-foot Type R and existing 10-foot Type R inlets along the northern side of the Access Drive, (including flows from the Sierra Grill site), are (1) less than or equal to the original anticipated design flows to those inlets and/or (2) are within the interception capacity of those inlets.

8. Similarly, discussion and supporting information to confirm that the resulting post Sierra Grill Project drainage to Basins OS-7 and OS-9 (including flows from the Sierra Grill site), are (1) less than or equal to the original anticipated design flows to those Basin's inlets and/or (2) are within the interception capacity of those inlets. As discussed with Greg Week, PE (City Engineer) on Thursday, October 1, the specific comments 5 through 8 will be fully addressed with the Final Drainage report which will accompany the CD's. They will reflect all final drainage patterns and storm sewer connections, where by detailed analysis of offsite flows, inlet interception rates, and storm sewer flow quantities and hydraulic grade lines can be calculated, compared, and contrasted against the original Master Drainage Study for the surrounding area.

**CONCLUSION**

The concept of the proposed Sierra Grill and associated site development presented in SIP SB15-72R appears to be in general conformance with the previously presented overall development plans for the RidgeGate Commons (Cabela's et. al.) campus, and is acceptable to Engineering/Public Works. We have no objection to recommendation of SIP approval contingent upon appropriate resolution of the issues noted in the above comments and final Engineering/Public Works approval of the various engineering documents/plans.

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

Sincerely,



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

To: Dan Avery  
Subject: RE: RidgeGate Filing No. 18, Lot 4-A (Sierra Grill)

From: Dan Avery [mailto:DAvery@douglas.co.us]  
Sent: Tuesday, September 29, 2015 9:55 AM  
To: Hans Friedel <Hans.Friedel@cityoflonetree.com>  
Subject: RidgeGate Filing No. 18, Lot 4-A (Sierra Grill)

Thank you for the opportunity to respond. Below please find comments from Douglas County.

Addressing Comments:

The recorded legal description for this lot on file with the County is Ridgeway Filing 18, Lot 4 with 1.712 acres. Please correct the site plan title if this lot has not undergone replat to rename it as shown on the site plan title.

Please let me [Chris Boyd: cboyd@douglas.co.us] know when this site plan is approved by the City of Lone Tree so that the address can be disseminated to all appropriate agencies.

Engineering Comments: No Comments

Planner Comments: No Comments

Dan Avery, AICP | Principal Planner  
Douglas County Department of Community Development  
Address | 100 Third St., Castle Rock, CO 80104  
Direct | 303-814-4332 Main | 303-660-7460  
Email | davery@douglas.co.us

So noted. A land transfer application between Rampart Range Metro District (Tract A owner) and Sierra Holdings LLC (Lot 4 owner) is currently in-process with the City of Lone Tree via a Lot Line Adjustment procedure. The lot name (Lot 4-A) and total area shown (1.758 acres) are the anticipated results of said land transfer and new deeds.

To: Jeremy Hirsch  
Subject: RE: Lone Tree Referral SP15-72R Is Ready For Review

From: Jeremy Hirsch [mailto:JHirsch@douglas.co.us]  
Sent: Friday, October 02, 2015 10:25 AM  
To: Hans Friedel <Hans.Friedel@cityoflonetree.com>  
Subject: RE: Lone Tree Referral SP15-72R Is Ready For Review

Hans,

Please note the following comments and concerns:

1.) The owner name identified in the application is Sierra Grill LLC, however the current property owner is Sierra Holdings LLC.

**So noted. The owner name in the application has been changed to Sierra Holding LLC.**

Thank you,  
Jeremy

Jeremy Hirsch  
GIS Specialist II | Douglas County Assessor  
301 Wilcox Street | Castle Rock, CO 80104  
303-660-7450 ext. 4228 | 303-479-9751 Fax

From: Marian Woodward  
Sent: Thursday, September 10, 2015 10:04 AM  
To: Jeremy Hirsch; Brooke Decker  
Subject: FW: Lone Tree Referral SP15-72R Is Ready For Review

Marian A. Woodward  
Assessment Administrator  
Douglas County Assessor  
303.663.6201

From: Hans Friedel [mailto:Hans.Friedel@cityoflonetree.com]  
Sent: Thursday, September 10, 2015 9:58 AM  
To: AT & T-Thomas Jakse (tjakse@clearwaterconsulting.net); AT & T-Van DeCastro; Centennial Airport - (McLain, Chris); Comcast-Scott Moore; Chris Boyd; Marian Woodward; Park Meadows Metro District (bob.blodgett@cliftoncpa.com); Qwest- Charles Place (Charles.Place@qwest.com); Rampart Range Metro District- Denise Denslow (denise.denslow@cliftoncpa.com); South Metro Fire Protection District- Vikki Seela; Southeast Public Improvement District- Bob Brooks (Bob.Brooks@CliftonCPA.com); Christina Baca; Tri-County Health Department (landuse@tchd.org); U. S. Post Office - Brent Todd (brent.o.todd@usps.gov); Xcel Energy - Donna George; Matt Archer; Julius Zsako  
Cc: Kevin Stephenson; Hans Friedel  
Subject: Lone Tree Referral SP15-72R Is Ready For Review

Greetings,

There is a referral for your review. Please click on the following link to review this referral:  
<http://www.cityoflonetree.com/DocumentCenter/View/6849>



CITY OF LONE TREE  
Community Development Department

# REFERRAL REQUEST

Today's date: September 8<sup>th</sup> 2015

**Project Name and File Number:** RidgeGate Filing No. 18, Lot 4-A  
(Sierra Grill)

**Project Type:** Proposed site improvement plan (SIP) for a restaurant  
at RidgeGate Commons (SB15-72R)

**Comments Due By: October 1, 2015**

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:** Southgate Water & Sanitation Districts

**Your name:** Christina Baca, Engineering Manager

**Your signature:** \_\_\_\_\_

**Date:** 9/24/15

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.

Hans Friedel

Planner II

## **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  
[hans.friedel@cityoflonetree.com](mailto:hans.friedel@cityoflonetree.com)



September 24, 2015

Delivered via email: [hans.friedel@cityoflonetree.com](mailto:hans.friedel@cityoflonetree.com)

Mr. Hans Friedel  
Planner II  
Community Development Department  
City of Lone Tree  
9220 Kimmer Drive Suite 100  
Lone Tree, CO 80124

**RE: Referral for Case No. SP15-72R  
Sierra Grill Restaurant, RidgeGate Filing No. 18, Lot 4-A  
10674 Cabela Drive, Lone Tree, CO 80124  
SPN: 2231-154-10-004**

Dear Mr. Friedel,

Thank you for providing Southgate Water & Sanitation Districts (Southgate) the opportunity to comment on the subject referral, which was received on September 10, 2015. The subject property is within the boundaries of Southgate and is serviceable through Southgate; and, service connections to Southgate's water distribution and wastewater collection systems may be made only after proper application to Southgate and are subject to the following conditions. Southgate comments are as follows:

1. As applicable, water and sewer main extensions, fire hydrant, water and sewer service plans, with applicable fees, shall be submitted to Southgate for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate Water & Sanitation Districts' Rules & Regulations and Design & Construction Standards/Specifications. Information on the review process and submittal requirements can be found on Southgate's website: [www.southgatedistricts.org](http://www.southgatedistricts.org)  
**So noted.**
2. Southgate adheres to the Littleton/Englewood Wastewater Treatment Plant's (L/E WWTP) Pre-Treatment Policy and their Fats, Oils, and Grease (FOG) and Petroleum, Oil, Grease, and Sand (POGS) Programs. FOG and POGS policies can be found on L/E WWTP's website: [www.lewwtp.com](http://www.lewwtp.com). Review and implement best management practices as necessary. Grease interceptor plans, with applicable fees, shall be submitted to Southgate for review and approval prior to construction. The design and construction shall be in strict accordance with Southgate Sanitation District's Rules & Regulations and Design & Construction Standards/Specifications. Information on the review process and submittal requirements can be found on Southgate's website.  
**So noted.**

3. Contact Southgate's Engineering Staff as soon as possible to discuss the project and establish project-specific requirements.  
**So noted.**

You may contact me at [cbaca@southgatedistricts.org](mailto:cbaca@southgatedistricts.org) or (303) 713-7746 with questions.

Sincerely,



Christina Baca, PE  
Engineering Manager  
Southgate Water & Sanitation Districts

cc: David Irish, File



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

September 30, 2015

City of Lone Tree Community Development Department  
9220 Kimmer Drive, #100  
Lone Tree, CO 80124

Attn: Hans Friedel

**Re: RidgeGate Filing No. 18 Lot 4-A – Sierra Grill – Case # SP15-72R**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Department has reviewed the plans for **RidgeGate Filing No. 18 Lot 4-A – Sierra Grill**. The property owner/developer/contractor must contact the **Builder's Call Line at 1-800-628-2121** and complete the application process for any new gas or electric service. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center, at 1-800-922-1987** to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

So noted.

Donna George  
Contract Right of Way Referral Processor  
Public Service Company of Colorado

From: Denslow, Denise <Denise.Denslow@claconnect.com>  
Sent: Wednesday, September 09, 2015 3:12 PM  
To: Hans Friedel  
Subject: RE: Lone Tree Referral (SB15-75R) Is Ready For Review

RRMD supports this.

So noted.

Denise D. Denslow, Principal  
Outsourcing, CliftonLarsonAllen LLP

Direct 303-265-7910, Mobile 303-903-9760  
denise.denslow@CLAconnect.com

Main 303-779-5710, Fax 303-779-0348  
8390 E Crescent Parkway, Suite 500, Greenwood Village, CO 80111  
CLAconnect.com

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The information (including any attachments) contained in this document is confidential and is for the use only of the intended recipient. If you are not the intended recipient, you should delete this message. Any distribution, disclosure, or copying of this message, or the taking of any action based on its contents is strictly prohibited.

CliftonLarsonAllen LLP

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From: Hans Friedel [mailto:Hans.Friedel@cityoflonetree.com]  
Sent: Tuesday, September 08, 2015 4:33 PM  
To: MCregger@ttgcorp.com; Greg Weeks; Donna.L.George@xcelenergy.com; Denslow, Denise; dirish@southgatedistricts.org; criss.dickhausen@southmetro.org; AT & T-Van DeCastro; AT & T-Thomas Jakse (tjakse@clearwaterconsulting.net); Comcast-Scott Moore; Qwest- Charles Place (Charles.Place@qwest.com); South Metro Fire Protection District- Vikki Seela; Christina Baca; Xcel Energy - Donna George  
Subject: Lone Tree Referral (SB15-75R) Is Ready For Review

Lone Tree Referral (SB15-75R) Is Ready For Review

There is a referral for your review. Please click on the attachment to review this referral.

Project Name:  
RidgeGate Filing No. 18, Lot 4?A  
Project File #:  
SB15-75R



CITY OF LONE TREE  
Community Development Department

# REFERRAL REQUEST

Today's date: September 8<sup>th</sup> 2015

**Project Name and File Number:** RidgeGate Filing No. 18, Lot 4-A  
(Sierra Grill)

**Project Type:** Proposed site improvement plan (SIP) for a restaurant  
at RidgeGate Commons (SB15-72R)

**Comments Due By: October 1, 2015**

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**

So noted.

**Please note the following concerns this organization has:**

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**See attached letter for comments regarding this proposal**

Organization Name: SMER

Your name: [Signature]

Your signature: CHIP KENCHAVE Date: 10/2/15

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.

Hans Friedel

Planner II

**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