



City of Lone Tree Planning Commission Agenda Tuesday, October 27, 2015

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 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, or 303-708-1818.

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 October 13, 2015 Planning Commission meeting
5. RidgeGate Section 22, Filing 1(Also known as Tract GG or The Retreat at RidgeGate) Project SB15-57R. This project was heard on October 13, 2015 and continued by the Planning Commission to this date to provide the applicant more time to provide additional information. *This project is generally located in RidgeGate, at the southern end of Cabela Drive.*
6. Adjournment

MINUTES OF THE
Lone Tree Planning Commission Meeting
October 13, 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
John Cotten, Public Works Director
Jennifer Drybread, Senior Planner
Greg Weeks, City Engineer
Hans Friedel, Planner II

2. Opening of Meeting / Roll Call

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

3. Conflict of Interest Inquiry

There were no conflicts of interest stated.

4. Public Comment (For Items NOT appearing on the agenda)

There were no public comments related to items not on the agenda.

5. Minutes of the September 22, 2015 Planning Commission meeting

Commissioner Kirchner moved to approve the minutes, Commissioner Steele seconded, and the minutes were approved unanimously. Chair Sippel announced that meeting was being recorded for purpose of capturing complete and accurate minutes.

6. 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.

Mr. Friedel introduced the agenda item and stated staff's finding 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 that the Planning Commission recommend approval to the City Council of Site Improvement Plan SP15-72R subject to final approval by City Public Works Department and the related lot line adjustment (SB15-75R) being approved by City staff and recorded.

Darryl Jones of Coventry Development, on behalf of RidgeGate, stated that the restaurant helped fulfill the vision of RidgeGate for a mix of uses including up-scale restaurants. He stated that the site plan was well thought out. The RidgeGate Design Review Committee (DRC) has reviewed and approved the project. He was very excited about architecture; stating that it was interesting, creative, and consistent with City's Design Guidelines and RidgeGate's expectations; and that it would be a great amenity. He hoped that they would recommend approval.

The applicant – William Brinkerhoff, owner of La Loma in the Highlands neighborhood of Denver, stated that he was associated with that restaurant for 35 years. Mark Brinkerhoff is his son and partner. He recalled how the restaurant business is hard with over ninety percent failing to succeed. He told how successful restaurants are built on the three tenants of quality food, good service, and ambience. Originally, Coventry was not interested in selling the site, but after they shared their vision and learned more about RidgeGate's vision, the sale was conducted. This restaurant would be something akin to Cherry Creek Grill with a wood fire grill concept but built around food, service, and ambience and more upscale to accommodate the clientele in the area. Ingredients would all be from scratch. The purveyors would be hand-selected. Cocktails would be handcrafted and the menu would feature fine wines. It would be upscale yet accessible. They pride themselves on quality service. They were excited and pleased to be here. He said the design captured elements of agriculture and the mountains.

Kevin Stephenson, of Boss Architecture, the project architect, indicated his happiness to be part of this project and said it is the most exciting project they were currently working on. He showed images of similar architectural spaces to convey quality and character. He described the project as upscale, casual, original, and unique. He showed additional images to convey spaces and materials, both indoor and outdoor. He said that natural daylight was included throughout to create vibrant spaces including courtyard spaces for outdoor dining. Stone walls were designed to create intimacy and to help buffer the noise. He said Sierra Grill would fill a void and demand for a quality dining experience in this area.

Mr. Stephenson discussed the placement of the building on the site and prominence of the building offered by its location at the crest of the hill. The scale of the building was described as low and intimate; and provided a transition to residential scale to the west. He described the connections and pathways around the site and how lighting provided for safety. He discussed the landscape concept as thoughtful and elaborate, with a native feel around the edges, blended with the existing landscape treatment. Interior areas incorporated olfactory and sensory plant materials. Mr. Stephenson said they were intentionally blocking views of the parking area with landscaping. He described the organization of the internal spaces of the restaurant. He discussed the service area and circulation. He then reviewed photo simulations from various vantage points in some detail. He emphasized that there was 360-degree architecture. All service functions were located interior to the building.

Mr. Stephenson discussed the materials proposed including limestone and timber for an old world feel; cementitious/natural stucco for a marbled character; Core-ten weathering, corrugated steel - perforated in some areas, for the roof; stained cedar for soffits (more visible from interior); pre-finished metal flashing in dark bronze; and some exposed concrete for a refined way of expressing wood texture into a concrete mold. Mechanical screening will also be done in the Core-ten material, which is matte finish. A natural, timeless palette that is easy to maintain is proposed.

Commissioner Dodgen thanked the applicant for choosing Lone Tree. He asked if pedestrian signs would be necessary for connection to the hotel. Mr. Friedel responded that it had not been discussed as part of the process, although signs could be added if it was a concern. Commissioner Dodgen asked about sufficiency of parking for patrons and employees. Mr. Friedel indicated that parking met the City's minimum off-street parking standards and described the required ratios. Mr. Stephenson added that they believed it was adequate and met Cabela's requirement that projects in the area all self-park, although some people would likely park across the drive. Commissioner Dodgen's main concern was regarding overflow parking and the ability to cross safely as a pedestrian. Mr. Stephenson said various iterations took place during the DRC process relative to reducing conflicts between the service area and pedestrians, so the circulation issue had been thought out.

Commissioner Dodgen asked how many service vehicles could fit at any one time in the access drive. Mr. Stephenson said it was designed to accommodate a 27-foot delivery truck. They will coordinate with service providers to address deliveries and avoid conflicts. Two large vehicles could be accommodated. Commissioner Dodgen asked that delivery noise be taken into account so it did not disturb Montecito residents. Mr. Stephenson responded that restaurant delivery trucks were at a much smaller scale than Cabela's. Commissioner Dodgen asked if landscaping along the west would be sufficient to screen headlights from residents to the west. Mr. Stephenson responded that it would, once established. The density and plant types had been specifically selected to mitigate that concern. Commissioner Dodgen asked about the lighting of the building that might be seen from Montecito. Mr. Stephenson responded that it was intended to be like the glow of a lantern; a more dimly lit project. There will be soft, ambient, focused lighting with twinkling effect. Commissioner Dodgen asked about whether loud, live music would be provided. Mr. Stephenson said there were no specific plans but ambient music will be played; walls help buffer sound and they will comply with City requirements.

Commissioner Kirchner asked about the proposed interior storage of dumpsters and whether this was their practice at other locations. Mr. Stephenson said it was unique to this site and was a result of DRC comments. It has been done in other places. The room would be kept cool and met health standards. Commissioner Kirchner asked about the selection of ponderosa pines and said they don't grow well as a screening tree. He asked if they considered Austrian pine or blue spruce instead. Mr. Stephenson said the intent is to provide a more native feel as the project transitions outward with the rest of the site. Ponderosa pines are not intended as a screening tree in this location. Commissioner Kirchner received clarification from the applicant about the materials and placement of Core-ten. He asked about the implication of snow loads and pushing the snow downward to the retaining wall area, particularly in a heavy snow event. Mr. Stephenson described the pitch and ledge of the roof area and the opportunity to contain/stop the snow. The intent was that it will run off into the landscaping.

Commissioner Kirchner asked about the height of the high point and whether it falls within the height restriction; it does.

Commissioner Steele conveyed his pleasure to have an upscale restaurant; the Planning Commission had been asking for this for a long time. He complimented the applicant on the sustainable aspects of the project. He asked if the Core-ten was similar to the screen material used for the library. Jennifer Drybread responded it was similar, although the library application was darker and she did not think it would develop a patina as it weathers over time. Commissioner Steele asked what the color is at installation. It is silver and will start to show color within the first month. It will patina quickly. They have used it in a number of ways on other buildings. It is an alloy designed to rust and self-seal; it will not have to be re-finished or painted. The material is often used in bridges. Commissioner Steele reiterated the earlier comment about pedestrian crossings and the need for signage and lighting to ensure safety, particularly at night. Mr. Stephenson said they looked at the issue from a lighting standpoint and added three-foot high bollards at a regular spacing to improve the experience.

Commissioner Steele asked about valet parking. Mr. Stephenson noted the drop-off area had been designed in consultation with the Fire District. Mr. Brinkerhoff added that it was not the intent to have valet but in the future they may reevaluate that. Commissioner Steele asked about the square footage, including the deck and courtyard relative to the seating count. Mr. Stephenson said there were 142 dining seats; 54 bar seats; and, 12 seats in a small deck; and 132 in the courtyard. Commissioner Steele asked about lighting on the slope of the roof and whether it would create an impact on residential areas. Mr. Stephenson described the purpose of the architectural lighting was to create a glow. It was a dark area and the roof lighting will wash the roof to provide visibility. It was not high intensity lighting. Commissioner Steele asked about details of the signage. The applicant reviewed sign concepts and the backdrop of the entryway sign.

After ten years of living in RidgeGate, Commissioner Carlson appreciated having a high-quality place to go to dinner. She commended Brinkerhoff Hospitality, Inc., on the quality of their application, particularly how they aligned their project with the City's core values and design guidelines. She also asked whether the perforations in the roof material would emit natural light inside the restaurant. The applicant indicated there will be a barrier between the pitched roof and the interior roof, and natural light will be emitted through the glass wall.

Commissioner Mikolajczak commended the applicant on the La Loma restaurant and quality of dining experience. He was excited that this was not a chain. He asked about the two styles of metal materials and Mr. Stephenson clarified that one was solid and one was perforated to account for the open air structure and create visual transparency. It also provided a dual-function to screen some equipment while still allowing equipment to breathe. Commissioner Mikolajczak asked about the view from Montecito and whether they could see the mechanical equipment. The applicant responded that they studied it and it would not be visible. Commissioner Mikolajczak asked why they chose the color for the roof, rather than green, although he was not necessarily suggesting green. Mr. Stephenson responded that the Cor-ten added a richness and natural quality to the color palette. Commissioner Mikolajczak asked about the decision to create the roof the way they did. Mr. Stephenson said it served several functions but created drama and visual interest both interior and exterior. It afforded the patrons many different experiences within the juxtaposition of the spaces.

Commissioner Mikolajczak asked whether the trees, at maturity, would provide the desired effect and view of the building. Mr. Stephenson said it was the intent to create privacy and intimacy through landscaping and some trees were intended to be 40 feet high; at some point the roof will peak out behind the trees over time. Commissioner Mikolajczak hoped one would continue to see the beauty of the building over time. He appreciated the internal design of the trash and other design features of the site that make it unique and iconic.

Chair Sippel agreed with other commissioners that a nice restaurant in Lone Tree south of Lincoln Avenue is a much needed amenity, especially for the Lone Tree Arts Center. She also commented on ponderosa pines and urged them to reconsider because they generally drop their lower branches as they grow and that often makes them look odd (with a long trunk and branches on only the top half of the tree). She commented that Bristlecone pines were very slow growing, so as long as they were not intended to screen, they should be acceptable. The applicant acknowledged the statement and the intent for variety and mounding effect. She encouraged the applicant to ensure that trees be maintained. Mr. Brinkerhoff said they could entertain other suggestions, but wanted to have some visibility. Chair Sippel thought Austrian Pines would be a good substitute.

Commissioner Steele asked about the cooking methods and odors that would be emitted. Mr. Brinkerhoff said they have a wood fired grill at their current restaurant and said it is not noticeable, nor intended to be noticeable from the exterior.

Commissioner Dodgen again advocated for pedestrian crossing signs, proper lighting and exit signage from the parking lot to enhance pedestrian safety. Commissioner Steele urged the applicant to work with staff on that issue – to enhance pedestrian safety. Chair Sippel invited public comment and none was requested.

Commissioner Kirchner moved to recommend approval of SP15-72R subject to staff recommended conditions, Commissioner Mikolajczak seconded, and the motion passed unanimously.

7. 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.

Ms. Drybread introduced the project, which consisted of an amendment to the subarea plan and a preliminary plan subdivision for 70 lots along a drainage up near Cabela's and the Montecito subdivision. The plan refines Planning Area #11 boundaries with no net loss of open space. She displayed an exhibit depicting the proposed subdivision. Primary access would be at Cabela Drive and secondary access at Alicante Road. It will feature a park and pool, and connecting pool. There was significant DRC review. Much of the discussion revolved around preserving and protecting the drainage. Preserving the drainage required extensive retaining walls. The referral process was extensive, involving outreach to residents by the applicant. Based on consultation with the Montecito community there were revisions to the pump house placement and design, the location of the model homes, and landscaping at the entry. She said staff understood and appreciated the concern of Montecito residents about the proposed extension of Alicante Road, and reiterated points from the staff report about why staff is recommending a full vehicular access.

Ms. Drybread pointed out that the extension of Alicante Road was planned at the time Montecito was platted. It was staff's understanding that the map showing the second access to Tract GG through Montecito was posted in the sales office of Century Communities. There were discussions about barricading the second driveway with bollards, chains, or a gate; however, staff continues to support an unrestricted connection as it allowed for more choice and efficiency in trip routes, and is in keeping with the City's Comprehensive Plan and the RidgeGate plan and road standards. She said the applicant's traffic study showed that 80 percent of the trips at this intersection would be generated from Montecito residents. The connection also enhances emergency access and allows efficient service delivery for school buses, snow plows and other service vehicles.

Ms. Drybread stated that the pump house was now being redesigned with an enclosure large enough to house Southgate's equipment and service vehicles. She stated that it was explained to her by the applicant that the berm and trees by the enclosure would buffer the sound of the generator, and that landscaping would otherwise help to screen the enclosure. She also had learned that a wall would need to have concertina wire above it. For that reason, staff supports the applicant's revised plan for the pump house and recommends a modified condition of approval, which was distributed to the Planning Commission and presented.

Ms. Drybread explained that the retaining walls will have a major visual impact in this community. Views of the retaining walls will be mitigated somewhat by locating homes in front of some walls, and by providing landscaping on the tiered walls. Public works required additional measures so that water will not sheet off the walls in heavy rains. Due to topographic connections, the subarea plan called for stair-stepped homes, walk-out ranch homes at key locations, low roof profiles, and streetscape diversity. The designs were reviewed by the RidgeGate DRC. The subarea plan included additional standards that will be reviewed by the staff and the RidgeGate DRC.

Staff finds that the Preliminary Plan is in conformance with the Subdivision Code, the Zoning Code, the Comprehensive Plan, and the RidgeGate West Village Residential Sub-Area Plan. Staff finds that the amended section on Planning Area 11 proposed to be added to the RidgeGate West Village Sub-Area Plan is in keeping with the overall intent of the Plan and the RidgeGate Planned Development. Staff recommended that the Planning Commission recommend approval of the subdivision and subarea plan subject to conditions.

Darryl Jones with Coventry Development stated that it was sobering to come before the Planning Commission with this application, as it was one of the last developable tracts for residential uses in RidgeGate west of I-25. He stated that Lone Tree continued to be a desirable place to live. This was intended to be a high-end, low density development. Coventry submitted an RFP for developers for this property in 2014. There have been multiple DRC meetings and workshops. Some key results were context-sensitive homes and preserving the drainage channel. He applauded the project architect for being flexible in the home concepts and working with the DRC. He reiterated that the DRC will review and look at each plot plan and home elevations prior to the applicant being able to submit for building permits. It will ensure that the builder will stay true to their commitments. He stated that Coventry was pleased with the completeness of the staff report and application. He made himself available for questions.

Commissioner Dodgen expressed his appreciation for the DRC oversight of the project, especially considering some of the comments from the public. Darryl acknowledged his awareness of the comments and concerns.

Lisa Evans, with Century Communities, stated that they complied with the requirements of the planned development and subarea plan. She provided an overview of the site and its relationship to Montecito, including the channel. She stated that the preservation of the Cottonwood Creek drove the entire site plan. There will be sidewalks along the street and a future extension of Cabela Drive. They did other studies that aren't typically required with a subdivision including a fire hazard assessment, an archeological assessment, and a wildlife assessment.

The entrances to the community will feature manicured landscaping and a community facility. The pump house enclosure will be extended so that all of Southgate Water District equipment can be stored within the enclosure. The pump house was shifted back per conversations with neighbors. The pump house was necessitated by hydrology and topography – especially the elevation gain across the project. Century was seeking to strike a balance between the needs of future residents, Montecito neighbors, and the requirements of Southgate Water District. She then depicted some renderings of the future development.

Ms. Evans explained that Century held meetings with Montecito residents where concerns were expressed regarding the landscaping at entrances, higher lots (25, 26), and the location of the pump house. She stated that they were able to listen to the neighborhood concerns and address them. The plant materials at the entry were designed to mitigate car head lights. They strove to blend the pump house into the landscaping so that it would not be the visual centerpiece of the entrance. She stated that it was not their practice to differ with staff recommendations regarding the access, but that they were attempting to bridge the gap between residents' concerns, the water district's concerns, and would look to the Planning Commission for guidance.

Paul Brady, the project architect, provided an overview of the lot distribution and architecture. He emphasized that there was no typical lot, and that each lot was custom tailored to its conditions. He provided an overview of the setbacks, and stated that they would be asymmetrical, featuring an uneven split of 3 feet one side, and 9 feet on the other, due to cross slope. This way each lot would contain one swale. They added a requirement to the subarea plan that a house couldn't be built along a side setback for more than fifty percent of its elevation. The houses were designed with low profile massing; low sloped roofs; natural, earth tones materials; and stone bases. The houses would be stair stepped with multiple levels. He stated that they were trying to create a palate of natural materials. He provided an overview of the different home concepts – stating they were a rustic Colorado contemporary design.

Commissioner Kirchner sought clarification whether all lots featured walkout basements, and Ms. Evans stated that all but two featured walkout basements.

Commissioner Carlson inquired concerning how it would work if buyers desired a home different than what was called for – as in somebody wanted a two-story where a ranch style was shown. Ms. Evans responded that they would feature a variety of designs to

accommodate different home buyers. That said, ranch models are required on designated lots (in red on the Sub-Area Plan), and can also be built on any other lot.

Commissioner Steele inquired about the maintenance of different building materials. Some of the materials would require maintenance.

Commissioner Carlson inquired about the minimum setbacks between the homes and its relationship to the retaining walls. Rod Sigmon, the project's civil engineer, responded that it would depend upon each individual lot, its grading, and conditions.

Commissioner Carlson inquired if Mr. Brady was the lead architect for Montecito and North Sky, as there are design elements from North Sky in the Tract GG community. He responded that though he worked in a collaborative office, he was the lead architect on Montecito and his partner the lead on North Sky.

Commissioner Steele inquired as to the color options for each home. Mr. Brady responded that there would be three color options for each model of home.

Commissioner Steele inquired about the engineering and design of the retaining walls. Ms. Evans stated that the channel currently suffers from a lot of sloughing, and that the retaining walls would help stabilize the channel. The walls would be developed from the side, so the constructors would not be in the channel. She emphasized the criticality of the walls as fire mitigation features. There would be some pruning of the scrub oak and vegetation in the channel, per the wildfire hazard mitigation study, to reduce fire risk. There would be covenant restrictions on the home owners regarding things such as plantings to mitigate fire risk. The channel would be dedicated to the Rampart Range Metro District for maintenance.

There would be geogrid to support the edges of the channel, and there would be a metal fence behind the lots backing it.

Commissioner Steele inquired about whether the retaining walls would be precast concrete panels. Ms. Evans stated that they would have a concrete footing, and that they would be concrete masonry units.

Rod Sigmon, with Caliber Engineering, clarified that his firm was involved with the engineering of the walls, but not the final architectural design and structure. He further explained that there would be a geotechnical engineer involved in designing how the walls would be constructed. The final wall design was pending geotechnical studies.

Commissioner Steele inquired about who maintained the wall, beyond just the exterior upkeep, especially considering the structural integrity of the wall itself was important to maintain due to the cumulative stresses over time of water pressure building up behind the wall. Ms. Evans responded that the walls would be designed in such a way that there would be pathways through the walls for water to pass into the channel. Mr. Sigmon said they engineered other measures as well to facilitate proper drainage.

Commissioner Steele also inquired about the vegetation on the tiers between the retaining walls. The applicant responded that there would be low water plants and drip irrigation.

Commissioner Mikolajczak expressed that he valued the view of the bluffs, and that he wished the number of homes was reduced further from 70 and with wider distance between homes to better preserve views and the open space. He also inquired about whether these homes would feature 360-degree architecture, and Ms. Evans said they would. He also expressed his desire for the homes on the highest lots to be ranch style to minimize the impact against the bluffs. Ms. Evans responded that she anticipated up to 30 percent of the homes would be ranches. The consumer could select a ranch-style, but not a two-story, wherever they wanted. He encouraged ranches to minimize the visual impact of the development. He also inquired if moving the trail would be permanent. Mr. Jones with Coventry Development Corp. responded that the adjusted trail location would then be the permanent alignment. Commissioner Mikolajczak inquired whether the road could be public or private.

John Cotten, Public Works Director, responded that if the Alicante Road connection were blocked off with bollards, it would have to be private. This would require some design changes to accommodate snowplows turning around, etc., as the City would not maintain private streets.

Commissioner Carlson inquired about whether the twenty foot-wide emergency access road between the cul-de-sacs would be something that Century would be building. Ms. Evans stated that it was. Commissioner Carlson further inquired if Cabela Drive could be extended to connect the two cul-de-sacs instead, so that this emergency access drive wouldn't be necessary – if this would make more sense long-term to avoid re-work and to minimize disruption to residents on lots 58-70 during road construction.

Mr. Jones responded that there was a fair amount of cost to extending Cabela Drive, and that they would prefer to defer that. There would be significant grading, he said, and the road wouldn't exactly align anyway. Commissioner Carlson expressed concern that there should be disclosures to prospective home buyers about clearly communicating what Cabela Drive will look like when extended in the future. Mr. Jones agreed that there should be some visual indication of where that road should be. Commissioner Carlson asked Mr. Jones if they would be willing to post signs to convey to residents that development is coming. Mr. Jones said they were open to that.

Commissioner Steele expressed concern over the HOA maintaining the walls over time and over the commitment of HOA boards to maintain them. He suggested that the HOA set money aside in reserves to maintain the retaining walls. Ms. Evans responded that the retaining walls would be maintained by the HOA. This would be in prospective home buyer's disclosure paperwork.

He also expressed concern over maintaining the plants between the walls. Karen Henry, the project's landscape architect, stated that there would be drip irrigation, but that it would be modest, as it was in the retaining walls. It would be just enough to establish the plants and keep them alive. The intent was for this to be low-maintenance landscaping, with xeriscape plant types.

Commissioner Steele commented on the traffic study, and that like most traffic studies, the level of service would decrease over time as more people moved in. He inquired as to the consideration given to mitigating traffic over time.

Chris McGranahan, the project's traffic engineer, spoke to the traffic study. This development included mostly local residential streets, and it would generate approximately 665 one-way trips per day. They were fortunate in that the site was near a collector, arterial, and freeway. He stated that they focused on traffic at the Cabela Drive - RidgeGate Parkway Intersection, and that the 665 one-way trips would not overwhelm the intersection. This was roughly ten trips per day per home on average.

Commissioner Kirchner recounted that the applicant attended a Planning Commission work session in the past on Tract GG. At that time, the Planning Commission requested to see some 3D visualizations from the trail showing the massing and elevations of the homes rather than the specific 3D visualization that was originally requested. Mr. Brady depicted a virtual movie showing clusters of homes to illustrate the massing of homes. Commissioner Kirchner said he was concerned with the elevations of the back of the houses from the trail and Cabela Drive. He expressed concern over the size and mass of the houses. He stated that the expectation with Montecito was that they would be ranch style, and they were not. He was concerned with the visual impact of a sea of houses – particularly the massing and density. He did not want this to be the view for future hotel patrons and related future bicycle service pavilion, and trail users. He is a realtor, and as such it was his experience that there should be specific and apparent disclosures regarding future development. He expressed concern over the size of the future extension of Cabela Drive – and that 350 homes would eventually be built up on the bluffs. How could a narrow road service these homes? Also, this should be disclosed. He also felt that the applicant was overreaching with 70 lots, and that it should be far less than that to better fit into the site's conditions and context. He stated that the applicant was not reducing the environmental or visual impacts of the development.

Commissioner Dodgen disclosed that though he owned a Century home and liked it, there were ongoing issues with it. Commissioner Dodgen expressed an interest in toning down the color of the retaining walls to blend in more with the environment. Ms. Evans responded that they were looking at replicating the retaining walls constructed for Bluffmont Heights. He inquired about how much natural vegetation would be disturbed at the site. Ms. Evans responded that there would be minimal disturbance of the Gamble Oaks, but some. Commissioner Dodgen expressed concern over the fire mitigation assumptions.

He inquired to Mr. Jones about when the homes would be built up on the bluffs – if there was something concrete on the drawing board. Mr. Jones responded that there was nothing firm yet, and that there wasn't the necessary infrastructure up there to support this development currently. He clarified that with one-acre lots, and with dedications to infrastructure and required open space, that it would be more like 170 homes. Ms. Evans stated that the build-out number included a future 83 homes at Southridge Preserve. There was some discussion about the potential number of homes.

Commissioner Dodgen inquired about the bike path and the Cabela Drive intersection. Mr. Cotten responded that Cabela Drive would be a through street and probably not feature stop signs – but the intersecting streets would. RidgeGate would have about 15,000 average daily vehicle trips in the future. Traffic drops off significantly at Cabela Drive. There would be much less trips on Cabela Drive.

Commissioner Dodgen wanted a sign stating that there was a bike service hut at the Marriott site.

Commissioner Dodgen inquired about who would maintain the channel. Ms. Evans responded it would be the Rampart Range Metro Districts. Commissioner Dodgen asked who would mow the native grasses. Ms. Evans responded that the HOA would.

In Tract I, the plan called for a park and a clubhouse. He said that the nearest park was Prairie Sky Park. He inquired if there could be a park for kids to play on. Ms. Evans stated that the East-West trail would serve as a park amenity.

Chair Sippel, echoing statements from other Commissioners, stated that though there were no zoning density requirements, the massing and number of lots was too high in her opinion and the lots appeared to be wedged in. She recommended making some of the lots open space. She stated that the Bluffs are a very important visual and recreational amenity for Lone Tree residents and builders should carefully consider the consequences when developing these areas. She supported the staff recommendation that the Montecito access road remain open (un-barricaded), and that this was important for fire safety. She mentioned that her homes each have one-way egress and that, in a fire, this might be concerning, especially considering the number of residents who may need to evacuate quickly.

Chair Sippel also firmly stated that Century should disclose the future extension of Cabela Drive very clearly and up front to potential home owners. She also stressed the importance of living with wildlife – and that prospective home buyers should be provided materials on this.

She was also concerned with the planned removal of shrubs on the northwest and southeast areas to mitigate for wildfires, and the mowing height of native grasses. Ms. Drybread answered that the emergency access road would require the removal of shrubs in that area. Chair Sippel stated that the removal of Gamble Oak and shrubs should be clarified; specifically which areas and how these would be removed.

Chair Sippel stated that there needs to be more open space within the development, and that there are simply too many lots. Ms. Evans stated her belief that they had designed a great community. She stated that there was a critical mass in the relationship between the number of homes in the development and the cost of development and the cost of community maintenance of common areas. She did not want future residents to have \$2000 per month HOA dues.

Chair Sippel then opened the hearing to public comment. In the interest of time, she asked speakers to limit themselves to three minutes and not repeat what others had said.

Greg Fong of 10660 Montecito Drive, recalled how his wife and he moved into the neighborhood in 2014 from a larger lot in Castle Rock. They were told at the sales office that the open space across from his house was to be permanently preserved. He was not confused by this as the word “permanent” was used. He stated that they were told that Alicante Road would be gated. Knowing that there were many complaints regarding Century Communities, he had three requests: (1) remove lots 27, 28, 29, and 30, (2) prevent the connection of Alicante Road to the new community, and (3) move the pump house on the south side of the new lot.

Kevin Spencer of 10402 Ladera Drive, moved to Montecito in 2014. He represented homeowners on the HOA board. His primary concern was over the proposed road connection between Montecito and the new Tract GG subdivision. The South Metro District Fire Chief communicated that the road was not required for fire protection and could be gated. He is not sure why the road is now needed for fire safety. He was concerned that if fire protection must go through Montecito, he had a concern with that as well. He said the pump house needed to be moved to the south end. He commended the Planning Commission on the proposed Sierra Grill restaurant, and complimented the City of Lone Tree on maintaining the high quality aesthetics of the community. He wanted to add his concerns about Century. He said they needed to be watched closely. He expressed dismay that the landscaping on the retaining wall that faces RidgeGate Parkway came three years after the wall was built.

Jeff Nodland of 9772 Mirabella Point, expressed concern about the proposed connection to their neighborhood. The topography of the site rendered Tract GG a disconnected subdivision anyway, and that this connection wouldn't improve this condition. He said that at maximum it should be an emergency access road.

Doctor Laura Simon of 10664 Alicante Road, stated that it is was Alicante Road, not Drive as depicted on Google Maps and other places. She stated that she was not notified of this public development until recently. She stated that there was no sign or map showing that there was a proposed community beyond her lot. She stated that protecting the creek pushes the houses out, which would reduce her view. She said it was disservice to the buyers who paid a lot-premium for homes along the open space. She supported reducing the total number of lots. She had a concern with adding lots 25 and 26 because it impacts her views. She supports restricting more lots to ranch style lots. She wants the pump house moved to the south side of the project. She stated that moving the pump house impacted her view even worse. She stated she is the Chair of the South Metro Fire Rescue Board. She thought that the new homes would be sprinkled, not an option, but mandatory due to wildfire risk. She stated that there could be a road with a remote-access gate for snow plow and fire access.

Amy Fowler of 10624 Ladera Point, stated that her home was elevated and that they paid a premium for a lot adjacent to open space. She requested that they develop view renderings of the neighborhood from the perspective of their elevated homes. She also was unhappy with being notified about the new pump house two days ago. She states that it would devalue her home. She wanted the pump house moved somewhere away from their neighborhood.

Jared Wright of 10659 Montecito Drive, explained that he was the second house in from Alicante. He questioned the staff recommendations and said he expected development shown on the Concept Plan, not what was being proposed. He was concerned that we are taking from one hand to give to the other by shifting the open space and developable areas – that this wasn't true to the original plan. His concern was that they were supposed to be looking at dedicated Douglas County open space views. His views would be impacted by this change. He inquired how much traffic the model homes would generate. He expressed concern that model homes generate a lot of traffic. He expressed concern that even now, the UPS truck struggles to get through without hitting vehicles along the street due to Montecito's narrow streets. He said he had concern with traffic by their pool as there are a lot of kids. He is ok with an emergency road with blocks.

Dean Ottenbreit of 10665 Montecito Drive, stated that when they were sold property the road was supposed to be a fire lane. If approved, he wanted the entry landscaped immediately. He expressed concern that the left turn into Cabela Drive already has traffic, and with the new hotel and restaurant, people would cut through the Montecito neighborhood to avoid the congestion.

The meeting was closed to public comment at 10:45 p.m.

Commissioner Dodgen inquired if the pump station could be moved. Mr. Jones and Ms. Albers responded that the pump station was located where two water mains came together. The two best places were in Tract A or Tract U – the latter right along Cabela Drive.

Commissioner Steele inquired about whether the pump station was required for all 70 homes, and Ms. Albers responded that it was only needed for 30 homes. There would be no sound from the pumps, except maybe a little swishing. The backup generator, which would be tested once a month, would produce sound. She stated that the pumps were smaller than in some other places.

Commissioner Dodgen inquired if they really needed the pump station screening large enough to enclose a truck. Ms. Albers stated that because a portion of tract A was dedicated to Southgate Water District, the district engineer did not want any restrictions on vehicle storage, etc.

Commissioner Dodgen inquired about remote access gates.

Mr. Cotten responded that if it is gated, it will not be a public street. Bottom line, it would not be maintained by the City.

Ms. Albers stated that the pump station was not a lift station, it would not smell, would not generate many trips, and it would have minimal impacts. The design featured a roll up door disguised as residential door. Furthermore, the pump station was partially hidden by a berm. Commissioner Dodgen inquired if it could go lower down on the site to reduce its profile. Southgate will own and maintain the station once it's built.

There was a discussion between the Commissioners regarding requiring further clarification of issues that arose through the hearing.

Commissioner Dodgen stated they needed someone from Southgate Water District and South Metro Fire Rescue Authority present. Furthermore, he wondered if the number of lots could be reduced. He sought clarification on how the Alicante Road extension would be maintained if it was private.

Commissioner Kirchner restated his concern regarding massing and density. Due to these concerns and issues with this proposed development, he wondered whether the Planning Commission could even recommend approval of this project if all the desired clarification, additional renderings, and adjustments were made.

Commissioner Dodgen did not think that removing 4-6 homes from the project would make a huge impact on the developer, also, increasing the number of ranches relative to two-stories.

Chair Sippel inquired what staff would recommend given the circumstances of the hearing, and Ms. First responded that the staff recommendation was in the staff report. She indicated that if the Commission wanted to continue the application on the basis of needed additional information, they should state what they are looking for.

Ms. Evans stated that they have moved the pump station all around, but in the same zone. She suggested working with the most affected neighbors to find the best possible site for the pump station. The station has to be generally in that zone.

Commissioner Steele recognized that there was no perfect solution. He summarized the issues as follows: 1) homeowners were promised a view they are fearful to lose that consequently has the potential to impact the value of their homes, 2) there will be additional traffic coming through their neighborhood, and 3) the pump station location will negatively impact their views. Additionally, the Planning Commission expressed concerns that there were issues with density, and that the Planning Commission could not solve, nor was party to, legal issues regarding what was communicated to prospective home buyers by Century Communities regarding the preservation of open space and views.

Commissioner Kirchner and Commissioner Carlson desired the massing and density of the development reduced to minimize impact – either through ranches or a reduced number of lots. Commissioner Kirchner suggested to Darryl Jones that perhaps it would be more feasible to clearly stake the proposed extension of Cabela Drive than to actually build the road at this point.

Chair Sippel did not believe they had enough information to proceed. Commissioner Steele echoed the other Commissioners in stating that they didn't have the information they needed to make a recommendation.

Commissioner Dodgen stated they needed Southgate to come in and discuss what is possible. They needed the fire district to talk about the Alicante Road connection. They needed Mr. Jones to clarify the future extension of Cabela Drive. They needed a visual graphic of the back of homes in Montecito from the Trail.

Ms. Evans asked for a continuance of the project to the October 27th meeting.

8. Adjournment

Commissioner Dodgen moved to continue the meeting until October 27, 2015, for the purpose of gathering more information on the preliminary plan, Commissioner Kirchner seconded, and the motion passed unanimously. The meeting was adjourned at 11:30 pm.

These minutes have been reviewed and confirmed by

_____ (name), on _____ (date)



CITY OF LONE TREE
STAFF REPORT ADDENDUM

TO: City of Lone Tree Planning Commission

FROM: Kelly First, Community Development Director
Jennifer Drybread, Senior Planner

DATE: October 26, 2015

FOR: October 27, 2015 Planning Commission Meeting

SUBJECT: RidgeGate Section 22, Filing 1
Preliminary Plan, Project File #SB15-57R

Owner:
RidgeGate Investments, Inc.
10270 Commonwealth St., Suite B.
Lone Tree, CO 80124

Representative:
Century Communities
8390 E. Crescent Pkwy, Suite 650
Greenwood Village, CO 80111

Planning Commission Meeting Date:	October 27, 2015 (Continued from October 13th, 2015)
City Council Meeting Date:	November 17, 2015

A. SUMMARY:

Based on additional information requested by the Planning Commission, and the opportunity to have representatives from South Metro Fire Rescue and Southgate Water District attend the meeting and discuss the issues, the application was continued to October 27th. One of the issues subsequently explored by the applicant is an alternative location for the pump house. Due to the quick turn-around time, this issue has not yet been fully resolved. Additional information is forthcoming. The applicant will speak to the issue at the Planning Commission meeting.

B. BACKGROUND:

At the Planning Commission meeting on October 13, 2015, the Commission continued the meeting stating they needed additional information to make a recommendation on the development proposal, including:

1. Visual simulations of future homes taken from the trail showing the massing effect of two-story homes with walk-out basements (see attached).
2. A plan to stake the proposed extension of Cabela Drive (see attached) with signage, clearly disclosing the future road extension and units zoned on the mesa tops. The applicant has worked with the Rampart Range Metro District and Coventry Development Corporation on a proposal to locate signs near prospective Tract GG residents that would be most affected by the extension of that road. The District has agreed to maintain those signs (see attached letter from the District).
3. Input from Southgate Water District on the pump station (District Manager, Dave Irish, and Engineering Manager, Christina Baca will attend the Planning Commission meeting). At a meeting with some Montecito residents, the applicant, and Planning Staff on October 22nd, the applicant suggested an alternative placement of the pump house - east of the trail and south of the hotel site. The alternative site is shown on the attached exhibit, and is somewhat visible in the attached photo simulation – p. 3, top photo. A number of residents attending the meeting on the 22nd supported the alternative location, however, not all residents that would be impacted by a view of the pump house were in attendance. Southgate Water District has stated that they would support the pump house at this alternative location. The applicant plans to have a more detailed landscape plan for consideration by the Planning Commission at the meeting on the 27th.
4. Input from South Metro Fire Rescue on the Alicante Road connection (Fire Marshall Anthony Valdez will attend the Planning Commission meeting). Planning and Public Works Staff and the applicant met with South Metro Fire Rescue Fire Marshall Anthony Valdez on October 21st to discuss an option for an emergency access between Montecito and Tract GG (see attached exhibit). Fire Marshall Valdez stated that while he supports full access, he would also support this emergency access option. Affected Montecito residents support the emergency access option and would like the City to maintain the segment of Alicante Road shown on the exhibit. Planning and Public Works Staff and the applicant are still discussing how the road would be maintained, should the Planning Commission and City Council support this access option.

Planning Staff continues to recommend a full vehicular access between Montecito and Tract GG. While the proposed emergency access would not impede fire access such as might be the case with a gate or bollards, there are other reasons to connect the neighborhoods with full access:

- Connections between these two communities provides the residents more choice and efficiency in trip routes. The majority of trips (85%) forecasted by the applicant's traffic consultant on Alicante Road between Montecito and Tract GG would be from Montecito residents. This connection would enable residents to access the signalized intersection of RidgeGate Parkway and Cabela Drive, where they could turn left or right onto RidgeGate Parkway. Currently, the egress from Montecito onto RidgeGate Parkway is a right-out only; Montecito residents who want to go left on RidgeGate Parkway need to drive through Montecito to the Crossington Way egress.
- A full connection provides more efficiency for vehicles that deliver services and goods.
- The 40 trips per day from Tract GG into and out of Montecito on Alicante Road forecasted by the applicant's traffic consultant over the course of a 24-hour period is not a highly impactful number (that is equivalent to 1 trip every 10 minutes over a 6 ½ hour period).

C. STAFF SUMMARY:

Comments:

- Staff maintains that the Alicante Road connection should be a public vehicular access, as shown on the Preliminary Plan. Should the Planning Commission or City Council choose to restrict the access for emergency vehicles, the maintenance of the roadway will need to be worked out prior to Final Plat approval.
- Staff supports construction of the pump house at the original location proposed on the Preliminary Plan. Staff may support, but does not have a landscape plan at this time that would provide sufficient information at this time to evaluate the impact of the pump house at the alternative proposed location).

Staff Recommendation:

Staff recommends the Planning Commission recommend approval of the Preliminary Plan subject to the following conditions:

1. The applicant shall provide wildfire mitigation measures as called for in the proposed Sub-Area Plan chapter on Planning Area 11 in the CC&Rs to be recorded with the Final Plat.
2. The applicant shall post a map in the sales office and provide a map to purchasers and prospective purchasers of lots in Tract GG that shows the extension of Cabela Drive to the bluffs, with a note that states that, "The extension of Cabela Drive will provide access to a maximum 346 residential units permitted by zoning on top of the bluff tops." This shall be the same language, accompanied by a map that shall be displayed on the various signs posted per the plan on the future alignment of Cabela Drive.
3. The developer shall provide information to residents about living with wildlife when they buy their homes, available through the Colorado Parks and Wildlife offices.
4. Final approval by the Public Works Department.

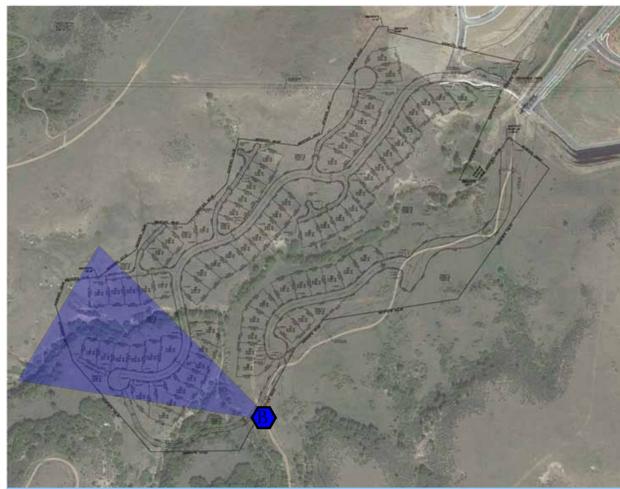
END



View 'A'

Ridgegate Parcel GG
Lone Tree, Colorado

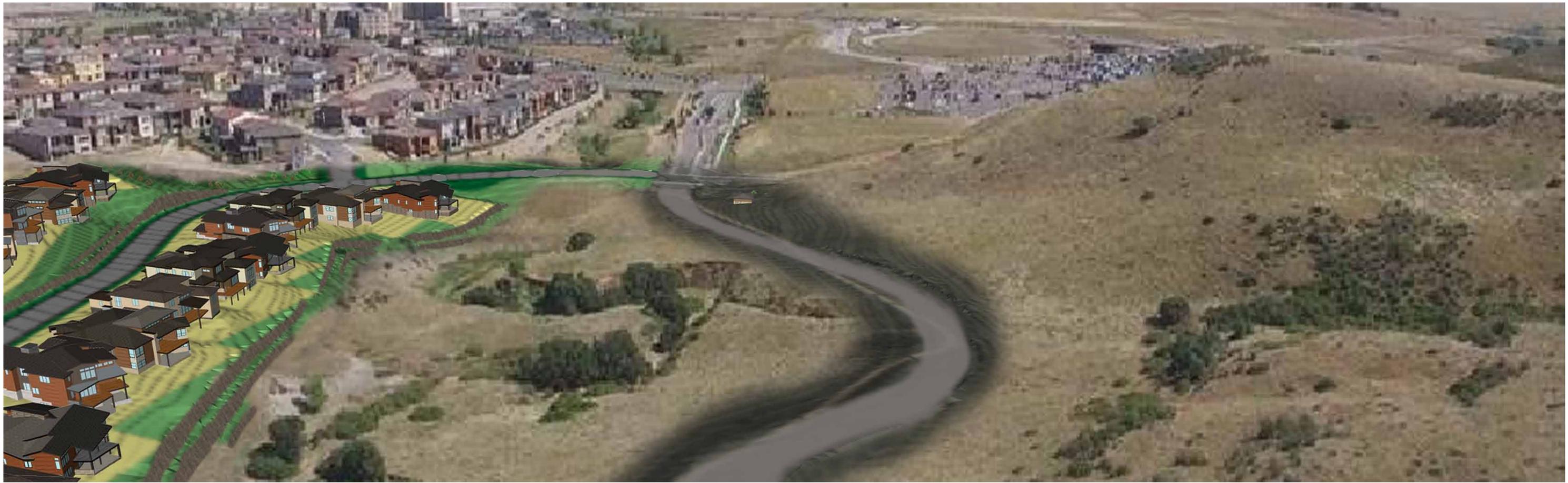
Site Simulations
October 23, 2015



View 'B'

Ridgegate Parcel GG
Lone Tree, Colorado

Site Simulations
October 23, 2015



Ridgegate Parcel GG
Lone Tree, Colorado

Site Simulations
October 23, 2015

RIDGEGATE - SECTION 22, FILING NO. 1

A Portion of CMU Planning Area #2, RMU Planning Area #11
 A PART OF THE NORTH HALF OF SECTION 22, TOWNSHIP 6 SOUTH,
 RANGE 67 WEST, OF THE 6TH PRINCIPAL MERIDIAN
 CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 48.22 Acres, 70 Residential Lots and 23 Tracts
 SB15-57R

AERIAL OVERLAY EXHIBIT



LEGEND

- NEIGHBORHOOD FOCAL POINT
- PROPOSED TRAIL
- PARK
- PHASE LINE

NORTH

0 50 100 200
 1 inch = 100 ft. Horizontal

- NOTES:**
- 1) NO FLOODPLAINS ARE LOCATED WITHIN THE PROPERTY BOUNDARY.
 - 2) ENTIRE SITE CONTAINS CLAY SOIL OR BEDROCK THAT IS CONSIDERED EXPANSIVE AND/OR WITHIN AASHTO A-6 A-7-6 CLASSIFICATIONS.
 - 3) RAMPART RANGE METROPOLITAN DISTRICT SHALL BE RESPONSIBLE FOR RELOCATION AND CONSTRUCTION OF LOCAL TRAIL.
 - 4) EXISTING GEOLOGIC AREAS TO BE MITIGATED WITH DEVELOPMENT.

PATH: P:\PULTE RG\CADD\MASTER\RTB.DWG
 PLOTTED BY: Brian Lugsb
 XREFS:

Calibre
 Calibre Engineering, Inc.
 9090 South Ridgeline Boulevard, Suite 105
 Highlands Ranch, CO 80129 (303) 730-0434
 www.calibre-engineering.com
 Construction Management Civil Engineering Surveying

**RIDGEGATE - SECTION 22, FILING NO. 1
 PRELIMINARY
 AERIAL OVERLAY PLAN**

Prepared for
 CENTURY COMMUNITIES

Job Number
 CENTURY RG TGG

Date
 SEPTEMBER 22, 2015

Sheet
 1 of 1

From: Denslow, Denise [mailto:Denise.Denslow@claconnect.com]
Sent: Monday, October 26, 2015 1:33 PM
To: Lisa Albers; Lisa Evans
Cc: 'Darryl Jones'
Subject: Tract GG signage

Lisa and Lisa-

Please consider this email confirmation that RRMD will take responsibility for maintaining the "future road" signage that is to be installed as part of the site development for that project.

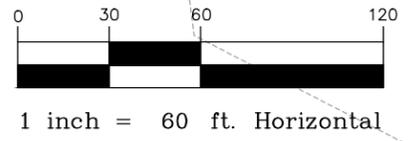
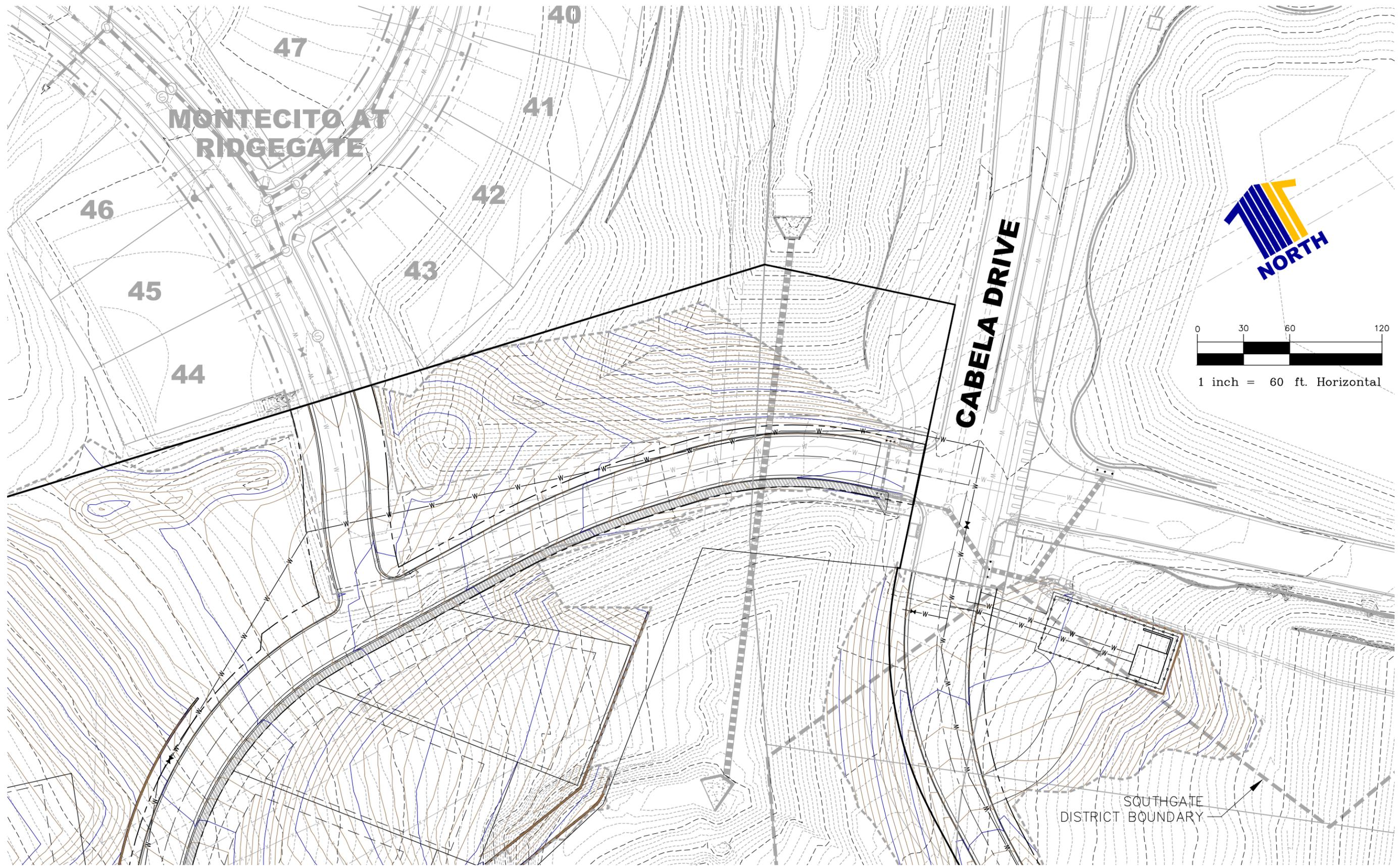
Please let me know if you need anything else.

Denise

Sent with Good (www.good.com)

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CliftonLarsonAllen LLP



SOUTHGATE DISTRICT BOUNDARY

P:\CENTURY RG TGG\CADD\EXHIBITS\BoosterPumpStation.dwg, 10/26/2015 11:28:40 AM, R\Sigmon, 1:2

PATH: P:\CENTURY RG TGG\CADD\EXHIBITS\X-BOOSTERPUMPSTATION.DWG
 PLOTTED BY: Rod Sigmon PLOT DATE: 10/26/2015 11:28 AM
 XREFS:

DATE	REVISION	DESCRIPTION
	1	
	2	
	3	
	4	
	5	

Drawing Name X-BoosterPumpStation.dwg		
Job Number CENTURY RG TGG		
Prepared For CENTURY	Designer RLS	Drafter JAH
	Checked TAJ	

Calibre
 Calibre Engineering, Inc.
 9090 South Ridgeline Boulevard, Suite 105
 Highlands Ranch, CO 80129 (303) 730-0434
 www.calibre-engineering.com
 Construction Management Civil Engineering Surveying

RIDGEGATE, SECTION 22, FILING 1
PRELIMINARY
PUMP STATION EXHIBIT

Sheet
X1
 1 of 1
 Date
OCTOBER 26, 2015

Install "No Outlet" sign

ROW to be vacated by City to Montecito HOA -will include 55' easement for public access, utilities and fire lane

Retreat at Ridgegate to provide snow plowing for the vacated ROW

Install "Emergency Access Only" sign

Sidewalk ramp

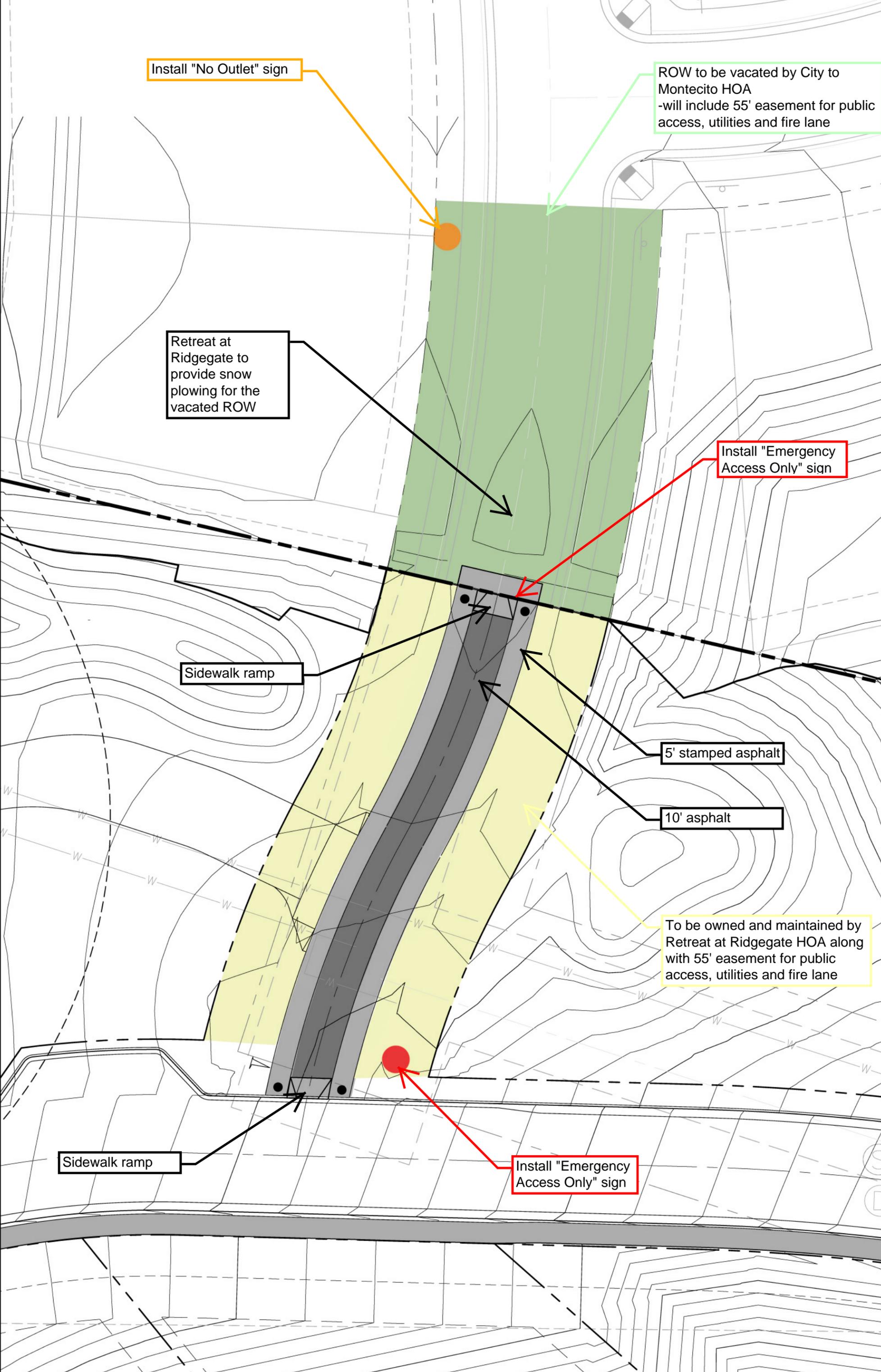
5' stamped asphalt

10' asphalt

To be owned and maintained by Retreat at Ridgegate HOA along with 55' easement for public access, utilities and fire lane

Sidewalk ramp

Install "Emergency Access Only" sign





October 26, 2015

City of Lone Tree
Jennifer Drybread
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

Dear Jennifer,

During our last Planning Commission hearing, we were asked to address four (4) items to the Planning Commission hearing on October 27th. Below is a list of those items and how they were each addressed.

1. Pump House Location
 - a. **We met with the neighbors in regards to our previous proposed pump station locations. Due to numerous concerns over its location and impact to the Montecito homeowners, we have proposed a new location at the southeast corner of Cabelas Drive and Crossfield Drive. This new location meets the requirements of Southgate Water District and will be constructed within the currently zoned Commercial-Mixed Use (C-MU) area of Ridgeway. The attached exhibit shows the proposed location and size of the required area, as well as the access drive for Southgate. The pump station will still be fenced per Southgate's requirements, and landscaped to mitigate any views of the pump house from the Montecito homeowners.**
2. Vehicular Connection to Montecito
 - a. **We met with South Metro Fire Rescue District and City of Lone Tree Public Works. Both are in agreement with our proposed emergency only access to Montecito from the Retreat at Ridgeway. The attached exhibit demonstrates what the connection will look like. The Retreat at Ridgeway will be responsible for snow removal on the 20' wide emergency access, as well providing signage as required by Public Works. Two collapsible bollards will be installed on either end of the access approximately 15 feet apart. The connection will remain open to bicycles and pedestrians. A "No Outlet" sign will be installed at the intersection of Montecito Drive and Alicante Road, as**

as well as “Emergency Vehicle Access Only” signs on both sides of the connection.

3. Future Extension of Cabelas Drive

- a. **To ensure all future buyers for the Retreat at Ridgeway are fully aware of the future development and roadway extension, we have provided the attached exhibit demonstrating where signage will be installed prior to opening for sales at the Retreat. The signs will state that a future road will be installed in order to provide access to 258 proposed homesites, and will have a map as well as a phone number to City of Lone Tree Planning Department for questions. The Rampart Range Metropolitan District has agreed to maintain the signage once installed. Please see attached email from the District Manager. In addition to the signage, Century Communities will also include the future development and roadway in their disclosure documents at the time of sale.**

4. Visual Graphics

- a. **Commissioner Dodgen requested graphics showing the proposed development from the local trail. The attached graphics show a photo simulation of the proposed development from two different points along the trail. The first simulation is from the first 100 yards of the trail looking back at Lots 32 through 38 across the existing drainage channel. This simulation also shows the proposed retaining walls as well as the extension of Cabelas Drive. A few people and a vehicle have been added to provide some dimensioning to the photo simulation. Landscaping will be installed in between the retaining wall tiers (shrubs and grasses), but is not shown on the attached graphic due to its complexity. Full landscaping plans will be submitted during the construction plan and final plat process for review and approval by the City. The second simulation sheet shows the view from the existing trail looking at the rears of Lots 51 through 55. A few people are shown within the graphic to provide dimensioning. The third and final graphic shows two separate aerial views of the project. The top graphic is a northwest view from the trail at a higher elevation showing Montecito in the background. The bottom graphic is a southwest view from the air showing the drainage channel, future Cabelas Drive extension, and the retaining walls. Existing landscaping is shown in this graphic; however, the proposed landscaping has not been added, but the project will**

submit full landscape plans during the construction plan and final plat approval process for review and approval by the City.

Please let me know if you have any questions.

Respectfully,



Lisa A. Albers, P.E.
Senior Director of Entitlements/Forward Planning

Attachments:

1. Proposed Pump Station Location
2. Proposed Emergency Access
3. Proposed Future Road Signage
4. Visual Graphics