



City of Lone Tree Planning Commission Agenda Tuesday, April 28, 2015

Meeting Location:

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

Meeting Procedure:

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
-

6:30 p.m. Regular Meeting Agenda

1. Opening of Meeting / Roll Call
2. Conflict of Interest Inquiry
3. Public Comment
4. Minutes of the April 14, 2015 Planning Commission meeting
5. Lone Tree Library Site Improvement Plan, Project #SP14-73R
6. Adjournment



CITY OF LONE TREE
STAFF REPORT

TO: City of Lone Tree Planning Commission

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

DATE: April 22, 2015

FOR: April 28, 2015 Planning Commission Meeting

SUBJECT: RidgeGate Section 15, Filing 21, Lot 2A
Site Improvement Plan, Project File #SP14-73R

Owner:
Lincoln Commons South, Inc.
10270 Commonwealth St., Suite B.
Lone Tree, CO 80124

Representative:
Rick O'Dell
100 S. Wilcox St.
Castle Rock, CO 80124

Planning Commission Meeting Date:
City Council Meeting Date:

April 28, 2015
May 19, 2015

A. REQUEST:

Approval of a Site Improvement Plan (SIP) for a new, 24,826 square-foot public library on 2.376 acres.

B. LOCATION:

The property is located in RidgeGate in the area known as Lincoln Commons South. The property is between Sky Ridge Avenue to the north and Arts Center Drive to the South. The adjacent land uses are as follows:

East: Town Ridge Drive and townhomes (New Town Builders townhomes, under construction)
West: Commons Street and the Lone Tree Arts Center

North: Sky Ridge Avenue, developed mixed use retail area
South: Arts Center Drive and MorningStar Senior Living, under construction)

C. SITE CHARACTERISTICS:

The property has been overlot graded and is relatively flat. There is no vegetation remaining on site.

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 Douglas County Library District has determined that the existing library at Lone Tree Parkway and Yosemite Street is not large enough to meet the demands of the growing population. The proposed library is nearly 25,000 square feet, about double that of the existing library.

Plans in 2008 anticipated that this area within Lincoln Commons would include a combined library and arts center as part of an overall mixed-use retail district. That plan was later updated and the Lone Tree Arts Center was constructed in 2010 on the west side of Commons Street. The proposed library site is located to the east of the arts center, across Commons Street, on land being donated by Coventry Development. Residential uses are being constructed to the east and south of the library.

It is intended that the juxtaposed library and arts center uses will provide opportunity for public gathering and events in the area, including the potential to periodically close portions of Commons Street for outdoor festivals. The arts center and library uses, in conjunction with the restaurants, retail and residential uses in the area, contributes to walkable, mixed use district.

F. DESCRIPTION:

Zoning. The proposed library use is permitted by zoning. The property is zoned PD and is within a Commercial-Mixed Use (C/MU) Planning Area in the RidgeGate Planned Development.

Access/Circulation. Access to the library will be from Town Ridge Drive, which will be constructed between Sky Ridge Avenue and Arts Center Drive. Drivers can return books at a drive-up book drop on the east side of the building. Sidewalks will be constructed around the perimeter of the site, and a pedestrian path is also provided in a north-south direction between the building and the parking areas.

Parking. The City's parking standard for libraries calls for 83 parking spaces. The applicant proposes 82 parking spaces. There will be approximately 10 additional on-street parking spaces on the north side of Arts Center Drive next to the library. There is no on-street parking on the library side of Commons Street, Town Ridge Drive or Sky Ridge Avenue.

Building Design. The design is consistent with the City's Design Guidelines and applicable Sub-Area Plan. It has been approved by the RidgeGate Design Review Committee (DRC).

The building will be two-stories, with the main entrance on the south side of the building. The proposed design fits within the context and character of the area by complementing the character of the Lone Tree Arts Center and New Town townhomes, and by incorporating materials and colors that relate with those found in the area. As with the arts center, the contemporary design is tempered with the use of beige colored stucco and natural materials. The blended brick colors provide a definitive base to the building, and the darker brick is similar to what was approved for MorningStar. The burnt orange colored trim on the building and within the brick is also complementary to the trim colors used at MorningStar and by New Town Builders.

As the building will be seen from all four sides, the design employs "360 degree" architectural treatment through the use of windows and building materials that wrap corners, and design details on all sides. Vertical building features, such as the use of the vertical metal siding, help break up the horizontal elements of the building. Windows and scoring lines in the stucco walls also break up the walls and provide interest.

The covered porch entry provides a gathering space for patrons, serves as a distinct entry to the building, and shades building interiors from summer sun. Off-sets in the building plane provide articulation to the building. The perforated metal screen on the west wall is a distinctive

feature, and provides needed protection from afternoon sun, while allowing the building to have a filtered glow from interior lights at night.

The use of metal on the building is compliant with the City's Design Guidelines as it is considered a secondary material, comprising less than 40% of the building's total exterior wall surfaces. The perforated panels are aluminum panels with a fluoropolymer factory finish (which the architect states is better than a powder coated finish, in terms of durability).

Landscaping. The proposed landscape and irrigation plans are compliant with the City's requirements and that of the applicable Sub-Area Plan. A large south lawn is intended for relaxing and reading and also to accommodate special events, and uses trees to provide a comfortable setting in the summer months. Landscaping proposed is adapted to this climate, and is generally low-water intensive.

Lighting. Parking lot lights and pedestrian lights meet City requirements, and are shielded or otherwise cut-off to minimize light pollution.

Snow Storage. Snow storage areas are identified on the Site Plan (on the northeast side of the site) in a pervious area that will allow snow to melt into the landscape, per City standards.

- G. REFERRALS:** The RidgeGate Design Review Committee has reviewed and approved the plans (their comments are included in this packet).

The project was sent on referral. Staff received a response from the RidgeGate West Village HOA with "no comment." The Terra Ridge HOA responded, citing some positive aspects of the project, but indicating they do not support the architecture.

The City's Public Works Department has requested an additional two feet of easement on the west side to accommodate an eight-foot wide side walk and an eight-foot wide tree lawn; an easement will be conveyed to accommodate that prior to the property being transferred to the City (for subsequent transfer to the Library District).

H. STAFF FINDINGS AND RECOMMENDATION:

Staff finds that the application is in conformance with the SIP requirements of the Lone Tree Zoning Code, the Comprehensive Plan, and the RidgeGate Lincoln Commons Commercial Mixed-Use Sub-Area Plan.

Lone Tree Library
Site Improvement Plan
Project File #SP14-73R

Staff recommends the Planning Commission recommend approval of the SIP to City Council, subject to final approval by the Public Works Department.

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: RidgeGate Sec 15, Flag 21, Lot 2A

PROJECT FILE # SP14-73R

REQUEST: SIP Approval (Lone Tree Library)

SITE LOCATION: Southeast corner of the Commons Street and Sky
(Nearest Intersections) Ridge Drive intersection.

DATE SUBMITTED: 27 February, 2015

OWNER:

Name: Lincoln Commons South, Inc., attn. Keith Simon
Address: 10270 Commonwealth Street, Suite B
Lone Tree, CO 80124
Phone: 720-279-2581 FAX:

FEES: NA

(Engineering fees are not included)

AUTHORIZED REPRESENTATIVE:

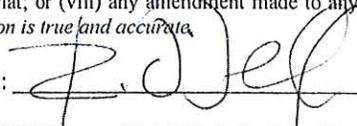
Name: Rick O'Dell Fax:
Address: 100 S. Wilcox Street, Castle Rock, 80104 Email: rodell@dclibraries.org
Phone: 303-688-7624 Business/Project Name: Douglas County Libraries, Lone Tree Branch Library

LEGAL DESCRIPTION (site address): Ridgegate Section 15, Filing 21, Lot 2A, Ridgegate Planned Development, Planning Area 2

PROJECT INFORMATION:

Subdivision Name:	RidgeGate Planned Development	Filing #:	21	Lot # (if appropriate):	2A	Block #:	
Planning Area # (if PD)	2						
PRESENT ZONING:	PD – Planned Development	(When rezoning) – PROPOSED ZONING	-				
GROSS ACREAGE:	2.376 Acres	# of units (residential)	-				
		Unit type:	-				
FIRE DISTRICT:	South Metro Fire Rescue District	METRO DIST:					
WATER:	Southgate Water District	ELEC:	Xcel Energy				
SEWER:	Southgate Sanitation District	GAS:	Xcel Energy				

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: 

Date: 2 March, 2015

APPLICANT'S NAME (PRINTED): Rick O'Dell, Facilities Manager, Douglas County Libraries



Project Narrative

Project Name: Douglas County Libraries – Lone Tree Branch

Location: Southeast corner of Commons Street and Sky Ridge Drive (no address yet)

1. General Information:

The current landowner is:

Lincoln Commons South, Inc.
10270 Commonwealth Street, Suite B
Lone Tree, CO 80124

The representative is Keith Simon; he has signed the Letter of Authorization dated 27 February, 2015.

The site plan submittal has been prepared on behalf of Douglas County Libraries by the following:

Architect
Anderson Mason Dale Architects
3198 Speer Boulevard
Denver, CO 80211

Civil Engineer
S. A. Miro, Inc.
4582 Ulster St., #300
Denver, CO 80237

Landscape Architect
studioINSITE
3457 Ringsby Court, Unit 223
Denver, CO 80216

Electrical Engineer
BCER Engineering
5420 Ward Road, Suite 200
Arvada, CO 80002

The parcel of land is located as the southeast corner of the Commons Street & Sky Ridge Avenue intersection. Ridgeway Section 15, Filing 21, Lot 2A Ridgeway Planned Development, Planning Area 2.

The site is currently zoned PD, it is bordered by Mixed Use PD to the north, Townhomes PD to the east, Senior Living PD to the south and the Lone Tree Arts Center PD to the west.

2. Development impacts:

The land is currently vacant as is the land to the north, east and south. At the regularly scheduled RRMD Filing 21 Coordination Meeting no impact of this project has been brought up or discussed. There is a potential shortfall of one parking space on site but on-street parking along the north side of Arts Center Drive will make up for this shortfall.

3. Compliance with Intent and Approval Standards:

Douglas County Libraries have worked with both the Ridgeway Developers and the City of Lone Tree to ensure compliance with the Intent (Section 16-27-10) of the City of Lone Tree Charter and Municipal Code. The mission of the Library coincides with the Intent to promote high-quality design and a strong economy, by fostering a sustainable and healthy community. By working with the City and Ridgeway Developers to create and enhance the burgeoning Arts District with a cohesive approach to landscape design, lighting, and materiality that will coexist with the Lone Tree Arts Center across Commons Street.

We believe the Douglas County Libraries – Lone Tree Branch is in compliance with the Approval Standards - Site Improvement Plan (SIP) as listed in Section 16-27-90 (a) of the City of Lone Tree Charter and Municipal Code.

4. Development Phasing:

Construction is anticipated to begin in the middle of March, 2015 with completion scheduled for February, 2016. The Library will open to the public in the spring of 2016.

5. Other Project Data:

The total number of employees on maximum shift will range between 18 to 26 individuals.

The Library will have 24,826 square feet of interior floor area over two floors with an additional 1,749 square feet for a south facing covered front porch and another 1,288 square feet of exterior terraces at Level 2.

The lot area is 2.37 acres.

6. Sustainability:

The Library will use LED light fixtures to reduce energy consumption.

Water wise low flow plumbing fixtures have been used throughout the building.

West facing windows will be protected from unwanted heat gain with a corrugated perforated metal screen system which will still allow views during the day to the Arts Center and will glow at night to promote the Library as a civic institution. South facing windows are protected of direct sunlight by the wide porch overhang and also by a terrace roof trellis.

A vegetated roof system (identified as an additive alternate) over the south facing porch has been designed to reduce the effects of solar heat gain for the adjacent outdoor terrace.

7. Variances:

At this time no variance is requested.



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.

Project Name: Douglas County Libraries – Lone Tree Branch

Location: Southeast corner of Commons Street and Sky Ridge Drive (no address yet)

1. Overall Design Concept:

The new Douglas County Library City of Lone Tree Branch will be a two-story, 25,927 square feet facility with collection and reading areas dedicated to the Family First collection (early childhood collection) and associated Storytime area plus offices and workrooms for staff on the first floor. The second floor will house collections for adults and young adults along with a large Community Event room capable of seating 100 people plus offices and workrooms for staff. In addition, there are three outdoor terraces planned at Level 2.

2. Context and Site:

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

The new Douglas County Library and the existing Lone Tree Arts Center will work together to form a civic threshold for this sector of the RidgeGate development. The building plan is organized to celebrate the civic nature of the library with the majority of the public space located along the southern and western edges. Along the western façade a cantilevered sun shading structure is intended to complement the dynamic roof scape of the Lone Tree Arts Center across Commons Street and a large lawn/green space to the south provides an appropriate civic gesture and sense of place along Arts Center Drive.

Together, the Library design team and members of the City planning have conducted three workshops intended to weave together the Arts District with a common streetscape, complementary plantings, and establishing a view corridor across the library site to showcase the Lone Tree Arts Center to capitalize on existing site characteristics and create a unique festival environment for the City of Lone Tree.

3. 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).

A continuous porch on the south side of the library provides weather protection, and a shady transition space which frames the entry sequence for customers and defines outdoor spill out space. The southern edge of the library - housing lobby, conference area and flex/maker space - embraces a casual, cafe-feel, with high volume, transparency and connectivity to the outdoors and serves as a communications platform for the community.

The southwest corner of the library takes the shape of an abstract tower, with uniquely shaped collaboration spaces stacked in staggered fashion to form an outdoor deck and bay window while a steel veil wraps from the west to capture the interplay of these forms to establish the library's presence to the residential communities to the south and to respond to the iconic roof of the Lone Tree Arts Center.

An interactive learning garden and meandering path borders the large lawn area and takes the mission of the library outdoors provide learning opportunities for library patrons and the general public. In this garden several outdoor art locations have been identified.

As shown on the Landscape drawings and as part of the Arts District planning workshops the sidewalk along Arts Center Drive is wider in order to provide tent locations for future City festivals.

A total of 82 parking spaces will be provided on site this includes four ADA compliant spaces.

4. Architectural Design

The design efforts for the three new branch libraries for Douglas County Libraries have endeavored to establish common themes in program, construction and aesthetic to support the evolution of the Douglas County Libraries brand for their global community while responding to the nuances of each site, program and municipality to forge library environments engrained within their respective communities. The building plan for the Lone Tree branch is a true derivative of this site and the general Arts District master plan established in the development of the overall site, which will include a large landscaped park-like setting at the southwest corner and plaza.

The geometries adopted establish relationships considered critical to the development of the developing Arts District:

- Optimal setback relationship from Commons Street to establish an urban character for the site
- A strong relationship to the existing Lone Tree Arts center to the west
- Optimally addressing the service side of the building
- Creating an iconic moment at the west and southwest elevations to serve as a true gateway marker and respond to the Lone Tree Arts Center.

The entry lobby provides a café-vibe that stretches along the entire southern edge of the building, correlating with the exposure to the landscaped lawn to the south with a flexible "Fun Conference Room" on the east end intended as a maker space for community groups and a lounge space for periodicals and book sales to the west. The second floor of the library perches over the west edge to form a porch setting and promotes interplay between the plaza and library ground level.

The story time (Family First) realm at the northwest corner of the library asserts its' massing, while creating outdoor terrace spill out space for the reading sanctuary above for adults.

The community, event space is a versatile space that opens up to the adult collections floor and roof top terrace for expanded capacity; the ceiling plane of this space boldly expands out into the collections area to reinforce the relationship of these spaces.

Library administrative and staff workplaces occupy the eastern and northern edges of the building; exterior windows and doors serving these areas are composed in tandem with exterior material transitions to evolve abstract, playful building faces.

The study rooms establish the DNA of the western elevation, with their staggered organization structuring a kinetic and playful quality through projection and relief. A perforated steel veil set on a steel armature is layered over this edge to offer solar control and create additional depth to this civic face to establish an iconic edge that dialogues with the gesture of the Arts Center.

Two reading areas flank the western edge of the upper level - the reading den to the northwest with fireplace, ambient northern light and intimately scaled outdoor terrace space; and the more active contemporary den to the southwest embracing a dramatic plan configuration that extends out to the south, capturing the view out to the outdoor civic space to the southwest and receiving controlled natural light tempered by the iconic steel veil that shapes the civic complexion of the library.

These three library branches embody a contemporary design aesthetic that translates the progressive nature of Douglas County Libraries' service to their communities: Openness, transparency, connection and interplay are at the core of the design propositions set forth.

RidgeGate Commercial Design Review Committee
Douglas County Libraries
Pre-Submittal
July 31, 2014

In attendance from the Design Review Committee:

Marc Applebaum, Applebaum Architects
Craig Karn, Consilium Design
Keith Simon, RidgeGate

In attendance from the City of Lone Tree:

Seth Hoffman, City Manager
Kelly First, Planning Director
Jennifer Drybread, Planner

In attendance for Douglas County Libraries:

Karen Gargan, Douglas County Libraries
Aspen Walker, Douglas County Libraries
Bob Pasicznyuk, Douglas County Libraries
Bruce Flynn, Integrated Construction Solutions
John Everin, Anderson Mason Dale Architects
Joey Carrasquillo, Anderson Mason Dale Architects

Applicant Project Overview:

- Families; Books/Book circulation; Spaces are core themes for the library
- EBooks/digital "E" content platform
 - Douglas County Libraries purchases content and use apps to access content
- Book output for kids (tactile experience is desirable)
- Bike, car and pedestrian access; south edge café area

Designing three branches (AMD – public arch/urban – with Studio Troupe – libraries)

- Programming – architecture (50% schematic design)
- Lone Tree Library is within a "Civic Corridor" on Commons Street
- West view is provided but sun protection must also be provided
- South entry celebration
- Parking orientation to the east of the building is parallel to new private street;, building is anchored northwest corner of site and prairie themed open space to the south.
- Multiple community spaces/rooms are provided between first and second floors
- Roof deck, western screening – screem (w/photovoltaic possible), green roof concepts considered

DRC Discussion:

- What are the exterior materials?
 - Pre-finished metals
 - Testing materials at this point – budget exercise
 - Want robust materials at base and softer up top
 - Sculptural windows on upper level
- Scale of Art Center to Library
 - Library is smaller and shorter

- Materials selection should not go over the top
- Corner opportunity for iconic presence – 4 sided architecture is contemplated
- Screm could be panels (cost under consideration but could provide more play in elevation and northwest corner of screm termination is unresolved)
- Foreground of landscape – hardscape at building interpretive landscape reflective of Colorado landscape
- Master plan being developed for western edge of Commons Street.
 - Add parking on southeast corner
 - Northeast corner to be a community gathering place – hardscape, gardens
- Discussion regarding the possibility of future public space and Sky Ridge at southeast corner of Commons and Sky Ridge
 - Consider a north vehicular entry to library site from Sky Ridge Avenue
- Plan public spaces together with the City of Lone Tree on the west side of Commons in front of the Arts Center – do not replace landscape with paved spaces on library site
- Lawn with trees? No-celebrate the prairie (20k square feet of landscaped area)
- Shade trees, water feature, benches are considerations
- City Council has concern with the use of cementitious board and large fields of lap siding.

Site Circulation

- Book drop off circulation and north exit only or two way (check spacing with intersection traffic)
- Move entry south (on private street) and line with trees – check grades
- More aggressive with parking
- Eliminate drive lanes/entry and get more parking.

Outside access to upper level at young adults corner.

There was consensus that a worksession with the City, RRMD and Douglas County regarding landscape plans and plaza space would be productive.

The meeting ended at 11:40pm

Coventry will obtain and provide digital architecture of the Morningstar project to AMD

Schematic Design level plans expected around Labor Day.

RidgeGate Commercial Design Review Committee
Douglas County Libraries
Schematic Design
November 18, 2014

In attendance from the Design Review Committee:

Marc Applebaum, Applebaum Architects
Al Colussy, Klipp/gkkWorks
Craig Karn, Consilium Design
Dick Marshall
Keith Simon, RidgeGate

In attendance from the City of Lone Tree:

Kelly First, Planning Director
Jennifer Drybread, Planner

In attendance for Douglas County Libraries:

Bob Pasicznyuk, Douglas County Libraries
Bruce Flynn, Integrated Construction Solutions
John Everin, Anderson Mason Dale Architects
Joey Carrasquillo, Anderson Mason Dale Architects

Applicant Project Overview:

- Decreased square footage of the building from 26,500 to 25,000.
- Public amenities are located along the south and west sides of the building; the building's service area is located on the northwest corner.
- The architecture and site plan make a case for south elevation to dialogue with Arts Center.
- Working on broader master plan along Commons Street with a shared vision with the Arts Center.
- Creation of park setting. Utilize climate and open space.
- The second level of the library looks over a "green roof" environment with a public porch.
- Western edge utilizes study rooms – western views and addresses solar exposure. Western sun – use exterior panels for protection on interior spaces and glazing.
- North and east elevation more subdued – clustered windows and playful
- East side has vehicular book drop off along with service area at northeast corner.
- High roof element removed but replaced with roof lights (more economical)
- Masonry base, then soft with stucco. Maximize glazing.
- West side perforated metal sun screen.

DRC Discussion:

- What materials have been selected?
Needs a profile; not settled on panelization or color yet. More subdued colors are being presented. "Lantern" quality at night (from building through screening). 20 year pre-finished metal coating. Accent with additional lighting is possible at key points. Porch at ground floor is intended to glow as well.
- Line work and representational renderings are inconsistent at this point.
It will have masonry (not stucco) per rendering. 2-1/2'x12" running bond brick veneer – will use Endicott brick "plum" color brick with some sheen. Stucco color to be more of a light color – off

white potentially. Subdued body with vibrant brick. Window brows around building. 50% opacity to panels.

- East elevation is the primary elevation facing the town homes across the street to the east – enhance lower opening in wall at southeast building corner with use of masonry material. Use offsets (hint of brick). Incorporate into architecture and not an “add on”.
- Two facades (east and north) are too subtle architecturally. Upper wall is not metal but has a screen element.
- North and east are more utilitarian; needs more differentiation without cost impact.
- Control joints in stucco? Create a pattern and or offsets as a design element
- Trash enclosure material – will be masonry.
- Consider extending east side pedestrian walkway from the southwest to the street (Sky Ridge Avenue) to the north.
- Entry driveway provides visual identity to plaza and better site circulation. Consolidate book drop driveway with service driveway. Regular landscape spacing to strengthen and open view to arts center plaza. Eliminate some trees but frame space. Simplify and strengthen access to front door.
Front plaza would be shady place (shade bosque) on site and supports what is at arts center. Landscape to be less random and loose. Create form for view.
- This site will be a high vehicle traffic area so it will be important to separate potential vehicles from pedestrians to avoid conflicts.
- Connector to north at Sky Ridge Avenue? Allow on street parking on Arts Center Drive. Combine service and book lane (DCL will look at it).
- Look at north and east elevation
- Landscape reflective of “international” style building form. Intensive landscape in book drop area (art?) (scan drawing and add to notes).
- Mechanical equipment enclosure? What is it?
Same screen material as west side but more dense, less opacity – make it plainer and solid. 14”-16” off roof; maintenance access to be determined. Steel pipe columns support canopy and ground floor.
- Future terrace?
Structure to allow live load – budget will determine if live or rock on second floor roof.
- Dense hedge to screen cars in parking lot along Town Ridge and Arts Center Drive is required. Landscape at southwest installed by DCL – show on plans to City of Lone tree. Share landscape files with Douglas County Libraries.
- Not LEED but visual experience – LEED silver equivalent LED lighting Xcel program – 30% better than baseline. “Green globe”.

The applicant was approved to the Design Development phase of the DRC review process.

RidgeGate Commercial Design Review Committee
Douglas County Libraries
Design Development
February 11, 2015

In attendance from the Design Review Committee:

Marc Applebaum, Applebaum Architects
Al Colussy, Klipp/gkkWorks
Craig Karn, Consilium Design
Keith Simon, RidgeGate

In attendance from the City of Lone Tree:

Kelly First, Planning Director
Jennifer Drybread, Planner

In attendance for Douglas County Libraries:

Bob Pasicznyuk, Douglas County Libraries
Bill Bowen, Integrated Construction Solutions
Joey Carrasquillo, Anderson Mason Dale Architects

Applicant Project Overview:

The applicant reviewed modifications per comments from the Schematic Design meeting in November 2014. Those revisions are as follows:

- Main entry and pedestrian access from Town Ridge Drive as well as pedestrian access at all points of site.
- Improved site circulation.
- Created visual connections to the Arts Center.
- Adjusted driveway to relate to the adjacent townhome project driveway.
- Parking will be approximately 95 to 96 spaces.
- Combined the maintenance/service area with the book drop.
- Using excess dirt to create landforms to screen parking and separate crusher fine path from parking lot.
- Learning landscape with a progression of materials and approaches. Engage with landscape.

DRC Comments:

Site/Landscape Plans:

- Show book drop on landscape plans.
- Car drop – pay attention to planting plan details and provide a showy landscape adjacent to book drop entry. Look at modifying curb radius at book drop exit to help vehicular circulation. Native plantings will need focus to get them established. Area is also bermed 2-3' along edge of parking lot.
- Relocate evergreen tree to give it space and break up east facing building wall mass.
- Analyze how the landscape plan relates from the building window and door openings.
- Consider avoiding use of Prospector Elm and Coffee Tree/Espresso variety.
- Add benches in south landscape area.
- Provide bike rack and trash receptacle details.
- Identify location of public art and submit art to Darryl for approval once proposed.
- Add vertical evergreens on the north side of building and cluster to screen trash enclosure.

Architecture:

- Render elevations with materials and colors.
- Provide a materials sample, color palette and examples used in other locations.
- Consider opportunities to shade lower windows on west side of building.
- Consider increasing spacing of columns on colonnade to every other one.
- Provide signage plans.

The meeting ended at 3:00pm. The applicant was conditionally approved to submit their SIP to the City and submit to the Construction Documents phase of the DRC review process.



February 20, 2015

Bob Pasicznyuk
Douglas County Libraries
100 S. Wilcox
Castle Rock, CO 80104

RE: RidgeGate Design Review Committee Lone Tree Library

Dear Bob:

The RidgeGate Commercial Design Review Committee (DRC) has reviewed Douglas County Libraries' submittal materials for the Lone Tree Library branch. The DRC supports the project with the condition that all comments made at the February 11, 2015 DRC meeting are addressed in the Site Improvement Plan.

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

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

Sincerely,

Darryl Jones
DRC Administrator

cc: Kelly First, City of Lone Tree
File

Jennifer Drybread

From: Linda Langewisch <llangewisch@msiho.com>
Sent: Tuesday, March 31, 2015 3:41 PM
To: Jennifer Drybread
Subject: FW: Lone Tree Referral Request - New Publid Library

Good Afternoon:

The RidgeGate West Village HOA has no comments on the application for the new public library. Please let me know if you have any additional questions.

Thank you,

Linda Langewisch, CMCA
Community Manager
MSI, LLC
6892 So. Yosemite Court Suite 2.101
Centennial, Co 80112
720.974.4273
Fax 303.751.7396
LLangewisch@msiho.com

From: City of Lone Tree - HOA Referral List [<mailto:listserv@civicplus.com>]
Sent: Thursday, March 26, 2015 10:29 AM
To: dbclawson@qwest.net
Subject: Lone Tree Referral Request

[View this in your browser](#)

Your Homeowners Association is invited to review and comment on a development application currently in process with the City of Lone Tree. The application is for a new public library on 2.376 acres.

<http://www.cityoflonetree.com/DocumentCenter/View/6325>

Please email any comments or questions to me no later than **April 15, 2015**. If you need additional time to review, or would like paper copies of the plans, please contact me.

This complimentary message is being sent to opt-in subscribers who might be interested in its content. If you do not wish to continue receiving these messages, please accept our apologies, and unsubscribe by visiting our website at:

<http://cityoflonetree.com/list.asp?mode=del>

Please note, we will not sell or give your e-mail address to any organization without your explicit permission.

You are receiving this message because you are subscribed to HOA Referral List on cityoflonetree.com. To unsubscribe, click the following link:

<http://cityoflonetree.com/list.aspx?mode=del>

Site Development Plan for New Lone Tree Library

Comments from Terra Ridge HOA

Positives:

- Appreciate the Library district moving forward with a larger facility
- Appreciate having a driver side drop box, which will help reduce the parking demand
- Appreciate having ample bicycle racks, also reducing the parking demand
- Appreciate the facility being LEED certified
- Exterior landscaping while not generous, is adequate and appears ready made for civic art pieces, donation bricks, etc.

Negatives & Lacking:

- What is the architectural style? This building has no landmark qualities and lacks any contribution to Lone Tree's a sense of place or civic identity. It is an unattractive exterior day 1, and will be so 20 years from now. The cantilevered features on the south facade, offers a slight hint / some semblance to Frank Lloyd Wright's prairie style, but it fails on every façade. The architecture appears to rely on mixing finish materials, colors & textures just to make the building interesting. Clearly, the City of Lone Tree deserves something less embarrassing, more attractive and enduring than this !

Our HOA would take exception to the supporting written statements that this facility is touted as "High Quality Design", "Civic Nature", and being "Contemporary Design Aesthetic". While this may be true on the interior, we would steer others way from this embarrassing exterior appearance that looks cheap & shows a lack of understanding & respect for Lone Tree's image that should be demonstrated through buildings that are built for civic use.

- Additional public parking via pockets for parallel spaces need to be provided on all four street frontages.

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

April 3, 2015

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

Re: SP14-73R (Douglas County Library - SIP)
RidgeGate Sec 15, Fil. 21, Lot 2A
Project No. 061-412

Dear Jennifer:

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 (9 sheets), dated 3/20/15, by AndersonMasonDale Architects.
- Narrative letter & application.

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, S.A. Miro, on achieving final engineering approval(s) on those documents.

- Civil Construction Plans (CD's)
- Grading, Erosion and Sedimentation Control (GESC) Plans.
- Grading, Erosion and Sedimentation Control (GESC) Report.
- Drainage Conformance Letter / Phase III Drainage 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 (re: SIP) is \$3,000.00. Review and comment on the SIP, GESC Plans, GESC Report and Drainage Report are covered under this review fee. **The SIP review fee has been waived for this Project.**
2. A Site Improvement Plan Improvements Agreement (SIPIA) may be required for the proposed Project**
The SIPIA standard form is available for reference on the City website (<http://www.cityoflonetree.com/DocumentView.aspx?DID=23>). The surety referenced in the SIPIA would cover all Project improvements to be installed by the Library Project that are located within the public right-of-ways and/or the Public Access Easements of Town Ridge Drive, Arts Center Drive, Commons Street and/or Sky Ridge Avenue. (e.g. curb returns, drive approaches, sidewalk, etc.). However, for this Project, surety will not be required.

**** Note:** All of the sidewalks, and any other curb returns, etc. around the perimeter of the Library site should be installed and complete before issuance of a certificate of occupancy for the site. Some of those improvements may be done by the RRMD and/or the City. Some may be done as part of the Library Project construction. The SIPIA (without associated surety) will need to address and cover those portions to be constructed by the Library Project.

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.
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.
5. Only those sheets within the SIP set 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.

Specific Comments

Sheet 2 – Site & Context Urban Design Plan:

1. The Site Data Chart: Applicant may wish to correct the spelling error on “Bicycle Parking” (e.g. “Bicycle Parking”).
2. The Property Line as indicated graphically DOES NOT match the Property Line locations as shown on the applicable Filing No. 21, 2nd Amend. Plat (Recordation # 2014061822). The SIP plans should be updated accordingly.
3. As indicated in the above referenced Plat, a 10-foot wide “Utility, Streetscape and Pedestrian Access Easement”, measured into the site from the property line, is Platted on all four sides of Lot 2A. Work Note “058” lists this easement. However, the easement is not shown on the plan. It should be added and called out. Additionally, there is a concurrent 10-foot Parking Easement which overlaps/matches the Utility, Streetscape & Pedestrian Access easement along the west property boundary (along Commons Street). This easement should be indicated on the SIP as well.
4. The platted street ROW widths should be shown (labeled) for each of the perimeter streets.
5. We have concerns/comments regarding the proposed sidewalk widths & locations on all four sides of this site, as follows:

Arts Center Drive (south) side:

- a. **Width:** Discussions have been held pertaining to the Pedestrian/View corridor connection from the Arts Center (on the west) to the Willow Creek Park/Trail (on the east). Coming out of those discussions, it was our understanding the sidewalk on the north side of Arts Center Drive, across the Library frontage, was to be an 8-foot wide sidewalk, not 6-foot wide as shown.

- b. **Location:** The above indicated 8-foot wide sidewalk, if contained fully within the platted Arts Center Drive ROW, would result in only a 6-foot “tree lawn” between the back of curb and front edge of the sidewalk. The City Landscape Design standards (City Code Sec. 16-32-40(b)) indicates that canopy trees “...shall be planted no closer than four (4) feet from back of curbs or sidewalks, driveways and other hard surfaces...” (e.g. a minimum tree lawn width of 8-foot would be necessary). Accordingly, we would recommend the sidewalk be shifted to the north two (2) foot so that the north 2 feet of the 8-foot walk falls within the platted 10-foot public access easement. This shift would provide for an 8-foot tree lawn width.

Commons Street (west) side:

- c. **Width:** Discussions have been held regarding possible periodic future pedestrian intensive programing on Commons Street between the Library and Arts Center sites. Based on this, along with the nature of the Library site and associated pedestrian access considerations, we recommend an 8-foot sidewalk along this side of the site, as opposed to the 7' walk indicated on the SIP.
- d. **Location:** Based on the platted 39-foot Commons Street ROW at this location, the entire sidewalk will be located within the 10-foot Pedestrian Access Easement. Based on the combined ROW and Easement widths, with a sidewalk greater than 6-foot width the remaining available Tree Lawn space will be less than 8-feet wide. With the recommended 8-foot walk width, the available tree lawn width will be 6-feet. One of two “solutions” to this issue would exist: 1) An additional 2-foot of Public Access Easement could be granted from the Library site, and the walk then could be shifted 2-foot further east; or, 2) A tree lawn variance to allow street tree planting in this location to occur within the remaining 6-foot available tree lawn. Either “solution” would be acceptable to Public Works/Engineering in this specific instance, although our strong preference would be obtaining the additional easement and shifting the walk.

Sky Ridge Avenue (north) side:

- e. **Width:** The existing sidewalk on the north side of Sky Ridge Avenue, across from the library site, is 6-foot wide. For consistency, and since there is no direct access into the library building off of this proposed walk, it may be appropriate to have a 6-foot wide walk in this location, as opposed to the 7-foot width indicated on the SIP.
- f. **Location:** Based upon the platted Sky Ridge Avenue ROW in this location, there would be space for up to a 15.5-foot wide tree lawn if the 6-foot walk were placed to the back of the 10-foot Pedestrian Access Easement. Alternatively, maintaining the minimum 8-foot wide tree lawn and a 6-foot walk width starting 8-foot back of curb, the walk would overlap only 1.5 feet into the north side of the Pedestrian Access Easement. This latter position (1.5' overlap and 8' tree lawn) would be our recommendation.

Town Ridge Drive (east) side:

- g. **Width:** The 6-foot width indicated on the SIP should be acceptable along this side of the Library site, and is consistent with the anticipated design plans for Town Ridge Drive.
- h. **Location:** Based upon the platted Town Ridge Drive ROW and the required street width to allow on-street parking on one side, the available tree lawn width (on both sides of Town Ridge Drive) would be 6-feet. To achieve the recommended 8-foot tree lawn width on the Library side, the sidewalk would need to be shifted 2-foot west, overlapping into the Pedestrian Access Easement by 2-feet. Alternatively, a variance could be granted to allow tree planting in the tree lawn in this location with only a 6-foot tree lawn width. Either “solution” would be acceptable to Public Works/Engineering in this specific instance, although our preference would be shifting the walk 2-foot into the public access

easement to achieve an 8-foot tree lawn width.

The SIP should be revised appropriately to reflect the sidewalk width and location decisions made in response to the above comments.

Sheet 3 – Grading and Drainage Plan:

6. We have no objections to the overall grading and drainage concept presented at the SIP Plan level (other than as noted in the following comment). Engineering design details and further information will be required as part of the Site Civic Construction Plans and Drainage Report/Letter submittals for this Project.
7. A 20-foot drainage easement is shown, centered on the storm sewer serving the parking lot. This parking lot storm sewer system will be a private line, to be maintained by the property owner (e.g. the Library) and not the City. As such, the 20-foot easement is not required, and should be removed from the SIP. (Be sure to remove from other sheets in the SIP as well).

Sheets 4- 6 –Landscaping Plans:

8. We do not review landscaping overall. We do, however, review for potential landscaping conflicts with driveway and intersection sight-distance triangles. Sight-triangles for the drive connection to Town Ridge Drive appear to be shown (and labeled), but do not appear to be correctly shown. There also appears to be two sets shown. Sight Triangles are not shown at the Art Center Drive-Commons Street or the Sky Ridge Avenue- Commons Street intersections. While we do not believe, from what is shown, that any of the proposed on-site landscaping will impact any of the sight triangles, we ask that the sight triangles be shown for confirmation.

Sheet 8 – Lighting Photometric Plan:

9. We typically do not review the on-site lighting/photometric plans. However, in looking at the general plan, we note that pedestrian lighting does appear to be proposed/indicated along the street sidewalks around the perimeter of the library site. Consideration may be appropriate for addition of pedestrian lighting along at least the Art Center Drive, Commons Street, and perhaps Sky Ridge Avenue, sides of the Library site.

CONCLUSION

The general concept of the proposed Douglas County Library Development presented in SIP SP14-73R appears acceptable to Engineering/Public Works. Upon appropriate resolution of the issues noted, we have no objection to recommendation of SIP approval contingent upon 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



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3660
donna.l.george@xcelenergy.com

April 15, 2015

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

Attn: Jennifer Drybread

Re: RidgeGate Sec 15 Flg 21 Lot 2A – Lone Tree Library, Case # SP14-73R

Public Service Company of Colorado (PSCo) has reviewed the site improvement plans for **RidgeGate Sec 15 Flg 21 Lot 2A – Lone Tree Library**. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property. If the property owner/developer/contractor has already contacted the **Builder's Call Line at 1-800-628-2121** to complete the application process for any new gas or electric service or modification to existing facilities, the developer must continue to work with the Designer assigned to the project for approval of design details.

The property owner/developer/contractor must continue working with **Robyn Larm, Right-of-Way Agent at 303-761-2043** on all easement issues. Additional easements will need to be acquired by separate document.

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.

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

**RIDGEGATE SECTION 15, FILING 21, LOT 2A
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1
 2.376 ACRES
 SITE IMPROVEMENT PLAN PROJECT SIP #SP14-73R**



RIDGEGATE PD MAP 1



DEVELOPMENT MAP 2

THIS SIP HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORD WITH CITY REGULATIONS, AS APPROVED BY THE CITY ON (DATE) _____

NAME: _____
 TITLE: COMMUNITY DEVELOPMENT DIRECTOR
 DATE: _____
 NAME: _____
 TITLE: CITY ENGINEER
 DATE: _____
 BY: _____
 NAME: _____
 TITLE: SA/VP
 DATE: _____

THE OWNER IS OF THE LANDS DESCRIBED HEREIN, HEREBY AGREES TO DEVELOP AND MAINTAIN THE PROJECT DESCRIBED HEREIN IN ACCORDANCE WITH THIS APPROVED SITE IMPROVEMENT PLAN AND IN COMPLIANCE WITH CHAPTER 16 OF THE LONE TREE MUNICIPAL CODE AND THAT TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, THE INFORMATION PROVIDED IN THIS APPLICATION IS TRUE AND CORRECT. THE OWNER SHALL MAINTAIN THE BOUNDARIES OF THE PROJECT AS SHOWN ON THE MAPS AND INDICATE ANY REQUIRED AUTHORIZATIONS TO ENTER THIS AGREEMENT, INCLUDING ANY CORPORATE AUTHORIZATIONS, HAVE BEEN OBTAINED.

NAME OF OWNER: _____
 SIGNATURE OF OWNER: _____
 PRINTED NAME AND TITLE: _____
 STATE OF: _____
 COUNTY OF: _____ DAY OF _____, 2015.
 BY: _____ WITNESS BY HAND AND OFFICIAL SEAL.
 MY COMMISSION EXPIRES _____

NOTARY PUBLIC
 APPROVAL BY THE CITY OF LONE TREE DOES NOT SIGNIFY THAT THE REQUIREMENTS OF THE MUNICIPALITY WITH QUALITIES ACT HAVE BEEN SATISFIED. THE APPLICANT IS RESPONSIBLE TO ENSURE THAT SAID ACT REQUIREMENTS HAVE BEEN MET.

- | | | |
|--|--|--|
| OWNER:
DOUGLAS COUNTY LIBRARIES
100 SOUTH WILCOX STREET
CASTLE ROCK, CO 80108
CONTACT: BOB PASCZYNYK
T: 303 688 7556 | ARCHITECT:
ANDERSON MASON DALE
3168 SPEER BOULEVARD
DENVER, CO 80211
CONTACT: JOE CARRASQUILLO
T: 303 284 9468 | ELECTRICAL ENGINEER:
BCER ENGINEERING
5420 WARD ROAD, SUITE 200
ARVADA, CO 80007
CONTACT: LAYNE WEBBER
T: 303 422 7400 |
| OWNER'S REP:
INTEGRATED CONSTRUCTION SOLUTIONS
4766 ELDRADO SPRINGS DRIVE
BOULDER, CO 80503
CONTACT: BRUCE FLYNN
T: 303 870 6492 | CIVIL ENGINEER:
S.A. MIRD, INC
4626 S. ULSTER STREET, SUITE 300
DENVER, CO 80237
CONTACT: MEGAN VOIGHT
T: 303 741 3737 | LANDSCAPE ARCHITECT:
STUDIO INSTE
3467 RINGSBY COURT, UNIT 223
DENVER, CO 80219
CONTACT: WILLIAM BOWEN
T: 303 433 7100 |

GENERAL NOTES
 THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE, INCLUDING BUT NOT LIMITED TO MAINTENANCE, LIGHTING, PARKING, STORAGE, AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED DEVELOPMENT PLAN OR SUB AREA PLAN.

- DRAWING INDEX**
- 1 COVER SHEET
 - 2 SITE & CONTEXT URBAN DESIGN PLAN
 - 3 GRADING & DRAINAGE PLAN
 - 4 LANDSCAPE SITE PLAN
 - 5 LANDSCAPE WEST ENLARGEMENT
 - 6 LANDSCAPE EAST ENLARGEMENT
 - 7 LANDSCAPE DETAILS
 - 8 LIGHTING PHOTOMETRIC PLAN
 - 9 ELEVATIONS AND MATERIALS SCHEDULE

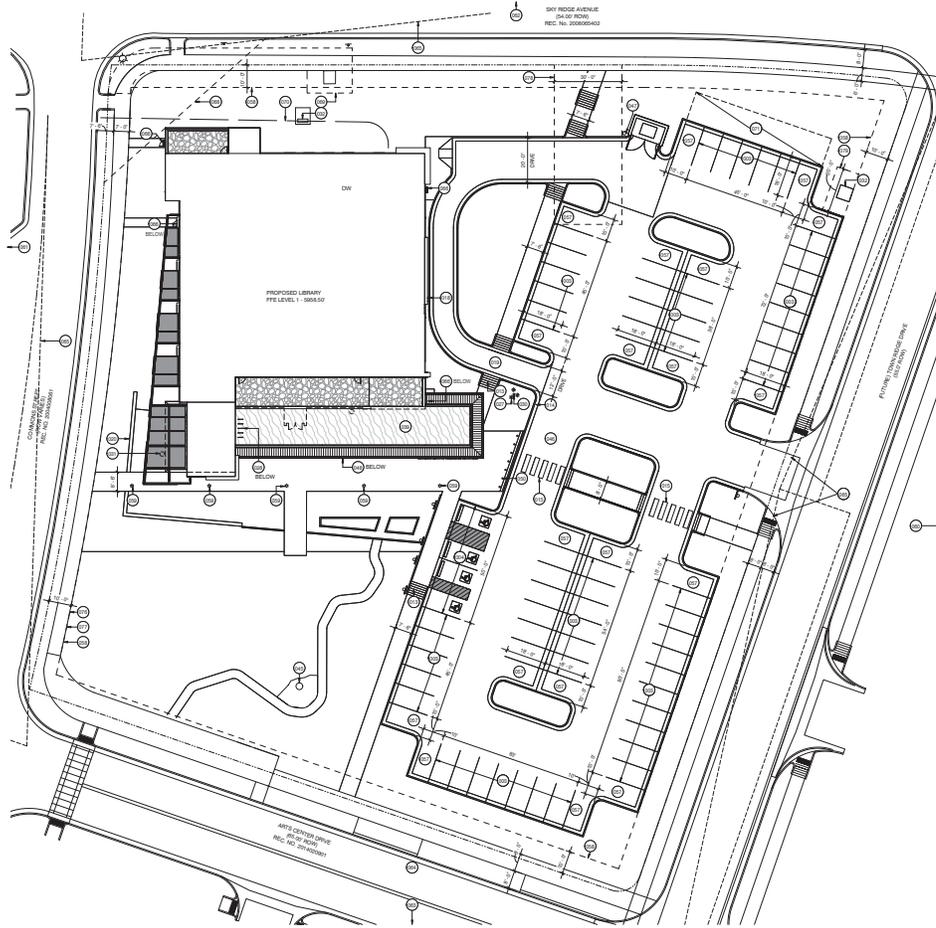
DATE	REVISION	BY

**AndersonMasonDale
 Architects**
3100 SPEER BOULEVARD
 DENVER, CO 80211
 PHONE: 303.284.9468

**DOUGLAS COUNTY LIBRARIES
 LONE TREE BRANCH
 COVER SHEET**

DESIGNED BY: _____
 REVIEWED BY: _____
 APPROVED BY: _____
 DATE: _____

**RIDGEGATE SECTION 15, FILING 21, LOT 2A
RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1
2.376 ACRES
SITE IMPROVEMENT PLAN PROJECT SIP #SP14-73R**



LEGEND

- COBBLE MULCH
- PROPERTY LINE
- EASEMENT BOUNDARY
- SIGHT TRIANGLE

WORK NOTES

- 000 8' X 16' PARKING SPACE
- 004 10' X 16' ACCESSIBLE PARKING SPACE WITH SHARED 8' X 16' LOADING ZONE
- 005 ACCESSIBLE CURB RAMP
- 010 CURB & GUTTER
- 015 PAINTED PEDESTRIAN CROSSWALK (WHITE)
- 018 DRIVE-UP BOOK DROP
- 019 BOOK DROP Kiosk
- 020 CONCRETE SITE WALL - BID ALTERNATE
- 027 FLOOD LIGHT
- 028 BICYCLE RACK
- 030 FLAOROLE LOCATION
- 031 TRASH RECEPTACLE
- 032 REEL ENERGY UTILITY TRANSFORMER
- 036 VEGETATED ROOF BID ALTERNATE
- 040 ART LOCATION
- 046 DROP-OFF ZONE
- 047 FIRE HYDRANT LOCATION
- 048 SEE LANDSCAPE PLAN FOR PAVING PATTERN BELOW
- 050 ROLLARDS
- 057 8' X 16' PARKING SPACE
- 058 UTILITY, STREETSCAPE AND PEDESTRIAN ACCESS EASEMENT REC. NO. 2014080001
- 059 FOOD TRAIL LANEWAY
- 060 TOWNHOME - PD
- 061 LOW-RISE ARTS CENTER - PD
- 062 MIXED-USE RETAIL - PD
- 063 SENIOR LIVING FACILITY - PD
- 064 ON-STREET PARKING ALLOWED ALONG ARTS CENTER DRIVE
- 065 SIGHT DISTANCE TRIANGLE
- 066 WALL MOUNTED EXTERIOR LIGHTING
- 068 STORM SEWER EASEMENT REC. NO. 2004080003
- 069 FISCAL EASEMENT REC. NO. 2004080003
- 070 SIDE LINE
- 071 REMOVED SNOW STORAGE AREA
- 072 UTILITY, SNOW STORAGE AND PEDESTRIAN ACCESS EASEMENT REC. NO. 2004080001
- 073 PARKING EASEMENT REC. NO. 2008080002
- 078 WATER EASEMENT
- 079 ELECTRICAL EASEMENT

SITE INFORMATION		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
GROSS SITE AREA	114,433	100
BUILDING FOOTPRINT	16,093	14
PARKING SPACES (INCLUDING PLANTED INTERIOR PARKING SPACES)	38,330	34
LANDSCAPED AREA (EXCLUDING PLANTED INTERIOR PARKING SPACES, TRAILS AND WALKS)	24,880	22
NATURAL AREAS NOT INCLUDED IN THE REQUIRED LANDSCAPED AREA	0	0
BUILDING SIZE		
ITEM	SQUARE FOOTAGE	
TOTAL FLOOR AREA (SEE DEFINITION OF FLOOR AREA IN ARTICLE XXVII)	59 FT	
TOTAL FLOOR AREA (SEE DEFINITION OF FLOOR AREA IN ARTICLE XXVII)	24,880 SF	
PARKING		
ITEM	SPACES REQUIRED	
REQUIRED	25	
PROVIDED	25	
BY PROVIDES ON SITE, ADDITIONAL ON-STREET PARKING WILL BE AVAILABLE ON THE NORTH SIDE OF ARTS CENTER DRIVE.		
BICYCLE PARKING		
REQUIRED 2% OF AUTOMOBILE PARKING SPACES 16-38-803	3	
PROVIDED	12	



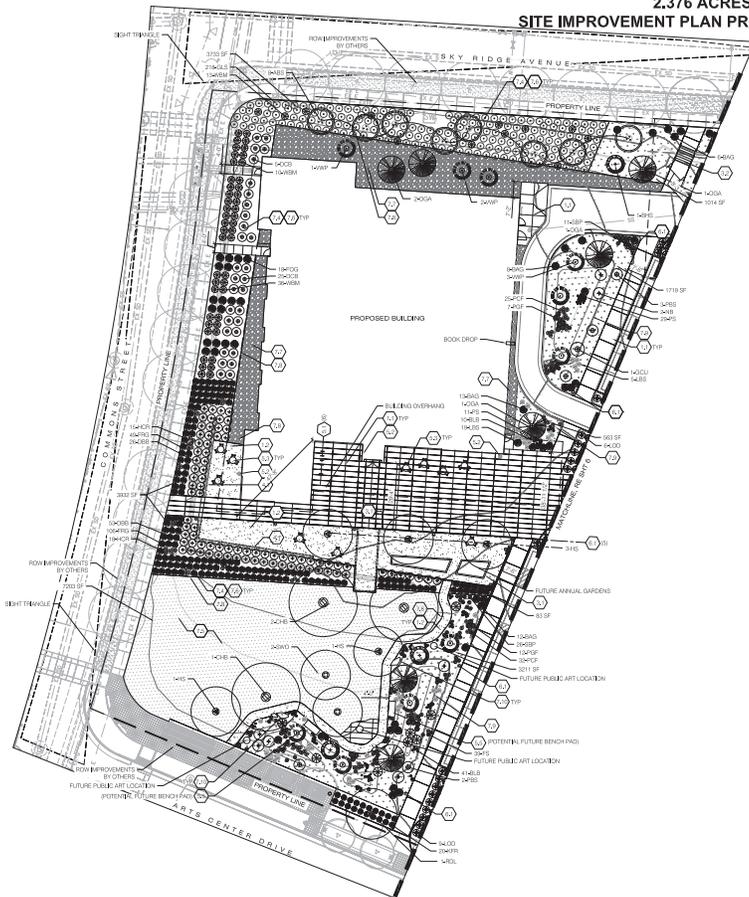
DATE	REVISION	DESCRIPTION

AndersonMasonDale Architects
100 WEST BROADWAY
SUITE 200
DALLAS, TX 75202
PHONE: 214.200.4444

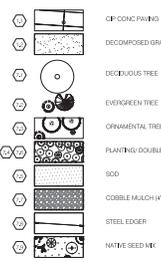
**DOUGLAS COUNTY LIBRARIES
LONE TREE BRANCH
SITE & CONTEXT URBAN DESIGN PLAN**

DESIGN BY: _____
REVIEWED BY: _____
APPROVED BY: _____
DATE: 06.17.2014
SHEET NUMBER

RIDGEGATE SECTION 15, FILING 21, LOT 2A
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 2
 2.376 ACRES
 SITE IMPROVEMENT PLAN PROJECT #SP14-73R



MATERIALS LEGEND



MATERIAL KEYNOTES

- 1.1 CP CONC PAVING (SEE MED PROOM IN TOILETS)
- 1.2 DECOMPOSED GRANITE
- 1.3 CONTROL JT
- 1.4 EXPANSION JT
- 1.5 CURBS, EDGES, STEPS
- 1.6 CP CONC FLUSH SAND (POTENTIAL FUTURE ADDITION)
- 1.7 CP CONC STEPS W/ HANDRAILS
- 1.8 WALLS
- 1.9 CP CONC SEATWALL (POTENTIAL FUTURE ADDITION)
- 1.10 SITE FURNISHINGS & LIFE ELEMENTS
- 1.11 TABLES
- 1.12 BENCHES
- 1.13 BENCHES (POTENTIAL FUTURE ADDITION)
- 1.14 SITE LIGHTING
- 1.15 PRECASTER LIGHT (UPRIGHT SPOTLIGHT FLAGPOLE)
- 1.16 PLANTING
- 1.17 DECIDUOUS TREE
- 1.18 EVERGREEN TREE
- 1.19 ORNAMENTAL TREE
- 1.20 PLANTING
- 1.21 BRUSHES (LUMP JAMES)
- 1.22 BRUSHES (SHEAR) (POTENTIAL FUTURE ADDITION)
- 1.23 DOUBLE SHREDED CEDAR MULCH
- 1.24 COBBLE MULCH AREA
- 1.25 STEEL EDGING
- 1.26 NATIVE SEED MIX

SYM	QTY	COMMON NAME	BOTANICAL NAME	NOTES	PLANTING DATE	SPACING
DECIDUOUS TREES						
ACT	9	COFFEE TREE, KENTUCKY EXPRESS	DIPILOXYLON DOLYCHOS	888	2 1/2' CAL	AS SHOWN
PRE	5	PROSPECTOR BLM	ULMUS AMERICANA PROSPECTOR	888	2 1/2' CAL	AS SHOWN
CHB	3	COMMON HAWK BERRY	CELEBRIS BENNETTII	888	3 1/2' CAL	AS SHOWN
HE	6	HONEYLOCUST, SHADENASTER	GLIENHOFIA FRANCHETII SHADENASTER	888	2 1/2' CAL	AS SHOWN
ROL	5	LINDEN, REDWING	TILIA EUCLORA	888	2' CAL	AS SHOWN
SHD	10	SHAW WINDSPRING	QUERCUS BICOLOR	888	4 1/2' CAL	AS SHOWN
SLT	4	GOLDEN HORN TREE	KOELNUTRIA PANICULATA	888	2 1/2' CAL	AS SHOWN
TOTAL	42					
ORNAMENTAL TREES						
ACT	8	SPICEBERRY, ALTAIR SPICEBERRY	AMELANCHIER ALBA	888	3' HT	AS SHOWN
TOTAL	8					
EVERGREEN TREES						
ACT	10	AUSTRIAN PINE, CROISSANT GREEN	PIRUS NANA CROISSANT GREEN	888	3' HT	AS SHOWN
WMP	13	PINE, VANDERKOPF PYRAMID	PIRUS FLEXILIS VANDERKOPF PYRAMID	888	3' HT	AS SHOWN
SHS	4	SPYGLASS, BLACK HILLS	PIRUS GLAUCO TENSATA	888	3' HT	AS SHOWN
TOTAL	27					
DECIDUOUS SHRUBS						
ACT	132	BLACK CHERRYBERRY, DANFOP	PRUNELLA MELANOCARPA DANFOP	CONC	5 GAL	AS SHOWN
BBB	80	BURNING BUSH, DANFOP	EUROSAURUS PURPESCENTIA DANFOP	CONC	5 GAL	AS SHOWN
ACT	1	CURRENT, GOLDEN	RUPEA EURYLOBA	CONC	5 GAL	AS SHOWN
NE	34	WINEBARK, SUMMER WINE	PHYSOCARPUS OPULIFOLIUS	CONC	5 GAL	AS SHOWN
LOD	86	PINKET, LOWDENSE	BEATRICEA VILGAREA LOWDENSE	CONC	5 GAL	AS SHOWN
PRE	5	SHAW CHERRY, CROISSANT GREEN	PIRUS NANA CROISSANT GREEN	CONC	5 GAL	AS SHOWN
SLS	343	SLIMLAC, GROUND FRAGRANT	PIRUS PROSTRATA SLIMLAC	CONC	5 GAL	AS SHOWN
TOTAL	603					
EVERGREEN SHRUBS						
ACT	49	JUNIPER, FLAMES	JUNIPERUS HORIZONTALIS FLAMES	CONC	5 GAL	AS SHOWN
WBM	38	MUGO PINE, WHITE BIRD	PIRUS MUGO WHITE BIRD	CONC	5 GAL	AS SHOWN
WCE	13	WINTERGREEN	EUONYMUS FORTUNEI WINTERGREEN	CONC	5 GAL	AS SHOWN
SHB	8	YOGA, KAWAII KEEBLE	MOSS BURNING	CONC	5 GAL	AS SHOWN
TOTAL	108					
ORNAMENTAL GRASSES						
ACT	18	BLUE STEEL BLUE	SOLOMONIA ALPESICOLA	CONC	1 GAL	AS SHOWN
ROG	18	FOUNTAIN GRASS	PENSTEMON ALPESICOLA	CONC	1 GAL	AS SHOWN
BAG	47	GRAMA GRASS, BLONDE AMERICAN BLUE	BOUTELOUA GRASS BLONDE AMERICAN BLUE	CONC	1 GAL	AS SHOWN
PRE	144	HARDY GRASS, DANFOP	PENSTEMON ALPESICOLA DANFOP	CONC	1 GAL	AS SHOWN
PRE	150	RED GRASS, FEATHERS	CALAMAGROSTE ALPESICOLA FEATHERS	CONC	1 GAL	AS SHOWN
PRE	120	RED GRASS, KOREAN FEATHER	CALAMAGROSTE BRACHYTRICHA	CONC	1 GAL	AS SHOWN
TOTAL	597					
PERENNIAL & BROADLEAF						
BLB	57	BLUEBEL	CAMPANULA ROTUNDFOLIA	CONC	1 GAL	1/2" OC
PCF	60	CONEFLOWER, PRINCE	HELIOPSIS SCOLYMIFERA	CONC	1 GAL	AS SHOWN
POF	10	ORANGE PRINCE	HELIOPSIS SCOLYMIFERA PRINCE	CONC	1 GAL	AS SHOWN
HR	35	HISOPUS, CORONADO RED	AGASTACHE ALBA CORONADO RED	CONC	1 GAL	1/2" OC
JUB	7	JUPITER'S BEARD	CENTAUREA RUBER	CONC	1 GAL	AS SHOWN
SBP	42	PERENNIAL, SWEET BUGLER	PENSTEMON SWEET BUGLER	CONC	1 GAL	AS SHOWN
PS	30	SMOKY PRINCE	ARTEMISIA PRINCE	CONC	1 GAL	AS SHOWN
PS	89	SMOKE PRINCE	CELANDEBON PRINCE	CONC	1 GAL	AS SHOWN
TOTAL	381					

1 LANDSCAPE - WEST ENLARGEMENT
 SCALE: 1" = 20'-0"

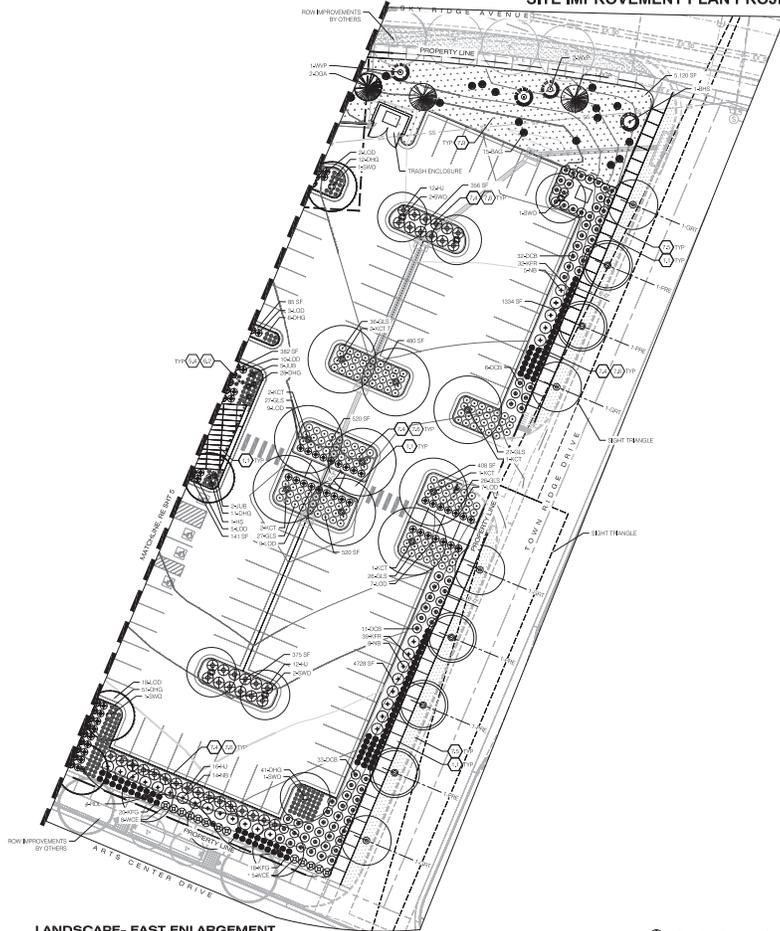
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DOUGLAS COUNTY LIBRARIES
 LONE TREE BRANCH
 LANDSCAPE PLAN

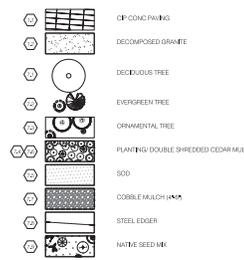
AndersonMasonDate
 Architects

5 of 9

RIDGEGATE SECTION 15, FILING 21, LOT 2A
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 2
 2.376 ACRES
 SITE IMPROVEMENT PLAN PROJECT #SP14-73R



MATERIALS LEGEND



MATERIAL KEYNOTES

- 1. PAVING OF CONC FINISH GREY MED BROWN IN TOoled JTS
- 2. DECOMPOSED GRANITE
- 3. DECIDUOUS TREE
- 4. EVERGREEN TREE
- 5. ORNAMENTAL TREE
- 6. PLANTING DOUBLE SHREDDED CEDAR MULCH
- 7. SOIL
- 8. CORBEL MULCH
- 9. STEEL EDGER
- 10. NATIVE SEED MIX
- 11. PAVING OF CONC FINISH GREY MED BROWN IN TOoled JTS
- 12. DECOMPOSED GRANITE
- 13. CONTROL JT
- 14. EXPANDED JT
- 15. CURBS EDGES, STEPS
- 16. OF CONC RUBER BAND (POTENTIAL FUTURE ADDITION)
- 17. OF CONC STEPS W/ HANDRAILS
- 18. WALLS
- 19. OF CONC SEATWALL (POTENTIAL FUTURE ADDITION)
- 20. SITE FURNISHINGS & SITE ELEMENTS
- 21. BENCHES
- 22. TABLES & CHAIRS
- 23. FANSEAT
- 24. BENCH (POTENTIAL FUTURE ADDITION)
- 25. SITE LIGHTING
- 26. FENCE/SEATWALL LIGHTS (POTENTIAL FUTURE ADDITION)
- 27. PLANTING
- 28. DECIDUOUS TREE
- 29. EVERGREEN TREE
- 30. ORNAMENTAL TREE
- 31. PLANTING
- 32. OF CONC SEATWALL (POTENTIAL FUTURE ADDITION)
- 33. DOUBLE SHREDDED CEDAR MULCH
- 34. CORBEL MULCH
- 35. STEEL EDGER
- 36. NATIVE SEED MIX
- 37. BOLLARD (POTENTIAL FUTURE ADDITION)

QTY	COMMON NAME	BOTANICAL NAME	NOTES	PLANTING	SPACING
DECIDUOUS TREES					
1	COFFEE TREE (VENTUOSUS)	COFFEA ARABICA	8'8"	2' x 2' x 2'	AS SHOWN
5	PROSOPER FLM	ULMUS MELANOCARPUS	8'8"	2' x 2' x 2'	AS SHOWN
3	COMMON HACKBERRY	CORNUS SCOPULORUBRA	8'8"	2' x 2' x 2'	AS SHOWN
4	HORNED LOGS	QUERCUS PRINCEPINUM	8'8"	2' x 2' x 2'	AS SHOWN
5	LINDEN (REDMOND)	TILIA EUCLADIA	8'8"	2' x 2' x 2'	AS SHOWN
10	OAK SWAMP WHITE	QUERCUS BICOLOR	8'8"	2' x 2' x 2'	AS SHOWN
4	GOLDEN RAIN TREE	HOLOGRAPHUM FOLIOLATUM	8'8"	2' x 2' x 2'	AS SHOWN
ORNAMENTAL TREES					
1	SPRING CREEPER	AMELANSCHIERA CANADENSIS	8'8"	2' x 2' x 2'	AS SHOWN
EVERGREEN TREES					
10	AUSTRIAN FIR (ORIGON GREEN)	ABIES NORDMANNIANA	8'8"	2' x 2' x 2'	AS SHOWN
4	SPRUCE (BLACK HILLS)	PICEA MARYLANDICA	8'8"	2' x 2' x 2'	AS SHOWN
DECIDUOUS SHRUBS					
112	BLACK CHERRYBERRY (DWARF)	ARONIA MELANOCARPA NORTONIA	CONTR	5' GAL	AS SHOWN
80	BURNING BUSH (DWARF)	EUONYMUS ALATUS	CONTR	5' GAL	AS SHOWN
1	CURRENT (DWARF)	FRAXINUS BUREANENSIS	CONTR	5' GAL	AS SHOWN
34	NEEDLESP. SUMMER WINE	HYDRANGEA LYONNETII	CONTR	5' GAL	AS SHOWN
80	PIRETE (LOW GROWING)	IBERIS AMURATENSIS	CONTR	5' GAL	AS SHOWN
5	SAND CHERRY (SHEDDING WESTERN)	PRUNUS BESSERIANA	CONTR	5' GAL	AS SHOWN
383	SPANG (ORIGON) FROSTGARD	PAULOWNIA ANTONIIFOLIA	CONTR	5' GAL	AS SHOWN
EVERGREEN SHRUBS					
40	JAPANESE HAZEL	QUERCUS ILICIFOLIA	CONTR	5' GAL	AS SHOWN
50	MUGO FINE WHITE BUD	YUCCA FLAMMULA	CONTR	5' GAL	AS SHOWN
13	WINTERCREEPER	EUONYMUS FORSTERI	CONTR	5' GAL	AS SHOWN
8	YUCCA ADAMI NEEDLE	YUCCA FLAMMULA	CONTR	5' GAL	AS SHOWN
ORNAMENTAL GRASSES					
41	BLUE STEM LETTIE	SCHIZOPHRYUM SCOPARIUM	CONTR	1' GAL	AS SHOWN
10	FLAX GRASS	PERNETHUM ALCOCKIAE	CONTR	5' GAL	AS SHOWN
47	ORAMA GRASS (BLONDE)	BLONDE GRASS	CONTR	5' GAL	AS SHOWN
144	HAWKLY GRASS (DWARF)	PERNETHUM ALCOCKIAE	CONTR	5' GAL	AS SHOWN
150	RED GRASS (FEATHER)	CALLAMAGROSTE ACUTICORNIS	CONTR	5' GAL	AS SHOWN
120	RED GRASS (KOREAN FEATHER)	CALLAMAGROSTE BRACHYNEURA	CONTR	5' GAL	AS SHOWN
PERENNIAL / GROUNDCOVER					
45	BLUETAIL	GAMNULA ROTUNDFOLIA	CONTR	1' GAL	1' x 1' x 1'
62	CORNFLOWER (PINK)	RADEIA COLLIANA	CONTR	1' GAL	AS SHOWN
19	DAFFODIL (PURPLE)	ANTHEMIS PRATENSIS	CONTR	1' GAL	AS SHOWN
33	HONEY (CORNFLOWER)	AGASTACHE RUPESTRIS	CONTR	1' GAL	1' x 1' x 1'
7	JUPITER (BEARD)	CONYSETHUS RUBER	CONTR	1' GAL	AS SHOWN
42	PROSTRATION (SCARLET BUGGER)	PENTSTEMON BARBATUS	CONTR	1' GAL	AS SHOWN
38	SADE (FRINGED)	ANTHEMIS PRATENSIS	CONTR	1' GAL	AS SHOWN
80	SADE (FRINGED)	CELANDEBULA	CONTR	1' GAL	AS SHOWN
TOTALS					

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 Denver, CO 80202
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 WWW: ANDERSONMASONDALE.COM

DOUGLAS COUNTY LIBRARIES
 LONE TREE BRANCH
 LANDSCAPE PLAN

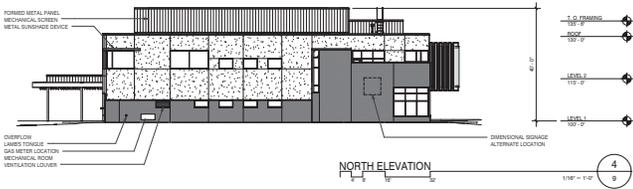
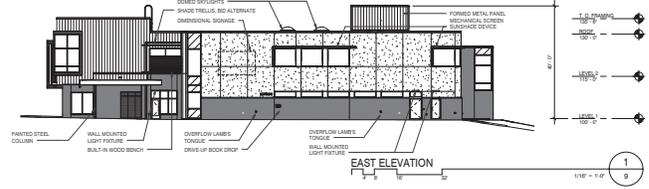
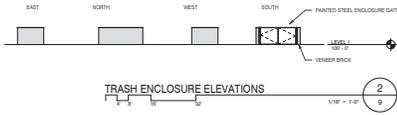
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 CHECKED BY: [Name]
 APPROVED BY: [Name]
 DATE: [Date]

SHEET NUMBER
6 OF 9

RIDGEGATE SECTION 15, FILING 21, LOT 2A
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1
 2.376 ACRES
 SITE IMPROVEMENT PLAN PROJECT SIP #SP14-73R

LEGEND

	BRICK VENEER
	FORMED METAL PANEL
	GLASS
	PERFORATED CORRUGATED METAL SCREEN
	STUCCO WITH CONTROL JOINTS
	COMPOSITE METAL PANEL
	WOOD MANSCREEN



DATE	DESCRIPTION

AndersonMasonDale Architects
 1100 WEST BROADWAY
 SUITE 200 DENVER, CO 80202
 PHONE 303.733.4444

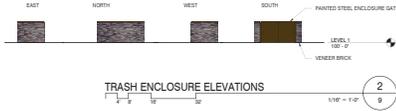
**DOUGLAS COUNTY LIBRARIES
 LONE TREE BRANCH
 ELEVATIONS AND MATERIALS SCHEDULE**

DESIGNED BY: _____
 REVIEWED BY: _____
 APPROVED BY: _____
 DATE: 06.11.2014
 SHEET NUMBER
9 of 9

RIDGEGATE SECTION 15, FILING 21, LOT 2A
 RIDGEGATE PLANNED DEVELOPMENT, PLANNING AREA 1
 2.376 ACRES
 SITE IMPROVEMENT PLAN PROJECT SIP #SP14-73R

LEGEND

	BRICK VENEER
	FORMED METAL PANEL
	GLASS
	PERFORATED CORRUGATED METAL SCREEN
	STUCCO WITH CONTROL JOINTS
	COMPOSITE METAL PANEL
	WOOD PANELING
	ALUMINUM WINDOW STRUCTURE PAINTED TO MATCH



DATE	REVISION	BY	DATE	REVISION	BY

AndersonMasonDale
 Architects

DOUGLAS COUNTY LIBRARIES
 LONE TREE BRANCH
 ELEVATIONS AND MATERIALS SCHEDULE

DRAWN BY: _____
 REVIEWED BY: _____
 APPROVED BY: _____
 DATE: 4.17.2015

SHEET NUMBER
1 of 1



SOUTHWEST CORNER

**DOUGLAS COUNTY LIBRARIES
LONE TREE BRANCH**

SITE IMPROVEMENT PLAN PROJECT #SP14-73R



Integrated Construction Solutions

**AndersonMasonDale
Architects**

studiotrope
DESIGN ARCHITECTURE





SOUTH ELEVATION

**DOUGLAS COUNTY LIBRARIES
LONE TREE BRANCH**

SITE IMPROVEMENT PLAN PROJECT #SP14-73R



Integrated Construction Solutions

**AndersonMasonDale
Architects**

studiotrope
ARCHITECTS





NORTHWEST CORNER

**DOUGLAS COUNTY LIBRARIES
LONE TREE BRANCH**

SITE IMPROVEMENT PLAN PROJECT #SP14-73R



Integrated Construction Solutions

**AndersonMasonDale
Architects**

studiotrope
ARCHITECTURE





SOUTHEAST CORNER

**DOUGLAS COUNTY LIBRARIES
LONE TREE BRANCH**

SITE IMPROVEMENT PLAN PROJECT #SP14-73R



Integrated Construction Solutions

**AndersonMasonDale
Architects**

studiotrope
DESIGN ARCHITECTURE





NORTHEAST CORNER

**DOUGLAS COUNTY LIBRARIES
LONE TREE BRANCH**

SITE IMPROVEMENT PLAN PROJECT #SP14-73R



Integrated Construction Solutions

**AndersonMasonDale
Architects**

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DESIGN ARCHITECTURE





NORTH ELEVATION

**DOUGLAS COUNTY LIBRARIES
LONE TREE BRANCH**

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