



City of Lone Tree Planning Commission Agenda Tuesday, May 24, 2016

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 5:30 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.

5:30 p.m. Study Session Agenda

1. Administrative Matters
Staff overview of The Yard SIP (no Planning Commission discussion or action)

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 April 12, 2016 Planning Commission meeting
5. RidgeGate Section 15, Filing 12, 1st Amendment (ENT). SIP for a medical office Project SP16-18R.
6. Park Meadows Filing 2, 15th Amendment, Lot 13A1 (“Treo apartments”). Use by Special Preapplication Review for a proposed multifamily residential use. Project SR16-31.
7. Adjournment

MINUTES OF THE
Lone Tree Planning Commission Meeting
April 12, 2016

Lone Tree Civic Center

1. Attendance

In attendance were:

- Dave Kirchner, Chair
- Andrew Dodgen, Vice Chair
- Rhonda Carlson, Planning Commissioner
- Daryl Heskin, Planning Commissioner
- Richard Rodriguez, Planning Commissioner
- Kevin Spencer, Planning Commissioner
- Herb Steele, Planning Commissioner

In attendance from staff were:

- Kelly First, Community Development Director
- John Cotten, Public Works Director
- Hans Friedel, Planner III

2. Opening of Meeting / Roll Call

Commissioner Kirchner called the meeting to order at 6:30 p.m.

3. Conflict of Interest Inquiry

There were none stated.

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

There was no public comment for items not on the agenda.

5. Minutes of the March 22, 2016 Planning Commission meeting

Commissioner Carlson moved to approve the minutes of the March 22nd Planning Commission meeting, Commissioner Dodgen seconded, and the minutes were approved unanimously.

6. Site Improvement Plans for the Regional Transportation District's Southeast Rail Extension Stations:

- a. Sky Ridge Station (SP16-09R)**
- b. Lone Tree City Center Station (SP16-10R)**
- c. RidgeGate Station (SP16-11R)**

Ms. First provided an overview of the three stations of the Southeast Rail Extension (SERE) project from the Regional Transportation District (RTD). This is a 2.3 mile extension of the existing RTD light rail currently terminating at Lincoln Station. The Sky Ridge Station would be a kiss-n-ride station intended for drop-off only. It is part of the Sky Ridge transit-oriented-development (TOD) Sub-Area Plan. The City Center station would initially be a green-field station consisting of a platform. The surrounding amenities would come online as future development occurs. Finally, the RidgeGate or end-of-line station would feature a structured parking lot. The plans for these stations have gone through a series of regular working group meetings and staff referral.

Staff found that the applications were in conformance with the SIP requirements of the Lone Tree Zoning Code, the Subdivision Code, the Comprehensive Plan, the RidgeGate PDD, 4th Amendment, and the Sky Ridge Station TOD Sub-Area Plan, as applicable.

Tim Johnson, RTDs contractor with Balfour Beatty, is doing the design-build contract. They hope to start construction next month. They are still awaiting final 2016 Federal Transportation Administration (FTA) funding which is expected later this spring. The canopies at each station would feature a white steel barrel-vault design, with station amenities including windscreens, benches, and landscaping. He provided an overview of the architecture and design for the stations. He described the City Center station as a build-it-and-they-will-come station. It is a stripped down design; however, it will feature the same basic design elements as the other stations. The site will not initially have water service. There will be approximately 1,300 parking stalls at the RidgeGate station park-n-ride. Access will be provided at two points from Havana Street. The columnar towers elements at the corners of the Sky Ridge parking garage would be faced with rose strip-stone, matching with the circular retaining wall at Sky Ridge station and other elements in the City.

Molly Blakely with Iron Horse Architects provided an overview of the RidgeGate station parking garage. Elevations consist of screening elements, precast concrete, rose strip-stone, and spandrel to screen vehicle headlights.

Mr. Johnson mentioned that there would be prewired with distribution capability for 60 electric vehicles at the parking garage.

Chair Kirchner commenced discussion on the Sky Ridge Station.

Commissioner Spencer congratulated the applicant on beautiful stations. He inquired about the paver material around the planting areas within the circular feature at the Sky Ridge station. He wanted to ensure there was some visual interest and not just a large wave of concrete. The applicant pointed out the walkway area that would have earth-toned colored paving. Other areas would of flatwork would be concrete, have a medium broom finish for texture to prevent slips and falls, and be scored in a roughly five-foot grid pattern of expansion joints.

Commissioner Spencer had questions about the architecture of the circular retaining wall at Sky Ridge Station – it would be articulated by columnar pilasters, approximately located at every other fence post, topped with pediments constructed of a contrasting material. Up-lighting was not planned. Mr. Johnson added that the design development was still in progress. He stated that there would likely be some up lighting at the base of the circular retaining wall.

Mr. Spencer inquired about whether the station would feature the Lone Tree logo. Mr. Cotton noted that the logo is planned on the bridges, and could be added to the stations by the City later.

Commissioner Dodgen inquired about whether the Planning Commission would get to see the landscape plan. Ms. First said that final plans would comply with City requirements and recommended they be subject to administrative approval. Commissioner Dodgen inquired about the frequency of pedestrian-train accidents at light-rail stations. The applicant was unaware of exact numbers; however, they said the frequency was probably low. Mr. Johnson responded that care was being taken regarding safety for everything from slips, trips, and falls, to separation from overhead power lines, to preventing pedestrians from being run over by trains.

Commissioner Dodgen inquired about the small outbuildings. Mr. Johnson responded that these were bike lockers where riders can store their bikes.

Commissioner Dodgen inquired about station access for development immediately to the east. Mr. Johnson responded that the station was laid out in anticipation of a plaza to the east.

Commissioner Carlson appreciated the materials sample boards. She stated that the materials and colors were tasteful and very “Colorado”. She inquired about the proposed monument sign. The monument recalls the style of the one at Lincoln Avenue and Yosemite Street. The monument sign would have similar columns.

Commissioner Carlson commended the applicant on their emphasis on safety, recognizing that Lone Tree emphasizes dark skies. In this context, lighting for

safety would be important. Mr. Johnson stated that the FTA mandates a certain level of lighting around transit stations. The photometric plan therefore was a requirement that had to be met; however, appropriate down-cast lighting fixtures were utilized.

Commissioner Carlson inquired about solar panels on the canopies. Tom Papadinoff with RTD responded that RTD is investigating system-wide solar panels, but they are not planned at this location.

Commissioner Heskin complimented the applicant on using indigenous stone. He took issue with the contract documents being 90 percent complete and the applicant's statement that changing things at this point would be a huge effort. Mr. Johnson described the progression of the design work, which started when they were awarded the contract last fall, and were now working towards being ready-for-construction.

Commissioner Heskin expressed concern that at something like this you would usually have a traffic pattern that went counter-clockwise so that riders could be let off from the passenger side of a vehicle adjacent to the Station as opposed to being let off on the side of the street opposite the Station. What would the path be if someone in a wheelchair were dropped off on southwest-bound Trainstation Circle, they would have to travel down a long ramp all the way to the southern end of the station to ascend to platform grade. This long ramp was there due to the substantial grade. There is also a highblock to gain access to door-level for people with disabilities.

Commissioner Dodgen inquired if the southern edge of the station was closer to grade. Tom responded that there was insufficient right-of-way (ROW) at the southern intersection of Trainstation Circle and Sky Ridge Avenue for a drop-off there. The driving factor was the grade of station and specific safety requirements that cause the geometries of the project to be set.

Commissioner Heskin inquired about vehicular access from the east. Mr. Cotten responded that this was more of a requirement than a need – as they did not anticipate heavy traffic from the east. Commissioner Heskin was interested in a receiving/drop-off area from Trainstation Circle to the east. Mr. Cotton said there were issues from the Public Utilities Code (PUC) that would preclude this. Commissioner Heskin suggested building a turnaround on Trainstation Circle east so that mobility-impaired folks could be dropped off closer to the platform.

Mr. Jones with Coventry Development, responded that the land had a higher dollar value, and was dedicated developable land. Providing an additional drop-off might be undesirable to the land owners.

Commissioner Heskin further inquired about why there could not be a left turn movement onto Trainstation Circle West from east-bound Sky Ridge Avenue. Mr.

Cotton explained that there is not enough distance between this intersection and the Park Meadows Boulevard/Sky Ridge Avenue intersection to allow for left θ turn stacking to occur in a left-turn bay.

Commissioner Heskin inquired about the mesh paneling on the fence above the wall, as it was rendered differently in two places.. Mr. Johnson responded that there would be rectilinear mesh panels as design elements within the metal fencing. One rendering is intended to depict that panels are easily retrofit-able to solid rectangular panels that could accommodate artwork.

Commissioner Heskin asked if RTD knows how many riders will be dropped off versus walk-up. Nathan Herman, with RTD, said they did not have this data, but said they could provide overall estimated ridership for each station. Commissioner Heskin inquired about vehicle stacking, especially during major events, for people being dropped off from Trainstation Circle. Mr. Herman said that Lincoln Station is a better alternative that would capture more riders for large events, and said their models support that. The Sky Ridge Station is a different ridership model.

Chair Kirchner asked if the distance traveled by someone in a wheelchair would be comparable to Yale Station and other stations. Tom responded that the distance traveled at Yale Station was greater.

Chair Kirchner noted that this station is intended to serve capture more commuter ridership.

Commissioner Rodriguez asked about the dimensions and screening of the traction power substation (TPSS). Mr. Johnson responded they are about half the size of a house trailer, and would be screened with landscaping. Mr. Herman added that they will try to balance the desire to screen these facilities, with the need to also maintain some lines of sight for safety purposes.

Commissioner Rodriguez inquired when he anticipated the 100% designs would be complete. Mr. Johnson responded that this would be was anticipated in May or early summer. Commissioner Rodriguez inquired to staff whether there would be an additional review of the 100 percent plans when they were submitted – as this would be post-City Council approval. Ms. First responded that this afforded us through the “pending final Public Works approval” standard condition attached to all site-improvement-plans (SIPs), and added that the main aspects of the station designs are complete and will not change; only minor details are being refined at this point.

Commissioner Steele stated asked about the intended use of the circular plaza area. Mr. Johnson responded that it was intended for public use. Commissioner Steele asked who would be responsible for landscaping and who would be responsible for reserving the space. Mr. Herman with RTD responded that there

would be a maintenance agreement entered into between the City and RTD. He added that RTD does not have a system for “reserving” spaces.

Ms. First added that the Sky Ridge TOD Subarea plan called for this station to feature a plaza area. Commissioner Steele further inquired about conditions for maintenance of the Sky Ridge Station plaza. Mr. Herman stated that there would be no “grey lines” in terms of maintenance – that RTD would maintain it. Commissioner Steele stated in his experience these things needed to be legally documented, as opposed to entered into on trust, for long term accountability.

Commissioner Steele also inquired about pedestrian access. Mr. Johnson stated that there would be controlled access points for pedestrians so they did not cross the tracks. He stated that the PUC had strict guidelines for pedestrian and vehicle crossings of rail tracks.

Commissioner Steele expressed concern over the fenced track becoming a pedestrian barrier in a major commercial center. Mr. Herman guided the commission through the overall alignment of the track, describing where the track is above grade and at-grade, and how pedestrians would have access underneath bridges. Also, there are crossings at the platforms, and at an at-grade crossing at the edge of the station without fenced guideways.

The applicants also stated that the future pedestrian bridge crossing I-25 at Sky Ridge would link pedestrians to the future east-side infrastructure. Mr. Johnson stated that an estimated quarter-mile bridge would link the future City Center with the west village.

Mr. Herman stated that there would be a future grade separated crossing north of RidgeGate Parkway in the east village. Also, there would be a future multi-use path along the guideway connecting the end-of-line station to the sidewalk along RidgeGate Parkway.

Commissioner Steele inquired of staff, when this becomes operative in 2019, will the Lone Tree Link expire. Mr. Cotten responded that it remains to be seen based on budget and participation. He stated that he thinks the Link will continue to exist in some form, but perhaps morph into something different in the future.

Chair Kirchner stated that one of the notes states 10 bicycle racks and lockers; however another note calls for three spaces. Ten lockers equals 20 bicycle spaces.

Chair Kirchner asked that ticket validators be located at convenient places for people to check tickets at different points throughout the stations. Mr. Johnson responded that they are located at the ends of the stations and intermittently throughout the stations.

Chair Kirchner inquired about the number of parking spaces at Lincoln Station – it is 2000 – however RTD does not use all of these, some are leased out to adjacent businesses.

Commissioner Dodgen moved to recommend approval of the RTD Sky Ridge Station subject to the following conditions:

1. Final approval of the Site Improvement Plan is subject to City of Lone Tree Public Works approval.
2. Prior to final SIP approval, the landscape plan shall be further detailed per City Zoning requirements to specify proposed plant species, quantities, and sizes.

Commissioner Spencer seconded, and the motion passed unanimously.

Chair Kirchner opened the discussion on the City Center Station.

Commissioner Rodriguez and Steele inquired about access to the City Center station. Mr. Herman responded that the City Center station was part of the project, and needed to be open with access on opening day; however, it was built in anticipation of future growth. However, due to FTA funding requirements, RTD might have to create a road to the station if development did not occur prior to opening. There will also be an IGA with the City that states if all parties are in agreement that access is not necessary, then a road will may not be built.

Commissioner Spencer inquired about any conflict between the helicopter that comes to Sky Ridge hospital and the bridge crossing I-25. The only difference between this bridge and Lincoln is the contact wire about 20 feet above the bridge. Mr. Cotten responded that the buildings at Sky Ridge were much taller.

Commissioner Dodgen moved to recommend the City Center Station SIP subject to the following condition:

1. Final approval of the Site Improvement Plan is subject to City of Lone Tree Public Works approval.

Commissioner Steele seconded, and the motion passed unanimously.

Chair Kirchner opened the discussion on the Ridge Gate Station.

Commissioner Dodgen inquired about the access drive shown to the southwest of the garage. Mr. Johnson responded that this was for maintenance access.

Commissioner Dodgen inquired about bicycle and pedestrian connectivity to the

Ridge Gate Station. Mr. Cotton said there would be a sidewalk/bike path under at the RidgeGate interchange that would extend to Havana. With a TIP grant from DRCOG, the City also plans to construct a separated bike lane along RidgeGate Parkway east to the City limits. There will be bike lanes along the north station access road from Havana.

Commissioner Carlson inquired about having a separated, elevated bike path for safety. Mr. Cotten responded that there were a hierarchy of streets, larger streets would have separated bike paths.

Commissioner Heskin inquired about ADA parking in the parking garage. Ms. Blakely responded that there would be about 24 spaces designated at the same level of the parking garage as the station platform – this would be level 2.

Commissioner Rodriguez inquired about vehicular access and the purpose of the turnaround to the north of the platform. Mr. Johnson responded that the purpose of the round-about would be as a kiss-n-ride drop off – drivers would not have to enter the garage to drop people off. Also, there would be ample signage to keep people from driving down the bus drop-off lane.

Commissioner Rodriguez asked about the green space to the north of the garage. Mr. Jones replied that this was originally intended for trail space, but the owners has since decided to locate the retail on the north side of the drive instead. The owner will retain the property as a park or open space.

Commissioner Steele inquired about what drove the ratio of parking provided. Mr. Herman responded that 1,300 spaces was the number created to service the station to a horizon year of 2035 based upon future demand modeling. Part of the purchase agreement is that another parcel of land was being held for development of a future parking structure for an anticipated need of 800 spaces. Commissioner Steele added that he was not fond of large parking structures as he felt that autonomous cars, ride-sharing, Uber, and other transportation trends were reducing the need for large parking lots.

Commissioner Steele inquired about security for cars left in the garage on extended trips. Mr. Herman indicated that RTD allows in-District patrons to park 24 hours for free and after that the rate is \$2 per day. The applicant responded that they would have the same level of security as other RTD parking garages – this includes video monitoring (recorded surveillance) not active surveillance.

Commissioner Steele reiterated that now that RTD was connected to the airport, and presumably more people using RTD stations as long-term parking, security should be increased.

Commissioner Steele inquired about RTD investigation into an adequate number of electric car stations. The applicant responded that they were carefully investigating

the need for electric charging stations.

Commissioner Steele inquired about how many trains would be stored over night at the station and during the day. There would be some storage of likely 1-2 trains overnight and possibly during the day. There would be no maintenance of cars at this location.

Chair Kirchner noted that the bike racks and lockers shown on the plan did not match what was called for (24 show-26 provided).

Chair Kirchner thanked RTD for this application and the work involved.

Commissioner Dodgen moved to recommend approval of the RidgeGate station subject to the following conditions:

1. Final approval of the Site Improvement Plan is subject to City of Lone Tree Public Works approval.
2. Prior to final SIP approval, the related replat (SB16-23R) shall be approved by City staff and recorded.
3. Prior to final SIP approval, the landscape plan shall be further detailed per City Zoning requirements to specify proposed plant types, quantities and sizes.

Commissioner Spencer seconded, and the motion passed unanimously.

7. Adjournment

There being no further business, Chair Kirchner asked for a motion to adjourn. Commissioner Steele made the motion to adjourn and Commissioner Spencer seconded. The motion was approved unanimously. The meeting was adjourned at 8:57 pm.

These minutes have been reviewed and confirmed by

_____ (name), on _____ (date)



**CITY OF LONE TREE
STAFF REPORT**

TO: City of Lone Tree Planning Commission

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

DATE: May 18, 2016

FOR: May 24, 2016 Planning Commission Meeting

SUBJECT: RidgeGate Section 15, Filing 12, 1st Amendment, Lot 3B
ENT, Project SP16-18R

Owner:
RidgeGate Investments Inc.
Keith Simon, V.P.
10270 Commonwealth St.
Lone Tree, CO 80124

Representative:
Integrated ENT
Laura Walker
10099 RidgeGate Parkway
Lone Tree, CO 80124

Planning Commission Meeting Date:
City Council Meeting Date:

May 24, 2016
June 7, 2016

A. REQUEST

Approval of a Site Improvement Plan (SIP) to construct a single-story, 9,930 square-foot, medical office building on 1.05 acres in RidgeGate. In conjunction with this SIP, there are two variances proposed: one is a variance to the City parking standards to allow parking in excess of the City's maximum standards; the other is a variance to the RidgeGate Office District Sub-Area Plan regarding waiver of a build-to standard that would allow the building to be set back 10 feet from the street.

B. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the application is in conformance with the City's Comprehensive Plan, SIP requirements of the Lone Tree Zoning Code, and the RidgeGate Office District Sub-Area Plan. Staff supports the two variances associated with the project.

Staff recommends the Planning Commission recommend approval of the SIP and the two variances to the City Council:

1. Subject to final approval by the City Public Works Department.

C. LOCATION

The property is located at the southeast corner of Sky Ridge Avenue and Bismark Drive.

Surrounding land uses are as follows:

- North: RidgeGate Parkway and office campus
- South: Private drive and daycare
- East: Private drive and undeveloped land
- West: Bismark Drive and undeveloped land

Vicinity Map



D. ZONING

The property is within the Commercial/Mixed-Use (C/MU) Planning Area #2 of the RidgeGate Planned Development 4th Amendment. Medical office is a permitted uses in this Planning Area.

The applicant is requesting approval of a variance to the City’s parking standards to exceed the City’s maximum parking requirements. The project is providing 10 parking spaces more than the maximum parking requirement, or 25% more. The project proposes parking based on 5 spaces/1000 square feet, whereas the City’s parking standards require 4 spaces/1000 square feet. Section 16-28-55 of the Code provides that requests for parking exceeding 10 percent of the maximum required parking shall be processed as a variance. The applicant explains in their narrative that the short visits and high turnover rate associated with this type of medical use requires more parking than standard medical uses. Staff is in support of a variance to allow 10 additional parking spaces.

The applicant is also requesting approval of a variance from the RidgeGate Office District Sub-Area Plan with regard to a standard that buildings should be “built-to” the street, between 0 and 8 feet as provided in Section 4.1.2. However, due to a 10-foot wide Xcel easement along the north property line, the building must be setback 10 feet. Staff is in support of a variance to the build-to line, due to the presence of the utility easement on the north side of the lot.

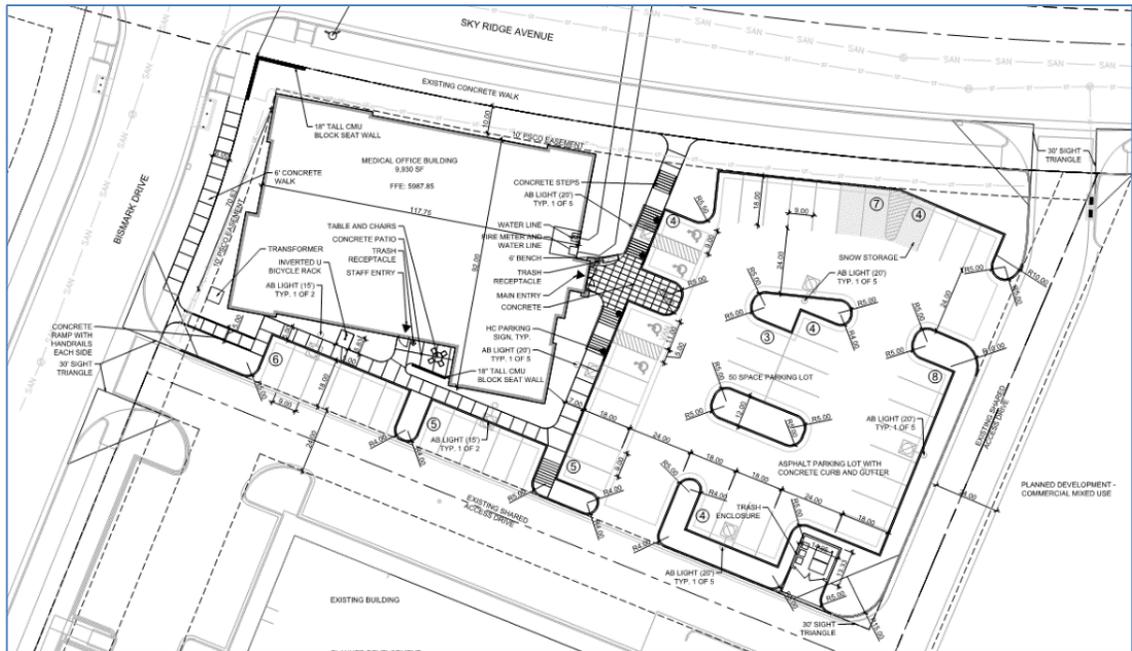
E. SITE CHARACTERISTICS

The property gently slopes down 9 feet from south to north. It has been graded for development and reseeded with grass.

F. SERVICE PROVIDERS

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

G. DESCRIPTION



Site Features

The site is proposed to be accessed off private drives via Sky Ridge Avenue and Bismark Drive, with the public building entrance facing east to the main parking field. Sidewalks wrap the building on four sides, providing pedestrian connection to Sky Ridge Avenue and Bismark Drive.

A small staff break area is planned on the south side of the building in an area set aside as a result of RidgeGate Design Review Committee (DRC) input.

The trash enclosure is located on the southeast corner and faces the private drive. The trash enclosure is located so it will not block the line of sight for vehicles. Trucks can temporarily stop on the private drive across from the day care center to load trash.

Snow storage is located in parking spaces; this is permissible since parking spaces exceed the required minimum.

Building Design

The building design is consistent with the City's Design Guidelines. It fits in with the context and character of the area; incorporates a distinctive entry; embodies 4-sided architecture, including building materials that wrap corners; has windows that create a sense of proportion and rhythm; and includes parapets sufficiently

high to screen roof-mounted HVAC. The building incorporates preferred building materials as provided by the City's Design Guidelines, including brick, architectural block, and stucco. Colors are warm, earth toned cream and grey stucco, offset with brick colors of terra cotta and brown.

Main entrance Building Elevation



Landscaping and Irrigation

The landscaping is in conformance with the City's requirements. The site has a mix of trees, shrubs, ornamental grasses, and flowers suited to this climate, with year-round color to provide interest in the winter season. There is no turf, and all irrigation is by a drip system, meeting the low water demands for this landscape plan. The trash enclosure is screened from view of Sky Ridge Avenue through plantings. Privet shrubs are also used to screen the parking lot.

Lighting and Site Amenities

Building and parking lighting, the bike racks, patio furniture, and bench are provided per City requirements.

Signage

The signs on the buildings are for illustrative purposes only. Sign permits will need to be secured separately through the Building Division.

H. REFERRALS

Home Owners Associations (HOAs) in the City were sent a referral and staff received a response of “no comment” from the RidgeGate West Village HOA. Responses from referral entities will be addressed prior to building permit issuance.

I. Attachments

Development Application
Letter of Authorization
Narrative/Statement of Design Intent
DRC Minutes/approval
Referral Comments
Applicant’s referral response
SIP
Renderings
Colored Elevations

END



Development Application

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

CITY OF LONE TREE 303.708.1818 | www.cityoflonetree.com

Project Description	Project consists of an approximate 10,000 sf one story, medical office building with surface parking.
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Instructions	For Office Use Only
<ul style="list-style-type: none"> ✓ All applications must be typed or legibly printed ✓ All applicable sections must be completed ✓ All required attachments must be included ✓ This application does not cover Engineering, Building, and/or Public Works submittal requirements and fees 	Project Name <i>RidgeGate Sec 15, Flg 12, 1st Amndt, Lot 3B, Integrated ENT</i> Job # <i>SP16-18R</i> Date <i>3/18/16</i> Planning Fee <i>\$3,200</i> Check # <i>1004</i>

Application Type	Location
<input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Rezoning <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Site Improvement Plan (SIP) <input type="checkbox"/> Re-Plat <input type="checkbox"/> SIP Amendment <input type="checkbox"/> Lot Line Adj. <input type="checkbox"/> Other	Address Lot 3B, Filing 12 1st Amendment, RidgeGate Section 15 Approximate Location Bismark Dr & Sky Ridge Ave. State Parcel ID 223115103005 Acreage 1.05

Zoning	Legal Description
Current Zoning or PD Name PD:RidgeGate 4th Commercial/Mixed Use Proposed Zoning if Rezoning n/a	Subdivision Name RidgeGate Commercial Filing # 12 Block # Lot # 3B

Utility Providers
Fire District South Metro Fire Rescue District Water Southgate Water & Sanitation District Metro District Rampart Range MD Sewer Southgate Water & Sanitation District Gas Xcel

Property Owner of Record	Applicant if Different than Owner
Owner Name Keith D. Simon, V.P. Company RidgeGate Investments Inc. Address 10270 Commonwealth Street Suite B, Lone Tree, CO 80124 Phone 720-279-2581 Email ksimon@coventrydevelopment.com	Owner Name Laura Walker Company Integrated ENT Address 10099 RidgeGate Parkway Lone Tree, CO 80124 Phone 303-912-2393 Email 597walker@comcast.net
Owner Signature Letter of Authorization Date 3/3/2016	Applicant Signature <i>Laura Walker</i> Date 3/7/2016

Letter of Authorization

Regarding Development Applications for Land Use Entitlements
(Form must be Filled Out if the Applicant is not the Property Owner)

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

RE: Property Address: Lot 3B, Filing 12 1st Amendment, RidgeGate Sections 5

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Laura Walker
of Integrated Ear, Nose + Throat to act as an agent on my/our behalf for the purpose of
creating, filing and/or managing an application for A SITE IMPROVEMENT PLAN
_____ (type of development or permit application).

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

RIDGEGATE INVESTMENTS INC.

(Print Name of Owner)

[Signature] Vice President of Ridgegate Investments, Inc.
(Signature of Owner or Authorized Representative)

State of Colorado

County of Douglas

The foregoing instrument was acknowledged before me this 3rd day of March, 2016
by Keith D Simon, Vice President of Ridgegate Investments, Inc.

[Signature]
(Notary's official signature)

NOTARY SEAL

5-12-2016
(Commission expiration date)

ELIZABETH MATTHEWS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004014222
MY COMMISSION EXPIRES 05/12/2016



CITY OF LONE TREE

Site Improvement Plan Project Narrative & Statement of Design Intent Template

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

303.708.1818 | www.cityoflonetree.com

Project Name Integrated ENT Medical Office Building

Project # SP 16-18R

Project Location Southeast lot of Sky Ridge Parkway and Bismark Drive.
RidgeGate Filing 12, Lot 3B

Date March 29, 2016

Project Narrative

[ARTICLE XXVII - Site Improvement Plan \(SIP\) Project Narrative](#). The SIP process is intended to provide for development that enhances the quality of life in the City by promoting high-quality design and a strong economy, and by fostering a sustainable and healthy community. The SIP process is required to ensure the development will be in conformance with the [Comprehensive Plan](#), the [Design Guidelines](#), applicable chapters of this [Code](#) and applicable Planned Developments and Sub-Area Plans.

Using this form or a separate page(s), the applicant shall provide a written narrative describing their project. Use the following outline (Sec. 16-27-60) as a guide when formulating your narrative – please disregard sections that do not apply to your project:

1. General information.

- a. Provide the subdivision name, filing number, planning area number when located in a Planned Development, lot and block number or street address and section, township and range if not in a subdivision, and name of project.

RidgeGate Section 15, Filing 12, First Amendment, Lot 3B

- b. Indicate zoning of the site and the zoning and current uses of adjacent land.

The development property and the surrounding properties are zoned RidgeGate Planned Development Planning Area C/M-U2. The site is adjacent to a day care and a vacant lot.

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

The proposed development is adjacent to vacant land and an existing daycare. Impacts foreseen during construction are parking for workers which the contractor is looking into off-site parking. After construction additional traffic use to the medical office building is anticipated to use the existing street network. The development is requesting a variance for additional parking to accommodate patients and staff so there will not be a further impact on adjacent properties.

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

Intent: It is the intent of the development to provide high-quality design and medical resources to the City. The project has reviewed the guiding documents in place and was vetted through the RidgeGate DRC process to ensure the development is in conformance with the City's goals.

Approval Standards: The proposed development satisfies the conditions of the comprehensive plan (see text response under (7) variance request), the Design Guidelines, applicable chapters of the code and applicable Planned Development and Sub-Area plans, etc. The proposed development has been vetted through the RidgeGate DRC review Board with City Staff present and incorporated all comments through the process by the DRC and City into the SIP submittal.

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

The proposed development will be completed in one phase. Construction is anticipated in late summer of 2016 and proposed to take 7 months.

5. Other project data.

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

Staff consist of 4 different medical specialties within the same practice; Otolaryngology Clinical Practice, Denver Facial Surgeons, Denver Hearing Specialists and Allergy Specialists. The required staff to run the clinics and support the office anticipates 28-30 staff during the peak service hours associated with the new building.

b. Square footage of building.

The project anticipates 9,930 +/- SF of medical offices, clinical areas, administrative areas and building support services.

c. Lot area.

The project site is 45,738 Square Feet OR 1.05 Acres

d. Anticipated opening date.

The anticipated opening date will be sometime in March 2017.

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

The project furthers the sustainability goals by ease of travel from the highway, future light rail, bus routes, and pedestrian trails and roads throughout RidgeGate. The proposed development is situated within a good location for alternative transportation for the staff and some visitors. The project is conscious of using landscaping to reduce heat islands and selected plants that only require drip irrigation. Although building materials are not selected for sustainability reasons, they will be from local sources. The medical office building will also provide recycling pick up at their facility and general practice the office has minimal trash.

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

The development is requesting a 5/1,000 sf parking ratio for off-street parking. Per code 4/1,000 is allowed for Medical Office Use with outpatient care only. The parking is intended to serve both the medical office visitors, clinical visitors, which often have 15 minute appointments, and staff. The project also needs a variance request for the build-to line. The build-to cannot be met due to an existing 10' PSCO easement that runs the entire length of the R.O.W/property line into the site by 10'. The design intent for the build-to is for a percent of the building face to be within 0'-8' from the property line. This is not doable with the easement so the applicant request we align the building against the 10' easement.

Please see the below criteria for this Variance Request

This request conforms to Sec. 16-26-20 Variance Limitations

(a) (3) Minimum setbacks

(a) (4) Minimum off-street parking requirements

Sec. 16-26-30. -Variance; approval criteria.

(a) A variance may be granted only where it can be demonstrated that such:

(1) Is sensitive to and compatible with adjoining existing and future land uses;

The proposed development is sensitive to and compatible with the surrounding land uses. The proposed one story Medical Office Building fits within the surrounding context of commercial and office development in the surrounding area. The development has taken extra steps to provide additional landscaping around the site and the parking lot to help screen the use. The addition of 10 parking spaces above code does not have any negative impact on the surrounding uses, and in fact by providing parking on site, helps further improve the higher demands of medical office parking from encroaching onto the city streets and neighboring parking lots. The development is taking extra care in providing adequate parking for this facility so as not to cause an impact on the adjacent properties. The setback build to requirements have no impact since it is only 2.5' difference from the required 8' allowing 0.5' for construction along the 10" PSCO easement. 45.3% of the building is 0.5' off of the easement line. The entire building length is 119.33'.

(2) Will not adversely impact the natural environment through unwarranted or undesirable grading, altering of drainages or vegetation removal;

The development does not adversely impact the natural environment through undesirable altering of the site. The additional parking is along the shared drive between the proposed development and the existing day care development. The road is already constructed and the parking is following the existing grade. The amount of land used for the additional 10 spaced is less than 0.04% of the overall site, or 1,690 sf. The building sits outside of the existing easement.

(3) Maintains a desirable balance with the overall bulk and massing of building architecture; and

The bulk and massing of the building fits within the surrounding area and future development. There is a variety of building heights from one story commercial to multi story residential in the immediate area including the Sky Ridge Hospital. The existing site is built up over Sky Ridge Avenue and Bismark Drive, so although our building massing is one story with taller parapets at the corners for emphasis, it also will appear a little taller on the street sides due to the existing ground elevation conditions.

(4) Promotes other community goals as set forth in the City's Comprehensive Plan, such as a well-planned, high-quality and, where appropriate, compact development.

The proposed development promotes several community goals set forth in the City's Comprehensive Plan as follows;

Goal: Achieve well-managed growth based on sound planning principles and with an emphasis on high-quality design.

Objective: Encourage quality, mixed-use, compact and pedestrian friendly development.

Objective: Foster a distinctive Lone Tree identity and a strong sense of place, where residents and businesses feel a connection and pride for the community and where visitors feel welcome.

Objective: Ensure orderly growth through consistency with the Comprehensive Plan.

The development is along Sky Ridge Avenue and within the RidgeGate PD. The area is planned and zoned for commercial mixed use and is overlaid by the RidgeGate Office District Sub Area Plan. The quality of building materials works within the surround guidelines and development area standards. The development sits within an area that includes several mixed uses. Pedestrian access is provided from the street network into the site and bike parking has been provided with the hope that staff and users will take the future light rail then bike or walk a short distance to the site. The project is a medical office building and can be a service to the surrounding community as well.

Goal: Conserve, enhance, and/or protect important natural and manmade resources and ensure the safety of the public when integrating development into the natural landscape.

Objective: Protect the environment and conserve natural resources through energy conservation and the proper disposal of waste, reducing material use, reuse, and public and private recycling.

Objective: Conserve and enhance the integrity of the natural and built landscape in ways compatible and complementary to our climate.

The development sits within the RidgeGate PD that has set up corridors for views, open space and wildlife. The site is in an area proposed for development, but connections from the site to the city streetscape allows pedestrian to connect to/from the environment system and trails in place and proposed for the future. The medical office building generates very little trash and will provide and collect recycling on site. The overall approach to plant selection is based on putting the right plant in the right place. The development of a planting palette for specific locations in and around the buildings will be composed primarily of native and well-adapted, low-water plants to conserve irrigation water, maximize survivability, and minimize landscape maintenance.

Goal: Provide quality facilities and services for the Lone Tree community in an efficient and cost effective manner.

Objective: Integrate quality health care and needed facilities for the community and surrounding area.

The development of a medical office building to house Integrated Ear, Nose & Throat, in association with Denver Hearing Specialists and Denver Facial Surgeons, provides comprehensive services for all ages dedicated to providing our patients with the highest standard of medical care in a personal, caring, friendly, and professional atmosphere.

Goal: Strive for optimal efficiency, connectivity, and safety in the transportation system, integrated with surrounding land uses an environmental conditions.

Objective: Secure and implement a roadway network that meets the travel needs of residents and business in a safe, convenient, pleasing, and efficient manner while minimizing environmental and community impacts.

Objective: Maintain and enhance the trail network as an alternative and viable mode of transportation.

The development is adjacent to an existing street network with quick access from the future light rail to the site through the existing street network and trail system. The development is also in close proximity to the highway and the major Lincoln Avenue corridor.

Goal: Foster a vibrant and financially sustainable economy for the Lone Tree community.

Objective: Attract quality business and maintain businesses that sustain the quality of life and character of the City.

Integrated ENT is an existing Lone Tree business located within the Sky Ridge Medical Center campus. They are interested in developing their own building and staying within Lone Tree. The proposed development is based on this business move to stay within the existing community.

(b) A variance may be granted, provided that no substantial detriment to the public good is created and that the intent and purpose of this Chapter is not impaired.

This variance request is for an additional 10 parking spaces bringing the request from 4/1000 (40 spaces) to 5/1,000 (50 spaces). There is no substantial detriment to the public by granting this variance. The public benefit is getting the anticipated quantity of daily visitors off of the street and surrounding lots into identified parking spaces for the development. A medical office building typically has a high visitor turn over, but in addition to a typical medical office, the program calls for 15 minute appointments for allergy shots throughout the day. After shots are given, patient will stay in the building for a few minutes while additional appointments arrive. This higher than normal turnover rate is what has historically caused parking issues on the Sky Ridge campus and what the development wants to avoid by requesting this variance.

The building setback has no implications to the detriment on the public and in fact keep the existing power to the surrounding uses in its current place.

Statement of Design Intent

Please describe how the project meets the intent of the [City of Lone Tree Design Guidelines](#), including the city's Core Design Principles (p. 11). 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 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.

1. Overall Design Concept. Briefly describe the use and overall concept for the project as a whole.

Project Concept

The current site is approximately 1.05 acres. The project is planned for 50 parking spaces at a parking ratio of 5/1,000. The parking is intended to serve both the medical office visitors, clinical visitors, which often have 15 minute appointments, and staff. The parking request above code is intended for the clinical visitors that serve more as a retail use than a medical office use and the intense parking needs of medical office buildings in general. The project proposed by Integrated ENT will be located at the corner of Sky Ridge Avenue and Bismark Drive with the main entrance located on the east side. There is a 10' public service easement that conflicts with the build-to line identified in the Office Subarea District Guidelines.

The project relates to the surrounding context in massing, architectural colors and materials, and enhanced landscaping. The medical office owners are also the developers of the site and have planned for a building that they will occupy for years to come contributing to the vitality of the City. Human scale contributions were made to the project in the form of detailing of the building materials, addition of seat walls at the street and the extensive landscaping. Clear walkable routes are provided and bike

racks and pedestrian seating for visitors and staff areas are provided. Architectural detailing and site layout follows the strict guidelines of the RidgeGate community and Lone Tree. Minimal security lighting and maximum landscaping have helped for a sense of arrival to the proposed facility. The

Architecture

The architecture style is intended to fit within the surrounding context with enhanced building corners and a prominent building entrance. The building has been broken up into a series of masses reflecting the language of the area. The brick fields have recessed brick banding reflective of the CCRM MOB. The proposed building materials include brick at the building entry and the northwest corner. The intended material for the field will be stucco with a ground face CMU block base. There will also be accent stucco between the punched windows creating a rhythm to building façade. The entry vestibule will be accented with an alternate material.

Utilities

There are no existing on-site detention/water quality facilities. Storm water runoff will be collected by both proposed and existing storm sewer. Proposed on-site storm sewer will tie into the existing storm sewer main located in Sky Ridge Avenue. From there, flows will be conveyed to an off-site existing regional storm water detention facility. Domestic fire and water service lines will be tapped from the existing water main in Sky Ridge Avenue. The proposed sanitary sewer service line will tie into the existing sanitary sewer main in Bismark Drive.

Roadway

Vehicular access will be from both Sky Ridge Avenue and Bismark Drive. The main entrance for visitors is presumed to be from the east along Sky Ridge Avenue. The existing access points will serve and principal access for the proposed parking areas for visitors and staff. Landscaping in the parking lot and surrounding the lot helps screen and break up the surface lot. There is currently existing street parking along Bismark Drive.

Grading and Drainage

The site presently consists of vacant lands that slope from the southeast to the northwest dropping approximately 12' across the site. The proposed project will include re-grading the site to accommodate a building footprint and surface parking lot. The schematic grading plan places the FFE about 7.0' above the road at the northwest corner. The parking lot grades are kept below 4%.

Landscaping and Irrigation

The proposed development is planning to use a variety of plant material that has seasonal interest and screening where appropriate. As requested, specific screening of the parking lots and the proposed transformer with hedges and evergreen were provided. The intent is to have the site use drip irrigation to a selection of low water plantings.

Lighting

Minimal lighting is proposed on this development. Parking lot lights and lighting at the entrances are shown on the plans using LED.

Signage

The proposed signage will be building mounted only and will conform to the zone code. Final signage is planned for a later date and review process.

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, etc.

The surrounding context is within the RidgeGate community. Site design and building character took into account the existing facilities as well as the context of the vacant lands that may someday be developed as well. The project picked up on the detailing of the surrounding community and goals of the Sub-area development. Pedestrian and bike connections into the site have been provided. The corner elements relate back to the street and the surrounding context of the larger development. Roof mounted equipment is not visible from the streets by the screening of the corner elements. The project has no loading area and transformers are screened by vegetation. There is a trash and recycling enclosure that will have the same character of the building.

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.

Although there is no public plaza, the public places within the site have been designed for all users, including ADA accessible, pedestrians and bicyclist. The front entry has benches and landscaping, and there is an outdoor area for staff on the south side to enjoy some outdoor seating. The streetscape allows for pedestrian entrance into the site, as well as a seat wall at the public intersection. Lighting is incorporated into the site in minimal locations, adequate for public safety. The light standards are lean and downcast to reduce light pollution. Plant material has been incorporated with the right plant in the right location. All irrigation will be drip to reduce overspray and water consumption. Landscaping provides a year round interest and serves as site enhancements as well as screening of areas such as utility transformers and parking lots. Building wall signage will be simple and sized appropriately with the building façade.

4. **Architectural Design.** Describe how the architectural design contributes to the unique qualities of the area and how design concepts result in a unified, functional and high-quality design. Consider building form and composition, façade composition and articulation, and materials, colors, and lighting.

Building Form and Composition – The building emphasizes the corners of the building by increasing the height of the walls while utilizing different materials or patterns. The architectural field between the corners applies the traditional base, middle and top composition strategy.

Façade Composition and Articulation – The building façade has created a rhythm and pattern with varying window sizes and placement, material recesses and reveals along with changing building materials. This rhythm is carried around all sides of the building. The project is inspired by adjacent projects to the south on Bismark Drive and to the west on Common Street. Building entry is reduced in scale when compared to the rest of the building while being highlighted by glazing and a horizontal metal canopy.

Materials and Colors – A variety of durable materials and warm nature based colors have been utilized for the façade. While there are multiple colors used, they are cohesive and create a unified richness. To enhance the façade a series of plane changes on the elevations have been used to create distinct shadows. The plane changes range from recessed brick and stucco banding to plane changes within the building façade.

Building Lighting – Accent lighting has been utilized to accent the building entry while the rest of the building will only have lighting as needed for safety.

Applicant/Preparer Contact Information

Name: Julie M. Eck

Business: Davis Partnership Architects

Address: 2901 Blake Street
Denver, CO 80220

Phone: 303-308-2556

Email: Julie.Eck@davispartnership.com

Owner Contact Information if Different from Applicant

Name: Laura Walker

Business: Integrated ENT

Address: 10099 RidgeGate Parkway
Lone Tree, CO 80124

Phone: 303-912-2393

Email: 597walker@comcast.net

**RidgeGate
Commercial Design Review Committee
Integrated Ear Nose & Throat
Lot 3B, Filing 12 - PreSubmittal
October 22, 2015**

In attendance for the Design Review Committee:

Marc Applebaum, Applebaum Architects
Craig Karn, Consilium Design

In attendance for Integrated Ear Nose & Throat:

Laura Walker, Integrated ENT
Julie Eck, Davis Partnership Architects
Robyn Linstrom, Davis Partnership Architects
Cody Weaver, Davis Partnership Architects
Blake Skinner, Legend Partners LLP

Applicant Presentation:

The project is located just north of the Riverstone day care facility at the corner of Bismark Drive and Sky Ridge Avenue. The site is approximately 1.5 acres. The current site plan has the building pushed to the build to line and is planned to be a 1 story medical office building. The square footage is not finalized but will be no larger than 12,000 square feet. There are 4 doctors, 2 physician assistants, 3 audiologists for a total of 30 employees that will occupy the building. The medical practice sees approximately 125-150 patients per day which results in a need for increased parking. The applicant will need a parking variance from the City of Lone Tree for increased parking counts. The applicant prefers their primary entrance to the site to come from Sky Ridge Avenue with the staff entrance from Bismark. Architecture of the building was not presented at this meeting as it is still in development.

DRC Discussion/Comments:

- Break up the long line of parking with a pedestrian connection or landscape medians. Study alternative parking layouts to maximize parking.
- Reconsider location of trash enclosure.
- Be aware of site grading the northwest corner grade.
- Enhance the 3 corners of the building that will be visible from Sky Ridge Avenue.
- Remember to carry architecture across all four elevations.
- Consider ways to set the parking lot lighting tone for the rest of the area.
- Study alternative building forms, e.g. linear, to maximize parking.

The meeting ended at 3:15pm. The applicant was approved to the Schematic Design phase of the Design Review process.

Requirements for Schematic Design:

- Site and Context Urban Design Plan evaluating relationship to immediately adjacent properties (consider submission of 3D sketch up model)
- Grading Plan

- Building Floor Plans
- Building Elevations- all 4 sides
- Building and Site Sections
- Landscape Plan
- Lighting and Signage Plan

**RidgeGate
Commercial Design Review Committee
Integrated Ear Nose & Throat
Lot 3B, Filing 12 – Schematic Design
January 6, 2016**

In attendance for the Design Review Committee:

Marc Applebaum, Applebaum Architects
Al Colussy, gkkWorks
Craig Karn, Consilium Design
Dick Marshall, landscape architect
Keith Simon, RidgeGate/Coventry Development

In attendance for the City of Lone Tree:

Kelly First
Jennifer Drybread

In attendance for Integrated Ear Nose & Throat:

Laura Walker, Integrated ENT
Julie Eck, Davis Partnership Architects
Cody Weaver, Davis Partnership Architects

Applicant Presentation:

The applicant gave an overview of the current schematic design plans. The main access to the site remains on the east side off Sky Ridge Avenue. The building was moved away from the building to line due to a 10 foot utility easement. As a result, the parking along the south side was adjusted from 90 degree to parallel parking that will be used for staff. Current parking is at 52. Preliminary grading has been completed which is 11 feet across the site. Geotechnical reports recommend no landscape planting within six feet for the building. Lighting will be mostly security lighting for the parking lot and building. Trash enclosure was relocated to the southeast corner of the parking lot.

Architecture we developed further. Current architecture is conceptualized to have blocked materials similar to Lincoln Commons. Materials will be brick, stone and stucco with CMU base. Punched windows along all 4 sides of the building. Window punches will be set back a couple of inches but not a full brick depth. There is recessed banding in the brick areas. Building wall heights are planned to be high enough to screen mechanical equipment. The south elevation is only stucco and CMU. Materials colors have not been finalized but are in the direction of dark brick and warm muted stucco colors.

DRC Discussion/Comments:

- Provide photometric plan at next submittal.
- Designate location for snow storage on plans.
- Annotate on the plans what landscaping will be the responsibility of RRMD.
- Coordinate with RRMD.
- Consider opportunities to increase the south side experience, e.g. increase patio size.

- Consider opportunities to add small ornamental trees between the sidewalk and the building.
- Consider adding a retaining wall at the northwest corner of the site and create bench seating near the sidewalk where people can sit. This wall could also be a signage element.
- Develop grading plans and provide at next submittal.
- Consider flipping the building on the site (sketch included).
- Study the scale of lighting in medians and analyze the existing lighting from the daycare to determine actual lighting needs.
- Consider adding a privet along the Sky Ridge edge to screen parking.
- Locate the Xcel transformer and screen.
- Provide monument sign details at next submittal.
- Consider adding a bicycle rack.
- Address recycling program and if provided in trash enclosure.
- Provide trash enclosure details with next submittal.
- Consider using masonry on the southwest corner element rather than stucco.
- Use another type of brick in place of the cultured stone.
- Enhance the south side elevation.
- Add depth to the reveals, i.e. add an eyebrow sunshade or another layer of detail.
- Make the parapet walls the same height.
- Consider textured CMU or alternative material to reduce the scale of the CMU material on the west elevation. The City discourages the use of gray CMU as a ground base material.
- Add depth to the entry to emphasize.
- Consider using a different building mounted lighting unit on the south elevation.
- Consider offsetting the wall connections at corners to add depth.

The meeting ended at 2:20pm. The applicant received approval of their Schematic Design plans and is approved to submit to the DRC in the Design Development phase of the Design Review process.

Requirements for Design Development:

- All items submitted for Schematic Design, developed to appropriate detail
- Architectural details and treatments
- Perspective rendering and/or 3D computer model and/or photo simulation
- Building materials schedule including sample board
- Photometric plan
- Monument sign details
- Grading plan
- Trash enclosure architecture

**RidgeGate
Commercial Design Review Committee
Integrated Ear Nose & Throat
Lot 3B, Filing 12 – Design Development
February 25, 2016**

In attendance for the Design Review Committee:

Marc Applebaum, Applebaum Architects
Al Colussy, gkkWorks
Craig Karn, Consilium Design
Dick Marshall, landscape architect
Keith Simon, RidgeGate/Coventry Development

In attendance for the City of Lone Tree:

Jennifer Drybread

In attendance for Integrated Ear Nose & Throat:

Laura Walker, Integrated ENT
Julie Eck, Davis Partnership Architects
Cody Weaver, Davis Partnership Architects

Applicant Presentation:

The applicant gave an overview of the current design development plans.

- The building footprint was flipped and pushed north against the utility easement. This allowed for patio space on the south side of the building to be added.
- Site lighting was placed in planting areas and off site. Security lighting was added to building entrances.
- A bike rack was added.
- The monument sign was deleted.
- Added a seat wall to help with grade at the northwest corner of the site.
- The trash enclosure was moved off site to the southeast corner. Enclosure will be constructed of CMU material.
- Mechanical equipment is set behind and screened by the roof parapets.
- Three of the four building corners will be brick, the fourth will be stucco.
- The northeast corner will be used for building signage.
- The CMU base was modified and now includes 3 inch and 4 inch courses to add patterning and interest.
- Stucco material will be painted tan and gray.
- Window sills will be precast.

DRC Discussion/Comments:

- Corner parapet stucco detail, consider using champagne break metal detail rather than stucco. See the Douglas County Library building for an example of metal material.
- Consider tinted grout/mortar color (tan) for brick.
- Provide a sample of the base CMU block or a photo example and specs.

- Consider adding a brick screen/seating wall on south side of building to screen patio and break up stucco mass.
- Consider using a clear or greener glass material.
- Add seating wall cap detail to the plans.
- Adjust graphics to accurately depict the CMU color. Consider adding shade and shadows to better depict reveals and wall setbacks.
- Paint the east parapet wall to match stucco.
- Relocate the trash enclosure to an onsite location due to possible vehicular site visibility issues.
- Consider wrapping the privet around all corners of the site.
- Specify the trees that will be planted to confirm they will not have low branching and interfere with pedestrian movement.
- Revisit grading plan and drainage flow around the L island in the parking lot.
- Consider using the same brand of site furniture.
- Screen the transformer with more substantial shrubs or evergreens.
- Consider adding an evergreen tree at the southeast corner where the trash enclosure is currently placed. Add an outlet for seasonal light.

The meeting ended at 4:10pm. The applicant received approval of their Design Development plans and is approved to submit to their Site Improvement plan to the City of Lone Tree and approved to the Construction Documents phase of the Design Review process.



April 22, 2016

Laura Walker
Integrated Ear, Nose & Throat
10099 RidgeGate Parkway, Suite 230
Lone Tree, CO 80124

RE: Integrated ENT – DRC Design Development Review

Dear Ms. Walker:

The RidgeGate Design Review Committee (DRC) reviewed the Design Development (DD) plans on Thursday, February 25th. After review the DRC approved the plans based on the project discussion. This approval moves the project forward to the City of Lone Tree review process which is for the Site Improvement Plan (SIP); please include this DRC approval letter with your submittal.

The DRC appreciates your partnership during the design phase of this project and look forward to seeing the completed project. Please advise the RidgeGate DRC should you have any questions.

Best Regards,


Darryl Jones
RidgeGate DRC Administrator



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: March 31, 2016

Project Name and File Number: RidgeGate Sec. 15, Filing 12, 1st Amendment, Lot 3B (Integrated ENT), Project SP16-18R

Project Type: Site Improvement Plan

Comments Due By: April 21, 2016
If you are unable to respond by the due date, please contact the project planner

Dear Referral Organization:

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

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

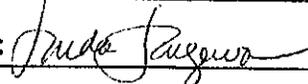
We have no comments regarding this proposal

Please note the following concerns this organization has:

See attached letter for comments regarding this proposal

Organization Name: RidgeGate West Village HOA

Your name: Linda Langewisch

Your signature:  **Date:** 4.7.16

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

Jennifer Drybread

Senior Planner

PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:

City of Lone Tree Community Development Dept.
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818
Fx: 303-225-4949
jennifer.drybread@cityoflonetree.com

✓

Jennifer Drybread

From: Denslow, Denise <Denise.Denslow@claconnect.com>
Sent: Wednesday, April 06, 2016 6:35 AM
To: Jennifer Drybread
Subject: RE: [External] Lone Tree Referral (SP16-18R) Is Ready For Review

Follow Up Flag: Follow up
Flag Status: Flagged

RRMD supports this project.

Denise Denslow
303-903-9760

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CliftonLarsonAllen LLP

-----Original Message-----

From: Jennifer Drybread [Jennifer.Drybread@cityoflonetree.com]
Sent: Thursday, March 31, 2016 04:11 PM Central Standard Time
To:
Subject: [External] Lone Tree Referral (SP16-18R) Is Ready For Review

Greetings,

There is an eReferral for your review. Please click on the link below to review this referral.

http://cityoflonetree.hosted.civiclive.com/UserFiles/Servers/Server_745898/File/Government/Departments%20and%20Divisions/Planning/Referrals/ENT%20Referral%20Binder1.pdf

Project Name: RidgeGate, Sec. 15, Flg 12, 1st Amendment, Lot 3B
(Integrated ENT)

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 13, 2016

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

Re: SP 16-18R (Integrated ENT)
RidgeGate Sec 15, Fil. 12, Amd. 1, Lot 3-B
Project No. 061-433

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 (10 sheets), dated 3/7/16, by Davis Partnership Architects.
- Referral Package & Narrative, dated 3/29/16, by Davis Partnership Architects.
- Construction Plans (8 sheets) dated 3/23/16, by Martin/Martin.
- Erosion Control Drawings (GESC Plans) (7 sheets) dated 3/7/16, by Martin/Martin.
- Grading, Erosion and Sediment Control Plan (GESC Report), dated 3/7/16, by Martin/Martin.
- Phase III Drainage Report, dated 3/7/16, by Martin/Martin.

Our comments are provided below:

GENERAL COMMENTS

1. The Public Works/Engineering SIP Review fee for this Project, per the adopted standard review fee schedule (attached - re: SIP) is \$3,000.00. The fee (check made out to "The City of Lone Tree") should be submitted to my attention at Public Works with, or prior to, resubmittal of the documents in response to the following comments. Review and comment on the SIP, GESC Plans, GESC Report and Drainage Report are covered under this SIP review base fee. A separate fee (\$1600.00 – see attached) covers the Civil Site Construction Plans review. That fee already has been submitted.
2. A Site Improvement Plan Improvements Agreement (SIPIA) will be required for the proposed Project. The Agreement, and associated surety, cover all hardscape work within the street right-of-ways of Bismark Drive and Sky Ridge Avenue.
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 impacts less than one(1) acre of disturbed area, the developer is not required to obtain a State Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE).
5. Only those sheets within the documents for which we have specifically identified comments are listed below. Comments provided also may apply to other sheets/locations in the Project documents. The applicant's professional(s) should verify that the item(s) are addressed throughout the related Project documents consistently, as applicable.

SPECIFIC COMMENTS

Site Improvement Plan

NO ADDITIONAL COMMENTS

Referral Package & Narrative

NO ADDITIONAL COMMENTS

Construction Plans

1. C100 – Cover Sheet
 - a. General Note #22 references the site's Geotechnical Report. Please provide a copy for our reference and files (PDF copy is acceptable).
 - b. Vicinity Map – Please add the missing scale information.
 - c. City of Lone Tree General Note # 7: Information included is not for this Project. Please update the note appropriately to match this specific Project.
2. C300 – Horizontal Control Plan
 - a. "Line" callouts are not provided for the north and west sides of the dumpster enclosure.
3. C400 – Detailed Grading Plan
 - a. Section A-A shows inclusion of the truncated domes adjacent to the entry into the ADA Parking areas. These truncated domes should be shown as well in the plan view at these two locations – per Section A-A.
 - b. For consistency with truncated domes utilized throughout much of the surrounding development area, we recommend the domes be identified as "*Detectable warning inlaid pattern of truncated domes shall be Brick Red cast-in-place or cast-in-place-replaceable panels by ADA Solutions, Inc. (www.adatile.com, 800-372-0519), or approved equal.*"

4. C500 – Utility Plan
 - a. Where wet utility crossings occur, callouts should be provided cautioning the contractor of the crossings, and listing the elevations of the “Top of Pipe” for the lower pipe and “Bottom of Pipe” for the upper pipe. Minimum clearance of 18” between crossing pipes should be specified. (There are 5 locations where such crossings are indicated:
 - i. Sanitary building lead crossing over water main – Bismark Drive.
 - ii. Fire line crossing storm and sanitary lines – Sky Ridge Avenue.
 - iii. Water service crossing storm and sanitary – Sky Ridge Avenue.
 - b. The “Inv (S)” called out for the proposed new 6-foot storm manhole in Sky Ridge Avenue (e.g. 5974.64) is incorrect based on the note to match the crown with the outlet pipe. (From information shown, it would appear the crown of the outlet 30” pipe would be 5973.64. Accordingly, the indicated 15” line S would be at Inv = 5972.39.)
 - c. The callout associated with the Type R Inlet at the NW corner of the parking lot contains a typo. Please correct “Proposed Type 5’ Type R...” to “Proposed 5’ Type R...”.
5. C601 – Detail Sheet:
 - a. The Handicap Ramp and Parking Detail should be updated consistent with Section A-A on Sheet C400 (e.g. show Truncated Domes). (Note – Update all sheets consistently – show domes on all sheets as applicable.)

Erosion Control Drawings (GESC Plans)

1. Sheet E200 – Initial GESC Plan:
 - a. Provide sediment control log (SCL) , or reinforced rock berm (RRB) between the two sections of silt fence on either side of future sidewalk extension at the NW corner of site – to close up this potential sediment transport opening from the site. This SCL or RRB could be moved temporarily for placement of the new walk, and then reinstalled until sufficient site stabilization eliminates the need for the SCL or RRB at this location.
 - b. Revise the BMP Legend to concur with the Legend contained on Sheet 1 of the Lone Tree GESC Plan Standard Notes and Details Sheets, or simply reference the Standard Sheet Legend. Incorporate the City Standard Sheets into the GESC Plans Set.
2. Sheet E300 – Interim GESC Plan:
 - a. Storm lines are shown north out of the building and then east along the north side of the site – within the City Sky Ridge Avenue ROW (under the walk). This/these storm sewers are not shown in the Civil Construction Plans. Update the GESC Plans to be consistent with the Civil Construction Plans. (Note – Private storm sewer is not allowed under the walk and/or along the street within the City ROW).
 - b. A storm line is shown coming from the south east corner of the building, and directed to the Type R Inlet at the NW corner of the parking area. This storm line is not shown in the Civil Construction Plans. The GESC Plans should be consistent with the Civil Construction Plans.

Grading, Erosion and Sediment Control Plan (GESC Report)

1. Pg. A3: The applicable FIRM Panels were updated as of 3/16/16. Please reference the “Current” Flood Plain Panels here, and for the Firmette included in the Appendix.

2. Pg. A4: In two locations (Silt Fence, and Inlet Protection) reference is made to “stabilization with grass cover”. While not specifically incorrect, the overall site stabilization may be through a combination of hard scape and building, paving, landscaping, and some grass seeding and mulching. Perhaps it would be more appropriate to change “...stabilized and grass cover is approved.” to “... stabilized and site stabilization is approved.”
3. Pg. A4 – Check Dams: There are no check dams indicated/proposed on the GESC Plans. This section therefore could be eliminated (although not a problem if left in).
4. Pg. A5 – Sediment Basin: A Sediment Control Basin (SCB) is not indicated/proposed on the GESC Plans. This section therefore could be eliminated (although not a problem if left in).
5. Pg. A6 – Stormwater Management Considerations - #5: The wording of this sentence could be clarified. Perhaps elimination of “...to the structures.” at the end of the sentence would help.
6. Pg. A7 - last bulleted line: Immediate repair and/or replacement should occur when ANY failures (even partial) are found. Eliminate the word “...total”.
7. Include an 11”x17” copy of the GESC Plans bound in the report appendix.

Drainage Letter

General Comment: The proposed Integrated ENT development’s drainage appears to be in general conformance with the drainage anticipated for the site in the Willow Creek Master Drainage study (Sept. 2010, Merrick). As such, we have no objections or major drainage related concerns with the proposed development.

Specific Comments:

1. Pg. 1 – Section I.B.1 – This section references site size of “approximately 1.05 acres”. The calculations in this report, as well as the GESC Report, references “approximately 1.06 acres”. While the difference is negligible, it may be preferable to change this 1.05 acre reference to 1.06 acres for consistency.
2. Pg. 1 – Section I.B.5 (also Pg. 7 – Section IV.D) - The applicable FIRM Panels were updated as of 3/16/16. Please reference the “Current” Flood Plain Panels here, and for the Firmette included in the Appendix.
3. Pg. 2 – Section II.A.1 – Narrative references both Willow Creek and Cottonwood Creek Drainage Basins. The Site is in only the Willow Creek Drainage (Pond 302) Basin. Revise text accordingly.
4. Pg. 2 – Section II.A.4 (and Pg. 5, Section III.C) – The Project Site is included in the Master Study Basin 6A (%I =74.1%, 13.6 Acres, Q100=65.8 cfs, Q/A=4.838 cfs/A average). Accordingly, the “allocated” Q100 available for the Project Site is 5.13 cfs (4.838 cfs/A x 1.06 A). The narrative references only the Q100 generated from Site Basins 1+2, and does not include the entire site (e.g. Basins 1+2+3+4). Please update narrative accordingly.
5. Appendix – Please number all appendix pages (e.g. A.1, A.2, ..., B.1, B.2..., etc.). This allows easier reference/comments on the Appendix information.
6. SF4 Sheets (5 Yr. and 100 Yr): Please include Routed TOTAL SITE flows (in addition to the Routed Basin 1+2 flows).



April 21, 2016

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

RE: RidgeGate Sec. 15, Filing 12, 1st Amendment, Lot 3B (Integrated ENT)
Case No. SP16-18R
TCHD Case No. 3868

Dear Ms. Drybread:

Thank you for the opportunity to review and comment on the Site Improvement Plan for an Integrated ENT Medical Office Building located in the Southeast lot of Sky Ridge Parkway and Bismark Drive. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable public and environmental health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Community Design and Pedestrian and Bicycle Circulation

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. At the project site level, TCHD encourages applicants to incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

TCHD commends the applicant for addressing multi-modal transportation access by connecting to the adjacent sidewalks, providing bicycle racks, and considering the proximity to the upcoming rail station. These amenities will allow employees and patients to use alternate transportation which will increase physical activity and reduce vehicle emissions.

Solid and Hazardous Waste Assessment and Management

Medical offices likely deal with hazardous wastes. Federal and state regulations require management of potentially hazardous wastes to prevent environmental contamination and worker exposure to toxic materials.

TCHD has consulted with Colorado Department of Public Health and Environment (CDPHE) Hazardous Materials and Waste Management Division and recommends that medication disposal should be combined with hazardous waste to limit liabilities and training.

1. Inventory containers on the property that have been used to store solid or liquid hazardous materials or waste, or that are proposed for continued use. Dispose all empty containers

that are damaged (e.g., rusted, cracked, etc.) or that are otherwise unsuitable for future use in compliance with applicable federal, state and local regulations;

2. Properly dispose or recycle any residual liquid or solid wastes that are in the inventoried containers.

Please contact CDPHE Hazardous Materials and Waste Management Division at (303) 692-3320 for more information.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions regarding TCHD's comments.

Sincerely,



Laurel Broten, MPH
Land Use and Built Environment Specialist
Tri-County Health Department

CC: Sheila Lynch, Keith Homersham, TCHD



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3524
donna.l.george@xcelenergy.com

April 20, 2016

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

Attn: Jennifer Drybread

**RE: RidgeGate, Section 15, Filing No. 12, 1st Amendment, Lot 3B
Case # SP16-18R**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property, with the gas pipeline possibly lying closer than 5-feet from the northwest corner of the planned building. The property owner/developer/contractor must contact the **Builder's Call Line at <https://xcelenergy.force.com/FastApp> (Register so you can track your application) or 1-800-628-2121** and complete the application process for any new gas or electric service, or modification to existing facilities including relocation and/or removal. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

PSCo requests a clearer depiction of these lines on the site plans, both of which run along Bismark Drive and Skyridge Avenue.

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



April 14, 2016

Delivered via email: jennifer.drybread@cityoflonetree.com

Ms. Jennifer Drybread
Community Development Department
City of Lone Tree
9220 Kimmer Drive, #100
Lone Tree, CO 80124

**RE: Referral for Integrated ENT Medical Office Building
RidgeGate Section 15, Filing 12, 1st Amendment, Lot 3B
SPN: 2231-151-03-005**

Dear Ms. Drybread,

Thank you for providing Southgate Water & Sanitation Districts (Southgate) the opportunity to comment on the subject referral, which was received on March 31, 2016. The subject property is within the boundaries of Southgate and is serviceable through Southgate. Service connections to Southgate's water distribution and wastewater collection systems may be made only after proper application to Southgate and are subject to the following conditions. Southgate comments are as follows:

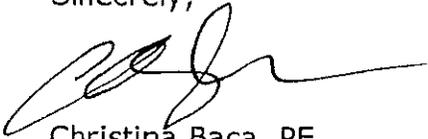
1. Proposed water and sewer infrastructure design was not reviewed with this submittal – any water and sewer main extensions, fire hydrants, and water and sewer service plans, with applicable fees, must be submitted to Southgate directly for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate's Rules & Regulations and Design & Construction Standards/Specifications. Information on the review process and submittal requirements can be found on Southgate's website: www.southgatedistricts.org
2. The cost of providing services to the property, including, and not limited to, System Connection Charges, system extension projects, potential system impact studies, potential system impact fees, and potential system improvements, will be borne by the property owner.
3. The legal ability to provide service continues to exist at the time of connection and has not been limited, restricted or suspended by the action of a governmental entity, agency or other regulatory body which would diminish Southgate's capability to provide such service.

4. Contact Southgate's Engineering Staff as soon as possible to discuss the project and establish project-specific requirements.

It should be noted that Martin/Martin, Inc. has previously submitted water and sewer service plans for the subject property to Southgate for review, and approval is pending.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Christina Baca', with a long horizontal flourish extending to the right.

Christina Baca, PE
Engineering Manager
Southgate Water & Sanitation Districts

cc: David Irish, File



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: March 31, 2016

Project Name and File Number: RidgeGate Sec. 15, Filing 12, 1st Amendment, Lot 3B (Integrated ENT), Project SP16-18R

Project Type: Site Improvement Plan

Comments Due By: April 21, 2016

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

Dear Referral Organization:

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

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

We have no comments regarding this proposal

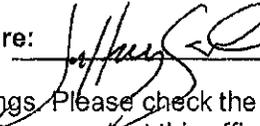
Please note the following concerns this organization has:

A water supply of 1500 GPM is required for a 2 hr. period. Provide a water supply analysis demonstrating this. That can be provided as part of the sprinkler system submittal, provided total GPM/psi are provided.

See attached letter for comments regarding this proposal

Organization Name: South Metro Fire Rescue

Your name: Jeff Sceili

Your signature:  Date: 4/5/2016

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

Jennifer Drybread

Senior Planner

PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:

City of Lone Tree Community Development Dept.
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818
Fx: 303-225-4949
jennifer.drybread@cityoflonetree.com



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: March 31, 2016

Project Name and File Number: RidgeGate Sec. 15, Filing 12, 1st Amendment, Lot 3B (Integrated ENT), Project SP16-18R

Project Type: Site Improvement Plan

Comments Due By: April 21, 2016

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

Dear Referral Organization:

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

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

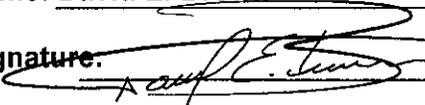
We have no comments regarding this proposal

Please note the following concerns this organization has:

See attached letter for comments regarding this proposal

Organization Name: Lone Tree Police Department

Your name: David E. Brown

Your signature:  **Date:** 04/04/16

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

Thank you for your consideration.

Jennifer Drybread

Senior Planner

PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:

City of Lone Tree Community Development Dept.
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818
Fx: 303-225-4949
jennifer.drybread@cityoflonetree.com

Jennifer Drybread

From: Moore, Scott <Scott_Moore@cable.comcast.com>
Sent: Thursday, March 31, 2016 4:34 PM
To: Jennifer Drybread
Subject: RE: Lone Tree Referral (SP16-18R) Is Ready For Review

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jennifer, I have no comments at this time. Thanks

From: Jennifer Drybread [mailto:Jennifer.Drybread@cityoflonetree.com]
Sent: Thursday, March 31, 2016 3:11 PM
Subject: Lone Tree Referral (SP16-18R) Is Ready For Review

Greetings,

There is an eReferral for your review. Please click on the link below to review this referral.

http://cityoflonetree.hosted.civicle.com/UserFiles/Servers/Server_745898/File/Government/Departments%20and%20Divisions/Planning/Referrals/ENT%20Referral%20Binder1.pdf

Project Name:	RidgeGate, Sec. 15, Flg 12, 1 st Amendment, Lot 3B (Integrated ENT)
Project File #:	SP16-18R
Project Summary:	Site Improvement plan application for 9,930 square-foot medical office building on 1.05 acres. The proposal is located south of Skyridge Avenue and east of Bismark Drive in RidgeGate.

Please forward any comments to me by **April 21, 2016** via email, fax or postal mail at the addresses below. You may use the Referral Request form attached if you prefer. If you would like a hard copy of the review materials or if you would like to request additional review time, please contact me.

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

Jennifer Drybread

Lone Tree Community Development Department
9220 Kimmer Drive, #100
Lone Tree, CO 80124
Phone: 303.708.1818
Fax: 303.225.4949
jennifer.drybread@cityoflonetree.com



Jennifer Drybread

From: Jeremy Hirsch <JHirsch@douglas.co.us>
Sent: Thursday, April 21, 2016 3:38 PM
To: Jennifer Drybread
Subject: RE: Lone Tree Referral (SP16-18R) Is Ready For Review

Jennifer,

Our office has “no comments” regarding this proposal.

Thank you,
Jeremy

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

From: Mariah Woodward
Sent: Thursday, March 31, 2016 3:48 PM
To: Jeremy Hirsch; Brooke Decker
Subject: FW: Lone Tree Referral (SP16-18R) Is Ready For Review

Marian A. Woodward
Assessment Administrator
Douglas County Assessor
303.663.6201

From: Jennifer Drybread [mailto:Jennifer.Drybread@cityoflonetree.com]
Sent: Thursday, March 31, 2016 3:11 PM
Subject: Lone Tree Referral (SP16-18R) Is Ready For Review

Greetings,

There is an eReferral for your review. Please click on the link below to review this referral.

http://cityoflonetree.hosted.civiclive.com/UserFiles/Servers/Server_745898/File/Government/Departments%20and%20Divisions/Planning/Referrals/ENT%20Referral%20Binder1.pdf

Project Name:	RidgeGate, Sec. 15, Flg 12, 1 st Amendment, Lot 3B (Integrated ENT)
Project File #:	SP16-18R
Project Summary:	Site Improvement plan application for 9,930 square-foot medical office building on 1.05 acres. The proposal is located south of Skyridge Avenue and east of Bismark Drive in RidgeGate.



Jennifer Drybread

From: Dan Avery <DAvery@douglas.co.us>
Sent: Wednesday, April 06, 2016 2:46 PM
To: Jennifer Drybread
Subject: RE: Lone Tree Referral (SP16-18R) Is Ready For Review

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer,

Thank you for the opportunity to comment. Below please find responses from Douglas County:

Addressing Comments:

The proposed address for this site is 10160 Bismark Dr. This address is not to be used for any purpose other than for plan review with the building and fire departments until after this project is approved. This address is subject to change and Douglas County and the City of Lone Tree will not reimburse any funds spent using this proposed address should the address require a change.

Please advise when this project is approved so that the address can be finalized.

Engineering Comments: No Comments

Planner Comments: No Comments

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

From: Jennifer Drybread [mailto:Jennifer.Drybread@cityoflonetree.com]
Sent: Thursday, March 31, 2016 3:11 PM
Subject: Lone Tree Referral (SP16-18R) Is Ready For Review

Greetings,

There is an eReferral for your review. Please click on the link below to review this referral.

http://cityoflonetree.hosted.civiclive.com/UserFiles/Servers/Server_745898/File/Government/Departments%20and%20Divisions/Planning/Referrals/ENT%20Referral%20Binder1.pdf

Project Name:	RidgeGate, Sec. 15, Flg 12, 1 st Amendment, Lot 3B (Integrated ENT)
Project File #:	SP16-18R
Project Summary:	Site Improvement plan application for 9,930 square-foot medical office building on 1.05 acres. The proposal is located south of Skyridge Avenue and east of Bismark Drive in RidgeGate.



DAVIS
PARTNERSHIP
ARCHITECTS

May 6, 2016

Jennifer Drybread
Senior Planner
City of Loan Tree Community Development Department
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

**Re: RidgeGate Sec. 15, Filing 12, 1st Amendment, Lot 3B (Integrated ENT),
Project SP16-18R**

Dear Jennifer:

Thank you for reviewing the Site Improvement Plan documents for the Integrated ENT project and for forwarding the referral comments you have received. We have reviewed your comments and have made the necessary revisions. Please see our responses to the comments shown below.

Planning-Jennifer Drybread (received 4/22/2016)

It appears that the ground face CMU block is more of a cream color on your sample board than the grey that you show on the renderings, see examples below. Will you take another look at this and try to better match the color of the block throughout your renderings?

RESPONSE: We will continue to adjust the rendering to try and depict the correct color.

South Metro Fire Rescue – Jeff Sceili (received 4/6/2016)

A water supply of 1500 GPM is required for a 2 hr. period. Provide a water supply analysis demonstrating this. This can be provided as part of the sprinkler system submittal, provided total GPM/psi are provided.

RESPONSE: Noted and a water supply analysis will be provided as part of the building permit submittal. GMP/psi will be included in the submittal.

RidgeGate West Village HOA – Linda Landewisch (received 4/7/2016)

We have no comments regarding this project.

RESPONSE: Acknowledged

Douglas County – Dan Avery (received 4/6/2016)

Planner Comments: No Comments

Engineering Comments: No Comments

Addressing Comments: The proposed address for this site is 10160 Bismark Dr. This

DENVER OFFICE

2301 Blake Street, Suite 100

Denver, CO 80205-2108

T 303.861.8555

F 303.861.3027

www.davispartnership.com

address is not to be used for any purpose other than for plan review with the building and fire departments until after this project is approved. This address is subject to change and Douglas County and the City of Lone Tree will not reimburse any funds spent using this proposed address should the address require a change. Please advise when this project is approved so that the address can be finalized.

RESPONSE: Planning & Engineering Acknowledged

Addressing: Owner requested a Sky Ridge Avenue address. Chris Boyd wrote the following email on 4/26/2016 "Based on their decisions, I will propose an address of 9960 Sky Ridge Avenue for the Integrated ENT site. Please let me know whenever the site plan is approved so that I can make the address final and send it out to everyone." We will use the temporary address of 10160 Bismark for the fire and plan review process until we receive the final address after SIP approval as noted.

City of Lone Tree Public Works/Engineering – Greg Weeks (received 4/13/2016)

Attached Letter and Response

SouthGate Water & Sanitation Districts – Christina Baca (Received 4/14/2016)

Attached Letter and Response

Xcel Energy – Donna George (Received 4/20/2016)

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a possible conflict with the above captioned project. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property, with the gas pipeline possibly lying closer than 5-feet from the northwest corner of the planned building. The property owner/developer/contractor must contact the Builder's Call Line at <https://xcelenergy.force.com/FastApp> (Register so you can track your application) or 1-800-628-2121 and complete the application process for any new gas or electric service, or modification to existing facilities including relocation and/or removal. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

PSCo requests a clearer depiction of these lines on the site plans, both of which run along Bismark Drive and Skyridge Avenue.

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.

RESPONSE: Acknowledged. The Underground Telephone, Electric and Gas is shown heavier on the Site Plan for a clearer depiction. Per the survey they are shown within the easement, but will be verified on site prior to construction. As shown the telephone line is shown as the closest line to the building in the northwest corner. The building is set back 6" from the easement at its closest location.

Councilman Susan Squyer and Jennifer Drybreads responses (received 4/21/2016)

I have a few questions/observations:

- it feels like the trash bin is quite a ways from the building and open on towards the street side or am I reading that incorrectly? *The trash enclosure faces a private drive (not street, and is set back outside the intersection sight triangle).* Planning and Public Works have no concerns with this location, and the parking lot is small, so it doesn't appear to be a big inconvenience for people to go to throw their trash out).

- again with the gates on the street side that means the trash company backs in from the street? *Odd We agree it is different, but it may be easier for the trash company to service this, than in the parking lot.*

- also note a block wall on the NW corner which doesn't feel like high quality? *The CMU wall matches the building material. We have a sample board here in the office if you want to come by at any time to look at it.*

Curious with the variance requests whether they considered a two story building with partial floor one parking? *No, they have not presented any 2-story plans, either with us or the RidgeGate DRC.*

RESPONSE: Acknowledged questions and responses. In addition we find that often the trash companies push the bins out of the enclosures prior to picking up the trash so pushing out into the private drive in line with the pickup will be easier than maneuvering within a parking lot as you have mentioned. Originally the project did look at a two story building and below grade parking but it became way outside of the budget limits for construction and required additional steps from the street and an elevator within the building so the idea was dismissed and evolved into the current design.

Tri-County Health – Laurel Broten (Received 4/21/2016)

Attached Letter:

RESPONSE: Acknowledged.

Community Design and Pedestrian Bicycle Circulation: The Integrated ENT project is designed to connect to the existing sidewalk network for pedestrian connectivity both from the surrounding neighborhoods and trails and perhaps from the future light rail station. There is room provided for two bike parking spaces to be installed with the building.

Integrated ENT SIP Response Letter
May 6, 2016

Solid and Hazardous Waste Assessment and Management: Integrated ENT will use the same services and work routine in dealing with disposable waste at the new location as currently established in their existing practice.

Please let me know if you need any additional information.

Sincerely,

DAVIS PARTNERSHIP P.C. ARCHITECTS

A handwritten signature in blue ink, appearing to read "Julie Meenan Eck". The signature is fluid and cursive, with the first name "Julie" being the most prominent.

Julie Meenan Eck
Davis Partnership Architects
(P) 303.861.8555
(E) Julie.Eck@davispartnership.com

RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U2
 1.05 ACRES
 SP16-18R

SITE DATA CHART		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
Gross Site Area	45,738/1.05 AC	100%
BUILDING 1:		
Building Footprint	9,930	21.7%
Parking / Roads	23,709	51.8%
Impervious Surface	2,520	5.5%
HARDSCAPE TOTAL	35,491	77.6%
Planted Area	9578.62	20.9%
LANDSCAPE TOTAL	9578.62	20.9%
ITEM	DESCRIPTION	
BUILDING:		
Building Height: 1 Stories (20'-8")	9,930 sq. ft. TOTAL	
Parking:		
Required	40 spaces (4 /1,000 sq. ft.)	
Provided	50 spaces (5 /1,000 sq. ft.) incl. 3 H.C., incl. 1Van	
Bicycle Parking:		
Required	1	
Provided	2	

SHEET INDEX
SHEET 01 OF 10 COVER SHEET
SHEET 02 OF 10 SITE PLAN
SHEET 03 OF 10 LANDSCAPE PLAN
SHEET 04 OF 10 HYDROZONE MAP
SHEET 05 OF 10 GRADING AND DRAINAGE PLAN
SHEET 06 OF 10 LIGHTING PLAN
SHEET 07 OF 10 LIGHTING CUTSHEETS
SHEET 08 OF 10 BUILDING ELEVATIONS
SHEET 09 OF 10 BUILDING ELEVATIONS
SHEET 10 OF 10 SITE DETAILS

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

By: _____
 Name: _____
 Title: Community Development Director

Date: _____

By: _____
 Name: _____
 Title: City Engineer

Date: _____

By: _____
 Name: _____
 Title: Mayor

Date: _____

The owner(s) of the lands described herein, hereby agree(s) (1) to develop and maintain the property described herein in accordance with this approved Site Improvement Plan and in compliance with Chapter 16 of the Lone Tree Municipal Code and that (2) the heirs, successors and assigns of the owner(s) shall also be bound. The signatures of the owner(s)' representative(s) below indicate that 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 Colorado)
 County of _____) ss.

Subscribed and sworn to before me this ____ day of _____, 20____, by _____

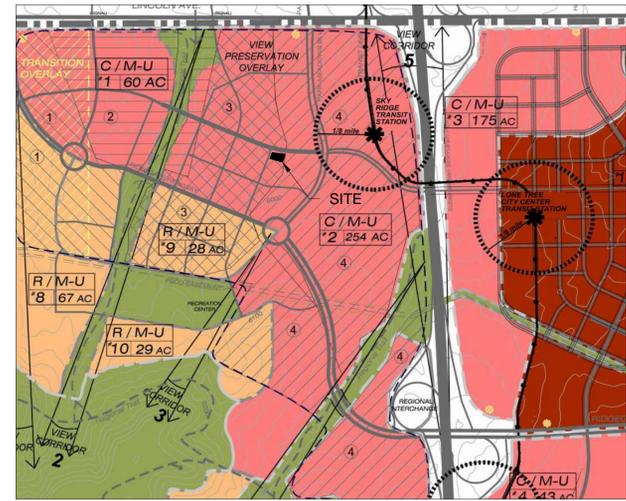
Witness my hand and official seal.

My commission expires: _____

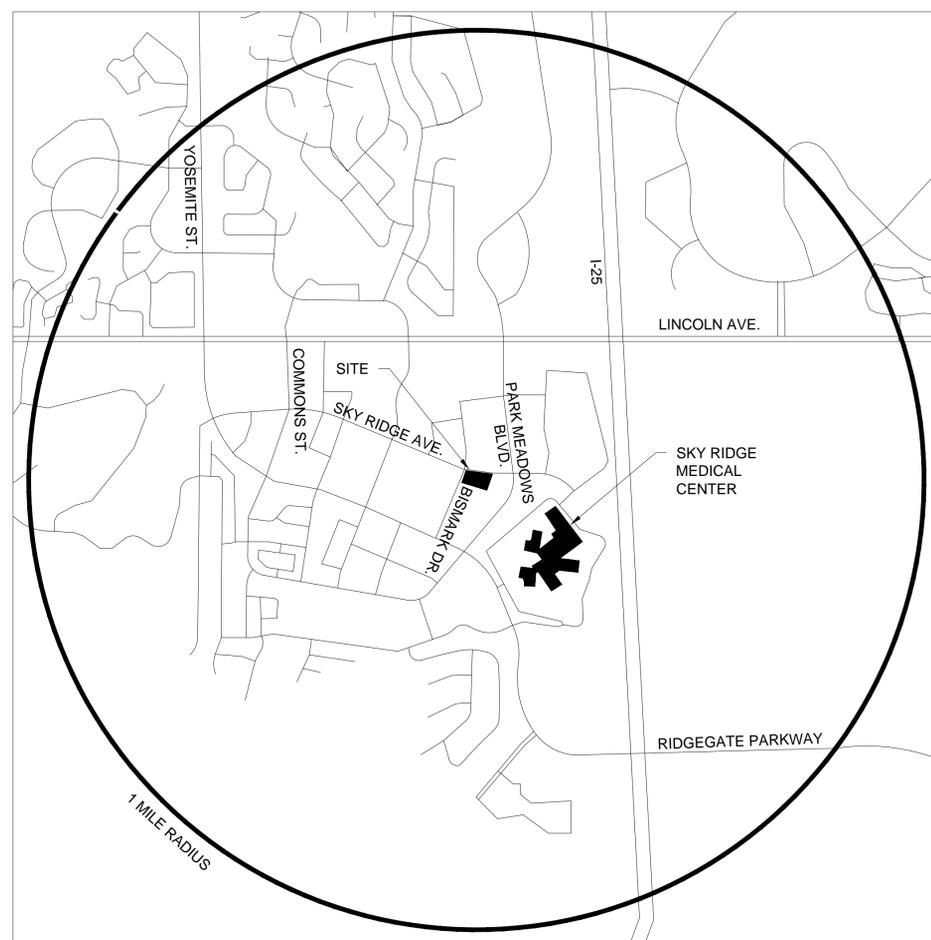
Notary Public _____

Approval by the City of Lone Tree does not signify that the requirements of the Americans with Disabilities Act (ADA) have been satisfied. The applicant is responsible to ensure that said ADA requirements have been met.

GENERAL NOTE:
 1. PER SEC. 16-27-70(b)(1): THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE, INCLUDING BUT NOT LIMITED TO MAINTENANCE, LIGHTING, PARKING, SIGNAGE, AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED DEVELOPMENT PLAN OR SUB-AREA PLAN.



1 RIDGEGATE ZONING MAP
 1" = 1000'



1 VICINITY MAP
 1" = 1000'

OWNER REPRESENTATIVE
 MS. LAURA WALKER
 INTEGRATED EAR, NOSE, & THROAT
 10099 RIDGEGATE PKWY SUITE 230
 LONE TREE, CO 80124

LANDSCAPE ARCHITECT
 DAVIS PARTNERSHIP, P.C., ARCHITECTS
 2901 BLAKE ST., STE. 100
 DENVER, CO 80205
 PHONE: 303.861.8555
 FAX: 303.861.3027

ARCHITECT
 DAVIS PARTNERSHIP, P.C., ARCHITECTS
 2901 BLAKE ST., STE. 100
 DENVER, CO 80205
 PHONE: 303.861.8555
 FAX: 303.861.3027

CIVIL ENGINEER
 MARTIN/MARTIN, INC.
 12499 W COLFAX AVE
 LAKEWOOD, CO 80215
 PHONE: 303.431.6100

ELECTRICAL ENGINEER
 CATOR, RUMA AND ASSOCIATES
 896 TABOR ST
 LAKEWOOD, CO 80401
 PHONE: 303.232.6200

REVISIONS
 03/29/16 RESUBMITTAL
 05/06/16 RESUBMITTAL

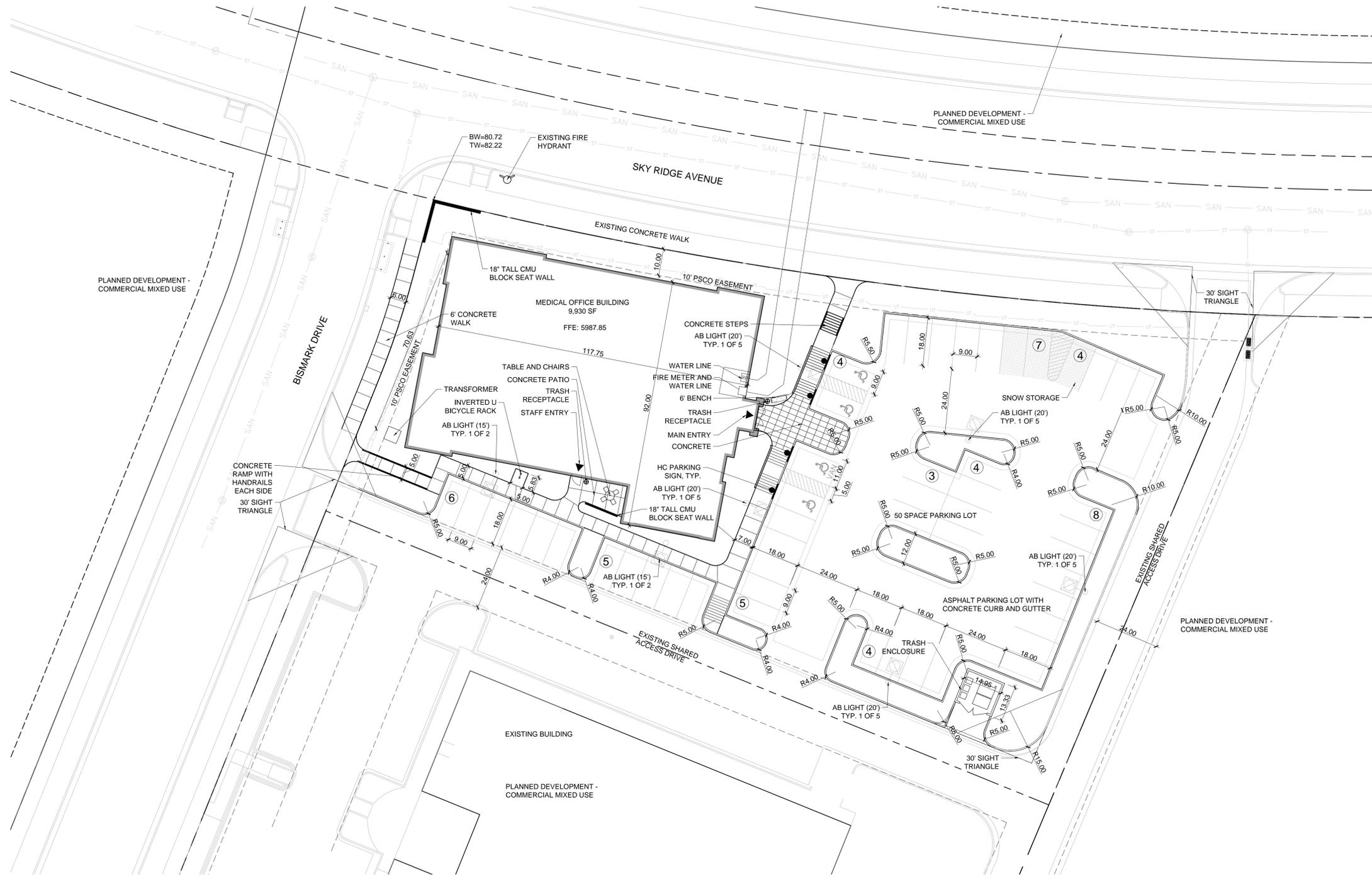


RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

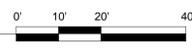
RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U2
 1.05 ACRES
 SP16-18R

LEGEND

-  PROPERTY LINE
-  TABLE AND CHAIRS
-  BIKE RACK
-  BENCH
-  ACCESSIBLE PARKING SIGN
-  PARKING COUNT
-  POINT OF INGRESS/EGRESS



SITE PLAN
 SCALE: 1" = 20' - 0"



revisions
 03/29/16 RESUBMITTAL
 05/06/16 RESUBMITTAL



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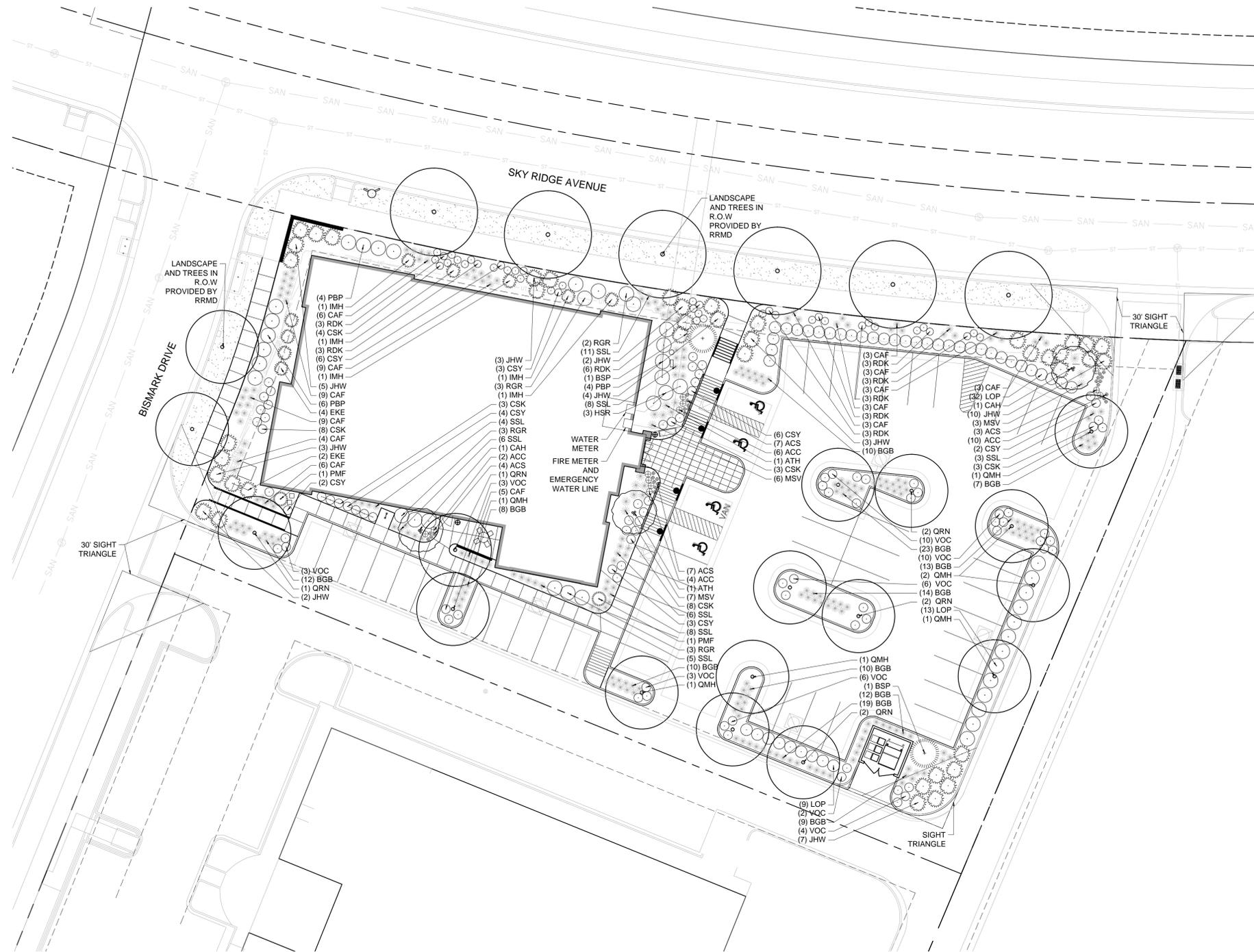
MARCH 7, 2016

SITE PLAN

02 OF 10

RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U2
 1.05 ACRES
 SP16-18R



PLANTING SCHEDULE

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE AND COMMENTS
DECIDUOUS TREES				
QMH	7	Heritage Oak	<i>Quercus x macdaniellii</i> 'Clemons'	3" cal. B&B
QRN	8	Northern Red Oak	<i>Quercus rubra</i>	3" cal. B&B
EVERGREEN TREES				
BSP	2	Bakeri Spruce	<i>Picea pungens</i> 'Bakeri'	2" cal., B & B
BCP	2	Bosnian 'Compact Gem' Pine	<i>Pinus heldreichii</i> va. <i>leucodermis</i>	2" cal., B & B
PMF	1	Fastigiata Mugo pine	<i>Pinus mugo</i> fastigiata	5'-6", B & B
ORNAMENTAL TREES				
ATH	2	Hot Wings Maple	<i>Acer tataricum</i> 'Garann'	2" cal., B & B
CAH	2	Russian Hawthorn	<i>Crataegus ambigua</i>	2" cal., B & B
DECIDUOUS SHRUBS				
CSK	29	Kelsey Dogwood	<i>Cornus sericea</i> 'Kelsey'	5 gal. cont., 12" ht. min.
CSY	27	Yellow Twig Dogwood	<i>Cornus sericea</i> 'Yellow twig'	5 gal. cont., 12" ht. min.
HSR	2	Rose-Of-Sharon 'Helene'	<i>Hibiscus syriacus</i> 'Helene'	5 gal. cont., B & B
LOP	54	Regel Privet	<i>Ligustrum obtusifolium</i> regelianum	5 gal. cont., 12" ht. min.
PBP	16	Pawnee Buttes Sand Cherry	<i>Prunus besseyi</i> 'Pawnee Buttes'	5 gal. cont., 12" ht. min.
RGR	11	Redleaf Rose	<i>Rosa glauca</i>	5 gal. cont., 12" ht. min.
RRD	27	Double Knock Out Rose	<i>Rosa</i> 'RADtko'	5 gal. cont., 12" ht. min.
VOC	50	Dwarf European Cranberry	<i>Viburnum Opulus</i> 'Nanum'	5 gal. cont., 12" ht. min.
EVERGREEN SHRUBS				
EKE	6	Euonymus 'Manhattan'	<i>E. kiautschovica</i> 'Manhattan'	5 gal. cont.
JHW	32	Wiltoni Juniper	<i>Juniperus horizontalis</i> 'Wiltonii'	5 gal. cont.
IMH	5	Holly	<i>Ilex X Meserveae</i>	5 gal. cont.
ORNAMENTAL GRASSES				
BGB	147	Blonde Ambition Blue Grama	<i>Bouteloua gracilis</i> 'Blonde Ambition'	1 gal. cont.
CAF	66	Feather Reed Grass	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	1 gal. cont.
MSV	16	Variiegated Maiden Grass	<i>Miscanthus sinensis</i> 'Variegatus'	1 gal. cont.
SSL	43	Little Bluestem Grass 'Blaze'	<i>Schizachyrium scoparium</i> 'Blaze'	1 gal. cont.
PERENNIALS				
ACS	21	Sonoran Sunset Hyssop	<i>Agastache cana</i> 'Sinning'	1 gal. cont.
ACC	22	Cape Forget-Me-Not	<i>Anchusa capensis</i>	1 gal. cont.

NOTES:
 1. The irrigation system design will consist of drip irrigation in all planting beds. Low water requirement sods and all trees are to be zoned separately so irrigation may be controlled independently.
 2. In the event of discrepancy between the plan graphic and the landscape legend, the plant material quantity as determined by the plan graphic shall take precedence.

LEGEND

--- PROPERTY LINE

LANDSCAPE PLAN

SCALE: 1" = 20'-0"



revisions
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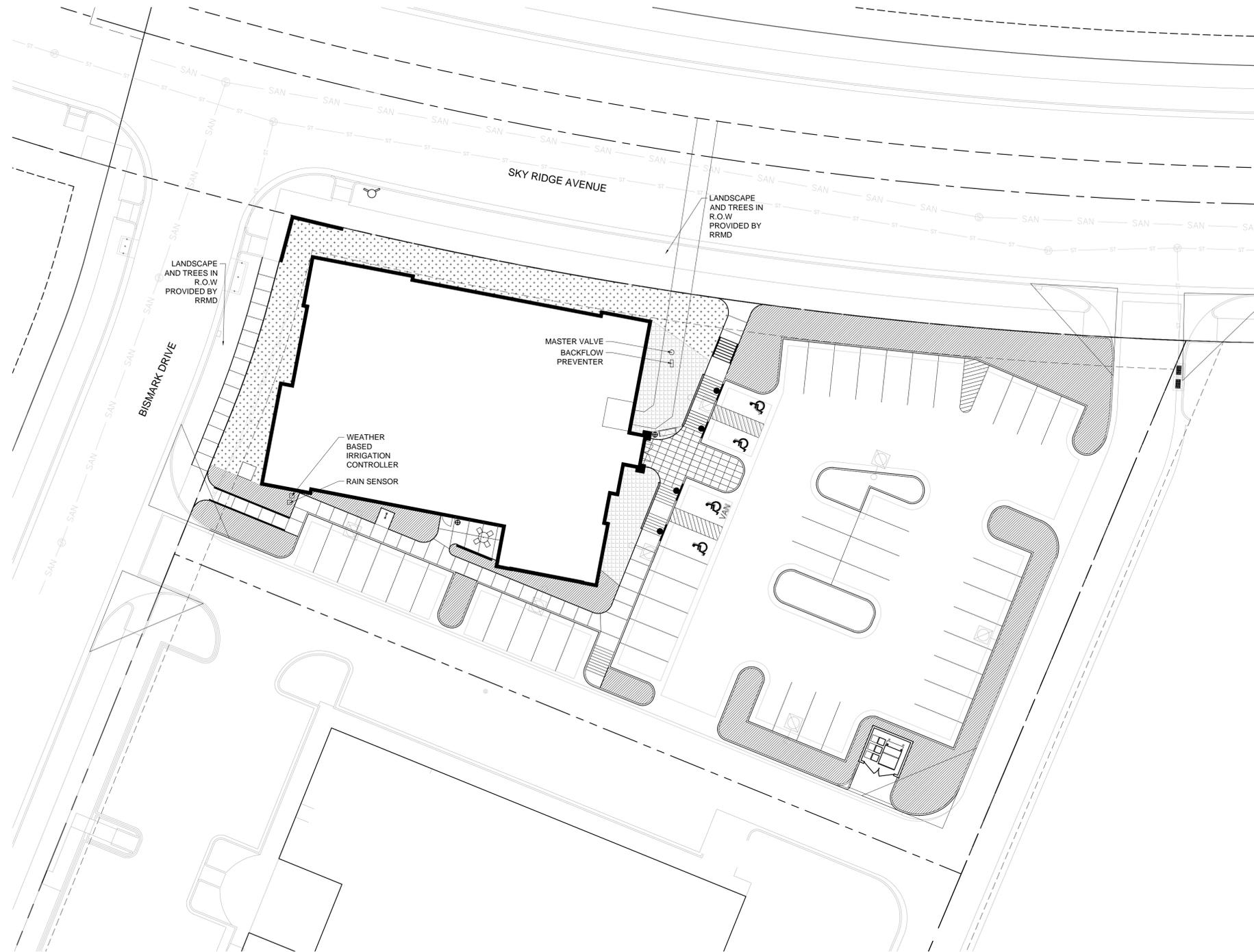
MARCH 7, 2016

LANDSCAPE PLAN

03 OF 10

RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U2
 1.05 ACRES
 SP16-18R



HYDROZONE LEGEND

-  HIGH - DRIP
-  MEDIUM - DRIP
-  LOW - DRIP
-  PROPERTY LINE

NOTES: INDIVIDUAL IRRIGATION ZONES WILL ALL BE WITHIN THE HYDROZONE. HIGH, MEDIUM AND LOW EXPOSURES SHALL REFER TO WATER REQUIREMENTS IN DESIGNATED LOCATIONS.

HYDROZONE MAP
 SCALE: 1" = 20'-0"



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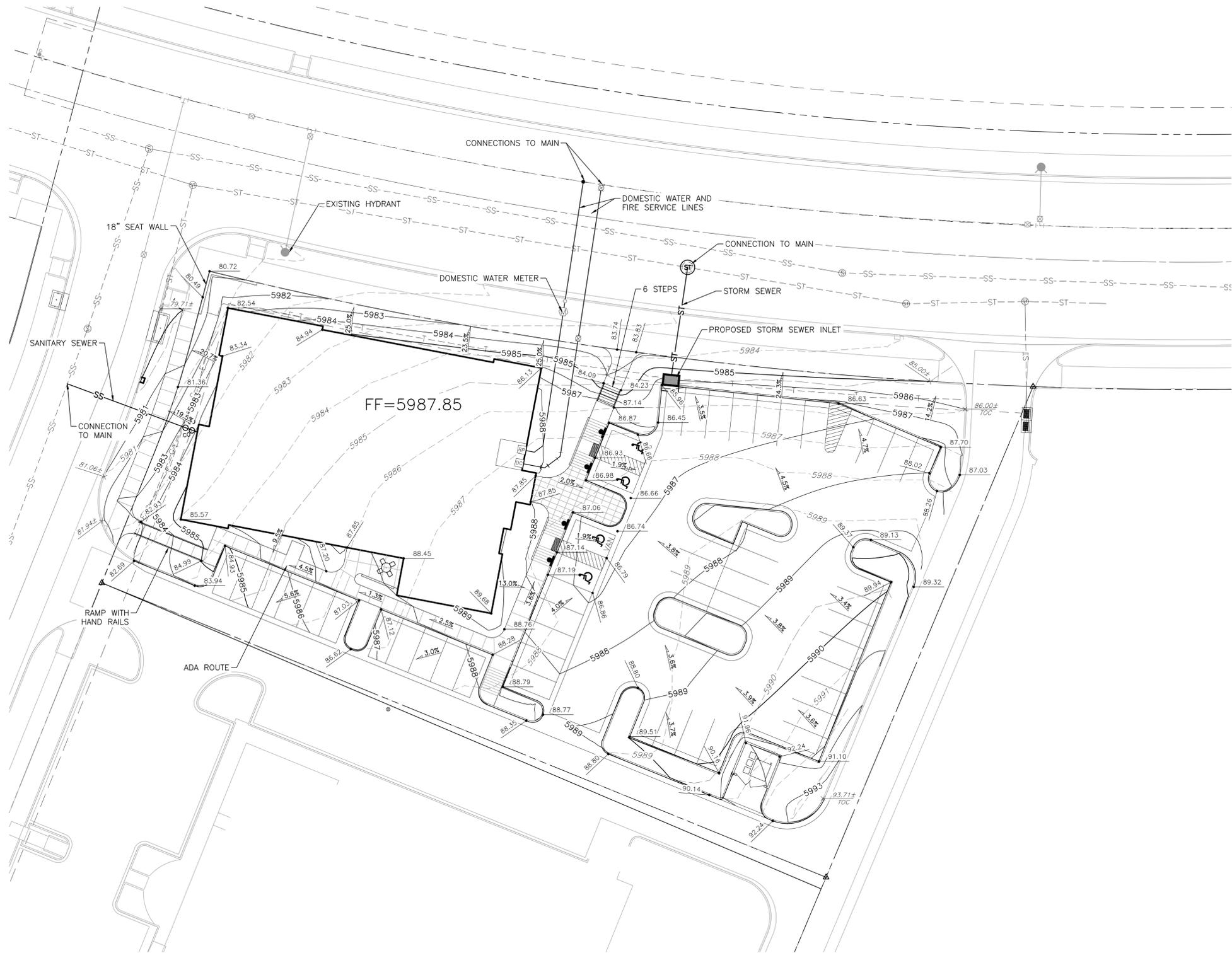
MARCH 7, 2016

HYDROZONE MAP

04 OF 10

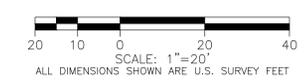
RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLASS, STATE OF COLORADO, LOCATED AT THE INTERSECTION OF SKY RIDGE AVE AND BISMARK DR

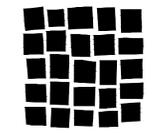


LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	CONTOURS	---
---	STORM SEWER	---
⊙	STORM MANHOLE	⊙
---	ROOF DRAIN	---
□	INLET	■
<	FLARED END SECTION	◁
→	SIGN	→
→	GRADING ARROW	→
○	DECIDUOUS TREE	○
⊙	EVERGREEN TREE	⊙
⊙	BUSH/SHRUB	⊙
→	DRIVE	→
→	ELEV	→



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CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM



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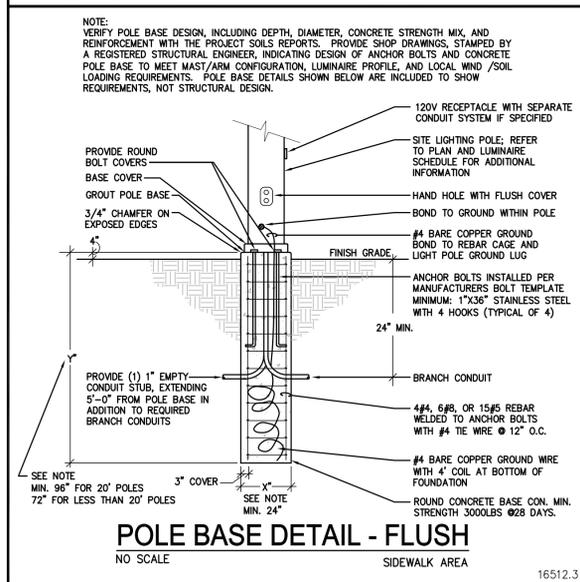
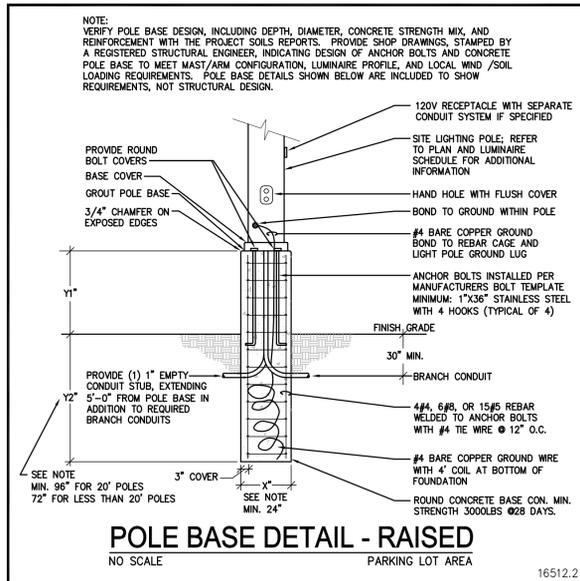
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RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U2
 1.05 ACRES
 SP16-18R

FIXTURE TYPE "AA", "AB", AND "AC"

FIXTURE TYPE "CC"

FIXTURE TYPE "DD"



SOLID STATE AREA LIGHTING AEROLUME SERIES - LED SPECIFICATIONS

HOUSING
 Precise, one piece cast aluminum construction. Aerodynamic styling of housing features ribbed details. Housing is vented to provide free air flow around the LED module and Driver Compartment for thermal management and to minimize contaminants on the LED module.

V-LED OPTICAL MODULE
 Low copper A356 alloy (c. 2% copper) cast aluminum housing, integrated clear tempered 3/16" glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. Module is sealed to meet an IP67 rating. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Each emitter is optically controlled by a Reflector-Prism injection molded from 112 acrylic (3 types per module, one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of malle block anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is held rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord. Lens, module and drivers are field replaceable.



LED DRIVER
 Drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Constant current driver is electronic and has a power factor of >0.90 and a minimum operating temperature of -40°F. Drivers accept an input of 120-277V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection.)

FINISH
 Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

FIXTURE	A	B	C
AER	18" 457mm	29" 737mm	8" 203mm
AERM	13.5" 343mm	25" 635mm	6.5" 165mm

U.S. Architectural Lighting
 480 West Avenue, O'Randeak, CA 91001
 Phone: (909) 233-2000 Fax: (909) 233-0800
 www.usalighting.com

U.S. ARCHITECTURAL LIGHTING
 2015188

Rev: 2014/07/08

Image™

Features

- 5 year product warranty
- AIA compliant
- Removable cover action hinged from front for ease of maintenance
- Extruded aluminum backplate and driver end caps
- Extruded aluminum vertical center accent and frame side rails
- Solid, metal formed accent bars
- Sealed and gasketed construction
- Open cured no VOC acrylic powder coat
- Extruded 1/8" thick white acrylic diffuser, F1 rated, UV stable, UL-94 HB Flame Class rated
- Fluorescent, incandescent or low energy, long life LED source
- Easy relamping
- High power factor electronic ballast, 0° F / -18° C starting temperature (fluorescent)
- Vertical mounting standard (horizontal mounting optional)
- Mounts to standard electrical junction box (by others) with provided hardware
- EEL listed to UL standards (US and Canada) for low voltage mounting 4' above grade

LED Features

- White source (3000K, 3500K, 4000K) 0-10V dimmable
- Modular design allowing replacement of the LED source and power supply
- Constant current LED technology to protect LEDs from experiencing "lower current" conditions that can cause overheating and premature failure
- Thermally managed within manufacturer specifications to provide long LED life
- No ultraviolet or infrared, eliminating potential damage to art, fabric and materials
- Mercury free LED source reduces impact to waste stream

Suggested Variations

- Custom color or material
- Increase or decrease overall height of fixture to 8' maximum
- Add, delete, or reposition accent bars
- Alternate fluorescent linear source
- Charge mounting center location
- Remote LED power supply (CWI120 and CWI252)

OUTDOOR
 WALL
 ADA
 XPS
 LED
 NEW

Shield Page 71
 Lightix Page 378

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 www.usalighting.com

VISA LIGHTING
 A Division of the Lighting Company

WSR LED
 Architectural Wall Sconce

Introduction
 The classic Architectural Wall Sconce is now available with the latest in LED technology. The result is a long-life, maintenance-free product with typical energy savings of 75% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity.

The WSR LED is ideal for replacing existing 50-175W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Specifications
Luminaire
 Height: 7-1/2" (19.0 cm)
 Width: 18" (45.7 cm)
 Depth: 9" (22.8 cm)
 Weight: 17 lbs (7.7 kg)

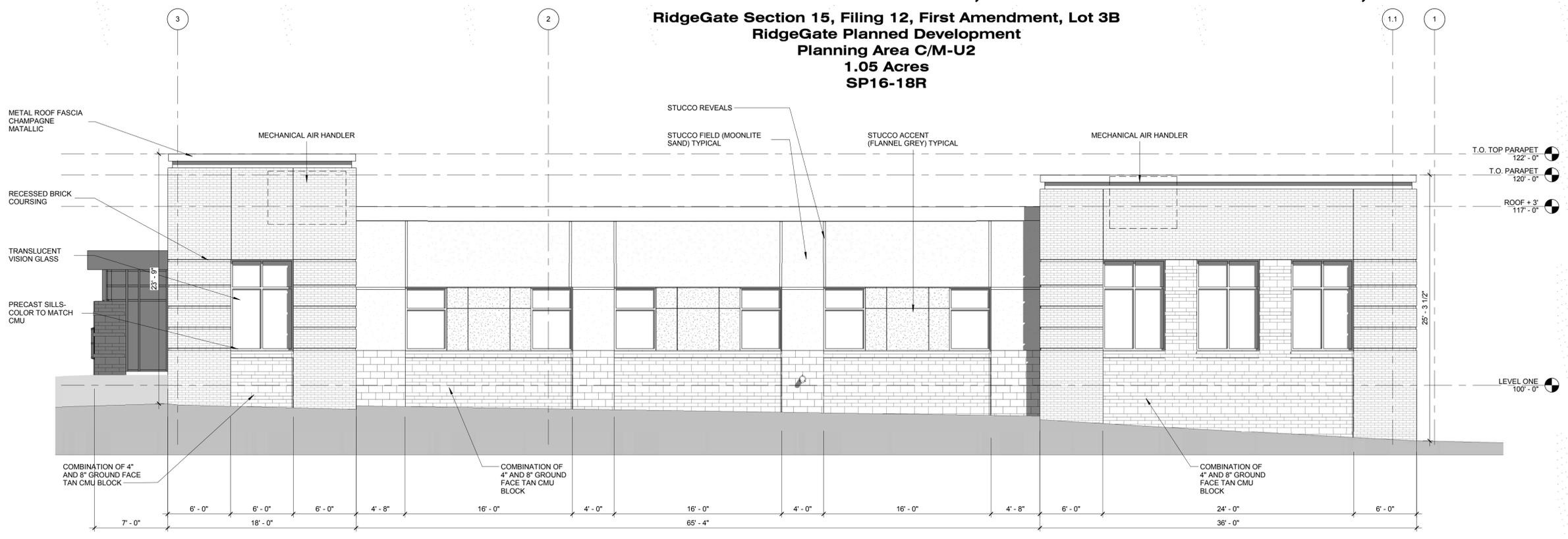
Optional Back Box (BBW)
 Height: 4" (10.2 cm)
 Width: 5-1/2" (14.0 cm)
 Depth: 1-1/2" (3.8 cm)

Ordering Information

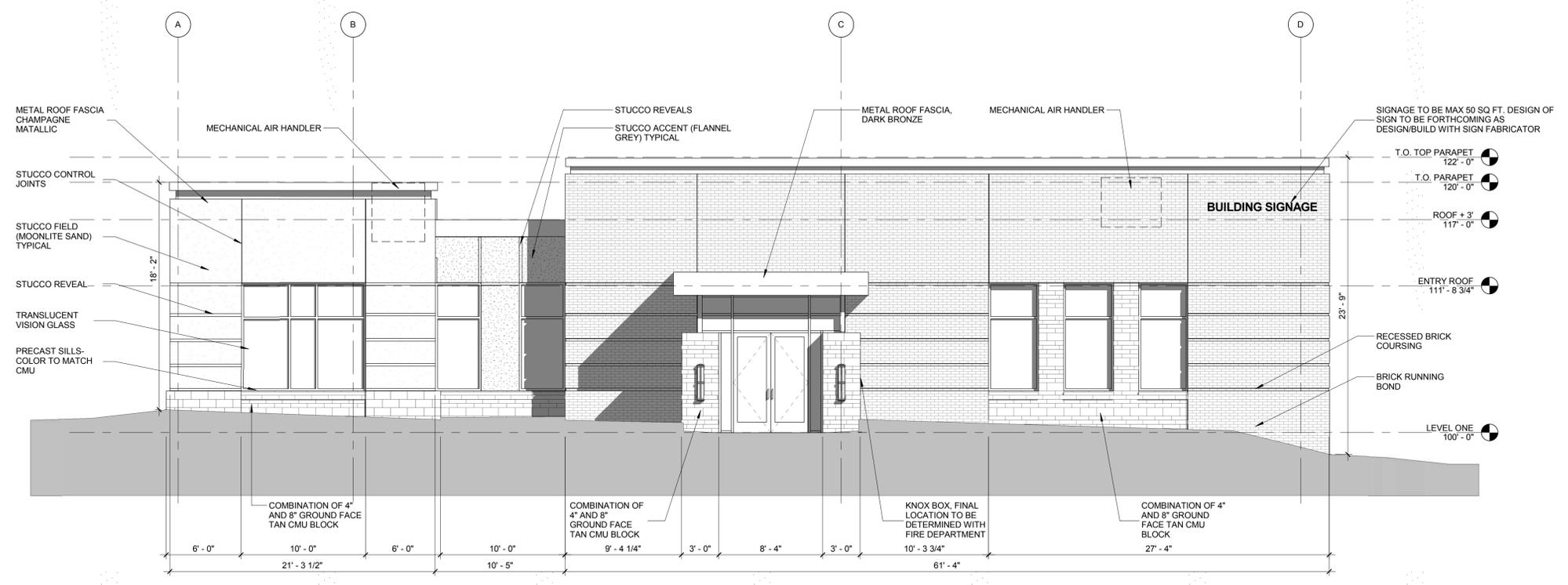
Series	Light Engines (Qty)	Performance Package	Distribution	Voltage	Mounting	Options*	Finish (required)
WSRLED	1 (One region) (10 LEDs)	700 mA options: 10A700/04K 3000K 58A Type II	58A Type II	120V	Shipped included (Blank) Performance	PI Photometric cut, bottom type 1	DBR10 Dark bronze
	2 (Two regions) (20 LEDs)	10A700/04K 3000K 58A Type II	58A Type II	208V	Shipped separately 1	DF Single Size (10, 20, 30, 40, 50, 60, 70, 80, 90, 100, 120, 140, 160, 180, 200, 240, 280, 320, 360, 400, 440, 480, 520, 560, 600, 640, 680, 720, 760, 800, 840, 880, 920, 960, 1000, 1040, 1080, 1120, 1160, 1200, 1240, 1280, 1320, 1360, 1400, 1440, 1480, 1520, 1560, 1600, 1640, 1680, 1720, 1760, 1800, 1840, 1880, 1920, 1960, 2000, 2040, 2080, 2120, 2160, 2200, 2240, 2280, 2320, 2360, 2400, 2440, 2480, 2520, 2560, 2600, 2640, 2680, 2720, 2760, 2800, 2840, 2880, 2920, 2960, 3000, 3040, 3080, 3120, 3160, 3200, 3240, 3280, 3320, 3360, 3400, 3440, 3480, 3520, 3560, 3600, 3640, 3680, 3720, 3760, 3800, 3840, 3880, 3920, 3960, 4000, 4040, 4080, 4120, 4160, 4200, 4240, 4280, 4320, 4360, 4400, 4440, 4480, 4520, 4560, 4600, 4640, 4680, 4720, 4760, 4800, 4840, 4880, 4920, 4960, 5000, 5040, 5080, 5120, 5160, 5200, 5240, 5280, 5320, 5360, 5400, 5440, 5480, 5520, 5560, 5600, 5640, 5680, 5720, 5760, 5800, 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RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

RidgeGate Section 15, Filing 12, First Amendment, Lot 3B
 RidgeGate Planned Development
 Planning Area C/M-U2
 1.05 Acres
 SP16-18R



2 ELEVATION NORTH
 3/16" = 1'-0"



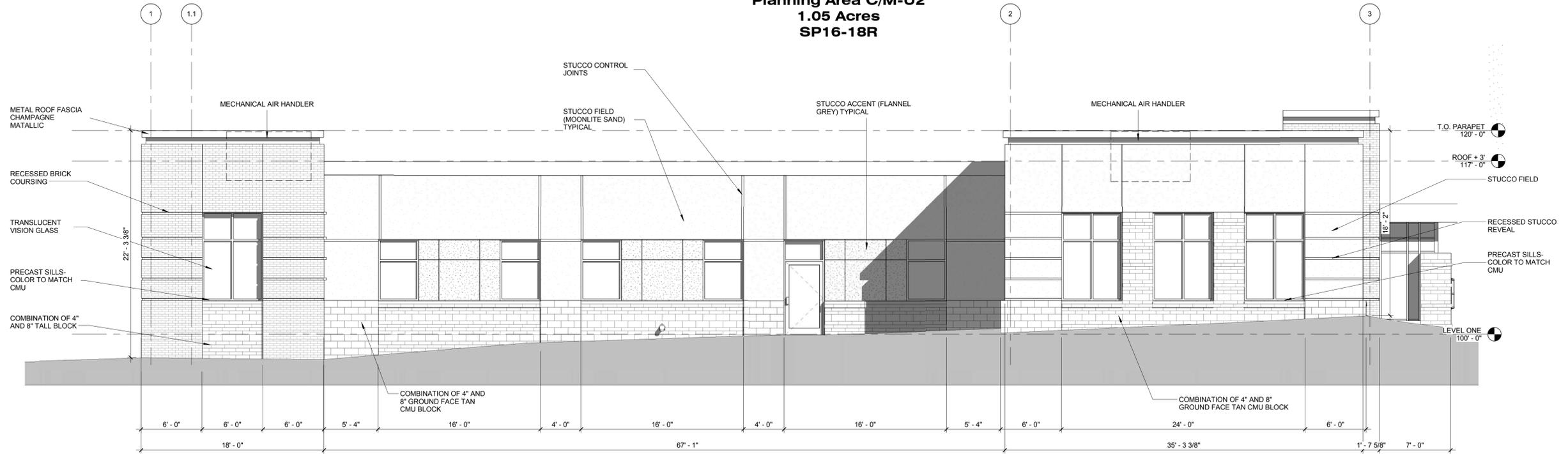
1 ELEVATION EAST
 3/16" = 1'-0"

revisions
 03/29/16 RESUBMITTAL
 05/06/16 RESUBMITTAL

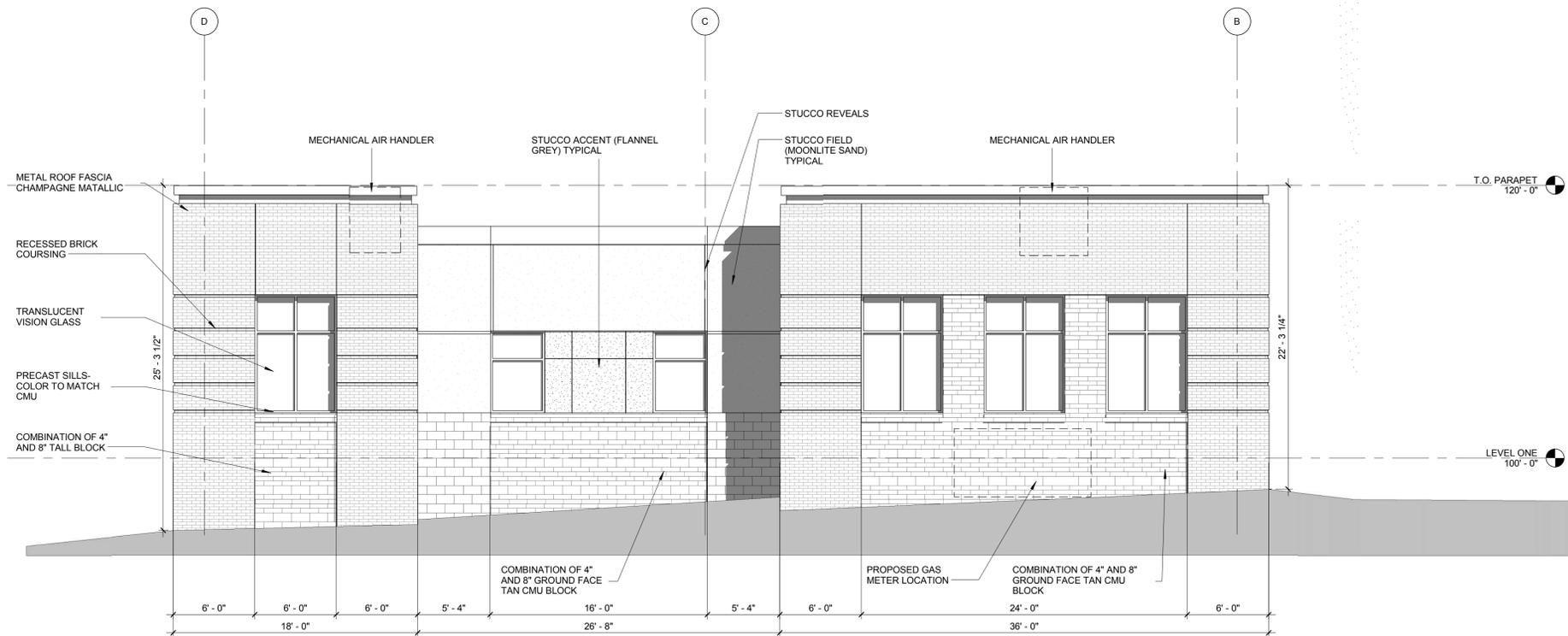


RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

RidgeGate Section 15, Filing 12, First Amendment, Lot 3B
 RidgeGate Planned Development
 Planning Area C/M-U2
 1.05 Acres
 SP16-18R



1 ELEVATION SOUTH
 3/16" = 1'-0"



2 ELEVATION WEST
 3/16" = 1'-0"

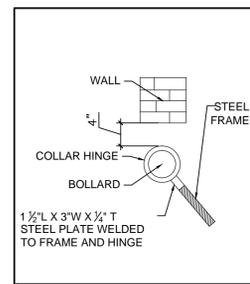
revisions
 03/29/16 RESUBMITTAL
 05/06/16 RESUBMITTAL



MARCH 07, 2016

RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

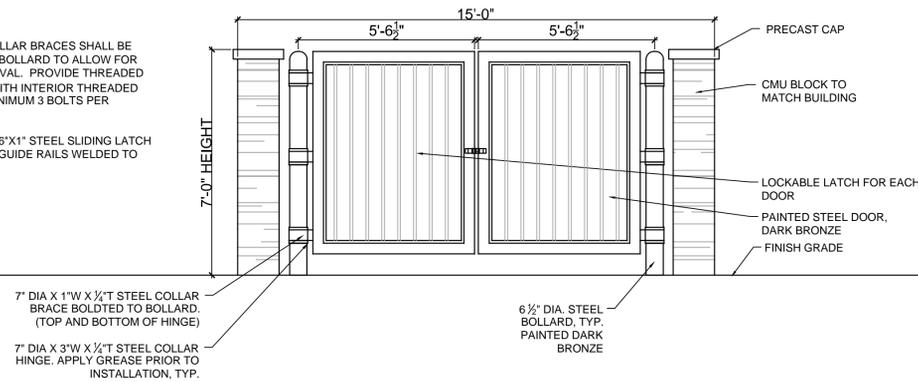
RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U2
 1.05 ACRES
 SP16-18R



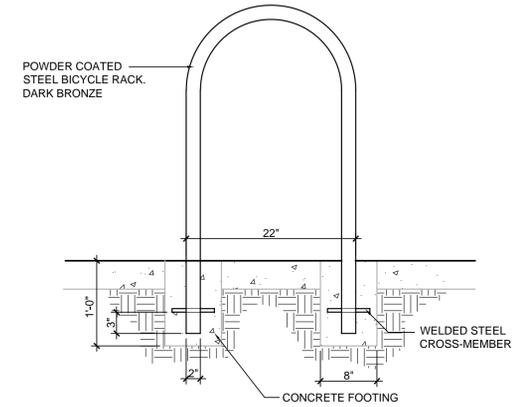
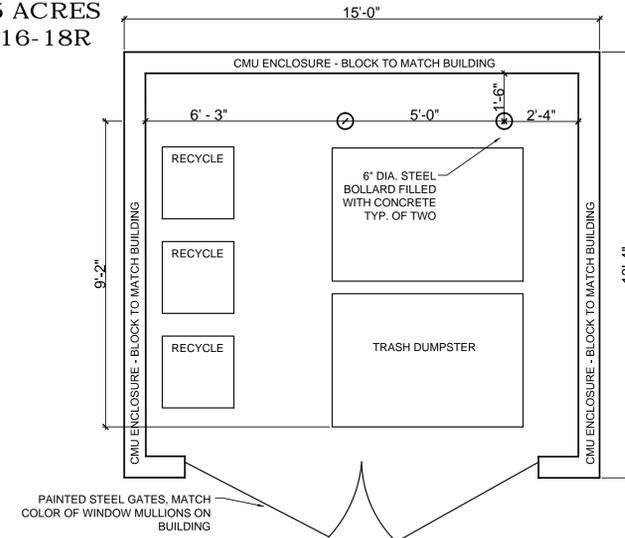
NOTES:

1. STEEL COLLAR BRACES SHALL BE BOLTED TO BOLLARD TO ALLOW FOR GATE REMOVAL. PROVIDE THREADED 3/4\"/>

PLAN - NOT TO SCALE

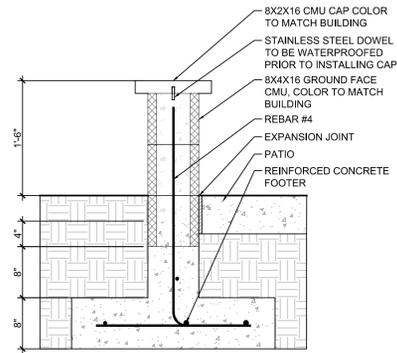


- 7\"/>
- 6 1/2\"/>
- 7\"/>

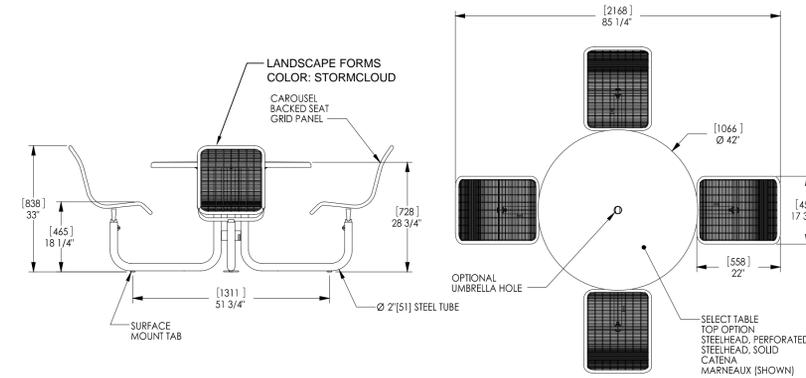
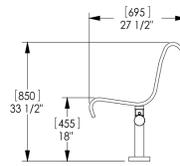
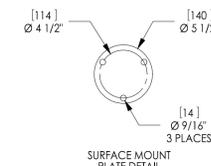
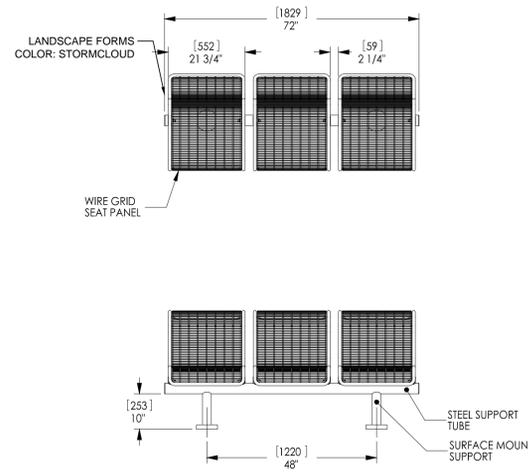


1 TRASH ENCLOSURE
 SCALE: 3/8\"/>

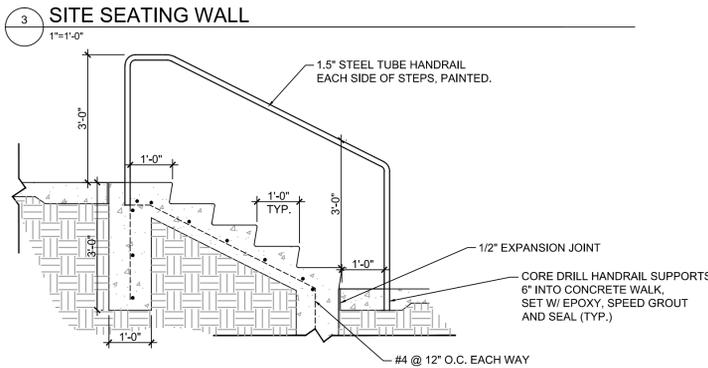
2 INVERTED "U" BICYCLE RACK



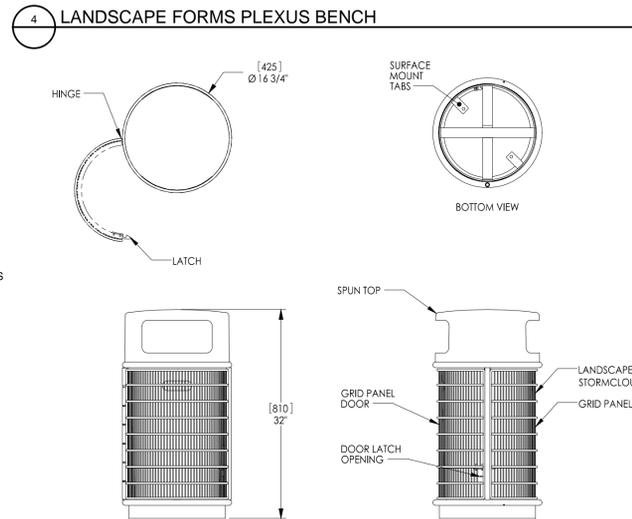
SECTION



5 LANDSCAPE FORMS CAROUSEL TABLE AND CHAIRS



6 STAIR HANDRAIL
 1/2\"/>



7 LANDSCAPE FORMS PLEXUS TRASH RECEPTACLE

revisions
 03/29/16 RESUBMITTAL
 05/06/16 RESUBMITTAL



MARCH 7, 2016

SITE DETAILS

10 OF 10



NORTHWEST RENDERING



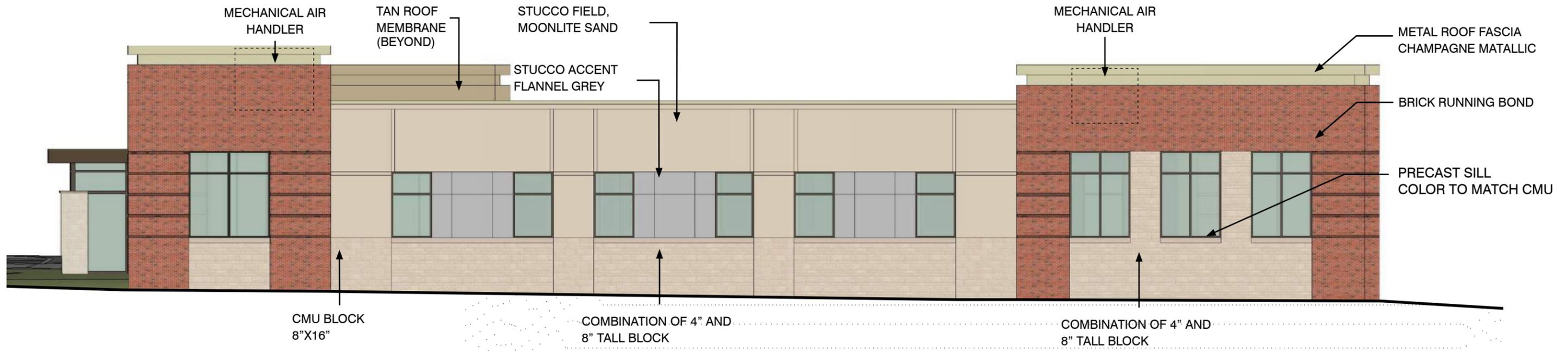
SOUTHWEST RENDERING



EAST RENDERING

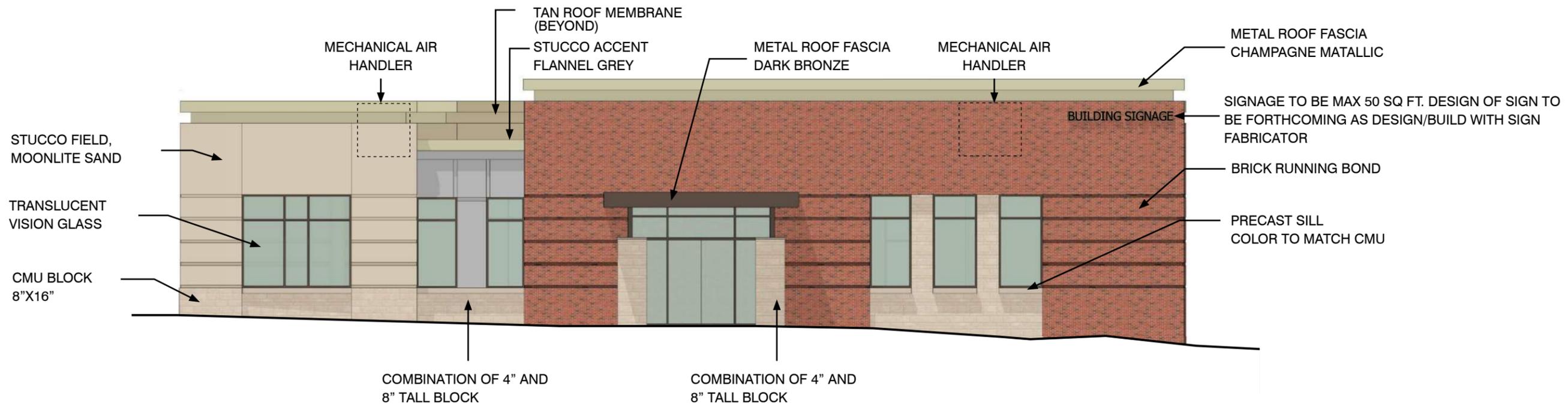


EAST RENDERING



NORTH ELEVATION

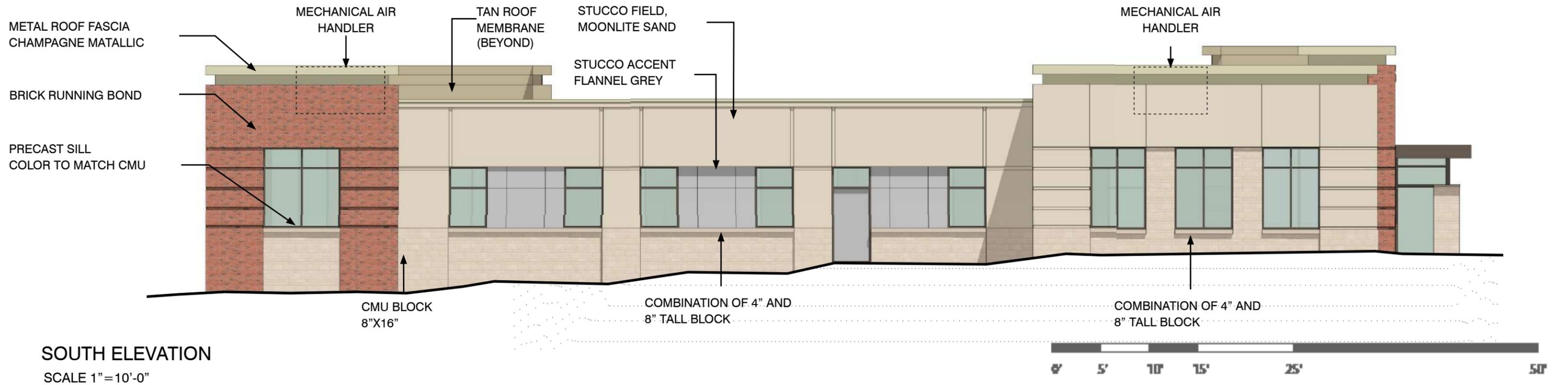
SCALE 1"=10'-0"



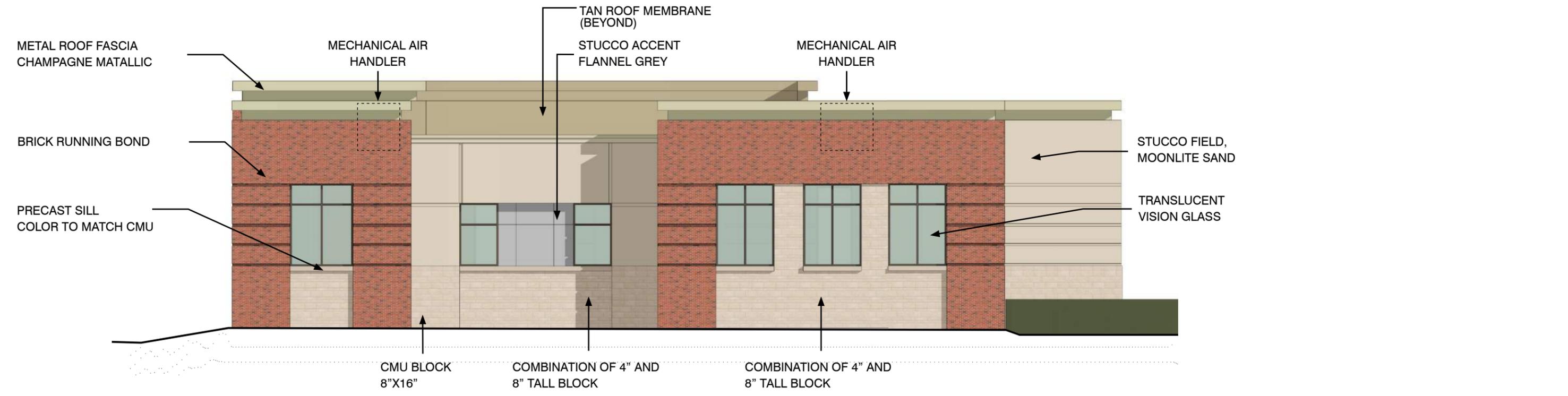
EAST ELEVATION

SCALE 1"=10'-0"





SOUTH ELEVATION
SCALE 1" = 10'-0"



WEST ELEVATION
SCALE 1" = 10'-0"





CITY OF LONE TREE

STAFF REPORT

TO: City of Lone Tree Planning Commission
FROM: Kelly First, Community Development Director
Hans Friedel, Planner III
DATE: May 11, 2016
FOR: May 24, 2016 Planning Commission Meeting
SUBJECT: Park Meadows Filing 2, 15th Amendment, Lot 13A1
Proposed Multifamily Residential Use
Use by Special Review Pre-Application Review, SR16-31

Owner:

MRJ Holdings LLC
8541 Cove CT
Lone Tree, CO 80124

Representative:

Julie Eck
Davis Partnership Architects
2901 Blake Street
Denver, CO 80205

Planning Commission Meeting Date:
City Council Meeting Date:

May 24, 2016
NA for pre-application review

A. Staff Finding

Staff concludes that multifamily residential is an appropriate use for the property if the project is designed to comply with City regulations and Design Guidelines. The conceptual design for the proposed apartment project raises several questions that would need to be satisfactorily addressed as part of the formal Use by Special Review and Site Improvement plan applications including cross-parcel access, proposed building height, massing and scale, and underground stormwater detention.

B. Request

This request is for a pre-application review by the Planning Commission of a proposal to construct a 259,295 square-foot, multifamily apartment complex consisting of 245-300 one- and two-bedroom units on a 3.357 acre lot in Planning Area 1 – Community Retail (PA-1) of the [Westbrook Entertainment and Sports District Planned Development](#) (Entertainment District). This is the current site of the vacant Treo restaurant building and associated parking lot. Residential uses are permitted as a Use by Special Review (USR) by the zoning, as further described in the Process section.

C. Process

Section 16-25-30 of the Zoning Code provides the opportunity for an applicant desiring to rezone a property to seek preliminary Planning Commission review to solicit initial questions, comments, and advice on the request. Though not a rezoning request *per se*, staff and the applicant agreed to this approach to gauge the Planning Commissions' receptivity to this proposed USR and to identify key issues that will need to be addressed at the formal application stage.

The Planning Commission is *not* being asked to render a formal recommendation on this pre-application. Rather, this is an opportunity for the Planning Commission to learn about the project, ask questions, and provide initial feedback through general discussion. Comments shall not be interpreted as formal action and are advisory only. The City Council does not consider pre-applications of this nature.

Should the applicant move forward with the project, then a formal USR application will be processed. This will require review by referral agencies, homeowners associations, and public hearings before the Planning Commission and City Council. Furthermore, A Site Improvement Plan (SIP) will be required for development of the site. The SIP will be processed concurrently with the USR.

Proposed Multifamily Residential Use by Special Review Pre-Application
Project File SR16-31

D. Location

The proposed project is located on the vacant Treo Restaurant site at 9070 Maximus Drive. The legal description is Park Meadows Number 2, 15th Amendment, Lot 13A1.

Vicinity Aerial Photo Show Adjacent Uses



E. Site Characteristics

The existing condition is a vacant 14,536 square foot restaurant on a 3.357-acre parcel. Access is provided via a private driveway to Maximus Drive (itself a private drive) and Kimmer Dr. The site generally slopes down from north to

south. An underground stormwater detention vault is located under the east portion of the parcel.

The property was originally developed in 2001 as a Bahama Breeze restaurant, which later went out of businesses and was converted to “Stallions” night club and later, Treo. The Treo has been out of business since February 2009.

F. Background

The Entertainment District was originally zoned and platted in the early 1980s by Douglas County. The City annexed the property in 1998. The zoning provides for a mix of commercial, entertainment, and office uses. Residential uses are not currently listed as a permitted use anywhere in the district. The PD states that, “all uses, setbacks and other regulations not specifically addressed in this Planned Development shall refer to section 12 (C-Commercial) of the Lone Tree Zoning Ordinance as amended.” Article 12, Sec 16-12-40 (6) lists multi-family residential apartments and condominiums as a USR.

In 2012, the City elicited the services of a team of six land-use experts comprising a Technical Advisory Panel (TAP) from the Urban Land Institute (ULI). The ULI is a multidisciplinary 501c3 real estate forum facilitating an open exchange of ideas, information, and experience among industry leaders and policy makers dedicated to creating better places. The TAP was charged with evaluating and advising the City on ideas for reinvigorating the Entertainment District.

The TAP was asked a number of questions, including whether the concept of an Entertainment District should be maintained. The TAP recommended that the area should instead be re-envisioned as a neighborhood. They suggested, among other recommendations, that multifamily residential be included in the district.

Subsequently in 2013, the City retained the services of a professional consultant team consisting of 505 Design, Norris Design, Ricker Cunningham and the Matrix Design Group to explore in more detail a new vision and plan for the

Entertainment District. This effort culminated in a Re-envisioning the Entertainment District Vision Book (Vision Book), which serves as an advisory planning tool to help the City consider how the area could be improved.

G. Project Analysis

The proposal is to construct a 259,295 square-foot, 5-story, multifamily apartment complex consisting of 245-300 one- and two-bedroom units on a 3.357 acre lot in Planning Area 1 – Community Retail (PA-1) of the Westbrook Entertainment and Sports District Planned Development (Entertainment District).

ARTICLE XXI of the Lone Tree Zoning Code outlines the Use by Special Review process and requirements. Under Approval Standards, the Code requires that “a special use shall be approved only if the Planning Commission reviews and makes a recommendation and the City Council finds that the proposed special use:

1. Complies with the minimum zoning requirements of the zoning district in which the special use is to be located, as set forth in this Chapter;
2. Complies with the requirements of this Article;
3. Complies with Chapter 17 of this Code;
4. Will not have a material adverse effect on community capital improvement programs;
5. Will not require a level of community facilities and services greater than that which is available;
6. Will not cause significant air, water or noise pollution;
7. Will be adequately landscaped, buffered and screened; and
8. Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the City.

Park Land Dedication and/or Cash-in-Lieu: Section 17-10-110 of the Subdivision Code requires that whenever land is proposed for residential use, the developer of the land shall provide land or cash-in-lieu of land for park demand

generated by the proposed use. The code requires a minimum land dedication of 15 acres per 1,000 population, or 0.015 acres per person.

The City uses a multiplier of two residents per dwelling unit for multifamily residential developments. For example, a 200 unit apartment complex would be considered as having 400 residents (2 x 200) and would be required to dedicate six (6) acres of land (0.015 x 400), cash-in-lieu, or some combination of both.

Cash-in-lieu of land dedication shall be permitted in cases in which the cash value of park land dedication is deemed, by the Council, to be more appropriate in satisfying the needs of the proposed development than land within or in the vicinity of the proposed development. Total dollar value per acre is determined by market value or mitigation value as established by the Council based on the full market value of the acreage required for park land dedication, or as may otherwise be agreed to between the applicant and the City Council. Value shall be based on anticipated market value after completion of platting and construction of public improvements. Park dedication or cash-in-lieu requirements would be determined at the time of the SIP approval.

School Dedication and/or Cash-in-Lieu: Section 17-10-180 of the Subdivision Code requires that whenever land is proposed for residential use, the developer of the land shall provide land or cash-in-lieu at a rate deemed appropriate by the Douglas County School District. School dedication requirements would be determined at the time of SIP approval, in consultation with the School District.

Compliance with the Comprehensive Plan: A basic principle of the Comprehensive Plan is to support compact, mixed-use, pedestrian-friendly development throughout the Lone Tree community. This approach also affords the opportunity for people to work in proximity to where they live. Unfortunately, the Entertainment District was not originally designed to be conducive to compact development patterns, walkable environments, or a mix of uses that included residential. It is currently lacking strong pedestrian connections and consists of uses that are separated by large fields of surface parking.

Redevelopment of this site to a multifamily residential use would be consistent with the Comprehensive Plan in terms of introducing a more compact, development pattern into the Entertainment District to contribute to an overall mixed-use pattern. While the project as proposed does not include commercial uses within it, residents would be in proximity to a number of retail and service establishments.

The Comprehensive Plan encourages “zoning and design modifications where appropriate, to increase density and enhance the appearance of areas.” Such modifications are supported where community facilities and services are adequate; where they may result in a more efficient use of land, infrastructure, and services; where they yield high-quality design; and where it promotes the use of transit and pedestrian accessibility.” The Vision Book supports increasing the intensity of development in this area.

Higher density residential uses in this area could strengthen the vibrancy and character of the Entertainment District and create a greater population base in walking distance to local businesses. The existing appearance of the area could be enhanced by a new building and site improvements that conform to the City’s Design Guidelines. Most community facilities and services appear to be adequate to service the proposed development, although a more detailed analysis by service providers will be conducted at the referral stage of the application process.

The Comprehensive Plan encourages a mix of housing types and affordability ranges to accommodate a broad range of demographic groups within the City. Given the proliferation of apartment projects in the area, staff encouraged the applicant to offer a for-sale, condominium product that would help fill a void for that particular housing type. The City’s Construction Defects Ordinance is intended to encourage condominium development, however the developer has said the lack of a state-wide construction defects litigation measure is dictating their decision to develop apartments here instead of condominiums.

The Vision Book proposes a park along the drainage corridor just south of Park Meadows Drive, and there are plans by South Suburban Parks and Recreation to develop this park. Their plan includes formalizing a trail connection up the drainage to Park Meadows Drive between University of Phoenix and Lincoln Square Lofts. It is possible that the park dedication/ cash-in-lieu requirement for this development could be applied toward future development and phases of that park and/or other improvements in the area. The proposed redevelopment is just over one mile from the Lincoln Light Rail Station, and is connected to the Station by sidewalks along South Yosemite Street, Kimmer Drive, the future Entertainment District Park trail, and Park Meadows Drive.

Design Guidelines: The Design Guidelines under Core Design Principles call for fostering “development that enhances and relates to the context of its surrounding area. Projects should be integrated with their natural and built environments and reinforce a distinctive local character...” Furthermore, they call for “...applying design strategies that contribute to the long-term success and vibrancy of individual businesses as well as contribute to the value of the surrounding area.” The building scale, massing, compatibility with surrounding uses, and architecture will be reviewed in detail during the SIP stage.

Access: The Cross Access Easement Agreement for the Entertainment District properties in this area, dated June 1997, grants a perpetual, nonexclusive easement to the owners of Lots 1 through 14 to allow the free and unencumbered right-of-passage in, through, and across the lot boundaries within the property over and across the parking areas or driveways to be constructed within the properties.

The development concept shows the existing access between Kimmer Drive and Maximus Drive being cut off; however, the narrative indicates that this access will be preserved. Any reconfiguration of the existing access between Kimmer Drive and Maximus Drive impacting the bank, restaurant, and medical office parcels to the south must receive consent from the adjoining property owners and must be

resolved to the City's satisfaction at the time applications are filed for the USR and SIP.

The Public Works Department has recommended against a curb cut on South Yosemite Street; however, they may request that the applicant dedicate land for public right-of-way that would accommodate an additional lane on Yosemite in the future.

Traffic impacts: Traffic impacts would be evaluated at the time of formal SIP submittal. Among the issues considered would be the impact on traffic volumes on Park Meadows Drive and South Yosemite Street as a result of the proposed apartments. Should infrastructure improvements be required, the City Public Works Department would determine financial participation by this developer.

- H. Services:** Water and sewer service is provided in this area, and it is anticipated that Southgate Water and Sanitation Districts would have adequate capacity to serve the development. The Districts would be referred upon formal application of the USR and SIP applications.

Fire protection is provided by South Metro Fire Rescue Authority, with a station located nearby on Maximus Drive and Yosemite Street. The City would provide police and general government services to the property.

Service Providers

Utility	Provider
Water	Southgate Water District
Sewer	Southgate Sanitation District
Police	Lone Tree Police Department
Fire	South Metro Fire Rescue Authority

Underground Stormwater Detention Vault: There is an underground stormwater detention vault beneath the site. Construction above the on-site,

underground detention vault would be subject to approval by the City Public Works Department. The vault is subject to annual inspection and the applicant would have to submit a maintenance and operation plan acceptable to the City. Adjacent development south of Maximus Drive drains into this system.

Parking: Section 16-28-70 of the Zoning Code prescribes the following parking calculation for multifamily dwelling uses: 1.5 spaces per 1-bedroom unit, plus 0.5 guest space per unit; 2 spaces for 2- and 3-bedroom units, plus 0.5 guest space per unit. All parking for residents and guests would need to be accommodated on site as there are no adjoining public streets where on-street parking is available. Additionally, loading areas for moving trucks, trash collection, and maintenance/service vehicles will have to be shown on the SIP. Finally, any proposal for shared parking with adjoining property owners would require compliance with the City standards and would necessitate a written and recorded shared-parking agreement.

Building Height: The existing maximum building height for this property as prescribed in Planning Area 1 of the PD is 60 feet with a hard ceiling of 5,860 feet above sea level (ASL), meaning that, while a building may be up to 60 in height, in no case shall it exceed the 5,860 feet ASL. The restriction is intended to account for the varying topographical high and low points in this area. This height provision was established with an amendment to the PD in 2004, and was a result of the SIP for the iFly (previously Sky Venture) indoor sky diving building, a 58-foot tall building with unique structural needs to accommodate specific engineering and aerodynamics necessary to support the operations of the business. For example, iFly is one of the lowest points relative to surrounding uses and therefore the impact of the building height is reduced visually from what it might otherwise be if the site were physically higher. In the case of iFly, it is a 58-foot tall building, and was initially approved at a 5860 elevation. However, due to final grading and drainage concerns, it was determined that the project would not drain properly unless the hard ceiling elevation was exceeded by 3 feet. That variance was approved administratively, in consultation with the City Council. iFly

is a permitted use by zoning, as opposed to the multifamily project, which is a USR.

The proposed multifamily project design is for a 5-story building where the roofline would not exceed the maximum building height of 60 feet. However, some rooftop mechanical units, parapets and elevator overrun would exceed the ceiling elevation up to 9 feet. The average grade of the proposed apartment site is 5,805 feet ASL. The Building code measures height in a number of different ways depending on various factors. However, in this case the zoning clearly establishes a more restrictive height limitation based on elevation, and makes no exception for overrun.

One of the criteria for approval of a USR, requires that the proposal “complies with the *minimum zoning requirements* of the zoning district in which the special use is to be located, as set forth in this Chapter.” This would preclude the possibility for a variance in this case.

Moreover, building height established by zoning is a *maximum*. Projects, though the SIP process, must demonstrate that the building scale and massing relationships are appropriate for the context of the area and result in a unified, human-scaled design that fits well within its surroundings. Given that this would be the highest and largest scale project in the immediate area – even if the proposal were reduced from 5-stories to 4-stories, further information is needed to evaluate building height. The additional analysis regarding building height will be conducted at the USR and SIP stage(s).

I. CONCLUSION

The applicant has satisfied the submittal requirements for the pre-application stage as outlined in Section 16-15-35 of the City Zoning Code. Following preliminary advisory comments from the Planning Commission, staff will work with the applicant on the formal USR and SIP process, including standard referral review.

Based on the pre-application information, Staff concludes that multifamily residential is an appropriate use for the property provided that issues regarding the design of the project can be addressed. The proposed redevelopment could serve as a catalyst for further redevelopment – and may lead to more elements of the Vision Book being realized.

It is recommended that the SIP be processed concurrently with the USR application to provide the Planning Commission and City Council a clearer picture of land use and impacts. The following summarizes key issues identified by staff for consideration by the Planning Commission. These issues would be further investigated at the next stage of the process, should the applicant choose to proceed with a formal USR application.

- There must be a mutually agreeable configuration for cross-access between Kimmer Drive and Maximus Drive.
- The building height needs to be further evaluated using cross sections, massing studies, contextual studies, modeling, and other graphics to demonstrate how the project fits in with the area.
- A traffic study will be required to evaluate Traffic impacts on Park Meadows Drive and South Yosemite Street.
- Parking and loading requirements must be satisfied per required parking ratios.
- Underground stormwater detention must be addressed to the satisfaction of the Public Works Department.
- The project must satisfy park and school dedication requirements.

END



Development Application

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

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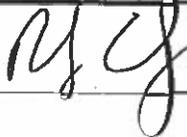
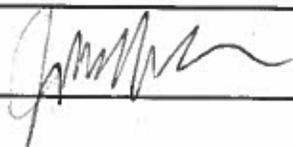
Project Description	The project is planned as a 5 story multi-unit residential building with an internal parking structure. The proposed project includes approximate 250 - 1, 2 & 3 bedroom units with a community room, outdoor deck, pool and loading spaces.
---------------------	--

Instructions	For Office Use Only	
<ul style="list-style-type: none"> ✓ All applications must be typed or legibly printed ✓ All applicable sections must be completed ✓ All required attachments must be included ✓ This application does not cover Engineering, Building, and/or Public Works submittal requirements and fees 	Project Name Treo Apartments	
	Job # SR16-31	Date 5-17-16
	Planning Fee \$500	Check #

Application Type	Location
<input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Rezoning <input type="checkbox"/> Final Plat <input type="checkbox"/> Site Improvement Plan (SIP) <input type="checkbox"/> Re-Plat <input type="checkbox"/> SIP Amendment <input type="checkbox"/> Lot Line Adj. <input checked="" type="checkbox"/> Other	Address 9070 Maximus Drive Approximate Maximus and Yosemite Location State Parcel ID 2231-033-06-016 Acreage 3.25 Acres

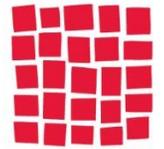
Zoning	Legal Description
Current Zoning or PD Name Westbrook Entertainment & Sports District- 4th Amendment Proposed Zoning if Rezoning N/A Special use review	Subdivision Name Park Meadows Filing # 2 Block # Lot # 13A1

Utility Providers		
Fire District South Metro Fire	Water Southgate Water & Sanitation District	Electricity Xcel
Metro District Southgate	Sewer Southgate Water & Sanitation District	Gas Xcel

Property/Owner of Record	Applicant (if Different than Owner)
Owner Name Randy Coakley Company Draper & Kramer, Inc. Address 33 West Monroe, 19th Floor Chicago, IL 60603 Phone (312) 346-8600 Email coakleyr@draperandkramer.com	Name Julie M. Eck Company Davis Partnership Architects Address 2901 Blake Street Denver, CO 80205 Phone 303-308-2556 Email julie.eck@davispartnership.com
Owner Signature  Date 4/7/16	Applicant Signature  Date 4/3/16

April 25, 2016

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



DAVIS
PARTNERSHIP
ARCHITECTS

Dear Ms. First:

As the Consultant on behalf of Draper & Kramer, please accept this Pre-application submittal for the Use by Special Review of the Lot 13A1 as part of the Westbrook Entertainment & Sports District PD 4th Amendment. The proposed project is a residential multifamily apartment complex. The PD does not specifically list multi-family apartments as a use within the PD, but does reference under PA-1 Community Retail note #8, "all uses, setbacks and other regulations not specifically addressed in this Planned Development shall refer to section 12 (C-Commercial District), of the City of Lone Tree Zoning Ordinance as Amended." Article 12 C-Commercial District Sec. 16-12-40 – Uses permitted by special review (6) Residential b.) Multi-family apartment, condominiums, are listed.

The following Narrative information is provided per Section 16-21-120 of the Municipal Code.

1. General Project Concept

The current site is approximately 3.25 acres and is the home of an existing empty restaurant building and associated parking lot. The site is planned for redevelopment into a multi-unit apartment building. The proposed project consists of a 5-story apartment building mixed with 1& 2 bedroom units based on current market needs. The proposed development is 259,295 GSF with up to 245-300 planned units. The average unit size is 814 SF. The parking is based on unit count and required visitor spaces using 1.0 per 1 bedroom/ 2 per 2 bedroom units and 0.25 [per unit] guest spaces. The provided parking stall will be based on the final unit count within an internal parking structure.

Proposed vehicular access to the site is from the existing curb cut on Maximus Drive which aligns with the development to the northeast. This curb cut will access the parking structure. The site will also be accessible from the current drive off of Kimmer Drive. We will also be providing a location for traffic and business to get from Kimmer Drive to Maximus Drive across the property along the southeast corner. Loading will be provided on the south through the same exiting entry of the southern parcels along the same route as their loading areas. Pedestrian access will be from the surrounding street network sidewalks

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and through the sidewalk system there is access less than a quarter mile to the south suburban parks and trail network, both current and proposed.

The architecture style is intended to fit within the surrounding context that has been established in the area. The design intent is to be compatible with the existing materials and color established but being distinguished in the sense that this is a residential use which is slightly different from the existing commercial uses. The facades will be broken up into a series of units that will provide varying details along the street frontages with recessed architecture and window detailing. We have provided some precedent images in the submittal package to generate current ideas for the proposed architecture feel deemed appropriate for this site and provided some preliminary architecture on the building images.

2. Zoning of the land and compliance with the zoning requirements:

The Westbrook Entertainment & Sports District PD 4th Amendment provides limits on setbacks and building height limits. The proposed development conforms to those limits by the following: Yosemite 30' setback, private drive on Maximus Drive is maintained at the existing 20' and on the south property line we are setback 10'. Both Maximus and the south property line are setback further than what is required. Per the PD the side (internal) setback can be 0' which could be used for Maximus and the south property line. Parking is intended to be in a structure with the units wrapping so there is no parking setbacks proposed. The building height limit is 60' or maximum elevation of 5860. Unfortunately the existing grades on the site do not accommodate a 60' structure before reaching the 5860 elevation. We are proposing the roof line respect this elevation, and have kept the main building at that limit, but for some mechanical equipment, parapets and elevator overrun, which equates to less than 10% of the roof structure, is exceeding this elevation. These appendages are not exceeding the 60' height limit. For this submittal we are using the UBC 2012 code. This includes the definition of measuring height, which currently is using the average existing grade to the top of the primary roof structure. Various building appendages are allowed above the major roof structure and those will be addressed and reviewed as part of the submittal process per the applicant request and through discussions with the building department. Density will be evaluated as part of the special use and SIP process and will be supported with a traffic analysis and market demand to establish final unit count numbers which will be determined at the time of the SIP submittal. All other zoning requirements are intended to be met.

3. Overall impacts of the proposed use on the property and adjoining lands

The project proposes the introduction of residential to the surrounding predominant commercial uses. The development anticipates with residential use generally opposite of retail hours the impacts to the street network will be minimal during the am peak hours. The traffic patterns of the residential units are anticipated to be leaving the site opposite of employees coming to the area.

The pm peak hours will be distributed with the existing commercial uses. The development also anticipates it will provide a positive impact to the surrounding uses and adjacent commercial development whereas the addition of residential to the commercial area will bring more users to the retail and restaurants, some of which are failing. The proposed development should contribute to the long-term success of the surrounding entertainment district.

4. Compliance with the Comprehensive Plan

The proposed project is compliant with and promotes several goals of the Comprehensive Plan, such as;

The Vision: Lone Tree is a premier Colorado community connected by great neighborhoods, vibrant public spaces, a beautiful natural environment, and thriving business.

Objective: Encourage quality, mixed-use, compact and pedestrian friendly development.

Objective: Ensure orderly growth through consistency with the Comprehensive Plan.

This development will be achieving a balanced mix within the community and immediate area within the entertainment district by fostering a potential live, work and play setting. The residences within the area may be able to work close by and can certainly use the surrounding commercial uses. This development will certainly be providing a neighborhood within a short walkable proximity to a commercial use. The infill of the apartment use will be harmonious and complementary with the surrounding quality of architecture. Another goal is to encourage increased density to help the economic vitality of an area. Bringing residential to a commercial area that is struggling to maintain tenants is a good win for the existing entertainment district.

Neighborhood development and Housing choice

This development proposes to contribute to the overall importance of providing a wide range of housing types. The various unit sizes and bedroom quantities and location to the surrounding uses will attract millennials and possibly some baby boomers. The development proposes a neighborhood feel that is within walking distance of Lone Tree/South Suburban existing trail, park and open space system and existing nearby neighborhoods. The development is located within the existing entertainment district, but is on the edge of that district with residential and open space just on the other side of Yosemite and within a ¼ mile of residential south. A pocket of residential within the entertainment district will bring life and help support some failing retail. The targeted millennials will like being within a mile of the light rail, various restaurants and special commercial entertainment facilities. Often millennials live without cars, so having these services within walking distance is an attraction in itself.

Objective: Ensure and support redevelopment efforts and measures that are consistent with principles of the Comprehensive Plan:

Ensure redevelopment areas have adequate facilities and services when deciding changes in land use.

Weigh the costs and benefits of conversion of commercially-zoned areas to residential use; trends in zoning and land use that may impact rezoning decisions; and initiatives to foster redevelopment.

Ensure redevelopment is harmonious with existing neighborhood characteristics in terms of quality and architectural character.

This proposed development is located in an intended commercial area. The proposed development change in land use converting from commercial to residential is planned for an area where commercial use has continually failed. Introducing a residential use in this area will bring patrons to the immediate commercial district within walking distance of the surrounding commercial use and can help support the remaining commercial. The parcel seeking the special use is located at the southern commercial district area with additional residential less than a ¼ mile directly south and west of the parcel.

Conserve, enhance and/or protect important natural and manmade resources and ensure the safety of the public when integrating development into the natural landscape.

Objective: Conserve and enhance the integrity of the natural and built landscape in ways compatible and complementary to our climate.

Objective: Maintain and enhance the trail network as an alternative and viable mode of transportation.

The development is within close proximity to existing residential communities and existing lands for open space, trails and wild life corridors. The development will also be incorporating more landscape areas and courtyards than the existing surface parking lot and will provide additional natural and built landscaped areas and have internal connections to the street network and trail system.

5. Compliance with appropriate agency necessary permits

The proposed development will conform to all existing building code and referral agency requirements. Permits will be received based on the jurisdiction and state requirements prior to any start of construction. Drawing review per agency requirements will be submitted in a timely manner to receive appropriate permits. If the Use by Special Review is approved, the Site Improvement Plan will begin the Lone Tree process.

6. Proof of water availability

The current water resources in the area are preexisting and have been provided in the sizes acceptable for the overall development anticipated needs. Multi-family use was not anticipated in the development area as a use but all existing water lines conformed to Southgate requirements and during the SIP review process the developer will need to provide information that the water available is in the sizes an amount required for this type of development. The PD has been amended over time and included a hotel which has similar water needs as

a multi-family residential project. Southgate may require upsizing but it is assumed the existing system has the capacity for this use.

7. Method of wastewater treatment

The development will use the existing sanitary sewer system in place that was constructed in conformance with Southgate Sanitation. Multi-family use was not an anticipated use in the development area but during the SIP review process the developer will need to provide information on the project needs and investigate the existing system for capacity. Southgate may require upsizing based on this development use, but it is assumed the existing method is appropriate.

8. Type and method of fire protection

The development will be a Type IIIA construction and will be internally sprinklered. Life safety requirements will be met for proper exiting. There will be elevators and stairwells that lead to the existing ROW.

9. Impacts on existing flora and fauna

The existing site has minimal landscaping except at the setback areas. The proposed development will improve upon the landscape by adding more landscaped area around the development and introducing a common courtyard/greenspace. Although the development is adding more to the overall landscape, the existing flora and fauna are anticipated to remain very similar to what is existing today since wildlife patterns will not be that different due to the surrounding hardscape within the entertainment district.

10. Impacts on air and water quality

The development should have no negative impacts on air or water quality. The proposed development is a residential use which will not contribute fumes or chemicals or any other hazards into the air. The water quality will be planned as part of the SIP and will be provided on the site. The proposed development has less impervious area than the existing development which is a positive in itself.

11. Impacts on peace and quiet of neighborhood

Residential use will have no or minimal impacts on the peace and quiet of the neighborhood which is an existing commercial uses.

12. Provisions of buffering, including additional landscaping

The development will be providing aesthetic landscaping and improving upon the existing buffering by nature of its use as a residential product. The development wants to create nicely landscaped areas for the tenants to use, and are adding additional landscape areas beyond what is existing.

13. Impacts on City services and services provided by special districts and other providers within the City

This development will be impacting the schools, parks and City services by way of bringing additional residences to the area and the community. There will be

requirements to contribute to the public land dedication and school districts. Residences will have connections to the trails, parks and future parks by way of an existing sidewalk system and access from the development to the surrounding uses. Additional emergency services may be required to serve the new residential use.

GENERAL INFORMATION:

14. Legal Description:

The site is located in Park Meadow Filing No. 2 Lot 13A1, 3.25 Acres. The site is generally located south of the intersection of South Yosemite Street and Maximus Drive at 9070 Maximus Drive.

15. Landowner provided a Letter of Authorization for the following Applicant:

Randy Coakley
Draper & Kramer, Inc.
33 West Monroe, 19th Floor
Chicago, IL 60603

The local firm Representative:

Julie M. Eck, RLA
Davis Partnership Architects
2901 Blake Street, Suite 100
Denver, CO 80205

As part of the Special Use review process, a special use shall be approved only if the Planning Commission reviews and makes a recommendation and the City Council finds that the proposed special use meets the following eight conditions:

- *Complies with the minimum zoning requirements of the zoning district in which the special use is to be located, as set forth in the Chapter;*
As stated above the proposed development will conform to the existing zoning, building and jurisdictional codes established for this site. The development will follow the approval process set forward by Lone Tree and Douglas County for initial development approval and follow the building construction approval process. The development intends to follow existing zoning with further discussion on height.
- *Complies with the requirements of the Article;*
The proposed development will follow the requirements of Article XXI – Use by Special Review by following the approval standards, general provisions, submittal process, public notice and all other requirements located in Article XXI.
- *Complies with Chapter 17 of this code;*
The proposed development will comply with Chapter 17 – Subdivisions throughout the development process and including permits, certifications, dedications, schools, construction and all other items in Chapter 17 that correlate to this property.

- Will not have a material adverse effect on community capital improvement programs;*

The proposed development should not have an adverse effect on the existing community capital improvement program. The development being residential will have a requirement to contribute to the community through the park land dedication through the cash in lieu as determined in Chapter 17. The residence that will occupy the proposed development will contribute to the community by way of sales and use tax. Additional city service impacts that will be used by the residence will be minor due to the small site and relatively small proposed development. Schools, emergency services, and public works will be effected, but should not be in an adverse way.
- Will not require a level of community facilities and services greater than that which is available;*

The proposed development as designed will provide several on site amenities to appeal to millennials that will more than likely be the resources for the majority of the residences. Community rooms, fitness rooms, computer areas, bike storage, conference rooms, outdoor living rooms, rooftop decks, pools and b-b-q grills, etc. all will be provided within the development. This will reduce the impact on community facilities such as recreation centers and pools. This proposed development should not necessitate the need for community facilities above what is existing also due to the relatively small development that is proposed.
- Will not cause significant air, water or noise pollution;*

The proposed development is a residential project, where the nature of a residential development does not have a significant impact on air, water and noise pollution. As an important goal of the city design guidelines as well as an important for the prospective residences the development will be providing water quality on site, increasing the existing greenscape and tree plantings and on-site property management for noise control.
- Will be adequately landscaped, buffered and screened; and*

The proposed development will provide an attractive display of landscaping both on the project edges and within the courtyard. The proposed residential development is intended to create spaces for residences to enjoy the outdoors, and strongly encourages the connection to the surround trail network. The development is setback from the street beyond the code setback to provide protection of existing landscaping and offer up more landscaping with the further design of the project.
- Will not otherwise be detrimental to the health, safety or welfare of the present or future inhabitants of the City.*

The proposed development should not have any impact on the health, safety or welfare of the inhabitants of the city. The development will be providing future inhabitants of the city as well

as placing additional eyes and ears on the ground in a location that is empty after business hours.

In the attached documents, you will find the Development Application, Letter of Authorization, existing conditions survey, vicinity map, conceptual site plan, Site sections and massing diagrams, concept architectural renderings, and precedent images.

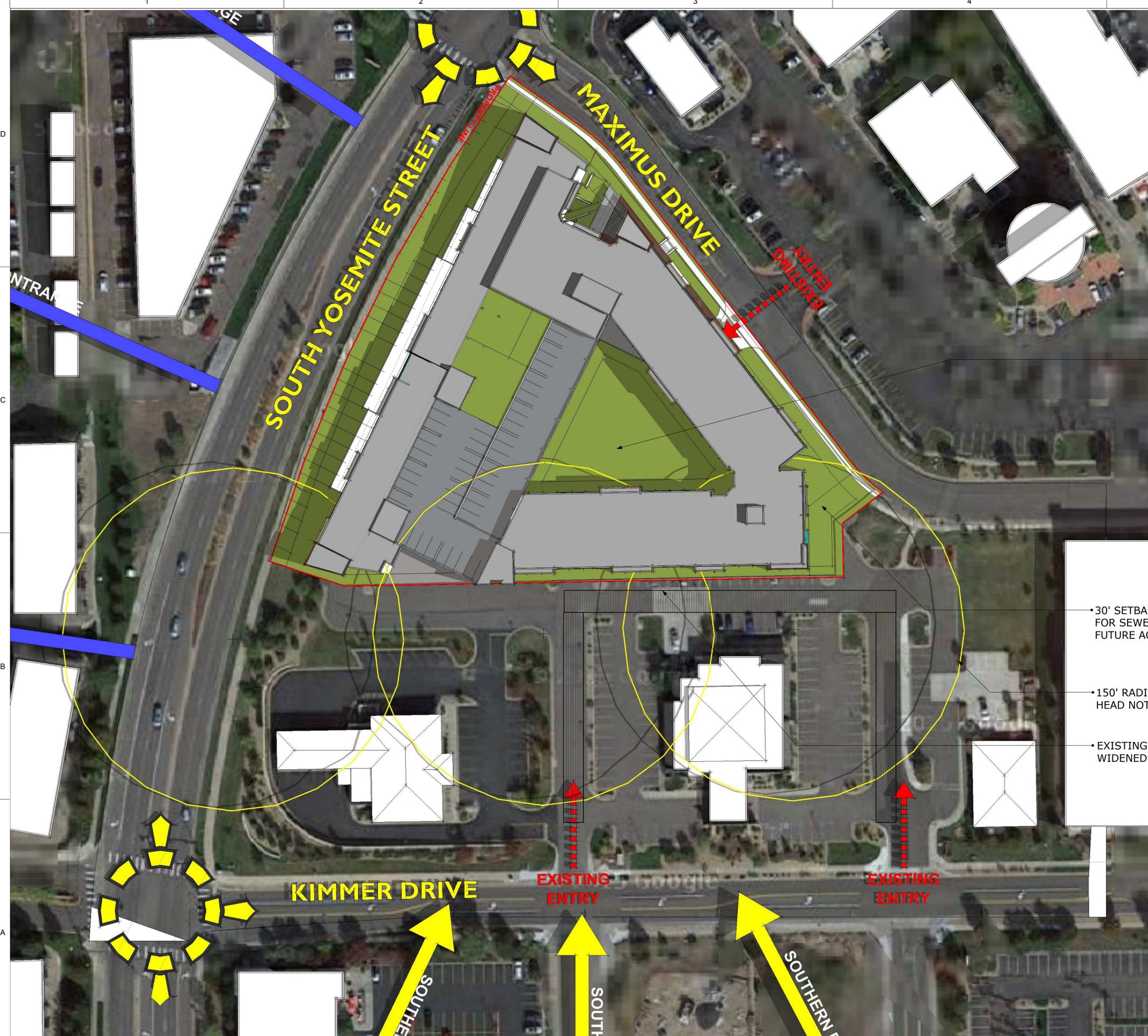
Sincerely

Davis Partnership Architects PC

A handwritten signature in blue ink, appearing to read "Julie M. Meenan Eck". The signature is fluid and cursive, with the first name "Julie" being the most prominent.

Julie M. Meenan Eck, PLA
Associate

Cc: File, Draper & Kramer, Inc.



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Consultant

**PROGRESS PRINTS
NOT FOR
CONSTRUCTION**
04-25-2016

Issue/Revisions Date No.

Project Information

LONE TREE APARTMENTS

Sheet Information

Sheet Title:
**CONCEPTUAL
SITE PLAN**

Sheet Number:

A-001

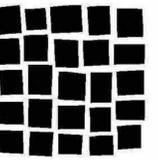
DPA Project: _____
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EXISTING UNDERGROUND DETENTION POND TO BE RECONSTRUCTED WITHIN PROPOSED PROJECT BOUNDARIES

• 30' SETBACK PROVIDED FOR SEWER AND FOR POTENTIAL FUTURE ACCESS.

• 150' RADIUS FOR FIRE ACCESS DEAD HEAD NOT REQUIRED.

• EXISTING 24' ACCESS LANE TO BE WIDENED TO 26' FOR FIRE ACCESS.



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04-25-2016

Issue/Revisions Date No.

Project Information

LONE TREE APARTMENTS

Sheet Information

Sheet Title:
**SITE SECTIONS
& MASSING
VIEWS**

Sheet Number:

A-002

DPA Project:

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1 ELEVATION ALONG YOSEMITE

SCALE: 1" = 40'-0"



2 ELEVATION ALONG MAXIMUS

SCALE: 1" = 40'-0"



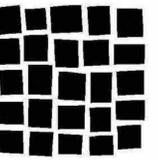
3 PERSPECTIVE FROM YOSEMITE STREET



4 PERSPECTIVE FROM YOSEMITE STREET



5 PERSPECTIVE FROM (E) PARKING



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04-25-2016

Issue/Revisions Date No.

Project Information

LONE TREE APARTMENTS

Sheet Information

Sheet Title:
**SITE MASSING
VIEWS**

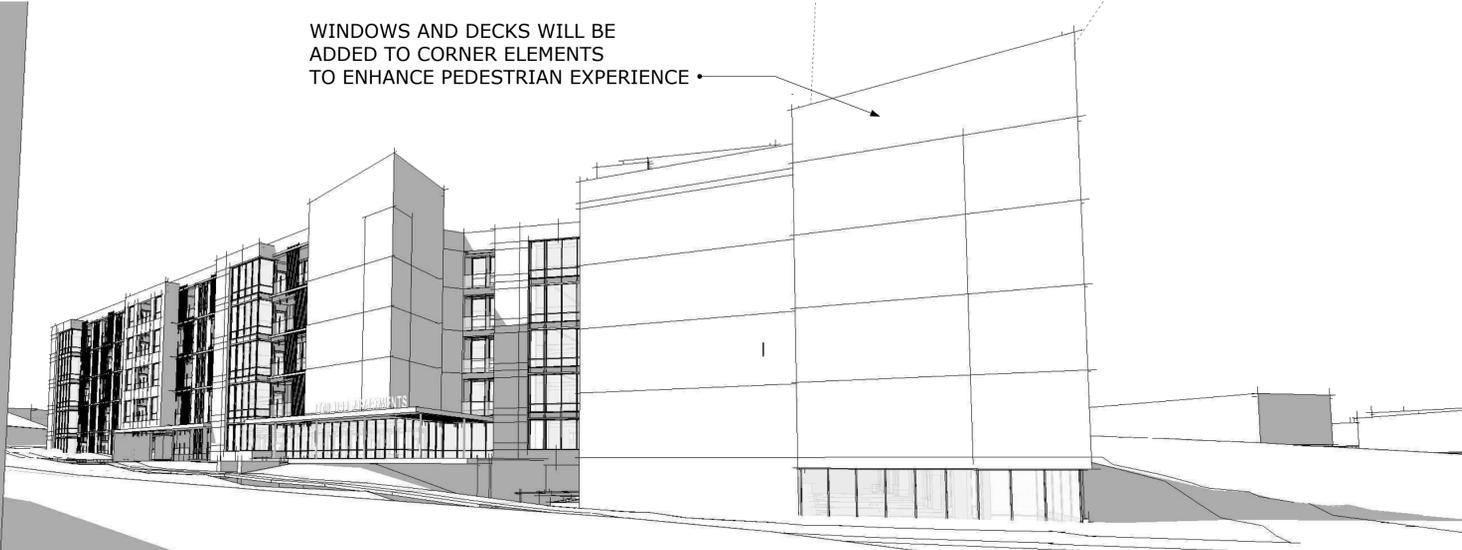
Sheet Number:

A-003

DPA Project:

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WINDOWS AND DECKS WILL BE
ADDED TO CORNER ELEMENTS
TO ENHANCE PEDESTRIAN EXPERIENCE



1 PERSPECTIVE LOOKING SOUTHWEST FROM MAXIMUS

SCALE: NTS

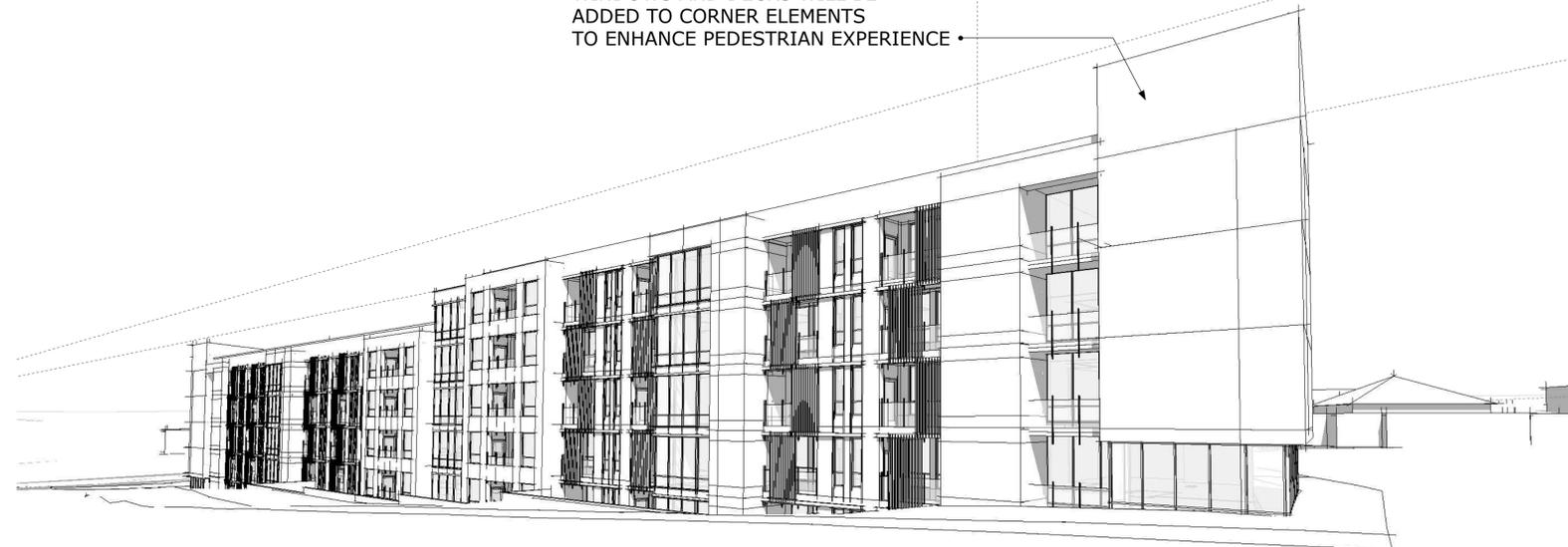
WINDOWS AND DECKS WILL BE
ADDED TO CORNER ELEMENTS
TO ENHANCE PEDESTRIAN EXPERIENCE



2 PERSPECTIVE LOOKING SOUTHEAST ON YOSEMITE

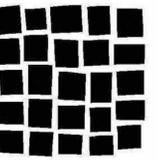
SCALE: NTS

WINDOWS AND DECKS WILL BE
ADDED TO CORNER ELEMENTS
TO ENHANCE PEDESTRIAN EXPERIENCE



2 PERSPECTIVE LOOKING NORTHEAST ON YOSEMITE

SCALE: NTS



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04-25-2016

Issue/Revisions Date No.

Project Information

LONE TREE APARTMENTS

Sheet Information

Sheet Title:
SITE MASSING VIEWS

Sheet Number:

A-004

DPA Project:

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EXISTING SKYDIVING
FACILITY



1 PERSPECTIVE LOOKING SOUTHWEST ON MAXIMUS

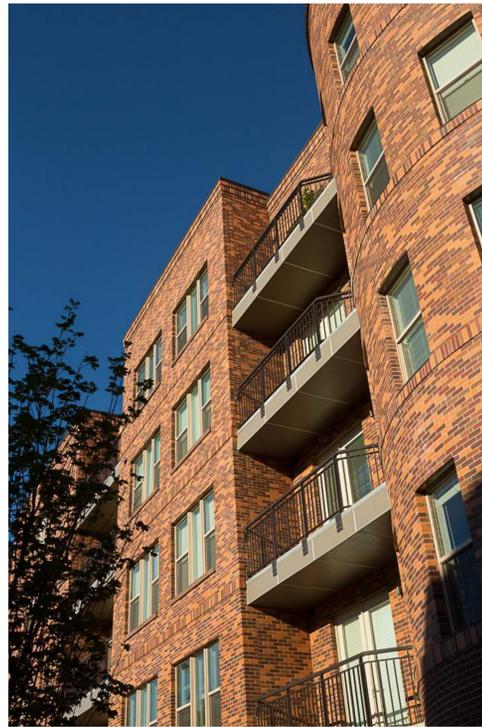
SCALE: NTS

EXISTING BOWLING
ALLEY



2 PERSPECTIVE LOOKING SOUTHWEST ON MAXIMUS

SCALE: NTS



Materiality: Quality, Diverse, Rich



Human Scale



Proportion / Rhythm / Pattern



Sense of Place



Transitional Spaces



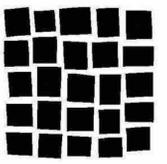
Sense of Arrival



Safe and Secure



Interactive Spaces



DAVIS PARTNERSHIP ARCHITECTS

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Consultant

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04-25-2016

Issue/Revisions Date No.

Project Information

LONE TREE APARTMENTS

Sheet Information

Sheet Title:
PRECEDENT IMAGES

Sheet Number:

A-005

DPA Project:

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D

C

B

A

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B

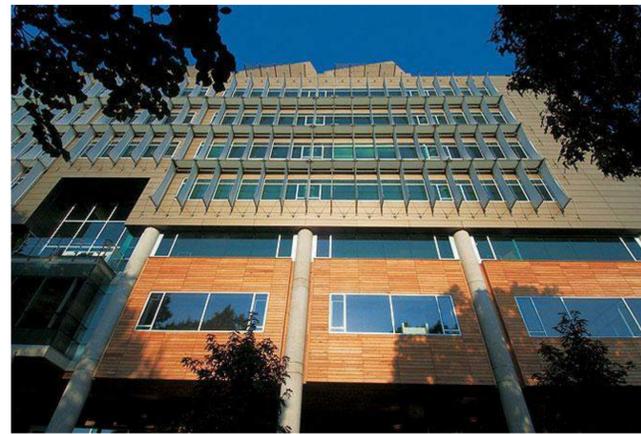
A



__Attention to Detail



__Sustainable



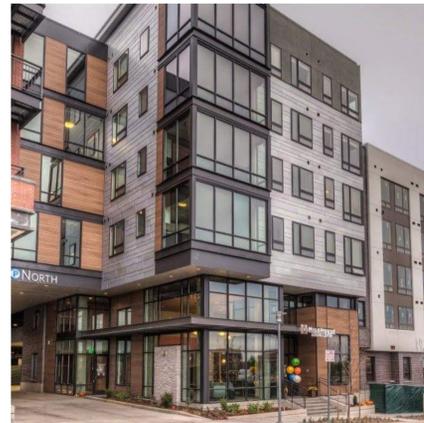
__Comfortable and Inviting



__Innovative



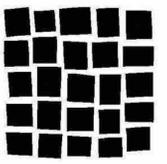
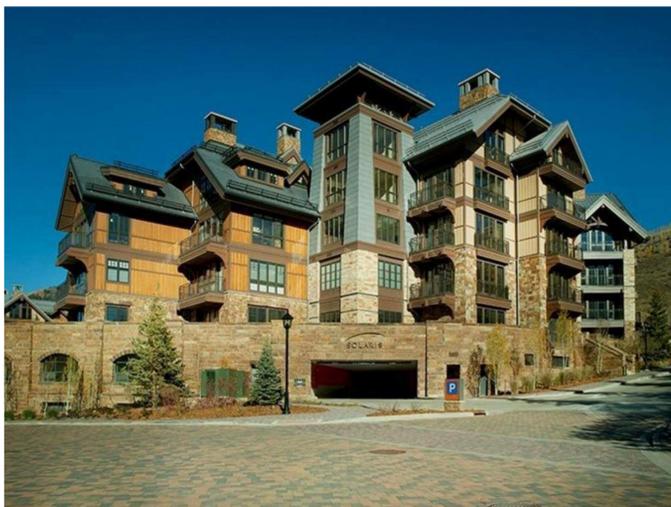
__High Quality Design



__Contextual



__Framing of Views



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Project Information

LONE TREE APARTMENTS

Sheet Information

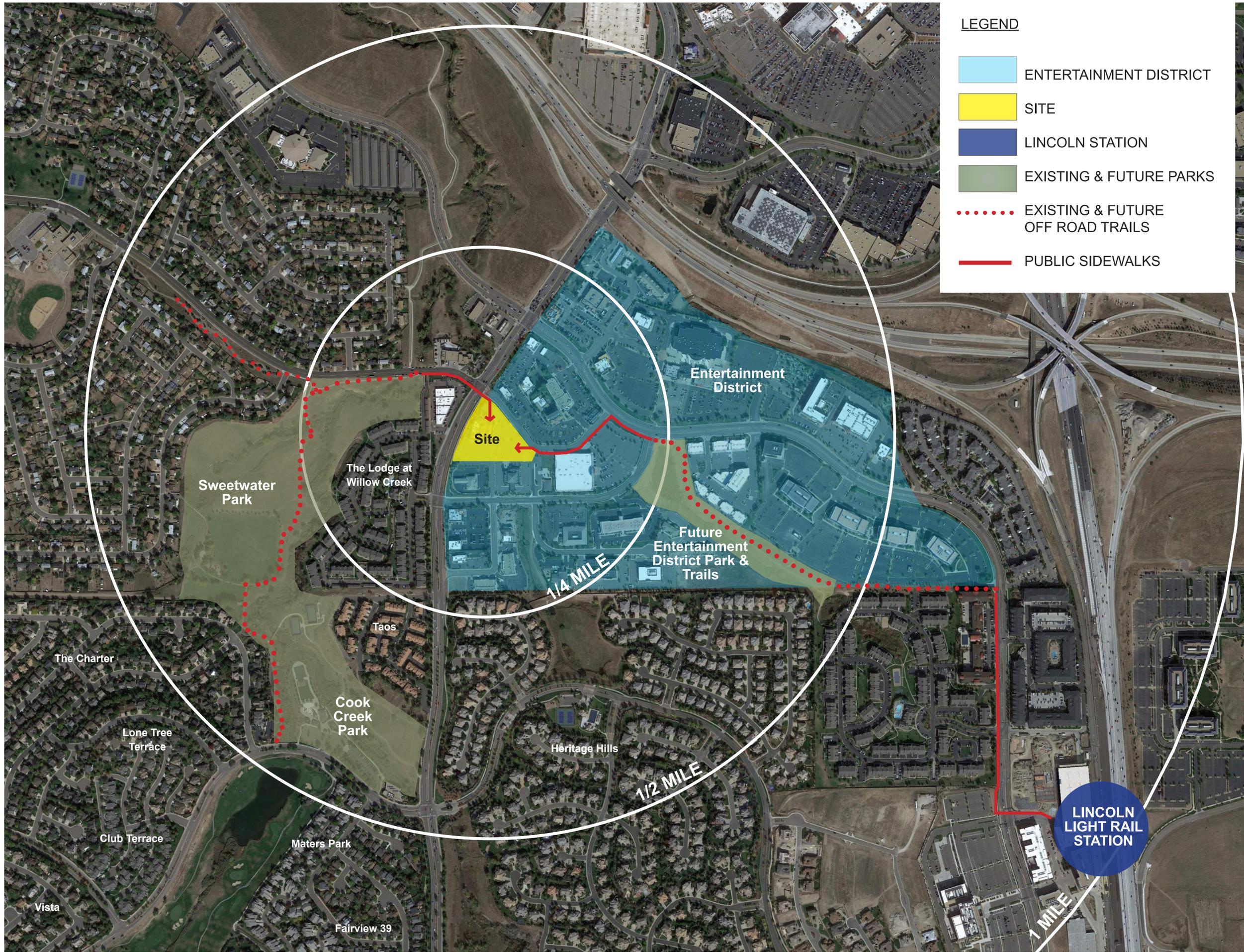
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IMAGES**

Sheet Number:

A-006

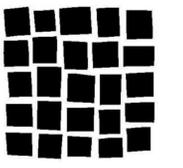
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LEGEND

- ENTERTAINMENT DISTRICT
- SITE
- LINCOLN STATION
- EXISTING & FUTURE PARKS
- EXISTING & FUTURE OFF ROAD TRAILS
- PUBLIC SIDEWALKS



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Project Information

LONE TREE APARTMENTS

Sheet Information

Sheet Title:
VICINITY MAP

Sheet Number:

L-001

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