

MINUTES OF THE
Lone Tree Planning Commission Meeting
October 14, 2014

Lone Tree Civic Center

1. Attendance

In attendance were:

Martha Sippel, Chair
Dave Kirchner, Vice-Chair
Rhonda Carlson, Planning Commissioner
Gary Godden, Planning Commissioner
Roy Kline, Planning Commissioner
Stephen Mikolajczak, Planning Commissioner
Herb Steele, Planning Commissioner

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

2. Regular Meeting Call to Order

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

3. Conflict of Interest

There were no conflicts of interest stated.

4. Minutes of the September 9, 2014 Planning Commission Meeting

Commissioner Steele moved, and Commissioner Carlson seconded, to approve the minutes. The motion passed unanimously.

5. RidgeGate Section 15, Filing 21, Lot 1 (MorningStar at RidgeGate) Site Improvement Plan, Project File #SP14-30R

Ms. Jennifer Drybread provided a brief introduction of the project that proposes a senior living facility consisting of 224 senior units on 4.8 acres. Ms. Drybread summarized the general location, zoning, and the extensive public outreach provided about the project by the applicant, Coventry Development Corporation and planning staff. Ms. Drybread stated that staff finds the application is in

compliance with City regulations and zoning and recommends approval, subject to final approval by the Public Works Department and submittal of the cash-in-lieu of parks at the time of Building Permit issuance.

Keith Simon, Director of Development for Coventry Development Corporation, stated that MorningStar is positioned as an anchor for the Lincoln Commons mixed use district. He described the overall street network, stating they incorporated a small block pattern. Arts Center Drive will serve as an "arts to parks connection" linking the Arts Center with the future park at Willow Creek, linked by a highly-landscaped promenade. The surrounding uses include townhomes under contract with New Town Builders.

Mr. Simon stated that they have been working for a long time to get a senior housing project in RidgeGate and they are pleased to have MorningStar, who they feel has a great track record. He added that the additional residential in this area will help nearby retailers, including restaurants, particularly on the evenings and weekends. He described the anticipated schedule for street construction by the Rampart Range Metro District and the City, and the timing of improvements to Willow Creek. He concluded saying that taken together it is all part of creating a "place."

Darryl Jones, Development Manager for Coventry Development Corporation, discussed the process that preceded the hearing by the Planning Commission, including the RidgeGate Design Review Committee meetings, the community and neighborhood meetings and presentations before the Lone Tree Living and Aging Well group. He stated that MorningStar took the comments to heart and made many changes as a result.

Mr. Simon provided additional background regarding the parcels in front of the Lone Tree Arts Center, once proposed as restaurant pads. He said that Coventry Development Corporation had tried for four years to market these properties and were unsuccessful. They now plan to convey the properties to the City and the City will relocate the access drive to line up with the new alignment of Arts Center Drive. It is anticipated that the properties will be used by the City as a public space.

Matt Turner, the Chief Financial Officer for MorningStar, provided an overview of their company. He stated that they expect 100 new jobs to be generated by the facility, with 2.3 million in salaries annually. He added that they are a low-impact development, due to low traffic volumes (1 car/1.5 minutes) and minimal use of city resources and infrastructure. The development will generate little noise, as they contract with emergency response companies that are directed to not use sirens that may be disruptive to their residents. He concluded that deliveries will be made on the north side of the development, away from residents to the south of RidgeGate Parkway.

Dennis Boggio, President of Lantz-Boggio Architects, P.C., discussed the building architecture. He talked about the variation in building heights along the façade to relate to the surrounding neighborhood. He also talked about the building courtyards and amenities, and the architectural treatment at the northwest corner of the building including the addition of awnings added to "descale" the building. He elaborated on the quality and quantity of landscape materials as an amenity for residents. A 3-D SketchUp model was shown, providing a clearer presentation of building mass, height and articulation. He presented the material sample board, and discussed the building materials and colors.

Commissioner Godden stated that the project was thoughtfully designed, and said he was glad to see senior housing. He asked if the main courtyard would be enclosed or otherwise secured. Mr. Boggio responded that it would. Commissioner Godden asked about the rooftop screening. Mr. Boggio answered that they have designed wells on the pitched roofs to screen mechanical, and that mechanical on flat roofs would be screened. Commissioner Godden responded that there needs to be documentation for that on the SIP.

Commissioner Steele stated he thought there was a demand for senior housing, and that there was a good deal of thought and work on the project. He expressed support for the west elevation entry as it is juxtaposed to the Lone Tree Arts Center entry. He observed that most of the parking would be on the north side of the project. Mr. Boggio confirmed that, and said that the visual impact of that north parking lot will be lessened as the parking would be 2-3 feet lower than the street, and landscaping would help to screen the cars. Resident parking will be underground and the north lot is primarily for staff, with visitor parking on the west and east side. Mr. Boggio elaborated that service and vendors will park on the north lot, and there will be no loading docks constructed.

Commissioner Steele inquired about the red roofing on the building. Mr. Boggio responded that the red roofs were placed strategically on the building as accent colors. Commissioner Steele asked how much of the red roof would be visible from the street and Mr. Boggio answered that it depends on your vantage point (the closer to the building, the less of the roof you will see).

Commissioner Steele asked about the lighting. Michelle Lorenzten, from MEP Engineering discussed the various fixtures. She said there will be low intensity lighting on the building. There will not be landscape lighting, with the exception of monument sign lighting. The down lit lighting will have a more residential feel to the building.

Commissioner Kline asked what the output would be for the DD lights on the north side. MS Lorentzen responded that those are sconce lights, are intended to be more decorative and will have an output of 13 watts.

Commissioner Kirchner asked what kind of lighting will be used at the northwest monument sign, and Ms. Lorentzen responded that it will be a type JJ flood light, intended only to spot light the sign.

Commissioner Carlson expressed her appreciation for the outreach and due diligence efforts by the applicant. She felt the lighting was nicely done. She asked how the property's slope would impact the neighbors to the south, and what the neighbors would see. Mr. Boggio showed the SketchUp model and how the ground slope will help reduce building heights on the south side of the building thereby reducing the visual impact to the residents to the south. He said some residents in Lincoln Park will still be able to see the Lone Tree Arts Center, while others will not, once MorningStar is constructed.

Commissioner Kline stated that they provided a great presentation. He liked the quality of the project and what went into that to make it happen. He asked what the red columns were made of at the entry. Mr. Boggio replied that they are painted metal, and are intended to add color and provide contrast and interest to the building. Commissioner Kline asked how the large areas of stucco on the north elevation will be broken up. Mr. Boggio answered that the use of 3 stucco colors, coupled with the joint design that provides a more finished look and pattern (with more joints added than needed to control cracking of the stucco). Commissioner Kline added that it would be helpful to have the SketchUp model in color given the complexity of the project.

Commissioner Kline asked where the trash enclosure is located and how it will be treated. Amy Deinis, from Lantz-Boggio, responded that the trash enclosure is located at the northwest side of the building. The wall material will match the retaining wall, and will have vines growing over it to minimize the visual impact. Commissioner Kline inquired how the building height will affect the future townhomes to the north. Mr. Boggio replied that their building adjacent to future townhomes will be one to three stories in height, and that the five story portion of the building is more in the center of the site.

Commissioner Mikolajczak commented that he was excited initially about the use and relationship to the arts center and felt seniors will like the location. He stated the design was amazing, with lots of variety and that people will feel proud to call it home. He asked Jennifer Drybread if the Fire Department was ok with the application, as they appeared to have more comments than usual. Ms. Drybread responded that there were no major issues with the Fire District, and they must ultimately be satisfied with their plan, as they are a sign off on the building permit. Commissioner Mikolajczak expressed support for the balconies and the seasonal landscaping.

Commissioner Kirchner stated he was also very excited about the project, and appreciated the efforts to step back the building to mitigate (though not eliminate) the visual impacts. He added that MorningStar is a great addition to the community and knows a lot of people who live here that would like to stay here.

He asked if the grading and utility plan is subject to approval, and Ms. Drybread replied that it was. Commissioner Kirchner asked why the retaining wall note on the SIP stated that the wall locations were temporary. The answer is that there may be minor tweaking of the wall location and that the stepping and elevation may change but the height will remain the same.

Commissioner Kirchner also commented that the Statement of Design Intent referred to City landscaping, and Keith Simon responded the statement was in error and that the landscaping along the street is the responsibility of the Rampart Range Metropolitan District. Commissioner Kirchner concluded that he likes the 3-D perspective, and that it helps to see how the project will relate to other projects in the area.

Planning Commission Chair, Martha Sippel, expressed her appreciation for the thought that went into the design of the project, and for the community engagement effort. She also appreciated the fact that the building heights were stepped down and inquired about the construction schedule. She complimented the applicant on their landscape plan. She asked if the snow storage areas were depicted on the plan, and staff answered yes. She inquired about the red roof areas and whether they will be significant. Mr. Boggio responded that they will be visible accents.

Commissioner Carlson asked whether the Bistro restaurant inside MorningStar will be open to the public. Mr. Boggio responded that no, but there is flexibility for resident activities to coincide with community activities.

Bill Robertson, of 9278 E. Aspen Hill Place, said that he had researched retirement communities in the region. He felt that this is an excellent location, that MorningStar has a good reputation, is good for Lone Tree, and he is in favor of it. No other members of the public requested to speak.

Commissioner Kirchner motioned to recommend approval of #SP14-30R with the following two conditions:

1. Final approval by the Public Works Department; and
2. The local park cash-in-lieu dedication of \$19,200 for the property be paid to the City by the applicant, prior to issuance of a building permit.

Commissioner Mikolajczak seconded the motion. The motion passed unanimously.

6. Proposed amendment to Chapter 16 (Zoning) of the Municipal Code, public hearing item #MI14-64

Kelly First summarized the amendment proposed to consolidate the City's Board of Adjustment and the Board of Appeals into one board to be named the "Board

of Adjustment and Appeals.” This is proposed due to the fact that these boards meet so infrequently.

Commissioner Kline noted a minor change required to Section 16-26-100 to add the term “and Appeals” to the provision.

No further Planning Commission comments were made and no public testimony was given.

Commissioner Kirchner motioned to recommend approval of #MI14-64 with no conditions. Commissioner Kline seconded. The motion passed unanimously.

7. Public Comment

There was no public comment.

8. Adjournment

There being no further business, Chair Sippel adjourned the meeting at 8:15 p.m.

These minutes have been reviewed and confirmed by

Martha Sippel (name), on 12/9/14 (date)