MINUTES OF THE
Lone Tree Planning Commission Meeting
March 25, 2014

Lone Tree Civic Center

1. Attendance

In attendance were:

Dave Sauder, Chair
Martha Sippel, Vice-Chair and Secretary
Rhonda Carlson, Planning Commissioner
Gary Godden, Planning Commissioner
Dave Kirchner, Planning Commissioner
Stephen Mikolajczak, Planning Commissioner
Herb Steele, Planning Commissioner

Also in attendance from City staff were:
Kelly First, Community Development Director

2. Regular Meeting Call to Order

Chair Sauder called the meeting to order and noted there was a quorum.

3. Conflict of Interest

There were no conflicts of interest stated.

4. Minutes of the March 11, 2014 Planning Commission Meeting

Commissioner Sippel moved, and Commissioner Carlson seconded, to approve the minutes. The motion passed with six affirmative votes, with Commissioner Steele abstaining due to absence at that meeting.

5. Charles Schwab Office Campus SIP, 2nd amendment (Phase 2) RidgeGate Section 15 Filing 19, Lot 1, #SP14-11R.

Ms. First introduced the item, describing the nature of the application, the project location and the overall SIP for the campus approved in March 2013. She noted that the amendment includes approval for the design of the third planned office building, a second parking structure, an enclosed pedestrian bridge, and a small guardhouse. She described the referral process and concluded with staff's finding that the application is in conformance with the SIP requirements of the Lone Tree Zoning Code, the Subdivision Code, the Comprehensive Plan, City Design Guidelines and the RidgeGate Sub-Area Plan. She said that staff recommends the Planning Commission approve the SIP amendment, subject to

final approval by the City Public Works Department and subject to the maximum amount of building signage being limited to no more than two wall mounted identification signs per office building, as described in the staff report.

Ms. First introduced Kelly Dunn, with Fentress Architects. Ms. Dunn provided a brief overview of the application and indicated that her client is in agreement with the condition regarding building signage.

Mr. Craig Vickers, with Civitas Inc., provided an overview of the site features of the campus including circulation elements, landscaping design and cross sections that showed the relationship of the grades and the proposed landscaping.

Ms. Dunn then reviewed the proposed building materials and colors, noting that architectural features, materials and colors of Building Three are a continuation of the other two office buildings. She presented images of the proposed parking garage, describing how landscaping will screen the view of the garage. She noted that Schwab is working with the City of Lone Tree on the shuttle program that will provide transportation for employees from the Lincoln Station, and how the company will encourage use of public transportation. She noted that the proposed pedestrian bridge will provide a way for employees of Building Three to access the Amenities Building without going outdoors in inclement weather. She then reviewed the proposed guardhouse location and design. Ms. Dunn also noted that, at the City's request, the southeast corner of the site is being reserved for potential future development, and will not be used for surface parking.

Commissioner Steele inquired about the purpose of the proposed guardhouse. Ms. Dunn indicated that would have full power and be attended at times. It serves as a central point for the roving security personnel on the campus. Commissioner Steele asked if there were other pedestrian bridges planned in the future. Ms. Dunn replied that there is only one bridge needed, as the other two office buildings connect with the amenities building at their basement levels.

Commissioner Mikolajczak commented that he was pleased to see the second phase happening sooner than originally planned and said the campus is a signature piece for Charles Schwab and for Lone Tree. He said he liked the natural appearance of the landscaping design. He said he was initially concerned about the look of the first parking garage but now that it is constructed he feels in blends in quite well. He noted that the second parking garage won't sit into the topography like the first one, but that views of it from the south may eventually be blocked by development. Ms. Dunn added that there could potentially be development planned south of the second garage, but that nothing was planned at this time.

Commissioner Carlson said she echoed Commissioner Mikolajczak's comments and likes the landscape design. She said the proposal was consistent with what was presented last year and she had no additional comments.

Commissioner Kirchner said he initially questioned the guardhouse but the applicant's explanation of its purpose made sense. He indicated support for the design of the parking garage in terms of how it blends in with the campus. He had initially wondered about the grade change at the pedestrian bridge but felt the applicant had addressed that in the presentation. He indicated he had nothing but a positive reaction to the project.

Commissioner Godden asked for clarification about why the site is so over-parked compared to the City's parking requirement. He said it was not clear what "density of use" means, as referenced in the application materials. Ms. Dunn responded that the amount of parking is based on the number of employees Schwab will have on the campus, which will be between 3200 and 3500 employees. She said that ease of parking is very important for employee retention. She also stated that Schwab intends to incentivize alternative transportation for employees. Commissioner Godden asked whether there are staggered shifts. Ms. Dunn replied that about 85% of employees will arrive between the 7:30am-8:30am peak time, with a few arriving earlier or later. Commissioner Godden said it seems excessive and expensive to build that much parking. He also asked for clarification about references that parking would be reduced over time. Ms. First responded that Schwab believes parking demand may be reduced over time as employees use alternative modes of transportation and travel patterns change. She said it was conceivable that the campus parking could be absorbed for use by future development. The intent was to preserve undeveloped land at the south side of the campus so as not to preclude that possibility in the future. Commissioner Godden said that would be a positive scenario.

Commissioner Sippel said she appreciates the use of native grasses. She said she was also concerned about the extensive amount of parking, almost double the City's parking requirements. She asked if all of the surface parking shown on the plan would be constructed in Phase 2. Ms. Dunn replied that it would. Ms. Dunn pointed out that the light rail extension to the Sky Ridge stop is not in place yet and they are constructing enough parking to meet the needs of the employees. Commissioner Sippel asked if they knew the percentage of employees who would use light rail. Ms. Dunn said that was unknown at this time. Commissioner Sippel also stated her concern about the large amount of surface parking on site in addition to the parking garages. Commissioner Sippel asked about snow storage. Mr. Vickers pointed out the designated storage locations, primarily at the south end of the site. Commissioner Sippel asked whether the irrigation system would have rain sensors. Mr. Vickers replied affirmatively and said the irrigation system is state-of-the-art in terms of water

conservation. Water conservation is a critical part of obtaining LEED gold and platinum status.

Commissioner Sippel expressed concern with the extensive use of one tree species and the tightly spaced rows of elm trees along the parking garage and walkways. Specifically, she noted that good elm tree spacing is shown in the center of sheet 8 of 17 and with the 4 trees on the top left of sheet 9 of 17; whereas the remaining elm trees on sheet 9 of 18 are too tightly spaced for their mature growth (indicated by the overlapping circles). She said the extensive use of the same species of trees and tight spacing can spread disease quickly. Mr. Vickers responded that there is tremendous diversity of plants and trees throughout the site and that the areas where trees are concentrated is intentional to provide uniformity and focal points. Commissioner Sippel noted that CSU is currently conducting a study regarding elm disease in several states including Colorado. Mr. Vickers said they would be using a disease-resistant species. Commissioner Sippel said that while she understands that CSU studies indicated that Prospector Elms, proposed here, were found to be one of the healthier elm species, they should be spaced according to their mature width rather than their initial planting width. Spacing them so closely together would not only require extensive pruning and maintenance, but greatly increases the potential for disease. Any diseased elms would have to be completely removed, including digging up roots, which would be very disruptive to a maturely landscaped campus.

Chair Sauder said he shares concerns regarding parking. He also felt the layout was problematic relative to traffic impacts at I-25 and Lincoln Avenue and that the left turn movement from the I-25 off-ramp at Lincoln onto Park Meadows Boulevard is already a big problem. He said he had strong concerns regarding the amount of additional traffic adding to existing problems at Lincoln and I-25. Commissioner Steele added that it was also a concern considering that emergency vehicles use this route to get to Sky Ridge Hospital. Chairman Sauder said the City should be requiring a thorough analysis of traffic impacts as part of this project. Commissioner Sippel also expressed concern about the traffic impacts and reiterated the previous promise from Charles Schwab at the initial meeting when they said they would tell employees driving to the campus to use the RidgeGate exit and come north or if exiting at Lincoln, they should use the Bellwether left turn lane.

Chair Sauder also asked about the safety of the pedestrian area on the north side of Building Three. Mr. Vickers clarified that there are no ramps in this area; the site is designed to use the fall in grade to eliminate the need for ramps. Additionally, the pavement would be heated below the surface so that snow and ice would not build up on the north side. Chair Sauder then asked if there would be a guardhouse on the north side of the campus as the current location alone did not seem very central or offer an ability to view the north side of the campus

for security purposes. Ms. Dunn replied that there will be security cameras throughout the site.

Commissioner Mikolajczak recalled that Public Works Director John Cotten presented at an earlier meeting and described traffic as an overall issue and not one that was specific to Charles Schwab. Commissioner Mikolajczak said he was glad the issue of traffic was raised at this meeting and feels it must continuously reviewed by the Planning Commission. Commissioner Mikolajczak noted that he recently attended a couple public forums where the Mayor spoke and had commented that traffic was one of the Mayor's top priorities, which Commissioner Mikolajczak feels provides the leadership and support needed to address a complex issue. He then indicated that he recognizes and greatly appreciates when corporations step up to provide sponsorship of community events and services, and that includes Schwab's offer of public use of its amphitheater and being on the team to develop the Park Meadows Drive shuttle.

Commissioner Steele asked about the timeline for construction. Ms. Dunn explained that the retail branch would have a soft opening on May 5th. Buildings One and Two, the amenities building and first garage would begin occupancy in mid-September and be phased in through the end of the year. They expect garage two could be completed by the end of 2014. Building Three could have a spring of 2015 occupancy. She said they are making every effort to get large cranes off the site before it is occupied by a lot of people. Mr. Vickers said that all of the landscaping would be installed with Phase 1 with the exception of the amphitheater area, which will be used as a construction staging area for Building Three.

Commissioner Godden expressed support for the design of the parking garage but said he wants to stay true to his original concerns about the office building architecture. He asked for clarification about whether the architecture of that building was part of this amendment. Ms. First indicated that it was. Commissioner Godden said his concerns were the same as expressed at the meeting for the original SIP, where he said he felt that the architecture barely met the City Design Guidelines. He said staff shared that concern. For a project of this significance, he felt the architecture should be exemplary and meet the community's expectations, not just the client's. He also reiterated his concern with the form of the site plan, saying the suburban corporate campus layout does not fit into the urban template of RidgeGate.

Commissioner Sippel reiterated her concern regarding the use of so many elm trees along with their close spacing and said if they need to be dug up and replaced it will involve a lot of effort and disruption to the site. There was consensus that this issue would be expressed as a recommendation rather than a condition.

Commissioner Mikolajczak moved to approve the application subject to the following conditions recommended by staff,

1. Final approval by the City of Lone Tree Public Works Department;

2. The maximum amount of office building signage shall be limited to no more than two wall mounted identification signs per office building. It is understood that all signage is subject to administrative sign permit approval;

and the recommendation that the applicant re-evaluate the use of elm trees and the proposed tight spacing of the elms due to the potential for and transfer of disease between trees.

Commissioner Kirchner seconded the motion, which passed with 6 affirmative votes. Commissioner Godden voted no, for reasons stated in the discussion.

6. Adjournment

There being no further business, Chair Sauder adjourned the meeting at 7:45 p.m.

These minutes have been reviewed and confirmed by

Martha Sippel (name), on 4/22/2014 (date)