MINUTES OF THE
Lone Tree Planning Commission Meeting
June 10, 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

Commissioner Herb Steele was absent.

Also in attendance from City staff were:

Kelly First, Community Development Director
Jennifer Drybread, Senior Planner

2. Regular Meeting Call to Order

Chair Sippel 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 May 27, 2014 Planning Commission Meeting

Commissioner Kline moved, and Commissioner Kirchner seconded, to approve the minutes. The motion passed unanimously with Commissioner Carlson abstaining due to absence at the May 27th meeting.

5. RidgeGate Section 15, Filing 21, Lots 4 and 5 Site Improvement Plan (SIP), Project #SP14-26R

Ms. Jennifer Drybread introduced the project, describing the nature of the application, project location, and review process. Staff recommends that the Planning Commission recommend to City Council approval of SP#14-26R with two conditions:

1. The SIP is subject to final approval by the City of Lone Tree Public Works Department.
2. Prior to final SIP approval, the local park dedication for the property will be paid to the City.

Mr. Kevin Puccio, Director of Community Development for New Town Builders, provided an overview of the proposed townhome development, including their plans for the site within the overall context of RidgeGate, their focus on sustainability, design considerations, park and open space, access, ADA compliance, and parking.

Commissioner Godden asked whether there is a public art requirement. Ms. Drybread answered that it does not apply to this property as it is not the minimum of 5 acres in size, as required by the RidgeGate Sub-Area Plan. Commissioner Godden asked when the adjoining park would be developed. Darryl Jones, of Coventry Development Corporation, responded that the Rampart Range Metropolitan District is contracting for the design work now, and it is likely the park/promenade would be developed in 2016-2017 (they want to ensure that construction activities here do not negatively impact the park/promenade).

Commissioner Godden asked whether the curb cut along Belvedere Lane is too close to RidgeGate Parkway. Ms. Drybread responded that the City Engineering Division looked at that and agreed it was acceptable, but required a median to preclude left turns from the property to the west. Commissioner Godden asked how the project would be phased. Mr. Puccio responded that likely the property closest to RidgeGate Parkway would develop first, but that they plan for a seamless construction beginning in the fall of this year.

Commissioner Godden asked if solar panels will be standard. Mr. Puccio answered that as of now, yes, but that it is somewhat dependent on what Xcel Energy does with regard to their solar incentive program. Commissioner Godden recommended that the solar panels be shown on a rendering for City Council. Commissioner Godden asked why they chose a black roof. Mr. Puccio responded that the solar panels would blend in more against a black background.

Commissioner Godden asked about the roof pitch on the alley side of the stacked 3-story units, feeling that it provides a large forehead that is somewhat imposing. Mr. Puccio responded that the design takes into consideration the interior volumes and building trusses. He added that cropping the roof would also impact the solar panels and would affect the minimum pitch they need for the asphalt shingles.

Commissioner Godden asked where the screen walls will be located. Mr. Puccio answered that the walls will go at the end of the alleys and along the promenade to screen the alleys from public view. He added that the screen wall in the patio

would only be 30" tall. Commissioner Godden asked whether the courtyard homes meet FFHA and Colorado Title 9 requirements for accessibility and visitability. Mr. Puccio stated that they would be compliant with State law, and that the units would be Type B adaptable units.

Commissioner Kirchner stated that he had visited a New Town Builders zero-energy project up north and was very complimentary about the development. He stated his concern for the dark building colors and black roof colors, which he felt would be very predominant compared to the more earth tone colors in the area. Chair Sippel agreed, stating that the dark colors were foreboding, stark, and uninviting and that she thought using the surrounding natural landscape colors of more buff and light grey as the predominant color would be more inviting. Robert Kiyoshi Wilson, of the Abo (architectural) Group, explained where they had limited the dark color on the building. Kevin Yoshida, of the Abo Group, added that they would be open to modifying the colors. Chair Sippel, added that there are no dark colors in the surrounding area, and she liked the colored accents planned for the building. She noted that most of the red and rust accent colors are on the garage doors will not be visible externally. Commissioner Kirchner stated that he would like the applicant to add more perspective exhibits to show City Council.

Chair Sippel commented that she appreciated all of the sustainability features and architectural elements, but she asked if shed roofs are a timeless architectural feature, a concept that is embodied in the City's Design Guidelines. Mr. Puccio responded that the roof design is a function of what is needed for the solar, and in this case, form follows function. Chair Sippel asked about the solar panels, where they are positioned, how they are oriented, and the amount of area they encompass. Chair Sippel expressed concern about their long build out schedule described in the narrative. Mr. Puccio stated that they will build out as quickly as possible, and have allowed for a 4-year build out to be conservative. Chair Sippel asked what cementitious siding was and if it was hardy and weathered well. Mr. Puccio answered that it is Hardie Board siding, a very durable material. Commissioner Godden added that he has the siding on his home and it is bullet proof. Chair Sippel recommended that the applicant provide additional renderings (east, south, north, and west if possible) for the entire project to city council to more clearly show the overall design (rather than only the two small renderings included in the planning commission packet).

Commissioner Carlson asked about the materials that would be used on the balcony/deck of the three-story stacked townhomes. Mr. Puccio indicated they were not included in the sample board and they would be metal. Commissioner Carlson expressed concern that the dark building colors could fade over time from the sun; most HOA's do not endorse the use of dark colors due to higher maintenance. She asked about price ranges, and Mr. Puccio answered that they are looking at a range between $270,000 and $375,000, with sizes ranging from 1200 to 1850 square feet. Commissioner Carlson inquired how many handicap-

accessible units there would be, and Mr. Puccio estimated about 1/3 of the row house units facing the park will have a main floor master bedroom. Commissioner Carlson responded that she felt these units meet a need in the community that is not currently being provided.

Commissioner Kline commended the applicant for providing for-sale units. He asked how much the HOA dues would be. Mr. Puccio answered they like to minimize those to no more than $150 month. Commissioner Kline asked who would be responsible for maintaining the solar panels. Mr. Puccio responded that purchased panels would be the responsibility of the HOA, and that leased panels would be the responsibility of the solar provider. He stated that the panels are very durable and protect the roofs from hail damage. He also stated that the HOA is responsible for any roof repairs.

Commissioner Mikolajczak inquired whether the units would be limited to those in the 55+ age group. Mr. Puccio responded no, they would be fee simple townhomes, available to all age groups. Mr. Mikolajczak expressed disappointment, as he understood the project would be targeted for seniors. Commissioner Mikolajczak asked what the floor material will be for the outdoor patios. Mr. Puccio responded that they do not yet know, but they are intended to be an outdoor room as opposed to a landscaped space. Commissioner Mikolajczak received clarification that the sidewalks adjacent to Willow Creek would be 5-feet wide. He recommended that benches be placed on the east side by the sidewalk, and Mr. Puccio responded that they could do that.

Commissioner Mikolajczak asked about the amenities for the proposed small park in the southern portion of the project and why it would not be similar to the larger, northern park. Mr. Puccio responded that the northern park area would be more active with a grass area that children could play in. The southern park would be more intimate with tables and chairs for quiet gatherings. Commissioner Mikolajczak asked that the Commission see the plans for the promenade and park while they were in the design stage, before they were approved by the City, expressing the importance of providing inviting, inspiring amenities for the community and encouraging public art and a water feature as possible amenities. He felt the public spaces in the area could elevate the experience and complement the Arts Center.

Commissioner Mikolajczak expressed his support for the dark colors, because they are different from others in the area, and said that he would like more accent colors, which can make the area exciting. He asked for a clarification on the solar, and Mr. Puccio stated the solar panels could be purchased, leased, or the property owner could opt out if they do not want panels. Commissioner Mikolajczak stated that he really like the architecture, the fact that the homes fronted the streets and the use of the metal railing and awnings.

Commissioner Godden expressed his agreement over the concern for the dark grey color.

Commissioner Kirchner asked about guest parking, and Mr. Puccio responded that some guest parking is on street. Mr. Kirchner responded that parking for some of the accessible units would be far from these units. Mr. Puccio agreed but said that was a function of the size of the site

There was some discussion about how to make the darker colors less predominant such as using the lighter gray as the field color, or varying the use of each color palette among the buildings to provide more variety. Mr. Kevin Yoshida responded that they could look at that. Mr. Puccio noted that color is somewhat subjective and they did look at many iterations of color schemes through the DRC process. He said the colors chosen were approved by the DRC and intentionally chosen for place making. However, he appreciates the concern and they will look at options. Chair Sippel reiterated that they are not opposed to the color palette; just looking for ways to reduce the massing of the dark gray areas.

Commissioner Godden made a motion to approve the application with the following four conditions:

1. The SIP is subject to final approval by the City of Lone Tree Public Works Department.
2. The local park dedication for the property will be paid to the City by the applicant at the time of final SIP approval.
3. Prior to the City Council meeting, the renderings will be revised to show the roof top solar panels.
4. Prior to the City Council meeting, the applicant will propose revised building colors intended to reduce the predominance of the dark grey color to be more of a secondary, accent color.

Commissioner Kirchner seconded the motion. The motion passed with a vote of 5 for and 1 against. Commissioner Mikolajczak voted against the motion for approval stating that he did not think changes to the building colors were necessary and, if they were going to be changed it was significant enough that the Planning Commission should review it again.

6. Adjournment

There being no further business, Chair Sippel adjourned the meeting at 8:30 p.m.

These minutes have been reviewed and confirmed by

Martha Sippel (name), on 6/24/2014 (date)