

MINUTES OF THE
Lone Tree Planning Commission Meeting
September 9, 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 July 22, 2014 Planning Commission Meeting

Commissioner Kline moved, and Commissioner Godden seconded, to approve the minutes. The motion passed unanimously. Commissioner Carlson abstained as she was absent at the July 22nd meeting.

5. Heritage Hills Filing 2, 3rd Amendment, Lot 9-A (Kaiser Permanente South Multi-Specialty Care Center) Site Improvement Plan, Project File #SP13-38, third amendment to Douglas County SIP#2011-037

Ms. Kelly First provided a brief introduction of the project that proposes to add a third building and parking structure, rooftop solar on the garages, and plans for optional building materials for the future buildings at the Kaiser Permanente campus. Ms. First stated that staff finds the application in compliance with City regulations and zoning and recommends approval, subject to final approval by the Public Works Department.

Ms. First responded to a question by Commissioner Godden, that the Site Improvement Plan would also serve as a Site Specific Development Plan for the purpose of vesting, and would vest the property for a period of ten years. Vesting would lock in existing zoning requirements, but she added that the applicant would still be required to comply with future changes in the City's building code.

Mr. Mike Shultz, Project Manager for Kaiser Permanente, made some brief opening remarks about the Kaiser Permanente proposal, and introduced the project architect, Jeff Stoecklein, from Davis Partnership Architects.

Mr. Stoecklein stated that Kaiser Permanente has always anticipated a third building that will complement the existing building on the campus. Their design objectives include a walkable and sustainable development with outdoor spaces that offers various experiences and provides a connection to nature. The addition of a second parking garage will reduce surface parking and enhance the outdoor experience with the addition of open space. They have coordinated with Celebrity Homes (the residential development to the west), to minimize impacts through enhanced landscaping on the west side of their building.

Mr. Stoecklein talked more about the location of surface parking near the entry to accommodate visitors that may be ill, and mentioned that the entrances to the parking garages were sited to provide good traffic/pedestrian circulation. He elaborated on some of the building materials including the sun shades and mechanical systems that will create a more sustainable building.

Mr. Stoecklein discussed options for building materials for future buildings that, if used, will maintain a cohesive look at the campus. Optional materials that could be used in the future, should such be needed due to a lack of material supplies or high material costs, include the use of orange and grey brick to replace the terra cotta and granite materials used today. The parking structures will have the same look, but will integrate the use of "green screens" (the addition of climbing vines) along portions of the parking garage. He showed proposed landscaped areas that will be created by the new buildings, including a courtyard with seating for use by patients, staff and visitors.

Commissioner Godden asked for a clarification on the fence to be constructed "by others." Ms. First stated that this is an existing fence on the Celebrity Homes (Heritage Hills) side and showed a photograph of that brick fencing. Commissioner Godden asked for information on the detention and drainage of

the site. Mr. Stoecklein stated that there is above ground detention at the southeast corner of the site goes through outlets under Park Meadows Drive. The drainage for the majority of the site will use underground drainage pipes that connect to the west through Heritage Hills. Commissioner Godden recommended better illustrations for the City Council packet, including what can be seen by the pedestrian from Heritage Hills and from Park Meadows Drive, and illustrations of what the site looks like at buildout.

Commissioner Carlson asked what electrical needs the solar panels mounted on the garages will serve. Mr. Schultz responded that they have not done that analysis, but it is possible that it will generate enough electricity for parking garage lighting and exterior lighting. Commissioner Carlson asked whether they were pursuing LEED certification. Mr. Schultz answered that they were pursuing Gold certification, and that LEED Silver was achieved for Building One.

Commissioner Kirchner complimented the design of the existing building, stating that the architecture is distinctive. He likes the addition of solar. He also felt that the use of grey brick as an option was less appealing than the existing building materials, and felt it important to maintain the orange color. He added that he likes the use of glass and bringing a feeling of "the outside in" to the buildings.

Commissioner Kline asked about the parking ratios and whether the 5 spaces per thousand square feet creates too massive of parking structures, particularly with their neighbors who may experience a shadowing effect. Mr. Stoecklein responded that the parking ratios were consistent with the other buildings and that one parking level will be below grade, which will help minimize the parking impact.

Commissioner Kline asked whether the garage rooftop parapet screening will screen parking. Mr. Stoecklein responded that the parapet will screen parking, but not the solar panels. Commissioner Kline asked if there would be a granite component. Mr. Stoecklein responded that yes, but they would like the flexibility of using brick to match. Commissioner Kline expressed concern with the use of orange brick, and stated he preferred the terra cotta materials. He added that he likes the use of the green screens and the solar. He expressed concern with traffic impacts at the intersection of Park Meadows Drive and Lincoln Avenue, projected to be at an "F" service level.

Commissioner Mikolajczak stated that he was hoping to see better graphics and samples of the building materials, and recommended that the applicant provide such to City Council. He expressed strong support for the existing building, finding it open and inviting, with a contemporary look. He felt the addition of the two new buildings will help to engage the street, and he likes the uses of glass curtain walls and sunshades. He expressed concern for the possible use of orange brick trying to look like terra cotta and some concern for the grey brick. He recommends keeping the terra cotta.

Commissioner Mikolajczak asked if the solar panels will be angled. Mr. Stoecklein responded that they will be and will cover the majority of the garage roofs, with the exception where the ramps are to be located. Commissioner Mikolajczak stated that he likes the overall design, including the green wall, the care taken to make the site nice for the adjoining residences, and the open spaces.

Commissioner Steele stated he found Building One extremely attractive and distinguishable. He asked whether the campus will have a regional draw. Mr. Schultz responded that it would likely draw from the south Metro area, and for specialty services, from Castle Rock, Parker, Highlands Ranch, Littleton and Lakewood. Commissioner Steele inquired about their hours of operation. Mr. Schultz stated 8:00 am to 5:00 pm for the most part, with imaging services up to seven days a week. Some services may operate seven days a week.

Commissioner Steele asked when most staffing would arrive, and whether they will likely use light rail. Mr. Schultz stated that many staff would arrive early and leave late and had no estimates or incentives in place for staff to use light rail. Commissioner Steele stated his overall concern relates to density of building in the area at buildout, and the concern for traffic and pedestrian conflicts trying to cross Park Meadows Drive to access light rail. He expressed concern with the amount of signalization that will occur along this corridor, causing a lot of stop and go movements. He asked whether Kaiser Permanente owns property east of Park Meadows Drive, and Mr. Schultz responded that Kaiser Permanente owns five acres. Commissioner Steele expressed concern for integrating cars and pedestrian activity between the buildings across Park Meadows Drive.

Commissioner Steele asked about building signage, and expressed support for clearly labeling buildings and installing signage to direct visitors and patients to the campus. Mr. Schultz responded that they will address and mitigate that issue to ensure visitors can navigate their way through the campus.

Commissioner Sippel shared her concern regarding traffic volumes at peak travel periods, and concern for added traffic from the additional apartments under construction in the area. She said that she likes the building design and expressed a preference for rusty, terra cotta color, instead of what she described as a salmon color. In the drawings, she prefers the use of grey brick over the current salmon-orange color brick. She expressed strong concern with providing flexibility in color and materials and not having a material sample board with which the Planning Commission can view the optional materials.

Commissioner Sippel asked about the weeds on the southwest side of the site, and the fact that trees in this area were planted too close together. Mr. Stoecklein responded that the plans always show symbols of landscaping at their mature size to account for spacing, but that they did install more dense plantings on the west side for screening purposes, at the request of Celebrity Homes. Mr.

Stoecklein added that many trees along the west side are dwarf species that may get only 12 feet in diameter.

Commissioner Sippel recommended the graphics be better labeled, particularly the photos and cross sections. She asked whether the screen wall graphic was taken from photos from Colorado. Mr. Stoecklein responded that they can get photos from Colorado.

There was discussion by the Planning Commission members and general agreement expressed for requiring Kaiser Permanente to bring the final material boards and colors back to the Planning Commission in the future for approval by the Commission.

Commissioner Mikolajczak motioned to recommend approval of #SP13-38 with the following two conditions:

1. Final approval of the SIP is subject to approval by the City Public Works Department; and
2. Prior to issuance of building permits for Buildings Two and Three and each parking structure, the applicant shall submit specific building color and materials samples for review and approval by the Planning Commission.

The motion passed by a 6-1 vote. The dissenting vote by Commissioner Kirchner was in opposition to the second condition; not to the project. He felt that the condition defeated the purpose of the applicant's request for some degree of flexibility in making final material and color selections at the time of construction through a simplified, administrative process.

6. Discussion on Concepts and Land Uses for the Outdoor Public Spaces at the Lone Tree Arts Center/Lone Tree Library

Ms. Jennifer Drybread presented graphics showing planned outdoor public spaces at the site of the future Lone Tree Library and the existing Lone Tree Arts Center, with the objective of having a general discussion regarding the Planning Commission's initial ideas and interests for uses at those sites. It was made clear that this was not intended as a promise or agreement by the City about any of the ideas, but only as a preliminary brainstorming session.

Ms. Drybread listed a number of ideas that had come from a previous meeting on this subject with the City's consulting urban designer, Dick Farley, including blocking off portions of Commons Street for street fairs, the addition of benches, landscaping, water features, places for public art, space for gourmet food trucks, space for music and entertainment, tables and areas for games, fire pit, ice skating, with activities planned for year-round use. The Planning Commission suggested:

- Relocating art from the existing Lone Tree Library
- A gazebo for weddings and other events
- Tensile or other shade structures for immediate shade
- The importance of having a focal point by the Arts Center since the east drive is to be relocated to the north to align with the future Arts Center Drive.
- Using the amenities proposed for the Arts Center that were included in a presentation by RidgeGate at a previous RidgeGate community meeting.

Some Planning Commission members expressed support for some of the ideas presented by staff including a space for outdoor weddings, water fountain, ice skating, benches, water features, sculptures, and a coffee kiosk.

The Planning Commission was invited to attend a presentation by the Library at the next City Council meeting on September 16th.

7. Public Comment

There was no public comment.

8. Adjournment

There being no further business, Chair Sippel adjourned the meeting at 8:25 p.m.

These minutes have been reviewed and confirmed by

Martha Sippel (name), on 10/14/2014 (date)