

MINUTES OF THE
Lone Tree Planning Commission Meeting
January 26, 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
- Jennifer Drybread, Senior Planner
- Hans Friedel, Planner III
- Julius Zsako, Zoning Enforcement Coordinator
- Rose Lynch, Emergency Preparedness Coordinator

2. Opening of Meeting / Roll Call

Chair 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 January 12, 2016 Planning Commission meeting

Commissioner Steele moved to approve the minutes of the January 12, 2016 Planning Commission meeting, Commissioner Carlson seconded, and the minutes were approved unanimously.

6. Annual RidgeGate Overview and Development Update - Coventry Development Corp. This is an informational item only.

Ms. First introduced Darryl Jones and Keith Simon with Coventry Development, to discuss the RidgeGate Planned Development. She emphasized the collaborative nature of the partnership between the City and RidgeGate.

Mr. Keith Simon, Executive Vice President for Coventry Development RidgeGate, provided an overview of the RidgeGate Planned Development, its inception, history, objectives, and vision. He talked about RidgeGate's vision being achieved through a balanced mix of uses, interconnected streets with detached sidewalks, high-quality development, integrated open space and trail system, compact vitality, and transit (RTD Light Rail). The transportation network offers choices for their residents.

By 2019, there is anticipated to be about 2,280 residential units or about 5,000 people in the West Village. There is expected to be 8,000 jobs, 12 restaurants, 500,000-square-foot of retail, 3 hotels, 5 parks, and 10+ miles of trails by 2019. The trail system connects with regional trails.

Mr. Darryl Jones, Development Manager for Coventry, provided an overview of the historic Schweiger Ranch. The landowner donated 38 acres to establish the Schweiger Ranch 501c3. They have secured four grants to improve and preserve the site. The early grants were for stabilizing the old agricultural structures. They have partnered with the state and various local entities including Lone Tree and Douglas County to help fund and renovate the property. A master plan was created in 2005 for the site, with an intent that this would be an active, educational amenity for the City. The original family lived at the property until 1972.

Mr. Simon continued by providing an overview of future development coming to RidgeGate for the 2016-2018 timeframe, including the RTD Light Rail Extension, Schwab I-25 Building, Ovation Apartments/Retail, Lone Tree Arts Center District (Morningstar Senior Housing, Lone Tree Library, Lincoln Commons Rows, Office Project), Lincoln Commons District (Starbucks Coffee, Retail/Office Building), RidgeGate Commons (Sierra Grill, Marriott TownePlace Suites), Sky Ridge Station TOD (Fein Apartments, Embassy Suites Hotel), Integrated ENT, a presently confidential corporate office, and single family residential (Montecito, the Retreat, and Bellwether Lane Urban Estates).

He also talked about the upcoming extension of Sky Ridge Avenue across I-25 and accompanying rail, and pedestrian crossing. He envisions complementary, not competitive medical centers of excellence around the Sky Ridge Medical Center site. There are not many sites left for development on the west side.

Mr. Simon then talked about future development on the east side. He explained that they like to wait for an employment center user as a catalytic project for development. While the east side has a long-term planning horizon (e.g., future residential east of the City Center), Keith Simon did say that Coventry will start building the infrastructure in 2017, and larger buildings as early as 2018.

Over 330 acres will be within ½ mile of a transit station – which is about as far as people will walk from a transit stop. He felt a new precedent has been set for local-match funding, \$25,000,000 cash and free land, to secure the \$92,000,000 from the Federal Transportation Authority (FTA) to make the southeast extension possible.

He talked about the goals on the east side being similar to the west side; noting that it is four times bigger than the West Village at four square miles, stating that it will probably take near 40 to 50 years to build out. He stated that because of the long-range horizon, it requires flexibility in the planned development document. Some of these goals were a

balance of uses and commitments to open space. He also stated that the East Village will have affordable housing included in its planning framework.

He stated that they were working to future-proof the East Village community; however, it is difficult to predict. He stated that they do not want to be at the “bleeding edge” of technology. He mentioned the Panasonic development near Denver International Airport, and an openness to partner with a corporate sponsor for smart-city technology.

He mentioned that they had engaged two, top-notch consulting firms to develop new sub-area plans for the east side. Sub-area plans would provide guidance to Planning Commissioners and City Council in evaluating new developments and would be in addition to RidgeGate's private design standards and guidelines. They would be organized and written like mini-comprehensive plans and there would be separate sub-area plans for the City Center and RidgeGate Station TOD areas, as well as residential and retail, and commercial uses. His goal is that they will be very descriptive in terms of guiding the quality and character of the east side, but not prescriptive.

Chair Kirchner and the other Commissioners thanked Mr. Simon and Mr. Jones for their thoughtful presentation and its visuals.

Commissioner Steele inquired about the acreage on the West Village – it is approximately 640 square acres or one square mile. Commissioner Steele further inquired as to the population impacts of the east side. Mr. Simon expected about 8,000 to 10,000 residential units on the east side, including as many as 30,000 jobs. This could translate to approximately 20,000 additional residents.

Commissioner Steele expressed concern over possible unnecessary parking on the east side, taking into consideration expected transportation technologies and trends such as self-driving cars, driverless pods, car-shares, etc. Mr. Simon talked about simple things as designing parking garages with level, rather than sloped, floors so they could be adapted into different uses in the future.

Commissioner Dodgen thanked Mr. Simon and Mr. Jones for their presentations and inquired whether there had been any discussions about adjusting the flight paths of airplanes at Centennial Airport so they do not fly right over the RidgeGate City Center. Mr. Simon said they will coordinate with Centennial Airport regarding noise and height issues. He mentioned there will be height restrictions for aviation in the City Center-- which will be more restrictive than the current zoning.

Commissioner Spencer inquired whether a study that Mr. Simon mentioned about properties commanding a 25% premium in RidgeGate compared to outside RidgeGate applied to multifamily and commercial properties. Mr. Simon responded it only applied to for-sale residential properties.

Commissioner Rodriguez inquired if the end-of-line garage would replace the Lincoln Station garage. Staff responded that there no plans that it would.

Commissioner Rodriguez stated that his experience was that TOD areas really needed to be within ¼ mile of the transit station to be successful, effective, and walkable. He furthered inquired whether the consultants selected for the sub-area plans had prior TOD experience – Mr. Simon responded that they did.

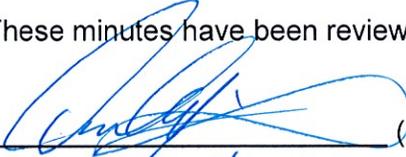
Administrative Matter:

Staff inquired about starting the administrative update/staff portion of the meetings earlier at 5:30 p.m. as opposed to 6:00 p.m. to allow more time for discussion and administrative updates. There was a consensus among the Commissioners that this was acceptable.

7. Adjournment

There being no further business, Chair Kirchner asked for a motion to adjourn. Commissioner Dodgen made the motion to adjourn and Commissioner Steele seconded. The motion was approved unanimously. The meeting was adjourned at 8:15 p.m.

These minutes have been reviewed and confirmed by

 (name), on 2/23/2016 (date)
DAVID L. KIRCHNER