

MINUTES OF THE
Lone Tree Planning Commission Meeting
July 12, 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
- Kevin Spencer, Planning Commissioner
- Herb Steele, Planning Commissioner

Absent was:

- Richard Rodriguez, Planning Commissioner

In attendance from staff were:

- Kelly First, Community Development Director
- John Cotten, Public Works Director
- Jennifer Drybread, Senior Planner
- Hans Friedel, Planner III

2. Opening of Meeting / Roll Call

Chair Kirchner called the meeting to order at 6:30 pm.

3. Conflict of Interest Inquiry

There were none stated.

4. Public Comment (For Items NOT appearing on the agenda)

Larry Subervi, 8278 Bighorn Court, expressed concern about traffic that would be generated by proposed apartments at the Treo site in the Entertainment District.

Martin Duffy, 8262 Bighorn Court, expressed concern about transparency with the Treo Apartment proposal, and wanted stakeholder involvement in the process.

Susan Duffy, 8262 Bighorn Court, expressed concern about the impact of apartments on the capacity of the Douglas County schools in Lone Tree.

Chair Kirchner, closed the period for public comment.

5. Minutes of the June 14, 2016 Planning Commission meeting

Commissioner Steele moved to approve the minutes, Commissioner Spencer seconded, and the minutes were approved by a vote of 6 to 0.

6. Park Meadows Filing 1, 3rd Amendment (The Yard). Site Improvement Plan (SIP) for a 7 building, mixed use (restaurant/retail) center on 14.12 acres, Project SP16-22

Ms. Drybread presented the application.

The application included four variance requests:

1. Variance to off-street parking standards, 52 space parking shortfall
2. Setback variances from Yosemite Street
3. Setback variance from the northeast property line
4. Future buildings to be heard by the staff or Planning Commission only

Staff recommends that the Planning Commission recommend approval of the SIP and variance requests to City Council subject to the following conditions:

1. Park Meadows Drive access be in a location supported by Public Works.
2. Planning Commission review only of the future pad sites, if architectural standards are approved by City Council.
3. Final approval by Public Works.

Jeff Vogel, with Vogel and Associates, representing the property seller, Furniture Row LLC, spoke regarding a landlocked outparcel. This outparcel would now be included in the assemblage of parcels in the sale to Alberta. He also stated that the Yard would be a great addition to the community.

Bryan McFarland, Alberta Development Partners, introduced the development team and provided an overview of the project. He stated that Alberta was a local company, had developed the Streets of Southglenn and Southlands, and he emphasized the quality of their other projects.

Kristoffer Kenton, Galloway and Company, provided an overview of the intent behind the project. The project has unique challenges including the challenging layout of the property and limited access. They tried several different layouts and found that a grouping of buildings would contribute to a sense of place. One of their goals was that people would linger longer.

They organized the project according to mood concepts. These were restaurants, a central plaza (e.g. yard), uniqueness, architectural character (rusted Cor-Ten, reclaimed barn wood, interesting textures, variations from the beige stucco palette that characterizes Lone Tree), and authentic twists (contrasted materials, super graphics, metal panels, food trailers), branding (signage, wayfinding, etc.). The four core materials are board-formed concrete, Cor-Ten metal, corrugated metal, and timbers. The big idea being to create visual interest. One of their other goals was how to take an undesirable area to linger, i.e., the corner of South Yosemite Street and C-470, and defend that space against traffic noise. This drove their concept of clustering buildings around a

central yard. It would also be heavily landscaped. Their concept includes branched, ornamental light fixtures.

Some of the buildings feature upper-level patio spaces taking advantage of views. He stated that they could accommodate a detached sidewalk along Yosemite; however, this led to their decision to seek a variance to the minimum setback. Other buildings include rolling doors to activate the relationship between inside and the plaza space.

They attempted to have 360-degree architecture, so though there was not a backside to buildings, The rear of the buildings are treated with the same care and concern as the front and/or sides. The screening walls would include Gabion blocks – which are rocks inside of cages – to provide a rustic look.

The addition of the extra outparcel will not alter the site plan.

Mr. Kenton presented the materials. Grey concrete masonry units (CMU) and exterior insulation and finishing system (EIFS) would be in passive places to provide a contrasting background to the more colorful elements.

Commissioner Heskin inquired whether there was a hierarchy of materials from the most protected part to the least. Mr. Kenton stated that there really was not – that they wanted tactile, high quality materials carried throughout the project front to back.

Commissioner Heskin asked whether the metal panels were flat or corrugated. Mr. Kenton respond that it would be a variety including standing seam, flat, and corrugated, that they would be fastened mechanically – some visible, some concealed.

Commissioner Heskin asked about the barn wood colors. Mr. Kenton responded it ranged from shades of browns and greys.

Commissioner Heskin sought clarification of screening wall materials, stating that in some cases the notes showed the same material as being both Gabion Cages and some being patterned, composite wood material. The applicant responded that the plans might be mislabeled.

Commissioner Heskin stated that though there were a lot of materials, he thought that they had done a good job of bringing the different materials together in a coherent project. Mr. Kenton responded that there are common threads, which are the four primary materials. Seventy-five percent of the buildings are made of these four materials. Everything else is used everywhere else, where durability is more important, etc.

Commissioner Heskin had specific comments on two buildings, A and B, stating that they had a preponderance of barn wood on the endcaps.

Mr. Kenton stated that they were treating many of the storefronts like mall storefronts with inherent flexibility; those would be core and shells. Other buildings would have prebuilt store fronts. This would allow tenants to inflect their own character on the design to make it feel more authentic.

Commissioner Heskin inquired about quality control over architecture on storefronts. Mr. Kenton stated that they would treat internal spaces like mall storefront to address different delivery dates. There would be temporary enclosures for vacant spaces - until tenants came in. Exterior perimeter will all be in on day one. Mr. Kenton stated that there would be an architectural control committee.

Commissioner Heskin inquired about the type of rocks in the Gabion Blocks. Mr. Kenton responded that they have yet to define this.

Commissioner Heskin inquired about the bridge materials. Mr. Kenton responded that there would be a concrete base with rusted metal railings.

Commissioner Heskin wanted to go on record that he wanted the buildings on pads H, I, and J to still come before the Planning Commission.

He congratulated Mr. Kenton on the project, stating it was well-thought through.

Commissioner Carlson noted that Mr. Kenton showed a cyclist on one of their slides; however, the bridge did not show bicycles. She stated that due to Lone Tree being a bike friendly city and the proximity to the Willow Creek Trail, that the bridge include bike facilities. She recommended making a bike connection from The Yard to the Willow Creek Trail a condition of approval. Mr. Kenton stated that though this wasn't shown well on the bridge rendering, that there would be a shared-path, eight-foot-wide connection to the trail. Commissioner Carlson offered that perhaps striping could separate bicycles and pedestrians.

Mr. Cotten stated that they want to have more discussion with the developer regarding the issue of trail connections.

Mr. Kenton responded that these would be illustrated more clearly for Council.

Commissioner Carlson congratulated Mr. Kenton on the architecture. She did express concern over how the barn wood would hold up to Colorado's climate. Mr. Kenton stated that the kiln drying process acclimated and stabilized the barn wood to our climate. She asked who would maintain the barn wood, Mr. Kenton replied that the owner would.

She asked if water could be included as a feature – it would not. Mr. Kenton elaborated that water features were problematic as they collect trash and they have to be shut down much of the year.

She liked the Southglenn project and had confidence that this would be of the same quality.

Commissioner Steele stated that at first, he thought it was a warehouse project, but as he's seen the new renderings, he feels better about the architecture.

Commissioner Steele reiterated that water would be a desirable feature. He stated that the water feature at the Vistas is one of the most attractive and desirable elements. He recognized that it was turned off at some points during the year.

He liked the cluster of buildings concept; however, was concerned about the pedestrian traffic pattern from the parking north into the yard itself. He was concerned that people walking, if distracted, would potentially conflict with traffic moving along the driveway to and from Yosemite Street. Perhaps some kind of material differentiation, demarcated crosswalk, pavers, etc., would help with this. There may also be cars stopping to drop people off.

Commissioner Steele asked whether the rusted Cor-Ten would be perforated; Mr. Kenton stated that it would not be perforated.

Commissioner Steele expressed concern that due to the temperature variations, sun, etc., here that different materials expand and contract at different rates. Mr. Kenton stated that they take this into account when adhering or mechanically fastening elements to buildings.

Commissioner Steele inquired whether the aforementioned outparcel was within the 100-year flood plain. Lincoln Thomas, the project's engineer brought plans and stated that the parcel was not within the flood plain. The floodplain is in Willow Creek open space, owned by the City.

Commissioner Steele asked about phasing for buildings H, I, and J. Mr. Kenton stated that the parking would be finished first, and that these lots would be platted as separate lots, and would be built later. There could be separate ownership. The rest of the project, seven buildings, would be under Alberta Development.

Commissioner Steele sought additional reassurance regarding the tree lawns along South Yosemite Street and Park Meadows Drive. Mr. Kenton stated that the detached sidewalk along South Yosemite Street would be eight feet-wide each, and that they would be six feet-wide each along Park Meadows Drive.

Commissioner Steele inquired about the screening walls, whether the Trex was similar to residential deck applications. Mr. Kenton stated that Trex is the manufacturer and the actual material used in this application would be more durable than that used in residential applications.

Commissioner Steele inquired about the retaining walls along Willow Creek, and Mr. Thomas stated that these would be mechanically stabilized earth (MSE) walls. He stated that it was blocks and would lend a natural color palette.

Commissioner Steele asked about screening of roof-top equipment, the color, etc. Mr. Kenton responded that one challenge was that C-470 was 30-40 feet higher than their project. They would be screened from South Yosemite Street and Park Meadows Drive, but not entirely from C-470.

Commissioner Dodgen stated he thought it was a great project. He inquired about Tract 1B, if it would be left in its original state. One of the development team members responded that it would be graded to help make up for grade elsewhere; however, it would be restored with native landscape.

Commissioner Dodgen inquired about the discrepancy in the original parking study and what was required now due to the increase in square footage. Mr. Kenton responded

that they felt they were providing adequate parking as their revised (not preliminary) parking plan including shared parking, multi-modal trips, parking demand studies by the Urban Land Institute, etc. They had worked in a three percent parking buffer with their plan.

Commissioner Dodgen inquired whether there was employee parking. Mr. Kenton responded that this was included into the overall parking analysis.

Commissioner Dodgen asked about the storm water system and issues. Mr. Cotten responded that these issues were resolved. Commissioner Dodgen inquired if storm water would flow directly to Willow Creek. Mr. Cotten stated that they would have detention and water quality treatment for storm water runoff generated on their site, but that offsite flows would be directed into Willow Creek. Commissioner Dodgen inquired about mosquitos. Mr. Cotten further stated that mosquitos bred in shallow water, not underground water.

Commissioner Dodgen inquired about the 20-foot retaining wall; whether it was staggered or not. Mr. Kenton stated that it was, and that this is called battering. Mr. Cotten interjected that the wall was tipped back, but not technically battered – as this would include stair-stepped spaces in the receding slope of the wall. There would be no tiered walls with landscaping with this project, though landscaping would be along the top of the wall.

Commissioner Dodgen felt that there was a gap in the landscaping between building F and C-470. Mr. Kenton responded that there was no room for landscaping. Mr. Cotten responded that a lot of the edge along the C-470 ramp was in the CDOT right-of-way (ROW) and therefore would remain native grass.

Commissioner Dodgen asked about the conditional letter of map revision (CLOMR) and Mr. Cotten stated that it was in process now. The developer responded that this was in process.

Commissioner Dodgen inquired about whether future pads would come to the Planning Commission. Ms. Drybread responded that the applicant had requested staff (administrative) or Planning Commission approval; staff recommended projects be required to come before Planning Commission for approval.

Commissioner Dodgen stated that he did not see the relationship between the development and Willow Creek in terms of patios, etc. Mr. Kenton stated that this was due to the limited access. Commissioner inquired why pads H, I, and J could not be more oriented towards Willow Creek. Mr. Kenton stated that the pad sites provide opportunity to orient their spaces to the drainage.

Commissioner Dodgen asked if the east-west drive aisle could be shifted to the north, so that the future buildings on pads H, I, and J could be located next to the open space. Lincoln Thomas, with the development team, responded that due to grade and utilities, they had the utilities where the drive aisle was currently shown to be located. If the buildings and drive aisle were shifted, they would lose this efficiency - due to topography, and traffic flow would be interrupted.

Commissioner Dodgen inquired if it was their intent to eventually sell off ground leases, Mr. McFarland responded that they might as they are a for-profit organization.

Commissioner Spencer complimented Mr. Kenton on a wonderful design with a variety of materials.

Commissioner Spencer reiterated the importance of screening the rooftop mechanical elements.

Commissioner Spencer asked if they could now achieve another row of parking since they have the out parcel. Mr. Kenton stated that moving the buildings would add walls, not provide much parking gain.

Commissioner Spencer asked about safety on the retaining wall, as kids like to hang out on these. Mr. Kenton stated that due to the landscaped separation, there was no code requirement to include a railing. Mr. Kenton stated that they may consider this.

Commissioner Spencer supported earlier requests by the commissioners to have buildings H, I, and J come before the Planning Commission for approval.

Commissioner Spencer inquired about the longevity of barn wood over a 10 to 15 year timespan. He inquired about the patchwork effect as faded wood being replaced piecemeal by newer reclaimed pieces over time. Mr. Kenton stated that due to reclaimed barn wood being a relatively new material, they were not sure what its lifespan was over 50 to 100 years; however, their research indicated that it held up reasonable well compared to other materials. The varied, patchwork appearance was part of the desired rustic effect. Commissioner Spencer recommended that they use it sparingly on the end caps of buildings A and B, as there were unknowns in its longevity – echoing Commission Heskin's earlier comments.

Commissioner Spencer inquired about traffic-calming measures regarding cars traveling along the drive aisle to and from Yosemite Street. Mr. Kenton responded that there could be some design solutions including tactile paving solutions, yield to pedestrian signs, etc.

Commissioner Spencer expressed concern about traffic at the intersection of Park Meadows Drive and South Yosemite Street. He requested that the City pay close attention to this.

Chair Kirchner asked if they could get more relief on Building C, backing to Yosemite, second building from the corner of South Yosemite Street and the C-470 off-ramp. He stated that it looked institutional. Mr. Kenton responded that he wouldn't disagree with this assessment if the building were analyzed in isolation; however, in the context of the surrounding buildings and, considering the ten-foot gabion block wall and landscaping, that it would look good. He stated that there were buildings with activated spaces adjacent to it. He stated that looking at the whole thing in composition showed variation.

Chair Kirchner further stated that the trees wouldn't reach maturity for many years, so the effect would remain unfinished for years.

Chair Kirchner stated that normally with site improvement plans (SIPs) they also show the roof-top units and mechanical screening. He stated that it would be helpful if this was shown on the site plan and renderings.

Chair Kirchner inquired about how close the buildings would be to the C-470 ROW when CDOT completed their widening work. Mr. Cotten responded that the widening would happen further back – it was a design-build – so no changes would occur near the intersection.

Chair Kirchner inquired about the dotted line on the plan along the northern edge of the parking lot and noted that most of the parking lot would be within four-to-five feet of the property line. Mr. Kenton confirmed that. Due to the request for all of the variances, Chair Kirchner had concerns for the reduction in setbacks along the northern portion of the property.

He stated that as the Building C straddles the boundary of two zone districts, it is impacted by two different setbacks. This was the reason for one of the variance requests. Mr. Kenton stated that only 15% of the footprint was in C3. Chair Kirchner stated that in that case, the 10-foot variance for 15% of the building was acceptable to him.

Chair Kirchner recommended that before this case get to City Council, a lot more information on the bridge should be included – both functional and aesthetic.

Chair Kirchner asked which of the four predominant materials was the most dominant. Commission Heskin responded that it was in a table in the SIP.

Chair Kirchner stated that he would like buildings on pads H, I, and J to come to the Planning Commission, if the Design Standards are approved by City Council.

Chair Kirchner asked about who would manage the ratio of breakfast restaurant users to lunch/dinner restaurant users as this was an assumption in their requested parking reduction. Mr. McFarland responded that they did not want to be under-parked as they would have acute problems. About 50% of the future tenants were committed and he didn't have the breakdown; however, he could follow up after the meeting. Chair Kirchner recognized that restaurants fail at a high rate, and expressed concern that the mix of morning, daytime, and evening restaurants would need managing to preserve the underlying assumptions in shared parking.

Chair Kirchner made comments regarding a raised center divider on Yosemite Street to prevent people from cutting over from the northbound lanes. Mr. Cotten stated that the center median in Yosemite is a Park Meadows Metro District project that will probably happen in the next 2-3 years, depending on Board decisions.

Chair Kirchner asked Mr. Cotten how the City would enforce people from making a left-hand turn onto Park Meadows Drive from their right in/right out intersection on Yosemite Street. Mr. Cotten responded that they will sign it, and the police will enforce it as best they can, but that people will still do it. Chair Kirchner expressed concerns about the traffic loads at the intersection of Park Meadows Drive and South Yosemite Street.

Commissioner Steele expressed concern that Pad I was a good configuration for a drive-through restaurant. The development team said that was not their intention and they would not support a drive-through restaurant on this project.

Commissioner Dodgen inquired about how far traffic might back up on Yosemite if cars were queuing up waiting for pedestrians crossing within the project. The traffic study consultant stated that the average p.m. peak hour inbound would be about 100 cars per hour – or 1 to 2 cars a minute.

Commissioner Heskin expressed concern about metal panels extending into walkways. Mr. Kenton stated that there would be trim and curved edges to keep people from getting cut on sharp edges.

Commissioner Heskin inquired about walkways adjacent to retaining walls and whether these would need railings. Mr. Kenton stated that these were site walls, not retaining walls.

Commissioner Heskin complimented the applicant on the public art component, and asked whether they would partner with the Lone Tree Arts Commission. He urged them to not have anything that would fade over time. The applicant had not worked out the details.

Commissioner Heskin inquired about the species of reclaimed barn wood. The applicant stated that this is based upon availability.

Commissioner Carlson asked about any news on which specific tenants were being considered. Mr. McFarland stated that as they were actively negotiating leases, they could not say at this time.

Chair Kirchner opened the agenda item to public comment.

Robin Kimmerman, 8282 Bighorn Court, asked that the traffic study take into account the traffic all the way up Yosemite to Lincoln.

Chair Kirchner closed the agenda item to public comment.

Chair Kirchner summarized the Planning Commission's comments.

- Overall, they were comfortable with building materials.
- Request for pedestrian and bike traffic interface with the trail.
- Screening of roof-top mechanical.
- Concerns on adequate parking.
- Preference that buildings on pads H, I, and J are subject to Planning Commission approval.

Commissioner Dodgen moved to recommend approval of the project and variance requests with the following conditions:

1. Park Meadows Drive access be in a location supported by Public Works
2. Planning Commission review only of the future pad sites, if architectural standards are approved by City Council.
3. Final approval by Public Works.

Commissioner Steele seconded, and Commissioner Carlson asked to amend the motion to include a condition requiring a Willow Creek trail connection for bicycles, between The Yard and Park Meadows Drive.

Commissioner Spencer seconded the amendment,

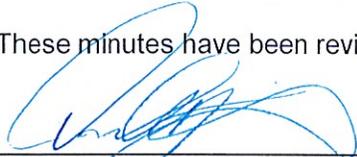
The amendment passed 6 to 0.

The motion passed 6 to 0.

7. Adjournment

There being no further business, Chair Kirchner asked for a motion to adjourn. Commissioner Steele made the motion to adjourn and Commissioner Dodgen seconded, and the meeting was adjourned at 8:41 p.m.

These minutes have been reviewed and confirmed by

 (name), on 7/26/2016 (date)
DAVID KIRCHNER