

RidgeGate Lincoln Commons Commercial Mixed-Use Sub-Area Plan

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RidgeGate Lincoln Commons Commercial Mixed-Use Sub-Area Plan

Chapter 1

RidgeGate Planned Development District Overview

1.1 Planning Concept

RidgeGate consists of approximately 3,500 acres located in the City of Lone Tree in northern Douglas County, Colorado. RidgeGate's position at metro Denver's natural edge and its adjacency to the Interstate 25 highway corridor and planned light-rail transportation systems create unique circumstances and opportunities.

RidgeGate is envisioned as an example of responsible smart growth for Colorado's Front Range. The community will integrate land uses, such as housing, employment and services to create a balanced, walkable development. RidgeGate's plan accommodates growth by concentrating on efficient mixed-use areas that reduce infrastructure, service and transportation costs, while protecting sensitive habitat areas from sprawl.

Planning Areas delineated in the Planned Development District (Exhibit 6.1b in the Appendix), approved by the City of Lone Tree in 2000, have distinct edges defined by open space, which protect sensitive watersheds and habitats. The open-space network also provides for an integrated trail system.

Individual sub-area plans and related standards and guidelines (S&Gs) will be developed prior to or concurrent with platting. Sub-Area plans may include complete, partial or multiple planning areas. These will further define development standards, be responsive to market conditions, and specify realistic planning concepts. Any conflict between the PDD, sub-area plans and S&Gs will be governed by the higher standard(s), unless determined otherwise by the City of Lone Tree Director of Community Development ("Director," as referred to in the City of Lone Tree's Planned Development District Ordinance General Provisions).

Minor exceptions to the standards included within this document, or revisions or corrections to this document, may be permitted upon approval by the Director and the DRC. Major deviations or revisions that may require amendment to the sub-area plan shall be subject to review by the City of Lone Tree Planning Commission and approval by the City Council. The Director shall determine whether a proposed exception, deviation or revision shall be considered minor or major.

1.2 Planning Area Descriptions

1.2.1 City Center Planning Area

The City Center Planning Area is a compact, pedestrian-oriented, urban environment that provides retail, business, civic, cultural and residential uses. It is a center for the Lone Tree community. A future multi-modal transportation center will support the area as an activity center.

The City Center is sited at a knoll. It affords visibility to the I-25 corridor and views of the Front Range. It is adjacent to a major open-space system with access to the natural landscape. It connects to a new I-25 interchange with surface transportation choices. The City Center Planning Area will create an urban environment with buildings at sidewalk edges, on-street and structured parking, and an interconnected street network. It commits to high quality and functional public spaces. It is envisioned that the area may become the location for the City of Lone Tree municipal offices, public services and multiple cultural facilities. Office and non-residential components will meet a minimum FAR to support the character and intensity required for a vibrant urban environment. Residential components are expected to be higher density with limited single-family detached homes.

1.2.2 Commercial/Mixed-Use Planning Area

The Commercial/Mixed-Use Planning Areas contain neighborhoods that emphasize commercial uses. The Commercial/Mixed-use Planning Areas are intended for a mix of uses in a pedestrian-friendly environment. They rely upon an interconnected street network and connections to open space, which defines the district edges. Where residential components are integrated, they are of higher density. Residential components may exist on floors above non-residential uses.

1.2.3 Residential/Mixed-Use Planning Area

Residential/Mixed-Use Planning Areas embody similar principles to Commercial/Mixed-Use Planning Areas, but emphasize residential uses. Residential components will reflect a range of densities with attached and detached housing styles encouraged through creative planning that minimizes streets with garages or parking areas. Non-residential components will be connected to but transitioned from residences, away from residential streets, unless appropriate as determined by the Director. Multi-family residential in excess of three stories will be limited in some Planning Areas, as referenced on Sheet 4 of the PDD.

1.2.4 Rural Residential Planning Area

The Rural Residential Planning Area is a residential neighborhood set back from the mesas at RidgeGate's southwest edge. Due to their sharp elevation, these mesas are a dominant regional landform. Therefore, their development is guided by restrictive standards to preserve their visibility and character. Homes in the Rural Residential Planning Area may range from single-family on larger lots to clustered homes. Other techniques, such as restricted building envelopes and fencing restrictions will provide continuous natural open space to preserve views and maintain wildlife habitat and movement.

1.2.5 Open Space Planning Area

Open space is an important element of RidgeGate as a "city in the landscape." The open-space network preserves sensitive riparian and floodplain habitats, creates neighborhood edges, and connects Planning Areas with trail systems. A majority of the system provides passive recreational opportunities that incorporate regional trail connections and buffers with native landscape character. A Central Community Park will be located near the greatest concentration of housing and jobs and will provide active recreational uses. Neighborhood park sites identified in the PDD's Statement of Commitments will be located by the RidgeGate West Village Parks, Open Space and Trails Vision Plan and in the sub-area plans.

The RidgeGate West Village Parks, Open Space and Trails Vision Plan will include provisions for limited access to the bluffs. This provision will include details to locate, construct, and maintain trails with lookout/picnic area(s), sensitive to the environment and vistas. The plan will consider connections to other trail networks and amenities, as well as to the bluffs on the east and west of I-25. These trails will be accessible only by non-motorized means. Lookout areas may include limited provisions for emergency and maintenance vehicles, but no public vehicle access or parking will be allowed.

1.3 Revised Planning Area Boundaries

Exhibit 6.1b.1 represents updated Planning Area boundaries of the RidgeGate PDD Zoning. Planning area boundaries are for reference only. Refer to the City adopted Planned Development District Map

RidgeGate Lincoln Commons Commercial Mixed-Use Sub-Area Plan

Chapter 2 Sub-Area Development Overview

2.1 Overview

RidgeGate's initial development is defined by Section 15 of the property, bounded by Lincoln Avenue to the north, I-25 to the east and property boundaries to the west. The area is anticipated to be composed of four districts, each with a distinct character and use. Together, they form the RidgeGate West Village and represent anticipated near-term development that balances employment, retail, living and civic environments.

The long-term nature of the development implies that the provisions of the PDD may not address every subject. Accordingly, sub-area plans will define a greater level of detail for transportation, land use and open-space frameworks and development standards and guidelines. These sub-area plans may address complete or partial planning areas or a combination of multiple planning areas and will be prepared at or near the time of anticipated development. Residential or other uses not addressed shall adhere to the design standards and guidelines of the City of Lone Tree and applicable RidgeGate standards and guidelines. The Director shall have the authority to interpret future sub-area plans and design guidelines, and to interpret certain City regulations and standards for consistency with the planning concepts and objectives of the PDD, the Annexation and Development Agreement, and the City of Lone Tree Comprehensive Plan, as reasonably determined by the Director.

2.2 Sub-Area District Descriptions

The RidgeGate West Village boundaries are outlined on Exhibit 6.1a in the Appendix. Subsequent sub-area plans may alter this boundary or related character and use concepts.

2.2.1 Office District Sub-Area

Concept

The Office District is composed of land well-suited for large-scale and multiple tenant employment/office uses that require visibility and access to I-25. Because of its visible position, the Office District and its related streetscape must present a positive, high-quality identity for RidgeGate and the City of Lone Tree. The Office District Sub-Area Plan, approved by the City of Lone Tree in 2001, outlines criteria for infrastructure, site development and architectural character, so that users understand expectations for quality and character.

The Sky Ridge Medical Center is the anchor and cornerstone for the Office District.

2.2.2 Lincoln Commons Commercial Mixed-Use Sub-Area

Concept

The Retail District is located for logical automobile access and orientation along Lincoln Avenue at RidgeGate Parkway's western entrance. RidgeGate Mixed-Use Districts are located around transportation corridors. The district is well suited for mid- to large-scale* commercial, retail and office, as well as multi-family housing to add a strong economic basis for near-term development. Internal pedestrian amenities, both connectors and nodes, are a critical part of the master plan. The master plan also envisions a transition of heights and grades down from adjacent residential areas.

The new plan's vision will create a livable community environment consisting of a wide variety of housing options and unique retailing opportunities, surrounded by a network of walkable streets and pedestrian connections with high quality streetscapes, parks, plazas and outdoor community spaces, and high quality building design. The vision for this area also incorporates public facilities.

* Note: Large-scale retail uses that are located within the Transition Overlay District as shown on the PDD shall be subject to the City of Lone Tree Use by Special Review process.

2.2.3 Main Street/Mixed-Use District

Concept

The Main Street/Mixed Use District is located at the center of RidgeGate, west of I-25, with connections to Lincoln Avenue. Its plan combines residential uses with working, shopping, dining and services in a vertically- and horizontally-integrated, walkable environment. Buildings will be street-oriented with parallel street parking to provide a buffer for pedestrians. The majority of parking will be in structures behind or below buildings. Main Street, between RidgeGate Parkway and Sky Ridge Avenue, will have ground-level retail, dining, and entertainment and living and/or working uses above. Main Street will have an intimate character and serve as an important public space.

2.2.4 Residential West Village Sub-Area Plan

Concept

The RidgeGate West Village Sub-Area Plan, as amended in 2013, serves as an overlay for residential uses within the RidgeGate West Village sub-area boundary. Living environments are within walking distance of recreation, employment, shopping, and dining. It is anticipated that residential uses will offer a range of market-rate attached and detached housing for rent and sale.

2.3 Transportation Framework

The design for the RidgeGate community is based on a traditional grid system of streets that distribute traffic and provide more choices for motorists. The network relies on narrower streets and shorter blocks to help slow traffic and provide a more intimate and livable street for pedestrians and residents. The plan offers a hierarchy of street designs found within the RidgeGate Roadway Standards and Guidelines, developed in consultation with the City of Lone Tree's Engineering and Community Development Department and local fire protection districts.

Vehicular access is defined per Exhibit 6.2 in the Appendix and reinforces a clear hierarchy of circulation within and outside of RidgeGate. Pedestrian routes and access points are defined per Exhibit 6.3 in the Appendix and reinforce hierarchy and organization of pedestrian circulation within RidgeGate and to adjacent city sidewalks and county trails. Bicycle routes are defined per Exhibit 6.3 in the Appendix and reinforce hierarchy and organization of bicycles and other non-motorized wheeled vehicle circulation within RidgeGate and to adjacent city sidewalks and/or dedicated bike lanes. Open-space trail connections to individual development sites are defined per Exhibit 6.3 in the Appendix and reinforce hierarchy and organization of multi-purpose circulation (including pedestrian, bicycle and limited equestrian uses) within RidgeGate. Public transportation routes and stops to individual development sites have been defined per Exhibit 6.4 in the Appendix. A bus shuttle system will be considered to expand and extend alternative transportation within RidgeGate.

Developments must accommodate all of these plans, unless they provide an equivalent or superior solution.

2.4 Development Plan Submission Requirements

2.4.1 Overview

- The RidgeGate Design Review Committee (DRC) requires meetings with the development team and/or timely submittal of design documents at four key project phases: Pre-Submittal Conference, Schematic Design, Design Development and Permitting.
- All structures, whether new or renovated, shall be subject to a design standards review process conducted by the DRC as defined in the Covenants, Conditions, and Restrictions (CCRs) and the DRC's Design Standards (DS&Gs).
- Informal design review may be requested by the applicant at any point in the process for clear direction on specific issues.
- Design review fees are payable per the Fee Schedule.
- The applicant must submit three (3) full sets of design documents prior to the phase and level of project development at the time review is requested. Sufficient information is required at each phase to fully evaluate relevant issues. The outline below identifies minimally acceptable information required to complete review for each phase.

2.4.2 Relationship Between the Design Review Committee and the City of Lone Tree

The DRC shall review the application based on its CCRs and DS&Gs. Subject to DRC approval, the applicant may be allowed to initiate the Subdivision and/or Site Improvement Plan processing with the City during the DRC process, subject to required City processes that are separate and independent from the DRC. Upon satisfaction of the Review Phases described herein, the DRC will provide a recommendation to the City for their consideration in reviewing development application submissions.

2.4.3 Design Review Committee Review Phases

- Pre-Submittal Conference
 - a. Project Program indicating building and site areas, uses, and relevant information
 - b. Conceptual Site Plan
 - c. Site Visit/Site Photos
- Schematic Design (Required prior to submittal for Site Improvement Plan.)
 - a. Site Plan and Context Plan evaluating the relationship to adjacent properties
 - b. Grading Plan
 - c. Building Floor Plans
 - d. Building Elevations
 - e. Building Roof Plan
 - f. Building and Site Sections
 - g. Landscape Plan
 - h. Lighting and Signage Plan
- Design Development
 - a. Architectural Details, including treatments, aesthetic details, and structural details
 - b. Building Materials Schedule, including a materials board
 - c. Phased development site plan, illustrating phasing and interim treatments for buildings, roads, construction staging, landscaping, etc.
 - d. All items under Schematic Design, developed to appropriate detail

- Permitting (Required prior to submission for Building Permits from the City of Lone Tree.)
 - a. Final Construction Documents
 - b. All items under Design Development

Note: Incomplete submittals and/or non-compliance with DRC comments, recommendations, etc. during the process may cause delays. The applicant may ask the DRC for appropriate extensions at any time.

2.5 Definitions

2.5.1 Concept

Defines goals from which the Standards are derived.

2.5.2 Standards

Objective criteria that provide direction based on the Concept and denote critical issues. The terms “shall,” “will,” or “must” indicate required compliance, unless it can be demonstrated that an alternative meets one or more of the following conditions, at DRC discretion:

- The alternative equally or better achieves the stated Concept.
- The Standard will not achieve its objective in this particular case or circumstance.
- The application of other Standards will be improved by not applying this Standard.
- Unique site factors render a Standard impractical or cost prohibitive.

2.5.3 Guidelines

Guidelines further promote the goals defined by the Concept statements. Guidelines use the terms “should” or “may” to denote that they are considered relevant to achieving the stated Concept, and will be pertinent to the review process. Guidelines will be strongly considered when there is a request to waive a related Standard.

2.6 Site Development Resources and References

RidgeGate Design Review Committee
720/279-2581 (t)

City of Lone Tree Community Development Department
303/708-1818 (t)

City of Lone Tree Engineering Department
303/792-0557 (t)

City of Lone Tree Building Department
303/708-1818 (t)

Rampart Range Metropolitan District
303/779-5710 (t)

Southgate Water and Sanitation District
303/779-0261 (t)

South Metro Fire and Rescue
720/488-7200 (t)

Lone Tree Police Department
303/339-8150 (t)

XCEL Energy
Builders Call Line
800/628-2121 (t)

Reference Documents:

- City of Lone Tree Zoning Ordinance
- City of Lone Tree Subdivision Resolution
- City of Lone Tree Design Guidelines
- City of Lone Tree Comprehensive Plan
- RidgeGate Planned Development District Plan (PDD)
- RidgeGate Roadway Standards and Guidelines
- RidgeGate Irrigation Master Plan
- RidgeGate West Village Parks, Open Space and Trails Vision Plan

RidgeGate Lincoln Commons Commercial Mixed-Use Sub-Area Plan

Chapter 3

Lincoln Commons Commercial Mixed-Use Framework

3.1 Lincoln Commons Sub-Area Boundary

The Lincoln Commons Mixed-Use Sub-Area, as indicated in Figure 1, is generally bounded by Lincoln Avenue on the north, RidgeGate Parkway on the west and south, and the Willow Creek open space area on the east. The site is accessible from four primary locations:

1. An existing signalized intersection at Lincoln Avenue and Commons Street (east of South Yosemite Street) to the north
2. A future signalized intersection at RidgeGate Parkway and SkyRidge Avenue to the west
3. Roundabout access from RidgeGate Parkway to the south
4. SkyRidge Avenue to the east

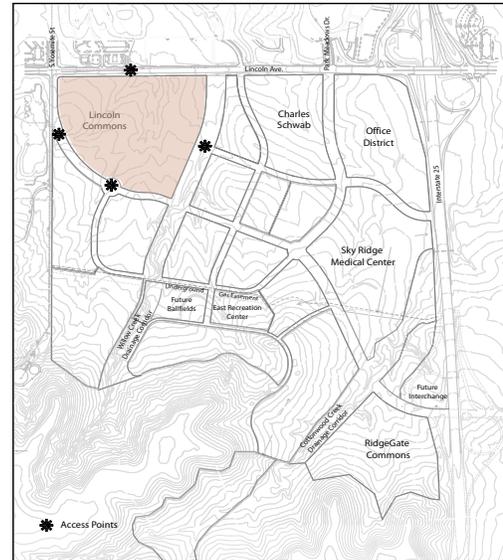


Figure 1

3.2 Sub-Area Concept

Development within the Commercial Mixed-Use area is intended to provide a variety of shopping, office and living options to the residents of Lone Tree and the broader community. Comprising approximately 55 acres, it is envisioned to create a synergy of uses ranging from large-format¹ and specialty retail to service, entertainment, civic uses, and a range of residential options.

The new plan's vision will create a livable community environment consisting of a wide variety of housing options and unique retailing opportunities, surrounded by a network of walkable streets and pedestrian connections with high quality streetscapes, parks, plazas and outdoor community spaces, and high quality building design. The vision for this area also incorporates public facilities.

The area will contain activity zones and gathering places large and small. The goal will be to create “neighborhoods” within the area that are defined by their uses while always allowing the individual identity and expression vital to residents and retailers. It is intended that civic uses become part of the mix as well. Office space may also be incorporated to increase the daytime population and enhance opportunities for retailing.

An enduring quality will be the defining standard.

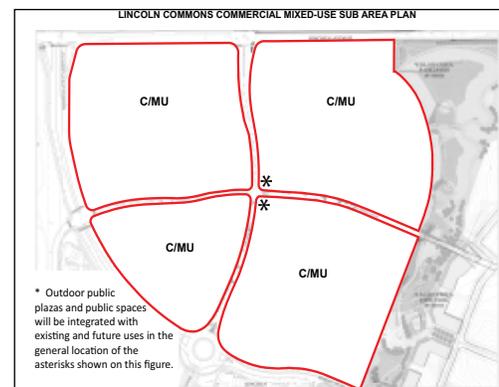


Figure 2

¹ Large-scale retail uses that are located within the Transition Overlay District as shown on the PDD shall be subject to the City of Lone Tree Use by Special Review process.

3.3 Relationship to PDD

The Standards and Guidelines contained in this document are authorized by the PDD approved by the City of Lone Tree in June 2000, and as amended, and are intended to ensure that the vision for the Commercial Mixed-Use area is achieved. Design Review Committee approval is mandatory for all projects in the Commercial Mixed-Use area prior to submission to the City of Lone Tree for project review.

RidgeGate Lincoln Commons Commercial Mixed-Use Sub-Area Plan

Chapter 4

Lincoln Commons Commercial Mixed-Use Sub-Area Standards and Guidelines

Note: Pictures are for illustrative purposes only and do not necessarily represent acceptable design.

4.1 Commercial Mixed-Use Sub-Area Introduction

It is anticipated that the majority of commercial uses will occur in the northern portion of the Lincoln Commons Sub-Area, where retailers, restaurant and office tenants have direct access from Lincoln Avenue, good visibility and adjacent parking fields.

Commercial office and civic uses in other portions of the Lincoln Commons Sub-Area will be served by a system of interconnected roads and sidewalks, and collectively form a synergistic, walkable and attractive area.

Access will align with existing streets and will be flanked by wide sidewalks and street trees to enhance the pedestrian nature of the proposed grid system. Parking areas will be broken up into smaller parking fields through the use of landscaped medians and drives. Linear landscaped areas are also provided at perpendicular drives and crosswalks to further define the parking areas, while providing separation for the pedestrian from vehicular circulation.

Building architecture will incorporate a variety of massing and roof forms as well as appropriately placed architectural features such as tower elements and projected canopies. Use of extensive amounts of glazing shall be encouraged. Building materials will be compatible with those incorporated in the initial phase and will use brick and stone as primary materials and stucco/EIFS as background material.

4.1.1 Application of Standards and Guidelines

Where these standards and guidelines do not address a specific subject, the city's standards and guidelines will prevail.

4.2 Site Planning Standards

Unless otherwise specified, these Commercial Mixed-Use Standards and Guidelines shall apply to any non-residential site, regardless of use, within the Commercial Mixed-Use Sub-Area. Certain standards may apply only to specific retail areas or uses. Such applicability will be clearly stated within the standard.

Exceptions to or contradiction with state or local codes, within Commercial Mixed-Use Standards shall be specifically approved as part of a Site Improvement Plan. Conformance with these regulations shall exempt a structure from compliance with other applicable safety codes only if specifically noted. Exceptions may be granted on the basis of merit. More restrictive provision

4.2.1 Vehicular and Pedestrian Access and Circulation

Concept

- Maximize opportunities for ease of circulation both within and between retail neighborhoods.
- Establish vehicular circulation hierarchies and create pedestrian opportunities commensurate with those hierarchies.
- Retail traffic should rely upon Commons Street rather than RidgeGate Parkway as the primary access point.
- Internal primary roadways will be public, or private, but will be designed as circulator streets rather than through streets (although through movements will be allowed).

Standards

- Internal circulator streets will be two lanes wide with auxiliary lanes to handle specific turn movements. Access off internal circulator streets will be approved with subsequent Site Improvement Plans. The Developer will work with the City of Lone Tree to establish the cross-section and construction standards that will allow the internal circulator streets to function as primary shopping center drive aisles while still being eligible for City maintenance as public streets.
- It is anticipated that the central intersections within the Commercial Mixed-Use Sub-Area will be controlled by four-way stop signs.
- Pedestrian connections shall be established from the Commercial Mixed-Use Sub-Area to external uses or areas where possible.
- Streets within the Commercial Mixed-Use Sub-Area may be closed from time to time on a limited basis for the purpose of conducting outdoor festivals, fairs, markets or other gatherings, subject to City approval.
- Refer to Figure 3 for the conceptual circulation plan.
- Both public and private streets internal to the overall area shall be designed to have an urban feel. The integration of parallel and diagonal parking, street trees generally at regular intervals, street furnishings and attached and detached walks will contribute to that urban feel.

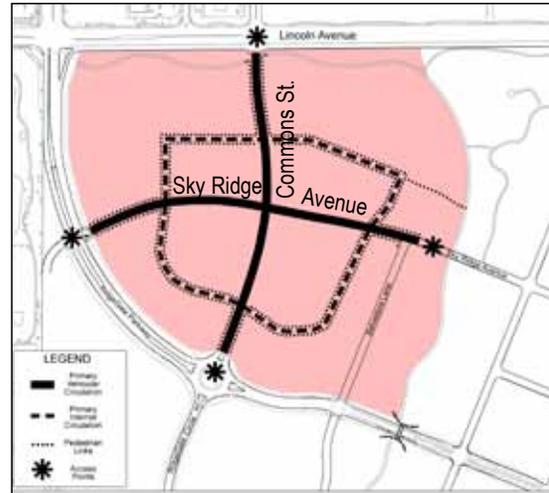


Figure 3

Guidelines

- Site Improvement Plans within Commercial Mixed-Use Sub-Area shall consider accommodating public transportation.
- Traffic calming measures may be employed as necessary to achieve the desired automobile/pedestrian interface. Such measures may include speed humps/tables, raised intersections/crosswalks, textured pavements, or flared sidewalks/bulbouts, subject to City approval.
- Bikeways and pedestrian walkways should be separated and protected from external and internal automobile circulation within parking lots to the extent possible.
- Walkways should be provided to allow pedestrian connections between neighborhoods within the Commercial Mixed-Use Sub-Area.
- A sense of entry to the project should be created.

4.2.2 Building Location and Heights

Concept

- “Internalize” the Commercial Mixed-Use Sub-Area such that individual retail and residential neighborhoods act to reinforce the others.
- Provide buffers to existing residential uses.
- Structures greater than three stories provide a step back of the upper floors above the third floor to provide visual relief from the building mass on the adjacent street and uses.
- Encourage solar exposure of public areas.

Standards

- Buildings shall be set back from the Lincoln Avenue right-of-way a minimum of 84'.

- Buildings shall be set back from the RidgeGate Parkway right-of-way between Lincoln Avenue and Sky Ridge Avenue a minimum of 75'. Screen walls and roofs may encroach into the setback area up to 15'.
- No other internal building setbacks shall apply; buildings should relate directly to adjacent streets wherever possible.
- In order to allow the Commercial Mixed-Use Sub-Area to integrate with public open space, there shall be no setbacks adjacent to the Willow Creek open space.
- Building heights shall comply with height limits established by the RidgeGate PDD.
- All floors above the third floor of any building adjacent to RidgeGate Parkway or Commons Street, and within twenty (20') feet of the property line, shall be set back a minimum of four (4') feet from the primary building wall plane of the first through third floors of the structure.

4.2.3 Grading

Concept

- Minimize the visual impact of large retaining walls to any public streets.
- Effort should be made to work with the natural topography of the site.

Standards

- Retaining walls shall be constructed to avoid slopes greater than 3:1 and to minimize excessive slopes.
- The slope ratio between tiered retaining walls shall not exceed 3:1.
- Walls must be terraced if higher than 4'.
- The minimum distance between tiered retaining walls shall be 6 feet.

4.2.4 Parking, Parking Lots and Parking Structures

Concept

- Mitigate the visual impact of the automobile from RidgeGate Parkway, Lincoln Avenue and the Willow Creek open space corridor.
- Utilize structured parking where practical to consolidate parking and create a more compact, walkable environment.
- In surface (non-structured) parking areas, provide landscaped parking islands, medians or tree wells to visually break up large areas of parking, and provide shade, and create a more compact, walkable environment.

Standards

- Standard curb and gutter or other appropriate improvements must define the parking lots.
- Parking structures, where utilized, shall be compatible in massing, scale and materials with the buildings they support or surround.
- Parking lots shall be properly drained.
- Parking lots shall be paved.
- Pavement grades shall not exceed 5% slopes within parking areas and 10% slopes in drive aisles that do not have stalls along the aisles.



Parking lot landscaping (non-structured)

- Parking shall be set back a minimum of 20' from arterial roadways. No other parking setbacks are required.
- Parking shall be set back a minimum of 84' from Lincoln Ave. No other parking setbacks are required.
- Minimum stall sizes shall be as follows:

Handicapped-Accessible:	Per ADA standards
Standard:	90° = 9' x 18'
	60° = 9' x 20'
	45° = 9' x 19'
Compact:	90° = 7'6" x 15'
	60° = 8' x 15'
	45° = 7'6" x 17'
- Minimum stall sizes shall be as follows:

Handicapped-Accessible:	Per ADA standards
Standard:	9'-0" x 18'-0" (or equivalent for angled parking)
Compact:	7'-6" x 15'-0" (or equivalent for angled parking)
- Compact-sized parking spaces may only be used if they exceed the City's requirements for parking ratios using standard-sized spaces, unless otherwise determined by the City.
- Overhang allowance for spaces adjacent to perimeter or islands:

Standard:	2'-0"
Compact:	1'-0"
- Minimum drive aisle widths shall be as follows:

Two-way traffic:	22'-0"
One-way traffic:	18'-0"
- Landscaped parking islands shall be provided at the ends of on-grade parking bays and should be a minimum of 8' in width from back-of-curb to back-of-curb. Landscaping is defined as vegetation and/or decorative gravel or wood mulch.
- Retail uses with shopping carts must demonstrate how carts will be regularly managed and properly screened using a design that is compatible with the primary building architecture.

Guidelines

- Surface (non-structured) parking lots should be segmented into smaller areas by using planted or concrete medians where appropriate. Planted medians in parking fields should accommodate a 6' wide landscape strip. Proper car overhang must be considered in designing the landscaping.
- Structured parking areas may incorporate perimeter landscaping to mitigate the visual impact of the structure.
- Parking lots should be buffered from Lincoln Avenue and RidgeGate Parkway through the use of low walls, berming, landscaping and/or separation (setbacks).
- Parking areas should be buffered from prominent off-site view corridors.

4.2.5 Service Areas

Concept

- Reduce the visual and functional impact of service areas on public spaces.

Standards

- Service, recycling and delivery areas shall be located away or buffered from the primary public access points. Buffering from public view may be done with masonry walls, fences and/or landscap-

ing of sufficient height and density (minimum 6' high walls).

- Service areas shall be buffered from public streets or adjacent residential properties.
- Adequate loading and maneuvering space shall be provided for trucks and other service vehicles.
- Architecturally treat exposed sides of trash / service areas.

Guidelines

- Dumpsters shall be contained within trash enclosures which may be located within parking lots. Enclosures may be constructed of masonry walls, fences and/or landscaping of sufficient height and density to blend with the character of the architecture.
- Share or co-locate service areas with adjacent buildings where possible.



Service area screening example



Service area screening example

4.3 Architectural Standards

4.3.1 Concept-Vision-Goals

These guidelines are organized to ensure that high-quality building architecture is realized through the life of the development. The goal herein is to develop an architectural aesthetic for the RidgeGate Commercial Mixed-Use Sub-Area that is well grounded, enduring, and identifiable. The vision is to provide human scale in the architecture through change, contrast and intricacy of façade form, color and/or materials of structures that face public sidewalks and streets. The architecture within the RidgeGate Commercial Mixed-Use Sub-Area will vary from neighborhood to neighborhood to best address the uses and character of the specific neighborhood. The aesthetic will evolve and change as different needs, programs, and places may dictate.

4.3.2 Main Building Massing and Scale

Concept

- A major building envelope may be considered either a single freestanding building or a grouping of buildings.
- Building designs will be varied for interest and all design elements shall be complementary.
- The massing of elements will be sequenced to reinforce an overall hierarchy of scale.



Composition of forms

- 360° architecture will be achieved by carrying the full palette of materials using a consistent pattern of banding, articulated cornices, and detailing around the sides and rears of the buildings.
- Façades shall create a comfortably-scaled and appropriately detailed visual experience and complement the adjacent uses.
- All sides of the building should be attractive and interesting in accordance with their orientation and function.

Standards

- Key building features, parapets, and steps shall be returned a minimum of 4' to create a sense of depth.
- The design of the storefronts should create a pattern of transition and visual relief.
- Avoid thin, inaccurate or overly nostalgic treatments of traditional styles.
- On large single-use buildings*, vary the façade scale to address both the automobile and pedestrian experience as appropriate to the exposure.
- Exposed gas lines and electrical conduits are not allowed on building façades without adequate screening.
- Ground floor entry façades that face public streets, drives, or plazas shall have arcades, display windows with vision glass, backlit glazing elements, entry elements, awnings, or canopies along no less than 60% of the building linear frontage.
- No wall expanse or individual tenant shall extend over 75 lineal feet at anchors and shop buildings and 50 lineal feet at pad buildings without incorporating at least one architectural feature of at least 24' in total length and at least 12' or one-third the building height, whichever is greater. These are known as the 75 and 50-foot rules. Architectural features shall include towers, entry elements, brick, or cast stone colonnades with trellises, pilasters, towers, flat metal canopies, awnings, projected brick elements (minimum 2'-8" in depth), vision glass, display windows, backlit frosted glass elements, or an expression of architectural bays where areas between columns are indented.
- Attached planters at buildings shall not be considered as an architectural feature, however, the use of brick or cast stone on the planters will count toward elevation requirements, as it is a projection of the building base.



Façade example



Façade example



Features

- Building bases are required to be capped with a ledger cap to overhang base material to create a shadow effect.
- The major building envelope shall be composed of brick, stone, cast stone, integrally colored precast concrete, and stucco/EIFS with detail and color arranged to establish a base, middle, and top. See chart at 4.3.9

Guidelines

- Façade lighting should be appropriate to the architecture.

* Note: Large-scale retail uses that are located within the Transition Overlay District as shown on the PDD shall be subject to the City of Lone Tree Use by Special Review process.



Fenestration

4.3.3 Building Fenestration

Concept

- Provide a high degree of transparency at the ground level of building façades where appropriate.
- Provide a hierarchy of forms.

Standards

- Provide building materials that are highly-detailed and rich in texture at the pedestrian level.

Guidelines

- Windows, bays, doorways, and other features of buildings should be proportional to the overall scale of the building.
- Windows should help create patterns or features or break up wall surfaces.
- Windows should be recessed, not flat, and should be vertically-oriented. The use of sills and lintels are encouraged.



Fenestration

4.3.4 Materials / Colors

Concept

- Building materials should be selected with the objectives of high quality and durability.
- All accent colors are intended to complement and enhance the Lincoln District West.

Standards

Class 1 Materials

- Brick, stone, cast stone, metal panel, and integrally colored precast concrete, wood, heavy timbers or decorative steel: These materials shall be Class 1 building materials and their extensive use at all faces of a building is encouraged. The front face of columns clad in these materials shall be



Fenestration

considered a part of the façade, as would attached masonry or stone planters. The proportion of materials may vary between users. When calculating the percentages of primary materials, glazing is considered a primary material.

- Glazing: All users are encouraged to maximize glazing to create an interesting storefront. Window and door frames are to be compatible in color and finish but may vary between buildings in a complimentary manner.



Materials and colors

- Decorative steel: (columns, beams, stamped metal, panels, other ornaments) Ornamental Metals may be used to emphasize the design intent of the specific district, depending on the overall character of the architecture. All decorative metal shall be factory-finish or baked-on powder-coated finish.

Class 2 Materials

- Integrally-colored CMU / integrally colored precast concrete: The secondary building materials of CMU and integrally colored precast concrete shall only be used to create bases, secondary fields, or accent banding with split or ground face units (integrally colored). Acceptable banding may be utilized to differentiate between a building's base, middle, and top. [Note: the base, middle and top should be differentiated, but that can be accomplished in a number of ways.]
- Stucco or EIFS: Stucco and EIFS may be used as a secondary material in approved colors and textures only. It may also not be used lower than 36" from grade.
- Integrate a color palette based on local materials. Intense colors should be limited to accents only.
- Select permanent, durable materials incorporating current building technologies.
- The following materials are disallowed unless approved by variance:
 - Reflective glass curtain wall systems
 - Unfinished or painted CMU Block
- Cast (or natural) stone: Although a range of hues is anticipated, the colors chosen should be sympathetic to area context. Using a ledge stone style of stone, the colors should be selected and installed in such a way as to appear natural yet uniform from building to building.
- Brick: Colors ranging from a warm tan to burgundy-brown are acceptable. The brick is encouraged to be smooth/uniform in texture.
- Stucco: Smooth to medium textures will be utilized in a range of tan, beige, warm grays, rusts, and medium browns to contrast yet complement the rough texture and deep colors of the stone.
- Concrete masonry units must be integrally colored and textured. Buildings should avoid a painted or flat look.
- Ornamental Ironwork: Colors may be black, charcoal, brown, or slate/forest green, and be deemed appropriate to the architectural composition and the overall center.
- Glazing: Glazing may be clear, frosted, spandrel, fritted or patterned. Use of insulated panes using "low E" is encouraged. Reflective Glass shall not exceed 30% reflectivity.
- Architectural Roofing: Roofing materials shall be comprised of zinc-coated metal, copper, natural-looking clay, metal, concrete or slate tiles, horizontally-accented asphalt shingles, or other materials compatible with the architectural character within the center's color palette.
- Light Standards: Lights and light standards in parking areas, major drives, and pedestrian walkways shall be per the design standards, including light standards at loading bays.
- Integrally colored precast concrete: Precast concrete shall be light-medium tan/buff with a smooth, uniform finish.

- Awning and canopy colors: Awning colors may vary but must be compatible with the building materials. Awnings may not be striped or multi-colored unless incorporating approved signage components. No bold or intense colors are acceptable. Prototype or franchise colors are subject to approval by the RidgeGate DRC and the City of Lone Tree.
- Accent tiles: Accent tiles may be introduced if compatible with the architectural design of the building and shopping area. The color of the tiles must complement the overall center and is subject to approval by the RidgeGate DRC and City.
- Corporate Colors: Corporate colors may be included exclusively in signage, awning signage, and/or logos. All colors are to be approved by the RidgeGate DRC and City.
- Bold or intense colors are prohibited unless previously approved by both the City of Lone Tree and the RidgeGate DRC. If approved, these colors should be limited to signage or other accent areas.

Guidelines

- Provide plane changes between material finishes (reveals may accomplish this).

4.3.5 Roofs

Concept

- Roofs and topline forms can become a strong architectural element of RidgeGate architectural character. Buildings should integrate all building systems with a complete architectural form.

Standards

- All mechanical, electrical and telecommunications systems shall be buffered from view from surrounding streets, structures, open space and parks.
- The use of hips, sheds, and towers is encouraged to provide a varied roofscape. These may include; Zinc-coated standing seam metals, copper, natural-looking clay, concrete or slate tiles, horizontally-accented metal or asphalt shingles, or other materials compatible with the architectural style and character.
- Flat roofs must be fully screened by parapets.
- When parapets do occur, they shall be finished with either an articulated cornice or pre-finished metal coping cap of complementary color.
- Warm blacks and charcoal colors are not permitted as architectural roofing materials, except in small/ accent areas.
- Use of primary colors in roofing materials is prohibited with the exception of its use on icon buildings which may be used to create a character, or story, for the project.

Guidelines

- Three-dimensional rooftop elements are encouraged.
- Provide a diversity of building heights, emphasis on building tops (embody character of design in roof forms).



Roof forms



Roof forms

4.3.6 Pedestrian Walks

Concept

- The Commercial Mixed-Use District will be designed to provide a pedestrian friendly environment that is connected with the surrounding area.

Standards

- Special attention shall be given to all walking surfaces, especially those in front of each retail entry. Walks at major public areas shall feature additional scoring and a minimum of 10% integrally colored or textured concrete. This area is determined by definition of the concrete walk running along the front (and sides, if a corner lot) of building frontage and within the block of the development. This concept is more clearly defined in the Landscape Section of these Guidelines.
- Planters will be placed between building entries where grade changes occur and unbroken walk areas exceed a width of 20 feet.
- Areas of standard paving greater than 20' will be mitigated by planting beds or enhanced paving.
- Attached planter boxes of brick or cast stone shall be provided for a minimum of 33% of unglazed building frontage that exceeds 30' in length.
- Trees shall be placed along facades in tree grates or shrub beds. Tree locations may be adjusted with city approval, but the number of trees shown on the Site Improvement Plan at the sidewalks shall not be reduced. One tree shall be provided for approximately every 30' of building frontage. They may be inline or grouped.
- Average depth of walkway from curb to building at users up to 11,999 s.f. shall be 12' minimum. For users 12,000 s.f. or greater shall be 17' minimum, and at Pad and outlying retail buildings, usually constituting a smaller footprint, are recommended to be a minimum of 12', including planters.

Guidelines

- Pedestrian-scale pole lights, wall-mounted lights, sidewalk benches, and colonnades with trellises will emphasize the pedestrian nature of the building fronts. Lights and street furnishings are further described below.

4.3.7 Building Sides and Rears

Standards

- The architectural expression of the sides and rear should be consistent with the front façade. This articulation need not occur within a screened loading court area. However, the wall area above the elevation of screen walls must meet the 75-foot rule as well as include cornice details, scoring, and roof details compatible with the overall center.
- Screen wall treatments should be constructed of brick, integrally colored and precast concrete, and/or integrally colored concrete masonry units. These walls should shield the majority of the building's rear façade.

4.3.8 Building Entries

Standards

- The entry to each user shall be highlighted and protected by a well-designed architecturally interesting arcade, recess, vestibule, awning, or canopy or a combination of the aforementioned.
- These entry elements shall be composed of brick, stone, cast stone, integrally colored precast concrete, wood, heavy timbers, decorative steel, vision glass, and/or frosted backlit glass equaling a minimum of 60% of the wall area at Anchors and 80% at Pad buildings.
- The scale or mass of any tenant entry should be proportional to the square footage of the entry façade and be pedestrian in scale.

- No entry element shall extend beyond 1/3 the building height over parapet line. Signage should be in proportion to the entry element and should be designed to coordinate with the architecture of the building.
- Signage requirements are outlined in a separate section within this document.

4.3.9 Building Materials Requirement Chart

	Anchors	Shops & Pads
Front		
Class 1 Material	50% min.	50% min.
Class 2 Material	50% max	50% max.
Glazing	25% min. of linear frontage	60% of linear frontage
75' Rule	Yes	No
50' Rule	No	Yes
Side		
Class 1 Material	25% min.	40% min.
Class 2 Material	75% max.	60% max.
Glazing	Encouraged	25% of linear frontage encouraged
75' Rule	Yes	No
50' Rule	No	Yes
Rear		
Class 1 Material	25% min.	40% min.
Class 2 Material	75% max.	60% max.
Glazing	Encouraged	Encouraged
75' Rule	Yes	No
50' Rule	No	Yes

Materials Notes:

1. "Class 1" and "Class 2" are defined in 4.3.4
2. See 4.3.2 for definition of 75' Rule and 50' Rule.
3. Amounts specified in the materials requirement chart above may be adjusted in cases where quality of a particular building design is of a high standard and warrants a different percentage of materials than is specified in the table above.

4.3.10 Drive-Thrus

Concept

- Pad buildings may incorporate drive-thrus that comply with the City of Lone Tree Development standards.

Standards

- Drive-thru lanes must provide for adequate stacking of vehicles in front of the order board as well as between the order area and pick-up window(s).
- Stacking of cars must be designed to prevent encroachment into drive aisles, parking lots, or streets.

- Pad sites adjacent to Lincoln Avenue with drive-thrus require screen walls or approved dense landscaping for those drive thru lanes adjacent to public roadways or site access drives. Screen walls shall be no less than 32” in height and comply with Wall criteria found in these guidelines.

4.3.11 Awnings and Canopies

Concept

Use of awnings and canopies is encouraged. Awnings must be canvas and of a complementary color to the buildings of the overall center; canopies are typically metal. Awnings and canopies must project a minimum of 4’ from the building face. Signage may be placed on an awning or canopy if architecturally compatible with the building, as approved by the City of Lone Tree. They must be consistent throughout the building.

4.3.12 Screening of Rooftops Units

Standards

- Building parapets or screen walls of equal heights should be used to screen equipment from the equally elevated surroundings.
- Screen walls should match the design, detailing, and materials of the building.
- A view study that analyzes this condition may be required; if deemed appropriate, screening may not be necessary.

4.3.13 Ornamental Iron Work

Standards

- Where appropriate, ornamental ironwork shall be introduced into the overall composition of building façades. If used, ironwork is to comprise a minimum of 5% of entry elements. Decorative metal shall be factory-finish or baked-on powder-coated finish.

4.3.14 Loading Docks

Concept

- Loading dock areas must be screened throughout the project.

Standards

- Dock areas, where exposed to public view, shall be screened with a brick, cut stone or integrally-colored textured concrete masonry wall that is a minimum of 14’-0” above the grade of the dock and a minimum length to effectively screen tractor trailers. Walls shall meet architectural requirements listed in this document.
- Lights incorporated at dock areas and at the rear of buildings shall be cut-off fixtures. Wall pack lights are prohibited.

4.3.15 Downspouts

Standards

- Downspouts may not occur on any building’s front façade with the exception of copper or zinc-coated metal downspouts at canopies or entry elements. Downspout colors that occur at sides and rears shall be designed in accord with these standards. In general, downspout color should match background material colors.

4.3.16 Utility Meters and Gear

Guidelines

- Exposed gas and electrical meters, conduit and equipment are to be grouped together when possible and painted to match the building architecture or adjacent surfaces. Screening, such as screen walls to match the architecture, mesh screen walls, or dense landscaping is encouraged.

4.3.17 Trash Enclosures

Standards

- Trash enclosure areas, freestanding dumpsters, or compactors shall be fully-screened with walls of the same materials used in the adjacent buildings and provided with durable, painted powder coated solid metal gates.
- The enclosure shall be designed such that it is gated on one side and that the other three sides are in full compliance with screen wall requirements of both these standards and the City of Lone Tree.
- The height of the trash enclosure wall must be a minimum of 18" higher than the dumpster with a cap, or the enclosure shall have an approved cover.
- Any internal surfaces that are visible from the exterior with the gates closed must be painted to be complimentary to the exterior material.

Guidelines

- Enclosure walls of trash enclosures, loading docks and other areas vulnerable to vandalism should be covered with an anti-graffiti coating

4.4 Landscape Standards

4.4.1 Landscape Character

Concept

- Create a distinct landscape character that creates identity, adds value and is water-efficient.

Standards

- Planting composition and type shall be appropriate to the climatic and environmental conditions of the site.

Guidelines

- Development edges adjacent to open space should extend that character into the development site.

4.4.2 Planting and Groundcover

Concept

- Minimize environmental impact and maintenance costs of plantings and maintain their high quality and aesthetic character.

Standards

- Soils shall be tested for horticultural suitability and amended as necessary to create an environment conducive to proper plant health and vigor. Engineered soils for tree grates to enhance drainage and root growth.
- Use of wood chip or other similar mulches or groundcovers must be limited to areas below shrub masses, perennial and annual beds, mow strips or areas where planting is not feasible. Gravel, rock or decomposed granite are only permitted as mulch in high wind, steep slope, or hard to maintain areas.
- Minimum plant sizes are as follows:
 - Deciduous shade trees - 2.5" to 3" caliper
 - Deciduous ornamental trees - 1.5" to 2.5" caliper

- Coniferous evergreen trees - 8' to 10' tall
- Shrubs - #5 container
- Groundcover - 4-inch pot
- Unmanicured Native grass - Seed
- Manicured Native grass - Seed
- Turf - Sod

Guidelines

- Low-water-use plant materials should be used wherever possible, including native grasses and drought tolerant perennials. High-water-use plants should be confined to areas with high pedestrian activity or used as special accents in gateway or plaza areas. Refer to Exhibit 6.7 in the Appendix for the approved plant palette. Other plant species may be acceptable, subject to DRC approval.
- Plants with similar water requirements should be grouped together.

4.4.3 Irrigation

Concept

- Conservation of water resources
- Irrigation design that promotes plant growth

Standards

- Landscaped areas must utilize drip or other low-volume application systems controlled by smart controllers, which will be linked to rain sensors. One rain sensor per two controllers is required.
- Spray heads must minimize over-spray to non-pervious areas including sidewalks, buildings and roadways.
- For further information, see the Irrigation Master Plan and City of Lone Tree Zoning Code.

Guidelines

- The use of spray irrigation should be minimized directly around the perimeters of buildings.

4.4.4 Walls

Concept

- Walls that enhance the Commercial Mixed-Use area streetscape and/or open space rather than detract from it.

Standards

- Wall color, material and design shall compliment the natural environment or building architecture.
- Retaining walls shall be constructed of materials that blend with the natural or constructed environments. Wire-cut concrete block and unfinished concrete are not allowed.
- Walls should have a decorative top or cap. Appropriate pilasters, pillars, columns or other elements, as approved by the RidgeGate or Lincoln District DRC and the City of Lone Tree may punctuate the wall line.

Guidelines

- Terracing retaining walls should be considered.
- Walls should have a decorative top or cap. Appropriate pilasters, pillars, columns or other elements, as approved by the DRC and the City of Lone Tree could punctuate the wall line.



Walls

4.4.5 Streetscape, Sidewalks and Crosswalks

Concept

- Create an active, vibrant, pedestrian-scaled public streetscape with rich character for pedestrian-oriented areas.
- Ensure that pedestrian uses are adequately separated from automobile uses.

Standards

- Pedestrian sidewalks shall be a minimum of six feet in width.
- Sidewalks shall be constructed of concrete pavement, precast concrete pavers, durable stone pavers or other comparable material.
- Concrete paving or painted striping for pedestrian crosswalks shall be provided at intersections and drive aisles
- Street trees shall be provided along streets to provide scale, shade and interest. Where street trees are located in impervious paving, the trees shall have proper soil preparation, amendments and drainage.

Guidelines

- Detached sidewalks are recommended along streets or where there is no retail use. A minimum of a six-foot planting strip should be provided between the back of curb and the sidewalk.
- Attached sidewalks are recommended where buildings and storefronts face onto streets or high pedestrian traffic areas.
- Raised pedestrian crosswalks or tabletops can be used at intersections, drive aisles or where important pedestrian connections warrant. Crosswalks should be visually different in color and provide a texture, where possible, to demarcate the pedestrian area.
- Outdoor café seating is encouraged, and sidewalk dimensions should allow for such seating where appropriate.
- The display of retail merchandise outside of stores is encouraged (subject to City approval), and sidewalk dimensions should allow for such display where appropriate.



Streetscape



Streetscape



Outdoor café seating



Outdoor retail

4.4.6 Public Plazas

Concept

- Create flexible, active and vibrant public spaces that are defined and energized by retail or com-

mercial edges and able to accommodate both small and large-scale use.

Standards

- Vendor carts or kiosks shall be allowed as approved by the DRC and the City of Lone Tree. Their design must be of high quality and complementary to the surrounding areas.

Guidelines

- Plazas should be designed with smaller-scale and larger-scale gathering areas to accommodate small-group interaction as well as large public events.
- Where appropriate, public art should be provided and integrated with the plaza design. A community involvement process to conceive or produce such art is encouraged.

4.4.7 Site Furnishings

Concept

- Site furnishings that are visually attractive and coordinated to create a sense of character and identity for the project.
- Site furnishings that are used to give a human scale to sidewalk areas and public spaces within the area.
- Site furnishings that are durable and comfortable for people to use.

Standards

- All site furnishings must be easy to maintain and vandalism-resistant.
- The palette of site furnishings may vary between neighborhoods within the area, but should be consistent within neighborhoods.
- Tree grates shall be provided where high pedestrian activity and/or on-street parking is anticipated and used to prevent soil compaction and to give added interest to the ground plane. Tree grates shall be fabricated of strong, non-rusting steel, capable of supporting maintenance vehicles.
- Newspaper vending machines, if used, shall be grouped in pedestal-mounted racks near activity centers or principal entry points to buildings.

Guidelines

- Benches should be located in areas that receive direct sunlight in winter, and are sheltered from the winds and shaded in summer.
- Benches may be provided at regular intervals along sidewalks.
- Where appropriate, tree guards should be used to give added protection to young trees.
- The use of additional site furnishings, including but not limited to trash receptacles, planters, bollards, clocks, drinking fountains, newspaper racks or corrals and public telephones is encouraged. Where utilized, the design of these elements should complement the design of the adjacent architecture and streetscape.

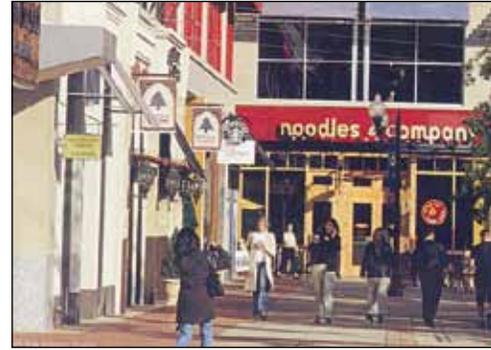


Public plaza

4.5 Signage

Concept

- Create an organized and interrelated system of quality signs, sign structures, lighting and graphics.
- Create signs and graphic elements that are related to and respect the architecture of the building which they serve.
- Encourage a variety of signs and graphics elements that are compatible with the character of the surrounding district.
- All sections of The City of Lone Tree Sign Code and Design Guidelines shall be in effect. The City of Lone Tree's sign code will govern with respect to the size, number, and design of signage. Also, the City's code and case-by-case approach will govern and prevail with any conflicts.
- Signage should balance the need for auto oriented scale with the pedestrian needs of the district and should adhere to an established hierarchy of sizes and types.
- Signage design shall be harmonious with the materials, color, texture, size, scale, shape, height and placement, and shall enhance and extend the spirit of the architectural character of the district. Expressing the establishment's name and function clearly, while also serving as an expression of the high quality of the commercial environment is important. Graphic design shall be imaginative, simple, and clear. Creative and expressive signage solutions using a variety of materials are strongly encouraged as a means of enhancing visitor experience.



Signage

Standards

- A sign permit is required from the City of Lone Tree Building Division for all new signage and any modifications to existing signage.
- A progression of multiple monument signs creating a hierarchy of project and tenant identity may be permitted.
- A permit is required from the City of Lone Tree Community Development Department for all temporary signage including "for lease" and "for sale" signs, as well as seasonal and event banners.
- Each building project must prepare a comprehensive signage plan defining locations, sizes, and types of information, identity and directional signage.
- Pole-mounted signs are prohibited.
- Strobe, flashing, blinking and portable signs are not allowed.
- Use of neon lighted signs is allowable in certain, limited applications.

Guidelines

- Signs should fit within the architectural features of the façade and complement the building's architecture. Signs should not overlap and conceal architectural elements.
- Monument signage may be provided along Lincoln Avenue for tenants within the Commercial Mixed-Use District.

4.5.1 Wayfinding Signage Program

The Wayfinding Signage Program in RidgeGate is a comprehensive signage program that directs and informs people with a hierarchy of sign types. The approved comprehensive Wayfinding Signage Program for the west side of the RidgeGate PD is intended to direct and inform the public with regard to neighborhood destinations with a hierarchy of sign types. This Program involves the following types of signs:

Entry monument signs:

Existing along Lincoln at Park Meadows Blvd., and at RidgeGate Parkway; future signs at new interchange; would be subject to landscaping enhancements per condition of approval.

Directional Kiosks (Large):

Permanent signs to direct people to destination areas within RidgeGate.

Street Kiosks (Small):

Temporary signs that may be relocated; provide more detailed directional information.

Future Amenity Signs:

Temporary signs to inform people about upcoming amenities and future development.

Builder Identification Signs:

Temporary signs proposed for each home builder's sales area.

Refer to Exhibit 6.8a to 6.8e in the Appendix.

4.6 Lighting

Concept

- Provide a functional, attractive lighting system throughout that features the building and contributes to a high-quality design and a feeling of security for users.
- Utilize lighting that enhances the landscape and architecture while avoiding glare, harsh, direct light, and light pollution.
- All light standards for parking lots, pedestrian lights, or wall-mounted fixtures shall be as follows:

Standards

- Each building project must prepare a comprehensive lighting plan defining levels, locations and types of illumination proposed for the façade. General and feature lighting will be used.
- The maximum height of light fixtures shall be twenty-five feet (25') above the surface it is illuminating.
- Metal halide or other “white” lighting sources are required.
- Fixtures must complement those selected for the overall project streetscapes.
- Fixtures

Street Lighting: Street lighting fixtures are specified in the master SIP. The fixture is manufactured by Lumec, Citea CTS model, Natural Aluminum (NP) color, and mounted 30' above grade with a Metal Halide lamp.

Parking Lot Lighting: Parking Lot lighting fixtures are specified in the master SIP. The fixture is manufactured by McGraw-Edison, Cirrus CIM model, Black (BK) color, and mounted 24' above grade with a Metal Halide lamp. LED lighting may be allowed subject to DRC and City approval.

Ornamental Lights at Sidewalks and Pedestrian Plazas: Ornamental lighting fixtures are specified in the master SIP. The fixture is manufactured by Hadco, model R52, Black (B) color, and mounted 14' above grade with a Metal Halide lamp.

Wall Lighting: Wall packs or other exposed bulbs are prohibited.

- All lights, except for security purposes, must be extinguished one hour after end of business and remain off until one hour before commencement of business hours. This stipulation includes all signage lighting.
- Lights mounted on the ground or on poles for the purpose of illuminating the building façade are prohibited, unless approved through the SIP process.
- Anchors and Shops: One light for every 60' of curb frontage, average.
- Pad Buildings: One light for every 45' of frontage at pad entry façade. (A minimum of two lights shall be provided regardless of length of frontage).
- Accent lighting or the use of decorative lights that are consistent with the architectural character of the center is encouraged.

4.7 Sustainability

Concept:

- The reduction of energy and non-renewable resource consumption is important in Ridgeway. Users within each district are encouraged to implement common sustainability practices in the design, material selection, and construction of their projects.

Standards

- Certification with the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program is encouraged throughout.

Guidelines

- Site planning to maximize solar access with building's long axis in a generally east-west orientation.
- Architectural design integrating passive solar, natural ventilation, day-lighting and simple shading is encouraged. Implementation should establish the goal of exceeding the ASHRAE standards by 25 percent or more.
- Use of reusable, natural or recycled building materials and materials produced locally is encouraged.
- Landscape design integrating microclimate modification and the use of drought tolerant/low-water use plantings, where appropriate, is encouraged.
- Interior fixtures and furnishings that support water and energy conservation are encouraged.
- Recycling programs related to construction phase activities and post-construction building operations are encouraged.
- Trash dumpsters designated for recycling are encouraged, and shall be screened by approved trash enclosures.

4.8 Art in Public Places

Concept

- Where appropriate, public art should be provided and integrated with the site design. A community involvement process to conceive or produce such art is encouraged.

Standards

- Locations for public art are designated for each project in their respective SIP.

RidgeGate Lincoln Commons Commercial Mixed-Use Sub-Area Plan

Chapter 5

Residential Design Standards & Guidelines

RidgeGate West Village Residential Sub-Area Plan shall apply to any site consisting of residential uses, regardless of product, within the Residential Commercial Mixed-Use Sub Area, as depicted in Exhibit 6.1a. Specific standards per residential type can be found in either the single-family or multi-family standards sections.

5.0 Relationship to City Regulations

Where provisions of this Sub Area Plan do not address a particular subject, the relevant provisions of the City of Lone Tree Zoning Code, as amended, or any other applicable ordinances, standards and guidelines, or regulations of the City of Lone Tree shall be applicable.

5.1 Overall Site-Planning Standards

5.1.1 Land Uses

Concept

- A mix of land uses that emphasize integrated and diverse housing choices, strengthen pedestrian character and walkability and implement connection with open spaces.

Standards

- The RidgeGate PDD defines land uses permitted by right, allowed with special review and disallowed in each of the planning areas appropriate for this sub-area.

5.1.2 Density

Concept

- An energetic living environment that supports mixed-use development.

Standards

- The PDD defines minimum and maximum development yields allowed in these sub-areas.
- Areas within a one-quarter-mile radius of business districts, neighborhood parks, employment centers, recreation centers or other activity nodes shall have densities appropriate to the area in order to concentrate pedestrian activity and increase vitality of these areas.

5.1.3 Vehicular and Pedestrian Access and Circulation

Concept

- A clear hierarchy and organization of circulation within RidgeGate.
- Public sidewalk and building façade continuity.

Standards

- Public and private roadways must follow the *RidgeGate Roadway Standards and Guidelines*.
- Garages shall be accessed by way of alleys, single or shared driveways, motor courts, or unobtrusive parking structure entrances. Exceptions are a matter of specific variance, subject to official approval.

Rules and Exceptions

- Topography may prohibit driveways at right angles, in which case they may be at acute angles to the public right-of-way, subject to approval of the DRC and the City of Lone Tree.

5.1.4 Building Location

Concept

- Buildings that reinforce and create a strong edge for public spaces and rights-of-way.
- Structures greater than three stories provide a step back of the upper floors above the third floor to provide visual relief from the building mass on the adjacent street and uses.
- Encourage solar exposure of public areas.

Standards

- Building locations shall reinforce the street corridor and concentrate pedestrian activity.
- Buildings shall be sited to provide a defined edge for recreation areas, neighborhood parks, schools, commercial areas or other neighborhood activity centers.
- Buildings must be sited to minimize the impact to natural landscape, including significant landforms, drainage corridors or vegetation patterns.
- All floors above the third floor of any building adjacent to RidgeGate Parkway or Commons Street, and within twenty (20') feet of the property line, shall be set back a minimum of four (4') feet from the primary building wall plane of the first through third floors of the structure.

5.1.5 Grading

Concept

- Utilization, to the extent practical and economically feasible, of the natural variation in topography inherent in the site.
- Minimization of the visual impact of large retaining walls to any public street.

Standards

- Proposed grading shall vary so that it blends naturally with existing topography especially where proposed and existing grades meet.
- The minimum distance between the face of a retaining wall and a building foundation shall be 5 feet.

5.1.6 Parking, Parking Lots and Parking Structures

Concept

- Minimization of the impact of parking and parked cars upon development character.
- Adequate parking for residents and guests in a site-sensitive manner.

Standards (General)

- Parking lots shall not dominate the street or open-space frontage on pedestrian-oriented streets.
- Parking structure entrances shall be located on build-to lines for direct sidewalk access.
- Parking edges must be defined and enhanced with low walls or berming and landscaping.
- Parking lots should be segmented into smaller areas appropriate to the project.
- Landscaped parking islands shall be provided to filter and reduce stormwater runoff in parking areas.
- Parking structures shall be compatible with related buildings in massing, scale and materials (Figure 2).
- Phased development projects are required to provide parking studies that demonstrate appropriate

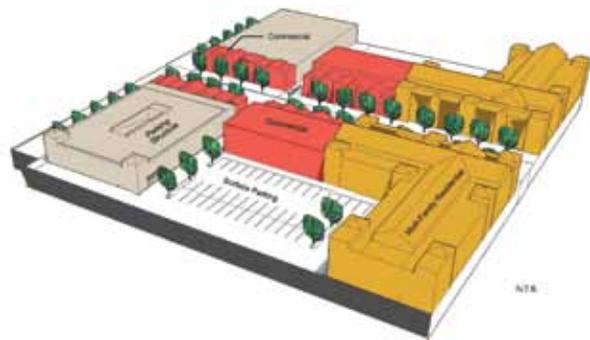


Figure 2: Mixed-Use Massing

parking levels over time.

- Snow storage must be accommodated and located in sunny areas that do not conflict with pedestrian plazas, walkways and building entrances. Snow storage and disposal areas should be located in an area where snowmelt can infiltrate into the ground, filter through a vegetated buffer or be directed to stormwater BMPs for treatment. Snow shall not be plowed directly into streams or wetlands. Parking spaces may not be used for snow storage, except in cases where the parking spaces provided exceed the required minimum.
- The Director of the Community Development Department may recommend an increase or decrease in the minimum parking standards based upon documented comparisons, information from similar jurisdictions, evidence from qualified professionals, or in consideration of unusual site-design factors. Parking variances are subject to approval by the City Council.

Standards (Single-family attached¹)

- Parking structure entrances shall be located on build-to lines for direct sidewalk access.
- Parking structures shall be compatible with related buildings in massing, scale and materials (Figure 2).
- Minimum off-street parking requirements of two spaces per single-family attached residence shall be provided in either the garage or private parking lot.
- A minimum of .25 parking spaces per unit shall be required for guest parking. A minimum of twenty-five percent (25%) of required guest parking must be satisfied on-site in parking lots or garages.
- The number of off-street parking spaces for single-family attached located within one-quarter (1/4) mile of a light rail transit station may be reduced up to twenty percent (20%) with the approval of the Director.

Standards (Multi-family²)

- The following minimum parking standards shall apply:
 - ◇ 1 parking space per one-bedroom unit;
 - ◇ 1.5 parking spaces per one-bedroom plus den/flex space;
 - ◇ 2 spaces per two and three-bedroom units.
- The minimum amount of required residential parking must be satisfied on-site in parking lots or garages.
- A minimum of .25 parking spaces per unit shall be required for guest parking.
- Twenty-five percent (25%) of required guest parking must be satisfied on-site in parking lots or garages.
- Parking structure entrances shall be located on build-to lines for direct sidewalk access.
- Parking structures shall be compatible with related buildings in massing, scale and materials (Figure 2).
- The number of on-site parking spaces for multi-family located within one-quarter (1/4) mile of a light rail transit station may be reduced up to twenty percent (20%) with the approval of the Director.

1 For the purpose of parking, single-family attached shall mean a building type where two or more units are constructed as a single building and are served by private, enclosed garages and/or parking lots.

2 For the purpose of parking, multi-family shall mean a building or buildings where multiple units share, or are assigned, parking spaces in a common area.

5.1.7 Phased Development and Interim Treatment

Concept

- Minimization of long-term undeveloped portions of individual sites.

Standards

- The applicant must prepare a site plan showing long-term build-out of the total site development, including building areas, roads, parking, public spaces, employment totals, grading construction facilities, landscape, etc.
- Undeveloped portions of a site must be properly graded, seeded and maintained in the interim.

5.2 Single Family Attached and Multi-Family Architectural Standards

5.2.1 Architectural Style

Concept

- Architectural styles that are complementary and consistent with each other and the landscape. It is important to note that complementary and consistent does not mean identical and monotonous. While architectural styles should not compete, they must nonetheless express variety.

Standards

- Within a project, architectural styles shall be composed of complementary components, such as materials, colors, architectural detailing and massing to achieve an integration of architectural styles throughout.
- Façades shall be articulated with architectural elements such as building breaks, roof overhangs, offset wall planes, window boxes, and cantilevers.
- Each development must provide complete street elevations that illustrate building façades, architectural variety and appropriate landscape, which must be approved by the DRC and the City of Lone Tree, as applicable per City regulations.
- All residential units fronting streets shall have a front porch or stoop that compliments the proportion and architectural character of the residential unit. In addition, the porch shall be large enough for sitting by the homeowner and it should provide adequate visual transition along the façade or at corner lot locations.

5.2.2 Building Height

Concept

- Character and visual interest to the roof line of buildings.

Standards

- Building heights within the district shall conform to those set forth in the *RidgeGate Planned Development District* document. Parts of this district fall within the View Preservation Overlay and shall conform to those standards for maximum height (see Exhibit 67.1eb in the Appendix).

5.2.3 Roofs and Mechanical Equipment

Concept

- Articulated, varied roof forms that create interest between structures and along street faces.
- Reduced views of rooftop equipment from adjacent buildings and streets.

Standards

- Primary roofs of single-family structures shall have symmetrically sloped roofs. Roofs shall maintain a minimum 3:12 and maximum 12:12 ratio rise to run.

- Roofs must have vertical and horizontal articulation. Roof articulation may be achieved by changes in plane through traditional roof forms such as gables, hips, and dormers. Parapet roofs must be articulated to avoid a continuous form.
- Multi-family building roofs shall have a characteristically residential feel by including sloped, hipped, dormer or gabled elements.
- Roof materials should be limited to ceramic, slate, concrete tile, laminated multiple-ply composition shingles, metal seam or other materials as approved by the DRC and the City. Wood shake roofs are prohibited.
- Laminated or multiple-ply composition shingles shall be covered by a minimum 30-year manufacturer's warranty. Laminated or multiple-ply composition shingles shall have a multi-dimensional appearance with a resemblance to weathered wood shake or shingles.
- Metal seam roofs must be copper or architecturally ornamental aluminum and have integral color that is compatible with the façade.
- Rooftop mechanical systems shall be screened with architectural enclosures.
- Mechanical, electrical and telecommunications systems shall be screened from surrounding streets and structures, regardless of location.
- Colors should reflect or complement the surrounding natural environment. Roof color shall be in warm natural tones. Roof color shall not be black or white. Materials shall not be used that will weather white or bright. Roofs shall not be reflective.

5.2.4 Façade Materials

Concept

- Reinforcement of the architectural traditions of urban Denver neighborhoods like those found in Park Hill, Congress Park, Washington Park and Country Club.
- Human-scaled architectural detailing and articulation.
- Use of materials appropriate to urban and traditional neighborhood environments.

Standards

- Façades shall be constructed of the following materials:
 - Masonry, including stone, brick, architectural pre-cast concrete, cast stone and pre-fabricated brick panels. Split-block masonry may be used as a foundation material to a height of 24 inches.
 - Fiber cement siding.
 - Brick color shall be complementary to the architectural style and have minimal variation in color.
 - Cement stucco with a smooth sand or a consistent pebbled finish.
 - Architectural metals, including metal panel systems, copper or metal sheets with expressed seams, metal framing systems, or cut, stamped or cast, ornamental metal panels shall be limited to ornament and trim.
 - Glass.
 - If approved in writing, areas may be finished with wood siding. Any such wood siding must be of a treatment, quality, and appearance approved by the DRC and the City of Lone Tree.

5.2.5 Windows and Doors

Concept

- Windows at the lower levels of building façades to create a lively streetscape.
- Location and patterns of glazing to enhance building function, form and scale. Variations in fenestration patterns should be used to emphasize building features such as entries.

Standards

- Windows and doors shall be consistent with the scale, spacing, and proportions of buildings of the same architectural style within the development.
- Primary entrances into buildings shall be identified through elements and detailing and should orient to streets, plazas, public drop-off areas or public spaces, not to interior blocks or parking lots.
- Doorways shall be of high quality, express quality workmanship and relate to the architectural style of the building.
- Exterior window frame color shall be compatible with the exterior building color.
- Window frames other than wood shall be anodized, electrostatically painted or vinyl-coated. Wood frames shall be aluminum-clad, painted, sealed or stained.
- Transparent glass should possess a minimum 60 percent light transmittance factor. Reflective and mirrored glass with a visible reflectivity greater than 10 percent is prohibited. Where reflective glass is used, such glass shall be gray or a similar neutral shade. The use of silver, gold, blue, green, or highly-mirrored glass is prohibited.

5.2.6 Building Colors

Concept

- Building colors that work together to create a unified whole; i.e., the roof color, trim and siding colors, as well as any accent complementing brick or stone so that no accent dominates the exterior.

Standards

- A color palette shall delineate color ranges and combinations to reflect or complement colors in the development's surrounding natural environment. Brighter colors may be permitted within a subdivision or project when approved by the DRC and the City as part of an entire color package.

5.2.7 Neighborhood Signage

Concept

- An organized and interrelated system of high-quality signs, sign structures, lighting and graphics appropriate to an urban setting.
- Signs and graphic elements that are related to and/or respect the architecture that they serve.
- A variety of signs and graphic elements compatible and able to enhance the street and district.

Standards

- Each project must prepare a comprehensive signage plan that defines locations, sizes and types of information, identity and directional signage. Signage plans shall be subject to review and approval by the DRC and the City of Lone Tree.
- Mixed-use buildings shall accommodate changeable tenant signage, including wall signs, projecting signs and window signs.
- Orientation of illuminated signs or light sources shall be directed to avoid spill or glare into residential areas.
- Rooftop signs are prohibited.
- Pole-mounted signs are prohibited.
- Strobe, flashing, and blinking signs are prohibited.
- Signs shall fit the façade and complement the development.
- Signs shall not overlap architectural elements.

5.3 Landscape Standards

5.3.1 Landscape Character

Concept

- Distinct landscape character that creates identity, adds value and is water-efficient.

Standards

- Individual lot development must incorporate outdoor public spaces that relate to street or open-space edges.
- Development edges adjacent to open space must extend that character into the development site.
- Landscaping for the front yard of each house and the side yards on corner lots must be installed upon completion of the development or TCO/CO, or within 60 days of the time that planting becomes seasonably viable.
- Development of a project greater than 5 acres must include a contribution to a public art fund to be implemented by RidgeGate and the City of Lone Tree.
- Individual lot development that incorporates the underground Xcel Gas Easement will be required to file an Encroachment Application with Xcel Energy. Landscaping within this 50-foot-wide area shall comply with the requirements of Xcel Energy.

5.3.2 Planting and Groundcover

Concept

- Minimize the environmental impact of plantings and maintain their high quality and aesthetic character while minimizing maintenance costs.

Standards

- The approved plant palette list can be referenced in Exhibit 6.7. Other plant species may be acceptable, subject to DRC and City of Lone Tree review and approval.
- Native plant species, grasses, wildflowers and plants chosen for their xeriscape qualities shall be planted in open-space areas and/or private lots adjacent to open space to provide natural character and/or transition to the landscape of these areas.
- Land areas not covered by buildings or paved areas shall be planted with trees, shrubs, or ground cover.
- Soils shall be tested for horticultural suitability and amended as necessary to create an environment conducive to plant health and vigor.
- Use of wood chip or other similar mulches or groundcovers must be limited to areas below shrub masses or trees, perennial and annual beds, mow strips or areas where planting is not feasible. Gravel, rock or decomposed granite are only permitted as mulch in high-wind, steep slope, or hard to maintain areas.
- All landscaping must be completed by time of occupancy, or if seasonal conditions preclude, within 60 days from the time planting operations can reasonably resume.
- Minimum plant sizes are as follows:
 - Deciduous shade trees - 2.5" to 3" caliper
 - Deciduous ornamental trees - 1.5" to 2.5" caliper
 - Coniferous evergreen trees - 8' to 10' tall
 - Shrubs - #5 container
 - Groundcover - 4-inch pot
 - Native grass - Seed
 - Turf - Sod

5.3.3 Irrigation

Concept

- Conservation of water resources
- Irrigation design that promotes plant growth

Standards

- Landscaped areas must utilize drip or other low-volume application systems controlled by smart controllers, which will be linked to rain and moisture sensors. One rain sensor per lot is required at a minimum.
- Plants with similar water requirements shall be planted together.
- Spray heads must avoid over-spray to non-pervious areas including sidewalks and roadways.
- For further information, see the *Irrigation Master Plan* and City of Lone Tree Zoning Code.

5.3.4 Fences and Walls

Concept

- Fences and walls that enhance the streetscape and open space.

Standards

- Wall and fence color, material and design shall be consistent with building architecture or blend with the landscape design or natural setting.
- Permanent chain-link fences are prohibited.
- Fences and walls shall have a decorative top or cap. The fence line shall be punctuated by appropriate pilasters, pillars, columns or other elements, as approved by the DRC and the City of Lone Tree.
- Rear or side fencing or other areas that are highly visible to the public may necessitate higher standards for design and materials.
- Retaining walls shall create attractive terraces, avoid excessive slopes and limit stormwater disturbance.
- Landscape material shall be provided in front of and/or behind fences and walls for screening.
- Front yard fences shall be decorative and shall be 3 feet or less in height. Front yard fences are allowed in combination with a retaining wall only if the total height from the sidewalk is 3 feet or less.
- Rear yard fences shall have a maximum height of 6 feet and must be set back 10 feet from the building's rear façade (Figure 3).

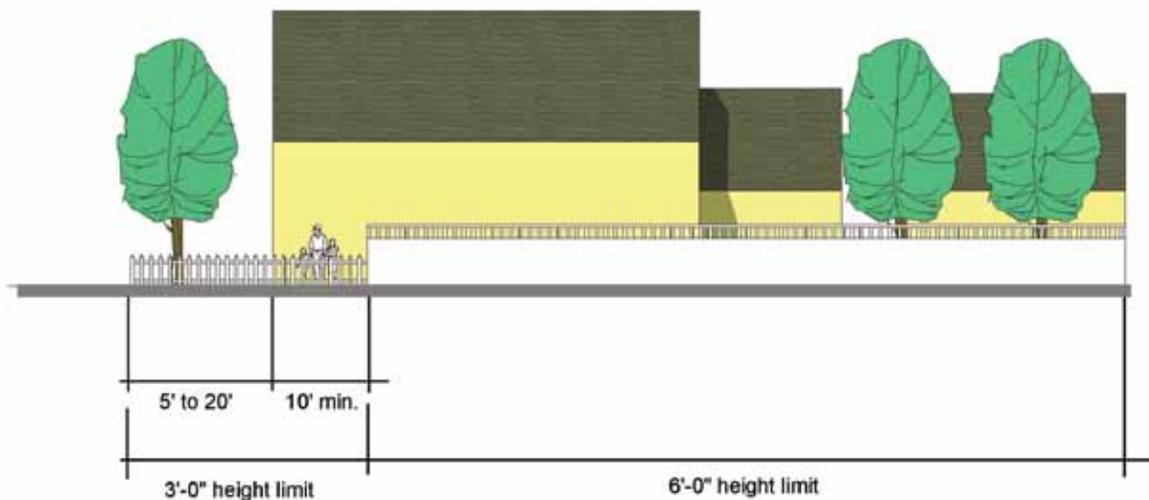


Figure 3: Front- and Rear-Yard Fences

- Fencing will be installed by the builder and maintained by the Metro District or the applicable homeowners' association (HOA).
- Properties abutting open space shall have visually open fencing.
- All fencing must be approved by the DRC and the City of Lone Tree.

5.3.5 Site Furniture

Concept

- Site furnishings and special features, such as fountains and plazas, that are consistent and complementary in design and quality to buildings and landscape.

Standards

- Site furnishings that complement the streetscape, buildings and landscapes and follow standards set forth in the *RidgeGate Roadway Standards and Guidelines*.

5.3.6 Lighting

Concept

- Luminescence that minimizes light pollution, enhances the landscape and architecture, provides security, and avoids glare and harsh, direct light.
- Energy-efficient lighting standards are highly encouraged.

Standards

- Decorative lighting fixtures shall complement the architectural style of buildings and streets.
- Metal halide or other “white” lighting sources shall be used.
- Landscaping lighting may be cool spectrum, but shall not project more than two candle-feet.
- For single-family residential areas, the maximum height of pedestrian street light fixtures shall be 15 feet.
- Each building project must prepare a comprehensive lighting plan, including specifications, that defines levels, locations and types of illumination proposed for the following:
 - Road and parking areas.
 - Pedestrian areas.
 - Special features/accents on buildings.
- Lights along roadways shall follow standards in the *RidgeGate Roadway Standards and Guidelines*.

5.3.7 Mailboxes

Concept

- Gather mailboxes in one or a few central locations within the neighborhood so they become a place where residents can gather and socialize.

Standards

- Mailboxes should be grouped together wherever possible, and comply with the requirements of the United States Postal Service. Mailboxes may be located in one or a few community buildings that serve multiple neighborhoods.
- Site furnishings, such as benches, trash receptacles, signage, drinking fountains, shade structures, or bicycle racks may be located near mail collection areas to promote community gathering areas.

5.4 Energy Conservation and Sustainability Standards

Concept

- The reduction of water, energy and other non-renewable resource consumption.

Standards

- Each builder shall conform to the energy code in use by the City of Lone Tree, as amended, for sustainable design.

5.5 Site Planning: Multi-Family Residential

5.5.1 Building Location

Concept

- Multi-family housing, because of its potentially larger scale and proportions should be carefully designed to minimize impact to surrounding uses and/or properties.

Standards

- Distance of building setbacks shall be proportional to the structure height, as determined by the DRC and the City of Lone Tree on a case-by-case basis.

5.5.2 Service Areas

Concept

- Reduce the visual and functional impact of service areas on public roadways and spaces within RidgeGate.

Standards

- Service and delivery activities shall be separated from primary public access and screened from public view by means such as:
 - Locating underground
 - Locating internal to structures
 - Providing masonry walls, fences and/or landscaping of sufficient height and density

5.6 Architecture: Multi-Family

5.6.1 Massing and Scale

Concept

- Provide an organized variety of building massing, architectural form and detail with human-scaled building components at ground level.

Standards

- Changes of materials, color, texture, must be based on a variation of wall plane.
- Design elements (recessed windows, exposed columns, reveals, entry recesses, etc.) shall create interesting visual patterns and rhythms.
- Building articulation (a change of massing in plan or elevation in the vertical plane) should happen at corners of the block, as designated by public streets and at the building entrance.
- Each façade oriented to a public street or open space shall incorporate scaling patterns that include three or more of the following:
 - Expressions of building structural elements such as floors (banding, belt courses, etc.), columns (pilasters, piers, quoins, etc.), and foundations (water tables, rustication)
 - Patterns of window and door openings that are emphasized through change of plane, and/or the use of sills, lintels, mullions, muntins, and other scale providing elements
 - Changes in material

- Changes in color
- Changes in texture
- Changes in material module or pattern
- Architectural scaling patterns shall occur both horizontally and vertically.
- The *RidgeGate PDD* identifies view corridors and heights limitations that must be preserved.
- Required scaling elements shall be integral with the building form and construction, not a thinly applied façade.

5.6.2 Awnings and Balconies

Concept

- Awnings and balconies add dimension and interest to the streetscape.
- Awnings help energy efficiency, protect pedestrians from the elements and provide a space for signage.
- Balconies add habitable outdoor space for multi-family units.

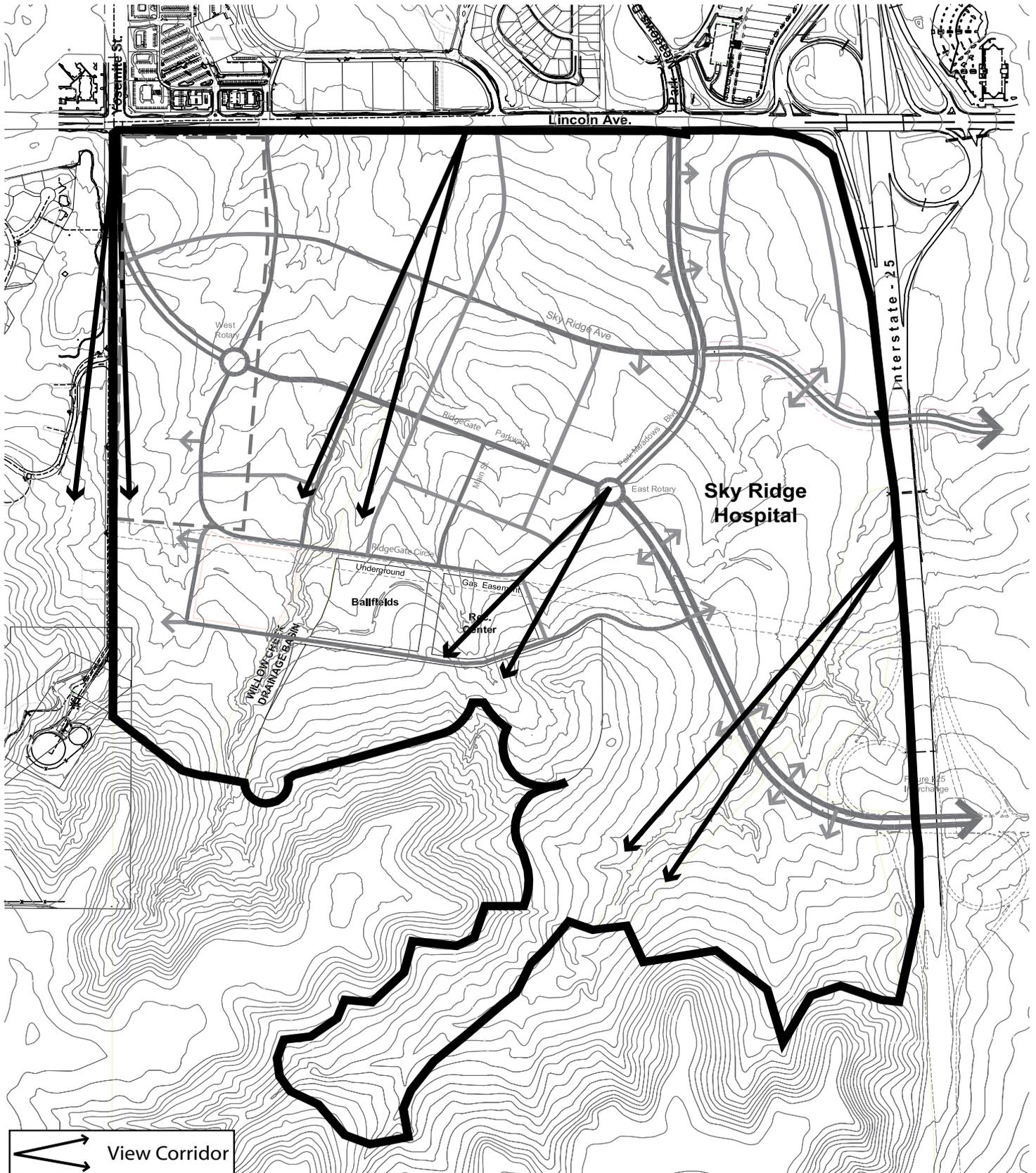
Standards

- Awnings may encroach on the sidewalk, but shall not interfere with the growth of street trees or public right-of-way.

RidgeGate Lincoln Commons Commercial Mixed-Use Sub-Area Plan

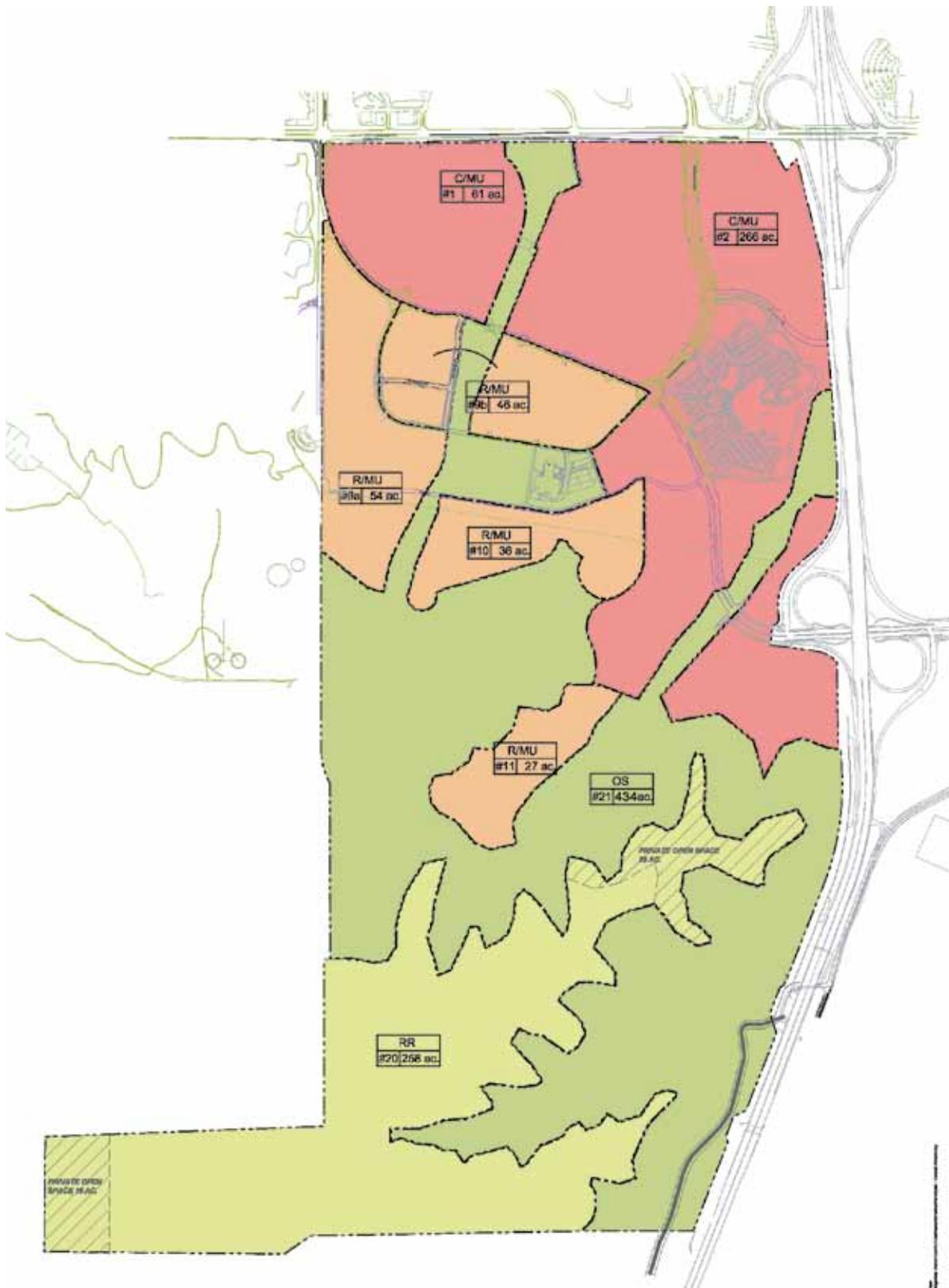
Chapter 6 Appendix

Exhibit 6.1a Section 15 RidgeGate West Village Sub-Area Boundary



Note: The Sub-Area District boundaries are conceptual and may be refined by subsequent Sub-Area Plans.

Exhibit 6.1b.1 Planning Area Boundary Map [Revised 11/18/2003]



Note: Exhibit 6.1b.1 represents updated Planning Area boundaries of the RidgeGate PDD Zoning, and corresponding changes to the PDD Land Use Summary, respectively, as refined through the Sub-Area Plan.

Exhibit 6.2 Section 15 Transportation Framework Plan

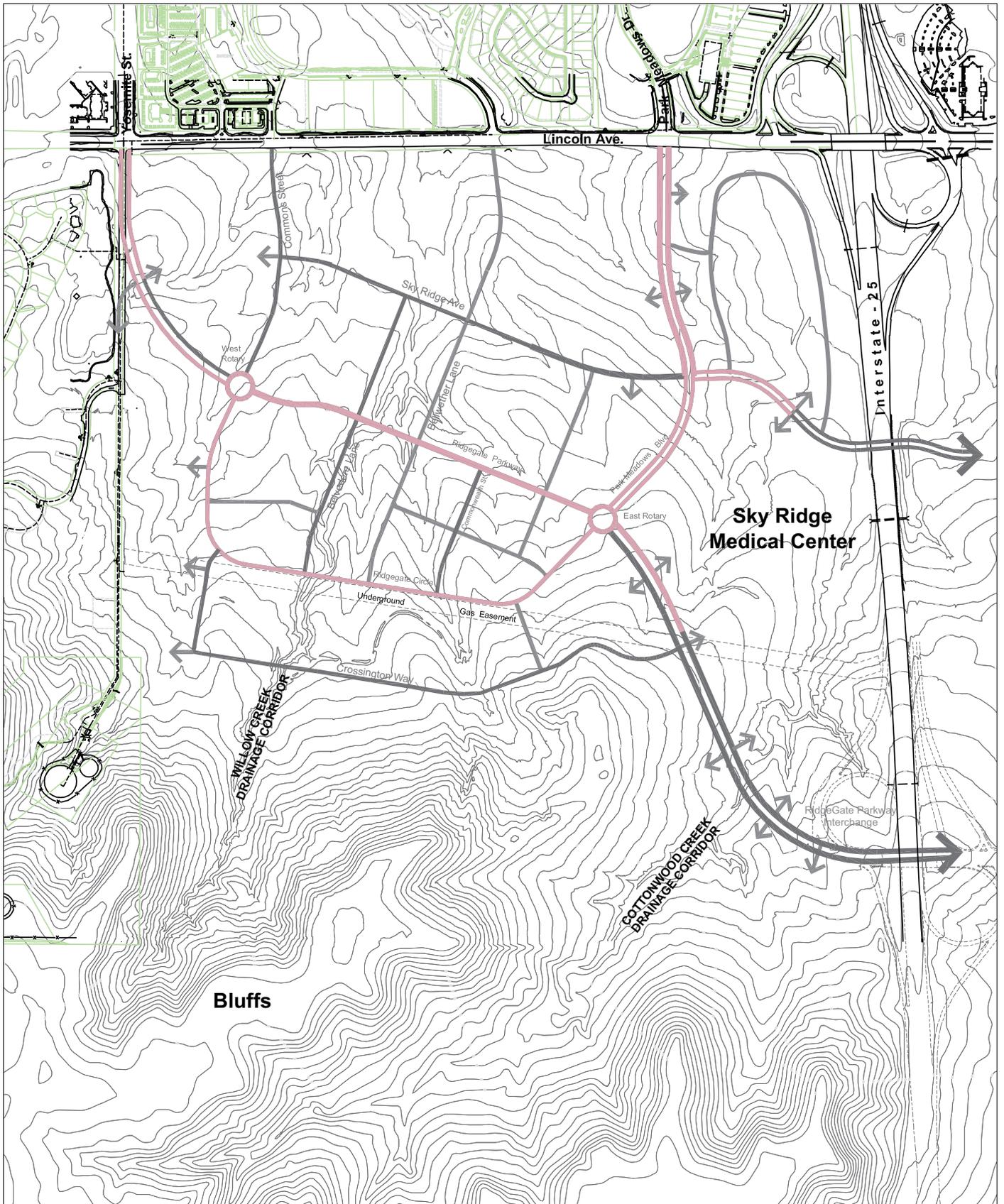
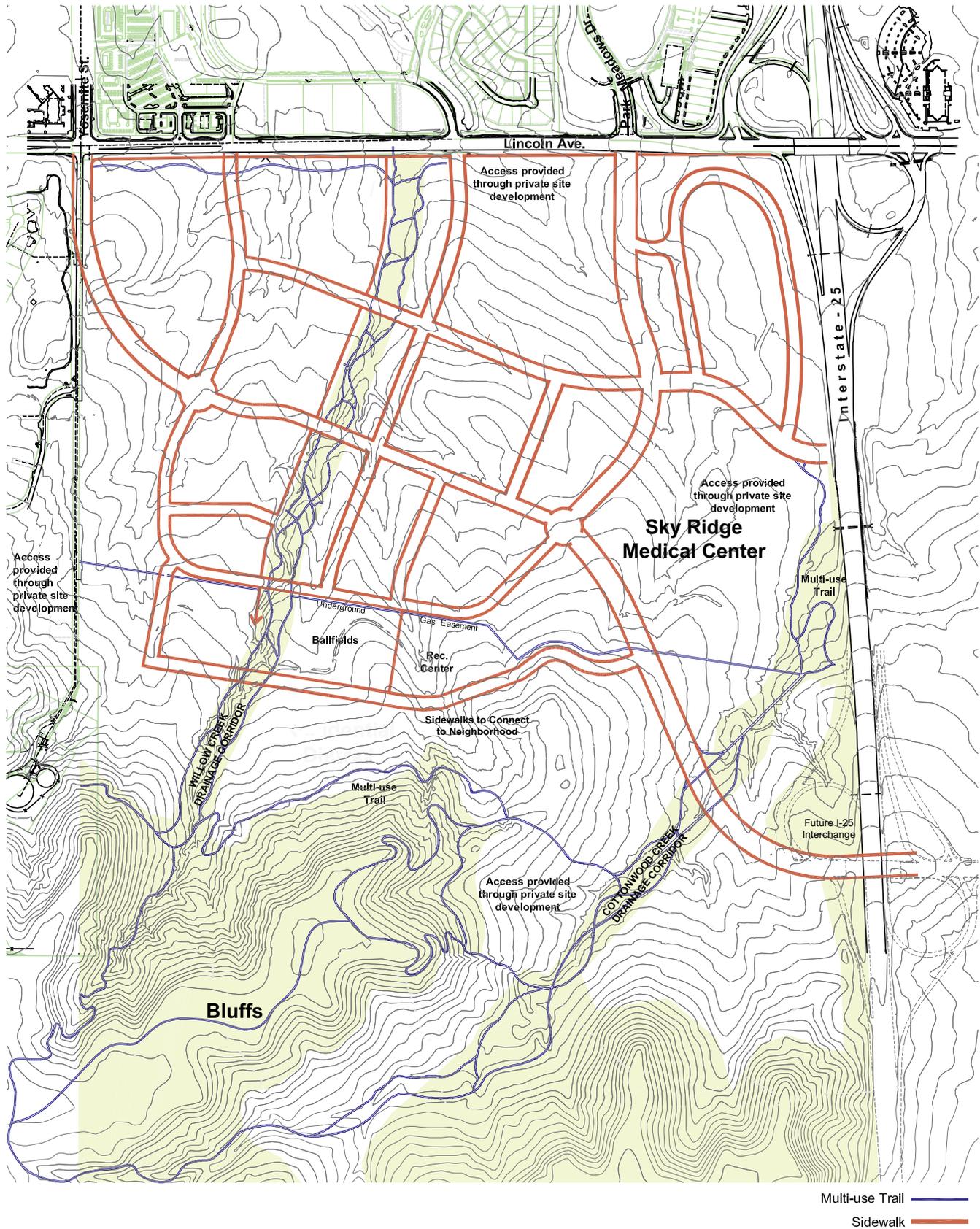
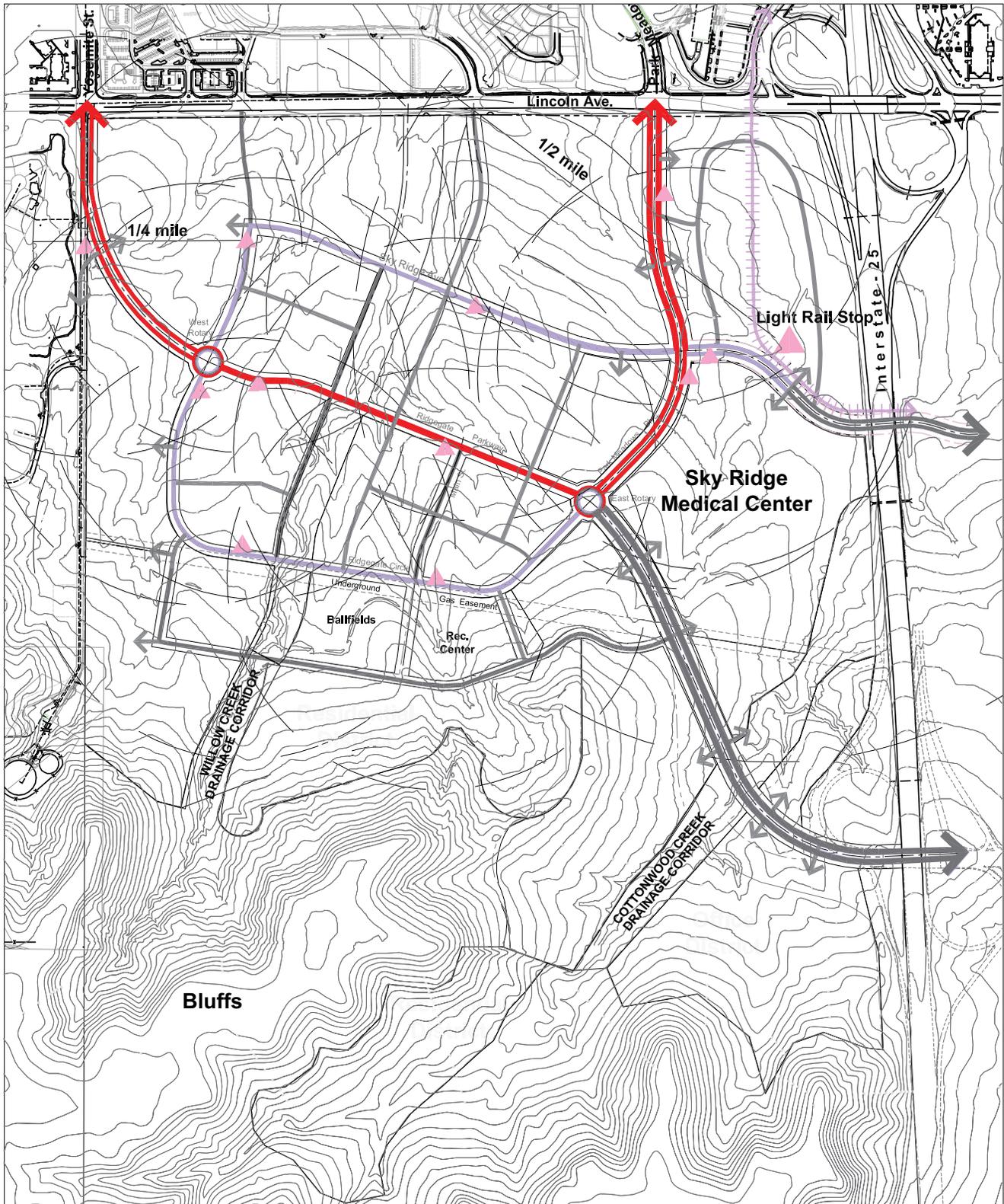


Exhibit 6.3 Section 15 Bike and Pedestrian Framework Plan



Note: The Pedestrian and Bike Access Framework is conceptual and may be refined with Final Road Design Plans.
N.T.S.

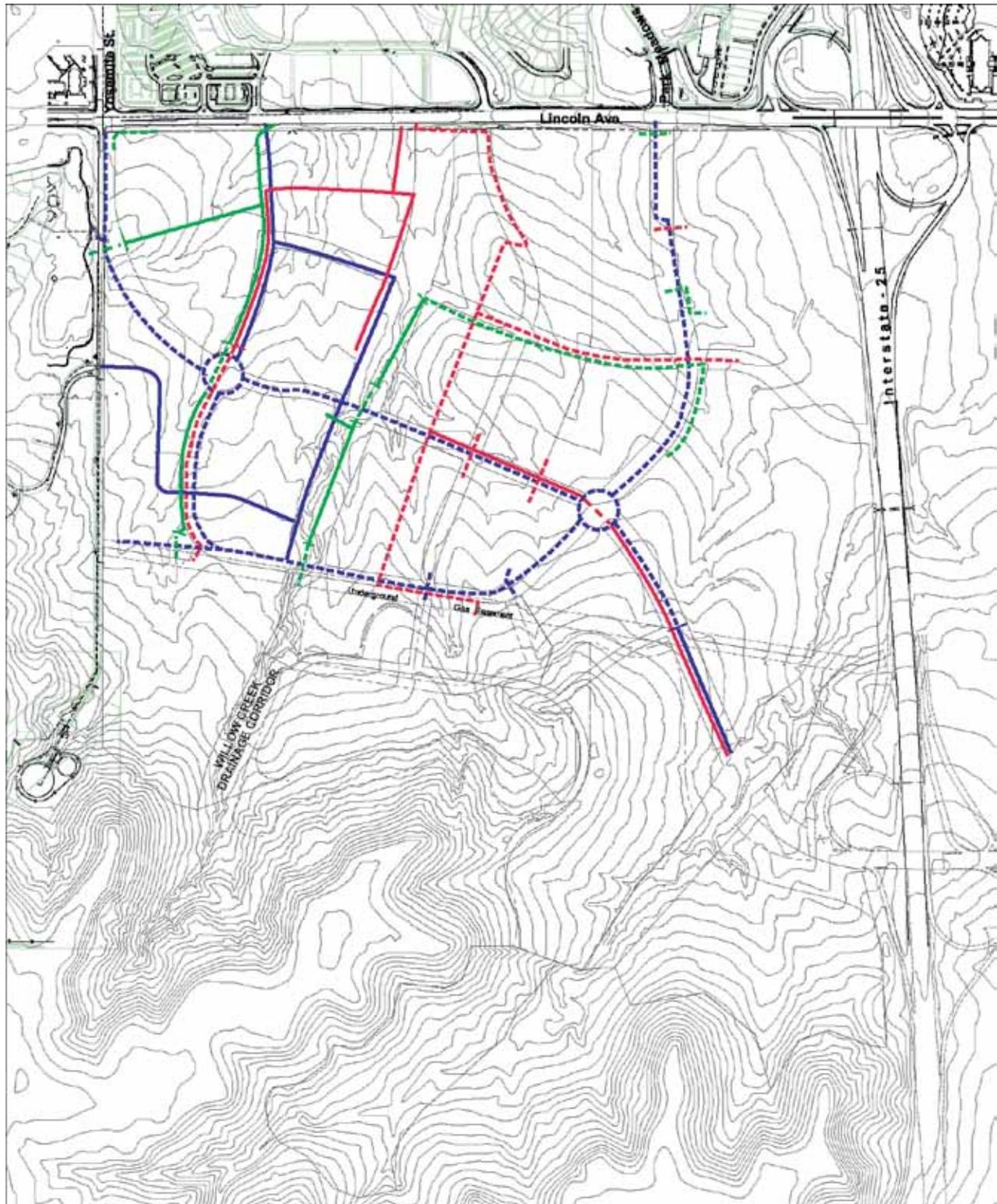
Exhibit 6.4 Section 15 Public Transportation Framework Plan



- Transit Stop ▲
- Local Bus Route —
- Regional Bus Route —
- Light Rail Route - - - - -

Note: The Public Transportation Framework is conceptual and will be refined with future Transit Routing Plans.
N.T.S.

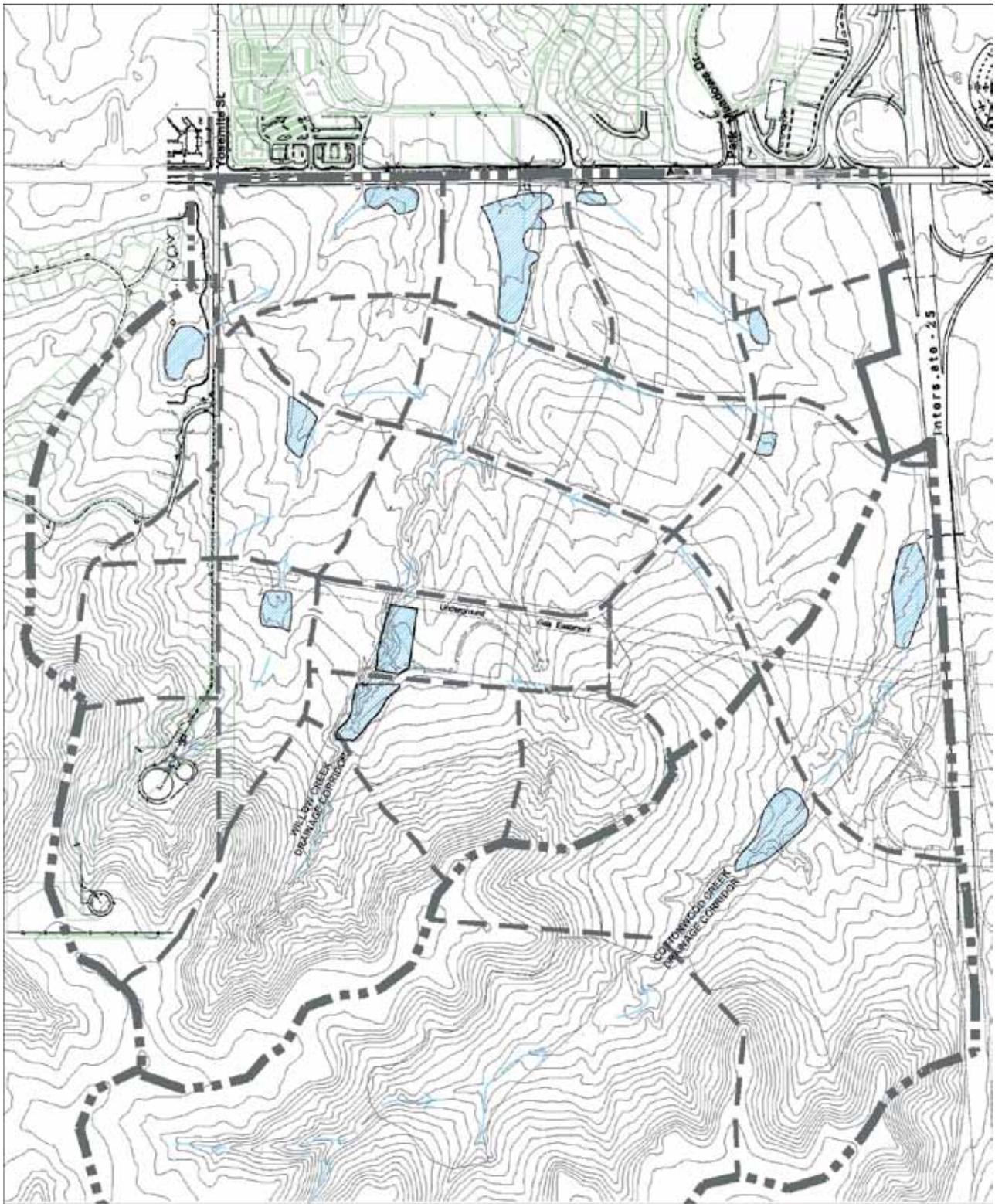
Exhibit 6.5 Utility Framework Plan



Existing	Future
PH 1 Storm	PH 2 Storm
PH 1 Sanitary	PH 2 Sanitary
PH 1 Water	PH 2 Water

Note: The Utilities Plan is conceptual and may be refined with subsequent Utilities Plans.

Exhibit 6.6 Stormwater Management Plan



● Detention Pond Location
— Swale Location
Major Basin Boundary
--- Proposed Basin Boundary

Note: The Stormwater Management plan is conceptual and may be refined with subsequent Site Improvement and Infrastructure Plans.

N.T.S.

Exhibit 6.7 Approved Plant Palette

This plant list is adapted from the City of Lone Tree. Other plant species may be acceptable, subject to DRC review and approval.

	Development Zones			
	Urban	Semi Urban	Semi Rural	Rural
Deciduous Trees:				
Acer ginnala - Amur Maple		•	•	•
Crataegus ambigua - Russian Hawthorne				
Gleditsia tricanthos inermis - Thornless Honeylocust	•	•	•	
Gleditsia tricanthos 'Skyline' - Skyline Locust	•	•		
Gymnocladus dioicus - Kentucky Coffeetree	•	•	•	
Quercus rubra - Red Oak		•	•	•
Quercus bicolor - Swamp White Oak		•	•	•
Quercus macrocarpa - Bur Oak		•	•	•
Tilia americana 'Redmond' - Redmond Linden	•	•		
Tilia cordata 'Greenspire' - Greenspire Linden	•	•		
Evergreen Trees:				
Juniperus scopulorum - Rocky Mountain Juniper			•	•
Juniperus scopulorum 'Cologreen' - Cologreen Juniper		•	•	
Juniperus scopulorum 'Wichita Blue' - Wichita Blue Juniper		•	•	
Picea pungens - Colorado Spruce		•	•	
Picea pungens 'Glauca' - Colorado Blue Spruce		•	•	
Pinus aristata - Bristlecone Pine			•	•
Pinus cembroides var. edulis - Pinyon Pine		•	•	•
Pinus nigra - Austrian Pine	•	•		
Pinus ponderosa - Ponderosa Pine			•	•

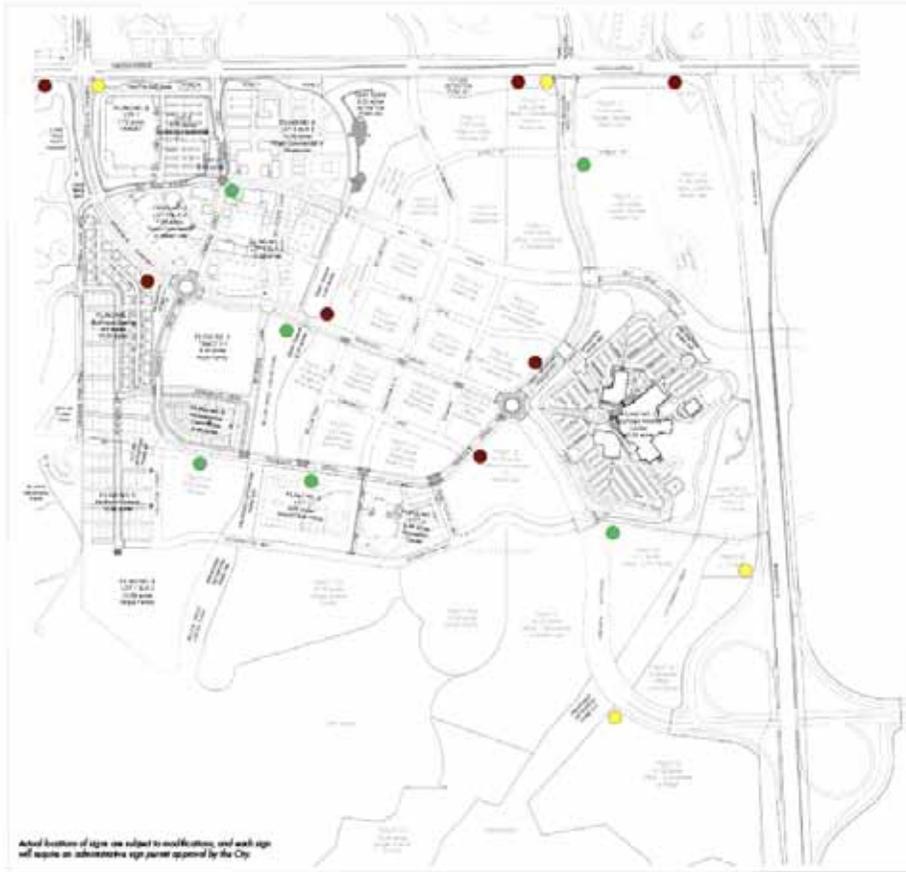
Exhibit 6.7 Approved Plant Palette (continued)

	Development Zones			
	Urban	Semi Urban	Semi Rural	Rural
Deciduous Shrubs:				
<i>Berberis mentorensis</i> - Mentor Barberry	•	•	•	
<i>Berberis thunbergii</i> - Japanese Barberry	•	•	•	
<i>Caragana arborescens</i> - Siberian Peashrub	•	•	•	
<i>Caragana pygmaea</i> - Pygmy Peashrub	•	•	•	
<i>Cornus sericea</i> - RedTwig Dogwood		•	•	•
<i>Cornus sericea</i> 'Isanti' - Isanti Dogwood		•	•	•
<i>Cotoneaster sericea flaviramea</i> - YellowTwig Dogwood		•	•	•
<i>Cotoneaster apiculatus</i> - Peking Cotoneaster	•	•		
<i>Cotoneaster apiculatus</i> - Cranberry Cotoneaster	•	•		
<i>Euonymus alatus</i> - Winged Euonymus or Burning Bush	•	•		
<i>Forsythia intermedia</i> - Border Forsythia	•	•		
<i>Ligustrum vulgare</i> 'Lodense' - Londense European Privet	•	•		
<i>Potentilla fruticosa</i> - Bush Cinquefoil		•	•	
<i>Prunus besseyi</i> - Western Sand Cherry			•	•
<i>Prunus cistena</i> - Purpleleaf Sand Cherry		•	•	•
<i>Prunus triloba</i> - Double Flowering Almond	•	•		
<i>Rhus trilobata</i> - Skunkbus/Three-leaf Sumac			•	•
<i>Ribes alpinum</i> - Alpine Currant		•	•	•
<i>Ribes aureum</i> - Golden Currant		•	•	
<i>Spiraea vanhouttei</i> - Vanhoutte Spirea	•	•		
<i>Syringa meyeri</i> - Dwarf Korean Lilac	•	•		
<i>Syringa persica</i> - Persian Lilac	•	•		
<i>Viburnum lentago</i> - Nannyberry Viburnum	•	•		
<i>Viburnum trilobum</i> - American Cranberrybush	•	•		
Evergreen Shrubs:				
<i>Juniperus chinensis pfitzerana</i> - Pftizer Juniper	•	•	•	
<i>Mahonia aquifolium</i> - Oregongrape Holly	•	•	•	
<i>Pinus mugo</i> - Mugo Pine	•	•		
<i>Pyracantha coccinea</i> - Scarlet Firethorn	•	•		

Exhibit 6.7 Approved Plant Palette (continued)

	Development Zones			
	Urban	Semi Urban	Semi Rural	Rural
Perennial Shrubs:				
Aquilegia spp. - Columbine			•	•
Chrysanthemum x superbum - Shasta Daisy		•	•	
Cornus sericea 'Isanti' - Isanti Dogwood		•	•	•
Geranium spp. - Crainebill	•	•		
Hosta spp. - Hosta	•	•		
Kniphobia uvaria - Torch Lily/Red Hot Poker	•	•	•	
Liatris spicata - Gayfeather		•	•	
Linum spp. - Flax		•	•	•
Penstomen spp. - Beard Tongue		•	•	
Rhus armatica 'Go-Low' - Gro-Low Sumac		•	•	•
Rides alpinum 'Green Mound' - Green Mound Currant			•	•
Rides aureum - Goden Currant			•	•
Veronica spp. - Spike Speedwell		•	•	
Ground Covers:				
Ajuga reptans - Bugleweed	•	•		
Cerastium tomentosum - Snow in Summer	•	•	•	
Juniperus horizontalis 'Hughus' - Hughes Juniper	•	•	•	
Mahonia repens - Creeping Mahonia		•	•	
Vinca minor - Common Periwinkle	•	•		
Vines:				
Clematis x 'Jackmanii' - Jackman Clematis	•	•		
Hedera helix - English Ivy	•	•	•	
Lonicera sempervirens - Trumpet Honeysuckle	•	•		
Parthenocissus quinquefolia - Virginia Creeper	•	•		
P.q. englemanni - Englemann Virginia Creeper	•	•		
Parthenocissus tricuspidata - Boston Ivy	•	•		
Polygonum aubertii - Silver Lace Vine		•	•	

Exhibit 6.8a Wayfinding Signage Program



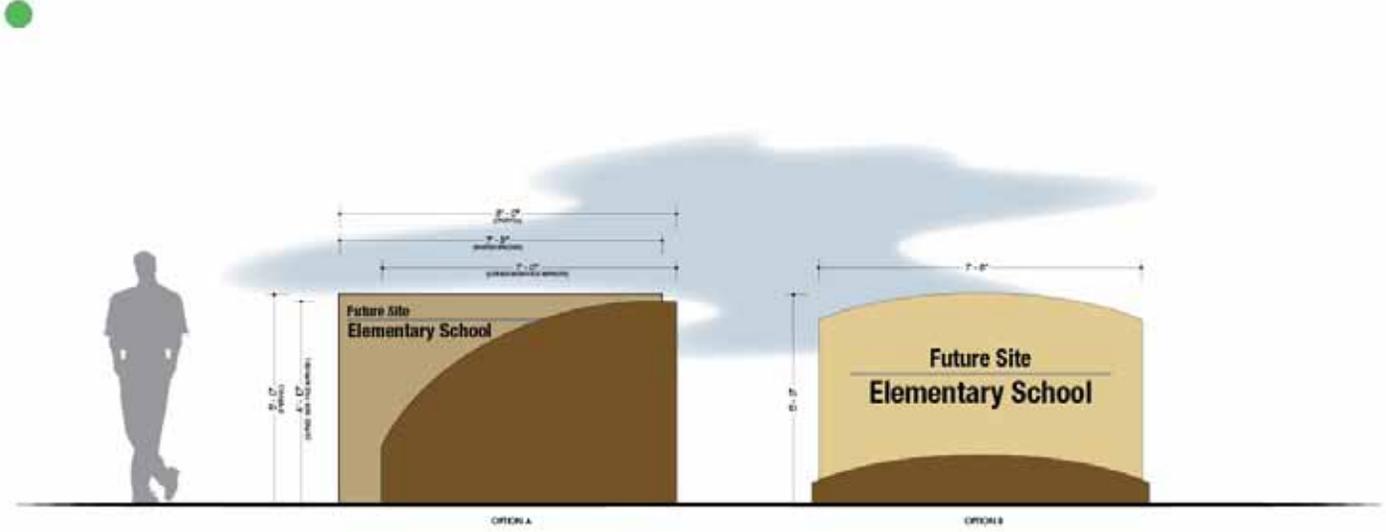
RIDGEGATE SIGN LEGEND	
	Entry Monuments
	Directional Kiosks
	Future Amenity Sites
	Street Kiosk Signs <i>Temporary movable signs, locations TBD</i>
	Builder Identification Signs <i>Temporary 1 per project, locations TBD</i>

Actual locations of signs are subject to modifications, and each sign will require an administrative sign permit approved by the City.

Source: City of Lincoln Commons, 2/2016

Exhibit 6.8b Wayfinding Signage Program - Future Amenity Signs (Temporary)

FUTURE AMENITY SIGNS (TEMPORARY)



NOTES:
 * CONCEPTUAL ONLY - ACTUAL COLORS, MATERIALS AND METHODS OF FABRICATION TO BE DETERMINED

RIDGEGATE	RIDGEGATE 2 FUT SITE A, B - GD-001 - MATT SHEREDY	1/2" = 1' - 0"	08 - 14 - 08	Motivational Systems Inc
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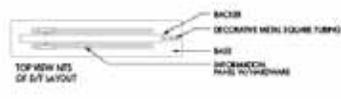
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Exhibit 6.8d Wayfinding Signage Program - Builder Identification Signs (Temporary)

BUILDER IDENTIFICATION SIGNS (TEMPORARY)



- ## BUILDER SIGN**
- SUBSTRATE – WOOD BOX STYLE SIGN OR 2" THICK SIGN FOAM CUT TO SHAPE
 - FACE – PAINTED (PANTONE) OR FULL COLOR EXTERIOR GRADE PHOTO-VINYL
 - RENDERING – FULL COLOR EXTERIOR GRADE PHOTO-VINYL
 - PANELS – 1/4" THICK 24 BOND (OR EQUIVALENT) CUT TO SHAPE & PRINTED
 - INFORMATIONAL COPY – VCI
 - PANEL MOUNTING HARDWARE – CUSTOM MADE ALUMINUM BRACKETS THAT ARE CLEAR COATED AND USELESS HARDWARE TO PREVENT OXIDATION & RUST
 - POLE STRUCTURE – 4" & 1/2" SQUARE ALUMINUM TUBING WELDED TOGETHER & CLEAR COATED OR POWDER COATED TO PREVENT OXIDATION
 - SIGN BASE – FORMED IN PLACE CONCRETE FORMED TO SHAPE. CONCRETE CAN HAVE A STAINED FINISH OR DYES MIXED IN THE POUR.
 - FONT – HELVETICA HELVETIC NEW BASKERVILLE



RIDGEGATE	RIDGEGATE 4 BUILDER TAB - GP-001 - MATT SHEREDY	3/4" x 7' - 0"	01 - 12 - 06	Motivational Systems Inc
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Exhibit 6.9 RidgeGate Local Park Dedication Credit and Cash-in-Lieu Policy



CITY OF LONE TREE
Community Development Department

RIDGEGATE Local Park Dedication Credit & Cash-in-Lieu Policy

Park Land Dedication Standard per the PD:

Local/neighborhood parks shall be dedicated by the owner at the time of residential platting and based on the standard of 5 acres/1,000 population.

Credit*:

The City may grant credit towards the project's total required acreage for parkland dedication, based on the provision of appropriate internal project amenities that are determined by the City to be equal or greater in value to the estimated market value of the required acreage amount.

Note: In such a case as described above, value of the land shall be based on anticipated market value after completion of platting. The City may require the applicant to provide at least one appraisal of the property by a qualified appraiser, as well as cost estimates for internal amenities.

Internal project amenities that may be considered appropriate towards credit of local park dedication include but are not limited to:

- Common open space for passive or active recreation;
- Pedestrian connections to adjacent or nearby parks, trails and open space;
- Swimming pools;
- Non-commercial indoor recreation centers and other specialized recreation facilities;
- Other amenities that demonstrate fulfillment or supplement of the park and recreation needs of residents within the project, as determined by the City.

The City may grant up to 75% credit towards the project's total required acreage for private amenities.

The City may grant up to 100% credit of the project's total required acreage for parkland dedication if said amenities are available to the general public and meet a demonstrated public need, as determined by the City.

**Determination of parkland dedication credit is at the City's discretion, and is negotiable based on the guidelines presented above.*

Exhibit 6.9 RidgeGate Local Park Dedication Credit and Cash-in-Lieu Policy (continued)**Cash-in-lieu of land dedication**

Cash-in-lieu of land dedication shall be used in cases in which the cash value of park land dedication is deemed, by the City to be more appropriate in satisfying the needs of the proposed development than land within the proposed development. Such cases include, but are not limited to, small developments not able to meet the minimum size requirement and development, which already have adjacent facilities that serve or could be expanded to satisfy the need created by the development.

The cash-in-lieu fee shall be based on \$75,000/acre.**

Again, the total acreage required is based on 5 acres/1,000 population

Any combination of land dedication, cash-in-lieu and parkland credit may be accepted, as negotiated based on the guidelines presented herein, and as determined by the Director

The minimum cash-in-lieu fee shall be \$1000.

*** This amount may be adjusted over time to market conditions.*

Exhibit 6.10 Criteria for Annual Staff Review of Community Meeting Space Demand

1. Annual review of the demand for meeting space will begin after the first 350 homes are occupied.
2. By January 31st of each year, beginning in 2005, RidgeGate will submit an annual report to the City of Lone Tree, summarizing at minimum, the following information which may include charts and corresponding land use maps.
 - a. Residential development constructed to date and during the previous year:
 - i. Name of builder and project
 - ii. Location of project
 - iii. Size of project (acreage)
 - iv. Number and type of residential units with Certificates of Occupancy.
 - v. Summary of amenities associated with each project (i.e. park, open space, public art, etc)
 - b. Non-residential development
 - i. Name of project
 - ii. Location of project
 - iii. Land Use
 - iv. Size of Project (acreage)
 - v. Size of Project (square footage of buildings)
 - c. Community Meeting Spaces
 - i. Number of facilities constructed to date
 - ii. Location
 - iii. Size
 - iv. Description of facilities
 - d. Public Art
 - i. List of projects and map that have contributed to public art fund
 - ii. Amount in fund
 - iii. Actual art constructed (location and type)

Exhibit 6.11 Community Meeting Spaces

RIDGEGATE COMMUNITY MEETING SPACE AND PUBLIC ART

