



Lone Tree City Council Agenda Tuesday, April 1, 2014

Meeting Location: City Council Meeting Room, Lone Tree Civic Center, 8527 Lone Tree Parkway.

Meeting Procedure: The Lone Tree City Council and staff will meet in a public Study Session at 4:30 p.m. At 6:00 p.m. and following the meeting, if necessary, the Council Meeting will adjourn and convene in Executive Session. If an Executive Session is not necessary, Council will recess for dinner. The Regular Session will be convened at 7:00 p.m. Study Sessions and Regular Sessions are open to the public, Executive Sessions are not. Comments from the public are welcome at these occasions: 1. Public Comment (brief comments on items not scheduled for a public hearing) 2. Public Hearings. Contact the City Clerk if special arrangements are needed to attend (at least 24 hours in advance).

5:00 pm Study Session Agenda

1. Parker Water & Sanitation District Introduction
 2. Lone Tree Three Mile Plan, #MI-14-20
-

6:00 pm Executive Session Agenda

1. Roll Call
 2. Executive Session
-

7:00 pm Regular Session Agenda

3. Opening of Regular Meeting/Pledge of Allegiance
 4. Amendments to the Agenda and Adoption of the Agenda
 5. Conflict of Interest Inquiry
 6. Public Comment
 7. Announcements
 8. Presentations
 9. Consent Agenda
 - a. Minutes of the March 18, 2014 Regular Meeting
 - b. Claims for the Period of March 10-24, 2014
 10. Community Development
 - a. RidgeGate Lincoln Commons Commercial/Mixed Use Sub-Area Plan #SA14-03R
 - b. RidgeGate Section 15 Filing No. 21 Subdivision Replat #SB13-43R
 11. Public Works
 - a. Approval of Aggregate Industrial-WCE, Inc. Contract for the 2014 Asphalt Overlay Contract
 12. Administrative Matters
 - a. **Public Hearing:** New Hotel & Restaurant Liquor License for Cita Corp, LLC d/b/a Lyfe Kitchen (8505 Park Meadows Center Drive, Suite 2184A)
 - b. **Public Hearing: Ordinance 14-03, AMENDING THE MUNICIPAL CODE TO MODIFY THE DISTANCE RESTRICTION ON APPLICATIONS FOR CERTAIN NEW LIQUOR LICENSES, PURSUANT TO THE COLORADO LIQUOR CODE** (Second Reading)
 - c. Approval of Commissioners' Choice Selection – Rita Derjue
 - d. **Resolution 14-06, APPOINTING A MEMBER TO THE PLANNING COMMISSION** (Kline)
 - e. **Resolution 14-07, A RESOLUTION EXTENDING THE TERM FOR CITY COMMISSION, BOARD AND COMMITTEE MEMBERS**
 13. Council Comments
 14. Adjournment
-

**MINUTES OF A REGULAR MEETING
OF THE COUNCIL OF THE
CITY OF LONE TREE
HELD
March 18, 2014**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, March 18, 2014, at 6:00 p.m., at the Lone Tree City Council Chambers located at 8527 Lone Tree Parkway, Lone Tree, Colorado 80124.

Attendance

In attendance were:

James D. Gunning, Mayor
Jacqueline Millet, Mayor Pro Tem
Harold Anderson, Council Member
Kim Monson, Council Member
Susan Squyer, Council Member

Also in attendance were:

Seth Hoffman, City Manager
Steve Hebert, Deputy City Manager
Jennifer Pettinger, City Clerk
Chief Jeffery Streeter, Lone Tree Police Department
Kristin Baumgartner, Finance Director
Kelly First, Community Development Director
Gary White, City Attorney, White, Bear and Ankele, P.C.
Neil Rutledge, Assistant City Attorney, White, Bear and Ankele, P.C.
John Cotten, Public Works Director, TST, Inc.

Call to Order

Mayor Gunning called the meeting to order at 6:08 p.m., and observed that a quorum was present.

Executive Session

Mayor Gunning announced City Council intends to convene in Executive Session. Gary White, City Attorney, stated the Executive Session is for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e), concerning property development issues. Council Member Anderson moved, seconded by Council Member Squyer, for City Council to recess and convene in Executive Session for the reasons stated. The motion passed unanimously.

Council adjourned to an Executive Session at 6:08 p.m.

The Executive Session was adjourned at 6:45 p.m.

Mayor Gunning reconvened the meeting in Regular Session at 7:04 p.m., following a short recess.

Pledge of Allegiance

Mayor Gunning led those assembled in reciting the Pledge of Allegiance.

Amendments to the Agenda

There were no amendments to the agenda.

Conflict of Interest

There was no conflict of interest.

Public Comment

There was no public comment.

Announcements

Lindsay Nikolaeff, Youth Commissioner, gave Council an update on the Youth Commission.

Mayor Gunning announced upcoming events.

Consent Agenda

Mayor Gunning noted the following items on the Consent Agenda, which consisted of:

- § *Minutes of the March 4, 2014 Regular Meeting*
- § *Claims for the period of February 24 – March 10, 2014*
- § *Treasurer's Report January 2014*
- § *Approval of Amendments to CAP #09-06, City Commissions, Boards and Committees Appointment and Procedure Policy*

Council Member Squyer moved, Mayor Pro Tem Millet seconded, to approve the Consent Agenda. The motion passed unanimously.

Public Works

Approval of Contract for Lincoln Avenue/I-25 Bridge Surface Repairs

John Cotten, Public Works Director, introduced the item.

Mayor Pro Tem Millet moved, Council Member Anderson seconded, to approve the contract with Wilson & Company for engineering services related to Lincoln Avenue/I-25 Bridge Surface Repairs in the amount of \$24,000.00. The motion passed unanimously.

Approval of Thoutt Bros. Concrete Contractors Inc. Contract for 2014 Concrete Replacement

John Cotten, Public Works Director, introduced the item.

Council Member Squyer moved, Council Member Monson seconded, to approve the contract with Thoutt Bros. Concrete Contractors Inc. in the amount of \$292,313.62 for the City of Lone Tree 2014 Concrete Replacement and authorize the Public Works Director to execute the contract documents. The motion passed unanimously.

Administrative Matters

Approval of Agreement with Starkey Theatrix re: Big River Production

Lisa Rigsby Peterson, Lone Tree Arts Center Director, introduced the item.

Council Member Anderson moved, Council Member Squyer seconded, to approve the agreement with Starkey Theatrix regarding the production of Big River dated March 6, 2014 and authorize the City Manager to execute the agreement. The motion passed unanimously.

Ordinance 14-03, AMENDING THE MUNICIPAL CODE TO MODIFY THE DISTANCE RESTRICTION ON APPLICATIONS FOR CERTAIN NEW LIQUOR LICENSES, PURSUANT TO THE COLORADO LIQUOR CODE (Second Reading)

Neil Rutledge, Assistant City Attorney, introduced the item.

Council Member Monson moved, Mayor Pro Tem Millet seconded, to approve **Ordinance 14-03, AMENDING THE MUNICIPAL CODE TO MODIFY THE DISTANCE RESTRICTION ON APPLICATIONS FOR CERTAIN NEW LIQUOR LICENSES, PURSUANT TO THE COLORADO LIQUOR CODE** on First Reading. The motion passed unanimously.

Adjournment

There being no further business, Mayor Gunning adjourned the meeting at 7:25 p.m.

Respectfully submitted,

Jennifer Pettinger, CMC, City Clerk

DRAFT



CITY OF LONE TREE
STAFF REPORT

Project Summary

Date: April 1, 2014 City Council Meeting

Project Name: RidgeGate Lincoln Commons Commercial/Mixed-Use Sub-Area Plan (Amending and renaming the RidgeGate Retail District West Sub-Area Plan)

Location: Southeast of the intersection of Lincoln Avenue and RidgeGate Parkway

Project Type / #: Sub-Area Plan Amendment / Project File #SA14-03R

Staff Contacts: Kelly First, Community Development Director

Meeting Type: Public Meeting

Summary of Request:

The Sub-Area Plan is being amended as a result of the applicant's revised development concept for the southeast portion of Lincoln Commons.

Planning Commission Recommendation:

Approval, by a 4-3 vote.

Suggested Action:

Approval



CITY OF LONE TREE
STAFF REPORT

TO: Mayor Gunning and City Council

FROM: Kelly First, Community Development Director

DATE: March 26, 2014

FOR: April 1, 2014 City Council Meeting

**SUBJECT: RidgeGate Lincoln Commons Commercial/Mixed-Use Sub-Area Plan
(Amendment to RidgeGate Retail District West Sub-Area Plan)
Project File #SA14-03R**

Owner:
Lincoln Commons South, Inc.
1041 Third Avenue, 2nd Fl.
New York, NY 10065

Representative:
Coventry Development
Darryl Jones/Keith Simon
10270 Commonwealth St., Ste B
Lone Tree, CO, 80124

Planning Commission Meeting Date:
City Council Meeting Date:

February 25, 2014
April 1, 2014

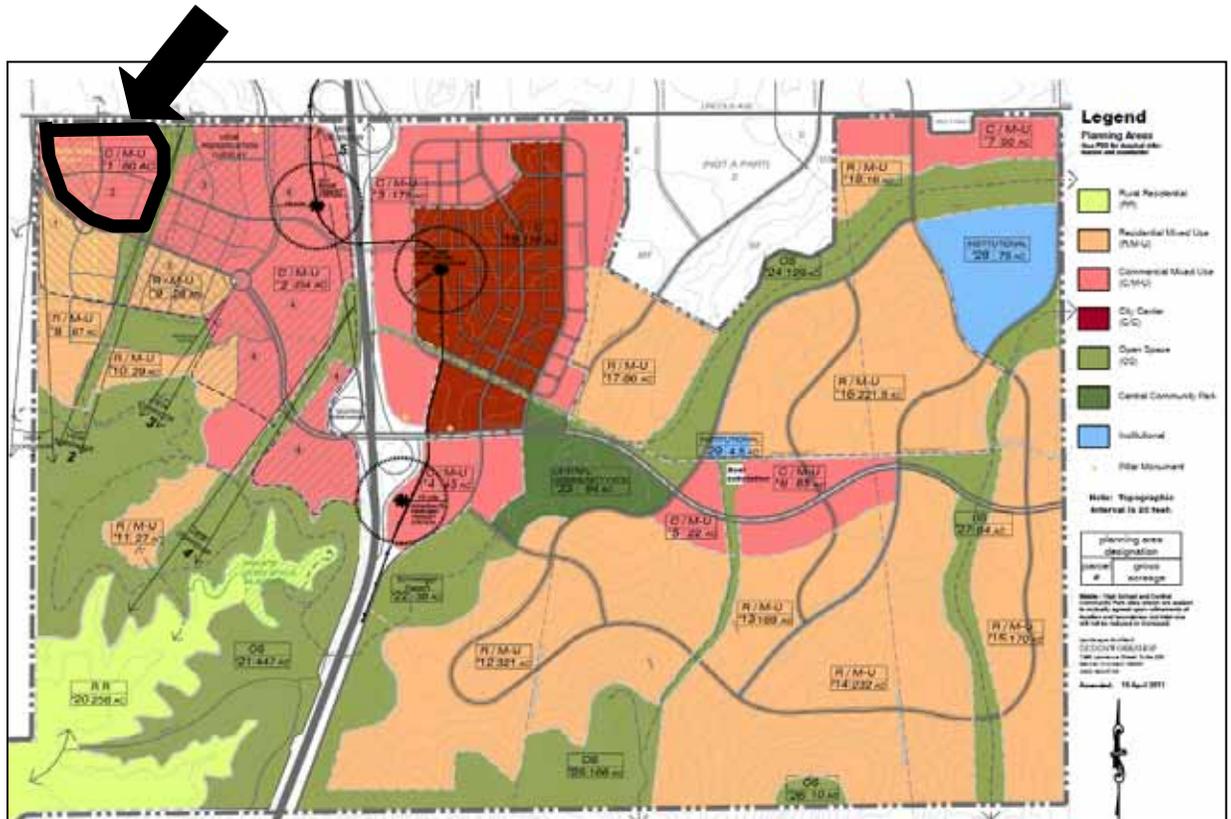
A. REQUEST:

Approval of the RidgeGate Lincoln Commons Commercial/Mixed-Use Sub-Area Plan (amending and re-naming the RidgeGate Retail District West Sub-Area Plan).

B. LOCATION:

This Sub-Area Plan applies to approximately 55 acres of land located in the northwest portion of the RidgeGate Planned Development District (PDD). The area is collectively known as "Lincoln Commons" and is bounded by Lincoln Avenue to the north, RidgeGate Parkway to the west

and south, and the Willow Creek corridor to the east. Lincoln Commons is generally divided into four quadrants by Commons Street, which bisects the property in a north/south direction, and by Sky Ridge Avenue, which bisects it in an east/west direction.



RidgeGate PDD Plan – Lincoln Commons

C. OVERVIEW OF RIDGEGATE SUB-AREA PLANS:

Due to the large size and long-term nature of the RidgeGate PDD, Sub-Area Plans are required to guide development with a greater degree of specificity than the overriding PDD. The PDD states, *“Individual Sub-Area Plans and related Design Guidelines will be developed prior to or concurrent with platting. Sub-Area Plans may include complete or partial planning areas, or a combination of planning areas. These will serve to further define development standards that allow flexibility to respond to market conditions, yet provide specificity so that development implements the planning concepts.”* The PDD outlines requirements for Sub-Area Plan content and approval process. In general, Sub-Area Plans provide conceptual frameworks that address various aspects of site development

and building design. Based on that direction, specific development plans are then processed separately as part of a Site Improvement Plan (SIP) process.

Sub-Area Plans are reviewed by the Planning Commission and approved by the City Council. Substantial amendments are also approved through that process. The City-approved Sub-Area Plans are then used by staff, Coventry Development and the RidgeGate Design Review Committee (DRC) in the review of individual development proposals. Staff reviews SIPs against the applicable Sub-Area Plan to make a finding to the Planning Commission and Council that development complies with, does not comply, or varies from the Sub-Area Plan, as applicable.

There are currently three Sub-Area Plans in place: the Office District Sub-Area Plan, the Residential West Village Sub-Area Plan, and the Retail District West Sub-Area Plan. Prior to or concurrent with additional development on the bluffs and east of I-25, including the City Center, separate Sub-Area Plans will be drafted for approval by the City.

D. BACKGROUND:

An overall "master" SIP for Lincoln Commons Phase II was approved in 2008 in conjunction with an amendment to the original Retail District West Sub-Area Plan. That SIP comprised approximately 40 acres within Lincoln Commons, (it did not include the northwest quadrant where Super Target, the parking garage and retail are located, as that area had already been constructed). Since 2008, the northeast quadrant of Lincoln Commons has steadily been developing and includes Sprouts Farmers Market, retail, restaurants, a bank and a dental office. In 2010, the Lone Tree Arts Center was constructed in the southwest quadrant of Lincoln Commons.

At the time the overall master SIP was approved in 2008, it was envisioned that the *southeast* quadrant of Lincoln Commons would be the site of a shared Lone Tree Arts Center and Library, with mixed-use retail, office, park and plaza uses. However, in 2009 the Library funding ballot issue failed. Subsequently, the City and RidgeGate agreed to shift the site of the Arts Center west of Commons Street, where infrastructure was already available. For other reasons cited in the applicant's narrative, the retail focus originally anticipated for the property has not come to fruition and the site is now being considered for a "multi-generational residential" land use plan, including a senior living project.

The RidgeGate PDD zoning establishes permitted land uses and building heights that may be permitted in this area. There is no zoning change associated with this request. Lincoln Commons is within

Commercial/Mixed-Use Planning Area #1, which allows for a range of land uses, including residential. In order to promote an overall balanced mix of uses, the PDD stipulates that a maximum of 40% of each C/M-U Planning Area can be developed with residential uses (and, conversely that a maximum of 30% of each residential/Mixed-Use Planning area can develop as commercial uses). With the revised residential development concept, Lincoln Commons will continue to be in conformance with this zoning provision, as the entire southeast quadrant represents only about 27% of the 55-acre Planning Area, which contains no other residential uses.

E. PURPOSE OF AMENDMENT:

Amending the Sub-Area Plan is necessary in this case to establish a clear and updated development concept for the area that will guide future SIP amendments. Sub-Area Plan changes are intended to clarify applicability of the Sub-Area Plan and to incorporate key design elements and concepts regarding connections, public plaza areas, sensitivity to adjoining uses, and quality design.

In addition to the Sub-Area Plan, a subdivision replat is being processed for the southeast parcel of Lincoln Commons (RidgeGate Section 15 Filing 21). The replat establishes future development lots, roadways and an open space tract. Individual SIP amendments are expected to be submitted upon approval of the Sub-Area Plan and plat, and would be subject to review through the Planning Commission and City Council process.

F. SUMMARY OF SUB-AREA PLAN AMENDMENT:

The existing Sub-Area Plan was prepared concurrently with the overall SIP for Lincoln Commons Phase II. As such, it was tailored very specifically to that SIP. It included Chapters for each of the quadrants, or “districts” within Lincoln Commons (Lincoln District East, Town Center District West and Town Center District East), and provided concepts, standards and guidelines specific to each district that were specific to the master SIP. Staff asked the applicant to revise references to the previous development concept within the Sub-Area Plan and instead establish a new vision, with standards and guidelines that could apply throughout Lincoln Commons.

The original and overriding concept for Lincoln Commons as an urban, mixed-use area is retained in this Sub-Area Plan amendment, as are critical elements of the original plan, including provisions for an

interconnected system of roadways, pedestrian connections, public plaza areas, attractive streetscapes and quality in site and building design. The following summarizes the key substantive changes in the document:

- The Sub-Area Plan is being amended and re-titled to more accurately characterize Lincoln Commons as a “Commercial/Mixed-Use” area overall, as opposed to the implication that it is retail-only.
- Specific chapters for each “district” within Lincoln Commons Phase II are eliminated and replaced with overall standards and guidelines to apply throughout the entire 60 acres of Lincoln Commons.
- The Lincoln Commons C/M-U District description now includes the following statement:
 - 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. (p. 5 and p. 11)
- A new graphic has been added (Figure 2, page 11) to illustrate the areas applicable to the Sub-Area Plan and reflect the underlying zoning (C/M-U). This graphic also represents generally where public plazas are intended, as shown by the asterisks.
- A residential chapter is added (taken largely from the existing RidgeGate Residential Village West Sub-Area Plan). Guidelines and standards for single-family *detached* product types are not included, as single-family detached is not anticipated in Lincoln Commons.
- The overall concept is amended to broaden the description of Lincoln Commons as a living environment with a range of housing types, in addition to including retail, office and commercial uses. (p. 11).
- The Plan includes provisions for “edge treatment mitigation” intended to ensure sensitivity of taller building massing relative to adjoining uses. Specifically:
 - 4.2.2 Building Location and Heights. Concept. “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”.
 - 4.2.2 Building Location and Heights. Standards. 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 the third floors of the structure.

- A number of other relatively minor changes are included with this update including some edits and updates, as well as reorganization of chapters. Final formatting and minor editing may be permitted upon approval.

G. PLANNING COMMISSION REVIEW:

The following has been taken directly from the minutes of the Planning Commission meeting held on February 25, 2014:

Ms. Kelly First introduced the application to amend the RidgeGate Retail District Sub-Area Plan to be re-named the RidgeGate Lincoln Commons Commercial/Mixed-Use Sub-Area Plan. She noted that this is not an application to amend the Commercial Mixed-Use zoning designation. She summarized the role of the sub-area plans in the overall RidgeGate process, relative to the RidgeGate Planned Development District, which is the zoning document, and the more detailed Site Improvement Plans. Ms. First described the subject area, along with the adjacent uses and street network. She talked about the existing development that has occurred in the area, as well as some of the original planning concepts. She talked about how the planning concepts have changed over time and the desire of the applicant to depart from some of the original and very specific elements of the current Sub-Area Plan. She discussed the desire to retain many of the original planning concepts in the existing plan, including the grid street pattern, streetscape design, walkable pedestrian network and public spaces. She summarized the nature of the specific changes to the document including the addition of building “step-back” standards to help reduce massing and provide additional sensitivity to existing residents in the area. She indicated that the application had been referred to the RidgeGate West Village Community Association, who had not provided comment to date. She referred to community meetings conducted by the applicant. She summarized that staff is recommending approval of the proposed amendments to the Sub-Area Plan.

Mr. Darryl Jones, of Coventry Development, addressed the Commission. He talked about the intent to amend the plan to take out some of the very specific site planning elements and to change the focus from a primarily retail project to a more mixed-use project, including residential. Mr. Jones talked about the challenges the developer has had attracting as much retail as originally hoped. He said they are responding to interest in senior housing and townhome type residential. He summarized the intent to omit some of the detail and amend the Sub-Area Plan to better respond to some of the projects that will be coming forward soon.

Commissioner Kirchner asked about the standard regarding metal halide lights and whether they had considered allowing LED lamps as well. Mr. Jones said they would consider other more sustainable lighting. Ms. First said that the language could be amended to address LED lighting as well. Commissioner Kirchner said he appreciated the standard prohibiting wood shake shingles. He said he was supportive of the flexibility of the proposed changes and believes it's a step in the right direction.

Commissioner Mikolajczak asked if there had been any engagement with the community and what the response has been from the community. Mr. Jones said they had three community meetings. The first meeting in July of 2012 consisted of a smaller group of residents, followed by a meeting of the broader RidgeGate community in September 2012, when a number of issues and concerns were raised including traffic and walkability. A third meeting was held in October and facilitated by an outside consultant. He said the attendees of that meeting generally supported the plan and discussed details that would be addressed through the SIP process. Mr. Mikolajczak asked if the library was a commitment and whether this new plan would actually come together or is it subject to change again. Mr. Jones indicated that RidgeGate is committed to donating land for the library but the actual location is still being negotiated. Commissioner Mikolajczak said he thought this would be a great location for the library and he hoped that a promenade connection could be designed between the library and the Arts Center. He felt there were opportunities to connect the courtyard plazas with surrounding uses and the senior living project. He is encouraged and hopes that it gets built as envisioned today. Mr. Jones stated that they are keyed into the needs of the seniors and how that project fits in with the area.

Commissioner Carlson asked about a clarification on the percentage of residential area referenced in the staff report. Ms. First discussed the land area percentage limitations that are set up in the Planned Development zoning to ensure a balanced mix of uses within the planning Areas, such that no one use would dominate. Commissioner Carlson asked about how the calculation is determined and, given the projects being considered today, how much area would be used for residential? Ms. First responded that, as a conservative estimate, she assumed that even if all 15 acres of this southeast quadrant of Lincoln Commons were residential, it would only represent 27% of the total 55 acres in the planning area, and would not exceed the 30% residential limit set by the zoning. Commissioner Carlson shared her perception of the community meetings that she attended as a RidgeGate resident and said that the residents were not excited about more high density residential apartments. She indicated there was positive feedback about the library, the plaza and the walkability the developer had presented in the community meetings. She said another concern was the eventual height of the future senior housing

project. She said that density and the lack of retail was what a lot of people were concerned about. She commented that we should be looking at future demand and not the difficulties associated with the past economy. She believes the market is changing and there will be greater viability of retail in the future, considering the number of Schwab employees that will be in the area.

Commissioner Steele asked about the significance of the asterisks on Figure 2, on page 11. Ms. First indicated the asterisks represent the concept of integrating public plazas and parks in those general areas of the plan. Commissioner Steele asked for a clarification about Figure 3 on Page 15. Ms. First indicated that it represents conceptual roadway alignments through the project. Commissioner Steele asked about the maximum height restrictions. Ms. First responded that the maximum height limitation in Lincoln Commons east of Commons is 70', or approximately 5 stories. Commissioner Steele said he is familiar with development standards like Floor Area Ratios, setbacks or density bonuses for such things as architectural upgrades. He said he wanted to register a concern about the potential for greater height and density with this residential plan, compared with a retail model, which tends to be lower profile buildings. Commissioner Steele commented that how in RidgeGate, it's a very fine balancing act between residential and retail. If there is more residential than retail, there will be more traffic moving outside of the community to retail services elsewhere. If there is more retail than residential, there will be inbound traffic in the community. Commissioner Steele said he was registering a concern that it not get out of balance. Mr. Jones responded that they still have additional retail opportunities on the west side, with three pad sites still available in Lincoln Commons. He noted that the success of retail depends on residential uses and activity during the day and in the evenings. Commissioner Steele asked if part of the retail problem might have been that the SuperTarget was so large and that was affecting the other retail opportunities. Mr. Jones stated that they could have sold retail pads by now if they wanted to sell for uses like car washes etc. that are not necessarily representative of the values of RidgeGate and the mix of uses they would like to see. He talked about the challenges they have had marketing some of the retail, especially for the sit-down restaurant market. Mr. Jones said they look at retail that services not just RidgeGate residents, but that provides community-wide benefit as well. He noted that RidgeGate Commons, where Cabela's is located, was originally anticipated for office use, but has been converted to retail.

Commissioner Godden pointed out the need for edits on Page 37, Section 5.1.4, the second bullet. He also suggested changing the reference on page 41 from HardiPlank siding to a non-proprietary description such as fiber-cement siding. Commissioner Godden asked if there was a definition

for the “multi-generational residential” term used in the submittal. Mr. Jones indicated that it implies the opportunity to “age in place” by having a variety of housing choices that capture multiple demographic categories ranging from more entry-level townhomes, to senior housing, to higher end housing. Commissioner Godden noted that if the senior living project comes in it will fill a current gap. He also received clarification that the concept for townhomes was a separate project from the senior living project. Mr. Jones added that an earlier concept for this area of Lincoln Common included multi-family apartments, but that type of housing here is no longer on the table. They are now considering that area as the possible site of the library.

Commissioner Sippel said she shared some of the concerns regarding lack of retail and sit-down restaurants and asked whether the senior living project precipitated the change in development plans. Mr. Jones replied that it did. She asked how the Sub-Area Plan meshes with the Arts Center. Mr. Jones said the Arts Center attendance will be supported with the new plan and that the plaza concept denotes a relationship with the Arts Center. Commissioner Sippel asked if there was pressure not to compete with Park Meadows Mall or the Entertainment District. Mr. Jones said the pressure comes from the market and said the competition of those two areas affects what they see in RidgeGate. Commissioner Sippel asked Mr. Jones what he thought the future was for retail in RidgeGate. Mr. Jones talked about the strength of the Cabela’s store, which is far exceeding sales projections. He talked about the other retail and restaurant opportunities there were at RidgeGate Commons next to Cabela’s. Commissioner Sippel said she wanted to go on record that she is concerned about too much residential and not enough retail. She suggested changing language on Page 5 of the Sub-Area Plan to broaden the intent to include more references to potential retail uses. She suggested that the second paragraph under Section 3.2 pertaining to synergy of uses be retained, rather than deleted.

Chair Sauder said he understood the need to clean up the Sub-Area Plan and make it less site-specific. However, he was concerned that it might be a little premature and wondered whether we should wait for the Schwab campus to open to determine how it may influence the retail market. He said he was surprised the existing residential didn’t feed the existing retail more. He said he thought the lunch business for existing restaurants will increase significantly.

Commissioner Steele said he thought there was a disconnect in using the term “village” to describe the area, as the retail there is strip retail, rather than a neighborhood-based concept. He believes the concept has not been fully developed to characterize it as a village.

Commissioner Carlson asked the Commissioners for their general feedback relative to the potential for apartments, and suggested taking a wait and see approach to evaluate what happens after Schwab opens. She said would be willing to consider recommending approval if there is a condition that there will be no multi-family other than the Morningstar senior living project. Commissioner Kirchner said he would not support that type of condition. He would be concerned about trying to force retail into an area that hasn't accepted retail and that such a condition would be too restrictive. He didn't believe the coming of Schwab was necessarily going to support more retail. He said the plan as proposed provides more flexibility and noted that a good portion of the area is already retail. If additional retail is not working, it should not be forced. He indicated he would support multi-family apartments.

Commissioner Mikolajczak said it was too bad the original plan did not happen and he would not be opposed to waiting a year and seeing what happens. He wasn't sure if you added more retail that Schwab employees would necessarily be enough to support that. He said his biggest concern was creating a positive environment around the Arts Center and what was being proposed had that potential. He also indicated he liked the idea of multi-family.

Commissioner Sippel asked Commissioner Carlson about her intent. Commissioner Carlson said she was trying to measure the level of support for a condition of approval that there wouldn't be any multi-family in the sub-area. She said such high density housing in this area was a concern by many in the community. Mr. Jones noted that the multi-family apartment idea was part of an earlier concept but that they are not in negotiations with anyone regarding apartments. He also indicated that the zoning does allow for that type of use and no change is being proposed to the zoning. Chair Sauder said excluding multi-family goes against the definition of mixed-use and he didn't think such a specific use restriction was appropriate for a sub-area plan.

Commissioner Steele said he accepted Commissioner Carlson's concern but couldn't support such a condition. He said he was concerned more generally about the area not coming together as a walkable community and that there was a lot of surface parking. He felt it was missing an integration of uses that would support a more walkable area. He indicated he was open to having a broad palette of uses to work with and that he couldn't support a condition prohibiting multi-family.

Commissioner Godden said they should wait and see what happens with the SIP. He said it was unfortunate that the library bond issue was defeated and light rail hasn't come yet. It is unfortunate that some of the things we thought would happen haven't come together. He said he

agreed with Commissioner Steele that there seems to be less cohesion happening than originally thought with the master plan, although he knows RidgeGate is trying to work toward that. He said the images presented imply a village feel but it's hard to tell until the project builds out.

Commissioner Sippel said she couldn't support the prohibition of multi-family but she was still concerned that things didn't come together as planned. She said she also understands that you need to have residential. She was concerned that some of the walkable aspect of the project seemed to be lost and hoped that there would be more forward-thinking regarding bike lanes and pedestrian connections.

Commissioner Kirchner moved that the Commission recommend to City Council approval of RidgeGate Lincoln Commons C/MU Sub-Area Plan, Project #SA14-03R. Commissioner Godden seconded the motion. The motion was approved 4 to 3 with Commissioners Godden, Sippel, Mikolajczak and Kirchner voting in favor. Commissioners Carlson, Steele and Sauder voted no. Commissioner Carlson indicated she voted no because of the chance there could be more multi-family residential, although she appreciated efforts to preserve some of the original vision. Commissioner Steele indicate he voted no so that it goes on record that this was not a rousing endorsement of the plan. He felt there were enough concerns noted that the vote should reflect that. Chair Sauder said he felt the plan should wait and see if circumstances change. He indicated his vote was not for lack of support for the plan and he recognized the collaboration that had occurred but in his opinion it was premature.

Commissioner Steele asked staff whether a negative action on the Sub-Area Plan would impact the senior living project. Mr. Hebert responded that it possibly could, but that would be up to the Planning Commission and Council. Commissioner Steele commented that he had not heard anything negative about the Morningstar project. Mr. Hebert responded that it was not under consideration tonight, but that an SIP was expected soon.

H. REFERRALS:

The proposed amendments were sent on referral to the RidgeGate West Village Community Association, Bluffmont Estates and other HOAs in the City. To date, no comments have been received.

Comments provided by the City Public Works Department regarding wording changes have been addressed.

I. STAFF FINDINGS AND RECOMMENDATION:

Staff finds that the application is in conformance with the City Comprehensive Plan and RidgeGate PDD.

Staff recommends approval of the Lincoln Commons Commercial/Mixed-Use Sub-Area Plan amendment, with no conditions.

END

City of Lone Tree

Department of Community Development
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818 Fax 303-225-4949

DEVELOPMENT APPLICATION FORM

PROJECT NAME: Ridge Gate Mixed-Use Sub-Area Plan **OFFICE USE ONLY** PROJECT FILE # 14-032 SA
REQUEST: Sub-Area Plan Amolt.

SITE LOCATION: COMMONS STREET BETWEEN SKY RIDGE AVENUE & RIDGEGATE PARKWAY
(Nearest Intersections)

DATE SUBMITTED: 1/22/14

OWNER:

Name: LINCOLN COMMONS SOUTH, INC.
Address: 1041 THIRD AVENUE, 2ND FLOOR NEW YORK, NY 10065
Phone: (212) 752-6164 FAX: (212) 752-5407

FEES: 500 -
(Engineering fees are not included)

AUTHORIZED REPRESENTATIVE:

Name: KEITH SIMON / DARRYL JONES Fax: (720) 279-2582
Address: 10270 COMMONWEALTH ST, SUITE B Email: DJONES@COVENTRYDEVELOPMENT.COM
Phone: (720) 279-2581 Business/Project Name: COVENTRY DEVELOPMENT / RIDGEGATE

LEGAL DESCRIPTION (site address):

PROJECT INFORMATION:

Subdivision Name: LINCOLN COMMONS SOUTH Filing # 5-19TAMDT Lot # (if appropriate): 2-A Block #: 1
Planning Area # (if PD): 1
PRESENT ZONING: CMU (When rezoning) - PROPOSED ZONING
GROSS ACREAGE: 15.27 # of units (residential):
Unit type:
FIRE DISTRICT: SOUTH METRO METRO DIST: RAMPART RANGE
WATER: DENVER ELEC: XCEL
SEWER: SOUTHGATE GAS: XCEL

Further submissions pursuant to this application may include any and all development proposals, submissions, applications and procedures that may be made or initiated under the City of Lone Tree Charter, ordinances, rules, regulations, guidelines or policies including, without limitation, those for any of the following: (i) annexation; (ii) zoning or re-zoning, including any development plan for zoning within the Planned Development (PD) District; (iii) preliminary PD or PUD site plan, or related design guidelines or development standards; (iv) final PD or PUD site plan; (v) Site Improvement Plan; (vi) any master or general development plan, sub-area plan, site plan or similar development plan, however denominated, which may be provided for under any PD development plan or any other zoning; (vii) Sketch Plan, Preliminary Plat or Final Plat; or (viii) any amendment made to any of the foregoing, as applied for or as approved. *To the best of my knowledge, the information contained on this application is true and accurate.*

APPLICANT SIGNATURE: [Signature]
APPLICANT'S NAME (PRINTED): DARRYL JONES

Date: 1/22/14

Lincoln Commons Commercial/Mixed-Use (C/M-U) Sub-Area Plan
(an amendment to and renaming of the RidgeGate Retail District West Sub-Area Plan)

Application Narrative

Site Context

The Lincoln Commons C/M-U Sub-Area Plan site is comprised of 60 acres of land located south of Lincoln Avenue and north of RidgeGate Parkway. It is divided into four areas, by Commons Street, which runs north/south, and Sky Ridge Avenue, which runs east/west. The quadrant located east of the Arts Center (also known as “Lincoln Commons South”) is current undeveloped, and is the basis for this Sub-Area Plan amendment.

Background

In 2008, a ‘vision’ for this area was created that was anchored by an Arts Center and Library that was to be surrounded by retail and office uses. This area was originally envisioned as a mixed use high density retail area, along with development of 4 and 5 story office buildings, and a Library and the Arts Center as area anchors.

In 2009, the Library ballot funding question failed at the polls. Without the Library and Arts Center anchors, the feasibility of starting a retail-oriented development project was severely impaired and, in addition, the Lincoln Commons North District was just getting started with its development and retail leasing.

Consequently, the City of Lone Tree and RidgeGate agreed that if the Arts Center was to proceed sooner rather than later, that it would be best to relocate it to the west side of Commons Street where infrastructure already existed.

Since 2010, Lincoln Commons North has been trying to complete development and leasing of the retail in its area, and despite continuous and active marketing for 4 years now, many portions of Phase II remain undeveloped and still has approximately 30,000 square feet of retail space uncommitted. Unfortunately, we have found that the retail market here is just not that deep especially given the range and amount of retailers present in the Park Meadows area, which is just a mile or so away.

In addition, several of the existing tenants have struggled and we have had to give a couple of them rent relief in order to keep them in operation. Because of this, we have felt for some time that the vision for this area would have to be modified due to the lack of depth in the retail market, especially if their retail location is not immediately adjacent to Lincoln Avenue. We have learned more about the local retail market and better understand the myriad of complex factors that have led us to determine that a retail-heavy mixed use district in the Lincoln Commons South area is just not going to be feasible anytime in the foreseeable future.

Early last year Morningstar Senior Living approached us about a site in RidgeGate for senior housing and they ended up selecting the southern portion of the vacant LCS area as their desired location for a future Senior Housing residential development. Morningstar’s review of the few remaining sites in RidgeGate led them to identify the site at the NE Quadrant of the West Roundabout as the best to suit

their needs. Such a project is something that both RidgeGate and the City of Lone Tree agree is needed in Lone Tree.

New Vision

Morningstar's strong interest and investment commitment in the site confirmed that a more residentially oriented vision for the area was mandatory; a new plan for Lincoln Commons South was created for the entire vacant area. The new plan will retain all of the urban design principles from the previous plan, and one of the objectives of the new plan over the old plan is that it provides additional design standards ensuring sensitivity to the adjoining residential uses through step backs of buildings. The new vision of how the area will develop will consist of a residentially oriented area identified as "multi-generational residential".

The new plan's vision will create a livable residential community environment consisting of a wide variety of housing options, surrounding by a network of walkable streets and pedestrian connections with high quality streetscapes, the completion of the Willow Creek Corridor Park, two vibrant public plazas and outdoor community spaces, and high quality building design. A new and different land use mix more weighted to "multi-generational" residential uses better responds to current market demands. The traffic generated by this shift in land use for this project is at least 50% less than the previous vision (about 6,000 less trips/day will impact current residential neighborhoods in RidgeGate), and the increase in residential units on this site will help the existing and new retailers do better on nights and weekends when businesses are closed, and will eventually allow us to continue to attract high quality tenants to the area.

The vision for this area also incorporates a new site for the Lone Tree Library, for which DCL now has the funding. The new Douglas County library site will be donated by the landowner (Lincoln Commons North, Inc.) and is expected to be 2-3 times the size of the existing Lone Tree Library and includes a drive through book drop/pick up lane.

Further, the area concept includes the construction of the last segment of the Willow Creek Park system with hard and soft surface community trails from Belvedere Park under RidgeGate Parkway and Sky Ridge Avenue. The trails will continue through natural areas and then connect to a manicured park environment and a perennial flower bed promenade, much like the beds in Denver's Washington Park.

The public plazas will incorporate different kinds of water features, plaza space, outdoor dining areas and seating for people-watching to help create a strong sense of place and a dynamic space where the community can experience this vibrant outdoor environment.

Conclusion

By moving forward with this plan we can put this vacant land into production to benefit the community and add more retail choice, move forward with a new public library, complete the Willow Creek park and trail and build new public plazas and spaces. The Sub-Area Plan amendment [in conjunction with a replat of the Lincoln Commons South – (LCS) area] will be the first step in the City's process and, for many, the first introduction to the idea that the original concept plan for the LCS area is being revised.



Community Mediation Concepts

A NONPROFIT ORGANIZATION PROVIDING
CONFLICT RESOLUTION, MEDIATION AND FACILITATION SERVICES

December 17, 2013

Keith D. Simon
Executive Vice President | Director of Development
Coventry Development Corporation
10270 Commonwealth Street, Suite B
Lone Tree, CO 80124

Dear Mr. Simon:

Thank you for the opportunity to facilitate the neighborhood meeting this past Wednesday, December 11th, regarding the proposed Morning Star Development at Lincoln Commons South. There were three presentations; your update on plans for the area, a presentation by Matt Turner providing background to Morningstar and answering some initial neighbor concerns, and then Dennis Boggio regarding the proposed Morningstar development specifics.

I facilitated comments and questions from the neighbors. I am attaching a brief summary that will remind you of the general questions asked.

We had thirty-one neighbors sign in; with just over half indicating they had attended the first meeting.

Two or three neighbors expressed concern about their loss of views because of the five-story part being located toward the northwest corner. They asked that consideration be given to moving the five story component to the east side of the property. Dennis provided several reasons why this may not work.

Five or six neighbors spoke out specifically in favor of the project. The consensus of the group was in support of the overall project. They appreciated the changes Morningstar had made in response to their previous concerns. They were also very appreciative of the varied building designs and how this provided an interesting and engaging form.

If you have any questions, please don't hesitate to contact me.

Sincerely yours,

Steve Charbonneau
Executive Director

"Helping People Talk to People"

▪ 303.717.2167 / 303.772.7567(fax) ▪ Steve@FindSolutions.org ▪ www.FindSolutions.org ▪

**Lincoln Commons South/Morningstar
RidgeGate Resident Community Meeting No. 2
December 16, 2013**

In attendance for Morningstar:

Matt Turner, Morningstar
Ken Jaeger, Morningstar
Dennis Boggio, Lantz Boggio Architects
Amy Deines
Jerry Blocher, Haselden Construction

In attendance from Lincoln Commons South:

Keith Simon, Coventry Development Corporation
Darryl Jones, Coventry Development Corporation

Mediator:

Steve Charbonneau, Community Mediation Concepts
Ryan Thompson, Community Mediation Concepts

Steve Charbonneau opened the meeting at 6:30pm and discussed the format for the meeting. He then introduced Keith Simon, Executive Director for Coventry Development. Keith gave an update on four specific topics of concern from the last meeting; traffic, bike and pedestrian movement, proposed development and why Morningstar was being proposed as a development for this space.

Matt Turner then gave an overview of who Morningstar is, including photos of recently completed projects elsewhere in Denver. He then discussed the proposed project at RidgeGate. Matt introduced his Architect, Dennis Boggio, and asked him to provide more specific project details. Dennis reviewed the changes to the senior living architecture since the previous meeting and answered questions from the approximately 31 people in attendance, as follows:

- Building heights and # of units – Building heights will vary from one story to five stories, 190 units total consisting of 50 assisted living units, 30 memory care units and 110 independent living units.
- Amount of parking provided – 3 surface parking lots (approx. 80 spaces), there will be underground parking as well for residents (approx. 65 spaces)
- Lighting for the property, including parking lots – parking lots and walkways will not include large overhead light poles
- Number of employees and where they park (30 employees max will park in the surface parking on the north side of the project)
- How will snow removal be managed? (contract and an onsite ATV)
- There were a couple neighbors who are concerned about their mountain views. Their question and contention is that the 5-story mass of the project could be moved to the east side of the property and thus protect their views.
- We reviewed the site topography.
- Will this be a skilled nursing facility? (No, this is not a skilled nursing at this facility and will not be in the future)
- Timing of when Site Improvement Plan will be submitted to the City (Early in 2014)

- The 5 story location came up several times.
- Are the units for sale or rental? (All units are rental)
- A neighbor who lives in Bluffmont Estates stated that they will be looking at a 3 story building and parking lot and asked if more trees could be planted on that side (west) of the project to help screen residents and buff these views and lighting.

Dennis also addressed comments and questions regarding the other site plan components and explained that all sides of the building will have varying heights and changes in wall planes. The five story/most dense portion of the building is where the independent residents live and why he believed this part should be located in the area where the most community activity occurs (near the Arts Center and new plaza area) based on market research.

Steve Charbonneau summarized the outcome of the meeting and stated that he will note in the meeting minutes comments about the loss of views.

The meeting ended at approximately 8:00pm.

RidgeGate Lincoln Commons ~~Retail District West~~ Commercial Mixed-Use Sub-Area Plan

Approved November 18, 2003



a city in the landscape

Revised:
May 15, 2006
~~February 2009~~ July 15, 2008
February 2014

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RidgeGate Lincoln Commons ~~Retail District West~~ 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 65.1b 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

Exhibits ~~65.1b.1~~ and ~~65.1c~~ 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. Planning area boundaries are for reference only. Refer to the City adopted Planned Development District Map

RidgeGate Lincoln Commons ~~Retail District West~~ Commercial Mixed-Use Sub-Area Plan

Chapter 2

Sub-Area ~~District~~ 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 **65.1a** in the Appendix. Subsequent sub-area plans may alter **thesethis** boundary**ies** 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 **Retail Lincoln Commons Commercial Mixed-Use District** 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 **to the west** 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 ~~District~~ 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. ~~The Residential District is well-suited for housing. It locates~~ Living environments are within walking distance of recreation, employment, shopping, and dining. It is anticipated that residential uses ~~this district~~ 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 65.2 in the Appendix and reinforces a clear hierarchy of circulation within and outside of RidgeGate. Pedestrian routes and access points are defined per Exhibit 65.3 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 65.3 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 65.3 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 65.4 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 **Board Committee** and the City of Lone Tree

The DRBC 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 **Board 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

~~Darryl Jones, DRC Administrator~~

720/279-2581 (t)

City of Lone Tree Community Development Department

~~Steve Hebert, Director~~

303/708-1818 (t)

City of Lone Tree Engineering Department

~~John Cotten, City Engineer~~

303/792-0557 (t)

City of Lone Tree Building Department

303/708-1818 (t)

Rampart Range Metropolitan District

~~Denise Denslow, District Manager~~

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 ~~Retail District West~~ Commercial Mixed-Use Sub-Area Plan

Chapter 3

~~Retail District~~ Lincoln Commons Commercial Mixed-Use Framework

3.1 District Lincoln Commons Sub-Area Boundary

The Retail District 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

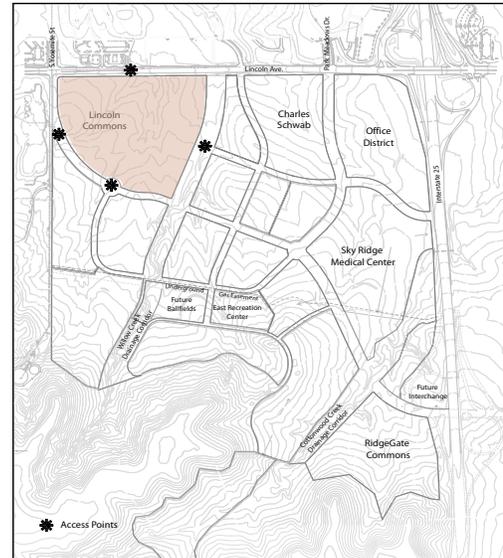


Figure 1

3.2 District Sub-Area Concept

Development within the Retail Commercial Mixed-Use area District is intended to provide a variety of shopping, office and living options to the residents of Lone Tree and the broader community. Comprising approximately 4555 acres, it is envisioned to create a synergy of uses ranging from large-format¹ and specialty retail to service, entertainment, and civic uses, and a range of residential options.

This synergy of uses will create a unique retailing environment for the Commercial/Mixed-Use area District and serve to activate the area District both day and night.

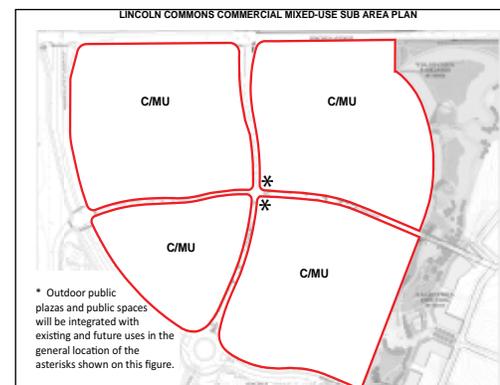


Figure 2

The design will integrate and prioritize the functions of the automobile and the pedestrian, with neither excluded and both encouraged. It will be the careful blending of the auto and the pedestrian that will allow the area District to be a successful and inviting environment. Structured deck parking will be utilized to concentrate the automobile in high-use locations while freeing other areas of the site for greater pedestrian-related activity. Circulation, parking characteristics and pedestrian amenities will vary depending upon the retailing type.

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 District will contain activity zones and gathering places large and small. The goal will be to create retail "neighborhoods" within the area District 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

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.

the mix as well. Office space may also be incorporated to ~~create a District~~ increase the daytime population and enhance opportunities for retailing.

An enduring quality will be the defining standard.

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 ~~Retail Commercial Mixed-Use area~~District is achieved. Design Review ~~Board~~ Committee approval is mandatory for all projects in the ~~Retail-Commercial Mixed-Use area~~District prior to submission to the City of Lone Tree for project review.

~~*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.~~

RidgeGate Lincoln Commons ~~Retail District West~~ Commercial Mixed-Use Sub-Area Plan

Chapter 4

~~Retail~~ Lincoln Commons Commercial Mixed-Use Sub-Area ~~District~~ Standards and Guidelines

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

~~6.14.1 Lincoln Commercial Mixed-Use District Sub-Area East~~ 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. ~~This District is located at the northeast quadrant of Lincoln Commons within RidgeGate with direct access from Lincoln Avenue. Users in this area will include vehicular-oriented national and local retail and restaurant tenants with the need for good visibility, good access and adjacent parking fields. The site improvement plan for this district links it with Lincoln District West completed in 2005. The two projects will come together to create a larger more diverse shopping palette which should increase customer interest.~~

~~The design of the Lincoln District East is critical to the success of Lincoln Commons as it is the major entry to the entire project. Access drives interior to the site 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 be an extension of the Lincoln District West. It 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.~~

~~The design guidelines for this district shall be prescriptive in nature to assure architectural and material continuity along the Lincoln Avenue frontage.~~

~~6.10.1 Application of Standards and Guidelines~~

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

6.2 Site Planning Standards

~~Unless otherwise specified, these Design Standards and Guidelines shall apply to any site, regardless of use, within the district known as Lincoln District East. Certain Standards may apply only to specific retail areas or uses. Such applicability will be clearly stated within the standard.~~

~~6.2.1 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 and internal Main Street as the primary access points.~~
- ~~• Internal primary roadways will be private, and will be designed as circulator streets rather than~~

through streets (although through movements will be allowed).

Unless otherwise specified, these Retail Commercial Mixed-Use District Standards and Guidelines shall apply to any non-residential site, regardless of use, within the Retail Commercial Mixed-Use District 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 Retail Commercial Mixed-Use District 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

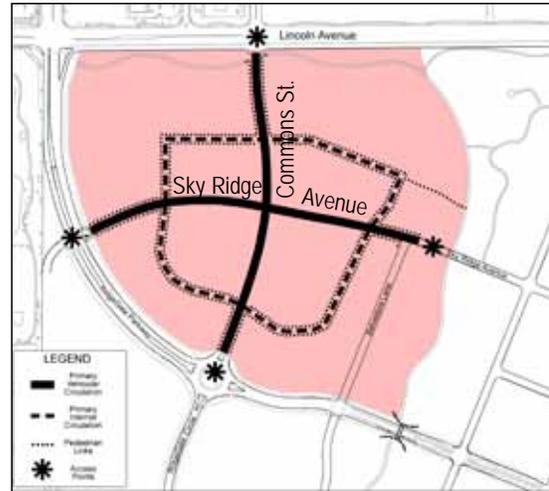


Figure 3

4.12 Site Planning Standards

4.12.1 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 Retail Commercial Mixed-Use District Sub-Area (Sky Ridge Avenue and Commons Street) will be controlled by a four-way stop signs.
- Pedestrian connections shall be established from the Retail Commercial Mixed-Use District Sub-Area to external uses or areas where possible.
- Streets within the Retail Commercial Mixed-Use District 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 2 for the conceptual circulation plan.
- Both public and private streets internal to the overall site boundaries 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.

Guidelines

- The Site Improvement Plans for the within Retail Commercial Mixed-Use District Sub-Area shall consider accommodating public transportation alternatives.
- 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 Retail Commercial Mixed-Use District Sub-Area.
- A sense of entry to the project should be created.

4.21.2 Building Location and Heights

Concept

- “Internalize” the Retail Commercial Mixed-Use District Sub-Area such that individual retail and residential neighborhoods act to reinforce the others.
- Provide buffers to existing residential uses to the west.
- 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 Retail Commercial Mixed-Use District 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.



Parking lot landscaping (non-structured)

4.21.3 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 In surface (non-structured) parking areas, provide landscaped parking 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 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’



Service area screening example



Service area screening example

$45^\circ = 7'6'' \times 17'$

- 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.



Composition of forms



Features



Features

4.21.5 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 landscaping of sufficient height and density (minimum 6' high walls, 10' for semi-areas).
- 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.



Façade example



Façade example

4.32 Architectural Standards

4.32.1 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 Retail Commercial Mixed-Use District 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 Retail-Commercial Mixed-Use District 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.



Fenestration

4.2.2 Massing / Scale

Concept

- Scale and compose forms to create clear, organized relationships between buildings, outdoor spaces, pedestrians and automobiles.
- Promote architectural relationships between buildings of varying heights and mass.
- Buildings should be designed to create an impression that there is a division of proportion or an interpretation of the classic base, middle and top.

Standards

- In large retail buildings* use building massing or special architectural features and changes in the building topline to emphasize key building features.
- Do not create large monolithic structures. Integrate meaningful breaks in the building.
- Entries should have an inviting, pedestrian scale.

Guidelines

- All sides of the building should be attractive and interesting in accordance with their orientation and function.



Fenestration



Fenestration

6.3.14.3.2 Massing / Scale

Concept

- Individual façades should create a comfortably scaled and appropriately detailed visual experience and complement the adjacent uses. Certain façades may have a broader scope (larger neighborhood view) and others may be more related to the pedestrian experience.

Standards

- Key building features, parapets, and steps shall be returned a minimum of 4' to create a sense of depth.
- 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.



Materials and colors

4.32.23 Main Building Façades—Massing and Scale

Concept

- Individual façades should create a comfortably scaled and appropriately detailed visual experience and complement the adjacent uses. Certain façades may have a broader scope (larger neighborhood view) and others may be more related to the pedestrian experience.
- To create a comfortably scaled and appropriately detailed visual experience and complement the adjacent uses. Certain façades may have a broader scope (larger neighborhood view) and others may be more related to the pedestrian experience.

- 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.
- 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.

*Roof forms**Roof forms*

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.
- 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 pre-cast 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.



Walls

4.32.3 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.**



Streetscape

4.2.54.3.4 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 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**



Streetscape

and door frames are to be compatible in color and finish but may vary between buildings in a complimentary manner.

- 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 **Lincoln Commons**. 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.



Outdoor café seating



Public plaza



Outdoor retail

- 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 ~~master-SHP~~, 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 ~~Lincoln District~~ 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 ~~Lincoln District~~ 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 ~~Lincoln District~~ DRC and City.
- Bold or intense colors are prohibited unless previously approved by both the City of Lone Tree and the RidgeGate ~~Lincoln District~~ DRC. If approved, these colors should be limited to signage or other accent areas.



Signage

Guidelines

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

4.2.64.3.5 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, horizontal-

ly-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).

6.2.54.3.6 Pedestrian Walks

Concept

- ~~Lincoln Commons~~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.

6.3.44.3.7 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.

6.3.54.3.8 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.

6.3.84.3.9 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.

~~6.3.104.3.10~~ 6.3.104.3.10 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.

~~6.3.114.3.11~~ 6.3.114.3.11 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.

~~6.3.134.3.12~~ 6.3.134.3.12 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.

~~6.3.144.3.13~~ 6.3.144.3.13 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.

~~6.3.154.3.14~~ 6.3.154.3.14 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.

~~6.3.16~~ 4.3.18 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.

~~6.3.17~~ 4.3.19 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.

~~6.3.18~~ 4.3.20 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 is it 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

4.43 Landscape Standards

4.43.1 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.

4.43.2 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 ~~gravel, rock, crushed or decomposed granite or other such material, or~~ 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 - 6' 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 [65.7](#) 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.

4.43.3 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](#) ~~automatic computerized clocks~~, 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.

4.43.4 Walls

Concept

- Walls that enhance the Retail-Commercial Mixed-Use District 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 DRBC and the City of Lone Tree could punctuate the wall line.

4.43.5 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 tablespots 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.

4.43.6 Public Plazas

Concept

- Create flexible, active and vibrant public spaces that are defined and energized by retail or commercial edges and able to accommodate both small and large-scale use.

Standards

- Vendor carts or kiosks shall be allowed as approved by the DRBC 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.

4.43.7 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 Retail Village 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 District, 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.

4.54 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.

Standards

- A sign permit is required from the City of Lone Tree ~~Community Development Department 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 ~~Retail-Commercial Mixed-Use~~ District.

4.54.1 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 65.8a to 65.8e in the Appendix.

4.65 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.

46.7 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, mate-

rial 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.
- ~~Certification with the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program is required for all Office Use buildings greater than 50,000 gross square feet in this district.~~

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.

46.8 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 ~~Retail District West~~ Commercial Mixed-Use Sub-Area Plan

Chapter 5

Residential Design Standards & Guidelines

RidgeGate West Village Residential Standards 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 67.1a. Specific standards per residential type can be found in either the single-family or multi-family standards sections.

~~In cases of contradiction to state or local codes, these standards shall be overruled with notification to the RidgeGate Design Review Committee. In no way does conformance with these regulations exempt a structure from compliance with other applicable safety codes. Exceptions may be granted to these standards on the basis of architectural merit.~~

54.0 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.

54.1 Overall Site-Planning Standards

54.1.1 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

- ~~Exhibit 67.1db in the Appendix~~ 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.

54.1.2 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. ~~To the extent that this component of the PDD is amended, then this exhibit shall be deemed amended in the same manner.~~
- 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.

54.1.3 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.
- ~~The design of driveways in the Hillside Transition District (HTD) shall be subject to approval of the DRC and the City of Lone Tree.~~

54.1.4 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.

54.1.5 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.

54.1.6 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 not be permitted in a single-family residential subdivision.~~

- 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 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.

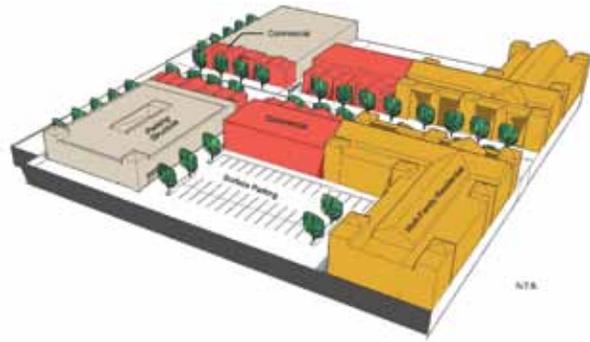


Figure 2: Mixed-Use Massing

Standards (Single-family detached)

- ~~Minimum off-street parking requirements of two spaces per single-family detached residence shall be provided in either the garage or private parking lot.~~

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.

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.

- 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.

54.1.7 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.

~~54.1.9 Planning Area #11~~

~~The following standards shall apply to development within the area designated in the *RidgeGate Planned Development District* document as R/MU Planning Area #11. Refer to Exhibits 67.1b in the Appendix.~~

~~Standards~~

- ~~• The detailed site plan for R/MU Planning Area #11 will provide for the reconfiguration of the southern portion of that parcel, surrounded by the bluffs, to allow for its shifting to the northern half of the valley area, thereby preserving the middle and southern area. It is recognized that such shifting may entail development on slopes exceeding 20 percent in this particular parcel (irrespective of previous references indicating that slopes greater than 20 percent would be in open space); in which case appropriate mitigation measures for development shall be employed. The site plan for this parcel will be prepared in consultation with the Division of Wildlife. Additional requirements in this area may involve the maintenance of natural vegetation and restricted landscaping through building envelopes and the consideration of a regional trail through the area. The site plan will consider alternative residential development design, including reduced street width, common open space areas, and a mix of housing types. The design shall also incorporate common building materials and a palette of building colors for homes in this area. Low-profile and stair-stepped buildings will be considered in the areas that are located along the toes of the bluffs, in order to conform to the topography.~~
- ~~• Planning Area #11 boundaries may be reconfigured or reduced to preserve tree and brush vegetation, wildlife areas, and significant views to the south from Planning Area #11 and views to the west from Interstate 25.~~
- ~~• All development proposed within Planning Area #11 is subject to review by the City of Lone Tree Planning Commission and approval by the City Council prior to or concurrent with platting. Plats in these areas may include designation of building envelopes. Submittal requirements may include (but are not limited to) proposed building massing (which may involve height limitations and/or low-profile and stair-stepped buildings); architectural elevations; materials; colors; landscaping; fencing; and lighting. Other information necessary to determine the overall design, character and~~

quality of the project for consistency with the Sub-Area Plan, the City of Lone Tree Design Guidelines, and the overall goal of providing a natural transition to the bluffs may be required:

- In addition to all development in Planning Area #11, residential development located adjacent to the southern open space planning areas along the toe of the bluffs is subject to the above City review and approval process. This shall apply to development located within 250 feet from the open space, or the average depth of the lot, whichever is greater.
- A Wildfire Hazard Assessment, consistent with Douglas County's Wildfire Mitigation Standards, will be required to be submitted to the Lone Tree Community Development Department at the time of subdivision of any plat for Planning Area #11. Suggested mitigation measures may be required as a condition of subdivision approval. On-going maintenance measures to minimize the potential for wildfire may be required to be incorporated in the Covenants, Conditions and Restrictions (CC & Rs) for Planning Area #11.

54.2 Single Family Attached and Multi-Family Architectural Standards

54.2.1 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.

54.2.2 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).

54.2.3 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.

54.2.4 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.

54.2.5 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.

54.2.6 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.

54.2.7 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.

54.3 Landscape Standards

54.3.1 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.

54.3.2 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 ~~the 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 ~~gravel, rock, crushed or decomposed granite or other such material, or~~ 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

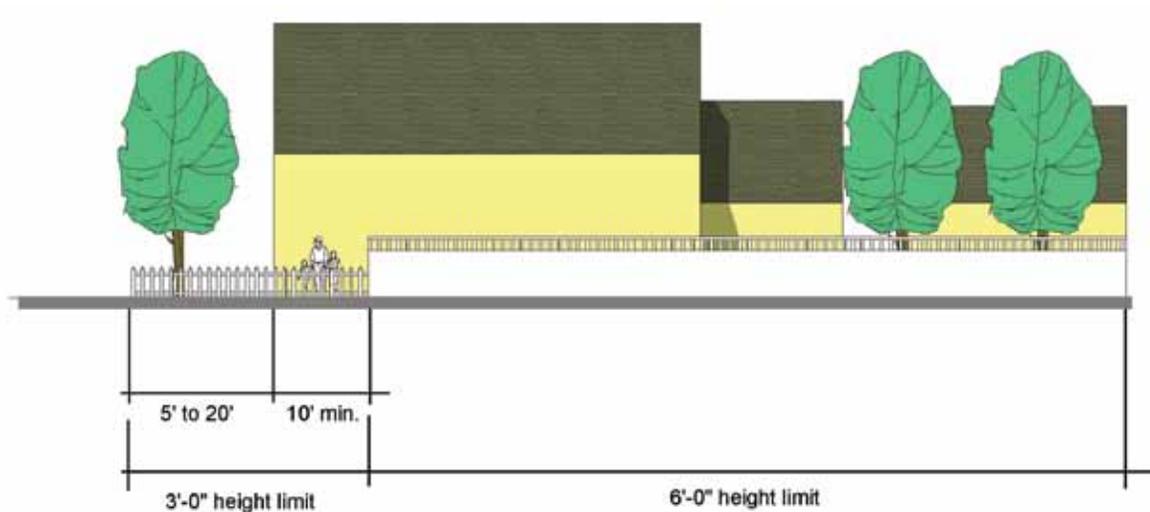


Figure 3: Front- and Rear-Yard Fences

54.3.3 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 ~~auto-computerized clocks~~ 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.

54.3.4 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).
- 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.

54.3.5 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*.

54.3.6 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*.

54.3.7 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.

54.4 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.

5.56.4 Site Planning: Multi-Family Residential

5.7.16.1.1 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.

5.5.26.1.2 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

5.66.2 Architecture: Multi-Family

5.6.16.2.1 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.

5.6.26.2.2 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

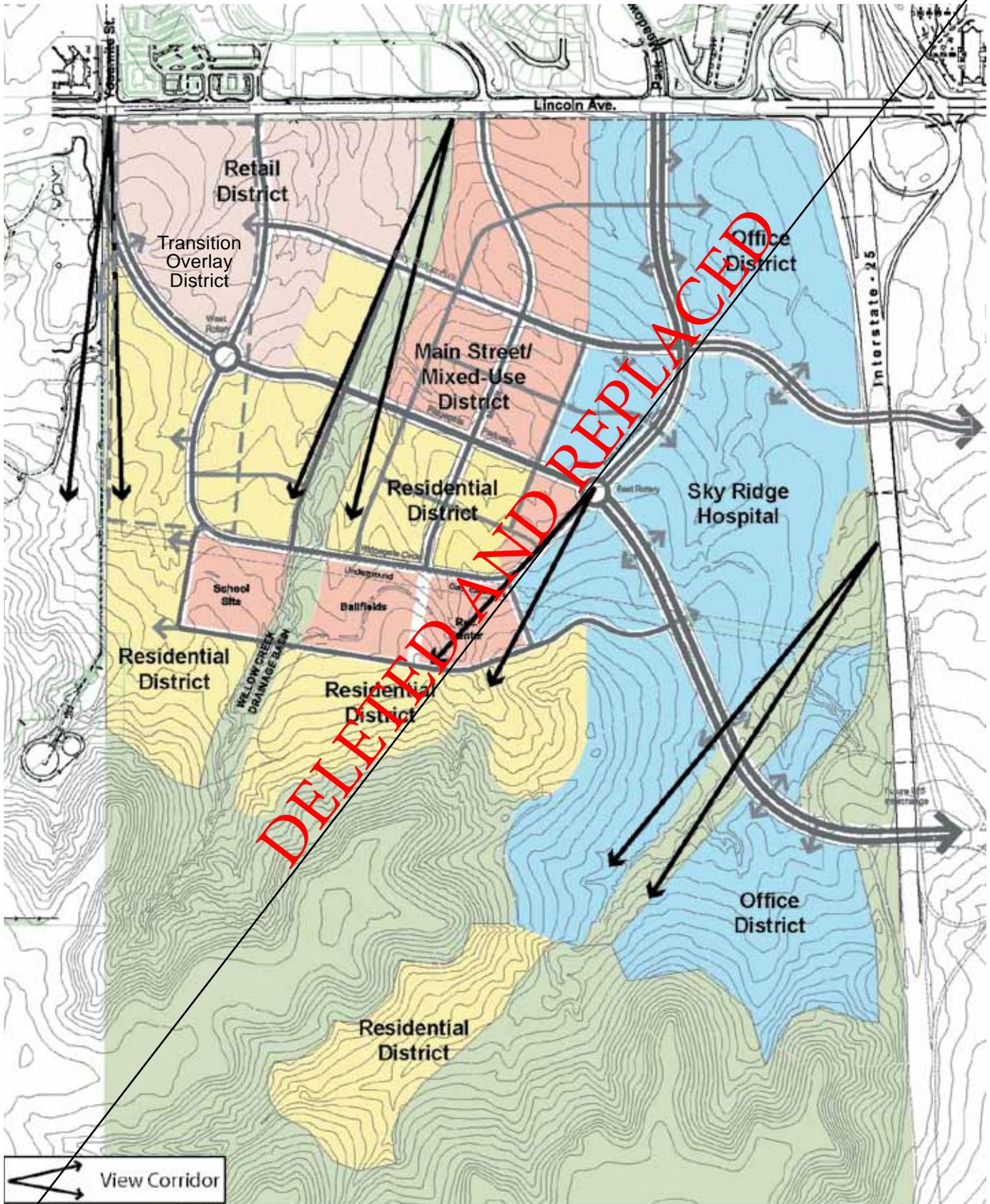
- Awnings may encroach on the sidewalk, but shall not interfere with the growth of street trees or public right-of-way.



RidgeGate Lincoln Commons ~~Retail District West~~ Commercial Mixed-Use Sub-Area Plan

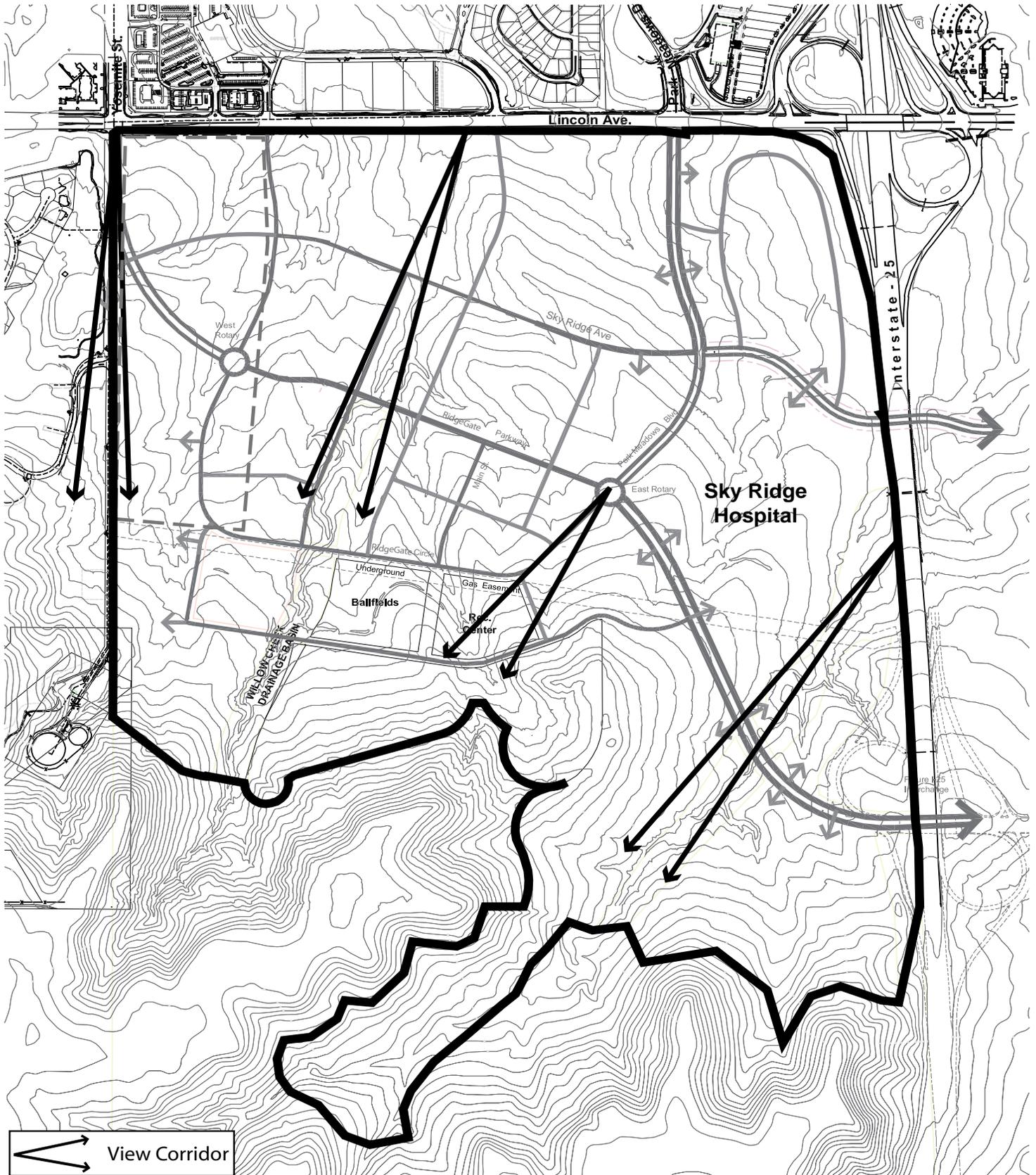
Chapter 56 Appendix

Exhibit 65.1a Section 15 Sub-Area Districts



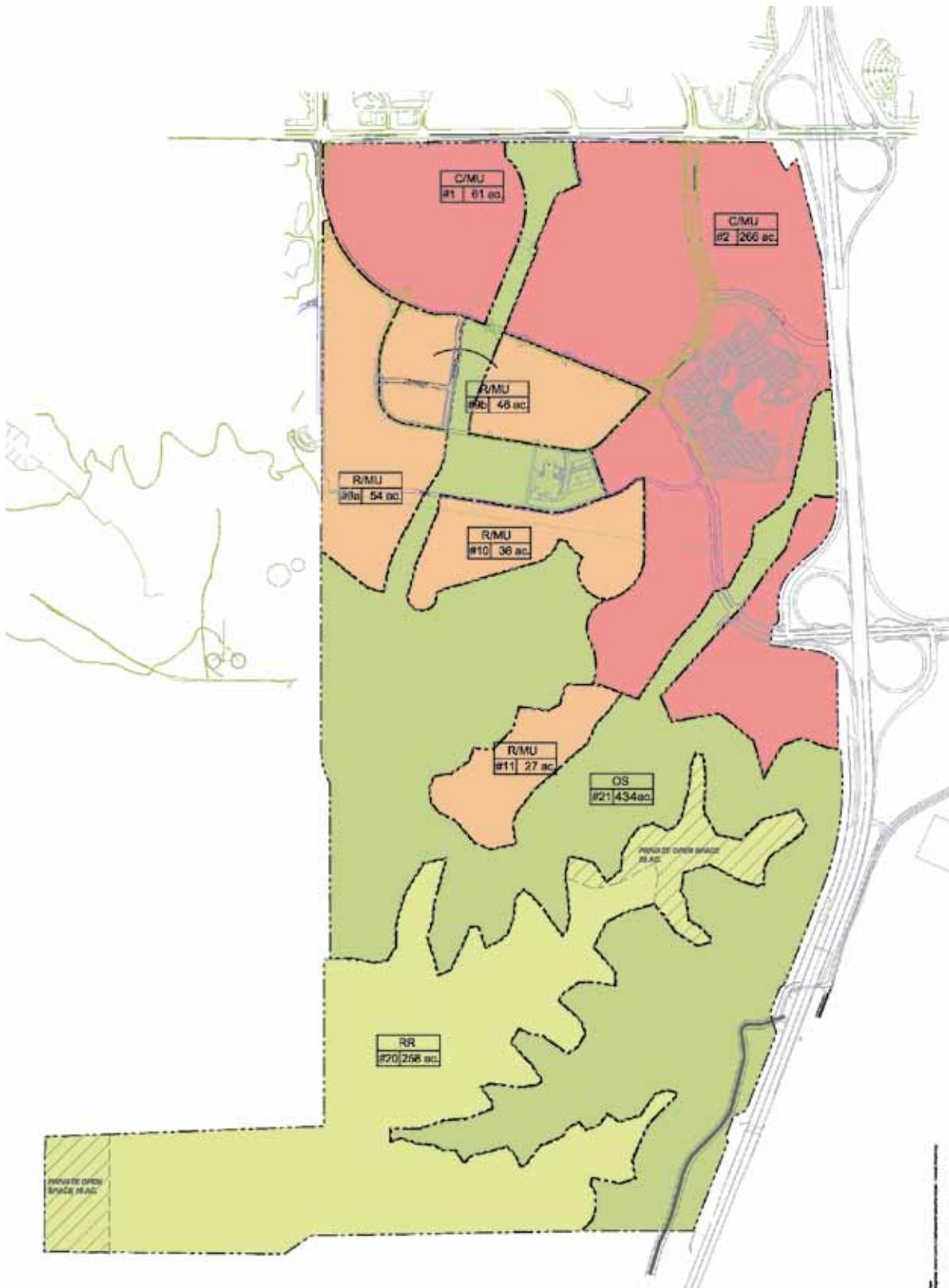
Note: The Sub-Area District boundaries are conceptual and may be refined by subsequent Sub-Area Plans.

Exhibit 67.1a 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 65.1b.1 Planning Area Boundary Map [Revised 11/18/2003]



Note: Exhibits 5.1b.1 and 5.1e represent 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 65.1c Permitted Land Uses

MATRIX OF PLANNING AREAS AND USES

Use Legend
 Blank = Prohibited
 A = Permitted
 SR = Special Review

Planning Area Legend
 OS = Open Space and Public and Private Parks
 R-MU = Residential Mixed Use
 C-MU = Commercial Mixed Use
 CC = City Center
 RR = Rural Residential

USE	OS	R-MU	C-MU	CC	RR
(a) Residential Uses					
1. Artist Studio;		A	A	A	SR
2. Abbey, Convent, Monastery, Priory, or other similar residence for clergy;		A	A	A	A
3. Fraternity or Sorority House ² ;		SR	A	A	A
4. Home Occupation;		A	A	A	A
5. Multifamily Dwelling ¹ ;		A	A	A	A
6. Retirement Home;		A	A	A	A
7. Rooming and/or Boarding House;		A	A	A	A
8. Single Family Attached Dwelling;		A	A	A	A
9. Single Family Detached Dwelling		A	A	SR	A
(b) Civic Uses					
1. Ambulance Service ² ;				A	
2. Church or Religious Institution - Community Scale;		A	A	A	
3. Church or Religious Institution - Neighborhood Scale;		A	A	A	
4. Club or Lodge;		A	A	A	A
5. Community Center;	SR	A	A	A	SR
6. Day Center/Preschool or Day-Care Home;		A	A	A	A
7. Fire Station ² ;		SR	A	A	A
8. Gallery;		A	A	A	A
9. Golf Course, not including Miniature Golf Courses;	SR	A	A		
10. Library;		A	A	A	
11. Major Impact Utility/Public Works Facility ²	SR	SR	SR	SR	SR
12. Miniature Golf Courses		A	A	A	
13. Minor Impact Utility;	SR	A	A	A	SR
14. Museum;	SR	SR	A	A	A
15. Office for Park Purposes;	A	A	A	A	A
16. Parks and Open Space;	A	A	A	A	A
17. Police Station;		A	A	A	A
18. Postal Facility, Contract and Finance;		A	A	A	A
19. Postal Facility, Neighborhood;	SR	A	A	A	A
20. Postal Processing Center;		A	A	A	A
21. School, Boarding;		SR	A	A	A
22. School, Elementary or Secondary;		A	A	A	A
23. University or College ² ;		SR	A	A	A
(c) Commercial Uses					
1. Agriculture, Limited	A		A	A	A
2. Airline Reservation Center;		A	A	A	
3. Animal Care or Boarding ¹	SR	SR	A	A	SR
4. Animal Sales or Service;		SR	A	A	A
5. Automobile Gasoline Filling Station;		SR	A	A	A
6. Automobile Laundry or Polishing Shop ² ;			A	A	
7. Automobile, Motorcycle or Light Truck Sales, Leasing or Rental ² ;			SR		
8. Automobile Repair Garage;		SR	A		
9. Banking and Financial Services;		A	A	A	
10. Bed and Breakfast		A	A	A	SR
11. Building Contractors, General;		A	A	A	A
12. Building Maintenance Service;		A	A	A	A
13. Building Materials and Supplies, Sales or Rental;			A	A	A
14. Business Equipment Sales or Service		A	A	A	A
15. Business Support or Printing Service		A	A	A	A
16. Clinic or Office, Dental or Medical;		A	A	A	A
		(Less than 5,000 square feet individually and no more than 10,000 square feet in aggregation)			

USE	OS	R-MU	C-MU	CC	RR
(a) Residential Uses					
17. Commercial Food Preparation and Sales;		A	A	A	
18. Consumer Retail, Large Scale ¹ ;		SR	A	A	
19. Consumer Retail, Medium Scale;		A	A	A	
20. Consumer Retail, Small Scale;		A	A	A	
21. Consumer Service, Large Scale ¹ ;		A	A	A	
22. Consumer Service, Medium Scale;		A	A	A	
23. Consumer Service, Small Scale;		A	A	A	
24. Eating Place	SR	A	A	A	
25. Food Sales or Market, Small;		A	A	A	
26. Food Sales or Market, Large;		SR	A	A	
27. Garden Supply Store;		A	A	A	
28. Hospital ^{2,3} ;			A	A	
29. Hotel ¹ ;			A	A	
30. Husbandry ² ;	SR				
31. Laundry or Dry Cleaning, Commercial ¹ ;		A	A	A	
32. Liquor Store;		A	A	A	
33. Mortuary ¹ ;			A	A	
34. Nursery, Plant;	SR	A	A	A	
35. Office: Non-Dental or Non-Medical;		A	A	A	
		(Less than 5,000 square feet individually and no more than 10,000 square feet in aggregate)			
36. Parking Off Street, not;	SR		A	A	
37. Recreation Facilities, Indoor;	SR	A	A	A	SR
38. Recreation Facilities, Outdoor;	A	A	A	A	SR
39. Recycling Collection Station;		SR	A	A	
40. Repair Service, Consumer ¹ ;		A	A	A	
41. School, Vocational;		SR	A	A	
42. School, Vocational, Large Professional, Small;		A	A	A	
43. Sexually Oriented Business ² ;					
44. Storage Services ¹ ;		SR	A		
45. Terminal, Public Transportation, Inter-city;			A	A	
46. Terminal, Public Transportation, Local ¹ ;		A	A	A	
47. Theater, Indoor ¹ ;		SR	A	A	
48. Theater, Studio;		SR	A	A	
49. Trailer or Recreational Vehicle Sales, Leasing or Rental ¹ ; and			SR		
50. Utility Service or Telecommunications Facility ¹ ;		A	A	A	
51. Wholesale Sales ¹ ;			A	A	
(d) Industrial Uses					
1. Air Courier Service ² ;			A	A	
2. Aircraft Maintenance and Repair Facility ² ;					
3. Asphalt and Concrete Plant and Contractors ² ;					
4. Automobile Parts Recycling ² ;					
5. Building Contractors, Heavy ² ;					
6. Commercial Services ² ;					
7. Concrete, Asphalt, and Rock Crushing Facility ² ;					
8. Manufacturing, Fabrication, and Assembly, Custom ² ;			SR		
9. Manufacturing, Fabrication, and Assembly, General ² ;			SR		
10. Manufacturing, Fabrication, and Assembly, Light ² ;			A		
11. Recycling Plant ² ;					
12. Recycling Center ²			SR		
13. Research, Development or Technological Service ² ;			A	A	
14. Terminal, Freight ² ;			SR		
15. Truck or Equipment Sales, Leasing or Rental ² ;			SR		
16. Warehousing ² ;			A		
17. Wholesale Trade, Light ² ; and			A	SR	
18. Wholesale Trade, General ² ;				SR	

DRAFT

Note: Building setbacks will be established through subsequent Sub-Area Plans and Design Guidelines or established on a case by case basis at the time of final platting and will be consistent with their associated land use.

- Use definitions are per Lone Tree Zoning Ordinance or as defined through subsequent Sub-Area Plans.
- A maximum of 30% of each R-MU Planning Area can be developed with non-residential uses
 - A maximum of 40% of each C-MU Planning Area can be developed with residential uses
 - Multi-Family Housing (attached residential units in excess of three stories or more in height but not exceeding 5', unless otherwise restricted by the View Preservation Overlay or other provisions of this PDD) will be limited to the following percentages of the gross acreages of the Planning Area:
 - R-MU #9, #10, #11: no more than 20% of the land area
 - R-MU #12, #13, #14, #15, #16: no more than 30% of the land area
 - R-MU #17: no limitation
 - R-MU #18: no more than 60% of the land area
 - R-MU #11 shall be limited to residential uses (a) only
 - Information signs required to be posted at time of platting for sites being considered as mixed-use or non-residential use in R-MU Planning Areas
 - Commercial Uses shall be prohibited on local streets in residential neighborhoods unless approved by the Director of Community Development as a compatible use, such as customary neighborhood services.
 - Golf courses shall be predominantly located in R-MU or C-MU Planning Areas and developed in an environmentally sensitive, low water use manner

1. Use requiring SR in "Transition Overlay" District
 2. Use prohibited in "Transition Overlay" District
 3. Use requiring RR if located west of Park Meadows Drive in C/MU parcel #1.

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

Exhibit 65.1d Permitted Building Heights

PERMITTED BUILDING HEIGHTS³

Maximum Permitted Building Heights (excluding mechanical equipment, penthouses, parapets and special features which may exceed this limit by no more than fourteen (14) feet)	
Planning Area	Height (in feet) ¹
OS	30
R-MU	55
C-MU	250
CC	360
RR	35 ²

Note: Federal regulations related to Centennial Airport may limit building heights in some areas.

- 1 Height is measured from the average proposed finished ground elevation.
- 2 The maximum height of dwelling units in the Rural Residential Planning Area may be further limited as required by the City in accordance with the standards set forth in the Rural Residential Design Guidelines.
- 3 A View Preservation Overlay as shown on the PDD Land Use Plan defines maximum height limitations and shall apply to all residential and non-residential development west of I-25.

The View Preservation Overlay identifies four areas, utilizing major roadway alignments and drainageways to establish view corridors. Future Sub-Area Plans shall outline specific restrictions and development standards designed to preserve these major view corridors as seen from key areas internal and external to the project. Specific restrictions and standards may include setback requirements and stair-stepped building techniques.

Buildings in any C/MU Planning Areas covered by the View Preservation Overlay that exceed 150' in height must obtain City Council approval at a public meeting, as a part of Site Plan Review, upon staff review, analysis and recommendation of conformance with the following criteria:

1. Designated bluff view preservation corridors must be maintained and not compromised by the building height approval.
2. The building height appears compatible with the bluffs, including parapets and other mechanical screening details, specifically considering the building's relative bulk, where narrower unobtrusive buildings would be preferable to wider buildings.
3. The building height in relation to its proposed design is compatible within the Planning Area as it has developed and its corresponding Sub-Area Plan.

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

Exhibit 65.1e Land Use

LAND USE SUMMARY

Symbol	Land Use	Density	Acres	% of Total
OS	Open Space		850	
	Neighborhood Park Dedication ⁶		103	
	Central Community Park		77	33.0%
	Public School Dedication ⁷		73	
	Rural Residential Restricted Area ¹		41	
RR	Rural Residential ^{3,4}	1 du/acre	217	6.0%
R-MU	Residential/ Mixed-Use ^{3,4}	4-20 du/ac ⁵ , .3-1.0 FAR	1276	36.0%
C-MU	Commercial/ Mixed-Use ^{3,4}	12-40 du/ac, .35 - 6.0 FAR	690	20.0%
CC	City Center ^{2,3,4}	15-60 du/ac, 1.0 - 20.0 FAR	175	5.0%
	Exst./Proposed I-25 Improvements		12	0.0%
			Total: 3514 acres	

Note: Acreage for golf courses that may be developed in the R-MU and C-MU Planning Areas will be considered as Open Space.

Open Space totals and percentages are subject to adjustment pursuant to the Public Dedications and Conveyances section of the Statement of Commitments.

- 1 This 41 acres represents the portion of the Rural Residential Planning Area which will be privately owned and restricted to open space so as not to allow building development and to preserve existing habitat.
- 2 Single-family homes at densities less than 15 du/ac may be included in the City Center, not to exceed 10 percent of the land area of the City Center Planning Area.
- 3 103 acres to be dedicated as community and neighborhood parks or golf courses in the RR, R-MU, C-MU and CC Planning Areas are excluded in these totals because they are included in the open-space totals.
- 4 Acreage shown includes public road right-of-ways.
- 5 Minimum densities may be lowered in areas where terrain dictates.
- 6 Assumes 10,000 dwelling units (25,000 population) with park generation based on 5 acres/1,000 residential population.
- 7 Assumes middle/high school site of approximately 75 acres, and three elementary schools totaling 24 acres.

NOTE: ELEMENTS DEPICTED ON PDD LAND-USE PLAN ARE FOR ILLUSTRATIVE PURPOSES AND ARE SUBJECT TO REFINEMENT AND MODIFICATION AT SUBSEQUENT REVIEW STAGES.

Note: Exhibits 5.1b.1 and 5.1e represent 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 65.2 Section 15 Transportation Framework Plan

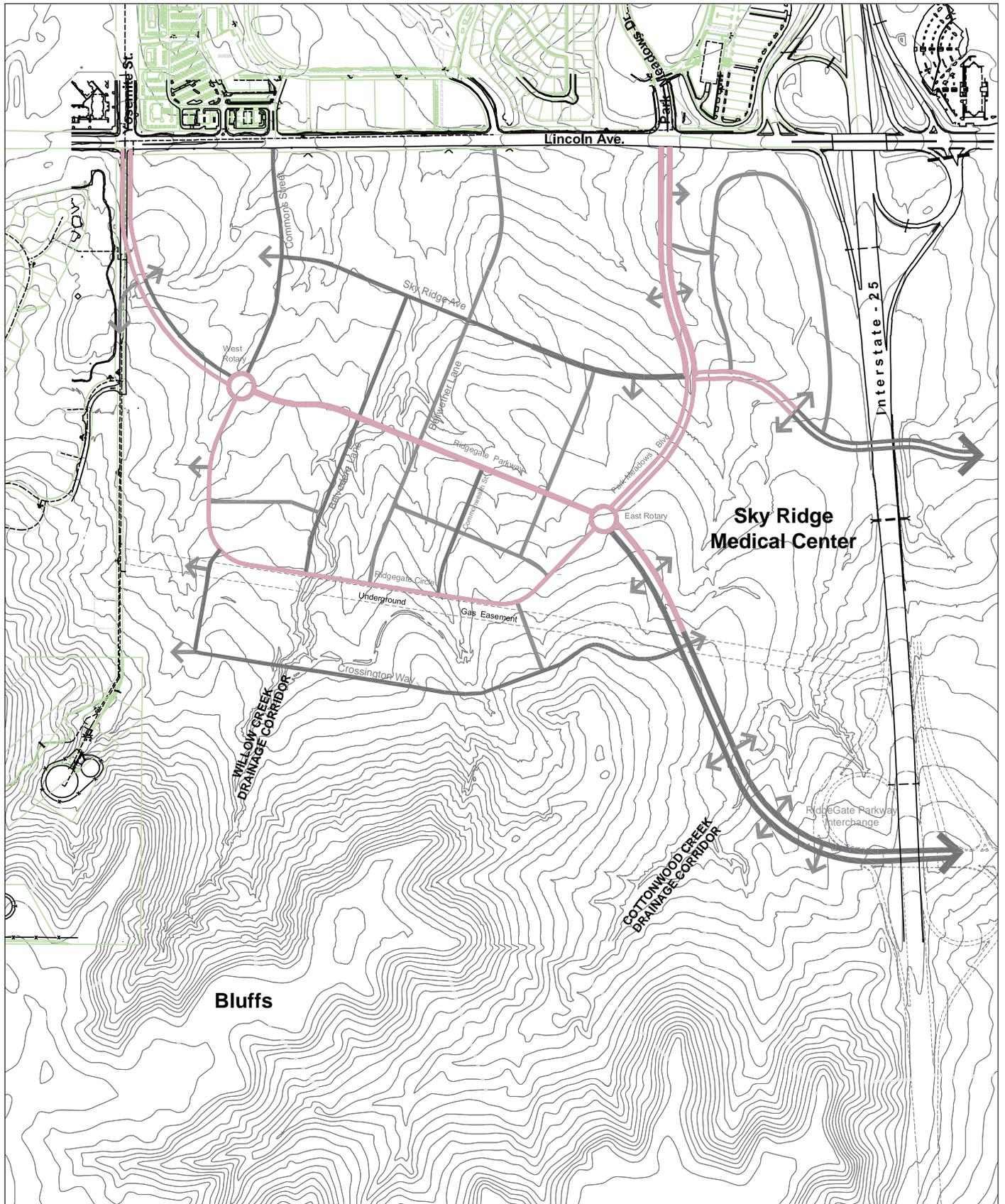
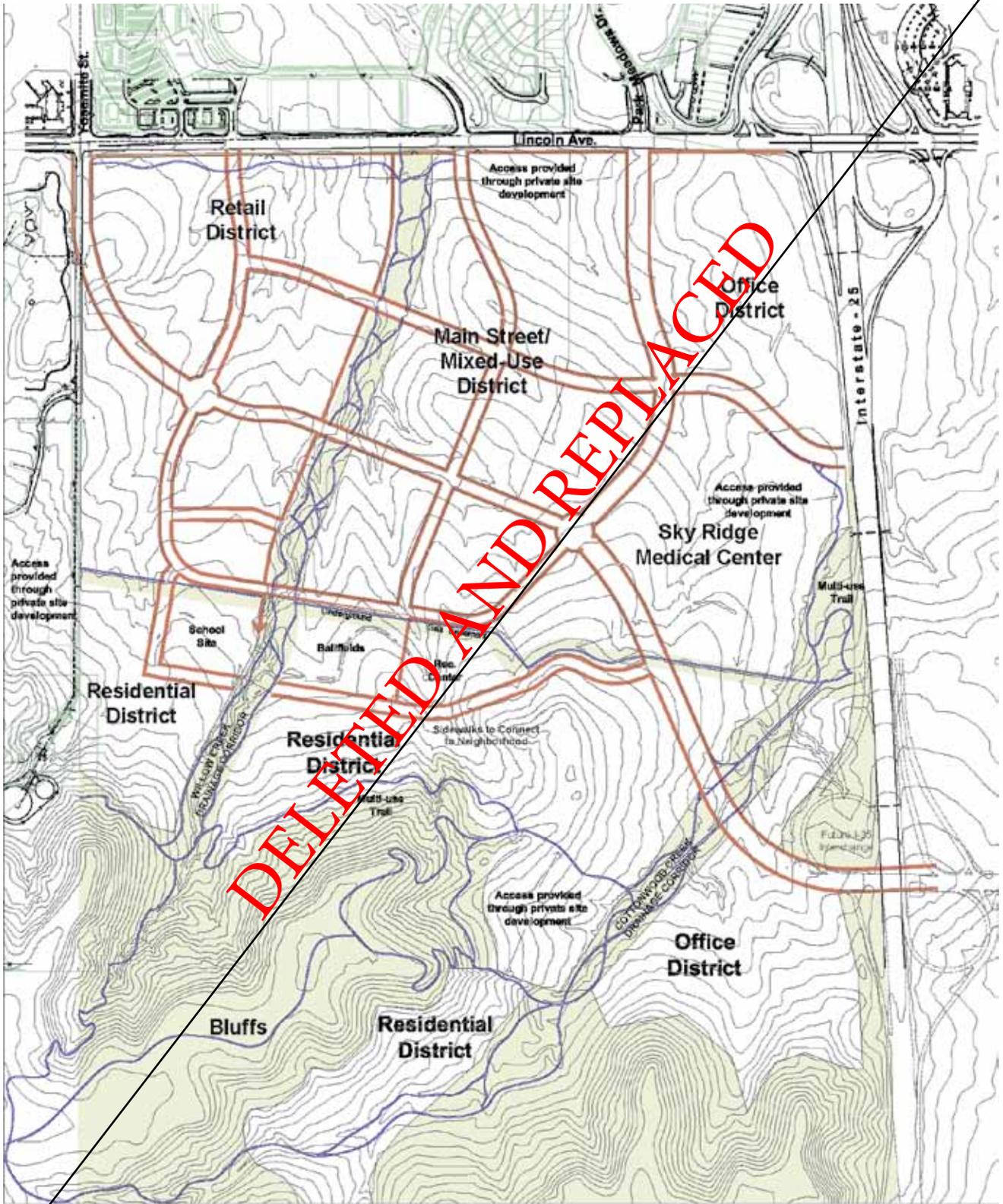


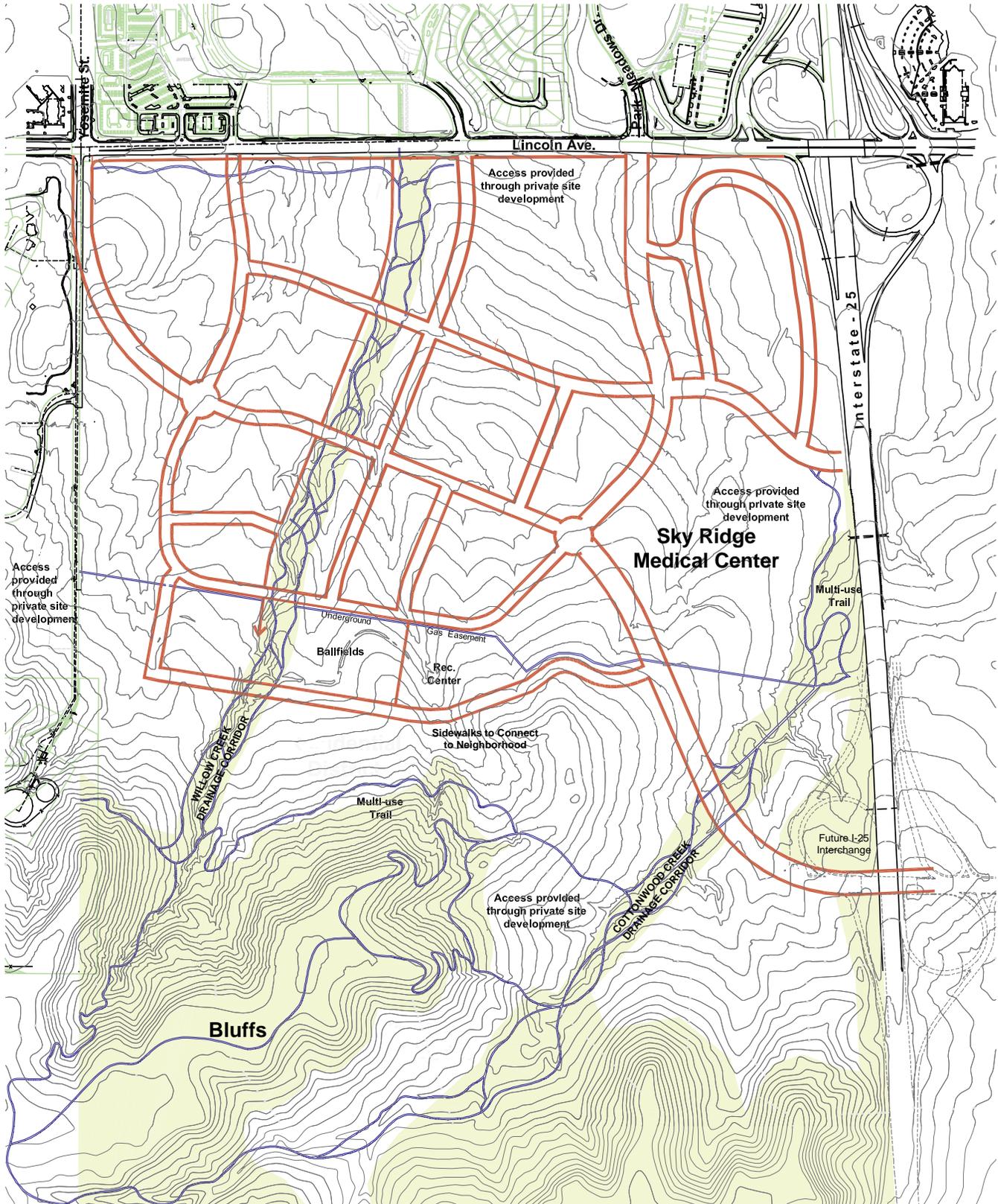
Exhibit 65.3 Section 15 Bike and Pedestrian Framework Plan



Multi-use Trail ————
 Sidewalk ————

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

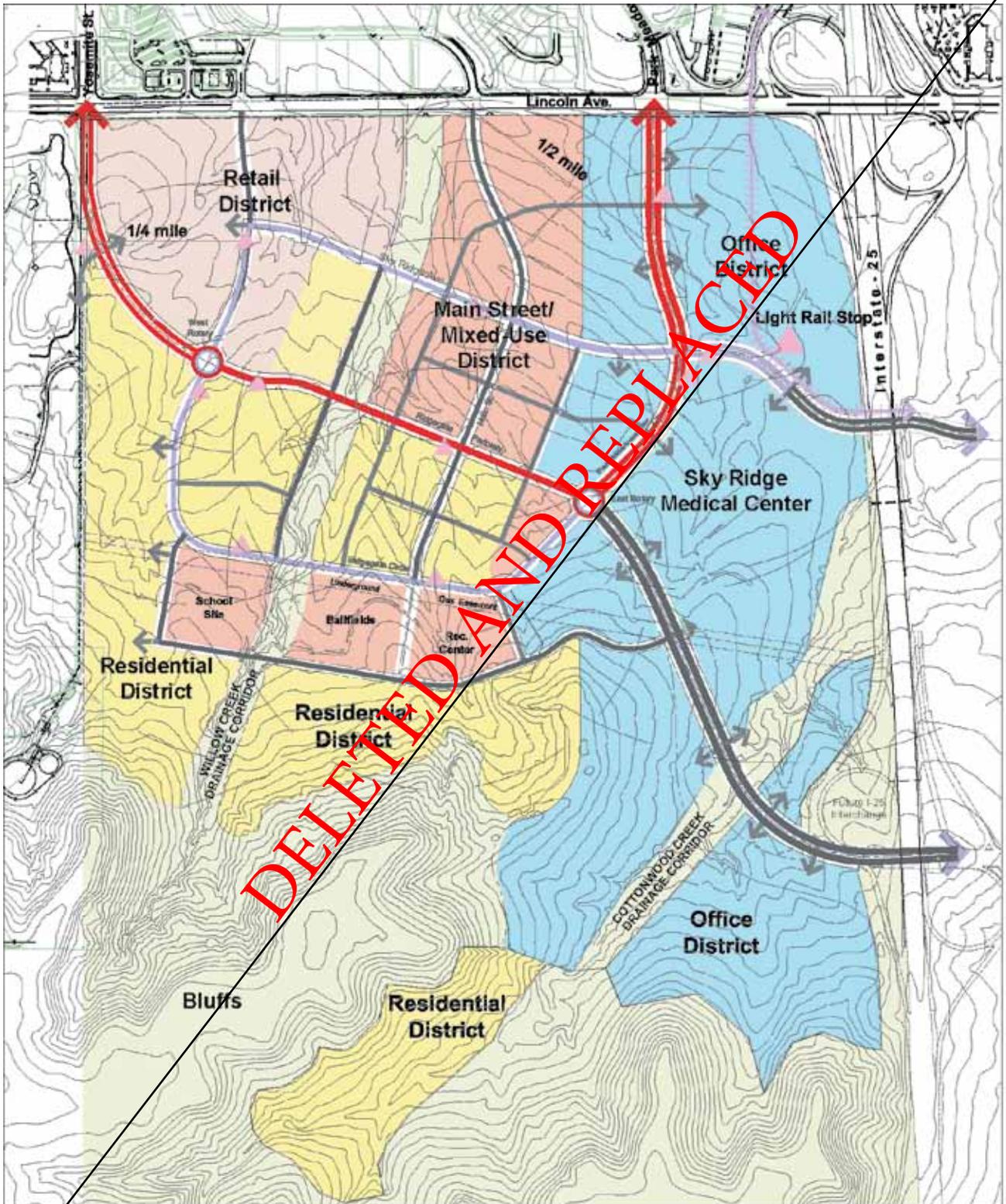
Exhibit 67.3 Section 15 Bike and Pedestrian Framework Plan



Multi-use Trail ————
 Sidewalk ————

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

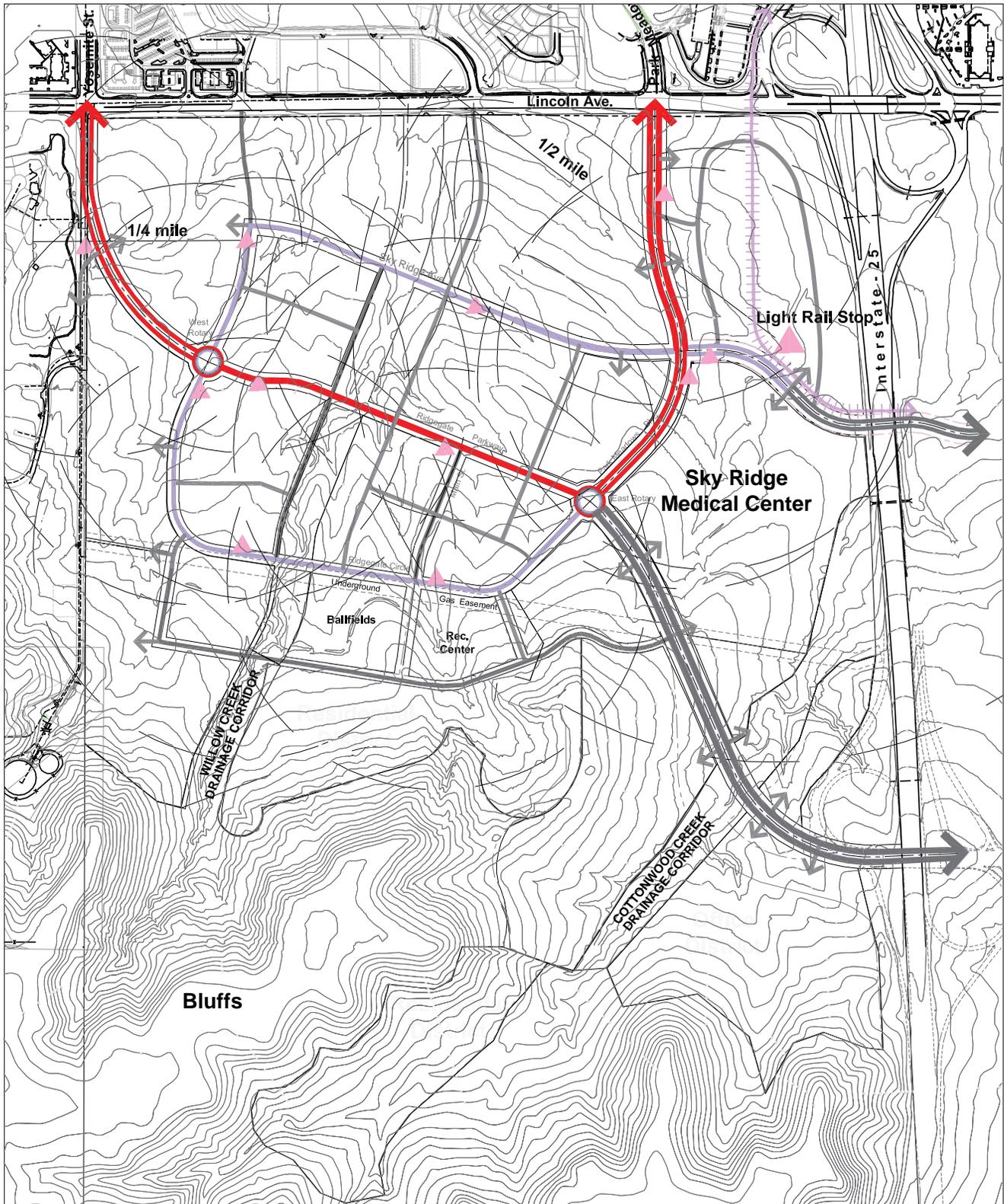
Exhibit 65.4 Section 15 Public Transportation Framework Plan



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.

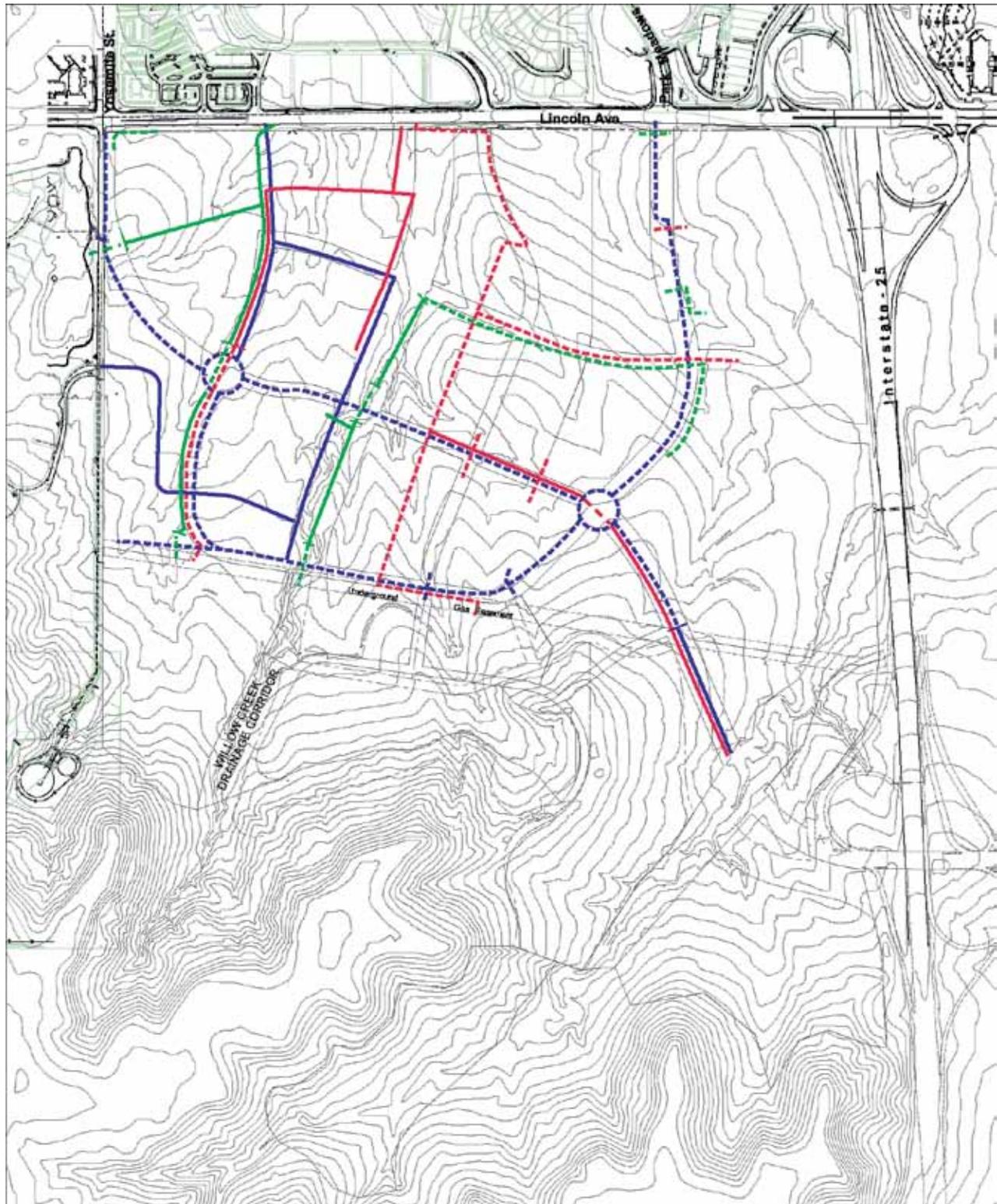
Exhibit 67.4 Section 15 Public Transportation Framework Plan



- 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.

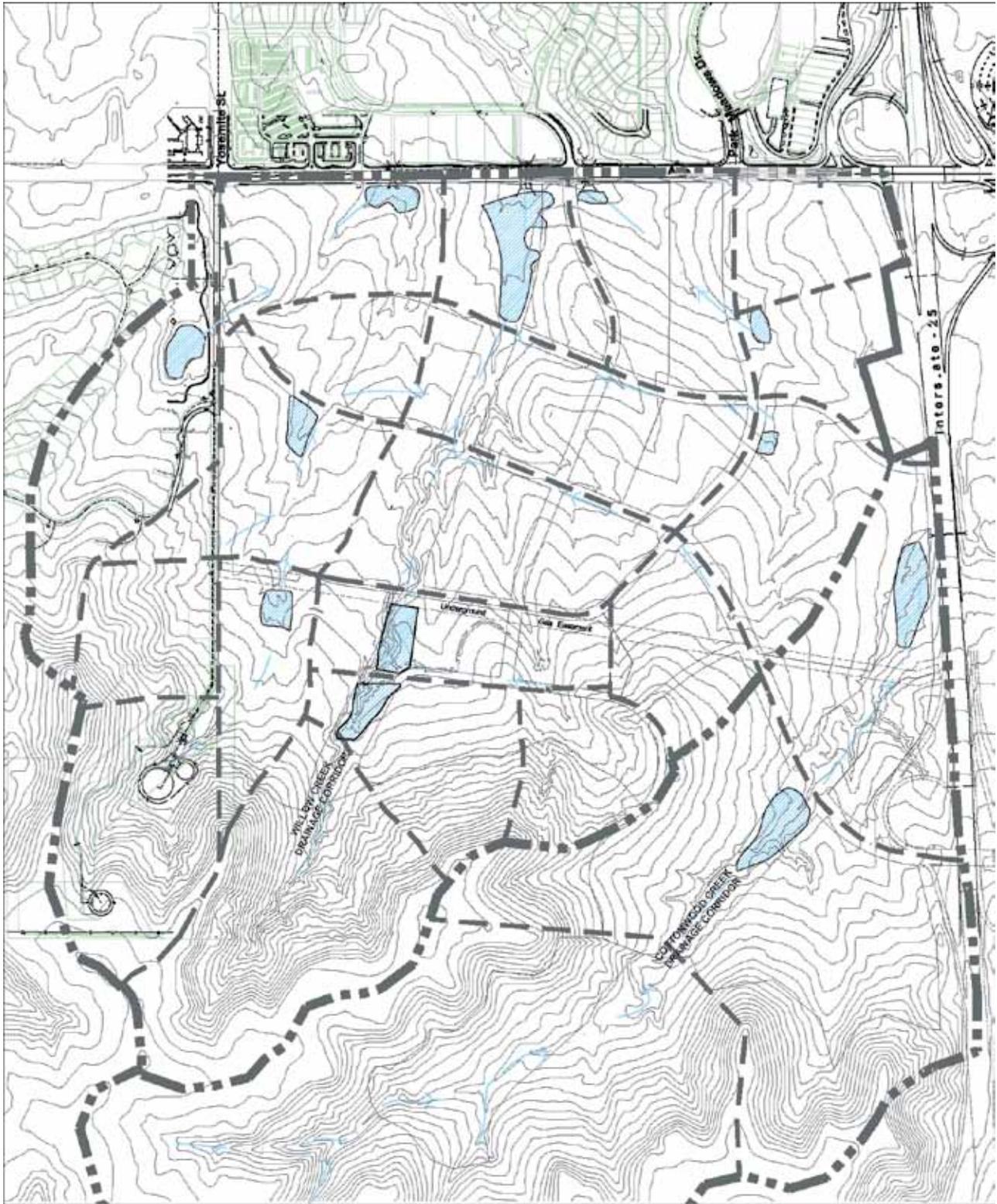
Exhibit 65.5 Utility Framework Plan



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 65.6 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 65.7 Approved Plant Palette

This plant list is adapted from the City of Lone Tree [Landscaping, Signage and Lighting Master Plan](#). Other plant species may be acceptable, subject to DRBC review and approval.

	Development Zones			
	Urban	Semi Urban	Semi Rural	Rural
Deciduous Trees:				
Acer ginnala - Amur Maple		•	•	•
Crataegus ambigua - Russian Hawthorne				
Fraxinus americana 'Autumn Purple' - Autumn Purple Ash	•	•	•	
Fraxinus americana 'Empire' - Empire Ash	•	•		
Fraxinus pennsylvanica - Green Ash	•	•	•	
Fraxinus pennsylvanica 'Patmore' - Patmore Green Ash	•	•	•	
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			•	•

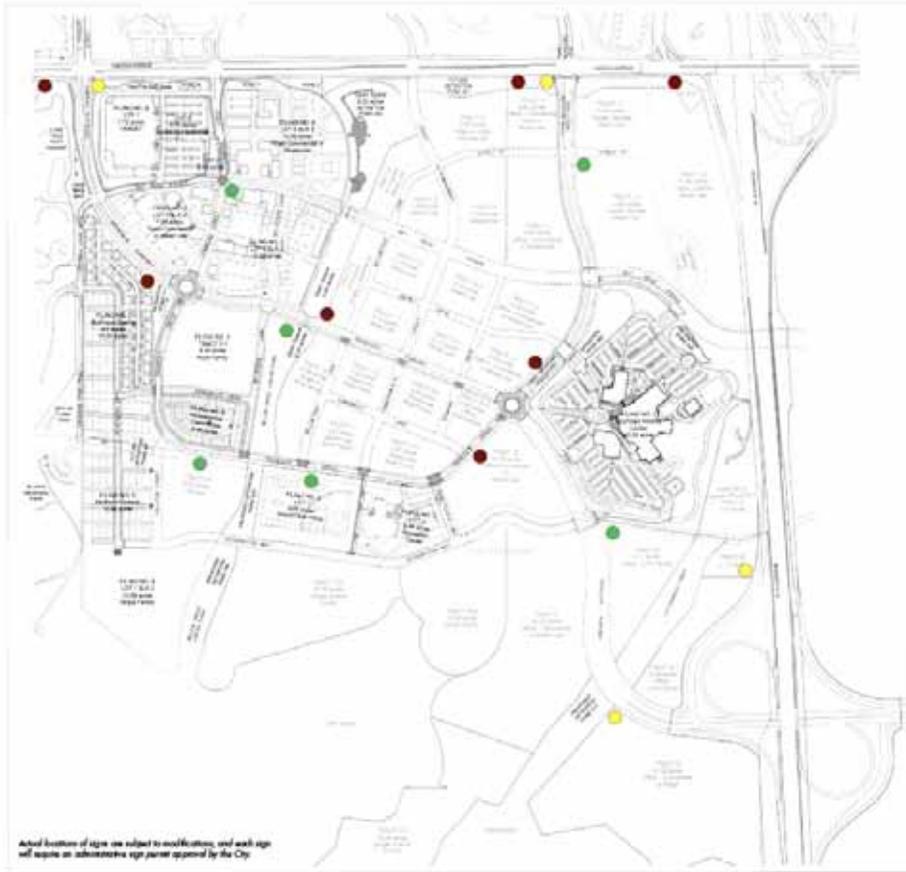
Exhibit 65.7 Approved Plant Palette (continued)

	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 65.7 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 65.8a Wayfinding Signage Program



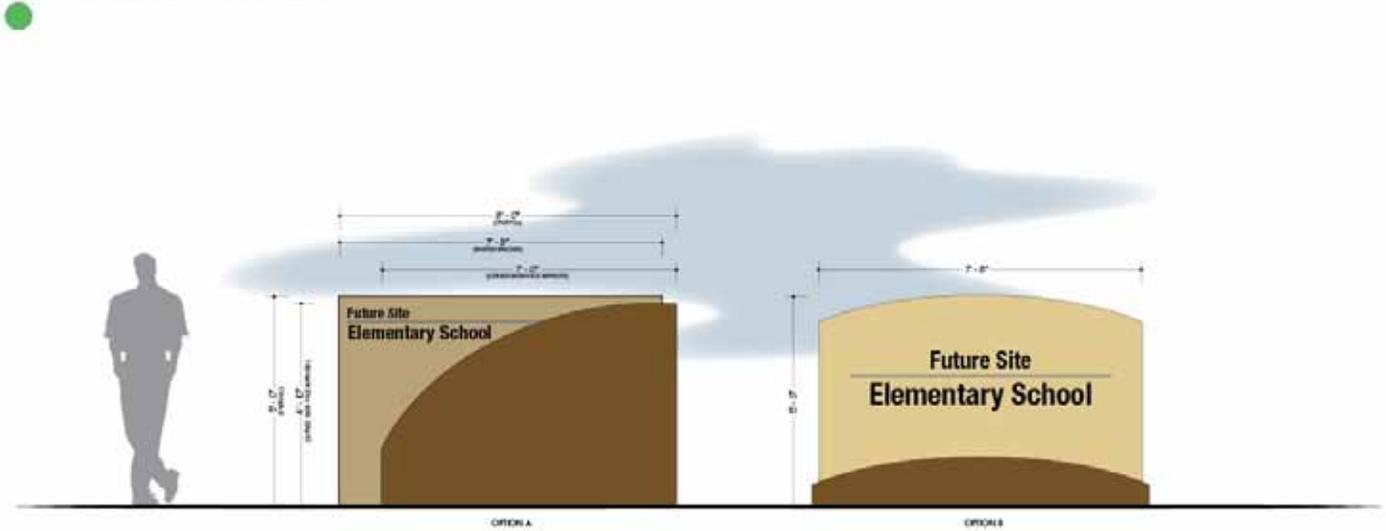
RIDGEGATE SIGN LEGEND	
	Entry Monuments
	Directional Kiosks
	Future Amenity Sites
	Street Kiosk Signs <i>Temporary movable signs, locations TBD</i>
	Builder Identification Signs <i>Temporary 1 per project, locations TBD</i>

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

04/01/14

Exhibit 65.8b Wayfinding Signage Program - Future Amenity Signs (Temporary)

FUTURE AMENITY SIGNS (TEMPORARY)

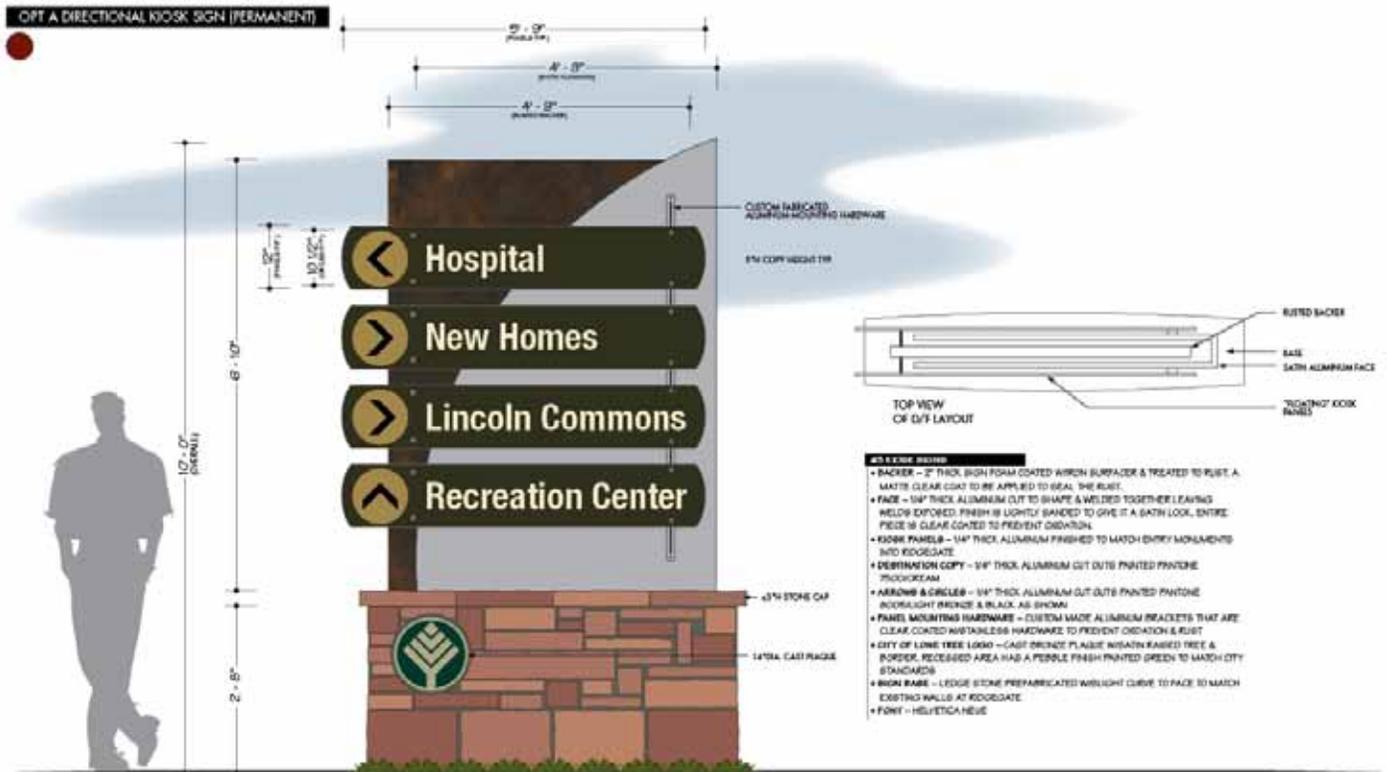


NOTES:
 * CONCEPTUAL ONLY - ACTUAL COLORS, MATERIALS AND METHODS OF FABRICATION TO BE DETERMINED

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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Exhibit 65.8c Wayfinding Signage Program - Option A Directional Kiosk Sign (Permanent)



RIDGE GATE	RIDGE GATE 3 KIOSK OPT A TAB - GD-001 - MATT SHEREDY	3/4" - T - 0"	08 - 14 - 06	
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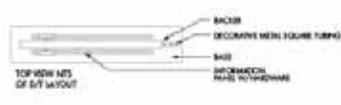
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Exhibit 65.8d Wayfinding Signage Program - Builder Identification Signs (Temporary)

BUILDER IDENTIFICATION SIGNS (TEMPORARY)



- ## BUILDER SIGNAGE**
- SIGN FRAME – WOOD BOX STYLE SIGN OR 2" THICK SIGN FOAM CUT TO SHAPE
 - FACES – PAINTED (PANTONE) OR FULL COLOR EXTERIOR GRADE PHOTO VINYL
 - RENDERINGS – FULL COLOR EXTERIOR GRADE PHOTO VINYL
 - PANELS – 1/4" THICK SIGN BOARD (OR EQUIVALENT) CUT TO SHAPE & PRINTED
 - INFORMATIONAL COPY – VCI
 - PANEL MOUNTING HARDWARE – CUSTOM MADE ALUMINUM BRACKETE 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

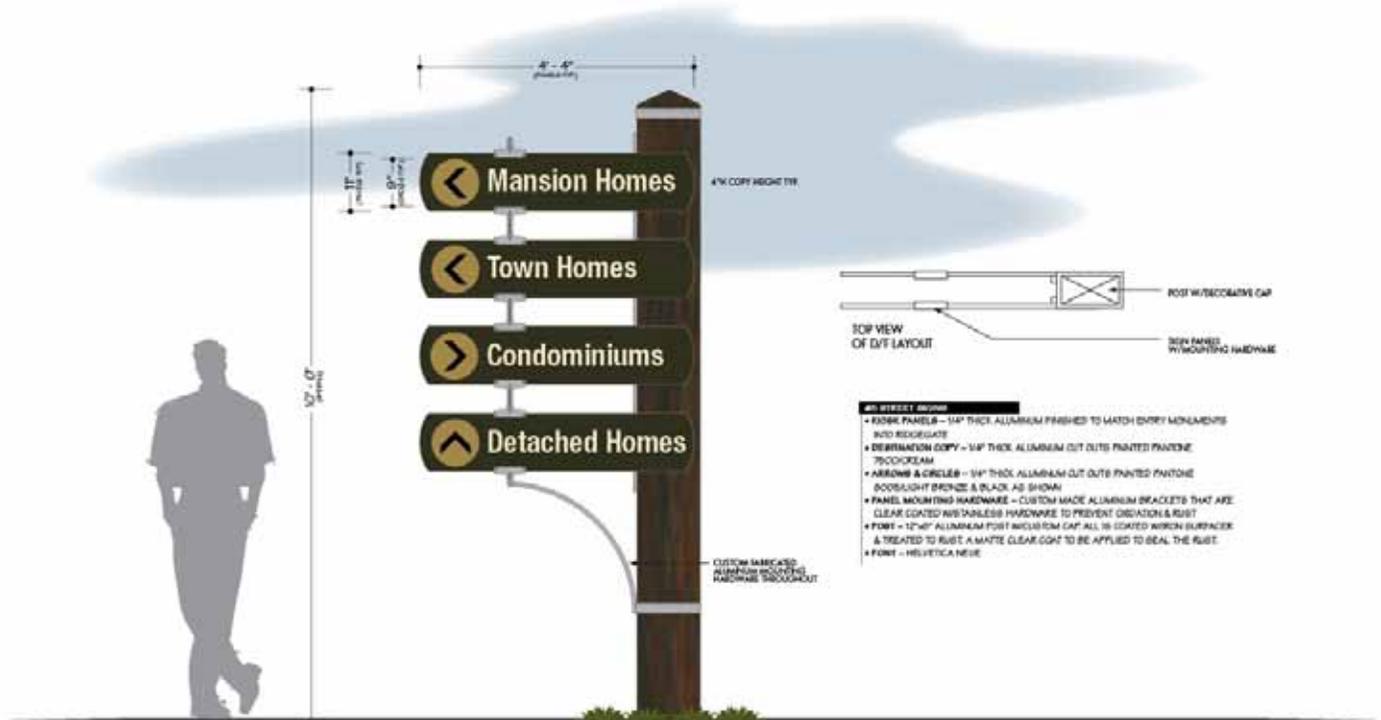


RIDGEGATE	RIDGEGATE 4 BUILDER TAB - GP-001 - MATT SHEREDY	3/4" x 7' - 0"	01 - 12 - 06	Motivational Systems Inc
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Exhibit 65.8e Wayfinding Signage Program - Street Kiosk Sign (Temporary & Moveable)

STREET KIOSK SIGN (TEMPORARY & MOVEABLE)



- 40 STREET SIGNAGE**
- KIOSK PANELS – 1/4" THICK ALUMINUM FINISHED TO MATCH ENTRY MONUMENTS INTO RIDGEGATE
 - DIRECTIONAL COPY – 1/4" THICK ALUMINUM CUT OUTS PAINTED PANTONE 7600CREAM
 - ARROWS & CIRCLES – 1/4" THICK ALUMINUM CUT OUTS PAINTED PANTONE DOORSLIGHT BRONZE & BLACK AS SHOWN
 - PANEL MOUNTING HARDWARE – CUSTOM MADE ALUMINUM BRACKETS THAT ARE CLEAR COATED IN STAINLESS HARDWARE TO PREVENT OXIDATION & RUST
 - POST – 1 1/2" ALUMINUM POST INCLUSION CAP ALL IS COATED WORKSURFACE & TREATED TO RUST. A MATTE CLEAR COAT TO BE APPLIED TO SEAL THE RUST.
 - FONT – HELVETICA NEUE

RIDGEGATE	RIDGEGATE 5 STREET TAB - GD-C01 - MATT SHEREDY	3/4" x 7' - 0"	01 - 12 - 06	
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Exhibit 67.98 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 67.98 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.

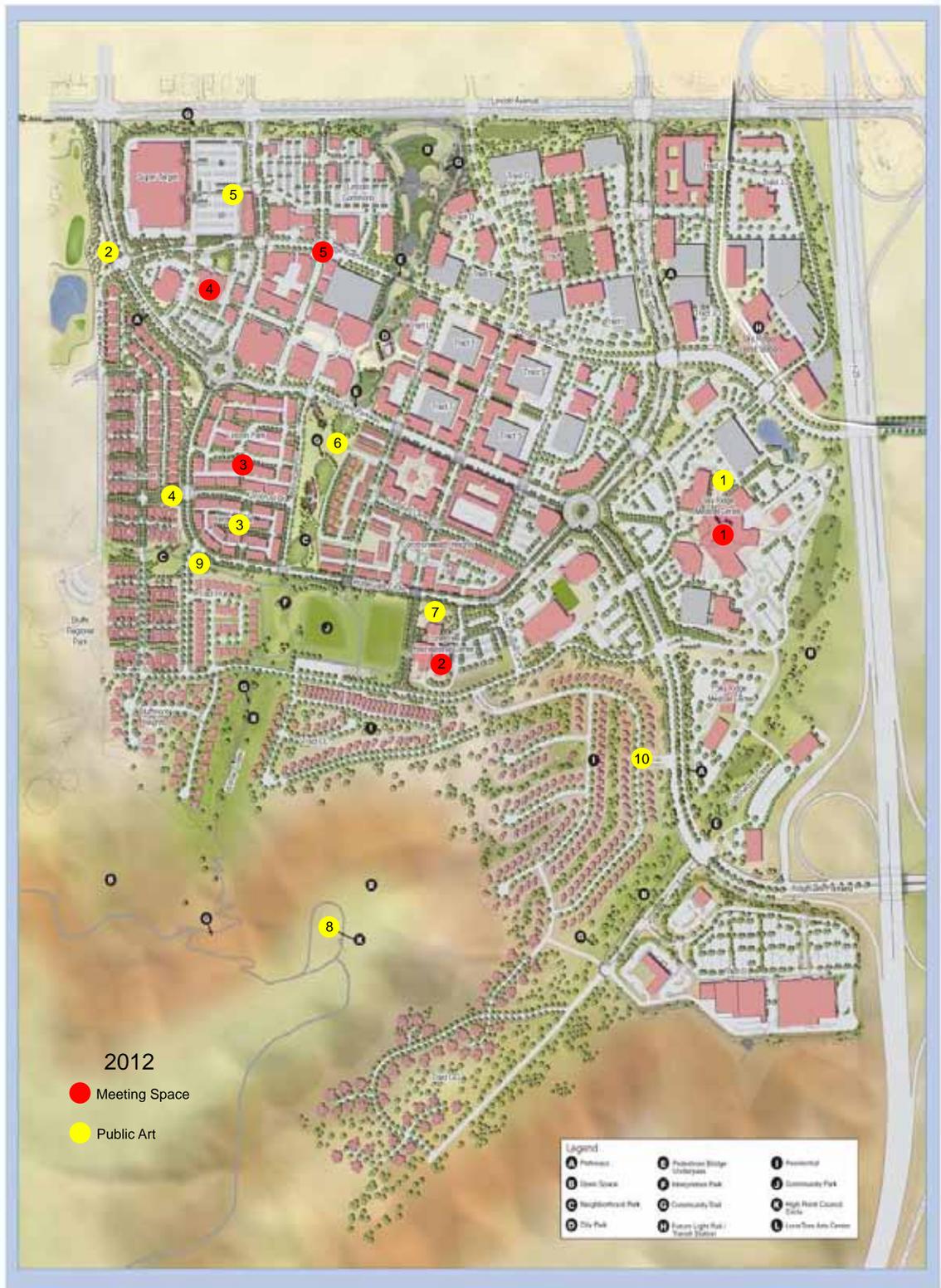
*** This amount may be adjusted over time to market conditions.*

Exhibit 67.109 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 67.110 Community Meeting Spaces

RIDGEGATE COMMUNITY MEETING SPACE AND PUBLIC ART



RidgeGate ~~Retail District West~~ Commercial Mixed-
Use Sub-Area Plan
Lincoln District East

Chapter 6
Retail District Standards and Guidelines

6.1 Lincoln District East Introduction

This District is located at the northeast quadrant of Lincoln Commons with direct access from Lincoln Avenue. Users in this area are vehicular-oriented national and local retail and restaurant tenants with the need for good visibility, good access and adjacent parking fields. The site improvement plan for this district links it with Lincoln District West completed in 2005. The two projects will come together to create a larger more diverse shopping palette which should increase customer interest.

The design of the Lincoln District East is critical to the success of Lincoln Commons as it is the major entry to the entire project. Access drives interior to the site align with those existing 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 be an extension of the Lincoln District West. It will incorporate a variety of massing and roof forms as well as appropriately placed 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.

The design guidelines for this district shall be prescriptive in nature to assure architectural and material continuity along the Lincoln Avenue frontage.

6.1.1 Application of Standards and Guidelines

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

6.2 Site Planning Standards

Unless otherwise specified, these Design Standards and Guidelines shall apply to any site, regardless of use, within the district known as Lincoln District East. Certain Standards may apply only to specific retail areas or uses. Such applicability will be clearly stated within the standard.

6.2.1 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 and internal Main Street as the primary access points.
- Internal primary roadways will be private, and will be designed as circulator streets rather than through streets (although through movements will be allowed).

Standards

- Both public and private streets internal to the overall site boundaries 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.

6.2.2 Building Location and Heights

Standards

- No other internal building setbacks should apply; buildings should relate directly to adjacent streets wherever possible.
- In order to allow the Retail District to integrate with public open spaces, setbacks adjacent to the Willow Creek open space shall not be required.
- Building height shall be limited to 70' and/or five stories

Guidelines

- Unify design with common elements from block to block so that individual retail neighborhoods act to reinforce the others in its context.

6.2.3 Grading

Concept

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

Standards

- Please refer to Section 6.4.4 and the master SIP for wall details
- The same type and style of masonry block used in Lincoln District West retaining walls shall be used in Lincoln District East.
- The slope ratio between tiered retaining walls shall not exceed 3:1.
- Walls must be terraced if higher than 4'.
- Walls should have a decorative top or cap. Appropriate pilasters, pillars, columns or other elements, as approved by the Lincoln District DRC and the City of Lone Tree may punctuate the wall line.

6.2.4 Parking, Parking Lots and Parking Structures

Concept

- Mitigate the visual impact of the automobile from Lincoln Avenue and the Willow Creek open space corridor.
- In surface (non-structured) parking areas, provide landscaped parking and create a more compact, walkable environment.

Standards

- Standard curb and gutter or other appropriate improvements must define the parking lots.
- Parking lots shall be properly drained.
- Parking lots shall be paved.
- Pavement grades shall not exceed 5% slopes within parking areas and drive aisles.
- 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'

- 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'
 - Compact: 1'
- Minimum drive aisle widths shall be as follows:
 - Two-way traffic: 22' (15' for standard size 45° parking)
 - One-way traffic: 18'
- 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 decorative gravel 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.
- Parking lots should be buffered from Lincoln Avenue through the use of low walls, berming, landscaping and/or separation (setbacks).
- Parking areas should be buffered from prominent off-site view corridors.

6.2.5 Pedestrian Walks

Concept

- Lincoln Commons will be designed to provide a pedestrian friendly environment.

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 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.

6.3 Architectural Standards

Lincoln District East will be primarily composed of multiple national retail tenants with prototypical plans. The overall architectural concepts used the Lincoln District West shall be brought to this District, including the creation of interesting massing, tower elements to address gateways and architectural focal points, sloped roof planes projected canopies and an enduring palette of high quality materials.

6.3.1 Massing / Scale

Concept

- Individual facades should create a comfortably scaled and appropriately detailed visual experience and complement the adjacent uses. Certain facades may have a broader scope (larger neighborhood view) and others may be more related to the pedestrian experience.

Standards

- Key building features, parapets, and steps shall be returned a minimum of 4' to create a sense of depth.
- Facades 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.

6.3.2 Major Building Envelope

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.
- 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.

Standards

- The major building envelope shall be composed of brick, stone, cast stone, integrally colored pre-cast concrete, and stucco/EHFS with detail and color arranged to establish a base, middle, and top. See chart at 6.3.8

6.3.3 Main Building Facade

Standards

- Ground floor entry facades 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.
- Building bases are required to be capped with a ledger cap to overhang base material to create a shadow effect.

6.3.4 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.

6.3.5 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.

6.3.6 Building Fenestration

Standards

- Windows should be recessed, not flat, and should be vertically-oriented. The use of sills and lintels are encouraged.

6.3.7 Material and Composition

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 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.
- 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.

6.3.8 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 6.3.7
2. See 6.3.3 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.

~~6.3.9 Color~~

~~Concept~~

- All accent colors are intended to complement and enhance the Lincoln District West.

~~Standards~~

- Cast (or natural) stone: Although a range of hues is anticipated, the colors chosen should be sympathetic to Lincoln Commons. 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 Glazings 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 master SFP, 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 Lincoln District 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 Lincoln District 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 Lincoln District DRC and City.
- Bold or intense colors are prohibited unless previously approved by both the City of Lone Tree and the Lincoln District DRC. If approved, these colors should be limited to signage or other accent areas.

~~6.3.10 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.

6.3.11 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.

6.3.12 Roofs

Standards

- 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.

6.3.13 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.

6.3.14 Ornamental Iron Work

Standards

- Where appropriate, ornamental ironwork shall be introduced into the overall composition of building facades. 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.

~~6.3.15 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.~~

~~6.3.16 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.~~

~~6.3.17 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.~~

~~6.3.18 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~~

~~6.4 Landscape Standards~~

~~6.4.1 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.

6.4.2 Planting and Groundcover

Concept

- Minimize environmental impact and maintenance cost of planting and maintain their high quality and aesthetic character. Focus intensity of landscaping at highly visible areas.

Standards

- Soils shall be tested for horticultural suitability and amended as necessary to create an environment conducive to proper plant health and vigor.
- Use of gravel, rock, crushed or decomposed granite or other such material, or wood chip or other similar mulches or groundcovers must be limited to areas below shrub masses, mow strips or areas where planting is not feasible.
- Minimum plant sizes are as follows:
 - o Deciduous shade trees - 2" to 3" caliper
 - o Deciduous ornamental trees - 1.5" to 2" caliper
 - o Coniferous evergreen trees - 6' to 10' tall
 - o Shrubs - #5 container
 - o Groundcover - 4-inch pot
 - o Un-manicured native grass - Seed
 - o Manicured Native grass - Seed
 - o 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 the Master SIP for the approved plant palette. Other plant species may be acceptable, subject to Lincoln Commons DRC approval.
- Plants with similar water requirements should be grouped together.

6.4.3 Irrigation

Concept

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

Standards

- Landscaped areas must utilize drip or other low volume application systems controlled by automatic computerized clocks, 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.

Guidelines

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

~~6.4.4 Walls~~

~~Concept~~

- ~~• Walls should enhance the Lincoln District streetscape and/or open space rather than detract from it.~~

~~Standards~~

- ~~• Please refer to Section 6.2.3 and the Master SIP for grading details~~
- ~~• Wall color, material and design shall compliment the natural environment or building architecture.~~
- ~~• Use retaining walls to minimize excessive slopes.~~
- ~~• 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.~~
- ~~• The slope ratio between tiered retaining walls shall not exceed 3:1.~~
- ~~• The minimum distance between tiered retaining walls shall be 6 feet.~~

~~Guidelines~~

- ~~• Terrace retaining walls should be considered if higher than 4 feet.~~
- ~~• Walls should have a decorative top or cap. Appropriate pilasters, pillars, columns or other elements, as approved by the Lincoln District DRC and the City of Lone Tree may punctuate the wall line.~~

~~6.4.5 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.~~
- ~~• Sidewalks will be of ample width to be comfortable and inviting to the pedestrian.~~

~~Standards~~

- ~~• Pedestrian sidewalk widths shall be per the Master SIP.~~
- ~~• Sidewalks shall be constructed of concrete pavement, precast concrete 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 with no adjacent occupied 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 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 permitted (subject to City approval), and sidewalk dimensions should allow for such display where appropriate.~~

6.4.6 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 District.
- Site furnishings that are durable and comfortable for people to use.

Standards

- Please refer to the master SIP for specifications and locations.
- All site furnishings must be easy to maintain and vandalism-resistant.
- The palette of site furnishings may vary between neighborhoods within the District, 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 with the goal, but not requirement, of receiving direct sunlight and sheltered from the winds in winter, and shaded in summer.
- Benches should 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 is encouraged. Where utilized, the design of these elements should complement the design of the adjacent architecture and streetscape, and are subject to City approval.

6.5 Signage

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, 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.

6.6 Lighting

Concept

- All light standards for parking lots, pedestrian lights, or wall-mounted fixtures shall be as follows:

Standards

• 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.~~

~~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.~~

6.7 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.~~
- ~~• Certification with the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program is required for all Office Use buildings greater than 50,000 gross square feet in this district.~~

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.

6.8 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 in the Master SIP
- At least one location for permanent art is required in the Lincoln District East
- At least one location for rotating art is required in the Lincoln District East

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APPENDIX

- A. Implementation Process
- B. Glossary of Terms
- C. Plant List
- D. Contact List

APPENDIX A: Implementation Process

The following section describes the Planning and the Approval Process for projects at Lincoln Commons

Overview

The Lincoln Commons master SIP sets forth the framework for the development in terms of land uses and general development guidelines. Further, the master SIP contains the overall site plan including parking and drives, landscape plan and design, and placement and architectural concept of the buildings to be built as phase one by the master developer. The Design Guidelines address issues concerning overall site design, building design, construction, materials, detailing, landscape design, signage, and site standards for specific pad development for the first phase and subsequent phases of construction. As a package, the SIP and the Design Guidelines address:

- The overall plan for streets, plazas, and open space;
- Amount of floor area proposed;
- Building height, setback, and architectural concept;
- Landscape quantities, theme, plant type, and street treatment standards and guidelines.

These documents establish a set of comprehensive standards that serve as the framework for development.

SIP Amendment

Each SIP Amendment will be submitted to the Lincoln District DRC and the City of Lone Tree for approval, and be evaluated against the “RidgeGate Retail District West Sub-Area Plan Design Standards and Guidelines,” City regulations, and the approved master SIP.

All anchor buildings, the cultural center, the parking garages, and any hotels, and projects of similar size and impact as determined by the Director will be will be subject to a Major Revision process including Planning Commission and City Council review.

The review of all other buildings will require review and approval only by the Planning Commission, and submittal will consist of all building elevations, vicinity map and material sample board. Referrals will not be required for projects that are consistent with the approved master SIP. Planning Commission decisions for denial may be appealed to the City Council for final action.

APPENDIX B: Glossary of Terms

50-foot Rule: No wall expanse or individual tenant shall extend over 50 lineal feet without incorporating at least one architectural feature of at least 24' in length total and at least 12' or one-third the building height, whichever is greater.

75-foot Rule: No wall expanse or individual tenant shall extend over 75 lineal feet without incorporating at least one architectural feature of at least 24' in length total and at least 12' or one-third the building height, whichever is greater.

Anchor: A single retail tenant 10,000 to 50,000 square feet in floor area.

Blade sign: A two-sided sign that hangs perpendicular to the building.

Changeable panels: Sign panels which contain advertising information, copy, forms or images that are intended to be removed in whole or part, changed and replaced with new advertising information, copy, forms or images.

CMU Ground Face: A decorative style of concrete masonry unit (CMU) whose exterior face has a smooth texture and some aggregate is exposed.

CMU Split Face: A decorative style of concrete masonry unit (CMU) whose exterior face has a rough, stone-like texture

Demised Premises: The area occupied by the tenant and defined by the lease line.

High Bay Building: A single story building with a high roof structure used to create the exterior appearance of a two story building.

Icon Building: A building of great prominence as designated by the developer.

Landscaping: Consists of any combination of materials such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees, or other live plant material. Non-live material such as rocks, pebbles, mulches, fences, walls, pavers, benches, irrigation systems, and other site amenities are also to be considered landscaping.

Lease Line: A combination of wall planes, center lines or finished faces which define the limits of the tenant area.

Lincoln District DRC: A committee consisting of members from the Ridgeway DRC, the City of Lone Tree and the master developer of the Lincoln District East.

Low 'E': Glazing that contains coatings that filter out the heat producing portions of the solar spectrum, but

still allow the greatest possible visible light transmittance.

Master Developer: Opus Northwest, LLC and Coventry Development

Monument Sign: A monolithic sign and base structure, freestanding, and installed in a landscaped area.

Office: Means a place of business for predominantly administrative, professional or clerical operations, i.e., accounting; architect; attorney; bookkeeper; broker; doctor; dentist; chiropractor; psychologist; drafter; bank; savings and loan; insurance company; credit union; credit-reporting agency; developer; contractor; engineer; surveyor; planner; insurance agency; interior design; landscape architect; pharmacy; notary; stenographer or clerical services.

Pad: A retail tenant located in a free standing building of approximately 1,200 to 10,000 square feet in floor area, usually located along the perimeter of the site.

Permissible Building Area: Specific area of an outparcel designated for the location of above ground structures such as buildings. Generally, the boundaries are determined by setback and view corridor requirements.

Pilaster: An ornamental rectangular column with a capital and base, projecting only slightly from a wall.

Setback: A required minimum distance between a structure or other use and a property line or other determined point.

Shop: A multi-tenant retail building. Usually shares a common wall with adjacent tenants.

USG Imperial Plaster System or EIFS: A stucco system with a high level of durability.

Vehicle stacking: The space allowance for a number of cars or trucks waiting to use drive-up facilities or traffic control points such as stop signs, lights, pick-up lanes, left turn lanes, deceleration and acceleration lanes.

Vision Glass: Glazing that is clear in color and allows sight through all panes without obstruction or distortion.

Wall Plane: The vertical area of a building's exterior walls, which includes columns, pilasters, openings, projections, etc. within the same plane.

APPENDIX C: Plant List

Please refer to Master SIP for acceptable plat materials and species.

APPENDIX D Contact List

Developer:

Coventry Development
~~10475 Park Meadows Drive~~ 10270 Commonwealth Street, Suite B
Lone Tree, Colorado 80124
720.279.2581

~~Opus Northwest, LLC
1855 Blake Street, Suite 200
Denver, Colorado 80202
303.297.3700~~

Civil Engineer:

Merrick & Co.
~~2450 South Peoria Street, Suite 125
Aurora, CO 80014
303.751.0741~~

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Land Planner / Architect:

The Mulhern Group
1730 Blake Street, Suite 435
Denver, CO 80202
303.297.3334

Landscape Architect:

Design Studios West
~~1475 Lawrence Street, Suite 100
Denver, CO 80202
303.623.3465~~

Traffic Engineer:

Felsburg Holt & Ullevig
~~6300 South Syracuse Way
Centennial, CO 80111~~

RidgeGate Retail District West Commercial Mixed-
Use Sub-Area Plan
Town Center East

Chapter 7

Design and Character Guidelines

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7.1 Town Center East Introduction

The Town Center Districts are composed of the two southern blocks of Lincoln Commons, bounded by Sky Ridge Avenue to the north, the Willow Creek open space to the east, and Ridgeway Parkway to the south. Town Center East is comprised of the “block” bordered on the west edge by Commons Street, between Sky Ridge Avenue and Ridgeway Parkway, and the Willow Creek Open Space defining the eastern edge.

The district will be an urban village based on an extension of the street grid and enhanced by a series of public spaces. It will be accessed by a series of pedestrian friendly streets leading one to the “Commons”, about which a variety of uses occur, including civic, entertainment, retail, restaurant, office and possibly residential. The Commons will include a variety of active and passive pedestrian spaces which ultimately connect to the Willow Creek Open Space.

The Town Center East architecture shall be a reflection of multiple buildings of varied uses built over time. The mix of building types and heights will add great interest, and the streetscape will act as the major organizational element. To that end, the architecture shall be a mix of traditional and contemporary architecture whose differences make it interesting and exciting. It should take advantage of its varied heights and site location through use of towers or other architectural elements so that each building may develop a special identity.

The guidelines for this District will not be prescriptive but will allow for the flexibility to judge a building based on its appropriateness to where it is sited and its relationship to the street. This concept has been tested in many lifestyle centers around the country, where an eclectic mix of architectural styles and massing of buildings play off each other. This process will be overseen by the Town Center East Design Review Committee and the City of Lone Tree.

7.1.1 Block by Block Description

Commons Green Drive (street leading to)

The primary focus of the Town Center East District is the Commons, a green public space for kiosk-scale specialty food and drink, markets, fairs and performances, or simply a respite from other activities. As the saying goes, all streets lead to it; in this case all uses act as a visually-stimulating background or definition for the Commons itself. The physical confines of the multi-functioning buildings around it create a strong urban fabric to the Commons and give it a strong pedestrian character. The space is somewhat irregular in shape, controlling the flow of traffic in a calming way and creating areas of different scale for use in varying purposes. The scale of the sidewalks on the north and south street boundaries inspire bringing landscape, texture and visual stimulus from the storefronts abutting the sidewalk to the edge of the curb. Building entrance overhangs, tree canopies and specialty light fixtures create a visual canopy, giving the shopper a sense of intimacy not seen in other districts at Lincoln Commons. The horizontal surfaces are more stimulating and richer in character, again hinting at the level of detail and care taken in creating a strong street sense.

To the east the Commons intersects the Willow Creek Open Space, opening up to bike paths, trails, prairie-style landscape gardens, and larger plaza and outdoor performance spaces. In essence, the Willow Creek Open Space acts as a backdrop for the privatized Commons space, with a plaza serving the Lone Tree Cultural Center and Office Building acting as the transition between the spaces.

Town Ridge Drive (north-south central street)

The north-south street shall serve as a connection to the Town Center Districts from Sky Ridge Avenue and act as a transition from the Lincoln Districts to the Commons. It shall be a primary shopping street made up of one-story retail shops with high-bay massing occurring at the intersection at Sky Ridge Parkway and at the street corners when intersecting the Commons. The shops may break up in street rhythm to provide locations for free-standing restaurants or pad buildings whose architecture may be of a special nature, or iconic, reminiscent of another time. The shops on the east side of the street will serve to screen views of the shared parking facility. The street character of the sidewalks use plant material and specialized paving to develop a strong sense of texture, with trees and plantings, bike racks, and pedestrian lighting creating a rhythm that interfaces with the storefront entrances. Benches placed along the streets create pockets of interest for people-watching or for taking a break from shopping and other activities.

The northeast block

This block is expected to host the library and cultural center, retail space, office space and the district-serving parking structure. The massing of buildings on this block will be made more interesting and inviting by a varied architecture.

The importance of centralized parking is to create a more urban feel to the project, allowing the street character to be determined by architecture and streetscape. The potential impact of the structure will be mitigated by “wrapping” it with retail and civic uses on the west and south sides. The north and east facades are expected to maintain an architectural presence consistent with the buildings in this district.

Pedestrians will enter and exit the structure through paseos which lead either south to the plaza between the civic uses or west onto Main Street. These paseos will be characterized as inviting intimate space that quickly leads to grander places. The auto access is limited to an entrance and exit off of Sky Ridge Avenue, minimizing the auto impact on the project.

The northwest block

This block is very urban in character, with buildings being brought close to the street and massing varying along the streetscape. Corners are highlighted by higher architectural shapes, which could be a tower, covered walkway with raised parapet, or one and a half-story massing. The street character is intimate, with street trees and plantings placed within the pedestrian walk in a regular pattern for interest. The street pattern steps back at the four corners to allow for visual attention to the architecture and create a gathering place for shoppers.

The southwest block

An entertainment anchor is centered on the block with smaller-scaled retail and restaurant uses wrapping the building. At the corners, the massing is held back and employs strong architectural elements, becoming a conduit for pedestrian gathering. An entry plaza in the middle of the block serves as an exterior pre-function space for the entertainment anchor, with ample seating and planting areas. The streetscape along this block is again congenial to the pedestrian, by creating a rhythm of pedestrian lighting, benches, specialty paving and street trees.

The southeast block

This block is expected to accommodate larger-scale buildings (within building height criteria) having a commercial emphasis. Architectural interest is created through undulating facades and covered walkways, where mixed uses can occur. This area complementarily frames the Commons with the civic uses on the north side. The edge along the Willow Creek Open Space is definitive, where the architecture takes advantage of this natural feature.

7.2 Urban Design Guidelines

The purpose and intent of these guidelines is to shape the development of the Town Center District East. These guidelines will provide assurance to city officials, planners, neighbors and other stakeholders that the infrastructure and buildings will be of consistent high quality through the build out of the district, as contemplated by the master SIP. The buildings will demonstrate the vision that the Town Center East is characterized as urban, dense and pedestrian-oriented.

This document will also serve to facilitate the review of all structures and landscape improvements proposed for this district, to ensure the design intent and quality is consistent with the concepts set forth in the master SIP.

7.2.1 Application of Standards and Guidelines

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

7.2.2 Vehicular and Pedestrian Access and Circulation

Standards

- Parallel parking shall be incorporated at streets to support ground level retail and office uses, and to provide a buffer to pedestrians from the street.
- Both public and private streets internal to the overall site boundaries shall be designed to have an urban feel. Along with the parallel and diagonal parking they shall incorporate street trees generally at regular intervals, in tree lawns, shrub beds or grates, street furnishings and attached and detached walks as appropriate.

7.2.3 Building Location and Heights

Standards

- Buildings should integrate with the streetscape. No other internal building setbacks shall apply.
- In order to integrate with public open spaces, there shall be no setbacks adjacent to the Willow Creek open space.
- Building height shall be a maximum of 70' and five stories.

7.2.4 Parking, Parking Lots and Parking Structures

Concept

- Shared, structured parking should be utilized to create a more compact, walkable environment.
- Shared parking formulas used are indicated in the Master SIP.
- Structured parking could come in a phased effort as critical mass dictates and as required by the City.

- Surface parking areas are permissible if within a parking court buffered on no less than two sides by buildings.

Standards

- Parking structures shall be compatible in massing, scale and materials with the buildings they support or surround.
- 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'
Parallel	= 9' x 20'
- 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'
Compact:	1'
- Minimum drive aisle widths shall be as follows:

Two-way traffic:	22' (15' for standard size 45° parking)
One-way traffic:	18'
Parallel	12'
- In the event of surfaced parking, 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 mulch.
- Surface parking lots with exposed perimeters (not adjacent to buildings) should be screened at the ground level with a combination of landscaping and low walls.

Guidelines

- Structured parking areas may incorporate perimeter landscaping to mitigate the visual impact of the structure.
- Lighting in parking structures should be cut-off to minimize offsite impacts.
- Surface parking lots should be segmented into smaller areas by using planted or concrete medians where appropriate. Proper car overhang must be considered in designing the landscaping.

7.2.5 Pedestrian Walks

Concept

- Town Center East is designed to be a pedestrian-focused environment.

Standards

- Special attention shall be given to all walking surfaces. Walks at major public areas, such as plazas, and other intentional gathering places shall feature "premium" surface materials as indicated on the master SIP.
- Standard concrete should not be used in large amounts or "fields" in primary areas, but should not be completely discouraged.

Guidelines

- Please refer to the master SIP for the Town Center District East regarding intent for planters, trees

and shrub beds.

- Tree locations may be adjusted with city approval, but the tree layout shown on the master SIP at the sidewalks shall be matched as closely as possible. In general, one tree for approximately every 30' of building frontage is appropriate.
- Pedestrian-scale pole lights and other furnishings will contribute to the pedestrian nature of this district.

7.2.6 Site Furnishings

Concept

- Site furnishings include benches, bollards, portable planters, waste receptacles, bicycle racks, tree grates and special manhole covers, etc.
- Diverse styles of site furnishings shall be incorporated at the Town Center District to add interest, varying from one area to another.
- All components of outdoor site furniture should be low-maintenance and durable, and materials should be compatible with the architecture in that area.
- These fixtures shall be located at all major pedestrian plazas, sidewalks, building entries and other areas deemed appropriate by the master SIP and Amendments to the SIP.

Standards

- Please refer to the master SIP for specifications and locations.
- All site furnishings must be easy to maintain and vandalism-resistant.
- The palette of site furnishings may vary between neighborhoods within the District, 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 with the goal, but not requirement, of receiving direct sunlight and sheltered from the winds in winter, and shaded in summer.
- Benches should 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 is encouraged. Where utilized, the design of these elements should complement the design of the adjacent architecture and streetscape, and are subject to City approval.

7.2.7 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.
- Minimum plant sizes within the Commons:
 - o Deciduous shade trees - 4" caliper minimum
 - o Deciduous ornamental trees – 4" caliper minimum

- o Coniferous evergreen trees – 10' tall minimum

Guidelines

- Development edges adjacent to open space should extend that character into the development site.
- Materials should emphasize year-round character
- Placement of materials in various settings is encouraged, i.e. ground level, planter boxes, and planters.

7.2.8 Public Plazas

Concept

- Create flexible, active and vibrant public spaces that are defined and energized by retail or commercial edges and able to accommodate both small and large-scale use.

Standards

- Vendor carts or kiosks shall be allowed as approved by the Town Center 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.
- Water features with spray heads should be limited to children's play areas to conserve water.
- Water features should be attractive when not in use.

7.3 Architectural Character

The Town Center District East is about the creation of pedestrian friendly streets and great pedestrian spaces. The urban fabric of the master SIP should dictate the vertical building surfaces and continuity of street walls that are critical to urban place-making and a pedestrian oriented environment.

Great interest will be added to the streets through a variety of building types, including retail, restaurants, hotel, mixed-use, entertainment, office, and civic uses. Use of a variety of architecture, materials and heights will create a sense of a place built over time. To that end, a combination of traditional and contemporary buildings is encouraged. An interesting variety of building facades that are inviting and well detailed at the pedestrian level, while also creating an interesting and varied roofscape are encouraged.

This district should consist of multiple building heights. Single-story, high bay and multi-story buildings will combine to create a unique and appealing environment. In general, the character should be consistent with the massing plan shown in the master SIP.

7.3.1 Massing / Scale

Concept

- Individual facades should create a comfortably-scaled and appropriately detailed visual experience and complement the adjacent uses.

7.3.2 Major Building Envelope

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. 360° architecture, when applicable, 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. Architecture at interior of loading and parking courts shall be simplified and of cost effective materials allowing for upgraded facades at primary streets.

7.3.3 Building Façade and Entries

Standards

- The street-wall façade of buildings more than two stories in height will be articulated by three horizontal components in order to define a base, middle and upper zone. The base should give an appearance of greater height than other floors and should be composed of masonry and window systems with the window sill of the ground floor as near as possible to the adjacent walking surface.
- Pedestrian-scaled features, building entries and ground level uses should be oriented toward the street, contain rich architectural details and materials and relate to the street edge treatment.
- Windows should be recessed, and should be vertically-oriented. The use of sills and lintels are encouraged.
- Building facades should be articulated to add depth and shadow.

7.3.4 Building Sides and Rears

Standards

- The architectural expression of the sides and rear, when adjacent to public spaces, should be consistent with the front façade.

7.3.5 Materials

Standards

- The major building envelopes shall be composed of brick, stone, cast stone, integrally colored pre-cast concrete, stucco and glazing.
- Wood siding is acceptable as a well-placed, secondary material.
- Other materials may be considered by the Town Center DRC and the City of Lone Tree on a case-by-case basis. The character of existing surrounding materials will be considered when evaluating these suggestions.

7.3.6 Color

Concept

- In general, the color palette shall provide interest and excitement will being compatible with adjacent and nearby uses. Earth tones similar to those found throughout Ridgegate to date shall be introduced at the edges of the district to ensure compatibility. These may include soft brown, gray green, muted gold, tan, terra cotta, beige, and warm reds. Bright whites and cool grays' are not acceptable.
- Much greater variation of color is encouraged on the interior of the district. Care should be taken to ensure appropriateness based on use and compatibility.

Standards

- Cast (or natural) stone: Although a range of hues is anticipated, the colors chosen should be sympathetic to the overall center. The colors should be selected and installed in such a way as to appear natural from building to building.

- Brick: Varying brick color schemes are encouraged. “Used” brick may be permitted by the Town Center DRC and the City of Lone Tree.
- 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.
- Blacks and charcoal colors are not permitted on architectural roofing materials, except in small/ accent areas.

7.3.7 Roofs

Standards

- All mechanical, electrical and telecommunications systems shall be buffered from view to surrounding streets, structures, open space and parks with the use of building parapets or screen walls.

7.4 Signage

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 be focused on the pedestrian nature 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, 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.

7.5 Lighting

All light standards for parking lots, pedestrian lights, or wall-mounted fixtures shall be as follows (these do not include lights used along Ridgeway Parkway).

Standards

- 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.
 - 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.

- 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 facade are prohibited, unless approved through the SIP process.
- Ornamental pedestrian lights (with fixed-in-place banners): one per 60 l.f. of building curb frontage at adjacent drives, two lights per frontage, minimum.

7.6 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.
- Certification with the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program is required for all Office or Civic Uses in this district.

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.

7.7 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 in the master SIP
- At least one location for permanent art is required in the Town Center District East
- At least one location for rotating art is required in the Town Center District East

APPENDIX

- A. Implementation Process
- B. Glossary of Terms
- C. Plant List
- D. Contact List

APPENDIX A: Implementation Process

The following section describes the Planning and the Approval Process for projects at Lincoln Commons

Overview

The Lincoln Commons master SIP sets forth the framework for the development in terms of land uses and general development guidelines. Further, the master SIP contains the overall site plan including parking and drives, landscape plan and design, and placement and architectural concept of the buildings to be built as phase one by the master developer. The Design Guidelines address issues concerning overall site design, building design, construction, materials, detailing, landscape design, signage, and site standards for specific pad development for the first phase and subsequent phases of construction. As a package, the SIP and the Design Guidelines address:

- The overall plan for streets, plazas, and open space;
- Amount of floor area proposed;
- Building height, setback, and architectural concept;
- Landscape quantities, theme, plant type, and street treatment standards and guidelines.

These documents establish a set of comprehensive standards that serve as the framework for development.

SIP Amendment

Each SIP Amendment will be submitted to the Town Center District DRC and the City of Lone Tree for approval, and be evaluated against the “RidgeGate Retail District West Sub-Area Plan Design Standards and Guidelines,” City regulations, and the approved master SIP.

All anchor buildings, the cultural center, the parking garages, and any hotels, and projects of similar size and impact as determined by the Director will be will be subject to a Major Revision process including Planning Commission and City Council review.

The review of all other buildings will require review and approval only by the Planning Commission, and submittal will consist of all building elevations, vicinity map and material sample board. Referrals will not be required for projects that are consistent with the approved master SIP. Planning Commission decisions for denial may be appealed to the City Council for final action.

APPENDIX B: Glossary of Terms

CMU - Ground Face: A decorative style of concrete masonry unit (CMU) whose exterior face has a smooth texture and some aggregate is exposed.

CMU – Split Face : A decorative style of concrete masonry unit (CMU) whose exterior face has a rough, stone-like texture

Demised Premises: The area occupied by the tenant and defined by the lease line.

High Bay Building: A single story building with a high roof structure used to create the exterior appearance of a two story building.

Icon Building: A building of great prominence and special architectural style.

Landscaping: Consists of any combination of materials such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees, or other live plant material. Non-live material such as rocks, pebbles, mulches, fences, walls, pavers, benches, irrigation systems, and other site amenities are also to be considered landscaping.

Lease Line: A combination of wall planes, center lines or finished faces which define the limits of the tenant area.

Low 'E': Glazing that contains coatings that filter out the heat producing portions of the solar spectrum, but still allow the greatest possible visible light transmittance.

Main Street Anchors: Tenants of 50,000 square feet or more.

Office: Means a place of business for predominantly administrative, professional or clerical operations, i.e., accounting; architect; attorney; bookkeeper; broker; doctor; dentist; chiropractor; psychologist; drafter; bank; savings and loan; insurance company; credit union; credit-reporting agency; developer; contractor; engineer; surveyor; planner; insurance agency; interior design; landscape architect; pharmacy; notary; stenographer or clerical services.

Pad: A retail tenant located in a free standing building of approximately 1,200 to 10,000 square feet in floor area, usually located along the perimeter of the site.

Permissible building area: Specific area of an outparcel designated for the location of above ground structures such as buildings. Generally, the boundaries are determined by setback and view corridor requirements.

Pilaster: An ornamental rectangular column with a capital and base, projecting only slightly from a wall.

Setback: A required minimum distance between a structure or other use and a property line or other determined point.

Shop: A multi-tenant retail building. Usually shares a common wall with adjacent tenants.

USG Imperial Plaster System or EIFS: A stucco system with a high level of durability.

Vision Glass: Glazing that is clear in color and allows sight through all panes without obstruction or distortion.

Wall Plane: The vertical area of a building's exterior walls, which includes columns, pilasters, openings, projections, etc. within the same plane.

APPENDIX C: Plant List

Please refer to master SIP for acceptable plant materials and species

DELETED

APPENDIX D: Contact List

Developer:

Coventry Development

10475 Park Meadows Drive 10270 Commonwealth Street, Suite B

Lone Tree, Colorado 80124

720.279.2581

Opus Northwest, LLC

1855 Blake Street, Suite 200

Denver, Colorado 80202

303.297.3700

Civil Engineer:

Merrick & Co.

2450 South Peoria Street, Suite 125

Aurora, CO 80013

303.751.0741

Land Planner / Architect:

The Mulhern Group

1730 Blake Street, Suite 435

Denver, CO 80202

303.297.3334

Landscape Architect:

Design Studios West

1475 Lawrence Street, Suite 100

Denver, CO 80202

303.623.3465

Traffic Engineer:

Felsburg Holt & Ullevig

6300 South Syracuse Way

Centennial, CO 80111

DELETED

RidgeGate Retail District West Commercial Mixed-
Use Sub-Area Plan
Town Center West

Chapter 8

Retail District Standards and Guidelines

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8.1 Town Center West Introduction

This District is located in the southwest quadrant of Lincoln Commons with direct access from Ridgeway Parkway, Commons Street and Sky Ridge Ave. The opportunity for this district is to combine vehicular-oriented tenants and their need for good visibility, good access and adjacent parking fields as seen in the Lincoln District with the urban village character of the Town Center East. The result should be a unique mix of uses that links the other three districts of Lincoln Commons together.

The design of the Town Center West is based on an extension of the grid street system established in the Town Center East but is both pedestrian and vehicular friendly. Parking shall be broken up into smaller parking fields. The landscaped edge adjacent to Ridgeway Parkway will help provide a buffer from the residential uses to the southwest.

Building Architecture should be an extension of the rest of Lincoln Commons, but should be similar to the Town Center East on the eastern side and Lincoln District East on the western side. Building materials shall be compatible with those incorporated in the initial phase and will use brick and stone as primary materials and stucco/EIFS as background material.

8.1.1 Application of Standards and Guidelines

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

8.2 Site Planning Standards

Unless otherwise specified, these Design Standards and Guidelines shall apply to any site, regardless of use, within the Town Center West. Certain Standards may apply only to specific retail areas or uses. Such applicability will be clearly stated within the standard. The street pattern and the retail uses adjacent to Commons Street as shown in the Master SIP should be closely maintained.

8.2.1 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 as the primary access point.
- Internal primary roadways will be public, but will be designed as circulator streets rather than through streets (although through movements will be allowed).

Standards

- Both public and private streets internal to the overall site boundaries 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.

8.2.2 Building Location and Heights

Standards

- No other internal building setbacks should apply; buildings shall be brought to private streets wher-

ever possible.

- Building height shall be limited to 40' and/or three stories.

Guidelines

- Unify design with common elements from block to block so that individual retail neighborhoods act to reinforce the others in its context.

8.2.3 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

- Please refer to Section 8.4.4 and the master SIP for wall details
- The same type and style of masonry block used in Lincoln District West retaining walls shall be used in Town Center West.
- The slope ratio between tiered retaining walls shall not exceed 3:1.
- Walls must be terraced if higher than 4'.
- 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.

8.2.4 Parking, Parking Lots and Parking Structures

Concept

- Mitigate the visual impact of the automobile from Ridgeway Parkway and Sky Ridge Avenue.
- In surface (non-structured) parking areas, provide landscaped parking 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 drive aisles.
- Parking shall be set back a minimum of 20' from Ridgeway Parkway. 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'

- 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'
Compact:	1'

- Minimum drive aisle widths shall be as follows:

Two-way traffic:	22' (15' for standard size 45° parking)
One-way traffic:	18'
- 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 decorative gravel 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. [
- In the event structured parking occurs in this district, the Town Center East standards and guidelines will apply.

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.
- Parking lots should be buffered from Ridgeway Parkway through the use of low walls, berming, landscaping and/or separation (setbacks).
- Parking areas should be buffered from prominent on-site view corridors.

8.2.5 Pedestrian Walks

Concept

- Lincoln Commons will be designed to provide a pedestrian friendly environment.

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 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.

8.3 Architectural Standards

Town Center West will likely combine prototypical design from national retail tenants with site specific design taking cues from the Town Center East. The overall architectural concepts used in the Lincoln Districts West and East shall be brought to this District, including the creation of interesting massing, tower elements to address gateways and architectural focal points, sloped roof planes projected canopies and an enduring palette of high quality materials. Buildings adjacent to Commons Street should capture the look and feel of the buildings in adjacent to Commons Street in Town Center District East.

8.3.1 Massing / Scale

Concept

- Individual facades should create a comfortably-scaled and appropriately detailed visual experience and complement the adjacent uses. Certain facades may have a broader scope (larger neighborhood view) and others may be more related to the pedestrian experience.

Standards

- Key building features, parapets, and steps shall be returned a minimum of 4' over the roof to create a sense of depth.
- Facades 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.

8.3.2 Major Building Envelope

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
- 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

Standards

- 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 8.3.8

8.3.3 Main Building Facade

Standards

- Ground floor entry facades 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.

- Building bases are required to be capped with a ledger cap to overhang base material to create a shadow effect.

8.3.4 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.

8.3.5 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 pre-cast concrete, 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.

8.3.6 Building Fenestration

Standards

- Windows should be recessed, not flat, and should be vertically-oriented. The use of sills and lintels are encouraged.

8.3.7 Material and Composition

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 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.

- 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.

8.3.8 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 8.3.7
2. See 8.3.3 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.

8.3.9 Color

Concept

- All accent colors are intended to complement and enhance the Lincoln District West.

Standards

- Cast (or natural) stone: Although a range of hues is anticipated, the colors chosen should be sympathetic to Lincoln Commons. 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 master SIP, including light standards at loading bays.
- Integrally colored pre-cast concrete: Pre-cast 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 Lincoln District 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 Lincoln District 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 Lincoln District DRC and City.
- Bold or intense colors are prohibited unless previously approved by both the City of Lone Tree and the Lincoln District DRC. If approved, these colors should be limited to signage or other accent areas.

8.3.10 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 land-

scaping 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.

8.3.11 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.

8.3.12 Roofs

Standards

- 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.

8.3.13 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.

8.3.14 Ornamental Iron Work

Standards

- Where appropriate, ornamental ironwork shall be introduced into the overall composition of building facades. 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.

8.3.15 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.

8.3.16 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.

8.3.17 Utility Meters and Gear

Guidelines

- Exposed gas and electrical meters 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.

8.3.18 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 Planning and Zoning standards.
- The height of the trash enclosure wall must be a minimum of 18" higher than the dumpster, 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

8.4 Landscape Standards

8.4.1 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.

8.4.2 Planting and Groundcover

Concept

- Minimize environmental impact and maintenance cost of planting 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.
- Use of gravel, rock, crushed or decomposed granite or other such material, or wood chip or other similar mulches or groundcovers must be limited to areas below shrub masses, mow strips or areas where planting is not feasible.
- Minimum plant sizes are as follows:
 - o Deciduous shade trees - 2" to 3" caliper
 - o Deciduous ornamental trees – 1.5" to 2" caliper
 - o Coniferous evergreen trees – 6' to 10' tall
 - o Shrubs - #5 container
 - o Groundcover – 4-inch pot
 - o Un-manicured native grass – Seed
 - o Manicured Native grass – Seed
 - o 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 the master SIP for the approved plant palette. Other plant species may be acceptable, subject to Town Center DRC and City approval.
- Plants with similar water requirements should be grouped together.

8.4.3 Irrigation

Concept

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

Standards

- Landscaped areas must utilize drip or other low volume application systems controlled by automatic computerized clocks, 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.

Guidelines

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

8.4.4 Walls

Concept

- Walls should enhance the Lincoln District streetscape and/or open space rather than detract from it.

Standards

- Please refer to Section 6.2.3 and the master SIP for grading details
- Wall color, material and design shall compliment the natural environment or building architecture.
- Use retaining walls to minimize excessive slopes.
- Retaining walls shall be constructed of materials that blend with the natural or constructed environ-

ments. Wire-cut concrete block and unfinished concrete are not allowed.

- The slope ratio between tiered retaining walls shall not exceed 3:1.
- The minimum distance between tiered retaining walls shall be 6 feet.

Guidelines

- Terracing retaining walls should be considered if higher than 4'.
- Walls should have a decorative top or cap. Appropriate pilasters, pillars, columns or other elements, as approved by the Town Center DRC and the City of Lone Tree could punctuate the wall line.

8.4.5 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.
- Sidewalks will be of ample width to be comfortable and inviting to the pedestrian.

Standards

- Pedestrian sidewalk widths shall be per the master SIP.
- Sidewalks shall be constructed of concrete pavement, precast concrete 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 with no adjacent occupied 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 permitted (subject to City approval), and sidewalk dimensions should allow for such display where appropriate.

8.4.6 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 District.
- Site furnishings that are durable and comfortable for people to use.

Standards

- Please refer to the master SIP for specifications and locations.
- All site furnishings must be easy to maintain and vandal-resistant.

- The palette of site furnishings may vary between neighborhoods within the District, 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 with the goal, but not requirement, of receiving direct sunlight and sheltered from the winds in winter, and shaded in summer.
- Benches should 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 is encouraged. Where utilized, the design of these elements should complement the design of the adjacent architecture and streetscape, and are subject to City approval.

8.5 Signage

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, 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.

8.6 Lighting

Concept

- All light standards for parking lots, pedestrian lights, or wall-mounted fixtures shall be as follows (these do not include lights used along Ridgegate Parkway).

Standards

- 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.

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.

8.7 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.
- Certification with the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program is required for all Office Use buildings greater than 50,000 gross square feet in this district.

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.

8.8 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 in the master SIP
- At least one location for permanent art is required in the Town Center District West
- At least one location for rotating art is required in the Town Center District West

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APPENDIX

- A. Implementation Process
- B. Glossary of Terms
- C. Plant List
- D. Team Contact List

APPENDIX A: Implementation Process

The following section describes the Planning and the Approval Process for projects at Lincoln Commons

Overview

The Lincoln Commons master SIP sets forth the framework for the development in terms of land uses and general development guidelines. Further, the master SIP contains the overall site plan including parking and drives, landscape plan and design, and placement and architectural concept of the buildings to be built as phase one by the master developer. The Design Guidelines address issues concerning overall site design, building design, construction, materials, detailing, landscape design, signage, and site standards for specific pad development for the first phase and subsequent phases of construction. As a package, the SIP and the Design Guidelines address:

- The overall plan for streets, plazas, and open space;
- Amount of floor area proposed;
- Building height, setback, and architectural concept;
- Landscape quantities, theme, plant type, and street treatment standards and guidelines.

These documents establish a set of comprehensive standards that serve as the framework for development.

SIP Amendment

Each SIP Amendment will be submitted to the Town Center District DRC and the City of Lone Tree for approval, and be evaluated against the “RidgeGate Retail District West Sub-Area Plan Design Standards and Guidelines,” City regulations, and the approved master SIP.

All anchor buildings, the cultural center, the parking garages, and any hotels, and projects of similar size and impact as determined by the Director will be subject to a Major Revision process including Planning Commission and City Council review.

The review of all other buildings will require review and approval only by the Planning Commission, and submittal will consist of all building elevations, vicinity map and material sample board. Referrals will not be required for projects that are consistent with the approved master SIP. Planning Commission decisions for denial may be appealed to the City Council for final action.

APPENDIX B: Glossary of Terms

50-foot Rule: No wall expanse or individual tenant shall extend over 50 lineal feet without incorporating at least one architectural feature of at least 24' in length total and at least 12' or one-third the building height, whichever is greater.

75-foot Rule: No wall expanse or individual tenant shall extend over 75 lineal feet without incorporating at least one architectural feature of at least 24' in length total and at least 12' or one-third the building height, whichever is greater.

Anchor: A single retail tenant 10,000 to 50,000 square feet in floor area.

Blade sign: A two-sided sign that hangs perpendicular to the building.

Changeable panels - Sign panels: Sign panels which contain advertising information, copy, forms or images that are intended to be removed in whole or part, changed and replaced with new advertising information, copy, forms or images.

CMU – Ground Face: A decorative style of concrete masonry unit (CMU) whose exterior face has a smooth texture and some aggregate is exposed.

CMU – Split Face: A decorative style of concrete masonry unit (CMU) whose exterior face has a rough, stone-like texture

Demised Premises: The area occupied by the tenant and defined by the lease line.

High Bay Building: A single story building with a high roof structure used to create the exterior appearance of a two story building.

Icon Building: A building of great prominence as designated by the developer.

Landscaping: Consists of any combination of materials such as, but not limited to, grass, ground covers, shrubs, vines, hedges, trees, or other live plant material. Non-live material such as rocks, pebbles, mulches, fences, walls, pavers, benches, irrigation systems, and other site amenities are also to be considered landscaping.

Lease Line: A combination of wall planes, center lines or finished faces which define the limits of the tenant area.

Low 'E: Glazing that contains coatings that filter out the heat producing portions of the solar spectrum, but still allow the greatest possible visible light transmittance.

Master Developer: Coventry Development

Monument Sign: A monolithic sign and base structure, freestanding, and installed in a landscaped area.

Office: Means a place of business for predominantly administrative, professional or clerical operations, i.e., accounting; architect; attorney; bookkeeper; broker; doctor; dentist; chiropractor; psychologist; drafter; bank; savings and loan; insurance company; credit union; credit-reporting agency; developer; contractor; engineer;

surveyor; planner; insurance agency; interior design; landscape architect; pharmacy; notary; stenographer or clerical services.

Pad: A retail tenant located in a free standing building of approximately 1,200 to 10,000 square feet in floor area, usually located along the perimeter of the site.

Permissible Building Area: Specific area of an outparcel designated for the location of above ground structures such as buildings. Generally, the boundaries are determined by setback and view corridor requirements.

Pilaster: An ornamental rectangular column with a capital and base, projecting only slightly from a wall.

Setback: A required minimum distance between a structure or other use and a property line or other determined point.

Shop: A multi-tenant retail building. Usually shares a common wall with adjacent tenants.

Town Center District DRC: A committee consisting of members from the Ridgegate DRC, the City of Lone Tree and the master developer of the Town Center District.

USG Imperial Plaster System or EIFS: A stucco system with a high level of durability.

Vehicle stacking: The space allowance for a number of cars or trucks waiting to use drive-up facilities or traffic control points such as stop signs, lights, pick-up lanes, left turn lanes, deceleration and acceleration lanes.

Vision Glass: Glazing that is clear in color and allows sight through all panes without obstruction or distortion.

Wall Plane: The vertical area of a building's exterior walls, which includes columns, pilasters, openings, projections, etc. within the same plane.

APPENDIX C: Plant List

Please refer to master SIP for acceptable plant materials and species.

APPENDIX D: Team Contact List

Developer:
Coventry Development
10475 Park Meadows Drive 10270 Commonwealth Street, Suite B
Lone Tree, Colorado 80124
720.279.2581

Opus Northwest, LLC
1855 Blake Street, Suite 200
Denver, Colorado 80202
303.297.3700

Civil Engineer:
Merrick & Co.
2450 South Peoria Street, Suite 125
Aurora, CO 80014
303.751.0741

Land Planner / Architect:
The Mulhern Group
1730 Blake Street, Suite 435
Denver, CO 80202
303.297.3334

Landscape Architect:
Design Studios West
1475 Lawrence Street, Suite 100
Denver, CO 80202
303.623.3465

Traffic Engineer:
Felsburg Holt & Ullevig
6300 South Syracuse Way
Centennial, CO 80111

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CITY OF LONE TREE
STAFF REPORT

Project Summary

Date: April 1, 2014 City Council Meeting

Project Name: RidgeGate Section 15 Filing No. 21

Location: North of RidgeGate Parkway, South of Sky Ridge Avenue and east of Commons Street.

Project Type / #: Subdivision Replat # SB13-43R

Staff Contacts: Kelly First, Community Development Director

Meeting Type: Public Meeting

Summary of Request:

Approval to replat Lot 2-A, RidgeGate Section 15 Filing No. 5, 1st Amendment into five lots, one tract and road right-of-way.

Planning Commission Recommendation:

Not applicable

Suggested Action: Approval, subject to conditions listed in this staff report.



CITY OF LONE TREE
STAFF REPORT

TO: Mayor Gunning and City Council
FROM: Kelly First, Community Development Director
DATE: March 26, 2014
FOR: April 1, 2014 City Council Meeting
SUBJECT: RidgeGate Section 15 Filing No. 21
Subdivision Replat #SB13-43R

Owner:
Lincoln Commons South, Inc.
Rampart Range Metropolitan District No 1
RidgeGate Investments, Inc.

Representative:
Keith Simon
10270 Commonwealth Street
Lone Tree, CO 80124

City Council Meeting Date: April 1, 2014

A. REQUEST:

Approval to replat Lot 2-A, RidgeGate Section 15 Filing No. 5, 1st amendment into 5 lots, 1 tract and road right-of-way.

B. LOCATION:

The property is located in RidgeGate, east of the Lone Tree Arts Center. It is bounded by Sky Ridge Avenue to the north, Commons Street to the west and RidgeGate Parkway to the south. To the east is the Willow Creek Corridor.

C. BACKGROUND:

The existing large lot was originally subdivided in 2008 for the purpose of accommodating a mix of retail, public and commercial uses. At that time, it was not predetermined if the sites would be developed as leased

properties with the current land ownership intact, or if future development would be based on individual land sales. An updated land use plan has since been developed that anticipates a mix of uses, including senior housing, attached residential and civic uses. The proposed replat creates the legal lots and access necessary to accommodate the planned development and land sales.

The proposed replat is processed in accordance with Section 17-7-70 of the City Subdivision Code, which requires City Council approval of a replat where any new lots are created for uses other than single-family detached residential.

D. DESCRIPTION:

Zoning. The site is zoned Planned Development District (PDD) under the RidgeGate 4th Amendment Development Plan. The site is within Commercial Mixed Use (C/M-U) Planning Area #2 of that PDD. The uses anticipated on the property are allowed by the existing zoning.

An amendment to the Lincoln Commons RidgeGate Sub-Area Plan is being processed concurrently with this replat to address the updated development concept for this property. The RidgeGate PDD states that Sub-Area Plans should be approved prior to, or concurrent with, subdivision platting. Condition of approval number 2 addresses the sequence of approvals.

Plat Overview: The proposed plat subdivides 18.43 acres of land into five lots, a tract and road right-of-way.

Tract A is part of the Willow Creek corridor, and is being conveyed with this plat to the Rampart Range Metro District for open space purposes.

The plat creates right-of-way for Belvedere Lane, extending north/south between RidgeGate Parkway and Sky Ridge Avenue. A second, north/south access easement is also provided between Lots 2 and 3, aligning with Town Ridge Drive north of Sky Ridge Avenue and terminating at the proposed Arts Center Drive (the proposed name of that street changed during the referral process from Village Way to Arts Center Drive).

The proposed location of Arts Center Drive accommodates the desired size of Lot 1, which is planned as the site of a senior living facility. However, as proposed, Arts Center Drive intersects with Commons Street at a point that is north of the existing main drive into the Lone Tree Arts Center property. The off-set is approximately 90 feet, and would create potential traffic conflicts between opposing traffic from the two connection

points, as well as with pedestrian movement. This concern is noted in the referral response from the City Engineer and is shared by Planning Division staff. As a general rule, staff encourages the alignment of streets and drives between properties wherever possible to ensure ease of connectivity. Staff recommends that the two property owners resolve the issue in a way that results in the two access points lining up directly across from each other at Commons Street. The aligned intersection should be constructed prior to issuance of the first Certificate of Occupancy for any property within Filing 21 located west of Belvedere Lane. Condition of approval number 3 is provided to address this issue with a plat note.

E. SITE CHARACTERISTICS:

The site contains natural grasses and no significant vegetation.

F. SERVICE PROVIDERS:

Water:	Southgate Water District
Sanitation:	Southgate Sanitation District
Police:	Lone Tree Police
Fire:	South Metro Fire Rescue
Special District:	Rampart Range Metropolitan District

G. REFERRALS:

Referral responses from agencies ranged from no comment to notification of issues that are primarily procedural or technical in nature and will be addressed to the City Engineer's satisfaction prior to final plat approval and recordation. The concern regarding the intersection alignment at Commons Street is addressed with recommended condition of approval number 3.

H. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the application is in conformance with the Lone Tree Comprehensive Plan, Subdivision Code, and RidgeGate PDD. The replat is also in conformance with the RidgeGate Lincoln Commons C/M-U Sub-Area plan, as proposed.

Staff recommends approval of RidgeGate 21, subject to the following conditions:

1. Final approval by the City of Lone Tree Public Works Department.
2. Prior to recordation of this plat, the proposed amendment to the applicable Sub-Area Plan (Lincoln Commons C/M-U Sub-Area Plan, Project # SA14-03R) shall be approved.
3. Prior to final approval, a note shall be added to the plat document indicating that prior to approval of a Certificate of Occupancy for any development within Filing 21 west of Belvedere Lane, the intersection of Arts Center Drive with Commons Street shall be constructed to be in alignment with the main drive entrance to the property to the west.

END

City of Lone Tree

Department of Community Development
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818 Fax 303-225-4949

DEVELOPMENT APPLICATION FORM

PROJECT NAME: RidgeGate Sec 15 Fil 21 ◆ OFFICE USE ONLY ◆
Replat of Fil 5. - 1st amdt.
REQUEST: _____

PROJECT FILE # SB13-43R

SITE LOCATION: Ridgegate – Section 15
(Nearest Intersections) ~~Lincoln Avenue~~ and Commons Street
SKYRIDGE AVE

DATE SUBMITTED: 9-26-13

OWNER:
Name: RAMPART RANGE METROPOLITAN DISTRICT
Ridgegate Investments, Inc. LINCOLN COMMONS SOUTH, NY
Address: 1041 Third Avenue
New York, NY. 10021
Phone: 212-752-6164 FAX: 212-752-5407

FEES: \$1000 - pd.

(Engineering fees are not included)

AUTHORIZED REPRESENTATIVE:

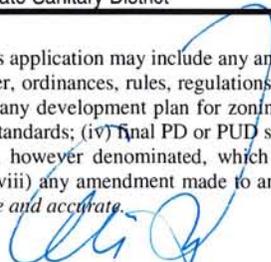
Name: Darryl Jones Fax: 303-256-5779
Address: 10270 Commonwealth Street Email: djones@coventrydevelopment.com
Lone Tree, Co. 80124
Phone: 303-256-5778 Business/Project Name: Ridgegate/Coventry Development Corporation

LEGAL DESCRIPTION (site address):

PROJECT INFORMATION:

Subdivision Name: Ridgegate- Section 15 Filing #: 21 Lot # (if n/a Block #: n/a
Planning Area # (if PD) appropriate):
PRESENT ZONING: Commercial/Mixed Use (When rezoning) – PROPOSED ZONING
GROSS ACREAGE: 18.426 Acres # of units (residential)
Unit type:
FIRE DISTRICT: South Metro Fire and Rescue METRO DIST: Rampart Range Metropolitan District
WATER: Southgate Water District ELEC: Xcel Energy
SEWER: Southgate Sanitary District GAS: Xcel Energy

Further submissions pursuant to this application may include any and all development proposals, submissions, applications and procedures that may be made or initiated under the City of Lone Tree Charter, ordinances, rules, regulations, guidelines or policies including, without limitation, those for any of the following: (i) annexation; (ii) zoning or re-zoning, including any development plan for zoning within the Planned Development (PD) District; (iii) preliminary PD or PUD site plan, or related design guidelines or development standards; (iv) final PD or PUD site plan; (v) Site Improvement Plan; (vi) any master or general development plan, sub-area plan, site plan or similar development plan, however denominated, which may be provided for under any PD development plan or any other zoning; (vii) Sketch Plan, Preliminary Plat or Final Plat; or (viii) any amendment made to any of the foregoing, as applied for or as approved. *To the best of my knowledge, the information contained on this application is true and accurate.*

APPLICANT SIGNATURE: 

Date: 9-26-2013

RidgeGate – Section 15 Filing No. 21 Subdivision Plat

Application Narrative

Site Context

RidgeGate subdivision plat no. 21 is located in Section 15 and is comprised of 18.426 acres of vacant land immediately east of Lone Tree Arts Center, south of Lincoln Commons North retail shopping center, west of the Willow Creek Corridor and north of RidgeGate Parkway.

Discussion

This larger block, originally subdivided in 2008, was intended to comingle several uses within an area primarily intended to serve public and commercial buildings. It was not predetermined if these sites would be developed as leased properties with the current land ownership intact, or if future development would be based on individual land sales. A subdivision replat is necessary to be consistent with the updated land use plan for the area based on current market conditions. Currently the intended uses consist primarily of “multi-generational” residential and civic uses.

The anticipated “multi-generational” uses consist of senior housing, attached single-family for sale future Douglas County library and public plaza. These uses would be integrated with park and open space uses including a pedestrian trail underneath RidgeGate Parkway and Sky Ridge Avenue, new streetscapes and pedestrian walkways throughout the area. If the replat is approved, the RRMD will overlot grade the entire site and will build the public streets and associated public infrastructure to serve this area, and sidewalks and street trees/tree lawn, which will be also be maintained initially by the District.

Conclusion

The subdivision request is consistent with the City’s zoning code for subdivisions as well as the RidgeGate PDD and Lincoln Commons Sub Area Plan promoting mixed use urban type development and vehicular and pedestrian connectivity.

By moving forward with approval of this replat we can put this vacant land into production to benefit the community and add an additional civic use and residential choices in RidgeGate, as well as move forward with the completion of the Willow Creek park and trail. The replat will be processed in conjunction with the Lincoln Commons Sub-Area Plan amendment.



CITY OF LONE TREE

Public Works Department

9222 Teddy Lane
Lone Tree, CO 80124
(303) 662-8112 Fax: (303) 792-9489

March 10, 2014

Kelly First
City of Lone Tree Community Development Dept.
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

Re: Ridgeway – Section 15 Filing No. 21 (SB13-43R)
TST Proj. No. 061-395

Dear Kelly,

Mike Cregger has submitted a Public Works referral comment letter on the proposed Filing 21 Plat. Mike's letter addresses issues with respect to conformance of the proposed plat with the City of Lone Tree Subdivision Regulations standards. However, there is a separate related issue which Mike was not aware of, but which Engineering believes must be addressed, as follows:

The proposed Filing No. 21 Plat shows the new east-west street (Village Way) intersecting Commons Street (on the east side) north of the existing main drive entrance to the City Arts Center (on the west side). The proposed Village Way alignment is such that the two connections are off-set (center line to center line) approximately 90 feet. This off-set would create a potential for traffic conflicts between opposing traffic from the two connection points, as well as with pedestrian traffic. From the beginning of discussions on the proposed Filing No. 21 development, we (Engineering) have been stressing the need for Village Way and/or the main entrance drive to the Art Center to be shifted such that Village Way and the Art Center Drive will line up directly across Commons Street from each other.

We recommend this Village Way – Art Center Drive alignment issue be addressed to the satisfaction of the City BEFORE approval of the proposed Filing No. 21 Plat and/or approval(s) of any associated SIP's based upon the proposed Plat,

Please feel free to contact me if you have any questions.

Sincerely,

Gregory A. Weeks, PE, LEED ® AP
City Engineer

Enclosure(s):
Referral Request Form



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: February 6, 2014

Project Name and File Number: RidgeGate Sec 15 Fil 21 / SB13-43R

Project Type: Replat of RidgeGate Sec. 15 Fil 5, 1st Amdt

Comments Due By: February 25, 2014

If you are unable to respond by the due date, please contact the project planner

Dear Referral Organization:

Information on the above referenced proposal in the City of Lone Tree is provided for your review and comment. Please submit your response no later than the due date to ensure adequate time to consider comments and enter them into the public record.

If you have difficulty viewing or understanding any of the information or have questions, please contact me at 303-708-1818. Printed materials and extra sets of materials are available upon request. Plans may also be viewed at the City offices from 8am-5pm.

We have no comments regarding this proposal

Please note the following concerns this organization has:

See attached letter for comments regarding this proposal

Organization Name: Lone Tree Engineering

Your name: Michael Cregger

Your signature: Michael C. Cregger Date: 2/26/14

This project may be subject to public meetings. Please check the City's web site (www.cityoflonetree.com) for posted agendas or contact this office. Thank you for your consideration.

Kelly First

Planning Manager

PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:

City of Lone Tree Community Development Dept.
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818
Fx: 303-225-4949
kelly.first@cityoflonetree.com



CITY OF LONE TREE

Public Works Department

9222 Teddy Lane
Lone Tree, CO 80124
(303) 662-8112 Fax: (303) 792-9489

February 26, 2014

Kelly First
City of Lone Tree Community Development Dept.
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

Via: e-mail

Re: Ridgeway – Section 15 Filing No. 21 (SB13-43R)
TST Proj. No. 061-395

Dear Ms. First,

On behalf of the City of Lone Tree, we have completed our review of the Subdivision Replat referenced above and have the following comments for the applicant (note: any references to Articles and Sections refer to the City of Lone Tree Subdivision Regulations):

General

- 1) No title commitment or policy has been received yet, so there may be additional comments after we review the commitment or policy. [Article V, Section 17-5-50 (3)]

Sheet 1

- 2) Below the title, on all sheets, please add the Community Development Department file number: "SB13-43R". [Article V, Section 17-5-60 (3)]
- 3) In reviewing the legal description, I came across what I think is a discrepancy. In the fifth line of the fourth paragraph, after: "... 7.50 feet to the Northwest corner of Parcel I, ...". In referencing the documents referred to in that statement and the plat on Sheet 2, I think that this point is actually the Northwest corner of TractA-5-A, referenced later in the sentence, which is not the same corner as the Northwest corner of the Parcel I referenced. There are several other similar references in the following sentences that would need to be reworded as well. [Article V, Section 17-5-60 (6)]
- 4) In the second line of the Dedication Statement, please replace: "Streets" with "Rights-of-Way". [Article VIII Section 17-8-40]

- 5) The sentence regarding the rights-of-way being dedicated to the City is missing from the Dedication Statement, please correct. [Article VIII Section 17-8-40]
- 6) Please add: "Inc." to the end of the first owner's name under the Dedication Statement, as well as in the Notary's signature block, and in the "Owner/Applicant" name in the lower right hand corner, and add a line for the first signatory's "Title". [Article VIII Section 17-8-40]
- 7) The title company information needs to be completed in the Title Verification Statement, and the date of the assessments in the last line should be confirmed, and please change the year in the Notary Public signature block to 2014. [Article VIII Section 17-8-30]
- 8) Please revise the City Council Approval block to read per the one required for Replats and add: "James Gunning," under the signature line, preceding: "Mayor, City of Lone Tree". [Article VIII Section 17-8-70(3)]
- 9) Please complete the title company information in Note 4.
- 10) Please revise Notes 7 and 8 to read: "Tract A (B) is hereby conveyed to theDistrict, to be used and Open Space, and shall be maintained by said District. [Article V, Section 17-5-60 (14)]
- 11) Please add note regarding public streets, as required under Article V, Section 17-5-60 (15) a.

Sheet 2

- 12) Please move: "Note See Sheet 3 for Easement Information" to above the Monument Legend so it is more visible. [Article V, Section 17-5-60 (11)]
- 13) Please remove the easements line-work and labels within the rights-of-way of Sky Ridge Avenue and Commons Street (on Sheet 3 as well), except for the easements that enter the lands being platted.
- 14) Please remove the "Lot 2-A" label and recording info in the lower portion of Lot 3 to avoid any confusion, and on Sheet 3 as well.
- 15) Please remove the "Bargain and Sale Deed" label and recording info in the center portion of Tract A to avoid any confusion, and on Sheet 3 as well.
- 16) In the Northerly portion of Tract A, please dash the Southerly line of the Tract A-5-A (differently from the easements) and add a leader to that line with the following label: "Tract Line Hereby Vacated". [Article V, Section 17-5-60 (7)]
- 17) Please revise the dashed line, just West of the Tract A label, to a different type of line and add a leader to that line with the following label: "Portion of Lot Line Hereby Vacated". [Article V, Section 17-5-60 (7)]
- 18) Please add the street names. [Article V, Section 17-5-60 (10)]
- 19) Lot 2 either needs to be extended to the street to the South, or an Access Easement needs to be added to its current boundary from the street. [Article V, Section 17-5-60 (10)]

Sheet 3

- 20) Please move Details "A" and "B" to the right side of the sheet for clarity. [Article V, Section 17-5-60 (11)]
- 21) Please add the street names. [Article V, Section 17-5-60 (10)]
- 22) Please remove the dashed line, just West of the Tract A label, since this sheet is defining the easements and that line is already labeled as Vacated on the previous sheet.

- 23) Please label what the diagonal dashed lines represent at the Northwest corner of Tract B and at the Southwest corner of Lot 1 and add dimensions, including curve data, to define their boundaries within the respective Tract and Lot. [Article V, Section 17-5-60 (11)]
- 24) Please differentiate where the "10.00' Wide Utility and Pedestrian Access Easements" and the "10.00' Wide Utility Easements" start and end. It seems like the Utility AND Pedestrian Access Easements should only be dedicated along the existing and new street Rights-of-Way (where none already exist). The remaining easements along the Lot and Tract boundaries should only be dedicated as Utility Easements, unless there are reasons not evident from the plat alone. [Article V, Section 17-5-60 (11)]

Please have the applicant address the above comments and submit a full size print reflecting the revisions to my attention at the address on page 1. Feel free to call me with any questions or comments at 303-662-8112.

Respectfully,



Michael C. Cregger, P.L.S.
TST Inc. of Denver

Enclosure(s):
Referral Request Form

cc: Greg Weeks, P.E. – Engineering Dept.



CITY OF LONE TREE

Public Works Department

9222 Teddy Lane
Lone Tree, CO 80124
(303) 662-8112 Fax: (303) 792-9489

March 17, 2014

Kelly First
City of Lone Tree Community Development Dept.
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

Via: e-mail

Re: Ridgegate – Section 15 Filing No. 21 (SB13-43R)
TST Proj. No. 061-395

Dear Ms. First,

On behalf of the City of Lone Tree, we have completed our review of the Subdivision Replat referenced above and have the following comments for the applicant (note: any references to Articles and Sections refer to the City of Lone Tree Subdivision Regulations):

General

- 1) The title commitment was received and the following comments reflect our review of the commitment. [Article V, Section 17-5-50 (3)]

Sheet 1

- 2) The legal description does not match the legal description in the title commitment. Please resolve. [Article V, Section 17-5-60 (6)]
- 3) The title commitment indicates three ownerships, but there are only two signatures on the plat. Please resolve. [Article VIII Section 17-8-40]

Sheet 3

- 4) The easement listed as Exceptions 32 and 35 is not shown on the plat. Please explain. [Article V, Section 17-5-60 (11)]

SB13-43R 3-17-14

Please have the applicant address the above comments and submit a full size print reflecting the revisions to my attention at the address on page 1. Feel free to call me with any questions or comments at 303-662-8112.

Respectfully,

A handwritten signature in black ink that reads "Michael C. Cregger". The signature is written in a cursive, flowing style.

Michael C. Cregger, P.L.S.
TST Inc. of Denver

cc: Greg Weeks, P.E. – Engineering Dept.



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: February 6, 2014

Project Name and File Number:	RidgeGate Sec 15 Fil 21 / SB13-43R
Project Type:	Replat of RidgeGate Sec. 15 Fil 5, 1 st Amdt
Comments Due By:	February 25, 2014
If you are unable to respond by the due date, please contact the project planner	

Dear Referral Organization:

Information on the above referenced proposal in the City of Lone Tree is provided for your review and comment. Please submit your response no later than the due date to ensure adequate time to consider comments and enter them into the public record.

If you have difficulty viewing or understanding any of the information or have questions, please contact me at 303-708-1818. Printed materials and extra sets of materials are available upon request. Plans may also be viewed at the City offices from 8am-5pm.

We have no comments regarding this proposal

Please note the following concerns this organization has:

See attached letter for comments regarding this proposal

Organization Name: South Suburban

Your name: Brett Collins

Your signature: [Signature] Date: 2-28-14

This project may be subject to public meetings. Please check the City's web site (www.cityoflonetree.com) for posted agendas or contact this office. Thank you for your consideration.

Kelly First

Planning Manager

PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:

City of Lone Tree Community Development Dept.
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818
Fx: 303-225-4949
kelly.first@cityoflonetree.com



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: February 6, 2014

Project Name and File Number: RidgeGate Sec 15 Fil 21 / SB13-43R

Project Type: Replat of RidgeGate Sec. 15 Fil 5, 1st Amdt

Comments Due By: February 25, 2014

If you are unable to respond by the due date, please contact the project planner

Dear Referral Organization:

Information on the above referenced proposal in the City of Lone Tree is provided for your review and comment. Please submit your response no later than the due date to ensure adequate time to consider comments and enter them into the public record.

If you have difficulty viewing or understanding any of the information or have questions, please contact me at 303-708-1818. Printed materials and extra sets of materials are available upon request. Plans may also be viewed at the City offices from 8am-5pm.

We have no comments regarding this proposal

Please note the following concerns this organization has:

See attached letter for comments regarding this proposal

Organization Name: SOUTH METRO FIRE RESCUE AUTHORITY

Your name: CHRISTINE S. DICKHAUSEN

Your signature: CHRISTINE S. DICKHAUSEN **Date:** 2/25/14

This project may be subject to public meetings. Please check the City's web site (www.cityoflonetree.com) for posted agendas or contact this office. Thank you for your consideration.

Kelly First

Planning Manager

PLEASE RETURN THIS PAGE AND ANY COMMENTS TO:

City of Lone Tree Community Development Dept.
9220 Kimmer Drive Suite 100
Lone Tree, CO 80124
Ph: 303-708-1818
Fx: 303-225-4949
kelly.first@cityoflonetree.com



SOUTH METRO FIRE RESCUE AUTHORITY

LIFE SAFETY BUREAU

9195 E Mineral Ave, Centennial, CO 80112

PHONE: 720.989.2230 www.southmetro.org FAX: 720.989.2030

Kelly First
Senior Planner
City of Lone Tree
Community Development Dept.
9220 Kimmer Dr, Suite 100
Lone Tree, CO 80124
(303) 708-1818
(303) 225-4949 FAX

Review: **2018514**

Agency File #/Name	SP13-43R RidgGate, Sec 15, Fil 21 (Lincoln Commons South)
Project Type	Replat of RidgeGate Sec 15, Fil 5, 1st Amdt
Referral Received	February 5, 2014
Comments Due	February 25, 2014
Review date	February 24, 2014
Plan reviewer	Criss Dickhausen criss.dickhausen@southmetro.org
Phone direct	(720) 989-2246

Narrative: See Below

Site Context

RidgeGate subdivision plat no. 21 is located in Section 15 and is comprised of 18.426 acres of vacant land immediately east of Lone Tree Arts Center, south of Lincoln Commons North retail shopping center, west of the Willow Creek Corridor and north of RidgeGate Parkway.

Discussion

This larger block, originally subdivided in 2008, was intended to comingle several uses within an area primarily intended to serve public and commercial buildings. It was not predetermined if these sites would be developed as leased properties with the current land ownership intact, or if future development would be based on individual land sales. A subdivision replat is necessary to be consistent with the updated land use plan for the area based on current market conditions. Currently the intended uses consist primarily of "multi-generational" residential and retail uses.

The anticipated "multi-generational" uses consist of senior housing, attached single-family housing and potential for multi-family housing. These uses would be integrated with park and open space uses including a pedestrian trail underneath RidgeGate Parkway and Sky Ridge Avenue, new streetscapes and pedestrian walkways throughout the area, new public plaza and new retail opportunities. The small parcel (Lot 2) shown in Tract B (public plaza) is intended to provide a site for a freestanding commercial building. This specific location of this lot is important to provide access to the building within a tract that will be dedicated to the Rampart Range Metropolitan District (RRMD) for future development of the plaza and the appropriate easements are identified on the plat to facilitate this condition.

If the replat is approved, the RRMD will overlot grade the entire site and will build the public streets and associated public infrastructure to serve this area, and sidewalks and street trees/tree lawn, which will be also be maintained initially by the District.

Conclusion

The subdivision request is consistent with the City's zoning code for subdivisions as well as the RidgeGate PDD and Lincoln Commons Sub Area Plan promoting mixed use urban type development and vehicular and pedestrian connectivity.

By moving forward with approval of this replat we can put this vacant land into production to benefit the community and add some additional retail and residential choices in RidgeGate, as well as move forward with the completion of the Willow Creek park and trail and build new a public plaza. The replat will be processed in conjunction with the Lincoln Commons Sub-Area Plan amendment.

Code Reference: 2009 International Fire Code, 2009 International Building Code

South Metro Fire Rescue's Life Safety Bureau has reviewed the submittal application for the above-referenced project and approves the plans with the following comments:

UNRESOLVED ISSUES

Water Supplies – An overall utility plan was not submitted within the plan set for this project. A utility plan and hydraulic network calculations showing placement of all existing and proposed hydrants relative to the project shall be submitted to South Metro Fire Rescue Authority for review and approval.

When documentation is requested it should be in the form of one paper and one electronic copy. Engineered designs must be wet stamped by a Colorado licensed engineer. Directions for submitting electronically are available on our website at www.southmetro.org. Click the link where indicated for Electronic Plan Submittal.

Per the fee schedule adopted by the South Metro Board of Directors in 2013, a fee is to be assessed for the review of water distribution systems. The fee for this project will be \$290.00 and payment will be required at the time the mylars/final hard copies are submitted for signature.

SITE SPECIFIC ISSUES

Site Access – Submit civil drawings and documentation for review and approval of street width and access to the site. **The drawings must include an evaluation of Fire District apparatus turning radius requirements (Autoturn or equivalent) at all intersections.** Vehicle specifications are available on our website and are entitled "FIRE ACCESS ROAD DESIGN CRITERIA".

Address

All addresses must be clearly and permanently posted to be visible in numerals a minimum of 4" in height and which contrast with their background.

Provide a copy of the approved address plat for the project prior to submitting building plans.

GENERAL COMMENTS (No Reply Necessary)

All engineering documents submitted to the Fire District shall bear the wet signature and seal of the engineer or architect in responsible charge of the design.

Water distribution and site access components shall be installed and in service prior to the construction of any portion of the structure, except by special permit issued by the Fire District.

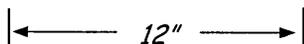
Underground fire lines

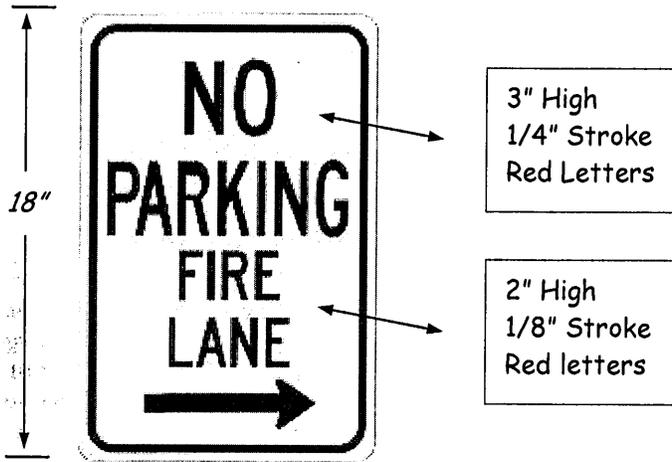
When thrust blocks are used as part of the pipe restraint system, submitted plans for permit shall provide detailed documentation that the thrust blocks satisfy all requirements of 07 NFPA 24: 10.8.2, including specific thrust block dimensions and mathematical calculations for block dimensions per guidelines provided in Annex A.10.8.2.

FIRE LANES

Posting of Fire Lanes: The District requires that fire apparatus access roads meet the clear-width and weight-bearing standards of the jurisdiction in which the project is located. Roadways shall be designed to support the imposed weight of fire apparatus. An unimpeded clear width of **20 feet** shall be maintained at all times. As such, any location where parked vehicles would obstruct this clear width requirement will require "NO PARKING – FIRE LANE" signage. This signage shall be red on white. The posting of fire lanes is required for this site.

Fire Lane Sign Dimensions. NO PARKING – FIRE LANE signs shall be 12 inches wide and 18 inches high.





Fire Lane Sign Characteristics: Signs shall be engineer grade reflective sheeting on 0.80 aluminum with red lettering on a white background.

Fire Lane Sign Locations. Fire apparatus access roadways between 20 and 28 feet wide, signs shall be posted on *both sides*. Fire apparatus access roadways between 28 feet wide and 34 feet wide, signs may be posted on *one side only*.

Fire Lane Sign Installation. NO PARKING – FIRE LANE signs shall be installed as follows:

1. Bottom edge of the signs shall be 7 feet above surface (sidewalk) and post shall be placed 24 inches from flow line (curb).
2. One sign at the beginning of the restriction (one arrow pointing towards the restriction zone).
3. One sign at the end of the restriction (one arrow pointing back into restricted zone).
4. One sign at least every 150 ft. within the restricted area (double arrow pointing in each direction, to indicate the continuing restriction).
5. Spaced evenly within the restriction (for straight curbs/zones). For example, if the parking restriction zone is 300 ft long, only one double arrow sign is required at a distance of 150 ft. from the beginning of the restriction. If the restriction zone is 400 ft. long, two double arrow signs are required; spaced 100 ft. evenly from each other and from the beginning/ending signs.
6. Spaced so that at least one readable sign is visible in front of a parked vehicle from any point along the restriction (for curved curbs/zones and areas that may present visual obstacles.)
7. Set at an angle of no fewer than 30 degrees and no more than 45 degrees with the lane of traffic flow visible to approaching traffic.
8. Signs shall be provided at all normal and emergency access points to structures and within 20 feet of each fire hydrant and fire department connection (FDC) in compliance with UFC 901.4.2.
9. Some areas may need additional fire lane signs. Check with the Division of Life Safety for any additional requirements.

Fire Lane Sign Types. The diagrams below indicate the types of signs that may be used, and the recommended placement.



Additional sign styles may be used – provided the same type is used consistently.



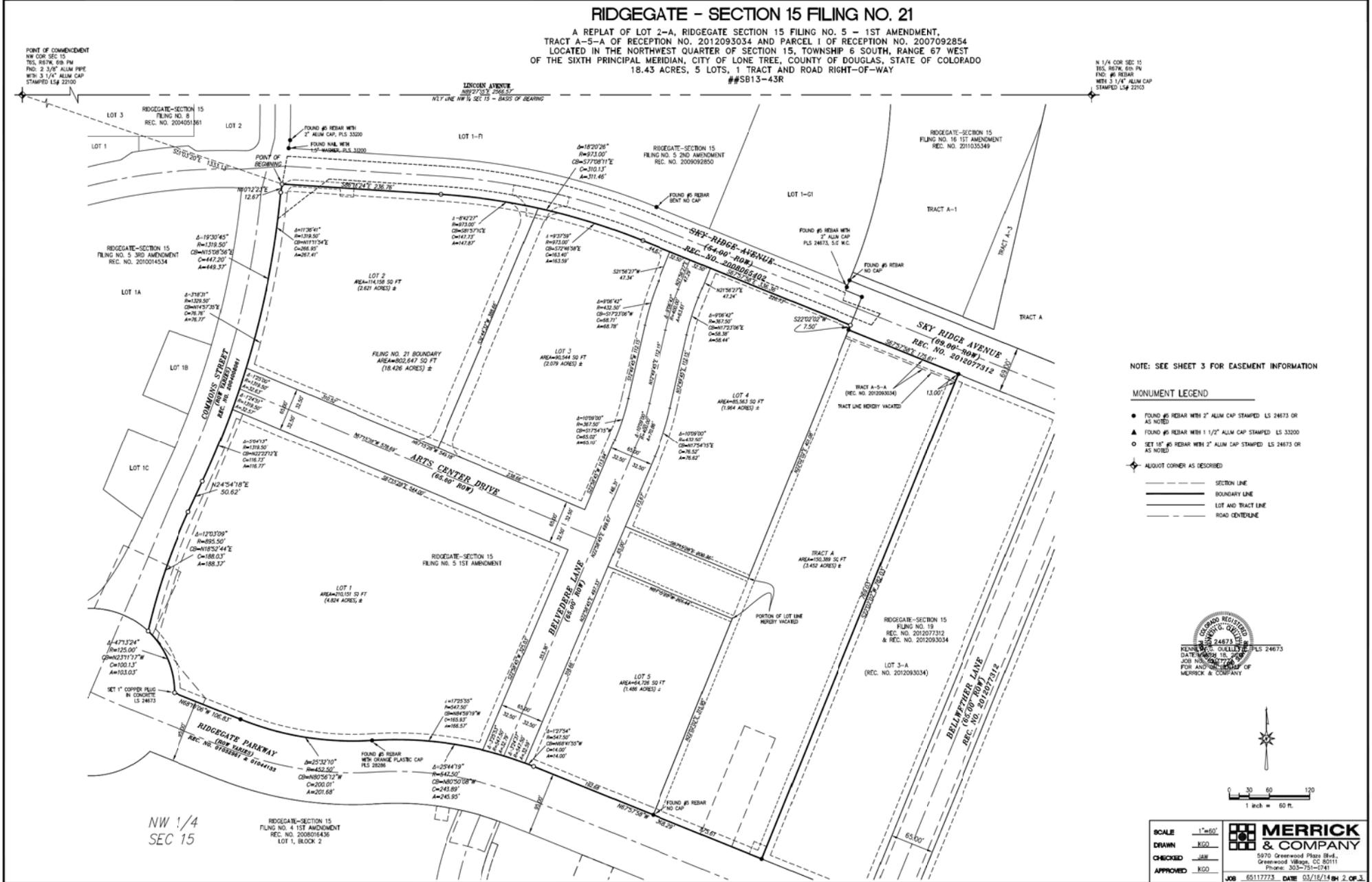
Painting of Curbs or Streets. In addition to the required signage, South Metro Fire Rescue does permit fire lanes to be painted with curb or street markings. However, these markings shall not replace the required fire lane signs. Curbs may be painted red with 3 inch white block letters stating **NO PARKING – FIRE LANE**. Lettering shall be spaced every 15 feet.

RIDGEGATE - SECTION 15 FILING NO. 21

A REPLAY OF LOT 2-A, RIDGEGATE SECTION 15 FILING NO. 5 - 1ST AMENDMENT,
 TRACT A-5-A OF RECEPTION NO. 2012093034 AND PARCEL 1 OF RECEPTION NO. 2007092854
 LOCATED IN THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST
 OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
 18.43 ACRES, 5 LOTS, 1 TRACT AND ROAD RIGHT-OF-WAY
 ##SB13-43R

POINT OF COMMENCEMENT
 NW COR SEC 15
 T6S, R67W, 68N PM
 PND: 2 3/4" ALUM PIPE
 WTH: 3 1/4" ALUM CAP
 STAMPED L54 22100

N 1/4 COR SEC 15
 T6S, R67W, 68N PM
 PND: #6 REBAR
 WTH: 3 1/4" ALUM CAP
 STAMPED L54 22103

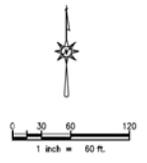


NOTE: SEE SHEET 3 FOR EASEMENT INFORMATION

MONUMENT LEGEND

- FOUND #6 REBAR WITH 2" ALUM CAP STAMPED: L5 24673 OR AS NOTED
- ▲ FOUND #6 REBAR WITH 1 1/2" ALUM CAP STAMPED: L5 33000
- SET 1ST #6 REBAR WITH 2" ALUM CAP STAMPED: L5 24673 OR AS NOTED
- ✦ ALIQUOT CORNER AS DESCRIBED

- SECTION LINE
- BOUNDARY LINE
- LOT AND TRACT LINE
- ROAD CENTRALINE



SCALE	1"=60'	MERRICK & COMPANY 5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111 Phone: 303-751-0741
DRAWN	KGO	
CHECKED	AM	
APPROVED	KGO	
JOB 65117773 DATE 03/16/14 SH 2 OF 3		



CITY OF LONE TREE
STAFF REPORT

TO: Mayor Gunning and City Council

FROM: John P. Cotten, P.E.

DATE: March 24, 2014

FOR: April 1, 2014 Council meeting

SUBJECT: Approval of Aggregate Industries-WCE, Inc. Contract for the 2014 Asphalt Overlay Program

Summary

Staff recommends that Council approve the construction Contract (attached) with Aggregate Industries-WCE, Inc. in the amount of \$789,292.25 for the City of Lone Tree 2014 Asphalt Overlay Program project and authorize the Public Works Director to execute the Contract.

Cost

The total Contract cost is \$789,292.25.

Suggested Motion or Recommended Action

I move to approve the Contract with Aggregate Industries-WCE, Inc. in the amount of \$789,292.25 for the City of Lone Tree 2014 Asphalt Overlay Program and authorize the Public Works Director to execute the Contract documents.

Background

Bids were received and opened for the 2014 Asphalt Overlay Program on March 11, 2014 and Aggregate Industries-WCE, Inc. was the apparent low bidder. Staff checked references and the bonding company for Aggregate Industries-WCE, Inc. and all feedback was positive. Aggregate Industries-WCE, Inc. has completed several overlay and asphalt projects for and within the City.

Enclosed is a map of the streets to be overlaid in 2014. Rosemont Avenue and Teton Court have been eliminated from this year's program, hence the difference between the bid totals and the contract value.



BID TABULATION

Client: City of Lone Tree
Project: 2014 Street Overlay

Job No: 061-390

Date: 3/11/2014

<i>Bid Schedule A - 2014 Street Overlay Program</i>		58621 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
<i>#1 Kimmer Drive</i>		Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	6,513	S.Y.	\$1.55	\$10,095.15	\$1.95	\$12,700.35	\$2.20	\$14,328.60	\$2.02	\$13,156.26	\$2.10	\$13,677.30
2	Asphalt Overlay - 2"	724	TON	\$59.00	\$42,716.00	\$65.00	\$47,060.00	\$63.40	\$45,901.60	\$65.44	\$47,378.56	\$71.70	\$51,910.80
3	8" Solid White Channelizing Striping	1,033	L.F.	\$0.55	\$568.15	\$0.75	\$774.75	\$0.75	\$774.75	\$0.74	\$764.42	\$2.20	\$2,272.60
4	4" Double Solid Yellow Striping	1,863	L.F.	\$0.55	\$1,024.65	\$0.75	\$1,397.25	\$0.75	\$1,397.25	\$0.74	\$1,378.62	\$1.55	\$2,887.65
5	White Arrow Symbol	12	E.A.	\$250.00	\$3,000.00	\$260.00	\$3,120.00	\$255.00	\$3,060.00	\$271.46	\$3,257.52	\$380.00	\$4,560.00
6	Raising Manholes and Valve Boxes - Rough Estimate	15	E.A.	\$69.00	\$1,035.00	\$60.00	\$900.00	\$34.00	\$510.00	\$292.64	\$4,389.60	\$101.00	\$1,515.00
7	Erosion Control	1	L.S.	\$600.00	\$600.00	\$350.00	\$350.00	\$215.00	\$215.00	\$651.49	\$651.49	\$285.00	\$285.00
8	Traffic Control	1	L.S.	\$2,900.00	\$2,900.00	\$3,250.00	\$3,250.00	\$3,215.00	\$3,215.00	\$3,275.92	\$3,275.92	\$3,575.00	\$3,575.00
9	Mobilization	1	L.S.	\$2,000.00	\$2,000.00	\$2,050.00	\$2,050.00	\$5,000.00	\$5,000.00	\$5,629.08	\$5,629.08	\$1,045.00	\$1,045.00
TOTAL #1 Kimmer Drive					\$63,938.95		\$71,602.35		\$74,402.20		\$79,881.47		\$81,728.35

<i>Bid Schedule B - 2014 Street Overlay Program</i>		39932 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
<i>#2 Teddy Lane</i>		Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	4,437	S.Y.	\$1.55	\$6,877.35	\$1.95	\$8,652.15	\$2.20	\$9,761.40	\$2.04	\$9,051.48	\$2.15	\$9,539.55
2	Asphalt Overlay - 2"	493	TON	\$62.00	\$30,566.00	\$65.00	\$32,045.00	\$66.00	\$32,538.00	\$65.27	\$32,178.11	\$71.70	\$35,348.10
3	Full Depth Asphalt Removal (6")	239	S.Y.	\$8.50	\$2,031.50	\$13.80	\$3,298.20	\$17.00	\$4,063.00	\$11.42	\$2,729.38	\$21.00	\$5,019.00
4	Full Depth Asphalt Replacement - 6"	80	TON	\$75.00	\$6,000.00	\$104.15	\$8,332.00	\$95.00	\$7,600.00	\$157.08	\$12,566.40	\$119.00	\$9,520.00
5	8" Solid White Channelizing Striping	155	L.F.	\$0.55	\$85.25	\$0.75	\$116.25	\$0.75	\$116.25	\$0.74	\$114.70	\$7.85	\$1,216.75
6	4" Solid Yellow Striping	1,274	L.F.	\$0.30	\$382.20	\$0.40	\$509.60	\$0.37	\$471.38	\$0.37	\$471.38	\$1.25	\$1,592.50
7	4" Skip Yellow Striping	242	L.F.	\$0.30	\$72.60	\$0.40	\$96.80	\$0.37	\$89.54	\$0.37	\$89.54	\$4.90	\$1,185.80
8	White Arrow Symbol	2	E.A.	\$250.00	\$500.00	\$260.00	\$520.00	\$255.00	\$510.00	\$255.17	\$510.34	\$809.00	\$1,618.00
9	Raising Manholes and Valve Boxes - Rough Estimate	15	E.A.	\$69.00	\$1,035.00	\$60.00	\$900.00	\$34.00	\$510.00	\$273.47	\$4,102.05	\$101.00	\$1,515.00
10	Erosion Control	1	L.S.	\$500.00	\$500.00	\$350.00	\$350.00	\$215.00	\$215.00	\$651.49	\$651.49	\$285.00	\$285.00
11	Traffic Control	1	L.S.	\$2,400.00	\$2,400.00	\$2,200.00	\$2,200.00	\$3,500.00	\$3,500.00	\$3,402.96	\$3,402.96	\$3,595.00	\$3,595.00
12	Mobilization	1	L.S.	\$1,700.00	\$1,700.00	\$1,400.00	\$1,400.00	\$4,850.00	\$4,850.00	\$5,465.04	\$5,465.04	\$941.00	\$941.00
TOTAL #2 Teddy Lane					\$52,149.90		\$58,420.00		\$64,224.57		\$71,332.87		\$71,375.70

<i>Bid Schedule C - 2014 Street Overlay Program</i>		59248 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
<i>#3 Rosemont Avenue</i>		Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	6,583	S.Y.	\$1.55	\$10,203.65	\$1.95	\$12,836.85	\$2.20	\$14,482.60	\$1.79	\$11,783.57	\$2.10	\$13,824.30
2	Asphalt Overlay - 2"	731	TON	\$59.00	\$43,129.00	\$65.95	\$48,209.45	\$63.50	\$46,418.50	\$64.29	\$46,995.99	\$71.70	\$52,412.70
3	4" Solid White Striping	1,600	L.F.	\$0.30	\$480.00	\$0.40	\$640.00	\$0.37	\$592.00	\$0.37	\$592.00	\$0.95	\$1,520.00
4	8" Solid White Channelizing Striping	362	L.F.	\$0.55	\$199.10	\$0.75	\$271.50	\$0.75	\$271.50	\$0.74	\$267.88	\$3.15	\$1,140.30
5	4" Double Solid Yellow Striping	1,192	L.F.	\$0.55	\$655.60	\$0.75	\$894.00	\$0.75	\$894.00	\$0.74	\$882.08	\$1.50	\$1,788.00
6	White Arrow Symbol	6	E.A.	\$250.00	\$1,500.00	\$260.00	\$1,560.00	\$255.00	\$1,530.00	\$255.17	\$1,531.02	\$405.00	\$2,430.00
7	Bike and Arrow Symbol	7	E.A.	\$350.00	\$2,450.00	\$380.00	\$2,660.00	\$375.00	\$2,625.00	\$374.61	\$2,622.27	\$505.00	\$3,535.00
8	Raising Manholes and Valve Boxes - Rough Estimate	15	E.A.	\$69.00	\$1,035.00	\$60.00	\$900.00	\$34.00	\$510.00	\$273.47	\$4,102.05	\$101.00	\$1,515.00
9	Erosion Control	1	L.S.	\$600.00	\$600.00	\$350.00	\$350.00	\$215.00	\$215.00	\$814.37	\$814.37	\$255.00	\$255.00
10	Traffic Control	1	L.S.	\$3,000.00	\$3,000.00	\$3,275.00	\$3,275.00	\$3,850.00	\$3,850.00	\$3,072.87	\$3,072.87	\$3,366.00	\$3,366.00
11	Mobilization	1	L.S.	\$2,100.00	\$2,100.00	\$2,050.00	\$2,050.00	\$5,500.00	\$5,500.00	\$9,718.47	\$9,718.47	\$1,046.00	\$1,046.00
TOTAL #3 Rosemont Avenue					\$65,352.35		\$73,646.80		\$76,888.60		\$82,382.57		\$82,832.30

<i>Bid Schedule D - 2014 Street Overlay Program</i>		18586 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
<i>#4 Teton Court</i>		Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	2,065	S.Y.	\$1.55	\$3,200.75	\$1.95	\$4,026.75	\$2.20	\$4,543.00	\$1.67	\$3,448.55	\$2.50	\$5,162.50
2	Asphalt Overlay - 2"	229	TON	\$62.00	\$14,198.00	\$65.95	\$15,102.55	\$64.00	\$14,656.00	\$65.27	\$14,946.83	\$73.30	\$16,785.70
3	Raising Manholes and Valve Boxes - Rough Estimate	10	E.A.	\$69.00	\$690.00	\$60.00	\$600.00	\$34.00	\$340.00	\$36.81	\$368.10	\$101.00	\$1,010.00
4	Erosion Control	1	L.S.	\$200.00	\$200.00	\$350.00	\$350.00	\$215.00	\$215.00	\$271.46	\$271.46	\$255.00	\$255.00
5	Traffic Control	1	L.S.	\$900.00	\$900.00	\$1,025.00	\$1,025.00	\$1,250.00	\$1,250.00	\$1,187.89	\$1,187.89	\$1,216.00	\$1,216.00
6	Mobilization	1	L.S.	\$600.00	\$600.00	\$650.00	\$650.00	\$500.00	\$500.00	\$117.57	\$117.57	\$2,107.00	\$2,107.00
TOTAL #4 Teton Court					\$19,788.75		\$21,754.30		\$21,504.00		\$20,340.40		\$26,536.20



BID TABULATION

Client: City of Lone Tree
Project: 2014 Street Overlay

Job No: 061-390

Date: 3/11/2014

<i>Bid Schedule E - 2014 Street Overlay Program #5 Bronti Circle</i>		3753 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	4,168	S.Y.	\$1.55	\$6,460.40	\$1.95	\$8,127.60	\$2.20	\$9,169.60	\$1.67	\$6,960.56	\$2.15	\$8,961.20
2	Asphalt Overlay - 2"	463	TON	\$62.00	\$28,706.00	\$65.95	\$30,534.85	\$64.00	\$29,632.00	\$65.65	\$30,395.95	\$71.70	\$33,197.10
3	Raising Manholes and Valve Boxes - Rough Estimate	15	EA	\$69.00	\$1,035.00	\$60.00	\$900.00	\$34.00	\$510.00	\$37.28	\$559.20	\$101.00	\$1,515.00
4	Erosion Control	1	L.S.	\$400.00	\$400.00	\$350.00	\$350.00	\$215.00	\$215.00	\$678.64	\$678.64	\$285.00	\$285.00
5	Traffic Control	1	L.S.	\$1,800.00	\$1,800.00	\$2,075.00	\$2,075.00	\$1,400.00	\$1,400.00	\$1,837.21	\$1,837.21	\$1,880.00	\$1,880.00
6	Mobilization	1	L.S.	\$1,300.00	\$1,300.00	\$1,300.00	\$1,300.00	\$500.00	\$500.00	\$117.57	\$117.57	\$1,335.00	\$1,335.00
TOTAL #5 Bronti Circle					\$39,701.40		\$43,287.45		\$41,426.60		\$40,549.13		\$47,173.30

<i>Bid Schedule F - 2014 Street Overlay Program #6 Trotter Lane</i>		13603 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	1,511	S.Y.	\$1.55	\$2,342.05	\$1.95	\$2,946.45	\$2.20	\$3,324.20	\$1.73	\$2,614.03	\$2.40	\$3,626.40
2	Asphalt Overlay - 2"	168	TON	\$62.00	\$10,416.00	\$65.95	\$11,079.60	\$64.00	\$10,752.00	\$65.92	\$11,074.56	\$76.80	\$12,902.40
3	Raising Manholes and Valve Boxes - Rough Estimate	10	EA	\$69.00	\$690.00	\$60.00	\$600.00	\$34.00	\$340.00	\$35.40	\$354.00	\$101.00	\$1,010.00
4	Erosion Control	1	L.S.	\$100.00	\$100.00	\$350.00	\$350.00	\$215.00	\$215.00	\$542.91	\$542.91	\$285.00	\$285.00
5	Traffic Control	1	L.S.	\$700.00	\$700.00	\$750.00	\$750.00	\$700.00	\$700.00	\$375.69	\$375.69	\$385.00	\$385.00
6	Mobilization	1	L.S.	\$500.00	\$500.00	\$450.00	\$450.00	\$400.00	\$400.00	\$116.47	\$116.47	\$800.00	\$800.00
TOTAL #6 Trotter Lane					\$14,748.05		\$16,176.05		\$15,731.20		\$15,077.66		\$19,008.80

<i>Bid Schedule G - 2014 Street Overlay Program #7 Longview Drive</i>		86531 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	9,615	S.Y.	\$1.55	\$14,903.25	\$1.95	\$18,749.25	\$2.20	\$21,153.00	\$1.72	\$16,537.80	\$2.10	\$20,191.50
2	Asphalt Overlay - 2"	1,068	TON	\$62.00	\$66,192.00	\$65.95	\$70,434.60	\$64.00	\$68,352.00	\$65.65	\$70,114.20	\$76.10	\$81,274.80
3	Raising Manholes and Valve Boxes - Rough Estimate	20	EA	\$69.00	\$1,380.00	\$60.00	\$1,200.00	\$34.00	\$680.00	\$276.17	\$5,523.40	\$101.00	\$2,020.00
4	Erosion Control	1	L.S.	\$800.00	\$800.00	\$350.00	\$350.00	\$215.00	\$215.00	\$950.09	\$950.09	\$285.00	\$285.00
5	Traffic Control	1	L.S.	\$4,000.00	\$4,000.00	\$4,800.00	\$4,800.00	\$2,800.00	\$2,800.00	\$3,887.24	\$3,887.24	\$3,980.00	\$3,980.00
6	Mobilization	1	L.S.	\$2,800.00	\$2,800.00	\$3,000.00	\$3,000.00	\$1,000.00	\$1,000.00	\$116.47	\$116.47	\$1,195.00	\$1,195.00
TOTAL #7 Longview Drive					\$86,895.25		\$98,533.85		\$94,200.00		\$97,129.20		\$108,946.30

<i>Bid Schedule H - 2014 Street Overlay Program #8 Carriage Club Drive</i>		69516 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	7,724	S.Y.	\$1.55	\$11,972.20	\$1.95	\$15,061.80	\$2.20	\$16,992.80	\$1.80	\$13,903.20	\$2.10	\$16,220.40
2	Asphalt Overlay - 2"	858	TON	\$62.00	\$53,196.00	\$65.95	\$56,585.10	\$64.00	\$54,912.00	\$65.51	\$56,207.58	\$71.70	\$61,518.60
3	4" Solid White Striping	2,414	L.F.	\$0.30	\$724.20	\$0.40	\$965.60	\$0.37	\$893.18	\$0.37	\$893.18	\$1.30	\$3,138.20
4	Bike and Arrow Symbol	9	E.A.	\$350.00	\$3,150.00	\$380.00	\$3,420.00	\$375.00	\$3,375.00	\$374.61	\$3,371.49	\$625.00	\$5,625.00
5	Raising Manholes and Valve Boxes - Rough Estimate	15	EA	\$69.00	\$1,035.00	\$60.00	\$900.00	\$34.00	\$510.00	\$368.23	\$5,523.45	\$101.00	\$1,515.00
6	Erosion Control	1	L.S.	\$700.00	\$700.00	\$350.00	\$350.00	\$215.00	\$215.00	\$1,085.82	\$1,085.82	\$285.00	\$285.00
7	Traffic Control	1	L.S.	\$3,500.00	\$3,500.00	\$3,850.00	\$3,850.00	\$2,750.00	\$2,750.00	\$3,545.20	\$3,545.20	\$3,850.00	\$3,850.00
8	Mobilization	1	L.S.	\$2,500.00	\$2,500.00	\$2,400.00	\$2,400.00	\$4,000.00	\$4,000.00	\$333.63	\$333.63	\$1,102.00	\$1,102.00
TOTAL #8 Carriage Club Drive					\$76,777.40		\$83,532.50		\$83,647.98		\$84,863.55		\$93,254.20

<i>Bid Schedule I - 2014 Street Overlay Program #9 Andrush Court</i>		20964 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	2,329	S.Y.	\$1.55	\$3,609.95	\$1.95	\$4,541.55	\$2.20	\$5,123.80	\$1.67	\$3,889.43	\$2.20	\$5,123.80
2	Asphalt Overlay - 2"	259	TON	\$62.00	\$16,058.00	\$65.95	\$17,081.05	\$64.00	\$16,576.00	\$66.85	\$17,314.15	\$72.20	\$18,699.80
3	Raising Manholes and Valve Boxes - Rough Estimate	10	EA	\$69.00	\$690.00	\$60.00	\$600.00	\$34.00	\$340.00	\$35.40	\$354.00	\$101.00	\$1,010.00
4	Erosion Control	1	L.S.	\$200.00	\$200.00	\$350.00	\$350.00	\$215.00	\$215.00	\$271.46	\$271.46	\$285.00	\$285.00
5	Traffic Control	1	L.S.	\$1,000.00	\$1,000.00	\$1,150.00	\$1,150.00	\$1,325.00	\$1,325.00	\$572.23	\$572.23	\$590.00	\$590.00
6	Mobilization	1	L.S.	\$700.00	\$700.00	\$725.00	\$725.00	\$500.00	\$500.00	\$116.47	\$116.47	\$840.00	\$840.00
TOTAL #9 Andrush Court					\$22,257.95		\$24,447.60		\$24,079.80		\$22,517.74		\$26,548.60



BID TABULATION

Client: City of Lone Tree
Project: 2014 Street Overlay

Job No: 061-390

Date: 3/11/2014

<i>Bid Schedule J - 2014 Street Overlay Program #10 Astoria Court</i>		33296 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	3,700	S.Y.	\$1.55	\$5,735.00	\$1.95	\$7,215.00	\$2.20	\$8,140.00	\$1.67	\$6,179.00	\$2.15	\$7,955.00
2	Asphalt Overlay - 2"	411	TON	\$62.00	\$25,482.00	\$65.95	\$27,105.45	\$64.00	\$26,304.00	\$66.38	\$27,282.18	\$71.70	\$29,468.70
3	Raising Manholes and Valve Boxes - Rough Estimate	15	EA	\$69.00	\$1,035.00	\$60.00	\$900.00	\$34.00	\$510.00	\$38.22	\$573.30	\$101.00	\$1,515.00
4	Erosion Control	1	L.S.	\$300.00	\$300.00	\$350.00	\$350.00	\$215.00	\$215.00	\$407.18	\$407.18	\$285.00	\$285.00
5	Traffic Control	1	L.S.	\$1,600.00	\$1,600.00	\$1,850.00	\$1,850.00	\$1,500.00	\$1,500.00	\$639.55	\$639.55	\$655.00	\$655.00
6	Mobilization	1	L.S.	\$1,100.00	\$1,100.00	\$1,150.00	\$1,150.00	\$500.00	\$500.00	\$116.47	\$116.47	\$905.00	\$905.00
TOTAL #10 Astoria Court					\$35,252.00		\$38,570.45		\$37,169.00		\$35,197.68		\$40,783.70

<i>Bid Schedule K - 2014 Street Overlay Program #11 Barkway Court</i>		36273 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	4,030	S.Y.	\$1.55	\$6,246.50	\$1.95	\$7,858.50	\$2.20	\$8,866.00	\$1.77	\$7,133.10	\$2.15	\$8,664.50
2	Asphalt Overlay - 2"	448	TON	\$62.00	\$27,776.00	\$65.95	\$29,545.60	\$64.00	\$28,672.00	\$66.21	\$29,662.08	\$71.70	\$32,121.60
3	Raising Manholes and Valve Boxes - Rough Estimate	15	EA	\$69.00	\$1,035.00	\$60.00	\$900.00	\$34.00	\$510.00	\$37.28	\$559.20	\$101.00	\$1,515.00
4	Erosion Control	1	L.S.	\$400.00	\$400.00	\$350.00	\$350.00	\$215.00	\$215.00	\$542.91	\$542.91	\$285.00	\$285.00
5	Traffic Control	1	L.S.	\$1,800.00	\$1,800.00	\$2,000.00	\$2,000.00	\$1,650.00	\$1,650.00	\$570.06	\$570.06	\$583.00	\$583.00
6	Mobilization	1	L.S.	\$1,200.00	\$1,200.00	\$1,250.00	\$1,250.00	\$750.00	\$750.00	\$116.47	\$116.47	\$920.00	\$920.00
TOTAL #11 Barkway Court					\$38,457.50		\$41,904.10		\$40,663.00		\$38,583.82		\$44,089.10

<i>Bid Schedule L - 2014 Street Overlay Program #12 Arundel Lane</i>		19502 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	2,167	S.Y.	\$1.55	\$3,358.85	\$1.95	\$4,225.65	\$2.20	\$4,767.40	\$1.67	\$3,618.89	\$2.25	\$4,875.75
2	Asphalt Overlay - 2"	241	TON	\$62.00	\$14,942.00	\$65.95	\$15,893.95	\$64.00	\$15,424.00	\$66.85	\$16,110.85	\$71.85	\$17,315.85
3	Raising Manholes and Valve Boxes - Rough Estimate	15	EA	\$69.00	\$1,035.00	\$60.00	\$900.00	\$34.00	\$510.00	\$37.28	\$559.20	\$101.00	\$1,515.00
4	Erosion Control	1	L.S.	\$200.00	\$200.00	\$350.00	\$350.00	\$215.00	\$215.00	\$542.91	\$542.91	\$285.00	\$285.00
5	Traffic Control	1	L.S.	\$1,000.00	\$1,000.00	\$1,080.00	\$1,080.00	\$900.00	\$900.00	\$971.81	\$971.81	\$995.00	\$995.00
6	Mobilization	1	L.S.	\$700.00	\$700.00	\$675.00	\$675.00	\$400.00	\$400.00	\$116.47	\$116.47	\$830.00	\$830.00
TOTAL #12 Arundel Lane					\$21,235.85		\$23,124.60		\$22,216.40		\$21,920.13		\$25,816.60

<i>Bid Schedule M - 2014 Street Overlay Program #13 Aravon Court</i>		14676 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	1,631	S.Y.	\$1.55	\$2,528.05	\$1.95	\$3,180.45	\$2.20	\$3,588.20	\$1.77	\$2,886.87	\$2.35	\$3,832.85
2	Asphalt Overlay - 2"	181	TON	\$62.00	\$11,222.00	\$65.95	\$11,936.95	\$64.00	\$11,584.00	\$68.69	\$12,432.89	\$71.85	\$13,004.85
3	Raising Manholes and Valve Boxes - Rough Estimate	15	EA	\$69.00	\$1,035.00	\$60.00	\$900.00	\$34.00	\$510.00	\$37.28	\$559.20	\$101.00	\$1,515.00
4	Erosion Control	1	L.S.	\$100.00	\$100.00	\$350.00	\$350.00	\$215.00	\$215.00	\$271.46	\$271.46	\$285.00	\$285.00
5	Traffic Control	1	L.S.	\$700.00	\$700.00	\$800.00	\$800.00	\$700.00	\$700.00	\$559.20	\$559.20	\$575.00	\$575.00
6	Mobilization	1	L.S.	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00	\$116.47	\$116.47	\$802.00	\$802.00
TOTAL #13 Aravon Court					\$16,085.05		\$17,667.40		\$17,097.20		\$16,826.09		\$20,014.70

<i>Bid Schedule N - 2014 Street Overlay Program #14 Oban Court</i>		12297 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	1,366	S.Y.	\$1.55	\$2,117.30	\$1.95	\$2,663.70	\$2.20	\$3,005.20	\$1.77	\$2,417.82	\$2.50	\$3,415.00
2	Asphalt Overlay - 2"	152	TON	\$62.00	\$9,424.00	\$65.95	\$10,024.40	\$64.00	\$9,728.00	\$68.68	\$10,439.36	\$74.55	\$11,331.60
3	Raising Manholes and Valve Boxes - Rough Estimate	15	EA	\$69.00	\$1,035.00	\$60.00	\$900.00	\$34.00	\$510.00	\$37.28	\$559.20	\$101.00	\$1,515.00
4	Erosion Control	1	L.S.	\$100.00	\$100.00	\$350.00	\$350.00	\$215.00	\$215.00	\$271.46	\$271.46	\$285.00	\$285.00
5	Traffic Control	1	L.S.	\$600.00	\$600.00	\$670.00	\$670.00	\$600.00	\$600.00	\$559.20	\$559.20	\$572.00	\$572.00
6	Mobilization	1	L.S.	\$400.00	\$400.00	\$425.00	\$425.00	\$400.00	\$400.00	\$116.47	\$116.47	\$792.00	\$792.00
TOTAL #14 Oban Court					\$13,676.30		\$15,033.10		\$14,458.20		\$14,363.51		\$17,910.60



BID TABULATION

Client: City of Lone Tree
Project: 2014 Street Overlay

Job No: 061-390

Date: 3/11/2014

Bid Schedule O - 2014 Street Overlay Program #15 Dunsford Drive		38042 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	4,227	S.Y.	\$1.55	\$6,551.85	\$1.95	\$8,242.65	\$2.20	\$9,299.40	\$1.67	\$7,059.09	\$2.15	\$9,088.05
2	Asphalt Overlay - 2"	470	TON	\$62.00	\$29,140.00	\$65.95	\$30,996.50	\$64.00	\$30,080.00	\$65.84	\$30,944.80	\$71.70	\$33,699.00
3	Raising Manholes and Valve Boxes - Rough Estimate	15	EA	\$69.00	\$1,035.00	\$60.00	\$900.00	\$34.00	\$510.00	\$37.28	\$559.20	\$101.00	\$1,515.00
4	Erosion Control	1	L.S.	\$400.00	\$400.00	\$350.00	\$350.00	\$215.00	\$215.00	\$542.91	\$542.91	\$285.00	\$285.00
5	Traffic Control	1	L.S.	\$1,800.00	\$1,800.00	\$2,100.00	\$2,100.00	\$1,500.00	\$1,500.00	\$2,642.89	\$2,642.89	\$2,705.00	\$2,705.00
6	Mobilization	1	L.S.	\$1,300.00	\$1,300.00	\$1,325.00	\$1,325.00	\$500.00	\$500.00	\$116.47	\$116.47	\$930.00	\$930.00
TOTAL #15 Dunsford Drive					\$40,226.85		\$43,914.15		\$42,104.40		\$41,865.36		\$48,222.05

Bid Schedule P - 2014 Street Overlay Program #16 Bantry Court		27868 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	3,096	S.Y.	\$1.55	\$4,798.80	\$1.95	\$6,037.20	\$2.20	\$6,811.20	\$1.77	\$5,479.92	\$2.20	\$6,811.20
2	Asphalt Overlay - 2"	344	TON	\$62.00	\$21,328.00	\$65.95	\$22,686.80	\$64.00	\$22,016.00	\$69.15	\$23,787.60	\$71.70	\$24,664.80
3	Raising Manholes and Valve Boxes - Rough Estimate	15	EA	\$69.00	\$1,035.00	\$60.00	\$900.00	\$34.00	\$510.00	\$37.28	\$559.20	\$101.00	\$1,515.00
4	Erosion Control	1	L.S.	\$300.00	\$300.00	\$350.00	\$350.00	\$215.00	\$215.00	\$407.18	\$407.18	\$285.00	\$285.00
5	Traffic Control	1	L.S.	\$1,400.00	\$1,400.00	\$1,550.00	\$1,550.00	\$800.00	\$800.00	\$1,561.41	\$1,561.41	\$1,600.00	\$1,600.00
6	Mobilization	1	L.S.	\$1,000.00	\$1,000.00	\$965.00	\$965.00	\$500.00	\$500.00	\$116.47	\$116.47	\$875.00	\$875.00
TOTAL #16 Bantry Court					\$29,861.80		\$32,489.00		\$30,852.20		\$31,911.78		\$35,751.00

Bid Schedule Q - 2014 Street Overlay Program #17 Hexton Court		15324 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	1,703	S.Y.	\$1.55	\$2,639.65	\$1.95	\$3,320.85	\$2.20	\$3,746.60	\$1.88	\$3,201.64	\$2.35	\$4,002.05
2	Asphalt Overlay - 2"	189	TON	\$62.00	\$11,718.00	\$65.95	\$12,464.55	\$64.00	\$12,096.00	\$68.68	\$12,980.52	\$75.25	\$14,222.25
3	Raising Manholes and Valve Boxes - Rough Estimate	15	EA	\$69.00	\$1,035.00	\$60.00	\$900.00	\$34.00	\$510.00	\$38.22	\$573.30	\$101.00	\$1,515.00
4	Erosion Control	1	L.S.	\$200.00	\$200.00	\$350.00	\$350.00	\$215.00	\$215.00	\$271.46	\$271.46	\$285.00	\$285.00
5	Traffic Control	1	L.S.	\$800.00	\$800.00	\$850.00	\$850.00	\$800.00	\$800.00	\$564.36	\$564.36	\$580.00	\$580.00
6	Mobilization	1	L.S.	\$500.00	\$500.00	\$535.00	\$535.00	\$525.00	\$525.00	\$116.47	\$116.47	\$810.00	\$810.00
TOTAL #17 Hexton Court					\$16,892.65		\$18,420.40		\$17,892.60		\$17,707.75		\$21,414.30

Bid Schedule R - 2014 Street Overlay Program #18 Lebrun Court		60208 ft ²		Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	2" Asphalt Rotomill	6,690	S.Y.	\$1.55	\$10,369.50	\$1.95	\$13,045.50	\$2.20	\$14,718.00	\$1.77	\$11,841.30	\$2.15	\$14,383.50
2	Asphalt Overlay - 2"	743	TON	\$62.00	\$46,066.00	\$65.95	\$49,000.85	\$64.00	\$47,552.00	\$66.42	\$49,350.06	\$71.70	\$53,273.10
3	Raising Manholes and Valve Boxes - Rough Estimate	15	EA	\$69.00	\$1,035.00	\$60.00	\$900.00	\$34.00	\$510.00	\$38.22	\$573.30	\$101.00	\$1,515.00
4	Erosion Control	1	L.S.	\$600.00	\$600.00	\$350.00	\$350.00	\$215.00	\$215.00	\$814.37	\$814.37	\$285.00	\$285.00
5	Traffic Control	1	L.S.	\$2,900.00	\$2,900.00	\$3,350.00	\$3,350.00	\$2,250.00	\$2,250.00	\$2,942.57	\$2,942.57	\$3,011.00	\$3,011.00
6	Mobilization	1	L.S.	\$2,000.00	\$2,000.00	\$2,100.00	\$2,100.00	\$500.00	\$500.00	\$116.47	\$116.47	\$1,050.00	\$1,050.00
TOTAL #18 Lebrun Court					\$62,970.50		\$68,746.35		\$65,745.00		\$65,638.07		\$73,517.60

Bid Schedule S - 2014 Street Overlay Program #19 Miscellaneous Asphalt				Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
No.	Item	Quantity	Unit	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Full Depth Asphalt Removal	248	S.Y.	\$6.00	\$1,488.00	\$13.80	\$3,422.40	\$9.50	\$2,356.00	\$10.18	\$2,524.64	\$24.00	\$5,952.00
2	Full Depth Asphalt Replacement - 6"	83	TON	\$100.00	\$8,300.00	\$104.15	\$8,644.45	\$105.00	\$8,715.00	\$271.24	\$22,512.92	\$106.00	\$8,798.00
3	3" Asphalt Rotomill	70	S.Y.	\$2.00	\$140.00	\$7.60	\$532.00	\$10.35	\$724.50	\$8.54	\$597.80	\$35.35	\$2,474.50
4	Asphalt Overlay - 3"	12	TON	\$65.00	\$780.00	\$200.00	\$2,400.00	\$197.50	\$2,370.00	\$92.04	\$1,104.48	\$137.00	\$1,644.00
5	2" Asphalt Rotomill	179	S.Y.	\$1.75	\$313.25	\$1.95	\$349.05	\$2.85	\$510.15	\$2.17	\$388.43	\$10.15	\$1,816.85
6	Asphalt Overlay - 2"	20	TON	\$65.00	\$1,300.00	\$65.00	\$1,300.00	\$180.00	\$3,600.00	\$105.47	\$2,109.40	\$125.00	\$2,500.00
7	Erosion Control	1	L.S.	\$100.00	\$100.00	\$350.00	\$350.00	\$215.00	\$215.00	\$542.91	\$542.91	\$282.00	\$282.00
8	Traffic Control	1	L.S.	\$500.00	\$500.00	\$875.00	\$875.00	\$4,500.00	\$4,500.00	\$3,148.88	\$3,148.88	\$2,173.00	\$2,173.00
9	Mobilization	1	L.S.	\$300.00	\$300.00	\$550.00	\$550.00	\$11,300.00	\$11,300.00	\$3,203.54	\$3,203.54	\$775.00	\$775.00
TOTAL #19 Miscellaneous Asphalt					\$13,221.25		\$18,422.90		\$34,290.65		\$36,133.00		\$26,415.35



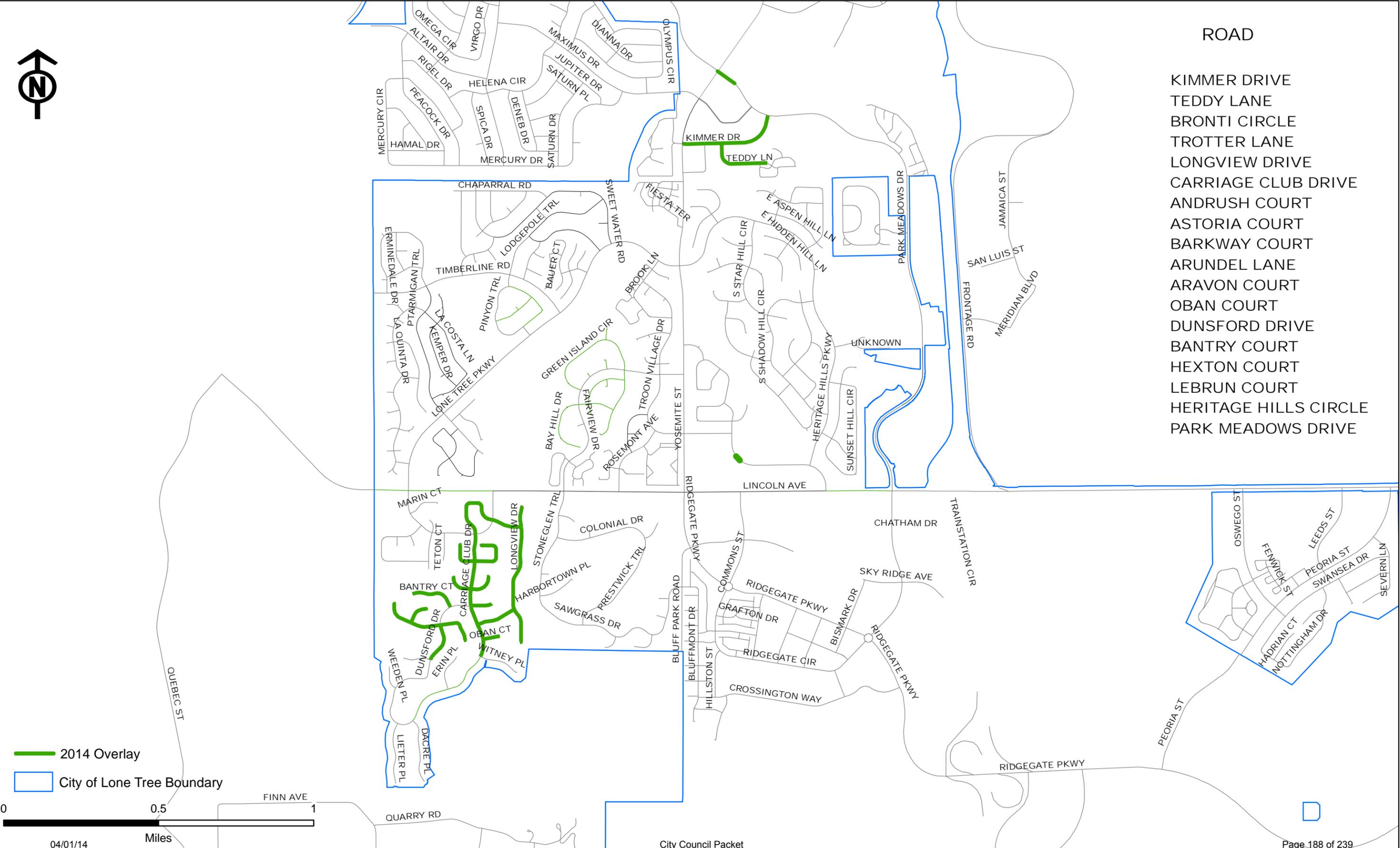
BID TABULATION

Client: City of Lone Tree
Project: 2014 Street Overlay

Job No: 061-390
Date: 3/11/2014

No.	Item	Quantity	Unit	Engineer's Opinion		Aggregate Industries		Brannan Sand and Gravel		Martin Marietta Materials		Schmidt Construction	
				Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost	Unit Cost	Total Cost
1	Force Account	1	L.S.	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00	\$75,000.00
TOTAL #19 Miscellaneous Asphalt				\$75,000.00	\$75,000.00			\$75,000.00		\$75,000.00		\$75,000.00	
Grand Total =				\$804,489.75		\$884,693.35		\$893,593.60		\$909,221.78		\$986,338.75	

2014 Overlay Streets



- ROAD
- KIMMER DRIVE
 - TEDDY LANE
 - BRONTI CIRCLE
 - TROTTER LANE
 - LONGVIEW DRIVE
 - CARRIAGE CLUB DRIVE
 - ANDRUSH COURT
 - ASTORIA COURT
 - BARKWAY COURT
 - ARUNDEL LANE
 - ARAVON COURT
 - OBAN COURT
 - DUNSFORD DRIVE
 - BANTRY COURT
 - HEXTON COURT
 - LEBRUN COURT
 - HERITAGE HILLS CIRCLE
 - PARK MEADOWS DRIVE

— 2014 Overlay
 City of Lone Tree Boundary



NOTICE OF AWARD

Dated April 2, 2014

TO: Aggregate Industries-WCR, Inc.

PROJECT: **CITY OF LONE TREE 2014 STREET OVERLAY**

ENGINEER'S PROJ. NO. **061-390**

OWNER: **City of Lone Tree, Colorado**

You are hereby notified that your Bid dated March 11, 2014 for the above Contract has been considered. You are the apparent successful Bidder and have been awarded the contract for Bid Schedule A, B, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, and T.

The Contract Price of your contract is Seven Hundred Eighty Nine Thousand Two Hundred Ninety Two Dollars and Twenty Five Cents.

(\$789,292.25)

Four (4) copies of each of the proposed Contract Documents (except Drawings) accompany this Notice of Award. Three sets of the Drawings will be delivered separately or otherwise made available to you immediately.

You must comply with the following conditions precedent within ten (10) days of the date of this Notice of Award that is by April 13, 2014.

1. You must deliver to the OWNER four (4) fully executed counterparts of the Agreement including all of the Contract Documents.
2. You must deliver with the executed Agreement the Contract Security (Bonds) as specified in the Instructions to Bidders, General Conditions (paragraph 5.01) and Supplementary Conditions.

Failure to comply with these conditions within the time specified will entitle OWNER to consider your bid abandoned, to annul this Notice of Award and to declare your Bid Security forfeited.

Within ten (10) days after you comply with those conditions, OWNER will return to you two fully signed counterparts of the Agreement with the Contract Documents attached.

City of Lone Tree, Colorado

By: _____

Title: Public Works Director

AGREEMENT

THIS AGREEMENT is dated as of the _____ day of _____, in the year ____ by and between

City of Lone Tree, Colorado
(hereinafter called OWNER)

and

Aggregate Industries-WCR, Inc.
(hereinafter called CONTRACTOR)

OWNER and CONTRACTOR, in consideration of the mutual covenants hereinafter set forth, agree as follows:

ARTICLE 1. WORK

- 1.1 CONTRACTOR shall complete all Work as specified or indicated in the Contract Documents. The Work is generally described as follows:

ARTICLE 2. ENGINEER

- 2.1 The Project has been designed by TST Inc. of Denver, Consulting Engineers who is hereinafter called ENGINEER will assume all duties and responsibilities and will have the rights and authority assigned to ENGINEER in the Contract Documents in connection with completion of the Work in accordance with the Contract Documents.

ARTICLE 3. CONTRACT TIME

- 3.1 The Work will be substantially completed within forty five (45) days after the date when the Contract Time commences to run as provided in paragraph 2.03 of the General Conditions, and completed and ready for final payment in accordance with paragraph 14.07 of the General Conditions within sixty (60) days after the date when the Contract Time commences to run.
- 3.2 Liquidated Damages. OWNER and CONTRACTOR recognize that time is of the essence of this Agreement and that OWNER will suffer financial loss if the Work is not substantially complete within the time specified in paragraph 3.1 above, plus any extensions thereof allowed in accordance with Article 12 of the General Conditions. They also recognize the delays, expense and difficulties involved in proving in a legal or arbitration proceeding the actual loss suffered by OWNER if the Work is not substantially complete on time. Accordingly, instead of requiring any such proof, OWNER and CONTRACTOR agree that as liquidated damages for delay (but not as a penalty) CONTRACTOR shall pay OWNER three hundred fifty dollars (\$350.00) for each day that expires after the time specified in paragraph 3.1 for substantial completion until the Work is substantially complete. After Substantial Completion if CONTRACTOR shall neglect, refuse or fail to complete the remaining Work within the Contract Time or any proper extension thereof granted by OWNER, CONTRACTOR shall pay OWNER two hundred dollars (\$200.00) for each day that expires after the time specified in paragraph 3.1 for completion and readiness for final payment.

ARTICLE 4. CONTRACT PRICE

- 4.1 OWNER shall pay CONTRACTOR for performance of the Work in accordance with the CONTRACT DOCUMENTS in current funds based on the percentage of completion of the Project.

- 4.2 This Agreement is subject to the provisions of Section 24-91-103.6, C.R.S., as amended. Owner has appropriated money equal to or in excess of the Agreement Price. This Agreement is subject to annual appropriation by Owner.
- 4.3 Owner will not issue any Change Order or other form of order or directive by Owner requiring additional compensable work to be performed by the Contractor, which work causes the aggregate amount payable under the Agreement to exceed the amount appropriated for the original Agreement Price unless the Contractor is given written assurance by Owner that lawful appropriations to cover the costs of the additional work have been made or unless such work is covered under a remedy-granting provision in this Agreement. By executing a Change Order which causes an increase in the Agreement Price, Owner represents to the Contractor that it is being given written assurance by Owner that lawful appropriations to cover the costs of the additional work have been made. Any claim for additional compensation shall be in full compliance with Section 24-91-103.6(4), C.R.S., as amended.

ARTICLE 5. PAYMENT PROCEDURES

Contractor shall submit Applications for Payment in accordance with Article 14 of the General Conditions. Applications for Payment will be processed by ENGINEER as provided in the General Conditions.

- 5.1 Progress Payments. OWNER shall make progress payments on account of the Contract Price on the basis of CONTRACTOR's Applications for Payment as recommended by ENGINEER, on or about the thirtieth (30th) day of each month during construction as provided below. All progress payments will be on the basis of the progress of the Work measured by the schedule of values established in paragraph 2.07 of the General Conditions (and in the case of Unit Price Work based on the number of units completed) or, in the event there is no schedule of values, as provided in the General Requirements.
- 5.1.1 Prior to Substantial Completion progress payments will be in the amount equal to the percentage indicated below, but, in each case, less the aggregate of payments previously made and less such amounts as ENGINEER shall determine, or OWNER may withhold, in accordance with paragraph 14.02.B.5 of the General Conditions.
- 90% of Work completed. If Work has been 50% completed as determined by ENGINEER, and if the character and progress of the Work have been satisfactory to OWNER and ENGINEER, OWNER on recommendation of ENGINEER, may determine that as long as the character and progress of the Work remain satisfactory to them, there will be no additional retainage on account of Work completed in which case the remaining progress payments prior to Substantial Completion will be in an amount equal to 100% of the Work completed.
- 90% of materials and equipment not incorporated in the Work (but delivered, suitably stored and accompanied by documentation satisfactory to OWNER as provided in paragraph 14.02 of the General Conditions).
- Nothing contained in this provision shall preclude the OWNER and CONTRACTOR from making other arrangements consistent with C.R.S. 24-91-105 prior to contract award.
- 5.1.2 Upon Substantial Completion in an amount sufficient to increase total payments to CONTRACTOR to 95% of the Contract Price, less such amounts as ENGINEER shall determine or OWNER may withhold in accordance with paragraph 14.2.B.5 of the General Conditions.

- 5.2 Final Payment. Upon final completion and acceptance of the Work in accordance with paragraph 14.07 of the General Conditions, OWNER shall pay the remainder of the Contract Price as recommended by ENGINEER as provided in said paragraph 14.07 and in accordance with Section 38-26-107 C.R.S.

ARTICLE 6. INTEREST

All moneys not paid when due hereunder as provided in Article 14 of the General Conditions shall bear interest at the rate of 8% per annum, compounded monthly.

ARTICLE 7. CONTRACTOR'S REPRESENTATIONS

In order to induce OWNER to enter into this Agreement CONTRACTOR makes the following representations:

- 7.1 CONTRACTOR has familiarized himself with the nature and extent of the Contract Documents, Work, site, locality, and with all local conditions and Laws and Regulations that in any manner may affect cost, progress, performance, or furnishing of the Work.
- 7.2 CONTRACTOR has studied carefully all reports of explorations and tests of subsurface conditions and drawings of physical conditions which are identified in the Supplementary Conditions as provided in paragraph 4.02 of the General Conditions, and accepts the determination set forth in paragraph SC-4.02 of the Supplementary Conditions of the extent of the technical data contained in such reports and drawings upon which CONTRACTOR is entitled to rely.
- 7.3 CONTRACTOR has obtained and carefully studied (or assumes responsibility for obtaining and carefully studying) all such examinations, investigations, explorations, tests, reports, and studies (in addition to or to supplement those referred to in paragraph 7.2 above) which pertain to the subsurface or physical conditions at or contiguous to the site or otherwise may affect the cost, progress, performance or furnishing of the Work as CONTRACTOR considers necessary for the performance or furnishing of the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.03 of the General Conditions; and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required by CONTRACTOR for such purposes.
- 7.4 CONTRACTOR has reviewed and checked all information and data shown or indicated on the Contract Documents with respect to existing Underground Facilities at or contiguous to the site and assumes responsibility for the accurate location of said Underground Facilities. No additional examinations, investigations, explorations, tests, reports, studies or similar information or data in respect of said Underground Facilities are or will be required by CONTRACTOR in order to perform and furnish the Work at the Contract Price, within the Contract Time and in accordance with the other terms and conditions of the Contract Documents, including specifically the provisions of paragraph 4.04 of the General Conditions.
- 7.5 CONTRACTOR has correlated the results of all such observations, examinations, investigations, tests, reports and data with the terms and conditions of the Contract Documents.
- 7.6 CONTRACTOR has given ENGINEER written notice of all conflicts, errors or discrepancies that he has discovered in the Contract Documents and the written resolution thereof by ENGINEER is acceptable to CONTRACTOR.

ARTICLE 8. CONTRACT DOCUMENTS

The Contract Documents which comprise the entire agreement between OWNER and CONTRACTOR concerning the Work consist of the following:

- 8.1 This Agreement (pages 1 to 4, inclusive).
- 8.2 Performance and other Bonds.
- 8.3 Notice of Award.
- 8.4 General Conditions (pages 1 to 42, inclusive).
- 8.5 Supplementary Conditions (pages 1 to 13, inclusive).
- 8.6 Specifications bearing the title Project Manual for **City of Lone Tree 2014 Street Overlay**.
- 8.7 Drawings, bearing the following general title: **City of Lone Tree 2014 Street Overlay (20 Sheets)**.
- 8.8 Addenda numbers 1 to 1 , inclusive.
- 8.9 CONTRACTOR's Bid (pages 1 to 25 , inclusive).
- 8.10 CONTRACTOR's construction schedule.
- 8.11 The following which may be delivered or issued after the Effective Date of the Agreement and are attached hereto: All Written Amendments and other documents amending, modifying, or supplementing the Contract Documents pursuant to paragraph 3.04 of the General Conditions.

There are no Contract Documents other than those listed above in this Article 8. The Contract Documents may only be amended, modified or supplemented as provided in paragraph 3.04 of the General Conditions.

ARTICLE 9. MISCELLANEOUS

- 9.1 Terms used in this Agreement which are defined in Article 1 of the General Conditions shall have the meanings indicated in the General Conditions.
- 9.2 No assignment by a party hereto of any rights under or interests in the Contract Documents will be binding on another party hereto without the written consent of the party sought to be bound; and specifically but without limitation, moneys that may become due and moneys that are due may not be assigned without such consent (except to the extent that the effect of this restriction may be limited by law), and unless specifically stated to the contrary in any written consent to an assignment no assignment will release or discharge that assignor from any duty or responsibility under the Contract Documents.
- 9.3 OWNER and CONTRACTOR each binds itself, its partners, successors, assigns and legal representatives to the other party hereto, its partners, successors, assigns and legal representatives in respect to all covenants, agreements and obligations contained in the Contract Documents.

ARTICLE 10. ILLEGAL ALIENS

- 10.1 The Contractor hereby certifies that at the time of executing this Agreement it does not knowingly employ or contract with an illegal alien who will perform work under this Agreement and that it will participate in either the E-Verify Program or Department Program as those terms are defined in C.R.S. §§ 8-17.5-101(3.7) and (3.3), respectively, (the “Programs”) in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement.
- 10.2 The Contractor shall not knowingly employ or contract with an illegal alien to perform the work under this Agreement or enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Agreement.
- 10.3 The Contractor has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under the Agreement through participation in either the E-Verify Program or the Department Program.
- 10.4 The Contractor is prohibited from using the Programs procedures to undertake pre-employment screening of job applicants while this Agreement is being performed.
- 10.5 If the Contractor obtains actual knowledge that a subcontractor performing the work under this Agreement knowingly employs or contracts with an illegal alien, the Contractor shall: (a) notify the subcontractor and the Owner within three (3) days that the Contractor has actual knowledge that the subcontractor is knowingly employing or contracting with an illegal alien; and (b) terminate the subcontract with the subcontractor if within three (3) days of receiving the notice required by to C.R.S. § 8-17.5-102(2)(III)(A), the subcontractor does not stop employing or contracting with the illegal alien; except that the Contractor shall not terminate the contract with the subcontractor if during such three (3) days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with an illegal alien.
- 10.6 The Contractor shall comply with any reasonable request by the Colorado Department of Labor and Employment (the “Department”) made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).
- 10.7 Any violation of the provisions of this Section shall be deemed to be a material breach of this Agreement and the Owner may immediately terminate this Agreement for cause based on such violation. If this Agreement is so terminated, the Contractor shall be liable for actual and consequential damages to the Owner pursuant to C.R.S. § 8-17.5-102(3) and the City shall notify the office of the Secretary of State of such violation/termination.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement in triplicate. One counterpart each has been delivered to OWNER, CONTRACTOR and ENGINEER. All portions of the Contract Documents have been signed or identified by OWNER and CONTRACTOR or by ENGINEER on their behalf.

This Agreement will be effective on _____.

OWNER: **City of Lone Tree, Colorado**

CONTRACTOR: Aggregate Industries-WCR, Inc.

By _____

By _____

Attest _____

Attest _____

Address for giving notices:

City of Lone Tree
9220 Kimmer Drive
Lone Tree, CO 80124

Address for giving notices:

NOTICE TO PROCEED

Dated _____

TO: Aggregate Industries-WCR, Inc. (CONTRACTOR)

PROJECT: **City of Lone Tree 2014 Street Overlay**

PROJECT NUMBER: **061-390**

AGREEMENT DATE: _____

OWNER: **City of Lone Tree, Colorado**

You are notified that the Contract Time under the above contract will commence to run on _____, _____. By that date, you are to start performing the Work and your other obligations under the Contract Documents. In accordance with Article 3 of the Agreement the dates of Substantial Completion and Final Completion are _____, _____ and _____, _____, respectively.

Before you may start any Work at the site, paragraph 2.05.C of the General Conditions provides that you must deliver to the OWNER (with copies to ENGINEER) certificates of insurance which are required in accordance with the Contract Documents.

Also, before you may start any Work at the site, you must N/A

Work at the site must be started by _____, as indicated in the Contract Documents.

City of Lone Tree, Colorado

By: _____

Title: Public Works Director

CITY OF LONE TREE PRELIMINARY FINDINGS

AGENDA ITEM: Hotel and Restaurant Liquor License for Cita Corp, LLC d/b/a Lyfe Kitchen.

MEETING DATE: April 1, 2014

STAFF PERSON RESPONSIBLE: Jennifer Pettinger, CMC, City Clerk

DESCRIPTION: Hotel and Restaurant Liquor License for Cita Corp, LLC d/b/a Lyfe Kitchen, 8505 Park Meadows Drive, Suite 2184A, Lone Tree, Colorado.

SUMMARY: The application for a new Hotel and Restaurant Liquor License at the above location was submitted and complete in all material respects. The necessary fees accompanied the application.

This establishment is located at 8505 Park Meadows Drive, Suite 2184A. A lease was entered into between Park Meadows Mall, LLC (Landlord) and Lyfe Kitchen, LLC (Tenant) on November 13, 2013 which expires on November 31, 2024. An Assignment and Assumption Agreement between Lyfe Kitchen of California, LLC (Franchisor) and Cita Corp, LLC (Franchisee) was entered into and became effective on November 26, 2013. A copy of the Franchise Agreement was included with the Assignment and Assumption Agreement.

Documents reviewed include the License Application, Franchise Agreement, Red-lined Drawing of the Premises, Lease Agreement, Individual History Records, Articles of Incorporation, Certificate of Good Standing issued by the Colorado Secretary of State, Lone Tree Business License Application, Affidavit of Posting, Affidavit of Publication and Petition submittal.

Fingerprinting and background checks were submitted through CBI. There was one event reported for DJ Mitchell, III which was not disclosed on the Individual History Record; applicant submitted an Affidavit explaining the event. All posting and publication requirements were met and the petition results reviewed. Staff recommends approval of the application conditional upon the applicant obtaining all necessary permits and approvals.

A Hotel and Restaurant licensee must have full meals available until 8:00 p.m. everyday, and snacks and sandwiches after 8:00 p.m. Food sales must provide at least 25% of the gross income from the sale of food and drink of the license premises over any period of time of at least one year.

RECOMMENDED

COUNCIL ACTION: Convene the Public Hearing for a new Hotel and Restaurant Liquor License and consider a motion to approve the application for a Hotel and Restaurant Liquor License conditional upon the applicant obtaining all necessary permits and approvals.

6. Is the applicant (including any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation) or manager under the age of twenty-one years? Yes No

7. Has the applicant (including any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation) or manager ever (in Colorado or any other state);
 (a) been denied an alcohol beverage license?
 (b) had an alcohol beverage license suspended or revoked?
 (c) had interest in another entity that had an alcohol beverage license suspended or revoked?
 If you answered yes to 7a, b or c, explain in detail on a separate sheet.

8. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes," explain in detail.

9. Are the premises to be licensed within 500 feet of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?

10. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a limited liability company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any current or former financial interest in said business including any loans to or from a licensee.

11. Does the Applicant, as listed on line 2 of this application, have legal possession of the premises by virtue of ownership, lease or other arrangement?
 Ownership Lease Other (Explain in Detail) _____

a. If leased, list name of landlord and tenant, and date of expiration, EXACTLY as they appear on the lease:

Landlord Park Meadows Mall, LLC	Tenant LYFE Kitchen LLC	Expires 1/31/24
---	-----------------------------------	---------------------------

Attach a diagram and outline or designate the area to be licensed (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11". (Doesn't have to be to scale)

12. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies), will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business. Attach a separate sheet if necessary.

NAME	DATE OF BIRTH	FEIN OR SSN	INTEREST
Lyfe Kitchen restaurants, LLC			Franchisee
Park Meadows Mall, LLC			Landlord Rent + Percent pursuant to lease

Attach copies of all notes and security instruments, and any written agreement, or details of any oral agreement, by which ^{Sec 1.08} any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.

13. **Optional Premises or Hotel and Restaurant Licenses with Optional Premises** Yes No
 Has a local ordinance or resolution authorizing optional premises been adopted?
 Number of separate Optional Premises areas requested. _____ (See License Fee Chart)

14. **Liquor Licensed Drug Store** applicants, answer the following: Yes No
 (a) Does the applicant for a Liquor Licensed Drug Store have a license issued by the Colorado Board of Pharmacy? COPY MUST BE ATTACHED.

15. **Club Liquor License** applicants answer the following and attach: Yes No
 (a) Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?
 (b) Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?
 (c) How long has the club been incorporated? _____ (d) Has applicant occupied an establishment for three years that was operated solely for the reasons stated above?
 (Three years required)

16. **Brew-Pub License or Vintner Restaurant Applicants** answer the following: Yes No
 (a) Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)

17a. **Name of Manager (for all on-premises applicants)** DJ Mitchell (If this is an application for a Hotel, Restaurant or Tavern License, the manager must also submit an Individual History Record (DR 8404-I). Date of Birth _____)

17b. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number. Yes No

18. **Tax Distraint Information.** Does the applicant or any other person listed on this application and including its partners, officers, directors, stockholders, members (LLC) or managing members (LLC) and any other persons with a 10% or greater financial interest in the applicant currently have an outstanding tax distraint issued to them by the Colorado Department of Revenue? If yes, provide an explanation and include copies of any payment agreements. Yes No

19. If applicant is a corporation, partnership, association or limited liability company, applicant **must list ALL OFFICERS, DIRECTORS, GENERAL PARTNERS, AND MANAGING MEMBERS.** In addition applicant **must list** any stockholders, partners, or members with **OWNERSHIP OF 10% OR MORE** IN THE APPLICANT. ALL PERSONS LISTED BELOW must also attach form DR 8404-I (Individual History record), and submit finger print cards to their local licensing authority.

NAME	HOME ADDRESS, CITY & STATE	DOB	POSITION	% OWNED*
DJ Mitchell	2617 S. St. Paul Street Denver, Co		member	50
Rachel Mitchell	2617 S. St Paul Street Denver, Co	...	member	50

*If total ownership percentage disclosed here does not total 100% applicant must check this box
 Applicant affirms that no individual other than these disclosed herein, owns 10% or more of the applicant

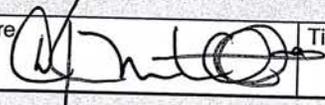
Additional Documents to be submitted by type of entity

- CORPORATION Cert. of Incorp. Cert. of Good Standing (if more than 2 yrs. old) Cert. of Auth. (if a foreign corp.)
 PARTNERSHIP Partnership Agreement (General or Limited) Husband and Wife partnership (no written agreement)
 LIMITED LIABILITY COMPANY Articles of Organization Cert. of Authority (if foreign company) Operating Agrmt.
 ASSOCIATION OR OTHER Attach copy of agreements creating association or relationship between the parties

Registered Agent (if applicable) _____ Address for Service _____

OATH OF APPLICANT

I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.

Authorized Signature  Title Owner Date 12/18/13

REPORT AND APPROVAL OF LOCAL LICENSING AUTHORITY (CITY/COUNTY)

Date application filed with local authority 12-18-13 Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application 12-47-311 (1) C.R.S.) 4-1-14

THE LOCAL LICENSING AUTHORITY HEREBY AFFIRMS:

- That each person required to file DR 8404-I (Individual History Record) has:
- | | | |
|---|---|-----------------------------|
| <input checked="" type="checkbox"/> Been fingerprinted | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |
| <input type="checkbox"/> Been subject to background investigation, including NCIC/CCIC check for outstanding warrants | Yes <input checked="" type="checkbox"/> | No <input type="checkbox"/> |

That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with, and aware of, liquor code provisions affecting their class of license

- (Check One)
 Date of Inspection or Anticipated Date April, 2014
 Upon approval of state licensing authority.

The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 12, Article 46 or 47, C.R.S. **THEREFORE, THIS APPLICATION IS APPROVED.**

Local Licensing Authority for <u>City of Pine Tree</u>	Telephone Number <u>3-708-1818</u>	<input checked="" type="checkbox"/> TOWN, CITY <input type="checkbox"/> COUNTY
Signature _____	Title _____	Date _____
Signature (attest) _____	Title _____	Date _____

/// = Dining Area for Customers where Beer/wine will be consumed

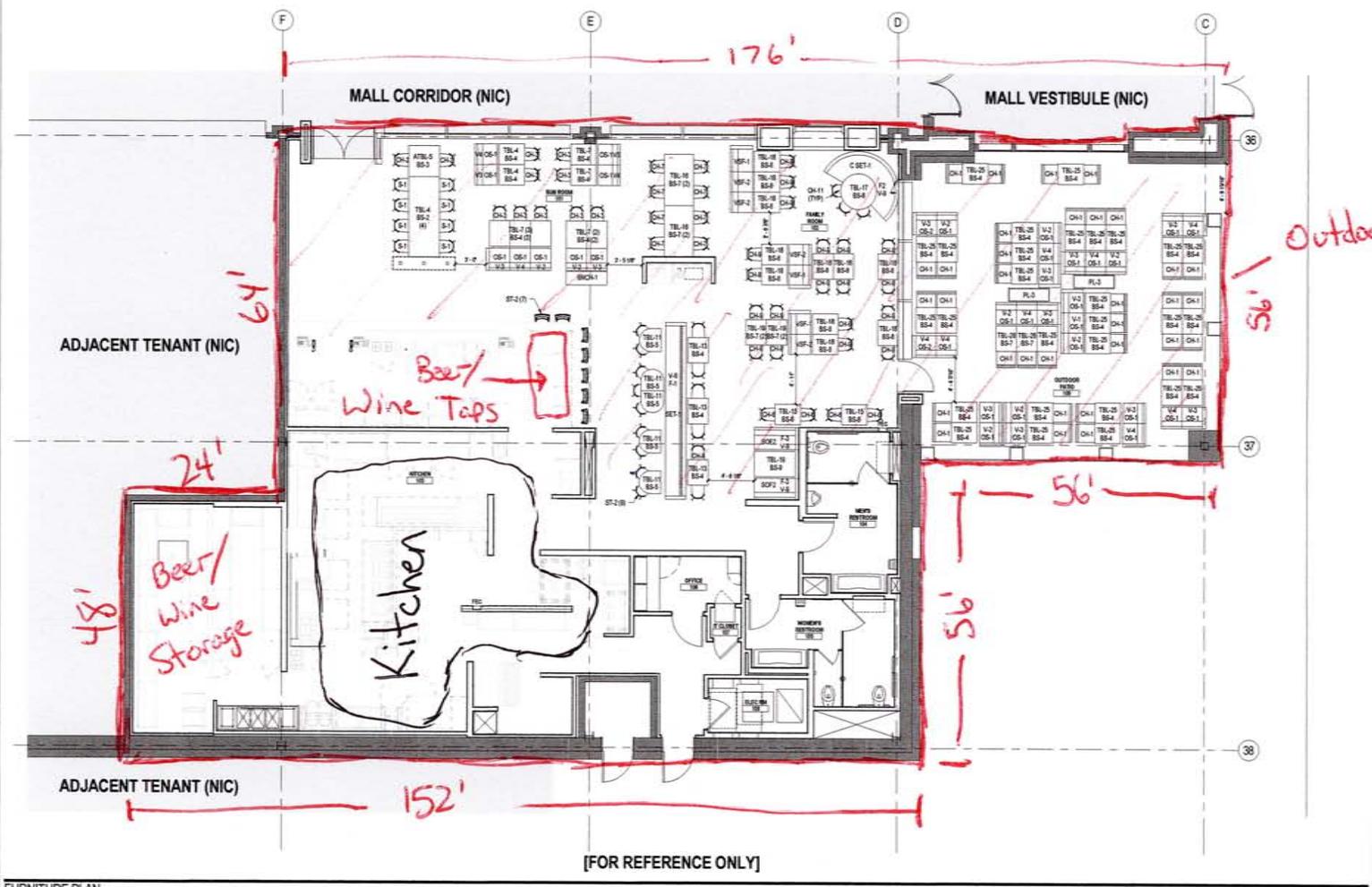
GENERAL NOTES

- A. REFER TO KITCHEN DRAWINGS FOR ALL KITCHEN EQUIPMENT
- B. FIXTURES/FURNISHINGS SHOWN FOR REFERENCE ONLY, PROVIDED BY OWNER
- C. OWNER TO PROVIDE HEATERS AT PATIO

KEYNOTES

LYFE KITCHEN
 LOVE YOUR FOOD EVERY DAY
 8401 PARK MEADOWS CENTER DR
 SUITE 2805
 LONE TREE, CO 80124

Gensler
 5015 E. Figure Skating Blvd.
 Los Angeles, CA 90007
 Tel: 213.371.3600
 Fax: 213.371.3601



FURNITURE PLAN
 SCALE: 1/8" = 1'-0"

Issue	Date & Issue Description	By	Check
10/6/2011	SCHEMATIC DESIGN		
10/6/2011	ISSUE FOR PERMIT		

Project Name
 PARK MEADOWS HALL

Project Number
 10.000.000

Description
 FURNITURE PLAN

Scale
 As Indicated
 0 24 48 96 192

A06.01

ASSIGNMENT AND ASSUMPTION AGREEMENT

This ASSIGNMENT AND ASSUMPTION AGREEMENT (this "Agreement"), effective this 26th day of November, 2013, is entered into by and between LYFE KITCHEN OF CALIFORNIA, LLC ("Lyfe"), and CITA CORP, LLC ("Franchisee").

RECITALS:

A. Lyfe and Franchisee are parties to that certain Area Development Agreement, dated Oct. 9, 2013 (the "ADA"), and Franchise Agreement for the Park Meadows Lyfe Kitchen Restaurant, of even date with the ADA (the "Franchise Agreement").

B. In advance of Lyfe and Franchisee entering into the ADA and Franchise Agreement, Lyfe negotiated and entered into a lease (the "Lease") for the mutually approved Authorized Location (as defined in the Franchise Agreement), at 2805 Park Meadows Park Meadows (the "Premises"), with the landlord, Park Meadows Mall, LLC (the "Landlord").

C. In connection with the development of the Premises, Lyfe entered into various architectural, design, legal reviews and construction agreements, including those identified on Exhibit A attached hereto (collectively, the "Development Agreements");

D. Lyfe agrees to assign to Franchisee all of the Development Agreements and the Lease, and Lyfe and Franchisee agree to use commercially reasonable efforts to obtain all necessary consents and waivers relating to such assignments, including (without limitation) from the Landlord (the "Third Party Consents").

E. Under the Development Agreements, Lyfe has made aggregate payments in the amount of \$ _____ for which Franchisee agrees to immediately reimburse Lyfe (the "Reimbursement Amount"), and Franchisee agrees to assume and perform all obligations thereunder (collectively, the "Obligations"), including (without limitation) estimated payments summarized on Exhibit A, and such other payments as may also be due with regard to the Lease.

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties hereto agree as follows:

1. **Assignment**. Subject to the Third Party Consents, Lyfe hereby assigns all rights and Obligations to Franchisee of the Lease and each of the Development Agreements.

2. **Assumption by Franchisee**. Without limitation to the Third Party Consents, Franchisee hereby agrees to assume the Lease and each of the Development Agreements, and to perform all Obligations thereunder and make all payment required thereby.

3. **Reimbursement Amount**. Simultaneously with the full execution hereof, Franchisee shall remit and pay to Lyfe, the entire Reimbursement Amount.

4. **Third Party Consent**. Each of Lyfe and Franchisee agree to use commercially reasonable efforts to promptly obtain all of the Third Party Consents, and each party hereto agrees to execute such additional documents and instruments in connection therewith.

5. **Indemnification.** Franchisee shall indemnify, defend and save harmless Lyfe, its parents, officers, employees, subsidiaries, affiliates and their agents from and against liability, claims, demands, expenses, fees, fines, penalties, suits, proceedings, actions, and causes of action arising out of or connected with the Lease and the Development Agreements, including (without limitation) all Obligations. Franchisee's indemnification obligation hereunder shall survive the expiration of the term of the Lease and/or any Development Agreement.

6. **Counterparts.** This Agreement may be executed in several counterparts, each of which shall be an original and all of which shall constitute but one and the same instrument. Signatures transmitted by facsimile or other electronic means shall be deemed an original and, thus, this Agreement may be executed by the exchange of signatures via facsimile.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

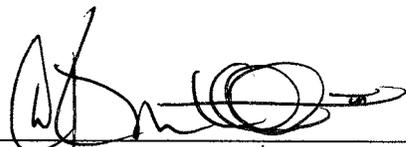
LYFE:

LYFE KITCHEN OF CALIFORNIA, LLC

By: 
Name: Matt Yakes
Title: Officer

FRANCHISEE:

CITA CORP, LLC

By: 
Name: DJ Mitchell III
Title: Owner

TO WHOM IT MAY CONCERN:

LANDLORD CONFIRMATION OF TENANT STREET ADDRESS.

The street address currently assigned to LYFE KITCHEN (Restaurant) is:

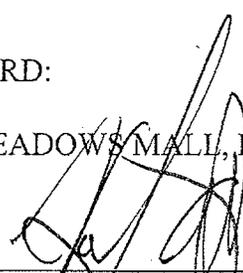
8505 Park Meadows Center Drive; Suite 2184A, Lone Tree CO 80124

Said tenant space is located in the Park Meadows Mall, Space 2805, as depicted on Exhibit A attached to that certain Lease Agreement dated November 13, 2013, by and between Park Meadows Mall, LLC and LYFE KITCHEN, LLC (the "Lease Agreement"). LYFE KITCHEN, LLC is leasing such space under the terms and conditions of the Lease Agreement. This confirmation is being provided by Park Meadows Mall, LLC solely in connection with LYFE KITCHEN, LLC's application for a hotel-restaurant liquor license for the space leased by LYFE KITCHEN, LLC under the Lease Agreement.

Signed this 28th day of February, 2014.

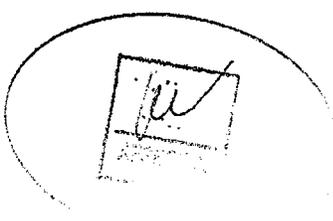
LANDLORD:

PARK MEADOWS MALL, LLC, a Delaware limited liability company

By:  _____

Name: Howard Sigel

Title: Authorized Signatory



TENANT

Park Meadows

LYFE Kitchen
Space No. 2805

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AFFIDAVIT

EXHIBITS

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EXHIBIT B	Site Plan
EXHIBIT C	Description of Landlord/Tenant Work
EXHIBIT F	HVAC Charge Schedule
EXHIBIT M	Tenant's Menu

Park Meadows

THIS LEASE is between Park Meadows Mall, LLC, a Delaware limited liability company, ("Landlord"), and LYFE KITCHEN LLC, a California corporation ("Tenant"). The date of this Lease is November 13, 2013 ("Effective Date"). The Leased Premises are located in the Park Meadows ("Shopping Center") in the City of Lone Tree, County of Douglas, and State of Colorado.

REFERENCE PROVISIONS

The following references define terms used in the specified Articles and elsewhere in this Lease and shall be construed in accordance with the provisions and conditions in this Lease:

1.01 Leased Premises: 2805 Park Meadows containing approximately 4,207 square feet of floor area and approximately 61'1" lineal feet of frontage. [ARTICLE 1(a)]

1.02 Expiration Date: January 31, 2024

Option to Extend: Tenant will have the right and option, if Tenant is not in default and is in possession of the Leased Premises, to extend the Term of the Lease for 1 successive period of 5 years by notifying Landlord in writing at least 180 days prior to the expiration of the preceding Term of the Lease. If the option for the 5 year extended period is duly exercised, the Term of this Lease will be extended to, and will expire on, January 31, 2029, upon all of the same terms, provisions and conditions set forth in this Lease. If Tenant does not exercise the 5 year option, Tenant will surrender the Leased Premises on the Expiration Date, in accordance with ARTICLE 24.

[ARTICLE 1(b)]

1.03 Permitted Use: Only for the operation of a fast casual restaurant initially offering items substantially in accordance with the menu attached hereto as Exhibit M and for no other use of purpose whatsoever, provided however, nothing set forth herein shall be construed as limiting Tenant's right to change the menu provided that the operation of the Leased Premises will remain a fast casual full service restaurant offering substantially the same menu as other LYFE Kitchen restaurants.

If Tenant sells alcoholic beverages, beer or wine, Tenant shall obtain and maintain, at all times during the Term, (i) all applicable governmental and regulatory licenses and permits and (ii) Liquor Legal Liability or "Dram Shop" Insurance with policy limits of \$2,000,000.00 per occurrence, naming Landlord and such additional parties as Landlord may designate as additional insureds, either as an endorsement to its Comprehensive General Liability Insurance policy or as a separate policy. Tenant shall provide Landlord with evidence of this insurance prior to selling or serving alcoholic beverages at or from the Leased Premises, and shall maintain current Certificates on file with Landlord at all times during the Term. If Tenant fails to obtain or to continue this coverage, Tenant shall immediately discontinue selling and serving alcoholic beverages from the Leased Premises.

[ARTICLE 1(c)]

1.04 Submittal date for preliminary plans: Landlord approved Tenant's preliminary plans September 18, 2013 [ARTICLE 2(d)]
 Submittal date for final plans and specifications: Landlord approved Tenant's final plans and specifications October 16, 2013

[ARTICLE 2(d)]

1.05 Beginning Work Date: December 01, 2013

[ARTICLE 2(e)]

1.06 a. Opening Date: December 1, 2013

b. Rental Commencement Date: the earlier of (i) March 15, 2014 or (ii) the date on which Tenant shall open the Leased Premises for business to the public

[ARTICLE 3]

1.07 Minimum Annual Rental:

[ARTICLE 4(a)]

Opening Date -Rental Commencement Date

Rental Commencement Date - 1/31/2015

2/1/2015 - 1/31/2016

2/1/2016 - 1/31/2017

2/1/2017 - 1/31/2018

2/1/2018 - 1/31/2019

2/1/2019 - 1/31/2020

2/1/2020 - 1/31/2021

2/1/2021 - 1/31/2022

2/1/2022 - 1/31/2023

2/1/2023 - Expiration Date

During the Term and the Option Period (provided Tenant exercises the Option Period in accordance with the terms and conditions set forth in the Lease), Landlord reserves the right to allocate amounts

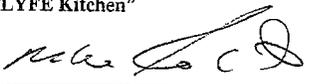
The exhibits are incorporated by reference into this Lease.

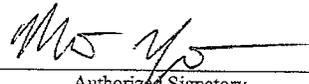
If Tenant is a CORPORATION, the authorized signatory shall sign on behalf of the corporation and indicate the capacity in which they are signing. The Lease must be executed by the president or vice president and attested by the secretary or assistant secretary, unless the bylaws or a resolution of the board of directors provides otherwise. In that case, the bylaws or a certified copy of the resolution shall be attached to this Lease. The appropriate corporate seal must be affixed to the Lease.

TENANT:

LYFE KITCHEN LLC, a California corporation

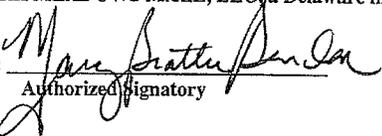
dba "LYFE Kitchen"

By: 
Authorized Signatory

By: 
Authorized Signatory

LANDLORD:

PARK MEADOWS MALL, LLC, a Delaware limited liability company

By: 
Authorized Signatory

AFFIDAVIT

The undersigned has signed a Lease dated November 13, 2013, with **Park Meadows Mall, LLC, a Delaware limited liability company** for the occupancy of Space No. **2805 Park Meadows**. The Lease business terms were negotiated with **James Dix**, as representative of the Landlord. No representative, agent or employee of the Landlord represented, suggested, promised or implied that the undersigned would be given an exclusive use in the Shopping Center for the operation of the business to be conducted in the Leased Premises, or that the Landlord would not lease space in the Shopping Center to a competing or other tenant. Nor has any representative, agent or employee of Landlord made any representations, inducements or promises about the Leased Premises or the entry into the Lease, unless expressly in the Lease. Nor has any representative, agent or employee made any representations, inducements or promises about the characteristics or conditions regarding or pertaining to the Leased Premises or the Shopping Center, unless expressly in the Lease. The undersigned has independently investigated the potential for the success of its operations in the Shopping Center and has not relied upon any representations, inducements or promises by Landlord's representatives, agents or employees, other than those contained in the Lease.

TENANT: **LYFE KITCHEN LLC**
d/b/a: **LYFE Kitchen**

By: [Signature]
Its: Secretary

State of California County of Los Angeles
Sworn to before me this 8 day of November, 2013.

[Signature]
Notary Public



INDIVIDUAL HISTORY RECORD

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant or Tavern class of retail license.

NOTICE: This individual history record requires information that is necessary for the licensing investigation or inquiry. **All** questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". **Any deliberate misrepresentation or material omission may jeopardize the license application.**

1. Name of Business
 Cita Corp LLC

2. Your Full Name (last, first, middle) Mitchell, DJ III
 3. List any other names you have used.

4. Mailing address (if different from residence)
 P.O. Box 100505 Denver, Co 80250

5. List current residence address. Include any previous addresses within the last five years (attach separate sheet if necessary).

STREET AND NUMBER	CITY, STATE, ZIP	FROM	TO
Current 2617 S. St Paul Street	Denver, Co 80210	2009	present
Previous 1333 Lakewood Drive	Alamosa, Co 81101	4/2007	4/2009

6. List all employment within the last five years. Include any self employment. (Attach separate sheet if necessary)

NAME OF EMPLOYER OR BUSINESS	ADDRESS (STREET, NUMBER, CITY, STATE, ZIP)	POSITION HELD	FROM	TO
Cita Corp dba McDonalds	P.O. Box 100505 Denver, Co 80250	owner	2007	10/1/12

7. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

NAME OF RELATIVE	RELATIONSHIP TO YOU	POSITION HELD	NAME OF LICENSEE

8. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? If yes, answer in detail.
 Yes No

9. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? If yes, explain in detail.
 Yes No

10. Have you ever been convicted of a crime or received a suspended sentence, deferred sentence, or forfeited bail for any offense in criminal or military court or do you have any charges pending? (If yes, explain in detail.)

Yes No

11. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (if yes, explain in detail.)

Yes No

12. Have you ever had any professional license suspended, revoked, or denied? (If yes, explain in detail.)

Yes No

PERSONAL AND FINANCIAL INFORMATION

Unless otherwise provided by law, the personal information required in question #13 will be treated as confidential. The personal information required in question #13 is solely for identification purposes.

13a. Date of Birth		b. Social Security Number SSN		c. Place of Birth <i>Washington, DC</i>		d. U.S. Citizen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
e. If Naturalized, State where				f. When		g. Name of District Court	
h. Naturalization Certificate Number		i. Date of Certification		j. If an Alien, Give Alien's Registration Card Number		k. Permanent Residence Card Number	
l. Height <i>6'0</i>	m. Weight <i>250</i>	n. Hair Color <i>brown</i>	o. Eye Color <i>brown</i>	p. Sex <i>M</i>	q. Race	r. Do you have a current Driver's License? If so, give number and state <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <i>COLORADO</i>	

14. Financial Information.

a. Total purchase price \$ *1,800,000* (if buying an existing business) or investment being made by the applying entity, corporation, partnership, limited liability company, other \$ _____

b. List the total amount of your investment in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid \$ *1,800,000*

c. Provide details of the investment described in 14.b. You must account for all of the sources of this investment. Attach a separate sheet if needed.

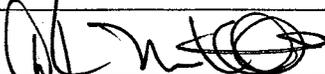
Type: Cash, Services or Equipment	Source	Amount
<i>Cash</i>	<i>Bank (First Bank) and SEI Cash Access</i>	<i>1,800,000</i>

d. Loan Information (attach copies of all notes or loans)

Name of Lender	Address	Term	Security	Amount

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature 	Title <i>Owner</i>	Date <i>2/19/14</i>
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Affidavit of DJ Mitchell #

STATE OF Colorado
COUNTY OF Denver

The undersigned, DJ Mitchell #, being duly sworn, hereby deposes and says:

- 1. I am over the age of 18 and am a resident of the State of Colorado. I have personal knowledge of the facts herein, and, if called as a witness, could testify completely thereto.
- 2. I suffer no legal disabilities and have personal knowledge of the facts set forth below.
- 3. To the best of my recollection, the incident was adjudicated and resulted in a fine for a moving violation. I did not disclose it on the formal application because I did not think it qualified for disclosure.

I declare that, to the best of my knowledge and belief, the information herein is true, correct, and complete.

Executed this 27th day of February, 2014.

[Signature]

NOTARY ACKNOWLEDGEMENT

STATE OF Colorado, COUNTY OF Denver, ss:

[Signature]

Notary Public

[Signature]

Title (and Rank)

My commission expires _____



INDIVIDUAL HISTORY RECORD

To be completed by the following persons, as applicable: sole proprietors; general partners regardless of percentage ownership, and limited partners owning 10% or more of the partnership; all principal officers of a corporation, all directors of a corporation, and any stockholder of a corporation owning 10% or more of the outstanding stock; managing members or officers of a limited liability company, and members owning 10% or more of the company; and any intended registered manager of Hotel and Restaurant or Tavern class of retail license.

NOTICE: This individual history record requires information that is necessary for the licensing investigation or inquiry. All questions must be answered in their entirety or the license application may be delayed or denied. If a question is not applicable, please indicate so by "N/A". Any deliberate misrepresentation or material omission may jeopardize the license application.

1. Name of Business

Cita Corp LLC

2. Your Full Name (last, first, middle)

Mitchell, Rachel Terese

3. List any other names you have used.

Rachel Terese Reinert

4. Mailing address (if different from residence)

P.O. Box 100505 Denver, Colorado 80250

5. List current residence address. Include any previous addresses within the last five years (attach separate sheet if necessary).

STREET AND NUMBER	CITY, STATE, ZIP	FROM	TO
Current 2617 S. St. Paul Street	Denver, Co 80210	2009	present
Previous 1333 Lakewood Drive	Alamogosa, Co 81101	6/2009	4/2009

6. List all employment within the last five years. Include any self employment. (Attach separate sheet if necessary)

NAME OF EMPLOYER OR BUSINESS	ADDRESS (STREET, NUMBER, CITY, STATE, ZIP)	POSITION HELD	FROM	TO
Cita Corp dba McDonalds	P.O. Box 100505 Denver, Co 80250	owner	2007	10/1/13

7. List the name(s) of relatives working in or holding a financial interest in the Colorado alcohol beverage industry.

NAME OF RELATIVE	RELATIONSHIP TO YOU	POSITION HELD	NAME OF LICENSEE

8. Have you ever applied for, held, or had an interest in a Colorado Liquor or Beer License, or loaned money, furniture, fixtures, equipment or inventory to any licensee? If yes, answer in detail.

Yes No

9. Have you ever received a violation notice, suspension, or revocation for a liquor law violation, or have you applied for or been denied a liquor or beer license anywhere in the United States? If yes, explain in detail.

Yes No

or do you have any charges pending? (If yes, explain in detail.)

Yes No

11. Are you currently under probation (supervised or unsupervised), parole, or completing the requirements of a deferred sentence? (if yes, explain in detail.)

Yes No

12. Have you ever had any professional license suspended, revoked, or denied? (If yes, explain in detail.)

Yes No

PERSONAL AND FINANCIAL INFORMATION

Unless otherwise provided by law, the personal information required in question #13 will be treated as confidential. The personal information required in question #13 is solely for identification purposes.

13a. Date of Birth		b. Social Security Number SSN		c. Place of Birth New Orleans, LA		d. U.S. Citizen? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
e. If Naturalized, State where				f. When		g. Name of District Court	
h. Naturalization Certificate Number		i. Date of Certification		j. If an Alien, Give Alien's Registration Card Number		k. Permanent Residence Card Number	
l. Height	m. Weight	n. Hair Color	o. Eye Color	p. Sex	q. Race	r. Do you have a current Driver's License? If so, give number and state <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No COLORADO	

14. Financial Information.

a. Total purchase price \$ 1,800,000 (if buying an existing business) or investment being made by the applying entity, corporation, partnership, limited liability company, other \$

b. List the total amount of your investment in this business including any notes, loans, cash, services or equipment, operating capital, stock purchases or fees paid \$ 1,800,000

c. Provide details of the investment described in 14.b. You must account for all of the sources of this investment. Attach a separate sheet if needed.

Type: Cash, Services or Equipment	Source	Amount
Cash	Banks First Bank, SEI Cash Access	1,800,000

d. Loan Information (attach copies of all notes or loans)

Name of Lender	Address	Term	Security	Amount

Oath of Applicant

I declare under penalty of perjury that this application and all attachments are true, correct, and complete to the best of my knowledge.

Authorized Signature

Paul Mitchell

04/01/14

Title

owner

City Council Packet

Date

2/19/14

Page 213 of 239



Colorado Secretary of State
 Date and Time: 12/13/2006 01:12 PM
 Id Number: 20061510195
 Document number: 20061510195

Document processing fee
 If document is filed on paper \$125.00
 If document is filed electronically \$ 25.00

Fees & forms/cover sheets are subject to change.

To file electronically, access instructions for this form/cover sheet and other information or print copies of filed documents, visit www.sos.state.co.us and select Business Center.

Paper documents must be typewritten or machine printed.

ABOVE SPACE FOR OFFICE USE ONLY

Articles of Organization

filed pursuant to §7-90-301, et seq. and §7-80-204 of the Colorado Revised Statutes (C.R.S)

1. Entity name:

Cita Corp LLC

(The name of a limited liability company must contain the term or abbreviation "limited liability company", "Ltd. liability company", "limited liability co.", "Ltd. liability co.", "limited", "llc", "L.L.c.", or "Ltd." §7-90-601, C.R.S.)

2. Use of Restricted Words *(if any of these terms are contained in an entity name, true name of an entity, trade name or trademark stated in this document, mark the applicable box):*

- "bank" or "trust" or any derivative thereof
- "credit union" "savings and loan"
- "insurance", "casualty", "mutual", or "surety"

3. Principal office street address:

7730 E Belleview Ave Ste AG-6

(Street name and number)

Greenwood Village

CO 80111

(City)

(State)

(Postal/Zip Code)

Arapahoe

United States

(Province – if applicable)

(Country – if not US)

4. Principal office mailing address *(if different from above):*

(Street name and number or Post Office Box information)

(City)

(State)

(Postal/Zip Code)

(Province – if applicable)

(Country – if not US)

5. Registered agent name *(if an individual):*

Mitchell

DJ

(Last)

(First)

(Middle)

(Suffix)

OR *(if a business organization):*

6. The person identified above as registered agent has consented to being so appointed.

7. Registered agent street address:

7730 E Belleview Ave Ste AG6

(Street name and number)

Greenwood Village

CO

80111

(City)

(State)

(Postal/Zip Code)

12. (Optional) Delayed effective date: _____
(mm/dd/yyyy)

13. Additional information may be included pursuant to other organic statutes such as title 12, C.R.S. If applicable, mark this box and include an attachment stating the additional information.

Notice:

Causing this document to be delivered to the secretary of state for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

14. Name(s) and address(es) of the individual(s) causing the document to be delivered for filing:

Mitchell	DJ		
<small>(Last)</small>	<small>(First)</small>	<small>(Middle)</small>	<small>(Suffix)</small>
7730 E Belleview Ave Ste AG 6			
<small>(Street name and number or Post Office Box information)</small>			
Greenwood Village		CO	80111
<small>(City)</small>	<small>(State)</small>	<small>(Postal/Zip Code)</small>	
Arapahoe	United States		
<small>(Province – if applicable)</small>	<small>(Country – if not US)</small>		

(The document need not state the true name and address of more than one individual. However, if you wish to state the name and address of any additional individuals causing the document to be delivered for filing, mark this box and include an attachment stating the name and address of such individuals.)

Disclaimer:

This form, and any related instructions, are not intended to provide legal, business or tax advice, and are offered as a public service without representation or warranty. While this form is believed to satisfy minimum legal requirements as of its revision date, compliance with applicable law, as the same may be amended from time to time, remains the responsibility of the user of this form. Questions should be addressed to the user's attorney.

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE

I, Scott Gessler, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Cita Corp LLC

is a **Limited Liability Company** formed or registered on 12/13/2006 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20061510195.

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 11/20/2013 that have been posted, and by documents delivered to this office electronically through 11/21/2013 @ 13:47:15.

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, authenticated, issued, delivered and communicated this official certificate at Denver, Colorado on 11/21/2013 @ 13:47:15 pursuant to and in accordance with applicable law. This certificate is assigned Confirmation Number 8696608.



A handwritten signature in blue ink, appearing to read "Scott Gessler", is written over a horizontal line.

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Certificate Confirmation Page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click Business Center and select "Frequently Asked Questions."

CERT_GS_D Revised 08/20/2008

CITY OF LONE TREE

BUSINESS LICENSE AND SALES/USE TAX APPLICATION

License Fee: \$10		PLEASE PRINT LEGIBLY			
REGISTERED NAME OF COMPANY Cita Corp, LLC			DOING BUSINESS AS (DBA) NAME LYFE Kitchen		
BUSINESS START DATE IN LONE TREE 4/2014	FEIN OR SSN	STATE ID# 4245054	BUSINESS PHONE 720 232 3131	BUSINESS FAX —	
BUSINESS LOCATION PHYSICAL ADDRESS (No P.O. Box) 8505 Park Meadows Center Dr Suite 2184 A			CITY, STATE Lone Tree, CO	ZIP 80124	
CORRESPONDENCE CONTACT NAME DJ Mitchell		CORRESPONDENCE PHONE 720 232 3131	CORRESPONDENCE FAX —	CORRESPONDENCE EMAIL dj.mitchell@coloradolyfe.com	
CORRESPONDENCE MAILING ADDRESS P.O. Box 100505			CITY, STATE Denver, CO	ZIP 80250	
MANAGER or REGISTERED AGENT NAME		MANAGER / AGENT PHONE	MANAGER / AGENT FAX	MANAGER / AGENT EMAIL	
MANAGER or REGISTERED AGENT MAILING ADDRESS			CITY, STATE	ZIP	
TYPE OF REGISTRATION REQUESTED					
<input type="checkbox"/> BUSINESS LICENSE ONLY (No taxable sales)			<input checked="" type="checkbox"/> COMBINED BUSINESS/RETAIL SALES TAX LICENSE		
WILL YOU BE MAKING RETAIL SALES OF TANGIBLE PERSONAL PROPERTY?			<input type="checkbox"/> YES <input type="checkbox"/> NO		
TYPE OF BUSINESS (PLEASE SELECT ONE)					
GENERAL SERVICES: <input type="checkbox"/> ACCOUNTING FIRM <input type="checkbox"/> CHILD CARE <input type="checkbox"/> CONSULTING SERVICES <input type="checkbox"/> ENGINEERING SERVICES <input type="checkbox"/> FINANCIAL INSTITUTION <input type="checkbox"/> INSURANCE COMPANY <input type="checkbox"/> LAW FIRM <input type="checkbox"/> MANAGEMENT COMPANY <input type="checkbox"/> MARKETING <input type="checkbox"/> REAL ESTATE <input type="checkbox"/> OTHER		OTHER BUSINESS ACTIVITIES: <input type="checkbox"/> AUTO SALES <input type="checkbox"/> BEAUTY SALON <input type="checkbox"/> CONTRACTOR - GENERAL <input type="checkbox"/> CONTRACTOR - SUB <input type="checkbox"/> DISTRIBUTOR <input type="checkbox"/> DRY CLEANER <input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> FOOD SERVICES <input type="checkbox"/> GOVERNMENT <input type="checkbox"/> HEALTH CLUB <input type="checkbox"/> INTERIOR DESIGN <input type="checkbox"/> LEASING COMPANY <input type="checkbox"/> LIQUOR SALES <input type="checkbox"/> LODGING <input type="checkbox"/> MAINTENANCE <input type="checkbox"/> MASSAGE THERAPIST <input type="checkbox"/> MEDICAL SERVICES <input type="checkbox"/> OFFICE SALES <input type="checkbox"/> PHOTOGRAPHY <input type="checkbox"/> RELIGIOUS/NON-PROFIT <input type="checkbox"/> RESIDENTIAL BUSINESS <input checked="" type="checkbox"/> RESTAURANT <input type="checkbox"/> RETAIL SALES <input type="checkbox"/> SELF STORAGE <input type="checkbox"/> SOLICITOR <input type="checkbox"/> TELECOMMUNICATIONS <input type="checkbox"/> TELEVISION: CABLE OR SAT <input type="checkbox"/> UTILITIES <input type="checkbox"/> VENDING MACHINE <input type="checkbox"/> WHOLESALE <input type="checkbox"/> OTHER			
ESTIMATED ANNUAL TAXABLE SALES (IF ANY) 2,500,000		REQUESTED TAX REPORTING FREQUENCY		NEW BUSINESS OR PURCHASE OF AN EXISTING BUSINESS?	
REQUEST FOR PRE-PRINTED TAX RETURN FORMS <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO		<input checked="" type="checkbox"/> MONTHLY (TAX LIABILITY \$100/MONTH OR GREATER) <input type="checkbox"/> QUARTERLY (TAX LIABILITY \$11 - \$99/MONTH) <input checked="" type="checkbox"/> ANNUALLY (TAX LIABILITY \$10/MONTH OR LESS) <input type="checkbox"/> OCCASIONAL (BUSINESS LICENSE ONLY - NO TAXABLE SALES)		<input checked="" type="checkbox"/> NEW BUSINESS <input type="checkbox"/> BUSINESS ASSET PURCHASE <input type="checkbox"/> OTHER (EX: STOCK PURCHASE)	
RETURNS PROVIDED ONLY IF MARKED YES					
TYPE OF BUSINESS OWNERSHIP			SQ FOOTAGE AT LONE TREE LOCATION		
<input type="checkbox"/> CORPORATION <input type="checkbox"/> PARTNERSHIP <input type="checkbox"/> SOLE PROPRIETOR <input checked="" type="checkbox"/> LLC <input type="checkbox"/> SUB-S <input type="checkbox"/> TRUST <input type="checkbox"/> OTHER			4200 sq ft		
			# OF EMPLOYEES AT LONE TREE LOCATION		
			est. 50		
I declare, under penalty of perjury, that the statements made herein are, to the best of my knowledge, true and correct.					
SIGNATURE (Applicant or Authorized Agent) 		PRINT NAME (Applicant or Authorized Agent) DJ Mitchell		Title Owner	Date 12/17/13
CITY USE ONLY		FILE REGISTRATION & TAX RETURN FORMS TO:		CITY TAX RATES AND LICENSE FEES:	
		CITY OF LONE TREE PO BOX 911882 DENVER, CO 80291-1882		SALES & USE TAX RATE: 1.8125% LODGING TAX RATE: 6% ADMISSION TAX RATE: 4% LICENSE FEE: \$10.00 (May be subject to annual renewal fee of \$10.00)	

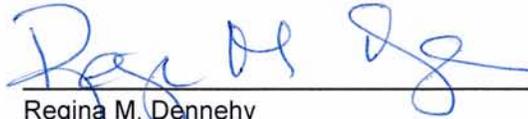
Affidavit of Posting

I, Regina M. Dennehy, do hereby affirm that pursuant to the liquor laws of the State of Colorado and the City of Lone Tree, a Notice was posted on the premises known as Cita Corp, LLC d/b/a Lyfe Kitchen, located at 8505 Park Meadows Center Drive, Suite 2184A, Lone Tree, CO 80124, plainly visible to the general public beginning on March 21, 2014.

The sign was posted for a period of at least 10 days before the Public Hearing on the application for a Hotel and Restaurant Liquor License.

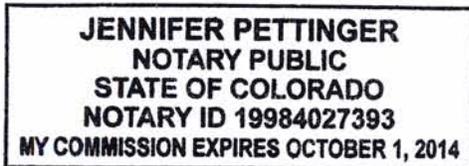
3-21-14

Date



Regina M. Dennehy
Court Clerk II

Subscribed and affirmed before me in the County of Douglas, State of Colorado, this 21st day of March, 2014.



(Seal)



Notary Public

AFFIDAVIT OF PUBLICATION

PURSUANT TO THE LIQUOR LAWS OF THE STATE OF COLORADO, CITA CORP, LLC d/b/a Lyfe Kitchen has requested the City Council of the City of Lone Tree, acting as the Local Licensing Authority, grant a Hotel and Restaurant Liquor License at Lyfe Kitchen, 8505 Park Meadows Center Drive, Suite 2184A, Lone Tree, CO 80124 to dispense Malt, Vinous and Spirituous liquors by the drink for consumption on the premises. The Public Hearing on the application will be held at the Lone Tree Civic Center, Council Chambers, 8527 Lone Tree Parkway, Lone Tree, CO 80124, on Tuesday, April 1, 2014 at 7:00 p.m.

Managing Members: DJ Mitchell, III, 2617 So. St. Paul Street, Denver, CO 80210; Rachel Mitchell, 2617 So. St. Paul Street, Denver, CO 80210.

Date of Application: December 18, 2013
/s/ Jennifer Pettinger, CMC, City Clerk

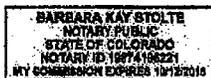
Legal Notice No.: 925127
First Publication: March 20, 2014
Last Publication: March 20, 2014
Publisher: Douglas County News-Press

State of Colorado)
County of Douglas)ss

This Affidavit of Publication for the Douglas County News Press, a weekly newspaper, printed and published for the County of Douglas, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made the 20th day of March A.D., 2014, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.

for the Douglas County News Press
State of Colorado)
County of Douglas)ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Gerard Healey, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on this 20th day of March A.D., 2014.



My Commission Expires 10/12/16

Notary Public,

ESQUIRE PETITIONING SERVICES, LLC
Liquor Licensing Specialists
2792 South Race Street
Denver, Colorado 80210
Telephone: (303)331-8600
Facsimile: (303)331-9048

March 17, 2014

To: City of Lone Tree Liquor Licensing Authority
Re: Summary report of petition circulation methods and results in the application for
A Beer and Wine Liquor License

Applicant: Cita Corp, LLC.
Trade Name: Lyfe Kitchen
Proposed Location: 8505 Park Meadows Center Drive, Suite 2184 A
Lone Tree, Colorado

Methods:

1. The petition circulation was conducted under the control of Esquire Petitioning Services, L.L.C. ("Esquire").
2. Circulators were driven to the proposed site and became familiar with the Applicant's proposed location.
3. Petitions were pre-filed according to the Licensing Authority's local rules.
4. Esquire prepared all of the petition circulation materials. Each circulator carried a clipboard and petition packet consisting of the following: a. a map of the designated neighborhood with neighborhood boundaries outlined and the proposed location of the outlet denoted by an "X"; b. a petition cover sheet stating: the Applicant's name, the trade name, the proposed location, the type of license application, the qualifications for signing the petition and the information concerning the public hearing; c. signature sheets that provided eligible persons the opportunity to sign the petition in support of, or in opposition to, the application; and d. data sheets on which to record all responses by address.

c. Reasons Stated for Signing In Opposition to the License:		
	Totals	% of people signing:
Does not drink alcohol:	0	0.0 %
Neutral:	0	0.0 %
Sufficient number of outlets:	0	0.0%
Traffic	0	0.0 %
Children	0	0.0 %
No reason stated/other	0	0.0 %
TOTAL:	0	0.0 %

d. Results analyzed on a needs and desires basis

Signatures supporting the issuance of the license because the eligible contacts desired the license to issue because the existing outlets are not sufficient to meet the needs of the neighborhood.	154	100 %
Signatures opposing the issuance of the license because the eligible contacts did not desire the license to issue because the existing outlets are sufficient to meet the needs of the neighborhood.	0	0.0 %
Total:	154	100 %

e. Reasons stated for declining to sign the petition:

Preferred to remain neutral:	0
No interest in application:	13
Does not drink alcohol:	1
Too busy to sign:	12
Against company policy	1
Do Not sign Petitions	0
Other:	1
TOTAL	28

Prepared by Kelly B. Piets
Esquire Petitioning Services, LLC



CITY OF LONE TREE
STAFF REPORT

TO: Mayor Gunning and City Council

FROM: Neil Rutledge, Assistant City Attorney

DATE: March 25, 2014

FOR: April 1, 2014, City Council Agenda

SUBJECT: Public Hearing: Ordinance 14-03 AMENDING THE MUNICIPAL CODE TO MODIFY THE DISTANCE RESTRICTION ON APPLICATIONS FOR CERTAIN NEW LIQUOR LICENSES, PURSUANT TO THE COLORADO LIQUOR CODE (Second Reading)

Summary

This Ordinance eliminates the distance restriction from a public elementary school for liquor licenses, but only if the school is within 500 feet of an existing licensed premises.

Cost

There is no cost to the City.

Suggested Motion or Recommended Action

I move to approve Ordinance 14-03, AMENDING THE MUNICIPAL CODE TO MODIFY THE DISTANCE RESTRICTION ON APPLICATIONS FOR CERTAIN NEW LIQUOR LICENSES, PURSUANT TO THE COLORADO LIQUOR CODE on Second Reading.

Background

Under the Liquor Code, as adopted by the City, existing licensed premises within 500 feet of a new public elementary school may continue to keep and renew their liquor licenses, while new liquor licenses for other businesses and restaurants within the same area are prohibited. This Ordinance eliminates the distance restriction, which allows the issuance of new liquor licenses in the same commercial area as other existing licensed premises.

Note: The distance restrictions imposed by Section 12-47-313(1)(d)(I), C.R.S., as relate to the principal campus of any college, university or seminary, have been eliminated since 1999.

**ORDINANCE OF THE
CITY OF LONE TREE**

Series of 2014

Ordinance No. 14-03

**AN ORDINANCE AMENDING THE MUNICIPAL CODE TO MODIFY THE
DISTANCE RESTRICTION ON APPLICATIONS FOR CERTAIN NEW LIQUOR
LICENSES, PURSUANT TO THE COLORADO LIQUOR CODE**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LONE TREE,
COLORADO:**

ARTICLE 1 – AUTHORITY

The City of Lone Tree (the "City") is a home rule municipality operating under the Lone Tree Home Rule Charter (the "Charter") adopted on May 5, 1998 and a Municipal Code (the "Code"), codified and adopted on December 7, 2004. Pursuant to the Charter, the Municipal Code and the authority given home rule cities, the City may adopt and amend Ordinances.

ARTICLE 2 – FINDINGS OF FACT

- A. The City has broad authority to exercise its police powers to promote and protect the health, safety and welfare of the community and its inhabitants.
- B. The City Council is the Local Liquor Licensing Authority for the City with the duty and authority to grant or deny liquor licenses, and to exercise additional powers set forth in the Colorado Liquor Code, Title 12, Articles 46, 47 and 48 C.R.S.
- C. The City Council recognizes the anomaly under the Liquor Code which allows some businesses and restaurants within the prescriptive distance of a public elementary school to have liquor licenses while prohibiting the issuance of new liquor licenses to other businesses and restaurants within the same prescriptive area.
- D. The City Council wishes to address this anomaly by eliminating the distance restriction from a public elementary school, but only if the school is located within 500 feet of an existing licensed premises. This allows the issuance of new liquor licenses in the same commercial area as other existing licensed premises in the vicinity.
- E. The City Council affirms its authority to hold hearings on applications for new liquor and beer licenses, and to approve or disapprove of such licenses as appropriate, in order to

instill in a new licensee the serious duties and obligations inherent in the sale and distribution of intoxicating beverages.

ARTICLE 3 – SAFETY CLAUSE

The City Council hereby finds, determines, and declares that this Ordinance is promulgated under the general police power of the City, that it is promulgated for the health, safety, and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare.

ARTICLE 4 – REPEAL AND ADOPTION

Section 6-1-20(b) of the Municipal Code is hereby repealed in its entirety and re-adopted as follows:

Sec. 6-1-20. Application of state statutes.

.....

(b) The distance restriction imposed by Section 12-47-313(1)(d)(I), C.R.S., regarding the principal campus of any college, university, or seminary is hereby eliminated. Also eliminated is the distance restriction imposed regarding any public elementary school, but only if the school is located within 500 feet of an existing licensed premises.

ARTICLE 5 – CAUSES OF ACTION RETAINED

Nothing in this Ordinance hereby adopted shall be construed to affect any suit or proceeding impending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing, under any act or ordinance hereby repealed; nor shall any just or legal right or remedy of any character be lost, impaired or affected by this Ordinance.

ARTICLE 6 – SEVERABILITY

If any part or provision of this Ordinance, or its application to any person or circumstance, is adjudged to be invalid or unenforceable, the invalidity or unenforceability of such part, provision, or application shall not affect any of the remaining parts, provisions or applications of this Ordinance which can be given effect without the invalid provision, part or

application, and to this end the provisions and parts of this Ordinance are declared to be severable.

ARTICLE 7 - EFFECTIVE DATE

This Ordinance shall take effect thirty (30) days following publication after the first reading if no changes are made on second reading, or twenty (20) days after publication following second reading if changes are made upon second reading.

INTRODUCED, READ AND ORDERED PUBLISHED ON MARCH 18, 2014.

**PUBLISHED IN THE DOUGLAS COUNTY NEWS PRESS ON MARCH 27, 2014,
LEGAL NOTICE NO. 925200.**

**APPROVED AND ADOPTED WITH NO CHANGES ON SECOND READING
ON APRIL 1, 2014, TO BECOME EFFECTIVE ON APRIL 26, 2014.**

CITY OF LONE TREE:

James D. Gunning, Mayor

ATTEST:

Jennifer Pettinger, CMC, City Clerk

(S E A L)



CITY OF LONE TREE
STAFF REPORT

TO: Mayor Gunning and City Council
FROM: Sally Perisho, City Curator
DATE: March 25, 2014
FOR: April 1, 2014, City Council Agenda
SUBJECT: Approval of Commissioners' Choice Selection – Rita Derjue

Summary

The Lone Tree Arts Commission and I have selected artist Rita Derjue from eligible artist applications on Café and recommend exhibiting a collection of her paintings at Lone Tree Arts Center as part of the Commissioners' Choice program. Derjue would be the second of two Commissioners' Choice exhibitions in 2014.

Cost

\$2,500. which is included in the approved 2014 budget. (Expenses are for marketing collateral, advertising, exhibit signage, artwork packaging, reception catering and staffing.)

Suggested Motion or Recommended Action

I move to approve the Lone Tree Arts Commission's recommendation to exhibit Rita Derjue for the Commissioners' Choice program at Lone Tree Arts Center.

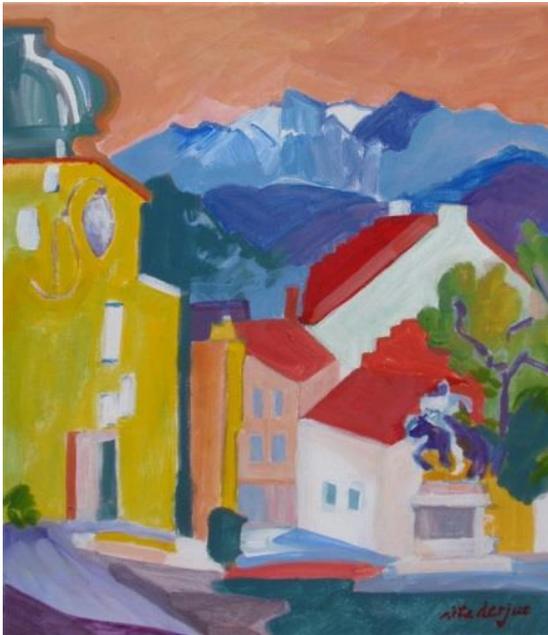
Background

The Lone Tree Arts Commission and City Curator are responsible for advertising, researching, and selecting artists for exhibition at the Lone Tree Arts Center as part of the Commissioners' Choice program. This Commissioners' Choice exhibition will be on display from August 2, 2014 through September 2, 2014. In the artist's letter of intent, Derjue writes, "I am celebrating my six decades of painting in 2014. The exhibit in mind would contain watercolors done in plein aire and canvases of many sizes done in the studio, drawings, writings and descriptions of the various places and cultures that I have encountered. It will illustrate my passionate interest in architecture, historic areas, and Colorado's spectacular beauty. This includes abstractions drawn from contemporary life."

Samples of Derjue's art follow: *Bighorn Sheep* 22" x 14" watercolor, *Gore Range* 22" x 30" watercolor and *Reflections* 32" x 40" acrylic

Commissioner's Choice Invitational at the Lone Tree Arts Center

Artist: Rita Derjue





CITY OF LONE TREE
STAFF REPORT

TO: Mayor Gunning and City Council

FROM: Jennifer Pettinger, CMC, City Clerk

DATE: March 25, 2014

FOR: April 1, 2014 City Council Agenda

SUBJECT: Resolution 14-06, APPOINTING A MEMBER TO THE PLANNING COMMISSION

Summary

We received a resignation letter from David Sauder; effective March 25, 2014. Council Members Anderson and Monson are recommending Roy Kline be appointed to fill this vacancy. Since his application is within six months of our advertising period the vacancy does not need to be advertised.

Cost

There is no cost to the City.

Suggested Motion or Recommended Action

I move to approve Resolution 14-06, APPOINTING A MEMBER TO THE PLANNING COMMISSION (Roy Kline).

Background

If Mr. Kline is appointed he will serve the remainder of Mr. Sauder's term. Mr. Kline's application is attached.

**CITY OF LONE TREE
RESOLUTION NO. 14-06**

**A RESOLUTION APPOINTING A MEMBER OF THE
CITY OF LONE TREE PLANNING COMMISSION**

WHEREAS, pursuant to Ordinance No. 97-5, the City Council of the City of Lone Tree created a Planning Commission (“Commission”); and

WHEREAS, pursuant to Article VII, Section 3 of the Home Rule Charter of the City of Lone Tree, the City Council established guidelines concerning the appointment and qualifications of members of the Planning Commission; and

WHEREAS, on September 23, 2003, the Planning Commission adopted Guidelines and Procedures as authorized by City Ordinance No. 97-5, and the Guidelines and Procedures provide that each member shall serve until his or her term expires or until the City Council appoints a successor; and

WHEREAS, there is currently one vacancy on the Commission due to the resignation of David Sauder on March 25, 2014 whose term expires on October 31, 2016; and

WHEREAS, the City Council desires to appoint a member to that vacancy, such appointment to be effective on the date of this Resolution;

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF LONE TREE, COLORADO:**

Roy Kline is hereby appointed to the Planning Commission for the vacancy created by the resignation of David Sauder. Mr. Kline’s appointment is effective immediately and expires on December 31, 2016.

APPROVED AND ADOPTED THIS 1st DAY OF APRIL, 2014.

THE CITY OF LONE TREE

James D. Gunning, Mayor

ATTEST

Jennifer Pettinger, CMC, City Clerk

(SEAL)

City of Lone Tree
Attn: Jennifer Pettinger, City Clerk
9220 Kimmer Drive, Ste 100
Lone Tree, Colorado 80124

August 23, 2013

RE: Planning Commission Opening

Dear Jennifer,

I have been involved in the development of residential and commercial real estate in the Denver area for many years and have extensive experience in planning, design and construction. My wife and I have been residents of Lone Tree for over ten years and have watched Lone Tree grow and mature into a wonderful community. I would enjoy being a part of the future growth as Lone Tree continues to build out to its full potential. I currently sit on the Cherry Creek North Business Improvement District Board of Directors and believe I could add value as a member of the Planning Commission.

I have submitted an application and resume for review, if you have any questions please feel free to call me on my cell phone at (303) 809-7413.

Thank you,



Roy Kline



**CITY OF LONE TREE
 APPOINTMENT APPLICATION**

Please complete the following application. Any deliberate misstatements, misrepresentations or omissions by you are cause for disqualification. The information requested is used for determining your qualifications and suitability for an appointment with the City of Lone Tree.
 Note: To be appointed you must be a registered elector of the City and have resided within the City for at least one (1) year immediately preceding your date of appointment.

POSITION: Planning Commission		DATE: 8/22/13
Name: Last: Kline	First: Roy	Middle:
Home Address: Dacre Place	Home Phone:	
Suite/Apt:	Work Phone:	
City: Lone Tree	Cell Phone: _____	
State: CO	Zip: 80124	Email Address: _____

WORK AND/OR VOLUNTEER EXPERIENCE
 Begin with the most recent and list through the last five (5) years.

From: Mo/Yr. 10/2004	Name of Employer: Western Development Group	Job Title: Partner / Managing Director
To: Mo/Yr. Present Or Present:	Employer Address, City, State, Zip 200 Fillmore St Suite 400 Denver, Co 80206	Brief description of your duties: Partner in a real estate development company

From: Mo/Yr.	Name of Employer:	Job Title:
To: Mo/Yr. Or Present:	Employer Address, City, State, Zip	Brief description of your duties:

From: Mo/Yr.	Name of Employer:	Job Title:
To: Mo/Yr. Or Present:	Employer Address, City, State, Zip	Brief description of your duties:

From: Mo/Yr.	Name of Employer:	Job Title:
To: Mo/Yr. Or Present:	Employer Address, City, State, Zip	Brief description of your duties:

From: Mo/Yr.	Name of Employer:	Job Title:
To: Mo/Yr. Or Present:	Employer Address, City, State, Zip	Brief description of your duties:



EDUCATIONAL/SKILLS INFORMATION

Table with 4 columns: Name and Location of High School, College or University; Major; Type of Degree; Year Received. Row 1: University of Missouri, Columbia; Accounting/Finance; BSBA; 1979.

Please list any relevant skills

Board Member, Cherry Creek North Business Development District
See attached resume

CRIMINAL INFORMATION

Have you committed any felonies in the last seven years, including, but not limited to the following: Driving under the influence of drugs or alcohol, arson, burglary, assault with a deadly weapon, robbery, auto theft, forgery, fraud, criminal mischief, theft over \$400.00, possession, use, sale of illegal substances other than marijuana or its derivatives. Domestic Violence or any other felonies: YES [] NO [x]

If yes please give details below:

MISCELLANEOUS INFORMATION

What is your time availability? Good for evening meetings.

How did you learn of this position?
Martha Sippel

APPLICANT'S CERTIFICATION

I understand this is not to be considered as an indication of probable appointment nor an obligation upon the City of Lone Tree, to make an appointment, but as part of the selection process only. All information submitted as a part of this application has been provided voluntarily. I further understand that upon submission this application, and any supporting documentation, will become the property of the City of Lone Tree. I am a registered elector of the City of Lone Tree and have resided within the City for at least one (1) year immediately preceding my date of appointment.

Signature of Applicant: [Handwritten Signature] Date: 8/25/13

PROFESSIONAL EXPERIENCE

Partner and Managing Director, Chief Financial Officer (2004 – Present)

Western Development Group, LLC, Denver, CO

A developer of high-end mixed use real estate projects in the Denver metro area

Responsibilities include:

- All accounting, tax and finance functions
- Acquisition and disposition analysis and negotiations
- Retail and office lease negotiations
- Construction and permanent debt facilities
- Design development oversight
- Construction management

Current holdings:

- NorthCreek – a full-block mixed use development in Cherry Creek North consisting of a 160,000 sq ft of residential condominiums over a 40,000 sq ft shopping center and two levels of underground parking. Unit sizes range from 1,300 sq ft to over 10,000 sq ft. Retail tenants include Hermes, The North Face, Eileen Fisher and True Food Kitchen.
- 200 Fillmore – a 40,000 sq ft office / retail project that was completely renovated and repositioned for Class A office and retail.
- 101 University – a 50,000 sq ft office / retail project currently under renovation
- 250 Columbine – a 62,500 sq ft land accumulation currently being rezoned for development into a 250,000 sq ft mixed use development.
- Several development parcels.

Financial Consultant (2001 – 2004)

Mergers and Acquisitions Consulting, Lone Tree, CO

Major Clients Included:

- Flagg Telecom, Inc, – proposed acquisition of Savvis, Inc.
- Western Development Group, LLC

Vice President – Mergers and Acquisitions (1992 – 2001)

Anschutz Investment Company – Subsidiary of The Anschutz Company, Denver, CO

Responsibilities Included:

- Owner representation in investment entities
- Deal structure and negotiations
- Investment analysis and financial modeling

Major Projects:

- Staples Center, Los Angeles, CA – Responsible for the placement of a \$315 million bond facility to finance the construction and operation of the multi-purpose arena home to the Kings, Lakers and Clippers and adjoining office building located adjacent to the Los Angeles Convention Center.
- Colorado Rapids / Major League Soccer – President and Member of the Board of Governors for Major League Soccer’s Colorado franchise. Responsible for all team activities in conjunction with the General Manager and Head Coach.

ROY KLINE

Anschutz Investment Company – Subsidiary of The Anschutz Company –Major Projects continued

- Lakers / Kings Training Facility, El Segundo, CA – Owners representative and liaison for the development and construction of a \$24 million training center including two ice sheets, basketball court, locker rooms and public facilities.
- Various M&A and development transactions including a fiber optic joint venture with the National Railroad of Mexico, the acquisition of the Los Angeles Kings hockey team and several real estate transactions in Los Angeles and Denver including the acquisition of the Tabor Center in downtown Denver.

Director of Finance (1988 – 1992)

Regal Hotels - Hotel development and management company, Denver, CO

Responsibilities Included:

- Strategic portfolio planning
- Development analysis
- Hotel valuation and purchase and sale analysis
- Support for asset / construction financing
- Portfolio cash flow projections

Real Estate Accounting Officer (1985 – 1988)

FIMSA First Interstate Mortgage Special Assets - REO workout subsidiary, Denver, CO

Responsibilities Included:

- Management of commercial office buildings in the Western US including Denver, Houston, Dallas and Los Angeles
- Foreclosed property audits
- Asset sale analysis
- Monthly financial statements review and analysis

Group Controller (1979 – 1982)

Homart Development Company - Division of Sears Roebuck & Co. a developer of super-regional shopping centers, Chicago, IL

Private Real Estate Developer

Personal real estate portfolio maintained for investment purposes

- Over 20 years of private residential development in the Denver area
- Single and multifamily residential infill development and rehabilitation

EDUCATION / TECHINCAL SKILLS

Bachelor of Science, Business Administration, Accounting, 1979

University of Missouri, Columbia, MO

Certified Public Accountant, State of Illinois, 1980

Cherry Creek North Business Improvement District Board of Directors



CITY OF LONE TREE
STAFF REPORT

TO: Mayor Gunning and City Council

FROM: Neil Rutledge

DATE: March 26, 2014

FOR: April 1, 2014

SUBJECT: Resolution 14-07 EXTENDING THE TERM FOR EVERY CITY COMMISSION, BOARD AND COMMITTEE MEMBER

Summary

This Resolution extends the terms of Commission, Board and Committee (CBC) members to conform with the recently passed amendments to Council Adopted Policy CAP #09-06. The terms will now expire on December 31 of the final year of each member's term, instead of October 31. Youth Commission members' terms will now expire on August 31 of the following year.

Cost

There is no cost to the City.

Suggested Motion

I move to approve Resolution 14-07 Extending the Term for Every City Commission, Board and Committee Member.

Background

The City Council has been concerned about the timing of the advertising and recruitment for membership in CBCs. It wishes to ensure that interested residents are given adequate notice about upcoming vacancies. The City Council finds that it is more efficient and practical for the term to end on December 31 of the designated year, except for the Youth Commission. These concerns were addressed when the Council adopted amendments to Council Adopted Policy CAP #09-06, extending terms to December 31, except the Youth Commission which now extends to August 31. This Resolution formally changes the dates all individual CBC members' terms expire.

**CITY OF LONE TREE
RESOLUTION NO. 14-07**

**A RESOLUTION EXTENDING THE TERM FOR
CITY COMMISSION, BOARD AND COMMITTEE MEMBERS**

WHEREAS, the term for every City commission, board and committee member is three (3) years, except for Youth Commission members, who serve a two (2) year term; and

WHEREAS, by Resolution of the City Council and Council Adopted Policy, the term of commission, board and committee (CBC) members expires on October 31 of the final year of each member's term; and

WHEREAS, the City Council finds that it is more efficient and practical for the term to end on December 31 of the designated year; and

WHEREAS, the City Council has adopted amendments to the Council Adopted Policy, CAP #09-06, on March 18, 2014, establishing December 31 as the date on which appointments to CBCs expire, except for appointments to the Youth Commission, which expire on August 31; and

WHEREAS, the City Council wishes to extend the term of every CBC member to the revised expiration dates adopted by CAP #09-06; and

WHEREAS, by establishing the revised expiration dates City residents will more easily be able to predict and anticipate appointment opportunities and plan their participation in the appointment process.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF LONE TREE, COLORADO THAT:**

The term of the following City commission, board and committee members are hereby extended as follows:

Arts Commission Member	Current Term Expiration	New Term Expiration
Robert Meldrum	10/31/2015	12/31/2015
Nora Pearson	10/31/2014	12/31/2014
Carin Buster	10/31/2016	12/31/2016
Debi Haning	10/31/2016	12/31/2016
Janice Hubbell	10/31/2014	12/31/2014
Kerry Jamison	10/31/2014	12/31/2014
Mary Rogers	10/31/2015	12/31/2015
Audit Committee Member	Current Term Expiration	New Term Expiration
Don Rogers	10/31/2014	12/31/2014
Chris Howson	10/31/2016	12/31/2016

Citizens' Recreation Advisory Committee Member	Current Term Expiration	New Term Expiration
Jay Carpenter	10/31/2016	12/31/2016
Vicki Swiader	10/31/2015	12/31/2015
Angela Hardin	10/31/2016	12/31/2016
Alistair Green	10/31/2016	12/31/2016
Glen Horback	10/31/2015	12/31/2015
Levi Schroder	10/31/2014	12/31/2014
Steve Supple	10/31/2014	12/31/2014

Planning Commission Member	Current Term Expiration	New Term Expiration
Martha Sippel	10/31/2015	12/31/2015
Rhonda Carlson	10/31/2015	12/31/2015
Gary Godden	10/31/2014	12/31/2014
David Kirchner	10/31/2014	12/31/2014
Roy Kline	12/31/2016	12/31/2016
Stephen Mikolajczak	10/31/2015	12/31/2015
Herb Steele	10/31/2016	12/31/2016

Youth Commission Member	Current Term Expiration	New Term Expiration
Lindsay Nikolaeff	10/31/2014	8/31/2015
Alexandra MacPherson	10/31/2014	8/31/2015
Sophia Kenny	10/31/2015	8/31/2016
Patrick Britti	10/31/2015	8/31/2016
Caroline Hauer	10/31/2015	8/31/2016
Vacant	10/31/2015	8/31/2016
Kate Schaffer	10/31/2014	8/31/2015

APPROVED AND ADOPTED THIS 1st DAY OF APRIL, 2014.

CITY OF LONE TREE

By: _____
James D. Gunning, Mayor

ATTEST:

Jennifer Pettinger, CMC, City Clerk

(S E A L)