



Lone Tree City Council Agenda June 7, 2016

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 4:30pm. At 6:00pm 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 7:00pm. 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. To arrange accommodations in accordance with the Americans with Disabilities Act at public meetings, please contact the City Clerk at least 48 hours prior to the meeting.

4:30pm Study Session Agenda

1. Independence Day Plan
 2. Proposed Speed Limit Change on Ridgeway Parkway
 3. Economic Development Update
-

6:00pm Executive Session Agenda

1. Roll Call
 2. Executive Session
-

7:00pm Regular Session Agenda

1. Opening of Regular Meeting/Pledge of Allegiance
2. Amendments to the Agenda and Adoption of the Agenda
3. Conflict of Interest Inquiry
4. Public Comment
5. Announcements
6. Presentations
7. Consent Agenda
 - a. Minutes of the May 17, 2016 Regular Meeting
 - b. Claims for the Period of May 9 – May 30, 2016
8. Community Development
 - a. Integrated Ear Nose and Throat Site Improvement Plan Project SP16-18R
9. Administrative Matters
 - a. CBC Interview Committees Appointed
 - b. **Resolution 16-18, APPOINTMENT OF COUNCIL REPRESENTATIVES**
10. Council Comments
11. Adjournment

City of Lone Tree Upcoming Events

More info available at www.cityoflonetree.com & www.lonetreeartscenter.org

- Rascal's Oldies Jukebox, Arts in the Afternoon, Wednesday, June 8th at 1:30 p.m., LTAC Event Hall.
- Kevin MaC Group, Tunes on the Terrace, Friday, June 10th at 8:00 p.m., LTAC Terrace Theater.
- MarchFourth! Band, Summer Concert Series, Saturday, June 18th, 6 – 9:00 p.m., Sweetwater Park.
- Lone Tree Free Pool Day, Sunday, June 19th, 10:00 a.m. – 6:00 p.m., Cook Creek Pool.

**MINUTES OF A REGULAR MEETING
OF THE COUNCIL OF THE
CITY OF LONE TREE
HELD
May 17, 2016**

A regular meeting of the Council of the City of Lone Tree was held on Tuesday, May 17, 2016, at 7:00 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 & Mayor Elect
Harold Anderson, Council Member
Kim Monson, Council Member
Susan Squyer, Council Member
Cathie Brunnick, Council Member Elect
Wynne Shaw, Council Member Elect

Also in attendance were:

Seth Hoffman, City Manager
Jennifer Pettinger, City Clerk
Steve Hebert, Deputy City Manager
Torie Brazitis, Assistant to the City Manager
Jeff Holwell, Economic Development Director
Chief Jeffery Streeter, Lone Tree Police Department
Kristin Baumgartner, Finance Director
Kelly First, Community Development Director
Lisa Rigsby Peterson, Lone Tree Arts Center 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, TTG Corp.

Call to Order

Mayor Gunning called the meeting to order at 7:00 p.m., and observed that a quorum was present.

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

Mayor Gunning announced upcoming events.

Presentations

Outstanding Youth of Lone Tree Award

Youth Commission Vice-Chair Kate Schaffer introduced Youth Commissioners: Chair Michelle Timmons, Patrick Britti, Andrew Seehausen, Nikki Trippler and Matthew Zimmerman. Chair Timmons introduced and gave the award to this year's recipient of the Outstanding Youth of Lone Tree, Jacie Tapparo. Ms. Tapparo read her essay. Chair Timmons thanked First Bank for their generous donation toward the award.

Consent Agenda

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

- *Minutes of the May 3, 2016 Regular Meeting*
- *Claims for the period of April 25 – May 9, 2016*
- *Treasurer's Report for March 2016*

Council Member Anderson moved, Council Member Squyer seconded, to approve the consent agenda. The motion passed with a vote of 5 to 0.

Adjournment

Mayor Gunning adjourned the meeting *sine die* at 7:13 p.m.

ORGANIZATIONAL MEETING OF THE NEW CITY COUNCIL

Oath of Office

Mayor Gunning administered the Oath of Office to Mayor Jackie Millet, Council Members Cathie Brunnick and Wynne Shaw.

Call to Order

Mayor Millet called the meeting to order at 7:18 p.m., and observed that a quorum was present.

Amendments to the Agenda

There were no amendments to the agenda.

Conflict of Interest

There was no conflict of interest.

Administrative Matters

RESOLUTION 16-17, APPOINTMENT TO THE VACANT DISTRICT ONE COUNCIL SEAT

Mayor Millet introduced the item.

Council Member Squyer moved, Council Member Brunnick seconded, to approve **RESOLUTION 16-17, A RESOLUTION APPOINTING HENRY “JAY” CARPENTER TO THE CITY COUNCIL FOR THE VACANT DISTRICT ONE CITY COUNCIL SEAT.** The motion passed with a 4 to 0 vote.

Oath of Office

Mayor Millet administered the Oath of Office to Council Member Jay Carpenter.

Election of Mayor Pro Tem

Council Member Shaw moved, Council Member Brunnick seconded, to select Susan Squyer as Mayor Pro Tem. The motion passed with a vote of 5 to 0.

Recognition of Service for Council Members Kim Monson, Harold Anderson and Mayor James D. Gunning

***RESOLUTION 16-17, HONORING KIM MONSON
RESOLUTION 16-17, HONORING HAROLD ANDERSON
RESOLUTION 16-17, HONORING JAMES D. “JIM” GUNNING***

Mayor Millet stated in recognition of the service of Council Member Monson, Anderson and Mayor Gunning and without objection, Resolutions 16-14, 16-15, and 16-16, honoring Council Members Kim Monson, Harold Anderson and Mayor James D “Jim” Gunning, are adopted by Acclamation. There was no objection.

Mayor Millet read Resolution 16-14, Honoring Kim Monson and presented a plaque to former Council Member Kim Monson.

Mayor Millet read Resolution 16-15, Honoring Harold Anderson and presented a plaque to former Council Member Harold Anderson.

Mayor Millet read Resolution 16-16, Honoring James D. Gunning and presented a plaque to Former Mayor James D. Gunning.

Adjournment

There being no further business Mayor Gunning adjourned the meeting at 7:53 p.m.

Respectfully submitted,

Jennifer Pettinger, CMC, City Clerk

DRAFT



CITY OF LONE TREE

Project Summary

Date: June 7, 2016 City Council Meeting

Project Name: RidgeGate Section 15, Filing 12, 1st amendment, Lot 3B
Site Improvement Plan -Integrated Ear Nose and Throat (ENT)
Medical Office Building

Location: The property is located in RidgeGate at the southeast corner of Sky Ridge Avenue and Bismark Drive.

Project Type / #: Site Improvement Plan (SIP), Project #SP16-18R

Staff Contacts: Kelly First, Community Development Director
Jennifer Drybread, Senior Planner

Meeting Type: Public Meeting

Summary of Request:

Approval of a Site Improvement Plan (SIP) to construct a single-story, 9,930 square-foot, medical office building on 1.05 acres.

Planning Commission Recommendation:

Unanimous recommendation for approval of the application and two variances, with one condition.

Suggested Action:

Approval of the application and two variance requests, subject to final approval by the Public Works Department.



**CITY OF LONE TREE
STAFF REPORT**

TO: Mayor Millet and City Council

FROM: Kelly First, Community Development Director
Jennifer Drybread, Senior Planner

DATE: May 31, 2016

FOR: June 7, 2016 City Council Meeting

SUBJECT: RidgeGate Section 15, Filing 12, 1st Amendment, Lot 3B
Site Improvement Plan, Project File #SP16-18R

Owner:
RidgeGate Investments Inc.
Keith Simon, V.P.
10270 Commonwealth St.
Lone Tree, CO 80124

Representative:
Integrated ENT
Laura Walker
10099 RidgeGate Parkway
Lone Tree, CO 80124

Planning Commission Meeting Date:	May 24, 2016
City Council Meeting Date:	June 7, 2016

A. REQUEST

Approval of a Site Improvement Plan (SIP) to construct a single-story, 9,930 square-foot, medical office building on 1.05 acres in RidgeGate. In conjunction with this SIP, there are two variances proposed: one is a variance to the City parking standards to allow parking in excess of the City's maximum standards; the other is a variance to the RidgeGate Office District Sub-Area Plan regarding waiver of a build-to standard that would allow the building to be set back 10 feet from the street.

B. STAFF FINDINGS AND RECOMMENDATION

Staff finds that the application is in conformance with the City's Comprehensive Plan, SIP requirements of the Lone Tree Zoning Code, and the RidgeGate Office District Sub-Area Plan. Staff supports the two variances associated with the project. One is requesting approval of a variance to the City's parking standards to exceed the City's maximum parking requirements and the other is requesting approval to set the building back farther from the street than the "build to" standard set forth in the sub-area plan. Both variances are further described in Section D of this report.

Staff recommends approval of the SIP and the two variances:

1. Subject to final approval by the City Public Works Department.

C. LOCATION

The property is located at the southeast corner of Sky Ridge Avenue and Bismark Drive.

Surrounding land uses are as follows:

- North: RidgeGate Parkway and office campus
- South: Private drive and daycare
- East: Private drive and undeveloped land
- West: Bismark Drive and undeveloped land

Vicinity Map



D. ZONING

The property is within the Commercial/Mixed-Use (C/MU) Planning Area #2 of the RidgeGate Planned Development 4th Amendment. Medical office is a permitted uses in this Planning Area.

The applicant is requesting approval of a variance to the City’s parking standards to exceed the City’s maximum parking requirements. The project is providing 10 parking spaces more than the maximum parking requirement, or 25% more. The project proposes parking based on 5 spaces/1000 square feet, whereas the City’s parking standards require 4 spaces/1000 square feet. Section 16-28-55 of the Code provides that requests for parking exceeding 10 percent of the maximum required parking shall be processed as a variance. The applicant explains in their narrative that the short visits and high turnover rate associated with this type of medical use requires more parking than standard medical uses. Staff is in support of a variance to allow 10 additional parking spaces.

The applicant is also requesting approval of a variance from the RidgeGate Office District Sub-Area Plan with regard to a standard that buildings should be “built-to” the street, between 0 and 8 feet as provided in Section 4.1.2. However, due to a 10-foot wide Xcel easement along the north property line, the building must be setback 10 feet. Staff is in support of a variance to the build-to line, due to the presence of the utility easement on the north side of the lot.

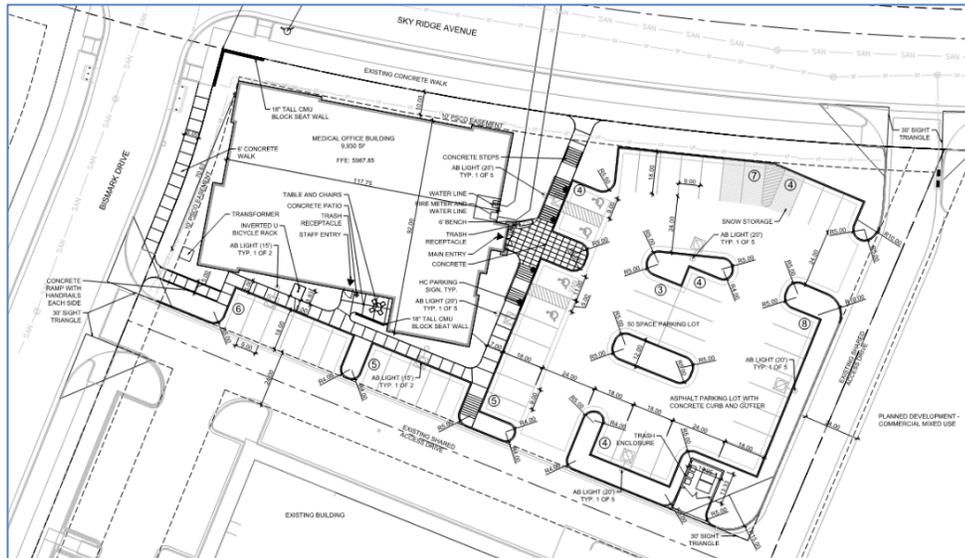
E. SITE CHARACTERISTICS

The property gently slopes down 9 feet from east to west. It has been graded for development and reseeded with grass.

F. SERVICE PROVIDERS

Service	Provider
Water	Southgate Water District
Sanitation	Southgate Sanitation District
Police	Lone Tree Police
Fire	South Metro Fire Rescue Authority
Metro District	Rampart Range Metropolitan District

G. DESCRIPTION



Site Features

The site is proposed to be accessed off private drives via Sky Ridge Avenue and Bismark Drive, with the public building entrance facing east to the main parking field. Sidewalks wrap the building on four sides, providing pedestrian connection to Sky Ridge Avenue and Bismark Drive.

A small staff break area is planned on the south side of the building in an area set aside as a result of RidgeGate Design Review Committee (DRC) input.

The trash enclosure is located on the southeast corner and faces the private drive. The trash enclosure is located so it will not block the line of sight for vehicles. Trucks can temporarily stop on the private drive across from the day care center to load trash.

Snow storage is located in parking spaces; this is permissible since parking spaces exceed the required minimum.

Building Design

The building design is consistent with the City's Design Guidelines. It fits in with the context and character of the area; incorporates a distinctive entry; embodies 4-sided architecture, including building materials that wrap corners; has windows that create a sense of proportion and rhythm; and includes parapets sufficiently high to screen roof-mounted HVAC. The

building incorporates preferred building materials as provided by the City's Design Guidelines, including brick, architectural block, and stucco. Colors are warm, earth toned cream and grey stucco, offset with brick colors of terra cotta and brown.

Main entrance Building Elevation



Landscaping and Irrigation

The landscaping is in conformance with the City's requirements. The site has a mix of trees, shrubs, ornamental grasses, and flowers suited to this climate, with year-round color to provide interest in the winter season. There is no turf, and all irrigation is by a drip system, meeting the low water demands for this landscape plan. The trash enclosure is screened from view of Sky Ridge Avenue through plantings. Privet shrubs are also used to screen the parking lot.

Lighting and Site Amenities

Building and parking lighting, the bike racks, patio furniture, and bench are provided per City requirements.

Signage

The signs on the buildings are for illustrative purposes only. Sign permits will need to be secured separately through the Building Division.

H. PLANNING COMMISSION MEETING MINUTES

Following is an excerpt of the draft minutes from the Planning Commission meeting held on May 24, 2016, regarding their discussion and recommendations on the Integrated ENT application.

Ms. Jennifer Drybread introduced the application, providing an overview of the request, the project location, and a description, including how the project evolved through the review process. She described staff findings. She recommended that the Planning Commission recommend approval of the SIP and associated variances, subject to final approval by the City Public Works Department.

Mr. Darryl Jones, Coventry Development expressed his support for the project and indicated that it is compliant with the sub-area plan, with exception of the variances that are described, which they feel make the project better. He indicated a bank was proposed for this site at one time, but they feel the medical office use is more appropriate for the site, given its proximity to Sky Ridge Hospital.

Ms. Laura Walker, representing the practice, introduced herself and invited questions. Commissioner Carlson mentioned this appears to be a large practice and asked whether the building was designed to accommodate additional growth. Ms. Walker replied that they have capacity to grow at this site; they have outgrown their existing space at the Conifer building on the Sky Ridge campus. They are planning the new space to add more staff and doctors. She said the practice differs from others in that there are multiple parts within the practice. Some see patients regularly, while others provide various hearing test services, and others that perform procedures in the office. There are patients coming and going often at the site so the parking turnover is high. Commissioner Carlson said she supports the parking variance for the reasons described by the applicant--50 parking spaces is not excessive considering there can be up to 30 staff working at peak hours.

Commissioner Carlson asked how they address hazardous waste. Ms. Walker said they have a private company come in and remove it from the site.

Commissioner Carlson commended them for their landscape plan relative to water conservation, including an all drip irrigation system and landscaping to reduce heat islands. She also stated that the outdoor patio area for staff was a thoughtful design.

Commissioner Spencer indicated he had no questions.

Commissioner Rodriguez asked about the Xcel easement and whether it was existing or a result of the proposed development. It is existing. Mr. Jones elaborated that Xcel has standard requests for easements and there are ongoing discussion with Xcel to try and get utilities located in the right of way. Commissioner Rodriguez asked if variances are handled on a case-by case basis when easements appear on private properties. Mr.

Jones indicated it is case-by case depending on the nature of the development and location of utilities.

Commissioner Steele said he was very supportive of the project and commended the applicant. He understands the need for the parking variance. He inquired about the distance of the trash enclosure from the building and asked about the location of the trash enclosure on the adjoining property. Ms. Walker indicated that the cleaning service will take the trash out, and that the trash enclosure for their center is proposed directly across from the trash enclosure for the daycare center to the south.

Commissioner Heskin said the project was well designed with nice materials. He asked about the material of the coping around the roof corners. Cody Weaver, Senior Architect for Davis Partnership Architects, said it would be a metal coping.

Chair Kirchner agreed it was a very nice project and well presented. He appreciated the landscape and irrigation plan to conserve water, as well as the use of energy-efficient light fixtures.

Mr. Weaver provided an overview of the project, describing the context of the area, design objectives, site considerations, and materials. He showed various views of the site and building.

Commissioner Heskin asked about the pedestrian connections from the handicapped spaces. Mr. Weaver responded that the sidewalk that runs north/south in front of the building has stairs to the north of the entrance to take up grade, but that there are no stairs to the south of the entrance.

Commissioner Heskin moved to approve the application, including the two variances requested by the applicant, and with the condition that Public Works has final approval. Commissioner Carlson seconded. The motion passed unanimously.

I. REFERRALS

Home Owners Associations (HOAs) in the City were sent a referral and staff received a response of “no comment” from the RidgeGate West Village HOA. Responses from referral entities will be addressed prior to building permit issuance.

J. Attachments

Development Application
Letter of Authorization
Narrative/Statement of Design Intent
DRC Minutes/approval
Referral Comments
Applicant's referral response
SIP
Renderings
Colored Elevations

END



Development Application

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

CITY OF LONE TREE 303.708.1818 | www.cityoflonetree.com

Project Description	Project consists of an approximate 10,000 sf one story, medical office building with surface parking.
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Instructions	For Office Use Only
<ul style="list-style-type: none"> ✓ All applications must be typed or legibly printed ✓ All applicable sections must be completed ✓ All required attachments must be included ✓ This application does not cover Engineering, Building, and/or Public Works submittal requirements and fees 	Project Name <i>RidgeGate Sec 15, Flg 12, 1st Amndt, Lot 3B, Integrated ENT</i> Job # <i>SP16-18R</i> Date <i>3/18/16</i> Planning Fee <i>\$3,200</i> Check # <i>1004</i>

Application Type	Location
<input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Rezoning <input type="checkbox"/> Final Plat <input checked="" type="checkbox"/> Site Improvement Plan (SIP) <input type="checkbox"/> Re-Plat <input type="checkbox"/> SIP Amendment <input type="checkbox"/> Lot Line Adj. <input type="checkbox"/> Other	Address Lot 3B, Filing 12 1st Amendment, RidgeGate Section 15 Approximate Location Bismark Dr & Sky Ridge Ave. State Parcel ID 223115103005 Acreage 1.05

Zoning	Legal Description
Current Zoning or PD Name PD:RidgeGate 4th Commercial/Mixed Use Proposed Zoning if Rezoning n/a	Subdivision Name RidgeGate Commercial Filing # 12 Block # Lot # 3B

Utility Providers			
Fire District	South Metro Fire Rescue District	Water	Southgate Water & Sanitation District
Metro District	Rampart Range MD	Sewer	Southgate Water & Sanitation District
		Electricity	Xcel
		Gas	Xcel

Property Owner of Record	Applicant if Different than Owner
Owner Name Keith D. Simon, V.P. Company RidgeGate Investments Inc. Address 10270 Commonwealth Street Suite B, Lone Tree, CO 80124 Phone 720-279-2581 Email ksimon@coventrydevelopment.com	Owner Name Laura Walker Company Integrated ENT Address 10099 RidgeGate Parkway Lone Tree, CO 80124 Phone 303-912-2393 Email 597walker@comcast.net
Owner Signature Letter of Authorization Date 3/3/2016	Applicant Signature <i>Laura Walker</i> Date 3/7/2016

Letter of Authorization

Regarding Development Applications for Land Use Entitlements
(Form must be Filled Out if the Applicant is not the Property Owner)

City of Lone Tree
9220 Kimmer Drive #100
Lone Tree, CO 80124

RE: Property Address: Lot 3B, Filing 12 1st Amendment, RidgeGate Sections 5

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Laura Walker
of Integrated Ear, Nose + Throat to act as an agent on my/our behalf for the purpose of
creating, filing and/or managing an application for A SITE IMPROVEMENT PLAN
_____ (type of development or permit application).

The undersigned hereby certifies to being the fee owner(s) or legally authorized representative of the fee owner(s) of the real property described above.

RIDGEGATE INVESTMENTS INC.

(Print Name of Owner)

[Signature] Vice President of Ridgegate Investments, Inc.
(Signature of Owner or Authorized Representative)

State of Colorado

County of Douglas

The foregoing instrument was acknowledged before me this 3rd day of March, 2016
by Keith D Simon, Vice President of Ridgegate Investments, Inc.

[Signature]
(Notary's official signature)

NOTARY SEAL

5-12-2016
(Commission expiration date)

ELIZABETH MATTHEWS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004014222
MY COMMISSION EXPIRES 05/12/2016



CITY OF LONE TREE

Site Improvement Plan Project Narrative & Statement of Design Intent Template

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

303.708.1818 | www.cityoflonetree.com

Project Name Integrated ENT Medical Office Building

Project # SP 16-18R

Project Location Southeast lot of Sky Ridge Parkway and Bismark Drive.
RidgeGate Filing 12, Lot 3B

Date March 29, 2016

Project Narrative

[ARTICLE XXVII - Site Improvement Plan \(SIP\) Project Narrative](#). The SIP process is intended to provide for development that enhances the quality of life in the City by promoting high-quality design and a strong economy, and by fostering a sustainable and healthy community. The SIP process is required to ensure the development will be in conformance with the [Comprehensive Plan](#), the [Design Guidelines](#), applicable chapters of this [Code](#) and applicable Planned Developments and Sub-Area Plans.

Using this form or a separate page(s), the applicant shall provide a written narrative describing their project. Use the following outline (Sec. 16-27-60) as a guide when formulating your narrative – please disregard sections that do not apply to your project:

1. General information.

- a. Provide the subdivision name, filing number, planning area number when located in a Planned Development, lot and block number or street address and section, township and range if not in a subdivision, and name of project.

RidgeGate Section 15, Filing 12, First Amendment, Lot 3B

- b. Indicate zoning of the site and the zoning and current uses of adjacent land.

The development property and the surrounding properties are zoned RidgeGate Planned Development Planning Area C/M-U2. The site is adjacent to a day care and a vacant lot.

2. Development impacts. Describe overall impacts of the proposed development on adjacent lands and methods for mitigating those impacts.

The proposed development is adjacent to vacant land and an existing daycare. Impacts foreseen during construction are parking for workers which the contractor is looking into off-site parking. After construction additional traffic use to the medical office building is anticipated to use the existing street network. The development is requesting a variance for additional parking to accommodate patients and staff so there will not be a further impact on adjacent properties.

3. Compliance with Intent and Approval Standards. Describe how the development complies with the Intent (Section 16-27-10) and Approval Standards (Subsection 16-27-90(a)) of this Article.

Intent: It is the intent of the development to provide high-quality design and medical resources to the City. The project has review the guiding documents in place and was vetted through the RidgeGate DRC process to ensure the development is in conformance with the City's goals.

Approval Standards: The proposed development satisfies the conditions of the comprehensive plan (see text response under (7) variance request), the Design Guidelines, applicable chapters of the code and applicable Planned Development and Sub-Area plans, etc. The proposed development has been vetted through the RidgeGate DRC review Board with City Staff present and incorporated all comments through the process by the DRC and City into the SIP submittal.

4. Development phasing. Describe the proposed development schedule and phases of development for all proposed construction.

The proposed development will be completed in one phase. Construction is anticipated in late summer of 2016 and proposed to take 7 months.

5. Other project data.

- a. Total number of employees on maximum shift when known (for parking purposes).

Staff consist of 4 different medical specialties within the same practice; Otolaryngology Clinical Practice, Denver Facial Surgeons, Denver Hearing Specialists and Allergy Specialists. The required staff to run the clinics and support the office anticipates 28-30 staff during the peak service hours associated with the new building.

- b. Square footage of building.

The project anticipates 9,930 +/- SF of medical offices, clinical areas, administrative areas and building support services.

- c. Lot area.

The project site is 45,738 Square Feet OR 1.05 Acres

- d. Anticipated opening date.

The anticipated opening date will be sometime in March 2017.

6. Sustainability. Highlight ways in which the project furthers the City's environmental goals regarding sustainability. This may include a general description of the project location relative to other uses, public transit and trails; ease of travel to key destinations on foot or bicycle; water conservation and water quality measures; site layout; green building practices; or operational aspects of the use such as waste reduction, recycling or commuter trip reduction programs.

The project furthers the sustainability goals by ease of travel from the highway, future light rail, bus routes, and pedestrian trails and roads throughout RidgeGate. The proposed development is situated within a good location for alternative transportation for the staff and some visitors. The project is conscious of using landscaping to reduce heat islands and selected plants that only require drip irrigation. Although building materials are not selected for sustainability reasons, they will be from local sources. The medical office building will also provide recycling pick up at their facility and general practice the office has minimal trash.

7. Variances if applicable. For those SIPs for which a variance from the standards in this Chapter, the Design Guidelines or Sub-Area Plans is requested, the narrative shall also explain the need for the variance. (Public notice may be required, see Section 16-26-60).

The development is requesting a 5/1,000 sf parking ratio for off-street parking. Per code 4/1,000 is allowed for Medical Office Use with outpatient care only. The parking is intended to serve both the medical office visitors, clinical visitors, which often have 15 minute appointments, and staff. The project also needs a variance request for the build-to line. The build-to cannot be met due to an existing 10' PSCO easement that runs the entire length of the R.O.W/property line into the site by 10'. The design intent for the build-to is for a percent of the building face to be within 0'-8' from the property line. This is not doable with the easement so the applicant request we align the building against the 10' easement.

Please see the below criteria for this Variance Request

This request conforms to Sec. 16-26-20 Variance Limitations

- (a) (3) Minimum setbacks
- (a) (4) Minimum off-street parking requirements

Sec. 16-26-30. -Variance; approval criteria.

- (a) A variance may be granted only where it can be demonstrated that such:

- (1) Is sensitive to and compatible with adjoining existing and future land uses;

The proposed development is sensitive to and compatible with the surrounding land uses. The proposed one story Medical Office Building fits within the surrounding context of commercial and office development in the surrounding area. The development has taken extra steps to provide additional landscaping around the site and the parking lot to help screen the use. The addition of 10 parking spaces above code does not have any negative impact on the surrounding uses, and in fact by providing parking on site, helps further improve the higher demands of medical office parking from encroaching onto the city streets and neighboring parking lots. The development is taking extra care in providing adequate parking for this facility so as not to cause an impact on the adjacent properties. The setback build to requirements have no impact since it is only 2.5' difference from the required 8' allowing 0.5' for construction along the 10" PSCO easement. 45.3% of the building is 0.5' off of the easement line. The entire building length is 119.33'.

- (2) Will not adversely impact the natural environment through unwarranted or undesirable grading, altering of drainages or vegetation removal;

The development does not adversely impact the natural environment through undesirable altering of the site. The additional parking is along the shared drive between the proposed development and the existing day care development. The road is already constructed and the parking is following the existing grade. The amount of land used for the additional 10 spaced is less than 0.04% of the overall site, or 1,690 sf. The building sits outside of the existing easement.

- (3) Maintains a desirable balance with the overall bulk and massing of building architecture; and

The bulk and massing of the building fits within the surrounding area and future development. There is a variety of building heights from one story commercial to multi story residential in the immediate area including the Sky Ridge Hospital. The existing site is built up over Sky Ridge Avenue and Bismark Drive, so although our building massing is one story with taller parapets at the corners for emphasis, it also will appear a little taller on the street sides due to the existing ground elevation conditions.

- (4) Promotes other community goals as set forth in the City's Comprehensive Plan, such as a well-planned, high-quality and, where appropriate, compact development.

The proposed development promotes several community goals set forth in the City’s Comprehensive Plan as follows;

Goal: Achieve well-managed growth based on sound planning principles and with an emphasis on high-quality design.

Objective: Encourage quality, mixed –use, compact and pedestrian friendly development.

Objective: Foster a distinctive Lone Tree identity and a strong sense of place, where residents and businesses feel a connection and pride for the community and where visitors feel welcome.

Objective: Ensure orderly growth through consistency with the Comprehensive Plan.

The development is along Sky Ridge Avenue and within the RidgeGate PD. The area is planned and zoned for commercial mixed use and is overlaid by the RidgeGate Office District Sub Area Plan. The quality of building materials works within the surround guidelines and development area standards. The development sits within an area that includes several mixed uses. Pedestrian access is provided from the street network into the site and bike parking has been provided with the hope that staff and users will take the future light rail then bike or walk a short distance to the site. The project is a medical office building and can be a service to the surrounding community as well.

Goal: Conserve, enhance, and/or protect important natural and manmade resources and ensure the safety of the public when integrating development into the natural landscape.

Objective: Protect the environment and conserve natural resources through energy conservation and the proper disposal of waste, reducing material use, reuse, and public and private recycling.

Objective: Conserve and enhance the integrity of the natural and built landscape in ways compatible and complementary to our climate.

The development sits within the RidgeGate PD that has set up corridors for views, open space and wildlife. The site is in an area proposed for development, but connections from the site to the city streetscape allows pedestrian to connect to/from the environment system and trails in place and proposed for the future. The medical office building generates very little trash and will provide and collect recycling on site. The overall approach to plant selection is based on putting the right plant in the right place. The development of a planting palette for specific locations in and around the buildings will be composed primarily of native and well-adapted, low-water plants to conserve irrigation water, maximize survivability, and minimize landscape maintenance.

Goal: Provide quality facilities and services for the Lone Tree community in an efficient and cost effective manner.

Objective: Integrate quality health care and needed facilities for the community and surrounding area.

The development of a medical office building to house Integrated Ear, Nose & Throat, in association with Denver Hearing Specialists and Denver Facial Surgeons, provides comprehensive services for all ages dedicated to providing our patients with the highest standard of medical care in a personal, caring, friendly, and professional atmosphere.

Goal: Strive for optimal efficiency, connectivity, and safety in the transportation system, integrated with surrounding land uses an environmental conditions.

Objective: Secure and implement a roadway network that meets the travel needs of residents and business in a safe, convenient, pleasing, and efficient manner while minimizing environmental and community impacts.

Objective: Maintain and enhance the trail network as an alternative and viable mode of transportation.

The development is adjacent to an existing street network with quick access from the future light rail to the site through the existing street network and trail system. The development is also in close proximity to the highway and the major Lincoln Avenue corridor.

Goal: Foster a vibrant and financially sustainable economy for the Lone Tree community.

Objective: Attract quality business and maintain businesses that sustain the quality of life and character of the City.

Integrated ENT is an existing Lone Tree business located within the Sky Ridge Medical Center campus. They are interested in developing their own building and staying within Lone Tree. The proposed development is based on this business move to stay within the existing community.

(b) A variance may be granted, provided that no substantial detriment to the public good is created and that the intent and purpose of this Chapter is not impaired.

This variance request is for an additional 10 parking spaces bringing the request from 4/1000 (40 spaces) to 5/1,000 (50 spaces). There is no substantial detriment to the public by granting this variance. The public benefit is getting the anticipated quantity of daily visitors off of the street and surrounding lots into identified parking spaces for the development. A medical office building typically has a high visitor turn over, but in addition to a typical medical office, the program calls for 15 minute appointments for allergy shots throughout the day. After shots are given, patient will stay in the building for a few minutes while additional appointments arrive. This higher than normal turnover rate is what has historically caused parking issues on the Sky Ridge campus and what the development wants to avoid by requesting this variance.

The building setback has no implications to the detriment on the public and in fact keep the existing power to the surrounding uses in its current place.

Statement of Design Intent

Please describe how the project meets the intent of the [City of Lone Tree Design Guidelines](#), including the city's Core Design Principles (p. 11). If the project is located within a Planned Development that is governed by additional design standards or guidelines, please address how the project satisfies the intent of those standards and guidelines as well.

Please use the outline below as a guide in formulating your response. You may also use this opportunity describe particular strengths, unique features, sustainable practices, or innovations that distinguish the design of the project, as well as any particular opportunities or challenges that should be considered. This Statement of Design Intent is intended to encourage thoughtful consideration of design guidelines and to give project reviewers and decision makers a more thorough understanding of the project.

1. Overall Design Concept. Briefly describe the use and overall concept for the project as a whole.

Project Concept

The current site is approximately 1.05 acres. The project is planned for 50 parking spaces at a parking ratio of 5/1,000. The parking is intended to serve both the medical office visitors, clinical visitors, which often have 15 minute appointments, and staff. The parking request above code is intended for the clinical visitors that serve more as a retail use than a medical office use and the intense parking needs of medical office buildings in general. The project proposed by Integrated ENT will be located at the corner of Sky Ridge Avenue and Bismark Drive with the main entrance located on the east side. There is a 10' public service easement that conflicts with the build-to line identified in the Office Subarea District Guidelines.

The project relates to the surrounding context in massing, architectural colors and materials, and enhanced landscaping. The medical office owners are also the developers of the site and have planned for a building that they will occupy for years to come contributing to the vitality of the City. Human scale contributions were made to the project in the form of detailing of the building materials, addition of seat walls at the street and the extensive landscaping. Clear walkable routes are provided and bike

racks and pedestrian seating for visitors and staff areas are provided. Architectural detailing and site layout follows the strict guidelines of the RidgeGate community and Lone Tree. Minimal security lighting and maximum landscaping have helped for a sense of arrival to the proposed facility. The

Architecture

The architecture style is intended to fit within the surrounding context with enhanced building corners and a prominent building entrance. The building has been broken up into a series of masses reflecting the language of the area. The brick fields have recessed brick banding reflective of the CCRM MOB. The proposed building materials include brick at the building entry and the northwest corner. The intended material for the field will be stucco with a ground face CMU block base. There will also be accent stucco between the punched windows creating a rhythm to building façade. The entry vestibule will be accented with an alternate material.

Utilities

There are no existing on-site detention/water quality facilities. Storm water runoff will be collected by both proposed and existing storm sewer. Proposed on-site storm sewer will tie into the existing storm sewer main located in Sky Ridge Avenue. From there, flows will be conveyed to an off-site existing regional storm water detention facility. Domestic fire and water service lines will be tapped from the existing water main in Sky Ridge Avenue. The proposed sanitary sewer service line will tie into the existing sanitary sewer main in Bismark Drive.

Roadway

Vehicular access will be from both Sky Ridge Avenue and Bismark Drive. The main entrance for visitors is presumed to be from the east along Sky Ridge Avenue. The existing access points will serve and principal access for the proposed parking areas for visitors and staff. Landscaping in the parking lot and surrounding the lot helps screen and break up the surface lot. There is currently existing street parking along Bismark Drive.

Grading and Drainage

The site presently consists of vacant lands that slope from the southeast to the northwest dropping approximately 12' across the site. The proposed project will include re-grading the site to accommodate a building footprint and surface parking lot. The schematic grading plan places the FFE about 7.0' above the road at the northwest corner. The parking lot grades are kept below 4%.

Landscaping and Irrigation

The proposed development is planning to use a variety of plant material that has seasonal interest and screening where appropriate. As requested, specific screening of the parking lots and the proposed transformer with hedges and evergreen were provided. The intent is to have the site use drip irrigation to a selection of low water plantings.

Lighting

Minimal lighting is proposed on this development. Parking lot lights and lighting at the entrances are shown on the plans using LED.

Signage

The proposed signage will be building mounted only and will conform to the zone code. Final signage is planned for a later date and review process.

2. Context and Site. Describe how the project relates functionally and visually to the context of the surrounding area. Consider issues of form and character, the natural environment, vehicular and pedestrian access and circulation, etc.

The surrounding context is within the RidgeGate community. Site design and building character took into account the existing facilities as well as the context of the vacant lands that may someday be developed as well. The project picked up on the detailing of the surrounding community and goals of the Sub-area development. Pedestrian and bike connections into the site have been provided. The corner elements relate back to the street and the surrounding context of the larger development. Roof mounted equipment is not visible from the streets by the screening of the corner elements. The project has no loading area and transformers are screened by vegetation. There is a trash and recycling enclosure that will have the same character of the building.

3. Public Realm. Describe how the project contributes to an inviting, safe and functional public realm. Consider public spaces, street/sidewalk – level experience, lighting, landscaping, and signage.

Although there is no public plaza, the public places within the site have been designed for all users, including ADA accessible, pedestrians and bicyclist. The front entry has benches and landscaping, and there is an outdoor area for staff on the south side to enjoy some outdoor seating. The streetscape allows for pedestrian entrance into the site, as well as a seat wall at the public intersection. Lighting is incorporated into the site in minimal locations, adequate for public safety. The light standards are lean and downcast to reduce light pollution. Plant material has been incorporated with the right plant in the right location. All irrigation will be drip to reduce overspray and water consumption. Landscaping provides a year round interest and serves as site enhancements as well as screening of areas such as utility transformers and parking lots. Building wall signage will be simple and sized appropriately with the building façade.

4. Architectural Design. Describe how the architectural design contributes to the unique qualities of the area and how design concepts result in a unified, functional and high-quality design. Consider building form and composition, façade composition and articulation, and materials, colors, and lighting.

Building Form and Composition – The building emphasizes the corners of the building by increasing the height of the walls while utilizing different materials or patterns. The architectural field between the corners applies the traditional base, middle and top composition strategy.

Façade Composition and Articulation – The building façade has created a rhythm and pattern with varying window sizes and placement, material recesses and reveals along with changing building materials. This rhythm is carried around all sides of the building. The project is inspired by adjacent projects to the south on Bismark Drive and to the west on Common Street. Building entry is reduced in scale when compared to the rest of the building while being highlighted by glazing and a horizontal metal canopy.

Materials and Colors – A variety of durable materials and warm nature based colors have been utilized for the façade. While there are multiple colors used, they are cohesive and create a unified richness. To enhance the façade a series of plane changes on the elevations have been used to create distinct shadows. The plane changes range from recessed brick and stucco banding to plane changes within the building façade.

Building Lighting – Accent lighting has been utilized to accent the building entry while the rest of the building will only have lighting as needed for safety.

Applicant/Preparer Contact Information

Name: Julie M. Eck

Business: Davis Partnership Architects

Address: 2901 Blake Street
Denver, CO 80220

Phone: 303-308-2556

Email: Julie.Eck@davispartnership.com

Owner Contact Information if Different from Applicant

Name: Laura Walker

Business: Integrated ENT

Address: 10099 RidgeGate Parkway
Lone Tree, CO 80124

Phone: 303-912-2393

Email: 597walker@comcast.net

**RidgeGate
Commercial Design Review Committee
Integrated Ear Nose & Throat
Lot 3B, Filing 12 - PreSubmittal
October 22, 2015**

In attendance for the Design Review Committee:

Marc Applebaum, Applebaum Architects
Craig Karn, Consilium Design

In attendance for Integrated Ear Nose & Throat:

Laura Walker, Integrated ENT
Julie Eck, Davis Partnership Architects
Robyn Linstrom, Davis Partnership Architects
Cody Weaver, Davis Partnership Architects
Blake Skinner, Legend Partners LLP

Applicant Presentation:

The project is located just north of the Riverstone day care facility at the corner of Bismark Drive and Sky Ridge Avenue. The site is approximately 1.5 acres. The current site plan has the building pushed to the build to line and is planned to be a 1 story medical office building. The square footage is not finalized but will be no larger than 12,000 square feet. There are 4 doctors, 2 physician assistants, 3 audiologists for a total of 30 employees that will occupy the building. The medical practice sees approximately 125-150 patients per day which results in a need for increased parking. The applicant will need a parking variance from the City of Lone Tree for increased parking counts. The applicant prefers their primary entrance to the site to come from Sky Ridge Avenue with the staff entrance from Bismark. Architecture of the building was not presented at this meeting as it is still in development.

DRC Discussion/Comments:

- Break up the long line of parking with a pedestrian connection or landscape medians. Study alternative parking layouts to maximize parking.
- Reconsider location of trash enclosure.
- Be aware of site grading the northwest corner grade.
- Enhance the 3 corners of the building that will be visible from Sky Ridge Avenue.
- Remember to carry architecture across all four elevations.
- Consider ways to set the parking lot lighting tone for the rest of the area.
- Study alternative building forms, e.g. linear, to maximize parking.

The meeting ended at 3:15pm. The applicant was approved to the Schematic Design phase of the Design Review process.

Requirements for Schematic Design:

- Site and Context Urban Design Plan evaluating relationship to immediately adjacent properties (consider submission of 3D sketch up model)
- Grading Plan

- Building Floor Plans
- Building Elevations- all 4 sides
- Building and Site Sections
- Landscape Plan
- Lighting and Signage Plan

**RidgeGate
Commercial Design Review Committee
Integrated Ear Nose & Throat
Lot 3B, Filing 12 – Schematic Design
January 6, 2016**

In attendance for the Design Review Committee:

Marc Applebaum, Applebaum Architects
Al Colussy, gkkWorks
Craig Karn, Consilium Design
Dick Marshall, landscape architect
Keith Simon, RidgeGate/Coventry Development

In attendance for the City of Lone Tree:

Kelly First
Jennifer Drybread

In attendance for Integrated Ear Nose & Throat:

Laura Walker, Integrated ENT
Julie Eck, Davis Partnership Architects
Cody Weaver, Davis Partnership Architects

Applicant Presentation:

The applicant gave an overview of the current schematic design plans. The main access to the site remains on the east side off Sky Ridge Avenue. The building was moved away from the building to line due to a 10 foot utility easement. As a result, the parking along the south side was adjusted from 90 degree to parallel parking that will be used for staff. Current parking is at 52. Preliminary grading has been completed which is 11 feet across the site. Geotechnical reports recommend no landscape planting within six feet for the building. Lighting will be mostly security lighting for the parking lot and building. Trash enclosure was relocated to the southeast corner of the parking lot.

Architecture we developed further. Current architecture is conceptualized to have blocked materials similar to Lincoln Commons. Materials will be brick, stone and stucco with CMU base. Punched windows along all 4 sides of the building. Window punches will be set back a couple of inches but not a full brick depth. There is recessed banding in the brick areas. Building wall heights are planned to be high enough to screen mechanical equipment. The south elevation is only stucco and CMU. Materials colors have not been finalized but are in the direction of dark brick and warm muted stucco colors.

DRC Discussion/Comments:

- Provide photometric plan at next submittal.
- Designate location for snow storage on plans.
- Annotate on the plans what landscaping will be the responsibility of RRMD.
- Coordinate with RRMD.
- Consider opportunities to increase the south side experience, e.g. increase patio size.

- Consider opportunities to add small ornamental trees between the sidewalk and the building.
- Consider adding a retaining wall at the northwest corner of the site and create bench seating near the sidewalk where people can sit. This wall could also be a signage element.
- Develop grading plans and provide at next submittal.
- Consider flipping the building on the site (sketch included).
- Study the scale of lighting in medians and analyze the existing lighting from the daycare to determine actual lighting needs.
- Consider adding a privet along the Sky Ridge edge to screen parking.
- Locate the Xcel transformer and screen.
- Provide monument sign details at next submittal.
- Consider adding a bicycle rack.
- Address recycling program and if provided in trash enclosure.
- Provide trash enclosure details with next submittal.
- Consider using masonry on the southwest corner element rather than stucco.
- Use another type of brick in place of the cultured stone.
- Enhance the south side elevation.
- Add depth to the reveals, i.e. add an eyebrow sunshade or another layer of detail.
- Make the parapet walls the same height.
- Consider textured CMU or alternative material to reduce the scale of the CMU material on the west elevation. The City discourages the use of gray CMU as a ground base material.
- Add depth to the entry to emphasize.
- Consider using a different building mounted lighting unit on the south elevation.
- Consider offsetting the wall connections at corners to add depth.

The meeting ended at 2:20pm. The applicant received approval of their Schematic Design plans and is approved to submit to the DRC in the Design Development phase of the Design Review process.

Requirements for Design Development:

- All items submitted for Schematic Design, developed to appropriate detail
- Architectural details and treatments
- Perspective rendering and/or 3D computer model and/or photo simulation
- Building materials schedule including sample board
- Photometric plan
- Monument sign details
- Grading plan
- Trash enclosure architecture

**RidgeGate
Commercial Design Review Committee
Integrated Ear Nose & Throat
Lot 3B, Filing 12 – Design Development
February 25, 2016**

In attendance for the Design Review Committee:

Marc Applebaum, Applebaum Architects
Al Colussy, gkkWorks
Craig Karn, Consilium Design
Dick Marshall, landscape architect
Keith Simon, RidgeGate/Coventry Development

In attendance for the City of Lone Tree:

Jennifer Drybread

In attendance for Integrated Ear Nose & Throat:

Laura Walker, Integrated ENT
Julie Eck, Davis Partnership Architects
Cody Weaver, Davis Partnership Architects

Applicant Presentation:

The applicant gave an overview of the current design development plans.

- The building footprint was flipped and pushed north against the utility easement. This allowed for patio space on the south side of the building to be added.
- Site lighting was placed in planting areas and off site. Security lighting was added to building entrances.
- A bike rack was added.
- The monument sign was deleted.
- Added a seat wall to help with grade at the northwest corner of the site.
- The trash enclosure was moved off site to the southeast corner. Enclosure will be constructed of CMU material.
- Mechanical equipment is set behind and screened by the roof parapets.
- Three of the four building corners will be brick, the fourth will be stucco.
- The northeast corner will be used for building signage.
- The CMU base was modified and now includes 3 inch and 4 inch courses to add patterning and interest.
- Stucco material will be painted tan and gray.
- Window sills will be precast.

DRC Discussion/Comments:

- Corner parapet stucco detail, consider using champagne break metal detail rather than stucco. See the Douglas County Library building for an example of metal material.
- Consider tinted grout/mortar color (tan) for brick.
- Provide a sample of the base CMU block or a photo example and specs.

- Consider adding a brick screen/seating wall on south side of building to screen patio and break up stucco mass.
- Consider using a clear or greener glass material.
- Add seating wall cap detail to the plans.
- Adjust graphics to accurately depict the CMU color. Consider adding shade and shadows to better depict reveals and wall setbacks.
- Paint the east parapet wall to match stucco.
- Relocate the trash enclosure to an onsite location due to possible vehicular site visibility issues.
- Consider wrapping the privet around all corners of the site.
- Specify the trees that will be planted to confirm they will not have low branching and interfere with pedestrian movement.
- Revisit grading plan and drainage flow around the L island in the parking lot.
- Consider using the same brand of site furniture.
- Screen the transformer with more substantial shrubs or evergreens.
- Consider adding an evergreen tree at the southeast corner where the trash enclosure is currently placed. Add an outlet for seasonal light.

The meeting ended at 4:10pm. The applicant received approval of their Design Development plans and is approved to submit to their Site Improvement plan to the City of Lone Tree and approved to the Construction Documents phase of the Design Review process.



April 22, 2016

Laura Walker
Integrated Ear, Nose & Throat
10099 RidgeGate Parkway, Suite 230
Lone Tree, CO 80124

RE: Integrated ENT – DRC Design Development Review

Dear Ms. Walker:

The RidgeGate Design Review Committee (DRC) reviewed the Design Development (DD) plans on Thursday, February 25th. After review the DRC approved the plans based on the project discussion. This approval moves the project forward to the City of Lone Tree review process which is for the Site Improvement Plan (SIP); please include this DRC approval letter with your submittal.

The DRC appreciates your partnership during the design phase of this project and look forward to seeing the completed project. Please advise the RidgeGate DRC should you have any questions.

Best Regards,


Darryl Jones
RidgeGate DRC Administrator



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: March 31, 2016

Project Name and File Number: RidgeGate Sec. 15, Filing 12, 1st Amendment, Lot 3B (Integrated ENT), Project SP16-18R

Project Type: Site Improvement Plan

Comments Due By: April 21, 2016
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.

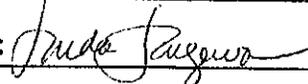
We have no comments regarding this proposal

Please note the following concerns this organization has:

See attached letter for comments regarding this proposal

Organization Name: RidgeGate West Village HOA

Your name: Linda Langewisch

Your signature:  **Date:** 4.7.16

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.

Jennifer Drybread

Senior Planner

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
jennifer.drybread@cityoflonetree.com

✓

Jennifer Drybread

From: Denslow, Denise <Denise.Denslow@claconnect.com>
Sent: Wednesday, April 06, 2016 6:35 AM
To: Jennifer Drybread
Subject: RE: [External] Lone Tree Referral (SP16-18R) Is Ready For Review

Follow Up Flag: Follow up
Flag Status: Flagged

RRMD supports this project.

Denise Denslow
303-903-9760

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CliftonLarsonAllen LLP

-----Original Message-----

From: Jennifer Drybread [Jennifer.Drybread@cityoflonetree.com]
Sent: Thursday, March 31, 2016 04:11 PM Central Standard Time
To:
Subject: [External] Lone Tree Referral (SP16-18R) Is Ready For Review

Greetings,

There is an eReferral for your review. Please click on the link below to review this referral.

http://cityoflonetree.hosted.civicle.com/UserFiles/Servers/Server_745898/File/Government/Departments%20and%20Divisions/Planning/Referrals/ENT%20Referral%20Binder1.pdf

Project Name: RidgeGate, Sec. 15, Flg 12, 1st Amendment, Lot 3B
(Integrated ENT)

9222 Teddy Lane
Lone Tree, Colorado 80124



Ph: 303-662-8112
Fax: 303-792-9489
www.cityoflonetree.com

CITY OF LONE TREE

Department of Public Works

April 13, 2016

City of Lone Tree
Jennifer Drybread
9220 Kimmer, Suite 100
Lone Tree, CO 80124

Re: SP 16-18R (Integrated ENT)
RidgeGate Sec 15, Fil. 12, Amd. 1, Lot 3-B
Project No. 061-433

Dear Jennifer:

We have reviewed the SIP referral for the above referenced Project.

The SIP package submitted and reviewed consists of the following documents:

- Site Improvement Plan (10 sheets), dated 3/7/16, by Davis Partnership Architects.
- Referral Package & Narrative, dated 3/29/16, by Davis Partnership Architects.
- Construction Plans (8 sheets) dated 3/23/16, by Martin/Martin.
- Erosion Control Drawings (GESC Plans) (7 sheets) dated 3/7/16, by Martin/Martin.
- Grading, Erosion and Sediment Control Plan (GESC Report), dated 3/7/16, by Martin/Martin.
- Phase III Drainage Report, dated 3/7/16, by Martin/Martin.

Our comments are provided below:

GENERAL COMMENTS

1. The Public Works/Engineering SIP Review fee for this Project, per the adopted standard review fee schedule (attached - re: SIP) is \$3,000.00. The fee (check made out to "The City of Lone Tree") should be submitted to my attention at Public Works with, or prior to, resubmittal of the documents in response to the following comments. Review and comment on the SIP, GESC Plans, GESC Report and Drainage Report are covered under this SIP review base fee. A separate fee (\$1600.00 – see attached) covers the Civil Site Construction Plans review. That fee already has been submitted.
2. A Site Improvement Plan Improvements Agreement (SIPIA) will be required for the proposed Project. The Agreement, and associated surety, cover all hardscape work within the street right-of-ways of Bismark Drive and Sky Ridge Avenue.
3. A Grading, Erosion and Sedimentation Control (GESC) Permit will be required for this Project. The GESC Permit may not be obtained prior to final approvals of the GESC Plans / GESC Report and at least recommendation of SIP approval by the City Planning Commission. No site work may begin prior to issuance of the GESC Permit.

4. Since this site impacts less than one(1) acre of disturbed area, the developer is not required to obtain a State Stormwater Construction Permit from the Colorado Department of Public Health and Environment (CDPHE).
5. Only those sheets within the documents for which we have specifically identified comments are listed below. Comments provided also may apply to other sheets/locations in the Project documents. The applicant's professional(s) should verify that the item(s) are addressed throughout the related Project documents consistently, as applicable.

SPECIFIC COMMENTS

Site Improvement Plan

NO ADDITIONAL COMMENTS

Referral Package & Narrative

NO ADDITIONAL COMMENTS

Construction Plans

1. C100 – Cover Sheet
 - a. General Note #22 references the site's Geotechnical Report. Please provide a copy for our reference and files (PDF copy is acceptable).
 - b. Vicinity Map – Please add the missing scale information.
 - c. City of Lone Tree General Note # 7: Information included is not for this Project. Please update the note appropriately to match this specific Project.
2. C300 – Horizontal Control Plan
 - a. "Line" callouts are not provided for the north and west sides of the dumpster enclosure.
3. C400 – Detailed Grading Plan
 - a. Section A-A shows inclusion of the truncated domes adjacent to the entry into the ADA Parking areas. These truncated domes should be shown as well in the plan view at these two locations – per Section A-A.
 - b. For consistency with truncated domes utilized throughout much of the surrounding development area, we recommend the domes be identified as "*Detectable warning inlaid pattern of truncated domes shall be Brick Red cast-in-place or cast-in-place-replaceable panels by ADA Solutions, Inc. (www.adatile.com, 800-372-0519), or approved equal.*"

4. C500 – Utility Plan
 - a. Where wet utility crossings occur, callouts should be provided cautioning the contractor of the crossings, and listing the elevations of the “Top of Pipe” for the lower pipe and “Bottom of Pipe” for the upper pipe. Minimum clearance of 18” between crossing pipes should be specified. (There are 5 locations where such crossings are indicated:
 - i. Sanitary building lead crossing over water main – Bismark Drive.
 - ii. Fire line crossing storm and sanitary lines – Sky Ridge Avenue.
 - iii. Water service crossing storm and sanitary – Sky Ridge Avenue.
 - b. The “Inv (S)” called out for the proposed new 6-foot storm manhole in Sky Ridge Avenue (e.g. 5974.64) is incorrect based on the note to match the crown with the outlet pipe. (From information shown, it would appear the crown of the outlet 30” pipe would be 5973.64. Accordingly, the indicated 15” line S would be at Inv = 5972.39.)
 - c. The callout associated with the Type R Inlet at the NW corner of the parking lot contains a typo. Please correct “Proposed Type 5’ Type R...” to “Proposed 5’ Type R...”.
5. C601 – Detail Sheet:
 - a. The Handicap Ramp and Parking Detail should be updated consistent with Section A-A on Sheet C400 (e.g. show Truncated Domes). (Note – Update all sheets consistently – show domes on all sheets as applicable.)

Erosion Control Drawings (GESC Plans)

1. Sheet E200 – Initial GESC Plan:
 - a. Provide sediment control log (SCL) , or reinforced rock berm (RRB) between the two sections of silt fence on either side of future sidewalk extension at the NW corner of site – to close up this potential sediment transport opening from the site. This SCL or RRB could be moved temporarily for placement of the new walk, and then reinstalled until sufficient site stabilization eliminates the need for the SCL or RRB at this location.
 - b. Revise the BMP Legend to concur with the Legend contained on Sheet 1 of the Lone Tree GESC Plan Standard Notes and Details Sheets, or simply reference the Standard Sheet Legend. Incorporate the City Standard Sheets into the GESC Plans Set.
2. Sheet E300 – Interim GESC Plan:
 - a. Storm lines are shown north out of the building and then east along the north side of the site – within the City Sky Ridge Avenue ROW (under the walk). This/these storm sewers are not shown in the Civil Construction Plans. Update the GESC Plans to be consistent with the Civil Construction Plans. (Note – Private storm sewer is not allowed under the walk and/or along the street within the City ROW).
 - b. A storm line is shown coming from the south east corner of the building, and directed to the Type R Inlet at the NW corner of the parking area. This storm line is not shown in the Civil Construction Plans. The GESC Plans should be consistent with the Civil Construction Plans.

Grading, Erosion and Sediment Control Plan (GESC Report)

1. Pg. A3: The applicable FIRM Panels were updated as of 3/16/16. Please reference the “Current” Flood Plain Panels here, and for the Firmette included in the Appendix.

2. Pg. A4: In two locations (Silt Fence, and Inlet Protection) reference is made to “stabilization with grass cover”. While not specifically incorrect, the overall site stabilization may be through a combination of hard scape and building, paving, landscaping, and some grass seeding and mulching. Perhaps it would be more appropriate to change “...stabilized and grass cover is approved.” to “... stabilized and site stabilization is approved.”
3. Pg. A4 – Check Dams: There are no check dams indicated/proposed on the GESC Plans. This section therefore could be eliminated (although not a problem if left in).
4. Pg. A5 – Sediment Basin: A Sediment Control Basin (SCB) is not indicated/proposed on the GESC Plans. This section therefore could be eliminated (although not a problem if left in).
5. Pg. A6 – Stormwater Management Considerations - #5: The wording of this sentence could be clarified. Perhaps elimination of “...to the structures.” at the end of the sentence would help.
6. Pg. A7 - last bulleted line: Immediate repair and/or replacement should occur when ANY failures (even partial) are found. Eliminate the word “...total”.
7. Include an 11”x17” copy of the GESC Plans bound in the report appendix.

Drainage Letter

General Comment: The proposed Integrated ENT development’s drainage appears to be in general conformance with the drainage anticipated for the site in the Willow Creek Master Drainage study (Sept. 2010, Merrick). As such, we have no objections or major drainage related concerns with the proposed development.

Specific Comments:

1. Pg. 1 – Section I.B.1 – This section references site size of “approximately 1.05 acres”. The calculations in this report, as well as the GESC Report, references “approximately 1.06 acres”. While the difference is negligible, it may be preferable to change this 1.05 acre reference to 1.06 acres for consistency.
2. Pg. 1 – Section I.B.5 (also Pg. 7 – Section IV.D) - The applicable FIRM Panels were updated as of 3/16/16. Please reference the “Current” Flood Plain Panels here, and for the Firmette included in the Appendix.
3. Pg. 2 – Section II.A.1 – Narrative references both Willow Creek and Cottonwood Creek Drainage Basins. The Site is in only the Willow Creek Drainage (Pond 302) Basin. Revise text accordingly.
4. Pg. 2 – Section II.A.4 (and Pg. 5, Section III.C) – The Project Site is included in the Master Study Basin 6A (%I =74.1%, 13.6 Acres, Q100=65.8 cfs, Q/A=4.838 cfs/A average). Accordingly, the “allocated” Q100 available for the Project Site is 5.13 cfs (4.838 cfs/A x 1.06 A). The narrative references only the Q100 generated from Site Basins 1+2, and does not include the entire site (e.g. Basins 1+2+3+4). Please update narrative accordingly.
5. Appendix – Please number all appendix pages (e.g. A.1, A.2, ..., B.1, B.2..., etc.). This allows easier reference/comments on the Appendix information.
6. SF4 Sheets (5 Yr. and 100 Yr): Please include Routed TOTAL SITE flows (in addition to the Routed Basin 1+2 flows).



April 21, 2016

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

RE: RidgeGate Sec. 15, Filing 12, 1st Amendment, Lot 3B (Integrated ENT)
Case No. SP16-18R
TCHD Case No. 3868

Dear Ms. Drybread:

Thank you for the opportunity to review and comment on the Site Improvement Plan for an Integrated ENT Medical Office Building located in the Southeast lot of Sky Ridge Parkway and Bismark Drive. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable public and environmental health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Community Design and Pedestrian and Bicycle Circulation

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. At the project site level, TCHD encourages applicants to incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

TCHD commends the applicant for addressing multi-modal transportation access by connecting to the adjacent sidewalks, providing bicycle racks, and considering the proximity to the upcoming rail station. These amenities will allow employees and patients to use alternate transportation which will increase physical activity and reduce vehicle emissions.

Solid and Hazardous Waste Assessment and Management

Medical offices likely deal with hazardous wastes. Federal and state regulations require management of potentially hazardous wastes to prevent environmental contamination and worker exposure to toxic materials.

TCHD has consulted with Colorado Department of Public Health and Environment (CDPHE) Hazardous Materials and Waste Management Division and recommends that medication disposal should be combined with hazardous waste to limit liabilities and training.

1. Inventory containers on the property that have been used to store solid or liquid hazardous materials or waste, or that are proposed for continued use. Dispose all empty containers

that are damaged (e.g., rusted, cracked, etc.) or that are otherwise unsuitable for future use in compliance with applicable federal, state and local regulations;

2. Properly dispose or recycle any residual liquid or solid wastes that are in the inventoried containers.

Please contact CDPHE Hazardous Materials and Waste Management Division at (303) 692-3320 for more information.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions regarding TCHD's comments.

Sincerely,



Laurel Broten, MPH
Land Use and Built Environment Specialist
Tri-County Health Department

CC: Sheila Lynch, Keith Homersham, TCHD



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3524
donna.l.george@xcelenergy.com

April 20, 2016

City of Lone Tree Community Development Department
9220 Kimmer Drive, #100
Lone Tree, CO 80124

Attn: Jennifer Drybread

**RE: RidgeGate, Section 15, Filing No. 12, 1st Amendment, Lot 3B
Case # SP16-18R**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with the above captioned project. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property, with the gas pipeline possibly lying closer than 5-feet from the northwest corner of the planned building. The property owner/developer/contractor must contact the **Builder's Call Line at <https://xcelenergy.force.com/FastApp> (Register so you can track your application) or 1-800-628-2121** and complete the application process for any new gas or electric service, or modification to existing facilities including relocation and/or removal. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

PSCo requests a clearer depiction of these lines on the site plans, both of which run along Bismark Drive and Skyridge Avenue.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center, at 1-800-922-1987** to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado



April 14, 2016

Delivered via email: jennifer.drybread@cityoflonetree.com

Ms. Jennifer Drybread
Community Development Department
City of Lone Tree
9220 Kimmer Drive, #100
Lone Tree, CO 80124

**RE: Referral for Integrated ENT Medical Office Building
RidgeGate Section 15, Filing 12, 1st Amendment, Lot 3B
SPN: 2231-151-03-005**

Dear Ms. Drybread,

Thank you for providing Southgate Water & Sanitation Districts (Southgate) the opportunity to comment on the subject referral, which was received on March 31, 2016. The subject property is within the boundaries of Southgate and is serviceable through Southgate. Service connections to Southgate's water distribution and wastewater collection systems may be made only after proper application to Southgate and are subject to the following conditions. Southgate comments are as follows:

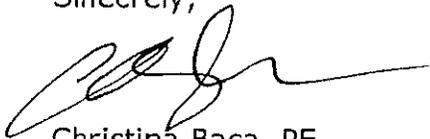
1. Proposed water and sewer infrastructure design was not reviewed with this submittal – any water and sewer main extensions, fire hydrants, and water and sewer service plans, with applicable fees, must be submitted to Southgate directly for review and approval prior to construction. The design and construction of water and wastewater systems or facilities shall be in strict accordance with Southgate's Rules & Regulations and Design & Construction Standards/Specifications. Information on the review process and submittal requirements can be found on Southgate's website: www.southgatedistricts.org
2. The cost of providing services to the property, including, and not limited to, System Connection Charges, system extension projects, potential system impact studies, potential system impact fees, and potential system improvements, will be borne by the property owner.
3. The legal ability to provide service continues to exist at the time of connection and has not been limited, restricted or suspended by the action of a governmental entity, agency or other regulatory body which would diminish Southgate's capability to provide such service.

4. Contact Southgate's Engineering Staff as soon as possible to discuss the project and establish project-specific requirements.

It should be noted that Martin/Martin, Inc. has previously submitted water and sewer service plans for the subject property to Southgate for review, and approval is pending.

You may contact me at cbaca@southgatedistricts.org or (303) 713-7746 with questions.

Sincerely,



Christina Baca, PE
Engineering Manager
Southgate Water & Sanitation Districts

cc: David Irish, File



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: March 31, 2016

Project Name and File Number: RidgeGate Sec. 15, Filing 12, 1st Amendment, Lot 3B (Integrated ENT), Project SP16-18R

Project Type: Site Improvement Plan

Comments Due By: April 21, 2016

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

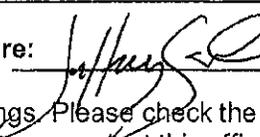
Please note the following concerns this organization has:

A water supply of 1500 GPM is required for a 2 hr. period. Provide a water supply analysis demonstrating this. That can be provided as part of the sprinkler system submittal, provided total GPM/psi are provided.

See attached letter for comments regarding this proposal

Organization Name: South Metro Fire Rescue

Your name: Jeff Sceili

Your signature:  Date: 4/5/2016

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.

Jennifer Drybread

Senior Planner

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
jennifer.drybread@cityoflonetree.com



CITY OF LONE TREE
Community Development Department

REFERRAL REQUEST

Today's date: March 31, 2016

Project Name and File Number: RidgeGate Sec. 15, Filing 12, 1st Amendment, Lot 3B (Integrated ENT), Project SP16-18R

Project Type: Site Improvement Plan

Comments Due By: April 21, 2016

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.

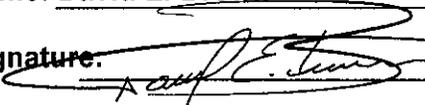
We have no comments regarding this proposal

Please note the following concerns this organization has:

See attached letter for comments regarding this proposal

Organization Name: Lone Tree Police Department

Your name: David E. Brown

Your signature:  **Date:** 04/04/16

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.

Jennifer Drybread

Senior Planner

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
jennifer.drybread@cityoflonetree.com

Jennifer Drybread

From: Moore, Scott <Scott_Moore@cable.comcast.com>
Sent: Thursday, March 31, 2016 4:34 PM
To: Jennifer Drybread
Subject: RE: Lone Tree Referral (SP16-18R) Is Ready For Review

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Jennifer, I have no comments at this time. Thanks

From: Jennifer Drybread [mailto:Jennifer.Drybread@cityoflonetree.com]
Sent: Thursday, March 31, 2016 3:11 PM
Subject: Lone Tree Referral (SP16-18R) Is Ready For Review

Greetings,

There is an eReferral for your review. Please click on the link below to review this referral.

http://cityoflonetree.hosted.civiclive.com/UserFiles/Servers/Server_745898/File/Government/Departments%20and%20Divisions/Planning/Referrals/ENT%20Referral%20Binder1.pdf

Project Name:	RidgeGate, Sec. 15, Flg 12, 1 st Amendment, Lot 3B (Integrated ENT)
Project File #:	SP16-18R
Project Summary:	Site Improvement plan application for 9,930 square-foot medical office building on 1.05 acres. The proposal is located south of Skyridge Avenue and east of Bismark Drive in RidgeGate.

Please forward any comments to me by **April 21, 2016** via email, fax or postal mail at the addresses below. You may use the Referral Request form attached if you prefer. If you would like a hard copy of the review materials or if you would like to request additional review time, please contact me.

Thank you for your time and please feel free to contact me with any questions.

Jennifer Drybread

Lone Tree Community Development Department
9220 Kimmer Drive, #100
Lone Tree, CO 80124
Phone: 303.708.1818
Fax: 303.225.4949
jennifer.drybread@cityoflonetree.com



Jennifer Drybread

From: Jeremy Hirsch <JHirsch@douglas.co.us>
Sent: Thursday, April 21, 2016 3:38 PM
To: Jennifer Drybread
Subject: RE: Lone Tree Referral (SP16-18R) Is Ready For Review

Jennifer,

Our office has “no comments” regarding this proposal.

Thank you,
Jeremy

Jeremy Hirsch
GIS Specialist II | Douglas County Assessor
301 Wilcox Street | Castle Rock, CO 80104
303-660-7450 ext. 4228 | 303-479-9751 Fax

From: Mariah Woodward
Sent: Thursday, March 31, 2016 3:48 PM
To: Jeremy Hirsch; Brooke Decker
Subject: FW: Lone Tree Referral (SP16-18R) Is Ready For Review

Marian A. Woodward
Assessment Administrator
Douglas County Assessor
303.663.6201

From: Jennifer Drybread [mailto:Jennifer.Drybread@cityoflonetree.com]
Sent: Thursday, March 31, 2016 3:11 PM
Subject: Lone Tree Referral (SP16-18R) Is Ready For Review

Greetings,

There is an eReferral for your review. Please click on the link below to review this referral.

http://cityoflonetree.hosted.civiclive.com/UserFiles/Servers/Server_745898/File/Government/Departments%20and%20Divisions/Planning/Referrals/ENT%20Referral%20Binder1.pdf

Project Name:	RidgeGate, Sec. 15, Flg 12, 1 st Amendment, Lot 3B (Integrated ENT)
Project File #:	SP16-18R
Project Summary:	Site Improvement plan application for 9,930 square-foot medical office building on 1.05 acres. The proposal is located south of Skyridge Avenue and east of Bismark Drive in RidgeGate.



Jennifer Drybread

From: Dan Avery <DAvery@douglas.co.us>
Sent: Wednesday, April 06, 2016 2:46 PM
To: Jennifer Drybread
Subject: RE: Lone Tree Referral (SP16-18R) Is Ready For Review

Follow Up Flag: Follow up
Flag Status: Flagged

Jennifer,

Thank you for the opportunity to comment. Below please find responses from Douglas County:

Addressing Comments:

The proposed address for this site is 10160 Bismark Dr. This address is not to be used for any purpose other than for plan review with the building and fire departments until after this project is approved. This address is subject to change and Douglas County and the City of Lone Tree will not reimburse any funds spent using this proposed address should the address require a change.

Please advise when this project is approved so that the address can be finalized.

Engineering Comments: No Comments

Planner Comments: No Comments

Dan Avery, AICP | Chief Planner
Douglas County Department of Community Development
Address | 100 Third St., Castle Rock, CO 80104
Direct | 303-814-4332 Main | 303-660-7460
Email | davery@douglas.co.us

From: Jennifer Drybread [mailto:Jennifer.Drybread@cityoflonetree.com]
Sent: Thursday, March 31, 2016 3:11 PM
Subject: Lone Tree Referral (SP16-18R) Is Ready For Review

Greetings,

There is an eReferral for your review. Please click on the link below to review this referral.

http://cityoflonetree.hosted.civiclive.com/UserFiles/Servers/Server_745898/File/Government/Departments%20and%20Divisions/Planning/Referrals/ENT%20Referral%20Binder1.pdf

Project Name:	RidgeGate, Sec. 15, Flg 12, 1 st Amendment, Lot 3B (Integrated ENT)
Project File #:	SP16-18R
Project Summary:	Site Improvement plan application for 9,930 square-foot medical office building on 1.05 acres. The proposal is located south of Skyridge Avenue and east of Bismark Drive in RidgeGate.



DAVIS
PARTNERSHIP
ARCHITECTS

May 6, 2016

Jennifer Drybread
Senior Planner
City of Loan Tree Community Development Department
9220 Kimmer Drive, Suite 100
Lone Tree, CO 80124

**Re: RidgeGate Sec. 15, Filing 12, 1st Amendment, Lot 3B (Integrated ENT),
Project SP16-18R**

Dear Jennifer:

Thank you for reviewing the Site Improvement Plan documents for the Integrated ENT project and for forwarding the referral comments you have received. We have reviewed your comments and have made the necessary revisions. Please see our responses to the comments shown below.

Planning-Jennifer Drybread (received 4/22/2016)

It appears that the ground face CMU block is more of a cream color on your sample board than the grey that you show on the renderings, see examples below. Will you take another look at this and try to better match the color of the block throughout your renderings?

RESPONSE: We will continue to adjust the rendering to try and depict the correct color.

South Metro Fire Rescue – Jeff Sceili (received 4/6/2016)

A water supply of 1500 GPM is required for a 2 hr. period. Provide a water supply analysis demonstrating this. This can be provided as part of the sprinkler system submittal, provided total GPM/psi are provided.

RESPONSE: Noted and a water supply analysis will be provided as part of the building permit submittal. GMP/psi will be included in the submittal.

RidgeGate West Village HOA – Linda Landewisch (received 4/7/2016)

We have no comments regarding this project.

RESPONSE: Acknowledged

Douglas County – Dan Avery (received 4/6/2016)

Planner Comments: No Comments

Engineering Comments: No Comments

Addressing Comments: The proposed address for this site is 10160 Bismark Dr. This

DENVER OFFICE

2301 Blake Street, Suite 100

Denver, CO 80205-2108

T 303.861.8555

F 303.861.3027

www.davispartnership.com

address is not to be used for any purpose other than for plan review with the building and fire departments until after this project is approved. This address is subject to change and Douglas County and the City of Lone Tree will not reimburse any funds spent using this proposed address should the address require a change. Please advise when this project is approved so that the address can be finalized.

RESPONSE: Planning & Engineering Acknowledged

Addressing: Owner requested a Sky Ridge Avenue address. Chris Boyd wrote the following email on 4/26/2016 "Based on their decisions, I will propose an address of 9960 Sky Ridge Avenue for the Integrated ENT site. Please let me know whenever the site plan is approved so that I can make the address final and send it out to everyone." We will use the temporary address of 10160 Bismark for the fire and plan review process until we receive the final address after SIP approval as noted.

City of Lone Tree Public Works/Engineering – Greg Weeks (received 4/13/2016)

Attached Letter and Response

SouthGate Water & Sanitation Districts – Christina Baca (Received 4/14/2016)

Attached Letter and Response

Xcel Energy – Donna George (Received 4/20/2016)

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined there is a possible conflict with the above captioned project. Please be aware PSCo owns and operates existing natural gas and electric distribution facilities within the subject property, with the gas pipeline possibly lying closer than 5-feet from the northwest corner of the planned building. The property owner/developer/contractor must contact the Builder's Call Line at <https://xcelenergy.force.com/FastApp> (Register so you can track your application) or 1-800-628-2121 and complete the application process for any new gas or electric service, or modification to existing facilities including relocation and/or removal. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

PSCo requests a clearer depiction of these lines on the site plans, both of which run along Bismark Drive and Skyridge Avenue.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center, at 1-800-922-1987 to have all utilities located prior to any construction.

Should you have any questions with this referral response, please contact me at 303-571-3306.

RESPONSE: Acknowledged. The Underground Telephone, Electric and Gas is shown heavier on the Site Plan for a clearer depiction. Per the survey they are shown within the easement, but will be verified on site prior to construction. As shown the telephone line is shown as the closest line to the building in the northwest corner. The building is set back 6" from the easement at its closest location.

Councilman Susan Squyer and Jennifer Drybreads responses (received 4/21/2016)

I have a few questions/observations:

- it feels like the trash bin is quite a ways from the building and open on towards the street side or am I reading that incorrectly? *The trash enclosure faces a private drive (not street, and is set back outside the intersection sight triangle).* Planning and Public Works have no concerns with this location, and the parking lot is small, so it doesn't appear to be a big inconvenience for people to go to throw their trash out).

- again with the gates on the street side that means the trash company backs in from the street? *Odd We agree it is different, but it may be easier for the trash company to service this, than in the parking lot.*

- also note a block wall on the NW corner which doesn't feel like high quality? *The CMU wall matches the building material. We have a sample board here in the office if you want to come by at any time to look at it.*

Curious with the variance requests whether they considered a two story building with partial floor one parking? *No, they have not presented any 2-story plans, either with us or the RidgeGate DRC.*

RESPONSE: Acknowledged questions and responses. In addition we find that often the trash companies push the bins out of the enclosures prior to picking up the trash so pushing out into the private drive in line with the pickup will be easier than maneuvering within a parking lot as you have mentioned. Originally the project did look at a two story building and below grade parking but it became way outside of the budget limits for construction and required additional steps from the street and an elevator within the building so the idea was dismissed and evolved into the current design.

Tri-County Health – Laurel Broten (Received 4/21/2016)

Attached Letter:

RESPONSE: Acknowledged.

Community Design and Pedestrian Bicycle Circulation: The Integrated ENT project is designed to connect to the existing sidewalk network for pedestrian connectivity both from the surrounding neighborhoods and trails and perhaps from the future light rail station. There is room provided for two bike parking spaces to be installed with the building.

Solid and Hazardous Waste Assessment and Management: Integrated ENT will use the same services and work routine in dealing with disposable waste at the new location as currently established in their existing practice.

Please let me know if you need any additional information.

Sincerely,

DAVIS PARTNERSHIP P.C. ARCHITECTS



Julie Meenan Eck
Davis Partnership Architects
(P) 303.861.8555
(E) Julie.Eck@davispartnership.com

RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U2
 1.05 ACRES
 SP16-18R

SITE DATA CHART		
ITEM	SQUARE FOOTAGE	% OF GROSS SITE
Gross Site Area	45,738/1.05 AC	100%
BUILDING 1:		
Building Footprint	9,930	21.7%
Parking / Roads	23,709	51.8%
Impervious Surface	2,520	5.5%
HARDSCAPE TOTAL	35,491	77.6%
Planted Area	9578.62	20.9%
LANDSCAPE TOTAL	9578.62	20.9%
ITEM	DESCRIPTION	
BUILDING:		
Building Height: 1 Stories (20'-8")	9,930 sq. ft. TOTAL	
Parking:		
Required	40 spaces (4 /1,000 sq. ft.)	
Provided	50 spaces (5 /1,000 sq. ft.) incl. 3 H.C., incl. 1Van	
Bicycle Parking:		
Required	1	
Provided	2	

SHEET INDEX
SHEET 01 OF 10 COVER SHEET
SHEET 02 OF 10 SITE PLAN
SHEET 03 OF 10 LANDSCAPE PLAN
SHEET 04 OF 10 HYDROZONE MAP
SHEET 05 OF 10 GRADING AND DRAINAGE PLAN
SHEET 06 OF 10 LIGHTING PLAN
SHEET 07 OF 10 LIGHTING CUTSHEETS
SHEET 08 OF 10 BUILDING ELEVATIONS
SHEET 09 OF 10 BUILDING ELEVATIONS
SHEET 10 OF 10 SITE DETAILS

THIS SIP HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH CITY REGULATIONS, AS APPROVED BY THE CITY ON (DATE).

By: _____
 Name: _____
 Title: Community Development Director

Date: _____

By: _____
 Name: _____
 Title: City Engineer

Date: _____

By: _____
 Name: _____
 Title: Mayor

Date: _____

The owner(s) of the lands described herein, hereby agree(s) (1) to develop and maintain the property described herein in accordance with this approved Site Improvement Plan and in compliance with Chapter 16 of the Lone Tree Municipal Code and that (2) the heirs, successors and assigns of the owner(s) shall also be bound. The signatures of the owner(s)' representative(s) below indicate that any required authorizations to enter this agreement, including any corporate authorizations, have been obtained.

(Name of Owner) _____
 (Signature of Owner) _____
 (Printed Name and Title) _____

State of Colorado) ss.
 County of _____)

Subscribed and sworn to before me this ____ day of _____, 20____, by _____

Witness my hand and official seal.

My commission expires: _____

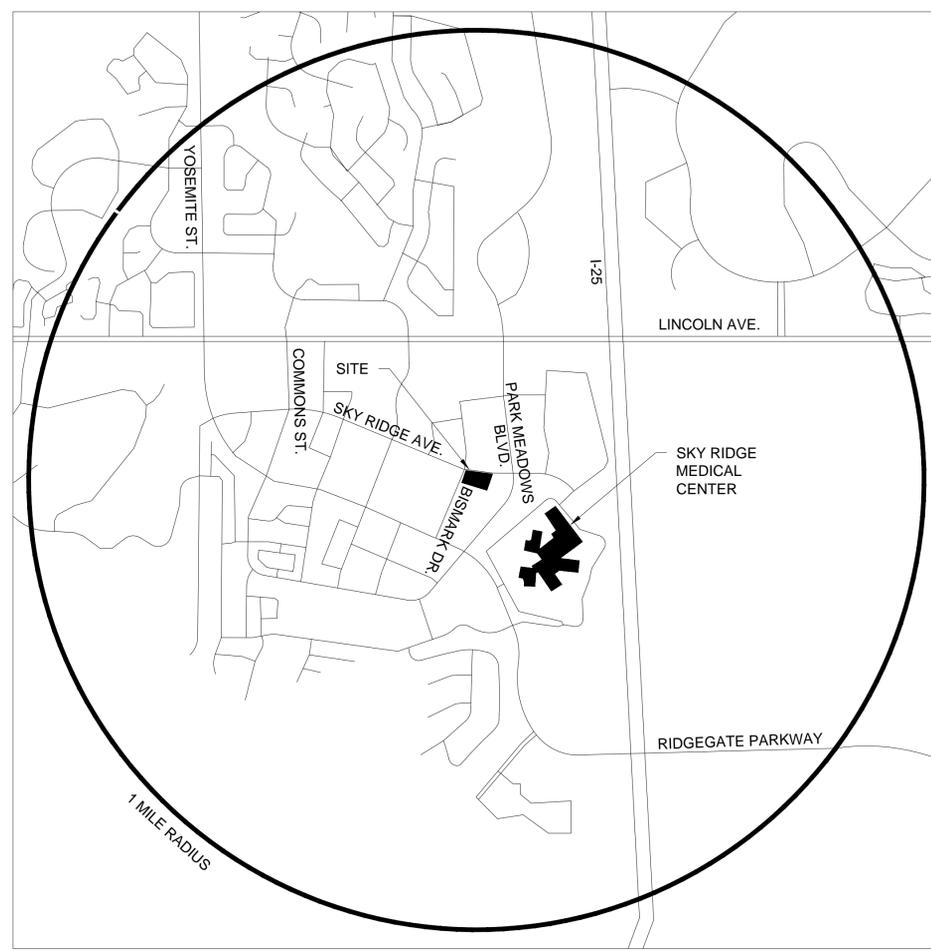
Notary Public _____

Approval by the City of Lone Tree does not signify that the requirements of the Americans with Disabilities Act (ADA) have been satisfied. The applicant is responsible to ensure that said ADA requirements have been met.

GENERAL NOTE:
 1. PER SEC. 16-27-70(b)(1): THE PROPERTY HEREIN IS SUBJECT TO ALL APPLICABLE REQUIREMENTS OF THE LONE TREE ZONING CODE, INCLUDING BUT NOT LIMITED TO MAINTENANCE, LIGHTING, PARKING, SIGNAGE, AND OUTDOOR STORAGE, EXCEPT AS MAY OTHERWISE BE ADDRESSED IN AN APPROVED DEVELOPMENT PLAN OR SUB-AREA PLAN.



1 RIDGEGATE ZONING MAP
 1" = 1000'



1 VICINITY MAP
 1" = 1000'

OWNER REPRESENTATIVE
 MS. LAURA WALKER
 INTEGRATED EAR, NOSE, & THROAT
 10099 RIDGEGATE PKWY SUITE 230
 LONE TREE, CO 80124

LANDSCAPE ARCHITECT
 DAVIS PARTNERSHIP, P.C., ARCHITECTS
 2901 BLAKE ST., STE. 100
 DENVER, CO 80205
 PHONE: 303.861.8555
 FAX: 303.861.3027

ARCHITECT
 DAVIS PARTNERSHIP, P.C., ARCHITECTS
 2901 BLAKE ST., STE. 100
 DENVER, CO 80205
 PHONE: 303.861.8555
 FAX: 303.861.3027

CIVIL ENGINEER
 MARTIN/MARTIN, INC.
 12499 W COLFAX AVE
 LAKEWOOD, CO 80215
 PHONE: 303.431.6100

ELECTRICAL ENGINEER
 CATOR, RUMA AND ASSOCIATES
 896 TABOR ST
 LAKEWOOD, CO 80401
 PHONE: 303.232.6200

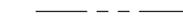
REVISIONS
 03/29/16 RESUBMITTAL
 05/06/16 RESUBMITTAL

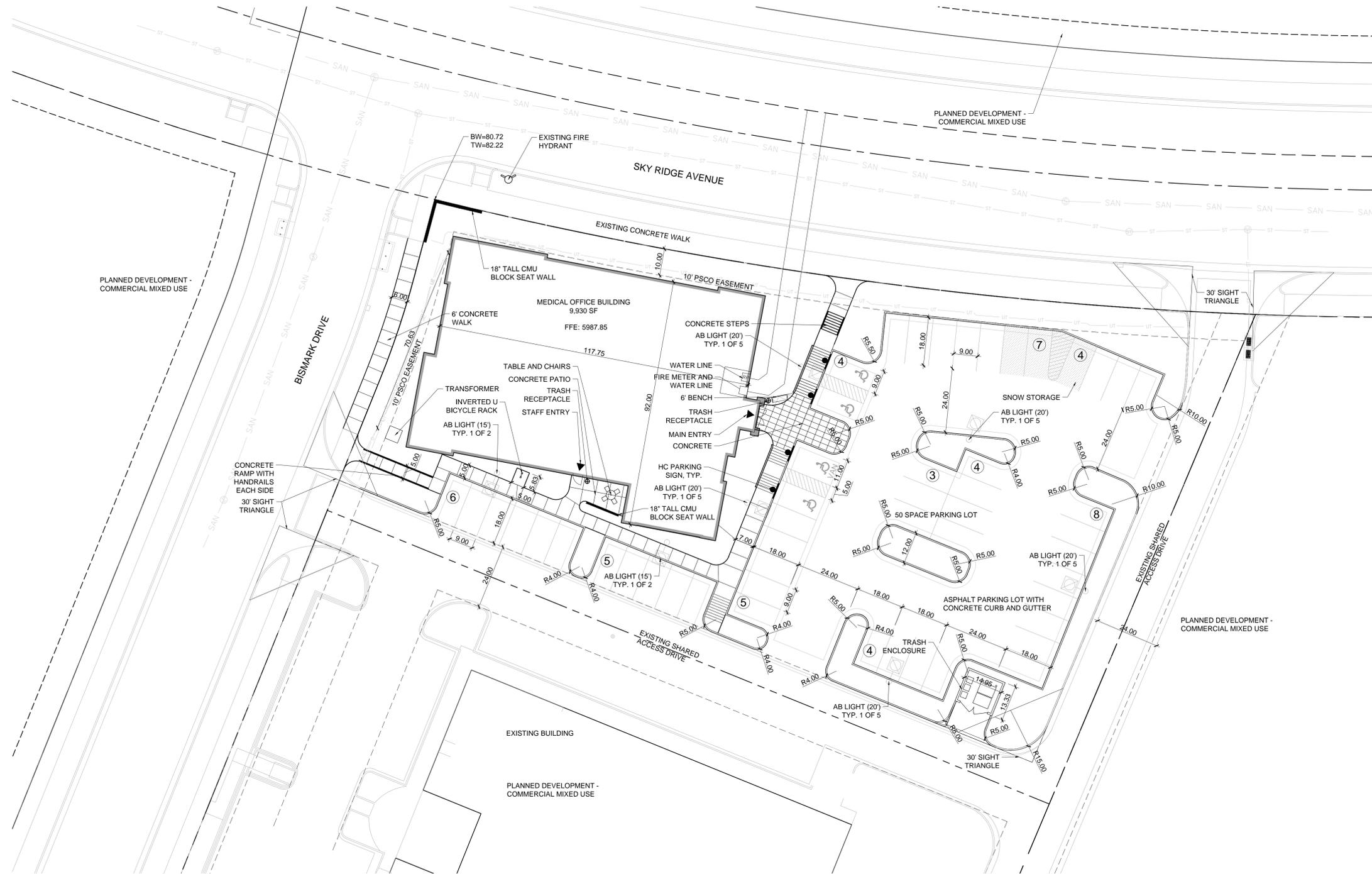


RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

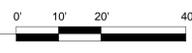
RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U2
 1.05 ACRES
 SP16-18R

LEGEND

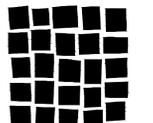
-  PROPERTY LINE
-  TABLE AND CHAIRS
-  BIKE RACK
-  BENCH
-  ACCESSIBLE PARKING SIGN
-  PARKING COUNT
-  POINT OF INGRESS/EGRESS



SITE PLAN
 SCALE: 1" = 20' - 0"



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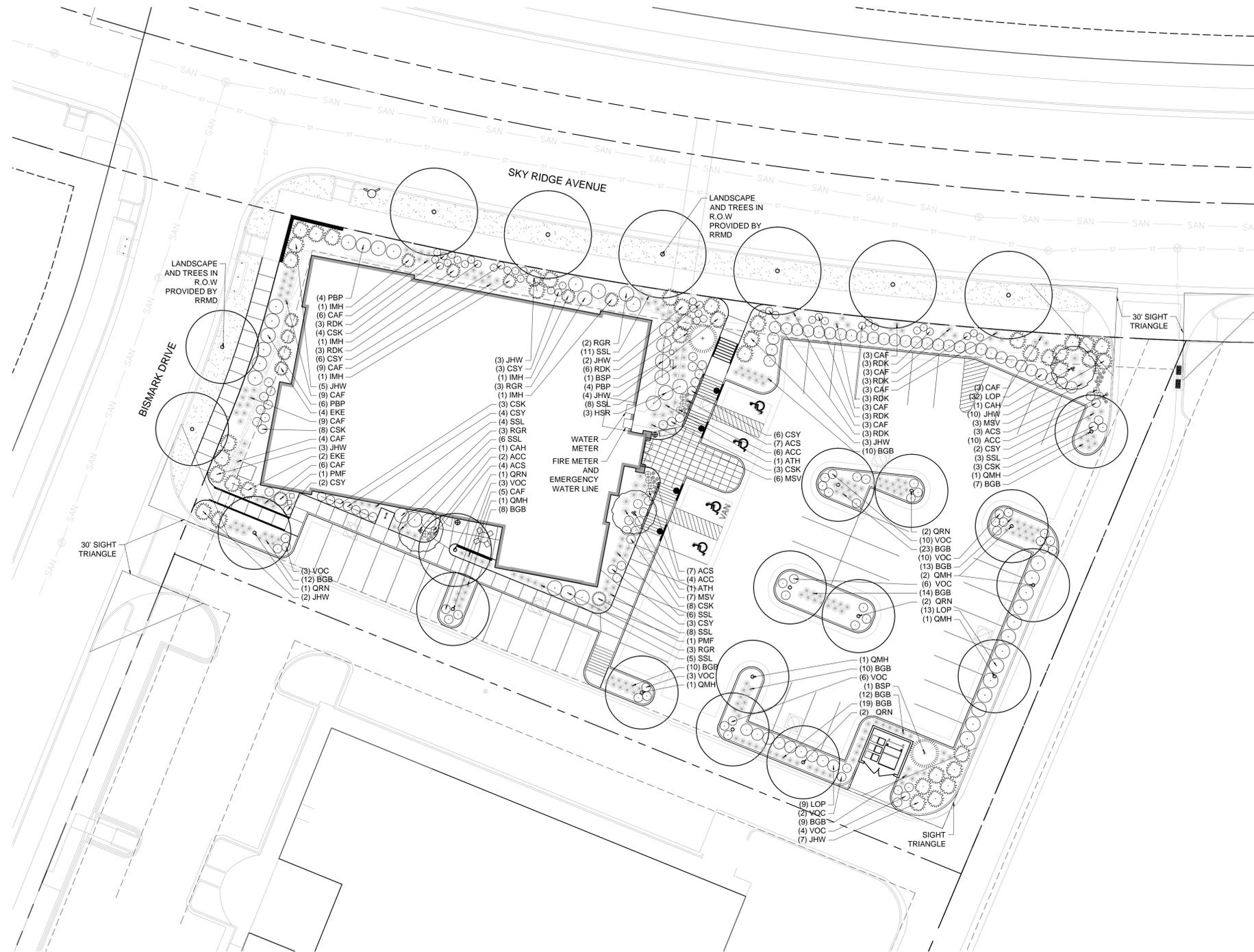
SITE PLAN

02 OF 10

INTEGRATED ENT MEDICAL OFFICE BUILDING

RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U2
 1.05 ACRES
 SP16-18R



PLANTING SCHEDULE

SYM	QTY	COMMON NAME	BOTANICAL NAME	SIZE AND COMMENTS
DECIDUOUS TREES				
QMH	7	Heritage Oak	<i>Quercus x macdaniellii</i> 'Clemons'	3" cal. B&B
QRN	8	Northern Red Oak	<i>Quercus rubra</i>	3" cal. B&B
EVERGREEN TREES				
BSP	2	Bakeri Spruce	<i>Picea pungens</i> 'Bakeri'	2" cal., B & B
BCP	2	Bosnian 'Compact Gem' Pine	<i>Pinus heldreichii</i> va. <i>leucodermis</i>	2" cal., B & B
PMF	1	Fastigiata Mugo pine	<i>Pinus mugo fastigiata</i>	5'-6", B & B
ORNAMENTAL TREES				
ATH	2	Hot Wings Maple	<i>Acer tataricum</i> 'Garann'	2" cal., B & B
CAH	2	Russian Hawthorn	<i>Crataegus ambigua</i>	2" cal., B & B
DECIDUOUS SHRUBS				
CSK	29	Kelsey Dogwood	<i>Cornus sericea</i> 'Kelsey'	5 gal. cont., 12" ht. min.
CSY	27	Yellow Twig Dogwood	<i>Cornus sericea</i> 'Yellow twig'	5 gal. cont., 12" ht. min.
HSR	2	Rose-Of-Sharon 'Helene'	<i>Hibiscus syriacus</i> 'Helene'	5 gal. cont., B & B
LOP	54	Regel Privet	<i>Ligustrum obtusifolium</i> <i>regelianum</i>	5 gal. cont., 12" ht. min.
PBP	16	Pawnee Buttes Sand Cherry	<i>Prunus besseyi</i> 'Pawnee Buttes'	5 gal. cont., 12" ht. min.
RGR	11	Redleaf Rose	<i>Rosa glauca</i>	5 gal. cont., 12" ht. min.
RRD	27	Double Knock Out Rose	<i>Rosa</i> 'RADtko'	5 gal. cont., 12" ht. min.
VOC	50	Dwarf European Cranberry	<i>Viburnum Opulus</i> 'Nanum'	5 gal. cont., 12" ht. min.
EVERGREEN SHRUBS				
EKE	6	Euonymus 'Manhattan'	<i>E. kiautschovica</i> 'Manhattan'	5 gal. cont.
JHW	32	Wiltoni Juniper	<i>Juniperus horizontalis</i> 'Wiltonii'	5 gal. cont.
IMH	5	Holly	<i>Ilex X Meserveae</i>	5 gal. cont.
ORNAMENTAL GRASSES				
BGB	147	Blonde Ambition Blue Grama	<i>Bouteloua gracilis</i> 'Blonde Ambition'	1 gal. cont.
CAF	66	Feather Reed Grass	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	1 gal. cont.
MSV	16	Variiegated Maiden Grass	<i>Miscanthus sinensis</i> 'Variegatus'	1 gal. cont.
SSL	43	Little Bluestem Grass 'Blaze'	<i>Schizachyrium scoparium</i> 'Blaze'	1 gal. cont.
PERENNIALS				
ACS	21	Sonoran Sunset Hyssop	<i>Agastache cana</i> 'Sinning'	1 gal. cont.
ACC	22	Cape Forget-Me-Not	<i>Anchusa capensis</i>	1 gal. cont.

NOTES:
 1. The irrigation system design will consist of drip irrigation in all planting beds. Low water requirement sods and all trees are to be zoned separately so irrigation may be controlled independently.
 2. In the event of discrepancy between the plan graphic and the landscape legend, the plant material quantity as determined by the plan graphic shall take precedence.

LEGEND

--- PROPERTY LINE

LANDSCAPE PLAN

SCALE: 1" = 20'-0"



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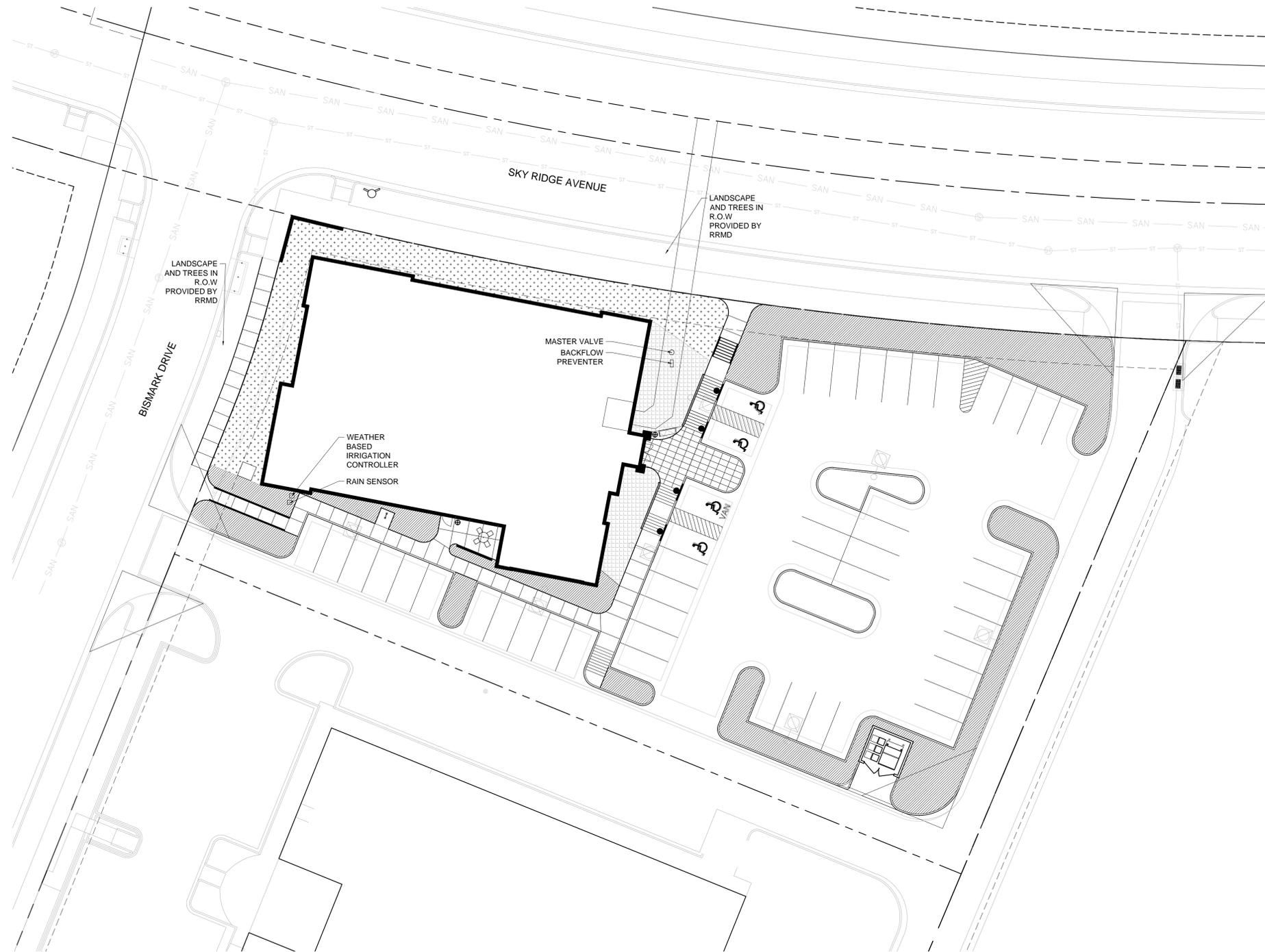
LANDSCAPE PLAN

MARCH 7, 2016
 03 OF 10

INTEGRATED ENT MEDICAL OFFICE BUILDING

RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U2
 1.05 ACRES
 SP16-18R



HYDROZONE LEGEND

-  HIGH - DRIP
-  MEDIUM - DRIP
-  LOW - DRIP
-  PROPERTY LINE

NOTES: INDIVIDUAL IRRIGATION ZONES WILL ALL BE WITHIN THE HYDROZONE. HIGH, MEDIUM AND LOW EXPOSURES SHALL REFER TO WATER REQUIREMENTS IN DESIGNATED LOCATIONS.

HYDROZONE MAP

SCALE: 1" = 20' - 0"



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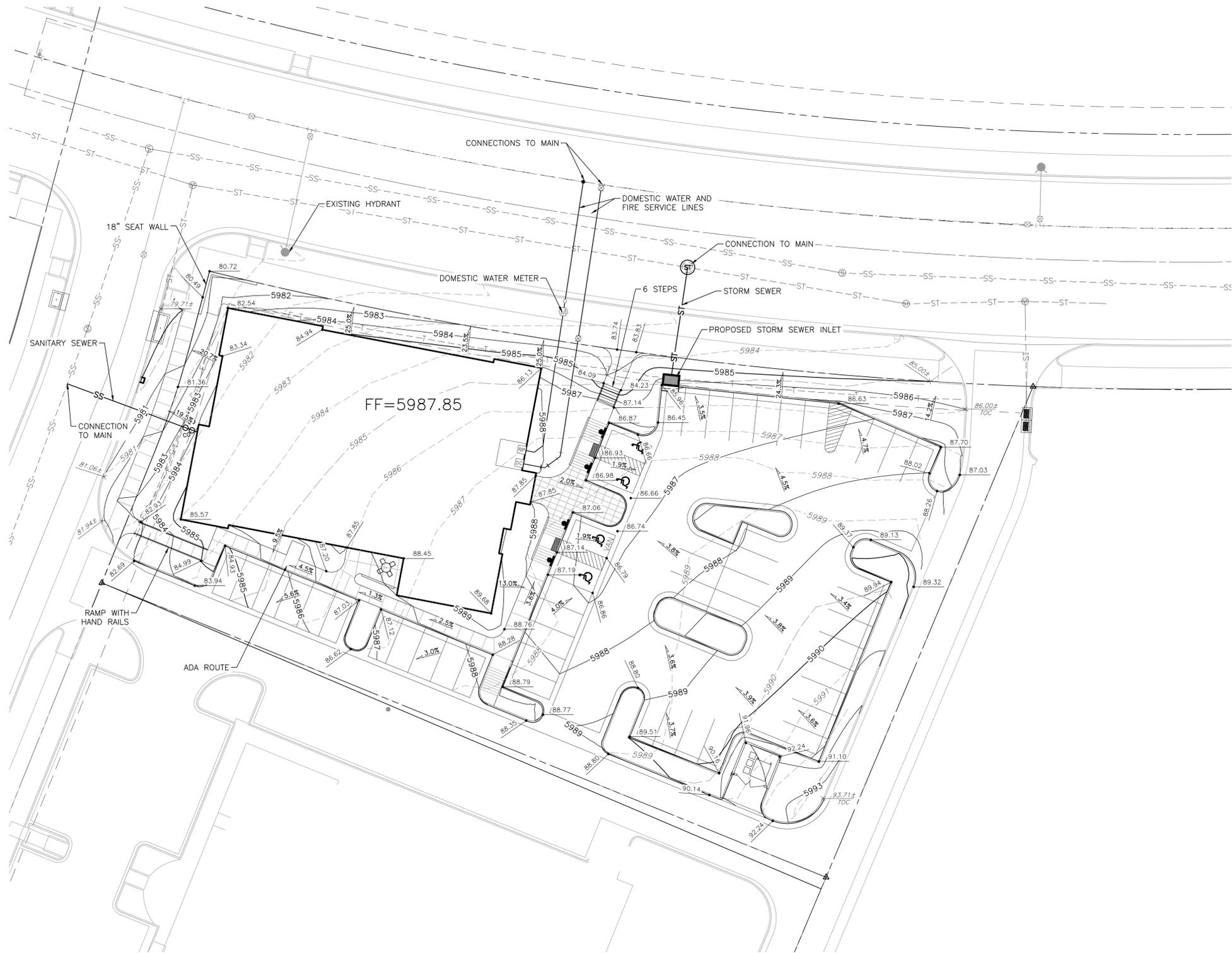
HYDROZONE MAP

04 OF 10

INTEGRATED ENT MEDICAL OFFICE BUILDING

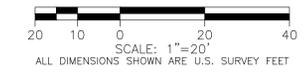
RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONE TREE, COUNTY OF DOUGLASS, STATE OF COLORADO, LOCATED AT THE INTERSECTION OF SKY RIDGE AVE AND BISMARK DR

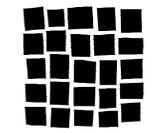


LEGEND

EXISTING		PROPOSED
---	PROPERTY LINE	---
---	RIGHT-OF-WAY LINE	---
---	SECTION LINE	---
---	EASEMENT	---
---	RETAINING WALL	---
---	CURB & GUTTER	---
---	CONTOURS	---
---	STORM SEWER	---
⊙	STORM MANHOLE	⊙
---	ROOF DRAIN	---
□	INLET	■
<	FLARED END SECTION	▽
↑	SIGN	↑
→	GRADING ARROW	→
○	DECIDUOUS TREE	○
⊙	EVERGREEN TREE	⊙
⊙	BUSH/SHRUB	⊙
DRIVE	DESCRIPTIONS	DRIVE
ELEV	SPOT ELEVATIONS	ELEV



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CONSULTING ENGINEERS
12499 WEST COLFAX AVENUE, LAKEWOOD, COLORADO 80215
303.431.6100 MARTINMARTIN.COM



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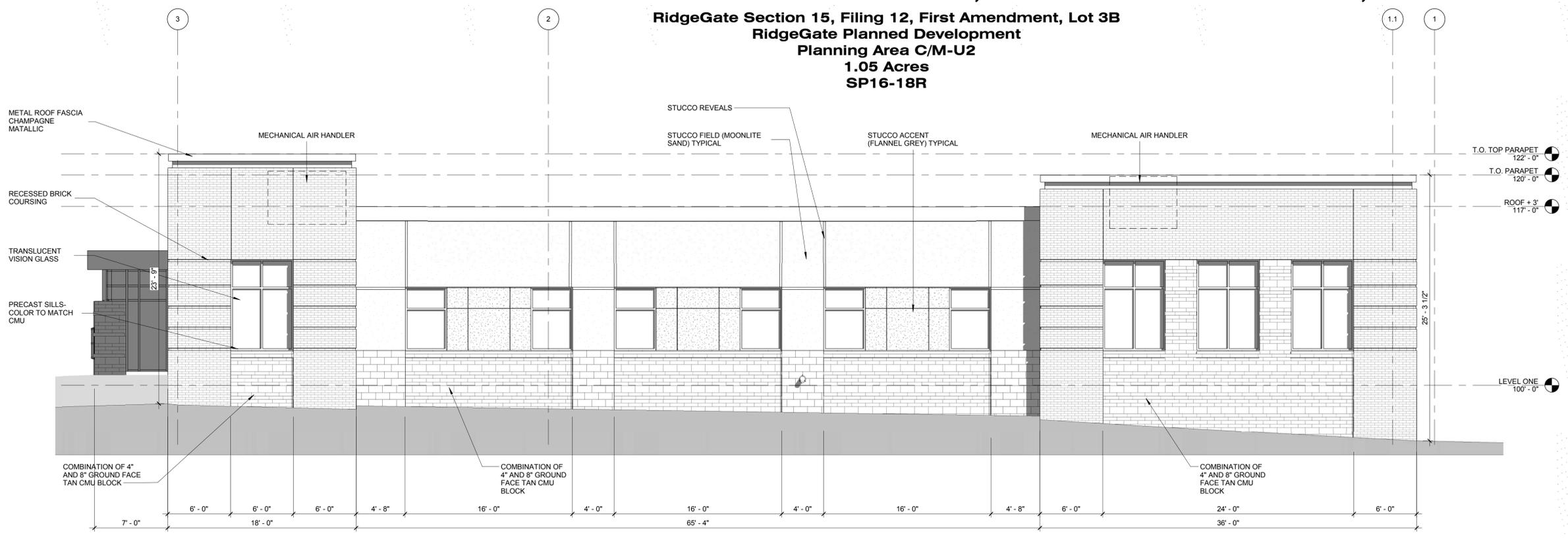
GRADING AND DRAINAGE PLAN

05 OF 10

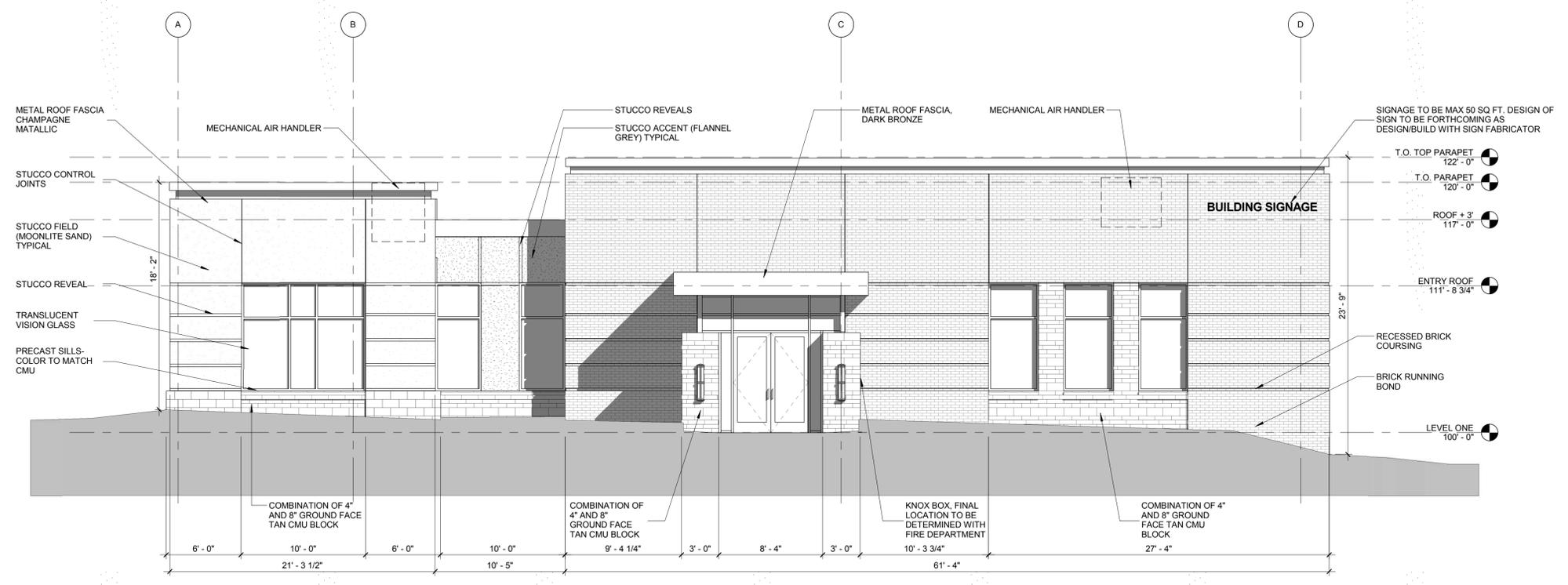
INTEGRATED ENT MEDICAL OFFICE BUILDING

RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

RidgeGate Section 15, Filing 12, First Amendment, Lot 3B
 RidgeGate Planned Development
 Planning Area C/M-U2
 1.05 Acres
 SP16-18R



2 ELEVATION NORTH
 3/16" = 1'-0"



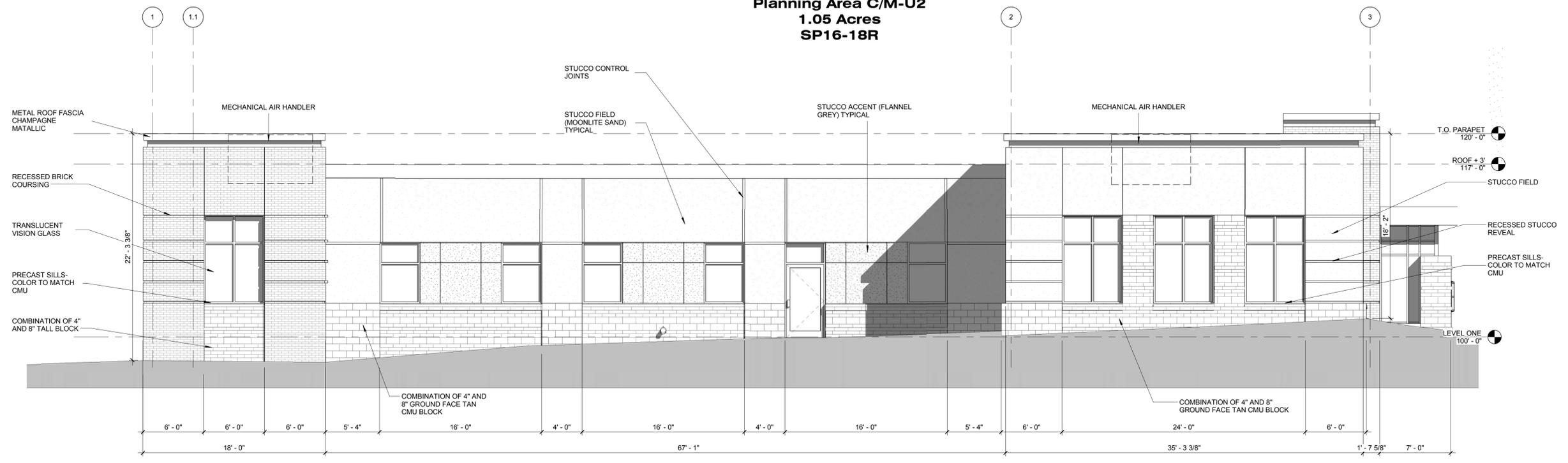
1 ELEVATION EAST
 3/16" = 1'-0"

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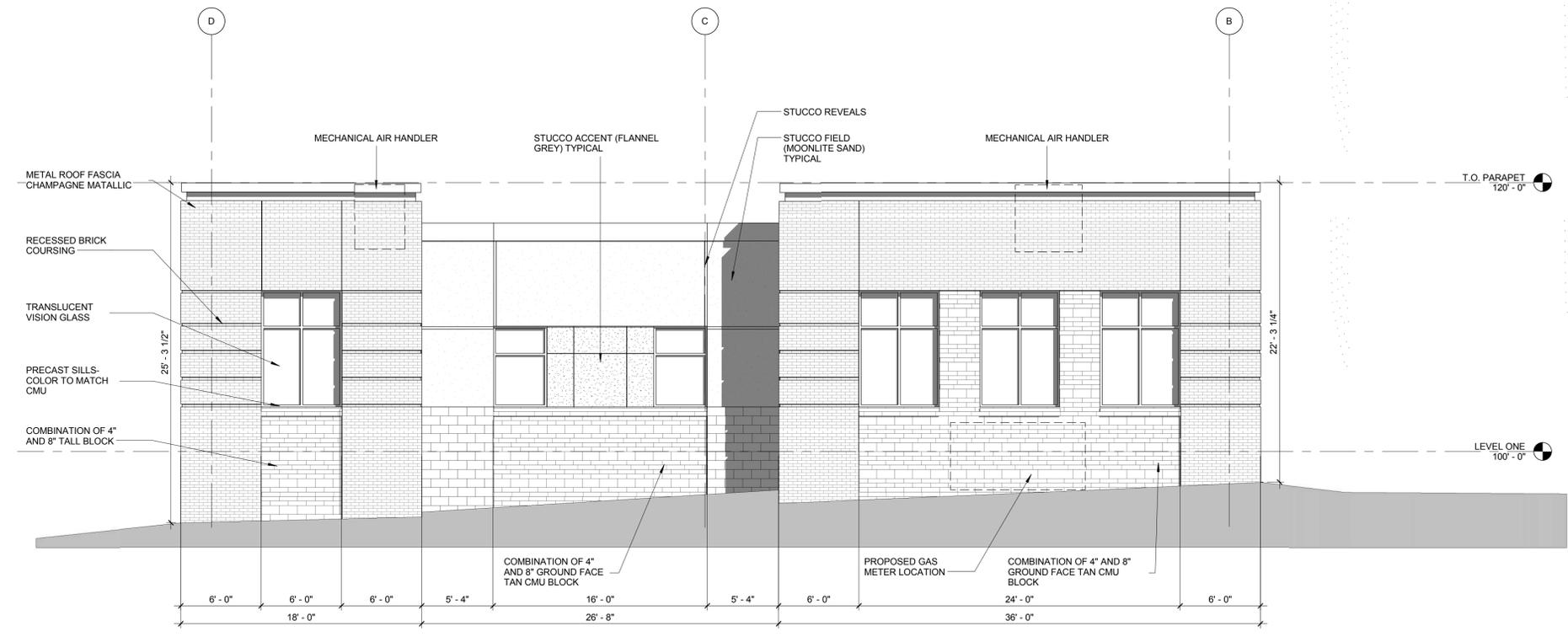


RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

RidgeGate Section 15, Filing 12, First Amendment, Lot 3B
 RidgeGate Planned Development
 Planning Area C/M-U2
 1.05 Acres
 SP16-18R



1 ELEVATION SOUTH
 3/16" = 1'-0"



2 ELEVATION WEST
 3/16" = 1'-0"

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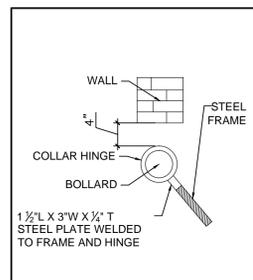
BUILDING ELEVATIONS
 INTEGRATED ENT MEDICAL OFFICE BUILDING

MARCH 07, 2016

9 OF 10

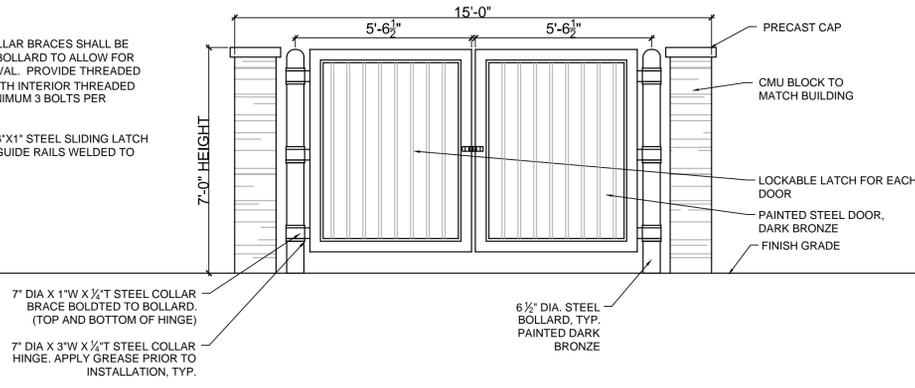
RIDGEGATE SECTION 15 FILING NO 12, FIRST AMENDMENT, LOT 3B

RIDGEGATE PLANNED DEVELOPMENT
 PLANNING AREA C/M-U2
 1.05 ACRES
 SP16-18R

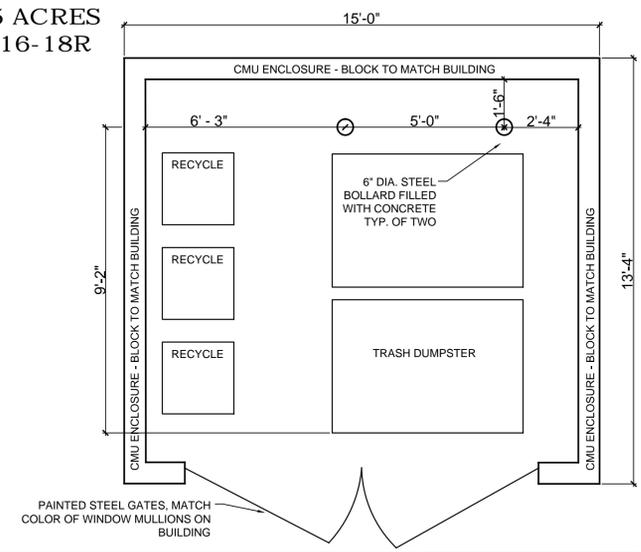


- NOTES:
1. STEEL COLLAR BRACES SHALL BE BOLTED TO BOLLARD TO ALLOW FOR GATE REMOVAL. PROVIDE THREADED 3/4\"/>
 - 2. PROVIDE 6\"/>

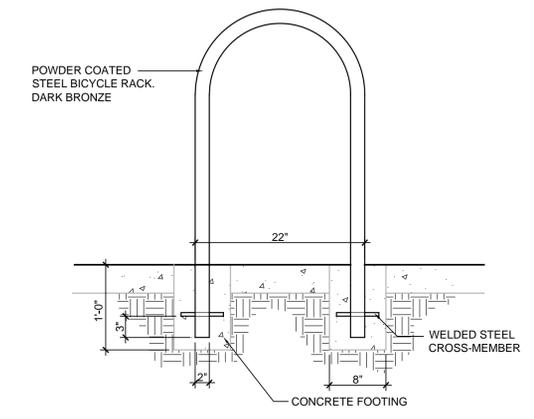
PLAN - NOT TO SCALE



- 7\"/>
- 6 1/2\"/>
- 7\"/>
- PRECAST CAP
- CMU BLOCK TO MATCH BUILDING
- LOCKABLE LATCH FOR EACH DOOR
- PAINTED STEEL DOOR, DARK BRONZE
- FINISH GRADE



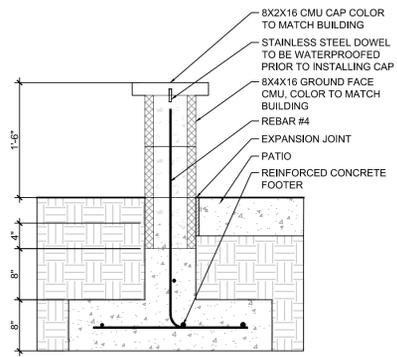
- CMU ENCLOSURE - BLOCK TO MATCH BUILDING
- 6\"/>
- RECYCLE
- RECYCLE
- RECYCLE
- TRASH DUMPSTER
- PAINTED STEEL GATES, MATCH COLOR OF WINDOW MULLIONS ON BUILDING



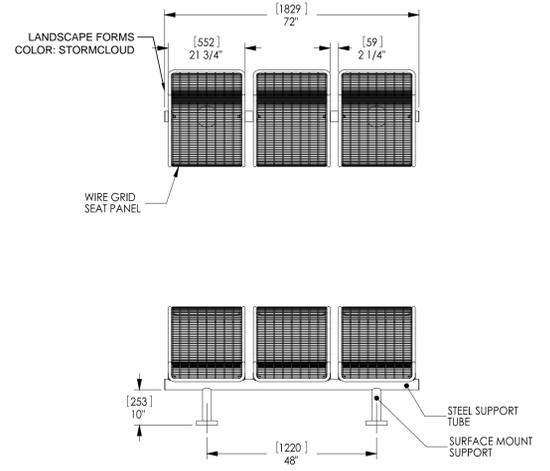
- POWDER COATED STEEL BICYCLE RACK, DARK BRONZE
- WELDED STEEL CROSS-MEMBER
- CONCRETE FOOTING

1 TRASH ENCLOSURE
 SCALE: 3/8\"/>

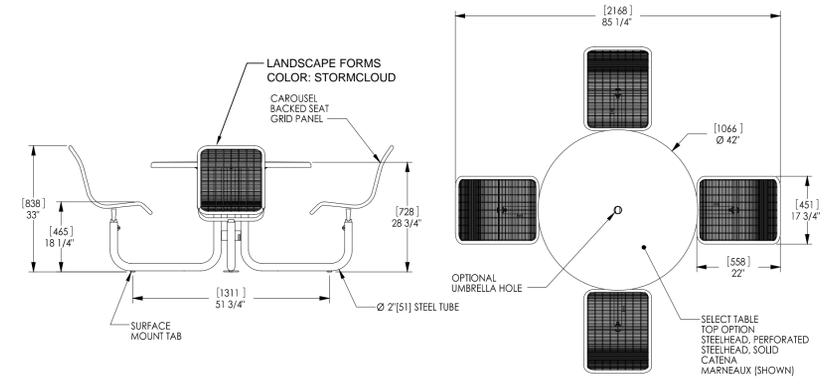
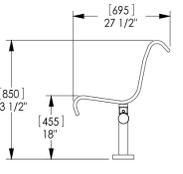
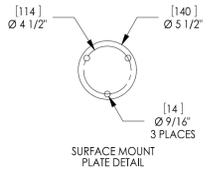
2 INVERTED "U" BICYCLE RACK



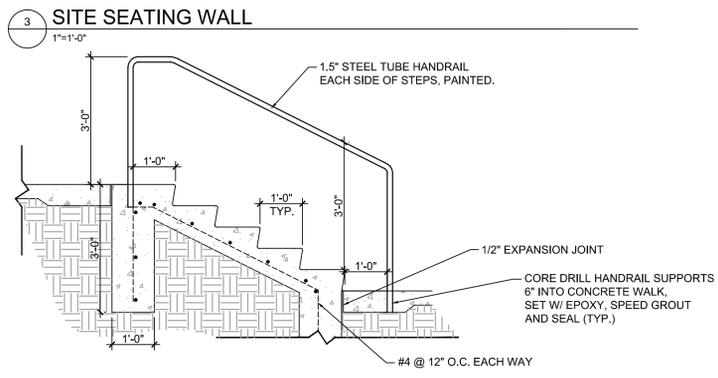
SECTION



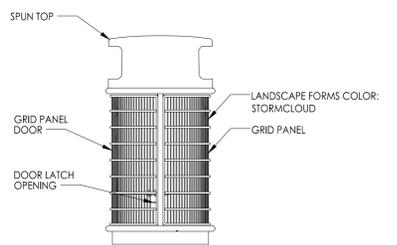
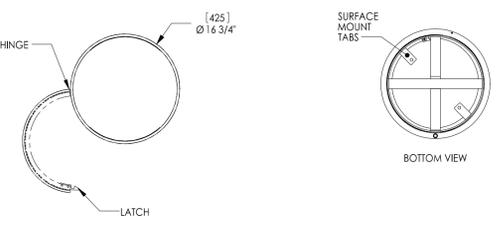
4 LANDSCAPE FORMS PLEXUS BENCH



5 LANDSCAPE FORMS CAROUSEL TABLE AND CHAIRS



6 STAIR HANDRAIL
 1/2\"/>



7 LANDSCAPE FORMS PLEXUS TRASH RECEPTACLE

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NORTHWEST RENDERING



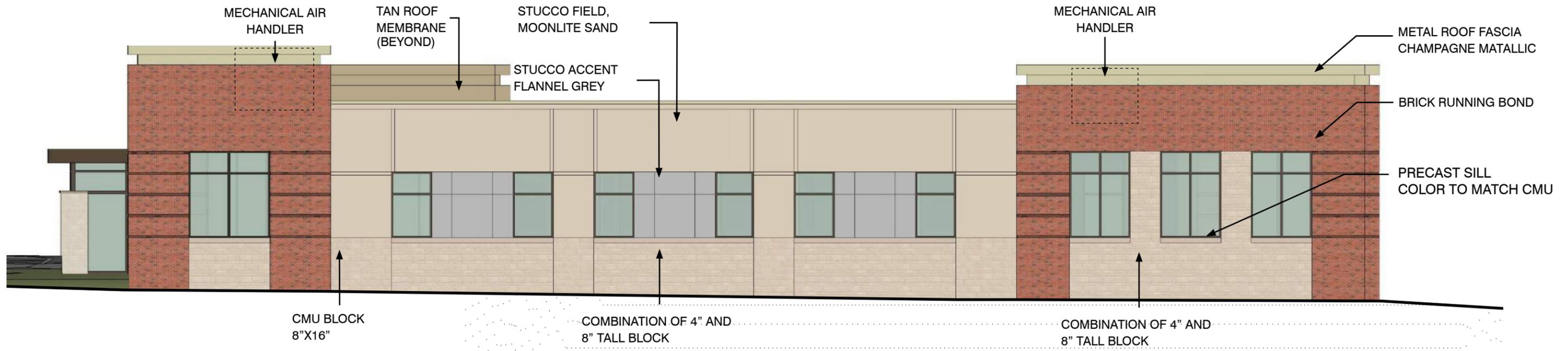
SOUTHWEST RENDERING



EAST RENDERING

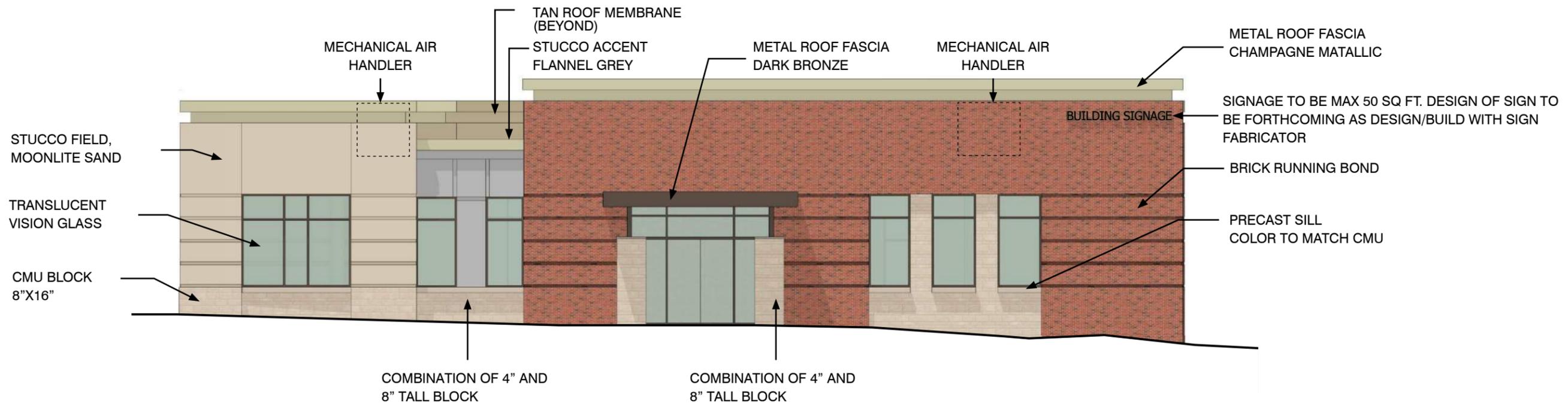


EAST RENDERING



NORTH ELEVATION

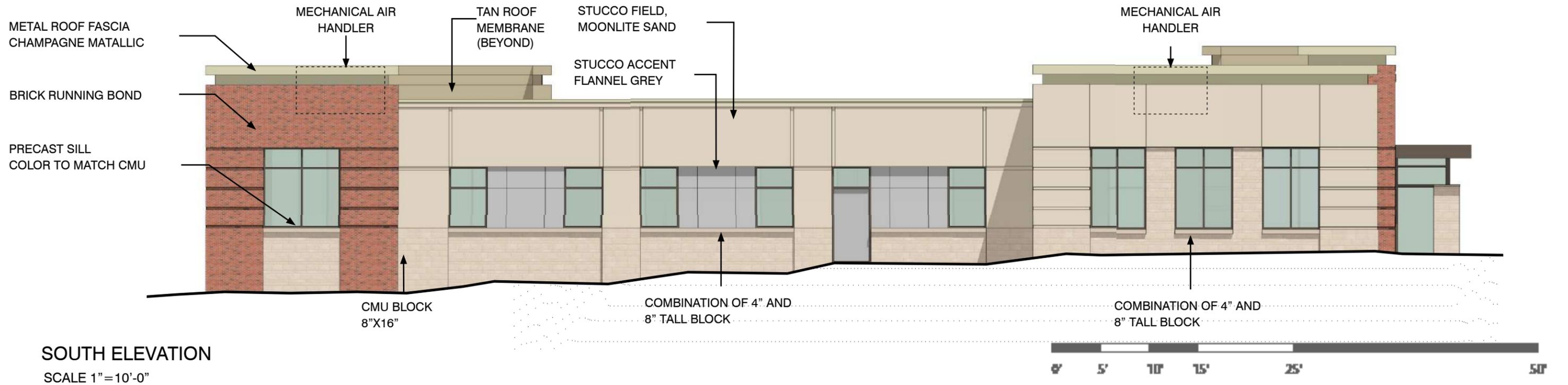
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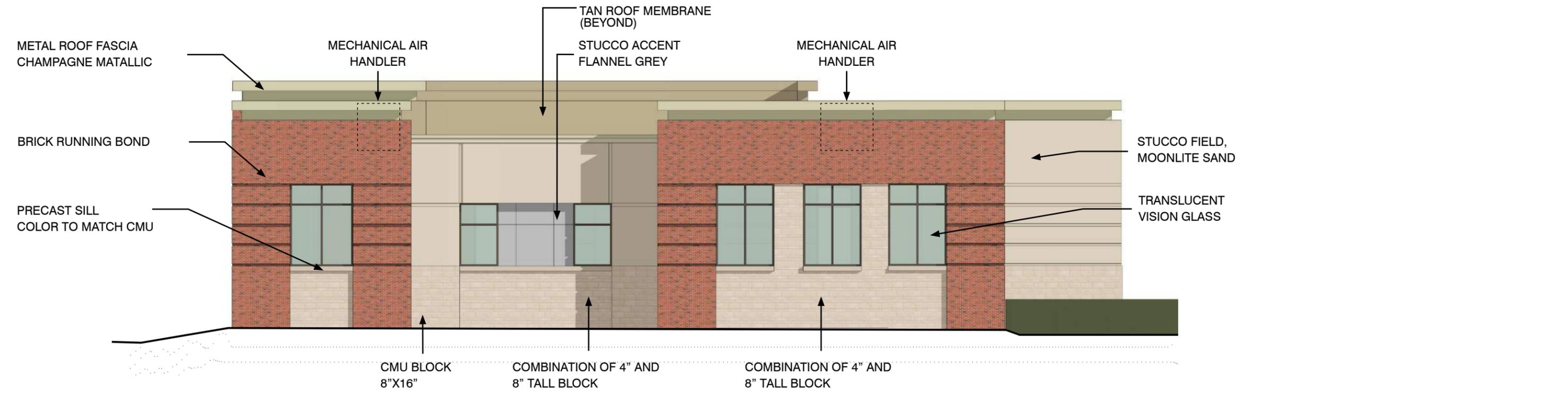
EAST ELEVATION

SCALE 1"=10'-0"





SOUTH ELEVATION
SCALE 1" = 10'-0"



WEST ELEVATION
SCALE 1" = 10'-0"





**CITY OF LONE TREE
STAFF REPORT**

TO: Mayor Millet and City Council
FROM: Jennifer Pettinger, CMC, City Clerk
DATE: May 20, 2016
FOR: June 7, 2016 City Council Agenda
SUBJECT: 2016-2017 Youth Commission Interview Committee Appointment

Background & Summary

The CBC Appointment Policy requires that we appoint an Interview Committee for the Youth Commission. We project that we will have two vacancies (Michelle Timmins and Patrick Britti) on the Commission. Andrew Seehausen and Nicole Tripler are serving partial terms and are eligible for reelection.

We have begun advertising and applications are due June 30th. Interviews will be conducted during the month of July.

We will also utilize this committee through May 2017 if any vacancies should occur.

Listed below are the previous interview committees:

2015/2016	2014/2015	2013	2012
Monson /Squyer	Monson /Squyer	Anderson/Squyer	Anderson/Monson

Cost

There is no direct cost.

Suggested Motion

I move to appoint Council Member _____ and Council Member _____ to the Youth Commission Interview Committee to serve until May 31, 2017.

**CITY OF LONE TREE
RESOLUTION NO. 16-18**

A RESOLUTION APPOINTING COUNCIL REPRESENTATIVES

WHEREAS, the City of Lone Tree desires to have City Council and Staff representation on certain organizations to which the City is a member.

**NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF LONE TREE, COLORADO:**

The following named Council Members and Staff are hereby appointed to serve as City Council representatives to the following organizations, to serve at the pleasure of the City Council until such time as the City Council may reconsider such appointments:

- Susan Squyer to the Cherry Creek Basin Water Quality Authority
- Susan Squyer and Cathie Brunnick (alternate) to the CML Policy Committee
- Jacqueline Millet to the Denver South Economic Development Partnership Board of Directors
- Jacqueline Millet and Wynne Shaw (alternate) to the DRCOG Board of Directors
- Jacqueline Millet and Wynne Shaw (alternate) to the E-470 Public Highway Authority
- Jay Carpenter to the Lone Tree Audit Committee
- Cathie Brunnick and Jay Carpenter to the Lone Tree/South Suburban Park & Recreation Monthly Joint Meeting Group
- Jacqueline Millet to the Metro Mayors Caucus
- Cathie Brunnick and Jay Carpenter to the Partnership of Douglas County Governments
- Susan Squyer and Cathie Brunnick to the Rampart Range Metro District
- Wynne Shaw to the Park Meadows Metropolitan District
- Jacqueline Millet to the South I-25 Urban Corridor Transportation Management Association (TMA) Board of Directors
- Jay Carpenter to the Douglas County Youth Initiative
- Susan Squyer and Jennifer Drybread (alternate) to the Centennial Airport/Community Noise Roundtable
- Wynne Shaw to the Douglas County Housing Partnership

APPROVED AND ADOPTED THIS 7TH DAY OF JUNE, 2016.

CITY OF LONE TREE

Jacqueline A. Millet, Mayor

ATTEST:

Jennifer Pettinger, CMC, City Clerk

(SEAL)