



**RIDGE GATE PARKWAY  
& HAVANA STREET  
STREETScape MASTER PLAN**

10.19.2021



**CONSILIUM DESIGN**  
LAND PLANNING | LANDSCAPE ARCHITECTURE | URBAN DESIGN

**Ridge Gate**  
Lone Tree, Colorado



Ridgegate Parkway Location Map

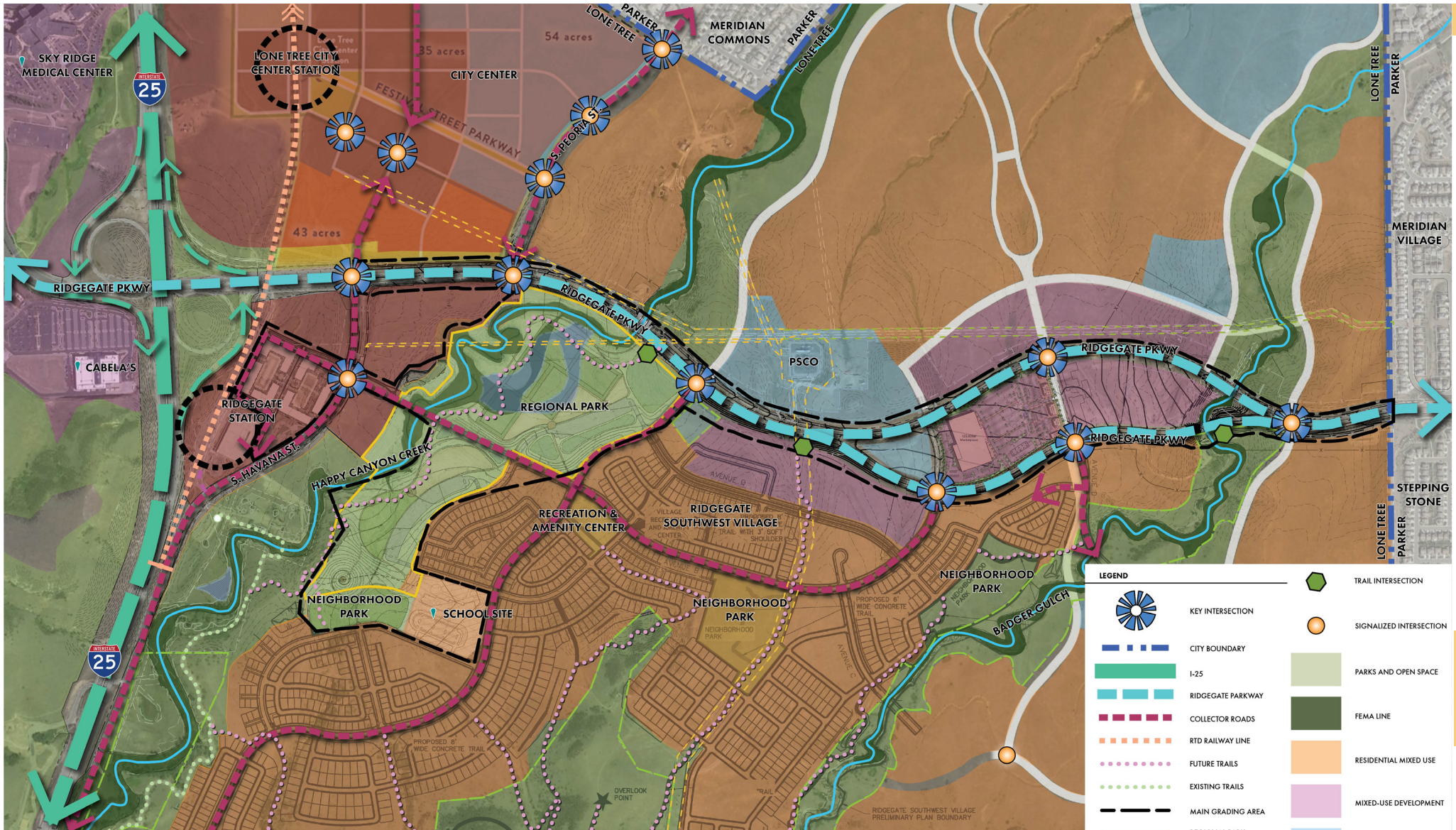
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**Note:**

- All graphics used in this master plan document are not to scale and not to be used for construction. This Master Plan document is to help understand the overall planning and design intentions/goals for Ridgeway Parkway & Havana Street.
- Refer to the Ridgeway East Lighting Strategy Plan for all information regarding lighting placement and spacing.
- None of the drawings in this document are to scale.

# SITE ANALYSIS



## Site Analysis Overview

### Available base information consulted:

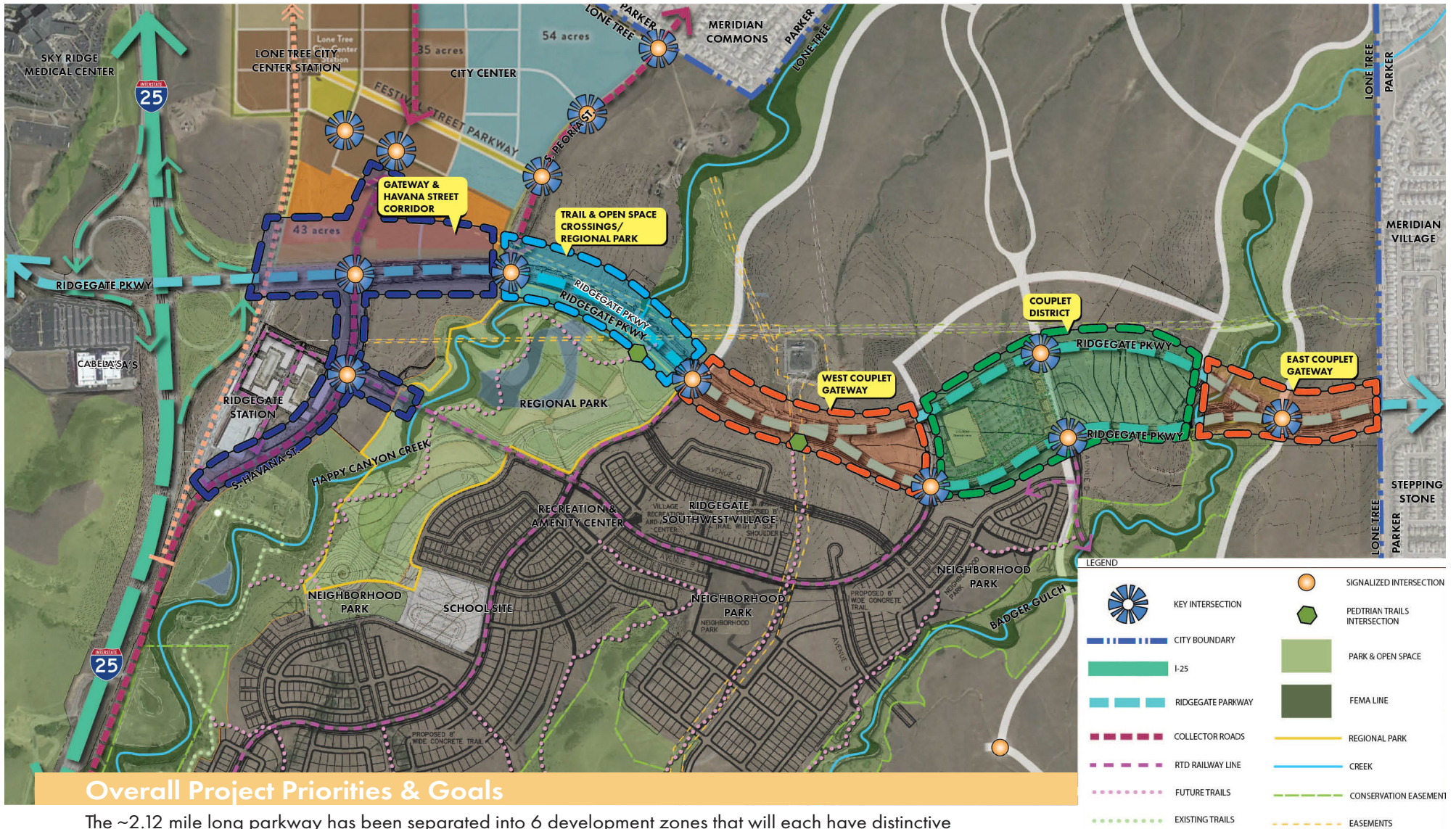
- Sub area plans for the City Center and Residential Villages
- Lone Tree landscape regulations (new)
- Previously prepared planning and entitlement documents for adjacent properties
- Overall property boundaries, utilities, easements, and other encumbrances

### Existing Conditions were assessed including:

- Existing and potential RRMD tracts to be included in the master plan
- Possibility for landscape improvements within the I-25 ROW
  - ▶ The first opportunity for landscape impact
- Open space abutting the ROW on the north side, between I-25 and S. Peoria St., will include a relocated excel high pressure gas line with a 50'-100' easement.
- Topography grades north of ROW from I-25 to Havana that will be lowered to improve visibility into adjacent development sites and maximize potential building heights impacted by Centennial Airport FAA Part 77 height limitations.
- Park and open space improvements including:
  - ▶ South Suburban Parks and Recreation landscapes adjacent to ROW
  - ▶ Coordinate design efforts for regional water quality/detention pond at Southwest Village entry
  - ▶ Landscape treatments for the pond at High Note Ave.
  - ▶ Opportunities for passive rain water capture
- Major trail connection on the south side of the parkway where power lines cross



# DEVELOPMENT ZONES





**GATEWAY &  
HAVANA STREET  
CORRIDOR**

As you move east from I-25, the next development zone is Gateway and Havana Street. This area includes the intersection of Havana St. and Ridgeway parkway that will lead north to the new City Center and south to Ridgeway RTD station and development.



**TRAIL & OPEN  
SPACE CROSSING/  
REGIONAL PARK**

The next section of the parkway is the Open Space Crossings/Regional Park. At this development zone of the parkway, a regional park is to be installed to the south of the parkway. Happy Canyon Creek flows under the parkway in this development zone.



**WEST COUPLET  
GATEWAY**

The west couplet gateway is located east of the new Regional Park to be developed. Along this section of the parkway, the new Southwest Village residential development will be located on the south edge of the parkway.



**COUPLET DISTRICT**

The Couplet District follows the West Couplet Gateway zone and the new Southwest Village residential development. The couplet district will feature retail development and a more urban setting as compared to the other zones of the parkway.



**EAST COUPLET  
GATEWAY**

The East Couplet Gateway is the arrival zone to the Couplet District coming west from the Town of Parker. Stepping Stone and Meridian Village are the two major housing developments that are east of this zone. Badger Gulch runs under the parkway.

# MASTER PLAN

## Master Plan Overview

The final master plan incorporates the desired features of the preliminary plans per client and stakeholder comments. This plan will be the guiding document for future design development and implementation of the parkway streetscape.

### Gateway & Havana Street Corridor

A more formalized, urban streetscape image is desired for this development zone with traditional street tree grids of matching species. "Outcrop" stone retaining walls will continue at the western edges of the development zone. Backdrop mass plantings of ornamental and evergreen trees will further enhance the City Center arrival experience while framing views to adjacent development. "Outcrop" stone retaining walls will continue, as used along Ridgeway Parkway west of I-25. In addition to providing continuity, these walls will soften grades and create areas more suitable for establishing trees and other plantings.

### Trail and Regional Park

A more informal, native landscape is the desired image for the parkway as it crosses the Happy Canyon trail and open space system, and regional park planned to the south of the parkway. Dryland native grasses and drought tolerant shade trees arranged in informal masses will predominate the landscape here. Design of the streetscape will be coordinated with the design for the adjacent park and open spaces for a seamless natural look.

### West Couplet Arrival & Gateway

A transition to a more formal landscape will create the landscape image as travelers approach the Couplet district. Formal street trees will frame the view and a large public art feature will terminate the view. A more residential scale and diversity in the landscape will be coordinated with adjacent development at the Southwest Village.

### Couplet District

A contemporary, small town "main street" image is desired for the couplet district. Landscapes dependent on low to moderate water use and more variety in plant species is anticipated. Hardscape and landscape design treatments will be used that attractive and create a safe environment for pedestrians and cyclists.

### East Couplet Arrival & Gateway

This eastern gateway into RidgeGate will reflect design qualities of the City Center Gateway and Happy Canyon Creek open space landscapes. Formalized street tree plantings and ornamental and evergreen backdrop plantings will frame the arrival view. Informal grove tree plantings will enhance the open space crossing.



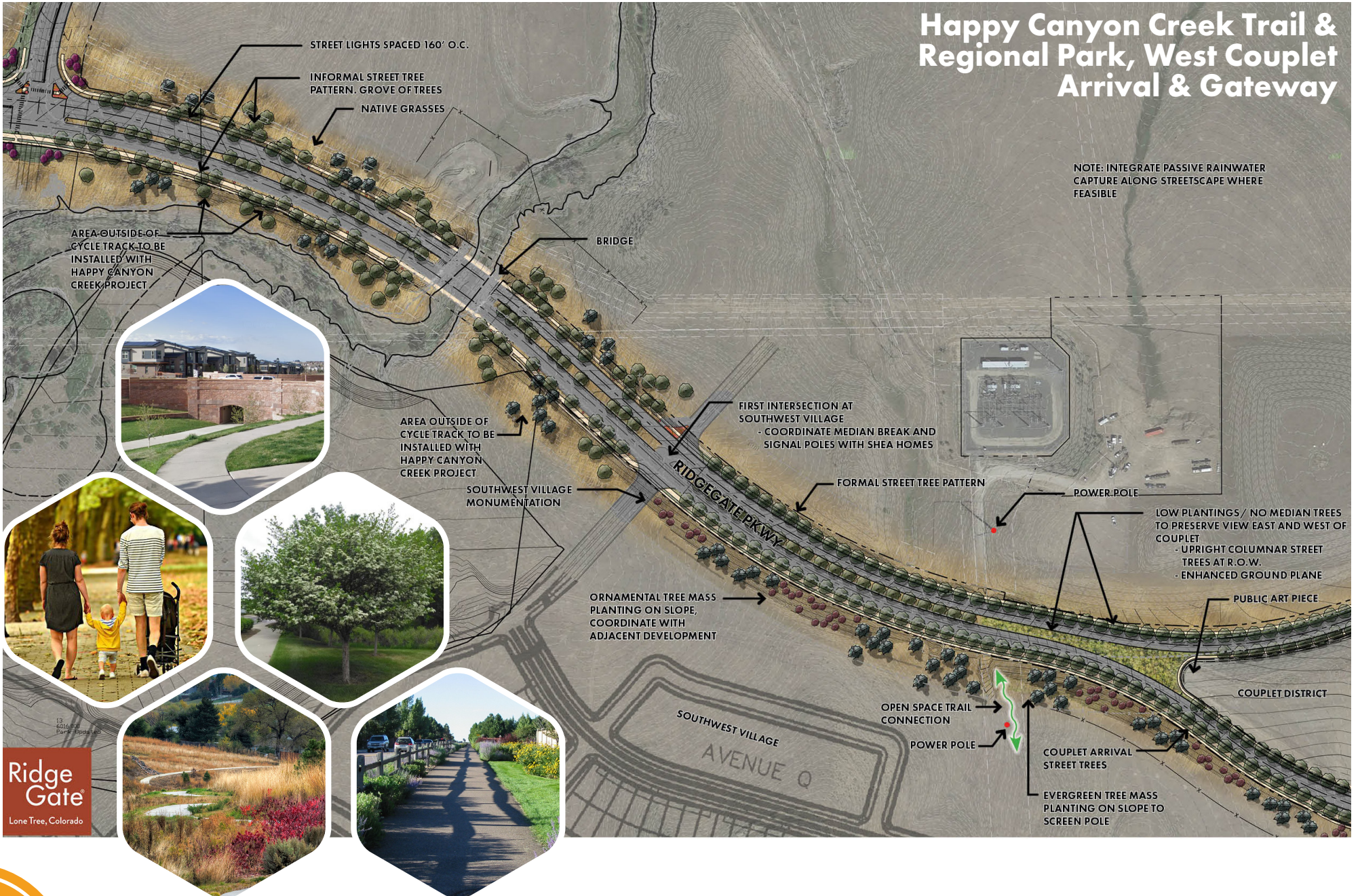
# MASTER PLAN

## West Arrival Gateway at I-25 & Havana St.



# MASTER PLAN

## Happy Canyon Creek Trail & Regional Park, West Couplet Arrival & Gateway



Ridge Gate  
Lone Tree, Colorado

# MASTER PLAN

## East Couplet Arrival & Gateway



# MASTER PLAN

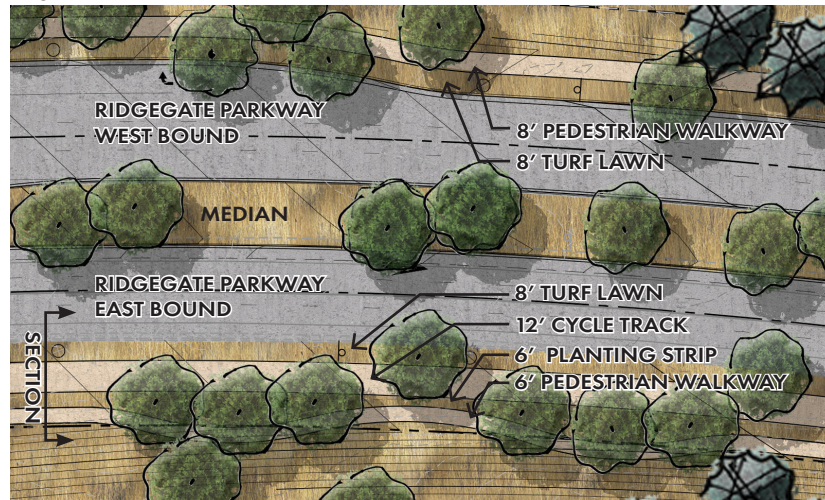
## Master Plan: Landscape Features and Enhancements

Along the parkway, pedestrian/ cyclist circulation and safety is one of the main focuses of this master plan. Below are graphics to explain in depth the pedestrian circulation patterns and areas of enhancements. The main enhancement area to improve pedestrian and cyclist safety is located along the 12' cycle track and 6' pedestrian walkway that navigates the south side of the parkway. Aside from safety, other enhancements will also be provided for aesthetic and environmental improvements.

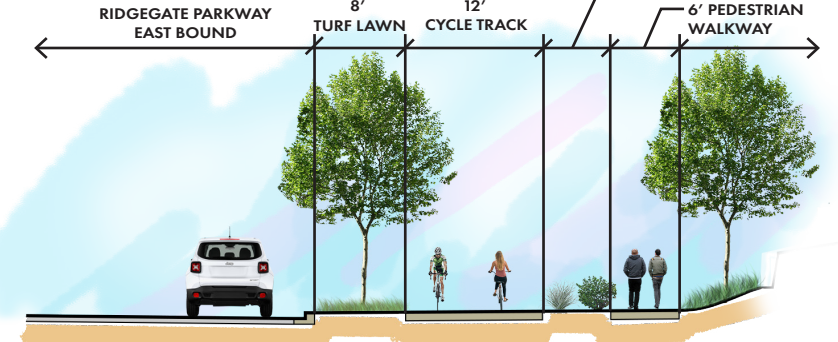
### Pedestrian Walkways

On north side of the parkway the pedestrian walkway is 8' in width and is placed 8' from back of curb to provide space for a tree lawn. In contrast, on the south side, pedestrians will have, in order from back of curb, an 8' tree lawn, 12' cycle track, 6' planting strip, and 6' pedestrian walkway. Shown in the plan graphic below, the pedestrian walkway should meander where space is allowable to provide extra space for planting.

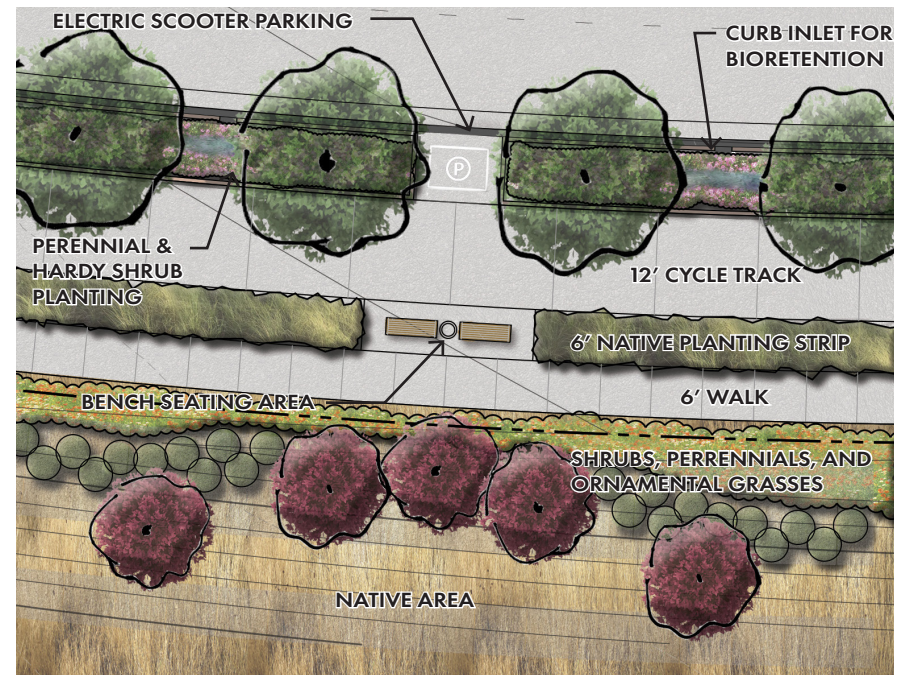
#### Plan



#### Section

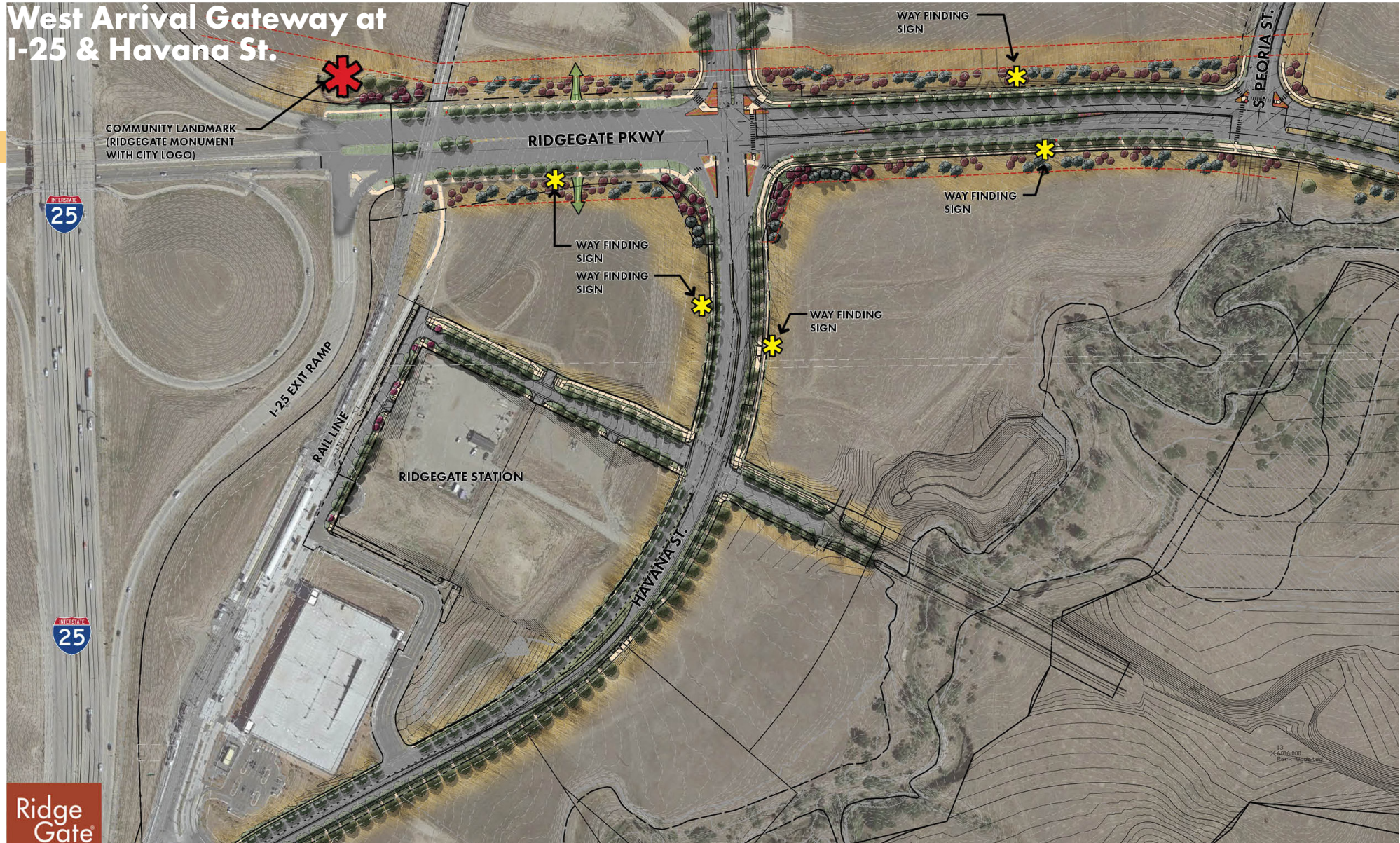


#### Plan



# SIGNAGE LOCATIONS

## West Arrival Gateway at I-25 & Havana St.

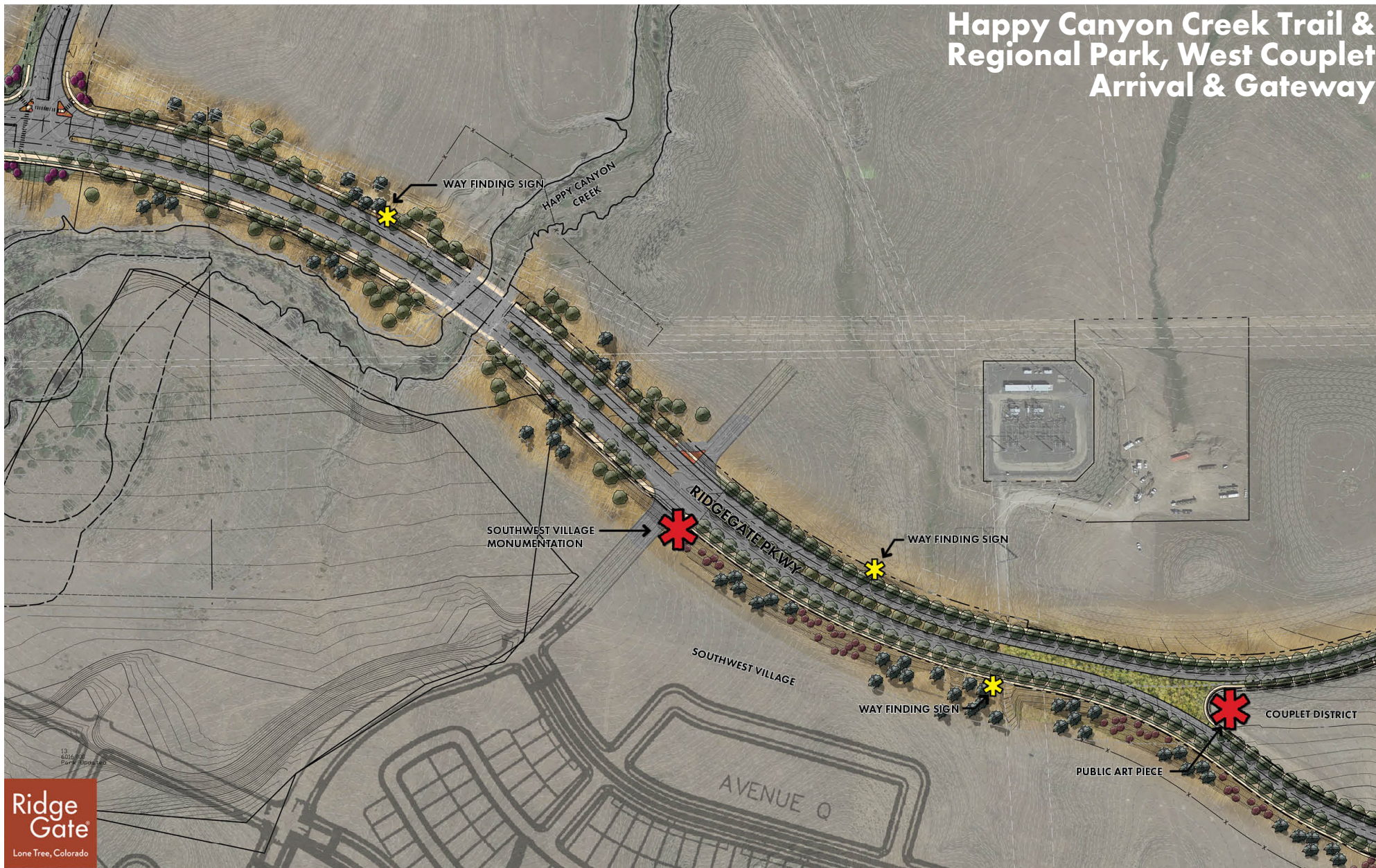


### Signage Plan

Signage is an essential part in the encompassing design for Ridgegate Parkway. Different types of signage from entry gateways to wayfinding signs are pivotal in the circulation along the parkway. Signs will signify a sense of arrival to a development zone or a wayfinding sign can orient a user to certain areas along the parkway. These graphics show approximate locations of signage placement.

# SIGNAGE LOCATIONS

## Happy Canyon Creek Trail & Regional Park, West Couplet Arrival & Gateway

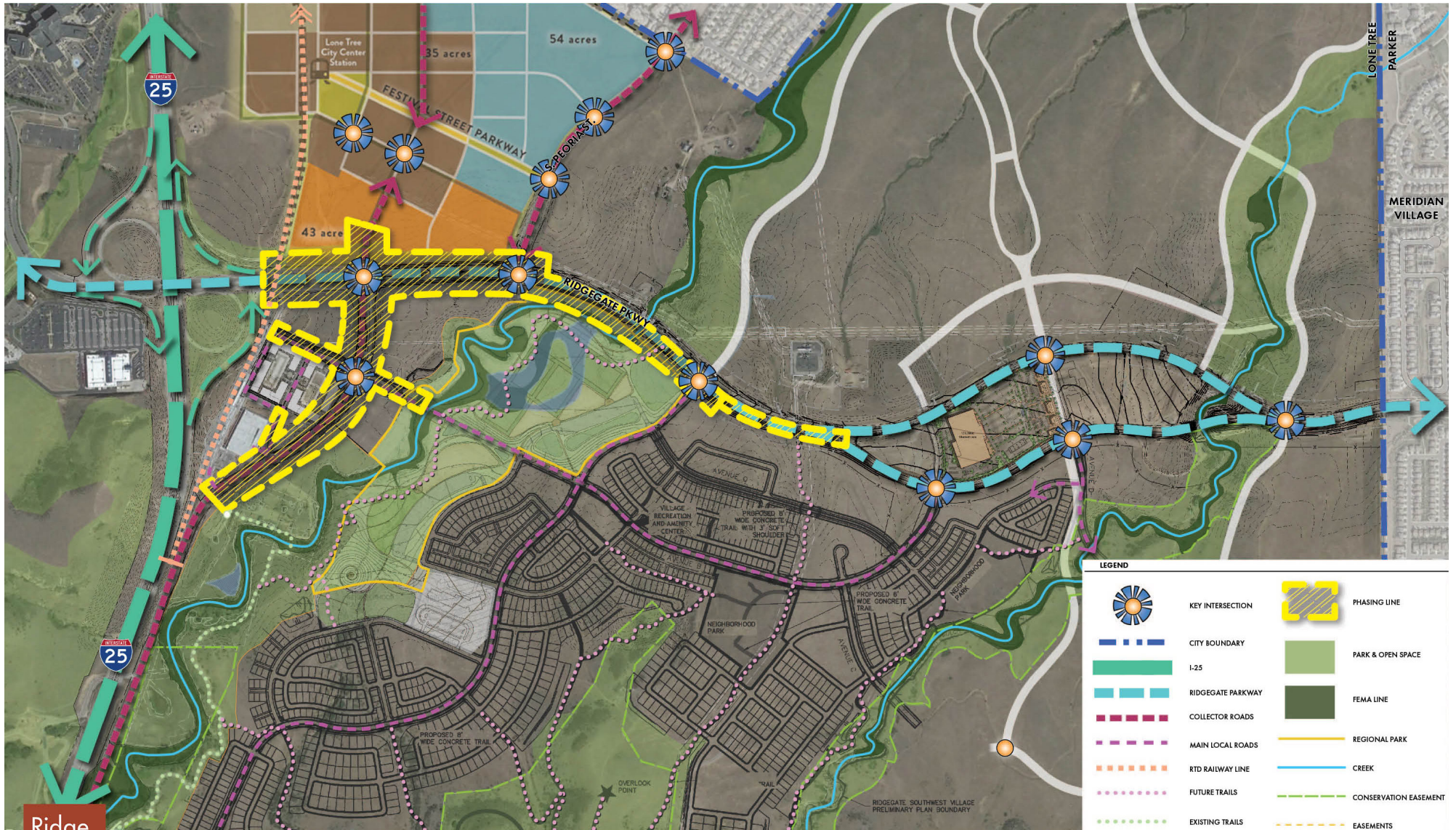


# SIGNAGE LOCATIONS

## East Couplet Arrival & Gateway



# PHASE 1 PLAN



Ridge Gate  
Lone Tree, Colorado

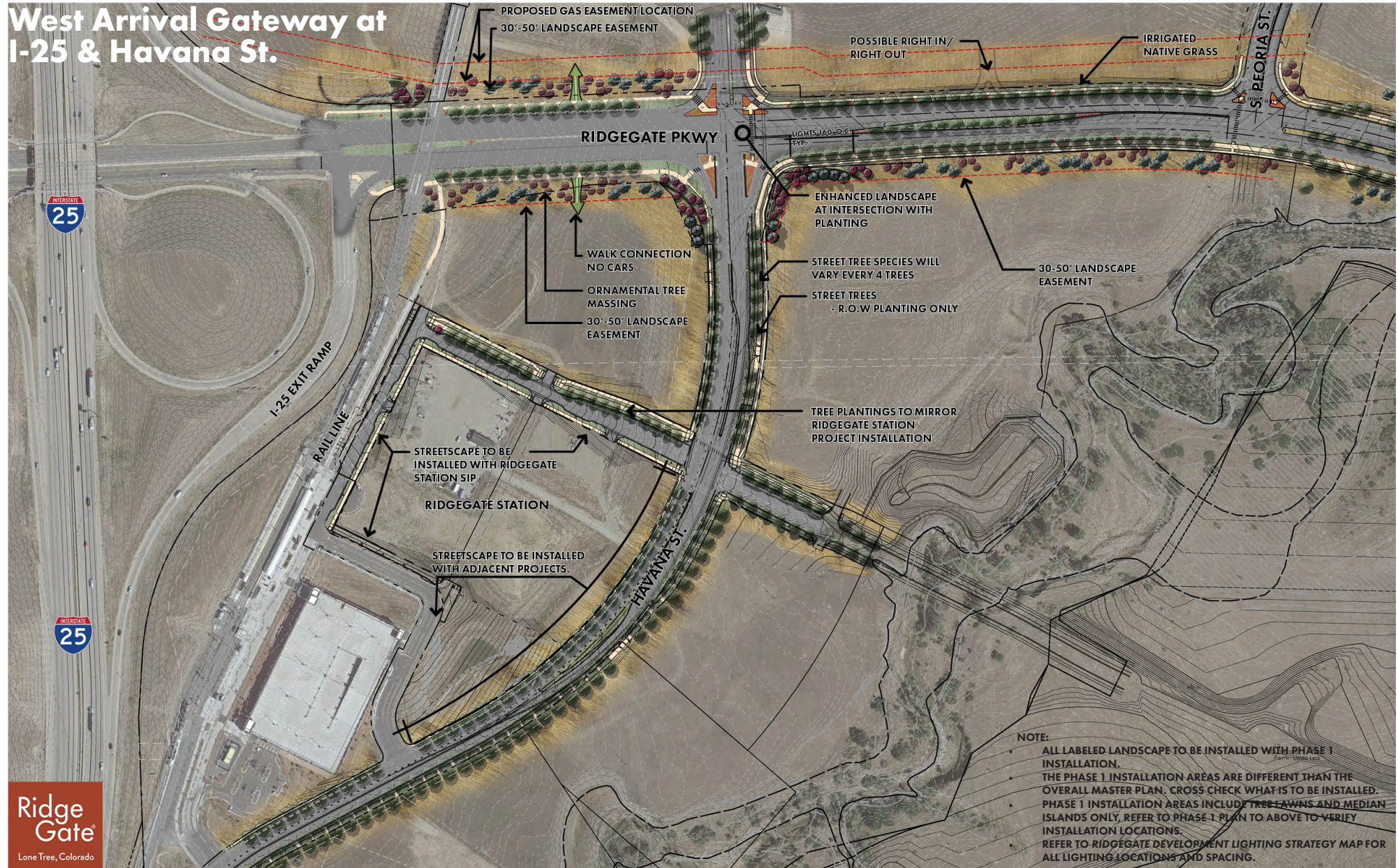
## Phasing Map

The ~2.1 mile long parkway construction will be broken into multiple phases. The first phase of the parkway will include the installation of the Entry Gateway at I-25/S. Havana St. streetscape, open space trail crossings, and the regional park. All construction in the first phase will involve street tree plantings, median plantings, intersection enhancements, and retaining walls. For more detail on areas to be installed during phase 1, the next two pages look at the phase 1 installation features in depth.



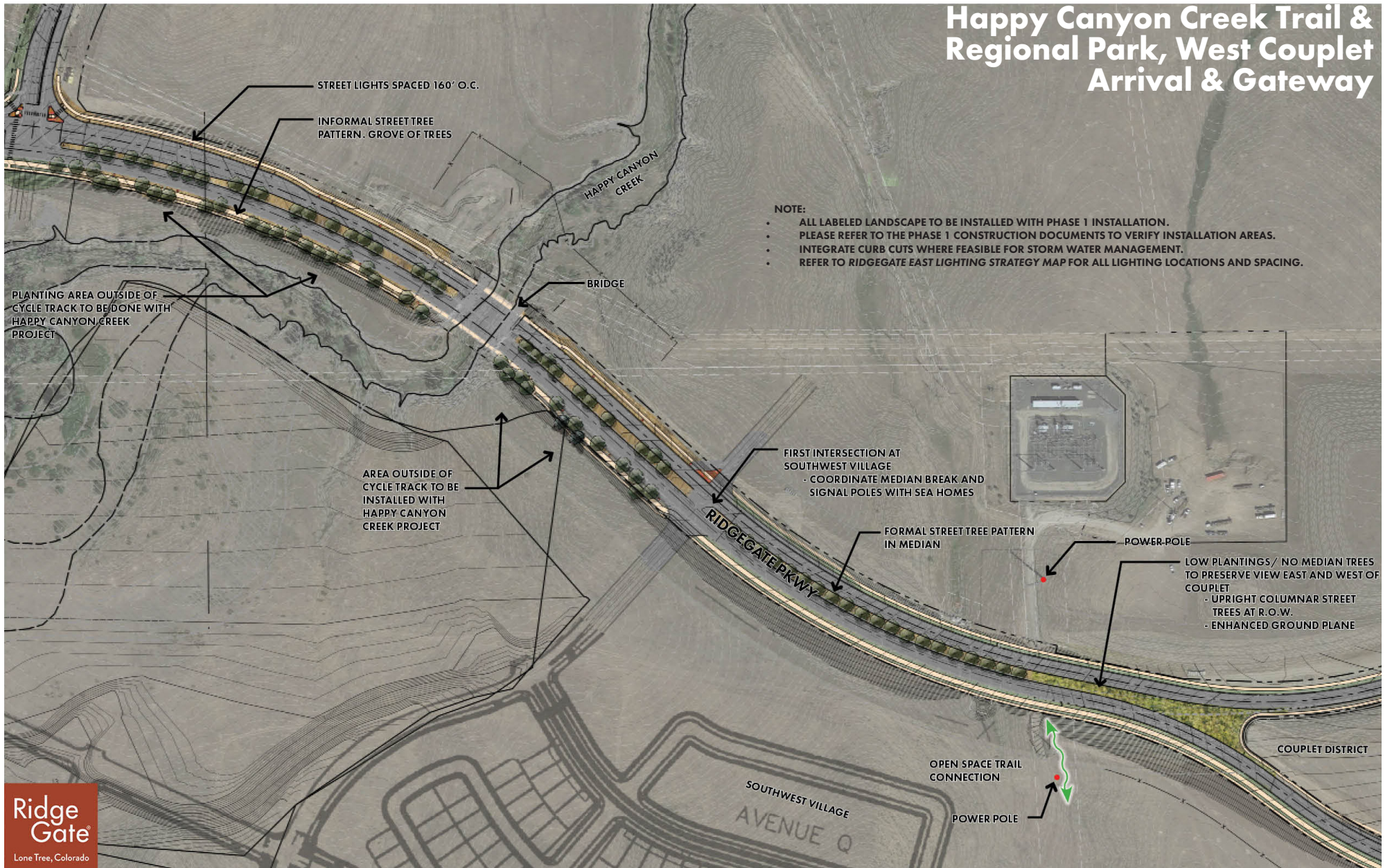
# PHASE 1 PLAN

## West Arrival Gateway at I-25 & Havana St.



# PHASE 1 PLAN

## Happy Canyon Creek Trail & Regional Park, West Couplet Arrival & Gateway



# SIGNATURE PLANTINGS

## GATEWAY & HAVANA STREET

American Elm (Valley Forge)



Shade Tree

Scientific Name:  
*Ulmus americana* "Valley Forge"  
 HT x SPD: 60' x 50'

London Plane Tree



Shade Tree

Scientific Name:  
*Platanus x acerifolia*  
 HT x SPD: 75' x 80'

Honeylocust (Shademaster)



Shade Tree

Scientific Name:  
*Gleditsia triacanthos* var.  
*inermis* 'Shademaster'  
 HT x SPD: 50' x 35'

Northern Red Oak



Shade Tree

Scientific Name:  
*Quercus rubra*  
 HT x SPD: 50' x 30'

Amur Maple



Ornamental Tree

Scientific Name:  
*Acer ginnala*  
 HT x SPD: 20' x 20'

Crabapple



Ornamental Tree

Scientific Name:  
*Malus* spp.  
 HT x SPD: 20' x 15'

Hot Wings Maple



Ornamental Tree

Scientific Name:  
*Acer tataricum* 'GarAnn'  
 HT x SPD: 50' x 30'

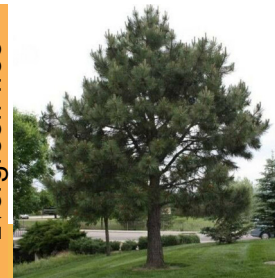
Austrian Pine



Evergreen Tree

Scientific Name:  
*Pinus nigra*  
 HT x SPD: 50' x 20'

Ponderosa Pine



Evergreen Tree

Scientific Name:  
*Pinus ponderosa*  
 HT x SPD: 40' x 25'

Grow-Low Sumac



Deciduous Shrub

Scientific Name:  
*Rhus aromatica* 'Gro-Low'  
 HT x SPD: 3' x 8'

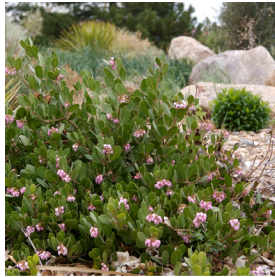
Russian Sage



Deciduous Shrub

Scientific Name:  
*Perovskia atriplicifolia*  
 HT x SPD: 4' x 4'

Panchito Manzanita



Evergreen Shrub

Scientific Name:  
*Arctostaphylos* 'Panchito'  
 HT x SPD: 2' x 4'

Havana Street



# GATEWAY & HAVANA STREET

Yucca Filamentosa



Scientific Name:  
Yucca filamentosa  
HT x SPD: 3' x 3'

Blue Grama Grass



Scientific Name:  
Bouteloua gracillis  
HT x SPD: 12-20" x 14-18"

Blue Lyme Grass



Scientific Name:  
Leymus arenarius  
HT x SPD: 2-3' x spreading

Buffalo Grass



Scientific Name:  
Bouteloua dactyloides  
HT x SPD: 18" x 3'

Crested Wheatgrass



Scientific Name:  
Agropyron cristatum  
HT x SPD: 1-3' Tall

Feather Reed Grass



Scientific Name:  
Calamagrostis acutiflora 'Karl Foerster'  
HT x SPD: 4-5' x 2'

Fountain Grass



Scientific Name:  
Pennisetum alopecuroides 'Hameln'  
HT x SPD: 2-3' x 2'

Giant Sacaton



Scientific Name:  
Sporobolus wrightii  
HT x SPD: 4-6' x 3-4'

Little Bluestem



Scientific Name:  
Schizachyrium scoparium  
HT x SPD: 30-40" x 2'

Ribbon Grass



Scientific Name:  
Phalaris arundinacea  
HT x SPD: 4-5' x 2'

Switchgrass



Scientific Name:  
Panicum virgatum  
HT x SPD: 3-4' x 24-30"

Native Grasses (Dryland)



Scientific Name:  
N/A  
HT x SPD: N/A

## Notes:

\*Yucca and Prickly Pear will be utilized to create encroachment barriers adjacent to retaining walls to promote CPTED principles.

## Havana Street



# SIGNATURE PLANTINGS

## TRAIL & OPEN SPACE CROSSING / REGIONAL PARK

Bur Oak



Shade Tree

Scientific Name:  
*Quercus macrocarpa*  
HT x SPD: 70' x 50'

Mountain Ash



Shade Tree

Scientific Name:  
*Sorbus aucuparia*  
HT x SPD: 25' x 15'

Sensation Maple



Shade Tree

Scientific Name:  
*Acer negundo 'Sensation'*  
HT x SPD: 30' x 25'

Western Catalpa



Shade Tree

Scientific Name:  
*Catalpa speciosa*  
HT x SPD: 50' x 30'

Western Hackberry



Shade Tree

Scientific Name:  
*Celtis occidentalis*  
HT x SPD: 60' x 40'

Chokecherry



Ornamental Tree

Scientific Name:  
*Prunus virginiana*  
HT x SPD: 25' x 20'

Gambel Oak



Ornamental Tree

Scientific Name:  
*Quercus gambelii*  
HT x SPD: 15' x 12'

Foxtail Pine



Evergreen Tree

Scientific Name:  
*Pinus aristata*  
HT x SPD: 30' x 15'

Apache Plume



Deciduous Shrub

Scientific Name:  
*Fallugia paradoxa*  
HT x SPD: 5' x 5'

Cutleaf Sumac



Deciduous Shrub

Scientific Name:  
*Rhus typhina 'Lanciniata'*  
HT x SPD: 8' x 6'

Golden Currant



Deciduous Shrub

Scientific Name:  
*Ribes aureum*  
HT x SPD: 6' x 6'

Rabbitbrush



Deciduous Shrub

Scientific Name:  
*Chrysothamnus nauseosus*  
HT x SPD: 4' x 4'

Trail & Open Space Crossing



Three Leaf Sumac



Deciduous Shrub

Scientific Name:  
*Rhus trilobata*  
HT x SPD: 6' x 6'

Wood's Rose



Deciduous Shrub

Scientific Name:  
*Rosa woodsii*  
HT x SPD: 4' x 4'

Rabbitbrush



Deciduous Shrub

Scientific Name:  
*Chrysothamnus nauseosus*  
HT x SPD: 4' x 6'

Mahonia



Evergreen Shrub

Scientific Name:  
*Mahonia aquifolium*  
HT x SPD: 6' x 6'

Mountain Mahogany



Evergreen Shrub

Scientific Name:  
*Cercocarpus montanus*  
HT x SPD: 10' x 6'

Prickly Pear



Evergreen Shrub

Scientific Name:  
*Opuntia* spp.  
HT x SPD: 18" x 3'

Soapweed Yuca



Evergreen Shrub

Scientific Name:  
*Yucca glauca*  
HT x SPD: 3' x 4'

Blue Grama Grass



Grasses

Scientific Name:  
*Bouteloua gracilis*  
HT x SPD: 12-20" x 14-18"

Buffalo Grass



Grasses

Scientific Name:  
*Bouteloua dactyloides*  
HT x SPD: 18" x 3'

Giant Sacaton



Grasses

Scientific Name:  
*Sporobolus wrightii*  
HT x SPD: 4-6' x 3-4'

Little Bluestem



Grasses

Scientific Name:  
*Schizachyrium scoparium*  
HT x SPD: 30-40" x 2'

Native Grasses (Dryland)



Grasses

Scientific Name:  
N/A  
HT x SPD: N/A

Notes:

\*Yucca and Prickly Pear will be utilized to create encroachment barriers adjacent to retaining walls to promote CPTED principles.

Trail & Open Space Crossing



# SIGNATURE PLANTINGS

## COUPLET ARRIVAL / RESIDENTIAL EDGES - WEST

English Columnar Oak



Shade Tree

Scientific Name:  
*Quercus robur* 'Fastigiata'  
HT x SPD: 40' x 20'

Ginkgo



Shade Tree

Scientific Name:  
*Catalpa biloba* 'Male'  
HT x SPD: 40' x 30'

Mountain Ash



Shade Tree

Scientific Name:  
*Sorbus aucuparia*  
HT x SPD: 25' x 15'

Northern Red Oak



Shade Tree

Scientific Name:  
*Quercus rubra*  
HT x SPD: 50' x 30'

Sugar Maple



Shade Tree

Scientific Name:  
*Acer saccharum*  
HT x SPD: 50' x 45'

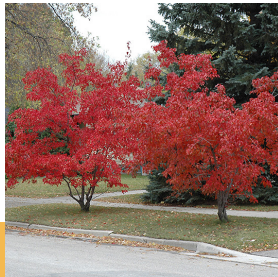
Swamp White Oak



Shade Tree

Scientific Name:  
*Quercus bicolor*  
HT x SPD: 50' x 40'

Amur Maple



Ornamental Tree

Scientific Name:  
*Acer ginnala*  
HT x SPD: 20' x 20'

Crabapple



Ornamental Tree

Scientific Name:  
*Malus* spp.  
HT x SPD: 20' x 15'

Hot Wings Maple



Ornamental Tree

Scientific Name:  
*Acer tataricum* 'GarAnn'  
HT x SPD: 50' x 30'

Serviceberry (Median)



Ornamental Tree

Scientific Name:  
*Amelanchier canadensis*  
HT x SPD: 10-15' x 10'

Thornless Cockspur Hawthorn



Ornamental Tree

Scientific Name:  
*Crataegus crus-galli* var.  
*inermis*  
HT x SPD: 20' x 15'

Austrian Pine



Evergreen Tree

Scientific Name:  
*Pinus nigra*  
HT x SPD: 50' x 20'

### Couplet Arrival Residential Edges - West



**Ponderosa Pine**

Evergreen Tree



Scientific Name:  
*Pinus ponderosa*  
HT x SPD: 40' x 25'

**Apache Plume**

Deciduous Shrub



Scientific Name:  
*Fallugia paradoxa*  
HT x SPD: 5' x 5'

**Cutleaf Sumac**

Deciduous Shrub



Scientific Name:  
*Rhus typhina* 'Lanciniata'  
HT x SPD: 8' x 6'

**Grow-Low Sumac**

Deciduous Shrub



Scientific Name:  
*Rhus aromatica* 'Gro-Low'  
HT x SPD: 3' x 8'

**Saskatoon Serviceberry**

Deciduous Shrub



Scientific Name:  
*Amelanchier alnifolia*  
HT x SPD: 8' x 10'

**Quince**

Deciduous Shrub



Scientific Name:  
*Chaenomeles japonica*  
HT x SPD: 6' x 4'

**Russian Sage**

Deciduous Shrub



Scientific Name:  
*Perovskia atriplicifolia*  
HT x SPD: 4' x 4'

**Wayfaring Viburnum**

Deciduous Shrub



Scientific Name:  
*Viburnum lantana*  
HT x SPD: 10' x 6'

**Wood's Rose**

Deciduous Shrub



Scientific Name:  
*Rosa woodsii*  
HT x SPD: 4' x 4'

**Prickly Pear**

Evergreen Shrub



Scientific Name:  
*Opuntia* spp.  
HT x SPD: 18" x 3'

**Soapweed Yuca**

Evergreen Shrub



Scientific Name:  
*Yucca glauca*  
HT x SPD: 3' x 4'

**Notes:**

\*Yucca and Prickly Pear will be utilized to create encroachment barriers adjacent to retaining walls to promote CPTED principles.

**Couplet Arrival Residential Edges - West**





# SIGNATURE PLANTINGS

## COUPLET ARRIVAL / RESIDENTIAL EDGES - WEST

Blue Grama Grass



Scientific Name:  
*Bouteloua gracillis*  
HT x SPD: 12-20" x 14-18"

Blue Lyme Grass



Scientific Name:  
*Leymus arenarius*  
HT x SPD: 2-3' x spreading

Buffalo Grass



Scientific Name:  
*Bouteloua dactyloides*  
HT x SPD: 18" x 3'

Crested Wheatgrass



Scientific Name:  
*Agropyron cristatum*  
HT x SPD: 1-3' Tall

Fountain Grass



Scientific Name:  
*Pennisetum alopecuroides*  
'Hameln'  
HT x SPD: 2-3' x 2'

Giant Sacaton



Scientific Name:  
*Sporobolus wrightii*  
HT x SPD: 4-6' x 3-4'

Little Bluestem



Scientific Name:  
*Schizachyrium scoparium*  
HT x SPD: 30-40" x 2'

Ribbon Grass



Scientific Name:  
*Phalaris arundinacea*  
HT x SPD: 4-5' x 2'

Switchgrass



Scientific Name:  
*Panicum vigatum*  
HT x SPD: 3-4' x 24-30"

Native Grasses (Dryland)



Scientific Name:  
N/A  
HT x SPD: N/A

## Couplet Arrival Residential Edges - West



## COUPLET GATEWAY

Aristocrat Pear



Scientific Name:  
*Pyrus calleryana* 'Aristocrat'  
HT x SPD: 40' x 30'

Ginkgo



Scientific Name:  
*Catalpa biloba*  
HT x SPD: 40' x 30'

Mountain Ash



Scientific Name:  
*Sorbus aucuparia*  
HT x SPD: 25' x 15'

Northern Red Oak



Scientific Name:  
*Quercus rubra*  
HT x SPD: 50' x 30'

Swamp White Oak



Scientific Name:  
*Quercus bicolor*  
HT x SPD: 50' x 40'

Australian Pine



Scientific Name:  
*Pinus nigra*  
HT x SPD: 50' x 20'

Ponderosa Pine



Scientific Name:  
*Pinus ponderosa*  
HT x SPD: 50' x 20'

Grow-Low Sumac



Scientific Name:  
*Rhus aromatica* 'Gro-Low'  
HT x SPD: 3' x 8'

Russian Sage



Scientific Name:  
*Perovskia atriplicifolia*  
HT x SPD: 4' x 4'

Wood's Rose



Scientific Name:  
*Rosa woodsii*  
HT x SPD: 4' x 4'

## Couplet Gateway



# SIGNATURE PLANTINGS

## COUPLET GATEWAY

Blue Grama Grass



Scientific Name:  
*Bouteloua gracillis*  
HT x SPD: 12-20" x 14-18"

Blue Lyme Grass



Scientific Name:  
*Leymus arenarius*  
HT x SPD: 2-3' x spreading

Buffalo Grass



Scientific Name:  
*Bouteloua dactyloides*  
HT x SPD: 18" x 3'

Crested Wheatgrass



Scientific Name:  
*Agropyron cristatum*  
HT x SPD: 1-3' Tall

Feather Reed Grass



Scientific Name:  
*Calamagrostis acutiflora* 'Karl Foerster'  
HT x SPD: 4-5' x 2'

Fountain Grass



Scientific Name:  
*Pennisetum alopecuroides*  
'Hameln'  
HT x SPD: 2-3' x 2'

Giant Sacaton



Scientific Name:  
*Sporobolus wrightii*  
HT x SPD: 4-6' x 3-4'

Little Bluestem



Scientific Name:  
*Schizachyrium scoparium*  
HT x SPD: 30-40" x 2'

Ribbon Grass



Scientific Name:  
*Phalaris arundinacea*  
HT x SPD: 4-5' x 2'

Switchgrass



Scientific Name:  
*Panicum virgatum*  
HT x SPD: 3-4' x 24-30"

Couplet Gateway



