

RidgeGate Residential West Village Sub-Area Plan



PREPARED FOR:

Coventry Development Corporation
1041 Third Avenue
New York, New York 10065

Coventry Development Corporation - Colorado
10270 Commonwealth Street, Suite B
Lone Tree, Colorado 80124

PREPARED BY:

Design Workshop
1390 Lawrence Street
Suite 200
Denver, Colorado 80204
Phone: 303-623-5186
Fax: 303-623-2260



Approved November 18, 2003
Amended November 2, 2004
Amended May 15, 2006
Amended February 2009
Amended December 2010
Amended September 2013

Table of Contents

1 RidgeGate Planned Development Overview	[4]
1.1 Planning Concept	
1.2 Planning Area Descriptions	
1.2.1 City Center Planning Area	
1.2.2 Commercial/Mixed-Use Planning Area	
1.2.3 Residential/Mixed-Use Planning Area	
1.2.4 Rural Residential Planning Area	
1.2.5 Open-Space Planning Area	
1.2.6 Hillside Transition District (HTD)	
1.3 Revised Planning Area Boundaries	
2 Residential District West Sub-Area Development Overview	[8]
2.1 Overview	
2.2 Development Plan Submission Requirements	
2.2.1 Overview	
2.2.2 Relationship Between the Design Review Committee and The City of Lone Tree	
2.2.3 Design Review Committee Review Phases	
2.3 Definitions	
2.3.1 Concept	
2.3.2 Standards	
2.3.3 Rules and Exceptions	
2.4 Site Development Resources and References	
3 Residential District West Sub-Area Framework	[13]
3.1 Transportation Framework	
3.2 Open-Space Framework	
3.3 Utilities Framework	
3.4 Grading and Stormwater Management Framework	
3.5 RidgeGate Educational Initiatives	
3.6 RidgeGate Environmental Initiatives	
3.7 Public Land Dedication Standards	
3.8 Community Meeting Space Plan	

Table of Contents

4 Overall Residential District West Sub-Area Standards	[19]
4.0 Relationship to City Regulations	
4.1 Site Planning Standards	
4.1.1 Land Uses	
4.1.2 Density	
4.1.3 Vehicular and Pedestrian Access and Circulation	
4.1.4 Wayfinding Signage Program	
4.1.5 Building Location	
4.1.6 Grading	
4.1.7 Parking, Parking Lots and Parking Structures	
4.1.8 Phased Development and Interim Treatment	
4.1.9 Planning Area #11	
4.2 Architectural Standards	
4.2.1 Architectural Style	
4.2.2 Building Height	
4.2.3 Roofs and Mechanical Equipment	
4.2.4 Façade Materials	
4.2.5 Windows and Doors	
4.2.6 Building Colors	
4.2.7 Neighborhood Signage	
4.3 Landscape Standards	
4.3.1 Landscape Character	
4.3.2 Planting and Groundcover	
4.3.3 Irrigation	
4.3.4 Fences and Walls	
4.3.5 Site Furniture	
4.3.6 Lighting	
4.3.7 Mailboxes	
4.4 Energy Conservation and Sustainability Standards	
5 Single-Family Residential Standards	[31]
5.1 Site Planning	
5.1.1 Setbacks	
5.1.2 Building Location	
5.2 Architecture: Single Family Residential	
5.2.1 Massing	
5.2.2 Garages	
5.2.3 Auxiliary Units	

Table of Contents

6 Multi-Family Residential Standards.....	[36]
6.1 Site Planning	
6.1.1 Building Location	
6.1.2 Service Areas	
6.2 Architecture: Multi-Family	
6.2.1 Massing and Scale	
6.2.2 Awnings and Balconies	
7 Appendix	[i]
7.1a Section 15 Sub-Area Districts	
7.1b PDD Zoning Plan	
7.1c Hillside Transition District (HTD) Overlay Zone	
7.2 Section 15 Transportation Framework Plan	
7.3 Section 15 Bike and Pedestrian Framework Plan	
7.4 Section 15 Public Transportation Framework Plan	
7.5 Utility Framework Plan	
7.6 Stormwater Management Plan	
7.7a Wayfinding Signage Program	
7.7b Wayfinding Signage Program - Future Amenity Signs (Temporary)	
7.7c Wayfinding Signage Program - Option A Directional Kiosk Sign (Permanent)	
7.7d Wayfinding Signage Program - Builder Identification Signs (Temporary)	
7.7e Wayfinding Signage Program - Street Kiosk Sign (Temporary & Moveable)	
7.8 RidgeGate Local Park Dedication Credit and Cash-in-Lieu Policy	
7.9 Criteria for Annual Staff Review of Community Meeting Space Demand	
7.10 Community Meeting Spaces	

List of Figures

Figure 1 Residential Sub-Area	[20]
Figure 2 Mixed-Use Massing	[22]
Figure 3 Front- and Rear-Yard Fences	[28]
Figure 4 Setback Location Plan.....	[31]
Figure 5 Typical Single-Family Residential Setbacks	[32]
Figure 6 Zero-Lot-Line Residential Setbacks.....	[32]
Figure 7 Typical Garage Configurations.....	[33]

RidgeGate Residential West Village Sub-Area Plan

Chapter 1

RidgeGate Planned Development Overview

1.1 Planning Concept

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

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

Planning areas delineated in the *Planned Development District* (PDD) (Exhibit 7.1b in the Appendix as amended), approved by the City of Lone Tree in 2000, have distinct edges defined by open space, which protect sensitive watersheds and habitats. The open-space network also provides for an integrated trail system.

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

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

1.2 Planning Area Descriptions

1.2.1 City Center Planning Area

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

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

1.2.2 Commercial/Mixed-Use Planning Area

The Commercial/Mixed-Use Planning Areas are mixed-use neighborhoods that emphasize commercial uses. They arrange residential, office and retail around a central focus, such as public spaces. Buildings at its center are within a comfortable walking distance to the area edge. The Commercial/Mixed-use Planning Areas are intended for a balanced mix of uses in a pedestrian-friendly environment. They rely upon an interconnected street network and connections to open space, which defines the district edges. Intended residential components are of higher density, integrated with adjacent non-residential components. Some residential components may exist on floors above non-residential uses.

1.2.3 Residential/Mixed-Use Planning Area

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

R-MU #9, #10, #11:	No more than 20% of the land area
R-MU #12, #13, #14, #15, #16:	No more than 30% of the land area
R-MU #17:	No limitation
R-MU #18:	No more than 60% of the land area

1.2.4 Rural Residential Planning Area

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

1.2.5 Open-Space Planning Area

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

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

1.2.6 Hillside Transition District (HTD)

The Hillside Transition District is defined as an area where the majority of existing slopes exceed a pre-construction grade of 12 percent (Exhibit 7.1c in the Appendix). Specific rules and exceptions are provided within the Standards for projects within the HTD. These rules and exceptions are expected to supercede the standards elsewhere in this document.

Rules and exceptions are specific to areas with slope exceeding 12 percent, as these areas present special challenges held to strict review, particularly with respect to public safety.

1.3 Revised Planning Area Boundaries

Planning area boundaries are for reference only. Refer to the City adopted Planned Development District Map.

RidgeGate Residential West Village Sub-Area Plan

Chapter 2

Residential West Village Sub-Area Development Overview

2.1 Overview

RidgeGate's initial development is defined by Section 15 and 22 of the property, bounded by Lincoln Avenue to the north, I-25 to the east and property boundaries to the west. These lands represent anticipated near-term development that balances employment, retail, living and civic environments.

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

2.2 Development Plan Submission Requirements

2.2.1 Overview

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

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

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

2.2.3 Design Review Board Review Phases

- Pre-Submittal Conference
 - a. Project Program indicating building and site areas, uses and relevant information
 - b. Conceptual Site Plan
 - c. Site Visit/Site Photos

- Schematic Design (Required prior to submittal for Site Improvement Plan)
 - a. Site Plan and Context Plan evaluating the relationship to adjacent properties
 - b. Grading Plan
 - c. Building Floor Plans
 - d. Building Elevations
 - e. Building Roof Plan
 - f. Building and Site Sections
 - g. Landscape Plan
 - h. Lighting and Signage Plan
- Design Development
 - a. Architectural Details, including treatments, aesthetic details, and structural details
 - b. Building Materials Schedule, including a materials board
 - c. Phased Development Site Plan, illustrating phasing and interim treatments for buildings, roads, construction staging, landscaping, etc.
 - d. All items under Schematic Design, developed to appropriate detail
- Permitting (required prior to submission for Building Permits from the City of Lone Tree)
 - a. Final Construction Documents
 - b. All items under Design Development

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

2.3 Definitions

2.3.1 Concept

Defines goals from which the Standards are derived.

2.3.2 Standards

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

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

2.3.3 Rules and Exceptions

Apply specifically to the Hillside Transition District. Refer to section 1.2.6 for more detail about the Hillside Transition District.

2.4 Site Development Resources and References

RidgeGate Design Review Committee
720/279-2581 (t)
720/279-2582 (f)

City of Lone Tree Community Development Department
303/708-1818 (t)
303/225-4949 (f)

City of Lone Tree Engineering Department
303/792-0557 (t)
303/792-9489 (f)

City of Lone Tree Building Department
303/708-1818 (t)
303/225-4949 (f)

Rampart Range Metropolitan District
303/779-5710 (t)
303/773-2050 (f)

Southgate Water and Sanitation District
303/779-0261 (t)
303/779-0220 (f)

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

City of Lone Tree Police Department
303/339-8150 (t)
303/339-8179 (f)

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

Reference Documents:

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

RidgeGate Residential West Village Sub-Area Plan

Chapter 3

Residential West Village Sub-Area Framework

3.1 Transportation Framework

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

Vehicular access is defined per Exhibit 7.2 in the Appendix and reinforces a clear hierarchy of circulation within and outside of RidgeGate. Pedestrian routes and access points are defined per Exhibit 7.3 in the Appendix and reinforce hierarchy and organization of pedestrian circulation within RidgeGate and to adjacent city sidewalks and county trails. The Pedestrian and Bike Access Framework is conceptual and may be refined with Road Design Plans in the Appendix and reinforce hierarchy and organization of bicycles and other non-motorized wheeled vehicle circulation within RidgeGate and to adjacent city sidewalks. Open-space trail connections to individual development sites are defined per Exhibit 7.3 in the Appendix and reinforce hierarchy and organization of multi-purpose circulation (including pedestrian, bicycle and limited equestrian uses) within RidgeGate. Public transportation routes and stops to individual development sites have been defined per Exhibit 7.4 in the Appendix. A bus shuttle system is anticipated to expand and extend alternative transportation within RidgeGate.

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

3.2 Open-Space Framework

The bike and pedestrian framework defines a landscape context for the concentrated, walkable development pattern envisioned. This “city in a landscape” provides an environment with amenities and connections to nature. The use of motorized vehicles in open space shall be considered only by a special review permit issued by the City of Lone Tree.

The framework’s five principal components are two drainage corridors, Willow Creek and Cottonwood Creek; the 100-foot wide underground east-west gas easement, which connects the creeks; the 100-foot wide Lincoln Avenue landscape edge; and the large bluffs open space. This framework allows transitions from native landscapes at higher elevations to man-made landscapes at lower elevations, which are outlined in the *RidgeGate West Village Parks, Open Space and Trails Vision Plan*.

The drainage corridors will provide wildlife habitat and pedestrian use areas and accommodate stormwater management. In general, a series of detention basins and grass-lined and/or planted conveyance channels will filter water and enhance habitats. Open-space trails will connect destinations, link adjacent development and offer an additional non-motorized transportation choice. Where trails cross major vehicular routes, grade-separated crossing will be considered.

3.3 Utilities Framework

The utility framework diagram is defined per Exhibit 7.5 in the Appendix.

The Southgate Water District will provide water services. Two pressure zones will serve Section 15. Water-main extensions within proposed roadway corridors will provide site accessible water and fire protection.

The Southgate Sanitation District will provide sanitary sewer service, in conjunction with the City of Englewood. Southgate Sanitation District contracts wastewater treatment with the City of Englewood.

Dry utilities will generally follow proposed roadway alignments within a high-capacity duct-bank system to minimize disruption to finished roadways. Location and width of utility easements shall be determined at platting and dedicated in the final plat. Separate utility easement agreements may be required for unplatted parcels to extend dry utilities to proposed plats.

3.4 Grading and Stormwater Management Framework

The stormwater management framework is defined per Exhibit 7.6 in the Appendix.

Storm Water Management Plan's objectives include "Best Management Practices" (BMP) as defined in the Urban Drainage and Flood Control District's *Drainage Criteria Manual, Volume 3*. Its purpose is to provide an integrated, sustainable and localized system for stormwater management and flood control. Key elements include temporary sediment basins, grass-lined and planted swales to encourage storm water to be absorbed into the soil, water-quality enhancement basins and facilities that minimize sediment and debris, and multiple detention basins to minimize rapid area-wide flooding. When applied to RidgeGate, the BMPs will provide water-quality management, minimize flood risk, and re-establish natural riparian and wetland habitats for wildlife and recreation.

Tract Requirements

- Location of stormwater detention or retention between buildings and the street is discouraged when other alternatives are possible. Multiple detention areas providing regional storm water detention and water quality components have been constructed to serve RidgeGate. In-tract large and/or deep detention areas that dominate the landscape are generally discouraged.
- Landscaping must be appropriate to water and drainage management, defined by the Storm Water Management Plan and by landscape standards.

Each regional detention/water quality basin located in landscaped areas shall be improved and maintained with a landscape of ground covers or turf, shrubs, and trees compatible with the tract's landscape. Low-flow channels within regional detention/water quality basins are concrete to conform to City of Lone Tree requirements. Low-flow channels and drainage control structure shall be attractive and include landscaping and grading to minimize visual impact. Low-water areas that remain moist for extended periods shall be surrounded by mow-strips of concrete, planted and maintained in a condition with minimum mud, silt or standing water.

Basin Design

The shape, grading, side-slopes and location of detention or retention shall integrate with the landscape. Curvilinear shapes with variation are required.

Overlot Grading and Pre-Development Landscape Treatment

It is anticipated that community infrastructure development and tract development will generally require overlot mass grading. Areas within the Hillside Transition District may require limited grading and other restrictions. Overlot grading will be required to transition to existing grades where tracts are adjacent to preserved open space. Any overlot grading anticipated in advance of site development shall obtain and comply with the requirements of an applicable City of Lone Tree GESC permit.

3.5 RidgeGate Educational Initiatives

RidgeGate intends to develop a program of lifelong learning that allows everyone from infants to seniors the opportunity to engage in innovative educational and recreational programs. RidgeGate will develop an Educational Master Plan with broad community input that will explore at least the following aspects:

- Early childhood learning
- K-12 education (public, private and charter)
- Community partnerships for learning (libraries, churches and museums)
- Online learning and technology
- Outdoor environmental education
- Historical and archeological preservation and education
- Community capacity-building programs (water conservation, home repair)
- Cultural centers
- Environmental institute

3.6 RidgeGate Environmental Initiatives

Numerous initiatives are intended for RidgeGate that will preserve, restore or benefit the natural environment. These include:

- Dedication and development of approximately 1,000 acres of parks, trails, recreation facilities, and natural areas, according to the *RidgeGate West Village Parks, Open Space and Trails Vision Plan*
- Development of an Integrated Open-Space and Water Management Plan to maximize public and environmental benefits
- Planning of mixed-use districts that are walkable, bicycle-friendly and transit-oriented and that reduce automobile dependence
- Planning, design and implementation of water-conserving public landscape areas with state-of-the-art irrigation systems
- Design standards for private development that require equally stringent water conservation
- Housing that meets or exceeds the energy code in use by the City of Lone Tree, as amended, resulting in increased energy efficiency
- Design standards for commercial development that result in higher energy efficiency
- Development of a construction materials recycling program

- Build America Beautiful project
- Green developer standards
- Wildfire mitigation plans will be prepared prior to or concurrent with residential plats for areas where there is a direct interface between wildland and residential areas.

3.7 Public Land Dedication Standards

Public land dedication shall consider the following:

- Provide ample public land for parks and recreational uses.
- Public land dedication shall meet the requirements set forth in the *RidgeGate Planned Development District* document. To the extent that this component of the PDD is amended, then this standard shall be deemed amended in the same manner.
- Projects shall provide 5 acres of neighborhood park dedication per 1,000 planned residents within, among, and/or in total between projects. As an alternative, fees-in-lieu may be paid to the City of Lone Tree at a rate of \$75,000 per acre. Parks shall be dedicated or fees-in-lieu may be paid incrementally as build-out occurs. Refer to Exhibit 7.8 in the Appendix for the City of Lone Tree's RidgeGate Local Park Dedication Credit and Cash-in-Lieu Policy. For purposes of calculation of the number of planned residents, the following multipliers shall be used:

<u>Residential Type</u>	<u>Population per Dwelling Unit (DU)</u>
Single-Family Detached (up to 6 DU/acre)	2.95
Low-Density Attached and Detached (7-10 DU/acre)	2.45
Medium-Density Attached (12-18 DU/acre)	2.00
Multi-family (usually over 20 DU/acre)	1.75

- School land dedications shall be credited to the extent that school sites serve forecasted populations, after which time, residential projects that exceed that shall be required to provide land or cash-in-lieu of land as determined by the City.

3.8 Community Meeting Space Plan

One of RidgeGate's overall community goals is to ensure that public facilities and services are adequately and efficiently provided, and conveniently located so that they serve as focal points and building blocks for a vital community. In line with this goal is the objective to provide public meeting spaces and activity centers that are distributed across the community and within a quarter-mile walking distance for each neighborhood. These facilities will vary in size and, most importantly, be located within buildings or public spaces serving other uses in order to avoid "dead" spaces that often result when meeting spaces are provided as a separate, stand-alone building. The most optimal spaces for the community that satisfy these criteria are those that are embedded in other commercial and community facilities (e.g. Sky Ridge Medical Center, Lone Tree Recreation Center, Fire/Police Station, Visitors Center, etc.) or in typically restricted-use projects (e.g. apartments, condos, etc.). Community meeting spaces already exist or are proposed in the RidgeGate development plan. RidgeGate has made the additional commitment to work with the City of Lone Tree to conduct

an annual staff review of meeting space demand after the first 350 homes are occupied. Refer to Exhibit 7.9 in the Appendix for criteria for review of community meeting space demand. If demand is not met by the existing facilities as reasonably determined by the City, the developer will provide funding to build a neighborhood clubhouse within one year (or, as an option, provide funding to SSPR for the expansion of the existing Lone Tree Recreation Center). Refer to Exhibit 7.9 in the Appendix for a plan of Community Meeting Spaces.

RidgeGate Residential West Village Sub-Area Plan

Chapter 4

Overall Residential West Village Sub-Area Standards

West Village Residential Standards shall apply to any site consisting of residential uses, regardless of product, within the Residential West Village Sub Area, as depicted in Exhibit 7.1a. Specific standards per residential type can be found in either the single-family or multi-family standards sections.

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

4.0 Relationship to City Regulations

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

4.1 Site-Planning Standards

4.1.1 Land Uses

Concept

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

Standards

- Exhibit 7.1b in the Appendix defines land uses permitted by right, allowed with special review and disallowed in each of the planning areas appropriate for this sub-area.

4.1.2 Density

Concept

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

Standards

- The PDD defines minimum and maximum development yields allowed in these sub-areas. To the extent that this component of the PDD is amended, then this exhibit shall be deemed amended in the same manner.
- Areas within a one-quarter-mile radius of business districts, neighborhood parks, employment centers, recreation centers or other activity nodes shall have increased density in order to concentrate pedestrian activity and increase vitality of these areas.

4.1.3 Vehicular and Pedestrian Access and Circulation

Concept

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

Standards

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

Rules and Exceptions

- Topography may prohibit driveways at right angles, in which case they may be at acute angles to the public right-of-way, subject to approval of the DRC and the City of Lone Tree.
- The design of driveways in the Hillside Transition District (HTD) shall be subject to approval of the DRC and the City of Lone Tree.

4.1.4 Wayfinding Signage Program

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

Entry monument signs

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

Directional Kiosks (Large)

Permanent signs to direct people to destination areas within RidgeGate.

Street Kiosks (Small)

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

Future Amenity Signs

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

Builder Identification Signs

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

Refer to Exhibits 7.7a to 7.7e in the Appendix.

4.1.5 Building Location

Concept

- Buildings that reinforce and create a strong edge for public spaces and rights-of-way.

Standards

- Building locations shall reinforce the street corridor and concentrate pedestrian activity.
- Buildings shall be sited to provide a defined edge for recreation areas, neighborhood parks, schools, commercial areas or other neighborhood activity centers.
- Buildings must be sited to minimize the impact to natural landscape, including significant landforms, drainage corridors or vegetation patterns.

4.1.6 Grading

Concept

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

Standards

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

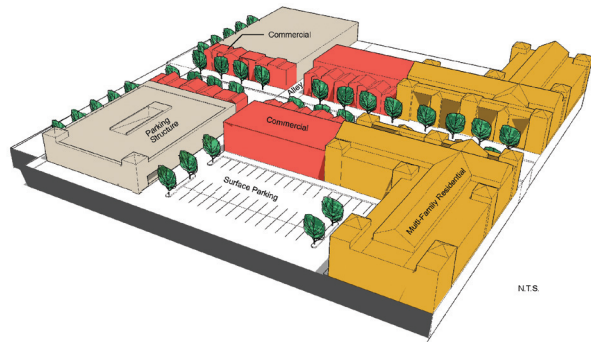


Figure 2: Mixed-Use Massing

4.1.7 Parking, Parking Lots and Parking Structures

Concept

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

Standards (General)

- Parking lots shall not dominate the street or open-space frontage on pedestrian-oriented streets.
- Parking structure entrances shall be located on build-to lines for direct sidewalk access.
- Parking edges must be defined and enhanced with low walls or berming and landscaping.
- Parking lots should be segmented into smaller areas appropriate to the project.
- Landscaped parking islands shall be provided to filter and reduce stormwater runoff in parking areas.
- Parking structures shall not be permitted in a single-family residential subdivision.
- Parking structures shall be compatible with related buildings in massing, scale and materials (Figure 2).
- Phased development projects are required to provide parking studies that demonstrate appropriate parking levels over time.
- Snow storage must be accommodated and located in sunny areas that do not conflict with pedestrian plazas, walkways and building entrances. Snow storage and disposal areas should be located in an area where snowmelt can infiltrate into the ground, filter through a vegetated buffer or be directed to stormwater BMPs for treatment. Snow shall not be plowed directly into streams or wetlands. Parking spaces may not be used for snow storage, except in cases where the parking spaces provided exceed the required minimum.
- The Director of the Community Development Department may recommend an increase or decrease in the minimum parking standards based upon documented comparisons, information from similar jurisdictions, evidence from qualified professionals, or in consideration of unusual site-design factors. Parking variances are subject to approval by the City Council.

Standards (Single-family detached¹)

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

¹ For the purpose of parking, single-family detached shall mean a building type where a dwelling unit is constructed as a stand-alone building and is served by a private, enclosed garage or parking area.

Standards (Single-family attached²)

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

Standards (Multi-family³)

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

4.1.8 Phased Development and Interim Treatment

Concept

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

Standards

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

² For the purpose of parking, single-family attached shall mean a building type where two or more units are constructed as a single building and are served by private, enclosed garages and/or parking lots.

³ For the purpose of parking, multi-family shall mean a building or buildings where multiple units share, or are assigned, parking spaces in a common area.

4.1.9 Planning Area #11

The following standards shall apply to development within the area designated in the *RidgeGate Planned Development District* document as R/MU Planning Area #11. Refer to Exhibits 7.1b in the Appendix.

Standards

- The detailed site plan for R/MU Planning Area #11 will provide for the reconfiguration of the southern portion of that parcel, surrounded by the bluffs, to allow for its shifting to the northern half of the valley area, thereby preserving the middle and southern area. It is recognized that such shifting may entail development on slopes exceeding 20 percent in this particular parcel (irrespective of previous references indicating that slopes greater than 20 percent would be in open space), in which case appropriate mitigation measures for development shall be employed. The site plan for this parcel will be prepared in consultation with the Division of Wildlife. Additional requirements in this area may involve the maintenance of natural vegetation and restricted landscaping through building envelopes and the consideration of a regional trail through the area. The site plan will consider alternative residential development design, including reduced street width, common open space areas, and a mix of housing types. The design shall also incorporate common building materials and a palette of building colors for homes in this area. Low-profile and stair-stepped buildings will be considered in the areas that are located along the toes of the bluffs, in order to conform to the topography.
- Planning Area #11 boundaries may be reconfigured or reduced to preserve tree and brush vegetation, wildlife areas, and significant views to the south from Planning Area #11 and views to the west from Interstate 25.
- All development proposed within Planning Area #11 is subject to review by the City of Lone Tree Planning Commission and approval by the City Council prior to or concurrent with platting. Plats in these areas may include designation of building envelopes. Submittal requirements may include (but are not limited to) proposed building massing (which may involve height limitations and/or low-profile and stair-stepped buildings); architectural elevations; materials; colors; landscaping; fencing; and lighting. Other information necessary to determine the overall design, character and quality of the project for consistency with the Sub-Area Plan, the City of Lone Tree Design Guidelines, and the overall goal of providing a natural transition to the bluffs may be required.
- In addition to all development in Planning Area #11, residential development located adjacent to the southern open space planning areas along the toe of the bluffs is subject to the above City review and approval process. This shall apply to development located within 250 feet from the open space, or the average depth of the lot, whichever is greater.
- A Wildfire Hazard Assessment, consistent with Douglas County's Wildfire Mitigation Standards, will be required to be submitted to the Lone Tree Community Development Department at the time of subdivision of any plat for Planning Area #11. Suggested mitigation measures may be required as a condition of subdivision approval. On-going maintenance measures to minimize the potential for wildfire may be required to be incorporated in the Covenants, Conditions and Restrictions (CC & Rs) for Planning Area #11.

4.2 Architectural Standards

4.2.1 Architectural Style

Concept

- Architectural styles that are complementary and consistent with each other and the landscape. It is

important to note that complementary and consistent does not mean identical and monotonous. While architectural styles should not compete, they must nonetheless express variety.

Standards

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

4.2.2 Building Height

Concept

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

Standards

- Building heights within the district shall conform to those set forth in the *RidgeGate Planned Development District* document. Parts of this district fall within the View Preservation Overlay and shall conform to those standards for maximum height (see Exhibit 7.1b in the Appendix).

4.2.3 Roofs and Mechanical Equipment

Concept

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

Standards

- Primary roofs of single-family structures shall have symmetrically sloped roofs. Roofs shall maintain a minimum 3:12 and maximum 12:12 ratio rise to run.
- Roofs must have vertical and horizontal articulation. Roof articulation may be achieved by changes in plane through traditional roof forms such as gables, hips, and dormers. Parapet roofs must be articulated to avoid a continuous form.
- Multi-family building roofs shall have a characteristically residential feel by including sloped, hipped, dormer or gabled elements.
- Roof materials should be limited to ceramic, slate, concrete tile, laminated multiple-ply composition shingles, metal seam or other materials as approved by the DRC and the City. Wood shake roofs are prohibited.
- Laminated or multiple-ply composition shingles shall be covered by a minimum 30-year manufacturer's warranty. Laminated or multiple-ply composition shingles shall have a multi-dimensional appearance with a resemblance to weathered wood shake or shingles.
- Metal seam roofs must be copper or architecturally ornamental aluminum and have integral color that is compatible with the façade.
- Rooftop mechanical systems shall be screened with architectural enclosures.

- Mechanical, electrical and telecommunications systems shall be screened from surrounding streets and structures, regardless of location.
- Colors should reflect or complement the surrounding natural environment. Roof color shall be in warm natural tones. Roof color shall not be black or white. Materials shall not be used that will weather white or bright. Roofs shall not be reflective.

4.2.4 Façade Materials

Concept

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

Standards

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

4.2.5 Windows and Doors

Concept

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

Standards

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

4.2.6 Building Colors

Concept

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

Standards

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

4.2.7 Neighborhood Signage

Concept

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

Standards

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

4.3 Landscape Standards

4.3.1 Landscape Character

Concept

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

Standards

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

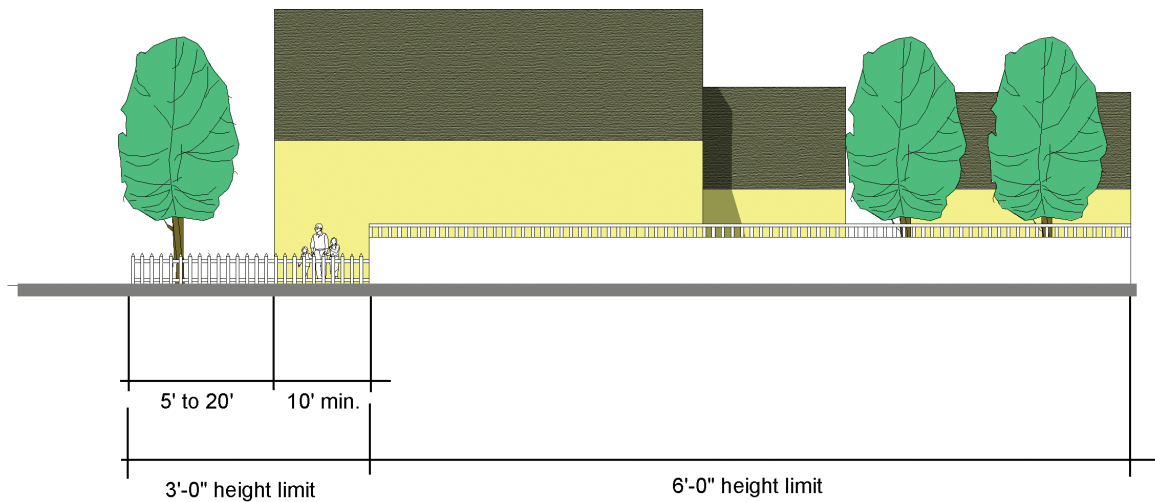


Figure 3: Front- and Rear-Yard Fences

4.3.2 Planting and Groundcover

Concept

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

Standards

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

4.3.3 Irrigation

Concept

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

Standards

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

4.3.4 Fences and Walls

Concept

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

Standards

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

4.3.5 Site Furniture

Concept

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

Standards

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

4.3.6 Lighting

Concept

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

Standards

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

4.3.7 Mailboxes

Concept

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

Standards

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

4.4 Energy Conservation and Sustainability Standards

Concept

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

Standards

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

RidgeGate Residential West Village Sub-Area Plan

Chapter 5

Single-Family Residential Standards

The following standards shall apply to all single-family homes, attached (duplexes, triplexes, etc.) single-family home products or other product types deemed similar by DRC and the City of Lone Tree.

5.1 Site Planning

5.1.1 Setbacks

Concept

- Orient buildings in a logical manner. Factors affecting location include, but are not limited to, street fronting location, orientation to public space, environmental factors such as solar aspect and wind, slope, and other factors.
- Building placement and floor-plan organization that promotes active sidewalks, parks and public places.

Standards

- The alignment of residential façades must vary within the build-to zone from residence to residence, so as to avoid a monotonous street front.
- The front façade shall be set back at least 10 feet (but not more than 20 feet) from the front property line. A front porch may encroach up to 5 feet into the setback area. With the exception of a roof overhang, no part of the building shall encroach within 5 feet of the property line. Refer to Figure 5 for typical residential setbacks.
- Side yard setback for lot adjacent to street shall be determined based on other site factors, i.e. sidewalks, tree lawn, etc.
- Side-yard setbacks shall be not less than 5 feet. If zero-lot-line housing is proposed, then a zero-foot side-yard setback is permissible on one side of a lot, provided that the side-yard setbacks on the opposite side of the lot and the adjacent lot are 10 feet. With the exception of a roof overhang, in no case shall two single-family detached residences be closer than 10 feet from each other. Refer to Figure 6 for zero-lot-line residential setbacks.
- The façades of front-loaded garages shall set back at least 5 feet from the front façade of the accompanying building, such that views of the garage door shall not dominate the street.
- The façades of garages at the entrances to and ends of alleyways shall be within a build-to zone of 0 to 4 feet, as measured from the property line, to screen the alley from the street.
- Side-loaded garages should be set back not less than 5 feet from the front façade of the residence.
- Varied setbacks may be approved by the DRC and the City based on topography, site conditions, environmental factors and/or easements.

5.1.2 Building Location

Concept

- Maximize the benefit of existing site conditions upon architecture and minimize the impact of buildings upon the environment.

Standards

- Privacy from other houses and adjacent properties shall be considered in the siting and design of homes.

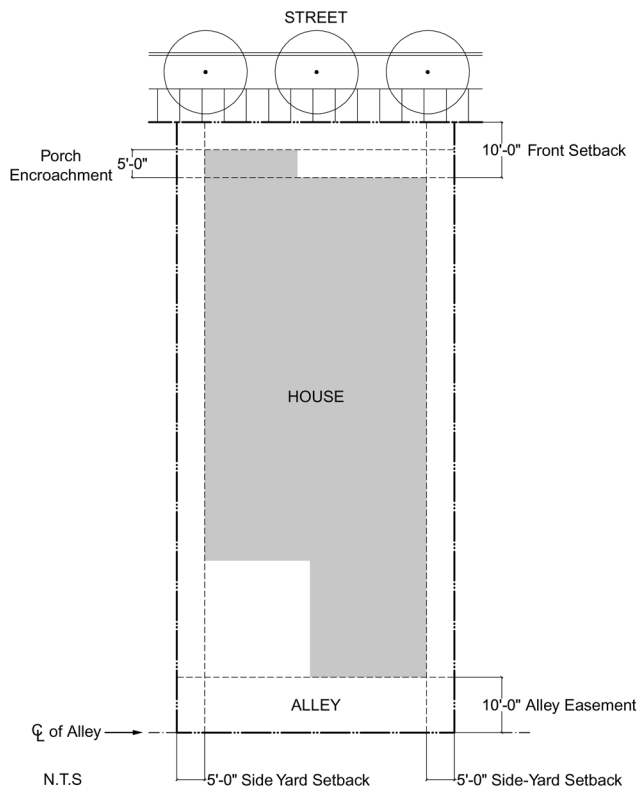


Figure 5: Typical Single-Family Residential Setbacks

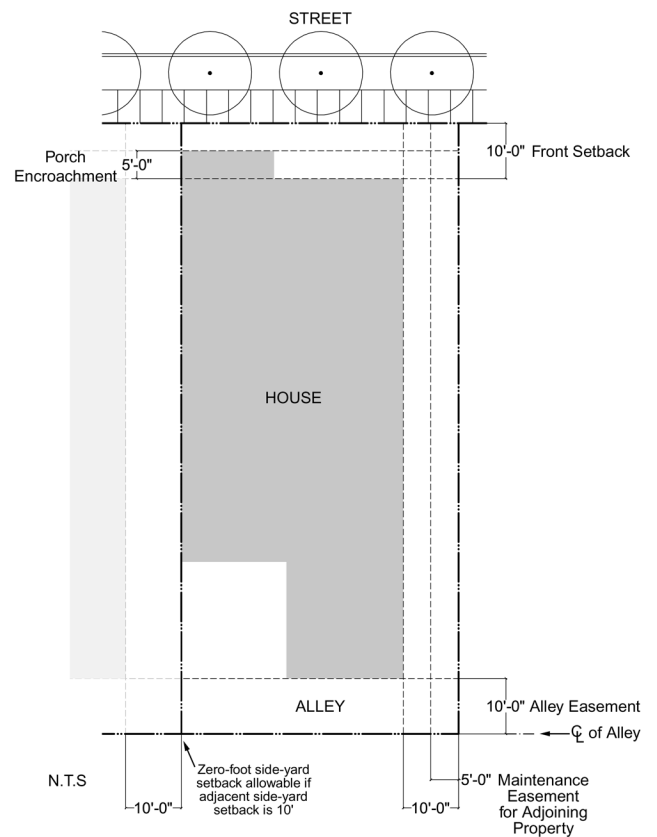


Figure 6: Zero-Lot-Line Residential Setbacks

5.2 Architecture: Single-Family Residential

RidgeGate’s single-family neighborhoods are intended to reflect traditional character with complementary street patterns and architecture. Neighborhoods orient to parks, open spaces, or common areas. Building siting seeks diversity, and garages shall not dominate any residential elevation from public streets.

5.2.1 Massing

Concept

- Buildings appropriate in size and shape for the surrounding environment and for building masses that complement each other.

Standards

- Architectural massing shall conform to the requirements of the zoning code for the City of Lone Tree as well as meeting the requirements herein, including those for height, roof form, façade variation, etc.

5.2.2 Garages

Concept

- Create communities that de-emphasize the visual impacts of automobile or garages.

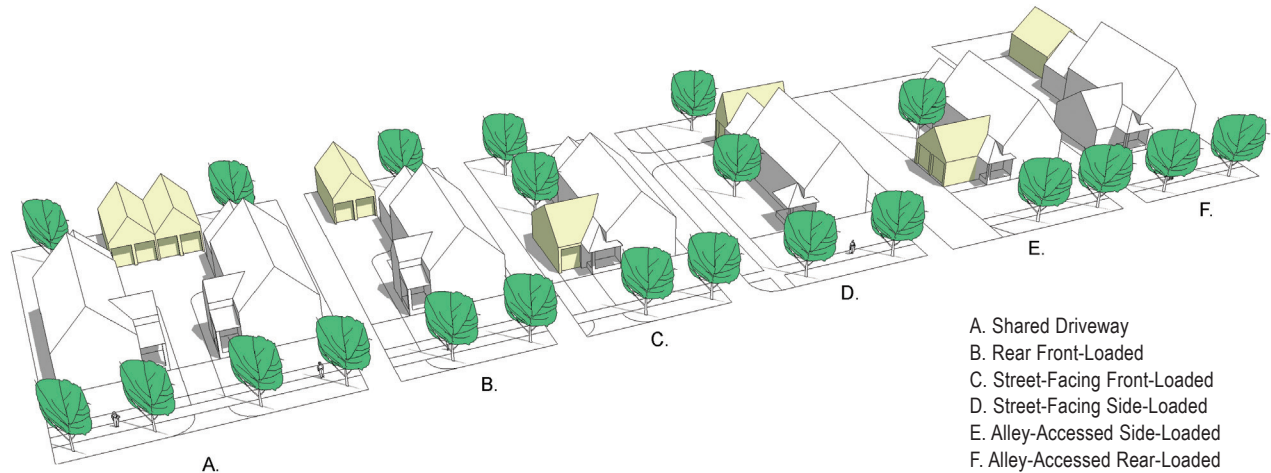


Figure 7: Typical Garage Configurations

Standards

- Where possible, streetscapes shall not be dominated by garage faces.
- Where possible, garages shall be alley-loaded. If an alley-loaded garage is not possible, a side-loaded garage is preferable to a front-loaded garage.
- Garage parking for one to three vehicles shall be provided per unit. Where possible, front-loaded, street-facing garages may be only one car width, unless the garage is set completely behind the house. A three-car wide garage may only be provided on lots of 6,000 square feet or greater, unless alley loaded.
- Front- or side-loaded garage doors shall be punctuated with windows that are consistent with the architecture of the primary structure.
- Garages shall be consistent with the architecture of the primary structure.
- Driveways shall be a minimum of 19 feet in length to reasonably accommodate length of a parked car without overhang of sidewalk.
- Underground parking is permitted and encouraged where appropriate and feasible.
- For attached units:
 - Garages shall be alley-loaded and may be either attached or detached (Figure 7).

Hillside Transition District (HTD)

- The standard prohibiting front-loaded garages on lots with frontages less than 50-feet-wide shall not apply in the Hillside Transition District.
- In the Hillside Transition District, where front-loaded garages are necessary on lots with frontages less than 50 feet in width, the design of curb cuts shall be subject to review by and approval of the DRC and the City of Lone Tree.

5.2.3 Auxiliary UnitsConcept

- Auxiliary units are a low-impact way to increase housing densities and diversity and provide opportunities to homeowners and builders to increase property value.

Standards

- Auxiliary units must be built above the primary unit's garage.
- External entry stairs to auxiliary units must be constructed parallel with and adjoining the garage/

auxiliary unit. Such stairs cannot be perpendicular to the unit. Internal stairs to auxiliary units are encouraged, as they provide safety, privacy and encourage consistency of architectural character.

RidgeGate Residential West Village Sub-Area Plan

Chapter 6

Multi-Family Residential Standards

6.1 Site Planning

6.1.1 Building Location

Concept

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

Standards

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

6.1.2 Service Areas

Concept

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

Standards

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

6.2 Architecture: Multi-Family

6.2.1 Massing and Scale

Concept

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

Standards

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

- The *RidgeGate PDD* identifies view corridors and heights limitations that must be preserved.
- Required scaling elements shall be integral with the building form and construction, not a thinly applied façade.

6.2.2 Awnings and Balconies

Concept

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

Standards

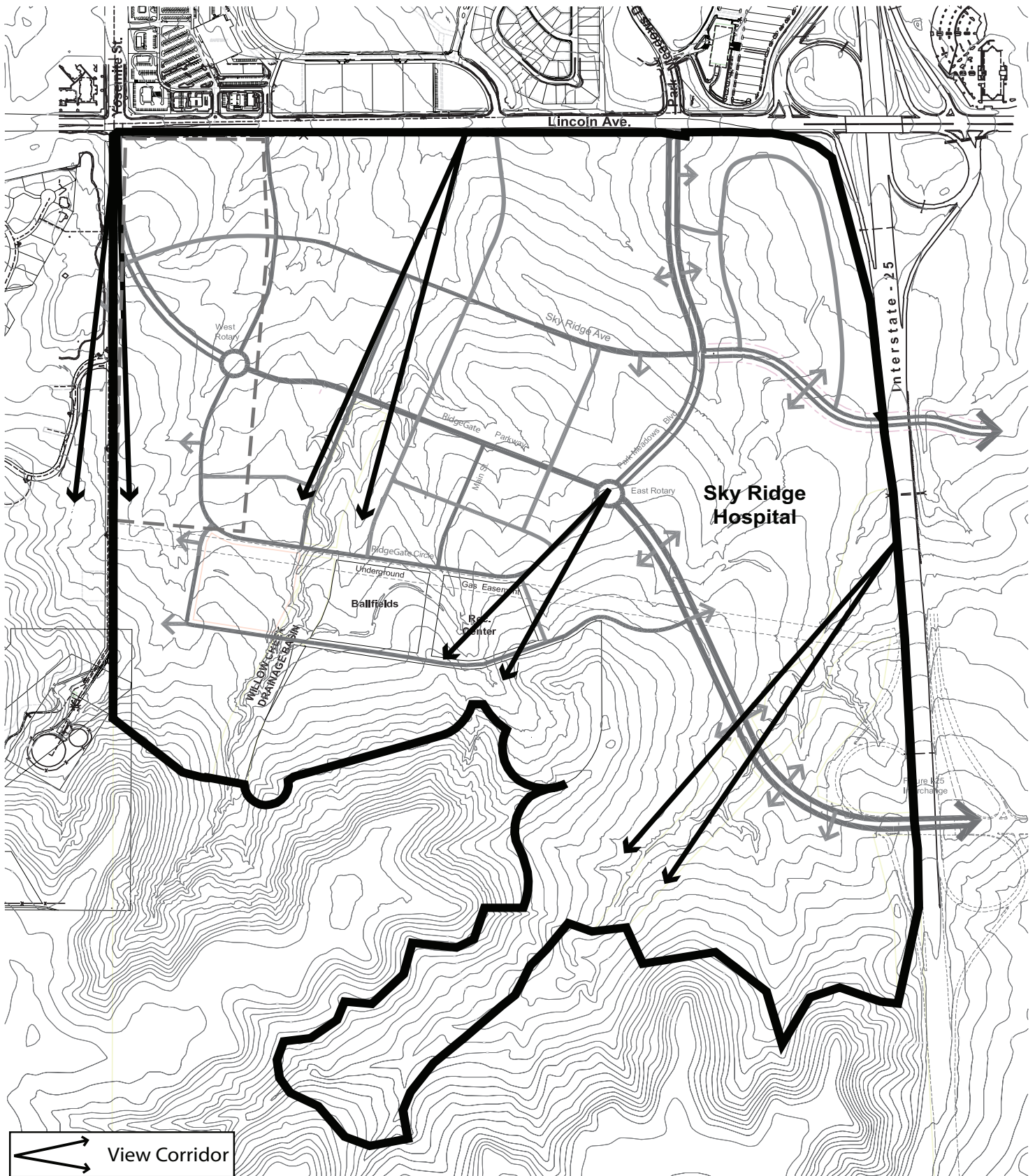
- Awnings may encroach on the sidewalk, but shall not interfere with the growth of street trees or public right-of-way.

RidgeGate Residential West Village Sub-Area Plan

Chapter 7

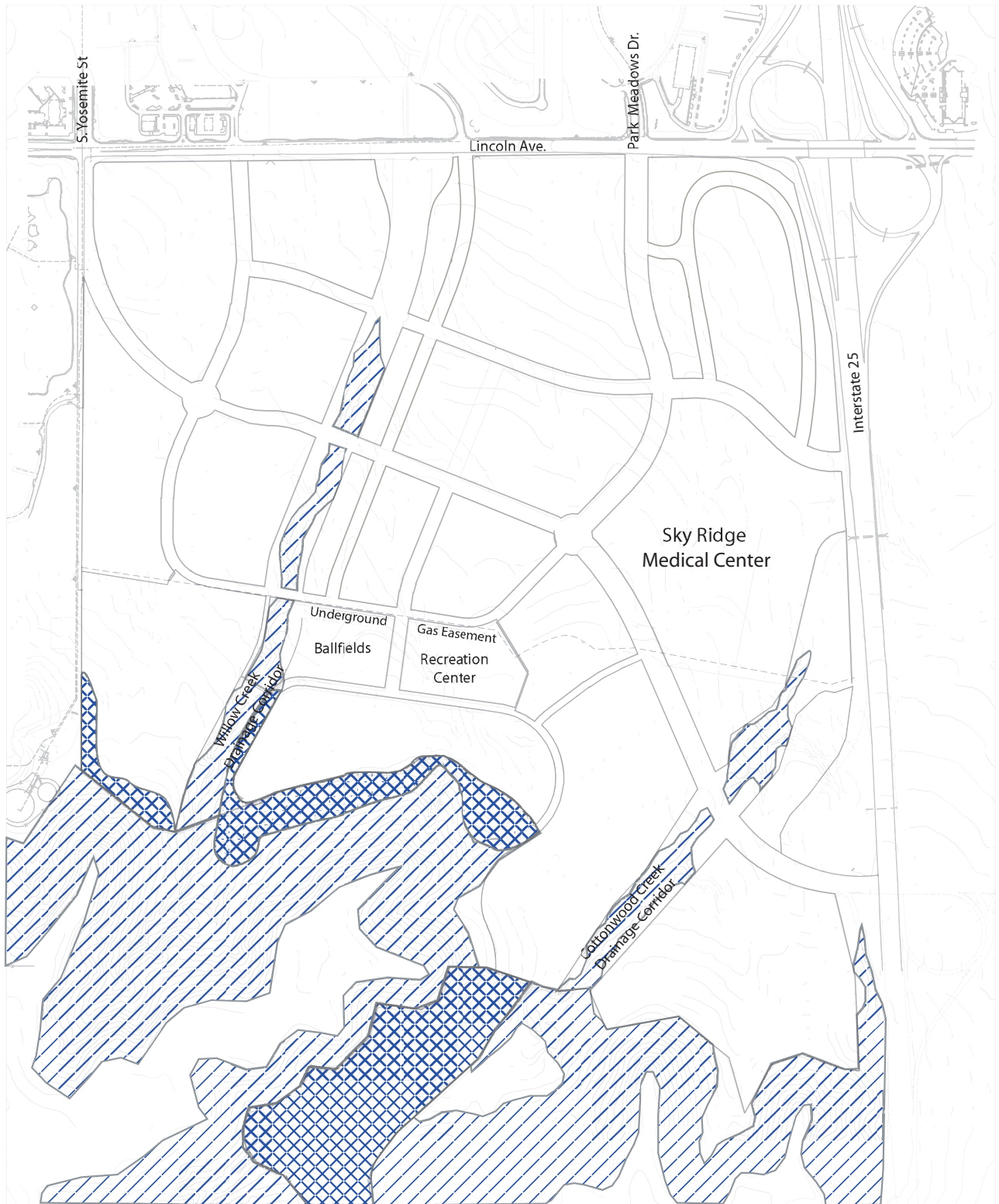
Appendix and Exhibits

Exhibit 7.1a Section 15 RidgeGate West Village Sub-Area Boundary



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

Exhibit 7.1c Hillside Transition District (HTD) Overlay Zone

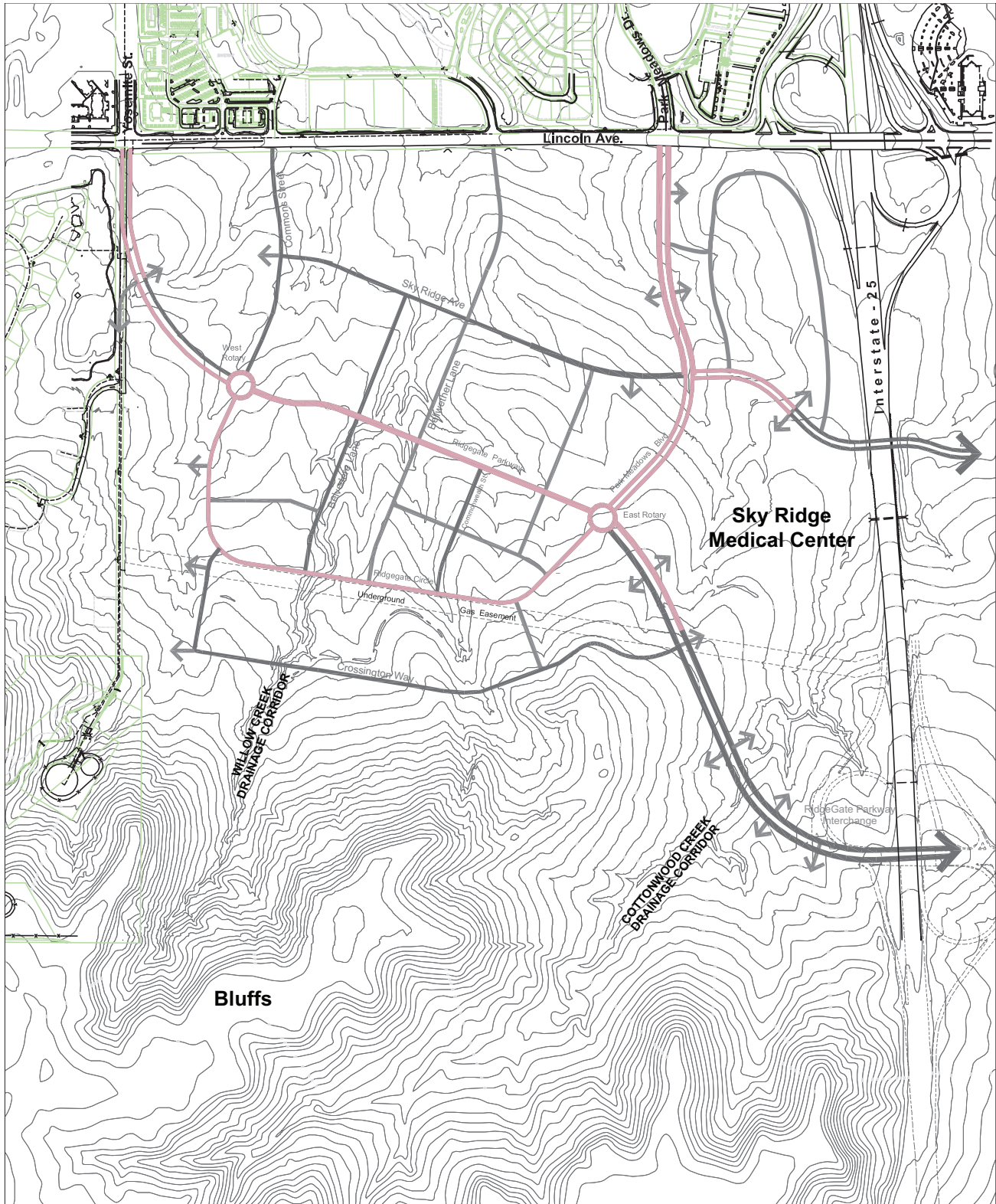


 Slopes 12% or greater in undevelopable areas  Slopes 12% or greater in the hillside transition district (HTD) overlay zone

Note: This is a broad slope analysis map using existing topography and it doesn't account for any recent overlot grading on the site.

N.T.S.

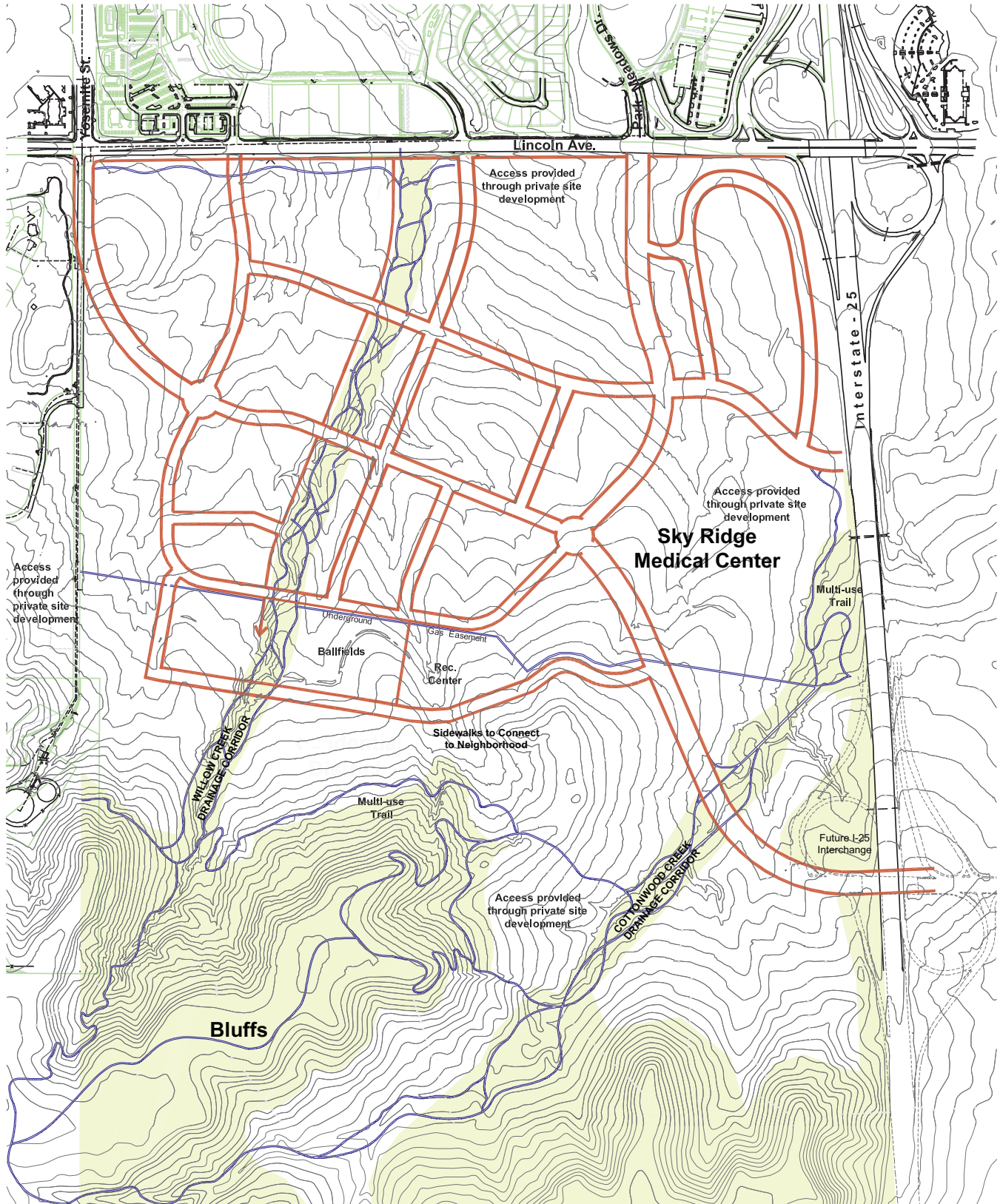
Exhibit 7.2 Section 15 Transportation Framework Plan



Phase One Roads 

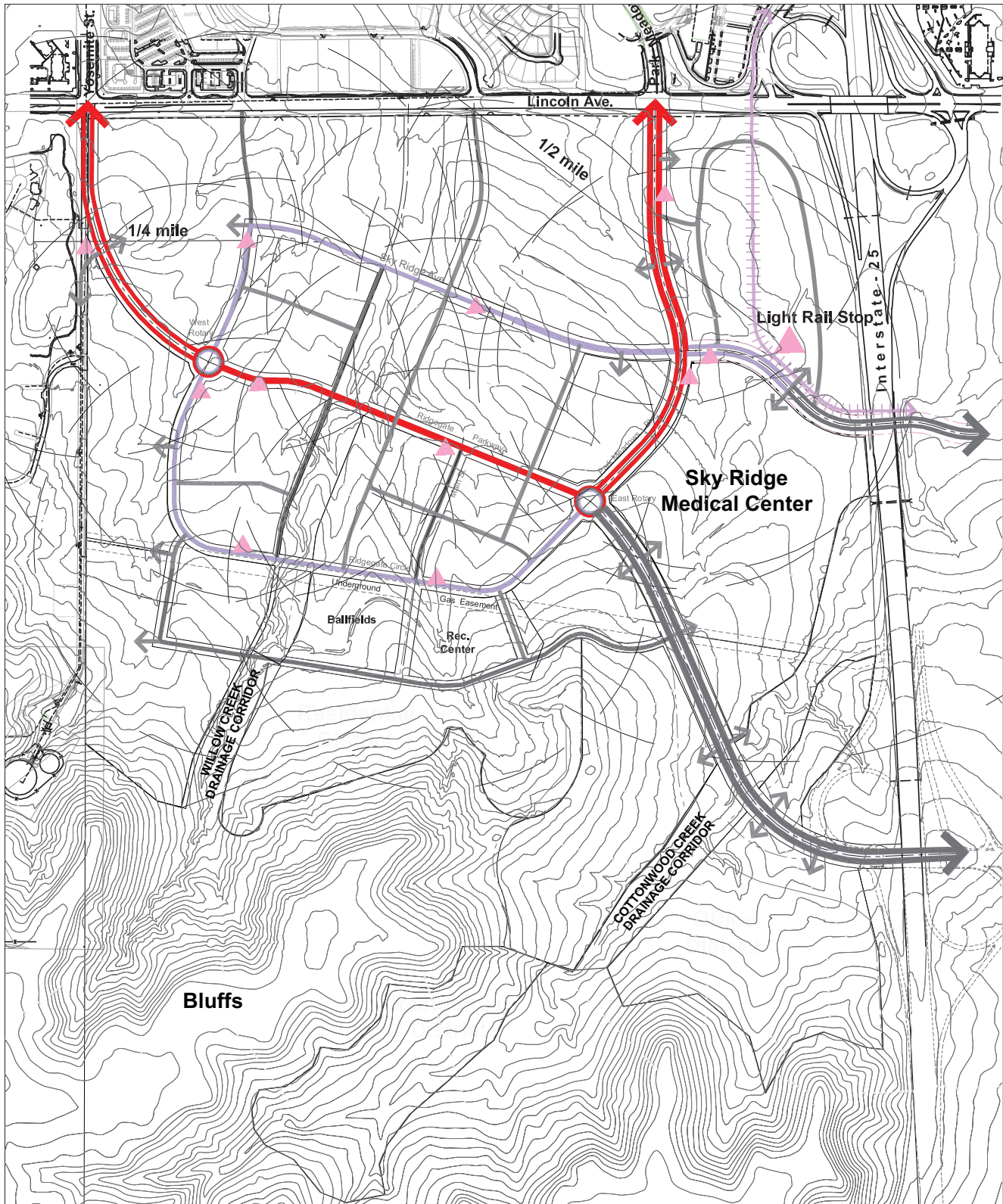
Note: The Transportation Framework is conceptual. Final road alignments will be subject to refinement with Final Design Plans and Site Improvement Plans. Some Roads may be built in phased increments based on capacity needs.

Exhibit 7.3 Section 15 Bike and Pedestrian Framework Plan



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

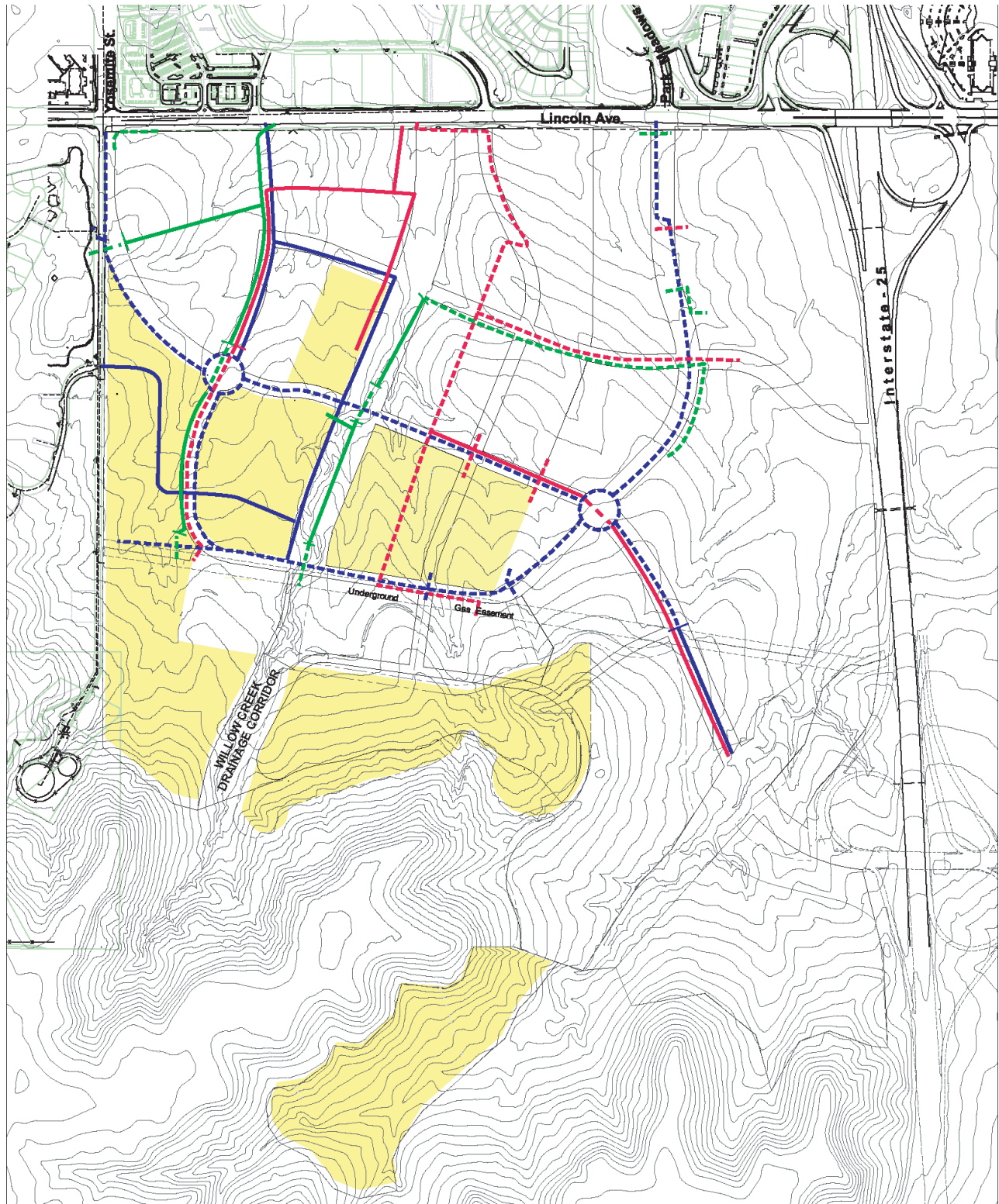
Exhibit 7.4 Section 15 Public Transportation Framework Plan



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

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

Exhibit 7.5 Utility Framework Plan

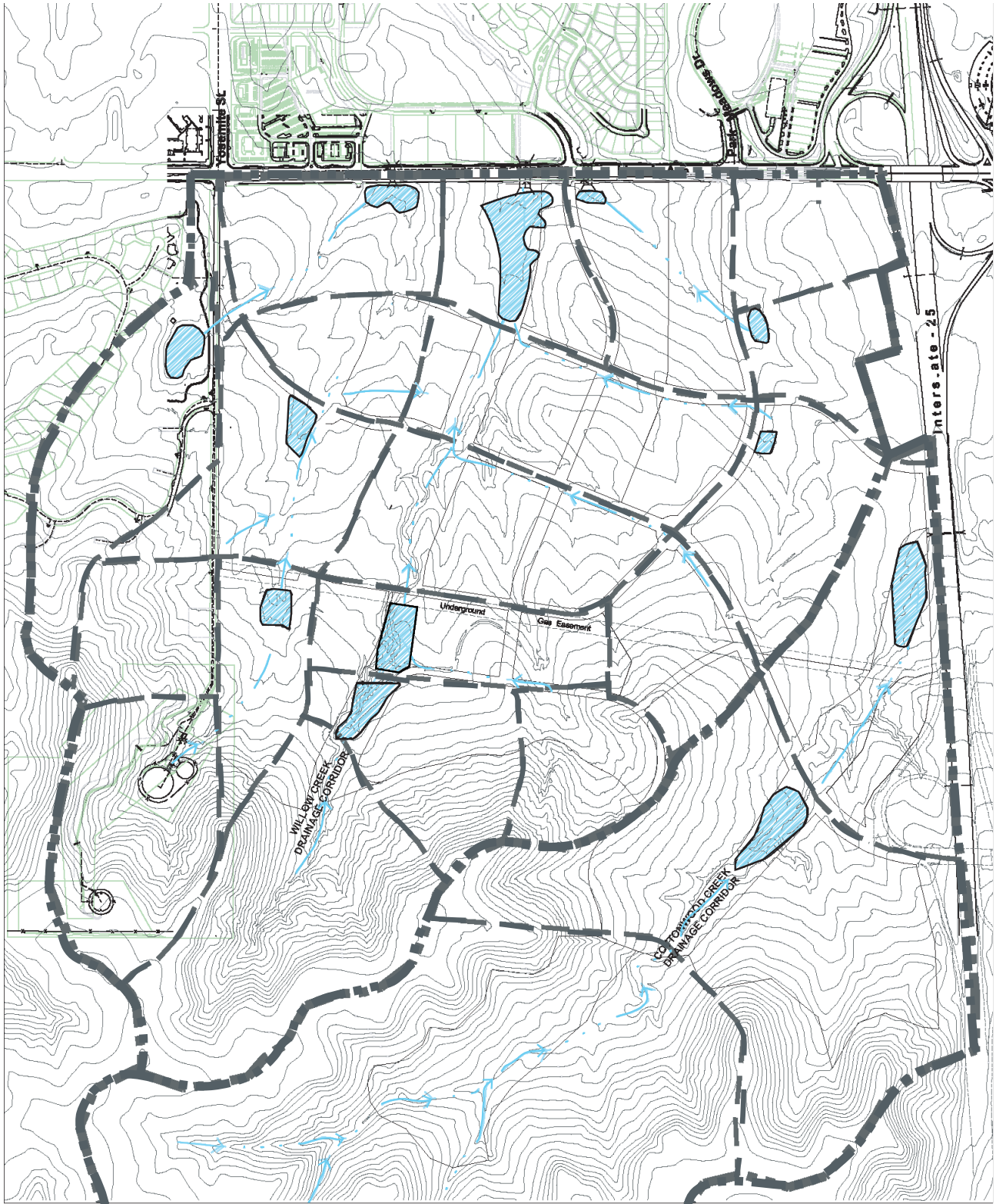


Existing	Future
PH 1 Storm	PH 2 Storm
PH 1 Sanitary	PH 2 Sanitary
PH 1 Water	PH 2 Water

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

N.T.S.

Exhibit 7.6 Stormwater Management Plan

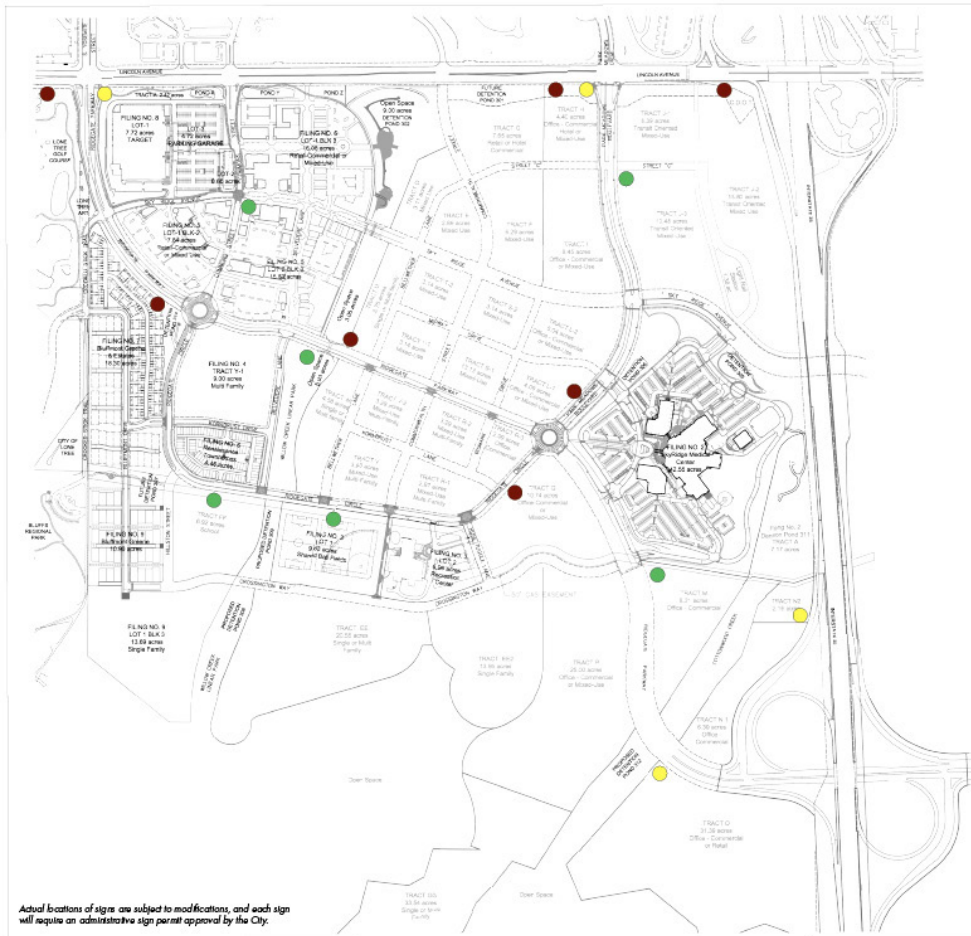


Detention Pond Location
Major Basin Boundary
Swale Location
Proposed Basin Boundary

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

N.T.S.

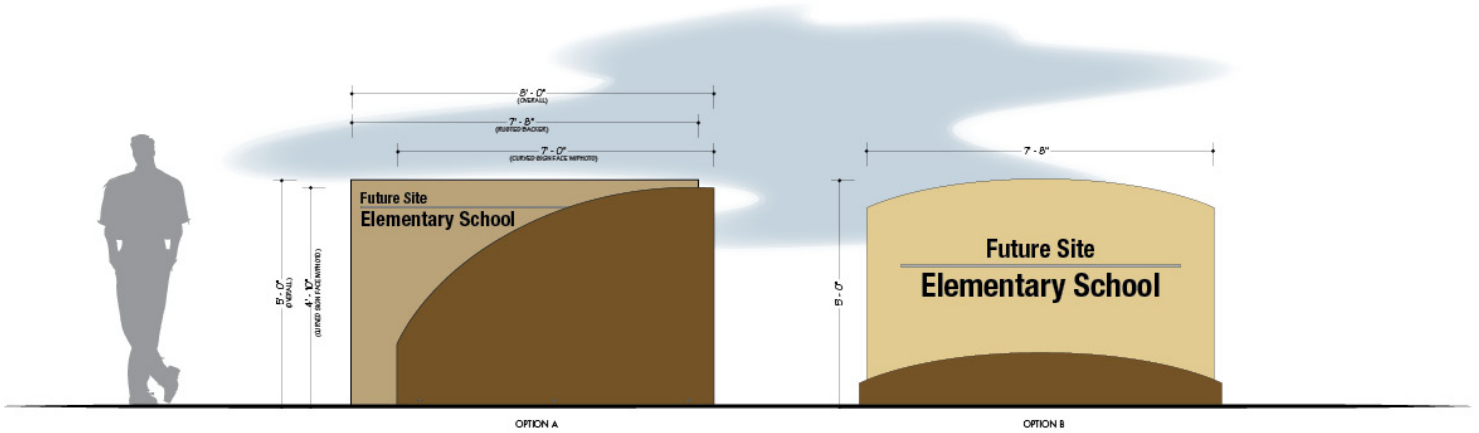
Exhibit 7.7a Wayfinding Signage Program



06-001 FILE: 80200012 MAP: 03/14/20

Exhibit 7.7b Wayfinding Signage Program - Future Amenity Signs (Temporary)

FUTURE AMENITY SIGNS (TEMPORARY)

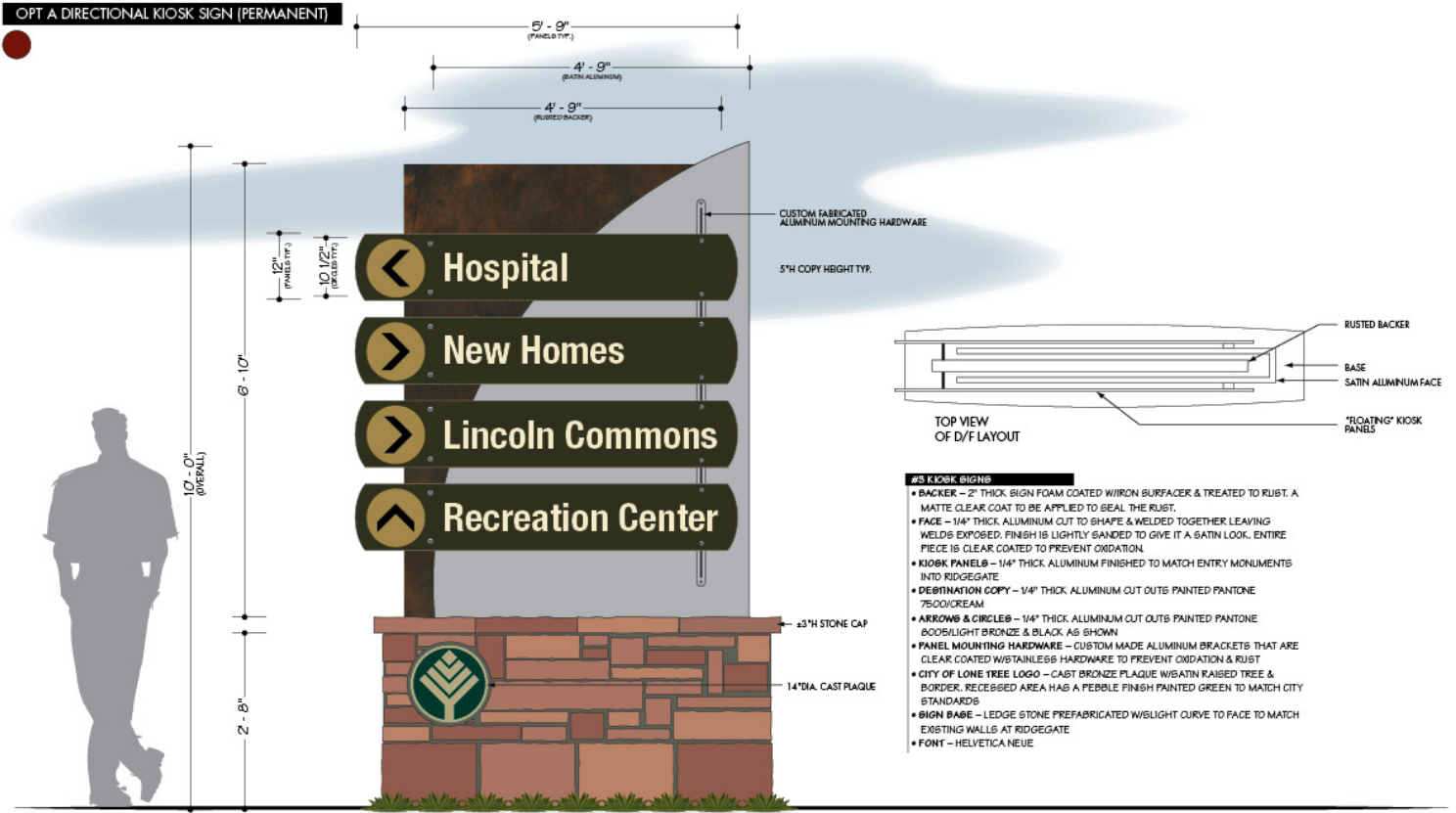


#2 FUTURE SITE SIGNS
 *CONCEPTUAL ONLY - ACTUAL COLORS, MATERIALS AND METHODS OF FABRICATION TO BE DETERMINED

RIDGEGATE	RIDGEGATE 2 FUT SITE A_B - GD-001 - MATT SHEREDY	1/2" = 1' - 0"	03 - 14 - 06	Motivational Systems Inc
-----------	--	----------------	--------------	--------------------------

This is an original MSI design. All rights to use or reproduce in whole or in part, in any form or to fabricate or produce any likeness thereof shall remain the exclusive right of MSI. Colors shown are not true matches to final product. For exact color match, refer to actual materials being used. ©

Exhibit 7.7c Wayfinding Signage Program - Option A Directional Kiosk Sign (Permanent)



RIDGEGATE	RIDGEGATE 3 KIOSK OPT A TAB - GD-001 - MATT SHEREDY	3/4" = 1' - 0"	03 - 14 - 06	
-----------	---	----------------	--------------	--

This is an original MSI design. All rights to use or reproduce in whole or in part, in any form or to fabricate or produce any likeness thereof shall remain the exclusive right of MSI. Colors shown are not true matches to final product. For exact color match, refer to actual materials being used. ©

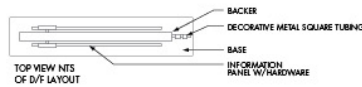
Exhibit 7.7d Wayfinding Signage Program - Builder Identification Signs (Temporary)

BUILDER IDENTIFICATION SIGNS (TEMPORARY)



#4 BUILDER SIGNS

- **SUBSTRATE** – WOOD BOX STYLE SIGN OR 2" THICK SIGN FOAM CUT TO SHAPE
- **FACES** – PAINTED (PANTONE) OR FULL COLOR EXTERIOR GRADE PHOTO-VINYL
- **RENDERINGS** – FULL COLOR EXTERIOR GRADE PHOTO-VINYL
- **PANELS** – 1/4" THICK DI-BOND (OR EQUIVALENT) CUT TO SHAPE & PAINTED
- **INFORMATIONAL COPY** – VCO
- **PANEL MOUNTING HARDWARE** – CUSTOM MADE ALUMINUM BRACKETS THAT ARE CLEAR COATED W/STAINLESS HARDWARE TO PREVENT OXIDATION & RUST
- **POLE STRUCTURE** – 1" & 1/2" SQUARE ALUMINUM TUBING WELDED TOGETHER & CLEAR COATED OR POWDER COATED TO PREVENT OXIDATION
- **SIGN BASE** – POURED IN PLACE CONCRETE FORMED TO SHAPE. CONCRETE CAN HAVE A STAINED FINISH OR DYES MIXED IN THE POUR
- **FONT** – HELVETICA NEUE, ITC NEW BASKERVILLE



REPLACEABLE PANEL



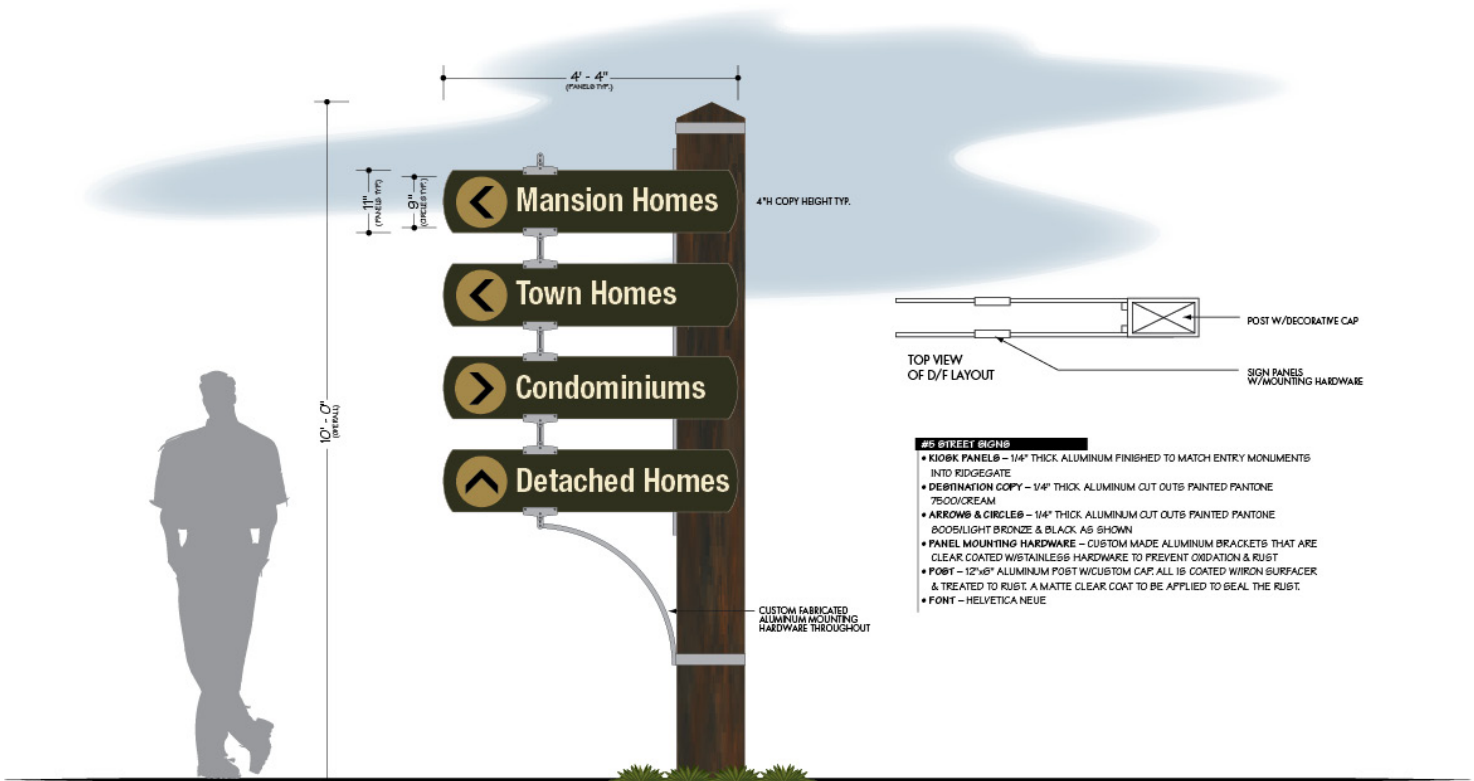
REPLACEABLE PANEL

RIDGEGATE	RIDGEGATE 4 BUILDER TAB - GD-001 - MATT SHEREDY	3/4" = 1' - 0"	01 - 12 - 06	
-----------	---	----------------	--------------	--

This is an original MSI design. All rights to use or reproduce in whole or in part, in any form or to fabricate or produce any likeness thereof shall remain the exclusive right of MSI. Colors shown are not true matches to final product. For exact color match, refer to actual materials being used. ©

Exhibit 7.7e Wayfinding Signage Program - Street Kiosk Sign (Temporary & Moveable)

STREET KIOSK SIGN (TEMPORARY & MOVEABLE)



RIDGEGATE	RIDGEGATE 5 STREET TAB - GD-001 - MATT SHEREDY	3/4" = 1' - 0"	01 - 12 - 06	
-----------	--	----------------	--------------	--

This is an original MSI design. All rights to use or reproduce in whole or in part, in any form or to fabricate or produce any likeness thereof shall remain the exclusive right of MSI. Colors shown are not true matches to final product. For exact color match, refer to actual materials being used. ©

Exhibit 7.8 RidgeGate Local Park Dedication Credit and Cash-in-Lieu Policy



CITY OF LONE TREE
Community Development Department

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

Park Land Dedication Standard per the PD:

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

Credit*:

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

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

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

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

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

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

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

Exhibit 7.8 RidgeGate Local Park Dedication Credit and Cash-in-Lieu Policy (continued)**Cash-in-lieu of land dedication**

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

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

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

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

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

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

Exhibit 7.9 Criteria for Annual Staff Review of Community Meeting Space Demand

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

Exhibit 7.10 Community Meeting Spaces

RIDGEGATE COMMUNITY MEETING SPACE AND PUBLIC ART

