

EST. 1874

SCHWEIGER RANCH

SUB-AREA PLAN

APPROVED BY CITY COUNCIL: JANUARY 7, 2020

Schweiger Ranch
Lone Tree, Colorado
Sub-Area Plan
Approved by City Council: January 7, 2020

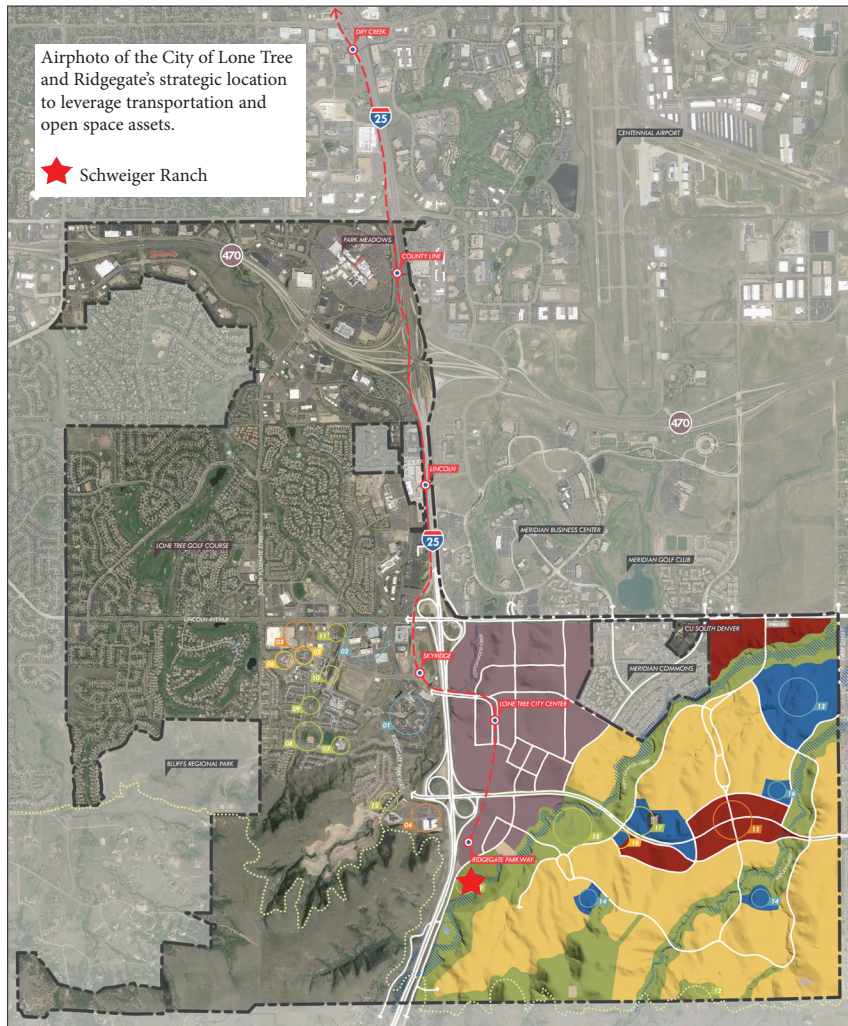
Schweiger Ranch
10822 South Havana Street
Lone Tree, CO 80134
303/790-0557

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+01/ RidgeGate Planned Development District



1.1 Planning Concept

Exhibit 1.0: RidgeGate Planned Development District (PDD) 6th Amendment (showing Schweiger Ranch as its own Planning Area)

Schweiger Ranch is located within the master planned mixed use community of RidgeGate. RidgeGate consists of approximately 3,500 acres and is located in northern Douglas County, Colorado, in the City of Lone Tree. Schweiger Ranch is composed of 38 acres on the east side of I-25 straddling the Happy Canyon Creek Open Space Corridor. Both Schweiger Ranch's and RidgeGate's position at the natural edge of the metro-Denver area and its adjacency to surface and light-rail transportation systems create a unique set of circumstances and opportunities.

Though not required in the original annexation and RidgeGate PDD, RidgeGate's developer felt that preservation of the ranch held great potential to create a unique cultural amenity for the region.

Schweiger Ranch's mission is to reveal the spirit of the pioneer settlers and inspire an appreciation of our cultural and natural heritage. It is operating as a living history museum and serving as an educational and community resource for Lone Tree, Douglas County and the larger region. Schweiger Ranch envisions a variety of collaborative partnerships with other non-profits to expand its mission appropriately.

Schweiger Ranch establishes the roots of the RidgeGate story with the Schweiger family settling in 1874, expanding their land assets, selling to Arapahoe Building Company and then the land being sold to RidgeGate Investments in 1972. The Ranch and RidgeGate are in alignment to interpret the changing landscape over 100 years and how the future landscape will change.

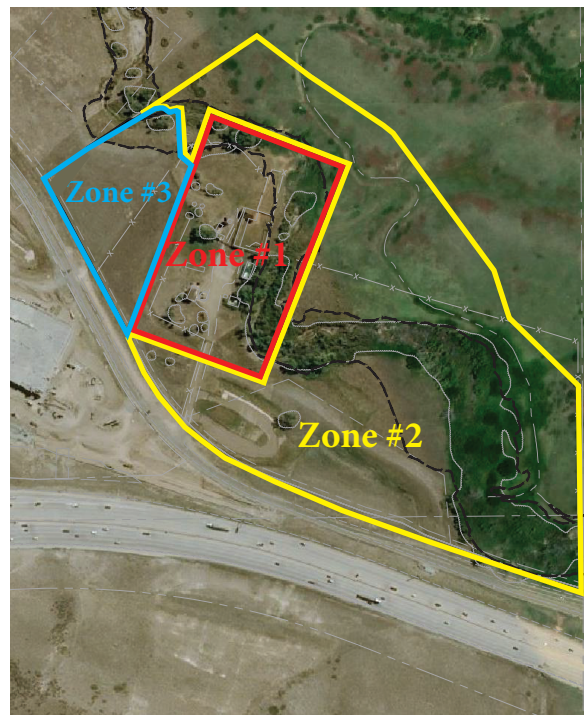
In 2004, Schweiger Ranch received Historic Landmark status from Douglas County and in 2008 the existing historic structures and 38 acres of land were conveyed to the Schweiger Ranch Foundation (SRF), a 501(c)3 not for profit organization. From 2008 to 2016, the SRF pursued and received grants and contributions from the State Historic Fund, the City of Lone Tree and the Rampart Range Metropolitan District to stabilize and restore the existing structures. Since 2016, the SRF has implemented its mission with educational and cultural programming such as festivals, campfire performances, guided tours, school tours and nature hikes.

The Schweiger Ranch Planning Area has distinct edges defined by three of RidgeGate's other planning boundaries (City Center, R-MU and Open Space) as depicted on Page 13. The Schweiger Ranch boundary incorporates the original land area that the Schweiger Family acquired and it also provides for a buffer from future development and the southern meadow area for potential future public uses.

As required by the PDD, individual Sub-Area Plans and related Design Guidelines are to be developed prior to or concurrent with platting or Site Improvement Plans. Sub-Area Plans serve to further define development standards that allow for flexibility to respond to market conditions, yet provide specificity so that development implements the planning concepts. Any conflict in provision(s) between the PDD and the Sub-Area Plans and Design Guidelines will be resolved by the most restrictive or higher standard(s) or requirement(s) governing, unless determined otherwise by the City of Lone Tree Director of Community Development (the "Director," as referred to in the City of Lone Tree's Planned Development District Ordinance General Provisions), in consultation with the City Council.

The areas that pertain to this Sub-Area Plan are as follows:

- Zone #1: Historic Preservation Zone - This zone encompasses the land and buildings located within a 5 acre conservation easement.
- Zone #2: Open Space Buffer Zone - This zone encompasses the land not included in Zone #1 or Zone #3.
- Zone #3: Nonprofit Ranch Zone - This zone is located north of Zone #1 and is approximately 4.10 acres.



Sub-Area Plan zone map

+02/ Sub-Area Plan/Vision and Framework



Aerial photo of Schweiger Ranch

The long-term nature of the RidgeGate development and of the historic landmarked Schweiger Ranch implies that the provisions of the PDD may not address every subject. Accordingly, this Sub-Area Plan will define a greater level of detail for land use and open space frameworks as well as development standards and guidelines. The Director shall have the authority to interpret this Sub-Area Plan and certain City regulations and standards for consistency with the planning concepts and objectives of the PDD, the Annexation and Development Agreement, and the Sub-Area Plan provided that such interpretations do not conflict with the City of Lone Tree's Comprehensive Plan, as reasonably determined by the Director in consultation with the City Council.

2.1 Schweiger Ranch Sub-Area - Vision

Schweiger Ranch is composed of land originally homesteaded by the Schweiger Family in 1874. Five acres in the core area consisting of the historic ranching outbuildings is protected under a permanent conservation easement held by the Rampart Range Metropolitan District. See Page 14.

The strategic mission and vision of Schweiger Ranch is to provide diverse recreational and educational opportunities to foster an understanding and enjoyment of the area's cultural and natural heritage. The ranch reveals the spirit of the western American ranch family, preserving a legacy for the future. This is accomplished through the Foundation's guiding principles and values of including a) sharing knowledge in exciting and diverse ways, b) creating partnerships and collaborating with people and organizations who share similar missions and goals, and c) educating and inspiring youth through programs and youth opportunities. Schweiger Ranch has evolved its programming from restoration and preservation to community and educational programming. The Foundation will continue to grow in its mission and guiding principles through continued programming, capital improvement projects, partner projects with other not for profit organizations and the continued operations and maintenance of the historic ranch structures.

2.2 Schweiger Ranch Long Range Management & Stewardship Plan

The management goals and strategies of Schweiger Ranch Foundation are:

- Secure adequate funding to develop and operate the property through defined budgets, identifying private and public/private funding partners and earning revenue.
- Develop a well managed organizational and administrative structure.
- Develop partnerships with other organizations and individuals that share the Foundation's goals.

- Serve the evolving needs and desires of visitors within the mission and vision.
- Develop the property to provide civic value and enhance the neighborhood and community.
- Create an effective marketing plan.

2.3 Sub-Area Plan/Project Approval Process

All structures, whether new or to be renovated, shall be subject to the Sub-Area Plan Standards and Guidelines contained herein and the separate prior approval of the Schweiger Ranch Design Review Committee ("DRC"). The DRC will be composed of Schweiger Ranch Foundation and professional representatives. The City will refer all development requests to the DRC for their review.

Concept

The Sub-Area Standards and Guidelines contained herein address the quality of the environment, recognizing that it is ultimately formed by numerous individual, private, and public decisions. They are intended to promote a clear, consistent and predictable process. These Sub-Area Standards and Guidelines are distinct from the DRC's Design Standards and Guidelines.

Relationship between the Design Review Committee and the City of Lone Tree

Design Review Committee approval must precede a submission to the City of Lone Tree Community Development Department for the applicable project review of subdivision, Site Improvement Plan, Building Permits, etc., the processes for which are separate and independent from the DRC's.

2.4 Sub-Area Plan/Framework Elements

Page 15: Schweiger Ranch Sub-Area Zones

2.4.1 Zone #1: Historic Preservation Zone

This Zone encompasses the historic buildings and the land covered by a Conservation Easement. Its boundaries are north of the historic house, south of the tractor shed and crossing Happy Canyon Creek, east to Happy Canyon Creek and west to the cistern. Structures in this zone are historic, including the cistern, windmill, historic house, tractor shed, granary, chicken coop, silo, stable, loafing shed, corral, barn, and apple orchard. This zone also includes the campfire pit and apiary.

2.4.2 Zone #2: Open Space Buffer Zone

This Zone straddles Happy Canyon Creek, with low-lying grasslands adjacent to Havana Street, Zone #1 to the north, and hillside along its eastern boundary. The zone includes a trailhead/special event parking lot. A portion of this zone is suited for a potential future visitor's center

2.4.3 Zone #3: Nonprofit Ranch Zone

This Zone is bounded by Havana Street to the west, Parker Water Well Site to the north and Happy Canyon Creek to the east. The land is relatively flat and located across Havana Street from RTD's RidgeGate Station.

Zone #3 is suited for development consistent with this Sub-Area Plan and the PDD zoning.

+03/ Sub-Area Plan/Guidelines

Definition of Terms

Design review evaluation criteria are organized by two headings (Concept and Guidelines) for each category.

Concept:

Concept statements define goals for which the guidelines are created to achieve.

Guidelines:

Guidelines provide further considerations to promote the goals defined by the concept statement. Guidelines use the term "should" or "may" to denote they are considered relevant to achieving the stated concept, and will be pertinent to the review process but will not be required for approval. Guidelines will, however, be strongly considered in the event of a waiver to a related standard.

3.1 Site Planning

3.1.1 Schweiger Ranch Overall Development

Concept:

- The area is envisioned as a historic/open space environment. It includes compatible, low density not for profit uses that enhance the primary Schweiger Ranch Foundation mission.

3.1.1.1 Guidelines

- Provide non-invasive parking adequate for the use but unobtrusive to the Ranch area. Large function special events will need to acquire a Special Use Permit from RTD in order to take advantage of the RTD parking garage. Other adjacent parking will require permission from land owners.

3.1.2 Zone #1: Historic Preservation Zone

Concept:

Zone #1 consists of the 5 acre historic ranching complex. This area is covered by a Conservation Easement held by a third party quasi-governmental entity, the Rampart Range Metropolitan District. The easement assists in preserving and maintaining the historical, architectural, cultural, and aesthetic value and significance of the property through covenants that dictate allowed and disallowed construction, maintenance, repairs, etc. Zone #1 will serve as a living history museum, community resource and education resource.



Historic Schweiger Ranch development character

3.1.2.1 Guidelines

- Provide gathering spaces for visitors including picnic tables and benches and a campfire pit.
- Incorporate historic landscaping such as garden, flowers, shrubs and shade trees.
- Provide interpretive signage and exhibits that invite interaction by children and adults and are sensitive to the surrounding historic context.
- Include downcast pedestrian lighting for safety and aesthetic, with fixtures in keeping with the historic character of Zone #1.
- Include trash receptacles. Any trash enclosure should be strategically located and screened and meet the requirements of the Lone Tree Zoning Code.
- Provide pedestrian connections to adjacent zones/destinations/routes.
- Provide adequate bicycle access/parking.
- Provide portable toilets (serviced weekly). Any semi-permanent portable toilets should be situated in an enclosure compatible with the site's historic character.
- Limit parking in Zone #1 for accessible parking, caretaker parking and where appropriate for special events.

Architecture:

- Maintain the quality and character of restored historic buildings.
- Where allowed by the City in Zone #1, design new buildings to respect the historic architecture of the existing buildings.
- Design new buildings so that they do not encroach physically on the historic buildings nor visually dominate the historic structures.
- See RidgeGate PDD for allowed uses, minimum setbacks and maximum heights requirements for new building in Zone #1.

Pedestrian Considerations:

- Provide for pedestrian safety, comfort, and accessibility for all ages and levels of mobility.
- Parking facilities and driveways should not impair pedestrian access.
- Locate adequate lighting along all pedestrian paths and sidewalks.



Historic Schweiger Ranch development character



Historic Schweiger Ranch development character

3.1.3 Zone #2: Open Space Buffer Zone

Concept:

This area is not covered by the conservation easement and is suited to provide natural heritage interpretation for visitors with natural trails and boardwalks and to provide interpretive exhibits that invite interaction by children and adults and show sensitivity to the surrounding context. This area will also provide a buffer of open space to the south and east of Zone #1 that houses the historic buildings.

3.1.3.1 Guidelines

- Include pedestrian lighting for safety and aesthetic.
- Include trash receptacles.
- Plant trees along the west property line to provide screening between Zone #1 historic uses and the RidgeGate Light Rail Station and parking garage.
- Provide accessible pedestrian connections to the RTD transit station, Zone #1 and to the regional trail system.
- Adequate pedestrian/bicycle connections should be made to the RidgeGate Light Rail Station and parking garage.
- No parking is allowed in Zone #2 except the existing improved trailhead/special event parking lot and future parking lot expansion.
- Provide adequate bicycle access/parking at the East/West Trail trailhead.

Architecture:

- Buildings in Zone #2 should be limited to a Visitor's Center and a historically accurate schoolhouse. Buildings should respond to the specific site and setting.
- New construction should compliment the existing buildings in Zone #1 and be compatible in massing, roof forms, materials, window and door rhythm or placement, and porch location and scale.
- New construction should not create a false historic appearance through the replication of a specific architectural style but should be compatible with the existing context.
- No buildings are to be constructed east of Happy Canyon Creek in Zone #2.

Pedestrian Considerations:

- Provide for pedestrian safety, comfort, and accessibility for all ages and levels of mobility.
- Adequate lighting should be located along all pedestrian paths and sidewalks.
- Allow for the use and maintenance of the Douglas County east/west trail connection and trail head at the existing parking lot through the meadow and behind the historic core buildings along Happy Canyon Creek.

3.1.4 Zone #3: Nonprofit Ranch Zone

Concept:

This Zone consists of approximately 4.10 acres. This area is to the north of Zone #1 and not part of the Conservation Easement. It is suited to provide specialized residential living and working opportunities associated with a nonprofit and in keeping with the historic character of Schweiger Ranch.

3.1.4.1 Guidelines

- Provide community gathering spaces for residents and visitors, including multi-purpose spaces and structures.
- Include landscaping such as gardens, flowers, shrubs and shade trees.
- Plant tall shrubs and trees on the south border next to Zone #1 to provide adequate screening and buffer the historic uses.
- Plant trees along the west property line to provide screening between Zone #1 historic uses and the RidgeGate Light Rail Station and parking garage.
- Provide signage that is located and designed in keeping with the character of Zone #3
- Provide spaces that invite interaction by children and adults and show sensitivity to the surrounding context.
- Include pedestrian lighting for safety and aesthetic.
- Include trash receptacles. Trash enclosures should be strategically located and screened and meet the design requirements of the Lone Tree Zoning Code.



Example of residential architectural forms



Example of residential architectural forms

- Include paved parking adequate for the intended uses and special events.
- Provide accessible pedestrian connections to the Regional Park, drainage corridor/trail, and RTD transit station and to Zone #1.
- Adequate bicycle connections should be made to the RidgeGate Light Rail Station and parking garage.
- Provide adequate bicycle access/parking.

Architecture:

- Buildings in Zone #3 should respond to the specific site and setting and respect the existing scale of buildings in this zone to provide a unified character.
- New construction should complement and not visually dominate the historic buildings in Zone #1. Buildings should be compatible in massing, height, roof forms, materials, window and door rhythm or placement, and porch location and scale.
- New construction should not create a false historic appearance through the replication of a specific architectural style but should be compatible with the existing context.
- See the RidgeGate PDD for use, setback and height requirements.

Pedestrian Considerations:

- Provide for pedestrian safety, comfort, and accessibility for all ages and levels of mobility.
- Parking facilities and driveways should not impair pedestrian access.
- Adequate dark-skies compatible lighting should be located along all pedestrian paths and sidewalks.



Example of multi-purpose and gathering space architectural forms



Example of multi-purpose and gathering space architectural forms



Example of multi-purpose and gathering space architectural forms

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+04/ Exhibits

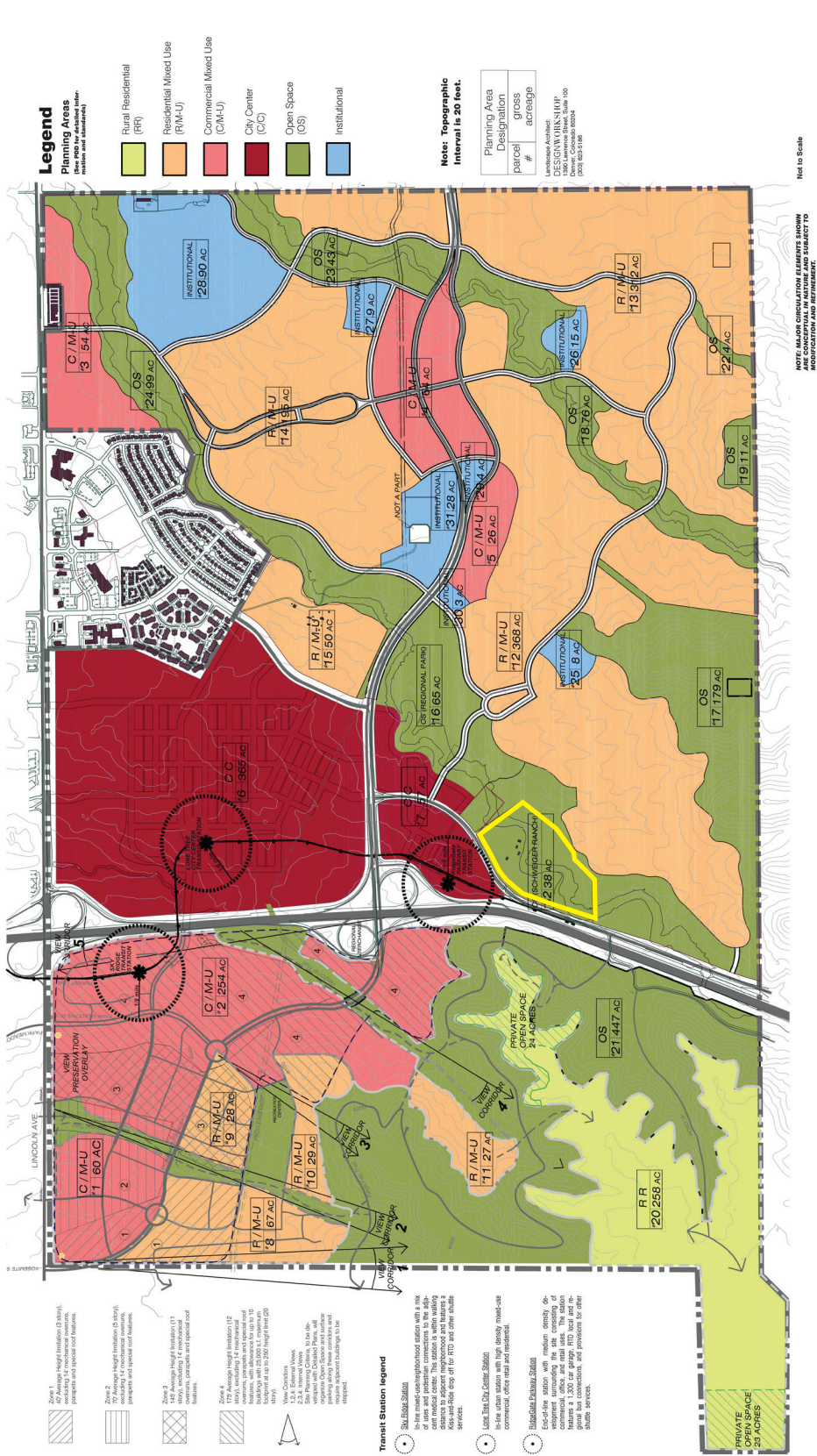
Master Developer
Coverity Development Corp. – Colorado
 10270 Commonwealth Street, Suite B
 Lone Tree, Colorado 80124

RIDGEGATE, 5th Amendment

(an amendment to the PDD formerly known as RidgeGate, 4th Amendment, approved by the City of Lone Tree, and recorded at 2011038124, on June 23, 2011)
 Sections 13, 14, 15, 22, 23, 24 and a portion of Section 21, Township 6 South, Range 67 West of the 6th Principal Meridian
 City of Lone Tree, State of Colorado (3,515 Acres)

Lead Developer
RidgeGate Investments, Inc.
 c/o Coverity Development Corporation
 70 E 55th Street
 New York, NY 10022

Planned Development District



*To the extent that the PDD is amended, then this exhibit shall be deemed automatically amended in the same manner.

Exhibit 1.0: PDD Zoning Plan
 ***To be updated w/6th Amendment

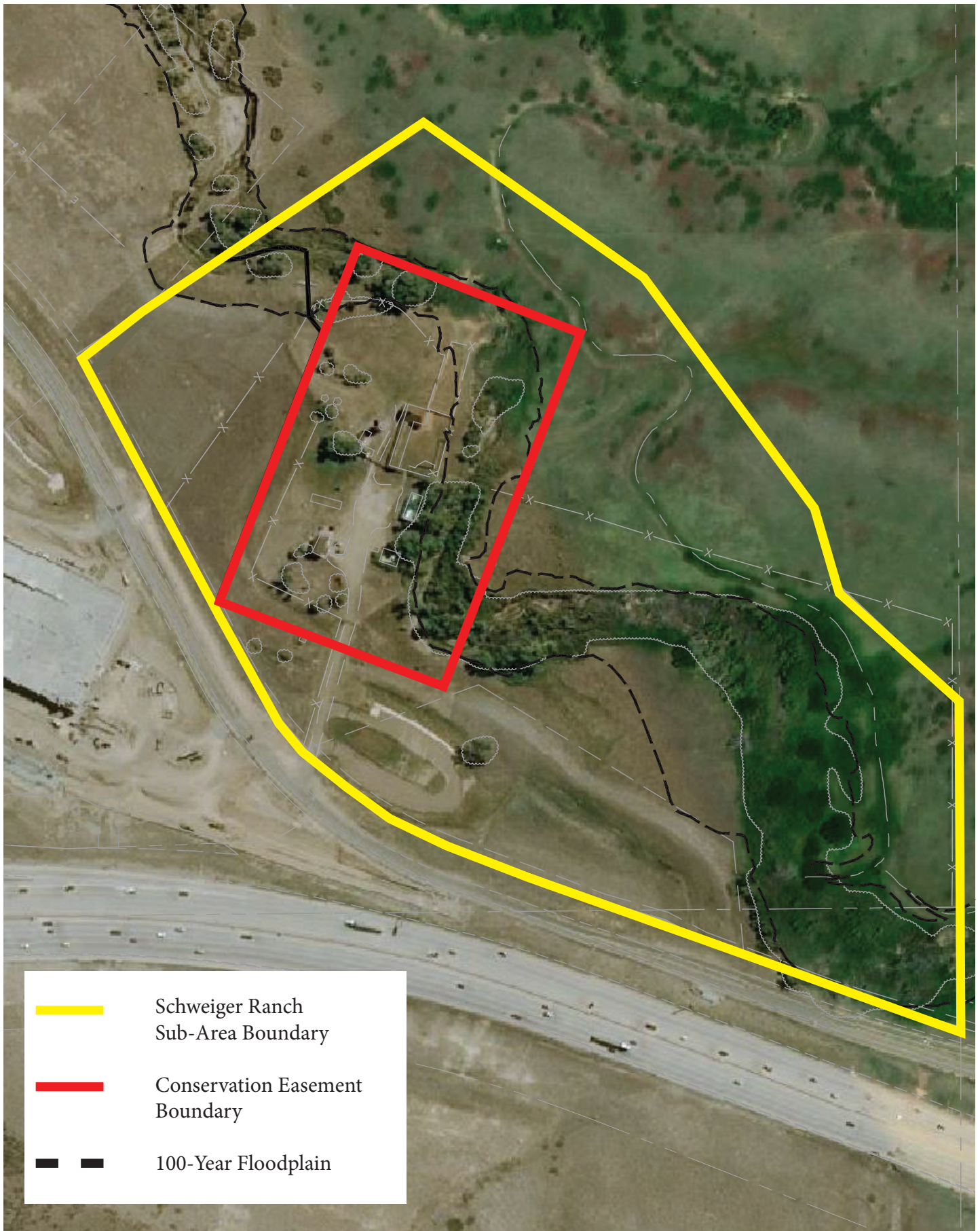


Exhibit 2.0: *Schweiger Ranch Sub-Area Boundary & Conservation Easement Boundary*

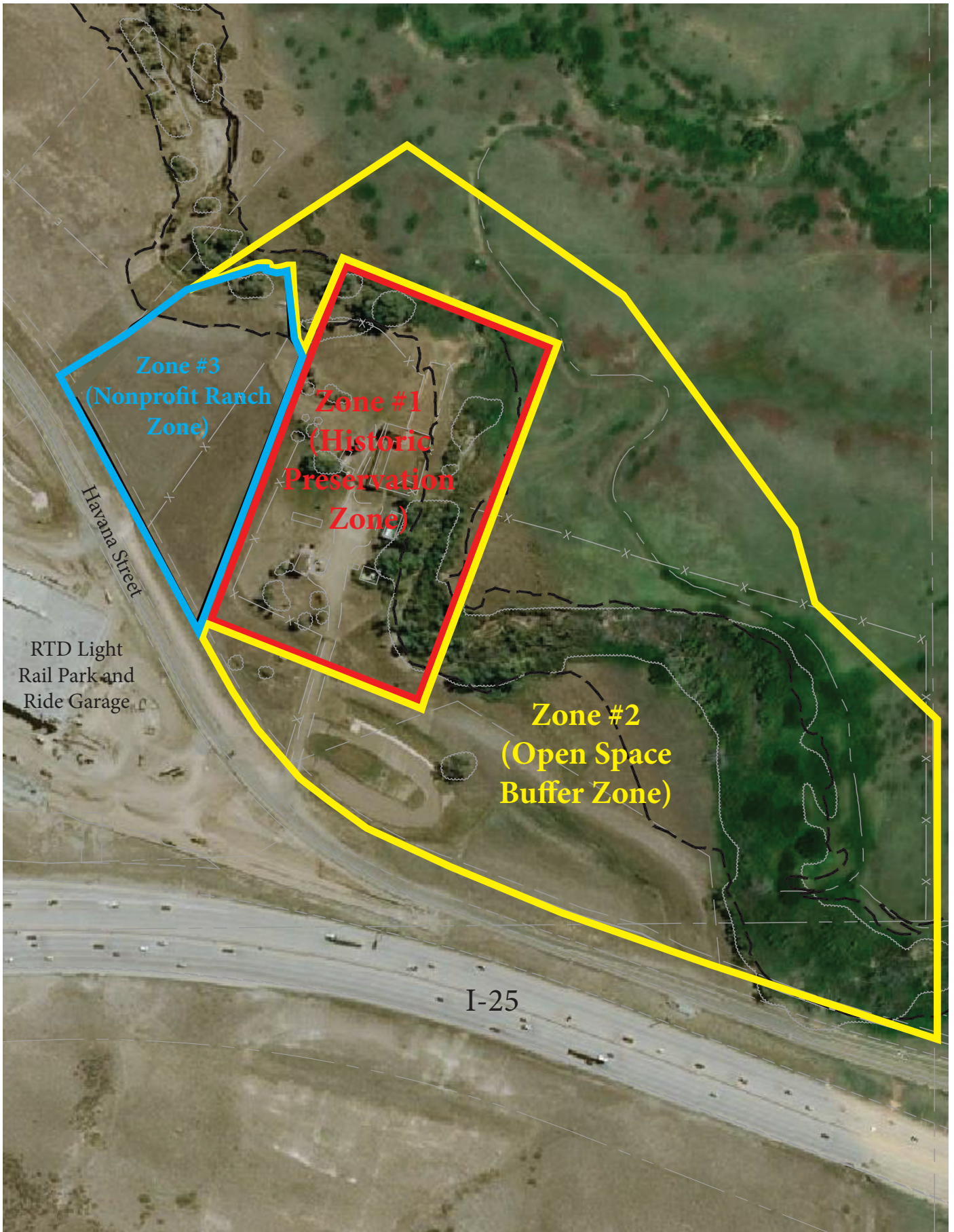


Exhibit 3.0: Schweiger Ranch Sub-Area Zones

Site Development Resources and References

Schweiger Ranch Design Review Committee

720/279-2581 (t)

City of Lone Tree

Community Development Department

303/708.1818 (t)

Engineering Department

303/662.8112 (t)

Building Department

720/390.5211 (t)

Lone Tree Police Department

303/339.8150 (t)

Rampart Range Metropolitan District

303/779.5710 (t)

South Metro Fire Rescue

720/989.2230 (t)

Parker Water and Sanitation District

303/841.4627 (t)

Xcel Energy

Builders Call Line

800/628-2121 (t)

Colorado Department of Public Health & Environment

Properties will be required to apply for a Colorado Discharge System Permit.

303/692-3500 (p)

303/782-0309 (f)

Note:

The City's review process may involve consultation from additional referral agencies and Homeowner Associations.

Other Resources:

RidgeGate East Technical Supplement