



CITY OF LONE TREE

Site Improvement Plan Project Narrative & Statement of Design Intent Template

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

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Project Name Badger Gulch Park

Project # SP24-0016

Project Location RidgeGate Parkway, East Couplet Area

Date 09/23/2024

Project Narrative

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

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

1. General information.

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

Badger Gulch Park. Tract A and Tract B of RidgeGate East Filing 4 and C/M-U No. 4 of the RidgeGate Planned Development District, 6th Amendment Located in the North half of Section 24, Township 6 South, Range 67 West of the Sixth Principal Meridian, City of Lone Tree, County of Douglas, State of Colorado.

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

Site: Commercial Mixed Use (C/M-U No 4)

North Adjacent: Senior Living Residence Development / Couplet

East Adjacent: Open Space (Badger Gulch Drainageway)

West Adjacent: Multi-Family Apartment Development / Couplet

South Adjacent: Couplet / Residential Mixed Use (R/M-U No 12)

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

No significant impacts to adjacent lands are anticipated. The northern and western boundary of the park abuts a planned senior housing development. Landscape integration and pedestrian connectivity has been coordinated and is reflected in the plan.

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

The Badger Gulch Park Site Improvement Plan (SIP) has been designed to comply with the requirements of the Couplet District Park Master Plan.

The Badger Gulch Park Site Improvement Plan (SIP) will include all executed certifications, approval blocks, notices and statements in a standard format approved by and made available from the Community Development Department.

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

It is anticipated that the park will be developed as one contiguous project with both active and passive sections. Initial work will commence with the construction of the pedestrian bridge and necessary retaining walls, followed by trail construction extending from both sides of the bridge. This will include a portion of the Badger Gulch regional trail and an overlook on the east side of the gulch. Development will then proceed immediately with the construction of the southwestern park space as the next phase of the project.

Stream improvements and stabilization work will take place following construction of the pedestrian bridges and park, as a part of RRMD's contract with the Mile High Flood District for Badger Gulch. The timing for these stream improvements will be appropriately triggered by Lyric and the Southeast Village's need for the peak shaving ponds. This construction can be completed while still providing access at the North or South side of existing Badger Gulch RidgeGate Parkway bridges.

Public Art installation will occur in conjunction with the formal park space. The RRMD construction team will coordinate closely with the artist that will be selected to do the work. This selection process will be the same as what was done for the Levin Park mural and the process will be included in RRMD's park IGA with the City.

Construction will be coordinated with the adjacent residential project so that the park is completed in a timely manner and aligned with their development schedule, subject to seasonal landscape construction constraints.

As outlined in the RidgeGate East Couplet District Parks Master Plan, construction will commence within 12 months of the approval of the SIP. RRMD anticipates that construction of the park will begin in the spring of 2025 and will be completed within an 18-month timeframe.

5. Other project data.

- a. *Total number of employees on maximum shift when known (for parking purposes):* N/A
- b. *Square footage of building:* N/A
- c. *Lot area:* 3.364 Acres (Tract A, 1.573 acres and Tract B, 1.791 acres)
- d. *Anticipated opening date:* Spring 2026

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

Badger Gulch Park is a key component of connectivity for the RidgeGate Couplet District, providing grade separated, non-vehicular access to the central couplet area via the Badger Gulch regional trail and an iconic pedestrian bridge, consistent with the Couplet District Parks Master Plan.

Landscape development for the park is focused on preserving and enhancing the native riparian habitat along the creek, while providing for a variety of active and passive park uses adjacent to the senior housing development and throughout the park. Drought tolerant plantings and water-conserving irrigation systems will be utilized throughout the park and a landscape demonstration area with plant description placards is included for public education purposes.

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

No Variances are anticipated. Additional information and narrative will be provided if the need arises.

Statement of Design Intent

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

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

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

As described in detail as follows, the design for Badger Gulch Park is consistent with the RidgeGate Sub-area Plan for the East Villages by providing an integrated trail network that makes the park within easy walking distance of surrounding neighborhoods and businesses. A native inspired landscape with limited use of irrigation and opportunities for experiential play are included as well. Wheelchair accessible picnic tables, pavilion, portable restroom, and accessible play equipment are provided, consistent with the Couplet District Park master Plan. The plan includes both active and passive uses within 6 featured activity areas within the park. They are all linked together by a gracious community trail through the park. All these areas are ADA accessible.

- A. Active Sport and Play Area**

This area is located at the southwest corner of the park at the intersection of eastbound RidgeGate Parkway and Crossfield Street. The space is designed with a large native grass turf lawn sloped at 2% to accommodate a variety of sports activities and play. A low seat wall and plantings along the west edges allows the lawn to sit lower than the surrounding streets, enhancing the view into the park and improving safety by keeping balls and children in the park. Along the east side lawn is a collection of senior focused fitness equipment designed for safety and focused on balance, coordination, flexibility, fine motor skills, and stretching.

B. Multi-use Event Space and Demonstration Garden

Located to the east of the active sport and play area, this space has many features to create an attractive and unique multi-use space. A shade structure creates a gateway into the space that includes picnic tables for seating and electric service for use in events. A circular walkway surrounds a native grass turf lawn that slopes gently to the east, creating an informal amphitheater like space, useful for a variety of active uses like yoga and tai chi classes, or art, musical and family events. Benches provide seating around the space. The surrounding landscape will serve as a demonstration garden with native and naturalizing plants as examples of plant selections that will perform well in the RidgeGate environment. Plants will have identifying placards. A monumental art piece will anchor the east end of the space and be a backdrop for a small stage area. The art piece will be highly visible from westbound and east bound traffic on RidgeGate Parkway. Sitting at the highest part of the park with a landscape backdrop, the art will also be highly visible from westbound traffic far before arriving at the park, making it an impactful arrival feature to RidgeGate.

C. Active Children’s Play Area

To the northeast of the event space along the community trail is a children’s active play area. This space is integrated into the hillside with a slide and other play features that take advantage of the slope. Play equipment will accommodate children from toddlers to pre-teens. ADA accessible equipment is included. Surfacing includes rubberized material on the sloped perimeter and organic, “Fibar” play surfacing transitioning to the surrounding native landscape.

D. “Prairie Grass” Lawn

Further down the community trail, to the east of the senior housing apartments, is a prairie grass (Buffalo Grass) lawn with sculptured “hilly” landforms for children’s play and casual seating. This space will be a fun and sunny space with exceptional views of the pedestrian bridge and Badger Gulch with seating and a soft trail access to the creek.

E. Iconic Pedestrian Bridge

The community trail is connected to the Badger Gulch regional trail via an iconic pedestrian bridge. The bridge will be highly visible from all surrounding spaces and traffic on RidgeGate Parkway, especially westbound traffic arriving at RidgeGate. Dramatic columns and cable elements support the curving bridge as it spans the gulch. Creative lighting will highlight the bridge at night. This iconic architectural element was designed to enhance the arrival experience to the Couplet district at the east entry, as outlined in the RidgeGate East Villages Subarea Framework Plan.

F. Badger Gulch Regional Trail

The Badger Gulch Trail will provide key connectivity for users from the surrounding community to the Couplet area with grade separated access under RidgeGate Parkway. The Regional Trail will be installed by Rampart Range Metropolitan District and ultimately maintained by South Suburban Parks and Recreation District (SSPR) once the trail is extended south or north along Badger Gulch. Design specifications for the trail are outlined as follows:

- The regional trail will be a minimum twelve feet in width, constructed with six-inch thick concrete over six inches of road base, adhering to relevant geotechnical reports.
- The bridge spanning Badger Gulch will have a deck measuring a minimum width of ten feet and utilize a concrete deck surface.
- A minimum inside curve radius of twenty feet for the trail will be adhered to.
- Both the trail and bridge will comply with ADA accessibility standards.

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

Badger Gulch Park is at the eastern end of the RidgeGate Couplet area where RidgeGate Parkway bifurcates. Badger Gulch Creek passes under the parkway and through the park. The Badger Gulch regional trail will provide grade separated access to the park and the couplet area and will continue under RidgeGate Parkway both northward and southward as residential villages are developed.

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

The iconic pedestrian bridge is the key feature and pedestrian experience for the park, passing over the creek between two mature Cottonwood trees. Signage will be developed under a separate submittal and could include the following: directional signage and trail information, interpretive signage about the creek ecosystem, flora and fauna information. Pedestrian scaled lighting will be provided along all walkways and within structured amenity areas. Landscape design may provide educational information about waterwise principles. A public restroom facility is included as an additional park amenity and convenience for local residents.

Public Art installation(s) will be developed concurrent with this SIP under a separate Art IGA, or other applicable submittal and review process as necessary.

District monumentation location will be shown on these plans. District monument design approval and permitting will be developed under separate submittal and review process in accordance with the COLT signage regulations and requirements.

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

The iconic pedestrian bridge is the key architectural feature of the park. Elements of the bridge are abstract references to site features such as cottonwood growth forms, the meandering stream below, and views of the Front Range. Lighting elements are integral to the bridge design for safety and dramatic effect. Forms and finishes of the bridge will be reflected in the shade structure at the western end of the park.

Statement of Quality Control and Assurance

- 1.** *Following up on our discussions with the City of Lone Tree Public Works on the requested structural review process for the Badger Gulch Pedestrian Bridge.*

The Rampart Range Metro District No. 5 assures the city that a third-party structural review of the pedestrian bridge is unnecessary due to the rigorous Quality Assurance/Quality Control (QA/QC) processes undertaken with our design-build contractor CEI/Muller Engineering. Our collaboration has ensured that every aspect of the bridge's design and construction adheres to the highest safety and quality standards. Furthermore, as RRMD will be the owner of the structure, RRMD is fully committed to its long-term integrity and safety, providing ongoing oversight and maintenance to guarantee its continued reliability for public use.

RRMD proposes the fully reviewed and issued for construction structural plans with associated calculations be shared at the building permit stage for the City's records and information. Please see the Quality Control and Assurance Plan and Narrative included in the submittal materials for more information.

Thank you for your consideration.

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