



architecture  
planning  
management  
interiors

**Date:** 24 April 2024

**To whom it may concern:**

**To:**

City of Lone Tree-  
Community Development  
9220 Kimmer Dr. Suite 100  
Lone Tree, CO 80124

The subject property is located at 9550 Heritage Hills Circle in Lone Tree, Colorado. The project site is a 1.398 acre parcel described as Lot 4A-1, Heritage Hills Filing, No. 1-F, City of Lone Tree, Douglas County, Colorado. The project site is bounded on the north by Heritage Hills Circle, west by a pedestrian crossing bridge and commercial retail area, on the east by a Bank of the West and Heidi's Brooklyn Deli and on the south by Lincoln Avenue. Lot 4A-1 is currently vacant with approximately 30' shared asphalt access drives along the northern and eastern perimeters. The shared access drives are located within existing access easements and are intended to remain intact as part of the development.

**Re:**

Chase Bank  
9550 Heritage Hills Cr. Lone  
Tree, CO 80124

- Chase Bank will design and construct a sustainable LEED certified building. The goal is to achieve substantive carbon reductions through an energy efficient building envelope, innovative mechanical systems such as VRF, using innovative materials, and practicing environmental stewardship in all aspects of design and construction. Additionally, Chase utilizes native plant materials requiring low water usage and once established zero water usage with the exception of during drought conditions.
- The building will enhance the context of its surrounding area. The project will be integrated within the natural contours of the site and reinforce a distinctive local character through the use of materials complementary to the region. The proposed materials include a stone veneer, metal panels and fiber cement siding. The building façade includes four sided architectural features with large window openings promoting pedestrian engagement.
- We are proposing a connection to the existing pedestrian pathway/bridge. This will create an interconnected system of inviting, safe, accessible, active outdoor public spaces that encourage social interaction.
- Our goal is to design a building that is not only functional but ageless to contribute to the City of Lone Tree's character.
- The project is part of Planning Area 8 of the PD. It has been determined that staff is comfortable with the proposed location of the drive thru lanes on the south side of the building. Drive Thru lanes will be screened. It is understood the City's Police Department will conduct a Crime Prevention through Environmental Design (CPTED) review as part of the referral process.
- The area on North side of property is set aside for a future use. A possible use could be a retail building and it is understood that any future plans for development on this side of the property would require a new SIP Application at that time.
- The City of Lone Tree will provide a template for a wayfinding sign, which will be located in advance of the pedestrian stop from the bridge at the access drive. The sign will indicate the direction of Willow Creek Trail and the distance and direction to Lone Tree Elementary.

The proposed project consists of one story 3,300 SF Chase Bank structure with associated parking, drives aisles and landscaping. As mentioned above, the site will utilize the existing access on Heritage Hills Circle and the existing shared access road through the project site. Parking requirements for the development are 1 space per 400 gsf resulting in a minimum parking count of 9 stalls. Per section 16-28-70 of the municipal code, we can exceed the minimum by 10% for a total of 10 stalls.

This development is proposing 23 parking stalls, and we are requesting this increase above 10 stalls for the following reasons:

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Phoenix, AZ 85012  
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- Chase intends to install (3) EV capable parking stalls which exceeds code current requirements but plans for the future implementation of the "Colorado Electric and Solar Ready Code".
- Chase is showing (10) parking stalls to serve a future development on the north side of the site. Chase understands that any future development would require a submission to Lonetree for approval, however we are showing parking on the north side of the drive which would allow for shared parking of a future user. Additionally, we are showing a shared dumpster and shared pedestrian connection for this future user. By installing this now, we will minimize impact to the site and to the Lonetree residents that will use the services on this site.
- The additional parking is sensitive to a compatible with adjoining, existing planned uses.
- Parking will not adversely impact the natural environment through unwarranted or undesirable grading, altering of drainages or vegetation removal.
- Parking will not increase or otherwise exacerbate known wildfire risk to the site or to adjacent properties or structures.
- The proposed parking will maintain a desirable balance with the overall bulk and massing of the building.
- The proposed additional parking will promote pedestrian connectivity to existing pedestrian path/adjacent trail.

Water and Sanitary Sewer service for the site are provided by Southgate Water and Sanitation District. It is understood that there are water and sanitary mains located within an existing 30' Southgate easement on the eastern side of the project site. It would be the intent of this project to make the necessary utility connections to the mains located within the easement. The anticipated service requirements for this development include a 1.5" domestic water service and 6" sanitary service.

This project shall conform to all applicable standards and shall be compatible with the surrounding properties.

**If you have questions, please do not hesitate to contact me.**

**Sincerely,**

**Krista Moore**  
*Project Manager*