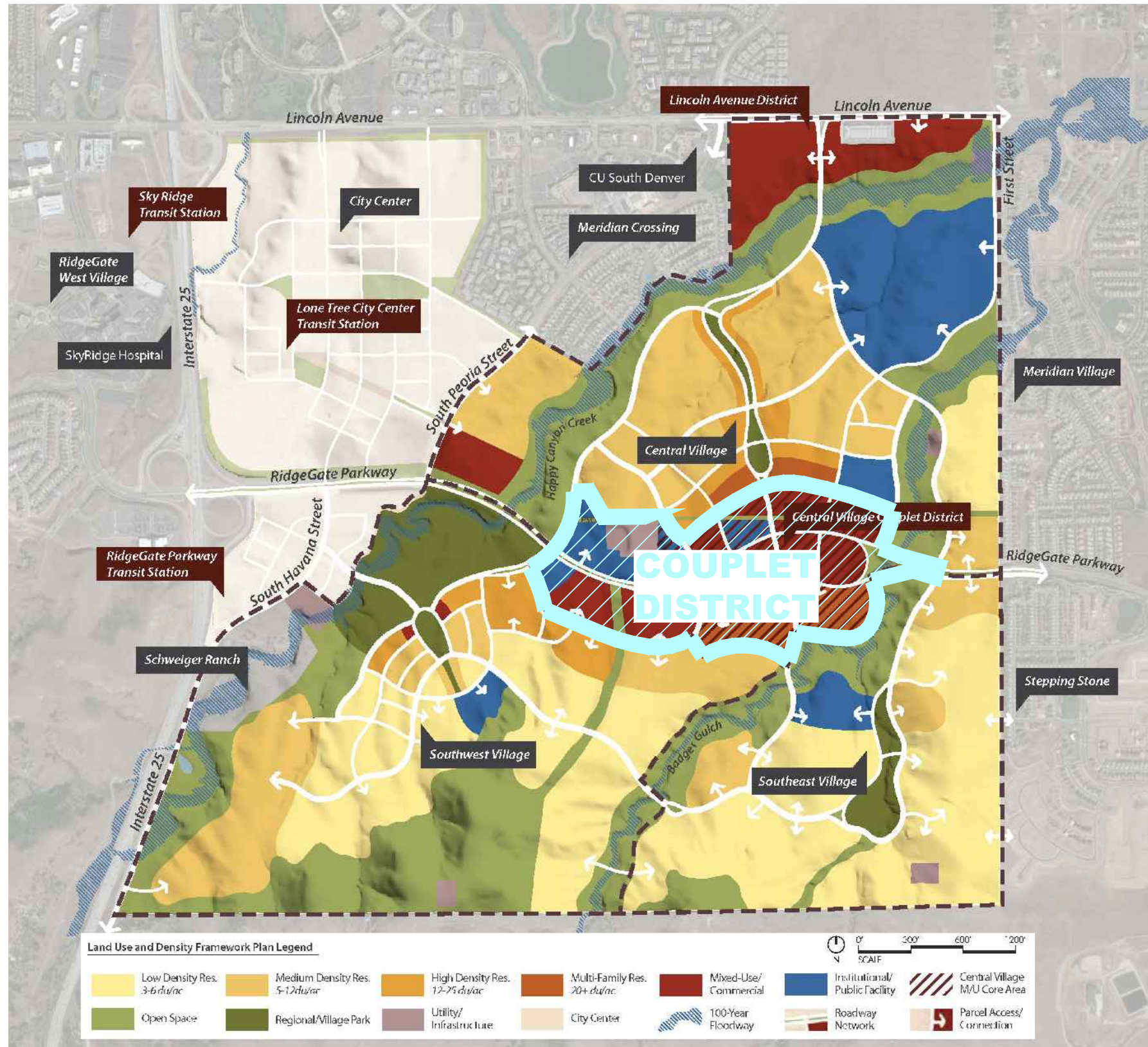


RIDGEGATE EAST COUplet DISTRICT PARKS AND PUBLIC SPACE MASTERPLAN



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SHEET 11	TRAILS AND PARK INFORMATION
SHEET 12	BADGER GULCH PARK PLAN

PROJECT TEAM

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 PH. 303-779-5710

SAGE DESIGN GROUP
 1500 S PEARL ST, STE. #200
 DENVER, CO 80210
 CONTACT: JOSH FREEHLING
 PH. 720-358-9518

PREPARED FOR:



DATE: 11.19.22		
①	RESUBMIT	3.7.23
②	RESUBMIT	8.4.23
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SHEET 1 OF 12		

APPROVAL DATE: _____

RIDGEGATE EAST COUplet DISTRICT PARKS AND PUBLIC SPACE MASTERPLAN

RIDGEGATE EAST COUplet DISTRICT

PARK DEVELOPMENT

SIP requirement for Individual Parks

- Individual park sites will be required to submit a Site Improvement Plan (SIP) application to the City for review and approval. All SIPs shall be reviewed/approved by the Citizen's Recreation Advisory Committee and City Council, per the East Villages Sub-Area Plan.
 - The Corner Plaza is exempt from this requirement; design details for this plaza shall be required in the SIP for the site that contains the public access easement.

Amenities - All Park Sites should have the following Amenities:

- Dog waste stations.
- Wheelchair accessible picnic tables and pavilions. The Corner Plaza and Central Square are exempt from the requirement for pavilions.
- Accessible playground programming and amenities. The Corner Plaza and Central Square are exempt from this requirement.

Amenities - All Park Sites should have the following Amenities:

- Dog waste stations.
- Wheelchair accessible picnic tables and pavilions. The Corner Plaza and Central Square are exempt from the requirement for pavilions.
- Accessible playground programming and amenities. The Corner Plaza and Central Square are exempt from this requirement.

Development Triggers for Park

Corner Plaza:

- This plaza shall be developed concurrently with the commercial site on which the public access easement is assigned; inspection of this plaza shall be required as a component of the commercial SIP.

Central Square:

- This square shall be developed concurrently with the adjacent commercial development; inspection of this square shall be required as a component of the commercial SIP.

Please note that, consistent with the East Villages Sub-Area Plan and its Parks and Open Space Framework Plan, staff will be recommending to City Council that the City require the Central Square be dedicated to the City, consistent with the intent of this square, which is to provide for programmed activities. RRMD will determine when dedication to the City will occur. Should Council require dedication, the development triggers for this square will need to be amended.

Badger Gulch Park:

- The Site Improvement Plan (SIP) application for this park shall be submitted to the City prior to the City issuing the second residential building permit within the internal couplet area, defined as bounded by RidgeGate Parkway (westbound) on the north and RidgeGate Parkway (eastbound) on the south.
- Construction of the park must commence within twelve months of approval of the SIP.
- Construction must be completed within eighteen months of commencement of construction.
- The park shall be dedicated to the City via special warranty deed following completion of a successful inspection and acceptance process with the City.

Greenway Park:

- The Site Improvement Plan (SIP) application for this park shall be submitted to the City prior to the City issuing the first residential building permit within the northern external couplet area, defined as bounded by RidgeGate Parkway (westbound) on the south and the Central Village planning area on the north.
- Construction of the park must commence within twelve months of approval of the SIP.
- Construction must be completed within eighteen months of commencement of construction. The park shall be dedicated to the City via special warranty deed following completion of a successful inspection and acceptance process with the City.

PREPARED FOR:



PARK PLAN OBLIGATIONS

DATE: 11.19.22		
①	RESUBMIT	3.7.23
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RIDGEGATE EAST COUplet DISTRICT PARKS AND PUBLIC SPACE MASTERPLAN

RIDGEGATE EAST COUplet DISTRICT

PARKS & PUBLIC SPACES MASTER PLAN

As required in the RidgeGate East Villages Sub-Area Plan, this master plan document serves to lay a foundation and strategy for neighborhood-scale parks and, given the urban character objectives for the Couplet District, 'Public Spaces' for residents of and visitors to this area. Residents of the Couplet District will also benefit directly from the recreational amenities that will be present in the Badger Gulch Open Space Corridor, which they will be able to access without crossing any major streets.

This Master Plan has been composed to respond to the Vision and Guiding Principles for Open Space and for Parks and Recreation described on pages 7 and 8 of the Sub-Area Plan and especially to the Character Elements described on page 10. It should be noted that Residential Development on the south side of Eastbound RidgeGate Parkway in the Southwest Village has been incorporated into the approved Southwest Village Preliminary Plan and the Neighborhood Parks Plan approved for that area.

Given the challenges of providing standard park and public space (at 5acres/1,000 population) with the Sub-Area Plan's described desire for the Couplet District to concentrate development as a mixed-use environment, this Plan also relies on a 'Fee-In-Lieu' component to mitigate park area shortages and to create additional revenues to help support larger community-wide recreation elements such as the Lone Tree Regional Park.

Individual Site Improvement Plans (SIPs) for the parks and plazas included in the Couplet District Master Park Plan will be required to seek approval via the standard SIP approval process, identified in Article XVII.

PARK DEDICATION	ACREAGE
PARK ACREAGE TO THE CITY	9.04
ACREAGE EQUIVALENT FOR CASH IN LIEU	1.07
TOTAL	10.11

APPROVAL OF AMENDMENTS

Administrative Amendment Approval Standards

- Only an approved representative for Coventry, as master developer, is eligible to apply for amendments to this parks plan.
- Amendments to the plan will be subject to an application to the City of Lone Tree Community Development Department and a review fee.
- Amendments to this plan may be approved administratively by the Director when such changes are in substantial conformance to the approved plan. The Director reserves the right to take any amendment request before the City Council.

Submittal requirements are as follows:

- Submit a project narrative outlining the proposed changes.
- Submit a redline set of the approved plans with a red strikethrough of what will no longer be pertinent if the changes are approved.
- Submit a new plan to show the proposed change.

EAST VILLAGES SUB-AREA PLAN CHECKLIST

Open Space System Guiding Principles (pg. 7)

- Badger Gulch existing natural features preserved AND 4 additional acres added on south side of Eastbound RidgeGate Parkway
- Multiple trail and sidewalk connections provided to local and regional open spaces
- Smaller Neighborhood Parks and Public Spaces provided within easy walking distance of future residents of the Couplet District

Park Master Plans (pg. 23 & 25)

- Couplet District Parks and Public Spaces Master Plan submitted concurrent with First Residential Plat for Couplet District
- Minimum Neighborhood Park land calculated based on proposed/anticipated residential projects' population is 10 acres
- Context Plan provided
- Concept Plan provided with description of each proposed park or public space, as well as proposed timing and maintenance responsibilities

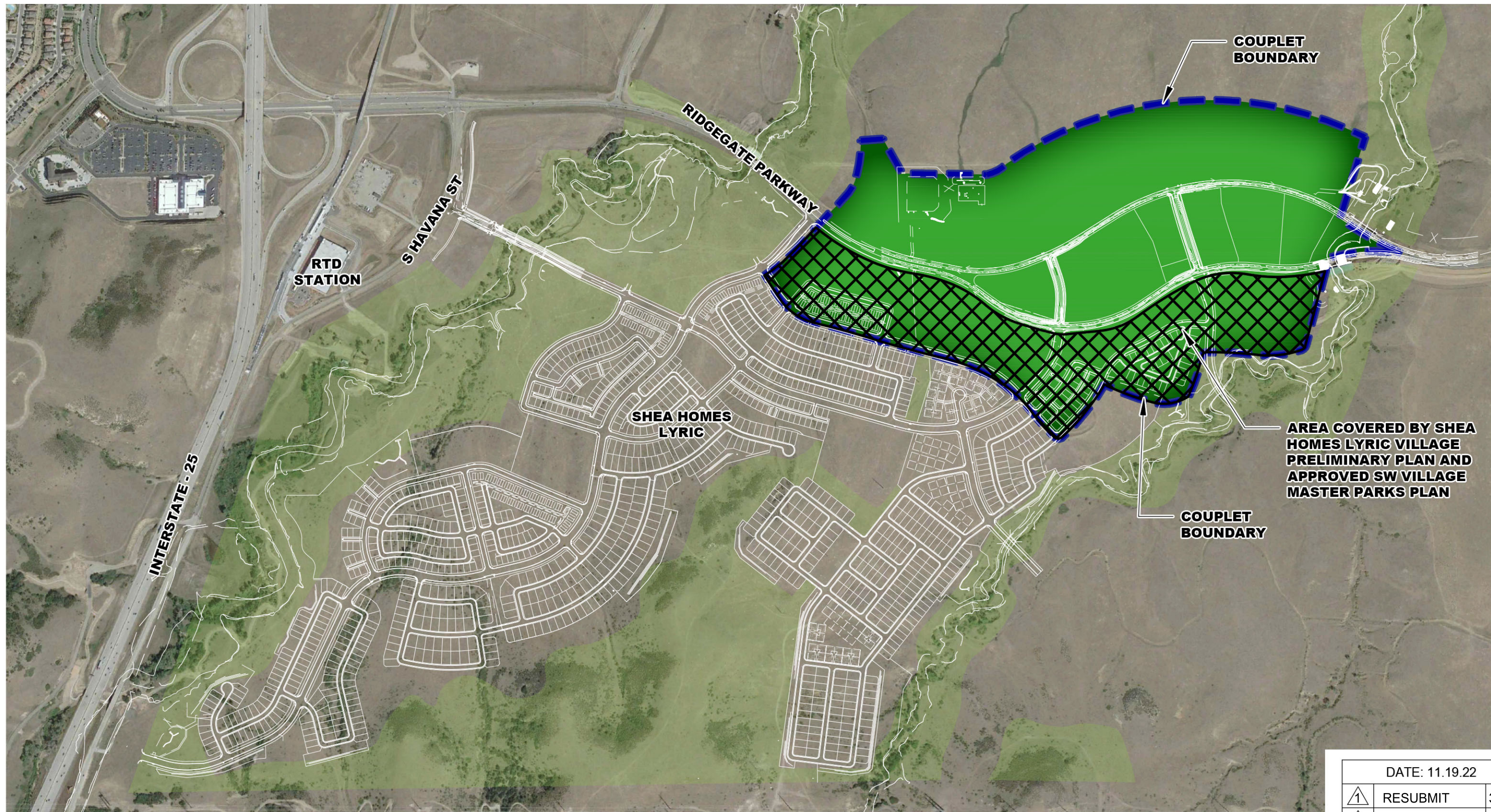
PREPARED FOR:



PROJECT NARRATIVE AND CHECKLIST

DATE: 11.19.22		
①	RESUBMIT	3.7.23
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SHEET 3 OF 12		

RIDGEGATE EAST COUPLET DISTRICT PARKS AND PUBLIC SPACE MASTERPLAN



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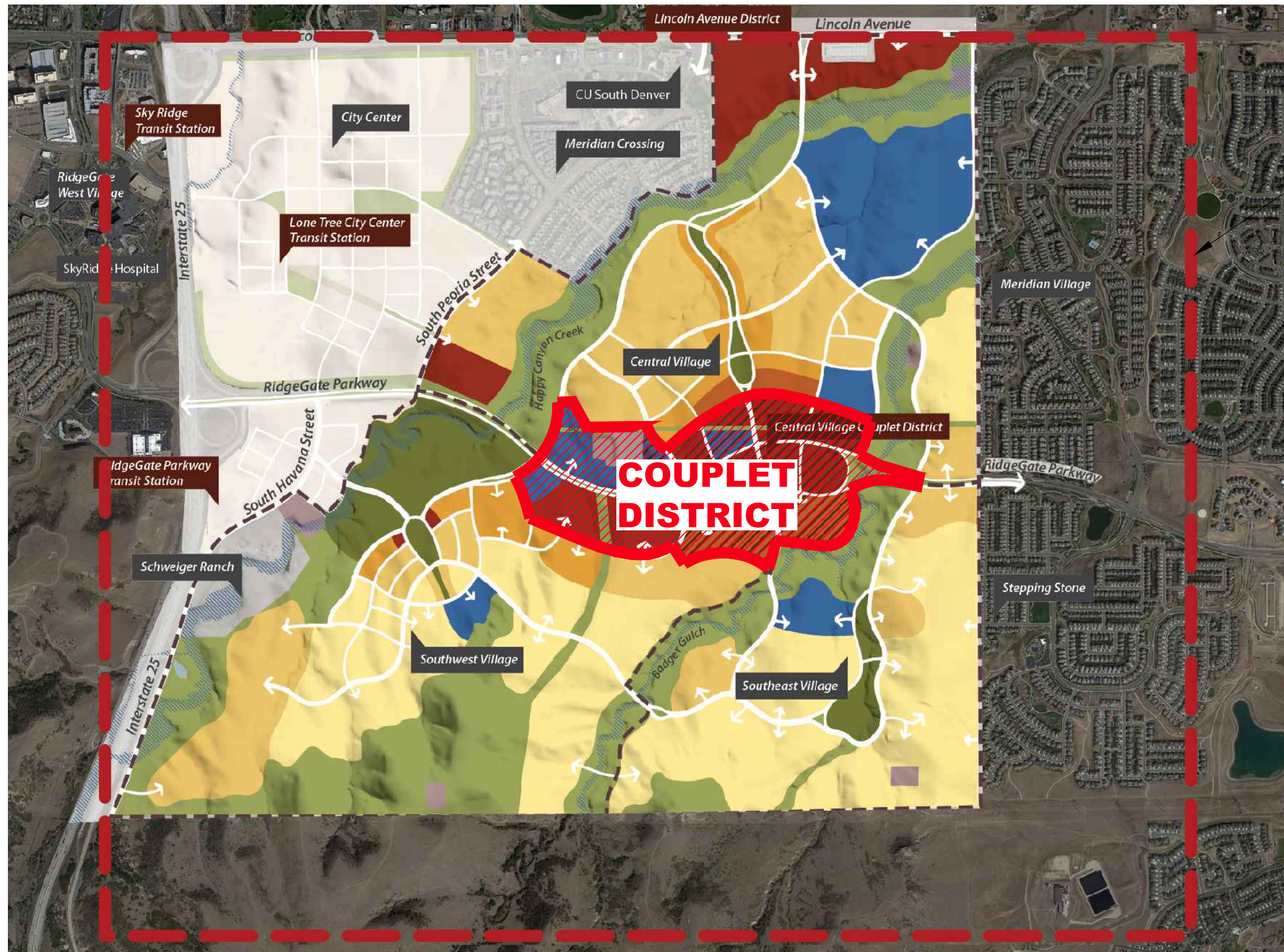
COUPLET PARK AND PUBLIC SPACE MASTERPLAN BOUNDARY

SCALE: N.T.S.



DATE: 11.19.22		
①	RESUBMIT	3.7.23
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SHEET 4 OF 12		

RIDGEGATE EAST COUplet DISTRICT PARKS AND PUBLIC SPACE MASTERPLAN



1 MILE RADIUS

COUplet DISTRICT

PREPARED FOR:



SITE CONTEXT PLAN

SCALE: N.T.S.



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		SHEET 5 OF 12

RIDGEGATE EAST COUPLET DISTRICT PARKS AND PUBLIC SPACE MASTERPLAN

RIDGEGATE EAST COUPLET DISTRICT

Under Contract and Planned Residential

Under Contract-Inside East Half Couplet

Multifamily 347 Units (Estimate Only)

Age Restricted

Affordable Multifamily 164 Units (Estimate Only)

Planned-North Side Westbound RidgeGate Parkway

Townhome/Multifamily 500 Units (Estimate Only)

1,011 Units x 2 People/Unit = 2,022 Population

2,022 Population = 10.11 Acres Neighborhood Parks

Total residential population is subject to change and the future cash-in-lieu requirements will be adjusted accordingly, consistent with the multipliers provided in The East Villages Sub-Area Plan.

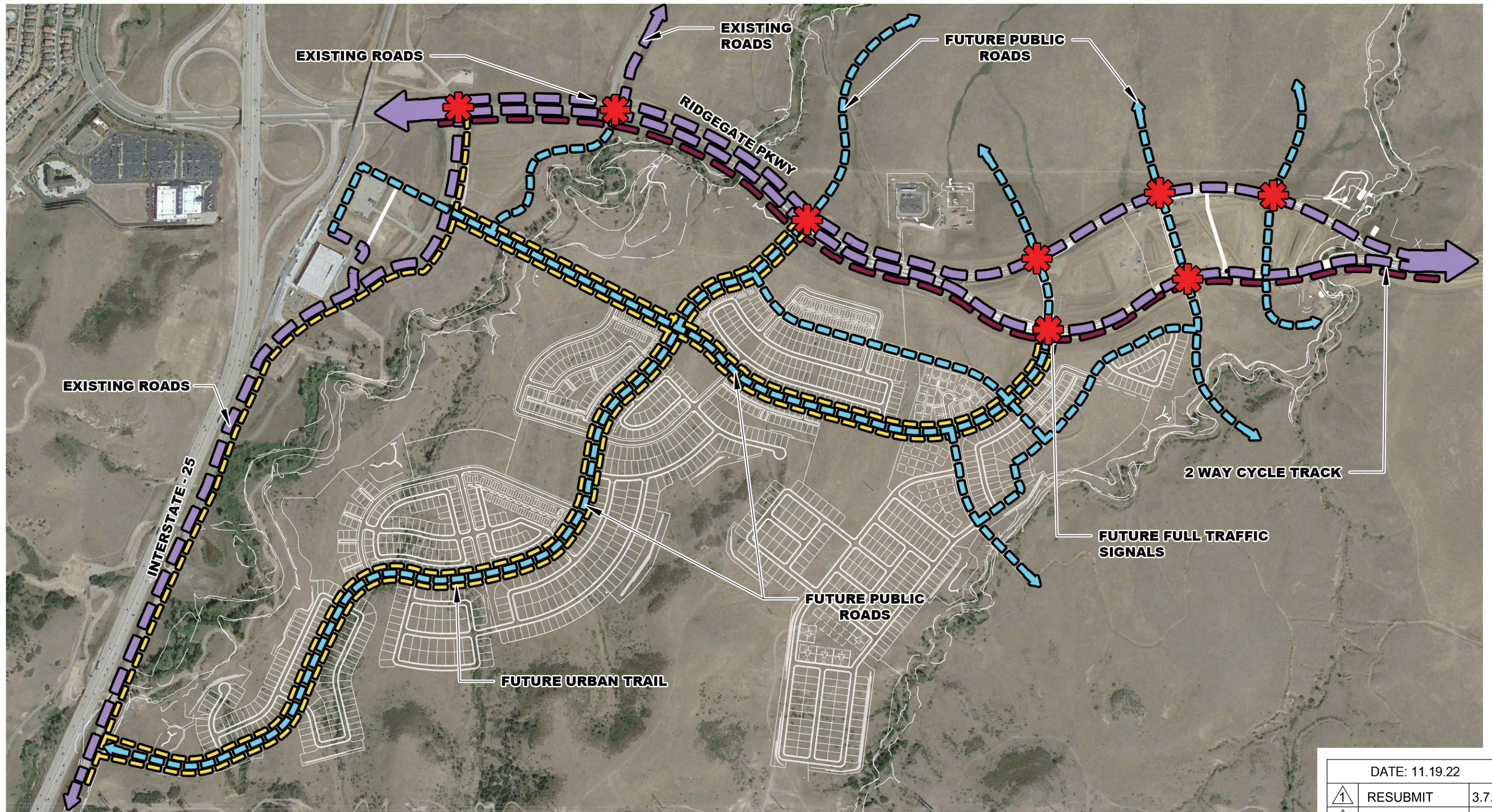
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COUPLET QUANTITIES

DATE: 11.19.22		
①	RESUBMIT	3.7.23
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RIDGEGATE EAST COUplet DISTRICT PARKS AND PUBLIC SPACE MASTERPLAN



PREPARED FOR:



SITE CONTEXT - CIRCULATION PLAN

SCALE: N.T.S.



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RIDGEGATE EAST COUplet DISTRICT PARKS AND PUBLIC SPACE MASTERPLAN



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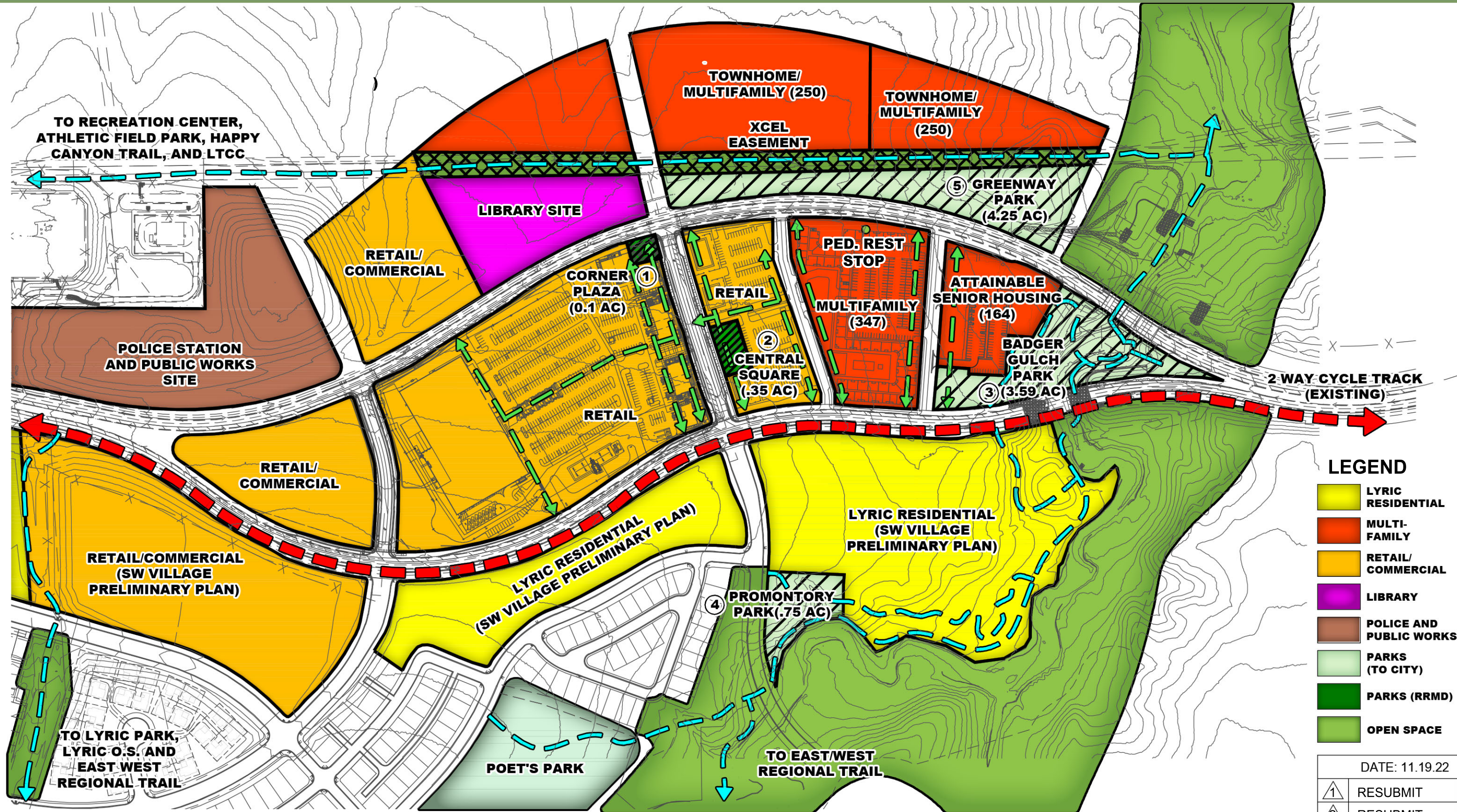
SITE CONTEXT - PARKS, OPEN SPACE AND CIVIC AREAS

SCALE: N.T.S.



DATE: 11.19.22		
①	RESUBMIT	3.7.23
②	RESUBMIT	8.4.23
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RIDGEGATE EAST COUPLER DISTRICT PARKS AND PUBLIC SPACE MASTERPLAN



LEGEND

- LYRIC RESIDENTIAL
- MULTI-FAMILY
- RETAIL/COMMERCIAL
- LIBRARY
- POLICE AND PUBLIC WORKS
- PARKS (TO CITY)
- PARKS (RRMD)
- OPEN SPACE

DATE: 11.19.22		
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②	RESUBMIT	8.4.23
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PREPARED FOR:



COUPLER MASTERPLAN

SCALE: N.T.S.



RIDGEGATE EAST COUplet DISTRICT PARKS AND PUBLIC SPACE MASTERPLAN

RIDGEGATE EAST COUplet DISTRICT Parks and Public Space Master Plan



1. CORNER PLAZA

- .1 acres (Capacity for 400 people @ 10 sf/person)
- Design as a traditional urban plaza with enhanced paving, seating, lighting and landscaping.
- The property owner will build the plaza per the design approved by the City of Lone Tree. A Public Access Easement will be placed over the plaza and activity programming will be managed by the RRMD per agreement.



2. CENTRAL SQUARE

- .35 acres (Capacity for 1,500 people @ 10sf/person)
- Design as a traditional urban plaza with enhanced paving, seating, lighting and landscaping.



3. BADGER GULCH PARK

- 3.59 acre park adjacent to Badger Gulch
- Design to be approved to create a Usable Passive-Type Park overlooking Badger Gulch, Badger Gulch Trail connections to RidgeGate Parkway sidewalks AND a Monumental Public Art Element (in lieu of 'Iconic Building Architectural Element')



**** IMAGES SHOWN ARE CONCEPTUAL AND FOR ILLUSTRATIVE PURPOSES ONLY. ACTUAL PARK ELEMENTS WILL BE FINALIZED AT TIME OF SIP**



4. PROMONTORY PARK

- .75 acres
- Design approval as a full-process SIP with timing TBD and design to include Retaining Wall to create Usable Passive-type Park overlooking Badger Gulch, Badger Gulch Trail connections to Rhapsody Road sidewalk AND creating a 'Southern Visual Terminus for Rhapsody Road'

5. GREENWAY PARK

- 4.25 acres
- Design to be approved to include Active-type Park features but no parking or restrooms
- Primary Pedestrian Access to be via Pedestrian Signals at intersection of Rhapsody Road and Westbound RidgeGate Parkway or the East-West Gas Easment (Greenway Park as identified in the East Villages Sub-Area Plan)

6. GREENWAY PEDESTRIAN PROMENADE (REQUIRED BY EAST VILLAGES SUB-AREA PLAN. NO PARKS CREDIT TO BE GRANTED FOR THIS ELEMENT)

- Approximately 2 acres
- 12' wide Multi-Purpose Concrete Trail
- To be designed and approved with the Greenway Park

PREPARED FOR:



GREEN SPACE AMENITIES AND CHARACTERISTICS

DATE: 11.19.22		
△1	RESUBMIT	3.7.23
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RIDGEGATE EAST COUPLET DISTRICT PARKS AND PUBLIC SPACE MASTERPLAN

TRAILS

- **Bicycle Trax-already completed. Adjacent landscape and seating areas/shared scooter parking pads installed and maintained by RRMD per approved RidgeGate Parkway Streetscape Master Plan. (For Information only. NO Parks Credit to be granted)**
- **Badger Gulch Trail System (including grade separated crossings of RidgeGate Parkway and trailhead tie-ins to the Greenway Park Trail on the East-West Gas Easement)-timing TBD. Installation and Maintenance by RRMD. Ownership to City of Lone Tree. (For information only. NO parks credit to be granted)**

PRIVATE PARK / OPEN SPACE WITH EACH MULTIFAMILY PROJECT

- **Consistent with the East Villages Sub-Area Plan and Sec. 17-9-90 of City Code, the City may grant up to a maximum twenty-five (25) percent credit toward the neighborhood park dedication requirement for residential projects that provide private recreational amenities for their residents.**
- **Any 'shortage' of Neighborhood Parks resulting from the Couplet District Parks & Public Space Master Plan to be made up by each project on a Pro-Rata Basis as a \$260,000/acre Fee-In-Lieu to the City to be used for other City-Funded Parks in RidgeGate (ie-the Lone Tree Regional Park). [See Land Value Market Analysis]**
- **10.11 acres of Parks Required for Couplet District**
- **9.04 acres total of Parks and Public Spaces provided per this plan**
- **1.07 acres shortage covered pro rata (.005 acres/unit) by each Residential Project (before credit for private park amenities) at time of Building Permit**
- **Example: Century Living 347 unit project**
- **347 x .005 = 1.735 acres**
- **.347 - .25 private amenity credit = 1.638 acres**
- **1.638 acres x \$260,000/ac = \$425,880 Fee-In-Lieu**
- **Cash in Lieu fee is subject to City Council Approval**

PREPARED FOR:



TRAILS AND PARK INFORMATION

DATE: 11.19.22		
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RIDGEGATE EAST COUplet DISTRICT PARKS AND PUBLIC SPACE MASTERPLAN



LEGEND

- (A) ACTIVE AREAS
- (B) PLANTS & WILDLIFE
- (C) DISCOVERY PLAY
- (D) PUBLIC ART
- (E) PEDESTRIAN BRIDGE
- (F) STRUCTURES
- (G) PASSIVE AREAS
- (H) NATURAL AREAS

PREPARED FOR:



BADGER GULCH PARK PLAN

SCALE: N.T.S.



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1	RESUBMIT	3.7.23
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