



CITY OF LONE TREE

Site Improvement Plan Project Narrative & Statement of Design Intent Template

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

303.708.1818 | www.cityoflonetree.com

Project Name Flooring Retailer

Project # _____

Project Location 8585 S Yosemite Street, Lone Tree, CO 80124

Date 2/24/23 Updated 5-18-2023

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. Subdivision: Parkway
- Name of Project: Flooring Retailer - Expansion to existing building + tenant improvements
- Filing number: Filing Number not provided at this time
- Address: 8585 S. Yosemite St. Lone Tree 80124
- Lot: MOST LOT 1A
- Block: 2
- County: Douglas

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

The site is currently zoned C2 for commercial use. Development in the Commercial District is encouraged in centers that are planned as a unit to provide for orderly development, safe pedestrian movement and minimized traffic congestion. Principal uses in the C-2 district include retail and personal service commercial. The Flooring Retailer is in compliance with the C2 zoning permitted uses and the overall intent of the district. The site is abutted to the North, East and West by Commercial and Park Meadows PD zoning and the site is abutted to the South by C470 public ROW. Adjacent uses include; At Home, who specializes in the retail sale of home products that range from furniture, mirrors, rugs, art, and housewares. Other uses include Home Depot, PetSmart, Park Meadows Mall and a host of other commercial tenants in the surrounding area.

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

Negative development impacts will be negligible if nonexistent. The proposed improvements include renovations and expansion to an existing building just slightly outside of the existing footprint. Positive development impacts include improvement to existing traffic circulation pattern, less traffic generation than what was contemplated at the time of original site approval, revitalization of an existing underutilized property and economic benefit with the creation of job opportunities for the local community.

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 Flooring Retailer will meet the intent of the SIP process by complying with all development and design standards and approval processes as applicable in effort to create a well-designed project that enhances quality of life for all citizens. By reusing existing improvements, the retailer will maintain and enhance the current design quality and provide benefit to the city by providing high quality flooring products, at affordable prices. In addition, the store opening will improve the economy, provide jobs, and generate additional tax revenue.

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

This project will be constructed in one phase. We plan to start with interior/exterior demo and then transition to site and vertical building construction. Our project schedule contemplates a 6 month build timeframe.

5. Other project data.

- a. **Total number of employees on maximum shift when known (for parking purposes).** There will be a max number of 40 employees on any given shift.
- b. **Square footage of building.** 81,920 sf
- c. **Lot area. On Plans.** 16.446AC
- d. **Anticipated opening date.** 2/12/24

- 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.**

The project is located at the northwest corner of C470 and S Yosemite St. The site is adjacent to The Home Depot, Verizon, Park Meadows Mall, and other medium and large retail stores and restaurants. The proposed improvements maintain all existing vehicular, pedestrian, and emergency access points. The site is located less than 1 mile from the County Line transit station with full pedestrian access via S Yosemite Street and Park Meadows Center Drive. The Flooring Retailer has a trip generation that is less than the previous tenant (Sears), thus improving any existing traffic concerns along Park Meadows. As part of this project and their typical program, the Flooring Retailer will install a recycling dumpster with enclosure in the loading dock area and utilize the existing trash compactor capabilities. In addition, the existing stormwater pond and landscape will be rehabilitated and restored to the original permitted design. To ensure adequate detention and water quality is achieved. This includes removal of vegetative overgrowth to include invasive species and regrading where necessary. Most of the existing site is being reused for this project. Minimal improvements are proposed along the eastern and northern sides of the building and are directly related to the building expansion and site updates.

- 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 anticipated for this site.

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.

The Flooring Retailer will utilize the existing building and infrastructure on site with minor building expansion and enhanced site improvements. The Flooring Retailer is a national retailer of hard surface flooring and related tools and accessories. The entrance will feature a pronounced tower and canopy element to emphasize the “main entrance” for customer and employee entry and exit to the building. The customer pick-up area will be strategically located on the north side of the building and creates an area internally connected to the warehouse to load customers vehicles of large inventory items. The existing loading docks located on the west side of building will be modified for re-use. Interior to the space is an elaborate “design center” in which customers can collaborate with design professionals to bring their vision to life. The store will hold over a million square feet of inventory. The front and side parking lots will be modified to support the new use while maintaining the existing traffic patterns. The proposed exterior walls will include decorative pilasters, fluted & flat painted concrete panels, decorative cornices and enlarged decorative pilasters. The main entrance to the Flooring Retailer’s store will incorporate large variations in the height and form to clearly distinguish its presence from the rest of the façade. The exterior walls will be painted variations of 4 neutral differing colors to maintain corporate brand identity.

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.

The project intends to utilize the existing building and infrastructure on site with a small building expansion proposed at the northeast corner. All existing traffic, emergency, and pedestrian access points and patterns will be maintained, thus minimizing, if not eliminating any disruption to the surrounding area. No offsite improvements are anticipated. The Flooring Retailer has coordinated with the owner to bring the existing stormwater pond and surrounding landscape into conformance with City Code. This consists of removing invasive species from the stormwater pond and restoring it to function as originally permitted. Existing landscape will be evaluated, rehabilitated, and dead plants removed and replaced in accordance with City requirements. The proposed building improvements will update the currently vacant portion of the existing building as well as enhance the landscape areas adjacent to our area of improvement. The proposed architectural design updates the visual esthetics while still aligning with the existing At Home portion of the site and surrounding architecture. Protruding canopies along with key pop outs provide an articulated façade. The proposed landscape improvements along with updated building façade create an updated and inviting atmosphere for this currently vacant and dated portion of the site.

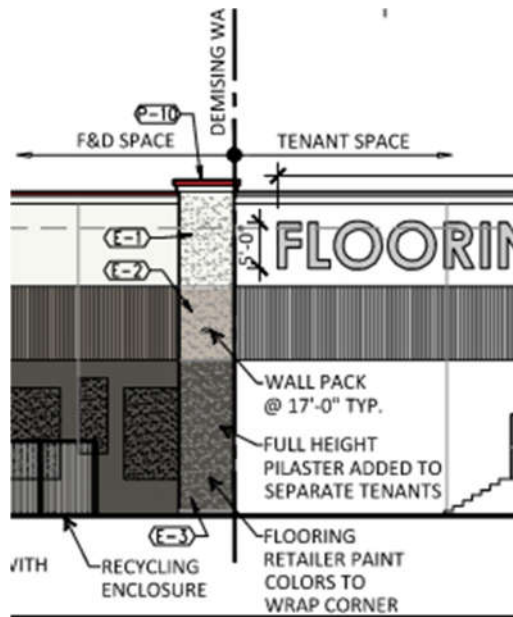
3. Public Realm. Describe how the project contributes to an inviting, safe and functional public realm. Consider public spaces, street/sidewalk – level experience, lighting, landscaping, and signage.

The proposed improvements maintain all existing vehicular, pedestrian, and emergency access points. Pedestrian connectivity is provided from the S. Yosemite public ROW directly to the Flooring Retailers pronounced entrance. The existing landscape will be modified and refreshed to provide healthy plantings. Site and building lighting will be modified and constructed to provide adequate levels. A designated “pick up area” is strategically located on the north side of the building to centralize customer loading areas to an area of the building opposite of the front entrance in effort to create a safe and functional space for all patrons and passersby. The Flooring Retailer will have signage placement on an existing monument sign along S. Yosemite for identification from the public right of way. Building signage is proposed on all elevations for visibility and identification from all directions.

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 Flooring Retailer will provide an aesthetically pleasing building with detailed architectural design that provides a unified design with the existing conditions. The design will include a tri-color neutral palate, with accent colors similar to other commercial users in the area. The inviting color scheme will enhance the overall aesthetic of the area. At the south elevation (near the At Home Entrance), design includes a continued EFIS cross-hatch pattern and middle cornice along the infill portion of the to be demolished vestibule area, in effort to continue the existing conditions throughout the Flooring Retailer space to create a cohesive building design. The Flooring Retailers main entrance will include added fluted panel pattern at the middle color band to match existing conditions. Design includes 18" x 3'-0" pilasters, capped with cornices and spaced equally to match existing design. The design will provide a cohesive format that will enhance the aesthetics of the other retail spaces nearby.

5-18-2023: Note the Pilasters, cornice, fluted design at panel, matching paint lines – all elements to match At Home. See attached for revised #21 sheet with pilaster added at the rear per our conversation on Tuesday 5-16-2023.



Applicant/Preparer Contact Information (Updated 5-18-2023)

Name: Philip Cochran
Business: Flooring Retailer
Address: 2500 Windy Ridge Pkwy SE, 16th Floor
Atlanta, GA 30339
Phone: (770) 617-4262
Email: Philip.cochran@flooranddecor.com

Owner Contact Information if Different from Applicant

Name: Adam Eisenberg
Business: AVG Partners
Address: 9595 Wilshire Blvd., Suite 700
Beverly Hills, CA 90212
Phone: (310) 273-0864 x209
Email: aeisenberg@avgpartners.com