

Lone Tree Recreation Center

SIP Narrative

The applicant shall provide a written narrative describing their project. Please use the following outline (Sec. 16-27-60) as a guide when formulating your response:

1. General information.

- a. Provide the name and address of the landowner, the developer or representative and the person preparing the site plan, if different than the owner.

Landowner: SOUTH SUBURBAN PARK & RECREATION DISTRICT
4810 E. COUNTY LINE RD.
LITTLETON, CO 80126

Developer's Representative: SOUTH SUBURBAN PARK & RECREATION DISTRICT
4810 E. COUNTY LINE RD.
LITTLETON, CO 80126
(303) 483-7025
WBarringer@ssprd.org
CONTACT: MR. WILL BARRINGER

SIP Preparation: STERLING DESIGN ASSOCIATES, LLC
2009 W. LITTLETON BLVD., #300
LITTLETON, CO 80120
(303) 794-4727
joe@sterlingdesignassociates.com
CONTACT: MR. JOE WILSON, PLA, CID
ryan@sterlingdesignassociates.com
CONTACT: MR. RYAN LOFTUS, PE

- b. Provide the following:

subdivision name RIDGEGATE SECTION 15
filing number #3
planning area number PLANNING AREA OS NO. 21
lot and block number Lot 2
street address 10249 RIDGEGATE CIRCLE, LONE TREE, CO 80124
name of project LONE TREE RECREATION CENTER PICKLE BALL COURTS

- c. Indicate zoning of the site, zoning of adjacent land and current uses of adjacent land. OS
E: Commercial, N: Residential, S: Residential, W: OS
Open Space

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

South Suburban Park and Recreation District (SSPRD) is adding outside site amenities to Lone Tree Recreation Center, mainly six outdoor post tension concrete pickleball courts located at the southeast corner of the existing recreational center's site, south of the parking lot. Two ADA pedestrian connections will be provided, one from the existing accessible parking stalls to the courts and the other from the courts to Rose Tuggle. Other non-accessible pedestrian routes include three stairways connecting to the parking lot and Crossington Way. Additional site improvements include pickleball accessories/netting/fencing, sports court and pedestrian lighting, shade pavilion, picnic tables, drinking fountain, pet waste station, benches, bike racks, modular block walls, and landscape improvements. Where possible, existing drainage patterns will be maintained in an effort to minimize impacts to adjacent properties.

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 this Article.

SSPRD's mission on redeveloping a site is to promote high-quality design and foster a sustainable and healthy community. SSPRD will work with City of Lone Tree's Comprehensive Plan, the Design Guidelines, Code and applicable Planned Development Plans, as well as all applicable grading, drainage and erosion control standards. Construction and major amendment to the Site Improvement Plan (SIP) Drawings are being submitted at this time to move forward with the SIP review processes.

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

The project is being submitted at this time for Staff's consideration and, upon receiving and addressing any staff comments, approval. Upon acceptance of approval, we are estimating a construction duration of 5 months, (in one (1) single phase).

5. Other project data.

- a. Total number of employees on maximum shift when known (for parking purposes).
= 10 full-time and 15 part-time (existing)
- b. Square footage of building. = 54,251 (existing)
- c. Lot area(s). = 6.96 Acres (+/-1.15 AC Limits of Construction)
- d. Anticipated opening date. = Spring 2023

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.

SSPRD will be implementing the following practices regarding sustainability:

- Low water consumption trees and shrubs are being planted throughout the limits of construction.

- Strategically placed deciduous trees reduce unwanted solar gain in warmer months and increase solar heat gain in cooler months.
 - Energy efficient LED lighting is being specified for the project.
 - Reduction of water use by way of using irrigation watering efficient equipment.
 - Recycling and reusing existing equipment where necessary (irrigation sprinklers, valves, etc.).
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 being requested.

8. Parking

The original Site Improvement Plan for the Lone Tree Recreation Center (SP02-03R Eastern Recreation Center) identified a parking ratio of 1 parking space per 300 square feet. The required parking spaces were 181, but 202 parking spaces were provided. This is a surplus of 21 parking spaces. Additionally, the parking count was based on 10 full-time and 50 part-time employees at peak hours. The full-time employee count is still valid, but at peak hours we only have 15 part-time staff members on site. No additional staff members are needed to manage the proposed pickleball courts.

The proposed Major Amendment Site Plan removes one row of head-in parking with 29 spaces and replaces it with 12 parallel parking spaces. This provides a total of 185 spaces in the parking lot. Additionally, there is on-street parking along RidgeGate Circle, Rose Tuggle Lane, and Crossington Way.

As with other South Suburban facilities in the City of Lone Tree, programming will be balanced between the various on-site uses. The peak time of year for the recreation center is October-April, and the peak time for pickleball is April-October. The courts could be temporarily closed during the peak time for the recreation center hours. The peak time for pickleball is when people prefer to recreate outdoors.

Weather may also create temporary closure of the pickleball courts during peak usage of the recreation center. The removal of snow and ice from the court surface is not allowed by South Suburban due to the damage caused by shovels and other removal equipment. Given the use of Acoustiblok acoustic insulation on the courts and the height of the retaining wall along the south edge of the courts, solar gain on the courts will be limited creating slower melt off than other facilities.

9. Programming

Demand for pickleball courts is high, and there can be long waits during drop-in hours. To provide priority use for Lone Tree and other South Suburban residents, the courts may be reserved for a fee. Lone Tree and other South Suburban residents may reserve the courts seven days in advance, and non-residents may reserve courts five days in advance.

South Suburban anticipates programming three weekend tournaments during the peak season. Currently South Suburban is offering our first pickleball league at the six courts located at Cornerstone Park (E. Belleview Ave. and S. Windermere St.). The league is anticipated to run for 6 weeks in the spring, summer, and fall. League play occurs Monday, Thursday, and Friday evenings starting at 6 pm. After the completion of the 2022 season, South Suburban staff will evaluate expanding the leagues to Lone Tree.

10. Light and Sound

LED light fixtures are proposed for all six courts. A computerized control system that can be accessed remotely will be provided. Lighting would be available from dusk to 10 pm. The lighting system is activated by a push button on each court, and when pushed the lights on that court will turn on. The lights remain on for one hour unless the button is pushed again. The control system turns off all court lighting at 10 pm and cannot be overridden by the push button. Pedestrian lights around the courts will remain on after 10 pm allowing for safe exiting of the courts.

Acoustiblok's acoustic insulation, Acoustifence, is being considered for all court fencing. Placement of acoustifence on select panels or along entire lengths of the proposed chain link fence has been shown to do extraordinarily well in blocking direct sound level of the pickleball activity both up close and at a distance from the courts. The manufacture has provided many case studies in similar environments with observed sound levels of pickleball play being much lower and the sharpness of the ping being muffled considerably. Even spoken sounds of the players were also substantially reduced.