



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: Larry L. Levin Park

Project Location: T6S,R67W,SEC23,LOT 3-A

Project Number: N/A

Date: 01/11/2022

PROJECT NARRATIVE

1. General information
 - a. The project site is located in the RidgeGate East, Filing No. 1, 2nd Amendment, Lot 3-A, RidgeGate Planned Development, 6th Amendment, Planning Area 7, and is listed as occupying 0.644 acres and has been named Larry L. Levin Park.
 - b. The site is zoned as City Center with a MU-3 designation.
2. The surrounding properties are all zoned City Center and include a multistory Mixed-use designated development to the North, a multistory Mixed-use Multi-family designated development to the East, a multistory Denver RTD Light Rail Parking Garage to the South and a Denver RTD Light Rail Station servicing the E, F, and R Lines adjacent to the West side of the site. RidgeGate Station is the current southern terminus of the Denver RTD Light Rail system.

Construction impacts to surrounding areas, utilities, roadways, grading, drainage and erosion control standards will be addressed in accordance with current applicable provisions of the City of Lonetree Comprehensive Plan, Design Guidelines and Development Codes. Pedestrian and Vehicular access to the light rail station and parking garage will be maintained with minimal scheduled interruptions and the site will be inaccessible to the public during the construction phase.

3. The project's land use designation as a park will uphold the City Center Sub-Area zoning criteria of the RidgeGate subarea plan by creating memorable connections for surrounding public realm and private developments with public use spaces. The project will provide a variety of recreation types for all ages and multiple gathering spaces with lighting for use during the day and night. A variety of mobility options will be supported with vehicular and bicycle parking, ample pedestrian access, and multiple transit options that serve the surround area. Street furnishing and plantings are used to create an inviting sense of community with a pedestrian scaled environment for visitors using the RidgeGate Light Rail Station and the area as a whole.
4. The project is expected to be completed in one phase and to begin in fall 2022 and be completed by Summer of 2023.
5. Not applicable to our site
6. Larry L. Levin Park is surrounded by high density, multi-use, multi-family transit-oriented developments. The park will act as a meeting place for surrounding destinations, uses and residences. The high visibility and expected use of this park make it desirable to promote

sustainability through design. Environmental and maintenance design considerations have been implemented throughout the site. Drought, salt, and pet tolerant plantings have been selected for the streetscape and interior planting beds to reduce water usage and increase viability. The sod area is a drought tolerant fescue blend with reduced water needs that can better handle typical Colorado seasonal changes. The dog park ground coating is pea gravel to reduce material replenishment needs and allow for rinsing as needed. A concrete curb contains the gravel to prevent displacement. The shade structure is constructed of nonorganic materials to promote longevity. The playground has natural form stone faux finished features to encourage play and connect users to features not typically found in urban areas. The combination of stated design elements creates a space that will stand the test of time and trends.

Statement of Design Intent

Connectivity is the overriding design intent of Larry L. Levin Park. The park provides surrounding businesses, residences and commuters with a meeting place for recreation, play, and conversation where individuals can connect to create larger groups while experiencing nature. Connectivity is addressed on site through accessibility and the convergence of a variety of transportation options, bike lanes and sidewalks make experiencing the park inevitable.

The landscaping of the park and surrounding streetscapes utilize a single plant pallet and design rhythm to create cohesiveness and a sense of place. The landscaping has been arranged for clear lines of site, access and openness with prominent lighting in all areas to promote a sense of safety and well being at any time of day or night. The surrounding businesses and residences provide eyes-on-the street and the sense of a safe community. A prominent corner monument provides wayfinding and identifies the space. The open area of the park is surrounded by taller buildings and rolling hills that enhance the feeling of a protected environment.

The large open lawn area invites nearby residents to participate in pop-up games and create social connections with other users. The dog park provides a place for pets and their owners to connect through play and observation. Children and parents can connect while playing on the natural features of the playground. The natural play features provide connections to nature through experience and activity that is not found in traditional play equipment.

The pavilions provide an area to meet, bring take out from a local business or find shelter from the elements when commuting. A 4' tall bear cub with a stone faux finish is a corner feature of the playground and will greet visitors exiting the light rail at RidgeGate Station while creating photo interactive and memorable experiences to share with friends. The park connects to the larger Denver metro area through transit options and will be a destination for others to visit and participate in the community created around the park.

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