



CITY OF LONE TREE

Site Improvement Plan Project Narrative & Statement of Design Intent Template

Planning Division

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Project Name Lyric Townhomes

Project # SP22-126R

Project Location Northeast Corner of Lyric Street and Octave

Date January 24, 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.

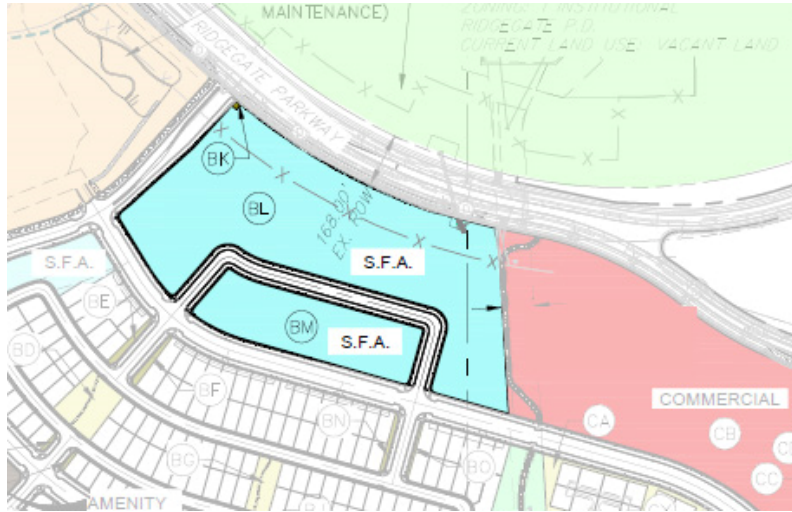
- a. Provide the subdivision name, filing number, planning area number when located in a Planned Development, lot and block number or street address and section, township and range if not in a subdivision, and name of project.

Location: The project is part of the Lyric at RidgeGate Planned Development District (6th Amendment) located at the Northeast Corner of Section 23, Township 6 South, Range 67 West of the 6th Principal Meridian, City of Lone Tree, State of Colorado. More specifically, the site is located at the Northeast corner of Lyric Street and Octave Avenue and identified as Tract BM on the Planned Development, with a state Parcel ID number of 2231-231-00-002. The townhome portion of this project is located within Soprano Circle, please see project number SP22-106R for reference.

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

The current zoning designation is PD and is part of the RidgeGate Planned Development District 6th Amendment. The site is currently designated R/M-U (Residential Mixed Use) within the PD and is further defined as S.F.A as part of the RidgeGate Southwest Village Preliminary Plan.

The adjacent land uses are proposed single family to the South of the site, a Regional Park to the West of the site, and proposed commercial to the East of the property as seen below. The property to the North of the site is part of the RidgeGate PD and is zoned Institutional.



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

The proposed project is adjacent to a proposed regional park which has accommodated for excess urban runoff volume (EURV) and water quality (WQ) in which the proposed storm water for the site will outfall. Furthermore, the design takes into consideration the existing topography on the property and proposes many terraced areas to create usable spaces within the site.

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 project complies with the Ridge Gate Planned Development District 6th Amendment, Comprehensive Plan, Design Guidelines, and the Lone Tree City Center subarea plan through use, architectural massing, parking requirements, materiality, and setbacks. It also complies with all applicable roadway, grading, drainage and erosion control standards per the Approval Standards which can be further reference in the SIP plan set and Civil Construction Document for specific compliances.

The Denver Metropolitan Real Estate market has changed dramatically over the last decade. With median sales price doubling in the past 10 years, the area has grappled with a lack of housing diversity and home inventory partially due to frivolous litigation targeting builders through Home Owners Associations for construction defects on single family attached and multiple family homes. This community aims to showcase a 4-plex townhome project which proposes buildings that are designed more relative to the human scale and incorporate high-quality architectural elements. They will offer resident's additional choices in housing types to the area, increasing home diversity to residential living within Lone Tree, while supporting adjacent commercial businesses within the Lyric at RidgeGate development.

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

The proposed development is currently in the design phase, and land development is expected to begin around the middle of 2023. Building construction is expected to start near the end of 2024, with a construction duration of 2.5 years. Model homes are expected to open in July of 2025 with subsequent buildings commencing construction from West to East.

5. Other project data.

a. Total number of employees on maximum shift when known (for parking purposes).
Not Applicable.

b. Square footage of building.
There are two building types within this submittal. Both building types have an overall square footage of 4,788 square feet

c. Lot area.
The size of the parcel is 3.71 Acres.

d. Anticipated opening date.
The anticipated opening for the model homes is July of 2025.

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 was designed with sustainability in mind and a conscious effort to achieve community environmental goals. The proximity to the RidgeGate Parkway RTD Station further amplifies the environmentally sustainable offering of the community by providing direct and easy access to sustainable transit as it is a 1 mile walk from the site. The project encourages resident recycling with individual trash & recycling cans for each home. Further, the site plan is programmed with ample bike connections to regional trails for residents to use bicycles as a mode of transportation. Lastly, the project will participate in the Xcel Energy EDA program. The project will feature Energy Star rated appliances, LED lighting throughout, and eco-friendly heating and cooling systems. The landscaping will use native and drought tolerant plant types to minimize the need for heavy irrigation.

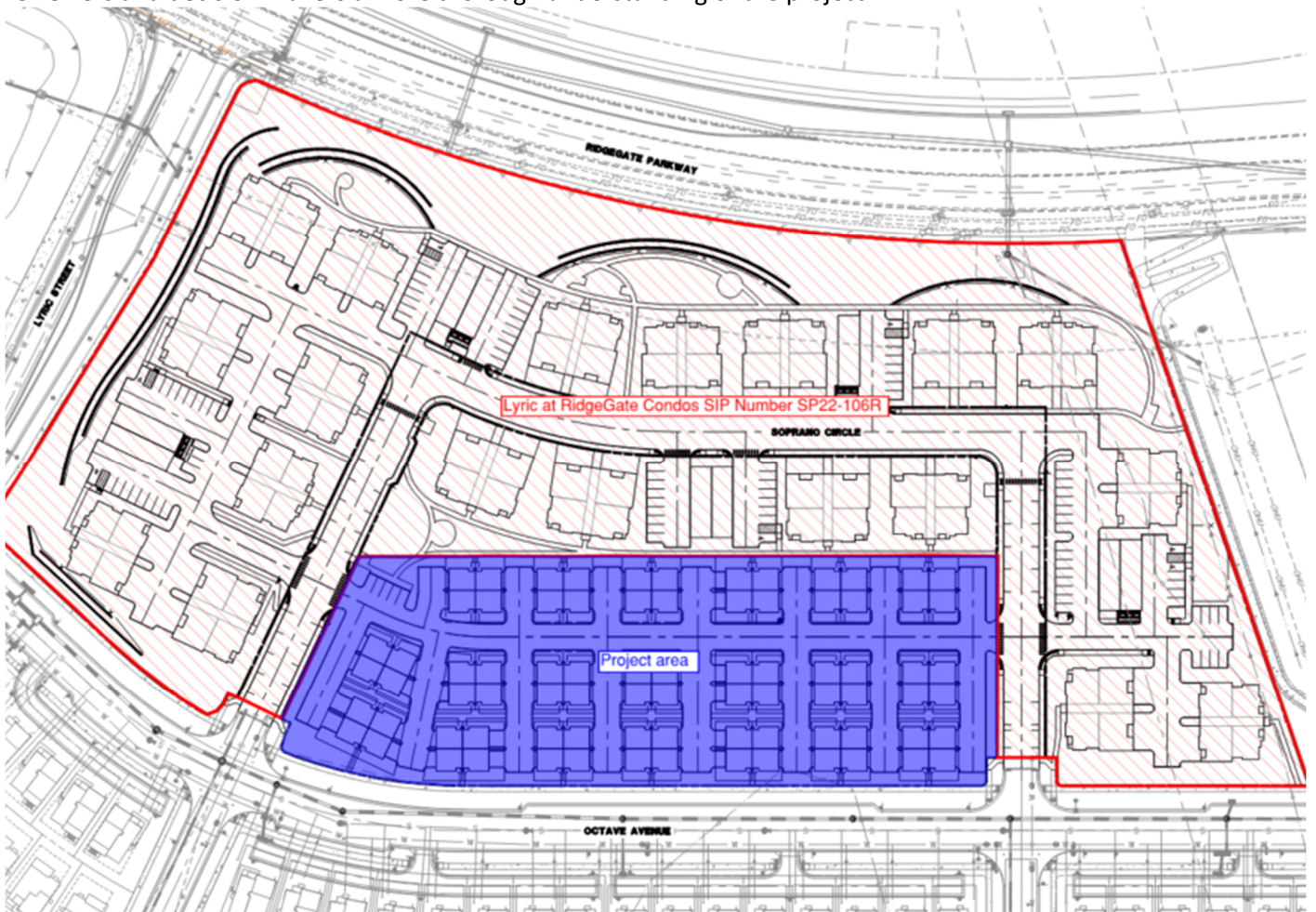
7. Variances if applicable. For those SIPs for which a variance from the standards in this Chapter, the Design Guidelines or Sub-Area Plans is requested, the narrative shall also explain the need for the variance. (Public notice may be required, see Section 16-26-60).

No variances are requested.

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 proposed project will provide a sense of community for future residents by providing an inviting, high-quality, and functional neighborhood to those who might be otherwise priced out of the housing market within a site plan that is urban in nature and incorporates passive outdoor amenities. The project consists of 20 buildings each with 4 units in each structure. The multi-modal connections proposed enables the residents to feel a part of the neighborhood while remaining engaged in the broader community.

Lyric Townhomes are envisioned compliment a vibrant mixed-use community with a very strong emphasis on public and private infrastructure while adding diversity to existing housing options available in Lone Tree. They have been integrated in a uniquely designed mixed-use Planned Development and will compliment adjacent residential uses as well as support local businesses. The overall community will cater to a diverse range of residents where people live, shop, reside and potentially build their families. A critical aspect of the project design was to integrate 4-plex townhome buildings into the context of the existing Lyric at RidgeGate neighborhood area as well as the broader Lone Tree community. The goal was to design buildings that incorporate current trends, but respect the traditional/contemporary design of the surrounding neighborhoods.

In line with the City's' goals and policy's the site plan strives to create a vibrant and engaging pedestrian experience. This is accomplished through pedestrian connections and terraced landscaped areas north of the townhome portion of the site used for gathering. As we grow, whether in the same house or the same community, these gathering places become even more important. Getting to these meeting places provides some of the physical activity that keeps us healthy. Being there in the company of friends provides the critical social interactions that keep us connected and engaged. Being part of a community also triggers an informal network of residents who might keep an eye out for each other.

The site plan is designed to support interactions and facilitate connections with friends, family, and community which is critical to remaining healthy, vital, and active. Staying active socially is good for our vitality and the community at large. Connecting with friends and family and sharing our time, wisdom, and experience helps maintain a sense of purpose, gets us out of the house, and keeps us engaged, focused, and learning.

The current site plan has multiple terraced landscape areas consisting of hardscape and softscape to serve as passive amenity areas for picnicking, seating, and gaming as well as act as a buffer or transition areas from the commercial/retail areas and RidgeGate Parkway. The passive amenity areas within the site will be programmed with grilling stations, seating areas, shade shelters, and areas for gaming (such as cornhole or table tennis). Furthermore, there is a small, enclosed area for dogs to run freely off leash and an area for those in the community to mingle.

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 surrounding context was heavily referenced when designing the layout and aesthetic of the buildings. The design solution for the project considers the use of community in a mixed-use context as there are commercial uses to the east, and single family and townhomes uses to the

south. Along RidgeGate Parkway, and Lyric Street, the project has a stronger urban context, while the south side of the site has a more suburban feel facing single family homes.

Much of this success is attributed to maintaining a human scale in everything from street widths, that provide a pedestrian friendly environment to the future commercial and retail uses along east portion of the site. By adding diversity to the City with 4-plex townhome housing, the intent is to create a social and economic balance not commonly found in typical developments.

This plan encourages smart, compact growth, and proposes 80 residential dwelling units, for an overall density of approximately 21.5 dwelling units per acre. Parking consists of 160 attached garages, 8 driveway spaces, 5 surface off-street spaces, and 18 parallel on-street spaces for a total of 191 parking spaces.

The proposed site plan strengthens connectivity by incorporating pedestrian corridors throughout the site. These corridors connect to outdoor nodes which include amenity areas for passive recreation, trail corridors, regional bike trail connections and a small dog walk / park. These corridors connect residential uses with the above-mentioned open space areas, future neighborhood parks, and future commercial uses. Sidewalks along neighborhood streets provide an additional layer of pedestrian connectivity.

The site plan provides open space and amenities along the northern boundary of the project area as well as a small dog park and connections to the regional trail along the eastern boundary of the site. These amenity areas are meant to supplement the overall Lyric community amenities located offsite to the south. The onsite amenities will be for the townhome residents and their guests and will provide a more private area that the residents can gather. The regional trail connections and overall site connectivity to offsite sidewalks and trails are intended to provide the townhome residents with walkable access to the overall Lyric neighborhood parks, amenities and trails that the entire Lyric community can utilize.

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 site will include signage for easy wayfinding to the various project elements, including access points onto the site at the main entry. The site plan provides walking paths throughout the site, placed in a manner allowing safe interaction in crossing vehicular roadways. The plan proposes walking paths on site to be able to connect to the Regional Park to the west of the project. Connections to bike paths, and those pedestrian connections from the project to the park can be defined as plans for the Regional Park are further developed. These internal walkways will serve as major pedestrian corridors and connection through the site as well as to off-site destinations

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 overall architectural approach for this community is centered on the idea of a distinct building form. To provide yet more visual texture on the streetscape, each of this building form will come in numerous different materials and articulations.

Within each of these individual styles, the details, windows, materials, roof slopes, and overhangs are all designed to be cohesive with that style and provide increased visual diversity at the same time. This approach, coupled with offering a diverse set of color schemes, ensures the neighborhood will have a high-level of visual interest yet, at the same time, establish an overall distinctive character.

These buildings reflect a Modern aesthetic with flat parapet walls, large windows, and a variety of siding textures—including brick, large panels, and lap siding in different scales. The internal units will offer several different floor plans. When plans with differing sizes and unique massing are grouped together into attached buildings, a highly diversified, yet stylistically cohesive architectural appearance is created.

When all the above is assembled into a single residential neighborhood, the end product is an enticing place where everything feels designed together yet is wholly diverse and unique. Unit interiors are contemporary and open concept plans. All the modern comforts of residential living are provided in each unit.

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