



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](http://www.cityoflonetree.com)

**Project Name** RidgeGate SW Village Amenity Center

**Project #** \_\_\_\_\_

**Project Location** Lyric Street and High Note Avenue

**Date** 02/21/24

### Project Narrative

The Lyric Amenity Center is proposed in tract AS in Filing 1 of RidgeGate Southwest Village located in the NW quarter of the NE quarter of section 23 Township 6 south, Range 67 west. The site is approximately 3.26 acres and includes all of tract 'AS' and the west side of the poetry road ROW to Alla Breve Circle. The project is located within the RidgeGate Planned Development and the adjacent land uses are all zoned residential except for the regional park that is located to the northwest.

The proposed project is comprised of a café building with sales center, fitness building, pool, storage building and maintenance building. A site data chart has been included in the SIP site plan to show all parking requirements, building square footage and landscape areas. Ample sidewalks have been proposed for safe and effective circulation. Two vehicular entrances to the site have been provided, one off of Lyric Street and one off of Poetry Road. Handicap parking spaces have been proposed close to building entrances. Bike racks are shown throughout the site and are close to the pool and building entrances. The parking requirements were compiled from the Lone Tree Municipal Code, Chapter 16, Zoning Sec. 16-28-90. Requirements for off-street parking; specific use. Please see below.

#### **Café/Main Amenity Building:**

- Bar area – 1 place per 3 seats + 1 space per employee on maximum shift - 7 seats total = **3 parking spaces required**
- Restaurant First Floor -1 place per 3 seats + 1 space per employee on maximum shift + .5 per area outside of seating area - 2644 sq ft – 5 employees working – 5 parking spots + 9 parking spaces for seat count in restaurant in the conditioned area + 14 seats required for area in restaurant outside of seating = **31 parking spaces required**
- Event Room Floor 1 --1 place per 3 seats + 1 space per employee on maximum shift + .5 per area outside of seating area- 546sq ft event room – **7 parking spaces required for**
- Office Area—1 place per 300 sq ft + 1 spot for company vehicle if applicable --690 sq ft /300 sq ft = **2 parking spaces required**

***CAFE/MAIN AMENITY BUILDING - 43 PARKING SPACES***

#### **Fitness Building:**

- Fitness/Health Club: 1 space per 200 sq. ft. of floor area - 2084 sq ft /200 sq ft = **11 parking spaces required**

***FITNESS BUILDING - 11 PARKING SPACES***

**Pool Deck:**

- Recreational Facilities: .5 space per person x 240 Occupants between the pool and pool deck = **120 parking spaces required**

***POOL DECK PARKING -120 PARKING SPACES***

**TOTAL: 174 PARKING SPACES REQUIRED**

The stormwater for the site will be taken to stormwater ponds within Lyric. A drainage report for the site has been included in this submittal that will explain in detail how stormwater will be handled on the site.

This project will be done in a single phase and will have little to no impact on the adjacent sites. We have done our best to screen utilities with architecture and landscape.

This site and buildings are designed in accordance with the following governing documents:

1. RidgeGate East Villages Sub-Area Plan
2. RidgeGate East Technical Supplements
3. RidgeGate PDD
4. City of Lone Tree Design Guidelines
5. City of Lone Tree Comprehensive Plan
6. City of Lone Tree Municipal Code Chapters 15 & 16
7. Douglas County Zoning Resolution Section 28
8. Construction Site Grading, Erosion, and Sediment Control (GESC) Program Standard operating Procedures Manual.
9. GESC Plan and Report Checklist
10. Site Improvement Plan (SIP) Submittal Checklist

The proposed Amenity Center complex conforms with the governing development criteria. The Lyric Amenity Center program will have sustainability through material use, multi-modal transportation opportunity, and a sense of place. This will adhere to goals set forth by the City of Lone Tree. This will be achieved through a variety of elements, some of which are listed below:

1. The Lyric Amenity Center is located approximately 1.5 miles from the RidgeGate Parkway RTD Station which enables multi-modal transportation.
2. The required amount of bicycle parking is 4 spaces, our plan provides 30 spaces.
3. The sidewalk and circulation provide a connection to the rest of the community as well as the greater trail system within Lyric and ultimately to the regional trail system.
4. The architecture size and scaling are complimentary to the rest of the development
5. Native and low water use plantings were used to limit the amount of irrigation water.
6. Landscape and lighting have been designed to promote safety.
7. A restaurant patio, an outdoor gathering area, areas for outdoor exercise and a pool have been proposed for outdoor use.

## **Statement of Design Intent:**

The Lyric Amenity Center buildings and site plan were designed to be a dynamic space anchored by a two-story restaurant/administrative sales building. This building was designed to be in line with the low slope, transitional style referenced in the design guidelines. This transitional style of the building is represented by utilizing traditional forms mixed with modern materials, details, and glazing patterns that complement and balance the traditional. The brick portion of the building represents the traditional expression with its simple but elegant detailing, traditional form, and the rhythmic window penetrations. The primary street facing façade of the building has a recognizable commercial/café look that feels appropriate for its use while also feeling complimentary to the surrounding residential community. The large overhanging roof forms at the roof deck provide drama and visual interest to the building while also providing great functionality of shade and cover. This will surely be a special place to take in sunsets while enjoying the mountain view or taking advantage of an elevated view of the activity in the event lawn space. The event lawn will be a versatile space that can be used for events, games, relaxation, and seating. Closing in the event lawn is the fitness center. This building will borrow many of the same materials and features of the restaurant/sales building and lead into the pool area where residents can cool off on hot days. The landscape will show four seasons of interest with the most profuse flowering plants focused around the building, event lawn, pool, and vehicular entrances. We have proposed ample bike parking with good vehicular and pedestrian traffic that promotes safe movement throughout the site. The architecture and landscape complement the site and enhance the distinct identity of the Lyric Community.

## **Applicant/Preparer Contact Information**

Name: Gina Ackermann

Business: Shea Homes

Address: 9380 Station St Suite 600  
Lone Tree, CO 80124

Phone: 303-842-5279

Email: [gina.ackermann@sheahomes.com](mailto:gina.ackermann@sheahomes.com)