



cityoflonetree.com | 303.708.1180

9220 Kimmer Drive Suite 100, Lone Tree, CO 80124

## DEVELOPMENT APPLICATION

### PROJECT DESCRIPTION

**Site Address:** 8401 Park Meadows Center Dr.

**State Parcel ID Number(s):** 223103104014

**Legal Description:** Lots 4-C, 4-D, 4-E, and 21-A, Park Meadows Town Center Filing No. 1-A, 7th Amendment recorded at reception no. 2024\_\_\_\_\_, County of Douglas, State of Colorado

**Proposed Project Name:** Park Meadows Garage and Retail Plaza

### Summary of the Proposed Project:

A five-story parking garage with 994 spaces with 20,070 square feet of new retail space and 33,600 square feet of programmable public space.

### APPLICANT INFORMATION

**Name:** David Masenten

**Company:** ELS Architecture

**Mailing Address:** 2040 Addison, Berkeley, CA 94704

**Phone Number(s):** 510-734-6143

**Email Address:** dmasenten@elsarch.com

**Ownership Status (check one):**

Owner  Under Purchasing Contract  Considering Purchasing/Leasing  Tenant

### PROJECT MANAGEMENT TEAM

Please list all applicable:

**Project Manager (Primary point of contact):**

- **Name:** David Masenten
- **Firm:** ELS Architecture and Urban Design
- **Email Address:** dmasenten@elsarch.com

**Planner:**

- **Name:** David Masenten
- **Firm:** ELS Architecture and Urban Design
- **Email Address:** dmasenten@elsarch.com

**Architect:**

- **Name:** David Masenten
- **Firm:** ELS Architecture and Urban Design
- **Email Address:** dmasenten@elsarch.com

### **Landscape Architect:**

- **Name:** Brent Martin
- **Firm:** LandDesign
- **Email Address:** bamartin@landdesign.com

### **Engineer:**

- **Name:** John O'Rourke
- **Firm:** Harris Kocher Smith
- **Email Address:** jorourke@hkseng.com

### **Surveyor:**

- **Name:** Aaron Murphey
- **Firm:** Harris Kocher Smith
- **Email Address:** amurphey@hkseng.com

### **Other (include additional parties as needed):**

- **Name:**
- **Firm:**
- **Email Address:**


## **APPLICATION DISCLOSURES**

### **Please read each disclosure and sign below:**

- I acknowledge it is my responsibility to review the development review process and to understand how this process and estimated timelines may impact my project scheduling. I further acknowledge that no application for development shall be approved by the City until all existing zoning and/or property maintenance violations are resolved. All questions regarding development review timing should be directed to Planning Division staff.
- I acknowledge it is my responsibility to consult all applicable City codes, design guidelines & standards, and applicable planning documents, as provided by staff, when preparing my application materials. City staff is available to assist me in understanding and interpreting these documents.
- I acknowledge it is my obligation to provide all minimum and requested application materials to Planning Division staff to support the review and processing of my application. I further acknowledge that failure to respond to staff requests for such information and/or failure to provide complete application materials and responses may delay the processing of my application.
- I acknowledge that Planning Division approval of this application, to include Planning Commission and/or City Council recommendations and approvals (as may be required by code), is required before I can acquire a building and/or grading permit for this project.
- I acknowledge that any application materials submitted to the City of Lone Tree are subject to the Colorado Open Records Act (CORA) and may be made publicly available on the City's webpage as part of the public referral process for development applications.

- I acknowledge that it is my responsibility to be aware of and to understand all land use obligations and/or restrictions that may pertain to my site; these include, but are not limited to, easements, covenants and license agreements. Although some development applications with the City require the preparation of a Title Report or Title Commitment, staff encourages the preparation of such reports even when not required for the application.

I have read and understand the foregoing acknowledgements and I certify that these statements and the materials submitted with this application are true to the best of my knowledge.

**Applicant Signature:**   
**Name (Printed):** David Masenten  
**Title:** Principal

**Date:** 03/08/2024

**Company:** ELS Architecture and Urban Designer

**LANDOWNER(S) AUTHORIZATION**

In instances of joint/shared ownership, please reproduce additional landowner authorization sheets to accommodate the signatures of all legal owners.

*I/We declare under penalty of perjury that I am/we are the legal owner(s) of the property identified in this application. I/We authorize the applicant identified in this application to act as my/our representative in all City of Lone Tree development review and approval processes, as conducted by City staff and officials and I/We agree to be bound by the application, the representations made, and the final land use decision regarding this development. I/We acknowledge all disclosures included with this application and further acknowledge it is My/Our responsibility to notify the City of Lone Tree should the ownership information provided below change before the development project is presented to the City Planning Commission and/or City Council for recommendation and/or approval.*

**Property Owner Signature:**   
**Name (Printed):** Jim Varsamis  
**Title:** Senior Vice President of Development

**Date:** 3/1/24

**Company:** Park Meadows LLC/Park Meadows Anchor Acquisition LI

**Please initial (and further describe as necessary) the applicable owner type for the real property associated with this application:**

- Individual
- Corporation

State of Incorporation:

- Limited Liability Company
- Partnership
- Other (describe):

INSERT NOTARY BLOCK OR FILL IN:

State of Illinois

County of Cook

This record was acknowledged before me on March 1, 20 24

by Elisa Veal as Notary Public of

Park Meadows Mall  
(name of party/entity on behalf of whom record was executed)

James Varsamis of Brookfield Properties  
(name of officer or agent, title of officer or agent) (name of corporation acknowledging)

a Delaware corporation, on behalf of the corporation.  
(state or place of incorporation)

[Signature]  
(Notary's official signature)

Notary Public  
(Title of office)

8/15/2026  
(Commission Expiration)

