



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 _____RidgeGate Senior Housing_____

Project # _____

Project Location _____Lot 2231-242-00-006 LOT 7, RidgeGate East Couplet_____

Date _____8/02/2023_____

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.

RidgeGate East Filing No. 4, Lot 3. Parcel number 2231-242-00-006, LOT 7

RidgeGate Senior Housing

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

The project is located in the RidgeGate East Village subarea plan and is zoned mixed-use commercial in the Central Village Couplet District.

Adjacent land uses include the proposed multifamily residential development to the west (by Century Communities), and Badger Gulch Park (open space) to the south and east.

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

The proposed multifamily is located on vacant land between the RidgeGate Parkway Couplet road. The Phase I ESA found “no recognized environmental conditions, controlled recognized environmental conditions, historical recognized environmental conditions”.

Water runoff for the site will be collected/sloped to inlets and piped to the storm main in RidgeGate Parkway westbound. Additionally, as this project’s use is residential, no significant adverse impacts are expected in terms of noise or traffic. Reference Traffic Study included in this submittal.

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 RidgeGate Senior Housing project aims to showcase that attainable housing in Lone Tree can be as high-quality in design as any market-rate housing project. The project complies with the Comprehensive Plan, Design Guidelines, the RidgeGate East Sub-Area Plan for the East Villages, and the Lone Tree Attainable Housing Plan through use, massing, parking requirements and materiality, etc – with the exception of the proposed variances listed in Section 7. The development also complies with all applicable roadway, grading, drainage and erosion control standards per the Approval Standards. Reference the SIP plan set and Civil Construction Documents for specific compliances.

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

RidgeGate Senior Housing is planned as two phases. Phase I includes Building 1, the streetscape along the west 73’ ROW, the north landscaping, the drive aisle, and 38 surface parking stalls and associated drive aisle. Phase I will also include the center island curb and gutter and landscaping, as well as Class 6 road base on the remaining surface parking to complete the drive “loop.”

Phase II will include Building 2 and all landscaping and outdoor amenity to the east of Building 2. Phase II will also include the paving and striping of the remaining 57 surface parking stalls.

A phasing plan has been included as part of this submittal.

Phase I is currently in design phases and is expected to be submitted for Building Permits in mid-September of 2023. Construction is expected to start at the end of November 2023, with a construction duration of about 18 months. Building opening is expected in June 2025.

Phase II has been taken through Schematic Design and is included as part of the development’s SIP. Future and additional design work on the Phase II building is not anticipated to trigger amendments to this SIP, once approved. It is expected that Phase II will be submitted to CHFA at the earliest in January of 2026 and if awarded funds, design would pick back up then.

5. Other project data.

- a. Total number of employees on maximum shift when known (for parking purposes).
There will be a maximum of 3 employees per shift.

- b. Square footage of building.
Phase I building: 130,468 sq. ft
Phase II building: 72,092 sq. ft.
- c. Lot area.
2.857 acres
- d. Anticipated opening date.
Targeting June 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.

RidgeGate Senior Housing is designing to 2020 Enterprise Green Community (EGC) full-certification. The checklist for certification includes mandatory measures for being a low-impact development; installing energy efficient appliances, fans, plumbing fixtures and HVAC systems; requirements for a cool roof; requirements for native planting, among other criteria.

EGC also requires certification for Energy Star Multifamily New Construction. This holds the building systems to further rigorous energy saving measures, such as increased insulation at the envelope, decreased lighting loads, and higher performance of HVAC equipment.

Additionally, the RidgeGate Senior Housing is sited at a prime location for access to open space and bicycle and walking trails. The development is adjacent to the planned Badger Gulch park which will feature open recreation space and connection to a network of hiking/walking/bicycle pathways.

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).

The project is seeking four variances:

1. **REQUEST:** A reduction in required parking per the Attainable Housing Plan for age-restricted projects: ½ parking stall per unit.
165 units x ½ = 83 parking stalls required (rounded up)
165 total stalls provided

JUSTIFICATION: *The request for a reduction in parking ratio to ½ stall per unit is in line with the recommended ratio per Lone Tree's Attainable Housing Plan for age-restricted projects (Section 3: Design Elements and Approval Process).*

Additionally, Koebel has data to support a reduction in the required parking of 1.5 spaces per unit (plus guest parking). Historically in their income-restricted developments, around 60% of tenants do not have a car – which often leads to parking lots being half (or less) full. Furthermore, with age-restricted and income-restricted projects, the percentage of those who do not have a car is often even more.

By providing 165 stalls (which will be 1 stall per 1 unit), the team is confident that this will be more than adequate parking.

2. **REQUEST:** A deviation from 60% / 40% predominant & secondary material requirement per the Design Guidelines & Standards for Architecture and Site Design Section AD-22 to exclude the “interior” building elevations (elevations facing the surface parking lot), and to have a ratio of 58% predominant to 42% secondary materials at the outward facing elevations. An exterior material diagram has been provided as part of the SIP submittal.

JUSTIFICATION: The project team believes the outward facing elevations will have the highest visibility to the surrounding area, from the RidgeGate Parkway westbound traffic, to the vehicle and pedestrian travelers on the public drive to the west of the site. With this in mind, the team elected to focus its finite budget on these outward facing elevations to (nearly) meet the Design Guidelines & Standards. Specifically, the corners of both buildings have been prioritized to showcase the brick and ground-face CMU materials through thoughtful detailing and patterning.

While the fiber-cement siding materials are listed as secondary materials in the Design Guidelines & Standards, the design team also took care to consider the color palette, detailing, and transitions of these areas. For example, on sheet 11.4, Detail 1, a mix of siding types are used to create a more sophisticated “texture” on the volume (two sizes of lap siding and smooth panels). The team believes that with a higher level of treatment on the secondary material areas they will offer the same quality to the elevations as the primary sections.

In summary, while the specific ratios of the Design Guidelines & Standards are not being met as directly outlined, the elevations have been crafted to meet the intent of RidgeGate East Subarea Plan by thoughtful detailing, attention to the rhythm of materials along each elevation, and accentuating of building corners both vertically and horizontally.

3. **REQUEST:** A deviation to the 25’ maximum setback per RidgeGate East Subarea Plan Section 4.4.3 B 2, along the RidgeGate Parkway Westbound.

JUSTIFICATION: The site is located between the RidgeGate Parkway Couplet east and west split road – which merges back together just to the east of the site. This creates an irregular site shape. The Phase I building is proposed as a rectilinear “L” shaped building for efficiency in space layout and constructability. As such, the north elevation of the Phase I building dips out of the 25’ setback maximum line on the western side.

The design team has proposed additional measures to activate the northwest corner and create a “streetscape” in lieu of meeting the maximum setback. This includes a community room at the corner with a wrap-around patio. The community room will feature ample storefront glazing, and the patio is highlighted by a low-roof element.

The 25’ setback maximum is being met at the Phase II building.

4. **REQUEST:** An extension to the SIP expiration date per the Amended and Restated Annexation and Development Agreement for the East Side Property. We propose the following language be added to the recorded SIP:

This SIP shall be effective for five (5) years from the date of recording as memorialized in the Amended and Restated Annexation and Development Agreement for the East Side Property. RidgeGate Parkway Affordable LLC shall be considered for an additional five (5) year extension through a City of Lone Tree administrative approval, which is to be coordinated with the Annexation Agreement requirements and CHFA funding cycle for the Phase II building.

JUSTIFICATION: The request for a 5-year extension on the SIP is tied to the timing of the CHFA application for Phase II. Assuming this SIP is approved in the 3rd quarter of 2023, it’s expiration would occur in 2028.

The CHFA application for Phase II is planned for the first CHFA opening after Phase I lease-up – which would occur at the earliest in February of 2026. However, applications often do not receive funds upon their first try. If this is

the case, the development team would plan to submit for a second try in February of 2027. If funds were awarded on this second try, the team would be notified in June of 2027, with permit and close of financing expected then in June of 2028. This timeline is likely to still fall within the 5-year SIP expiration.

If Phase II is not awarded funds on the second try, the development team would apply for a third time in February of 2028, with awards given in June of 2028. At this point, the team would need to seek the additional 5-year extension for the SIP, as the first 5-year expiration would occur prior to start of construction for Phase II.

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.

*RidgeGate Senior Housing is an affordable housing development for those aged 55+. One of the primary goals of RidgeGate Senior Housing was to design a high-quality and inviting affordable housing development that fit seamlessly into the community. To achieve this, the design team honed in on concepts that enforces a **residential feel in an urban environment**. The sloped roofs for example (a more traditional residential look), are paired with vertical masonry forms (more urban). The vertical stair towers (a necessity for a high-density building) is a nod to the single-family chimney.*

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.

As a higher-density residential development, RidgeGate Senior Housing is aligned to the planned uses of the Central Village Couplet District. Per the Land Use map of the RidgeGate East Villages sub-area plan, mixed-use/commercial with adjacent high-density residential and multifamily residential are the predominant land uses here. At the time of this submittal, a large multifamily development by Century Communities is currently being designed directly to the east of RidgeGate Senior Housing. Both design teams will be working together to create a cohesive streetscape and pedestrian experience at the east of the Senior Housing site.

To the west, the RidgeGate Senior Housing team is also working with the designers of the Badger Gulch Park open space. This development will feature two direct connections to the pathway network planned at the park. Additionally, the landscape planting proposed will tie together the development and open space with a gradual, fluid "edge".

In addition to functionally aligning to the surrounding area, RidgeGate Senior Housing will also align visually to the character of the area. The grading and landscape terraces down from west to east, softening the 20' of fall across the site and tying directly into the architecture of the buildings. Moving up the building, the design team proposes a palette of sage, sand, and silver coloring to relate to the prairie environment of the area. Finally, sloped roof forms mixed with

vertical masonry elements on both Phase I and Phase II tie the suburban forms of adjacent Parker subdivisions to the planned urban center of the Couplet District.

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.

One of the primary pedestrian experiences is along the project's west edge at the Phase I building. The entrance to this building has been highlighted with a low, horizontal roof structure and flanked by built-in planters. Perhaps of greatest significance to the pedestrian experience here is the activation of the northwest corner. This is accomplished with a corner community room with ample storefront glazing, and an adjacent patio that will feature porch-style seating.

Phase II's interaction with the public realm was also carefully considered. Here at the east side of the development, an outdoor amenity space abuts directly to the Badger Gulch Park and offers direct connection to the planned pathways and open space.

The north side of the development will be highly visible - both from westbound traffic on the Parkway, as well as pedestrians and bicyclists. With this in mind, the design team has introduced a series of landscape terraces which will soften the slope down to the gulch. Plantings have been added at the building foundation walls to soften the verticality of the wall and to deter any trespassing.

Residents and visitors will access the site (walking or cycling) via the southern or eastern Badger Gulch Park connection (off-property connections by others), reference the Landscape Plan and Civil Site Plan. Bicycle parking will be accommodated with exterior racks, which are located at the interior drop-off area, adjacent to both the garage entry for Phase I, and main entry for Phase II. Four (4) bicycle racks are provided to meet the 2% of auto parking requirement per Sec. 16-28-100.

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 architectural design of RidgeGate Senior Housing was inspired by mid-century prairie architecture, such as the Robie House by Frank Lloyd Wright. Features include chimney elements (stair and elevator cores) and low-sloped horizontal roof projections. The masonry and siding colors also relate to the "prairie" theme with a palette of sand, sage and silver.

Programmatically, the development features various outdoor amenities, both within the building and around the site. At the Phase I building, a rooftop deck with adjacent kitchenette will have uninterrupted views to the south and east. A ground-level patio will also serve to activate the streetscape on the west side.

Phase II will feature a large outdoor patio on the east side with connection to the Badger Gulch park trail system. Another park connection is proposed at the south end of Phase I, so that all residents (and their pets) can have easy access to the open space.

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