



CITY OF LONE TREE

Site Improvement Plan Project Narrative & Statement of Design Intent Template

Planning Division

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Project Name Thrive Townhomes at Ridgeway_

Project # SP22-108R,
SP22-109R, & VA22-110R

Project Location South of Ridgeway Parkway, East of I-25.

Date 5/5/23_____

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.

East Site

A PORTION OF THE RIDGEWAY PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
1.88 ACRES IN LOT 368 OF FILING 1 - SPXX-XXX

West Site

A PORTION OF THE RIDGEWAY PLANNED DEVELOPMENT DISTRICT, EAST SIDE PROPERTY LOCATED IN THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF LONE TREE, COUNTY OF DOUGLAS, STATE OF COLORADO
2.40 ACRES IN LOT 367 OF FILING 1 - SPXX-XXX

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

Zoning: Ridgeway Planned Development District (the site and all adjacent parcels are included in this zone district)

Current Land Uses: The site and all adjacent parcels are currently vacant.

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

Development impacts for this project will be limited since the site and all surrounding uses are currently vacant, undeveloped land. Environmental impacts will be mitigated by the high-quality, energy efficient homes we are proposing to build. The site's proximity to the Ridgeway Parkway light rail station and planned commercial uses as well as the planned pedestrian network will help to promote multi-modal transportation, mitigating some impacts of new traffic in this area.

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 proposed townhome design complies with the intent of the City of Lone Tree Site Improvement Plan process by promoting high-quality residential design and sustainable and healthy living. The site has been designed to create a strong urban edge on the street front, connect to parks, and provide a balance of hardscape and landscape components, while focusing on sustainability and water conservation. These public and private spaces promote community and emphasize walkability. The planned surrounding land uses are embraced with the design of this site plan.

This project is in conformance with the current City of Lone Tree Comprehensive Plan, Design Guidelines, and Code. This project will also comply with the applicable standards listed in Section 16-27-90 (a). This project has also received approval from the Lyric Design Review Committee and complies with their design guidelines as well.

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

Development will occur in four phases:

- Phase 1 – East Block, Lots 16-24
 - Development to begin after SIP & plat recordation
 - Grading, Water & Sewer Laterals, Paving to be installed
- Phase 2 – East Block, Lots 10-15
 - Development to begin 12 months following recordation
 - Grading, All other necessary improvements currently exist
- Phase 3 – East Block, Lots 1-9
 - Development to begin 15 months after recordation
 - Grading, Water & Sewer Mains/Laterals, Paving to be installed
- Phase 4 – West Block, Lots 1-30
 - Development to begin 21 months after recordation
 - All proposed improvements to be installed

5. Other project data.

- a. Total number of employees on maximum shift when known (for parking purposes).
TBD, Varies
- b. Square footage of building.

Square footages vary per building type:

Bldg. 3A: +/- 5370 SF

Bldg. 3B: +/- 5211 SF

Bldg. 4A: +/- 7054 SF

c. Lot area.

Tract AR: +/- 1.888 acres

Tract AP +/-: 2.659 acres

d. Anticipated opening date.

We anticipate that the first homes will break ground near the end of 2023 with the first model home being completed in the summer of 2024.

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.

We support the city's environmental and sustainability goals and believe that this this project will help the city to achieve them. Thrive Home Builders is a Denver-based company that has been building energy-efficient and healthy homes in Colorado for the last 30 years. Its building practices have made them a leader in the industry for high performance homes that have provided homeownership for entry-level, income-qualified homeowners, and luxury homebuyers. Thrive uses innovative building practices that incorporate the highest standards of energy efficiency and sustainability with the homeowner's health in mind. Thrive's Zero Energy Ready Homes are LEED Certified, Energy Star Certified, and EPA Indoor airPLUS qualified.

Thrive also uses Water Sense certified fixtures and appliances in all our homes to aid in water conservation efforts as well. The proposed landscaping for this project has also thoughtfully implemented a water conservation driven design by incorporating drought-resistant, native vegetation and concentrating it in the areas where it will be the most impactful to the community at large.

In addition to the green building standards described above, the site's proximity to the Ridgeway Parkway light rail station will also help promote multi-modal transportation for future residents.

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).

We are seeking a variance on the front setback along Lyric Street. We ask that the setback be increased from the 20' maximum setback. We believe that this increased setback is needed for the following reasons:

- Decrease Wall heights/eliminate walls along Lyric St. frontage by allowing additional area/length to make up grade differentials from front to back of lots
- More area to promote positive drainage from front to back of lot considering they are all 'A' Lots.
- Minimize walls adjacent to the public ROW increasing pedestrian safety

We do not believe that this variance takes away from the vision of the Ridgeway East Village's intent nor does it have a significantly detrimental effect on the ability to realize the vision and framework elements set forth in the

sub-area plan. Rather, the increased setback request helps us to conform to the sub-area plan's intent more fully.

The requested variance embraces the "rolling nature" of the terrain and helps to preserve the "distinct landscape character" within the neighborhood by decreasing the number of walls and allowing the terrain to remain in a state truer to its natural character. It also allows us to better integrate the buildings into the topography of the site in a way that minimizes the impact of retaining walls, creating a better pedestrian experience on the sidewalk. It also increases the function and desirability of these homes by allowing for a larger front patio space that would otherwise be severely limited by the grade with a 20' setback.

In addition, for these uniquely shaped parcels, the increased setback and building alignment would be compatible with other buildings along the street. By increasing the maximum setback, we can keep the retaining walls and front fences lower, ensuring that front windows and doors are visible from the street. This also helps to promote pedestrian safety in the area.

Finally, varying street setbacks promote streetscape diversity between structures and the street creating visual interest and diverse urban character. All of these reasons meet the intent of the sub-area plan and do not detract from its implementation.

We are also seeking a variation on building material. Cementitious (fiber cement) siding, i.e., James Hardie Planks, is called out in the East Villages Sub-Area Plan. However, we are asking to instead use LP Smartside Trim and Siding ("LP Smartside"), an engineered wood product, for the following reasons:

- Same look and feel: LP Smartside will present the same aesthetic as cementitious siding.
- Carbon friendly: Per LP's latest Environmental Product Declaration (EPD) statement, LP Smartside is a carbon-negative exterior cladding material, which means more carbon is stored in the product than is released during raw material sourcing, manufacturing, and customer distribution. It stores 10x more carbon and emits 59% less greenhouse gas during production. As such, it is a more climate-friendly choice over the long term.
- Extremely durable: LP Smartside's SmartGuard process treats every strand of wood and finishes it with a resin-saturated overlay that protects the product from rain, humidity, extreme heat and cold, and freeze/thaw cycles. In addition, the product has been proven to be more impact-resistant than cementitious siding in NASA and other independent impact testing. LP also stands by its product by offering a 50-year limited warranty (compared to the 30-year limited warranty offered by James Hardie).
- Safer for installers: LP Smartside weighs approximately 45% less than its cementitious siding counterparts. In addition, because it's not a fiber cement product, cutting LP Smartside will not produce crystalline silica, a known human carcinogen which can lead to lung cancer and other diseases when inhaled during the construction process.
- Sustainable: LP Smartside is made primarily from naturally regenerating aspen trees sourced from sustainable forests in close compliance to Forest Sustainability Standards (SFI), making it a far more sustainable choice when compared with fiber cement-based products.

Thrive has a long history of providing energy efficient homes. However, as energy codes continue to improve, we've also set a goal of building carbon-neutral homes as soon as 2023 and have therefore been re-examining our building materials and exploring product innovations in an effort to reduce our carbon footprint. After careful evaluation and research, we believe that LP Smartside is the right product for this purpose.

We're confident this requested variation would support the City of Lone Tree's ability to realize the vision and framework elements of the East Villages Sub-Area Plan, as it not only embraces the guiding principle envisioned in the "Sustainability & Innovation" section of the framework, but also the goal of creating a clean, safe, and healthy natural and built environment as per the City's Comprehensive Plan.

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. Also, as outlined in the sustainability section of this document, these homes are designed to be zero-energy ready, incorporate indoor air quality features, integrate water sense certified fixtures, and aim to use

1. Overall Design Concept. Briefly describe the use and overall concept for the project as a whole.

The site is planned for the 3-story townhome units. The buildings are kept to the 3 and 4-unit buildings in keeping in line with the sub-area plan's guidelines. Homes are oriented toward the street and provide multiple opportunities for indoor-outdoor living with ample front porches and balconies featured on each home. The site plan also aims to embrace the natural features and terrain of the existing landscape by minimizing the use of retaining walls as much as possible and by keeping those walls short where they are implemented.

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.

Because this site is located within a mixed-use area of the Southwest Villages, it will be surrounded by several different uses including other single-family homes both attached and detached as well as by open space. We have strived to design homes and landscaping that embrace and compliment the natural beauty and terrain of their environment using architectural styles and forms that are familiar to Denver natives as well as plants that are native to Colorado.

We've also thought about how the homes are accessed and have endeavored to create an internal pedestrian network that leads back to the public realm. This is achieved by fronting homes onto the street, ensuring that entrances and windows are visible from the right-of-way. These alley-loaded homes also help to enhance the street front by keeping cars in the homes rear, allowing for ample front porches & balconies that enhance the articulation of the home and the overall pedestrian experience.

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 project helps to contribute to the public realm by adhering to the guidelines in the sub-area plan. Homes are oriented toward the street where entrances and windows are visible to the public. This helps to create an “eyes on the street” atmosphere. In addition, ample lighting is provided through exterior house lights as well as strategically placed streetlights and bollards. The site lighting will help make the site feel safer at night.

The landscape design aesthetic at Lyric is focused on a palette of native plant materials that are representative of the Colorado foothills. These plants feature a variety of textures, colors, and massing that complement the home architecture and enhance the outdoor experience for the homeowner. Turf is used sparingly but in strategic locations. Instead, water conscious plantings are the main attraction of the common areas. A variety of evergreen and deciduous trees add verticality, while flowering ornamentals add blooming color. Pedestrian paths are lined with planting beds with native grasses and major street intersections feature flowering shrubs and perennials that signify an entry to the Thrive district at Lyric.

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 design intent of the Lyric Townhomes by Thrive is to create a neighborhood that felt cohesive with a sense of community/identity but varied to create interest and add specialness. To do this, two transitional style adaptations with similar colors are paired together to establish this cohesiveness while the varied roof forms and style undertones added the desired variety.

To tie to the area, the architecture takes its cues from the community guidelines and alternates between two timeless Transitional elevation styles, a steep-sloped and low-sloped option. The Transitional Steep-Slope elevation features a modern adaptation of a Romanesque rowhome with high roof slopes and massing with large, stacked window patterns and clean detailing. The Low-Slope Transitional elevation is a refinement of a Craftsman rowhome. It features a low-slope roof with large 3’ overhangs to create a strong cap, windows in series and both gable end and porch detailing inspired by the Craftsman style. The result is a high-quality design that stands out through its use of diverse and bold massing paired with elaborate details like the large roof overhangs.

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