



June 12, 2023

Ms. Kelly First, Development Director  
Ms. Roshana Floyd, Planning Manager  
City of Lone Tree Community  
Development Department  
9220 Kimmer Dr., Suite 100  
Lone Tree, Colorado 80124

**Re: Willow Creek Mixed Use District  
Preapplication Review – Project Summary**

Dear Kelly and Roshana,

On behalf of Furniture Row Colo, LLC, I am pleased to submit the Willow Creek Mixed Use Planned Development for your review. Outlined below is a summary of the project and the respective documents/information included with this preapplication review submittal.

**1. Project Location/Address**

**2.**

LOT 1B, PARKWAY SUBDIVISION, FILING NO.2, 7TH AMENDMENT  
IN THE NORTHEAST QUARTER OF SECTION 4, T6S, R67W OF THE 6TH P.M. CITY OF LONE  
TREE, COUNTY OF DOUGLAS, STATE OF COLORADO

PORTIONS OF THE WEST HALF OF SECTION 3 AND THE NORTHEAST QUARTER OF SECTIN 4  
TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE SIXTH P.M. DOUGLAS COUNTY, COLORADO

**a. Landowner/Applicant**

**Landowner**

Furniture Row Colo, LLC.  
5603 North Broadway  
Denver, CO. 80216

**Applicant**

Jeff Vogel, AICP  
Vogel & Associates, LLC  
475 W. 12<sup>th</sup> Ave., Suite E  
Denver, CO. 80204

**b. Representative**

Jeff Vogel, AICP  
Vogel & Associates, LLC  
475 W. 12<sup>th</sup> Ave., Suite E  
Denver, CO. 80204

**c. Mineral rights owner**

Furniture Row Colo, LLC is in the process of confirming mineral right ownership information. The information will be provided with the Development Plan submittal.

**d. Water rights owner**

Water rights associated with the property have been dedicated.

**3. General Project concept**

The intent is to create a vibrant mixed-use community that includes a variety of commercial and residential land uses that are configured along the expansive Willow Creek riparian open space corridor. Establishing and incorporating a set of integrated planning principles to ensure considerations are addressed that includes providing a pedestrian-oriented development pattern, diversity of housing types, vibrant commercial areas that are connected to a central open space and trail system are cornerstones of the master plan. It is the intent to prepare a Development Plan that will include development standards as required to reinforce the principles. Establishing a mixed-use community with commercial and non-residential land uses will enhance vibrancy and a sense of community. Mixed-use communities are multi-dimensional in terms of serving as employment centers, services and providing a variety of housing for a diverse demographic. Providing flexibility to accommodate a variety of services, recreation, housing, and other community amenities also provides additional adaptability during evolving economic cycles.

The land use plan includes four planning areas that are all configured along the Willow Creek open space corridor. Planning Areas one and two have access from Park Meadows Drive with Planning Areas 3 and 4 being accessed from Yosemite Street. Each of these areas are zoned C-3 and are currently undeveloped. Planning Areas 1 and 2 include convenient access and visibility from C-470, Yosemite Street and Park Meadows Drive. Visibility and convenient access from C-470 to Planning areas 2 and 4 is more limited.

Given the access and visibility, Planning Areas 1 and 3 are proposed to include commercial only land uses. These planning areas have the ability to serve as vibrant commercial and community gathering areas. Planning areas 2 and 4 are designated to be mixed-use that would allow commercial and a diversity of housing types.

As discussed with staff, the Willow Creek open space corridor is one of the central components to the master plan. The enclosed land use plan proposes enhancing the corridor by improving the Park Meadow Drive pedestrian crossing that extends to the trailhead. This may include landscape, enhanced paving, and signage to provide for a safer crossing.

A detached trail along the north side of Parks Meadow Drive is also proposed to provide a connection from Yosemite Street to Acres Green Drive. This will trail link will also serve as a connection to the Willow Creek trailhead.

As illustrated on the enclosed land use plan, potential areas have been identified for Public Land Dedication. Should the adjacent planning areas be developed to include residential uses, additional area would be dedicated to the Willow Creek corridor.

#### **4. Proposed development staging and time frame**

The intent would be to initiate construction on Planning Area 2 that would commence in 2023. Other planning areas will be phased depending on the project program and demand for each of the respective areas.

#### **5. Relationship to the existing and adjacent land uses**

Planning area 1 adjacent land uses include an existing detention pond to the north, existing retail building (C-2 zone) to the west and a commercial building to the south (C-2 zone). A commercial building (C-2 zone) is located south of planning area 2. The Willow Creek open space corridor is located to the north and east of planning area 2. Adjacent land uses to Planning Areas 3 and 4 includes the Willow Creek corridor to the west and Yosemite Street to the east. The eastbound C-470 ramp is located to the north.

#### **6. Changes in the character or economic condition of the neighborhood to substantiate the rezoning**

Furniture Row Colo, LLC has marketed the parcels over the last several years. Given the characteristics associated Planning Areas 2 and 4, there has been continued interest in incorporating residential uses on those parcels. Given the visibility, there has been some interest in the commercial uses on Planning Areas 1 and 3.

Over the past five years, there has been a decrease in demand for large-scale multi-tenant retail and office projects. Co-working, live/work models combined with residential housing and neighborhood services continues to reflect current market trends.

**7. Impacts on City services**

The existing parcels are zoned C-3 which provides for a variety of commercial land uses. Extensive transportation infrastructure including Yosemite and Park Meadows Drive have been constructed adjacent to the Willow Creek planned development parcels. Significant utility infrastructure including water, sewer, natural gas and electric have been installed to provide services to the parcels. It is our understanding that City services would continue to be available to service commercial and mixed-use parcels. Given the existing and proposed zoning, there are no additional impacts or requirements on City services.

**8. Evidence that an adequate water supply, sufficient in terms of quality and quantity, is available, and evidence of the physical and legal capability to provide sanitation. This information may be reviewed by the technical committee of the appropriate water basin authority.**

The property is located within the Southgate Water & Sanitation District. Based on the existing infrastructure constructed and capacity, the parcels can be appropriately served.

**9. Type of method of fire protection**

The property is located within the South Adams Fire District.

**10. A description of any natural or man-made hazards**

The parcels do not contain any natural or manmade hazards. The proposed planning areas are located outside of the 100-year flood plain. Bank stabilization along the Willow Creek corridor is being addressed with the City of Lone Tree and the Mile High Flood District.

**11. Impacts on existing flora and fauna**

Existing vegetation consists of primarily revegetated native grasses. A landscape and revegetation plan will be completed with the development of each planning area.

**12. Planned Development Approval Criteria** - "The purpose of a Planned Development to encourage creative design, including new urbanism, neo-traditional and other innovative approaches and to facilitate a variety of designs or a mix of use in the development of a balanced community, including residential, business, commercial, recreational, open space and other selected secondary uses". The City of Lone Tree regulations provide a list of objectives that development within the Planned Development District should be designed to achieve. These objectives include the following:

1. Ensure that provision is made for ample open space.

*Justification: The proposed Planned development is configured around the Willow Creek central open space area. Development standards are included that address connections and enhancements to the open space including a proposed pocket park and overlooks.*

2. Ensure that environmentally and visually sensitive areas are preserved.  
Justification: The intent is to maintain and enhance the Willow Creek drainage corridor. These enhancements will include additional connections and working with the City and Mile of Flood District regarding required bank stabilization.
3. Promote layout, design and construction of residential development that is sensitive to the natural landform and environmental conditions of the immediate and surrounding area.  
Justification: The planned development includes development standards that address considerations associated with creating an architectural edge along specific streets and open space areas. Setbacks to ensure compatibility between residential and commercial uses are also included.
4. Provide or be located in proximity to employment and activity centers, such as shopping, recreational and community centers, health care facilities and public transit.  
Justification: The Willow Creek Planned Development is located adjacent to commercial and retail uses. Park Meadows Mall and associated retail/restaurant uses are located to the north of the Planned Development. The Entertainment District is located to the east of the property. Public transit is also located within proximity of the property.
5. Ensure the adequacy of public facilities to accommodate population growth.  
Justification: The property is located within the Southgate Water & Sanitation District. Based on existing infrastructure and capacity, the parcels will have adequate water and sanitary sewer. The parcels are located within the South Metro. Fire District. Law enforcement is provided by the City of Lone Tree Police Department. The mixed-use parcels are located within the Douglas County School District and Douglas County Library District.
6. Promote balanced developments of mixed housing types.  
Justification: Providing for mixed use in Planning Areas 2 and 4 will further promote a balanced community. Establishing a cohesive neighborhood that includes alternative housing types that includes multi-family, single family attached and assisted living will provide for a more balanced community with housing alternatives for a multi-generational demographic.
7. Encourage the provision of dwellings with a range of affordability; and  
Justification: Providing multi-family and single-family attached residential alternatives within this area of the city will provide additional housing options for residents than what currently exists. Walkability to services, recreation and access to transit will provide for more a more economic and environmentally balanced community.

## 12. Compliance with the Comprehensive Plan

The Comprehensive Plan currently designates the project area as Commercial. As noted above, the intent is to have two of the planning areas remain as commercial with the other two being able to accommodate commercial and multi-family residential uses. The integrated planning principles included in the Planned Development are consistent with goals of the comprehensive plan. These goals and policies include providing for Transit Oriented Development, promoting open space and preservation of open space, and enhancing the visual quality of the City. The Comprehensive Plan also discusses providing housing options which is consistent with the Willow Creek principles. Specific standards and guidelines have been included in the Development Plan application that reinforce the goals and policies outlined above. Outlined below is an outline of Comprehensive Plan policies and how the Willow Creek Planned Development advances these initiatives.

*Objective: Safe, high-quality, mixed-use, compact, and pedestrian and bicycle-friendly development (p. 24, Comprehensive Plan).*

*Policies (p. 24-25, Comprehensive Plan):*

- 2. Provide safe and convenient vehicular, pedestrian, and bicycle access and connections between neighborhoods and destinations throughout the city for people of all ages and abilities.*

*Justification:* The Willow Creek Mixed Use Planned Development includes planning areas that are configured adjacent to the Willow Creek open space corridor. Development standards are included in the planned development that require enhancing existing connections and providing additional trail connections to the open space and trail system. Community connectivity will be enhanced to the open space and trail system located south of Park Meadows Drive.

- 4. Establish exceptional public spaces such as plazas, parks, focal points, and other gathering areas for special events and festivals, located within convenient walking proximity to development and design with intention for year-round use.*

*Justification:* Design and development standards that include locating a pocket park and overlooks adjacent to the Willow Creek open space corridor has been provided. Planning Area 3 is located at the intersection of Yosemite and Park Meadows Drive. Planned Development standards are included to ensure an attractive edge is established at this visible corner including incorporating outdoor dining and plazas.

- 6. Ensure redevelopment is harmonious with existing neighborhood characteristics in terms of quality, impacts, and scale.*

*Justification:* The parcels are located adjacent to commercial uses and C-470 that is located to the north. Development standards including building heights and setbacks have been incorporated into the planned development to ensure that compatibility is achieved between the existing and proposed uses. The planned development will be implemented in accordance with the City of Lone Tree Design Guidelines.

7. *Encourage zoning and design modifications where appropriate to increase density and enhance the appearance, function, and economic vitality of areas. Such modifications are encouraged where community facilities and services are adequate; where they may result in a more efficient use of land, infrastructure, and services; and where they are accessible to pedestrians, bicycles, and transit.*

Justification: The Willow Creek Mixed-Use planned development is located within an area that has been developed as commercial office and retail. This area is currently being reevaluated for revitalization. Establishing multi-dimensional mixed-use communities within an urban framework that encourages live/work, entertainment, recreation, and walkability significantly increases the economic and social viability of a neighborhood. The Willow Creek planned development is located within area that includes extensive infrastructure and services. Located within the center of the planned development is the existing bike and pedestrian trail.

9. *Encourage land uses and design strategies that are flexible to adapt to emerging market trends and technologies such as parking structures that can be retrofitted for offices, retail, or apartments if demand for parking decreases; drop-off zones and integrated car/bike share spaces; and ground-level spaces designed for the pedestrian experience.*

Justification: The Willow Creek Mixed-Use planned development incorporates land uses and development standards that respond to emerging market trends. Providing citizens, the ability to live, work and recreate within their neighborhood continues to be an attractive and sustainable alternative to single-dimensional neighborhoods. Mixed use zoning also provides the opportunity to evolve and adapt to changing markets.

*Objective: Residential areas that are safe, attractive, and desirable places, with a mix of housing types and affordability ranges to accommodate a broad range of demographic groups in the city (p. 28, Comprehensive Plan).*

*Policies (p. 28 – 31, Comprehensive Plan):*

1. *Encourage a diversity of housing types, including single-family homes, apartments, townhomes, condominiums, continuum of care facilities, accessory dwelling units, cohousing, senior housing, and group homes, where allowed.*

Justification: The Willow Creek planned development includes land uses that will provide for additional types of housing including multi-family, single-family attached and assisted living. Providing additional housing types within this quadrant of the city will provide additional alternatives for a multi-dimensional and income demographic.

2. *Integrate community gathering spaces, amenities, and services with, or conveniently located in proximity to, all residential neighborhoods.*

Justification: The Willow Creek planned development is configured along the Willow Creek open space and trail corridor. As illustrated in the planned development open space plan, improvements are proposed that include an enhanced crossing at Park Meadows Drive, an urban trail and additional trail connections to the Willow Creek Open Space corridor. Connectivity to the open space corridor will also be enhanced to the neighborhoods and parks located to the south. Providing a mix of commercial and residential will provide convenient access to services from existing and proposed neighborhoods.

3. *Link new residential development by trails, sidewalks, bike lanes, streets, and other safe and convenient access to other neighborhoods, schools, public or private open space, recreational amenities, community facilities, institutional uses, and activity areas. Cul-de-sacs are discouraged except where topography does not allow for through streets.*

*Support a range of Attainable Housing [...]*Justification: A development pattern is proposed for the Willow Creek planned development that includes walkable blocks and a pedestrian system that will provide convenient access to the Willow Creek open space corridor and services. Enhancing the Willow Creek trail crossing on Park Meadow Drive will also improve connectivity to the neighborhoods and park system located south of Willow Creek.

### **13. Compliance with the requirements of the Colorado and Tri-County Health Department, Denver Regional Council of Government or another regulatory agency regarding water quality, transportation, air quality, etc.**

The Willow Creek mixed use parcels are located within a growth area that has been contemplated by the Denver Regional Council of Governments. Addition growth area or boundary adjustments is not required.

Incorporating pedestrian-oriented and mixed-use communities is consistent with Tri-County Health Department guidelines. Communities that offer transportation alternatives to access services also is an initiative that fosters healthy communities.

With regards to water quality Furniture Row Colo, LLC cooperated with the City of Lone Tree and Mile High Flood District to implement a water quality and detention pond that is located north of planning area 1. The Willow Creek project will follow State requirements regarding other water quality requirements.

As noted above, the applicant is coordinating with the City of Lone Tree and the Mile High Flood District regarding the Willow Creek corridor. These improvements include addressing bank stabilization on specific sections located on the south side of the corridor.



The above is summary of the project intent and attributes. As outlined above additional detail and specifics will be included with the Development Plan/PD application. Upon your review, we will be available to meet and provide additional information as required.

We appreciate your assistance and look forward to working with you on this dynamic project.

Sincerely,

Vogel & Associates, LLC

Jeffrey Vogel, AICP

Principal