



CITY OF LONE TREE

Site Improvement Plan Project Narrative & Statement of Design Intent Template

Planning Division

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Project Name Douglas County School District, Elementary School #50

Project # _____

Project Location Section 23, T6S, R67W, 6th P.M., County of Douglas, State of Colorado; Site bordered by Adage Road to the south, Lyric Street to the west and Gable Lane to the north in the Lyric subdivision. Building Address is to be determined.

Date 11/18/2025 _____

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, 7th Amendment
Tract X Ridgegate SW Village 2.8000AM/L

A portion of Section 23, Township 6 South, Range 67 West of the 6th Principal Meridian, County of Douglas, State of Colorado. Site lies at approximately 39.5154degrees N latitude and 104.8575 degrees longitude bounded by Gable Lane to the north, Lyric Street to the east and Adage to the south.

Douglas County School District, Elementary School #50

8 Acres

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

The area is a planned development or PD. More specifically the site is in the R-MU planning area which allows for elementary schools.

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

The new school will encompass site development, impacting approximately 8 acres. A building of 84,863 gross square feet is planned as a partial two-story structure with site amenities that include playgrounds, parking and connections to the adjacent Bebop Park to the west. The surrounding area consists of single-family homes and town homes currently under construction. To minimize the scale of the facility and work with the natural landscape, the building appears as a single story to the south and steps with the grades to a two-story building on the north. Retaining walls are used to help with the site stepping and mimic the adjacent community site design.

Parking lots are located to distribute traffic and minimize car stacking on public roads. Student drop-off is located to the south with internal stacking; bus drop-off is located to the north of the building and pre-kindergarten drop-off to the east.

Parking lot lighting will consist of light poles distributed as shown on the plans and include full cut-off shield where adjacent to other properties and meet minimum code required footcandle requirements. Building mounted lighting is required by code at exit doors and is provided to meet minimum code required footcandle limits. All site lighting is controlled by a school district automated system.

The exterior materials of the new school utilize a mix of masonry and 'wood-look' metal panels. Material colors are considerate of the natural landscape while considering the building is not a residential facility and follows the school district's overall brand. Mechanical roof equipment items are screened.

With any new school in a community neighbors may be concerned about noise. The school is a public facility that is part of the overall development plan. To minimize noise the building has been setback from roads based on the site constraints. Typical hours of operation are during the daytime with the occasional after-hours activity at the gymnasium.

The site landscape solution is a mix of materials to allow for easy maintenance by the school district, a safe environment for the users and community that minimizes water usage. The site design considers the theme of the Lyric community and plays on elements of music and rhythm in a subtle manner.

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.

A presubmittal meeting occurred on June 26, 2025. It is the school district's intention to comply with the standards outlined in the SIP process. The project is designed to meet the specific technical and operational requirements set by Douglas County School District which may supersede Lone Tree requirements. The project has followed the Lyric Design Review Committee process.

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

The development is intended to be completed in a singular construction project that includes the site work, building construction and final landscaping. Site work is anticipated to begin in Winter 2026 with the complete of the entire project by the end of Summer 2027.

5. Other project data.

- a. Total number of employees on maximum shift when known (for parking purposes).

90 staff is planned to meet the maximum anticipated.

- b. Square footage of building.

84,863 gross square feet.

- c. Lot area.

8 Acres

- d. Anticipated opening date.

August 2027.

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.

The district is interested in incorporating sustainable features that improve the health/safety and welfare for the building inhabitants and surrounding community. In addition to meeting State mandated codes for energy usage, and the Colorado Electrical Ready Code, the design incorporates low carbon embodied interior finishes, sunshades, daylighting, lighting controls and sidewalk connections to the adjacent neighborhood and Bebop Park. Landscape materials consider grasses that require less irrigation.

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).

As a school project, special consideration is required for security, traffic safety and maintenance. Douglas County School District minimizes the use of traffic islands in parking lots that hinder snow clearing activities. Landscaping islands, trees and shrubs are located to be easily maintainable and functional.

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.

The new Douglas County School District Elementary School #50 (DCSD ES#50) is planned for a 750 student PreK-5 facility. The project includes age-appropriate playgrounds, classrooms, administrative space, cafeteria, library, gymnasium and other programs typical for an elementary school. The site landscape solution is a mix of materials to allow for easy maintenance by the school district, a safe environment for the users and community. The design works with the grades of site to nestle the large volumes and step the building. The site concept considers the theme of the Lyric community and incorporates elements of music and rhythm in a subtle manner.

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.

DCSD ES50 project carefully takes advantage of the site characteristics by utilizing the slopes of the site to minimize the height of the building. The structure is composed on the site to position the taller building forms on the lower end of the site and therefore reduce the overall scale of the building. The design team and school district worked with the Lyric Design Review Committee to provide a design that fits the community and the musical themes found within the area. Landscape forms play on the musical aspects of the adjacent Bebop Park and the Lyric road names. Playground zones and guardrails reflect subtle shapes and elements to reflect the musical motif. Orientation of major courtyards and entry elements create a safe and secure environment.

Building materials are warm and match the natural colors of the landscapes in the region while adhering to DCSD's building aesthetic and brand. The use of masonry is durable and provides a timeless aesthetic.

Parking lots are located to distribute traffic and minimize car stacking on public roads. Student drop-off is located to the south with internal stacking. The main entry is located on the south to maximize sun exposure and snowmelt during winter months. Bus drop-off is located to the north of the building and pre-kindergarten drop-off to the east to separate those drop-off zones for a safer vehicular/pedestrian solution.

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.

Sidewalks are positioned on all roads with crosswalks for safe pedestrian access to the school and around the site. The district is planning on a monument sign to help promote a sense of arrival in addition to building-mounted signage. The new school is surrounded by streets on three sides and a public park to the east. The street facing portions of the building have no 'back door' or 'utility yards'. All dumpsters are located within masonry enclosures to be screened from view. Exterior lighting is included on the building to reduce dark zones for hiding and at the same time minimize light pollution.

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.

Building materials are warm and match the natural colors of the landscapes in the region while adhering to DCSD's building aesthetic and brand. The use of masonry is durable and provides a timeless aesthetic. The use of 'wood look' metal panels ties back to the Colorado theme and biophilic forms that are observed inside and outside of the building.

The building appears as a single story to the south and steps with the grades to a two-story building on the north. Retaining walls are used to help with the site stepping and mimic the adjacent regional community site design. Rather than creating a single large mass of a building, the project is broken into the classroom wings that create courtyards bringing natural light into the classroom spaces and creates zones for playgrounds.

Roof forms incorporate slopes and building breaks in the façade to help bring the scale of the building down.

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