



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: Hill Camp Water Booster Pump Station

Project # _____

Project Location: directly south of the S Havana St and N Surrey Dr intersection **Date:** 07/24/2025

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.

Hill Camp Water Booster Pump Station

RidgeGate SW Village Filing No. 2, Tract AO

RidgeGate Planned Development, 6th Amendment, Planning Area 17

Located in Section 22, Township 6 South, Rang 67 West of the Sixth Principal Meridian, City of Lone Tree, County of Douglas, State of Colorado

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

The RidgeGate Planned Development shows the site zoned as Open Space. The RidgeGate SW Village Filing No. 2 Plat identified the site use as well facilities. The site is surrounded to the north, east and south by Tract Y which is zoned as Open Space and owned by the City of Lone Tree. The western boundary of the site abuts the S Havana Street right-of-way.

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

There are no significant impacts to adjacent lands are anticipated.

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 Hill Camp Water Booster Pump Station Site Improvement Plan (SIP) has been prepared to comply with the requirements of the City's standards.

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

The Rampart Range Metropolitan District (RRMD) anticipates requesting bids from contractors in the fourth quarter of 2025 through a public bid process. Construction is anticipated to start in the first quarter of 2026. Depending on the procurement time of materials it is anticipated the project will take approximately ten months.

5. Other project data.

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

N/A

- b. Square footage of building.

1,956 square-feet

- c. Lot area.

4.996 acres

- d. Anticipated opening date.

Fall 2026

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 project furthers the City's environmental goals by providing water quality for the site.

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).

No variances are requested.

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 water booster pump station will provide potable water to the future Hill Camp Development that will be located on the west side of I-25. Due to the topography of the Hill Camp Development water pumps are required to increase the water pressure. The water booster pump station site will consist of a building (approximately 2,000 square-feet) for water pumps and equipment. The site will also contain a generator, water quality pond, and paved area for access and parking. The site will be enclosed by a security fence and gate. The site will be accessed from S Havana Street. The pump station will ultimately be owned and operated by Parker Water & Sanitation District (PWSD).

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.

The water booster pump station will be an integral piece of the water infrastructure needed for the future Hill Camp Development. The building will have neutral colors to blend in with the natural environment.

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 site is a utility building and not intended for public use.

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 overall design goal is to present a background building with natural colors. The architectural design matches that of other existing utility buildings within the RidgeGate development.

Applicant/Preparer Contact Information

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