



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 High Note Regional Park

Project # _____

Project Location 10839 Lyric St, Lone Tree, CO 80134

Date February 1, 2026

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.**

TRACT AQ RIDGEGATE SW VILLAGE 1 20.54 AM/L MTD R0615571 & R0615572 recorded June 22, 2021 at Reception No. 2021076801, the County of Douglas, State of Colorado.

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

The current land is zoned for a regional park. The adjacent land is zoned for the following uses:

- Varying densities of residential use
- Open space
- Institutional

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

High Note Regional Park will offer substantial recreational benefits to the residents adjacent to the park. The development of High Note Regional Park will introduce increased activity levels that may affect adjacent lands, including higher traffic volumes during peak use periods, elevated noise from multipurpose fields and programmed events, and increased evening lighting associated with field use and the beer garden. Additional impacts may include greater pedestrian and bicycle activity near park edges, and changes to stormwater runoff patterns due to new impervious surfaces and active recreation areas. The presence of a playground, water feature, and trail system may also increase daily visitation, which can affect nearby residential privacy, introduce light trespass, and incrementally increase demands on public safety and maintenance services.

These potential impacts will be mitigated through a combination of thoughtful site design, operational controls, and long-term management strategies. Traffic and parking impacts will be addressed through internal circulation design, clear wayfinding, and coordination with local agencies during high-use events. Noise and lighting impacts will be reduced by orienting active uses toward the interior of the park, establishing hours of operation, using fully shielded, downward-facing lighting, and providing landscape buffers along park edges. Stormwater impacts will be mitigated through low-impact development measures such as detention facilities, bioswales, and native landscaping, while privacy and safety concerns will be addressed through setbacks, screening, CPTED-informed design, and on-site management during peak periods, including responsible alcohol service practices within the beer garden.

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.

High Note Regional Park is consistent with the Intent of Section 16-27-10 of the City of Lone Tree Municipal Code by providing a well-planned public recreational amenity that enhances community livability, promotes active and passive recreation, and serves a broad range of residents and visitors. The park's mix of multipurpose fields, trails, playground, water feature, and beer garden supports social interaction, healthy lifestyles, and economic vitality while remaining compatible with surrounding land uses. The development is designed to be context-sensitive, with active uses oriented internally and buffered from adjacent properties, thereby balancing community benefit with neighborhood compatibility. The park further advances the City's long-range planning goals by creating high-quality public open space that strengthens the community's identity and provides flexible recreational opportunities for current and future residents.

The proposed development also complies with the Approval Standards of Subsection 16-27-90(a) by demonstrating that potential impacts to adjacent properties and public facilities have been carefully evaluated and appropriately mitigated. Traffic, parking, noise, lighting, and stormwater impacts will be addressed through site design, operational controls, and coordination with City departments, ensuring the park can function safely and efficiently without creating undue adverse effects. The project is designed to meet applicable development regulations, incorporates responsible management practices—including defined hours of operation and responsible alcohol service—and can be adequately served by existing and planned public infrastructure and services. Collectively, these measures demonstrate that High Note Regional Park meets the City's approval criteria by being compatible with surrounding uses, protecting public health, safety, and welfare, and delivering a clear public benefit consistent with municipal standards.

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

High Note Regional Park is anticipated to begin rough grading in early summer 2026, with completion of the first phase expected in fall 2027. Phase 1 will include two multipurpose fields, trail connections, a playground, a water feature, a beer garden, and a dog park. These initial park amenities will be located on the north side of the site near the intersection of High Note Avenue and Lyric Street.

The park has been intentionally planned to support future expansion as additional investment becomes available. OJB prepared an overall park design to a design development level that incorporates all ultimate park elements, providing a cohesive framework for phased implementation. This approach ensures that future phases can be integrated seamlessly, maintain design consistency, and remain aligned with the long-term vision and overall intent of High Note Regional Park.

5. Other project data.

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

Total Vehicles Phase One: 178

b. Square footage of building.

Restroom Building: 800 SF
Bark Bar & Restrooms: 400 SF.

c. Lot area.

59 Acres

d. Anticipated opening date.

Fall 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.

High Note Regional Park advances the City's environmental sustainability goals through its location, site planning, and integration with the surrounding multimodal network. The park is situated to serve nearby

residential areas and complementary community uses, with direct connections to the City's trail system that support safe and convenient access on foot and by bicycle. The park is also strategically located near the RidgeGate Park and Ride allowing greater number of park users to use public transportation. The layout concentrates active amenities within a walkable framework, minimizes unnecessary paved areas, and preserves open space where possible, supporting both environmental stewardship and user experience.

The park incorporates water conservation, water quality, and operational sustainability measures consistent with City goals. Landscape design emphasizes native and drought-tolerant plant species, efficient irrigation systems, and stormwater best management practices such as bioswales and detention areas to improve water quality and reduce runoff.. Collectively, these design and operational strategies reduce the park's environmental footprint while promoting long-term sustainability, resilience, and responsible use of public resources.

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).

High Note Regional Park is not seeking a variance for the park improvements. We are submitting a Use by Special review to allow for an eating area and street parking for the site.

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 first phase of High Not Park Center will create a new regional park space that includes family-oriented recreation spaces, community-oriented amenities and connects the Lyric community to the region's larger trails and open space network. The project seeks to foster healthy living through the stewardship of the environment, park, trails and open space by providing recreation services and programs. The project at large has 5 guiding principles established by the joint partnership between the City of Lone Tree and the South Suburban Park and Recreation District:

- Quality first
- Connect community
- Enrich wellness
- Stewards of nature and sustainability
- Fiscal responsibility

Inspired by the history, geology and ecology of the Front Range, the park places conventional program elements in a landscape that seeks to blend seamlessly with its surroundings. The park structures combine simple, clean forms and durable, regionally-appropriate materials with contemporary community-oriented amenities that encourage active year-round use.

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.

High Note Regional Park is designed to relate functionally and visually to its surrounding context by reinforcing the area's emerging character as a connected, active, and community-oriented environment. The park's form and layout transition thoughtfully between adjacent neighborhoods, streets, and open spaces, with active amenities—such as multipurpose fields, playgrounds, and gathering areas—organized toward the interior of the site and softer landscape edges along park boundaries. Native landscaping, open lawn areas, and preserved view corridors help integrate the park into the natural environment while maintaining visual compatibility with nearby residential and mixed-use development. The overall design emphasizes openness, clear sightlines, and a cohesive aesthetic that complements the surrounding built and natural context rather than competing with it.

Functionally, the park is well integrated into the surrounding circulation network for vehicles, pedestrians, and cyclists. Vehicular access is provided from adjacent streets in a manner that supports safe ingress and egress while minimizing impacts on nearby properties. Pedestrian and bicycle circulation is a defining feature of the park, with internal pathways and trail connections that link seamlessly to the broader city trail system and nearby destinations. These connections promote walkability, encourage non-vehicular travel, and enhance the park's role as both a destination and a connector within the community. Together, the site layout, access strategy, and landscape design ensure that High Note Regional Park functions as a cohesive extension of its surroundings while enhancing usability, safety, and visual quality for both park users and neighboring properties.

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 first phase of park construction sets the tone for future public realm improvement to come. A long visitor drop off in the parking area accommodates large traffic volumes on game day and can accommodate food truck parking for special events. An arrival terrace beyond the drop off creates a place for small groups to gather before heading into site.

Located at the center of the site, the North Green is the project's primary gathering space. A shade canopy featuring porch swings and seating elements located along the southern end overlooks a central green with a small elevated stage. On the north side, a shade canopy and enhanced shipping container structures create a beer garden environment that overlooks a public dog park.

Visitors heading west along the promenade pass a public restroom that serves both the park at large and provides dedicated restrooms for the adjacent playground. Family recreation is further expanded by a fountain feature inspired by the natural landscapes of the Front Range. Beyond the playground the park slopes down to connect to the Happy Canyon Regional Trail.

To the south, a pedestrian promenade leads to two multi-use artificial turf sports field and a series of supportive lawn and plaza areas enhanced by seating and landscape amenities. At the project's far south end a plaza provides a clear entry from High Note Avenue. The project includes pedestrian poles, bollards and architectural accents that form the basis of a lighting fixture family that will be used for future park improvements.

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 project includes a number of structures that support the larger park program:

- A small restroom building
- A beer garden shade canopy
- Two container buildings for the beer bar and additional public restrooms
- A water feature pump room

The buildings deploy a simple palette of weathering steel, Colorado sandstone and concrete to create a durable and attractive visual identity for the project. Textural variations and thoughtful detailing create additional interest across the structures, whose minimal expression results in a thoughtful but minimal architectural expression.

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