



CITY OF LONE TREE

Park Master Plan Amendment Project Narrative & Statement of Design Intent

Planning Division

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Project Name RidgeGate Southwest Village Park Master Plan Amendment **Project #** _____

To Whom It May Concern:

Our firm represents SH Lyric, LLC. and its affiliates (“Applicant”) in connection with their application for approval of an Amendment to the previously approved RidgeGate Southwest Village Park Master Plan (the “Application”) in the City of Lone Tree (the “City”).

Date 5/1/2026

Project Location:

A portion of the Ridgegate Southwest Village in Filing 5, Tract ‘I’, Filing 4, Tract ‘J’ and ‘K-2’, located in Township 6 South, Range 67 West of the City of Lone Tree, County of Douglas, State of Colorado.

Overview

The purpose of this application is to amend the Park Master Plan to reclassify Park ‘B’ as a Village Park, add acreage to Park ‘C’ to meet the neighborhood park requirement and to update the density and unit changes per the RidgeGate SW Village Preliminary Plan Amendment 2. The RidgeGate Southwest Village neighborhood park calculation has been updated to reflect the density decreases. Park ‘B’ will have 12.34 acres that will count towards the Village Park requirement per the annexation agreement. This agreement requires 27 total Village Park acres combined in the Central, Southwest and Southeast Villages. Park ‘C’ will expand by 6.63 acres to a total of 15.68 to help meet neighborhood park requirements in the Southwest Village per the RidgeGate East Villages Sub-Area Plan.

This amendment was designed in accordance with the following governing documents:

1. RidgeGate East Villages Sub-Area Plan
2. RidgeGate East Technical Supplements
3. RidgeGate PDD
4. City of Lone Tree Design Guidelines
5. City of Lone Tree Comprehensive Plan
6. City of Lone Tree Municipal Code Chapters 15 & 16
7. Douglas County Zoning Resolution Section 28

Sustainability and Design Statement

Park ‘B’ has not changed program elements, and the classification is to be amended from a Neighborhood Park to a Village Park with an acreage increase of 0.12 acres.

Park ‘C’ will remain the most naturalized park in the Southwest Village. The main program elements of the previously approved Park Master Plan will remain. These include a fitness area, shade shelters, overlooks, an open lawn area and trails that will connect to the future Badger Gulch regional trail system and the Southwest

Village trail system. The open lawn is approximately the same size as in the previous design at 2.5 acres. Some changes to the previous design include changing out the crusher fines paths for concrete sidewalks and the wooden overlooks in favor of concrete. We plan to use the grade difference of the site with overlooks for wildlife, bird and pollinator viewing to the additional acreage below. Our intent is to turn the fitness area into a group of obstacle course style stations to encourage movement in the park.

The additional park acreage will extend south and west, through Badger Gulch and to the property line, going around the current detention tract. The additional 6.63 acres will focus on wildlife and pollinator friendly planting, have educational stations along the walking route and a shade shelter for resting and gathering. The goal is to make this a passive area for wildlife and bird viewing and show what type of plants attract wildlife, birds and pollinators. The existing large trees in Badger Gulch are preserved by this park design and our goal is to work with Mile High Flood District and have opportunities for users to meander to Badger Gulch.

Park 'C' will need to be phased as the M.H.F.D. Badger Gulch improvement construction timeline will differ from the construction triggers for Park 'C' in the Master Improvement Agreements.

The sustainability aspect of Park 'C' is achieved with the location being approximately 2 miles from the RidgeGate Parkway RTD Station which enables multi-modal transportation. We plan to have street parking available, bike parking in the park, ADA accessible walks, ADA restroom and a series of resting spots along the sidewalks. The park will connect to the future Badger Gulch regional trail system and to the Lyric Development trail system that leads to a future regional park and several other regional trail systems. Finally, native and low water use plantings will be used to limit the amount of irrigation water and create habitat for birds and pollinators.

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