



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 Thrive Duplexes at Ridgeway_

Project # TBA

Project Location Corner of Adage Rd. and Lyric St.

Date 5/29/26_____

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 SW VILLAGE FILING NO. 2, FIRST AMENDMENT
A REPLAT OF LOT 320, RIDGEGATE SW VILLAGE FILING NO. 2
LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 6 SOUTH, RANGE 67 WEST OF THE
6TH 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.

Zoning: Ridgeway Planned Development District (the site and all adjacent parcels are included in this zone district)

Current Land Uses: The site and all adjacent parcels are currently vacant.

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

Development impacts for this project will be limited since the site and all surrounding uses are currently vacant, undeveloped land. Environmental impacts will be mitigated by the high-quality, energy efficient homes we are proposing to build. The site's proximity to the Ridgeway Parkway light rail station and planned commercial uses as well as the planned pedestrian network will help to promote multi-modal transportation, mitigating some impacts of new traffic in this area.

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 proposed duplex design complies with the intent of the City of Lone Tree Site Improvement Plan process by promoting high-quality residential design and sustainable and healthy living. The site has been designed to create a strong urban edge on the street front, connect to parks, and provide a balance of hardscape and landscape components, while focusing on sustainability and water conservation. These public and private spaces promote community and emphasize walkability. The planned surrounding land uses are embraced with the design of this site plan.

This project is in conformance with the current City of Lone Tree Comprehensive Plan, Design Guidelines, and Code. This project will also comply with the applicable standards listed in Section 16-27-90 (a). This project has also received approval from the Lyric Design Review Committee and complies with their design guidelines as well.

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

Development is proposed to occur in one phase. We anticipate that development will begin at the end of this year or at the beginning of 2027. Typically, the horizontal development of a site of this size takes 6-9 months per block. We expect that to be the case here as well. Vertical construction will begin immediately following the completion of the land development improvements.

5. Other project data.

- a. Total number of employees on maximum shift when known (for parking purposes).
TBD, Varies
- b. Square footage of residential lots
 - i. 125,399 SF or 2.87 acres.
- c. Lot area.
 - i. 195,843 SF or 4.49 acres
- d. Anticipated opening date.
We anticipate that the first homes will break ground in the summer/fall of 2027 with the first home being completed by the end of 2027 or beginning of 2028.

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.

We support the city's environmental and sustainability goals and believe that this project will help the city to achieve them. Thrive Home Builders is a Denver-based company that has been building energy-efficient

and healthy homes in Colorado for the last 30 years. Its building practices have made them a leader in the industry for high performance homes that have provided homeownership for entry-level, income-qualified homeowners, and luxury homebuyers. Thrive uses innovative building practices that incorporate the highest standards of energy efficiency and sustainability with the homeowner's health in mind. Thrive's Zero Energy Ready Homes are LEED Certified, Energy Star Certified, and EPA Indoor airPLUS qualified.

Thrive also uses Water Sense certified fixtures and appliances in all our homes to aid in water conservation efforts as well. The proposed landscaping for this project has also thoughtfully implemented a water conservation driven design by incorporating drought-resistant, native vegetation and concentrating it in the areas where it will be the most impactful to the community at large.

In addition to the green building standards described above, the site's proximity to the Ridgeway Parkway light rail station will also help promote multi-modal transportation for future residents.

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).

We are seeking a variance on the front setback. We ask that the setback be increased from the 20' maximum setback. We believe that this increased setback is needed for the following reasons:

- The odd shape of this site makes it extremely difficult to meet this standard.
- We have pushed these homes as far forward as makes sense, giving most of them 18' driveways. Pushing the homes even further forward to reach the 20' setback may encourage owners to try and park two cars in tandem on a driveway that is not long enough to accommodate it and end up with cars protruding into the alley, creating a safety hazard for fire trucks and other emergency services.
- This also provide more area to promote positive drainage away from the homes and minimize the height of the necessary retaining walls.

We do not believe that this variance takes away from the vision of the Ridgeway East Village's intent nor does it have a significantly detrimental effect on the ability to realize the vision and framework elements set forth in the sub-area plan. Rather, the increased setback request helps us to conform to the sub-area plan's intent more fully.

For these uniquely shaped parcels, the increased setback and building alignment would be compatible with other buildings along the street. By increasing the maximum setback, we can keep the retaining walls and front fences lower, ensuring that front windows and doors are visible from the street. This also helps to promote pedestrian safety in the area.

Finally, varying street setbacks promote streetscape diversity between structures and the street creating visual interest and diverse urban character. For all of these reasons, we believe this shift meets the intent of the sub-area plan and does not detract from its implementation.

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. Also, as outlined in the sustainability section of this document, these homes are designed to be zero-energy ready, incorporate indoor air quality features, integrate water sense certified fixtures, and aim to use

1. Overall Design Concept. Briefly describe the use and overall concept for the project as a whole.

The site is planned for the 3-story duplex units. Homes are oriented toward the street and provide multiple opportunities for indoor-outdoor living with ample front porches and balconies featured on each home. The site plan also aims to embrace the natural features and terrain of the existing landscape by minimizing the use of retaining walls as much as possible and by keeping those walls short where they are implemented.

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.

Because this site is located within a mixed-use area of the Southwest Villages, it will be surrounded by several different uses including other single-family homes both attached and detached as well as by open space. We have strived to design homes and landscaping that embrace and compliment the natural beauty and terrain of their environment using architectural styles and forms that are familiar to Denver natives as well as plants that are native to Colorado.

We've also thought about how the homes are accessed and have endeavored to create an internal pedestrian network that leads back to the public realm. This is achieved by fronting homes onto the street, ensuring that entrances and windows are visible from the right-of-way. These alley-loaded homes also help to enhance the street front by keeping cars in the homes' rear, allowing for large front porches & balconies that enhance the articulation of the home and the overall pedestrian experience.

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 project helps to contribute to the public realm by adhering to the guidelines in the sub-area plan. Homes are oriented toward the street where entrances and windows are visible to the public. In addition, ample lighting is provided through exterior house lights as well as strategically placed streetlights and bollards. The site lighting will help make the site feel safer at night.

The landscape design aesthetic at Lyric is focused on a palette of native plant materials that are representative of the Colorado foothills. These plants feature a variety of textures, colors, and massing that complement the home architecture and enhance the outdoor experience for the homeowner. Turf is used sparingly but in strategic locations. Instead, water conscious plantings are the main attraction of the common areas. A variety of evergreen and deciduous trees add verticality, while flowering ornamentals add blooming color. Pedestrian

paths are lined with planting beds with native grasses and major street intersections feature flowering shrubs and perennials that signify an entry to the Thrive district at Lyric.

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 design intent of the Lyric Duplexes by Thrive is to create a neighborhood that felt cohesive with a sense of community/identity but varied to create interest and add specialness. To do this, two transitional style adaptations with similar colors are paired together to establish this cohesiveness while the varied roof forms and style undertones added the desired variety.

To tie to the area, the architecture takes its cues from the community guidelines and alternates between two timeless Transitional elevation styles, a steep-sloped and low-sloped option. The Transitional Steep-Slope elevation features is a modern adaptation of a Romanesque rowhome with high roof slopes and massing with large, stacked window patterns and clean detailing. The Low-Slope Transitional elevation is a refinement of a Craftsman rowhome. It features a low-slope roof with large 3' overhangs to create a strong cap, windows in series and both gable end and porch detailing inspired by the Craftsman style. The result is a high-quality design that stands out through its use of diverse and bold massing paired with elaborate details like the large roof overhangs.

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