



CITY OF LONE TREE

Site Improvement Plan Project Narrative & Statement of Design Intent Template

Planning Division

9220 Kimmer Drive, Lone Tree, Colorado 80124

303.708.1818 | www.cityoflonetree.com

Project Name Fidelity Investor Office Building / AVG Partners

Project PS26-0017

Project Location NW¼ of Section 3, Township 6 South, Range 67 West of the 6th P.M., County of Douglas, State of Colorado. Site is located at the northwest corner of South Yosemite Street and State Highway C-470 within the Parkway Subdivision Filing No. 3, 4th Amendment. Building address is to be determined.

Date 04/24/2026

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.

Project Name: Fidelity Investor Office Building / AVG Partners

Street Address: 8599 S Yosemite Street

Lone Tree, CO 80124

Subdivision Name: Parkway Subdivision

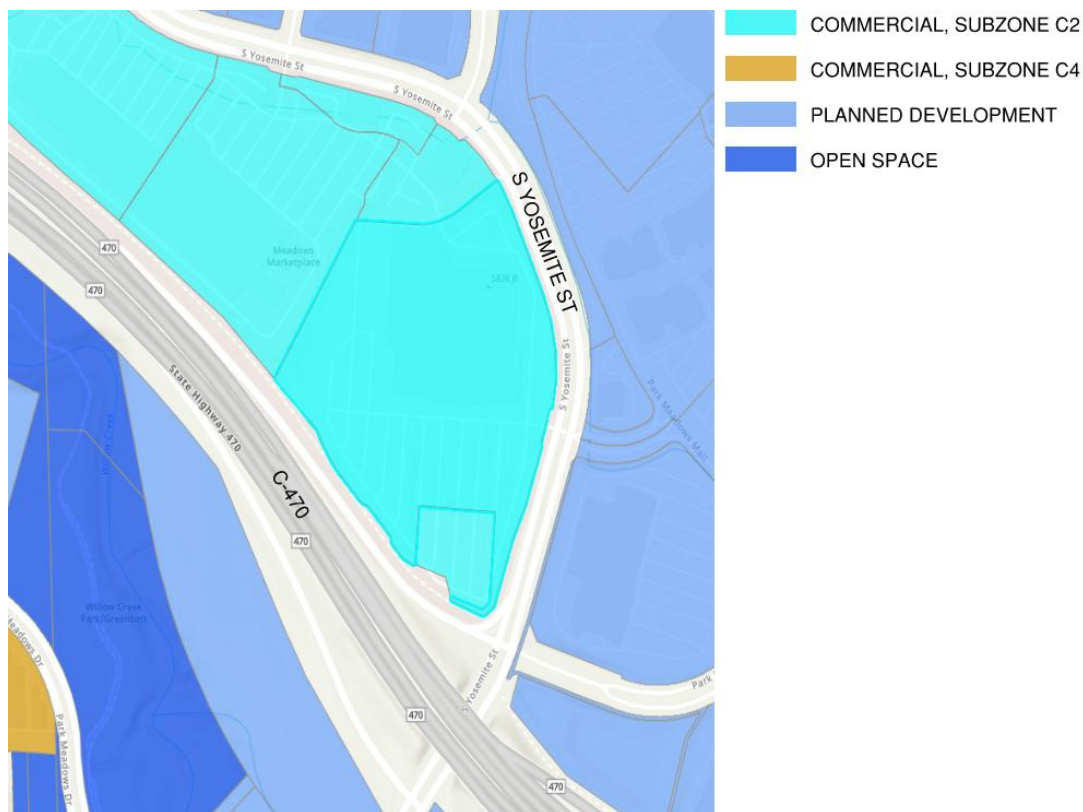
Filing Number: Filing No. 3, 4th Amendment

Planning Area Number:

Lot and Block: LOT 1A-1, BLOCK 2, PARKWAY 3, 4TH AMENDMENT

Section, Township, Range: NW¼ of Section 3, Township 6 South, Range 67 West of the 6th P.M.

- b. Indicate zoning of the site and the zoning and current uses of adjacent land.
C-2 (Community Commercial) zoning district (see zoning map below)



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

The proposed development encompasses approximately 10,898 SF of gross building area (10,292 SF of net building area). Total area of disturbance is approximately 0.815 acres as shown on the civil drawings. Site improvements include building construction, on-site parking, access drive, utility connections, stormwater management, and landscaping.

Parking is provided on-site at 35 stalls, including accessible and van-accessible spaces per IBC Section 1106. The parking lot is designed to accommodate safe on-site circulation and minimize vehicle stacking on S Yosemite Street. Access is from an existing access a new drive and traffic light off S Yosemite Street east side of the site.

Parking lot and site lighting will consist of LED full-cutoff pole-mounted and building-mounted fixtures as shown on the photometric plan. Lighting is designed to provide safe illumination levels within the site while minimizing off-site glare and light trespass consistent with City of Lone Tree outdoor lighting standards. Primary exterior materials include brick masonry, stucco in a warm light tone, wood siding accents, and storefront glazing with thermally broken aluminum framing. The material palette is durable, low-maintenance, and consistent with the commercial character of the development off S Yosemite Street.

The proposed financial services office is a quiet, low-impact use with no outdoor operations, amplified sound, or activities likely to create noise impacts on adjacent properties. Hours of operation will be typical business hours.

The site landscape solution incorporates drought-tolerant, native plantings throughout the perimeter, parking lot interior islands, and the building entry sequence. Street trees are provided along the S Yosemite Street frontage consistent with City streetscape standards. All plant material meets City of Lone Tree landscape requirements.

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 (PS26-0001) was held with the City of Lone Tree Planning Division. The pre-application summary confirmed the site is zoned C-2 and that the proposed financial services office use is permitted. The project is designed in compliance with all applicable provisions of the Lone Tree Unified Development Code (Article XXVII – SIP), the City of Lone Tree Design Guidelines and Standards for Architecture and Site Planning (including standards AD-2, AD-6, AD-9, AD-11, AD-16, AD-17, AD-18/19, AD-20/22, and AD-24/25), and the 2021 International Building Code and 2021 IECC. No variances are requested. It is the applicant's intention to comply with all applicable City standards and the intent of the SIP approval process.

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

The development will be completed in a single construction phase with no subsequent phases planned. The scope of work under this SIP includes all site improvements and the building shell delivered as a vanilla shell. Interior tenant improvements will be permitted and constructed separately by Fidelity Investments under a future building permit.

Construction is anticipated to begin following SIP approval and building permit issuance, currently estimated for Q3 2026, with an estimated construction duration of approximately 12 months. Projected shell completion and delivery to Fidelity Investments is anticipated Q3 2027.

5. Other project data.

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

Approximately 40 employees¹

Below is a table showing the breakdown of all parking stalls on this site and the excess of stalls we have to support the project's parking requirements

Use	Building Area	Code Rate (Sec. 16-28-90)	Min. Required	Provided
At Home / Floor & Décor (retail wholesale)	170,199 SF	1 per 330 SF	516	582
Fidelity Investor Office	10,292 SF net	1 per 300 SF	35	35
TOTAL			552	617

- b. Square footage of building.

10, 898 GSF (10,292 NSF)

¹ This project provides 35 parking stalls on this project's portion of the site. The City's parking standard is floor area-based, not employee-based. The 35 spaces provided satisfy the code-calculated minimum for this building's net floor area. Peak parking demand is further reduced by the following: a dedicated on-site Link on Demand drop-off and pick-up space has been provided (encouraged at pre-application meeting PS26-0001); an on-site bicycle rack is provided with connection to C-470 trail; and as a financial services office, not all 40 employees are on-site simultaneously as employees regularly conduct off-site client meetings and work remotely.

The site has a surplus of parking stalls beyond code required with adjacent retailers. The CCR easements (Rec. No. 2023037405, Art. IV, Sec. 4.1(b)) provide legal access to the broader lot's substantial surplus parking for any overflow needs.

Additionally, we have attached the CCRs first amendments executed by At Home knowing the impact of this project to the site layout and parking counts.

- c. Lot area.

The total site is 641,460 SF (±14.726 acres).

The immediate site for our new building (this permit) is 35,509 SF (0.815 Acres)

- d. Anticipated opening date.

Q3, 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 project is designed to comply with the 2021 International Energy Conservation Code (IECC) for Climate Zone 5B. Compliance will be demonstrated via a COMcheck energy report submitted with the building permit. The 2021 IECC is a rigorous energy standard that requires a high-performance building envelope, thermally broken fenestration assemblies, controlled window-to-wall ratios, and high-efficiency HVAC equipment. Site landscaping utilizes drought-tolerant, native plant species to minimize irrigation demand. The proposed development does not increase the existing impervious area and therefore the existing on-site detention pond requires no modification.

The site connects to the existing C-470 regional trail providing pedestrian and bicycle access to and from the site. A dedicated Link ride share drop-off and pick-up space is provided on-site to support alternative transportation options for employees and visitors. A bicycle rack is provided to encourage bicycle commuting.

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 project at 8585 S Yosemite Street is designed as a refined, contemporary single-story commercial vanilla shell building intended for financial services office use. The design is organized around a clear base-middle-top composition: a durable brick base at pedestrian scale grounds the building; a middle zone of stucco and vision glass defines the primary working facade; and a wood siding accent with a clean parapet cap completes the roofline and screens mechanical equipment. Building interest is achieved through material contrast, fenestration rhythm, and a prominently expressed entry rather than complex massing. The result is a building that is purposeful and confident without being over-stated.
- 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 site is located within an established commercial corridor in the City of Lone Tree. The surrounding context includes single commercial buildings oriented to the street, with surface parking. The proposed building responds to this context with a street-facing primary facade.

The building is positioned to provide efficient vehicular access from an existing access drive, and respect existing utility and drainage infrastructure on the site. Parking is located primarily in front of the building with additional stalls on the sides. Accessible routes from parking to the building entry are provided at grade consistent with ADA and IBC requirements. The site connects to the existing C-470 regional trail providing pedestrian and bicycle access to and from the site.

The exterior material palette of brick, warm stucco, wood siding accents, and storefront is durable, contemporary, and appropriate to the suburban commercial context.

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 prioritizes a safe and inviting pedestrian experience at the building entry. The primary entry sequence features a covered entry providing weather protection. A bicycle rack is provided at the building to support alternative transportation. A dedicated Link ride share drop-off and pick-up space is provided on-site to support additional alternative transportation options for employees and visitors.

The proposed building and surrounding landscape improvements enhance the existing parking lot with new planting areas and trees that add shade, visual interest, and pedestrian comfort to what was previously a vast parking lot on this portion of the site.

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 building is a single-story commercial shell presented consistently on all four elevations in compliance with the City's 360-degree architecture standard (AD-9). The primary parapet height is 18' with feature parapet elements stepping up to 19'-8" and 21' at the entry, breaking up the horizontal mass and creating a dynamic roofline.

The facade is organized around a clear base-middle-top composition. Brick is used at the base and as vertical elements that frame bays and anchor the building to the ground plane. A wood siding accent band wraps the building, providing warmth and texture contrast against the brick and stucco field. Stucco in a light tone occupies the flanking field areas completing the three material palette. Dark anodized thermally broken storefront framing is used throughout for all glazing.

The north elevation serves as the primary public-facing facade with the prominently expressed entry element and the largest concentration of vision glass. Varying parapet heights on the north elevation reinforce the entry hierarchy and provide a strong street presence to S Yosemite Street. Signage will be permitted separately under a City sign permit consistent with Lone Tree sign standards.

Applicant/Preparer Contact Information

Name: [Lorne Bourdo](#)

Business: [4Site Advisors](#)

Address: [9000 E Nichols Ave #155
Centennial, CO 80112](#)

Phone: [303.872.8143](#)

Email: lorne@4siteadvisors.com

Owner Contact Information if Different from Applicant

Name: [Adam Eisenberg](#)

Business: [AVG Partners](#)

Address: [9595 Wilshire Blvd. STE 700
Beverly Hills, CA 90212](#)

Phone: [310-273-0864](#)

Email: aeisenberg@avgpartners.com

June 4, 2026

BEL LARIMER, LLC
c/o AVG PARTNERS
9595 Wilshire Blvd., Suite 700
Beverly Hills, CA 90212
Attention: Arnold Schlesinger

Re: Lease dated January 5, 2021 (as amended, the “**Lease**”), by and between Bel Larimer LLC, as landlord (“**Landlord**”) and At Home Stores LLC, as tenant (“**Tenant**”) related to certain premises commonly known as 8585 S. Yosemite Street, Lone Tree, CO 80124; Store No. 284.

Arnold:

Reference is hereby made to that certain Declaration of Covenants, Conditions and Restrictions and Grant of Easements dated August 29, 2023, and recorded in the Official Records of Douglas County, CO under Ref. No. 2023037405 (the “**Existing REA**”) and that certain Agreement for Operation and Maintenance of Common Areas dated August 29, 2023, and recorded in the Official Records of Douglas County, CO under Ref. No. 2023037406 (the “**Existing CAMA**”). It is Tenant’s understanding that Landlord desires to enter into an amendment to the Existing REA substantially in the form attached hereto as Exhibit A (the “**REA Amendment**”) and an amendment to the Existing CAMA substantially in the form attached hereto as Exhibit B (the “**CAMA Amendment**”).

In accordance with Section 7.2.8 of the Lease, Landlord has requested Tenant’s consent to the REA Amendment and the CAMA Amendment, and Tenant hereby confirms Tenant’s consent to (i) the REA Amendment so long as the REA Amendment is substantially in the form and substance attached hereto as Exhibit A and (ii) the CAMA Amendment so long as the CAMA Amendment is substantially in the form and substance attached hereto as Exhibit B.

Very truly yours,

AT HOME STORES LLC,
a Delaware limited liability company

By: 
Name: Meredith Hampton
Title: General Counsel

EXHIBIT A
REA AMENDMENT
[Attached]

After recording, return to:
Robin L. Nolan, Esq.

Spencer Fane LLP

1700 Lincoln Street, Suite 2000

Denver, CO 80203

**FIRST AMENDMENT TO
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
AND GRANT OF EASEMENTS**

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND GRANT OF EASEMENTS (this “**Amendment**”) is made as of the ____ day of _____, 202__ (the “**Effective Date**”), by **BEL LARIMER, LLC**, a Delaware limited liability company (“**Declarant**”), whose address is 9595 Wilshire Blvd., Suite 700, Beverly Hills, CA 90212.

RECITALS

A. Declarant previously executed that certain Declaration of Covenants, Conditions and Restrictions and Grant of Easements dated August 29, 2023, recorded August 30, 2023, as Reception No. 2023037405 in the real property records of Douglas County, Colorado (the “Declaration”), encumbering the real property more particularly described therein (the “Shopping Center”).

B. Capitalized terms used but not otherwise defined in this Amendment shall have the meanings ascribed to them in the Declaration.

C. The Declaration includes a Site Plan attached as Exhibit B, which depicts, among other things, the Permissible Building Areas and Common Areas within the Shopping Center.

D. Declarant desires to amend the Declaration to modify the Site Plan in order to revise the Permissible Building Area and Common Area within Outparcel 1, and to replace Exhibit B in its entirety with the revised Site Plan attached hereto.

E. Pursuant to Sections 1.8, 1.13, 1.25 and 14.12 of the Declaration, Declarant has the right to amend the Declaration and to modify the Site Plan in its sole discretion.

AMENDMENT

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant declares as follows:

1. **Recitals; Defined Terms.** The foregoing Recitals are incorporated herein by reference. All capitalized terms used and not otherwise defined herein shall have the meanings given to them in the Declaration.

2. **Amendment of Exhibit B (Site Plan).** Exhibit B to the Declaration is hereby amended such that (i) the Permissible Building Area within Outparcel 3 shall be amended to be the Permissible Building Area depicted within Outparcel 3 on Exhibit A attached hereto, (ii) the Access Areas within Outparcel 3 shall be amended to be the Access Areas within Outparcel 3 depicted on Exhibit A, and (iii) the Common Areas within Outparcel 3 shall be all portions of Outparcel 3 other than the Permissible Building Area reflected on Exhibit A attached hereto. From and after the Effective Date, all references in the Declaration to “Exhibit B” or to the “Site Plan” shall mean and refer to “Exhibit B” attached to the Declaration as amended by this Section 2 or the Site Plan set forth in the Declaration as amended by this Section 2, respectively. For the avoidance of doubt, all other portions of the Site Plan set forth in the Declaration shall remain unchanged (including without limitation the boundaries of Outparcel 3).

3. **No Other Modifications.** Except as expressly modified by this Amendment, all terms, covenants, conditions and restrictions of the Declaration shall remain in full force and effect and are hereby ratified and confirmed.

4. **Conflicts.** In the event of any conflict between the terms of the Declaration and the terms of this Amendment, the terms of this Amendment shall control.

5. **Recordation.** This Amendment shall be recorded in the real property records of Douglas County, Colorado, and shall run with the land and bind and inure to the benefit of the Declarant, the Owners, and their respective successors and assigns, as provided in the Declaration.

6. **Counterparts; Governing Law.** This Amendment may be executed in counterparts, each of which shall be deemed an original. This Amendment shall be governed by the laws of the State of Colorado.

[Signature page follows]

IN WITNESS WHEREOF, Declarant has executed this Amendment as of the Effective Date.

DECLARANT:

BEL LARIMER, LLC,

a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF _____

) ss.

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 202__, by _____ as _____ of BEL LARIMER, LLC, a Delaware limited liability company, on behalf of the company.

WITNESS my hand and official seal.

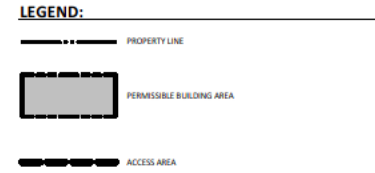
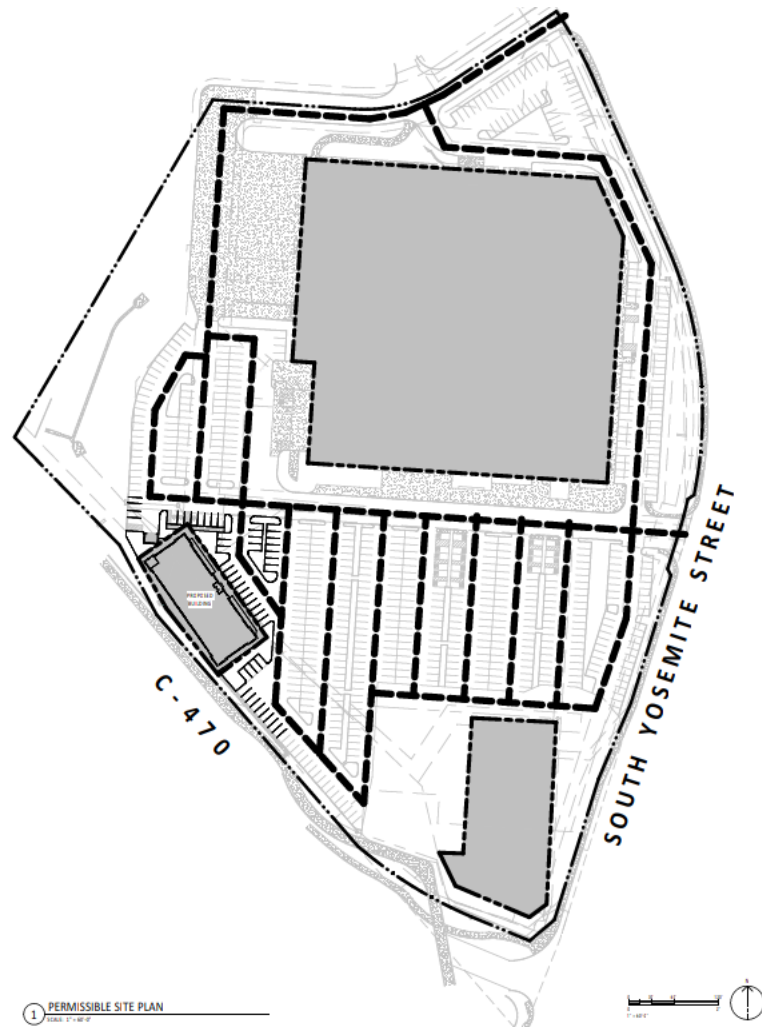
My commission expires: _____

Notary Public

EXHIBIT A

AMENDED SITE PLAN – OUTPARCEL 3

[Attached]



1 PERMISSIBLE SITE PLAN
SCALE: 1" = 40'-0"

PERMISSIBLE SITE PLAN - 8585 S YOSEMITE ST
DATE: 05/08/2026

EXHIBIT B
CAMA AMENDMENT
[Attached]

After recording, return to:
Robin L. Nolan, Esq.

Spencer Fane LLP

1700 Lincoln Street, Suite 2000

Denver, CO 80203

**FIRST AMENDMENT TO
AGREEMENT FOR OPERATION AND MAINTENANCE OF COMMON AREAS**

THIS FIRST AMENDMENT TO AGREEMENT FOR OPERATION AND MAINTENANCE OF COMMON AREAS (this “**Amendment**”) is made as of the ____ day of _____, 202__ (the “**Effective Date**”), by **BEL LARIMER, LLC**, a Delaware limited liability company (“**Declarant**”), whose address is 9595 Wilshire Blvd., Suite 700, Beverly Hills, CA 90212.

RECITALS

A. Declarant previously executed that certain Agreement for Operation and Maintenance of Common Areas dated August 28, 2023, recorded August 30, 2023, as Reception No. 2023037406 in the real property records of Douglas County, Colorado (the “**CAMA**”), encumbering the real property more particularly described therein (the “**Shopping Center**”).

B. Capitalized terms used but not otherwise defined in this Amendment shall have the meanings ascribed to them in the CAMA.

C. The CAMA includes a Site Plan attached as Exhibit B, which depicts, among other things, the Common Areas within the Shopping Center.

D. Declarant desires to amend the CAMA to replace Exhibit B in its entirety with the revised Site Plan attached hereto.

E. Pursuant to Section 11.14 of the CAMA, Declarant has the right to amend the CAMA.

AMENDMENT

NOW, THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Declarant declares as follows:

1. **Recitals; Defined Terms.** The foregoing Recitals are incorporated herein by reference. All capitalized terms used and not otherwise defined herein shall have the meanings given to them in the CAMA.

2. **Amendment of Exhibit B (Site Plan).** Exhibit B to the CAMA is hereby amended such that (i) the Permissible Building Area within Outparcel 3 shall be amended to be the Permissible Building Area depicted within Outparcel 3 on Exhibit A attached hereto, (ii) the Access Areas within Outparcel 3 shall be amended to be the Access Areas within Outparcel 3 depicted on Exhibit A, and (iii) the Common Areas within Outparcel 3 shall be all portions of Outparcel 3 other than the Permissible Building Area reflected on Exhibit A attached hereto. From and after the Effective Date, all references in the CAMA to “Exhibit B” or to the “Site Plan” shall mean and refer to “Exhibit B” attached to the CAMA as amended by this Section 2 or the Site Plan set forth in the CAMA as amended by this Section 2, respectively. For the avoidance of doubt, all other portions of the Site Plan set forth in the CAMA shall remain unchanged (including without limitation the boundaries of Outparcel 3).

3. **No Other Modifications.** Except as expressly modified by this Amendment, all terms, covenants, conditions and restrictions of the CAMA shall remain in full force and effect and are hereby ratified and confirmed.

4. **Conflicts.** In the event of any conflict between the terms of the CAMA and the terms of this Amendment, the terms of this Amendment shall control.

5. **Recordation.** This Amendment shall be recorded in the real property records of Douglas County, Colorado, and shall run with the land and bind and inure to the benefit of the Declarant, the Owners, and their respective successors and assigns, as provided in the CAMA.

6. **Counterparts; Governing Law.** This Amendment may be executed in counterparts, each of which shall be deemed an original. This Amendment shall be governed by the laws of the State of Colorado.

[Signature page follows]

IN WITNESS WHEREOF, Declarant has executed this Amendment as of the Effective Date.

DECLARANT:

BEL LARIMER, LLC,

a Delaware limited liability company

By: _____

Name: _____

Title: _____

STATE OF _____

) ss.

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 202__, by _____ as _____ of BEL LARIMER, LLC, a Delaware limited liability company, on behalf of the company.

WITNESS my hand and official seal.

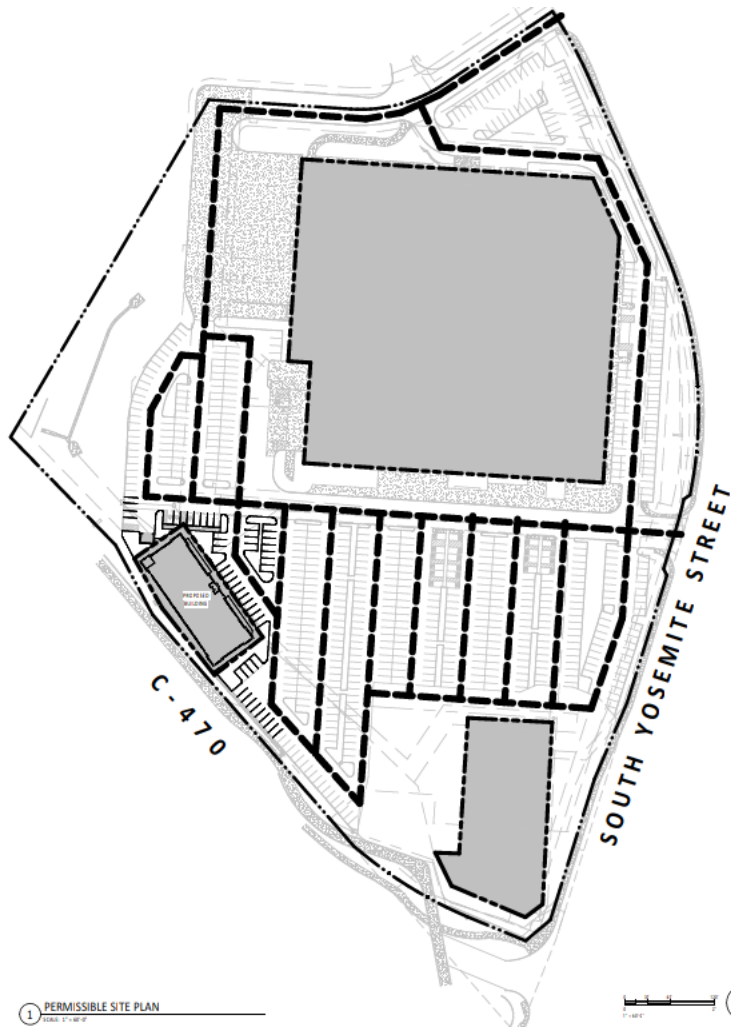
My commission expires: _____

Notary Public

EXHIBIT A

AMENDED SITE PLAN – OUTPARCEL 3

[Attached]



LEGEND:

— PROPERTY LINE

--- PERMISSIBLE BUILDING AREA

--- ACCESS AREA

1 PERMISSIBLE SITE PLAN
SCALE: 1"=40'-0"

PERMISSIBLE SITE PLAN - 8585 S YOSEMITE ST
DATE: 05/08/2026