cityoflonetree.com | 303.708.1818
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Site Improvement Plan (SIP) Project Narrative Form

SIPs are reviewed for compliance with the Intent of SIP Article XXVII and the Approval Criteria in Section 16-27-70, including the Comprehensive Plan, Design Guidelines & Standards, applicable Planned Development or Sub-Area Plans, Municipal Code Chapter 16, *Zoning*, and the City's adopted construction standards and technical manuals. As part of the SIP submittal, the applicant must provide responses to the Approval Criteria and Project Narrative prompts, including a Statement of Design Intent, and a Sustainability Statement in accordance with Section 16-27-80(4).

Please complete the form below by providing written responses to the prompts derived from the referenced Code sections. Include the completed template with your SIP submittal and ensure it is signed prior to submission.

Project Name: Truck Yard **Project #: SP**26TMP 001408

Project Location (Address or Parcel No.) 9070 Maximus Drive, Lone Tree, CO 80124. Parcel No. 2231-033-06-016

Section 16-27-10, Statement of Intent

1. Please provide a written description demonstrating how the intent of the Site Improvement Plan (SIP) Article is being achieved through the proposed development, including how the SIP ensures compliance with applicable development and design standards and provisions of this Chapter, and how it contributes to creating a well-designed community that enhances quality of life in alignment with the vision expressed in the City's Comprehensive Plan.

Truck Yard Lone Tree is a single-story, family- and dog-friendly food, beverage, and entertainment destination proposed for an underutilized 3.36-acre parcel at the corner of South Yosemite Street and Maximus Drive, within the Westbrook Entertainment and Sports District Planned Development. The project transforms an aging, largely impervious commercial parcel into an active, walkable gathering place that pairs an 8,361-square-foot conditioned metal building with a 7,237-square-foot conditioned glass enclosure and a series of landscaped outdoor "yard" environments — an open-air trellis, fire-pit lounges, a games and play lawn, food-truck court, and a signature Ferris wheel.

The Site Improvement Plan achieves the intent of Article XXVII by demonstrating, through a complete and coordinated plan set, that the development conforms to the City's Design Standards & Guidelines, the Westbrook Entertainment and Sports District Planned Development, Municipal Code Chapter 16, and the City's adopted construction standards. The plan set documents site layout, grading, drainage, utilities, landscaping, tree mitigation, site furnishings, and building design in a single reviewable package, allowing staff and the public to evaluate the project against every applicable standard. The result reflects the SIP's core purpose: well-designed, well-built development that strengthens the surrounding district and enhances quality of life in Lone Tree. The project takes a parcel that today contributes little to the public realm and turns it into a year-round community destination that draws residents and visitors, supports neighboring businesses, and showcases local artists, musicians, and food vendors.

Section 16-27-70, Approval Criteria Response

1. Please provide a written description demonstrating how the Site Improvement Plan (SIP) is in substantial conformance with, and further or implements, each of the following plans, standards, and guidelines:
    a. How does the SIP conform to and implement the City's Comprehensive Plan?

The project advances multiple goals of the Lone Tree Elevated Comprehensive Plan. It promotes a more compact, efficient land-use pattern by redeveloping an underused commercial parcel within an established district served by existing infrastructure, rather than consuming undeveloped land. It supports economic development by creating an

    b. How does the SIP conform to and comply with the City's Design Guidelines and Standards?

The site and building are designed in conformance with the City's Design Guidelines and Standards for Architecture and Site Planning and for Landscaping. The architecture uses high-quality, durable materials — a standing-seam and metal-panel building, weathering (corten) steel feature walls and land-art elements, timber trellis structures, and a glass

    c. How does the SIP conform to and implement any applicable site-specific plans, including but not limited to Planned Development Districts, Sub-Area Plans, and/or Framework Plans?

The property lies within the Westbrook Entertainment and Sports District Planned Development, and the proposed use is consistent with the entertainment-, dining-, and gathering-oriented character the District was established to promote. The project conforms to the applicable Planned Development standards governing use, building height, setbacks, parking, landscaping, and screening, as documented in the SIP plan set.

2. Please provide a written description demonstrating how the SIP is in conformance with the applicable sections of Municipal Code Chapter 16, *Zoning*, including any applicable Planned Development zoning regulations, Roadway Grading, Drainage and Erosion Control Standards, and any other applicable City requirements.

The Site Improvement Plan conforms to the applicable provisions of Chapter 16 and the City's adopted technical standards. Parking is provided consistent with code: the site provides 174 standard stalls against a calculated requirement of 172 (based on one stall per 100 square feet of interior use, one-half stall per 100 square feet of exterior use, plus one per employee), 6 accessible stalls (6 required), and 4 bicycle spaces (2.19% of auto spaces, exceeding the 2% requirement). Grading, drainage, and erosion control have been designed in accordance with the Douglas County Grading, Erosion and Sediment Control (GESC) Criteria Manual and the City's standards, and the GESC plan set is sealed by a Colorado-licensed Professional Engineer. Stormwater quality is addressed through a proposed underground water-quality facility, and the site connects to existing Southgate Water District water and sanitary mains. Site lighting, signage, and landscaping are designed to conform to the applicable standards of Chapter 16, with all signs to be permitted separately under Article XXIX.

3. Please provide a written description demonstrating how the SIP is consistent with any previously approved plats, Planned Developments, and other land use approvals applicable to the subject property.

The project is consistent with the recorded Park Meadows Filing No. 2 plat and the Westbrook Entertainment and Sports District Planned Development that govern the property. The development is proposed on the existing legal lot and works within the recorded easements affecting the site — including the storm sewer easements, the non-exclusive right-to-enter easement, the drainage easement, and the water easement shown on the plan set — preserving existing easement functions and the existing underground detention system that is to remain. No plat amendment, rezoning, or Planned Development amendment is required; the project conforms to the existing entitlements applicable to the parcel.

4. Please provide a written description demonstrating how the proposed development mitigates or, to the maximum extent practicable, offsets any adverse impacts reasonably anticipated to result from the proposed use.

The project is designed to minimize and offset potential impacts on surrounding properties and rights-of-way. Vehicular access uses existing points onto the surrounding drives, and on-site circulation, parking, and a clearly organized food-truck court keep queuing and service movements internal to the site. Site lighting will be shielded and directed downward to confine illumination to the property and prevent glare onto adjacent sites and streets. Live music is programmed at reasonable levels appropriate to an outdoor entertainment venue, and the building, glass enclosure, and landscaped berms help buffer sound. Trash, recycling, grease interception, and loading are consolidated in a screened back-of-house enclosure away from the street frontage. The grading and drainage design routes stormwater to a new underground water-quality facility and maintains the existing detention system, and erosion and sediment controls conform to the GESC manual. The landscape and tree-mitigation plans preserve healthy existing trees where feasible and replace removed trees, improving the site's appearance and reducing impervious area relative to existing conditions.

5. Please provide a written statement confirming that the site of the proposed development does not have any active zoning violations under Municipal Code Chapter 16, *Zoning*, or, if applicable, explaining any existing violations and identifying any approval granted by the Director for good cause shown.

To the best of the applicant's knowledge, there are no active zoning violations under Municipal Code Chapter 16 on the subject property.

Section 16-27-80(4), Statement of Design & Sustainability Statement

1. Please describe the overall impact of the proposed development and identify the methods proposed to mitigate those impacts for the following topics:
    a. Traffic (on-site and impacts on adjacent properties).

    The site is served by existing access points within the surrounding development, and parking is provided on site at 180 total stalls, meeting the code. On-site circulation is organized to separate customer parking, the food-truck court, and back-of-house loading so that service and delivery movements do not conflict with customer flow or spill onto adjacent properties. Bicycle parking and pedestrian connections encourage non-vehicular trips from within the

    b. Lighting (on-site and impacts to adjacent properties).

    Exterior lighting will provide for the safety and security of customers, pedestrians, and employees across the parking areas, pedestrian paths, patios, and the yard. All fixtures will be shielded and directed onto the site to prevent light spill and glare onto adjacent properties and rights-of-way, in conformance with the City's lighting standards. A photometric plan with fixture specifications and an isoline analysis will be provided on the lighting

    c. Noise (on-site and impacts to adjacent properties).

    As an outdoor entertainment venue, the project programs live and recorded music at reasonable levels appropriate to the setting and the surrounding entertainment district. The conditioned building and glass enclosure house the primary stage area, and landscaped berms, trees, and site walls provide additional sound attenuation toward the property edges. Operations are managed to keep amplified sound at neighbor-friendly levels, consistent with the

2. Based on the proposed land use for the development, please provide written responses to the following items:
    a. Total number of employees on maximum shift (if applicable).

    Approximately 35 staff members

    b. Estimated number of daily customers and hours of operation (if applicable).

    Sunday-Thursday: 11 am - 12 am midnight. Friday & Saturday - 11 am - 2 am. Daily customer range of 300/weekday ranging up to 2,000/weekend day or holiday.

    c. Square footage of building(s).

    8,361 SF conditioned metal building + 7,237 SF conditioned glass enclosure = 15,598 SF total interior conditioned space (plus outdoor trellis, covered patio, and yard areas)

    d. Lot square footage.

    ±146,300 SF

    e. Anticipated opening date.

    Fall 2027

    f. Describe the number and type of any commercial vehicles associated with the proposed use that may be parked or stored on site, either during the day or overnight (delivery, fleet, etc.).

    Rotating food trucks are hosted in the designated food-truck court during operating hours.

    g. Any additional data that may be applicable to project review.

    Signature 44′ Ferris wheel and interactive corten-steel land-art installation; rotating local food-truck program; live local music; family- and dog-friendly programming.

3. Utilizing the City's Comprehensive Plan, Architectural, Site Planning and Landscape Design Standards and Guidelines, please provide written response to the following:
    a. Describe the use and overall concept for the project, including unique features or functions of the site, or distinguishing characteristics of the design.

Truck Yard is an "indoor-outdoor" community gathering place — a welcoming spot to meet friends and neighbors over good food, cold drinks, live music, and play. The Lone Tree location centers on a conditioned metal building housing the bars, restrooms, back-of-house, and a scratch kitchen, opening through garage-style doors into a conditioned glass enclosure with a performance stage. From there the site unfolds into a series of landscaped "yard" environments: an open-air timber trellis with fire-pit lounges, a games-and-play lawn, a rotating food-truck court, and a signature 44-foot Ferris wheel visible from the street corner. The design language is vintage, pop-culture, and irreverent — reclaimed and weathering-steel textures, custom vintage-style signage, and locally produced art and furniture — anchored by an interactive corten-steel land-art installation that transforms an everyday gathering place into something iconic to the City of Lone Tree. Distinguishing features include the indoor-outdoor flexibility, the year-round comfort strategy (fire pits, heaters, shade), the celebration of local artists, musicians, and food vendors, and a genuinely family- and dog-friendly environment.

b. Describe how the project meets each of the Core Design Principles of the Design Guidelines and Standards for Architecture and Site Planning, as well as the Xericscape Principles for Landscaping. Please identify any potential project constraints that pose challenges to meeting these Principles, and how the design balances those challenges with meeting the stated Principles.

The project responds to the City's Core Design Principles through high-quality, durable materials and authentic detailing; varied massing and façade articulation that present active, engaging frontages to both streets; clear, comfortable pedestrian circulation linking parking, patios, and the yard; careful screening of service and mechanical areas; and the integration of public art and gathering space as central design elements rather than afterthoughts. The landscape design applies Xeriscape principles through a predominantly water-wise, regionally adapted plant palette, native seed areas with erosion-control establishment, grouping of plants by water need (hydrozoning), efficient irrigation, and the use of decorative rock and cobble in appropriate areas. A primary site constraint is that this is an infill redevelopment of an existing, largely paved commercial parcel with recorded easements and an existing detention system to remain; the design balances these constraints by working within the existing easement framework, reusing existing infrastructure where practical, preserving healthy existing trees through a tree-mitigation plan, and converting excess pavement into landscaped gathering space. A new automatic irrigation system will serve all onsite landscaped areas including the existing parking lot islands that will have both existing and proposed trees, with added planting material where needed. To maintain consistency with the established landscape within the Yosemite right-of-way, Xeric plantings are not proposed. They would require a new irrigation system for establishment, disrupt continuity with the adjacent property's streetscape, and increase maintenance costs. In lieu of additional street trees, the project will elevate the landscaping internal to the site to impact overall development aesthetic.

c. Describe how the design and intent of the project is consistent with the goals and policies provided in the City's Comprehensive Plan.

As described under Approval Criterion 1a, the project implements Comprehensive Plan goals for compact infill development, economic and sales-tax growth, multimodal access, environmental quality, and community quality of life. By activating an underused parcel with a regional destination that supports local vendors and artists and welcomes families and visitors year-round, the project directly furthers the community-building and economic-vitality policies at the heart of Lone Tree Elevated.

4. Please describe how the proposed project advances the City's environmental and sustainability goals. As applicable, address the project's location in relation to surrounding land uses, public transit, and trail networks; opportunities for pedestrian and bicycle access to key destinations; water conservation and water quality measures; site layout and design; incorporation of green building practices; and operational strategies such as waste reduction, recycling, and commuter trip reduction programs.

The project advances the City's sustainability goals in several ways. As an infill redevelopment within an established entertainment district, it makes efficient use of existing roads, utilities, and stormwater infrastructure rather than extending services to undeveloped land, and it is positioned to be reached on foot and by bicycle from surrounding uses. The design reduces impervious area relative to existing conditions by converting excess parking and pavement into landscaped yard and gathering space, and it manages stormwater quality through a new underground water-quality facility while maintaining existing detention. Landscaping follows water-wise (Xeriscape) principles with a regionally adapted palette, native-seed areas, hydrozoned planting, and efficient irrigation governed by smart controllers and rain/freeze sensors. The tree-mitigation plan preserves healthy existing trees and replaces those that must be removed. Operationally, the venue's rotating food-truck and local-vendor model supports the regional economy, and the site provides for recycling and consolidated, screened waste handling. Bicycle parking exceeding code and direct pedestrian connections encourage low-impact trips.

Applicant Signature: Alyssa Wood Digitally signed by Alyssa Wood Date: 2026.11.09 12:18:07 -06'00'

Date: November 9 2026