

# Development Application

Planning Division  
 9220 Kimmer Drive, Lone Tree, CO 80124  
 303.708.1818 | www.cityoflonetree.com



CITY OF LONE TREE

<b>Instructions:</b> All sections must be completed and typed or legibly printed. All required attachments must be included. This application does not cover Building Division and Public Works submittal requirements and fees.	
<b>Application Type</b> <input type="checkbox"/> Presubmittal <input type="checkbox"/> Final Plat <input type="checkbox"/> SIP <input type="checkbox"/> Re-Plat <input type="checkbox"/> SIP Amendment <input type="checkbox"/> Rezoning <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Other <b>Parks Master Plan</b>	<b>For Planning Division Use</b> Project Name: Job # Application Fee: Check/Transaction #: Date:                                  Staff Initials:

Project Information	
Project Name: <b>RidgeGate Southwest Village</b>	Project Address:
State Parcel ID: <b>2231-243-00-002</b>	Subdivision:
Acreage: <b>27.86 acres (park space)</b>	Lot #:
Existing Zoning: <b>RidgeGate PDD, 6th Amd.</b>	Block #:
Proposed Rezoning: <b>N/A</b>	Filing #:
<b>Project Description</b> (submit additional sheets if necessary): <p>The parks in this project will make up 27.86 acres and shall include playgrounds, workout equipment, shade shelters, open lawn space, sport courts, walking and biking paths, lighting, landscaping, and all associated drainage, utility, and grading improvements.</p>	

Owner and Representative Information	
Property Owner Information	Applicant Information if Different than Owner
Name (Individual or Organization): <b>RidgeGate Investments Inc.</b>	Name (Individual or Organization): <b>Shea Homes L.P. / Ryan McDermed</b>
Mailing Address: <b>70 East 55 Street 11 Floor New York, NY 10022</b>	Mailing Address: <b>9380 Station Street, Suite 600 Lone Tree, CO 80124</b>
Phone:	Phone: <b>303-791-8180</b>
Email:	Email: <b>ryan.mcdermed@sheahomes.com</b>

**Letter of Authorization**  
Regarding Development Applications for Land Use Entitlements

City of Lone Tree  
9220 Kimmer Drive #100  
Lone Tree, CO 80124

RE: Property Address: RidgeGate Southwest Village - RidgeGate Section 23

Assessor's Parcel Number (SPN): 2231-243-00-002, portion of 2231-232-00-010 & 2231-144-00-006

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize Phil Sage  
of Sage Design Group to act as an agent on my/our behalf for the purpose of  
creating, filing and/or managing an application for Master Parks Plan  
(type of development or permit application).

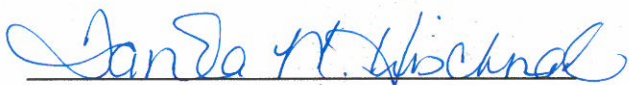
The undersigned hereby certifies to being the fee owner(s) or legally authorized representative of the fee owner(s) of the real property described above.

Keith D. Simon  
(Print Name of Owner)

  
(Signature of Owner or Authorized Representative)

State of Colorado  
County of Douglas

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of September, 2020  
by Keith D. Simon.

  
(Notary's official signature)

10/03/2021  
(Commission expiration date)

NOTARY SEAL

**TAMRA M HIRSCHMAN**  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174040957  
MY COMMISSION EXPIRES 10/03/2021



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](http://www.cityoflonetree.com)

**Project Name** RidgeGate Southwest Village

**Project #** \_MP20-42R\_\_\_\_

**Project Location** City of Lone Tree at SE corner of RidgeGate Pkwy and I-25

**Date** 9/24/2020

## Project Narrative

### 1. General information.

*RidgeGate Southwest Village*

*A portion of the RidgeGate planned development district, east side property*

*A part of section 14, section 22, section 23, and section 24, T6s, R67w*

*Of the 6<sup>th</sup> P.M., City of Lone Tree, County of Douglas, state of Colorado*

*698.82 acres – 1,122 residential S.F.D. lots and 104 tracts – PP20-37R*

*This land is currently zoned as: Open Space, Residential Mixed-Use, Commercial Mixed-Use, and Institutional. Surrounding zoning is City Center, Open Space, Residential Mixed-Use, and Institutional.*

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

*Parks will have no negative impacts on the surrounding development. Traffic is contemplated in traffic study and proposed roadway sections.*

### 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.

*This development enhances the City of Lone Tree by utilizing high-quality design and follows all approval standards.*

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

*Parks will be built according to SIA guidelines.*

**5. Other project data.**

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

*No employees anticipated*

- b. Square footage of building.

*No habitable buildings anticipated*

- c. Lot area.

*Park A – 6.75 acres Park B – 8.55 acres Park C – 9.54 acres*

- d. Anticipated opening date.

*Parks will be built per SIA guidelines*

**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.**

*Parks will be built with sustainability in mind. Sustainable travel within the development will be encouraged through extensive foot and bike trails, which connect the entirety of site. The development sits adjacent to a new RTD station and will have connection to the existing RidgeGate site via regional trail connection. Native trees and shrubs will be used to reduce water use, and native seed will be abundant to aid in soil retention and water conservation.*

**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).**

*No variances are anticipated.*

## Statement of Design Intent

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

*As part of the RidgeGate Southwest Village development park areas will create shared green spaces for residents of the development. Park spaces will include shade shelters, playground features, lawn space for active play, trail systems, and sport fields and courts. The intent is to create unique park spaces that as a whole feel connected through shared details and landscape features. The parks will work with grade to create smart and sustainable erosion and sediment control practices, as well as retain the natural undulations of the surrounding landscape.*

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.

*Park A: Park A will act as a gateway between the development and future school site to the regional parks. A broad pedestrian walkway encourages pedestrian and bicycle transportation. This park is adjacent to Happy Canyon Creek and in proximity to Schweiger ranch, as well as regional parks on the north side, allowing this park to blend smoothly with the surrounding landscapes. Park A will be family oriented and include play spaces for all ages. Direct regional trail connection also encourages heavy usage of this park. Because Park A is adjacent to the proposed school site and regional park, the layout of Park A may change as those sites develop.*

*Park B: Park B is located in the center of the development and will serve as a gathering space for all users. This park has direct regional trail access allowing users to feel connected with the bluffs that are the backdrop of the development. Shade shelters, sport courts, and small plaza spaces will be designed and landscaped to mimic the surrounding landscape and help blend the park, development, and natural open space. Park B will have a parking lot, unlike the other parks, which will help reduce activity on the street as well as help park circulation. This park will incorporate community and event gathering spaces, natural and refined spaces, as well as places for all ages to socialize.*

*Park C: Park C is the most naturalized park and will work with grade to keep the existing scenery intact. Bordered on the east by Badger Gulch, this park will serve as an overlook to the existing landscape and natural environment. Park C will have direct regional trail connections as well as an outdoor exercise facility that encourages active movement throughout the park. This park will have uniquely unprogrammed and minimally refined spaces, as well as contemporary/sculptural seating elements.*

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.

*Each park will contribute to the overall project by creating green spaces for gathering, play, rest, and social events for residents of the community. Trail connections through each park as well as properly lit gathering*

*spaces create an inviting development. Landscaping will be mostly native, fitting in well with the surrounding environment. Detailed and unique signage will create an overarching continuity which blends each unique park space into one cohesive plan.*

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.

*Shade shelters in each park will share architectural detailing with products used throughout the development. Low pitch roofs and natural colors will help the shelters blend in to the naturally hilly landscape.*

## **Applicant/Preparer Contact Information**

Name: Nick Molter

Business: Sage Design Group

Address: 1500 S Pearl St. Ste 200  
Denver, CO 80210

Phone: 303-470-2855

Email: [nickm@sagedesigngroup.com](mailto:nickm@sagedesigngroup.com)

## **Owner Contact Information if Different from Applicant**

Name: Ryan McDermed

Business: Shea Homes

Address: 9380 Station St. Ste 600  
Lone Tree, CO 80124

Phone: 303-791-8180

Email: [ryan.mcdermed@sheahomes.com](mailto:ryan.mcdermed@sheahomes.com)

PER RIDGEGATE EAST SUB AREA PLAN, SECTION 2.7.3 - PARK MASTER PLANS

PARK DEDICATION REQUIRED - 5 ACRES / 1,000 PEOPLE

2.0 PEOPLE / M.F. UNIT

2.8 PEOPLE S.F. LOT

MULTI-FAMILY - 711 UNITS X 2.0 = 1,422 PEOPLE / 1,000 = 1.42 X 5.0 = 7.1 ACRES

SINGLE FAMILY - 1,224 LOTS X 2.8 = 3,427 PEOPLE / 1,000 = 3.4 X 5.0 = 17.1 ACRES

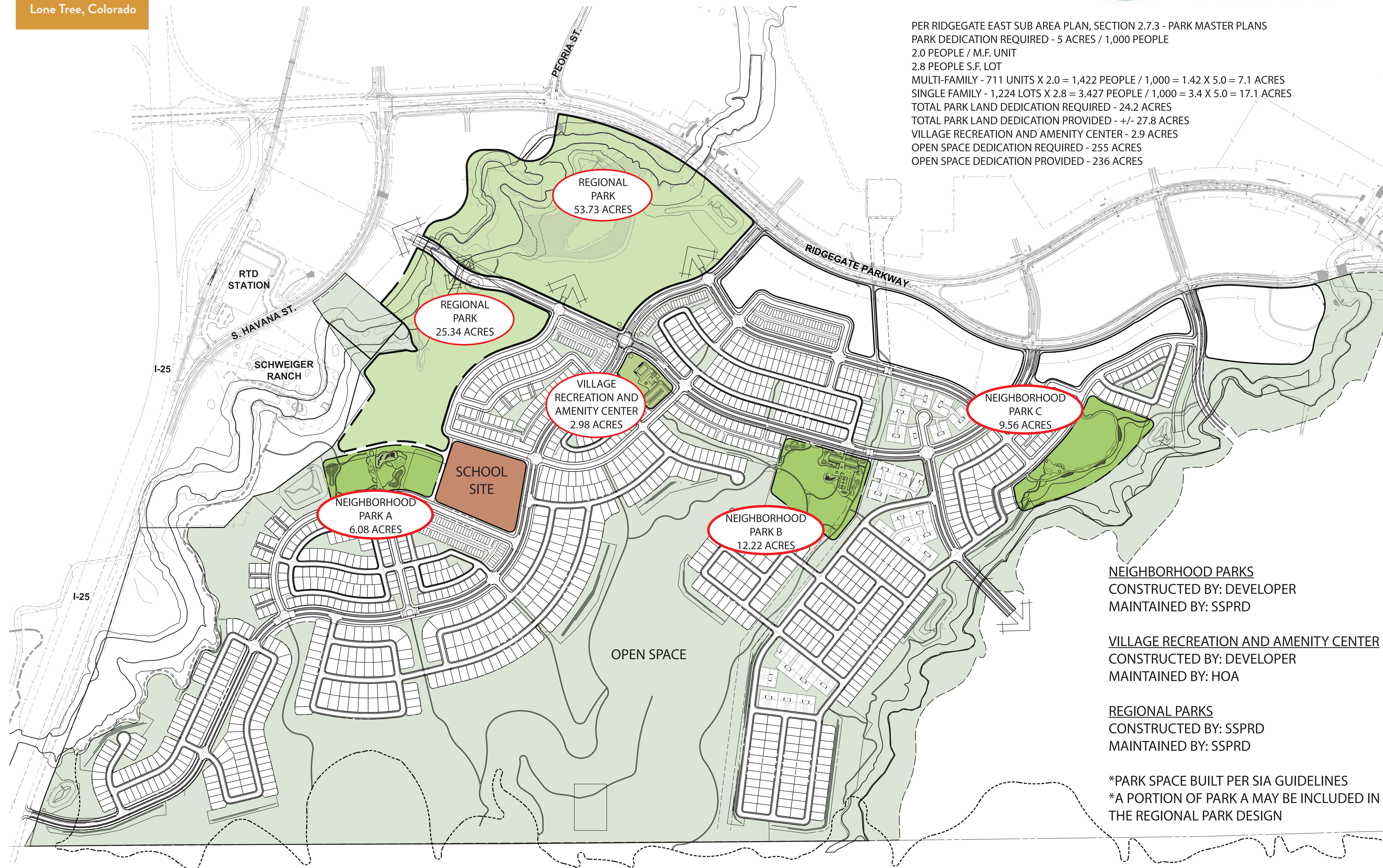
TOTAL PARK LAND DEDICATION REQUIRED - 24.2 ACRES

TOTAL PARK LAND DEDICATION PROVIDED - +/- 27.8 ACRES

VILLAGE RECREATION AND AMENITY CENTER - 2.9 ACRES

OPEN SPACE DEDICATION REQUIRED - 255 ACRES

OPEN SPACE DEDICATION PROVIDED - 236 ACRES

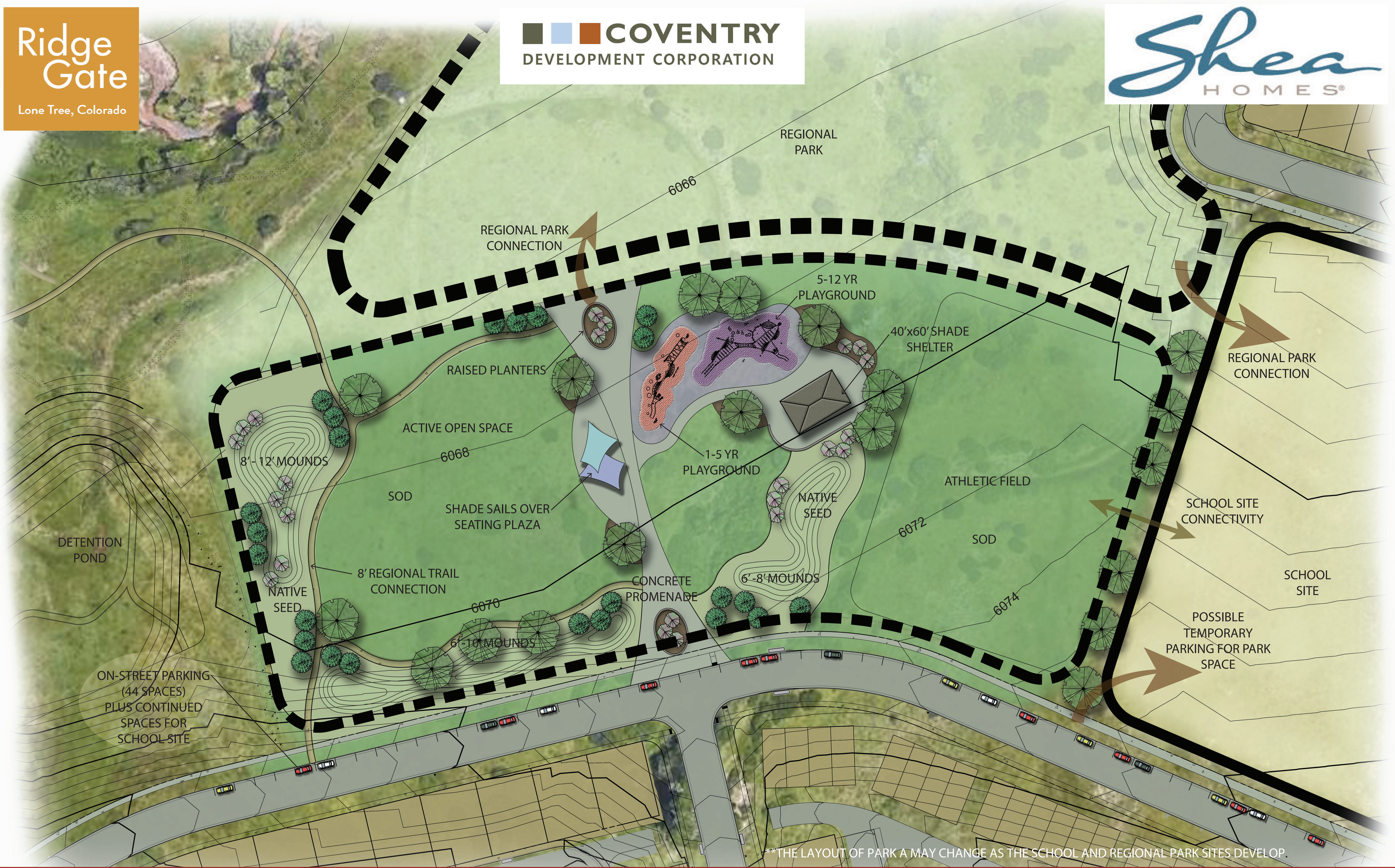


**NEIGHBORHOOD PARKS**  
CONSTRUCTED BY: DEVELOPER  
MAINTAINED BY: SSPRD

**VILLAGE RECREATION AND AMENITY CENTER**  
CONSTRUCTED BY: DEVELOPER  
MAINTAINED BY: HOA

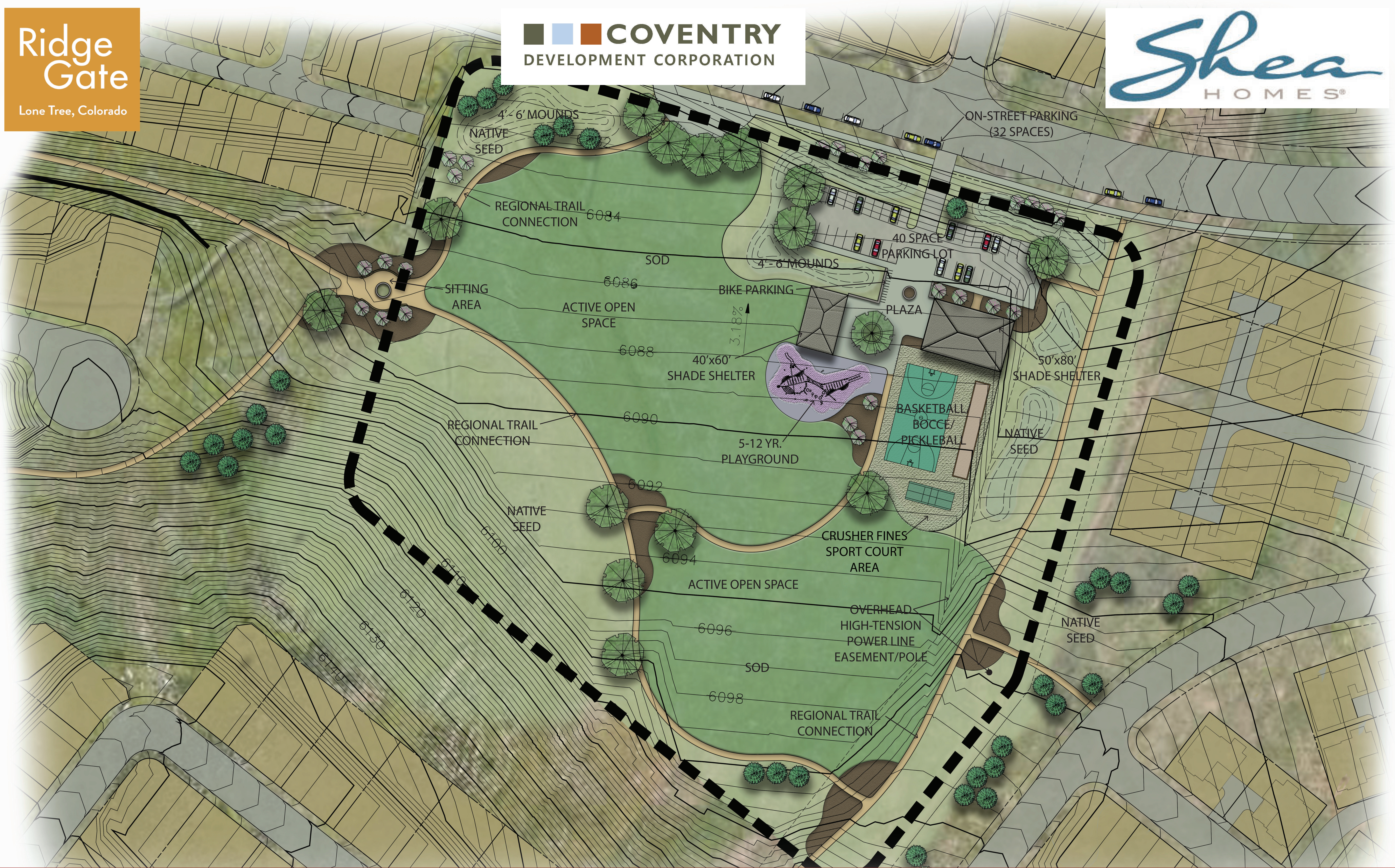
**REGIONAL PARKS**  
CONSTRUCTED BY: SSPRD  
MAINTAINED BY: SSPRD

\*PARK SPACE BUILT PER SIA GUIDELINES  
\*A PORTION OF PARK A MAY BE INCLUDED IN  
THE REGIONAL PARK DESIGN

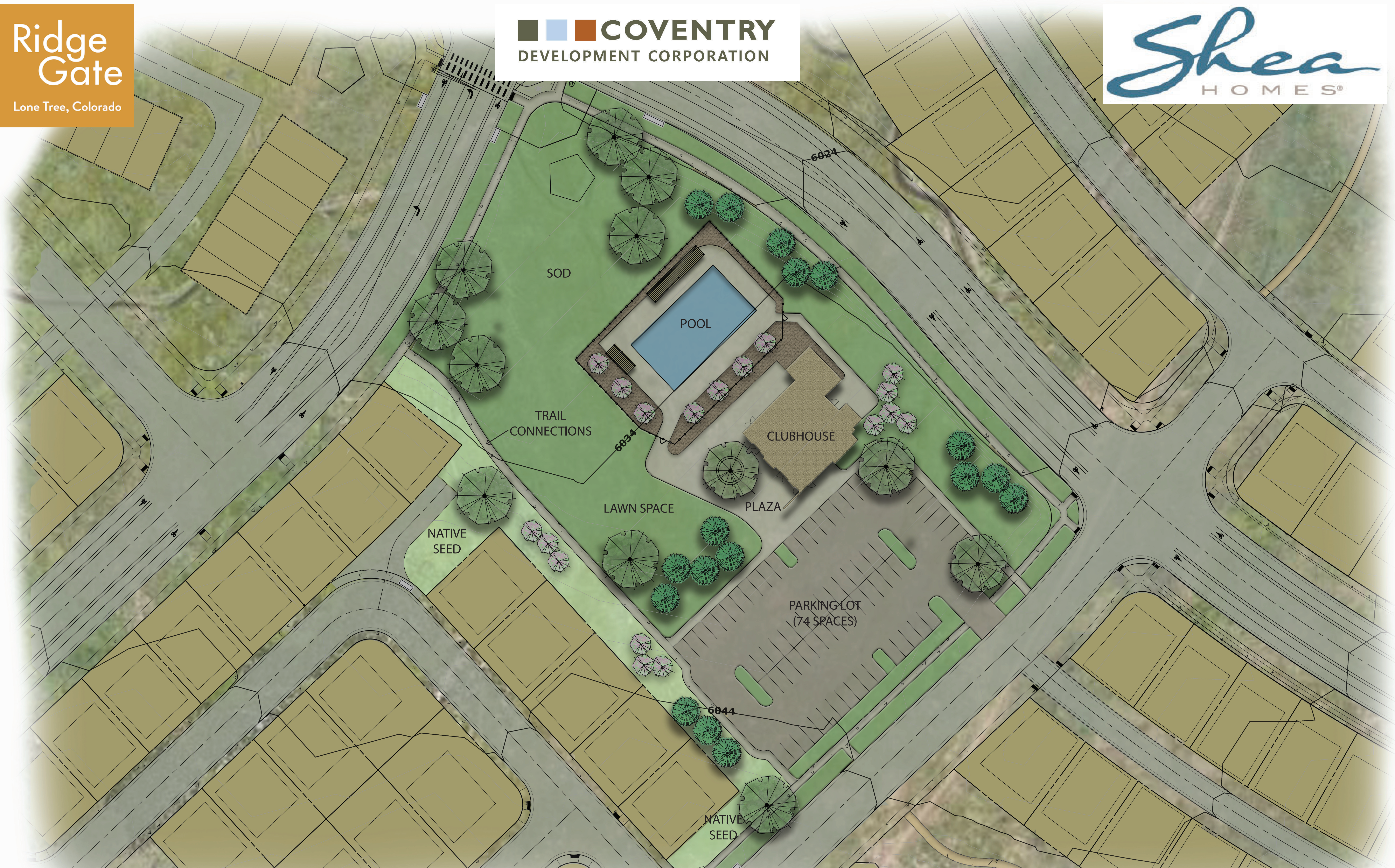


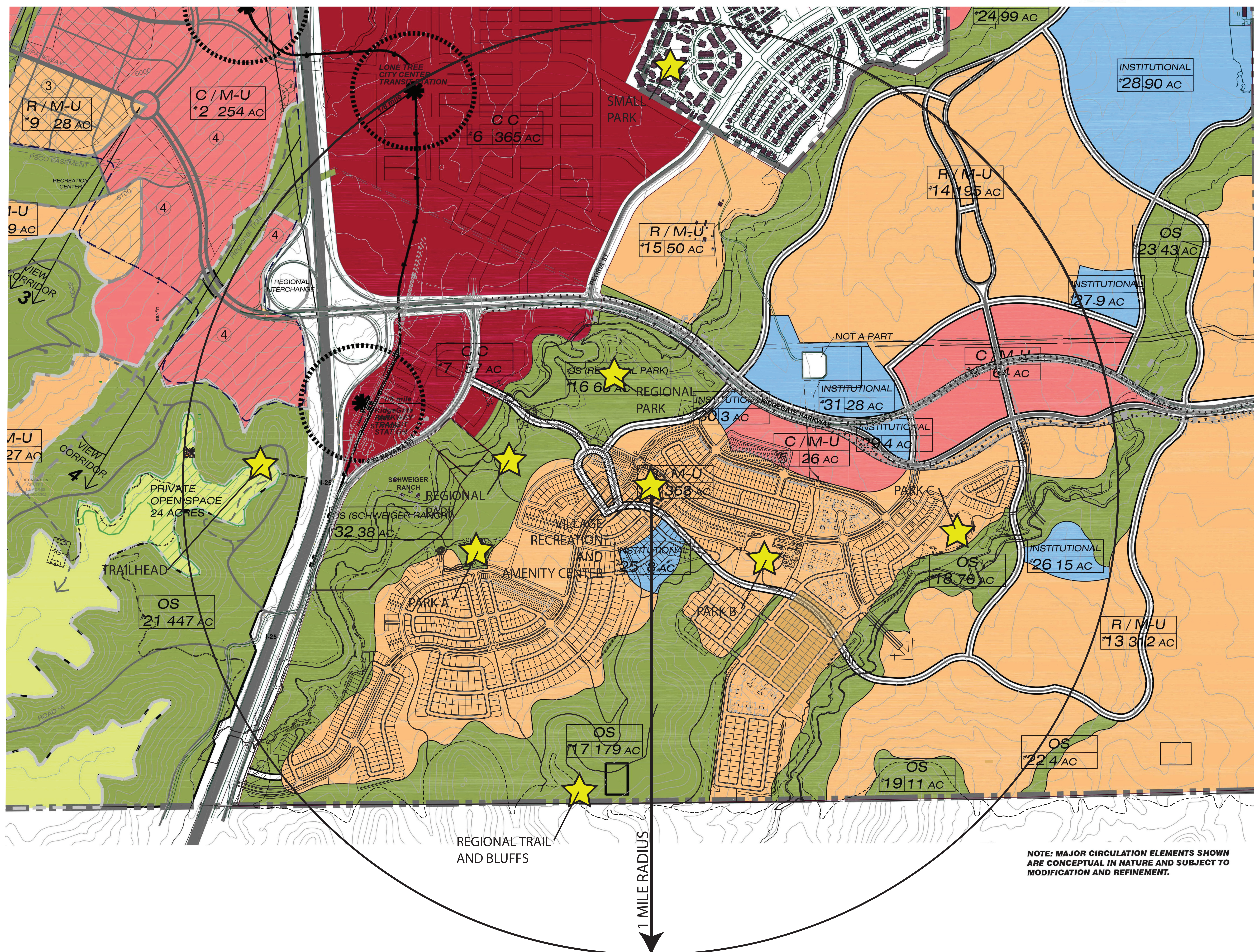
\*\*THE LAYOUT OF PARK A MAY CHANGE AS THE SCHOOL AND REGIONAL PARK SITES DEVELOP.



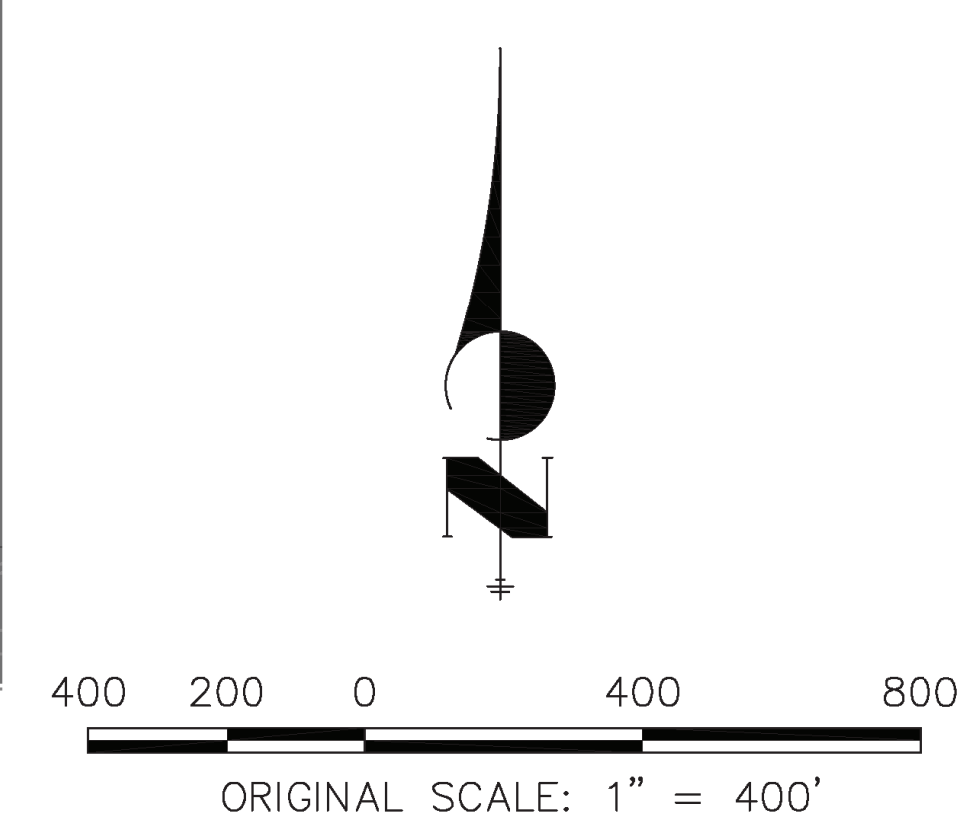
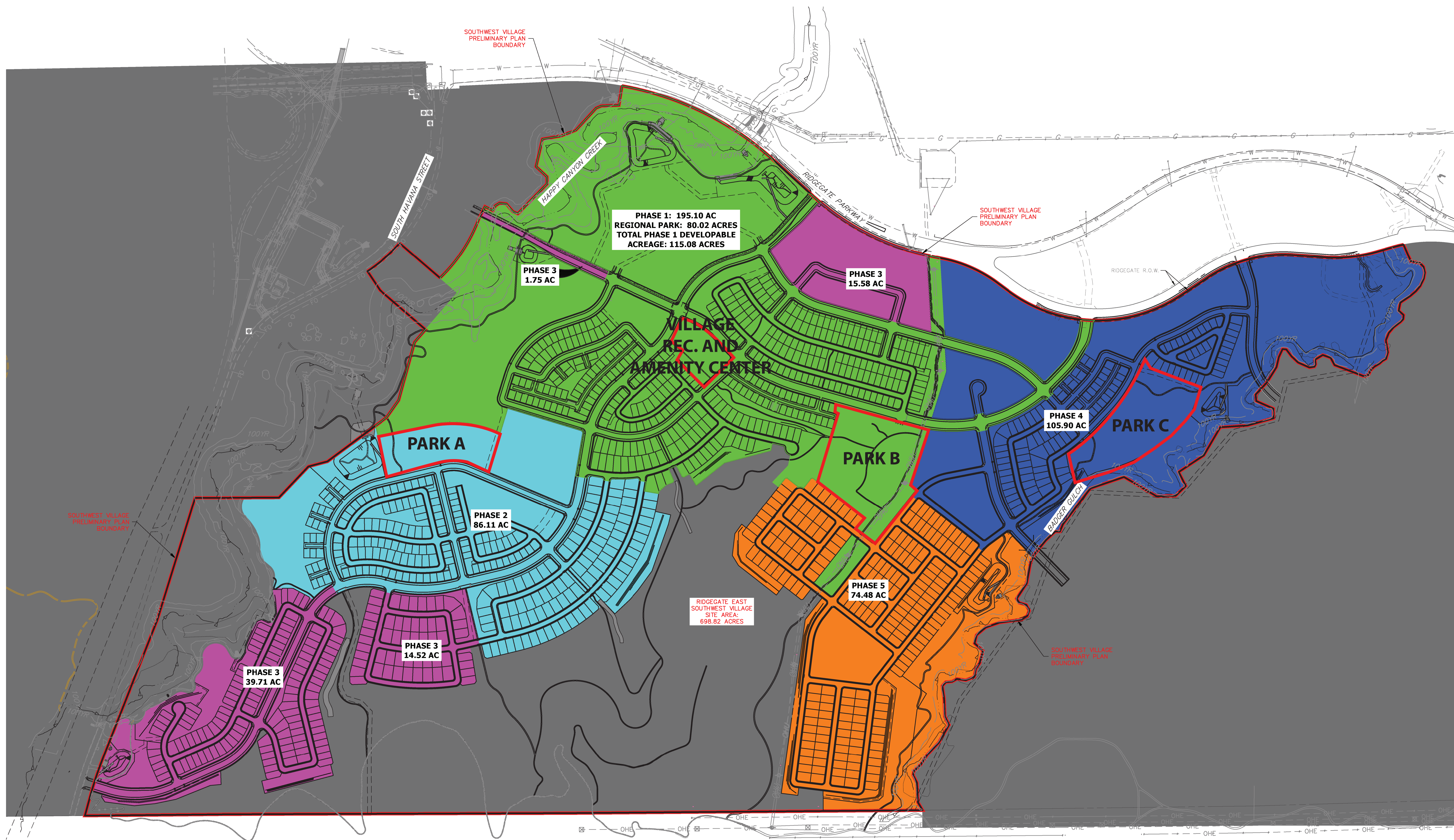








NOTE: MAJOR CIRCULATION ELEMENTS SHOWN ARE CONCEPTUAL IN NATURE AND SUBJECT TO MODIFICATION AND REFINEMENT.



**PRELIMINARY PLAN BOUNDARY**  
RIDGEGATE EAST - SOUTHWEST VILLAGE PRELIMINARY PLAN 698.82 ACRES

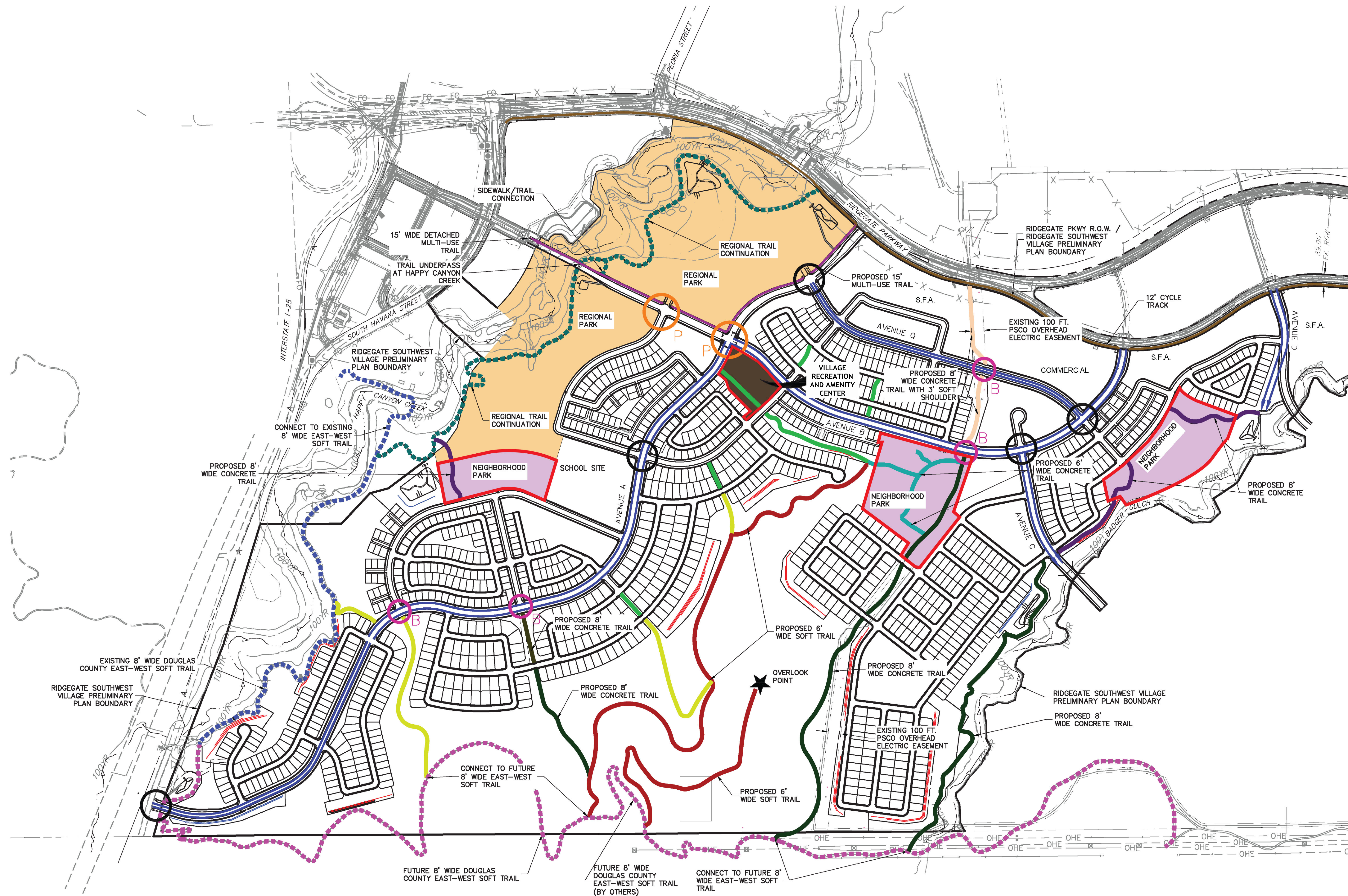
**PHASING PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE DURING THE FINAL PLAT PROCESS.**

**PHASING LEGEND**

SHEA HOMES IMPROVEMENTS	ACREAGE	LOT COUNT
PHASE 1 BOUNDARY	115.08 ACRES	SFA - 58 LOTS SFD - 315 LOTS MF - 0 LOTS
PHASE 2 BOUNDARY	86.11 ACRES	SFA - 64 LOTS SFD - 243 LOTS MF - 0 LOTS
PHASE 3 BOUNDARY	69.81 ACRES	SFA - 267 LOTS SFD - 185 LOTS MF - 0 LOTS
PHASE 4 BOUNDARY	105.90 ACRES	SFA - 373 LOTS SFD - 109 LOTS MF - 67 LOTS
PHASE 5 BOUNDARY	74.48 ACRES	SFA - 0 LOTS SFD - 221 LOTS MF - 34 LOTS

PRELIMINARY PLAN  
RIDGEGATE SOUTHWEST VILLAGE  
PREPARED BY:  
**JR ENGINEERING**  
A Westrian Company  
PREPARED FOR:  
*Shea*  
SUBMITTAL DATE: 8/27/2020

\*SHEET 53 FROM PRELIMINARY PLAN



**PEDESTRIAN CROSSING LEGEND**

- CONTINENTAL CROSSWALK  
REF. DETAIL C, BICYCLE AND PEDESTRIAN DETAILS
- ENHANCED PEDESTRIAN CROSSING WITH BULB-OUT  
REF. DETAIL H, BICYCLE AND PEDESTRIAN DETAILS
- PROTECTED INTERSECTION  
REF. DETAIL D BICYCLE AND PEDESTRIAN DETAILS

**TRAIL LENGTH SUMMARY**

DESCRIPTION	LENGTH OF TRAIL
<b>MAINTAINED BY SSPRD</b>	
REGIONAL TRAIL (WIDTH TO BE DETERMINED)	5,906 L.F.
6' WIDE CONCRETE TRAILS	1,569 L.F.
6' WIDE SOFT TRAILS	7,830 L.F.
8' WIDE CONCRETE TRAILS	2,334 L.F.
<b>TOTAL TRAIL LENGTH MAINTAINED BY SSPRD</b>	<b>17,439 L.F.</b>
<b>MAINTAINED BY RRMD</b>	
8' WIDE CONCRETE TRAILS	6,913 L.F.
8' WIDE CONCRETE TRAILS WITH 3' SOFT SHOULDER	2,179 L.F.
6' WIDE SOFT TRAILS	2,931 L.F.
<b>TOTAL TRAIL LENGTH MAINTAINED BY RRMD</b>	<b>12,023 L.F.</b>
<b>MAINTAINED BY HOA</b>	
6' WIDE CONCRETE TRAILS	1,793 L.F.
8' WIDE CONCRETE TRAILS	398 L.F.
<b>TOTAL TRAIL LENGTH MAINTAINED BY HOA</b>	<b>2,191 L.F.</b>
<b>MAINTAINED BY CoLT</b>	
15' WIDE DETACHED CONCRETE MULTI-USE TRAIL	2,926 L.F.
<b>TOTAL TRAIL LENGTH MAINTAINED BY CoLT</b>	<b>2,926 L.F.</b>

**TRAIL LEGEND**

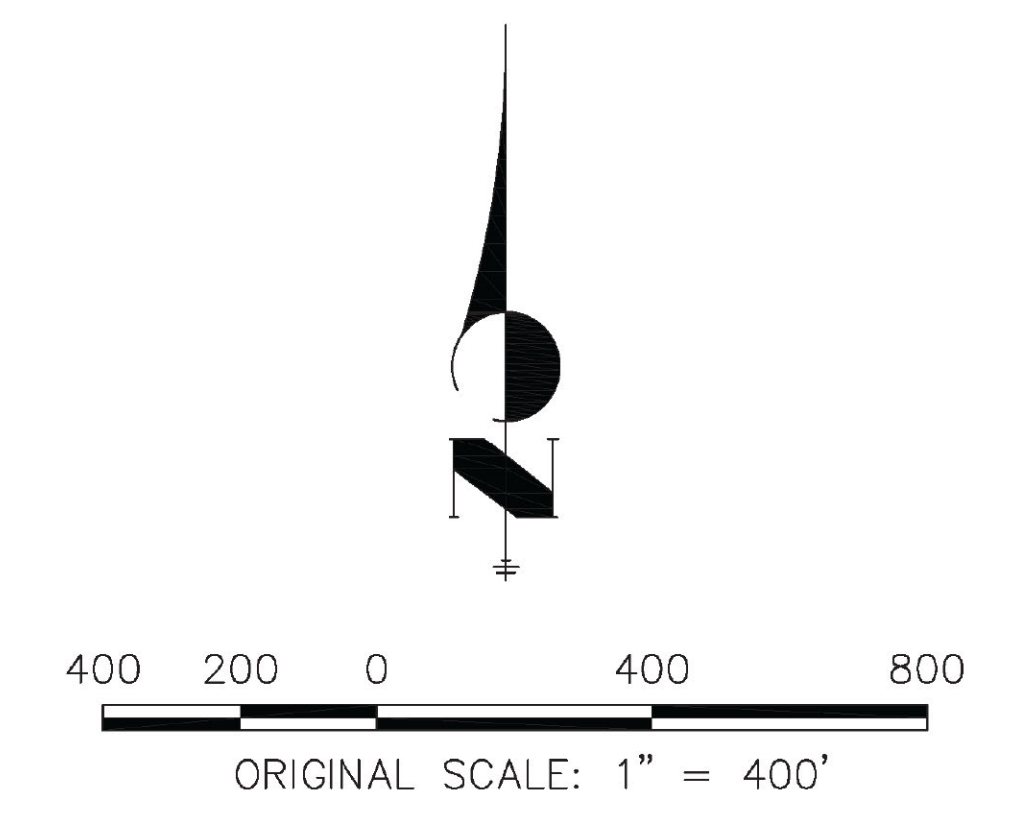
	EXISTING DOUGLAS COUNTY EAST-WEST TRAIL (8' SOFT TRAIL)
	FUTURE DOUGLAS COUNTY EAST-WEST TRAIL (8' SOFT TRAIL)
	FUTURE REGIONAL TRAIL, WIDTH AND SURFACE TO BE DETERMINED BY FINAL REGIONAL PARK DESIGN
	PROPOSED 6' HOA CONCRETE TRAIL
	PROPOSED 8' HOA CONCRETE TRAIL
	PROPOSED 6' RRMD SOFT TRAIL
	PROPOSED 6' SSPRD CONCRETE TRAIL
	PROPOSED 8' RRMD CONCRETE TRAIL
	PROPOSED 8' RRMD CONCRETE TRAIL WITH 3' SOFT SHOULDER
	PROPOSED 6' SSPRD SOFT TRAIL
	PROPOSED 8' SSPRD CONCRETE TRAIL
	15' CONCRETE DETACHED MULTI-USE TRAIL
	12' CYCLE TRACK (RIDGEGATE PARKWAY)
	PROPOSED 6' WIDE BICYCLE LANE
	NEIGHBORHOOD PARK
	VILLAGE PARK (RECREATION CENTER/AMENITY SITE)
	REGIONAL PARK

**CONSTRUCTION RESPONSIBILITY**

**MAINTENANCE RESPONSIBILITY**

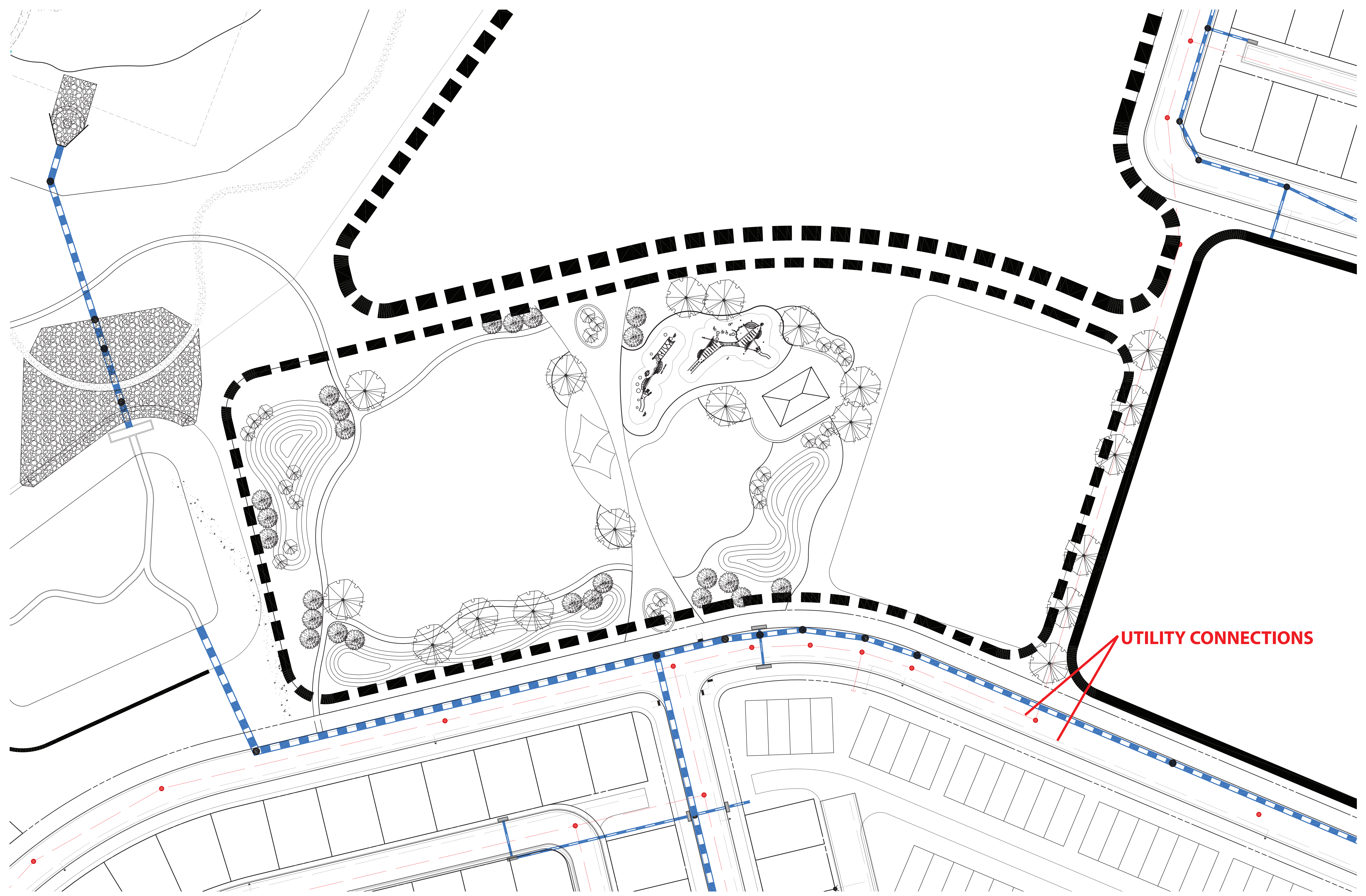
**LINEAR FEET OF TRAIL**

DOUGLAS COUNTY	DOUGLAS COUNTY	-
DOUGLAS COUNTY	DOUGLAS COUNTY	-
BY OTHERS (TO BE DETERMINED)	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	5,906 L.F.
DEVELOPER	HOA	1,793 L.F.
DEVELOPER	HOA	398 L.F.
DEVELOPER	RAMPART RANGE METRO DISTRICT	2,931 L.F.
DEVELOPER	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	1,569 L.F.
DEVELOPER	RAMPART RANGE METRO DISTRICT	6,913 L.F.
DEVELOPER	RAMPART RANGE METRO DISTRICT	2,179 L.F.
DEVELOPER	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	7,304 L.F.
DEVELOPER	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	2,334 L.F.
DEVELOPER	CITY OF LONE TREE	2,926 L.F.
DEVELOPER	CITY OF LONE TREE	-
DEVELOPER	CITY OF LONE TREE	-
DEVELOPER	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	-
DEVELOPER	HOA	-
SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	SOUTH SUBURBAN PARKS AND RECREATION DISTRICT	-

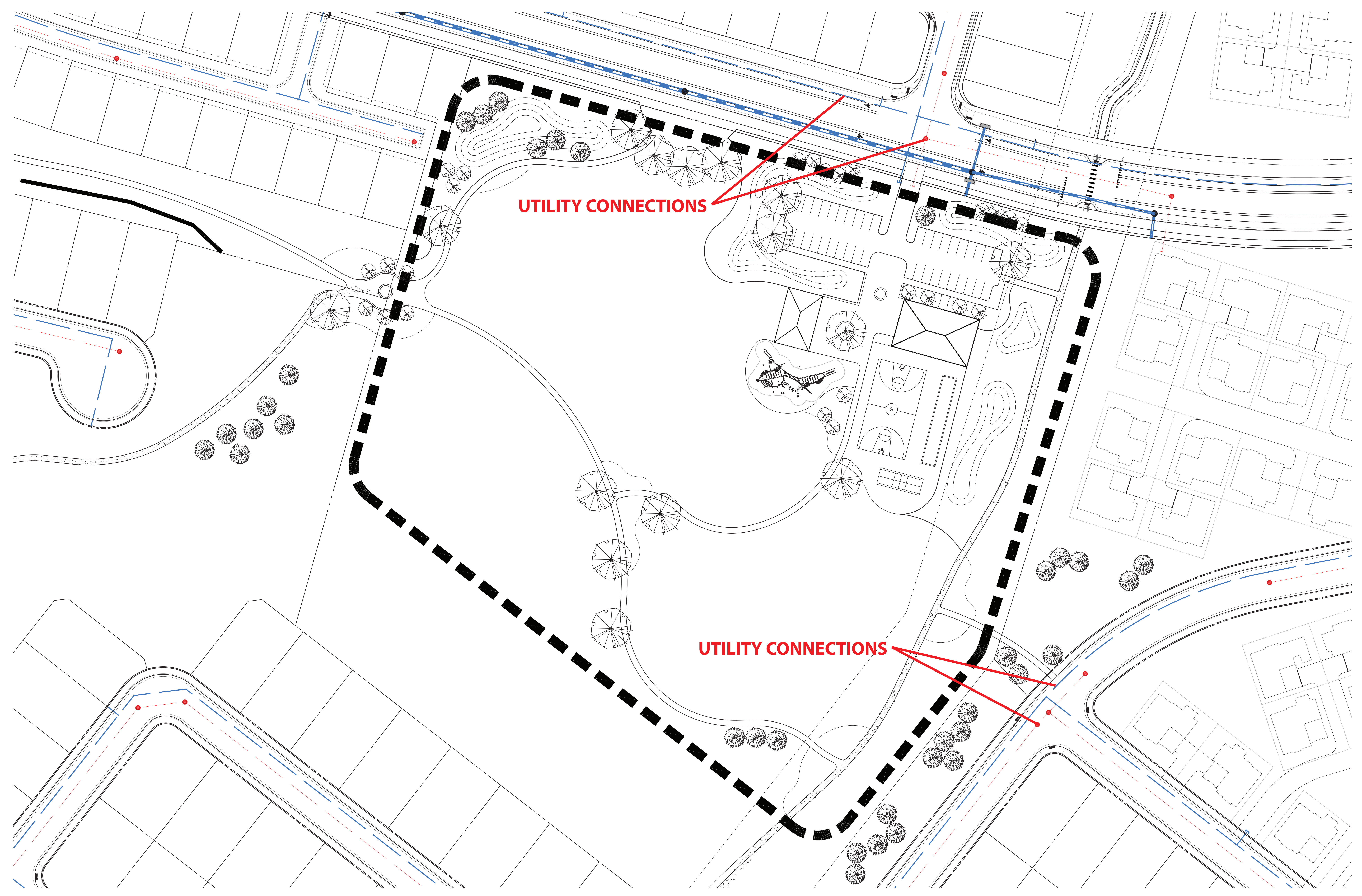


PRELIMINARY PLAN  
RIDGEGATE SOUTHWEST  
VILLAGE  
PREPARED BY:  
**J-R ENGINEERING**  
A Westrian Company  
PREPARED FOR:  
Shea  
SUBMITTAL DATE: 8/27/2020

\*SHEET 54 FROM PRELIMINARY PLAN



UTILITY CONNECTIONS



UTILITY CONNECTIONS

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