

# 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>		<b>For Planning Division Use</b>
Presubmittal	Final Plat	Project Name:
SIP	Re-Plat	Job #
SIP Amendment	Rezoning	Application Fee:
Preliminary Plan	Variance	Check/Transaction #:
Other		Date:                      Staff Initials:

Project Information	
Project Name:	Project Address:
State Parcel ID:	Subdivision:
Acreage:	Lot #:
Existing Zoning:	Block #:
Proposed Rezoning:	Filing #:
<b>Project Description</b> (submit additional sheets if necessary):	

Owner and Representative Information	
Property Owner Information	Applicant Information if Different than Owner
Name (Individual or Organization):	Name (Individual or Organization):
Mailing Address:	Mailing Address:
Phone:	Phone:
Email:	Email:

### Letter of Authorization

Regarding Development Applications for Land Use Entitlements

City of Lone Tree  
9220 Kimmer Dr., #100  
Lone Tree, CO 80124

Regarding: 10275 PARK MEADOWS DRIVE, LONE TREE, CO  
(Address of property to be developed, if unaddressed, please provide state parcel ID #)

To Whom It May Concern:

I/We, the owner(s) of the above described real property, authorize JIM FRANCESCO  
(Agency Representative)

of CENTURY COMMUNITIES to act as an agent on my/our behalf for the purpose of  
(Agency Name)

creating, filing and/or managing an application for MULTI-FAMILY / MIXED USE DEVELOPMENT  
(Type of development activity)

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.

JAMES BERGMAN, KAISER FOUNDATION HEALTH PLAN OF COLORADO  
(Print Name of Property Owner or Authorized Representative)

[Signature]  
(Signature of Property Owner or Authorized Representative)

State of Colorado

County of Adams

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of December, 20 20

by Lorraine Hall  
(Print Name of Notary)

[Signature]  
(Notary's official signature)

03/13/2024  
(Commission expiration date)





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 Century Lincoln Station

Project # \_\_\_\_\_

Project Location 10271, 10273, 10275 Park Meadows Blvd

Date 12/15/2020

## 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.

Location:

Century Lincoln Station, Heritage Hills Filing No. 2, 2<sup>nd</sup> Amendment, PA 9.

Zoning and Surrounding Uses:

Site is zoned Planned Development (“PD”) . Adjacent sites are also zoned PD and include residential, office, and retail uses.

### 2. Development impacts.

The project provides [high-quality housing in that is close proximity](#) to the light rail. ~~It makes transportation accessible for residents to go to work, provides services and entertainment options station, giving affording residents with easy access to alternative-sustainable transportation to employment, retail and entertainment destinations.~~ The addition of ~~parking one structured parking level~~ and residential dwelling units is [considered to be](#) low impact to the site as the existing parking structure was designed to accommodate [several](#) additional levels. The design [effectively](#) wraps ~~this garage~~ the [parking garage](#) and creates a more pleasing pedestrian experiences ~~than compared to an~~ exposed

parking structure ~~alone~~. Further, the development incorporates 34,0500 sq. ft. of proposed retail to help activate the area and provide an improve pedestrian experience.

**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 project has been designed to conform with the above referenced sections. The comprehensive plan and the Heritage Hills Framework Plan design guidelines were both reviewed in their entirety and applied to the proposed design. The project has been thoughtfully designed to provide both physical and visual access to public transportation. The “wrap” design intentionally accommodates private motor vehicles while presenting a visually interesting appealing street façade and pedestrian experience. The primary Park Meadows Drive facing elevation includes an entrance court with a high degree of glazing and architectural elements that vary in scale. The architecture clearly defines car and pedestrian entrances while keeping them separate yet accessible. Further, Pplane changes, punched openings and varying material patterns articulate the pedestrian scale and improve the overall visual experience. The development of three distinct courtyards creates private outdoor nodes and greenspace for residents to enjoy, all while ~~the maintaining the~~ inclusion of high visibility amenity elements that can be seen from the ground level ~~activates the ground level publicly and offers services.~~

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

The project is not planned to be phased.

**Commented [JF1]:** Not necessarily for the SIP, but at the right time we should discuss with the team a way we could potentially phase the construction to help lease-up trajectory.

**5. Other project data.**

- a. Total number of employees on maximum shift when known (for parking purposes).  
There will be 3 leasing staff and 2 maintenance staff onsite at any given time. There will also be 3 retail employees onsite at any given time. Both leasing and retail employees will be given access to the parking garage to allow for future resident parking as well as retail parking in the center drive.
  - b. Square footage of building.  
Gross Building Area: ~~438441~~, 435-675 SF
  - c. Lot area.  
The lot area is 5.23 acres (227,688 SF)
  - d. Anticipated opening date.  
The anticipated opening date is May 2023.
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 was designed with sustainability in mind and a conscious effort to achieve community environmental goals. First, ~~to encourage resident recycling two rubbish collection rooms have been designed to include trash and~~ and, the building has been designed with easily accessible recycling chutes and the implementation of a community recycling program. ~~The~~ The proximity to the Lincoln Station Light Rail Station further amplifies the environmentally sustainable offering of the community by providing direct and easy access to sustainable transit ~~makes the project particularly environmentally friendly by offering alternative transportation options.~~ Further, we have programmed ample bike storage in the develop to support and encourage the use of bicycles as a mode of transportation. Lastly, ~~the~~ the project will participate in the Xcel Energy EDA program. The project will feature Energy Star rated appliances, LED lighting throughout, and eco-friendly heating and cooling systems. The landscaping will use native and drought tolerant plant types to minimize the need for heavy irrigation.

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 requested.

## 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.

~~How this building reacts to the context and surrounding area~~ A critical aspect of ~~to this the~~ the project design was to integrate the building into the context of the transit village area as well as the broader Lone Tree community, due in large part to the cohesiveness of the Lincoln Station area. ~~The first goal was is was the first task, to~~ designing a building that incorporates current trends, but respects the traditional/contemporary feel design of the surrounding neighborhood. ~~Our~~ The second goal ~~Next task~~ was to reduce the visual mass of the building on the Park Meadows Drive side through by creating both a central entry with an aesthetic component that is

unique to the project and divides the overall mass ~~in two of the structure, as well as breaking down the two masses~~ into smaller components that create a ~~nice visual-visualy appealing~~ rhythm. Lastly, there is virtually no 'back of building' on this project, so care has been taken to address every side and corner of the building with equal energy. Materials and color selections were considered and incorporated that ~~are both accepted by adhere to~~ Lone Tree's guidelines as well as compliment the Lincoln Station area.

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 surrounding context was heavily referenced when designing the layout and aesthetic of this building. The main vehicular entrance to the building, ~~as well as the retail component,~~ and leasing and amenity space are placed at an existing applied intersection, reducing the need for creative traffic solutions, as well as activating the main frontage of the building, and bringing life to Park Meadows Drive. This building also serves as a terminus for Station Street/~~Lincoln Station development~~ and care was taken to create an aesthetically pleasing design to ~~that particular the east side of the structure,~~ and lastly, ~~the proximity to the Lincoln station-Station Light Rail~~ has been addressed through the incorporation of a main entrance for Light Rail users ~~that is on the Lincoln Station side at the north end of the building adjaeeadjacent to the station.~~ ~~This mural design on the east elevation is inspired by the movement of the adjacent transportation systems. Incorporating materials already in use such as paneling and lap siding, this abstract mural will be uniquely different from the architecture of the building itself, yet complimentary to it through the use of aforementioned materials as well as color selection inherent to both the project and context. By celebrating the movement of I-25 and the Light rail station, this mural will honor the nature of this project and site and provide users of the transit systems a unique and fun experience.~~ Finally, curated by referencing adjacent buildings, and using an array of materials including masonry, cementitious panel, wood grain paneling, as well as thoughtfully placed expanses of glazing, this project reacts to and compliments the material, style, and color palette of the surrounding neighborhood.

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 was designed to contribute to the safety and functionality of the overall community and public realm.~~ Defined pedestrian routes are separated from vehicular traffic with the use of an entrance court as well as a parking structure that is wrapped by the residential building. The landscape design incorporates the design guidelines while maintaining a ~~simple well lit well-lit~~ streetscape with planting buffers at key locations. The parking garage access points will be access controlled to provide a safe environment. The design of the leasing space and support services utilizes view lines for the staff to have visual control of key entrances. The individual courtyards each incorporate their own unique elements from a dog park ~~and to~~ private pool to active games and outdoor play. They are located interior to the building yet outside to ~~give provide~~ privacy and security to individuals and families. ~~Lastly,~~ ~~S~~ surface mounted and streetscape lighting are included in locations that illuminate entrances and key areas of building interaction with the public.

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 ~~a~~Architectural ~~d~~Design is driven vastly by the surrounding context. ~~The~~From building height, ~~to~~ the building's rhythm, ~~to~~ the placement of key components, and ~~finally to~~ the selection of material and color palettes ~~were chosen to compliment and align ,not clash with the multi-family, office, and retail projects~~

~~structures in the immediate vicinity. - There are numerous Multi-Family project within the immediate vicinity and the goal for this project was not to compete with them, but to compliment them.~~ Current trends were incorporated through use of materials, scaling, and colors, but potential design cues were not considered if they were not complimentary of design cues that already existed in the area. This includes the overall shape and height of the building, from linear and undulating rooflines, to window sizes, to the overall size and shape of the building's details and components, and finally material selection. Brick was incorporated to play off of the Lincoln Station development, reveal panel systems were incorporated to play off of the surrounding ~~m~~Multi-family projects, and even the contemporary nature of the Kaiser Permanente ~~building~~ across the street was incorporated through the floating 'box' components that flank the corners of this project. Overall, this building is very contextual in nature, and will age well with the neighborhood that it inhabits.

### **Applicant/Preparer Contact Information**

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

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