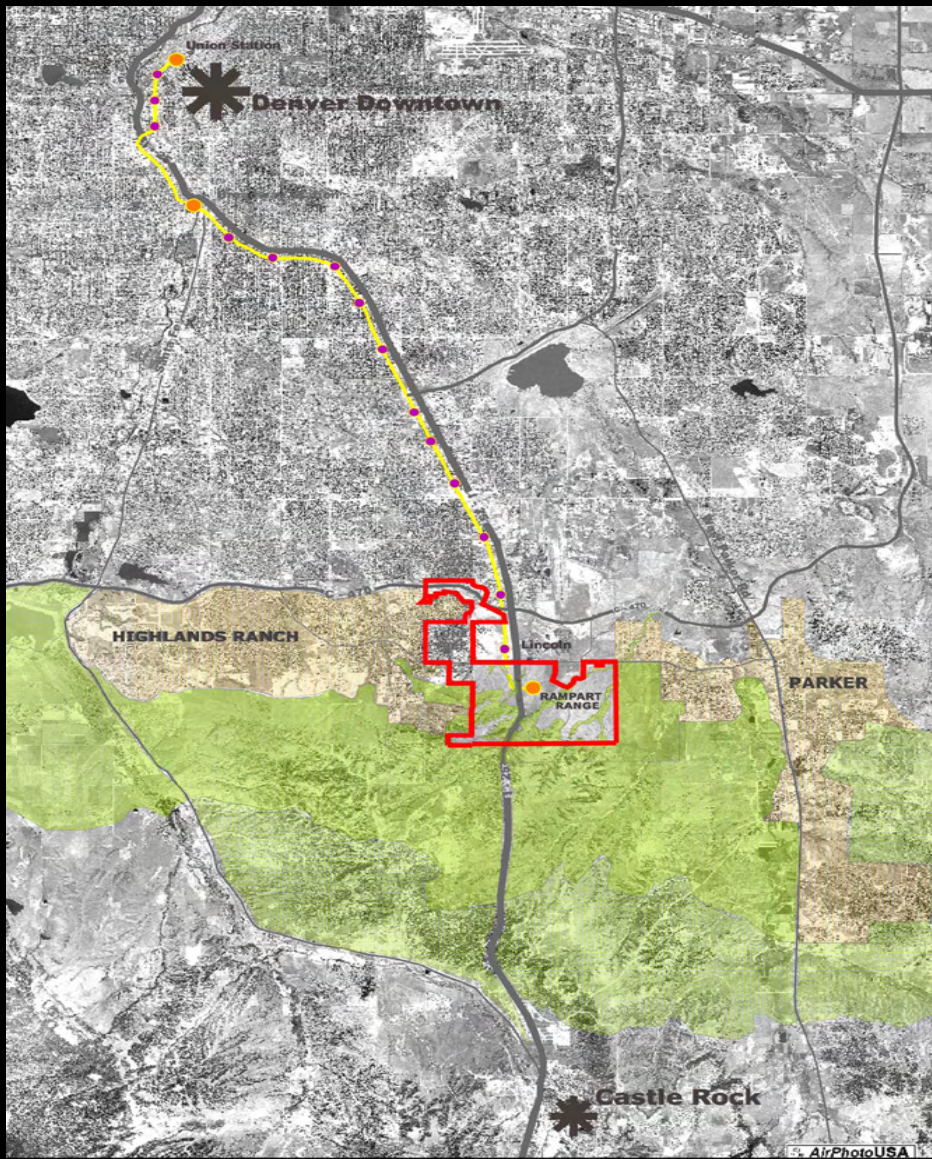




*RidgeGate*  
at Lone Tree

“City in a Landscape”

**An Example of Smart Growth**



## Regional Context

RidgeGate is at the natural edge of metropolitan Denver, where the plains set the stage for the rise of memorable, timeless bluffs and dramatic views to the Front Range and downtown Denver.

# Urban Design Vision



EARL DALIO

# Review Agencies

- Rampart Range Metro District
- Douglas County
- CDOT
- RTD
- City of Lone Tree

# City of Lone Tree

- Helped create a “New Urbanism” vision
- Modified Comprehensive Plan to embody vision
- Removed regulatory barriers
  - Modified Zoning Ordinance (site plan, and PD sections) to enable compact, mixed-use development
  - RidgeGate Street Standards

# Quick Facts

- 3500 acre Planned Development
- 33% of project is open space
- 12,000 + dwelling units (no density cap)
- 23 million square feet of office/commercial/retail
- 40 Year Buildout
- transportation network to serve automobiles, buses, light rail, pedestrian, `

# Smart Growth Principles/Concepts

- Permeates Planning Process
- Urban Design
- Transportation System
- Water/Sewer Systems
- Landscaping
- Building Design/Materials
- Conduit System



# Smart Growth – Transportation Plan

- New I-25 Interchange
- Grid Pattern/TND Design Standards
- Roundabouts
- Trail System/Pedestrian Environment
- Light Rail Extension
- Circulator Bus



# New I-25 Interchange

- Magnitude of development would overload the Lincoln Avenue Interchange
- RidgeGate Parkway will be the main spine



# Street Plan Vision

- Traditional urban grid system
  - distribute, not concentrate traffic
  - provide driver/pedestrian choice
- Major Street Connections
- Create a pleasing public environment
- Streetscape Treatments
- Different Design Treatments

# Roadway Design Standards

- Parkways
- Boulevards
- Avenues
- Main Streets
- Streets
- Roads
- Drives
- Alleys



# Roundabouts

- Two-Lane Circulatory Roadway (36 ft.)
- 200-foot Diameter
- Concept Accepted By Hospital



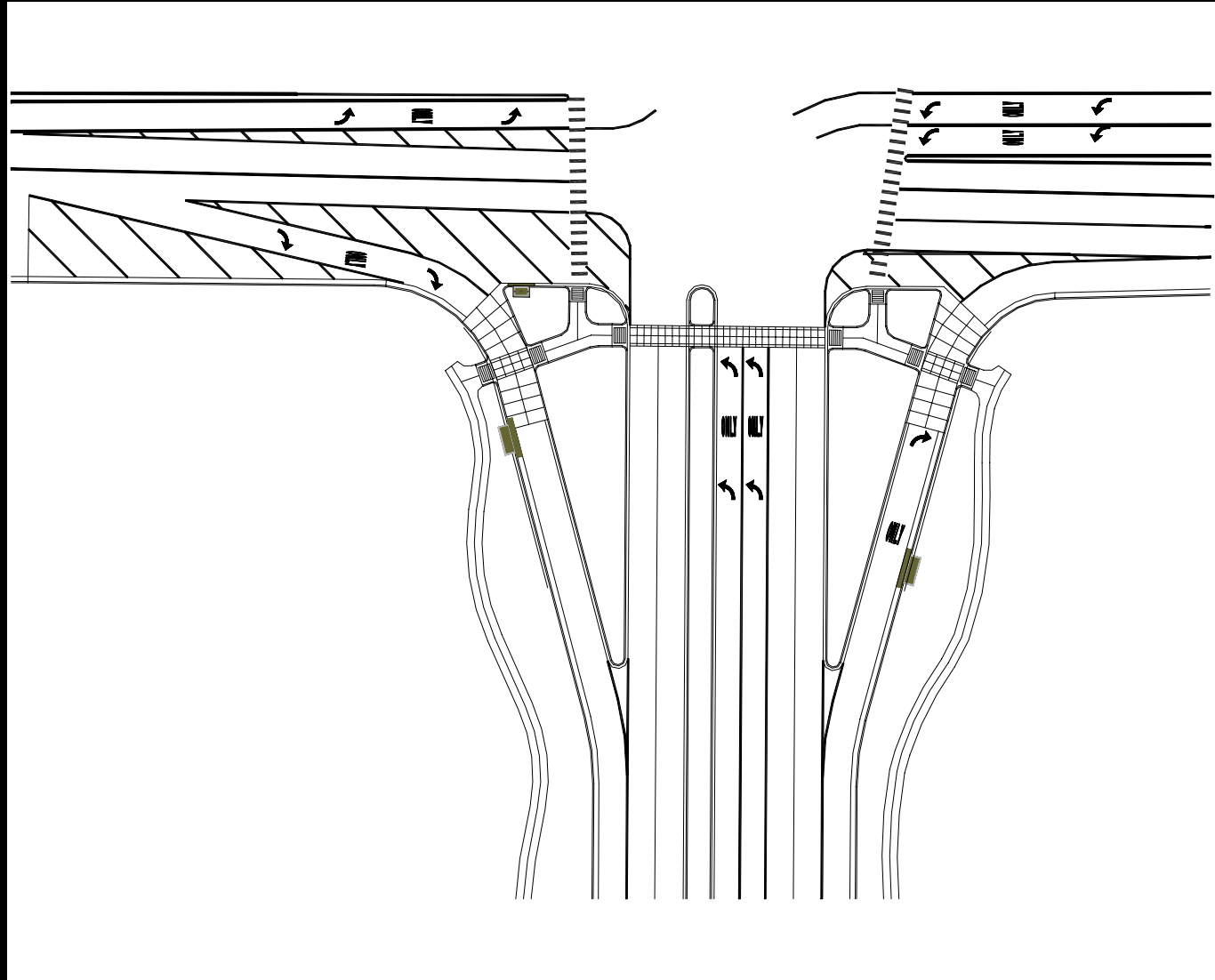
# Open Space/Trails

- Connecting people with nature
- Integrated opportunity for learning
- Natural habitat



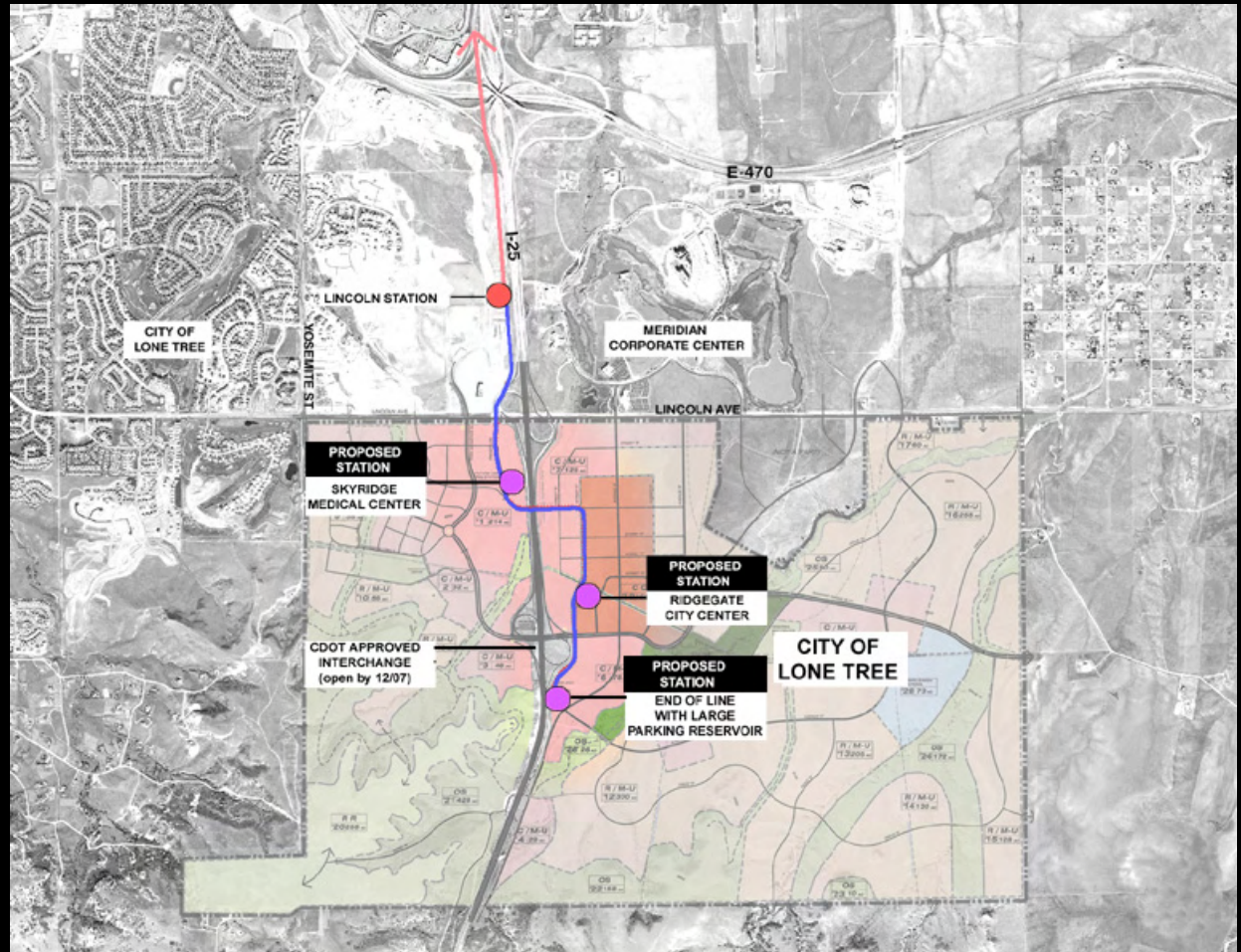
# Pedestrian Treatments

- Lincoln/Park Meadows Design



# Light Rail

- High Density Vision Requires Mass Transit
- T-REX Presented Opportunity
- Development Team Pro-Active



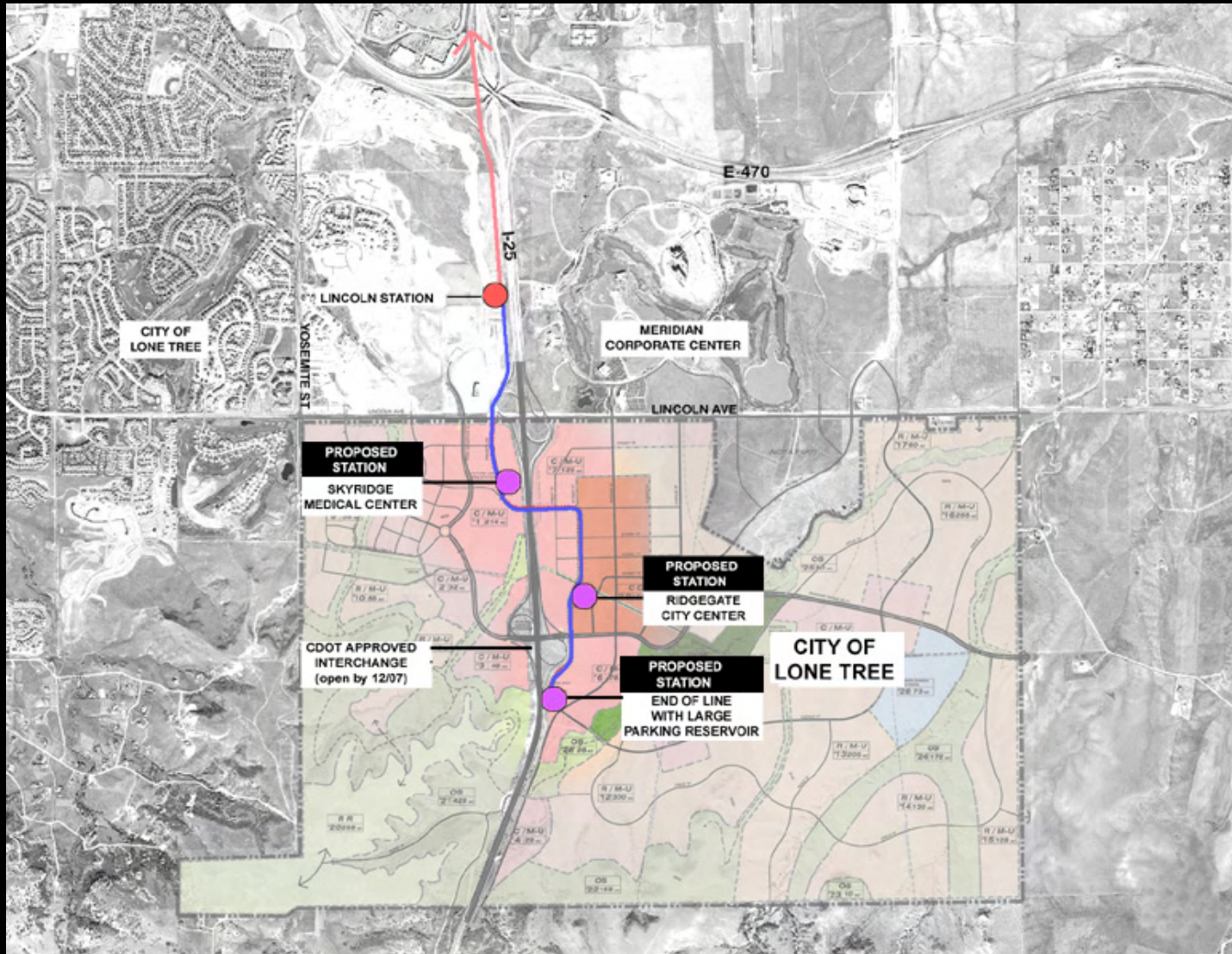




# Light Rail – Smart Growth

- Unlike other Denver light rail projects this is not a Retrofit
- Development designed from scratch with light rail in mind
- Demonstration of costs of light rail when it is planned to fit into community
- Public/Private Partnership
- Revenues may exceed costs

# Technical Issues





# 1 Sky Ridge Station



**Character**  
 In-line mixed-use/neighborhood station  
 Mixed-use development  
 Pedestrian connections to medical center and main street  
 Walking distance to adjacent neighborhood  
 Split level station

**Function**  
 Kiss-and-Ride loop  
 RTD local bus connections  
 RidgeGate loop service

**Adjacent Development Sites**  
 Medium density mixed-use  
 Shops, restaurants, and office space  
 Medium density residential



# 2 Lone Tree City Center Station



**Character**  
 Urban downtown station  
 Below ground platform  
 High density mixed-use  
 10-30 story buildings  
 Commercial, office, and retail uses

**Function**  
 Limited parking shared with shared with surrounding development  
 Curb-side bus stop  
 Layered Rail/Bus connection  
 RTD local bus connections  
 RidgeGate loop service

**Adjacent Development Sites**  
 High density mixed-use  
 Commercial, office, retail uses



# 3 RidgeGate Parkway Station



**Character**  
 End-of-line station  
 Medium density development  
 Commercial, office, and retail uses

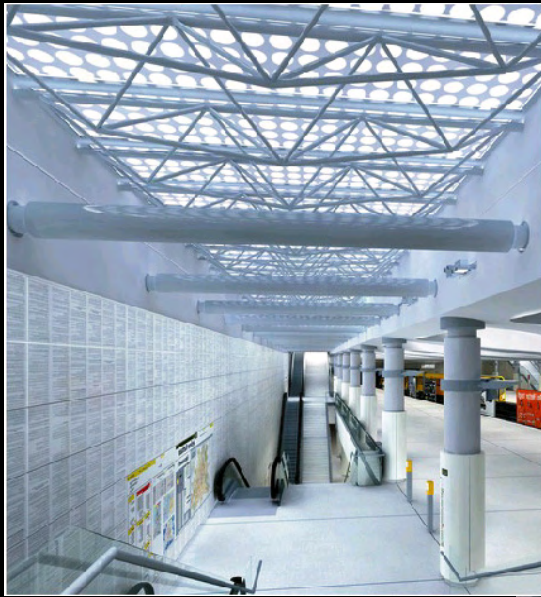
**Function**  
 2000 surface parking spaces  
 RTD regional bus connections  
 RTD local bus connections  
 RidgeGate loop service

**Adjacent Development Sites**  
 Medium density mixed-use  
 Commercial, office, retail uses



# Sky Ridge Station

Delivery of employees within walking distance of medical center (3,000 jobs) and 5 msf office



RidgeGate





1

sky ridge station



1/4 mi.

1/8 n

STREET "B"

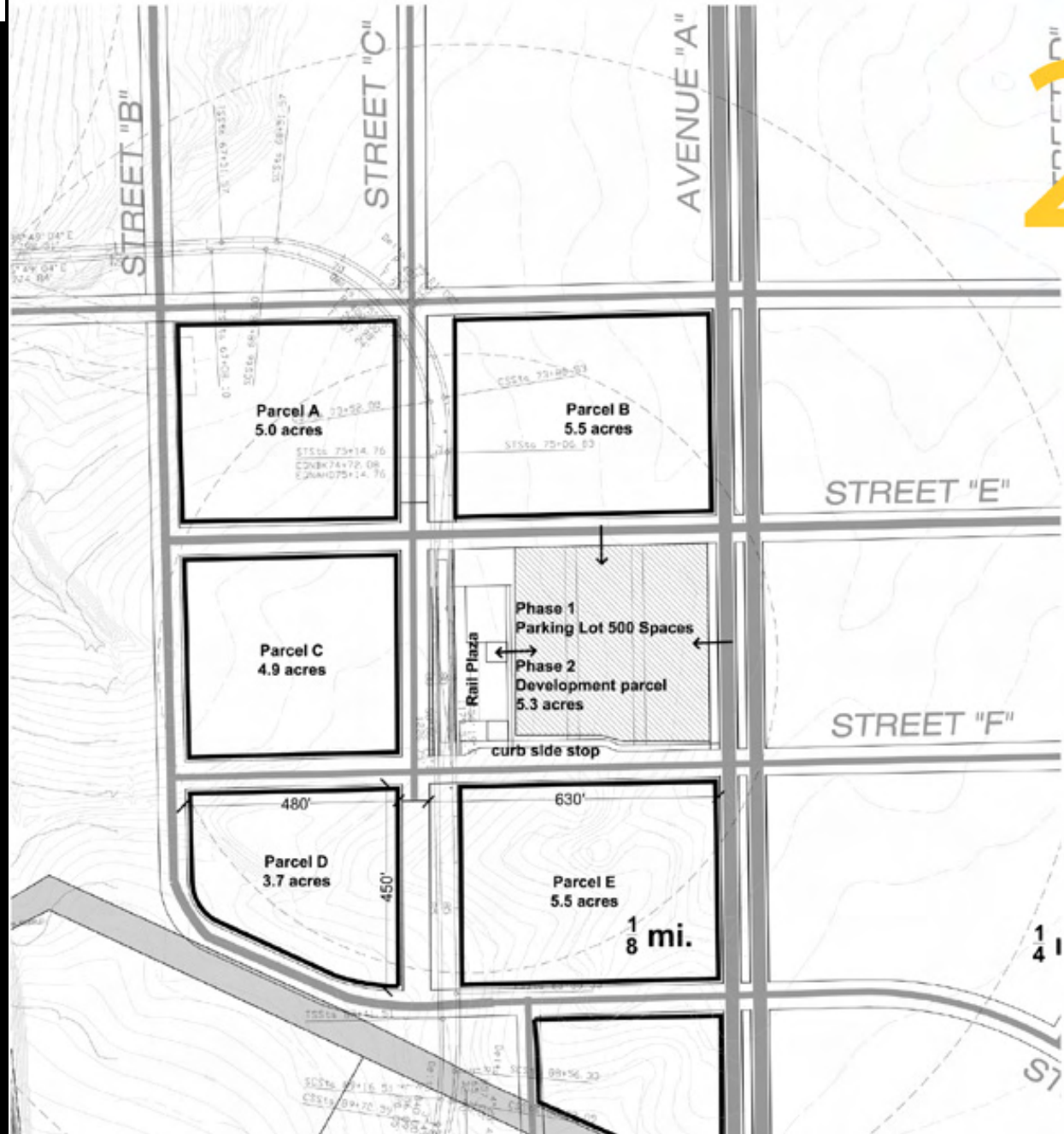
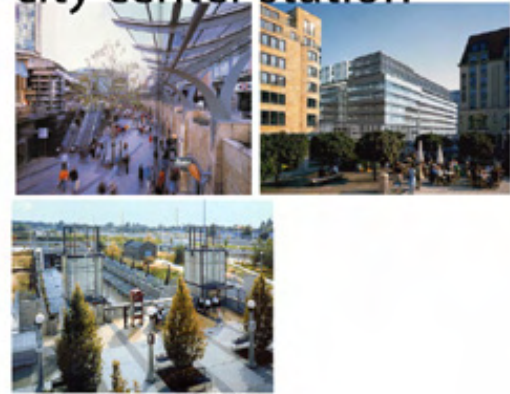
# City Center Station

Access to urban center with 10-15 msf office, retail and residential as well as civic and cultural facilities



2

city center station







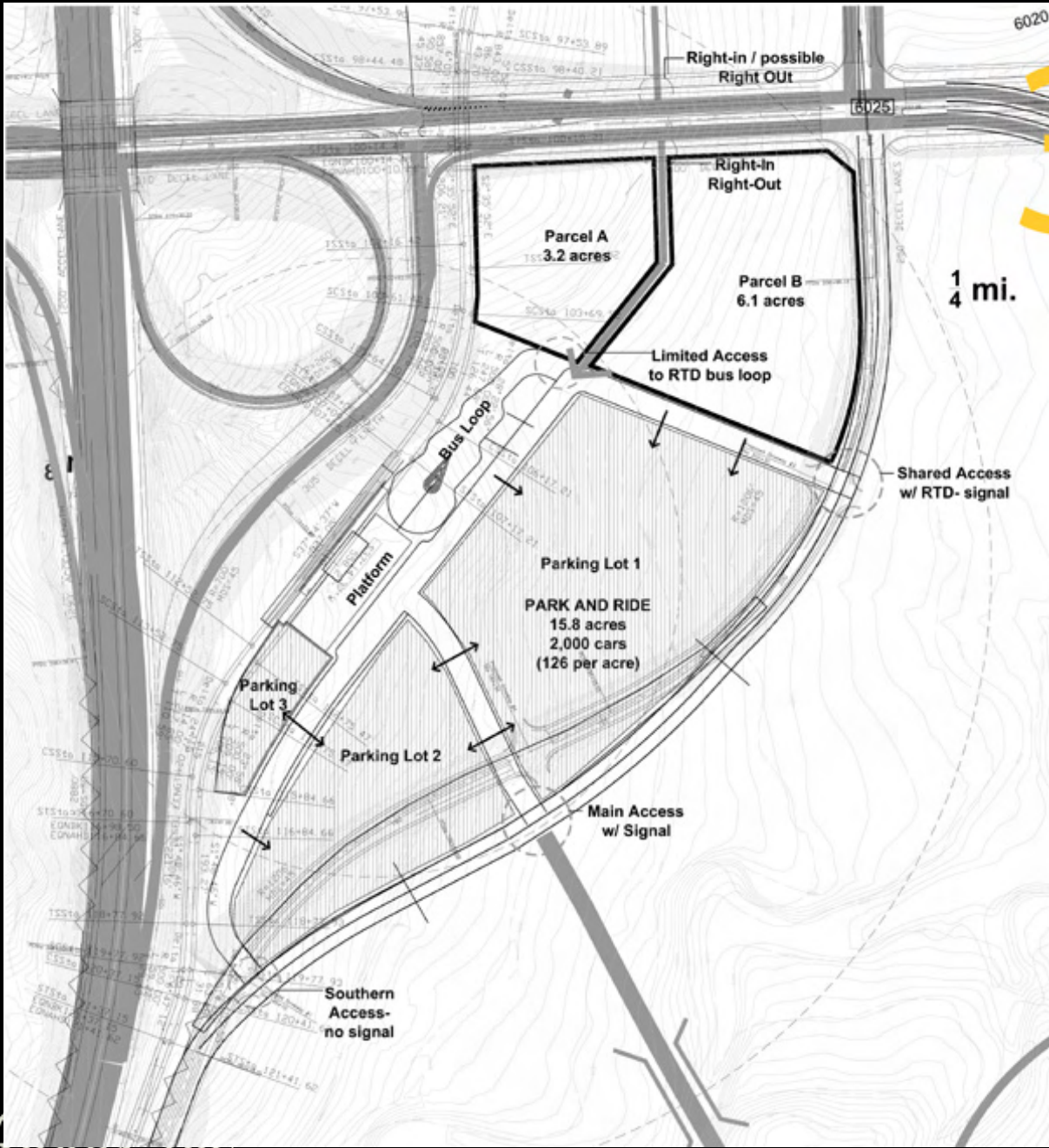




# End-of-Line Station

Regional service link to promote ridership, link to Highlands Ranch and Parker and set stage for Douglas County entry into RTD





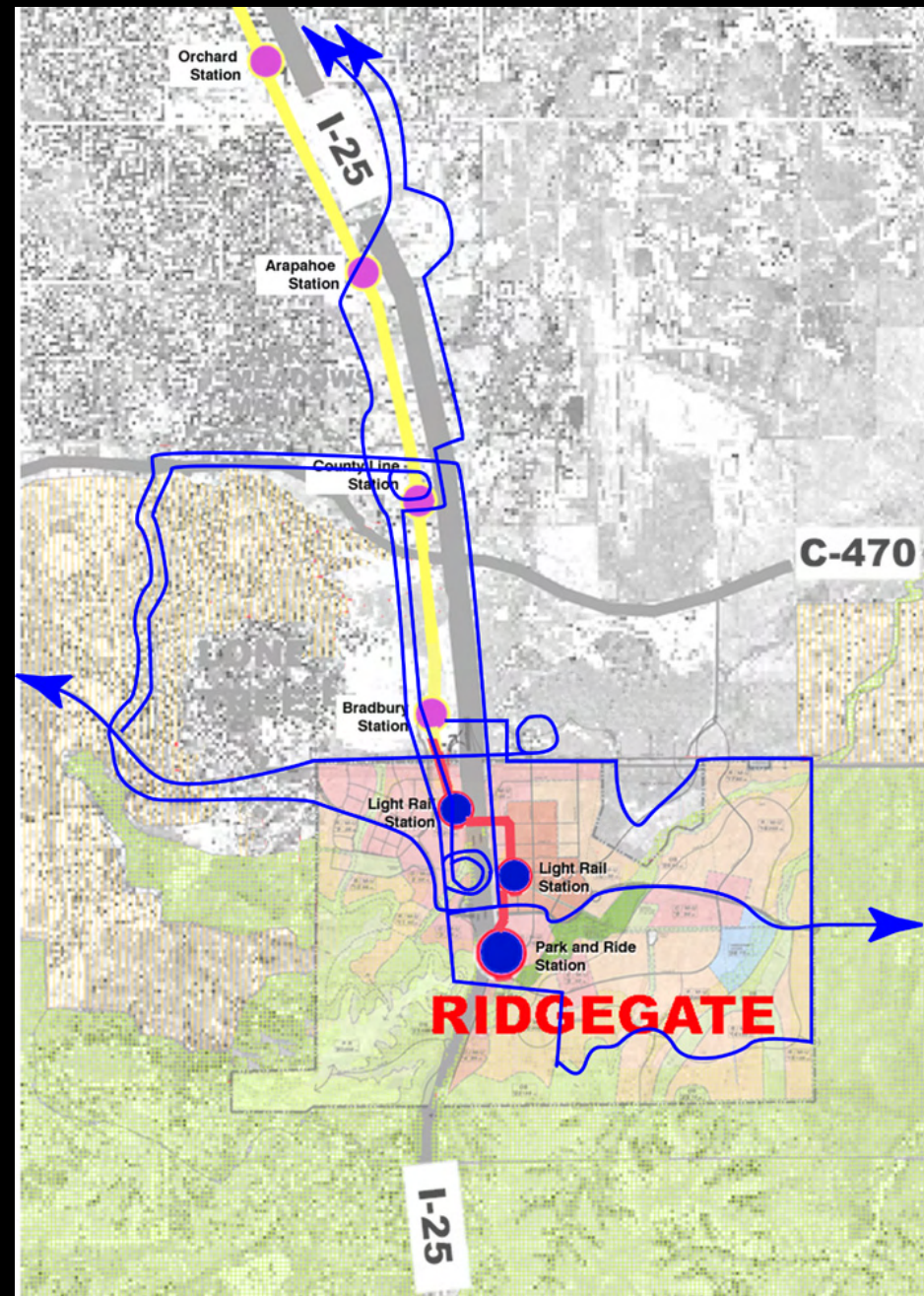
3

end-of-line station



# Circulator Bus

- Serves outlying areas
- Connects east and west sides
- Connects RidgeGate with
  - Lone Tree
  - Park Meadows
- Connects to Light Rail Stations



# Summary

- RidgeGate is Unique in Denver Metro Region
- Smart Growth Principles Permeate Planning Process
- TND
- Pedestrian Scale
- First Community to be Designed From Scratch Around Light Rail