An Example of Smart Growth

“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
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
- **Function:** Pedestrian connections to medical center and main street
- **Adjacent Development Sites:** Medium density mixed-use

2. **Lone Tree City Center Station**

- **Character:** Elevated station
- **Function:** Limited parking shared with surrounding development
- **Adjacent Development Sites:** High density mixed-use

3. **RidgeGate Parkway Station**

- **Character:** End-of-line station
- **Function:** 2,000 surface parking spaces
- **Adjacent Development Sites:** Medium density mixed-use
Sky Ridge Station

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

Parcel B
5.8 acres

At Grade Track Crossing

Parking Lot 1

Parking Lot 2

Drop-off loop

Parking Lot 3

Parcel C
4.9 acres

At Grade Track Crossing

1/4 mi.

Sky Ridge Station
City Center Station

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