

LONE TREE CITY CENTER SUB-AREA PLAN AMENDMENT

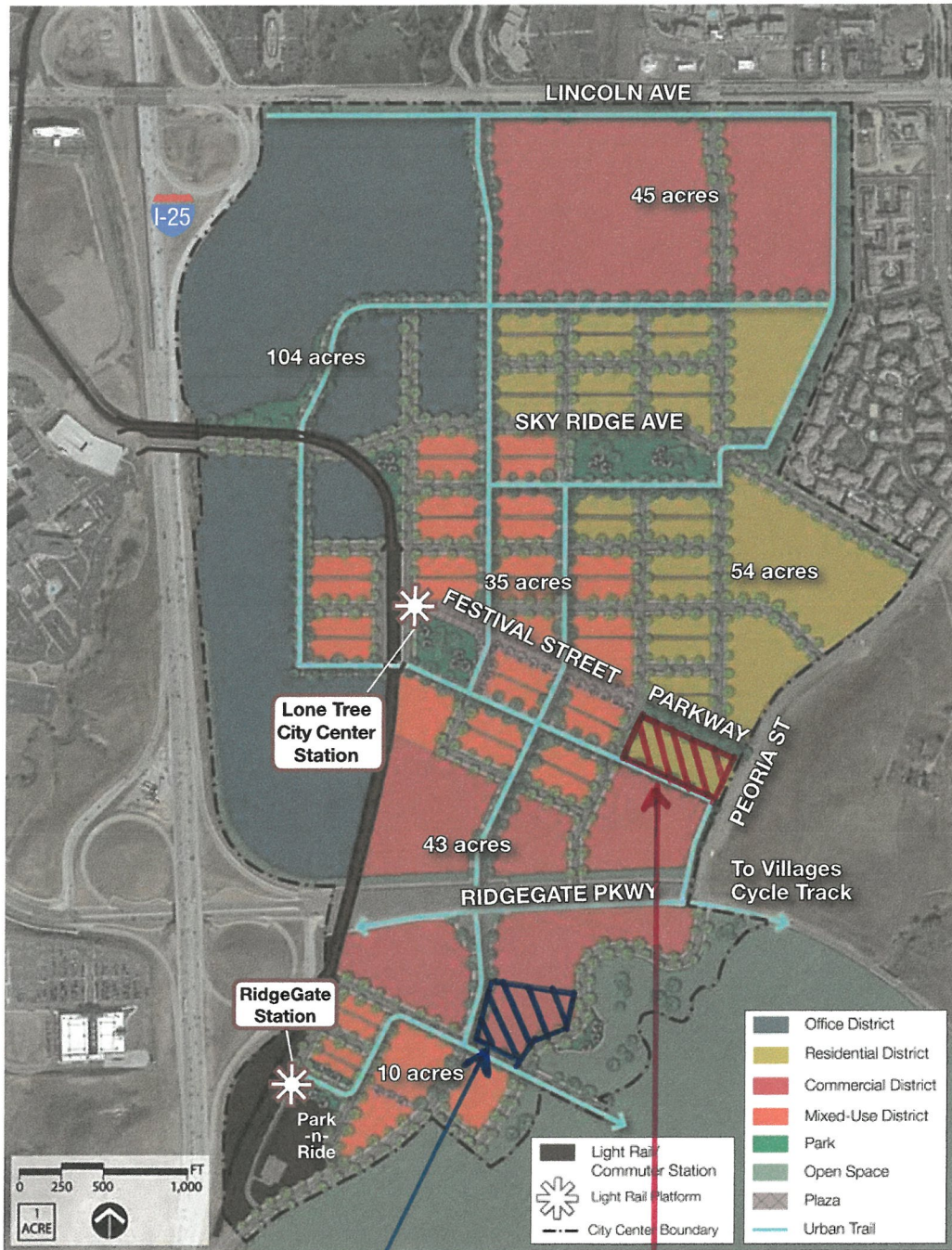
2/1/2024

PROJECT NARRATIVE

The evolution of attainable housing demand and new funding sources have led to the City and RidgeGate alignment to amend the RidgeGate Attainable Housing Plan to provide for Middle Income projects (80-120% of Area Median Income) supplement Attainable projects (30-80% of Area Median Income) in providing an updated plan. And RidgeGate's attainable housing partner, Koelbel and Company, has identified an immediate funding opportunity for a Middle Income project through the newly created State of Colorado Middle Income Housing Authority. The leading candidate site for such project is at the northeast corner of Havana Street/High Note Avenue, but that area is currently designated for Commercial development in the Lone Tree City Center Sub-Area Plan.

Accordingly, this proposed Amendment is to simply re-designate this 4.5 acre site for Residential development and equally offset it with a Residential to Commercial designation of 4.5 acres in a portion of the City Center on the north side of RidgeGate Parkway as depicted on the attached mark-up of Page 11 of the Sub-Area Plan.

This simple like-kind map change will affect maps on Pages 11, 14, 17, 19, 39 and 66.



City Center Framework and District Map

Switch 4.5 acres from Commercial to Residential

RidgeGate EAST | Lone Tree City Center Sub-Area Plan
 Switch 4.5 acres from Residential to Commercial