



## Request for Proposals

# 9070 MAXIMUS DRIVE

The City of Lone Tree is seeking qualified developers to re-imagine a key parcel in the Lone Tree Entertainment District located at 9070 Maximus Drive, Lone Tree, CO 80124

### Contact:

-  City of Lone Tree, 9220 Kimmer Drive, Suite 100 Lone Tree, CO 80124
-  [Jeff.holwell@cityoflonetree.com](mailto:Jeff.holwell@cityoflonetree.com)  720-509-1276

## Overview







The purpose of this Request for Proposals (RFP) is to solicit qualifications from firms or individuals to redevelop the existing property at 9070 Maximus Drive in Lone Tree, CO. The parcel is a 3.357 acre commercial property that was recently acquired by the City of Lone Tree and will be made pad-ready (i.e. demolition and site work completed) for a land lease or cash purchase of the site. The City of Lone Tree is seeking proposals that will enhance this highly visible yet underutilized property into a vibrant and active space through an F&B or entertainment user with the assistance of the City's economic development team.

Located in the Lone Tree Entertainment District on Yosemite Street, this is a great opportunity to create an exciting, people-oriented space within the new vision of a revitalized neighborhood and commercial destination.

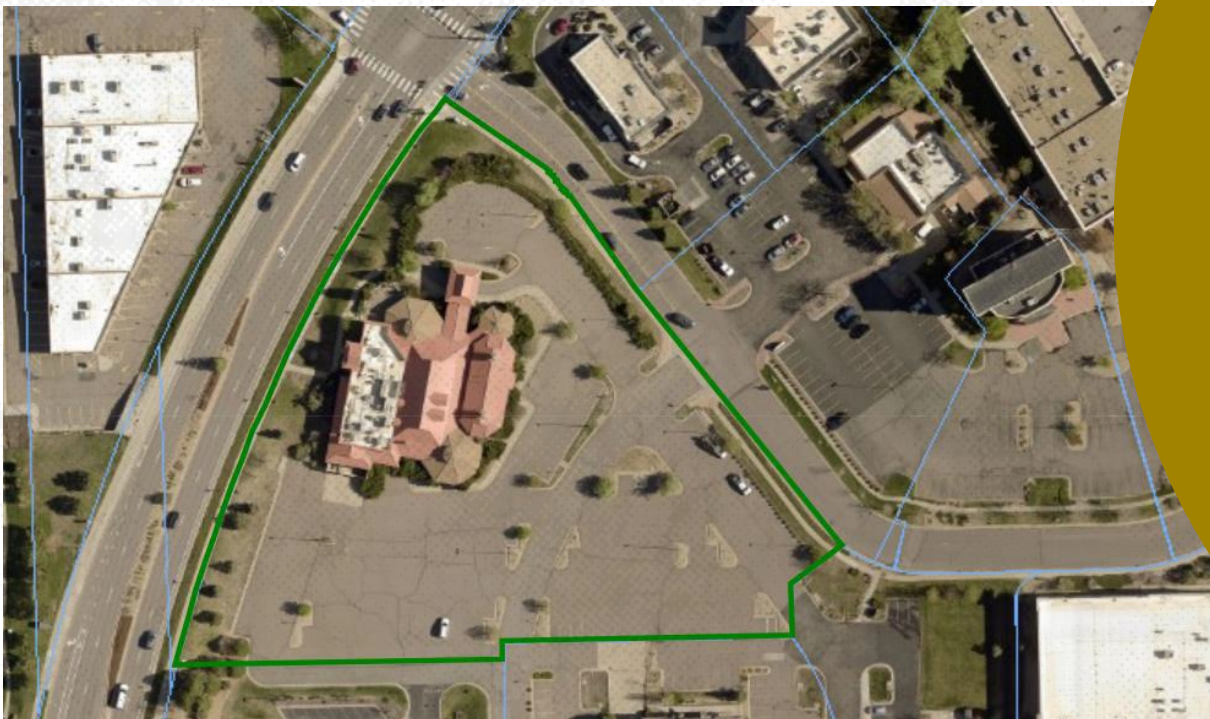
## Vision

This property is located in the Lone Tree Entertainment District, and its land use is governed by the Lone Tree Comprehensive Plan, the Westbrook Entertainment and Sports District P.D., and the Lone Tree Vision Book. The dual objectives of this solicitation are to remediate and redevelop a long-standing (16 years) vacant property and to improve the site with a quality F&B or entertainment user that fits the vision of the District and the City.

### The City has the following objectives for the property:

-  Eliminate a blighted property.
-  Improve Yosemite visibility and streetscapes.
-  Create a restaurant or entertainment destination for Lone Tree residents.
-  Complement other F&B users in the Lone Tree Entertainment District.
-  Improve access and walkability.
-  Generate new sales and admissions taxes for the City.





## Requirements

The RFP response should include the following components:

- Business or Project Description
- Firm or Individual Qualification
- Conceptual Plan
- Financing and Development Plan

## Deadline

Proposals will be considered on a rolling basis, and the first round of reviews will begin on Monday, January 15.

Proposals should be submitted electronically to Jeff Holwell at [jeff.holwell@cityoflonetree.com](mailto:jeff.holwell@cityoflonetree.com). If you are interested in touring the site, please contact Jeff by email or by calling 720-509-1276 to schedule a tour.

## Selection Process

The City of Lone Tree will review the RFPs based on the criteria above and select firms to present their concept and vision for the site. Favorable concepts will be selected to submit comprehensive proposals. The City will review and choose a preferred firm/concept and begin to negotiate a development agreement. The City of Lone Tree reserves the right to reject any and all proposals.

## Planning Documents

Planning documents relevant to this redevelopment can be found at: [go.cityoflonetree.com/9070-maximus-drive](http://go.cityoflonetree.com/9070-maximus-drive)

- City of Lone Tree Comprehensive Plan
- Westbrook Entertainment and Sports District P.D.
- City of Lone Tree Entertainment District Vision Book
- Lone Tree Entertainment District Urban Renewal Plan



Park Meadows Retail Resort

Lone Tree Entertainment District

