

PROJECT SUMMARY
Planned Development Rezoning
Proposed 5th Amendment to the West Brook Entertainment & Sports District P.D.
For
9355 PARK MEADOWS DRIVE REDEVELOPMENT
9355 Park Meadows Drive
Lone Tree, Colorado

September 16, 2025

I. Background Information

Landowner:

Park Meadows Lone Tree, LLC
8563 Higuera St
Culver City, CA 90232

Representative/Applicant:

High Street Denver, Inc.
c/o High Street Residential
1225 17th Street Suite 3175
Denver, CO 80202

Mineral Rights Owner:

The title company deleted the generic exception related to minerals, as well as the more general B-II exception related to severance of minerals. It is our belief that the Property Owner owns the minerals, and they will be conveyed to [Applicant] upon conveyance of the Property.

Water Rights Owner:

Park Meadows Lone Tree, LLC, and High Street Residential have assumed that based on the location of the property the water rights were severed when the property was annexed into the City and our PSA does not contemplate conveyance of any water rights.

II. General Project Concept

Trammell Crow Company, operating through its wholly owned subsidiary High Street Residential (“HSR”), is submitting the attached project documents for review by City of Lone Tree staff for consideration for formal re-zoning.

As highlighted during our pre-application meeting with the City of Lone Tree in March, HSR seeks to rejuvenate the land associated with the shuttered United Artists movie theater (approximately 12.04 acres), repositioning the site as a vibrant mixed-use project with integrated open space, high levels of activation and superior urban design, encouraging activation through placemaking and connectivity driven by community-serving retail and commercial uses. We believe this development will be a catalyst, and new beginning, for Lone Tree’s Entertainment District by providing a mixed-use destination through activation and expansion of the existing promenade, intentional landscaping, a new pocket park in the interior of the development, and an additional proposed open space to be dedicated to the City of Lone Tree. In addition, new commercial development opportunities anchored by a Class A residential development will add an additional mix of uses, density, and vibrancy. These additions should foster a new level of cohesiveness throughout, drawing the community into the area while pulling the residential residents south, east, and west to further activate the adjacent existing and planned commercial anchors.

HSR has formatted this PD Re-zoning request in the form of a PD Amendment (“5th Amendment”). The 5th Amendment includes three proposed new Planning Areas – PA10A, 10B and 10C – and the redevelopment proposal consists of four key components:

1. Residential Portion

Approximately 5.54 acres of the Property is anticipated to be redeveloped as a market-rate multifamily project. This portion is located on the north side of the existing ~.71-acre, 400-foot pedestrian promenade in the area currently associated with the shuttered United Artists movie theater. HSR intends to extend the existing promenade by an additional 370 feet in an east-west direction to provide further connectivity and otherwise integrate the mix of uses into one another and into the planned parks and open spaces.

The Residential Portion of the redevelopment will be a for-rent multifamily complex generally comprised of 250-260+ dwelling units across four levels of elevator-served, wood-frame construction (Type V per IBC). Ground floor units that interact with the pedestrian promenade are proposed to be walk-up units to further activate the streetscape.

In addition to residential units, the Residential Portion will include ~4400+/- net rentable square feet of in-line ground floor retail. This retail will be equipped with a grease-trap, allowing for a variety of Food and Beverage, LBE, art/music venue, coffee shop, specialty grocer, or ice cream shop to be accommodated.

The current conceptual unit mix is as follows (assumes 261 units):

Unit Type	# of Units	% of Units
Studio	26	10%
1-Bedroom	152	58%
2-Bedroom	65	25%
3-Bedroom	18	7%
In-line Retail	~4,400 NRSF +/-	

Providing high quality, for-rent market rate housing will complement the for-sale multifamily product proposed nearby by Lokal Homes.

2. Parks and Open Spaces

The Project includes two significant open space components, connected by the expanded and activated pedestrian promenade, and providing a gateway for the Commercial #1, Commercial #2, and Commercial #3 lots, respectively, to access and integrate with the balance of the Project. HSR is proposing a 0.27-acre pocket park as a community amenity. In addition, the property owner is willing to convey an additional 0.79 acre of open space to the City of Lone Tree to supplement parks and other amenity areas. We envision this open space to be a thoughtful mix of landscaping and enhanced placemaking elements that will encourage visitors to linger, drawing Lone Tree residents into the Entertainment District generally, and the site, specifically.

As noted above, the 0.79-acre open space would be conveyed to the City by the Seller upon HSR's acquisition of the Residential Portion, Promenade and Pocket Park. This Open Space will require collaborative programming efforts to determine the highest and best use, but HSR anticipates that the Open Space may include outdoor event space to accommodate outdoor festivals, active features, community gardens, and space for food trucks.

The redevelopment also intends to include a 0.27-acre pocket park. This Pocket Park will be located at the western end of the Promenade and Retail planned for the Residential Portion of the Project. As with the Open Space, the Pocket Park will require study to determine the best uses, but HSR envisions seating, a playground, public art, and other activation elements as potential enhancements.

Land Use and Design Standards have been added to our 5th Amendment drawing set for the Parks and Open Spaces.

HSR will work with the City of Lone Tree, South Suburban Parks and Recreation ("SSPR"), Lone Tree Urban Renewal Authority ("URA"), the Lone Tree Business Improvement District "BID"), and potentially others, to maximize public resources for detailed and activated programming (both temporary/seasonal and permanent) for the open spaces. HSR will fund design efforts for both the Open Space and Pocket Park.

3. Commercial Portion

Approximately 4.73 acres of the Property is planned to remain for commercial/retail use. The Commercial Portion includes three distinct sites – each of which will stand alone and function independently while being integrated in the overall Project via the planned promenade, parks, and open spaces. These three use-by-right retail pad sites are envisioned for today's Lone Tree. HSR is cognizant of the area's history as a commercial and entertainment center and recognizes the need and desire to preserve the commercial tax base. We also understand from past experience that the rejuvenation provided by the proposed residential development will increase engagement and traffic to the existing retail while also creating an attractive environment for new

commercial development and tenants. HSR will work with the property owners to help market these additional commercial pad sites.

Without the mixed-use residential complement, the environment for new commercial enterprises at this location is likely to remain diminished, especially given plans for commercial opportunities at more visible and highly trafficked sites, such as the 4-5 acres of planned commercial development at the northwest corner of Yosemite St and Park Meadows Drive. Moreover, the ability to re-tenant an existing movie theater space, either with another theater operator or a different use, is extremely limited. In our experience, new movie theater leases are essentially non-existent.

The current conceptual Commercial Portion program is as follows:

Lot	Acreage	Preliminary Building GSF*
Commercial #1	2.22 ac	5,000 GSF Food & Beverage 1,800 GSF Outdoor Patio
Commercial #2	1.38 ac	3,500 GSF Food & Beverage 600 GSF Outdoor Patio
Commercial #3	1.13 ac	2,000 GSF Food & Beverage with walk-up service

*Note: Preliminary Building GSF are determined by available dedicated parking spaces on a lot-by-lot basis.

HSR intends to begin marketing the Commercial Portion as soon as the entitlements are sufficiently advanced to give potential users/tenants/third party retail developers confirmation that discretionary approvals are either not necessary, or approved/granted, or otherwise de-risked. Within our PD amendment, we have adjusted the Land Use and Standards for PA-10C to narrow the Principal Uses that are currently allowed for PA 2, 3, and 4. By adjusting the uses within the PD, we are aligning with the Urban Activity District in the Comprehensive Plan and the Westbrook Entertainment & Sports District Vision Book.

4. Parking

A parking analysis has been completed for the Residential and Commercial sites. The commercial sites have been reviewed based upon the potential food and beverage uses, with the targeted size of each noted above, and each stand-alone pad site can accommodate the code required parking. If a larger user (beyond what is targeted currently) is identified, we may need to review a shared parking solution at that time.

HSR will provide dedicated parking for the residential project towards C-470, north of the promenade. We intend to have secure access points for the majority of the parking spaces utilized by residents, as shown in the diagram below. We have discussed our parking plan with the Fire Department, and they provided us with the required drive isles widths and turning radius. This information is shown on our Fit Plan below.

HSR has included within our proposed Land Use and Building Standards a calculation that reduces the code required parking by approximately 50% to align with the PD's Urban Mix of uses and Westbrook Entertainment & Sports District Vision Book. The designed parking ratio of 1.2/DU also aligns with market parking ratios in the submarket. Below we reference three recently completed projects and their parking ratios. Our project would be similarly parked as these recent Lone Tree apartment projects.

Properties	Year Built	Unit Count	Parking Count	Ratio	Address
9355 Park Meadows	2028	261	324	1.20x	9355 Park Meadows Drive, Lone Tree, CO 80124
Other Properties - Avg	--	311	364	1.17x	--
The Lincoln	2024	425	501	1.18x	10275 Park Meadows Drive, Lone Tree, CO 80124
Avra at Ridgeway Station	2023	269	298	1.11x	10900 High Note Avenue, Lone Tree, CO 80124
Novus Apartments	2022	240	293	1.22x	9938 Train station Circle, Lone Tree, CO 80124



esc

Lone Tree, CO
9355 Park Meadows Drive

FIT PLAN

III. Pedestrian Spaces and Activation

Our vision for the public realm is guided by the Lone Tree Entertainment Vision Book. As HSR assessed the redevelopment options, we explored opportunities to deploy key elements from the vision book. This includes activation of the central promenade, east/west connectivity within the larger Entertainment District, and north/south connectivity enhancing connections to Kimmer Plaza and the trail network beyond (“The Cross”). The proposed PD amendment prioritizes opportunities for pedestrian and bike access along with improved vehicular circulation in the District. There is language within our PD Amendment standards to emphasize this point. The pedestrian connectivity enhancements start with the Park Meadows Drive corridor and the creation of urban oriented buildings and plazas at the western and eastern commercial blocks. We plan to emphasize the entry drives to improve the pedestrian routes into the District and connect the existing districts to the south and Kimmer Plaza as well as the greater pedestrian network. This is shown on sheet 8 of the PD Amendment.

In an effort to enhance the viability of the Commercial Portion and activation of the Parks and Open Space, HSR proposes a public art overlay that encourages integrated and unique public art installations. HSR is collaborating with a consultant to determine a public art program for the Project. Opportunity exists to use public art, signage, and other features at the entrances to the Project (along Park Meadows Drive) to attract users and enhance placemaking. As with the Parks and Open Space, the public art program will require study to determine the best organization and financing and will be maintained by some combination of the developer, BID, SSPR, the City or the URA.

The core of the public realm experience framework is anchored by the residential and existing commercial uses embracing the expanded promenade and newly created parks and open spaces to revitalize this central gathering space for the Entertainment District. HSR envisions an arrival zone that could include festoon lighting spanning the gathering spaces in the western segment of the promenade, an event /market space in the central segments with an iconic central feature elevated over the promenade to accentuate the visual cue as an event spot. Seating, lighting, art, event/market space, outdoor seating space and landscape compose the space. These features integrate larger gathering spaces for events while establishing passive residential space seeding the space with ping/pong, cornhole, gaga ball pits, bocce ball, nature play landing spots and seating areas for the future

residents. The improvements will breathe new life into this key civic space for the Entertainment District and the City of Lone Tree. The organization of these segments would maintain the existing fire access route.

The refreshed and expanded promenade will encourage visitors to physically enter the site rather than restrict themselves solely to the periphery. Residing south of the residential, it will similarly motivate residents to linger and explore more of the site by foot, availing themselves of the enhanced pedestrian connections. The surrounding commercial properties and the Entertainment District at large should benefit as well. The pocket park and open space were added in direct response to feedback received about the need for additional non-hardscape or green community gathering space. We will work with the authorities having jurisdiction to determine what improvements are allowed within the existing site easements, and if any adjustment to these existing easements are needed. The current easements are potential barriers to activating the promenade, pocket park and open spaces with permanent structures and plantings; however, HSR has started the conversation regarding easements and allowable uses with the AHJ's, and they appear to be open to our improvement ideas and more clarity will be formed during our Site Plan reviews.

IV. Proposed Development Phases and Timeline

HSR envisions redevelopment of the 12-acre parcel occurring in phases. The first phase will consist of the land closing, demolition of the vacant movie theater, conveyance of the public park/open space, construction of the residential building and associated in-line retail, expansion of the existing pedestrian promenade, and creation of the pocket park and enhanced pedestrian spaces (~7.71 acres +/-). HSR is committed to marketing Commercial #1, Commercial #2, and Commercial #3 and helping to identify a user for Commercial #1 in this initial phase. If HSR has not identified a user and project for Commercial #1 within twelve (12) months of the adoption of City of Lone Tree Resolution No. 25-29, in lieu of Commercial Pad #1 construction running parallel to the residential project, HSR agrees to include an additional ~2,600 net rentable square feet of ground floor retail within the residential project.

The underlying strategy of this phasing is as follows – the presence of the vacant movie theater building is a deterrent to reactivation of the Entertainment District. The theater needs to be replaced in order to start the revitalization of the District and move this shared vision forward. We contend that the residential component is a prerequisite for the overall mixed-use environment, and the subsequent activation that will make the existing legacy retail, and new commercial developments, successful.

Once initiated, the demolition of the vacant movie theater and subsequent construction of the phase 1 elements are projected to take twenty-eight (28) months. Pre-leasing of the residential units would typically begin two (2) months prior to receiving TCO, and, with a project of this size, we would anticipate a 16-month lease-up period to stabilize.

Proposed Development Timeline	
<u>Stage</u>	<u>Duration</u>
Phase 1 – Residential, Pocket Park, Public Park, Promenade Enhancement	
Commercial #1, #2, and #3 – HSR-led marketing effort to identify users (to be initiated following confirmation of entitlements and discretionary approvals).	10 Months
Mixed-Use Residential & In-line Retail, Promenade, Pocket Park, and Public Park – Design and Pre-development.	14 Months
Mixed-Use Residential & In-line Retail, Promenade, Pocket Park, and Public Park – Construction.	28 Months
In-line Retail – Leasing + Tenant Improvements.	16 Months
Residential – Leasing.	16 Months

Phase 2 – Commercial #2, and #3	
Commercial – Core & Shell Construction following executed lease/pad acquisition and associated design approvals.	9 months

V. Relationship to the Existing and Adjacent Land Uses

The Westbrook Entertainment & Sports District PD governs this site and the adjacent land uses. The parcels immediately abutting the property (north of Park Meadows Drive) are further delineated below. They primarily consist of aged commercial properties, a gas station, and several limited-service hotels. In aggregate, there is a total of 91,446 SF of commercial space, built on average more than twenty-four (24) years ago. South of Park Meadows Drive, there is a mixture of commercial and healthcare-related properties of slightly newer vantage, as well as Kimmer Plaza. Finally, this analysis does not include the significant commercial and retail space in Park Meadows mall and its surrounding out lots.

The movie theater itself is a 56,935 SF building that was built in 1998 and has been vacant since at least February 2023.

Adjacent Land Uses			
Address	Use	SF	Year Built
9535 Park Meadows Drive	Commercial – Neighborhood Shopping/Restaurant	19,478	2000
9447 Park Meadows Drive	Commercial – Neighborhood Shopping	8,038	1999
9445 Park Meadows Drive	Commercial - Restaurant	8,929	2000
9239 Park Meadows Drive	Commercial - Restaurant	9,599	2003
9271 Park Meadows Drive	Commercial – Restaurant	8,326	2000
9233 Park Meadows Drive	Commercial – Neighborhood Shopping/Restaurant	28,325	1999
8752 S Yosemite St	Commercial – Extended stay hotel	51,206	2002
8750 S Yosemite St	Commercial – Gas station	3,050	2001
8756 S Yosemite St	Commercial – Bank	5,701	2002
9741 Park Meadows Drive	Commercial – Limited-Service Hotel	50,062	2018
9985 Park Meadows Drive	Commercial – Limited-Service Hotel	78,892	2009
9995 Park Meadows Drive	Church with Sunday School	40,231	2008

In short, there is an abundance of dated commercial space, along with several hotels, which might bring visitors to the area, albeit transiently. Such a mix is reflected in the Visioning Book's comment regarding people visiting the District for a specific purpose and then leaving, rather than lingering. Currently, there is not an engine to drive residents and visitors to prolong their stay or visit at a variety of times during the day. HSR contends that the proposed redevelopment will bring greater population density to the Entertainment District, during a broader swath of time (mornings, evenings, and weekends), than the current commercial-heavy uses. This increased activity will help existing businesses within the District.

VI. Changes in Economic Condition of the Neighborhood to Substantiate the Rezoning

The most obvious economic change affecting the Entertainment District is the bankruptcy of United Artists and the shuttering of the movie theater. This closure leaves a 56,000 SF facility vacant and unused, the effects of which are detrimental to the larger District. These effects are most apparent with the underutilized pedestrian promenade and vacant building, but the lack of a destination leaves the larger District less activated and visited than it potentially could be.

Re-tenanting existing movie theater structures is exceptionally difficult as new movie theater leases are virtually unheard of. Examples of potential reuse of cinema space include call centers and churches, but, if the goal is to increase density and continuous traffic to a commercial and entertainment district, these uses are less than optimal.

Multifamily, like the product proposed in this redevelopment, brings a critical mass of people to a district during a broader swath of time. With the addition the enhanced pedestrian connections, these residents can avail themselves of the businesses both north and south of Park Meadows Drive.

There are multiple economic benefits of integrating residential uses into commercial areas and we have compiled data from ULI and NAIOP, along with Colorado-based examples, to show the benefits of adding residential use within commercial areas (mixed-use development). Two Colorado-Based examples are AVA RiNo (Denver, CO): a mixed-use development that includes residential units and retail, enhancing the local economy by increasing foot traffic and supporting small businesses and Union Station Redevelopment (Denver, CO): a major mixed-use project that revitalized downtown Denver, combining transit, residential, office, and retail uses. It has become a model for transit-oriented development and economic revitalization.

1. Increased Foot Traffic and Sales

ULI states that mixed-use developments like AVA RiNo in Denver integrate residential units with retail, such as a coffee shop in the apartment lobby. This setup increases foot traffic and creates a more vibrant atmosphere, directly benefiting local businesses. On-site residents provide a built-in customer base for retail and service businesses, increasing foot traffic and sales

2. Support for Local Businesses

ULI Colorado emphasizes that successful mixed-use projects are often located in areas with existing density and complementary uses. This synergy supports local businesses by providing a consistent customer base and encouraging walkability. On-site residents provide a built-in customer base for retail and service businesses, increasing foot traffic and sales

3. Efficient Land Use and Higher Property Values

According to NAIOP, mixed-use developments make more efficient use of land and infrastructure, often leading to higher property values and increased tax revenues. These developments also reduce vacancy rates and enhance neighborhood appeal. Property in mixed-use areas often appreciate faster due to their desirability and convenience.

4. Job Creation and Business Investment

Mixed-use projects in Colorado, such as those in Denver's Union Station district, have attracted significant business investment and created jobs in retail, hospitality, and services. These areas have become economic hubs due to their live-work-play environments.

5. Reduced Infrastructure Costs

NAIOP research shows that mixed-use developments typically require less infrastructure investment per capita than single-use developments, making them more cost-effective for municipalities.

6. Enhanced Urban Vibrancy

ULI Colorado highlights that integrating residential and commercial uses foster vibrant, walkable neighborhoods. This vibrancy contributes to public safety, community engagement, and long-term economic sustainability.

Summary Table

Feature	Mixed-Use Development	Commercial-Only Development
Revenue Streams	Multiple (residential + commercial)	Single (commercial only)
Property Value Growth	Higher	Moderate
Vacancy Risk	Lower (diversified tenants)	Higher (market-dependent)
Local Business Support	Strong (resident foot traffic)	Weak (reliant on external traffic)
Investment Appeal	High	Moderate to Low
Urban Vitality	18 hours daily activation	Limited to business hours

VI. Impacts on City Services

The site is currently served by South Metro Fire and Lone Tree Police within the larger Westbrook Entertainment District PD. It is anticipated these services will continue with the redevelopment.

VII. Evidence of Adequate Water Supply

Based on previous conversations with Southgate Water and Sanitation District, it's our understanding that the existing water and sanitary sewer infrastructure has the capacity to provide service for the development. We will continue working with Southgate Water and Sanitation District, as well as Denver Water, on the capability of the existing infrastructure to provide service for the redevelopment.

VIII. Type of Method of Fire Protection

The buildings will be Type-V construction and fully sprinklered with an NFPA 13R system. Otherwise, the larger development will comply with South Metro Fire Rescue Authority's requirements regarding fire protection, including accommodating fire equipment access, providing adequate hydrants, and otherwise complying with other standards.

IX. Natural or Man-Made Hazards

Man-made hazards along the northern property boundary of the Site exist. There is a significant grade difference between the existing parking stalls and landscaping/detention ponds that are made up in retaining walls. This grade difference will remain during the redevelopment of the Site, and either the existing retaining walls will remain, or new walls will be constructed to replace the existing, in support of the development.

X. Impacts on Existing Flora and Fauna

The current landscape is characterized by pockets of vegetation primarily located within parking islands and along the pedestrian pathways. The movie theater features two planting beds at its northern corners, planted with a mix of trees and groundcover. Additionally, the promenade is anchored with in-ground planting beds at both ends, with above-ground planter pots filled with shrubs, grasses, and perennials. There are no foundation plantings along the south edge of the theater. The northern edge of the site includes a detention area with a variety of native grasses and shrubs, adding to the mix of landscape typologies.

As the proposed development moves forward, there will be moderate changes to this existing vegetation. The plan aims to enhance the landscape along the key pedestrian corridors and within the parking islands, creating a more inviting and visually appealing environment. However, there will be the removal of some existing landscaping around the theater, promenade, and parking islands.

Water quality treatment facilities will be incorporated into our site plan design. Green roofs, permeable pavements, rain gardens, and/or sand filters are all possible facilities that can be implemented with the final site plans.

Post-construction, new landscaping will be introduced in accordance with city requirements, ensuring that the revitalized landscape not only meets aesthetic goals but also contributes positively as regional adapted, water conserving landscape. This transformation aims to enrich the overall experience of the area while integrating seamlessly with the newly designed development.

XI. Compliance with Comprehensive Plan

The Vision Statement of the 2025 Lone Tree Elevated Comprehensive Plan: *“Lone Tree is a premier Colorado community connected by great neighborhoods, vibrant public spaces, a beautiful natural environment, and thriving businesses.”* speaks to our goals for the proposed PD re-zoning amendment and our overall vision for the property. The current PD doesn’t allow residential or park use. If our proposed amendment is approved, both residential and park uses would give the area the life and energy that is needed to cause the businesses in the area to thrive. Because there will be more pedestrians enjoying both the neighborhood commercial business and the parks these elements of the overall site design would also bring interest, energy, and more business demand.

The goals and objectives within the city’s updated Comprehensive Plan align with our vision for our Mixed-Use project and have been addressed and incorporated into our building standards that are included within the Planned Development Amendment.

- Goal 1: Lone Tree is a complete community comprised of a mix of land uses. We have drafted our development standards to support a compact, walkable mixed-use Development Plan with a strong relationship between the commercial and residential uses on the site which support objectives of this goal. The memorialization of vertically mixed-use, ground floor retail in any multifamily building would directly align with Objective 2 of this goal.
- Goal 2: Lone Tree features vibrant and elevated places of design excellence. We have drafted our development standards to support objectives 1 and our included public spaces and the associated improvements within each of those spaces will directly align with objectives 4 and 5.
- Goal 3: Lone Tree is a distinctive, vibrant, and welcoming city that values arts and culture. Our development standards and conceptual parks plan are consistent with this goal and associated objectives. The proposed public art overlay and other proposed improvements to the public spaces directly align with these objectives.
- Goal 4: Lone Tree has diverse and accessible housing. In sections V. and VI. of this project summary we delve into the economic analysis that supports the proposed change of use. Adding residential use to the area while maintaining a majority of the commercial uses will strengthen the area.
- Goal 5: Lone Tree maintains a diverse and vibrant economy. In sections V. and VI. of this project summary we site economic analysis that align with the objectives of this goal. Our mixed-use development will be adding residents to the core of the Entertainment District balancing and strengthening the area as a whole.
- Goal 6: Lone Tree leverages multimodal transportation investments, identifies opportunities to enhance the multimodal transportation system, and enhances regional and local transportation connections. Our development standards include integrated pedestrian and bicycle connections to the newly proposed open spaces, exiting trails and added connections to the regional transportation system. This is also shown on sheet 8 of our Planned Development drawings.
- Goal 7: Lone Tree has a rich, connected system of outdoor and recreational amenities. We are committed to working with the stakeholders to design the newly added parks, open spaces and pedestrian promenade and connections to meet the objectives of this goal. Our development standards include the framework to meet this goal.
- Goal 8: Lone Tree is a safe, prepared, and healthy community. We are committed to working with the community stakeholders to develop a safe, prepared and healthy community.
- Goal 9: Lone Tree is resilient and sustainable. In sections V. and VI. Of the project summary we site economic analysis that supports the fact that the inclusion of residential uses in this area will increase and generate economic activity to further support new and existing businesses in the surrounding area.
- Goal 10: Lone Tree protects its natural systems. We meet the objectives of this goal with thoughtful design. The framework of this design has been included in our development standards. An initial drainage study has been completed, and we are committed to providing the necessary water quality treatment facilities on our site. We will also be designing the residential building as a LEED project.

The 4 Elevating Elements included in the Comprehensive Plan: Resilient & Sustainable, Healthy & Safe, Diverse & Vibrant and Welcoming & Connected will be embraced in our proposed development. It will be resilient and sustainable due to its mixed-use components and thoughtful sustainable design. Mixed-use development maintains full site activation and the residential community helps maintain the vibrancy of the commercial components. Mixed-use developments also promote healthy and safe environments with intentional planning and design of an accessible community that promotes a high-quality of life. We will strive to design a mixed-use development that promotes attracting diverse residents which will help support a variety of commercial uses within the community. Lastly, our proposed development will include public amenities that welcome and connect our development to the surrounding areas by way of enhanced pedestrian pathways.

A recurring theme referenced in both the City of Lone Tree's Comprehensive Plan as well as the Urban Activity District is the District's support and emphasis on mixed-use development principles. *"In Urban Activity Districts, compact, mixed-use development principles should be prioritized, emphasizing multimodal access and pedestrian-friendly design."* (City of Lone Tree Elevated Comp Plan, Urban Activity District, Adopted February 2025, p 30). This proposed redevelopment advances several key potential land uses within the Urban Activity District cited in the city's Elevated Comp Plan, including:

- "Provide a compact, diverse commercial destination that generates local and regional interest."
The proposed redevelopment includes a mixed-use development that will include retail uses within the residential building and the surrounding lots. This promotes community and generates the special neighborhood retail/ local restaurants that become sought after destinations. We understand the desire to maintain the retail tax revenue needed to operate the city. We are not only proposing to add residential use to the site but will maintain the surrounding existing commercial uses and add commercial use within our residential building. The residential use will bring a community to the development that will allow the commercial businesses to flourish and succeed. This development will be the mixed-use compact urban environment the city desires.
- "Integrate residential and other supporting uses to promote economic vitality and 18-hour activation."
Our site is also within the District Urban Renewal Area. Our proposed development will revitalize a currently blighted site which includes the shuttered United Artist Theater. By allowing residential use on the site of the shuttered theater you will be allowing a community to grow and thrive. This development will truly be a mixed-use site that will have the energy of a community. The residents will enjoy walking to the shops, grab a coffee, drinks with friends or dinner at the local restaurant steps from their home. Their presence on the site will allow businesses to become economically vital. Our proposal will bring a live-work-play element to the Entertainment District through the addition of multifamily housing targeting a range of income levels, updated commercial opportunities, and augmented public spaces in the form of the open space, pocket park, and pedestrian promenade. The redevelopment introduces a variety of housing options, providing safe and attractive homes for a wide range of individuals and families who will, in turn, serve as a primary driver for the dynamism of the reinvented Entertainment District. This includes the addition of missing middle/workforce housing which is not currently found in the area. Missing middle housing will serve individuals that are critically important to the foundation of Lone Tree – nurses, first responders, teachers, service workers, and young professionals
"Accommodate access to Urban Activity Districts using regional transportation options, including light rail and inter interstate, while emphasizing internal pedestrian and active transit circulation"
The redevelopment proposes increased physical connections both within the Entertainment District itself and to the broader vicinity through its enhanced accessways. Residents will be able to walk or bike more comfortably in the area. Additionally, the planned ride-share pick up/drop off area will help link the development to the rest of Lone Tree in a manner not dependent on individual car ownership.
Rejuvenation of the pedestrian promenade with event programming and improved placemaking will aid in strengthening social connections.
- "Coordinate inviting and unique public spaces that connect various uses and serve various stakeholders"
The site patrons and residents will enjoy the added park spaces, the public promenade where the "farmer's lane" will live and the connection to the regional parks and trails that are close by. Our proposal adds a mixed-use element currently missing from the Entertainment District in the form of dense multifamily housing. Additionally, our focus on enhancing pedestrian spaces improves both the walkability and bikeability aspects of the District.

XII. Approval Criteria for Planned Development Rezoning

- a. Whether the application is in compliance with the requirements of Sec. 16-15-20 and the Comprehensive Plan;
The application is in compliance with the requirements of Sec. 16-15-20 and the 2025 Elevated Comprehensive Plan.
- b. Whether the application is in compliance with all applicable statutory provisions;
The application is in compliance with all applicable statutory provisions.
- c. Whether there has been a substantial change in the character or economic condition of the neighborhood;
There is a substantial change in the character and economic condition of the neighborhood.
- d. Whether the general impact of the zoning or rezoning would adversely impact the provision of public facilities and services;
The rezoning will not adversely impact the provision of public facilities.
- e. Whether the proposed zoning or rezoning is compatible with the surrounding land uses;
The rezoning is compatible with the surrounding land uses and will help support the surrounding commercial uses.
- f. Whether the subject land is suitable for the intended use and is compatible with the natural environment;
The subject land is suitable for the intended rezoning use. It will not harm the surrounding natural environment.
- g. Whether the intended land use would create traffic congestion or burden the existing road network;
A Traffic Study has been completed and states there will be no additional traffic congestion or burden to the existing road network.
- h. Whether the proposed development plan complies with the general requirements in Section 16-15-15;
The development plan complies with the general requirements in Section 16-15-15.
- i. Whether the Planned Development provides for unified development control under a unified plan;
The development plan provides for unified development control under a unified plan.