



MEDIA FACT SHEET

About RidgeGate

RidgeGate is a mixed-use, master planned community in Lone Tree, Colorado, that is already home to nearly 6,000 residents and 7,500 new jobs. The community began taking shape in 2003 and is nearly fully developed on the west side of I-25 with expansion now beginning on the east side of I-25. RidgeGate encompasses a total of 3,500 acres, or six square miles, and is designed to seamlessly integrate urban amenities and residential neighborhoods with beautiful natural open spaces, parks and trails. It is home to three light rail stations, dynamic shopping, dining and wellness as well as several large corporate campuses, all joined by a highly connected and walkable 'UrbanScape®.'

Location + Connectivity

Located in the heart of Lone Tree, Colorado, in Douglas County -- consistently rated one of the best places to live in the country -- the RidgeGate community straddles both sides of I-25, south of Lincoln Avenue, and is accessed by the Lincoln Avenue Interchange and the RidgeGate Parkway Interchange off I-25. Three light rail stations opened in May 2019 and help RidgeGate the most connected community in the Denver area with easy access to downtown Denver, Denver International Airport and the Centennial Airport. RidgeGate's trail connectivity links to trail and path systems throughout Lone Tree and the Douglas County East-West Regional Trail system.

Residential Development

● West Side:

- RidgeGate is currently home to approximately 6,000 residents and offers a full range of home and design styles from new urbanist apartments to townhomes, condos and single-family homes in a range of sizes and design styles.
- RidgeGate is also home to the Morningstar at RidgeGate senior residential neighborhood.
- Home buyers can choose from a variety of award-winning modern homes, condos, townhomes and courtyard homes from dozens of builders throughout the community both new and for resale with prices starting in the \$400's and up to a \$1.5 million.

● East Side:

- Three diverse residential villages and two mixed-use districts will be created on the east side of I-25 in RidgeGate starting in 2021.
- All three residential villages will be within walking distance to the mixed-use Couplet District along RidgeGate Parkway, which will include civic amenities, retail, and restaurants.
- An estimated 8,000 additional residential units will be built on the east side of I-25 in the residential villages, including 350 units of attainable housing approved by the City of Lone Tree to be completed on the east side.
- The neighborhoods will be accented with parks and plazas for outdoor movies, farmers' markets and other community events.
- At full build-out, approximately 12,000 homes will be built in the whole of RidgeGate.
 - **Lone Tree City Center**® will feature 32 city blocks of urban development, with office, hotel, residential, retail, dining and entertainment, all walkable to the Lone Tree City Center light rail station. Urban style homes will accommodate approximately 5,000 residents in the City Center.

- **Southwest Village.** [Shea Homes](#) as its master homebuilder for the Southwest Residential Village—the first of three residential villages that will be built east of I-25 encompassing the initial 1,800 homes. The Southwest Village is expected to include for-sale homes across a wide range of home types and price points. Shea Homes recently submitted their Preliminary Plan to Lone Tree, which lays out their 1,900-home village near the RTD RidgeGate Station and will welcome new residents beginning in 2022.

Commercial Development

The RidgeGate community is located in Denver's thriving Southeast I-25 business corridor, in the City of Lone Tree. As a sustainable master-planned community dedicated to health, wellness, and balance, RidgeGate presents an ideal location for retailers, corporate headquarters, and office space.

- **West Side:**
 - RidgeGate's west side features several major employment campuses, including the new campus for Charles Schwab, the largest private sector employer in Douglas County with 4,500 employees.
 - Kiewit Construction is building a regional office campus in RidgeGate and will bring 1,100 new employees to the area in 2021.
 - The Sky Ridge Medical Center, and Level II Trauma Center, anchors a medical district, which also features numerous other physician buildings and health services.
 - The two retail districts include Lincoln Commons and RidgeGate Commons, featuring a dynamic mix of retail, dining, and services.
- **East Side**
 - **Lone Tree City Center**® is the 400-acre urban core on RidgeGate's east side that will be built out over the next several decades and will serve as the new 'downtown' for Lone Tree centered around a light rail station and mixed-use transit-oriented development.
 - The East side will be home to two commercial districts including **Lincoln Avenue Commercial District** and the mixed-use **Couplet District** along RidgeGate Parkway which will include civic amenities, retail, and restaurants and create a walkable urban center.
 - Ultimately, the east side can accommodate up to 12 million square feet of office, retail, hospital/medical space, 10,000 homes, and more than 1,000 acres of parks, trails and natural habitat.
 - **Regency Residential** recently submitted their Site Improvement Plan to Lone Tree, which describes the design of their 540-unit market rate apartment and mixed-use project located right at the RTD RidgeGate Station and, subject to approval, will welcome new residents in 2022 or 2023.
 - **Koelbel & Company** recently received a highly competitive CHFA financing award for RidgeGate's first Affordable Housing project (67 units) to be located right at the RTD RidgeGate Station and, subject to City approval, which will welcome residents in 2022 or 2023.

Culture and Amenities

- **The Lone Tree Arts Center** is an award-winning 500-seat performing arts theater and art gallery operated by the City of Lone Tree. Lone Tree Arts Center presents its own productions as well as national and regional touring artists and companies, with year-round offerings diverse enough to capture audiences of all ages. The arts play a unique role in bringing together families, friends, and fellow community members. According to data from the National Endowment for the Arts, Colorado ranks No. 1 when it comes to theater, music, and museum visits.
- **Douglas County Library's** new Lone Tree branch opened summer 2016 in RidgeGate. The 25,000 square foot contemporary building seamlessly connects visitors to the surroundings. A lovely covered

porch invites guests to expand their library experience outdoors, to relax, read and enjoy the beautiful landscape. Inside, there is much more than books, music and DVD's. Enjoy the multi-use community rooms, conference rooms, study areas, the cafe and the cozy den with a fireplace.

- **Schweiger Ranch:** A Lone Tree historic treasure, Schweiger Ranch is a restored homestead nestled on 38-acres on the east side of RidgeGate that harkens back to when an Austrian immigrant family settled here in the late 1800s. Today, the Schweiger Ranch is protected as a Douglas County historic landmark and is owned and operated by the nonprofit Schweiger Ranch Foundation—supported by grants from the Colorado State Historic Fund, the City of Lone Tree, the Rampart Range Metropolitan District and Douglas County. With preservation of the ranch house and buildings now complete, the Ranch is open for self-guided tours, guided hikes and is home to special events throughout the year, like campfire storytelling and songs, an authentic Austrian Christmas festival and Christkindl market, and the City of Lone Tree's annual Fall Festival.
- **Tall Tales Ranch,** which will be located on Schweiger Ranch Property, just received its City of Lone Tree approval and will soon begin fundraising for their residential community supporting young adults with intellectual and developmental disabilities.
- **Parks and Open Space:** Over 1,000 beautiful acres within the community have been dedicated to parks, trails, natural habitat and open space. RidgeGate offers easy access to extensive open space via Willow Creek trail, Bluffs Regional Park, and access to the East-West Regional Trail along the bluffs. Later this year, the last four mile stretch of the East/West (E/W) Regional Trail will be completed and will become the longest trail in the Metro area spanning 26 miles from the Highline Canal in Highlands Ranch to the Cherry Creek Regional Trail system in Parker.

Retail

There are more than 15 eateries feeding the community, with more to come. Retail stores in RidgeGate Commons and Lincoln Commons districts include regional retailers like Cabela's and Super Target, as well as local merchants like Sprouts Farmers Market, Runners Roost and Monk & Mongoose Gourmet Coffee for morning joe. And just beyond the RidgeGate community boundaries is premier shopping and dining at Park Meadows Retail Resort.