VISION FOR CITY CENTER

Lone Tree City Center will become an authentic downtown environment known for its districts that are tied together by robust transit, a comfortable pedestrian environment and a network of bikeways. It will be supported by employment centers, shopping areas and housing choices. The quality open spaces, parks and plazas throughout the City Center will provide users a diverse network of place-making spaces, offering plenty of opportunities for recreation, relaxation and community gathering.
GUIDING PRINCIPLES

1. Mixture of Uses
2. Vibrant Open Spaces
3. Quality Architecture
4. Transportation Options
5. Innovative Districts

LAND USE

Four district types: Mixed Use, Commercial, Residential and Office Districts.

Nine individual districts:
- **Mixed Use Districts:** Mixed Use 1 (MU-1), Mixed Use 2 (MU-2) and Mixed Use 3 (MU-3)
- **Commercial Districts:** Commercial at RidgeGate Parkway (C-R) and Commercial at Lincoln Avenue (C-L)
- **Residential Districts:** High Density (R-HD) and Medium Density (R-MD)
Activating the Public Realm in Small / Mountain Towns

Andy Rutz, CNU-A – MIG, Inc.
Frisco, Colorado

Steamboat Springs, Colorado – Lincoln Avenue
Alamosa, Colorado

Alamosa, Colorado
Alamosa, Colorado

Designing and Programming Ground Floors for Flexibility and Resiliency

Jay Renkens, AICP – Andy Rutz, CNU-A –

MIG, Inc. MIG, Inc.
What are the key elements of creating flexible ground floor environments in case retail doesn’t work, doesn’t work now or goes away all together?

- Current market, 85% of the 90,000 square feet of potential retail space will be residential.
- Small initial retail demand addressed by reducing the depth of retail space to 30 feet (less than half the building depth)
Retail in flexible sizes
• Retail spaces need flexibility to expand or to contract
• Retail units built in modular sizes (30 ft deep and 24, 36 and 48 ft wide)

• Located on Alberta Street in Northeast Portland
• A vibrant retail corridor and a hub for small, locally-owned businesses
River North Design Overlay (DO-7)

**Street Level Activation Tools**

- **Street Level Active Use** (zone lots over 150’ wide)
  - No parking or residential on 50% of Primary Street Frontage

- **Street Level Height**
  - 16’ Minimum

- **Street Level Residential**
  - 7’ min. primary/side street setback
  - Entry feature for each street level dwelling
Creative Pop-Up and E-Commerce Leasing

Options to explore, for non-conventional spaces, that still comply with the zoning code:

- Fixed upfront rent payment
- Right to terminate or relocate if landlord finds a long-term tenant
- Early termination right for tenants
  - Termination Fee
- Right to convert into a traditional lease
Percentage Rent in E-Commerce Leasing

• In many retail leases – form of rent that ties % of Tenant’s gross sales from Premises
  – Broad & inclusive language

• Challenging with E-Commerce to accurately track or pinpoint gross sales

Potential Strategies:

• Exclude “True Outside Sales”
  – Ruminations, real estate law blog [June 2017]
  – Landlords still benefit from foot traffic

• Eliminate percentage rate concept altogether
  – Can still require gross sales statements and a radius restriction, but with less headache
How can other uses (not just retail and restaurants) help to activate the ground floor?
What else can we, as City Officials, Urban Designers and Urban Planners, do?

planners

elected officials

public works

traffic engineers
Experiential Pedestrian Space
Kelly First, AICP – City of Lone Tree
Sung Han – Clarion Associates
Jay Renkens, AICP – MIG, Inc.
Andy Ruts, CNU-A – MIG, Inc.

THE FUTURE OF RETAIL:
Active Ground Floors and In-Person Sales in an E-Commerce World