

What is smart growth?

Smart growth is the design of communities that balances economic, environmental, social housing and transportation elements within a physical design.

Principles of smart growth

The US Environmental Protection Agency identifies the following 10 principles of smart growth:

1. Mixed-land use
2. Takes advantage of compact building design
3. Creates a range of housing opportunities and choices
4. Creates “walkable” neighborhoods
5. Fosters distinctive, attractive communities with a strong sense of place
6. Preserves open space, farmland, natural beauty, and environmental areas
7. Strengthens and directs development towards existing communities
8. Provides a variety of transportation choices
9. Makes development decisions predictable, fair, and cost effective
10. Encourages community and stakeholder collaboration in development decisions

Why is RidgeGate considered a smart growth development?

Community

RidgeGate will be a mixed-use community, designed to integrate mass-transit, a wide variety of homes, and a mix of retail uses, offices, schools, parks and recreation - all within close proximity. A network of bike paths and walking trails will connect all areas of RidgeGate, helping reduce traffic and fostering a sense of community.

Environment

All homebuilders selected to build at RidgeGate will meet Colorado’s Built Green requirements. Built Green-certified homes have better energy efficiency and reduce pollution, healthier indoor air, reduce water use, help preserve natural resources, and have improved durability. The following are other ways RidgeGate helps balance the built and natural environments:

- Approximately 1,000 acres of preserved and enhanced open space, parks and wildlife habitat.
- Drought-tolerant landscaping will be installed in most open spaces and the use of reclaimed water for irrigating the landscape is planned.
- Compact development provides a better opportunity to preserve open space, instead of sprawling to accommodate growth.
- RidgeGate neighborhoods are being planned with careful consideration to existing and future light rail and bus stops to minimize vehicle travel to and from the community.

Economy

Sky Ridge Medical Center (which opened in August 2003) is projected to employ more than 1,000 people and be a magnet for other businesses on adjacent land, providing substantial tax and enhanced opportunities for economic development for state and local governments. A 45-acre retail village and additional office buildings are also planned. Other economic advantages to RidgeGate include:

- Proximity to existing development resulting in lower infrastructure extension costs.
- Compact development results in lower infrastructure costs.
- Self funding of the public infrastructure, as opposed to the general public financial support through taxes.

Transportation

RidgeGate will be developed as a transit oriented community with easy access to downtown Denver, the Denver Tech Center, Denver International Airport, and other nearby amenities. The community will be pedestrian, bicycle and mass transit friendly with parks and retail areas located near residential areas to encourage walking.

- RTD currently provides Call 'N' Ride and bus service and will have three light rail stations in RidgeGate, including an "end-of-line" station at RidgeGate Parkway. This will enable residents and employees to get on a train and be in downtown Denver in 25 minutes once the system is complete.
- RidgeGate is located at I-25 and Lincoln Avenue and will have two I-25 interchanges – one being RidgeGate Parkway.
- Coventry Development is providing the land for RTD to build a 2,000-space parking facility located at the end of RTD's I-25 corridor.

The information contained within this sheet is subject to change. For the most current information about the RidgeGate community, visit www.ridgegatecolorado.com.