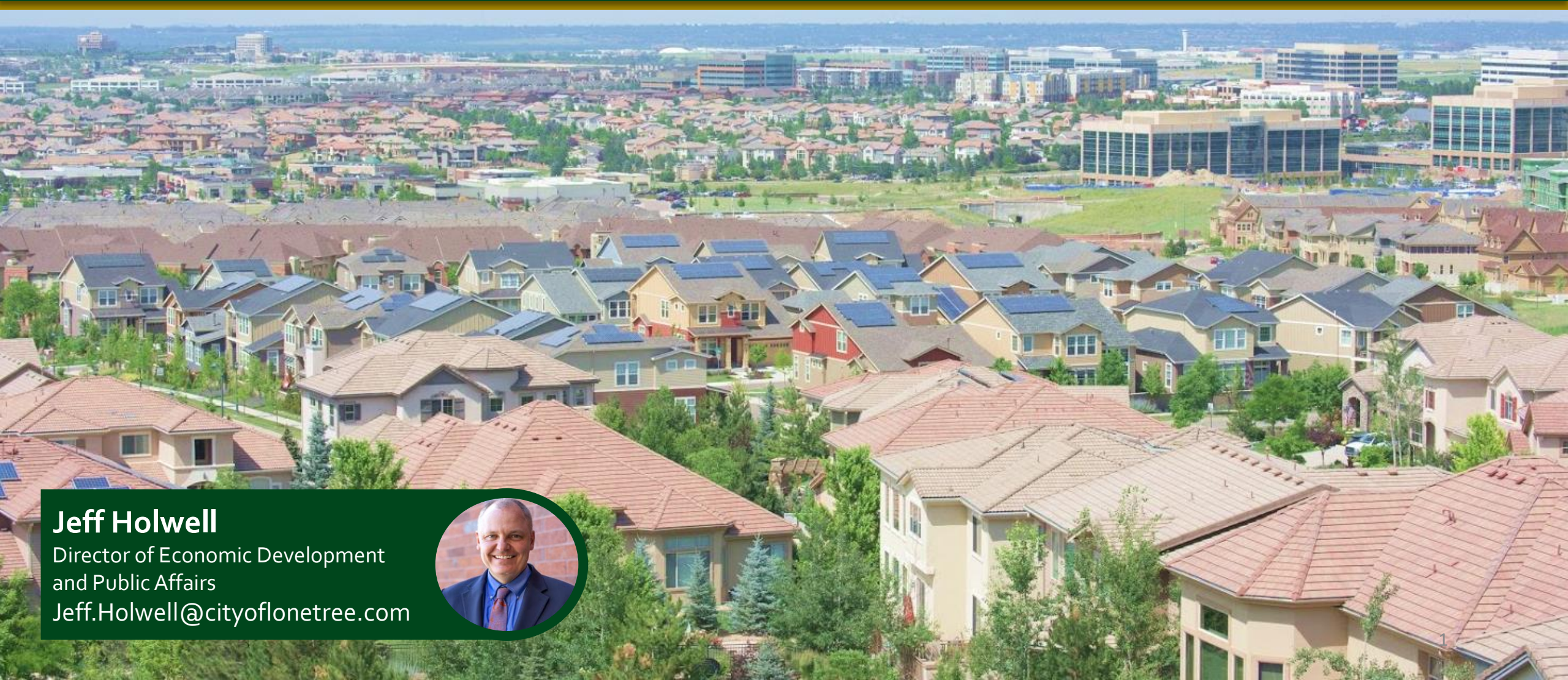


# Lone Tree Urban Renewal Authority & Entertainment District Urban Renewal Plan



**Jeff Holwell**

Director of Economic Development  
and Public Affairs

[Jeff.Holwell@cityoflonetree.com](mailto:Jeff.Holwell@cityoflonetree.com)

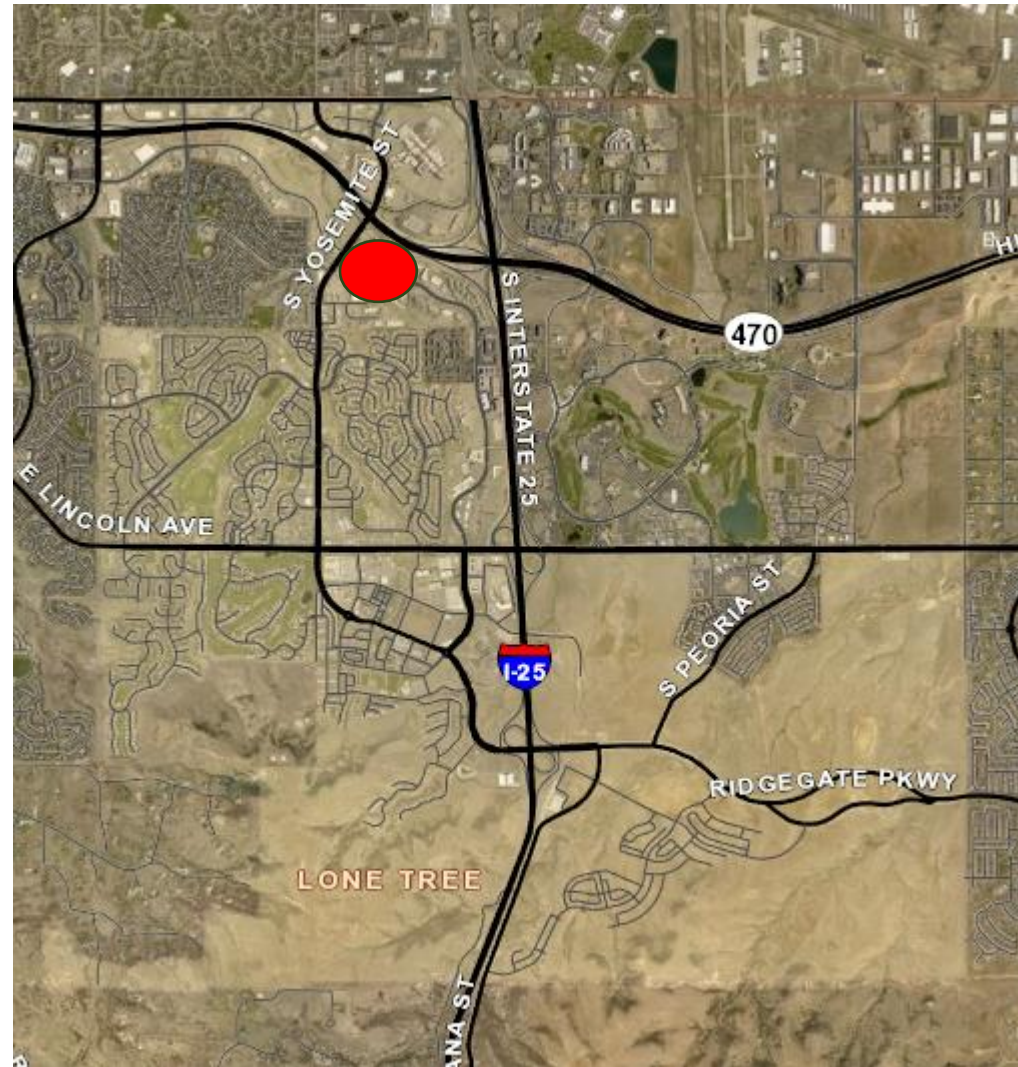




# Entertainment District Vision Book



# Lone Tree Urban Renewal Authority

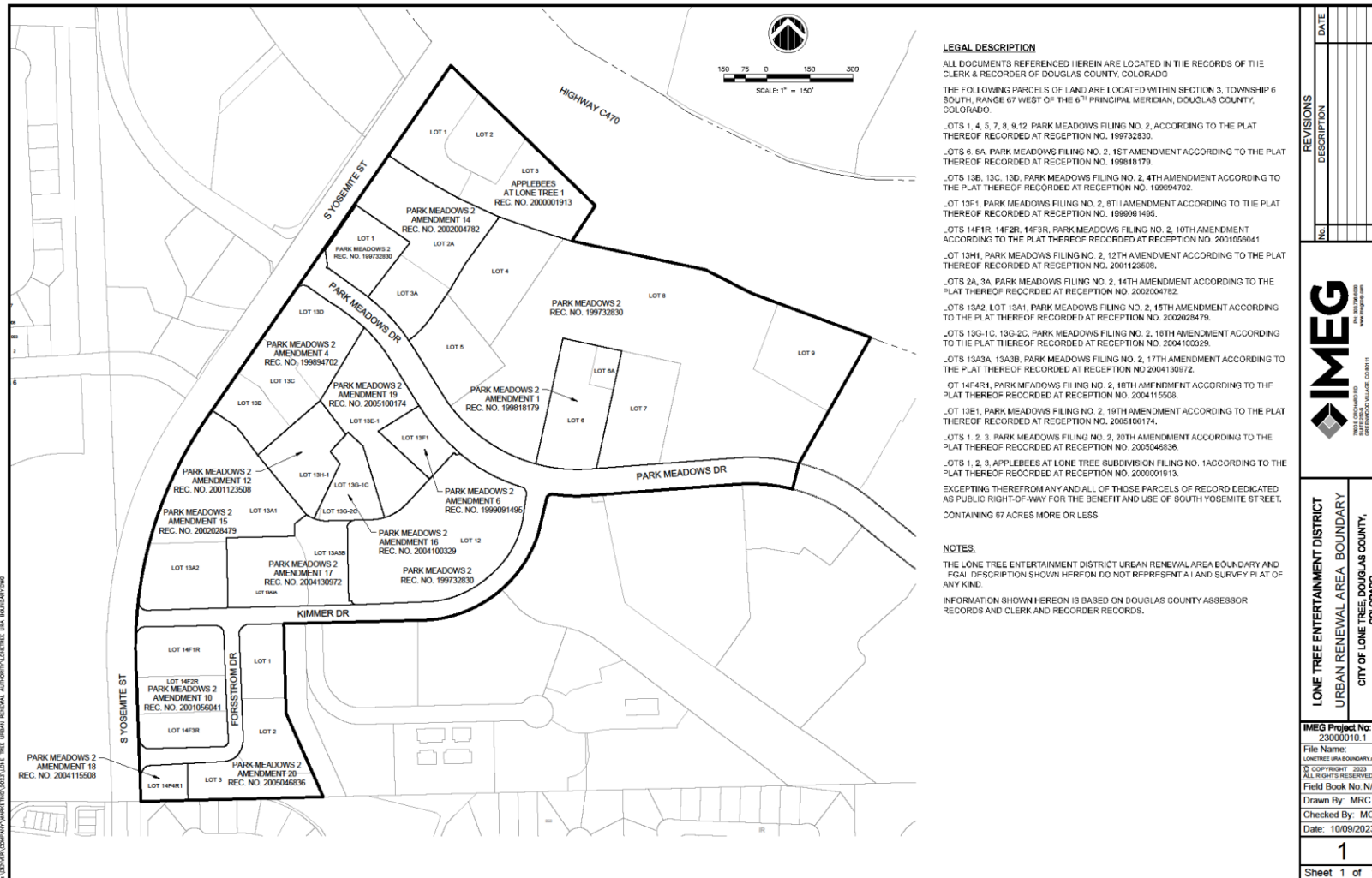




# Entertainment District Urban Renewal Area



# Entertainment District Urban Renewal Plan



# Entertainment District Urban Renewal Plan

- Commission Blight Study (Completed).
- Prepare Legal Description and Map of URP Boundaries (Completed).
- Prepare and Deliver Urban Renewal Impact Report to Douglas County Board of County Commissioners.
- Notify taxing districts of TIF and “120 Day Clock”.
- Planning Commission Review and Recommendation.
- City Council Approval Entertainment District URP.



# Mimi's Redevelopment

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- Mimi's
  - “Jack’s Lone Tree” is the New Restaurant Concept.
  - Demolition Spring 2023.
  - SIP Fall 2023.
  - Grand Opening Fall 2024.



# Treo Redevelopment

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- Treo
  - Seeking an Entertainment Related Use.
  - Options include Private Development, Public/Private Partnership, or Public Ownership.





# Ichiban Buffet Renovation

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- Ichiban Buffet
  - For-Sale or Lease.
  - Seeking Renovation or Redevelopment of an Existing Restaurant Space.



# United Artists Theater Redevelopment

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- UA Theater
  - 12 Acres For-Sale and Listed by CBRE.
  - Seeking Entertainment, Mixed-Use or For Sale Condo/Residential, Including Public Amenities.





# Project Development Plan

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# TIF Forecast

- 2024 Valuation:
  - \$108,481,193 (\$29,529,580 A.V).
- 2029 Projection:
  - \$227,956,203 (36,519,914 A.V).
- 2029 Total TIF Forecast:
  - \$823,922
- 2029 South Metro Fire TIF Forecast:
  - \$76,526





# Thank You!

